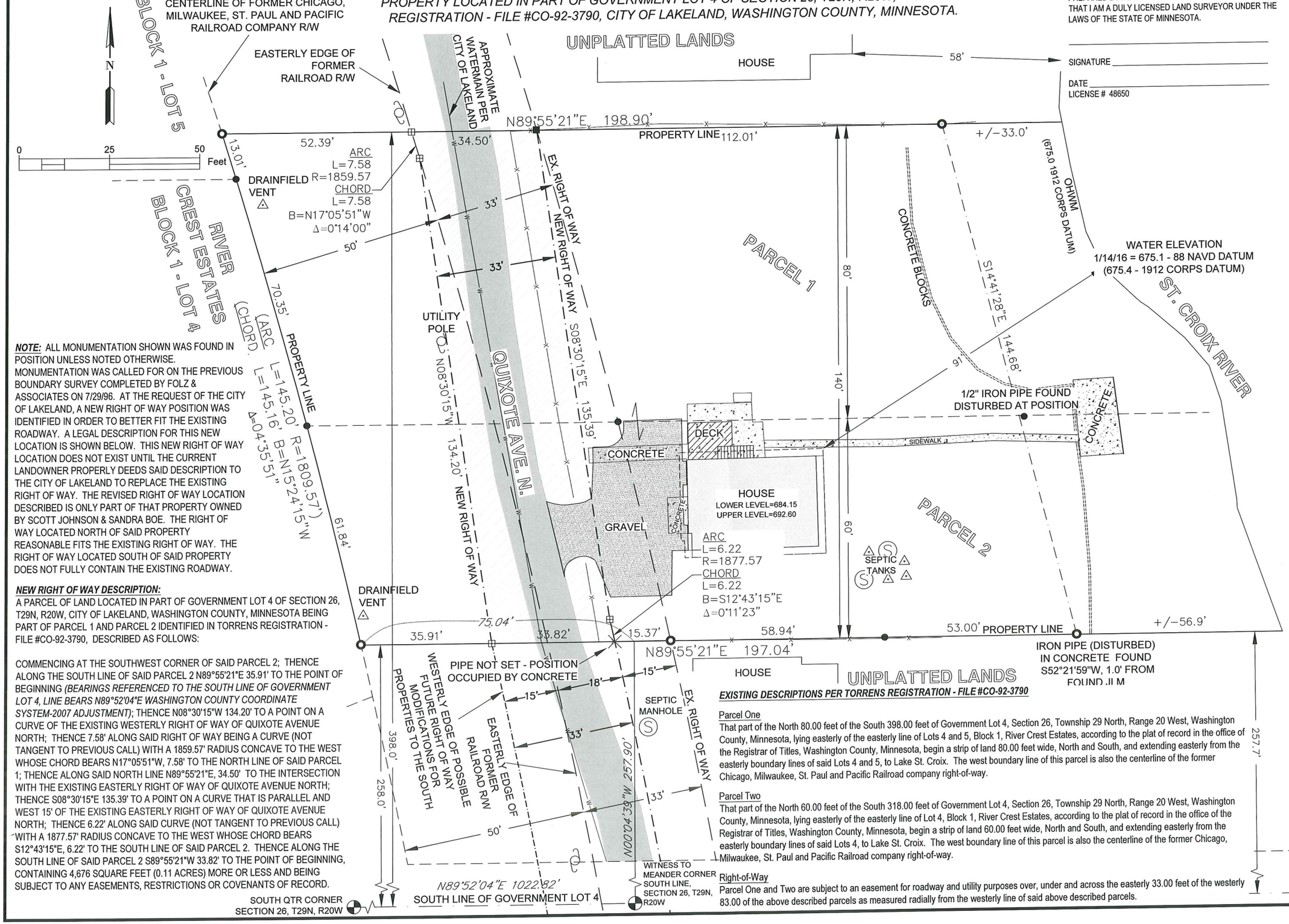
# CERTIFICATE OF SURVEY

*PROPERTY LOCATED IN PART OF GOVERNMENT LOT 4 OF SECTION 26, T29N, R20W, TORRENS REGISTRATION - FILE #CO-92-3790, CITY OF LAKELAND, WASHINGTON COUNTY, MINNESOTA.*




**NOTE:** ALL MONUMENTATION SHOWN WAS FOUND IN POSITION UNLESS NOTED OTHERWISE. MONUMENTATION WAS CALLED FOR ON THE PREVIOUS BOUNDARY SURVEY COMPLETED BY FOLZ & ASSOCIATES ON 7/29/96. AT THE REQUEST OF THE CITY OF LAKELAND, A NEW RIGHT OF WAY POSITION WAS IDENTIFIED IN ORDER TO BETTER FIT THE EXISTING ROADWAY. A LEGAL DESCRIPTION FOR THIS NEW LOCATION IS SHOWN BELOW. THIS NEW RIGHT OF WAY LOCATION DOES NOT EXIST UNTIL THE CURRENT LANDOWNER PROPERLY DEEDS SAID DESCRIPTION TO THE CITY OF LAKELAND TO REPLACE THE EXISTING RIGHT OF WAY. THE REVISED RIGHT OF WAY LOCATION DESCRIBED IS ONLY PART OF THAT PROPERTY OWNED BY SCOTT JOHNSON & SANDRA BOE. THE RIGHT OF WAY LOCATED NORTH OF SAID PROPERTY REASONABLE FITS THE EXISTING RIGHT OF WAY. THE RIGHT OF WAY LOCATED SOUTH OF SAID PROPERTY DOES NOT FULLY CONTAIN THE EXISTING ROADWAY.

***NEW RIGHT OF WAY DESCRIPTION:***

A PARCEL OF LAND LOCATED IN PART OF GOVERNMENT LOT 4 OF SECTION 26, T29N, R20W, CITY OF LAKELAND, WASHINGTON COUNTY, MINNESOTA BEING PART OF PARCEL 1 AND PARCEL 2 IDENTIFIED IN TORRENS REGISTRATION - FILE #CO-92-3790, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 2 N89°55'21"E 35.91' TO THE POINT OF BEGINNING *(BEARINGS REFERENCED TO THE SOUTH LINE OF GOVERNMENT LOT 4, LINE BEARS N89°52'04"E WASHINGTON COUNTY COORDINATE SYSTEM-2007 ADJUSTMENT)*; THENCE N08°30'15"W 134.20' TO A POINT OF CURVE OF THE EXISTING WESTERLY RIGHT OF WAY OF QUIXOTE AVENUE NORTH; THENCE 7.58' ALONG SAID RIGHT OF WAY BEING A CURVE (NOT TANGENT TO PREVIOUS CALL) WITH A 1859.57' RADIUS CONCAVE TO THE WEST WHOSE CHORD BEARS N17°05'51"W, 7.58' TO THE NORTH LINE OF SAID PARCEL 1; THENCE ALONG SAID NORTH LINE N89°55'21"E, 34.50' TO THE INTERSECTION WITH THE EXISTING EASTERLY RIGHT OF WAY OF QUIXOTE AVENUE NORTH; THENCE S08°30'15"E 135.39' TO A POINT ON A CURVE THAT IS PARALLEL AND WEST 15' OF THE EXISTING EASTERLY RIGHT OF WAY OF QUIXOTE AVENUE NORTH; THENCE 6.22' ALONG SAID CURVE (NOT TANGENT TO PREVIOUS CALL) WITH A 1877.57' RADIUS CONCAVE TO THE WEST WHOSE CHORD BEARS S12°43'15"E, 6.22' TO THE SOUTH LINE OF SAID PARCEL 2. THENCE ALONG THE SOUTH LINE OF SAID PARCEL 2 S89°55'21"W 33.82' TO THE POINT OF BEGINNING, CONTAINING 4,676 SQUARE FEET (0.11 ACRES) MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD.

