

HILLS OF SPRING CREEK - 6TH ADDITION

CONSTRUCTION PLANS FOR:

NORTHFIELD, MINNESOTA

ISG PROJECT NO. 14-16407

ISG Architecture
Engineering
Environmental
Planning

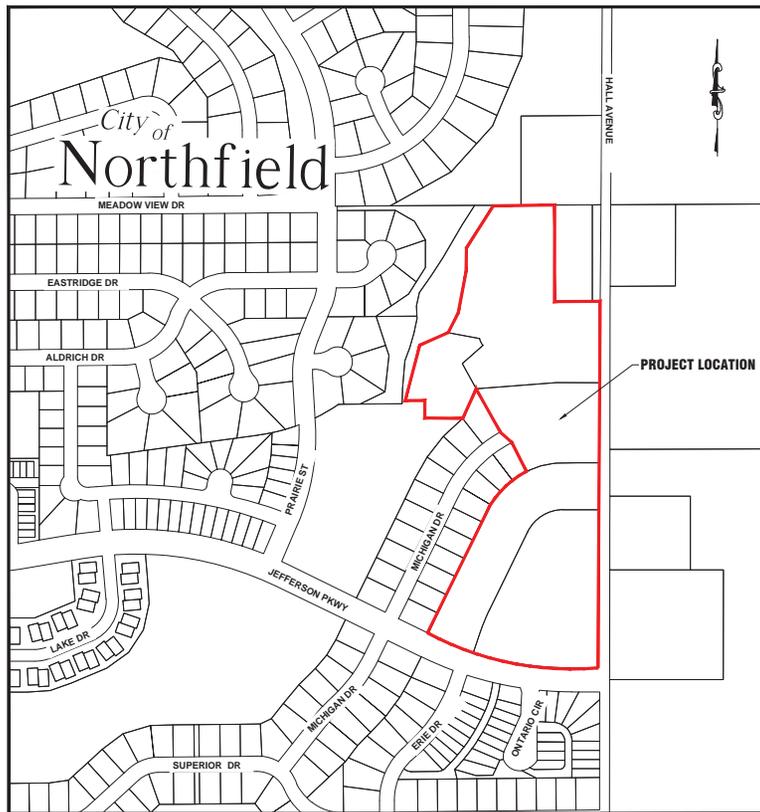
www.isg.com

I+S GROUP

LEGEND

| EXISTING | |
|-----------|-----------------------------|
| --- | CITY LIMITS |
| --- | SECTION LINE |
| --- | QUARTER SECTION LINE |
| --- | RIGHT OF WAY LINE |
| --- | PROPERTY / LOTLINE |
| --- | EASEMENT LINE |
| --- | ACCESS CONTROL |
| W | WATER EDGE |
| WET | WETLAND BOUNDARY |
| WET | WETLAND / MARSH |
| X X X X X | FENCE LINE |
| Y <<< | CULVERT |
| --- | STORM SEWER |
| --- | SANITARY SEWER |
| --- | SANITARY SEWER FORCEMAIN |
| --- | WATER |
| --- | UNDERGROUND TELEPHONE |
| OE | OVERHEAD ELECTRIC |
| UE | UNDERGROUND ELECTRIC |
| UV | UNDERGROUND TV |
| G | GAS |
| FBO | UNDERGROUND FIBER OPTIC |
| 990 | CONTOUR (MAJOR) |
| 989 | 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) |
| I | WATER |
| OE | OVERHEAD ELECTRIC |
| UE | UNDERGROUND ELECTRIC |
| UV | UNDERGROUND TV |
| G | GAS |
| 1015 | CONTOUR |
| ○ | MANHOLE |
| ○ | CATCH BASIN |
| ○ | HYDRANT |
| ○ | VALVE |

GRADING, SANITARY SEWER, WATERMAIN, STORM DRAIN, AND STREET CONSTRUCTION



LOCATION MAP

CITY SUBMITTAL PLAN SET 08/14/14

SHEET INDEX

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- 25 BASIN #1 PROPOSED STORM STA. 27+00 TO 32+40
- 26 REAR LOT STORM STA. 32+50 TO 37+65
- 27 REAR LOT STORM STA. 35+00 TO 40+15
- 28 BASIN #2 PROPOSED STORM STA. 44+75 TO 49+90

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 WATER MAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA 2013, UNLESS DIRECTED OTHERWISE.

