

LUVERNE, MN - RETAIL NEW BUILD

704 S KNISS AVENUE
LUVERNE, MN 56156



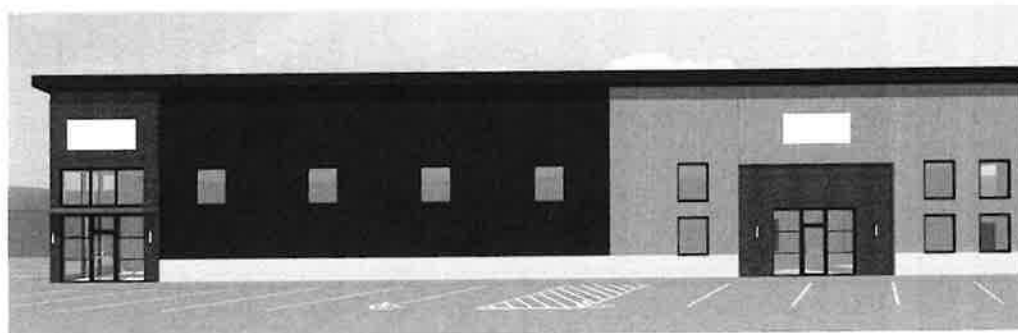
SOUTHEAST CORNER



NORTHEAST CORNER

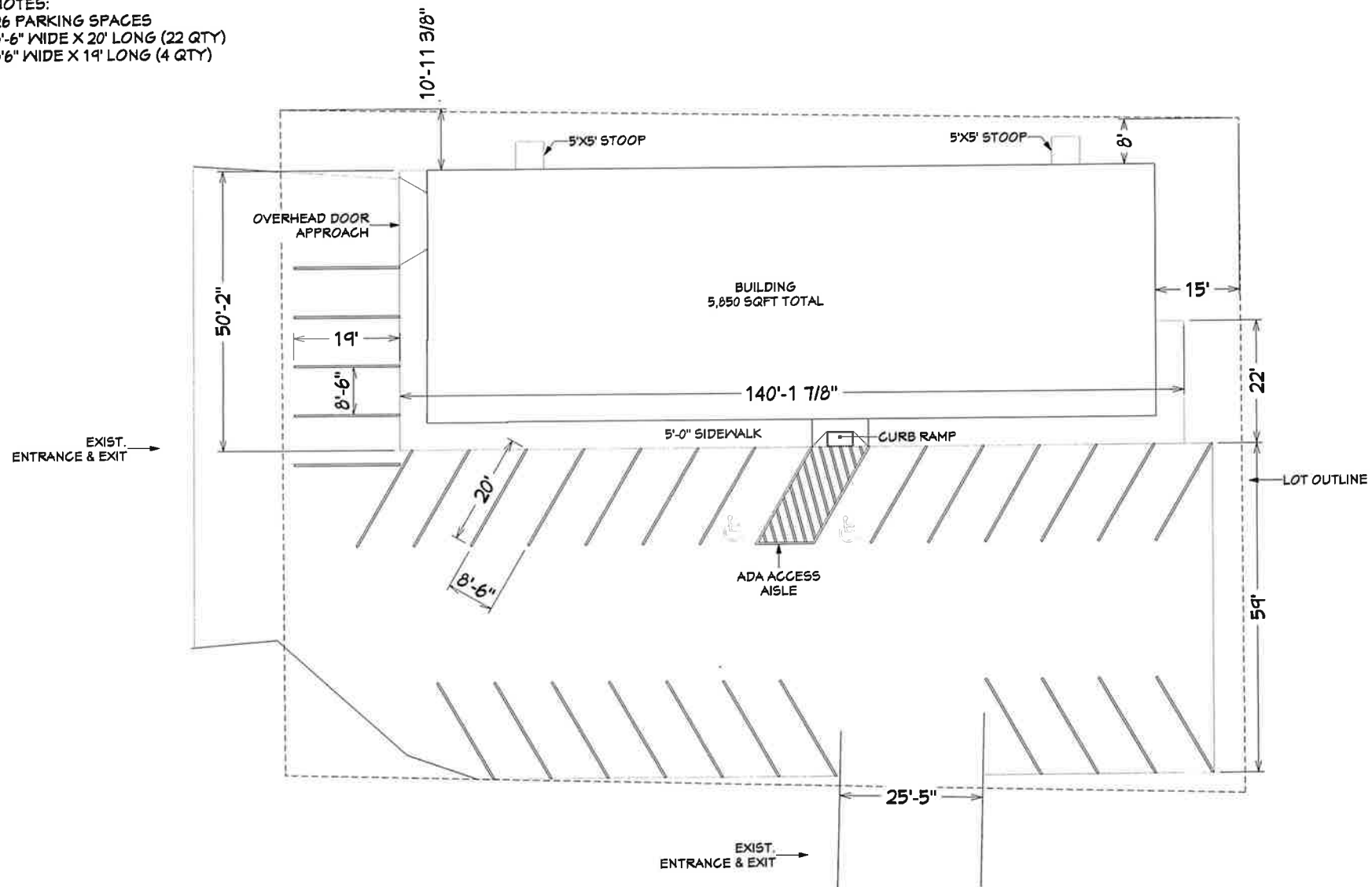
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EAST ELEVATION