***EXISTING DESCRIPTIONS PER TORRENS REGISTRATION - FILE #CO-92-3790***

Parcel One

That part of the North 80.00 feet of the South 398.00 feet of Government Lot 4, Section 26, Township 29 North, Range 20 West, Washington County, Minnesota, lying easterly of the easterly line of Lots 4 and 5, Block 1, River Crest Estates, according to the plat of record in the office of the Registrar of Titles, Washington County, Minnesota, begin a strip of land 80.00 feet wide, North and South, and extending easterly from the easterly boundary lines of said Lots 4 and 5, to Lake St. Croix. The west boundary line of this parcel is also the centerline of the former Chicago, Milwaukee, St. Paul and Pacific Railroad company right-of-way.

Parcel Two

That part of the North 60.00 feet of the South 318.00 feet of Government Lot 4, Section 26, Township 29 North, Range 20 West, Washington County, Minnesota, lying easterly of the easterly line of Lot 4, Block 1, River Crest Estates, according to the plat of record in the office of the Registrar of Titles, Washington County, Minnesota, begin a strip of land 60.00 feet wide, North and South, and extending easterly from the easterly boundary lines of said Lots 4, to Lake St. Croix. The west boundary line of this parcel is also the centerline of the former Chicago, Milwaukee, St. Paul and Pacific Railroad company right-of-way.

Right-of-Way

Parcel One and Two are subject to an easement for roadway and utility purposes over, under and across the easterly 33.00 feet of the westerly 83.00 of the above described parcels as measured radially from the westerly line of said above described parcels.

***SURVEYOR'S CERTIFICATE***

I HEREBY CERTIFY THAT THIS CERTIFICATE OF SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE _____

DATE _____

LICENSE # 48650


SONNENTAG CONSULTING, LLC.
616 TOWER RD.
HUDSON, WI 54016
PH. 651-334-3332

G/S LAND SOLUTIONS
GRANBERG & SONNENTAG
PH. 715-246-7529


PROJECT/OWNER:

CITY OF LAKELAND
1190 ST. CROIX TRAIL S.
LAKELAND, MN 55043

and

SCOTT JOHNSON &
SANDRA BOE
1067 QUIXOTE AVE. N
LAKELAND, MN 55043

LEGEND:

- PROPERTY LINE
- FENCE
- FOUND COUNTY SECTION CORNER (CAST IRON MONUMENT)
- FOUND 2" JUDICIAL LANDMARK (JLM) ALUMINUM CAP
- FOUND 0.5" DIAMETER IRON PIPE
- SET 3/4" X 18" REBAR WEIGHING 1.502 LBS PER LIN. FT (W/CAP #48650)
- (S) EXISTING SEPTIC SYSTEM MANHOLE

THE SOUTH LINE OF GOVERNMENT LOT 4 BEARS N89°52'04"W AS REFERENCED TO THE WASHINGTON COUNTY COORDINATE SYSTEM (2007 ADJUSTMENT)
THE ELEVATIONS SHOWN ARE ON NAVD 1988 DATUM DERIVED FROM GPS OBSERVATIONS.

| | |
|---|---|
| DRAWN BY: | JMS |
| CHECKED BY: | JWG |
| DATE: | 05/05/16 |
| DWG FILE: | 120-LAKELAND |
| REF FILE: | 116-LENZ (JOHNSON) |
| JOB NUMBER: | 120-LAKELAND |

