

Preliminary Engineering Plans

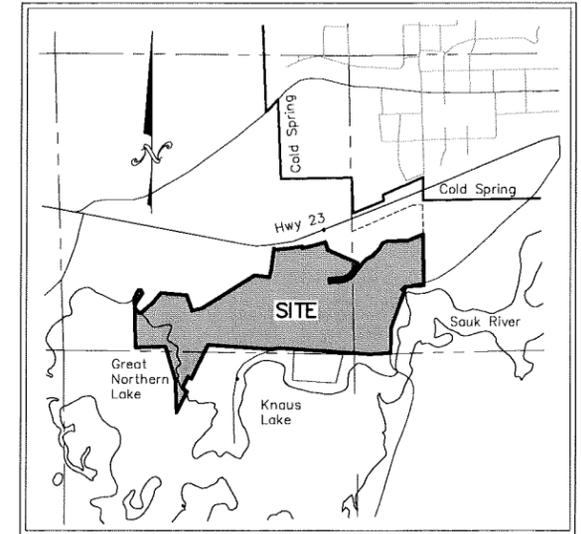
for

Grading, Utilities and Streets

for

River Links Cold Springs, Minnesota

Vicinity Map



(Not to Scale)

Prepared for:

D.J.P Properties
 17116 Honeysuckle Road
 Cold Springs, Minnesota 56320
 Contact: Paul Steil
 Phone: 320-685-7022
 Fax:

Prepared by:



Westwood Professional Services, Inc.
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Westwood

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Project number: 20015143.00
 Contact: Andrew R. Nelson

NO.	DATE	REVISION	SHEETS
1	07/31/06	VICINITY MAP REVISIONS	ALL

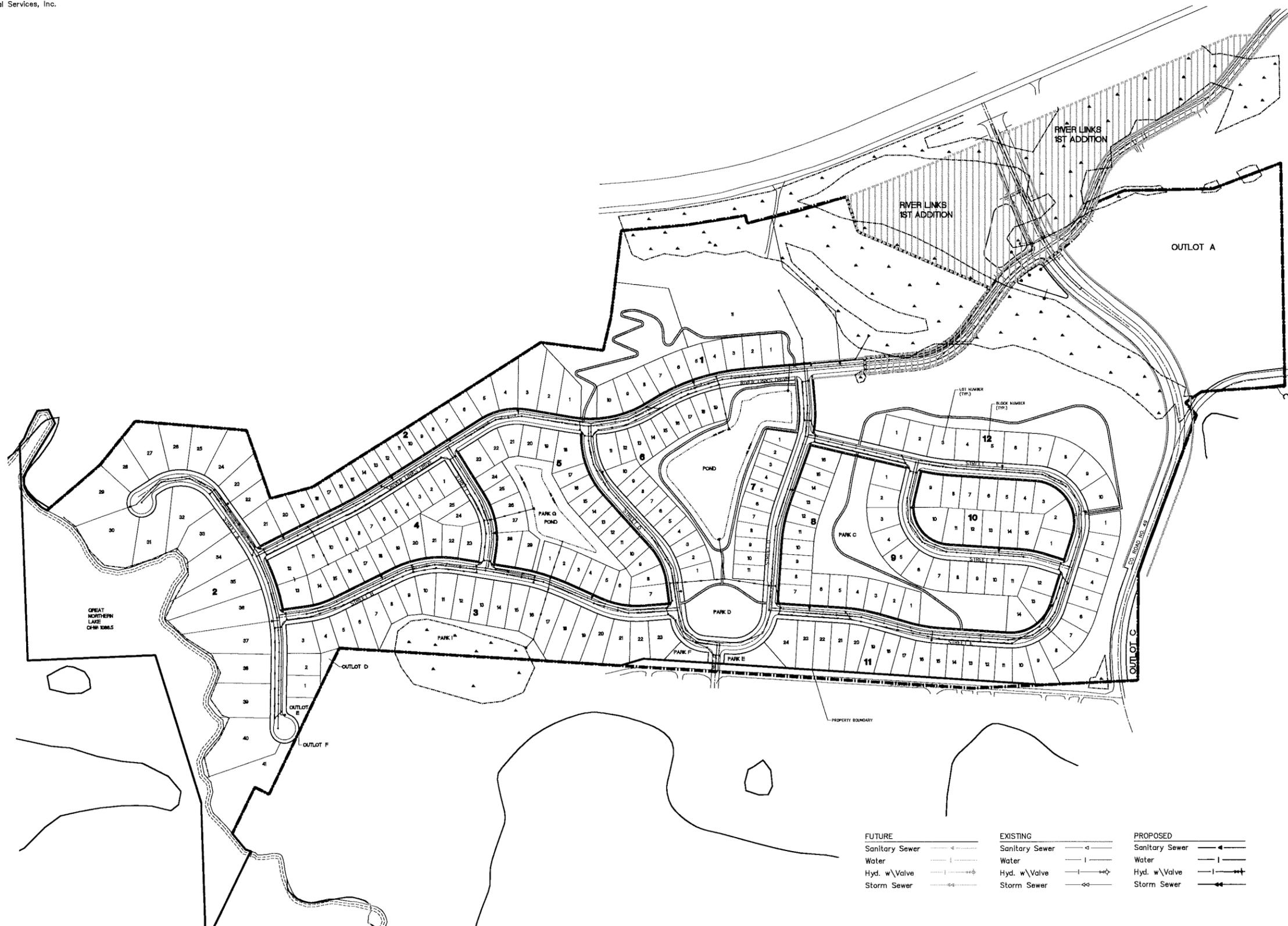
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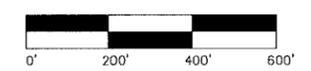
Preliminary Engineering Plans

for
Grading, Utilities and Streets

for
River Links
 Cold Springs, Minnesota



FUTURE		EXISTING		PROPOSED	
Sanitary Sewer	---<---	Sanitary Sewer	---<---	Sanitary Sewer	---<---
Water	--- ---	Water	--- ---	Water	--- ---
Hyd. w\Valve	--- +---	Hyd. w\Valve	--- +---	Hyd. w\Valve	--- +---
Storm Sewer	---<+---	Storm Sewer	---<+---	Storm Sewer	---<+---



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Date: 07/21/06 Sheet: 2 OF 14
 20015143.G10AP01.DWG