NOTES:
 26 PARKING SPACES
 8'-6" WIDE X 20' LONG (22 QTY)
 8'-6" WIDE X 19' LONG (4 QTY)



SITE PLAN
 SCALE 1/8"=1'-0"

MATT SCHULTZ CONSTRUCTION, LLC
 3801 S KNISS AVENUE
 OFF. 605.321.4102
 SIOUX FALLS, SD 57105

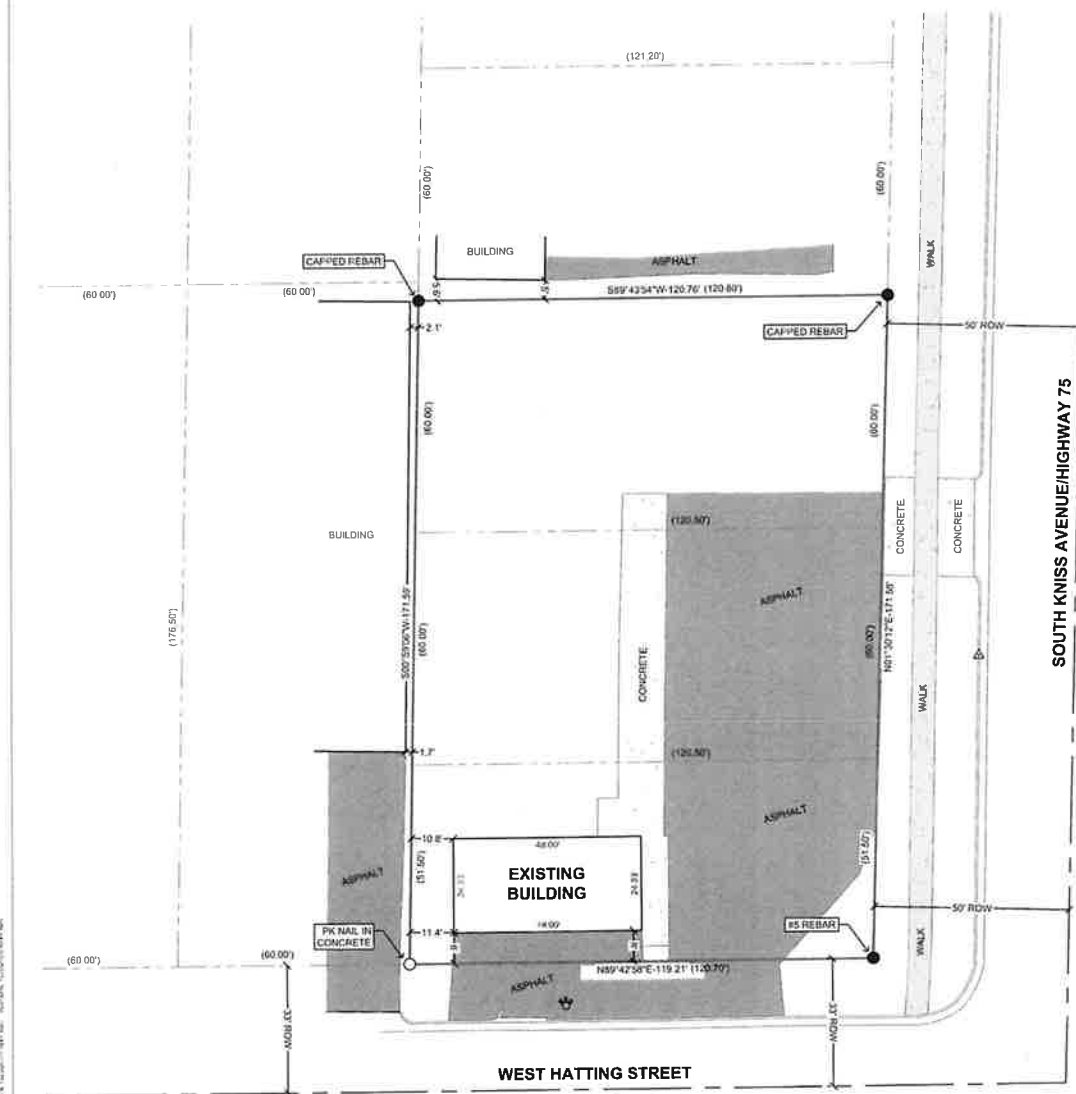
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 704 S KNISS AVENUE

SITE LAYOUT

DATE

3/7/2025

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NOT TO SCALE



Owner:
The Flower Shop LLC
24568 South Garfield Avenue
Dells Rapids, SD 57105

Engineer / Surveyor:
Norman Engineering, Inc.
Aaron Norman, PE, LS
6221 E. Silver Maple Circle #2
Sioux Falls, SD 57110
aaron@normanengineeringinc.com
(605) 558-0808

Legal Description:
Lots 1, 2, and 3 in Block 2 of Hattling Addition to the
City of Luverne, Rock County, Minnesota.