| REVISION DESC. | STAFF | DATE |
|---|---|---|
| RELEASED FOR REVIEW | JMS | 05/06/16 |

RIGHT OF WAY & BOUNDARY

SHEET NO.
1 OF 1

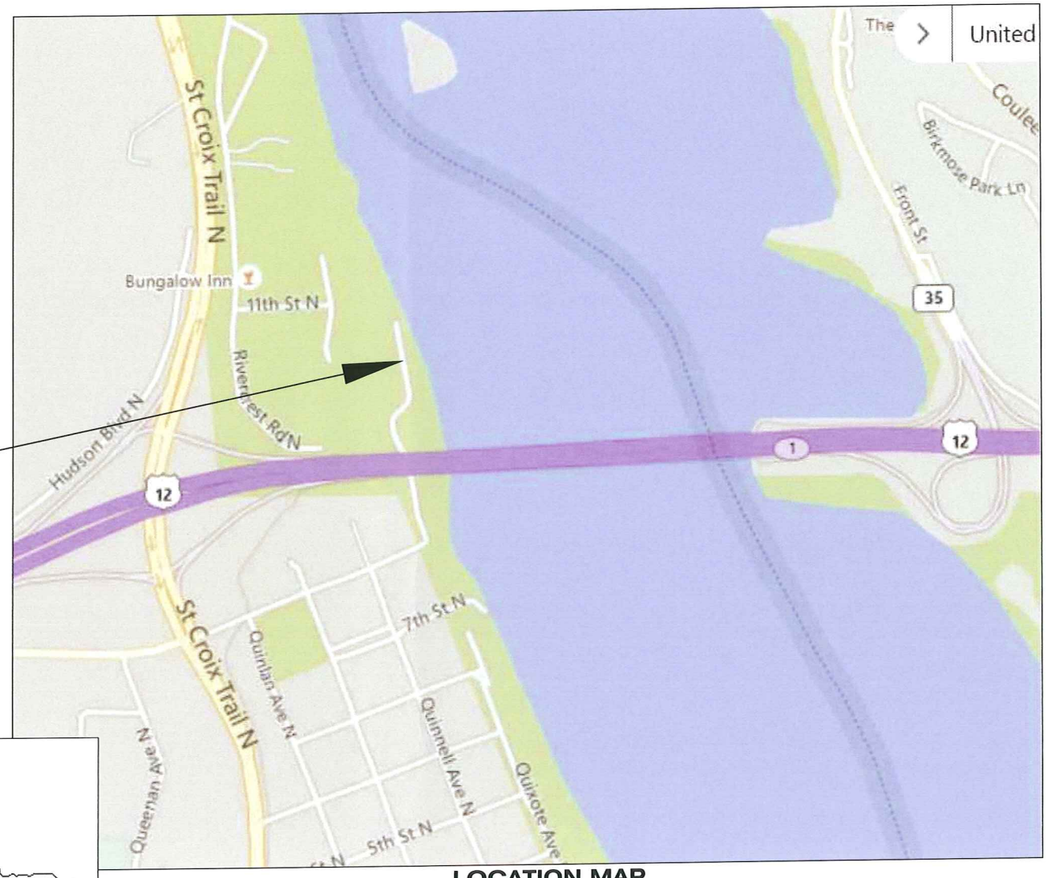
SITE PLAN APPROVAL

# JOHNSON/BOE RECONSTRUCTION

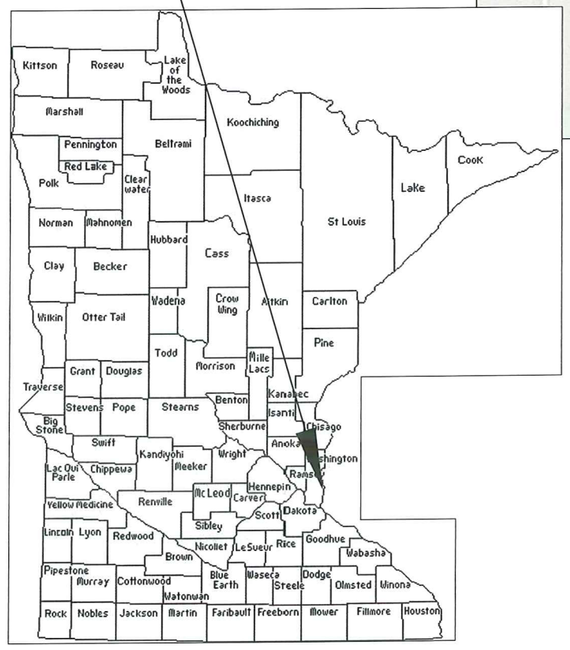
## STANDARD LEGEND
(unless otherwise noted)

- PROPERTY LINE
- EXISTING 5FT CONTOUR
- EXISTING 1FT CONTOUR
- XXX.XX — EXISTING SPOT ELEVATION
- T/S — TOP OF SLAB ELEVATION
- T/W — TOP OF WALL ELEVATION
- EXISTING BITUMINOUS EDGE
- EXISTING CURB AND GUTTER
- EXISTING CONCRETE EDGE
- EXISTING TREES AND BUSHES
- EXISTING WATER LINE
- S.S. — EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- F — EXISTING UNDERGROUND FIBER OPTICS LINE
- G — EXISTING UNDERGROUND GAS LINE
- E — EXISTING UNDERGROUND ELECTRIC LINE
- T — EXISTING UNDERGROUND TELEPHONE LINE
- O.E. — EXISTING OVERHEAD ELECTRIC LINE
- SOIL BORING
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING POWER POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC PEDESTAL OR TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING GAS METER
- TRAFFIC SIGNAL
- ELECTRIC MANHOLE
- EXISTING SIGN, TRAFFIC OR PRIVATE
- FOUND COUNTY SECTION CORNER MONUMENT (AS NOTED)
- FOUND J.L.M. SURVEY MARKER
- FOUND IRON BAR DISTURBED
- FOUND 1.25" OUTSIDE DIAMETER IRON PIPE
- FOUND 0.75" OUTSIDE DIAMETER IRON PIPE
- FOUND 0.50" SURVEY MONUMENT
- FOUND SPIKE
- SET 3/4" DIAMETER BY 18" LONG REBAR
- SET SPIKE
- SET LATH
- ( ) RECORDED DISTANCE

**PROJECT LOCATION**




**LOCATION MAP**
N.T.S.




## GENERAL CONSTRUCTION NOTES

1. ALL UNDERGROUND HAZARDS AND UTILITIES MUST BE INVESTIGATED PRIOR TO CONSTRUCTION. NOTIFICATION OF EFFECTED UTILITY COMPANIES IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTACT GOPHER ONE BEFORE COMMENCING CONSTRUCTION.
2. THIS PLAN IS FOR GRADING AND EROSION CONTROL ONLY. BUILDING DESIGN AND UTILITY CONNECTIONS BY OTHERS.
3. EROSION CONTROL CONSTRUCTION NOTES CAN BE FOUND ON SHEETS HEREIN (SEE SHEET INDEX BELOW).

## SHEET INDEX


| SHEET | SHEET DESCRIPTION |
|---|---|
| 1 | TITLE SHEET/LOCATION MAP |
| 2 | EXISTING CONDITIONS |
| 3 | SITE PLAN |
| 4 | EROSION CONTROL DETAILS & NOTES |



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GS LAND SOLUTIONS
GRANBERG & SONNENTAG
PH. 715-246-7529


PROJECT/OWNER:
SCOTT JOHNSON &
SANDRA BOE
1067 QUIXOTE AVE. N

LEGEND:

| | |
|---|---|
| DRAWN BY: | JMS |
| CHECKED BY: | |
| DATE: | 04/21/16 |
| DWG FILE: | 116-LENZ (JOHNSON) |
| REF FILE: | . |
| JOB NUMBER: | 116-LENZ (JOHNSON) |

| REVISION DESC. | STAFF | DATE |
|---|---|---|
| RELEASED FOR REVIEW | JMS | 04/21/16 |

TITLE SHEET

SHEET NO.
1 OF 4

# SITE SURVEY

*PROPERTY LOCATED IN PART OF GOVERNMENT LOT 4 OF SECTION 26, T29N, R20W, TORRENS REGISTRATION - FILE #CO-92-3790, CITY OF LAKELAND, WASHINGTON COUNTY, MINNESOTA.*

## IMPERVIOUS SURFACES

1. TOTAL LOT AREA (TO WATER'S EDGE)= ±32,818 SQ.FT. (0.75 ACRES)
2. TOTAL EXISTING IMPERVIOUS = 4,533 SQ. FT. (13.8% OF TOTAL LOT AREA)

IMPERVIOUS SURFACES (shown w/hatching) INCLUDE THE FOLLOWING:

879 SQ.FT. - BUILDING FOOTPRINT
1770 SQ.FT. - ASPHALT
1004 SQ.FT. - GRAVEL
880 SQ.FT. - CONCRETE
*THE EXISTING DECK (143 SQFT) IS NOT INCLUDED BECAUSE IT OVERLAPS THE EXISTING CONCRETE.