River Links
 Cold Spring, Minnesota

Overall Plan

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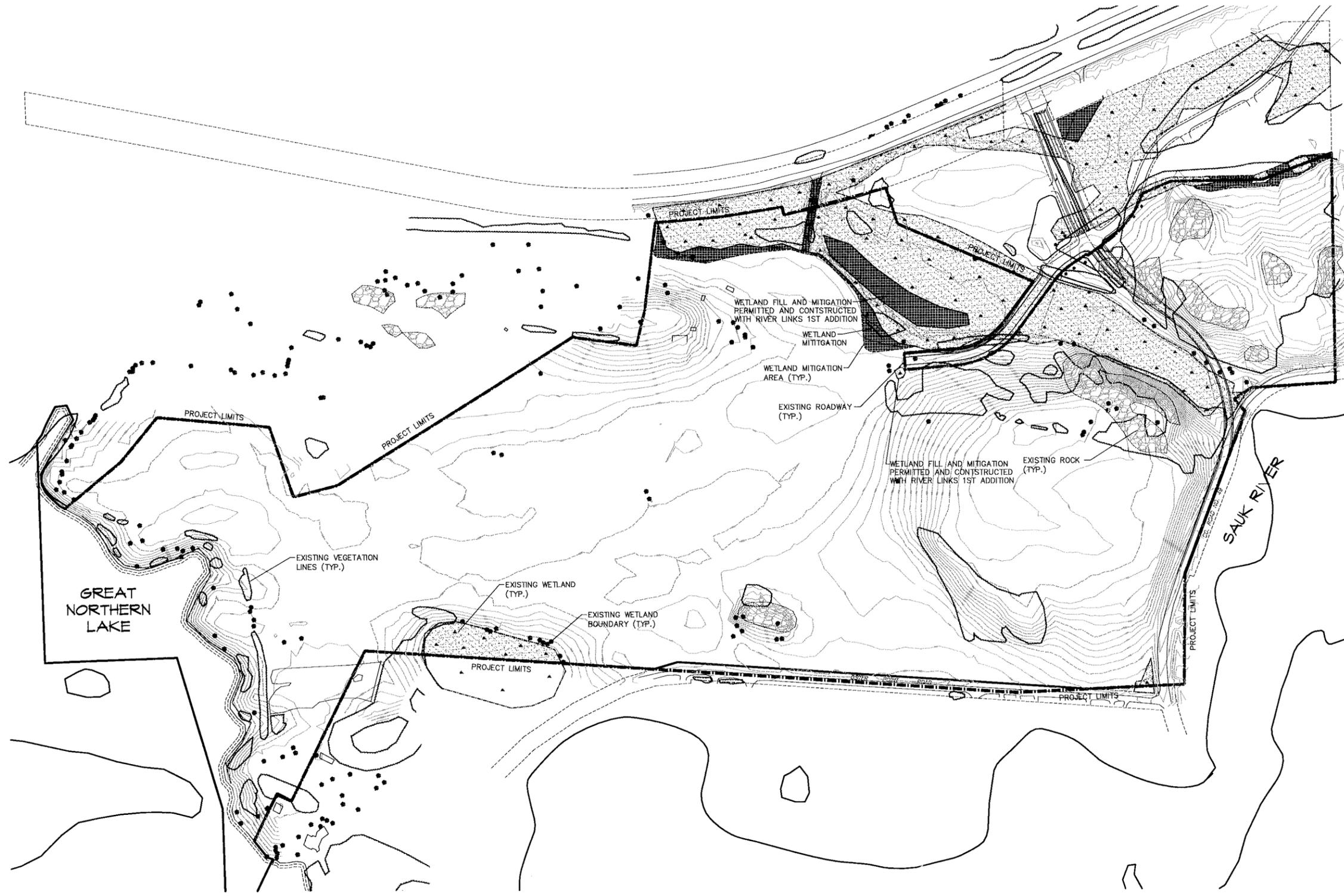
Revisions:

07/31/06: VIGNITY MAP REVISIONS	

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Checked:	ARN
Drawn:	JAL
Record Drawing by/date:	

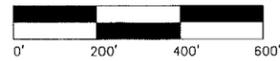
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 Cold Spring, Minnesota 56320



LEGEND

- | | | | |
|---|--------------------|---|---------------------|
| ⊙ | SOIL BORING | ⊕ | GATE VALVE |
| ■ | WETLAND | ⊕ | HYDRANT |
| ⊕ | STEEL/WOOD POST | ⊕ | WELL |
| ⊕ | SIGN-TRAFFIC/OTHER | — | POWER OVERHEAD |
| ⊕ | MAIL BOX | — | POWER UNDERGROUND |
| ⊕ | STREET LITE | — | GUARD RAIL |
| ⊕ | GUY WIRE | — | FENCE LINE |
| ⊕ | POWER POLE | — | DECIDUOUS TREE LINE |
| ⊕ | ELECTRIC BOX | — | DELINEATED WETLAND |
| ⊕ | ELECTRIC METER | — | SOIL TYPE BOUNDARY |
| ⊕ | SANITARY MANHOLE | | |
| ⊕ | CATCH BASIN | | |
| ⊕ | STORM MANHOLE | | |
| ⊕ | TELEPHONE BOX | | |

