

**CITY OF HANOVER
PLANNING COMMISSION MEETING
APRIL 22, 2019
AGENDA**

CHAIR
STAN KOLASA

COUNCIL LIAISON
KEN WARPULA, Alternate

BOARD MEMBERS
JIM SCHENDEL
MICHAEL CHRISTENSON
MICHELLE ARMSTRONG
DEAN KUITUNEN

- 1. Call to Order and Pledge of Allegiance: 7:00 p.m.**
- 2. Approval of Agenda**
- 3. Approval of Minutes from March 25, 2019, Regular Meeting**
- 4. Citizen's Forum**
- 5. Public Hearing**
 - a. Interim Use Permit at 10467 Beebe Lake Road NE**
- 6. Unfinished Business**
- 7. New Business**
 - a. Final Plat for Crow River Heights West Fourth Addition**
 - b. First Review of Ordinance 2019-XX Amending the Official Zoning Map of the City of Hanover to bring Map into Conformance with the City of Hanover Comprehensive Plan**
- 8. Reports and Announcements**
 - a. Planning Commission Reports**
 - b. Liaison Report**
 - c. Staff Reports**

Joint Meeting of Council and Boards on Saturday, May 4, 2019
- 9. Adjournment**

**CITY OF HANOVER
PLANNING COMMISSION MEETING
MARCH 25, 2019
DRAFT MINUTES**

Call to Order/Pledge of Allegiance

Stan Kolasa called the March 25, 2019, Planning Commission Meeting to order at 7:00 pm. Members present were Stan Kolasa, Jim Schendel, Michelle Armstrong, and Mike Christenson. Also present City Planner Cindy Nash, City Engineer Nick Preisler, Alternate Council Liaison Ken Warpula and Administrative Assistant Amy Biren. Absent: Dean Kuitunen. Guests were present.

Approval of Agenda

MOTION by Armstrong to approve the amended agenda, seconded by Schendel.

Motion carried unanimously.

Approval of Minutes from the January 28, 2019, Regular Meeting

MOTION by Armstrong to approve the January 28, 2019, minutes, seconded by Christenson.

Motion carried unanimously.

Citizen's Forum

None

Public Hearing

Rezoning, Planned Unit Development (PUD), and Preliminary Plat for the Development to be known as River Town Villas

Kolasa closed the Planning Commission meeting and opened the Public Hearing at 7:02 pm.

Nash reviewed the three items needing consideration regarding the River Town Villas development.

The parcel is currently zoned B1-A, Downtown River, and is guided by the newly adopted Land Use Map as multi-family residential. The request is for it to be rezoned to R-1A, Single Family Residential. This would be consistent within the land use map.

Nash gave an overview of the zoning ordinances and use garage sizes to show how neighboring cities vary in the size of the garage. She pointed out that villa style homes tend not to have as large of a garage as required in Hanover's zoning ordinance. Nash also outlined how the PUD will be asking for variations from current zoning.

Directing the members to the preliminary plat maps, Nash said that the development has similar elements as the Bridges at Hanover townhomes. She pointed out the setbacks:

Front yard set backs will be measured from the back of the curb to either the front of the house or the front of the garage. She pointed out that the garage is typically on the higher side of the lot so that the driveway is not so steep, therefore having the setback vary to where it is measured.

Side yard setbacks will be measuring between the structures and will vary. Currently, there will be a 10 foot distance if the homes are garage to garage; a 20 foot distance if it is homes to homes; and a 15 foot distance if it is homes to garages.

Rear yard setbacks will be a general 30 foot setback from the property line and some homes may be right at that and others will have an increased distance. No homes will be less than 30 feet.

Josh Jacobs, developer, reviewed the architectural renderings. He pointed out that the garage front will be approximately half the width of the front of the home. For example, if the front of the house measures 40 feet, then the garage will take up approximately 20 feet. He also showed a house plan for a three bedroom home with a fairly large gathering space making up the kitchen, dining, and living room area. The goal is to make the homes cohesive but still retain unique qualities. The neutral color palette will allow for more architectural decoration such as gridded garage windows, peaks/dormers, corbels, trim, shingles, and shutters.

Paul Kangas, developer's engineer, pointed out on the site plan that the inner box will be the building pad and the outline around it is the setback. Jacobs added that homes 7-11 are candidates for a look-out basement while the others could be slab on grade or full basements.

Nash told the members that the developer is looking at elongating some of the lots so that a deck would be possible. Armstrong asked how deep the decks would be. Jacobs replied eight feet. He added that they are trying to have a covered room or porch on one of the back corners of each home.

Christenson inquired about the retaining walls. Members were directed to look at the grading plan which indicated the location of the walls. The walls would be approximately three to four feet high depending on the location.

Christenson asked if the developer was comfortable with removing a lot in the event it was required to meet engineering needs. Kangas replied that he didn't think this would be needed and added that the stormwater volume rate has been taken care of and adjusted.

Nash added that while it looks like a lot of comments, the engineer comments are pretty standard.

Christenson made the point that the buyer needs to be aware that the utilities and road are private and that they will be responsible for future improvements. Nash said that the HOA documents will be included in the final plat application.

Armstrong asked about the size of the garage. Jacobs responded that it will be 20 by 24 feet.

Dan Schaab, 284 River Road, asked how this development will affect his property and its value. Nash said that the homes will be at least 30 feet from the property line and that his house is much closer the property line than that measurement. Kolasa also added that it should not have an effect on his property value.

Warpula asked what is the price point for the homes. Jacobs said that for the homes that were 1600-1700 square feet, they would like to start at \$325,000. For the larger homes, around 3,000 square feet, the starting price would be \$425,000.

Kolasa closed the public hearing and re-opened the Planning Commission meeting at 7:29 pm.

Nash stated that three separate motions were needed for each of the applications being presented tonight.

MOTION by Armstrong to move a recommendation for rezoning from B1-A, Downtown River, to R-1A, Single Family Residential, forward to Council for approval, seconded by Schendel.

Motion carried unanimously.

MOTION by Schendel to move the PUD with staff recommendations outlined in the memo, forward to Council for approval, seconded by Armstrong.

Motion carried unanimously.

Nash commented that since the rezoning and PUD had been recommended for approval, the preliminary plat would also need to be consistent with those items.

MOTION by Christenson to recommend the preliminary plat for River Town Villas with the conditions outlined in the memo and being consistent with the rezoning and PUD, be forwarded to Council for approval, seconded by Armstrong.

Motion carried unanimously.

Nash said that this will appear before Council at the April 16th meeting as she will be on vacation at the time of the first April meeting. The developers thanked the Planning Commission for their time and recommendation.

Unfinished Business

None

New Business

Riverside Acres Concept Plan

Nash directed the members to the aerial photo acting as a concept map for Riverside Acres. The property is in Rockford Township and annexation would be required for this property to become part of Hanover. The City is in talks with the Township for an orderly annexation.

Wright County will only allow two access points into the property and they will align with the existing two streets to the north. This will be a private street, but with the items needed for a public street preserved within the plat for the future.

Nash said that since city services are a distance away, a ghost plat will be created. This will show the five lots that the applicant wants now, but will also show five additional lots that can be subdivided from the original lots. One of the requirements will be that no structure be constructed across current or future lot lines.

Armstrong asked why this wouldn't be allowed by Wright County. Nash said that Wright County zoning has control over townships, but not cities. Because this parcel is in the transition area destined to become part of Hanover, it can be ghost platted until services arrive. Wright County zoning would not allow a parcel this small to be subdivided.

Nash asked the members for comment.

Kristal Sneen, applicant, said that if she can get more lots in the future, she will.

Nash said that a ghost plat is there to ensure that the parcel will get developed.

Armstrong asked about the home on the property currently. Sneen said that it was an earth home.

Schendel said that the private drives and street are fine as long as emergency vehicles can access the area.

Kolasa asked if the driveways would access the county road. Nash replied that no, the driveways would access the private street that would have two access points to the county road.

It was asked if the Planning Commission could even recommend approval as it was outside of Hanover. Nash replied that this is what cities do before water and sewer actually are there, but is anticipated in the future. It allows the city to review everything and prepare it for when annexation occurs.

MOTION by Christenson to recommend approval of the Riverside Acres Concept Plan and move it forward to the City Council, seconded by Schendel.

Motion carried unanimously.

Reports and Announcements

Biren informed the members that Hanover was in the middle of transferring septic responsibilities to the two counties. She pointed out the flyer that each member received for land use workshops in April and May that will be taking place in Albertville. Members are to email her if they would like to attend.

Kolasa said he is impressed with staff and how they stayed on top of things with all of the snow.

Warpula thanked the members for their work on Planning Commission.

Adjournment

MOTION by Armstrong to adjourn, seconded by Schendel.

Motion carried unanimously.

Meeting adjourned at 8:00 pm.

ATTEST:

Amy L. Biren
Administrative Assistant

Collaborative Planning, LLC

Memorandum

Meeting Date: April 22, 2019
To: Planning Commission
From: Cindy Nash, City Planner
RE: IUP for a Home Occupation – 10467 Beebe Lake Road

Overview of Request

The subject property is currently zoned R-A (Residential Agriculture District) and an application has been received for an Interim Use Permit for to allow a home occupation within an accessory building. The property is located at 10467 Beebe Lake Road.

The application is included in your packets and contains their proposed request.



Evaluation of Request

When a parcel that is zoned RA and contains at least 2 acres with direct access to a county road, a homeowner may request an Interim Use Permit that allows a home occupation in an accessory building under conditions. The property contains an existing accessory building with a repair shop that operates within that building. The proposed building is approximately 65 feet by 40 feet.

The parcel is surrounded by lots in Crow River Heights on the south and west, Beebe Lake Road on the north, and another large RA parcel on the east.

Recommendation

Staff recommend approval of the IUP subject to the following conditions:

1. Hours of operation shall not be earlier than 8:30 a.m. and later than 6:30 p.m. Monday through Friday. Saturday hours shall not be earlier than 9:00 a.m. nor later than 1:00 p.m. No operating hours on Sundays or legal holidays are permitted.
2. All operations and storage of parts shall be conducted within the accessory building as shown on the site plan, with the exception that not more than two (2) customer vehicles may be parked outside while awaiting service.
3. Operations shall be in conformance with all requirements of city ordinances, as amended from time to time, including but not limited to Section 10.68 Paragraph B of the Hanover Zoning Ordinance.
4. Disposal and handling of all waste and hazardous materials shall be done in conformance with law.
5. Not more than one person other than those living in the residence may be employed in the home occupation.
6. This Interim Use Permit shall terminate on May 31, 2024. If this type of home occupation is still eligible to be permitted under city ordinances near the time of expiration of this permit, the applicant may apply for a new interim use permit.

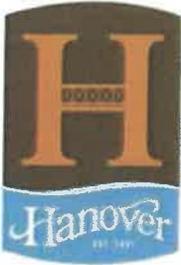


Hanover, MN 55341-0278
 Phone: 763.497.3777 fax: 763.497.1873
www.hanovermn.org
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For Office Use Only	
Case Number:	
Fee Paid:	1300
Received by:	afson
Date Filed:	3-21-19
Date Complete:	
Base Fee:	300
Escrow:	1000

DEVELOPMENT APPLICATION

TYPE OF APPLICATION		
<input type="checkbox"/> Annexation <input type="checkbox"/> Appeal <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Ordinance Amendment (Text or Map) <input type="checkbox"/> Planned Unit Development (Concept/Gen)	<input type="checkbox"/> Site Plan & Building Plan <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Vacation	<input type="checkbox"/> Simple Land Division <input type="checkbox"/> Subdivision Sketch Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input checked="" type="checkbox"/> Other IUP
PROPERTY INFORMATION		
Street Address: 10467 Beebe Lake Road NE		
Property Identification Number (PIN#):		
Legal Description (Attach if necessary):		
APPLICANT INFORMATION		
Name: Joel Grambart		Business Name: JAG Repair
Address: 10467 Beebe Lake Road NE		
City Saint Michael	State: MN	Zip Code: 55376
Telephone: 763 670 2340	Fax:	E-mail: grambart.jp@yahoo.com
Contact: Joel Grambart		Title: Owner
OWNER INFORMATION (if different from applicant)		
Name: Eloy Grambart		Business Name:
Address: 2301 W Medicine IS Dr		
City Plymouth	State: MN	Zip Code: 55442
Telephone: 763 559 5872	Fax:	E-mail:
Contact: Eloy Grambart		Title:
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: Home Occupation		
Nature of Proposed Use: Auto Mechanic		
Reason(s) to Approve Request: Complying with City Ordinance		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name: NA -		Date of Application:
Nature of Request:		
NOTE: Applications only accepted with ALL required support documents. See Application Instructions and City Code		



SUPPLEMENTAL APPLICATION - INTERIM USE PERMIT

Name: Joel Gambart

Phone: 763 670 2340

Address: 10467 Beebe Lake Road NE
Saint Michael MN 55376

PID #: _____

1. Present zoning of above described property: Residential
2. Application made for Interim Use Permit to conduct: Home Occupation in an
Accessory Building
3. Is the proposed use compatible with present and future land use(s) of the area? Please explain.
yes Driveway is already present and the
Accessory Building is already present as well.
Nothing needs to be added.
4. Will the proposed use depreciate the area in which it is proposed? Please explain.
No Neighboring Properties will not be affected by Home
Occupation. Surrounding Land will not change due to
the Home Occupation also.
5. Can the proposed use be accommodated with existing City services without overburdening the system? Please explain. yes The Accessory Building and the
Home Occupation are not connected to City Services
and are not expected to be in future.
6. Are local streets capable of handling traffic which is generated by the proposed use? Please explain. yes - we are on a County Road.
The Home Occupation will not generate any
extra traffic than what is already
producing at present.
7. I propose to have the interim use permit terminate upon the following: approximately
5 years and reevaluate at that time
8. Attach to this application a site plan illustrating curb cut locations, access to a public street, location of buildings and their square footage, location of easements, parking utilities and sidewalks.
9. Attach information specified in the "Required Material Submission Checklist" for IUP applications.

Applicant Signature: Joel Gambart

Date: 3.20.19

Owner Signature: Erroy Gambart

Date: 3.20.19

To: Members of the Hanover City Council and Planning Commission
From: Joel Grambart
Date: March 21, 2019
Re: Home Occupation IUP at 10467 Beebe Lake Rd.

To whom it may concern,

I am requesting approval of an IUP for the purpose of conducting a Home Occupation in an existing accessory structure located at the above property. Enclosed is an aerial photo identifying the property (outlined in orange) and the structure/parking area (outlined in red) to be utilized.

The Home Occupation would be a mechanic shop for the purpose of conducting auto repairs. Hours of operation for the business would generally be Monday-Friday from 9:00 a.m. to 6:00 p.m. and Saturday from 9:00 a.m. to 1:00 p.m. Any materials needed for the purpose of conducting the repairs would be stored within the building. These materials include but are not limited to; oils, fluids, parts, customer vehicles. I understand that not more than 2 vehicles that are either waiting to be repaired or to be picked up may be parked outside at any time. All auto repair will be done inside the building. Furthermore, I intend to remain in compliance with any applicable ordinances and regulations.

Respectfully,



Joel Grambart

10467 Beebe Lake Rd NE - Home Occupation IUP request



1 inch = 94 feet



Collaborative Planning, LLC

MEMORANDUM

TO: Planning Commission

FROM: Cindy Nash, AICP, City Planner

DATE: April 17, 2019

SUBJECT: **Crow River Heights West 4th Addition** for Final Plat

APPLICANT: Backes Companies

LOCATION: Generally located west of Jordan Ave NE.

COMPREHENSIVE PLAN: Neighborhood Residential

Description of Request

The applicant is proposing to plat 36 single-family lots, outlots, and right of way. Preliminary plat approval previously existed for this property, but that preliminary plat expired in 2010. The previous developer had graded much of the property and established the building pads on most of the site. Roads were graded, but utilities were not installed.

The Preliminary Plat was approved by the City Council on June 19, 2018. A Final Plat application for this development was submitted in summer of 2019 and reviewed by the Planning Commission. However, prior to City Council, the application was withdrawn by the applicant. At this time, the developer has reapplied and has submitted the same Final Plat as last summer. As a result, the information contained within this memo is the same as before, and the comment memo is also the same. The City Engineer's comment memo from last summer was a joint prelim plat and final plat memo and will be updated once the next set of revisions is submitted.

The following items are included in the packet for review:

1. City Planner Comment letter
2. Final Plat and Plan Set

Item : Recommendation on Final Plat

The Final Plat is the plat that is recorded at the Wright County Recorders office. A development agreement is also prepared at the time the final plat is approved, which specifies the terms under which the development of the property proceeds. It is common that there are various conditions to final plat approval, which are addressed either prior to recording the plat or prior to allowing construction to commence.

Land Use

The proposed land use is 36 single-family lots, and outlots for stormwater ponding and trail connections.

Access, Roads, Guest Parking Pedestrian Circulation

Jordan Ave NE are both proposed to be extended. A temporary cul-de-sac and easement at the western end of Jordan Avenue NE will be required, along with a cash security to ensure removal of those temporary cul-de-sacs in the future.

A trail connection across Outlot A and across a connecting outlot that outlets onto Kadler Circle will be installed with this phase. A trail is also required in a future outlot adjacent to a side lot line of Lot 4, Block 3 which should be installed at this time so the future property owner is aware there will be a trail in this location.

Sidewalks are being constructed on one side of each street.

Utilities

Utilities are proposed to be installed within the rights of way.

Ponding is located in outlots that will be deeded to the City. In the past, much of the ponding has been included within the lots.

Wetlands

There are numerous wetlands on the site as shown on the site plans that have been delineated. There are no impacts to wetlands included in the grading associated with the grading agreement that was previously approved, or with this plat.

The Final Plat identifies a “Wet Land” in Outlot B. Please note that this “Wet Land” is not the same as a delineated wetland. State statute related to surveying requires that at the time that property is platted the surveyor must show any types of water on the plat (methodology is simply

wet foot = wet land). This does not mean that this is the same boundary as the delineated wetland, or that there will not be “wet” areas once development is complete (note that the location of stormwater ponds are not shown on the plat as “wet lands”).

Park Dedication

Park dedication is required for this plat and will be calculated at the time of execution of the developer’s agreement as a payment-in-lieu of land.

Landscaping

Sheets L1-1 through L2-1 contains the proposed landscaping plan. The landscaping plans identify 2 trees and 5 shrubs per lot. In addition, the specific plants called for on each lot could be selected by the homeowner.

Engineering

The development should comply with the requirements of the City Engineers memo.