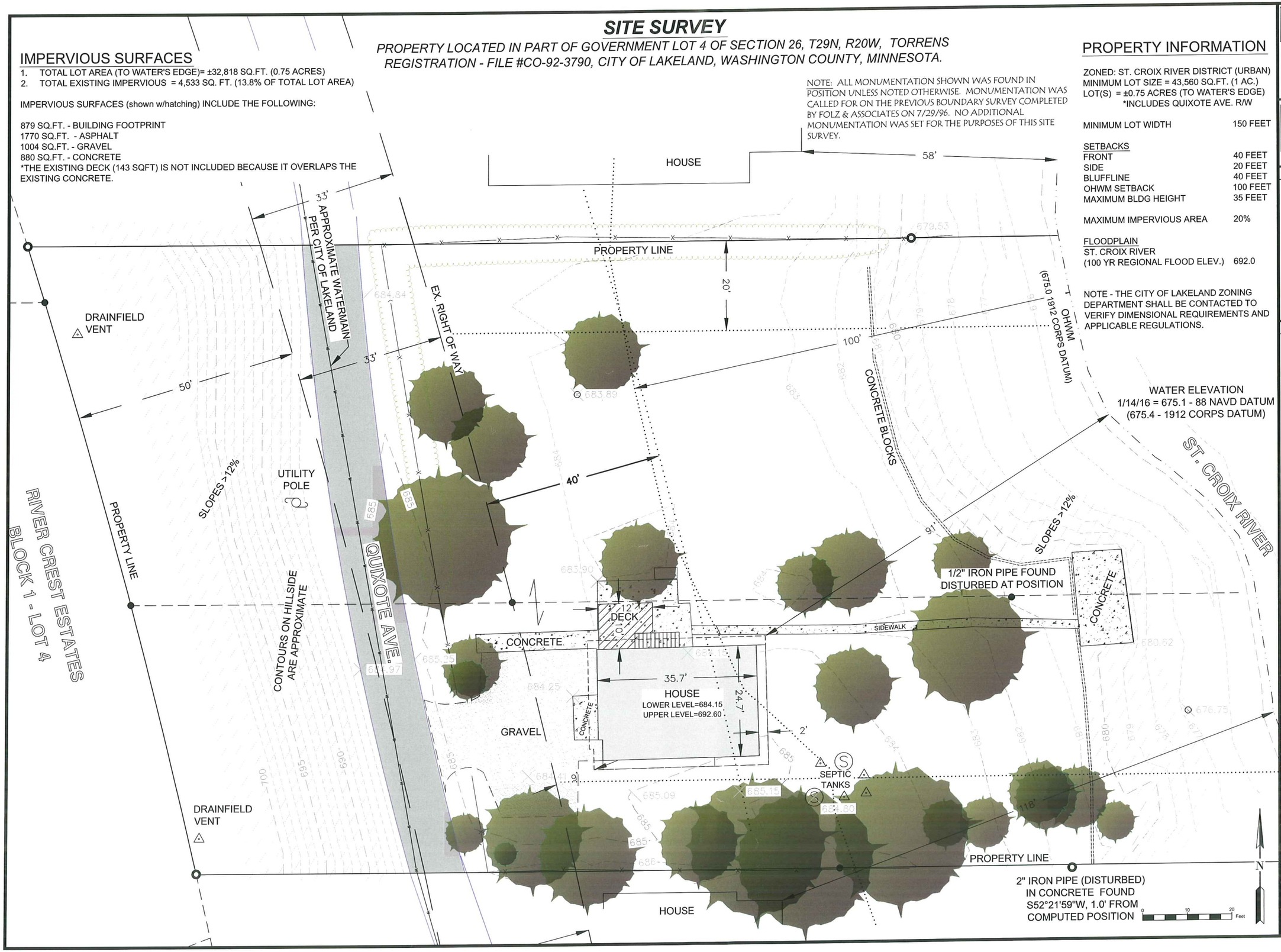
NOTE: ALL MONUMENTATION SHOWN WAS FOUND IN POSITION UNLESS NOTED OTHERWISE. MONUMENTATION WAS CALLED FOR ON THE PREVIOUS BOUNDARY SURVEY COMPLETED BY FOLZ & ASSOCIATES ON 7/29/96. NO ADDITIONAL MONUMENTATION WAS SET FOR THE PURPOSES OF THIS SITE SURVEY.

## PROPERTY INFORMATION

ZONED: ST. CROIX RIVER DISTRICT (URBAN)
MINIMUM LOT SIZE = 43,560 SQ.FT. (1 AC.)
LOT(S) = ±0.75 ACRES (TO WATER'S EDGE)
*INCLUDES QUIXOTE AVE. R/W

| | |
|---|---|
| MINIMUM LOT WIDTH | 150 FEET |
| SETBACKS | |
| FRONT | 40 FEET |
| SIDE | 20 FEET |
| BLUFFLINE | 40 FEET |
| OHWM SETBACK | 100 FEET |
| MAXIMUM BLDG HEIGHT | 35 FEET |
| MAXIMUM IMPERVIOUS AREA | 20% |
| FLOODPLAIN | |
| ST. CROIX RIVER (100 YR REGIONAL FLOOD ELEV.) | 692.0 |

NOTE - THE CITY OF LAKELAND ZONING DEPARTMENT SHALL BE CONTACTED TO VERIFY DIMENSIONAL REQUIREMENTS AND APPLICABLE REGULATIONS.





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PROJECT/OWNER:
SCOTT JOHNSON &
SANDRA BOE
1067 QUIXOTE AVE. N

LEGEND:

- 5FT CONTOUR
- 1FT CONTOUR
- XXX.XX × SPOT ELEVATION
- PROPERTY LINE
- ○ FOUND 2" JUDICIAL LANDMARK (JLM) ALUMINUM CAP
- ● FOUND 0.5" DIAMETER IRON PIPE
- ⊗ SET TEMPORARY CONTROL SPIKE
- Ⓢ EXISTING SEPTIC SYSTEM MANHOLE

THE ELEVATIONS SHOWN ARE ON NAVD 1988 DATUM DERIVED FROM GPS OBSERVATIONS.

| | |
|---|---|
| DRAWN BY: | JMS |
| CHECKED BY: | JWG |
| DATE: | 01/28/16 |
| DWG FILE: | 116-LENZ (JOHNSON) |
| REF FILE: | |
| JOB NUMBER: | 116-LENZ (JOHNSON) |

| REVISION DESC. | STAFF | DATE |
|---|---|---|
| RELEASED FOR REVIEW | JMS | 03/07/16 |
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| | | |
| | | |
| | | |
| | | |
| | | |

EXISTING CONDITIONS

SHEET NO.
2 OF 4

# SITE PLAN

*PROPERTY LOCATED IN PART OF GOVERNMENT LOT 4 OF SECTION 26, T29N, R20W, TORRENS REGISTRATION - FILE #CO-92-3790, CITY OF LAKELAND, WASHINGTON COUNTY, MINNESOTA.*

## IMPERVIOUS SURFACES

1. TOTAL LOT AREA (TO WATER'S EDGE)= ±32,818 SQ.FT. (0.75 ACRES)
2. TOTAL EXISTING IMPERVIOUS = 4,533 SQ. FT. (13.8% OF TOTAL LOT AREA)
3. TOTAL IMPERVIOUS (AFTER CONSTRUCTION) = 5,388 SQ.FT. (16.4% OF TOTAL LOT AREA)