Survey Information:
Date of Survey: 01.22.2025
Horizontal Datum: MN Rock County Coordinates
Vertical Datum: NAVD 88

SURVEYOR'S CERTIFICATE

I, AARON J. NORMAN, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR IN THE STATE OF MINNESOTA.

01.23.2025

AARON J. NORMAN PE/LS MN REG. NO. 49564
MY LICENSE RENEWAL DATE IS: 06-30-2026
SHEETS COVERED BY THIS SEAL: SHEET 1 OF 1



306 West Hattling Street
Luverne, MN

Survey

Revised

MES Project #: 25-03-0088
Plot Date: 2025.01.23
Designed by: AJN
Checked by: AJN

NORMAN
ENGINEERING + SURVEYING

SHEET

1

MATT SCHULTZ CONSTRUCTION, LLC.
3801 S KIOWAS AVENUE
SIOUX FALLS, SD 57105
OFF: 605.321.4102

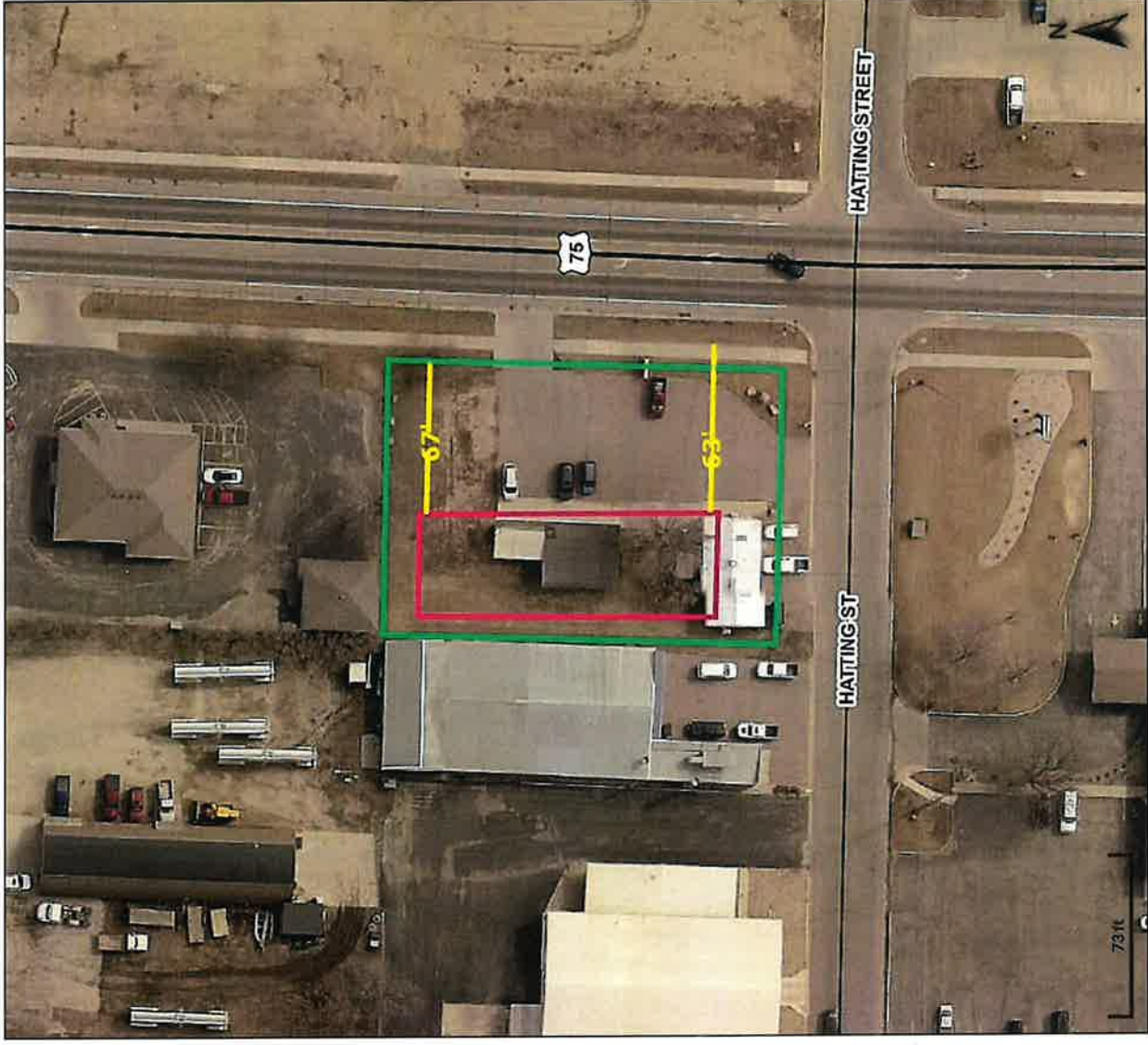
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SURVEY

DATE

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Overview



Legend

- Public Parking
- Local Roads
- County Highway
- State Highway
- US Highway
- Interstate
- Lot Sales
- Points of Interest
- Park maintained by the City of Luverne
- Municipal building/facility maintained by the City of Luverne
- Other points of interest
- Corporate Limits