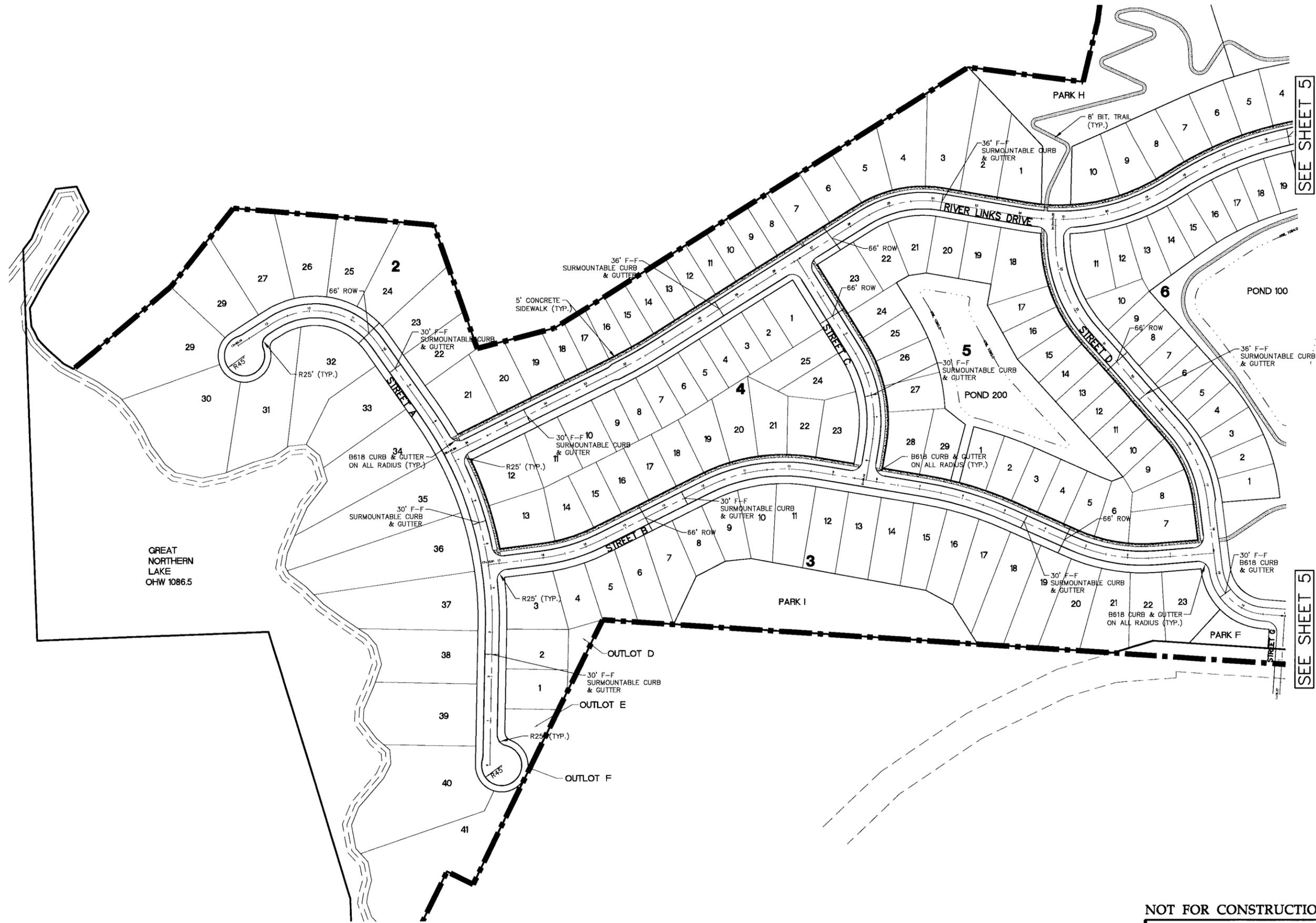


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Date: 07/21/06 Sheet: 3 OF 14
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River Links
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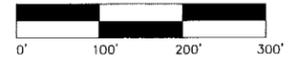
Existing Conditions



SEE SHEET 5

SEE SHEET 5

NOTE:
SEE SHEET 14 FOR TYPICAL STREET SECTIONS DETAILING VARYING STREET WIDTHS CURB TYPES.



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Date: 07/21/06 Sheet: 4 OF 14
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River Links
Cold Spring, Minnesota

Site Plan

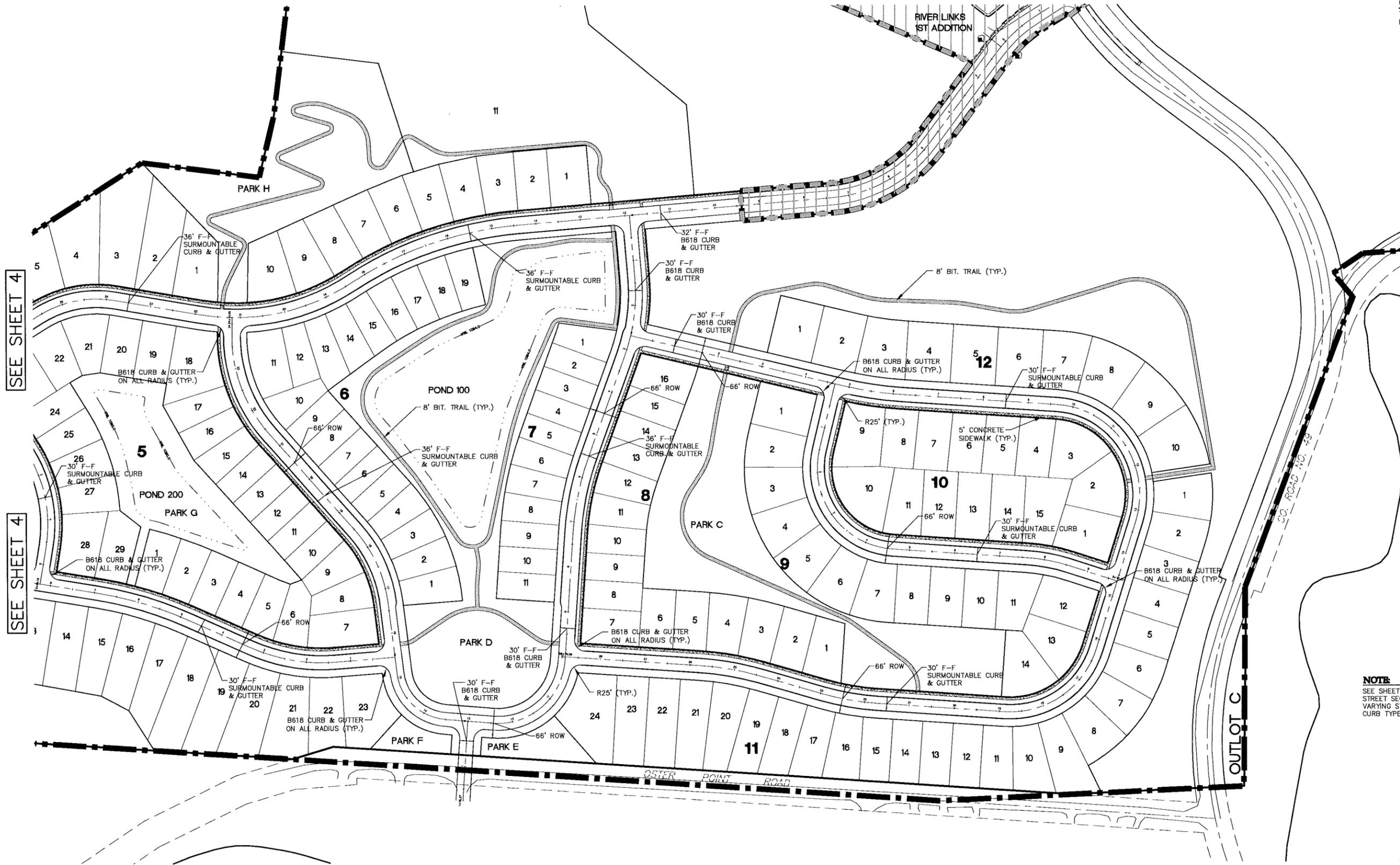
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Andrew E. Nelson
Andrew E. Nelson
Date: 7/31/06 License No. 43892

Revisions	Design:
07/31/06: VICINITY MAP REVISIONS	ARN
	ARN
	JAL

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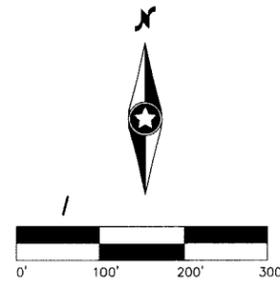
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SEE SHEET 4

SEE SHEET 4

NOTE:
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Date: 07/21/06 Sheet: 5 OF 14
20015143.01SPPO2.DWG