IMPERVIOUS SURFACES (shown w/hatching) INCLUDE THE FOLLOWING:
*OVERLAPPING AREAS WERE NOT COUNTED TWICE
879 → 1,465 SQ.FT. - BUILDING FOOTPRINTS
1,770 → 3,024 SQ.FT. - ASPHALT
1,004 → 0 SQ.FT. - GRAVEL
880 → 403 SQ.FT. - CONCRETE
na → 496 SQ.FT. - DECK & STAIRS (PATIO UNDER)

**NOTE:**
ALL EVES INSTALLED WITH GUTTERS. ALL DOWNSPOUTS WILL BE ROUTED TO DISCHARGE TOWARD THE RETENTION BASIN.

**STORMWATER RETENTION:**
SHALLOW RETENTION BASIN TO BE CONSTRUCTED WITH A CAPACITY OF NO LESS THAN 494 CU.FT. (5,388 SQFT IMPERVIOUS x 1.1" OF RAINFALL)
PROPOSED BASIN SHOWN HAS A CAPACITY OF ~ 500 CU.FT. (TOP = 683.5 / BTM=682.0)

WATER ELEVATION
1/14/16 = 675.1 - 88 NAVD DATUM
(675.4 - 1912 CORPS DATUM)

## CONSTRUCTION NOTES

1. CONTRACTOR TO REVIEW ARCHITECTURAL PLANS TO VERIFY FINAL CONSTRUCTION DIMENSIONS.
2. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO VERIFY SITE PLAN AND LOCAL REQUIREMENTS WITH THE LOCAL AUTHORITY.
3. CONTRACTOR TO VERIFY UNDERGROUND UTILITIES WITH GOPHER STATE ONE PRIOR TO EXCAVATION.

## PROPERTY INFORMATION

ZONED: ST. CROIX RIVER DISTRICT (URBAN)
MINIMUM LOT SIZE = 43,560 SQ.FT. (1 AC.)
LOT(S) = ±0.75 ACRES (TO WATER'S EDGE)
*INCLUDES QUIXOTE AVE. R/W

| | |
|---|---|
| MINIMUM LOT WIDTH | 150 FEET |
| SETBACKS | |
| FRONT | 40 FEET |
| SIDE | 20 FEET |
| BLUFFLINE | 40 FEET |
| OHWM SETBACK | 100 FEET |
| MAXIMUM BLDG HEIGHT | 35 FEET |
| MAXIMUM IMPERVIOUS AREA | 20% |
| FLOODPLAIN | |
| ST. CROIX RIVER | |
| (100 YR REGIONAL FLOOD ELEV.) | 692.0 |

NOTE - THE CITY OF LAKELAND ZONING DEPARTMENT SHALL BE CONTACTED TO VERIFY DIMENSIONAL REQUIREMENTS AND APPLICABLE REGULATIONS.


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1067 QUIXOTE AVE. N

LEGEND:

EXISTING
- PROPERTY LINE
- 5FT CONTOUR
- 1FT CONTOUR
- XXX.XX SPOT ELEVATION
- EXISTING BITUMINOUS EDGE

PROPOSED
- SILT FENCE
- DIRECTION OF FLOW
- 952.3 PROPOSED SPOT ELEVATION

THE ELEVATIONS SHOWN ARE ON NAVD 1988 DATUM DERIVED FROM GPS OBSERVATIONS.

| | |
|---|---|
| DRAWN BY: | JMS |
| CHECKED BY: | JWG |
| DATE: | 01/28/16 |
| DWG FILE: | 116-LENZ (JOHNSON) |
| REF FILE: | - |
| JOB NUMBER: | 116-LENZ (JOHNSON) |

| REVISION DESC. | STAFF | DATE |
|---|---|---|
| RELEASED FOR REVIEW | JMS | 04/21/16 |

SITE PLAN

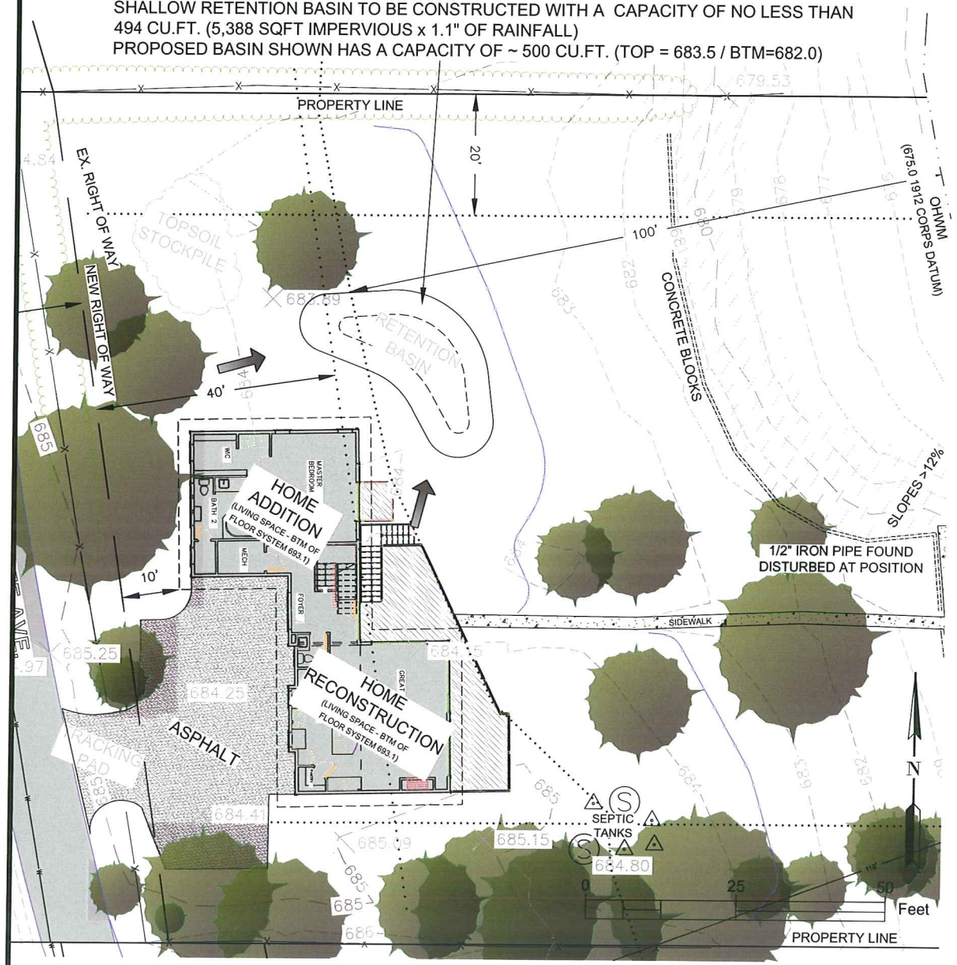
SHEET NO.
3 OF 4

# EROSION CONTROL DETAILS

*PROPERTY LOCATED IN PART OF GOVERNMENT LOT 4 OF SECTION 26, T29N, R20W, TORRENS REGISTRATION - FILE #CO-92-3790, CITY OF LAKELAND, WASHINGTON COUNTY, MINNESOTA.*

