

# HILLS OF SPRING CREEK - 6TH ADDITION

## CONSTRUCTION PLANS FOR:

NORTHFIELD, MINNESOTA

ISG PROJECT NO. 14-16407

**ISG** Architecture  
Engineering  
Environmental  
Planning

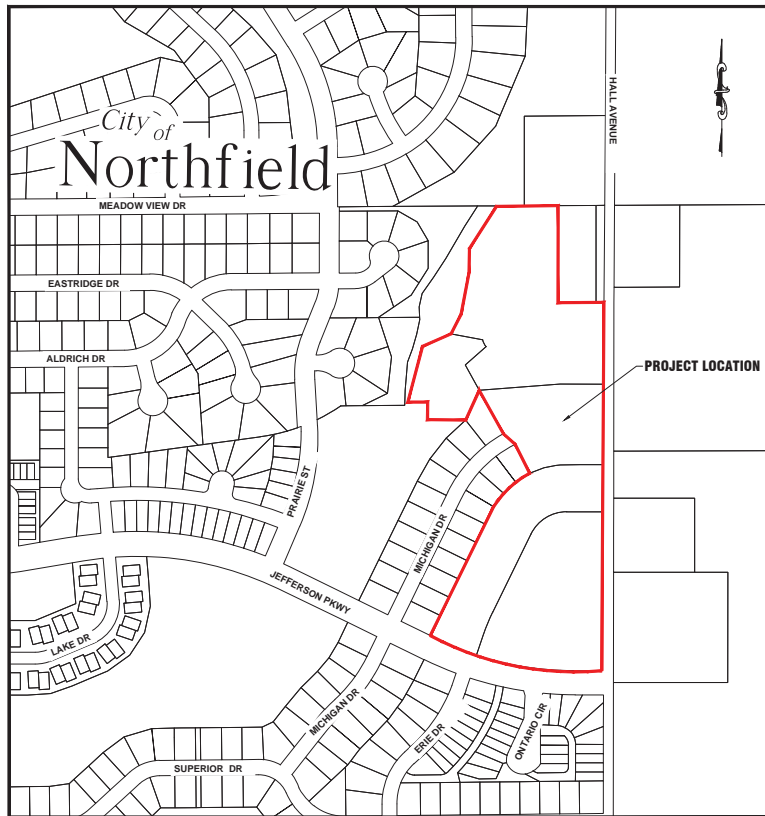
www.isg.com

**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)
---	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

- 1 TITLE SHEET
- 2 STATEMENT OF ESTIMATED QUANTITIES & SCHEDULES
- 3 TYPICAL SECTIONS
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- 7 GRADING DETAILS
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- 10-14 TEMPORARY SEDIMENT BASINS
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- 17 EXISTING SITE REMOVAL & PROPOSED STREET PLAN
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- 19 PROPOSED SOUTH SITE GRADING PLAN
- 20 PROPOSED NORTH SITE GRADING PLAN
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- 22 STREET & UTILITY CONSTRUCTION MICHIGAN DRIVE
- 23 BASIN #1 PROPOSED STORM STA. 14+35 TO 19+50
- 24 BASIN #1 PROPOSED STORM STA. 20+50 TO 25+65
- 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: 953-391-1050

MANKATO OFFICE:  
1415 TOWN PROPERTY STREET  
SUITE 200  
MANKATO, MN 56001  
PHONE: 957-387-6651

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

IOWA  
ALGONA OFFICE:  
1000 PINE STREET  
ALGONA, IA 50511  
PHONE: 641-293-2860

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: (957) 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