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Cold Spring, Minnesota

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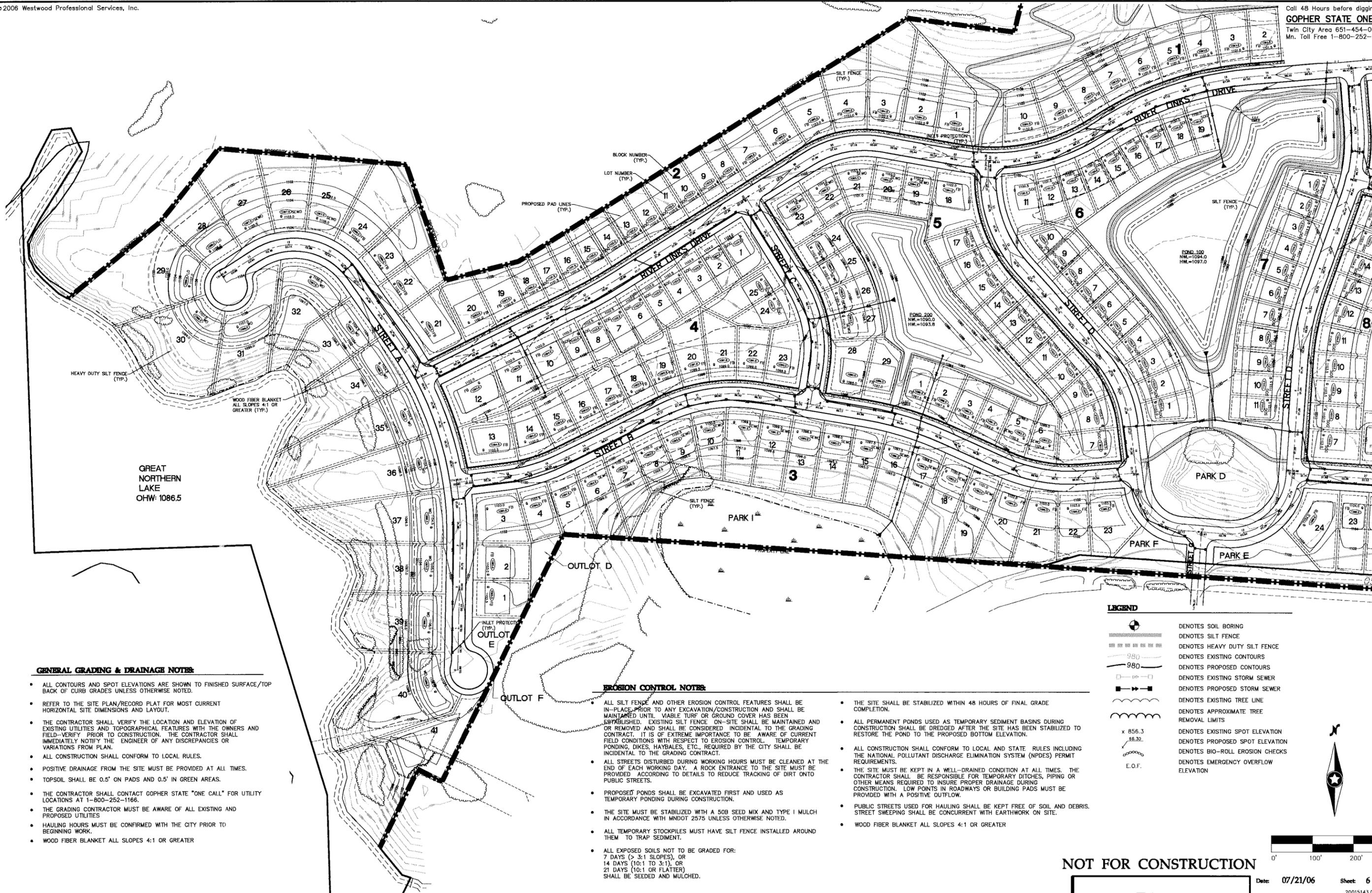
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Andrew E. Nelson
Andrew E. Nelson
Date: 7/31/06 License No. 43892

Revisions:
07/31/06: VIGNITY MAP REVISIONS

Designed: ARN
Checked: ARN
Drawn: JAL
Record Drawing by/date:

Prepared for:

D.J.P. Properties
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Cold Spring, Minnesota 56320



SEE SHEET 7

SEE SHEET 7

GREAT NORTHERN LAKE
OHW: 1086.5

GENERAL GRADING & DRAINAGE NOTES:

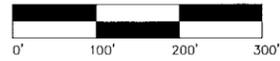
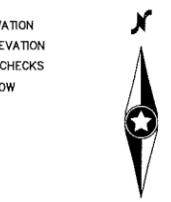
- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/TOP BACK OF CURB GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.
- TOPSOIL SHALL BE 0.5' ON PADS AND 0.5' IN GREEN AREAS.
- THE CONTRACTOR SHALL CONTACT GOPHER STATE "ONE CALL" FOR UTILITY LOCATIONS AT 1-800-252-1166.
- THE GRADING CONTRACTOR MUST BE AWARE OF ALL EXISTING AND PROPOSED UTILITIES
- HAULING HOURS MUST BE CONFIRMED WITH THE CITY PRIOR TO BEGINNING WORK.
- WOOD FIBER BLANKET ALL SLOPES 4:1 OR GREATER

EROSION CONTROL NOTES:

- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
- THE SITE MUST BE STABILIZED WITH A 50# SEED MIX AND TYPE I MULCH IN ACCORDANCE WITH MNDOT 2575 UNLESS OTHERWISE NOTED.
- ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
- ALL EXPOSED SOILS NOT TO BE GRADED FOR:
7 DAYS (> 3:1 SLOPES), OR
14 DAYS (10:1 TO 3:1), OR
21 DAYS (10:1 OR FLATTER)
SHALL BE SEEDED AND MULCHED.
- THE SITE SHALL BE STABILIZED WITHIN 48 HOURS OF FINAL GRADE COMPLETION.
- ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREGGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.
- PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE CONCURRENT WITH EARTHWORK ON SITE.
- WOOD FIBER BLANKET ALL SLOPES 4:1 OR GREATER

LEGEND

- DENOTES SOIL BORING
- DENOTES SILT FENCE
- DENOTES HEAVY DUTY SILT FENCE
- DENOTES EXISTING CONTOURS
- DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES EXISTING TREE LINE
- DENOTES APPROXIMATE TREE REMOVAL LIMITS
- DENOTES EXISTING SPOT ELEVATION
- DENOTES PROPOSED SPOT ELEVATION
- DENOTES BIO-ROLL EROSION CHECKS
- DENOTES EMERGENCY OVERFLOW ELEVATION



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Date: 07/21/06 Sheet: 6 OF 14
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Andrew R. Nelson
Andrew R. Nelson
Date: 7/31/06 License No. 43892

Revisions:

07/31/06: VICINITY MAP REVISIONS	

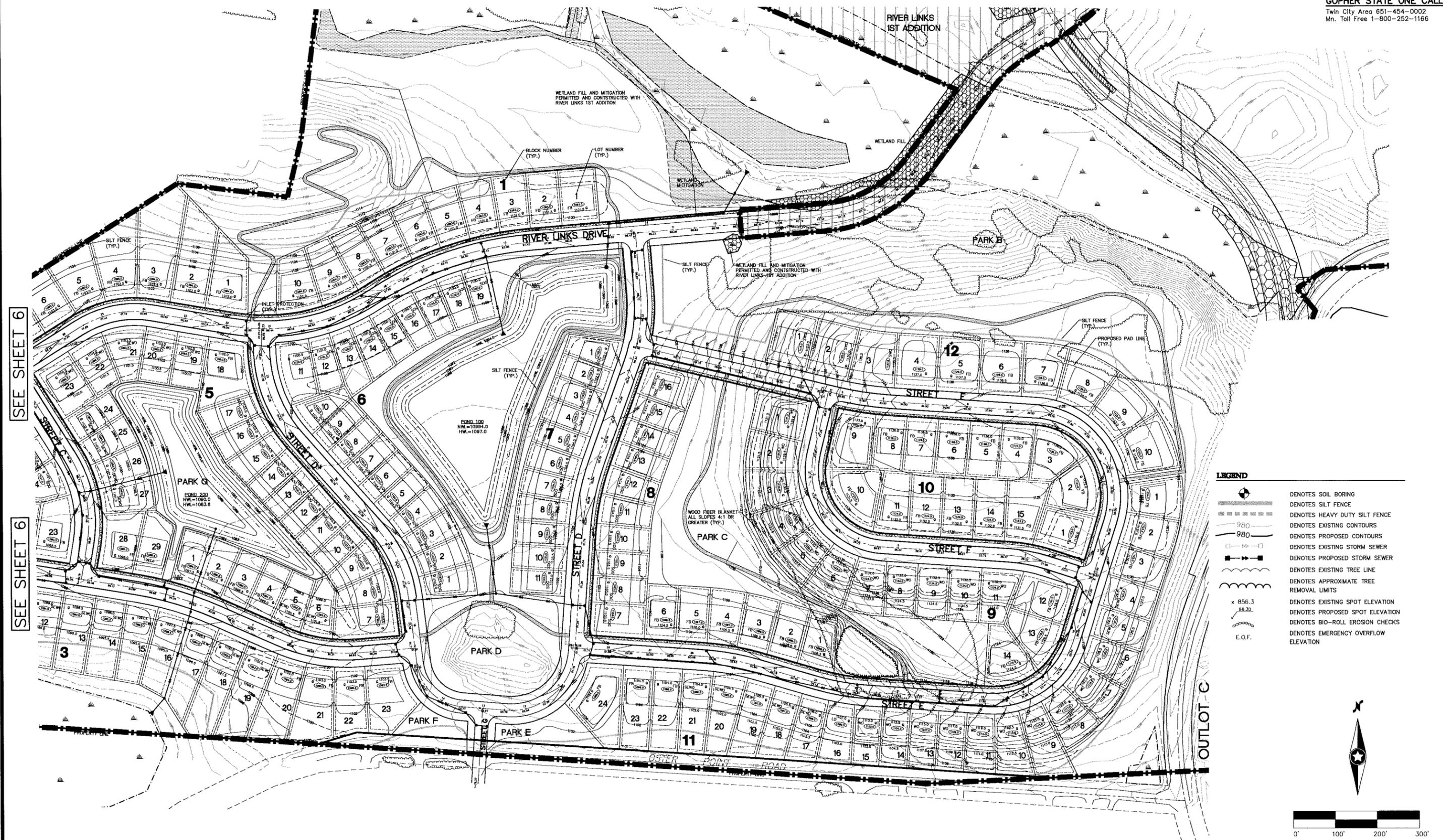
Designed: ARN
Checked: ARN
Drawn: JAL
Record Drawing by/date:

Prepared for:

D.J.P. Properties
Paul Stell
17116 Honeysuckle Road
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River Links
Cold Spring, Minnesota

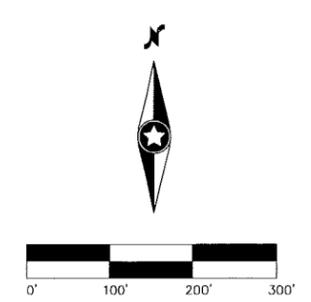
Grading & Erosion Control Plan



SEE SHEET 6

SEE SHEET 6

- LEGEND**
- DENOTES SOIL BORING
 - DENOTES SILT FENCE
 - DENOTES HEAVY DUTY SILT FENCE
 - DENOTES EXISTING CONTOURS
 - DENOTES PROPOSED CONTOURS
 - DENOTES EXISTING STORM SEWER
 - DENOTES PROPOSED STORM SEWER
 - DENOTES EXISTING TREE LINE
 - DENOTES APPROXIMATE TREE REMOVAL LIMITS
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 - DENOTES BIO-ROLL EROSION CHECKS
 - DENOTES EMERGENCY OVERFLOW ELEVATION



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20015143.01GDP02.DWG

River Links
Cold Spring, Minnesota

Grading & Erosion Control Plan

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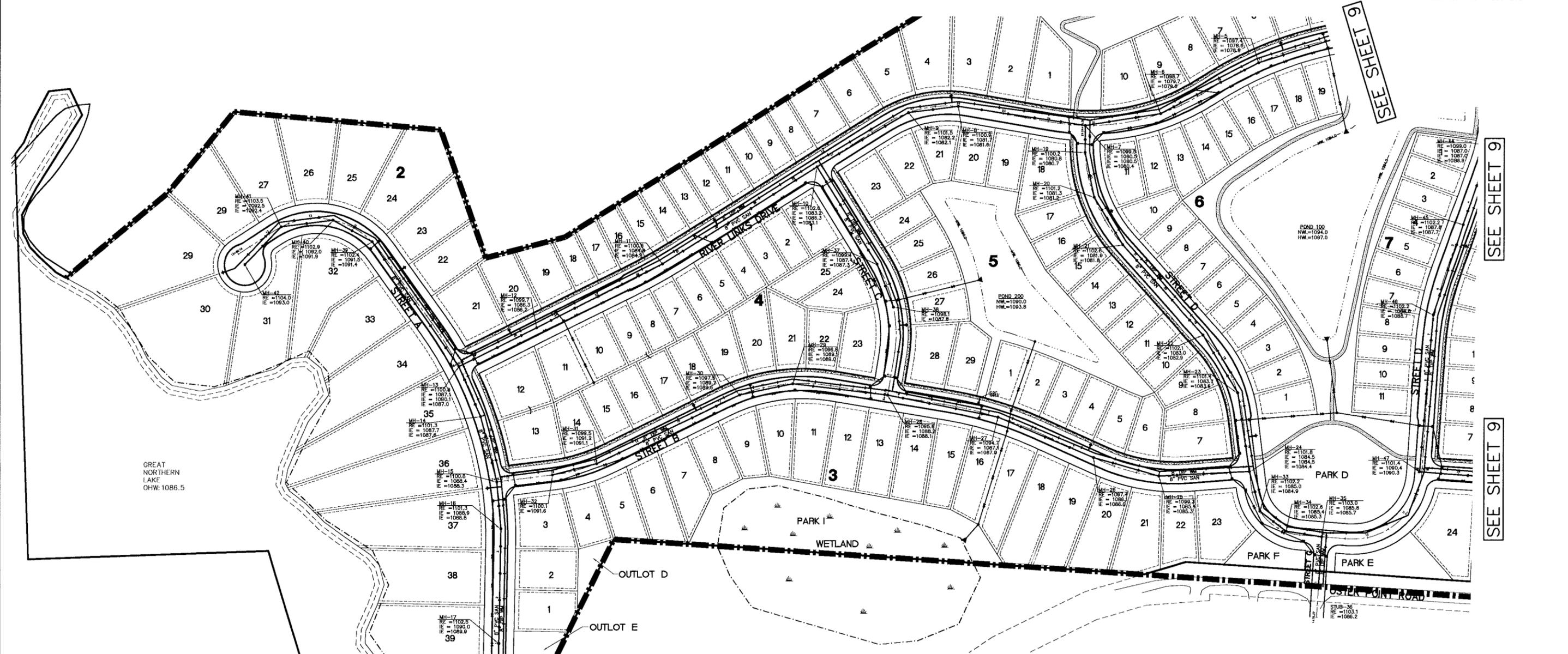
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Date: 7/31/06 License No. 43892

