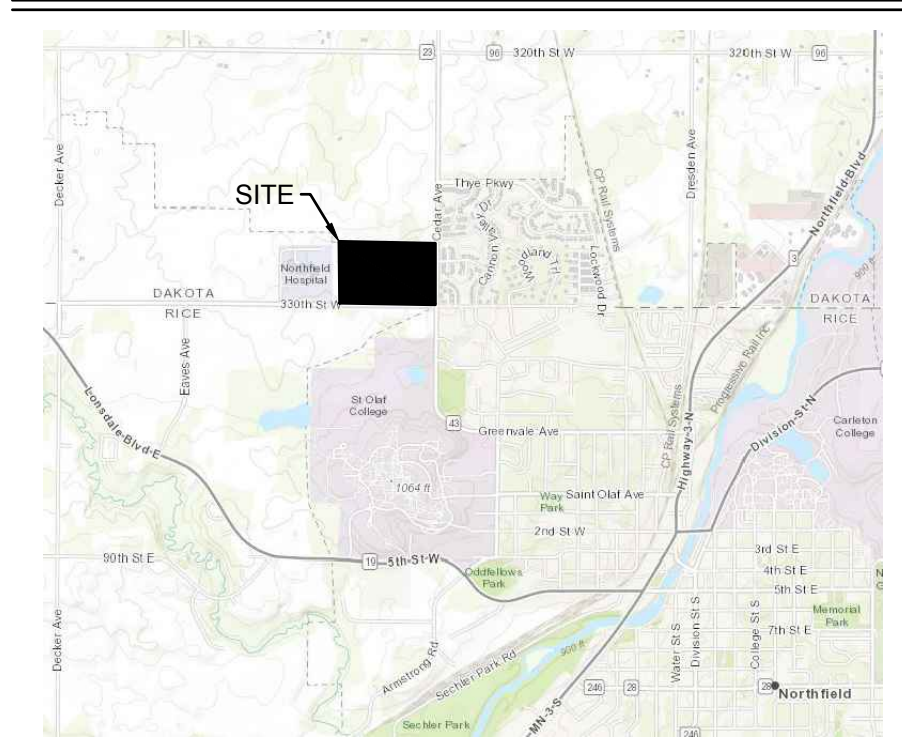


CONSTRUCTION PLANS

CEDAR MEADOWS 1ST ADDITION

NORTHFIELD, MN

LOCATION MAP N.T.S.