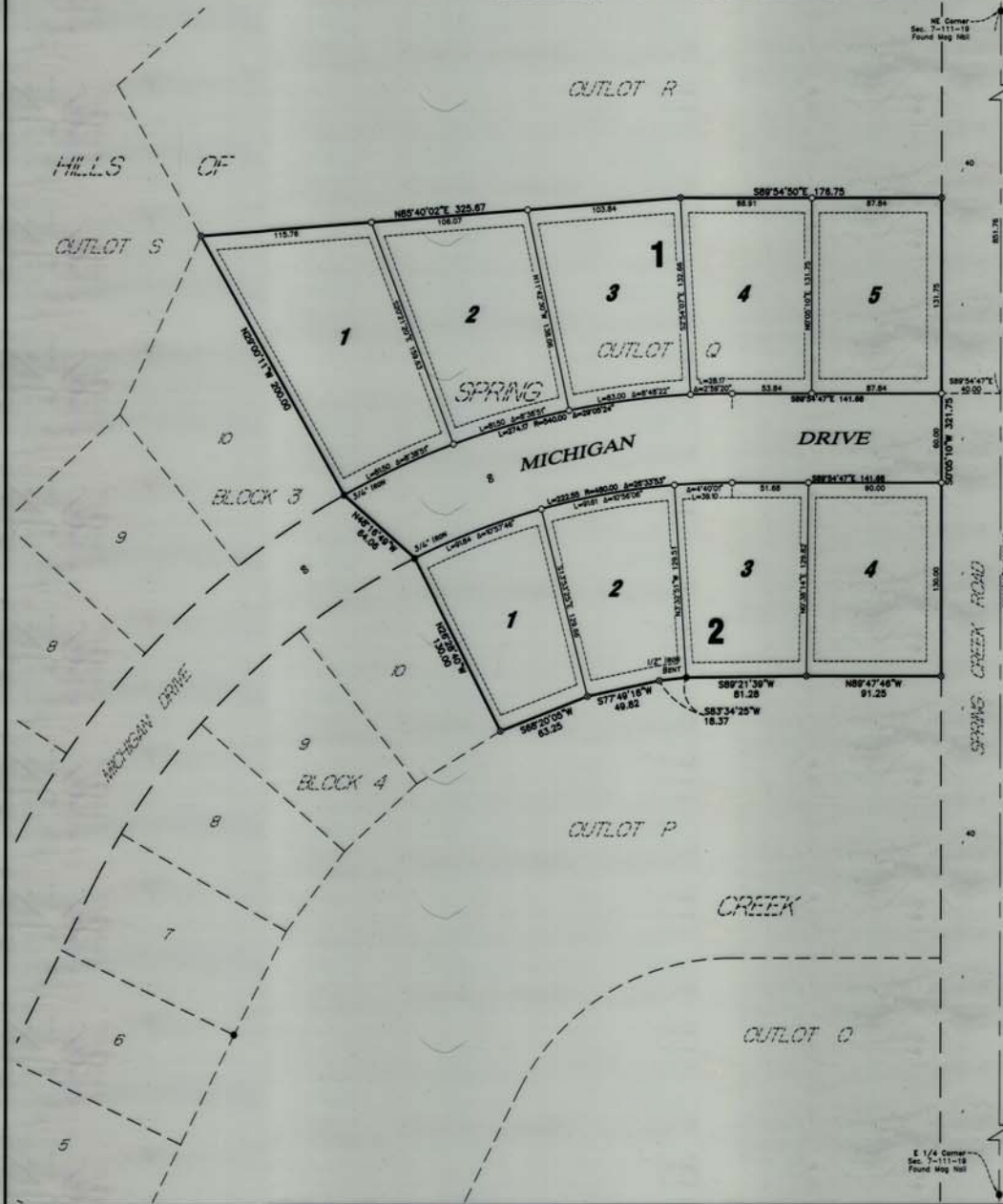
SHEET

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OF 28

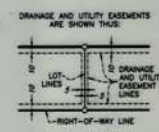
RECOMMENDED FOR APPROVAL: CITY OF NORTHFIELD ENGINEER 20

# HILLS OF SPRING CREEK SIXTH ADDITION



**BEARING NOTE:**  
The orientation of this bearing system is based on the plat of HILLS OF SPRING CREEK.

- 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.



**INSTRUMENT OF DEDICATION**  
KNOW ALL PERSONS BY THESE PRESENTS: That Sumco Properties, Inc., a Minnesota corporation, owner of the following described property:

Outlot 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 Stephanie Werner, 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. Slueter, 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.  
*Daniel L. Slueter*  
Daniel L. Slueter, Land Surveyor  
Minnesota License No. 43110

This instrument was acknowledged before me on October 3, 2014 by Daniel L. Slueter, Licensed Land Surveyor.  
County of Blue Earth

*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*  
Paul J. Pelt  
Chair Person

*Mikayla Fischer*  
Mikayla Fischer  
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.

*David J. Shea*  
David J. Shea  
Mayor

*Deb A. Patten*  
Deb A. Patten  
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.

*Fran Windschitl*  
Fran Windschitl  
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