**NOTE:**
ALL EVES INSTALLED WITH GUTTERS. ALL DOWNSPOUTS WILL BE ROUTED TO DISCHARGE TOWARD THE RETENTION BASIN.

**STORMWATER RETENTION:**
SHALLOW RETENTION BASIN TO BE CONSTRUCTED WITH A CAPACITY OF NO LESS THAN 494 CU.FT. (5,388 SQFT IMPERVIOUS x 1.1" OF RAINFALL)
PROPOSED BASIN SHOWN HAS A CAPACITY OF ~ 500 CU.FT. (TOP = 683.5 / BTM=682.0)




## CONSTRUCTION SEQUENCE

1. INSTALL EROSION CONTROL MEASURES.
2. DEMOLITION OF IMPROVEMENTS TO BE RECONSTRUCTED.
3. CONSTRUCTION OF THE FOUNDATION ADDITION AND MODIFICATION TO THE EXISTING.
4. HOME AND DECK CONSTRUCTION.
5. CONSTRUCTION OF RETENTION BASIN
6. INSTALL NEW LANDSCAPING AND SOD.
7. REMOVE EROSION CONTROL MEASURES ONCE THE SITE IS PERMANENTLY STABILIZED.

## EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES MUST BE INSTALLED BY THE CONTRACTOR PRIOR TO ANY OTHER LAND DISTURBING ACTIVITIES.
2. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED BY THE CONTRACTOR. CLEANING, ADJUSTING AND REPLACING EROSION CONTROL DEVICES SHALL BE DONE AS NECESSARY THROUGHOUT CONSTRUCTION. ALL EROSION CONTROL DEVICE MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORK DAY. THE CONTRACTOR SHALL PERFORM SITE INSPECTIONS AT LEAST ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT OF 1/2–INCH OR MORE. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THESE WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED ACCORDING TO THE PLANS AND THE DETAILS OR AS APPROVED BY THE CITY.
4. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES WHEN NECESSARY TO PREVENT EROSION.
5. TRACKING PADS SHALL BE INSTALLED AT ALL CONSTRUCTION SITE EXITS TO PREVENT TRACKING OF SOIL. TRACKED SOIL SHALL BE COLLECTED (BY MEANS OF SWEEPING RATHER THAN FLUSHING) FROM PAVED ROADS LOCATED NEAR THE CONSTRUCTION SITE AT THE END OF EACH WORK DAY AND AS DIRECTED BY THE CITY.
6. EXISTING VEGETATION SHALL BE REMOVED ONLY AS NECESSARY TO PERFORM CONSTRUCTION ACTIVITIES. CLEARING OF LARGE AREAS THAT ARE CLEARLY OUTSIDE THE LIMITS OF CONSTRUCTION SHALL NOT BE PERMITTED.
7. EROSION CONTROL DEVICES SHALL NOT BE REMOVED UNTIL THE AREAS SERVED HAVE ESTABLISHED VEGETATIVE COVER SATISFACTORY TO THE CITY.
8. STABILIZATION OF ALL EXPOSED SOILS (INCLUDING STOCKPILES) MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION (IN NO CASE IMPLEMENTED LATER THAN 7 DAYS AFTER CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED FOR INDIVIDUAL AREAS). ONCE DISTURBED, GRADING OF INDIVIDUAL AREAS SHALL CONTINUE UNTIL FINAL GRADES ARE ACHIEVED TO ALLOW FOR THE TIMELY INSTALLATION OF SOD.
9. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS. THE REQUIRED REPAIR, REPLACEMENT, OR ENHANCEMENT SHALL BE COMPLETED WITHIN 24 HOURS. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, SHALL BE INSTALLED THE NEXT BUSINESS DAY.
10. DURING WET PERIODS, THE CONTRACTOR SHALL SUSPEND THOSE CONSTRUCTION ACTIVITIES WHICH RESULT IN TRACKING ON PUBLIC STREETS. THE CONTRACTOR SHALL CLEAN ALL TRACKED MATERIAL FROM PUBLIC STREETS AT THE END OF EACH DAY AND AT OTHER TIMES AS DIRECTED BY THE CITY.
11. SLOPES EXCEEDING 12% SHALL BE SEEDED AND STAKED WITH EROSION MAT IF SUBJECT TO SIGNIFICANT RUNOFF PRIOR TO PLACEMENT OF SOD.
12. REMOVE SEDIMENT DEPOSITS WHEN BUILD UP EXCEEDS 1/2 OF THE EROSION CONTROL DEVICE (CHECK DAM, FILTER SOCK, SILT FENCE) ETC.
13. LIMIT GRADING TO THE AREAS SHOWN ON THE PLANS. NO MATERIALS STORAGE, VEHICLE TRAFFIC, OR GRADING MAY OCCUR IN UNDISTURBED OR BUFFER AREAS (SLOPES >12%) SHOWN ON THE PLAN. SHOULD CONSTRUCTION REQUIRE ADDITIONAL DISTURBANCE, CONSULT WITH THE CITY PRIOR TO ESTABLISH PROPER EROSION CONTROL.
14. DEWATERING TURBID OR SEDIMENT LADED WATER TO SURACE WATERS (WETLANDS, STREAMS, LAKES) AND STORMWATER CONVEYANCES (GUTTERS, CATCH BASINS, OR DITCHES) IS PROHIBITED.

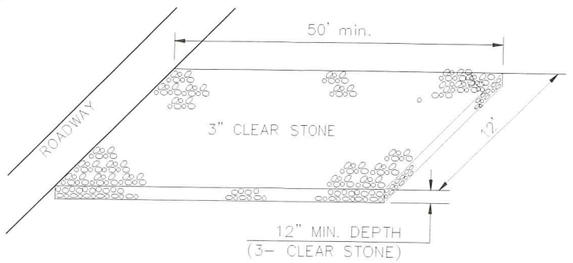
## POLLUTION PREVENTION

1. SOLID WASTE MUST BE STORED, COLLECTED AND DISPOSED OF IN ACCORDANCE WITH STATE LAW.
2. PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS).
3. HAZARDOUS MATERIALS THAT HAVE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER TO MINIMIZE CONTACT WITH STORMWATER.

## EROSION CONTROL CONTACT

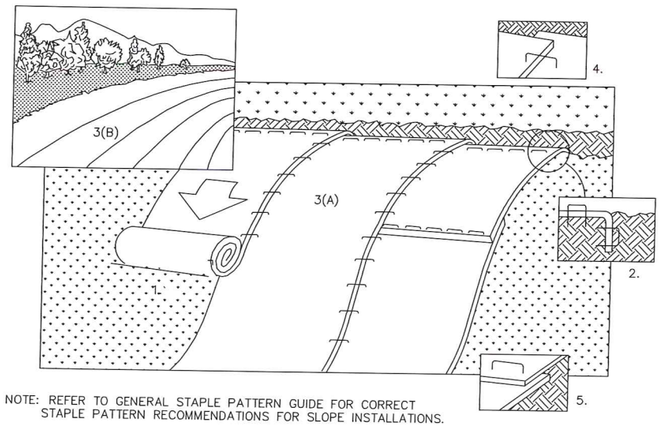
THE ARCHITECT WILL SERVE AS THE PRIMARY CONTACT TO INSURE THAT THE CONTRACTOR(S) ARE COMPLETING THE REQUIRED INSPECTION/TASKS AND THAT ANY AREAS OF CONCERN ARE BEING ADDRESSED IN A TIMELY MANNER.