Staff Recommendation on Preliminary

Staff recommends approving the Preliminary subject to the following conditions to be included in the resolution:

1. All comments contained within the memo from WSB dated _____ and the memo from Collaborative Planning dated _____ are incorporated herein (collectively referred to as the “Staff Memos”).
2. The Subject Property shall be constructed in substantial compliance with the Site Plans as revised to conform to the requirements of the Staff Memos.
3. No construction shall be permitted on the Subject Property until updated Site Plans addressing the comments of the Staff Memos and the conditions of this Resolution are provided for review and approval by the City Engineer and City Planner. Following approval by the City Engineer and City Planner, these plans shall collectively be known as the “Approved Construction Plans”.
4. If the updated Site Plans addressing the comments of the resolutions, Staff Memos, or outside agencies necessitate revisions to any of the lot lines or easements on the Subject Property, then the Final Plat shall be revised by the Developer and submitted for amended approval by the City Council. If an off-site easement is required to address a

comment, then a separate easement document shall be provided to the City for review and approval prior to release of the Final Plat for recording.

5. To the extent that there are differences or conflicts between the Approved Construction Plans and this resolution, the terms of this resolution shall be controlling.
6. The timing of the construction of the infrastructure improvements on the Subject Property will be subject to the conditions of a Developer's Agreement between the City and the Developer, and City staff is authorized to negotiate such Developers Agreement.
7. The approval of the Final Plat shall terminate if a Developer's Agreement has not been entered into between the City and Developer by _____, 2019.
8. The approval of the Final Plat shall terminate unless all conditions of this resolution are completed and the Final Plat is recorded no later than _____, 2019.
9. A title commitment shall be provided for the review of the City Attorney before the plat is released for recording.
10. Financial security in a form approved by the City Attorney and in an amount approved by the City Engineer must be provided by the Developer prior to release of the final plat for recording. The Developer's Agreement shall specify the amount of the financial security.
11. The Developer must reimburse the City for all costs incurred by the City and its consultants in relation to review of the proposed development plans as well as the preparation of the Developer's Agreement.
12. Any new utility lines installed to serve the Subject Property are required to be placed underground.
13. The Developer shall be responsible for securing necessary easements and for constructing all streets, utility, trail, stormwater, and other improvements shown on the Approved Construction Plans at their own expense. However, to the extent that such utilities are oversized at the request of the City, the City shall reimburse the Developer for the cost of the extra diameter of the pipe. All reimbursements by the City under this paragraph are subject to the submittal by the Developer of the engineer's estimate and other supporting information as requested by the City. The engineer's estimate will be reviewed by the City to verify that the costs requested for reimbursement are reasonable at the sole determination of the City, and the amount determined by the City to be eligible for reimbursement shall be included within the Developers Agreement.

14. The Developer shall be responsible for obtaining and complying with all necessary permits from the Wright County Soil and Water Conservation District, Minnesota Department of Health, DNR, MPCA, and any other governmental agencies prior to commencement of development activities on the site.
15. The Developer shall incorporate the standards and procedures of the Best Management Practices Handbook for site restoration and erosion control measures during the construction process.
16. The Developer must submit details on corrected building pads including compaction tests, limits of the pads and elevations of the excavations. The general soils report for the development must also be submitted to the City Engineer for review and approval prior to the issuance of building permits.
17. The Developer shall submit foundation and grading as-builts for each lot at the time required by city staff.
18. Park dedication, sanitary sewer trunk, water trunk, storm sewer trunk and storm warning siren fees shall be paid prior to release of the final plat for recording as per the City fee schedule in effect at the time of the execution of the Developer's Agreement.
19. The Developer shall survey all storm water holding ponds (if any are constructed) as required by the City. The Developer shall be responsible for storm sewer cleaning and holding pond dredging, as required, by the City prior to completion of the development of the Subject Property.
20. Additional conditions as determined necessary by the City Planner, City Engineer, and City Attorney as review of the project progresses and is completed.

Collaborative Planning, LLC

MEMORANDUM

To: Brian Hagen, City Administrator

From: Cindy Nash, City Planner

Date: June 21, 2018

Subj: Planning Review Comments – Crow River Heights West 4th Addition
Final Plat and Plans dated May 24, 2018

I have reviewed the final plat and plans dated May 24, 2018 and have the following preliminary comments.

1. Engineering comments will be included within a separate memo.
2. A temporary cul-de-sac will be required at the end of Jordan Avenue NE. Easements acceptable to the City Attorney should be provided for the cul-de-sac, and a cash escrow in an amount to be determined by the City Engineer should be provided for future removal of the temporary cul-de sacs.
3. A foundation as-built for each home will be required as a condition of approval of the Planned Residential Development.
4. Signage approved by the City will need to be placed along lot lines or corners next to storm ponds or wetlands.
5. Deeds for conveyance of the outlots to the City shall be coordinated with final plat recording.
6. Sidewalks should be shown on one side of every street.
7. Trails should be constructed to connect Outlot A to the park (including across the City owned property at the eastern terminus of Outlot A). The trail adjacent to Lot 4, Block 3 that will be in an outlot with a future plat should also be constructed at this time.

cc: Justin Messner, WSB

CROW RIVER HEIGHTS WEST FOURTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Backes Companies, Inc., a Minnesota corporation, fee owner, of the following described property situated in the County of Wright, State of Minnesota, to wit:

Those parts of the Northeast Quarter of the Northeast Quarter, the Northwest Quarter of the Northeast Quarter, and the Southeast Quarter of the Northeast Quarter of Section 34, Township 120 North, Range 24 West, Wright County, Minnesota, lying westerly, northerly, southwesterly, westerly, southwesterly and westerly of the following described line:

Commencing at the Northeast corner of said Northeast Quarter; thence westerly, on an assumed bearing of South 88 degrees 52 minutes 51 seconds West, along the north line of said Northeast Quarter, a distance of 1151.45 feet to the point of beginning of the line to be described; thence South 19 degrees 21 minutes 05 seconds East a distance of 346.94 feet; thence South 76 degree 05 minutes 34 seconds West a distance of 201.00 feet; thence southerly 25.96 feet along a non-tangential curve concave to the west, said curve has a radius of 217.00 feet, a central angle of 6 degrees 51 minutes 15 seconds, and a chord that bears South 13 degrees 00 minutes 43 seconds East; thence South 77 degrees 38 minutes 43 seconds West, not tangent to said curve a distance of 140.00 feet; thence North 13 degrees 42 minutes 04 seconds West a distance of 48.00 feet; thence North 36 degrees 05 minutes 51 seconds West a distance of 48.00 feet; thence South 89 degrees 10 minutes 28 seconds West a distance of 170.00 feet; thence South 33 degrees 52 minutes 00 seconds East a distance of 75.00 feet; thence South 50 degrees 45 minutes 56 seconds East a distance of 120.00 feet; thence South 42 degrees 40 minutes 13 seconds East a distance of 273.00 feet; thence South 22 degrees 37 minutes 55 seconds East a distance of 141.00 feet; thence South 3 degrees 41 minutes 31 seconds West a distance of 108.00 feet; thence South 20 degrees 00 minutes 33 seconds East a distance of 57.00 feet; thence North 66 degrees 36 minutes 33 seconds East a distance of 159.00 feet; thence North 88 degrees 41 minutes 47 seconds East a distance of 122.00 feet; thence South 2 degrees 15 minutes 44 seconds East a distance of 135.00 feet; thence westerly 24.34 feet along a non-tangential curve concave to the south, said curve has a radius of 283.00 feet, a central angle of 4 degrees 55 minutes 42 seconds, and a chord that bears South 83 degrees 14 minutes 55 seconds West; thence South 9 degrees 12 minutes 56 seconds East, not tangent to said curve a distance of 256.00 feet; thence South 5 degrees 22 minutes 02 seconds West a distance of 45.00 feet; thence South 62 degrees 36 minutes 22 seconds East a distance of 75.00 feet; thence South 58 degrees 38 minutes 19 seconds East a distance of 97.00 feet; thence South 45 degrees 51 minutes 28 seconds East a distance of 96.00 feet; thence South 33 degrees 17 minutes 50 seconds East a distance of 113.00 feet to the west line of Block 3, CROW RIVER HEIGHTS WEST FIRST ADDITION, Wright County, Minnesota; thence on a bearing of SOUTH, a distance of 39.13 feet to a corner of Lot 6, said Block 3; thence southeasterly, northeasterly, easterly, southerly and southeasterly, along the southwesterly boundary of said CROW RIVER HEIGHTS WEST FIRST ADDITION, a distance of 945.55 feet to the most southerly corner of Lot 1, Block 5, said CROW RIVER HEIGHTS WEST FIRST ADDITION, which corner is also on the west line of Block 4, CROW RIVER HEIGHTS EAST THIRD ADDITION, said Wright County; thence southwesterly and southerly, along the westerly line of said CROW RIVER HEIGHTS EAST THIRD ADDITION, and said line extended, a distance of 428.09 feet, to the south line of said Southeast Quarter of the Northeast Quarter and there terminating.

Has caused the same to be surveyed and platted as CROW RIVER HEIGHTS WEST FOURTH ADDITION, and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Backes Companies, Inc., a Minnesota corporation, has caused these presents to be signed by Dennis Backes, its President this ____ day of _____, 201__.

BACKES COMPANIES, INC.

Dennis Backes, President

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this ____ day of _____, 201__ by Dennis Backes, President of Backes Companies, Inc., a Minnesota corporation, on behalf of the corporation.

(Signature) (Printed Name)
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2020

SURVEYORS CERTIFICATION

I, Henry D. Nelson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 201__

Henry D. Nelson, Licensed Land Surveyor
Minnesota License No. 17255

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____, 201__ by Henry D. Nelson, Land Surveyor, Minnesota License No. 17255.

(Signature) (Printed Name)
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2020

CITY COUNCIL, CITY OF HANOVER, MINNESOTA

This plat of CROW RIVER HEIGHTS WEST FOURTH ADDITION was approved and accepted by the City Council of the City of Hanover, Minnesota, at a regular meeting thereof held this ____ day of _____, 201__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By _____, Mayor By _____, City Clerk

WRIGHT COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 201__.

Wright County Surveyor

WRIGHT COUNTY AUDITOR

Pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes on the land hereinbefore described on this plat and transfer entered this ____ day of _____, 201__.

Wright County Auditor By: _____
Deputy

WRIGHT COUNTY TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable for the year 201__ on the land hereinbefore described have been paid this ____ day of _____, 201__.

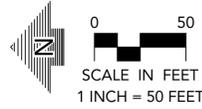
Wright County Treasurer By: _____
Deputy

WRIGHT COUNTY RECORDER

I hereby certify that this instrument was filed in the office of the County Recorder for record on this ____ day of _____, 201__, at ____ o'clock ____M., and was duly recorded in Cabinet No. _____, Sleeve _____, as Document No. _____.

Wright County Recorder

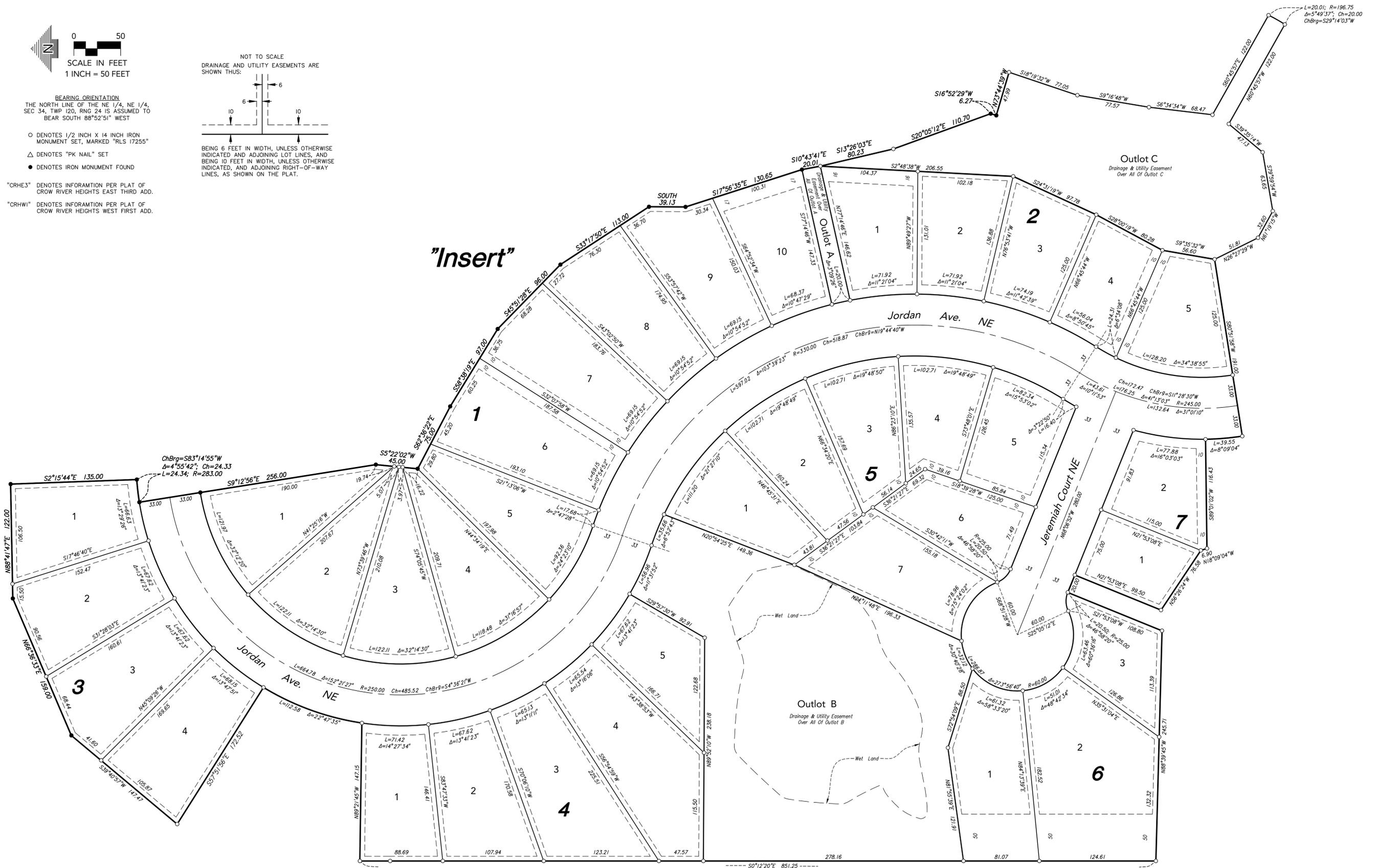
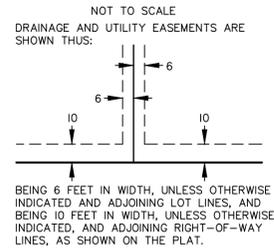
CROW RIVER HEIGHTS WEST FOURTH ADDITION



BEARING ORIENTATION
THE NORTH LINE OF THE NE 1/4, NE 1/4, SEC 34, TWP 120, RNG 24 IS ASSUMED TO BEAR SOUTH 88°52'51" WEST

- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "RLS 17255"
- △ DENOTES "PK NAIL" SET
- DENOTES IRON MONUMENT FOUND

"CRHE3" DENOTES INFORMATION PER PLAT OF CROW RIVER HEIGHTS EAST THIRD ADD.
"CRHW1" DENOTES INFORMATION PER PLAT OF CROW RIVER HEIGHTS WEST FIRST ADD.



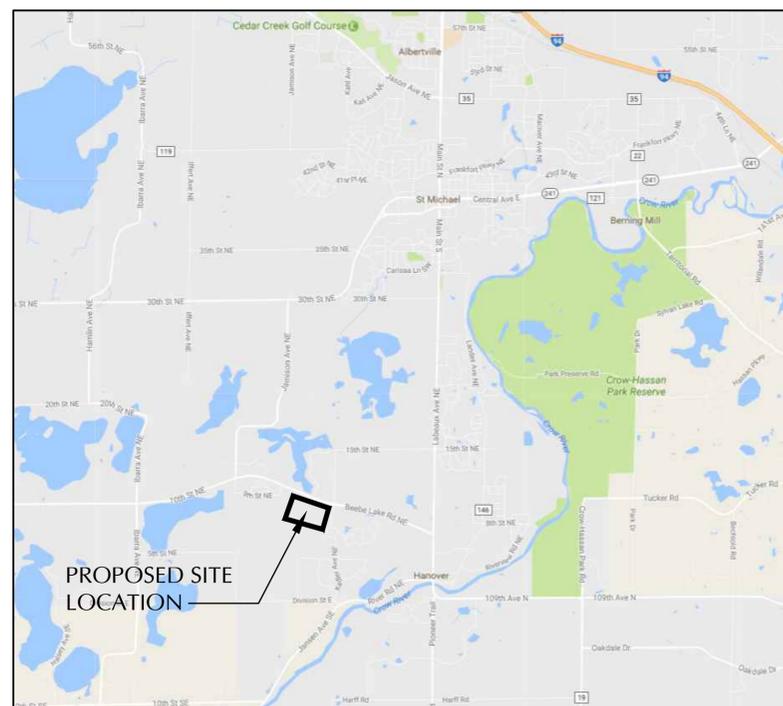
CROW RIVER HEIGHTS WEST

4TH ADDITION

HANOVER, MINNESOTA

PLANS FOR:
 SITE GRADING, SANITARY SEWER, WATER MAIN,
 STORM SEWER AND STREET CONSTRUCTION

VICINITY MAP



WARNING:

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DEVELOPER

BACKES DEVELOPMENT, LLC
 11413 ASHBURY CIRCLE N.
 CHAMPLIN, MN 55316

DENNIS BACKES
 TEL: 612.369.7750
 FAX: 612.566.1525

APPROVED

JUSTIN MESSNER, P.E.
 HANOVER CITY ENGINEER

DATE:

CROW RIVER
 HEIGHTS WEST
 4TH ADDITION

HANOVER, MINNESOTA



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 CHAMPLIN, MN 55316
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SUBMITTAL/REVISIONS

05/24/18 CITY SUBMITTAL

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License No. 20383
 Date 05/24/18

QUALITY CONTROL

Loucks Project No. 16101B
 Project Lead TWM
 Drawn By ZHW
 Checked By TWM
 Review Date 05/24/18

SHEET INDEX

C0-1 COVER SHEET
 C1-1 EXISTING CONDITIONS
 C2-1 SITE PLAN
 C3-1 GRADING PLAN
 C3-2 - C3-3 SWPPP PLAN & NOTES
 C4-1 - C4-3 S&W PROFILES
 C5-1 - C5-4 STREET & STORM SEWER PROFILES
 C8-1 - C8-3 DETAILS
 L1-1 - L1-2 LANDSCAPE PLANS
 L2-1 LANDSCAPE DETAILS



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 TOLL FREE: 1-800-252-1166

BENCHMARKS

TOP NUT HYDRANT AT END OF JASMINE CT
 CUL-DE-SAC, Elevation = 975.48 feet (NGVD1929).