Revisions:
07/31/06: VICINITY MAP REVISIONS

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Checked: ARN
Drawn: JAL
Record Drawing by/date:

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SEE SHEET 9

SEE SHEET 9

SEE SHEET 9

GENERAL SANITARY SEWER AND WATERMAIN NOTES:

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 1999 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATERMAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OR MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OR TRANS., SEPT. 5, 2000 INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
- VERIFY EXISTING INVERT LOC. & ELEV. PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.
- SANITARY SEWER SERVICES ARE STATIONED FROM DOWNSTREAM MANHOLES.
- THE CONTRACTOR SHALL VERIFY THE CITY AS-BUILT CONSTRUCTION PLANS TO CHECK LOCATION AND MATERIAL TYPE.

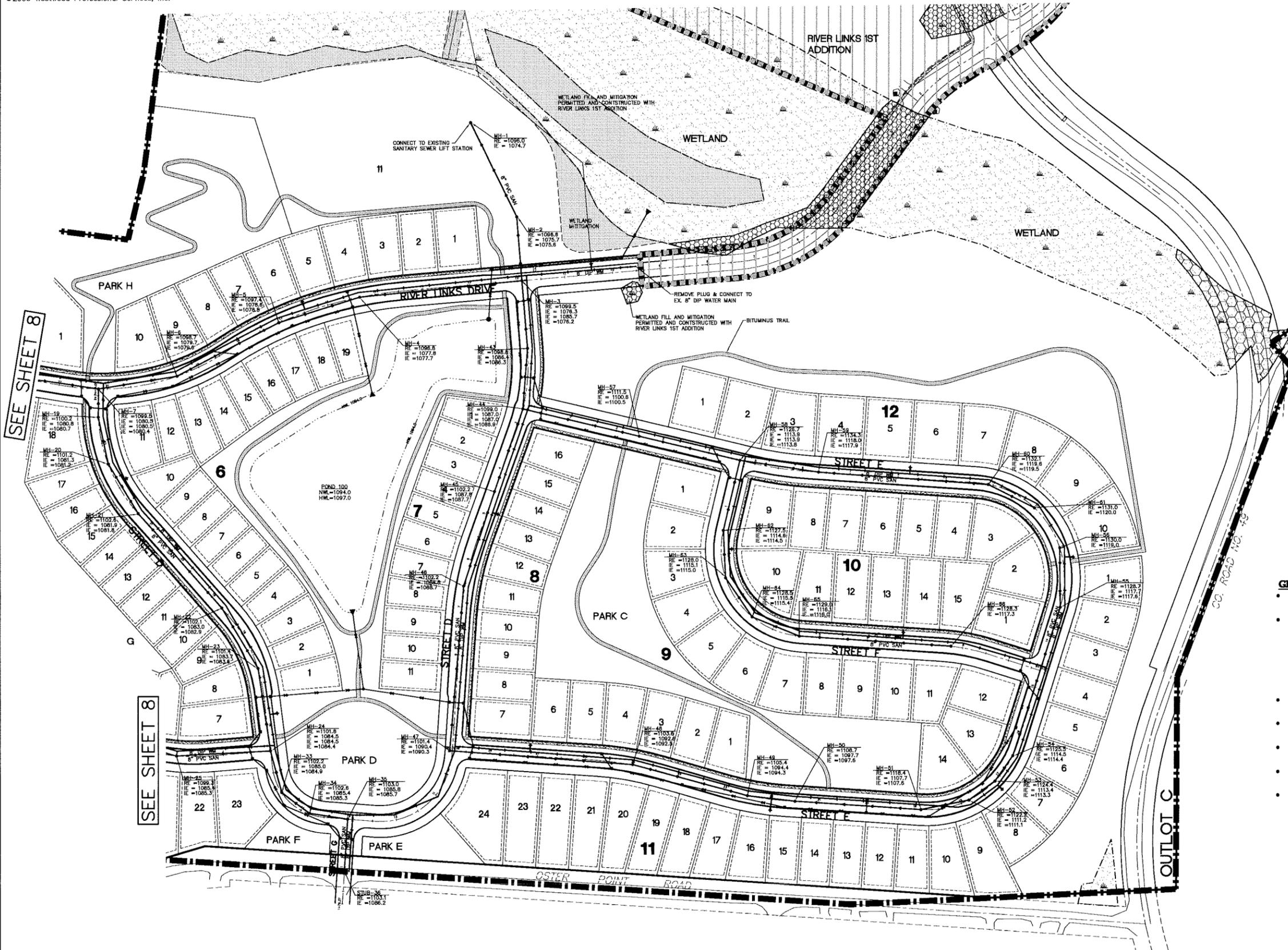
LEGEND

EXISTING	PROPOSED
SANITARY SEWER	SANITARY SEWER
WATER	WATER
HYD. W/VALVE	HYD. W/VALVE
STORM SEWER	STORM SEWER

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River Links
Cold Spring, Minnesota

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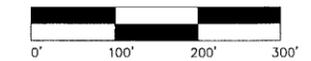


LEGEND

EXISTING	PROPOSED
SANITARY SEWER	SANITARY SEWER
WATER	WATER
HYD. W/VALVE	HYD. W/VALVE
STORM SEWER	STORM SEWER

GENERAL SANITARY SEWER AND WATERMAIN NOTES

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- THE CONTRACTOR SHALL VERIFY THE CITY AS-BUILT CONSTRUCTION PLANS TO CHECK LOCATION AND MATERIAL TYPE.