PROJECT LOCATION

E 1/2 OF THE NE 1/4 SECTION 07
TOWNSHIP 111 NORTH
RANGE 19 WEST
NORTHFIELD TWP
CITY OF NORTHFIELD
RICE COUNTY, MINNESOTA

CONTACT LIST

PROJECT MANAGER/ENGINEER:

Joshua A. Pope PE, LEED AP BD+C

I+S GROUP

MINNESOTA
FARBULT OFFICE:
1415 TOWN PROPERTY STREET
FARBULT, MN 55001
PHONE: 507-351-1050

MANKATO OFFICE:
MARKET STREET
SUITE 200
MANKATO, MN 56001
PHONE: 507-387-6651

WISCONSIN
LA CROSSE OFFICE:
507 MAIN STREET
SUITE 710
LA CROSSE, WI 54601
PHONE: 608-789-2034

IOWA
ALGONA OFFICE:
1000 PINE STREET
ALGONA, IA 50511
PHONE: 515-293-2860

STORM LAKE OFFICE:
1200 PINE AVENUE
STORM LAKE, IA 50588
PHONE: 712-320-7145

SAC CITY OFFICE:
202 WEST MAIN
SAC CITY, IA 50568
PHONE: 712-662-7058

OWNER:
Schmal Homes
1235 Armstrong Road West
Suite 210
Northfield, MN 55057

CONTACT:
Schmal Homes
Owner
Ph: (507) 663-0482
sarah@schmalhomes.com

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE THE OWNER-CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL AND 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 ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. 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 ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. LARGE-SCALE, MORE SPECIFIC DETAILS TAKE PRECEDENCE OVER SMALLER-SCALE, LESS SPECIFIC DETAILS AND INFORMATION. MORE STRINGENT REQUIREMENTS FOR CODE, PRODUCTS AND INSTALLATION TAKE PRECEDENCE OVER LESS STRINGENT REQUIREMENTS. NOTIFY ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
7. THE LOCATION AND TYPE OF ALL INFLATE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF ISG. NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INFLATE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
8. THE CONTRACTOR IS TO CONTACT 'GOPHER STATE ONE CALL' FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO EXCAVATION / CONSTRUCTION (1-800-252-1166). A 'GOPHER STATE ONE CALL' WAS NOT PERFORMED AT THE TIME OF THE TOPOGRAPHIC SURVEY.

KEY PLAN

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Joshua A. Pope
DATE: 08-14-14 LIC. NO. 50828

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

DATE: LIC. NO.
THIS DOCUMENT IS THE PROPERTY OF I+S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

**HILLS OF SPRING CREEK
6TH ADDITION**

NORTHFIELD MINNESOTA

| NO. | DATE | REVISION SCHEDULE | DESCRIPTION |
|-----|------|-------------------|-------------|
| | | | |
| | | | |
| | | | |
| | | | |

PROJECT NO. 14-16407

FILE NAME 16407.TITLE

DRAWN BY DEH

DESIGNED BY

REVIEWED BY

ISSUE DATE 08/14/14

CLIENT PROJECT NO.