COVER SHEET

C0-1

SURVEY LEGEND

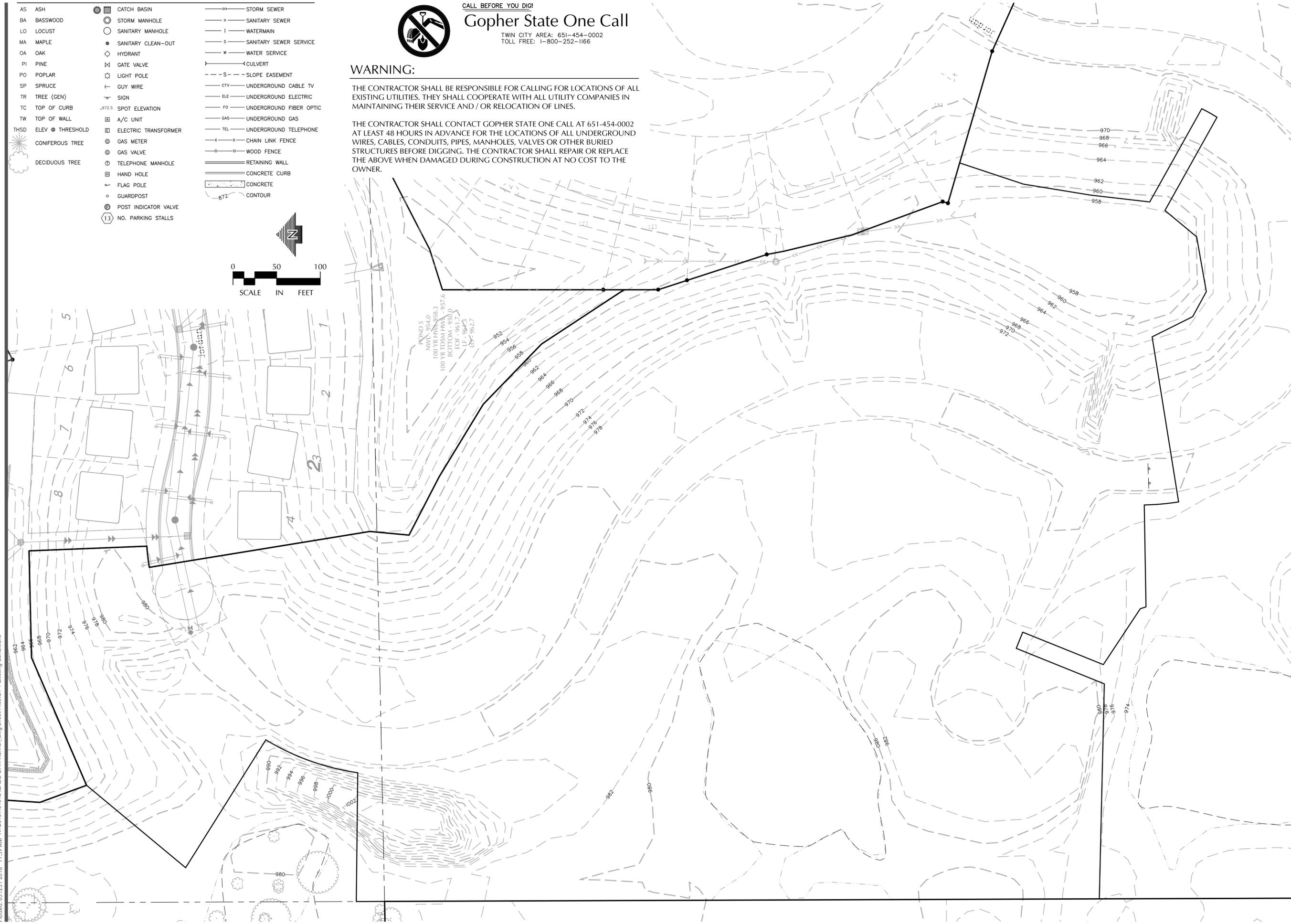
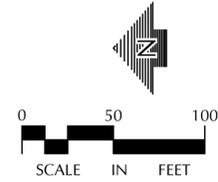
AS ASH	● CATCH BASIN	→ STORM SEWER
BA BASSWOOD	○ STORM MANHOLE	→ SANITARY SEWER
LO LOCUST	○ SANITARY MANHOLE	— WATERMAIN
MA MAPLE	◆ SANITARY CLEAN-OUT	— S SANITARY SEWER SERVICE
OA OAK	◇ HYDRANT	— W WATER SERVICE
PI PINE	⊗ GATE VALVE	— CULVERT
PO POPLAR	⊕ LIGHT POLE	— S — SLOPE EASEMENT
SP SPRUCE	⊖ UNDERGROUND CABLE TV	— CTV — UNDERGROUND CABLE TV
TR TREE (GEN)	⊕ SIGN	— ELE — UNDERGROUND ELECTRIC
TC TOP OF CURB	972.5 SPOT ELEVATION	— FO — UNDERGROUND FIBER OPTIC
TW TOP OF WALL	⊠ A/C UNIT	— GAS — UNDERGROUND GAS
THSD ELEV ○ THRESHOLD	⊠ ELECTRIC TRANSFORMER	— TEL — UNDERGROUND TELEPHONE
CONIFEROUS TREE	⊙ GAS METER	— X — CHAIN LINK FENCE
DECIDUOUS TREE	⊙ GAS VALVE	— □ — WOOD FENCE
	⊙ TELEPHONE MANHOLE	— — RETAINING WALL
	⊠ HAND HOLE	— — CONCRETE CURB
	⊖ FLAG POLE	— — CONCRETE
	⊙ GUARDPOST	— — CONTOUR
	⊙ POST INDICATOR VALVE	
	⊠ NO. PARKING STALLS	



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 CHAMPLIN, MN 55318
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C3-1	GRADING PLAN
C3-2 - C3-3	SWPPP PLAN & NOTES
C4-1 - C4-3	S&W PROFILES
C5-1 - C5-4	STREET & STORM SEWER PROFILES
C8-1 - C8-3	DETAILS
L1-1 - L1-2	LANDSCAPE PLANS
L2-1	LANDSCAPE DETAILS

EXISTING CONDITIONS
C1-1

Plotted: 05/25/2018 11:59 AM W:\2016\16101B\CADD DATA\CIVIL.dwg Sheet Files\C1-1 Existing Conditions

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FORCEMAIN	
	DRANTILE	
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREELINE	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	

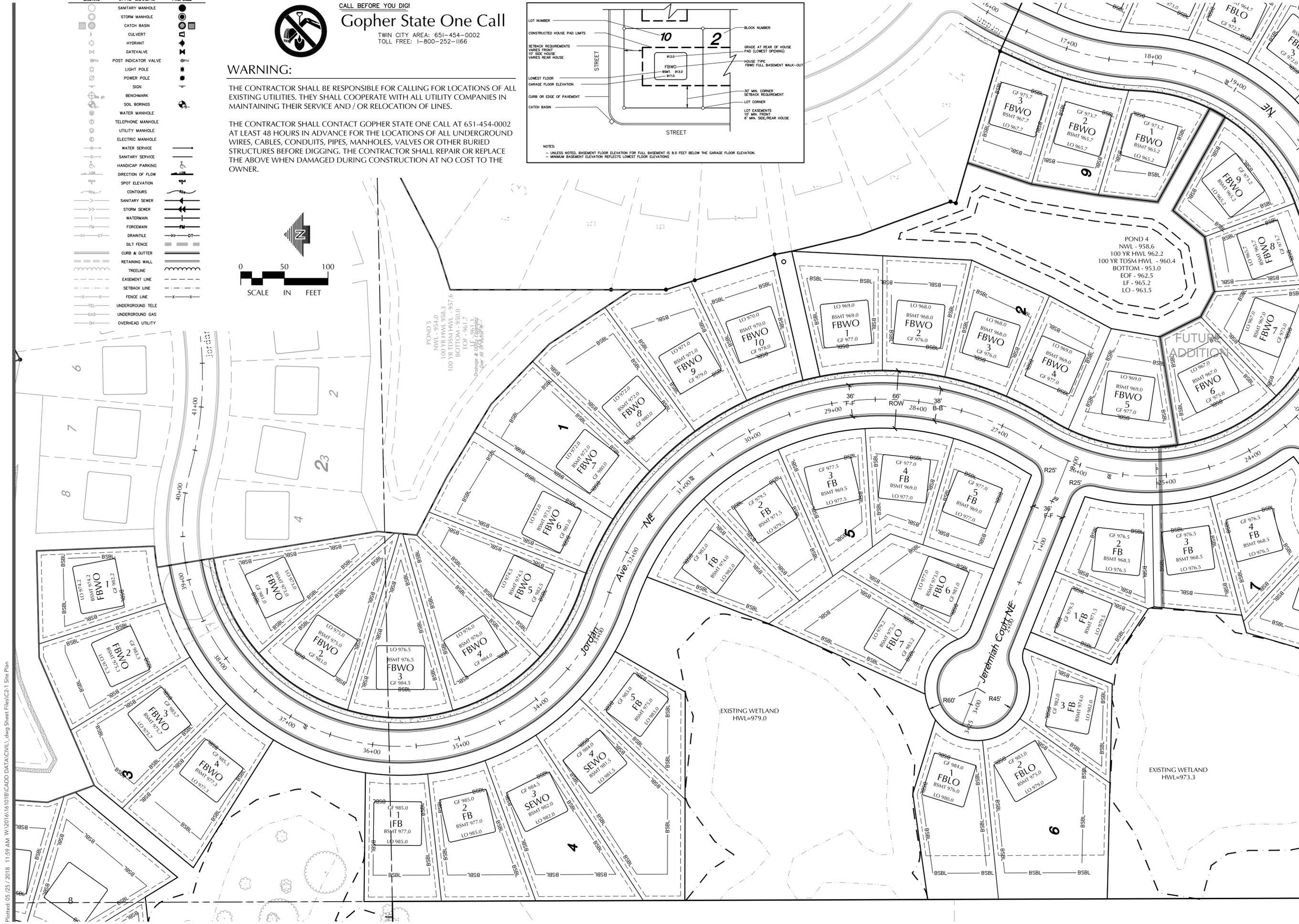
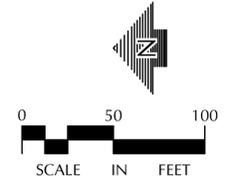
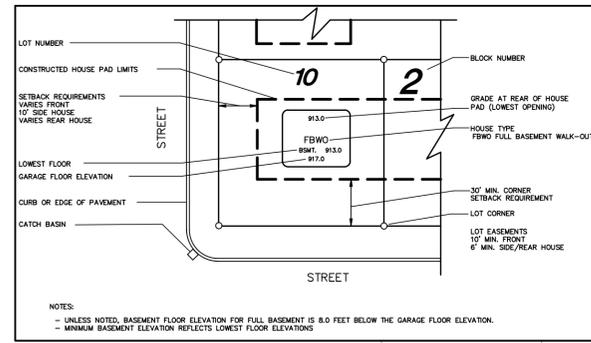


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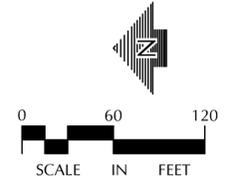
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C4-1 - C4-3	S&W PROFILES
C5-1 - C5-4	STREET & STORM SEWER PROFILES
C8-1 - C8-3	DETAILS
L1-1 - L1-2	LANDSCAPE PLANS
L2-1	LANDSCAPE DETAILS

SITE PLAN
C2-1

Plotted: 05/25/2018 11:59 AM W:\2016\16101B\CADD DATA\CIVIL.dwg Sheet Files\C2.1 Site Plan

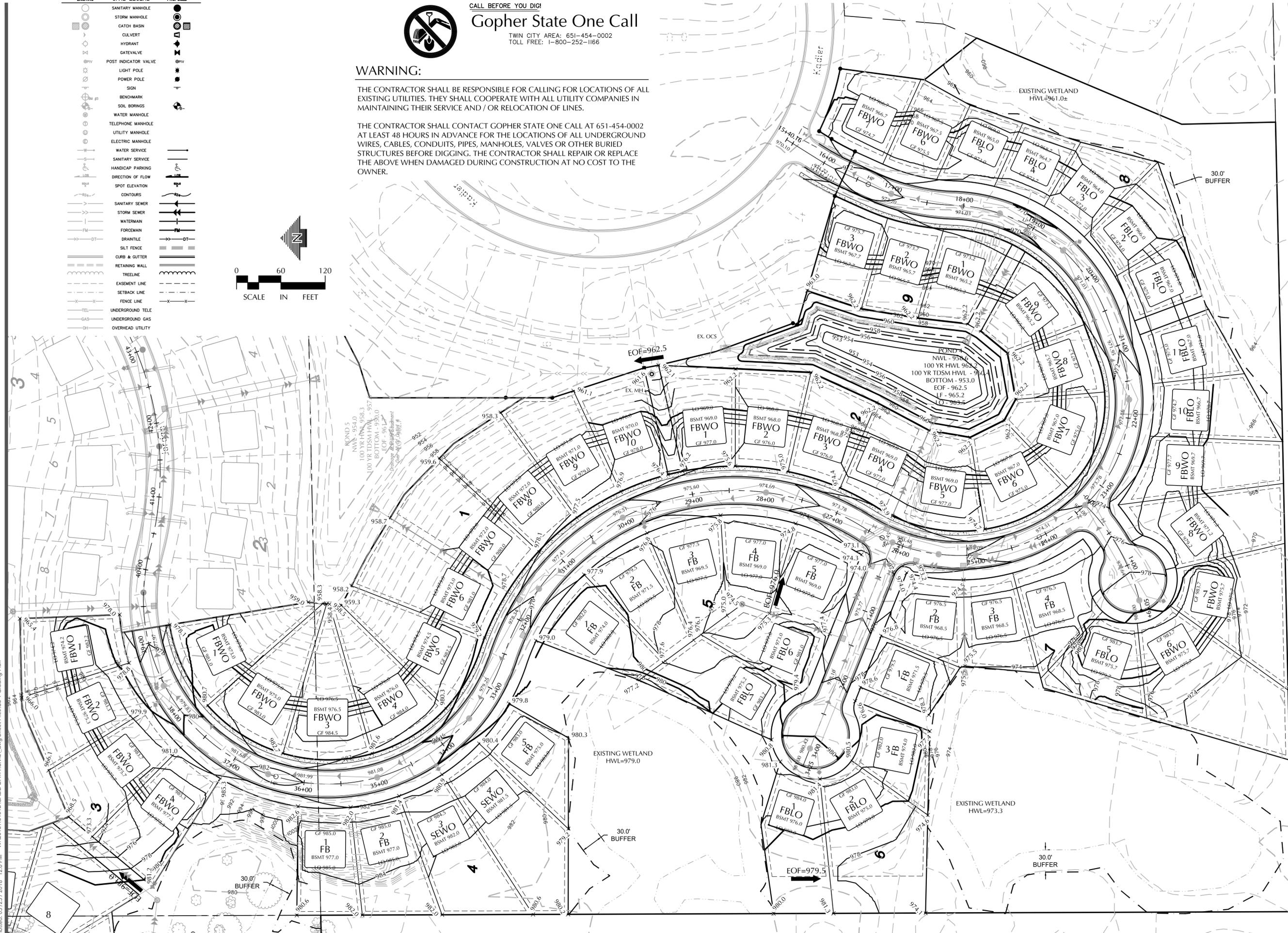
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	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
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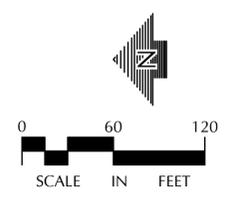
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C8-1 - C8-3	DETAILS
L1-1 - L1-2	LANDSCAPE PLANS
L2-1	LANDSCAPE DETAILS

GRADING PLAN
C3-1

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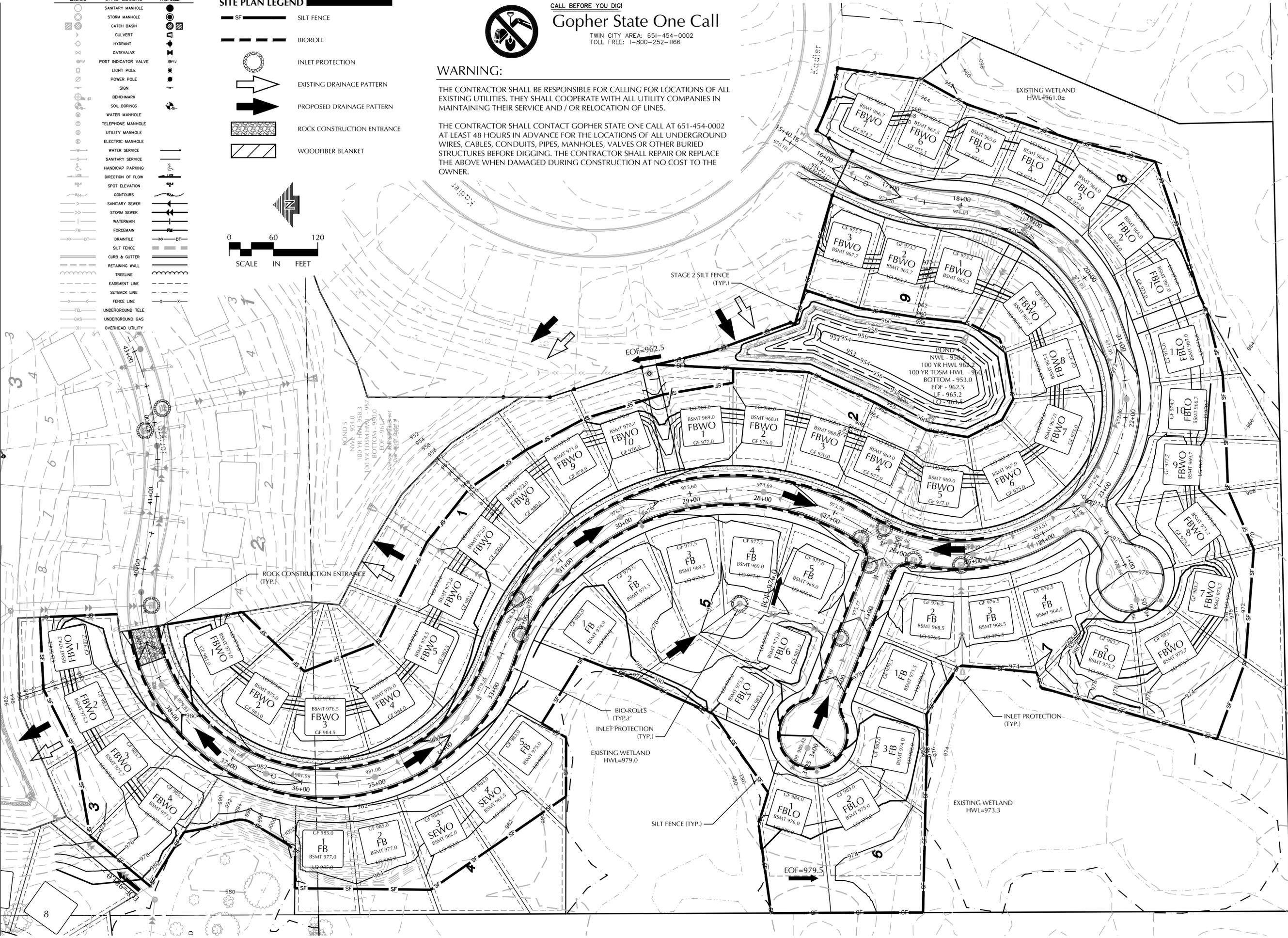
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	CATCH BASIN	
	CULVERT	
	HYDRANT	
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	POST INDICATOR VALVE	
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	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
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	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FORCE MAIN	
	DRANTILE	
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREE LINE	
	EASMENT LINE	
	SETBACK LINE	
	FENCE LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	