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Date: 07/21/06 Sheet 9 OF 14
20015143UTP02.DWG

River Links

Cold Spring, Minnesota

Utilities Plan

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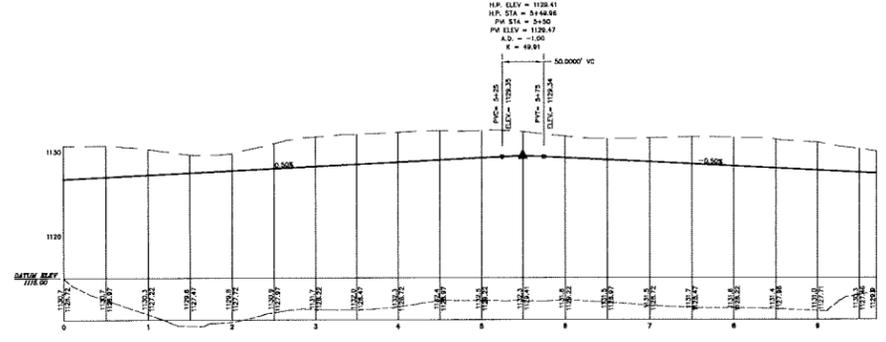
Revisions:
07/31/06: VICINITY MAP REVISIONS

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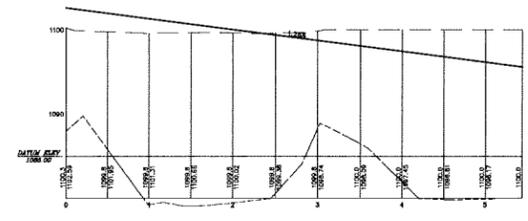
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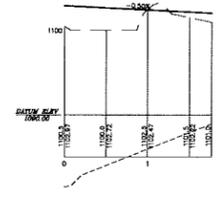
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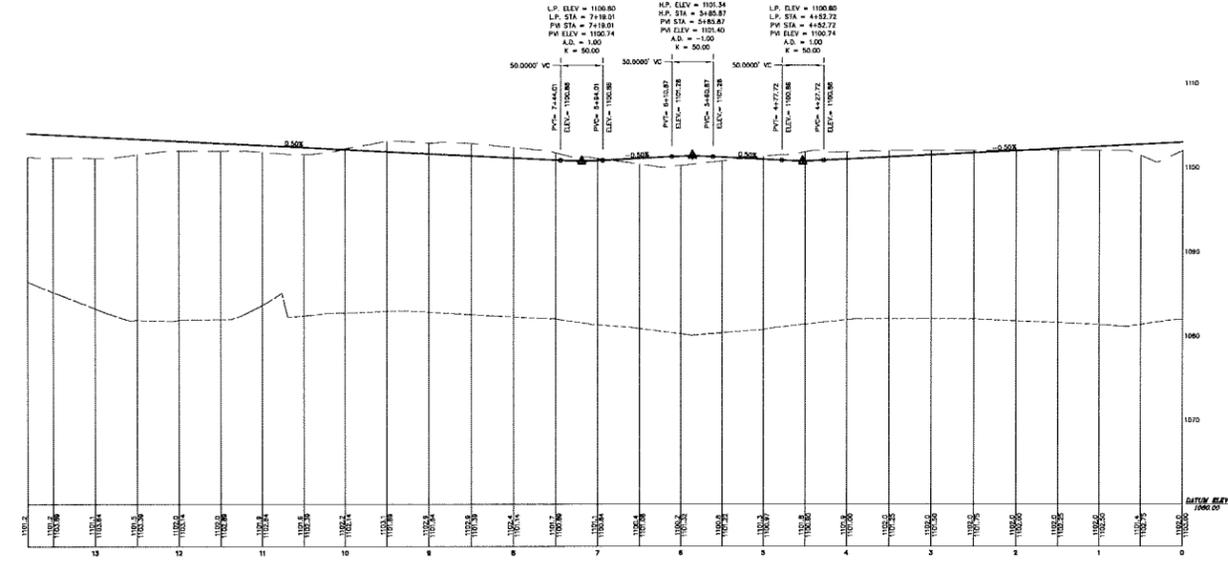
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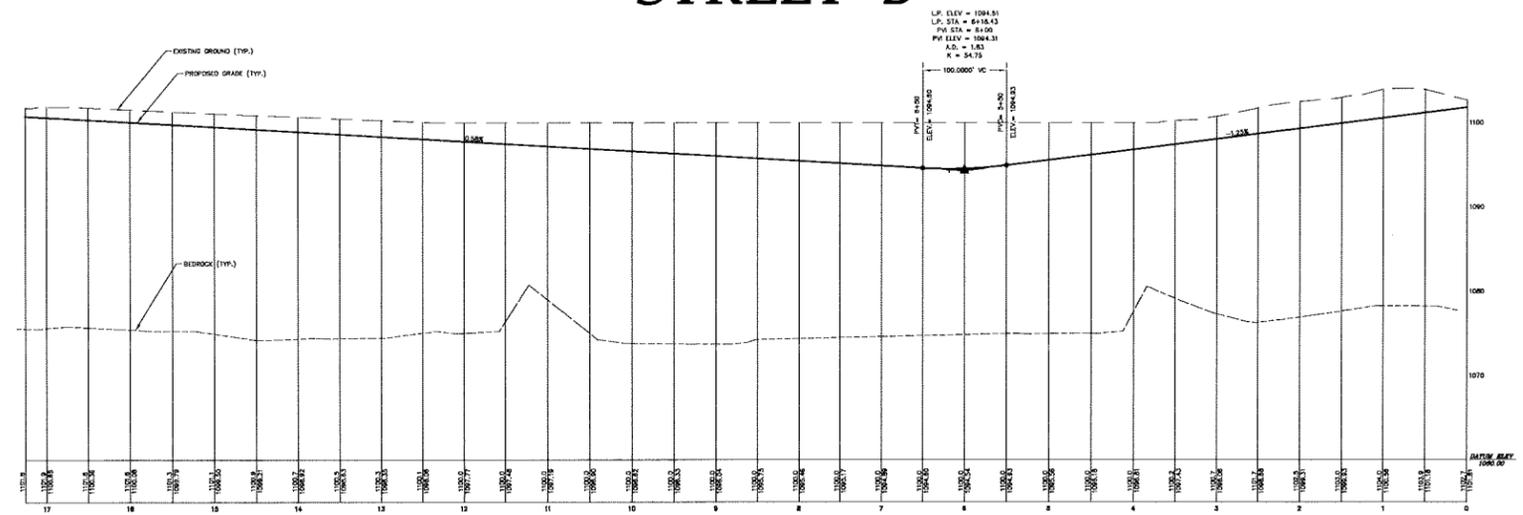
STREET G