ANDERSON

13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

CEDAR MEADOWS DEVELOPMENT 1ST ADDITION

NORTHFIELD, MN, 55057

NORTH AND CEDAR, LLP

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: **NOT FOR CONSTRUCTION**

DATE: 06/23/2023 LICENSE NO. 57224

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

CONSTRUCTION DOCUMENTS

DESIGNED: BJF	DRAWN: JPD	CHECKED BY: BJF
------------------	---------------	--------------------

DRAWING TITLE

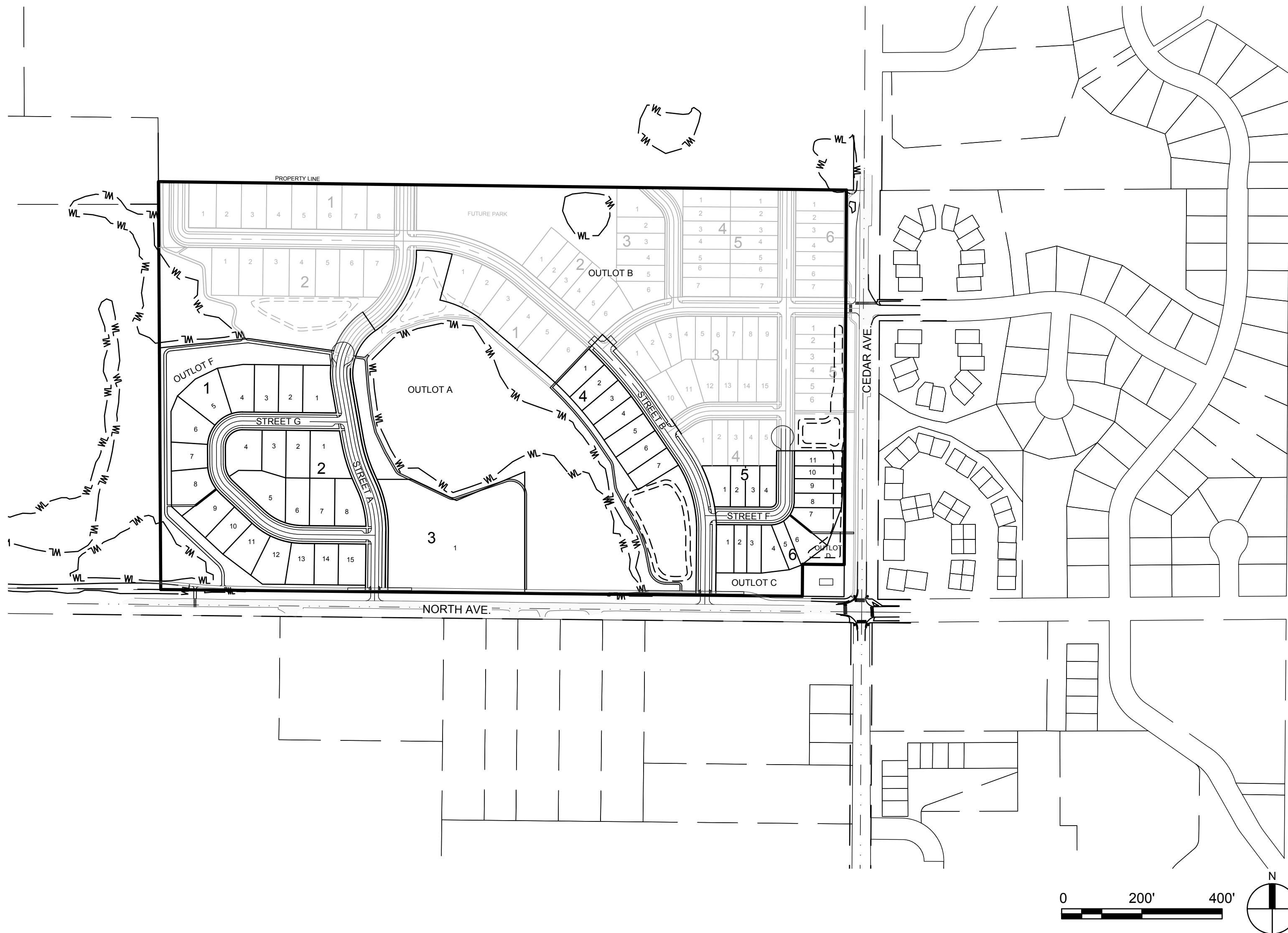
COVER SHEET

DRAWING NO.

C1

PAGE: 1 OF 26

PLOTTED: 1/5/2024	COMM. NO. 16826
----------------------	--------------------



SHEET INDEX		
PAGE NUMBER	SHEET NUMBER	SHEET TITLE
GENERAL		
1	C1	COVER SHEET
2	C2	EXISTING CONDITIONS SURVEY
3	C3	OVERALL SITE & SIGNAGE PLAN
GRADING AND DRAINAGE		
4	C4	OVERALL GRADING PLAN
5	C5	WEST GRADING PLAN
6	C6	EAST GRADING PLAN
7	C7	GRADING ENLARGEMENTS PLAN
STORMWATER POLLUTION PREVENTION PLAN		
8	C8	OVERALL EROSION CONTROL PLAN
9	C9	STORMWATER POLLUTION PREVENTION PLAN 1
10	C10	STORMWATER POLLUTION PREVENTION PLAN 2
SANITARY SEWER AND WATERMAIN		
11	C11	OVERALL UTILITY PLAN
12	C12	STREET A - SANITARY & WATERMAIN PLAN & PROFILE
13	C13	STREET B - SANITARY & WATERMAIN PLAN & PROFILE
14	C14	STREET F - SANITARY & WATERMAIN PLAN & PROFILE
15	C15	STREET G - SANITARY & WATERMAIN PLAN & PROFILE
STORM SEWER AND STREET		
16	C16	STREET A - STORM SEWER AND STREET PLAN & PROFILE
17	C17	STREET B - STORM SEWER AND WATERMAIN PLAN & PROFILE
18	C18	STREET F - STORM SEWER AND WATERMAIN PLAN & PROFILE
19	C19	STREET G - STORM SEWER AND WATERMAIN PLAN & PROFILE
20	C20	STORM PROFILES
21	C21	STORM PROFILES (2)
SITE DETAILS		
22	C22	CIVIL DETAILS
23	C23	CIVIL DETAILS (2)
24	C24	CIVIL DETAILS (3)
LANDSCAPE AND PLANTING		
25	L1	TREE PRESERVATION PLAN
26	L2	TREE PRESERVATION ENLARGEMENT PLANS
27	L3	PLANTING PLAN
28	L4	PLANTING NOTES & DETAILS

