

HILLS OF SPRING CREEK 7TH ADDITION



NORTHFIELD, MN

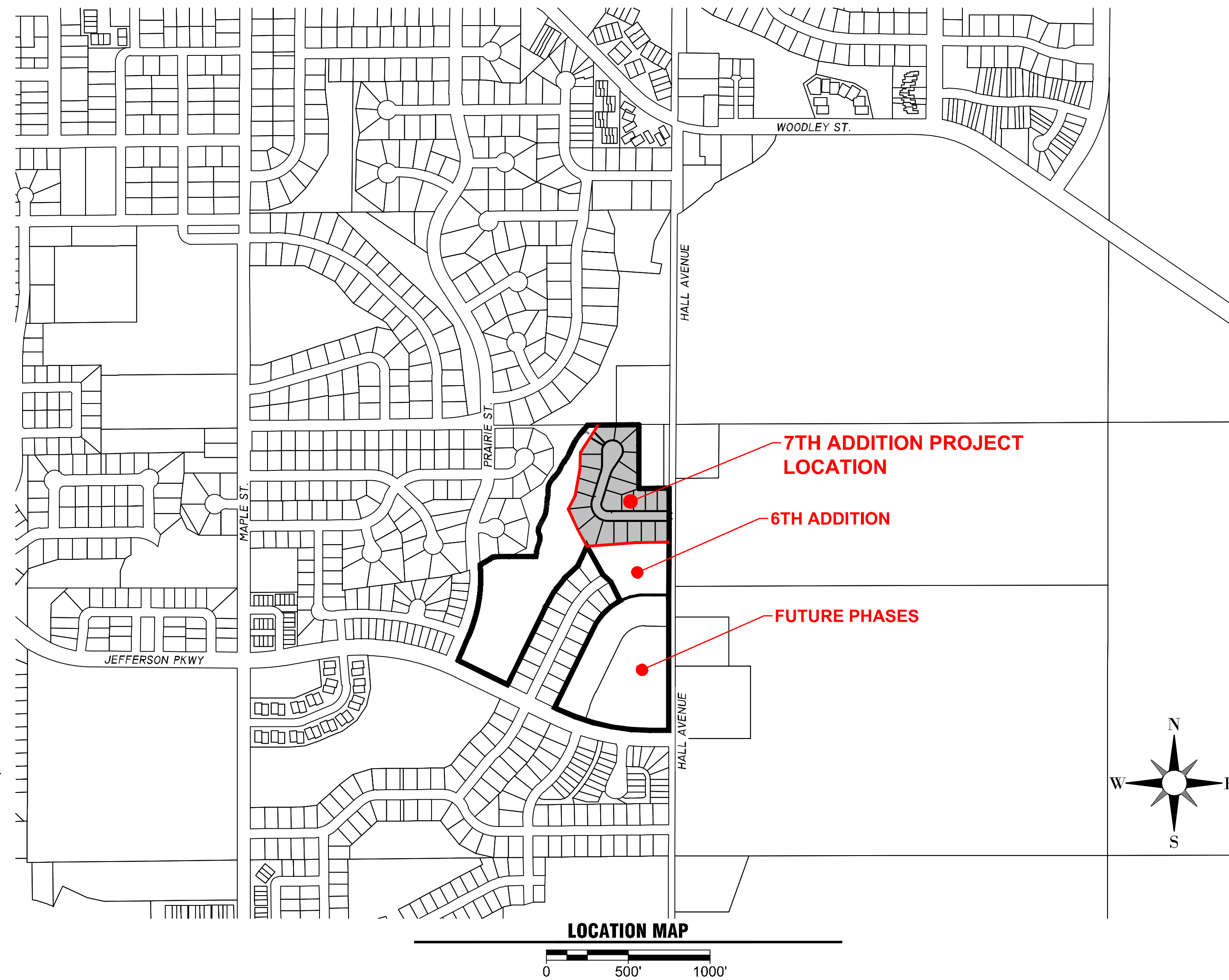
RECORD PLAN FOR: GRADING AND UTILITIES

ISG PROJECT # 15-18063

I+S GROUP

LEGEND

EXISTING	
	CITY LIMITS
	SECTION LINE
	QUARTER SECTION LINE
	RIGHT OF WAY LINE
	PROPERTY / LOTLINE
	EASEMENT LINE
	ACCESS CONTROL
	WATER EDGE
	WETLAND BOUNDARY
	WETLAND / MARSH
	FENCE LINE
	CULVERT
	STORM SEWER
	SANITARY SEWER
	SANITARY SEWER FORCEMAIN
	WATER
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND TV
	GAS
	UNDERGROUND FIBER OPTIC
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	DECIDUOUS TREE
	CONIFEROUS TREE
	TREE LINE
	MANHOLE
	CATCH BASIN
	HYDRANT
	VALVE
	CURB STOP
	POWER POLE
	UTILITY PEDESTAL / CABINET
PROPOSED	
	LOT LINE
	RIGHT OF WAY
	EASEMENT
	CULVERT
	STORM SEWER
	STORM SEWER (PIPE WIDTH)
	SANITARY SEWER
	SANITARY SEWER (PIPE WIDTH)
	WATER
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND TV
	GAS
	CONTOUR
	MANHOLE
	CATCH BASIN
	HYDRANT
	VALVE