TITLE

TITLE SHEET

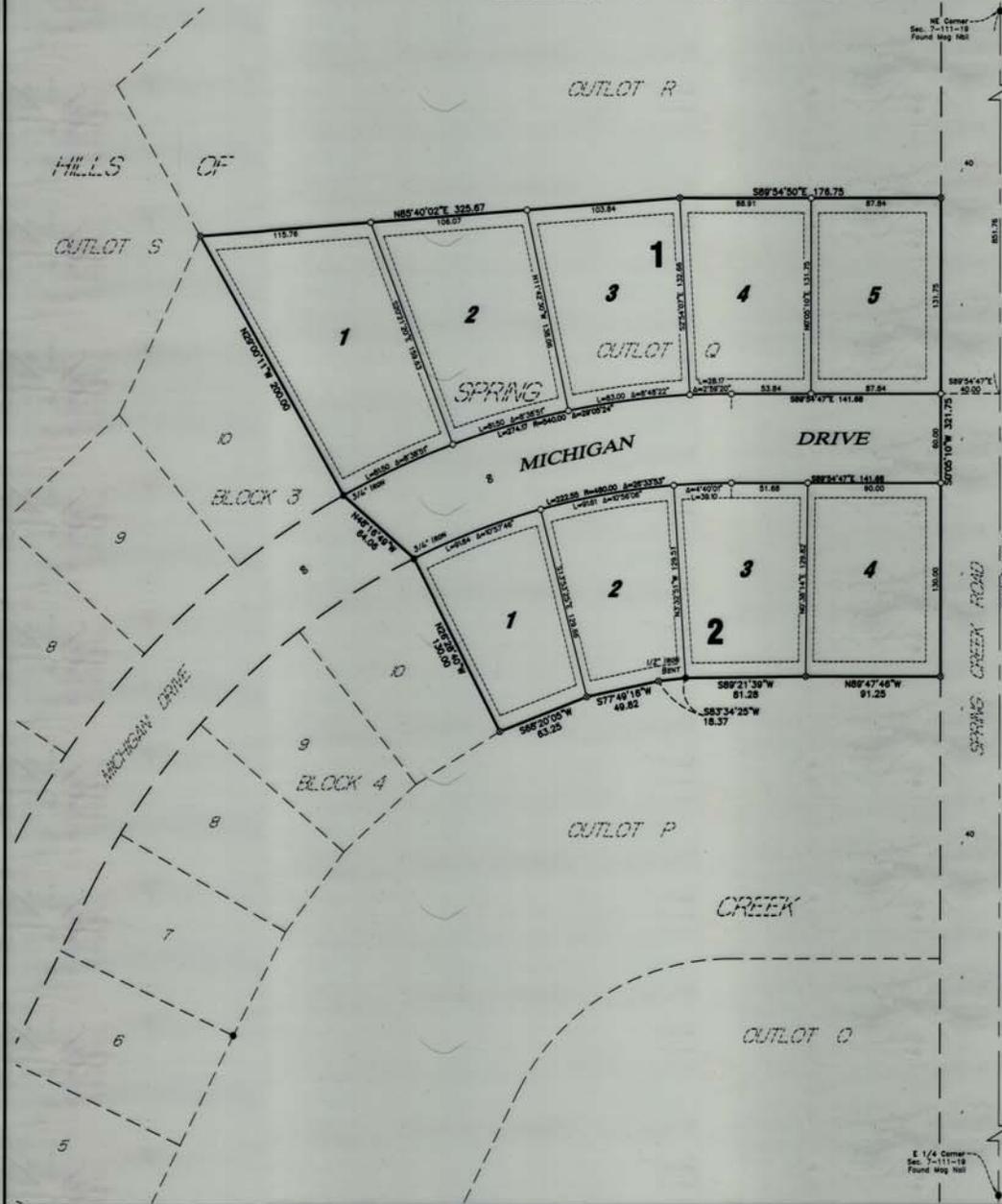
SHEET

1

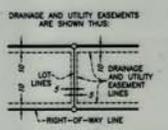
OF 28

RECOMMENDED FOR APPROVAL: CITY OF NORTHFIELD ENGINEER 20

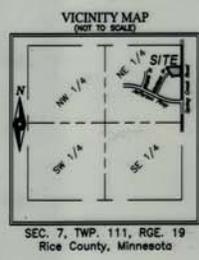
HILLS OF SPRING CREEK SIXTH ADDITION



- LEGEND**
- IRON MONUMENT FOUND
 - INDICATES 1/2" DIA. x 18" LONG SOLID IRON PIPE SET WITH PLASTIC CAP MARKED BY H.S. 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 H.S. LICENSE NO. 43110 TO BE SET WITHIN ONE YEAR OF RECORDING.



BING 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 PLAN.



INSTRUMENT OF DEDICATION
KNOW ALL PERSONS BY THESE PRESENTS: That Sumco Properties, Inc., a Minnesota corporation, owner of the following described property:
Outlet Q, Hills of Spring Creek, according to the recorded plat thereof, Rice County, Minnesota.
Has caused the same to be surveyed and plotted as HILLS OF SPRING CREEK SIXTH 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 Sumco Properties, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 6 day of October, 2014.
Signed Sumco Properties, Inc.
Stephanie Werner
President
State of Minnesota
County of Rice
This instrument was acknowledged before me on October 16, 2014 by Steven J. Schmidt, President of Sumco Properties, Inc., a Minnesota corporation, on behalf of the corporation.
Stephanie A. Werner
Stephanie A. Werner
Notary Public Minnesota
My Commission Expires 12/31/2019

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 the certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.
Dated this 30 day of October, 2014.
DL Stueber
Daniel L. Stueber, Land Surveyor
Minnesota License No. 43110
State of Minnesota
County of Blue Earth
This instrument was acknowledged before me on October 3, 2014 by Daniel L. Stueber, Licensed Land Surveyor.
Kent A. Noga
Kent A. Noga
Notary Public, Minnesota
My Commission Expires Jun. 31, 2015

NORTHFIELD PLANNING COMMISSION
Be it known that at a meeting held on this 17th day of April, 2014, the Planning Commission of the City of Northfield did hereby review and/or approve this plat of HILLS OF SPRING CREEK SIXTH ADDITION.
Paul J. Pelt Mikaela Fischer
Chair Person Secretary
CITY COUNCIL, CITY OF NORTHFIELD, MINNESOTA
This plat of HILLS OF SPRING CREEK SIXTH ADDITION, was approved and accepted by the City Council of the City of Northfield, Minnesota at a regular meeting thereof held on the 25th day of July, 2014, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.
Daniel She Deb A. Patten
Mayor City Administrator/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 16th day of Nov., 2014.
Michael Ferguson
Michael Ferguson, 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 10th day of November, 2014.
Jim Windock
Jim Windock, Rice County Auditor/Treasurer
RICE COUNTY REGISTRAR OF TITLES
I hereby certify that this instrument was filed in this office this 10th day of November, 2014, at 1:01 o'clock A.M. and was duly recorded as Document No. 51807.
Marsha DeHood
Marsha DeHood, Rice County Registrar of Titles