SITE PLAN LEGEND	
	SILT FENCE
	BIOROLL
	INLET PROTECTION
	EXISTING DRAINAGE PATTERN
	PROPOSED DRAINAGE PATTERN
	ROCK CONSTRUCTION ENTRANCE
	WOODFIBER BLANKET



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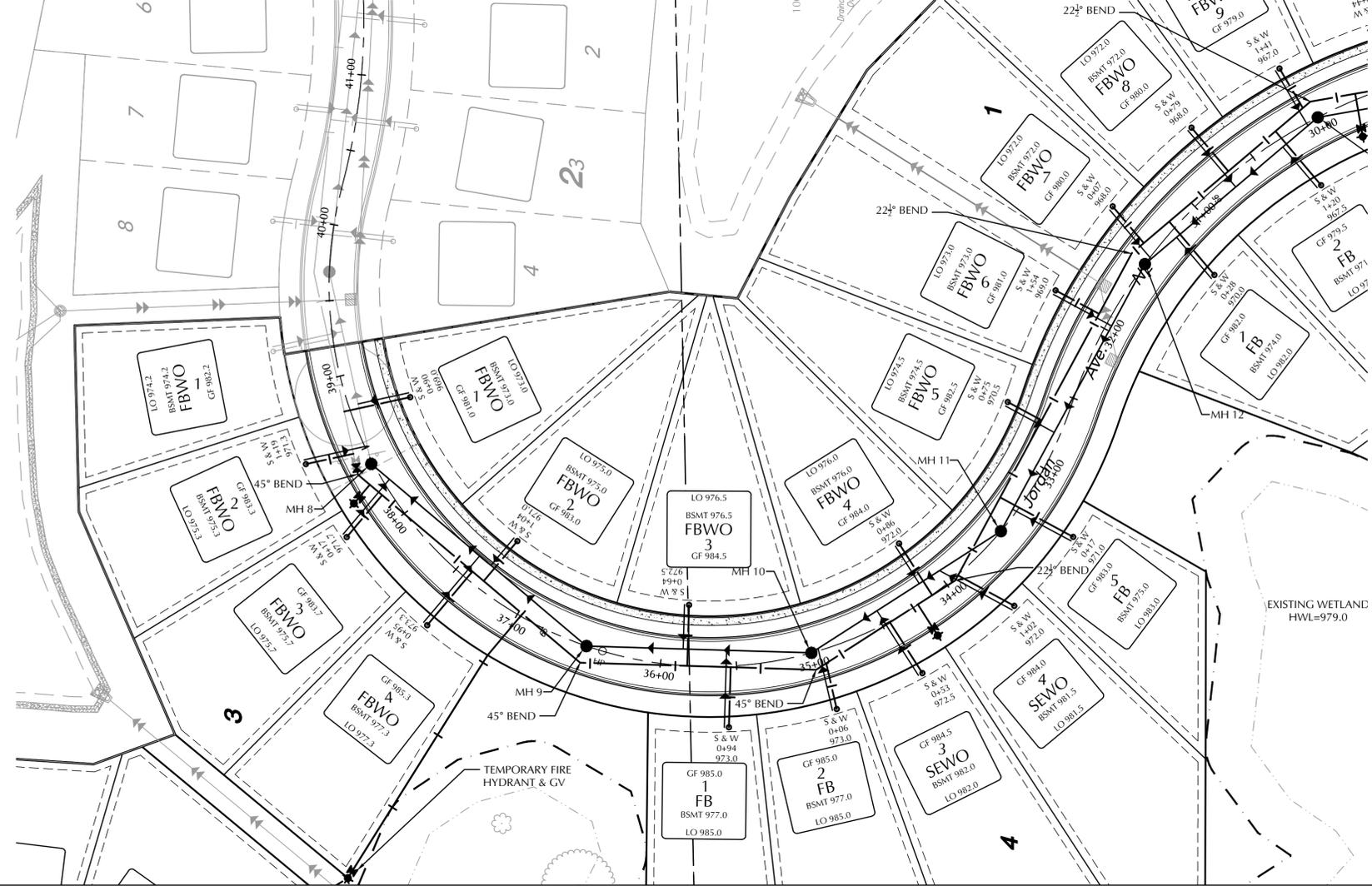
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L1-1 - L1-2	LANDSCAPE PLANS
L2-1	LANDSCAPE DETAILS

SWPPP PLAN
C3-2

Plotted: 05/25/2018 12:21 PM W:\2016\16101B\CADD DATA\CIVIL.dwg Sheet Files\C3.2 SWPPP



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	STORM MANHOLE	
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	CULVERT	
	HYDRANT	
	GATEVALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
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	RETAINING WALL	
	TREELINE	
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CROW RIVER HEIGHTS WEST 4TH ADDITION

HANOVER, MINNESOTA



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CHAMPLIN, MN 55318
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FAX: (612) 566-1525

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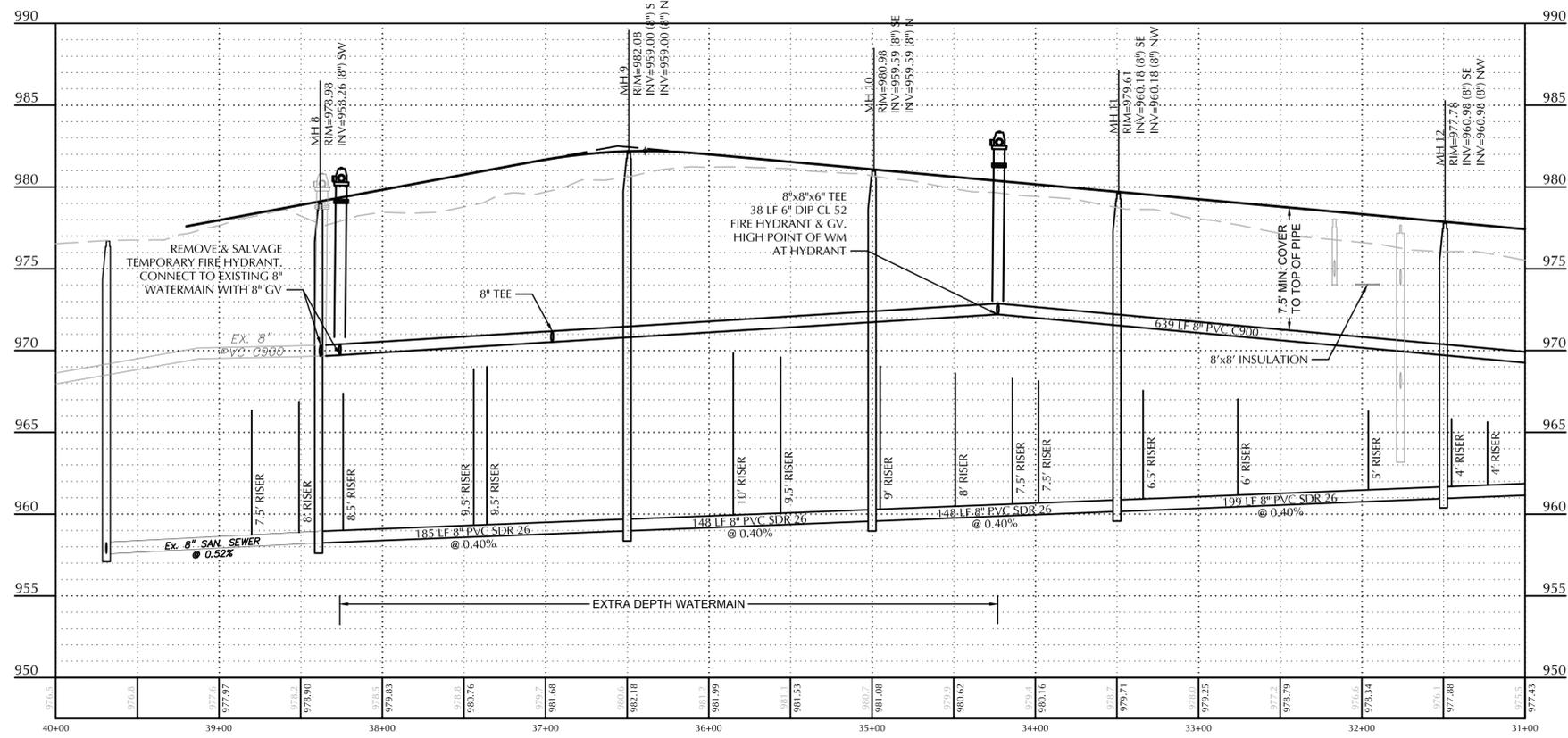
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SUBMITTAL/REVISIONS

05/24/18 CITY SUBMITTAL

JORDAN AVENUE STA. 40+00 TO STA. 31+00



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Todd W. McLouth
Todd W. McLouth - PE
License No. 20383
Date 05/24/18

QUALITY CONTROL

Locucks Project No. 16101B
Project Lead TWM
Drawn By ZHW
Checked By TWM
Review Date 05/24/18

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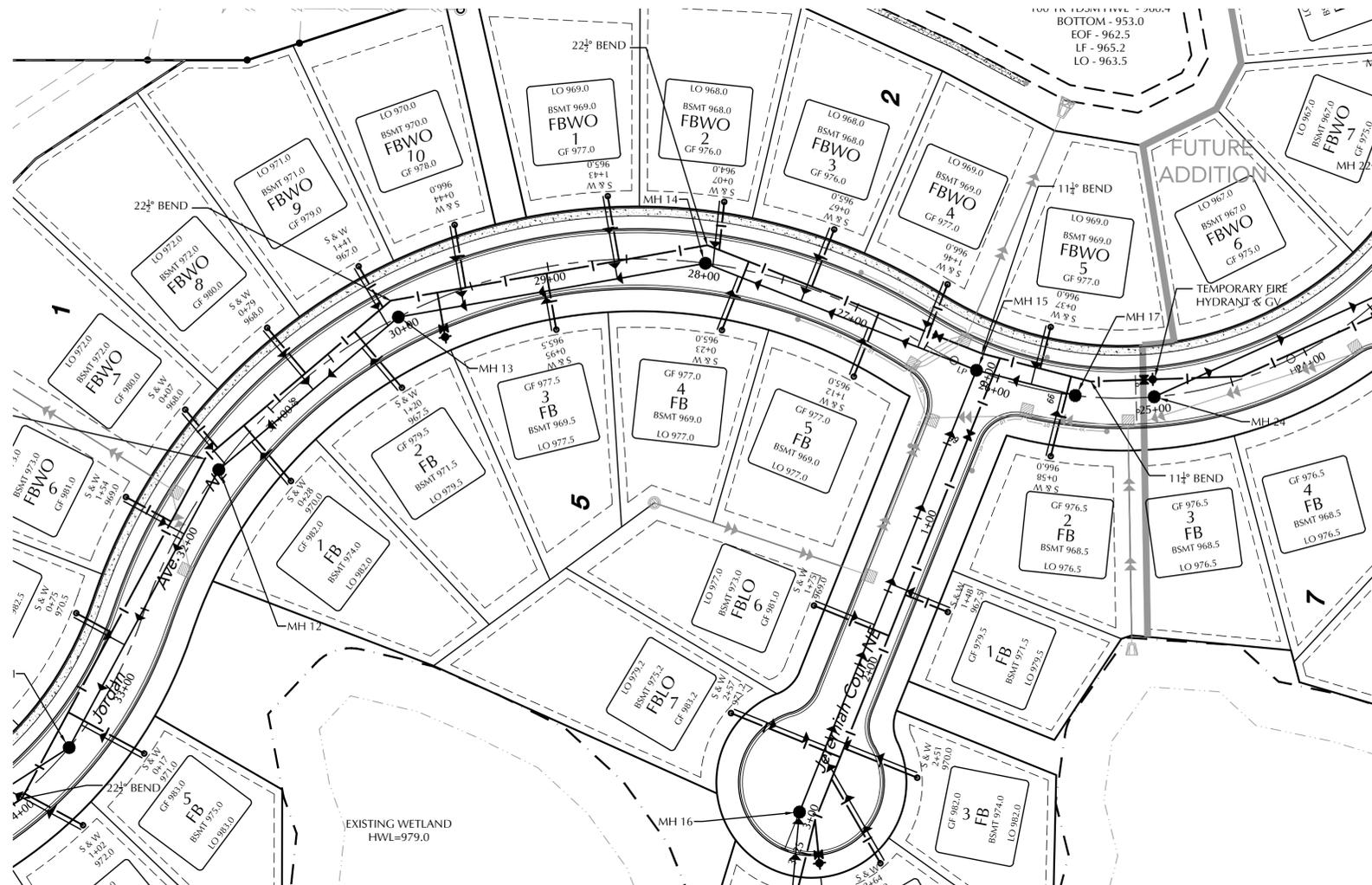
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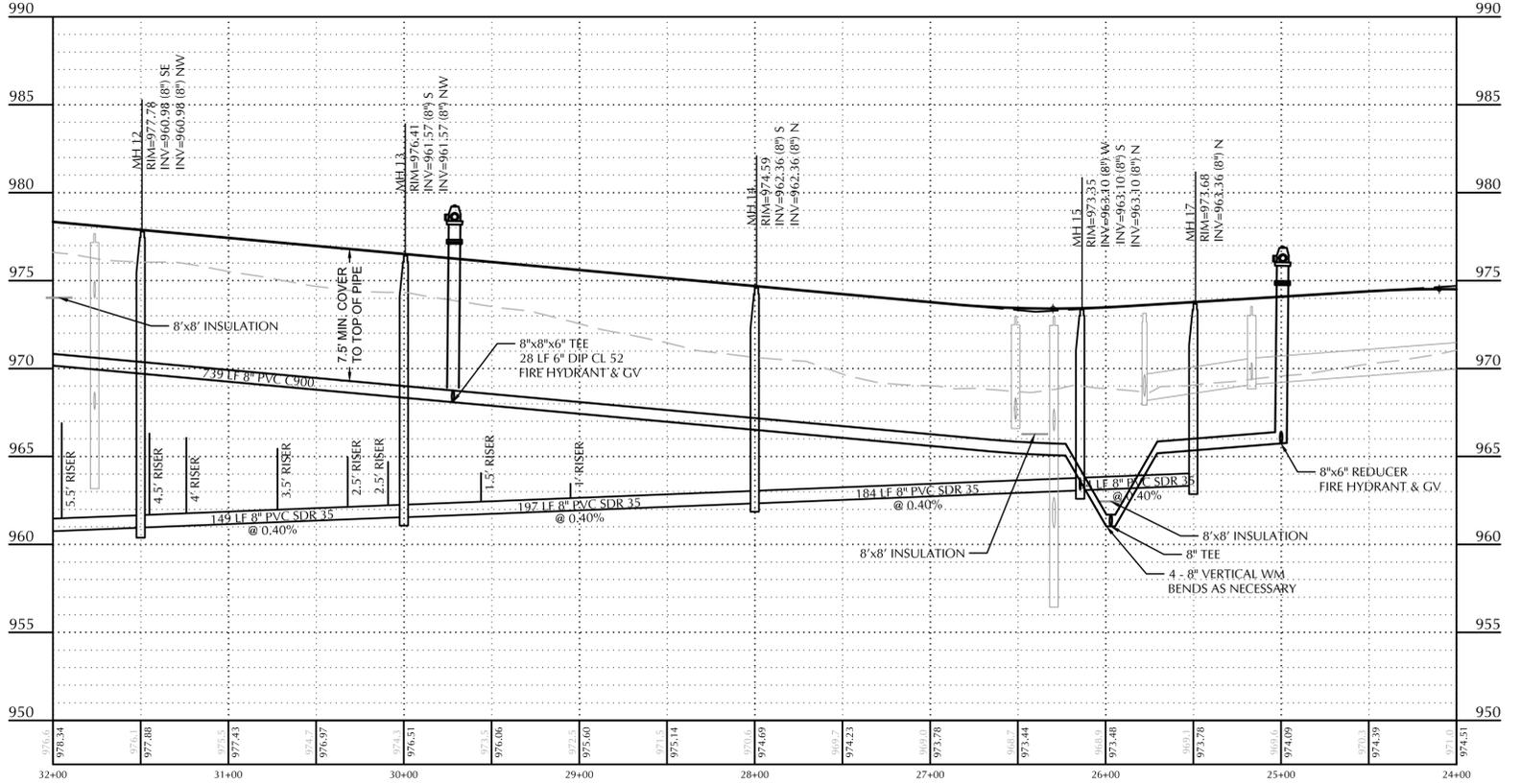
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**JORDAN AVE
SANITARY
SEWER &
WATERMAIN
PROFILES**

C4-1



JORDAN AVENUE STA. 32+00 TO STA. 24+00



EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FORCE MAIN	
	DRANTILE	
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREELINE	
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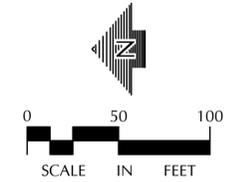
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C4-2**