SHEET LIST

- 1 TITLE SHEET
- 2 STATEMENT OF ESTIMATED QUANTITIES & SCHEDULES
- 3 TYPICAL SECTIONS AND DETAILS
- 4 TYPICAL DETAILS
- 5 CONSTRUCTION NOTES
- 6 FINAL PLAT SHEET 1
- 7 EXISTING STORMWATER POLLUTION PREVENTION PLAN
- 8 PROPOSED STORMWATER POLLUTION PREVENTION PLAN
- 9 SWPPP NOTES
- 10 SWPPP DETAILS
- 11 EXISTING SITE AND REMOVAL PLAN
- 12 GRADING DETAILS
- 13 SITE GRADING PLAN
- 14 OVERALL SITE UTILITY AND SIGNAGE PLAN
- 15 HYDRANT COVERAGE MAP
- 16 STREET & UTILITY CONSTRUCTION (HURON COURT)
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- 19 STREET & UTILITY CONSTRUCTION (HURON COURT)
- 20 WATERMAIN CONSTRUCTION (SPRING CREEK ROAD)
- 21 TRAIL AND OUTLOT A STORM CONSTRUCTION
- 22 TRAIL AND OUTLOT A STORM CONSTRUCTION
- 23 PAVING PLAN (HURON COURT)
- 24 LANDSCAPE PLAN
- 25 LANDSCAPE NOTES

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN, WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I+S GROUP (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS, MINIMUM 2 DAYS PRIOR TO EXCAVATION / CONSTRUCTION (1-800-252-1166)

RECOMMENDED FOR APPROVAL: _____ CITY OF NORTHFIELD ENGINEER _____ 20____

RECORD
02/07/17

THIS DOCUMENT IS THE PROPERTY OF ISG AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

HILLS OF SPRING CREEK

7TH ADDITION RECORD PLAN

NORTHFIELD MN

REVISION SCHEDULE	
NO	DESCRIPTION

PROJECT NO.	15-18063
FILE NAME	18063 TITLE AS-BUILT
DRAWN BY	JDM
DESIGNED BY	-
REVIEWED BY	-
ISSUE DATE	02/07/17
CLIENT PROJECT NO.	-

PROJECT INDEX:

OWNER:
SCHMIDT HOMES (STEVE SCHMIDT)
1325 ARMSTRONG ROAD WEST
SUITE 210
NORTHFIELD, MN 55057
PH: (507) 663-0482
STEVE@SCHMIDTHOMES.COM

PROJECT ADDRESS / LOCATION:
NW1/4 OF THE NW1/4 SECTION 07
TOWNSHIP 111N RANGE 19W

NORTHFIELD TWP
CITY OF NORTHFIELD
RICE COUNTY, MINNESOTA

MANAGING OFFICE:

MSP OFFICE
7900 International DR, Suite 550
Minneapolis, MN 55425

PROJECT MANAGER: ANDY BRANDEL
EMAIL: ANDY.BRANDEL@IS-GRP.COM



SPECIFICATIONS REFERENCE
ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF NORTHFIELD REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2014 EDITION, AND THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA 2013, UNLESS DIRECTED OTHERWISE.

PROJECT DATUM
HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) ON THE RICE COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.
ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

B.M. ELEVATION = 1009.40
TNFH SW CORNER INTERSECTION
MICHIGAN DR. AND HALL AVENUE

TOPGRAPHIC SURVEY
THIS PROJECTS TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED BY ISG, Inc. IN JULY 2015

TITLE
TITLE SHEET

SHEET
1 OF 23

HILLS OF SPRING CREEK SEVENTH ADDITION



INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Sumac Properties, Inc., a Minnesota corporation, owner of the following described property:

Outlot R, Hills of Spring Creek, according to the recorded plat thereof, Rice County, Minnesota.

AND

All that part Outlot S, Hills of Spring Creek, according to the recorded plat thereof, City of Northfield, Rice County, Minnesota, described as follows:

Commencing at the northeast corner of Lot 10, Block 3, said Hills of Spring Creek; thence North 29 degrees 00 minutes 11 seconds West (assumed bearing) on the easterly line of said Outlot S, 116.37 feet to the point of beginning; thence North 48 degrees 42 minutes 05 seconds East on said easterly line, 111.52 feet; thence northwesterly 30.88 feet on said easterly line and on a circular curve, concave to the northeast, not tangent to previous line, said curve has a radius of 60.00 feet, a central angle of 29 degrees 29 minutes 21 seconds and a 30.54 foot chord that bears North 26 degrees 34 minutes 22 seconds West; thence North 79 degrees 13 minutes 25 seconds West, not tangent to previous curve, on said easterly line, 130.00 feet; thence South 24 degrees 41 minutes 41 seconds East, 137.83 feet to the point of beginning.