APPLICANT

NORTH AND CEDAR, LLP
PO BOX 219
VICTORIA, MN 55386
TIM BROWN: 612-802-6948

SURVEYOR / ENGINEER

ANDERSON ENGINEERING OF MN, LLC
13605 1ST AVENUE NORTH, SUITE 100
PLYMOUTH, MN 55441
763-412-4000

LANDSCAPE ARCHITECT

ANDERSON ENGINEERING OF MN, LLC
13605 1ST AVENUE NORTH, SUITE 100
PLYMOUTH, MN 55441
763-412-4000

Feb 15, 2024 - 11:11am
Xref Filename: 16826_titleblock_22x34_16826_c_base 16826_s_base1
JDobias
Y:\16800\16826 - TERRACE COMPANIES - 62 ACRE DEVELOPMENT - NORTHFIELD MN_00 Construction Documents_07 Civil_01 CAD files_01 Sheets\16826_PRELIMINARY PLAT.dwg

SIGNS:
INSTALL PER MN MUTCD REGULATIONS.
COMMON SIGN SIZES:
STOP - R1-1, 30" X 30"
NO PARKING ANY TIME - R7-2A, 12" X 18"
DO NOT ENTER - R5-1, 30" X 30"
RIGHT TURN ONLY - R3-5(R), 30" X 36"
ONE WAY - R6-2, 24" X 30"

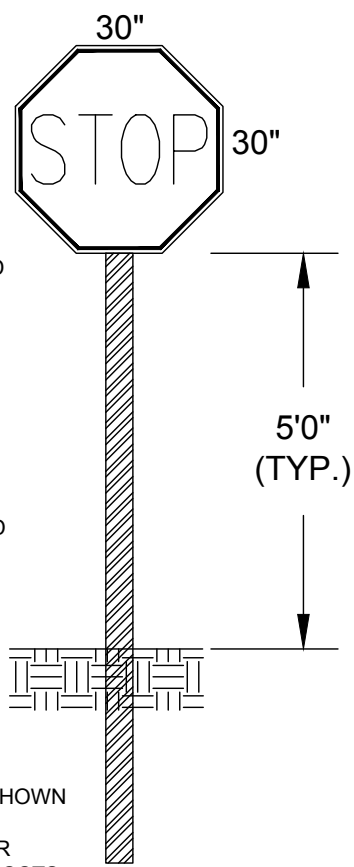
ALL SIGNS SHALL BE LYLE SIGNS OR APPROVED EQUAL.
ALL SIGNS WILL HAVE 3" MIN. HIGH INTENSITY REFLECTIVE SHEETING OR APPROVED EQUAL.
ALL SIGNS SHALL BE ON ALUMINUM PLATE.
ALL SIGNS UP TO 18" SHALL BE .080 MIN. THICKNESS.
ALL SIGNS OVER 30" SHALL BE 0.100 MIN. THICKNESS.
ALL SIGNS TO BE SIZED ACCORDING TO MN MUTCD MANUAL.
AND PUNCHED WITH 3/8" HOLES MEETING MN DOT SPECS.

POSTS:
THE SIGN SUPPORTS WILL BE A U CHANNEL POST, PAINTED GREEN.
THE POSTS SHALL BE 2 & 3 LBS. PER FT. AND 6.7 AND 8' IN LENGTH.
ALL SIGNS UP TO 18" SHALL BE MOUNTED ON 2 U-CHANNEL POSTS, EACH 2 LBS.
ONE 7' LONG AND ONE 6' LONG. THE LONGER POST TO BE DRIVEN IN THE GROUND FIRST.
ALL SIGNS UP TO 30" SHALL USE A 8' - 3 LBS. POST AND A 7' - 2 LB. POST.
WITH THE 3 LB. POST DRIVEN INTO THE GROUND FIRST.
ALL SIGNS OVER 30" SHALL USE 2 SETS OF POSTS. (THE HEAVIER POST PLACED IN THE GROUND FIRST)
ALL U-CHANNEL POSTS WILL BE POUNDED 3' INTO THE GROUND.