CROW RIVER HEIGHTS WEST 4TH ADDITION

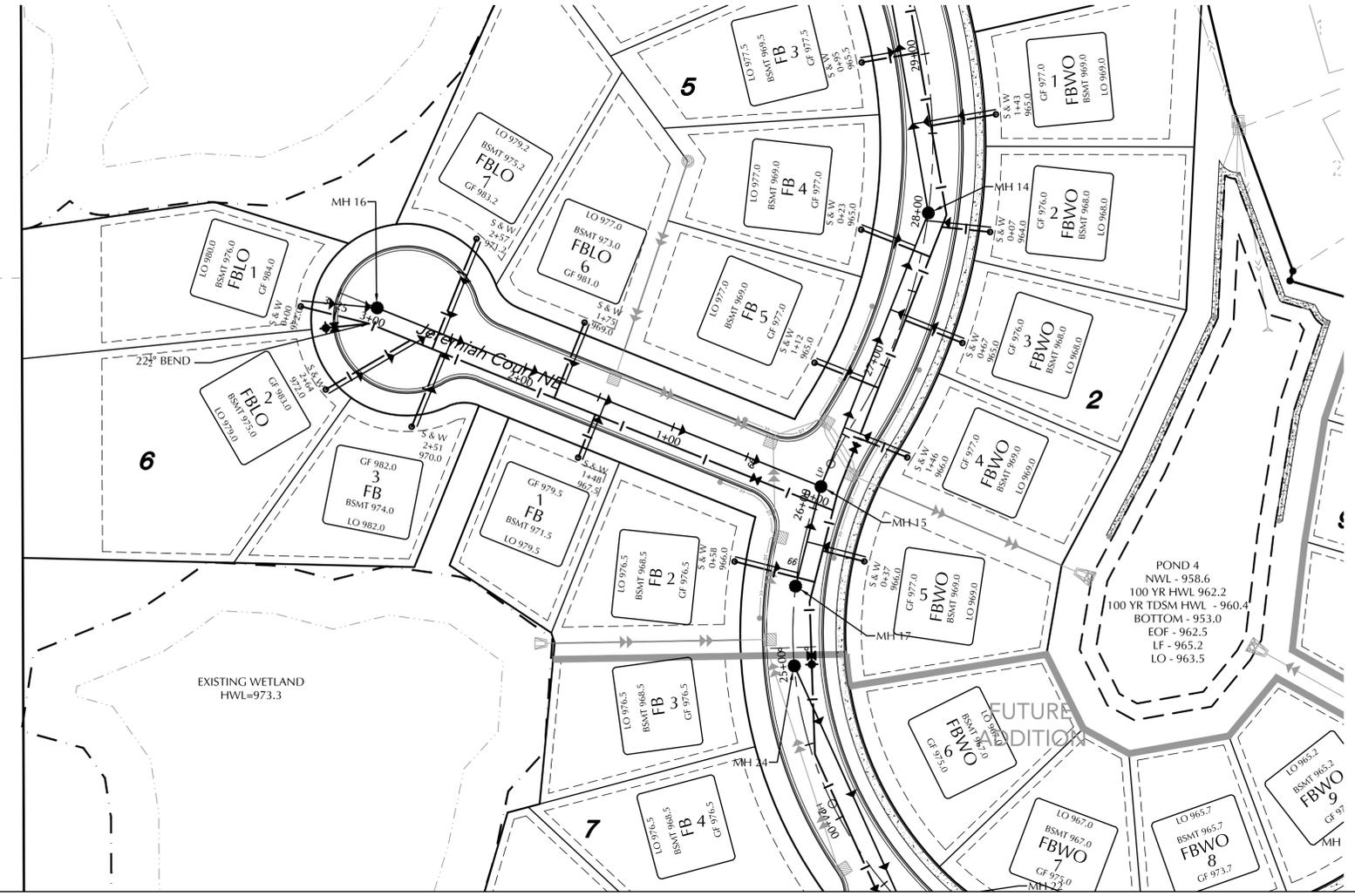
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	SIGN	
	BENCHMARK	
	SOL BORINGS	
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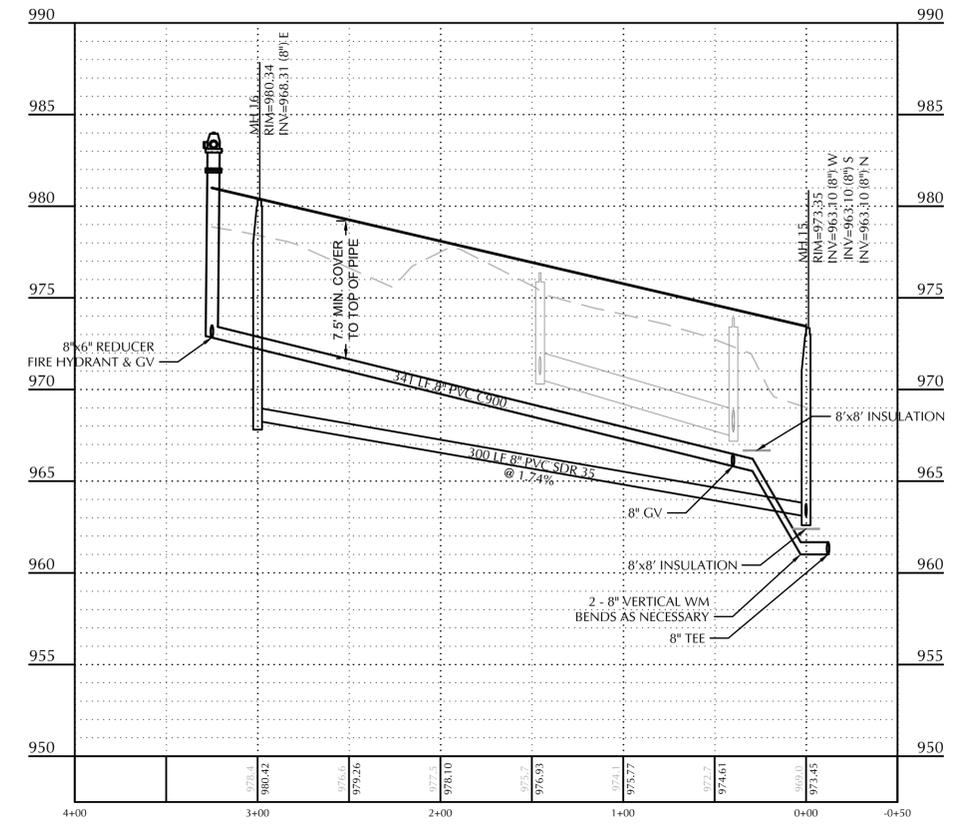


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JEREMIAH COURT



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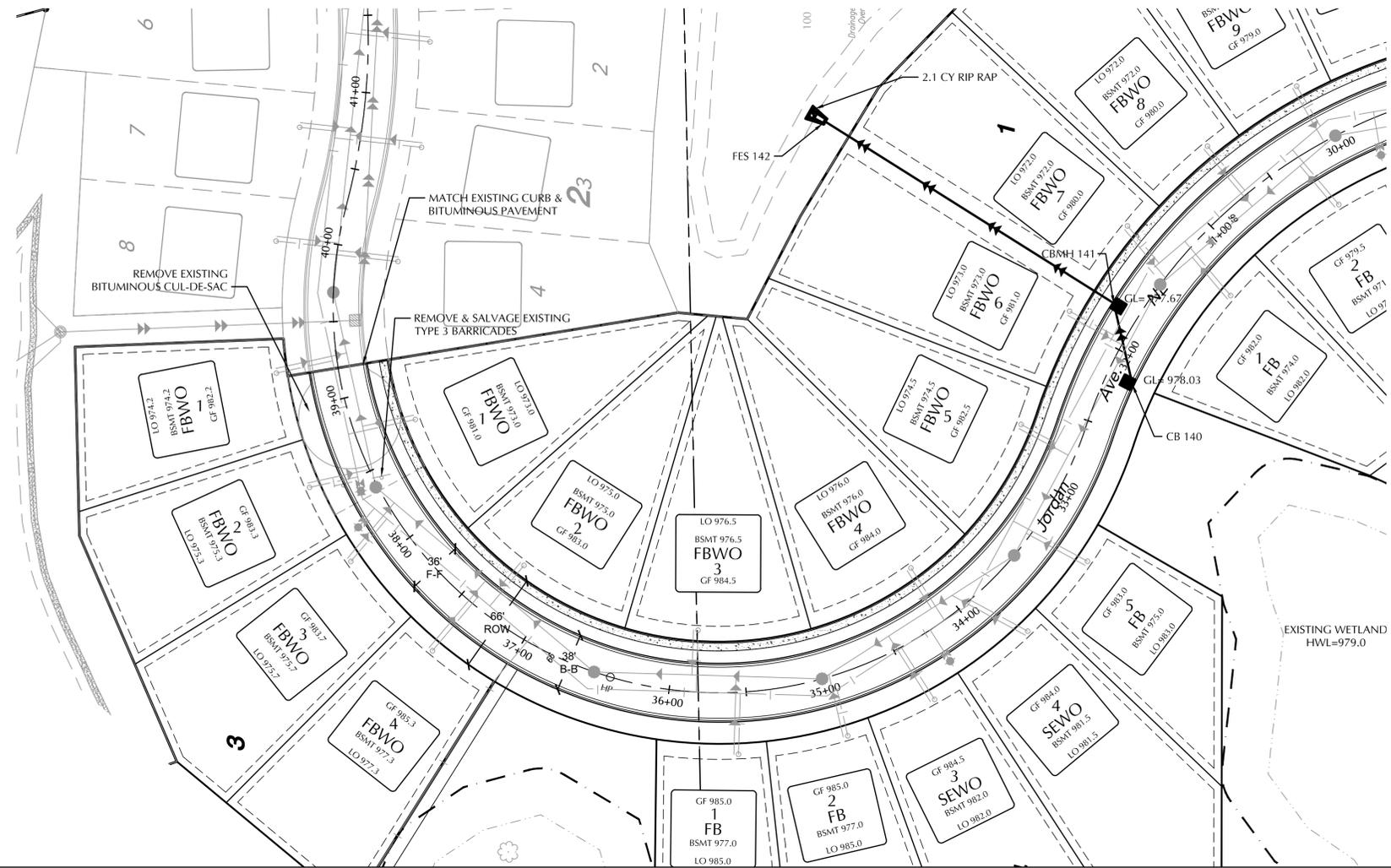
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Loucks Project No. 16101B
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JEREMIAH CT
SANITARY SEWER & WATERMAIN PROFILES
C4-3



STRUCTURE SCHEDULE		
STRUCTURE NUMBER	STRUCTURE SIZE	CASTING TYPE
CB 140	2'x3'	R-3067
CBMH 141	48"	R-3067
FES 142	12"	.

NOTE: PIPE LENGTHS SHOWN DO NOT INCLUDE APRONS

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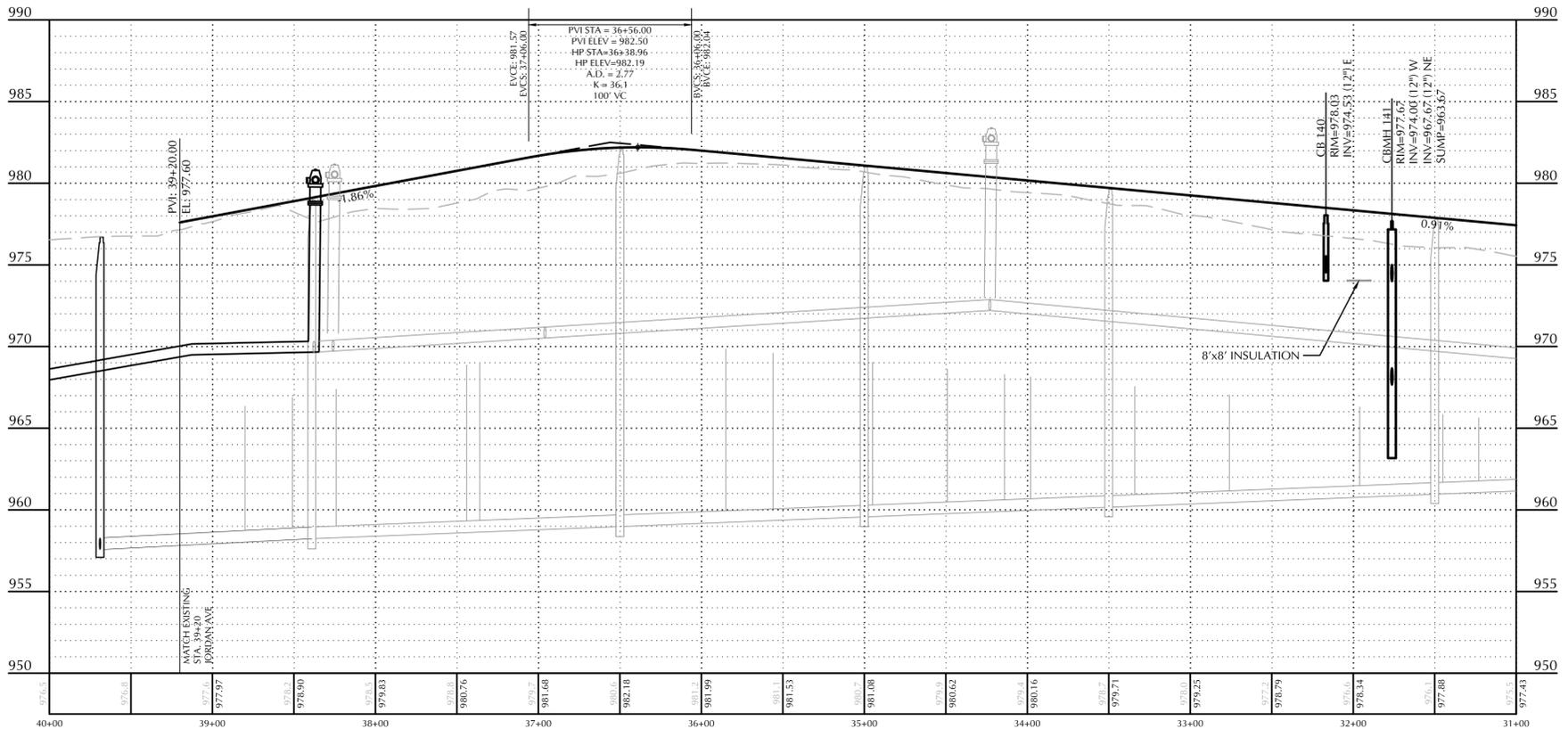
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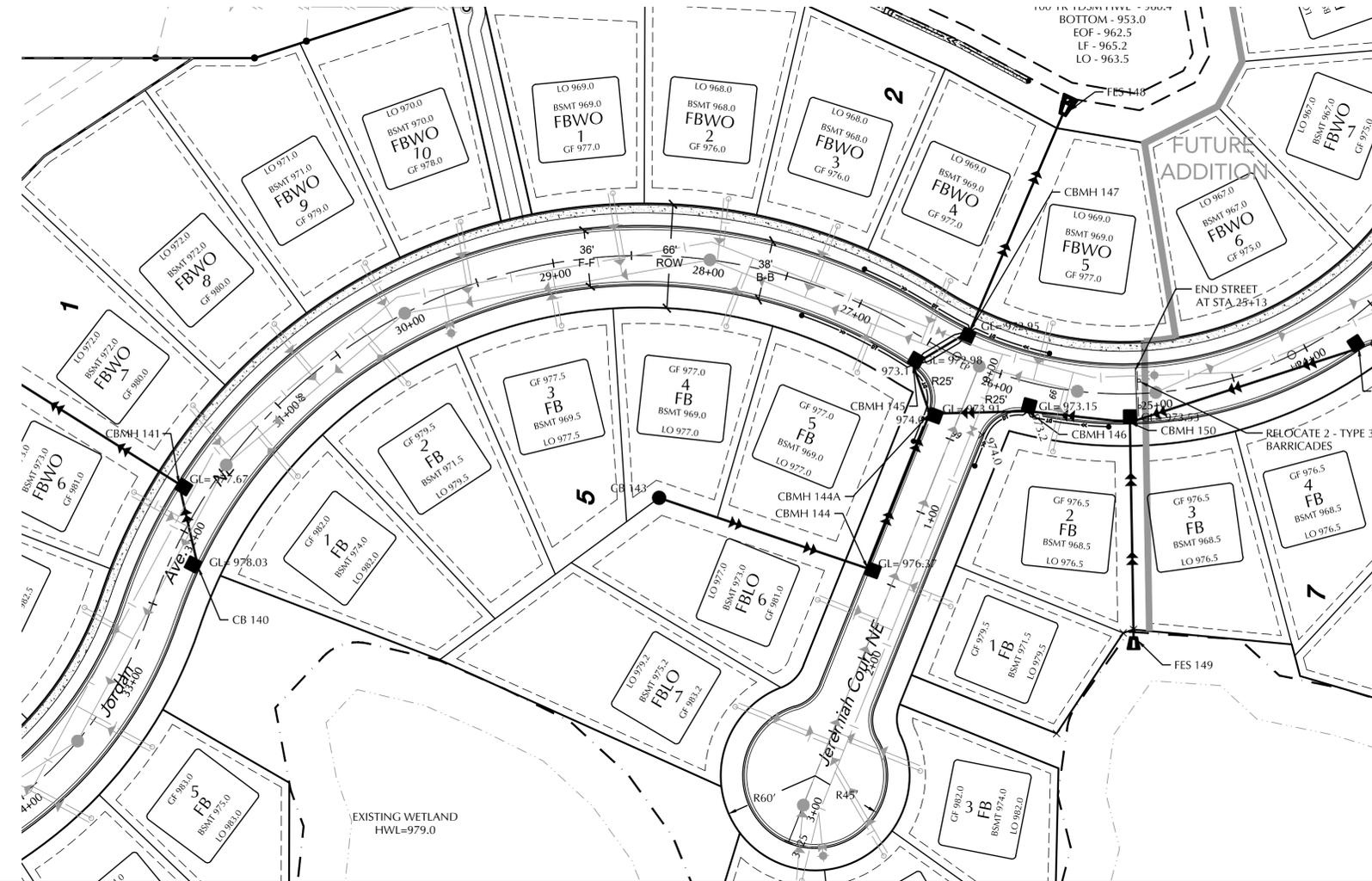
JORDAN AVE
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C5-1