BRUCE LENZEN
651–329–4060
bruce@brucelenzendesignbuild.com




## STONE TRACKING PAD

N.T.S. *INSTALL ONLY IF THERE IS POTENTIAL FOR TRACKING ONTO PUBLIC ROADS.




NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL–O–SEED DO NOT SEED PREPARED AREA. CELL–O–SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

## EROSION CONTROL MAT - SLOPE INSTALLATION

N.T.S. (SHOWN FOR REFERENCE – REQUIRED IF SOD CANNOT BE PLACED IMMEDIATELY UPON COMPLETION AS DISCUSSED ABOVE IN THE EROSION CONTROL NOTES)


SONNENTAG CONSULTING, LLC.
616 TOWER RD.
HUDSON, WI 54016
PH. 651-334-3332

G/S LAND SOLUTIONS
GRANBERG & SONNENTAG
PH. 715-246-7529


PROJECT/OWNER:
SCOTT JOHNSON &
SANDRA BOE
1067 QUIXOTE AVE. N

LEGEND:

EXISTING
- PROPERTY LINE
- 5FT CONTOUR
- 1FT CONTOUR
- XXX.XX SPOT ELEVATION
- EXISTING BITUMINOUS EDGE

PROPOSED
- SILT FENCE
- DIRECTION OF FLOW
- 95C.3 PROPOSED SPOT ELEVATION

THE ELEVATIONS SHOWN ARE ON NAVD 1988 DATUM DERIVED FROM GPS OBSERVATIONS.

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|---|---|
| DRAWN BY: | JMS |
| CHECKED BY: | JWG |
| DATE: | 01/28/16 |
| DWG FILE: | 116-LENZ (JOHNSON) |
| REF FILE: | . |
| JOB NUMBER: | 116-LENZ (JOHNSON) |

| REVISION DESC. | STAFF | DATE |
|---|---|---|
| RELEASED FOR REVIEW | JMS | 04/21/16 |
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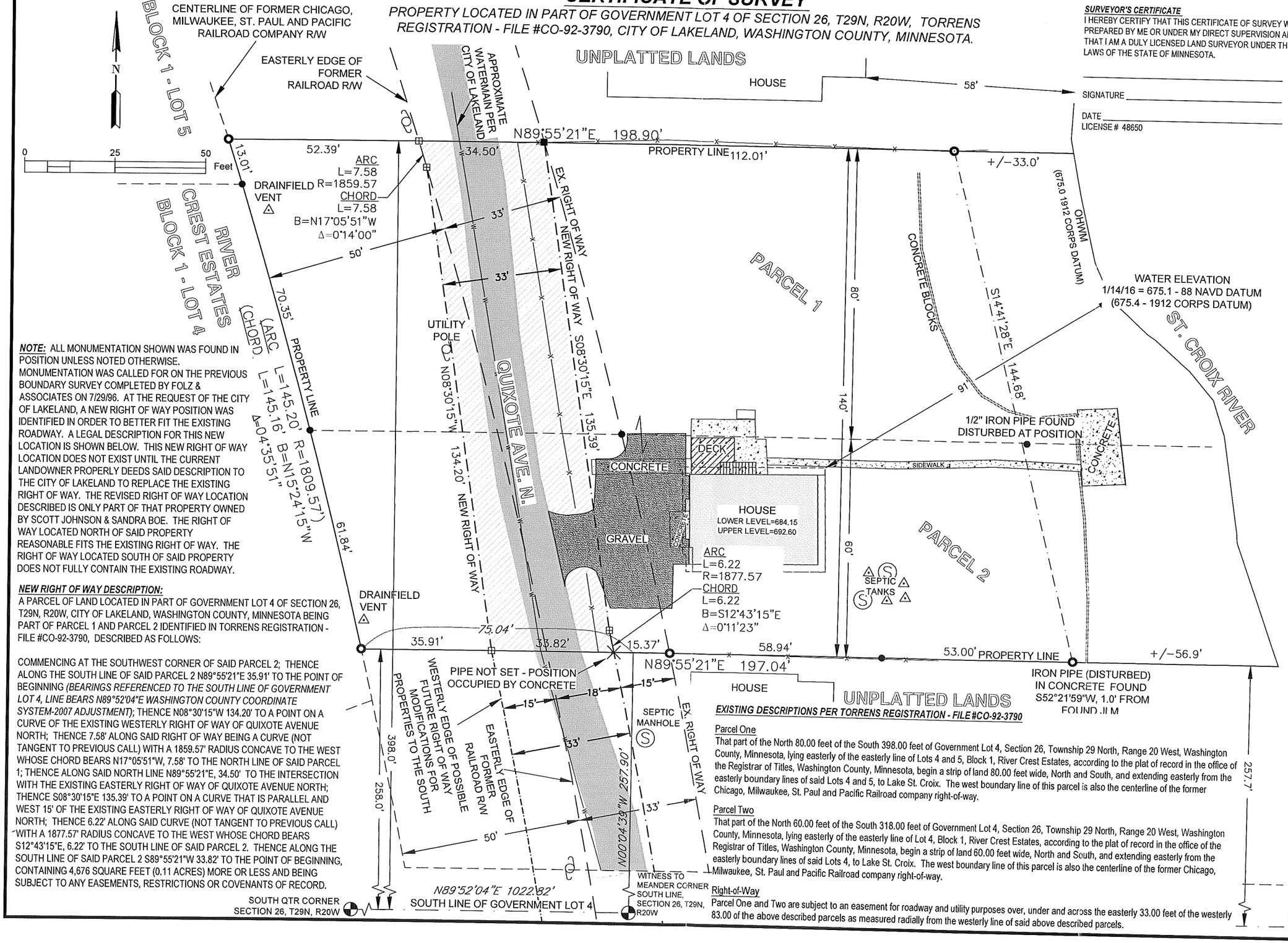
EROSION CONTROL DETAILS

SHEET NO.
4 OF 4

# CERTIFICATE OF SURVEY

*PROPERTY LOCATED IN PART OF GOVERNMENT LOT 4 OF SECTION 26, T29N, R20W, TORRENS REGISTRATION - FILE #CO-92-3790, CITY OF LAKELAND, WASHINGTON COUNTY, MINNESOTA.*