PLACEMENT AND MOUNTING HEIGHTS:
ALL SIGNS AND COLLARS WILL BE PLACED BY THE CONTRACTOR. INSTALLATION OF STREET SIGN COLLARS SHALL TAKE PLACE PRIOR TO PLACEMENT OF TURF.
IN THE CASE A SIGN COLLAR IS TO BE PLACED IN CONCRETE, THE COLLAR SHALL BE INSTALLED PRIOR TO THE PLACEMENT OF THE CONCRETE. SIGN LOCATIONS SHOWN ON THE DRAWINGS ARE ONLY APPROXIMATE. THE FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER. CONTRACTOR IS RESPONSIBLE FOR HAVING ALL UNDERGROUND UTILITIES LOCATED PRIOR TO INSTALLING ALL SIGNPOSTS. PROVIDE ENGINEER 48-HOUR NOTICE PRIOR TO SIGN INSTALLATIONS TO ALLOW FOR ADEQUATE STAKING TIME. ALL TUBE POST SHALL BE PLACED IN A 10" DIAMETER BY 3' DEEP CONCRETE FOOTING FLARED AT THE BOTTOM.

1 SIGN & POST SPECIFICATIONS

NTS



1. USE LYLE SIGN, "NO PARKING FIRE LANE, LR7-22 OR APPROVED EQUAL. SIGN MUST BE A MINIMUM OF 12" X 18", ALUMINUM PLATE, .080 MIN. THICKNESS, HIGH INTENSITY SHEETING, INSTALLED AT A HEIGHT 5' ABOVE GROUND, WITH RED LETTERING ON WHITE BACKGROUND (STANDARD).

2. THE SIGN SUPPORTS WILL BE A U POST, PAINTED GREEN. THE MATERIALS AND INSTALLATION REQUIREMENTS ARE PER DETAIL STRT-17 UNDER THE "POSTS" SECTION.

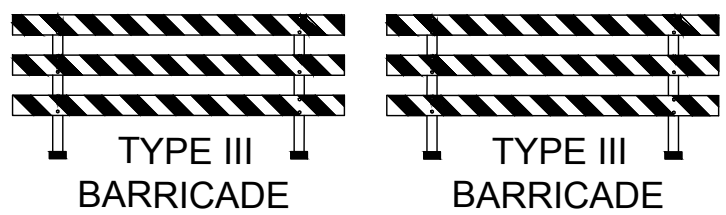
3. THE SUPPORTING POSTS SHALL BE SET BACK A MINIMUM OF 12" BUT NOT MORE THAN 36" FROM THE CURB ON BOTH SIDES OF THE FIRE LANE/PRIVATE DRIVE.

4. ALL SIGNS SHALL FACE THE DIRECTION OF TRAVEL AND BE INSTALLED ACCORDING TO THE LOCATIONS IDENTIFIED BY THE CITY ON THE APPROVED SITE PLAN FOR THE DEVELOPMENT.

5. A FIRE LANE SHALL BE REQUIRED IN FRONT OF FIRE DEPARTMENT CONNECTIONS EXTENDING 5 FEET ON EACH SIDE AND ALONG ALL AREAS DESIGNATED BY THE BUILDING OFFICIAL.

GENERAL NOTES

- SEE SHEET C23 FOR STREET, SIDEWALK. AND R.O.W. DIMENSIONS.