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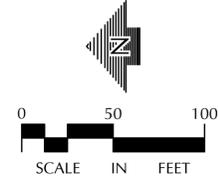
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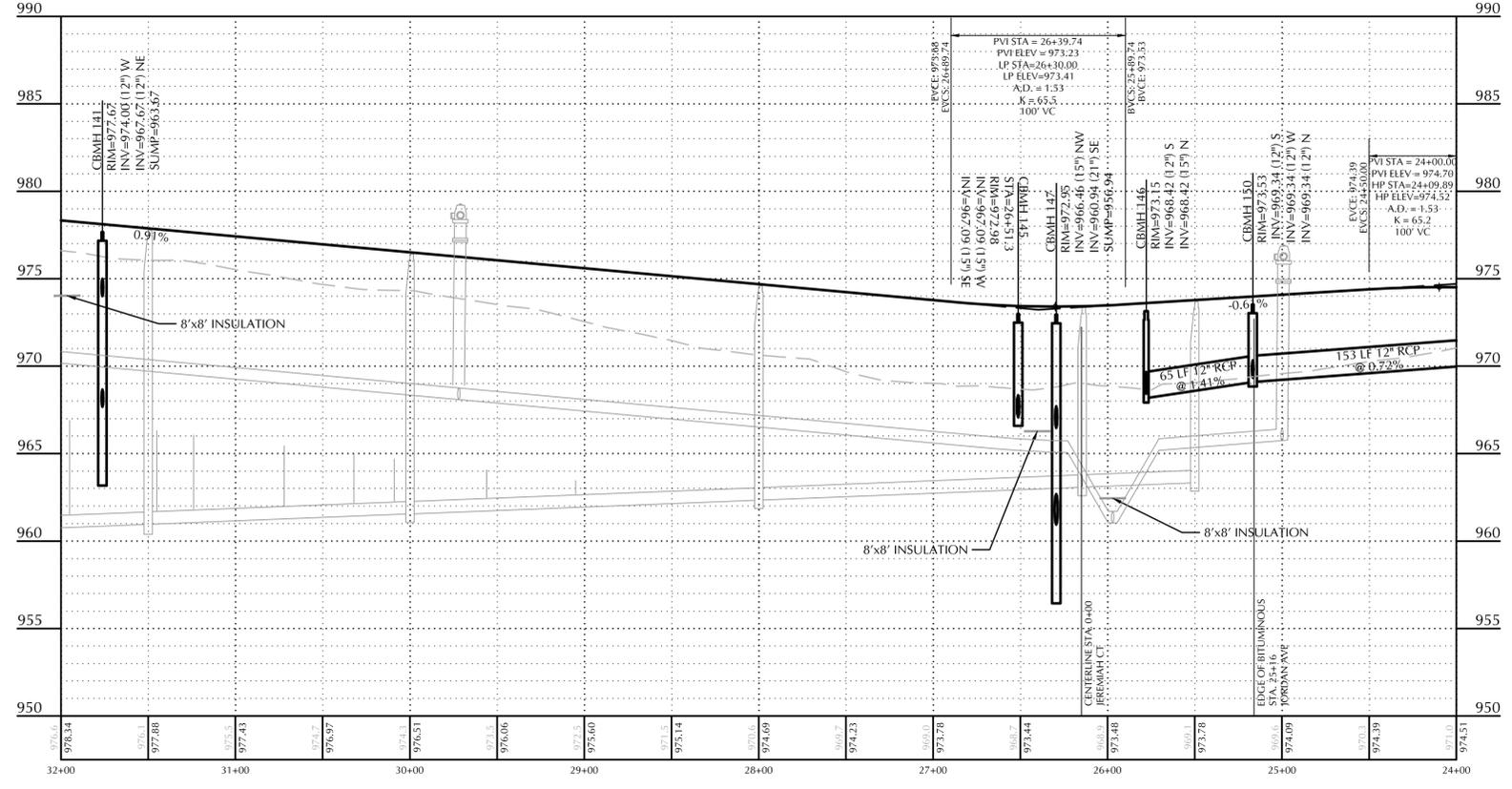
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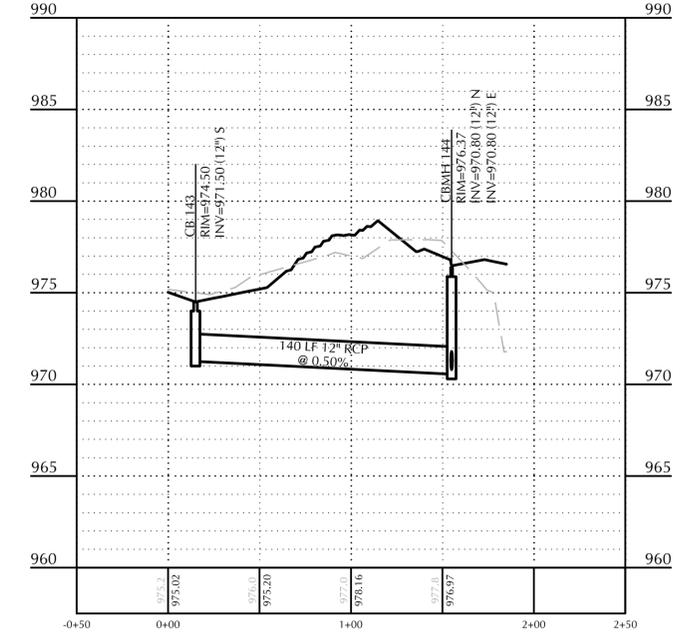
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CB 143 TO CBMH 144

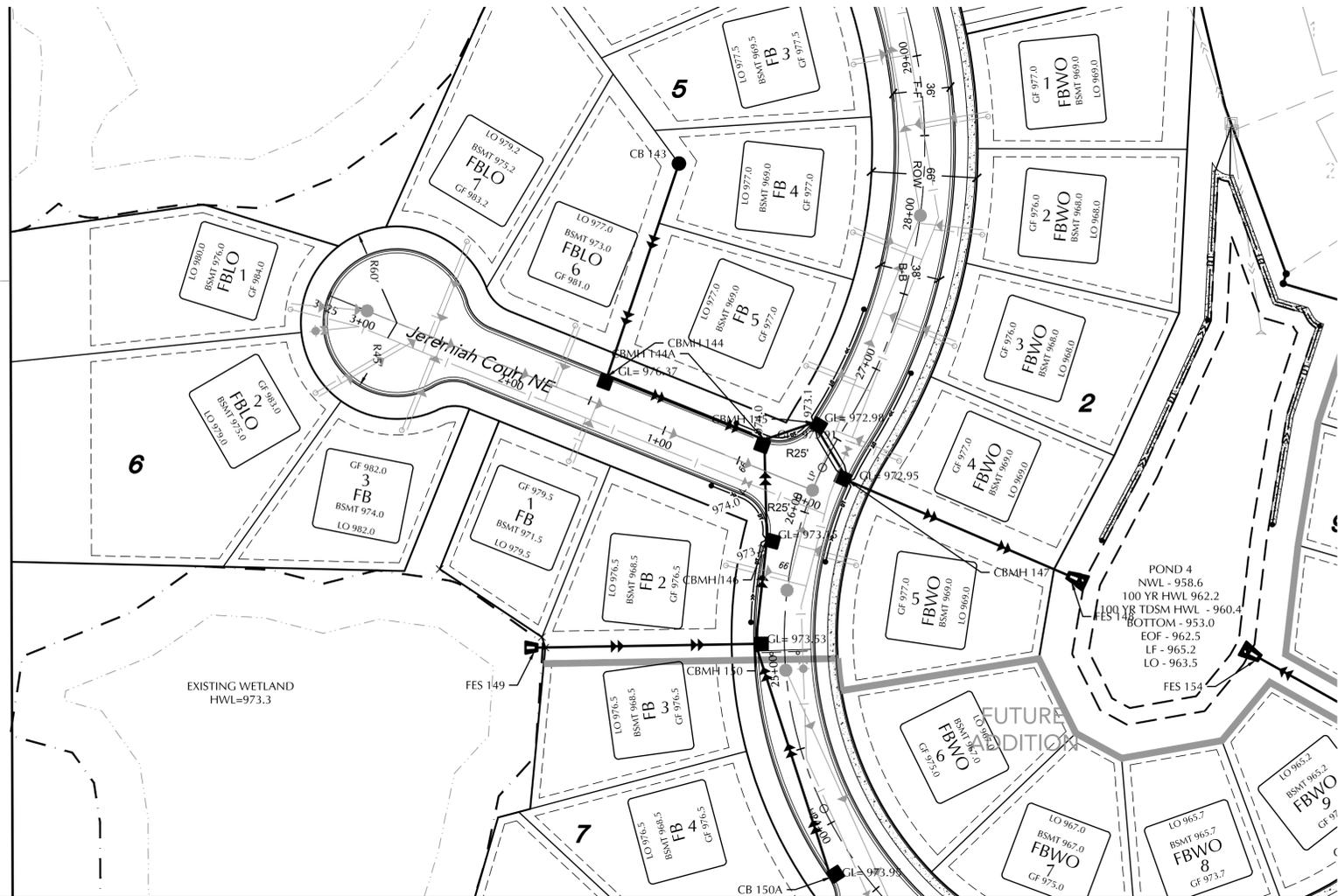


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JORDAN AVE
STREET & STORM SEWER PROFILES
C5-2



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	OVERHEAD UTILITY	

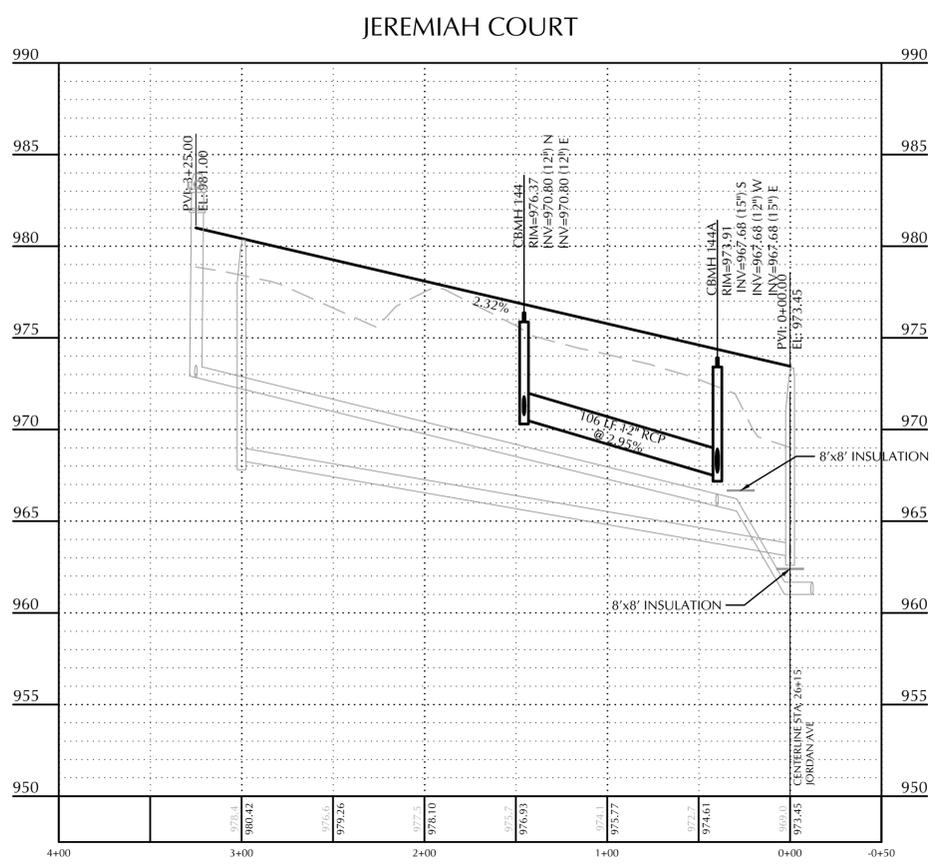
CROW RIVER HEIGHTS WEST 4TH ADDITION
HANOVER, MINNESOTA

BACKES COMPANIES
11413 ASHBURY CIRCLE N.
CHAMPLIN, MN 55318
PHONE: (612) 369-7750
FAX: (612) 566-1525

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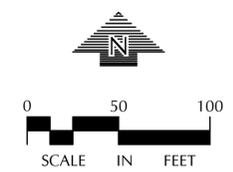
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SUBMITTAL/REVISIONS
05/24/18 CITY SUBMITTAL



STRUCTURE SCHEDULE		
STRUCTURE NUMBER	STRUCTURE SIZE	CASTING TYPE
CBMH 144A	48"	R-3067

NOTE: PIPE LENGTHS SHOWN DO NOT INCLUDE APRONS



CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

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Todd W. McLouth
License No. 20383
Date 05/24/18

QUALITY CONTROL
Loucks Project No. 16101B
Project Lead TWM
Drawn By ZHW
Checked By TWM
Review Date 05/24/18

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C5-1 - C5-4	STREET & STORM SEWER PROFILES
C8-1 - C8-3	DETAILS
L1-1 - L1-2	LANDSCAPE PLANS
L2-1	LANDSCAPE DETAILS

JEREMIAH CT

STREET & STORM SEWER PROFILES

C5-3

CROW RIVER HEIGHTS WEST 4TH ADDITION

HANOVER, MINNESOTA

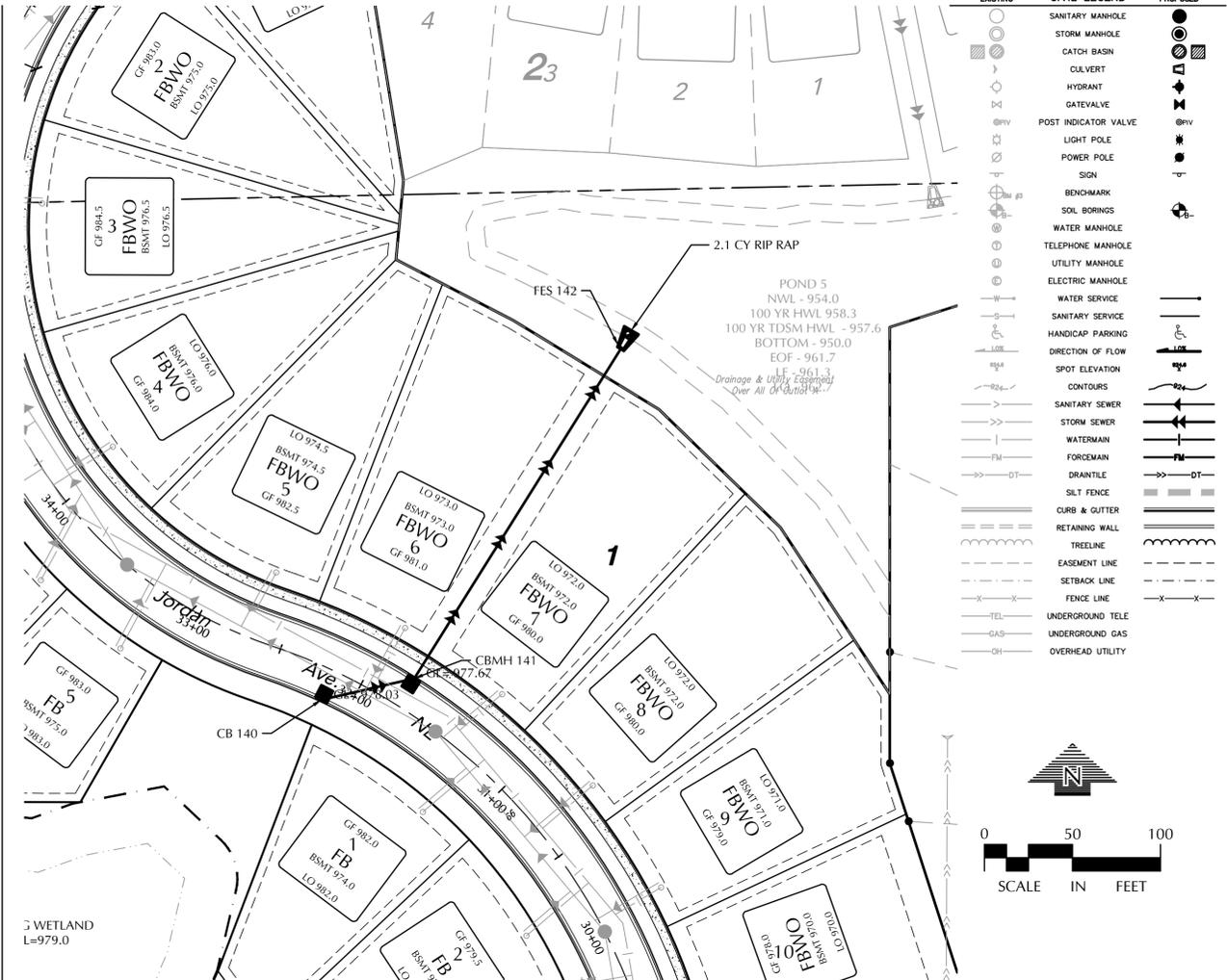
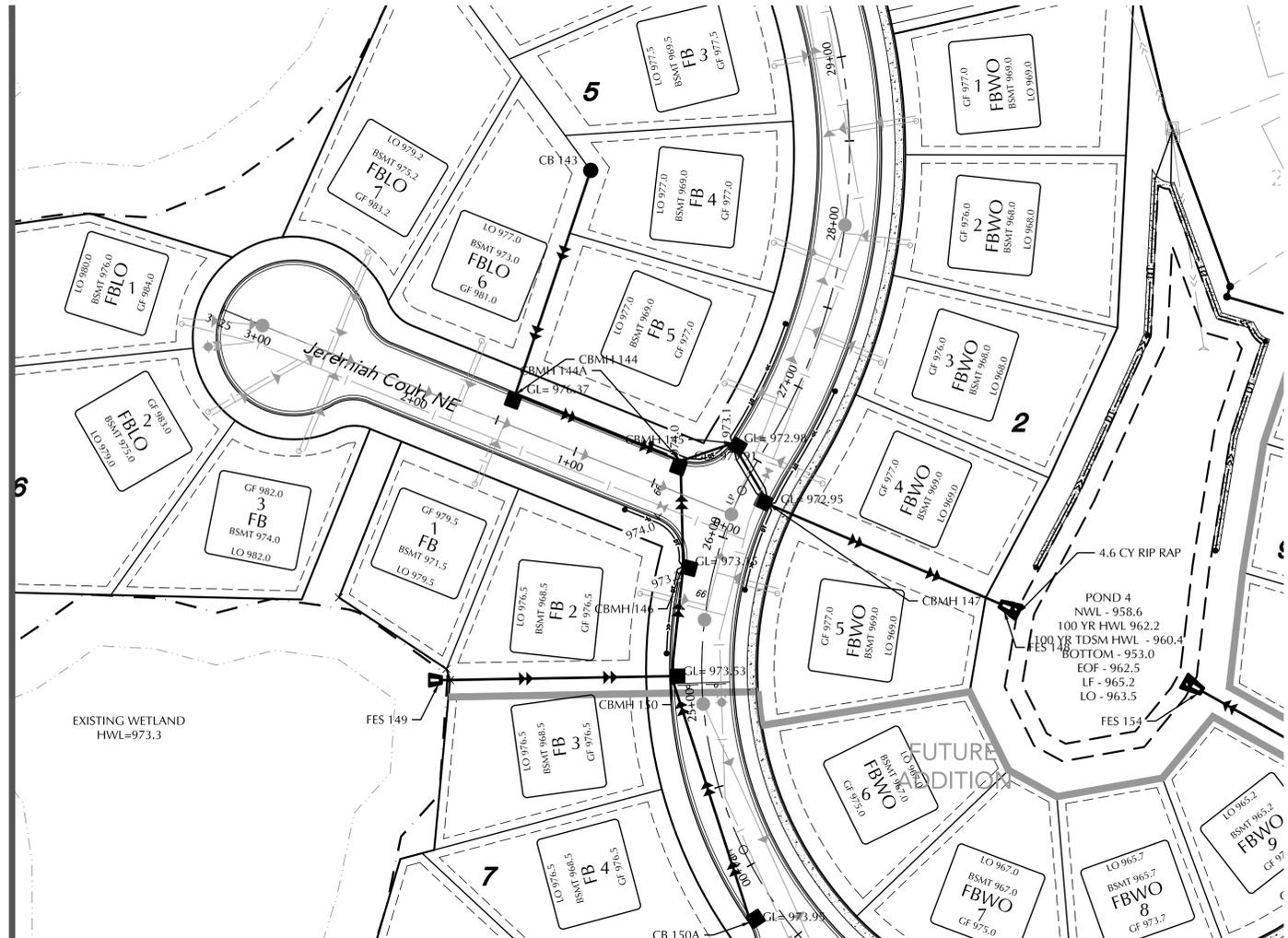