***NOTE:*** ALL MONUMENTATION SHOWN WAS FOUND IN POSITION UNLESS NOTED OTHERWISE. MONUMENTATION WAS CALLED FOR ON THE PREVIOUS BOUNDARY SURVEY COMPLETED BY FOLZ & ASSOCIATES ON 7/29/96. AT THE REQUEST OF THE CITY OF LAKELAND, A NEW RIGHT OF WAY POSITION WAS IDENTIFIED IN ORDER TO BETTER FIT THE EXISTING ROADWAY. A LEGAL DESCRIPTION FOR THIS NEW LOCATION IS SHOWN BELOW. THIS NEW RIGHT OF WAY LOCATION DOES NOT EXIST UNTIL THE CURRENT LANDOWNER PROPERLY DEEDS SAID DESCRIPTION TO THE CITY OF LAKELAND TO REPLACE THE EXISTING RIGHT OF WAY. THE REVISED RIGHT OF WAY LOCATION DESCRIBED IS ONLY PART OF THAT PROPERTY OWNED BY SCOTT JOHNSON & SANDRA BOE. THE RIGHT OF WAY LOCATED NORTH OF SAID PROPERTY REASONABLE FITS THE EXISTING RIGHT OF WAY. THE RIGHT OF WAY LOCATED SOUTH OF SAID PROPERTY DOES NOT FULLY CONTAIN THE EXISTING ROADWAY.

***NEW RIGHT OF WAY DESCRIPTION:***

A PARCEL OF LAND LOCATED IN PART OF GOVERNMENT LOT 4 OF SECTION 26, T29N, R20W, CITY OF LAKELAND, WASHINGTON COUNTY, MINNESOTA BEING PART OF PARCEL 1 AND PARCEL 2 IDENTIFIED IN TORRENS REGISTRATION - FILE #CO-92-3790, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 2 N89°55'21"E 35.91' TO THE POINT OF BEGINNING *(BEARINGS REFERENCED TO THE SOUTH LINE OF GOVERNMENT LOT 4, LINE BEARS N89°52'04"E WASHINGTON COUNTY COORDINATE SYSTEM-2007 ADJUSTMENT)*; THENCE N08°30'15"W 134.20' TO A POINT ON A CURVE OF THE EXISTING WESTERLY RIGHT OF WAY OF QUIXOTE AVENUE NORTH; THENCE 7.58' ALONG SAID RIGHT OF WAY BEING A CURVE (NOT TANGENT TO PREVIOUS CALL) WITH A 1859.57' RADIUS CONCAVE TO THE WEST WHOSE CHORD BEARS N17°05'51"W, 7.58' TO THE NORTH LINE OF SAID PARCEL 1; THENCE ALONG SAID NORTH LINE N89°55'21"E, 34.50' TO THE INTERSECTION WITH THE EXISTING EASTERLY RIGHT OF WAY OF QUIXOTE AVENUE NORTH; THENCE S08°30'15"E 135.39' TO A POINT ON A CURVE THAT IS PARALLEL AND WEST 15' OF THE EXISTING EASTERLY RIGHT OF WAY OF QUIXOTE AVENUE NORTH; THENCE 6.22' ALONG SAID CURVE (NOT TANGENT TO PREVIOUS CALL) WITH A 1877.57' RADIUS CONCAVE TO THE WEST WHOSE CHORD BEARS S12°43'15"E, 6.22' TO THE SOUTH LINE OF SAID PARCEL 2. THENCE ALONG THE SOUTH LINE OF SAID PARCEL 2 S89°55'21"W 33.82' TO THE POINT OF BEGINNING, CONTAINING 4,676 SQUARE FEET (0.11 ACRES) MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD.

***EXISTING DESCRIPTIONS PER TORRENS REGISTRATION - FILE #CO-92-3790***

Parcel One

That part of the North 80.00 feet of the South 398.00 feet of Government Lot 4, Section 26, Township 29 North, Range 20 West, Washington County, Minnesota, lying easterly of the easterly line of Lots 4 and 5, Block 1, River Crest Estates, according to the plat of record in the office of the Registrar of Titles, Washington County, Minnesota, begin a strip of land 80.00 feet wide, North and South, and extending easterly from the easterly boundary lines of said Lots 4 and 5, to Lake St. Croix. The west boundary line of this parcel is also the centerline of the former Chicago, Milwaukee, St. Paul and Pacific Railroad company right-of-way.

Parcel Two

That part of the North 60.00 feet of the South 318.00 feet of Government Lot 4, Section 26, Township 29 North, Range 20 West, Washington County, Minnesota, lying easterly of the easterly line of Lot 4, Block 1, River Crest Estates, according to the plat of record in the office of the Registrar of Titles, Washington County, Minnesota, begin a strip of land 60.00 feet wide, North and South, and extending easterly from the easterly boundary lines of said Lots 4, to Lake St. Croix. The west boundary line of this parcel is also the centerline of the former Chicago, Milwaukee, St. Paul and Pacific Railroad company right-of-way.

Right-of-Way

Parcel One and Two are subject to an easement for roadway and utility purposes over, under and across the easterly 33.00 feet of the westerly 83.00 of the above described parcels as measured radially from the westerly line of said above described parcels.

***SURVEYOR'S CERTIFICATE***

I HEREBY CERTIFY THAT THIS CERTIFICATE OF SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE _____

DATE _____

LICENSE # 48650


SONNENTAG CONSULTING, LLC.
616 TOWER RD.
HUDSON, WI 54016
PH. 651-334-3332

GS LAND SOLUTIONS
GOLDBERG & SONNENTAG
PH. 715-246-7529


PROJECT/OWNER:

CITY OF LAKELAND
1190 ST. CROIX TRAIL S.
LAKELAND, MN 55043

and

SCOTT JOHNSON &
SANDRA BOE
1067 QUIXOTE AVE. N
LAKELAND, MN 55043

LEGEND:

- PROPERTY LINE
- FENCE
- FOUND COUNTY SECTION CORNER (CAST IRON MONUMENT)
- FOUND 2" JUDICIAL LANDMARK (JLM) ALUMINUM CAP
- FOUND 0.5" DIAMETER IRON PIPE
- SET 3/4" X 18" REBAR WEIGHING 1.502 LBS PER LIN. FT (W/CAP #48650)
- (S) EXISTING SEPTIC SYSTEM MANHOLE

THE SOUTH LINE OF GOVERNMENT LOT 4 BEARS N89°52'04"W AS REFERENCED TO THE WASHINGTON COUNTY COORDINATE SYSTEM (2007 ADJUSTMENT)
THE ELEVATIONS SHOWN ARE ON NAVD 1988 DATUM DERIVED FROM GPS OBSERVATIONS.

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|---|---|
| DRAWN BY: | JMS |
| CHECKED BY: | JWG |
| DATE: | 05/05/16 |
| DWG FILE: | 120-LAKELAND |
| REF FILE: | 116-LENZ (JOHNSON) |
| JOB NUMBER: | 120-LAKELAND |

| REVISION DESC. | STAFF | DATE |
|---|---|---|
| RELEASED FOR REVIEW | JMS | 05/06/16 |

RIGHT OF WAY & BOUNDARY

SHEET NO.
1 OF 1