2 TYPICAL TYPE III CONSTRUCTION BARRICADE

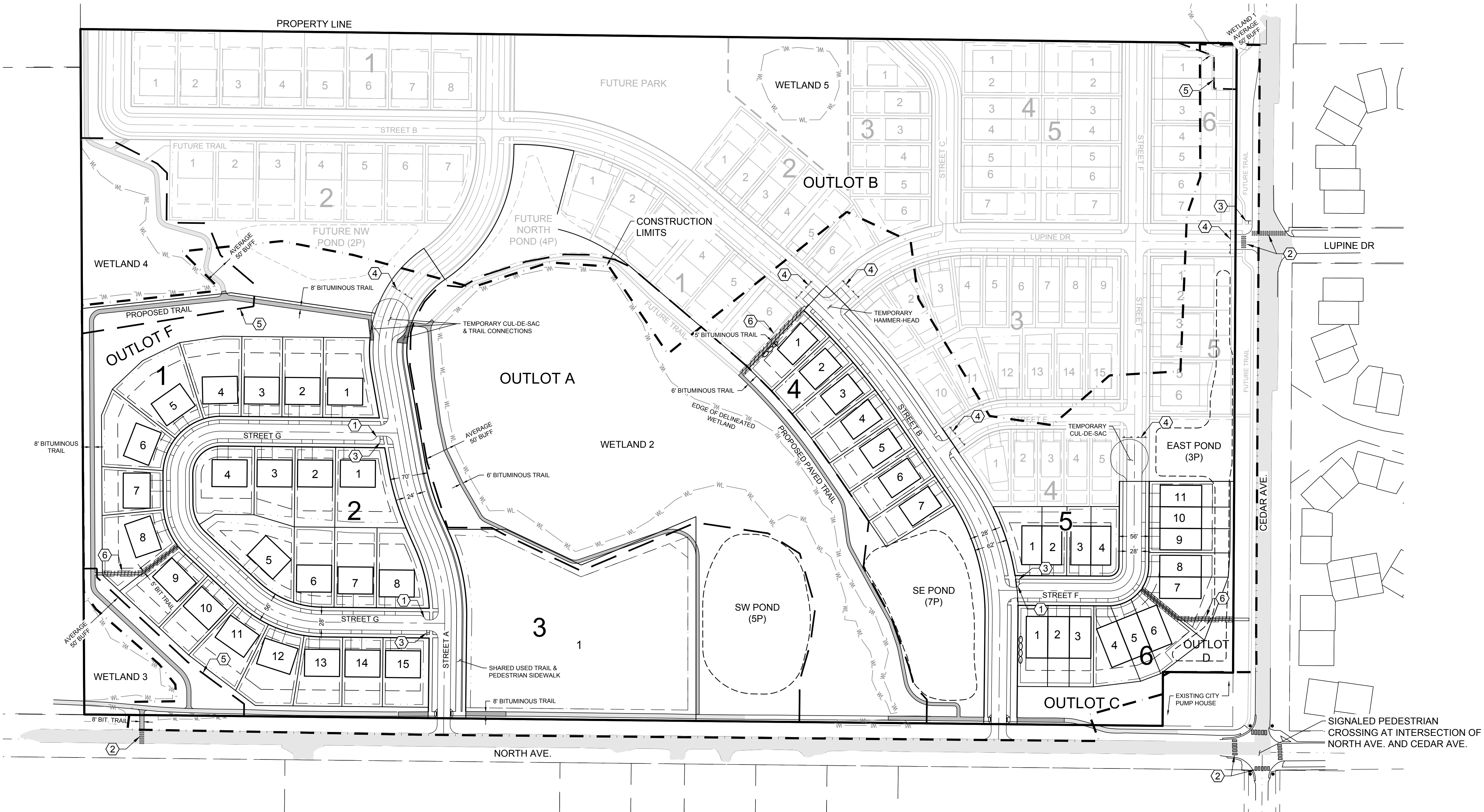
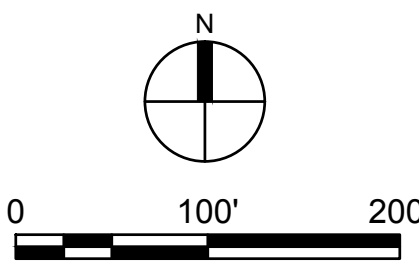
NTS

KEY NOTES

- TAPERED CURB AT TEE INTERSECTIONS
- PEDESTRIAN CROSSWALK
- STOP SIGN MOUNTED ON POST WITH STREET SIGNS.
- INSTALL TYPE III BARRICADE SIGNS. SIGN LETTERING TO READ "ROAD WILL BE EXTENDED IN THE FUTURE".
- INSTALL WETLAND BUFFER SIGNAGE EVERY 200 LF. WETLAND BUFFER SIGNAGE SHALL ADHERE TO CITY OF NORTHFIELD ORDINANCE.
- 10 FOOT WIDE TRAIL EASEMENT

LEGEND

	PROPERTY LIMITS
	CONSTRUCTION LIMITS
	ADJACENT PROPERTY
	EXISTING WETLAND
	WETLAND BUFFER
	PROPOSED POND
	FUTURE POND
	ROAD CENTERLINE
	PROPOSED STOP SIGN
	PROPOSED PEDESTRIAN CROSSING
	PROPOSED TRAIL



ANDERSON

13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

CEDAR MEADOWS DEVELOPMENT 1ST ADDITION

NORTHFIELD, MN, 55057

NORTH AND CEDAR, LLP

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: **NOT FOR CONSTRUCTION**

DATE: 06/23/2023 LICENSE NO. 57224

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

CONSTRUCTION DOCUMENTS

DESIGNED: BJF	DRAWN: JPD	CHECKED BY: BJF
------------------	---------------	--------------------

DRAWING TITLE

OVERALL SITE & SIGNAGE PLAN

DRAWING NO.

C3

PAGE: 3 OF 26

PLOTTED: 1/5/2024	COMM. NO. 16826
----------------------	--------------------