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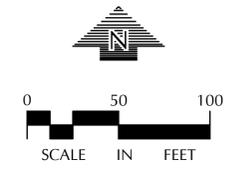
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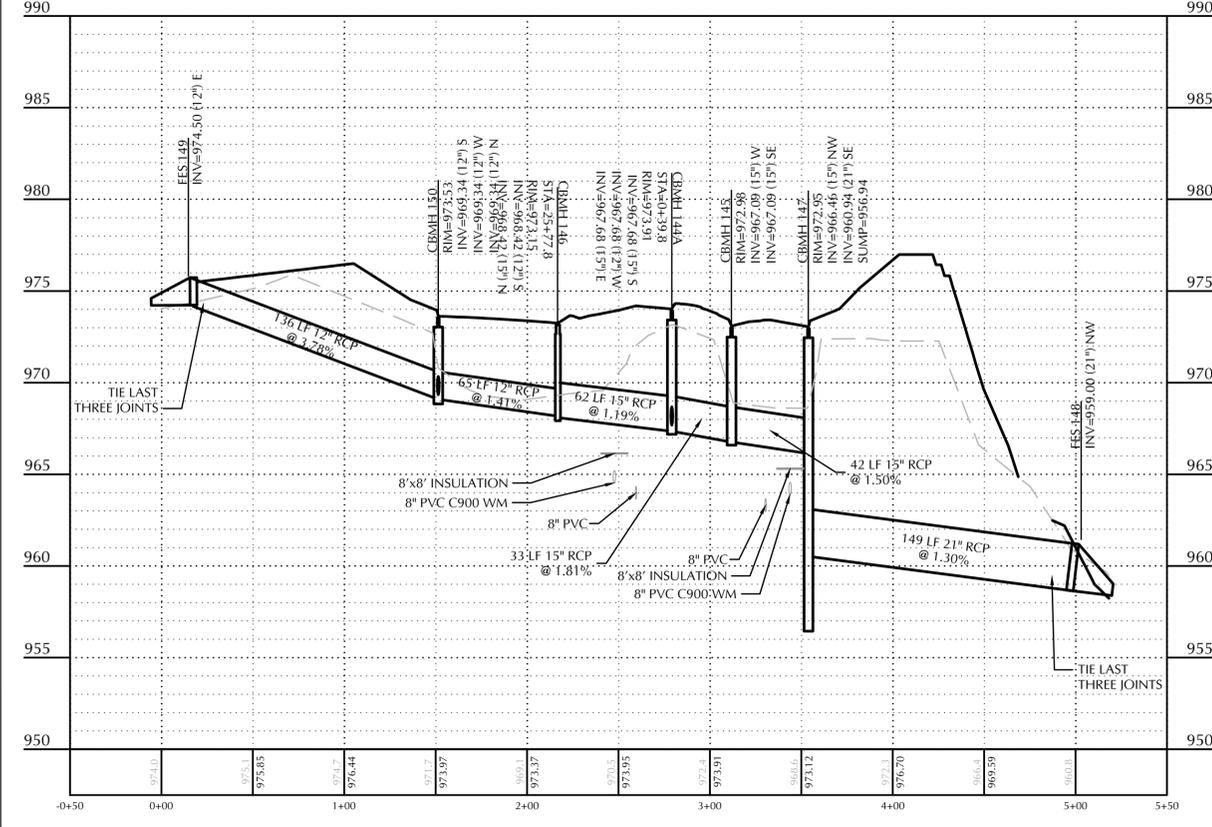
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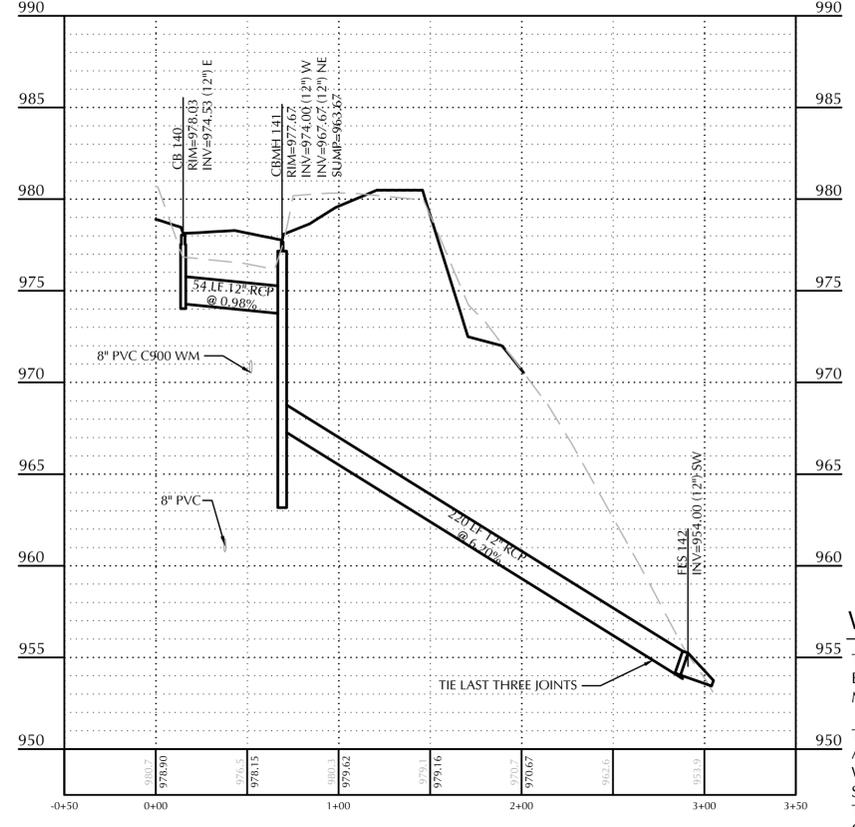
EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FOREMAN	
	DRANTILE	
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREELINE	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	



FES 149 TO FES 148



CB 140 TO FES 142



STRUCTURE SCHEDULE

STRUCTURE NUMBER	STRUCTURE SIZE	CASTING TYPE
CBMH 145	48"	R-3067
CBMH 147	48"	R-3067
FES 148	21"	.
FES 149	12"	.

NOTE: PIPE LENGTHS SHOWN DO NOT INCLUDE APRONS



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05/24/18 CITY SUBMITTAL

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Scott W. McLouth
License No. 20383
Date 05/24/18

QUALITY CONTROL

Loucks Project No. 16101B
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L2-1	LANDSCAPE DETAILS

STORM SEWER

STREET & STORM SEWER PROFILES

C5-4

Standard Manhole for Sanitary Sewer

Title: Standard Manhole for Sanitary Sewer
 Date: 01-16
 Plate No. SAN-01

Sanitary Sewer Main/Service Connection Detail

Title: Sanitary Sewer Main/Service Connection Detail
 Date: 01-16
 Plate No. SAN-05

PVC Pipe Bedding Detail

Title: PVC Pipe Bedding Detail
 Date: 01-16
 Plate No. SAN-06

Sewer Service Connections

Title: Sewer Service Connections
 Date: 01-16
 Plate No. SAN-10

Service Riser

Title: Service Riser
 Date: 01-16
 Plate No. SAN-11

Hydrant Detail

Title: Hydrant Detail
 Date: 01-16
 Plate No. WAT-01

Gate Valve and Box Installation

Title: Gate Valve and Box Installation
 Date: 01-16
 Plate No. WAT-02

Water Service Connections

Title: Water Service Connections
 Date: 01-16
 Plate No. WAT-04

Poured Concrete Thrust Blocking for Watermain

Title: Poured Concrete Thrust Blocking for Watermain
 Date: 01-16
 Plate No. WAT-05

Standard Catch Basin

Title: Standard Catch Basin
 Date: 03-18
 Plate No. STO-01

Standard Manhole for Storm Drain

Title: Standard Manhole for Storm Drain
 Date: 03-18
 Plate No. STO-02

Riprap Detail

Title: Riprap Detail
 Date: 01-16
 Plate No. STO-04

Grouted Riprap at Outlets

Title: Grouted Riprap at Outlets
 Date: 01-16
 Plate No. STO-05

RCP Pipe Bedding Detail

Title: RCP Pipe Bedding Detail
 Date: 01-16
 Plate No. STO-07

Catch Basin Manhole Type II

Title: Catch Basin Manhole Type II
 Date: 01-16
 Plate No. STO-10

CROW RIVER HEIGHTS WEST 4TH ADDITION
 HANOVER, MINNESOTA

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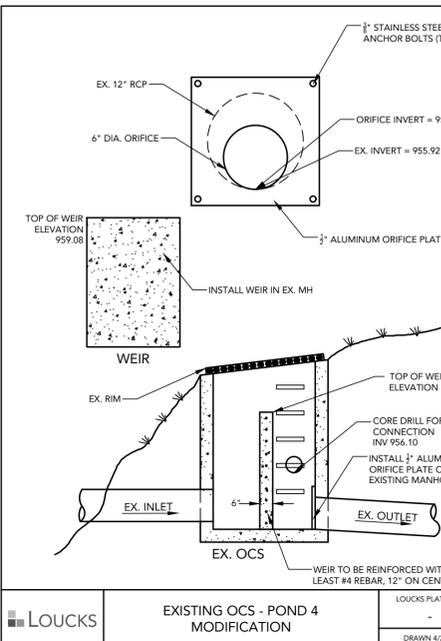
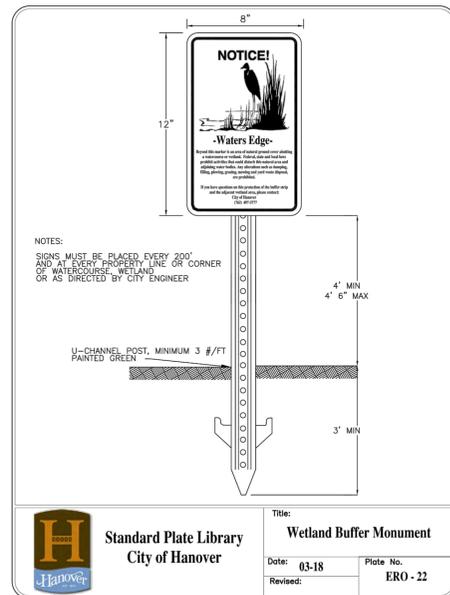
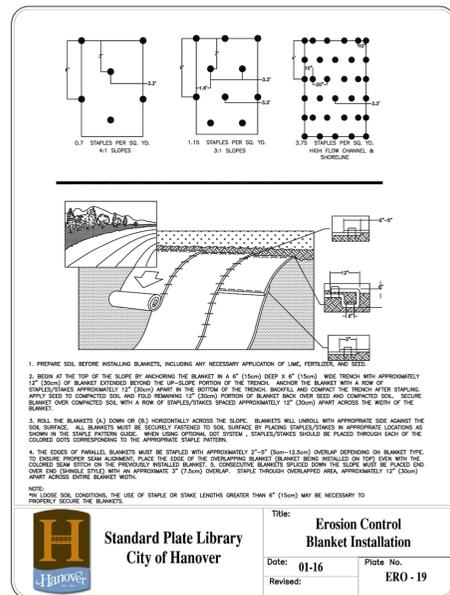
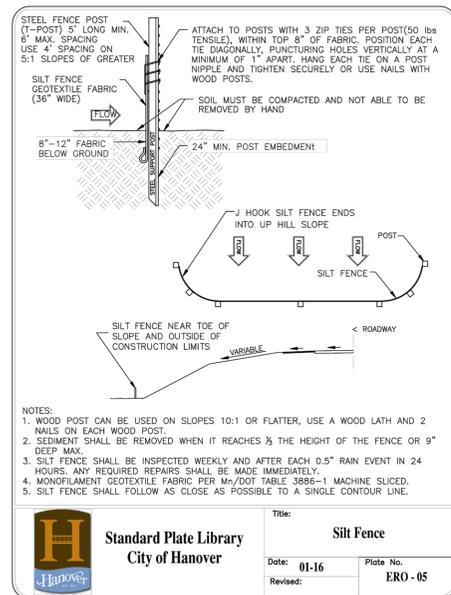
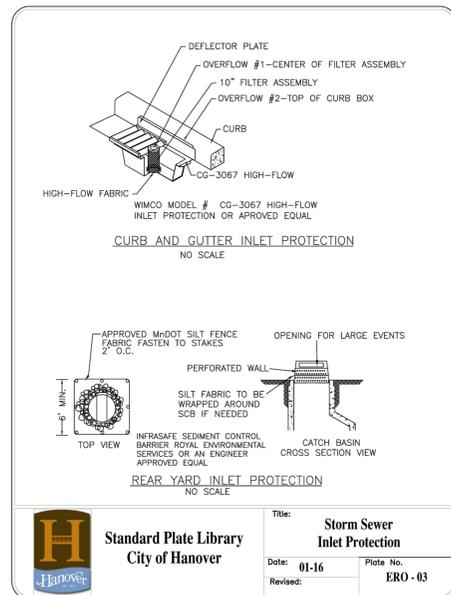
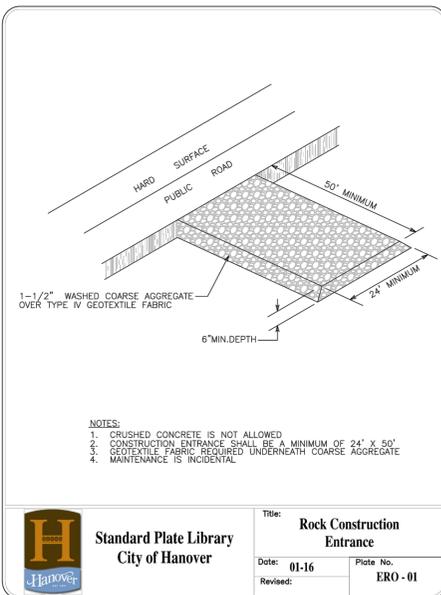
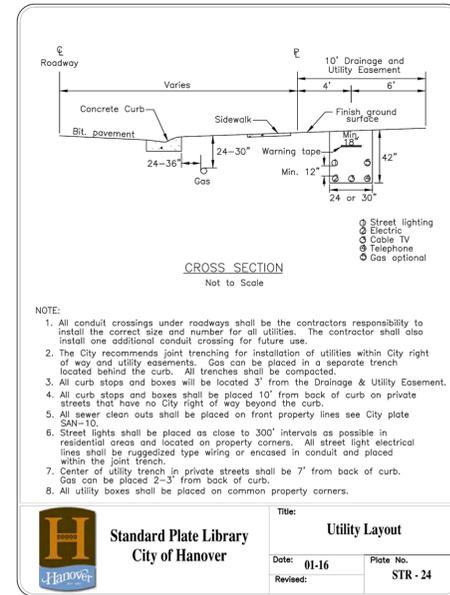
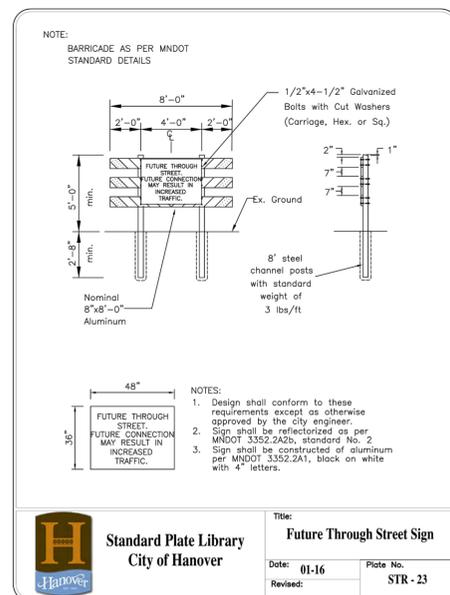
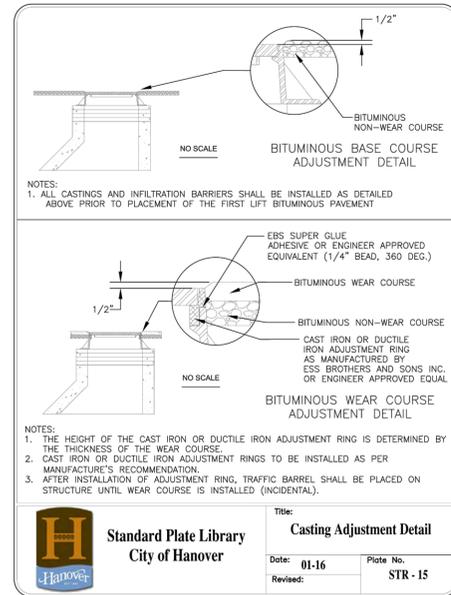
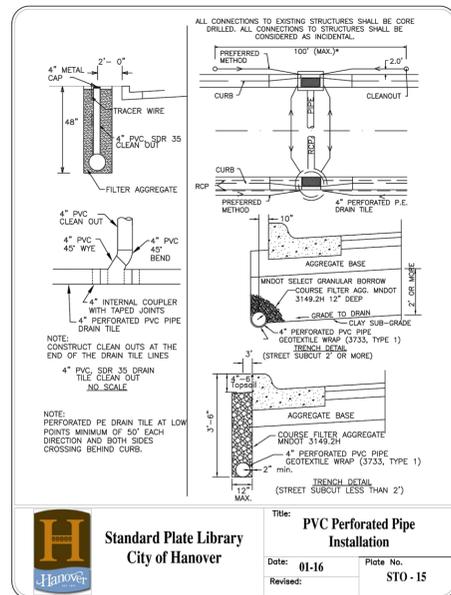
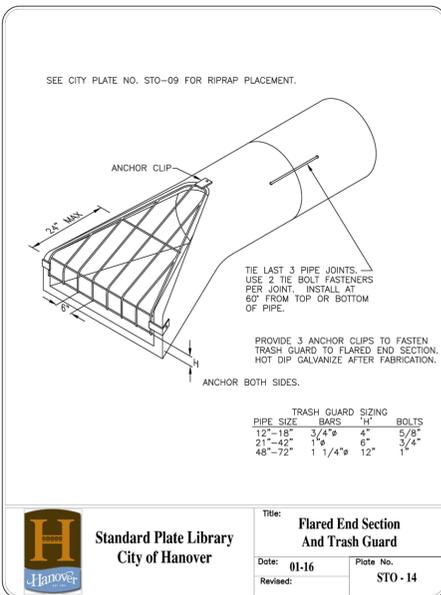
QUALITY CONTROL

Loucks Project No. 16101B
 Project Lead TWM
 Drawn By ZHW
 Checked By TWM
 Review Date 05/24/18

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C5-1, C5-4	STREET & STORM SEWER PROFILES
C8-1, C8-3	DETAILS
L1-1, L1-2	LANDSCAPE PLANS
L2-1	LANDSCAPE DETAILS

DETAILS
C8-1



CROW RIVER HEIGHTS WEST 4TH ADDITION

HANOVER, MINNESOTA

BACKES COMPANIES

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Todd W. McLoughlin

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Project Lead TWM
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L1-1 - L1-2 LANDSCAPE PLANS
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DETAILS