Has caused the same to be surveyed and platted as HILLS OF SPRING CREEK SEVENTH ADDITION and does hereby dedicate to the public, for public use, the public way and the drainage and utility easements as created by this plat.

In witness whereof said Sumac Properties, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 8th day of December, 2015.

Signed: Sumac Properties, Inc.

Stefan Schmitz
President

State of Minnesota
County of Rice

This instrument was acknowledged before me on December 8th, 2015 by Stefan Schmitz, President, of Sumac Properties, Inc., a Minnesota corporation, on behalf of the corporation.

Mikayla Fischer
Mikayla Fischer
Notary Public Minnesota
My Commission Expires 01/31/2018

SURVEYOR'S CERTIFICATE

I, Daniel L. Stueber, 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 7th day of December, 2015.

Daniel L. Stueber
Daniel L. Stueber, Land Surveyor
Minnesota License No. 43110

State of Minnesota
County of Blue Earth

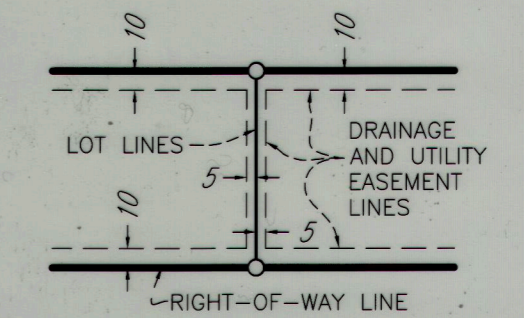
This instrument was acknowledged before me on December 7, 2015 by Daniel L. Stueber, Licensed Land Surveyor.

Kent A. Hays
Kent A. Hays
Notary Public, Minnesota
My Commission Expires Jan. 31, 2020

LEGEND

- IRON MONUMENT FOUND
- ⊗ INDICATES 1/2" DIA. x 18" LONG SOLID IRON PIPE SET WITH PLASTIC CAP MARKED BY ISG, LICENSE NO. 43110 TO BE SET BEFORE TIME OF RECORDING.
- INDICATES 1/2" DIA. x 18" LONG SOLID IRON PIPE SET WITH PLASTIC CAP MARKED BY ISG, LICENSE NO. 43110 TO BE SET WITHIN ONE YEAR OF RECORDING.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES AND REAR LOT LINES, UNLESS OTHERWISE INDICATED ON THE PLAT.

CITY COUNCIL, CITY OF NORTHFIELD, MINNESOTA

This plat of HILLS OF SPRING CREEK SEVENTH ADDITION, was approved and accepted by the City Council of the City of Northfield, Minnesota at a regular meeting thereof held this 6th day of October, 2015, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Dana S. Sha Mayor
Deb A. Rittle Clerk

RICE COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, 505.021, Subd. 11, this plat has been reviewed and approved this 17th day of December, 2015.

Michael Fangman
Michael Fangman, Rice County Surveyor

RICE COUNTY AUDITOR/TREASURER

I hereby certify that the current and delinquent taxes on the lands described within are paid and the transfer is entered this 17th day of December, 2015.

Fran Windschitl
Fran Windschitl, Rice County Auditor/Treasurer

RICE COUNTY RECORDER

I hereby certify that this instrument was filed in this office this 18th day of December, 2015, at 1:02 o'clock P.M. and was duly recorded as Document No. 684129.

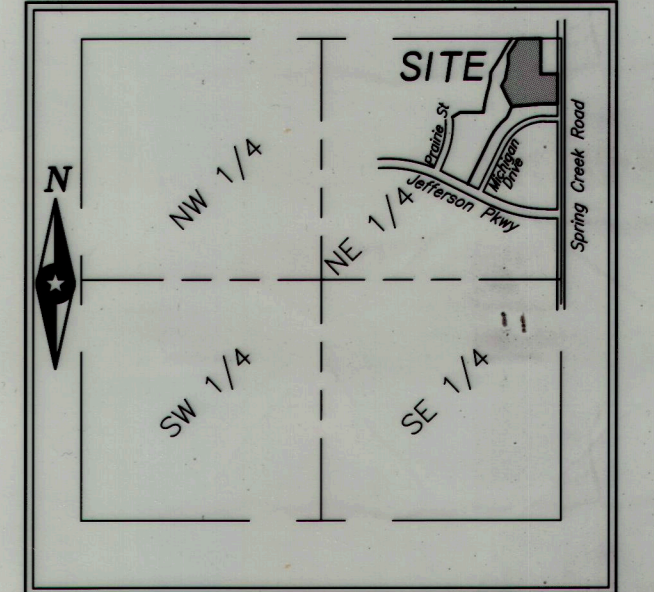
Judy Van Erp
Judy Van Erp, County Recorder

RICE COUNTY REGISTRAR OF TITLES

I hereby certify that this instrument was filed in this office this 18th day of December, 2015, at 1:02 o'clock P.M. and was duly recorded as Document No. 53149.

Judy Van Erp
Judy Van Erp, Rice County Registrar of Titles

VICINITY MAP (NOT TO SCALE)



SEC. 7, TWP. 111 N, RGE. 19 W
Rice County, Minnesota