C8-2



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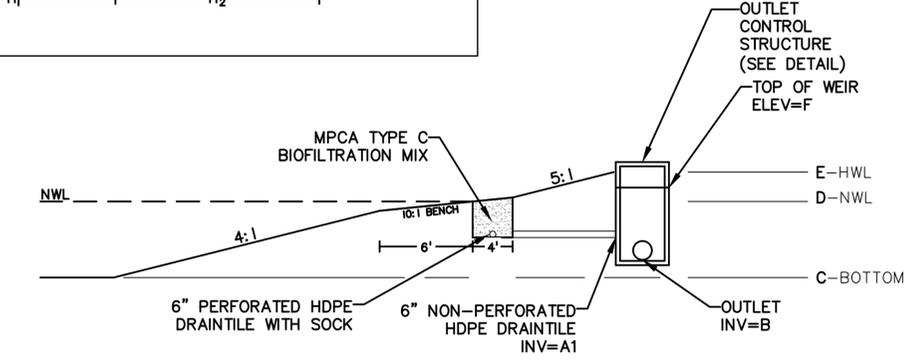
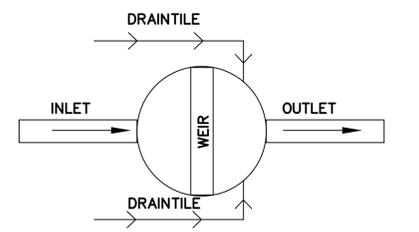
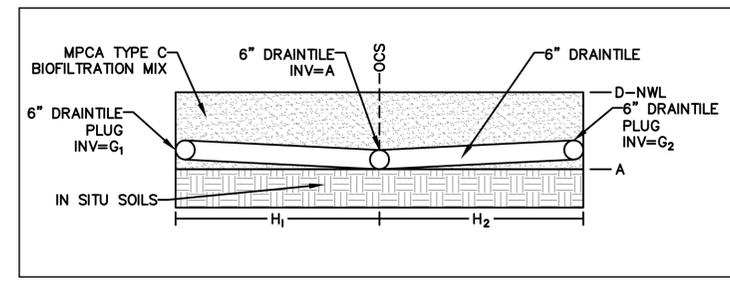
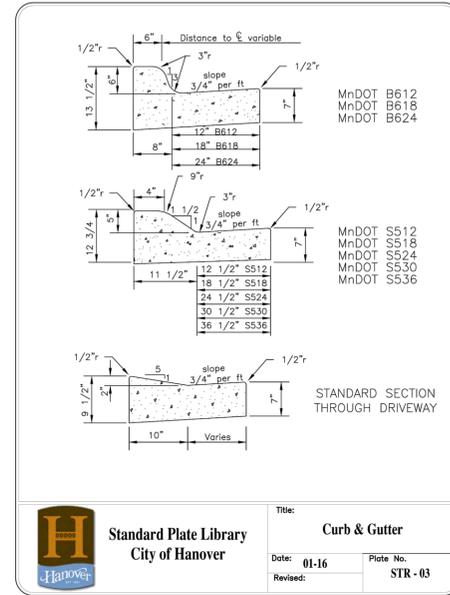
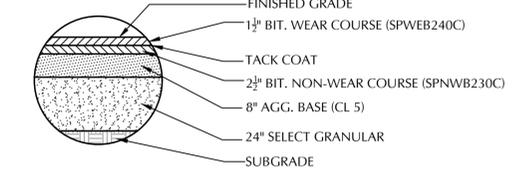
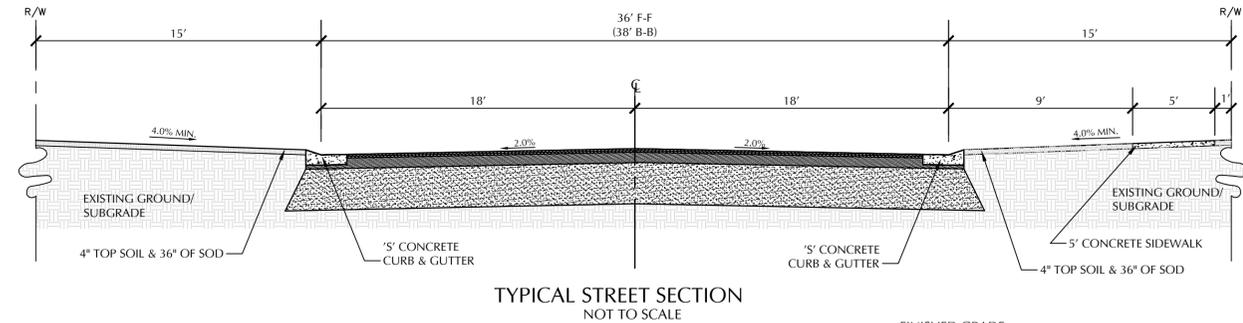
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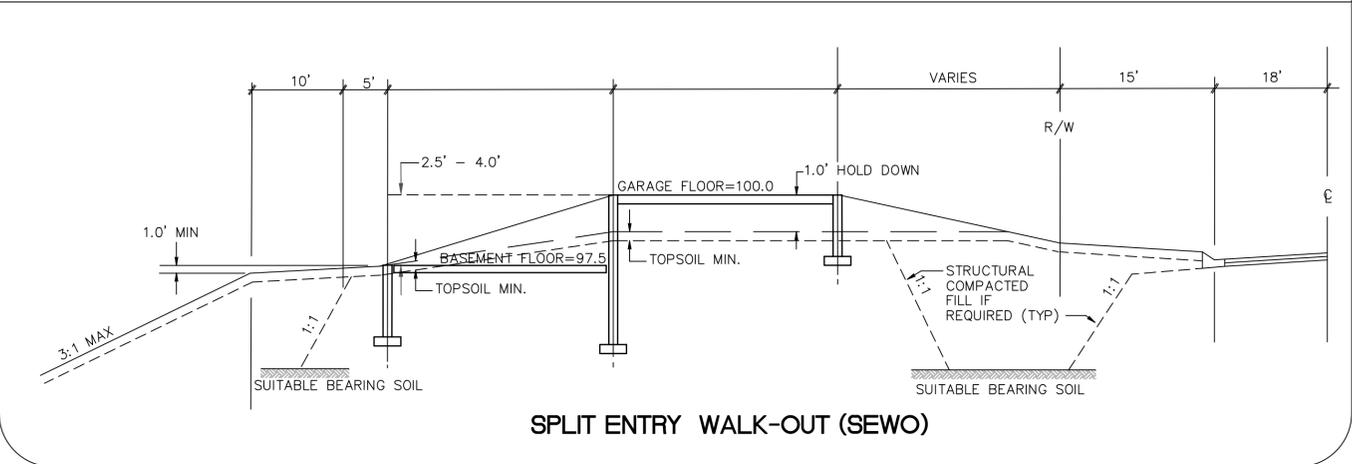
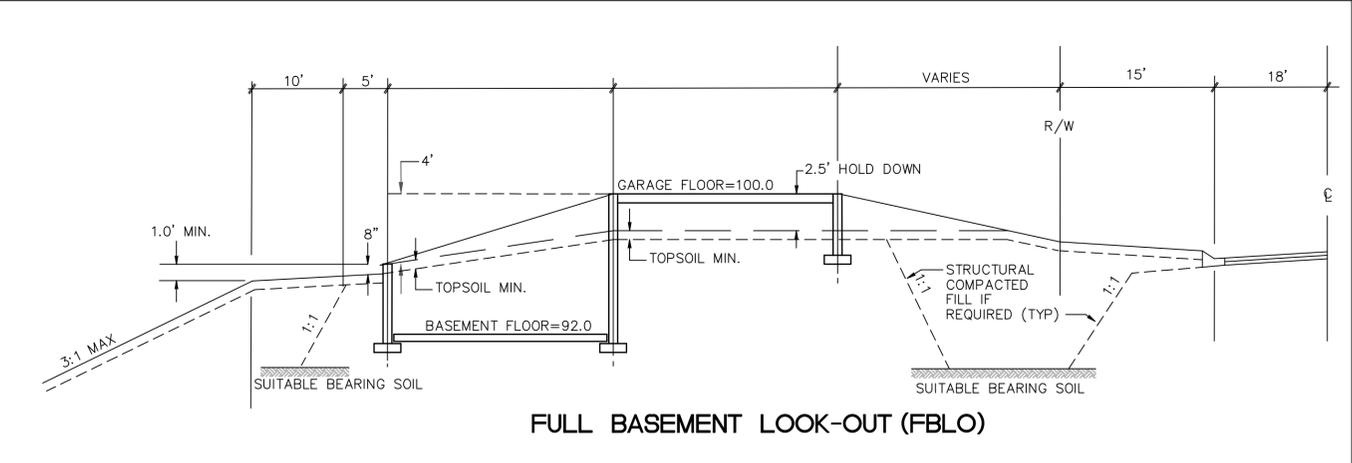
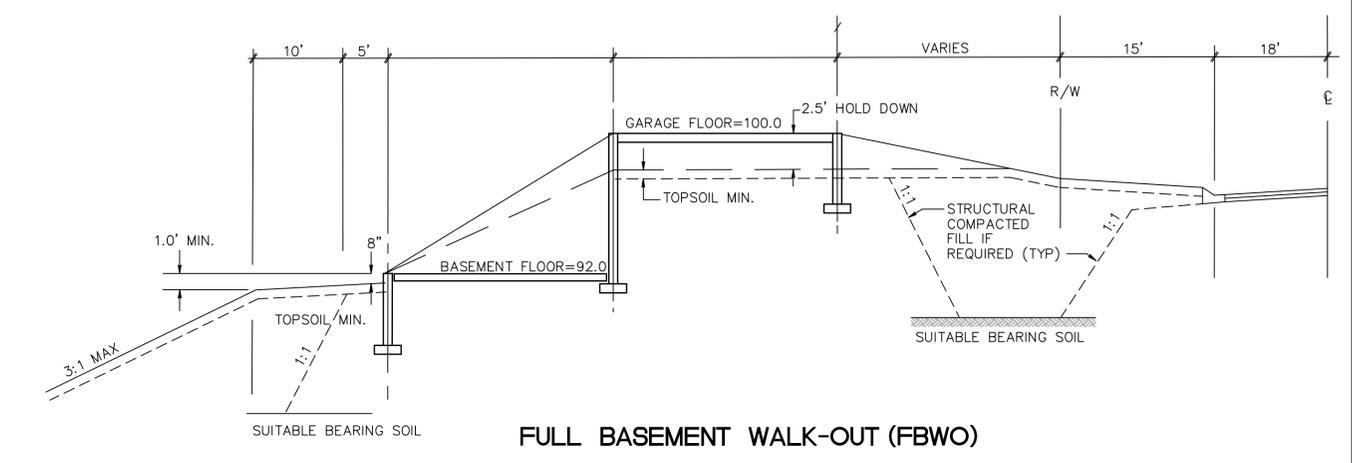
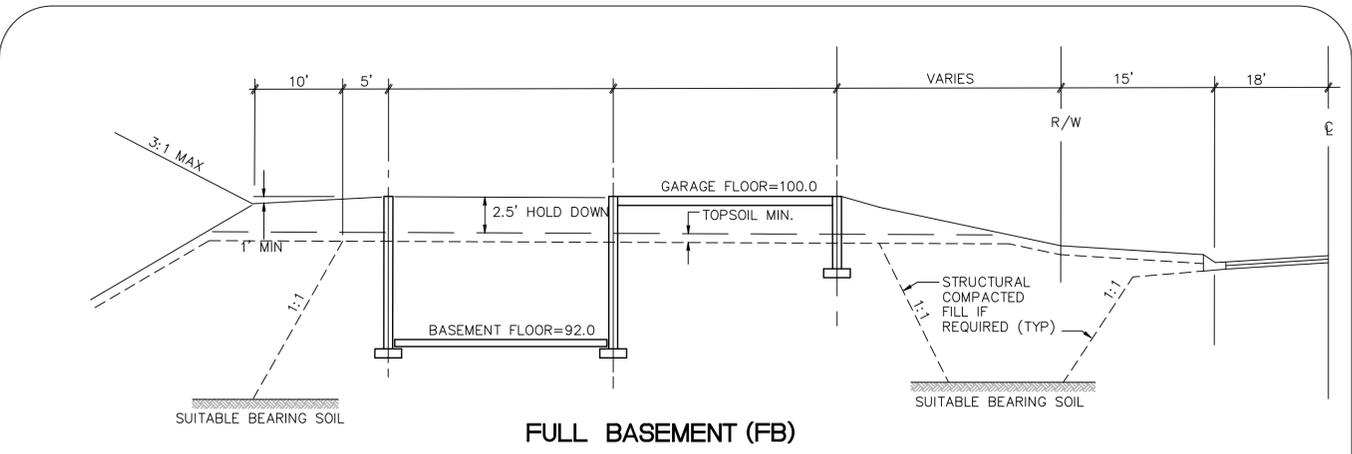
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POND & FILTRATION BENCH ELEVATION TABLE

POND NO.	A	A1	B	C	D	E	F	G ₁	G ₂	H ₁	H ₂
POND 4	956.60	956.10	955.92	953.00	958.60	962.10	959.08	957.10	957.10	244	245



Plotted: 05/25/2018 12:55 PM W:\2016\16101B\CADD DATA\CIVIL.dwg Sheet Files\C8-1 Details

Land Use

The purpose of a land use inventory is to quantify and to analyze existing development in the City and the surrounding area. An examination of current land uses should reveal development patterns densities, and other land use scenarios that can provide direction for future development and redevelopment. This inventory, combined with other information contained in this Plan, is used to suggest where, at what density, and, in some cases, when growth should occur. The inventory can also help to classify areas that should remain undeveloped or preserved. The kind of development and how that development is allowed to progress should be a reflection of the community's needs and desires.

Hanover's urban amenities and small-town character, along with its direct access to Highway 19 and Interstate 94, make the community an attractive place to live and work. Hanover is home to distinct recreational amenities, being located near numerous lakes and being adjacent to the Crow River, which flows to the Mississippi. The Hanover area has experienced steady growth over the past several decades. As such, the City needs to take careful consideration of the City's future land use, especially since this growth is projected to continue.

Hanover has a number of larger-lot residential neighborhoods served by well and septic systems as well as more typical suburban style single-family neighborhoods on municipal services. Very little of the existing development pattern consists of townhouses, apartments, or other higher density housing types. Due to the cost associated with the extension of municipal water and sewer to various portions of the community that were previously developed on individual well and septic, it is recommended that portions of the community remain as rural development in the future.

Continued growth in the City will pose many land use challenges. Although the area surrounding the City is predominantly agricultural or forested, as vacant developable land in the City decreases, urban land uses will continue to extend into the neighboring townships, putting development pressure on the surrounding areas. These areas are planned to be served with municipal services in the future following annexation.

FUTURE LAND USE

Future land uses are identified by the City to guide the decision-making process on development and subdivision proposals and annexation actions. This is different from a zoning map, which is intended to implement the City's planned future land uses. For any given parcel, the zoning district assigned to it on the zoning map should be consistent with the future land use guidance.

A primary function of the future land use map is to help the Planning Commission and City Council make decisions to approve or deny rezoning and subdivision proposals. Without a future land use map, rezoning and subdivision requests may lead to development patterns that are not compatible with the goals of the Comprehensive Plan.

Future Land Use Categories

Land use districts in this Plan have been created to accommodate the existing and desired land uses in the City. Goals and policies developed by the participants in the planning process have been used to determine the types of land uses that should continue and/or that should be developed in the future. Locations for the future land uses are shown on the Future Land Use Map.

Each of the categories below describes the types of uses that are desirable in each category. Uses are described as they relate to the City of Hanover, with "high density" or "high intensity" describing uses that are considered "high" in Hanover (such as the average density in the Downtown Transition category), and vice versa.

- 1) **Parks and Open Space** - A designation for the preservation of publicly-owned lands, parks, environmentally sensitive lands, wetlands, unique resources, historic sites, privately owned/maintained open spaces, and land set aside as part of the development process.
- 2) **Rural Residential** - A designation for properties that are have developed, or are suitable to be developed, to preserve the rural character of the area. Lot sizes would be greater than Neighborhood Residential, typically with an average lot size of 2.5 acres. Uses in this zoning district are also not planned to be served with municipal water and sewer in the future. This designation is intended to allow space for very low-density residential and hobby farm living typically without full provision of municipal services. Schools, parks, playgrounds, and other similar uses would be permitted within this district. This area is also intended to prevent the establishment of various commercial, industrial, and higher density residential developments that will conflict with the character of the area. Prior to development for residential uses, this area may have agricultural uses and would be zoned as agricultural until such time as the property was proposed to be developed.

- 3) **Neighborhood Residential** – A designation for properties that have developed, or are suitable to be developed, in a moderate-density residential neighborhood with full provision of necessary urban services. Net density (land area excluding collector road right of way, ponding, wetlands, bluff, and permanently protected environmental resources) shall be between 2 and 4 units per acre. This area is also intended to prevent the establishment of various commercial, industrial, and higher density residential developments that will conflict with the character of the area. Prior to development for residential uses, this area may have agricultural uses and would be zoned as agricultural until such time as the property was proposed to be developed.
- 4) **Multi-Family Residential** – This designation consists of properties that have developed, or are suitable to be developed, in a higher-density residential neighborhood with full provision of urban services. Typical housing styles would be apartments and townhomes. Net density (land area excluding collector road right of way, ponding, wetlands, bluff, and permanently protected environmental resources) shall be greater than four units per acre and less than twelve units per acre. Prior to development for residential uses, this area may have agricultural uses and would be zoned as agricultural until such time as the property was proposed to be developed.
- 5) **Commercial** – A designation for property that is best suited for auto-oriented commercial development requiring access to infrastructure services. Types of uses in this area can include offices, trucking businesses, light manufacturing, grocery stores, and other similar uses. Prior to development for commercial uses, this area may have agricultural uses and would be zoned as agricultural until such time as the property was proposed to be developed.
- 6) **Downtown River District Commercial** – The purpose of this category is to identify portions of Hanover that contain businesses arranged in a pattern that is pedestrian oriented. Businesses in this area do not have their own parking lots, but rather is characterized by the presence of on-street parking, or municipal lots, sidewalks, and trails. The majority of the uses are commercial in nature, but some residential uses, such as an apartment above a storefront, may be mixed into the fabric.
- 7) **Industrial** – A designation for property that is best suited for light industrial uses, with and without outdoor storage. These uses have good access to infrastructure services. Prior to development for industrial uses, this area may have agricultural uses and would be zoned as agricultural until such time as the property was proposed to be developed.
- 8) **Public** – A designation for those properties that are owned by the City of Hanover, but that are not parks.
- 9) **Institutional** – This designation contains uses that are public or non-profit but that are not owned by the City of Hanover. Typical uses are schools and churches.