STREET A

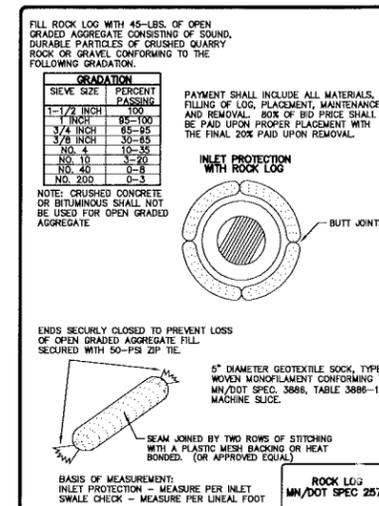
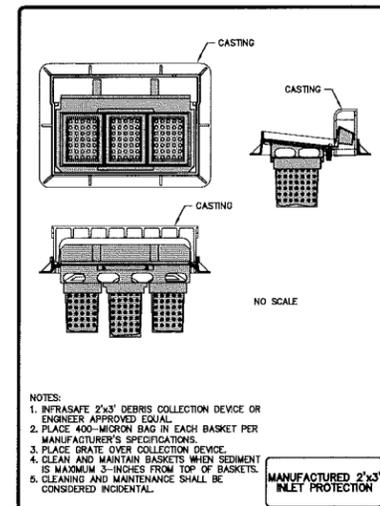
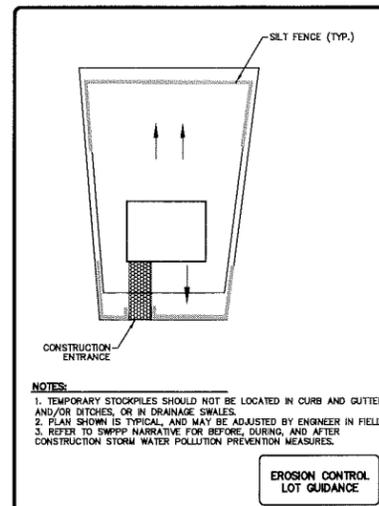
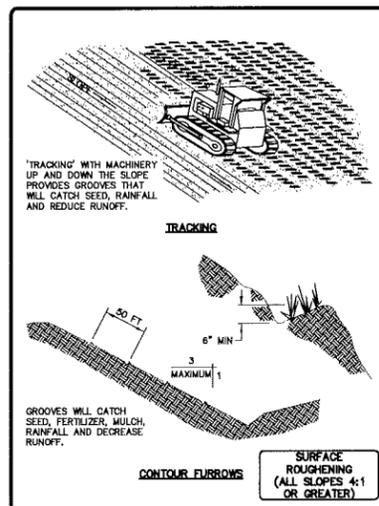
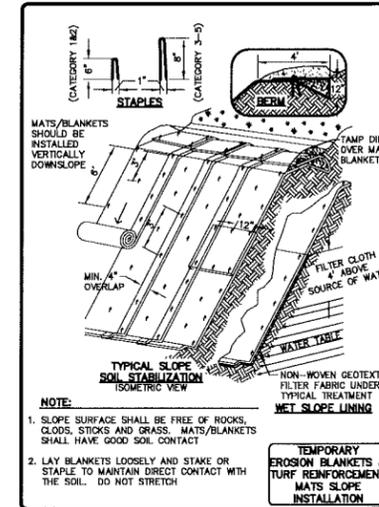
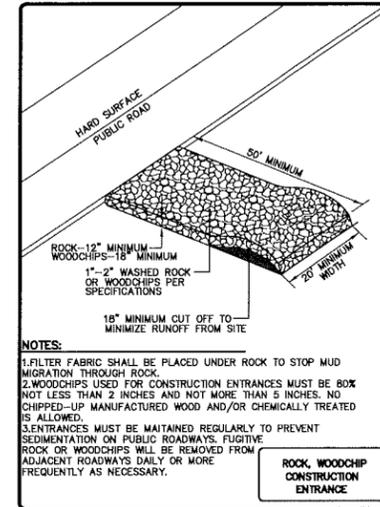
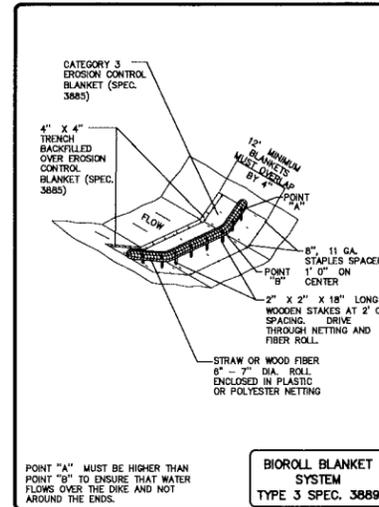
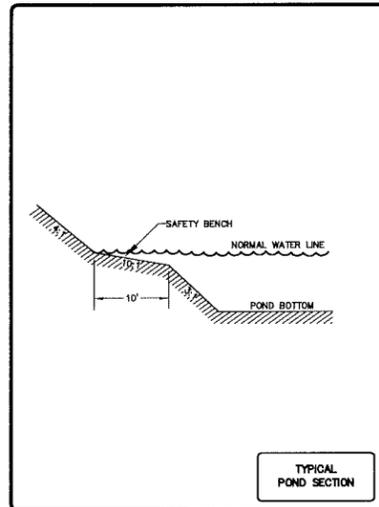
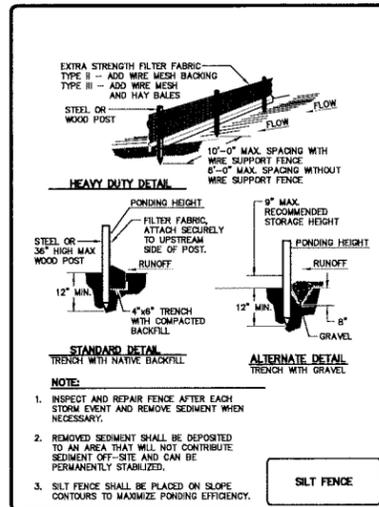
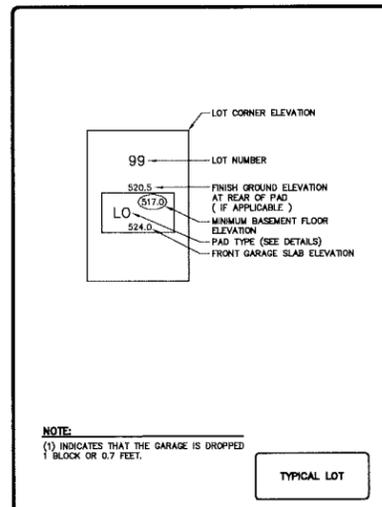


STREET B



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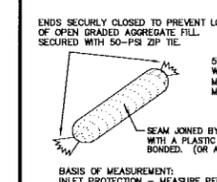
Date: 07/21/06 Sheet: 11 OF 14
 20015143.0101P03.DWG



FILL ROCK LOG WITH 45-LBS. OF OPEN GRADED AGGREGATE CONSISTING OF SOUND, DURABLE PARTICLES OF CRUSHED QUARRY ROCK OR GRAVEL CONFORMING TO THE FOLLOWING GRADATION:

GRADATION	
SEIVE SIZE	PERCENT PASSING
1-1/2 INCH	100
1 INCH	85-100
3/4 INCH	65-95
3/8 INCH	30-65
NO. 4	10-35
NO. 10	3-20
NO. 40	0-8
NO. 200	0-3

NOTE: CRUSHED CONCRETE OR BITUMINOUS SHALL NOT BE USED FOR OPEN GRADED AGGREGATE.

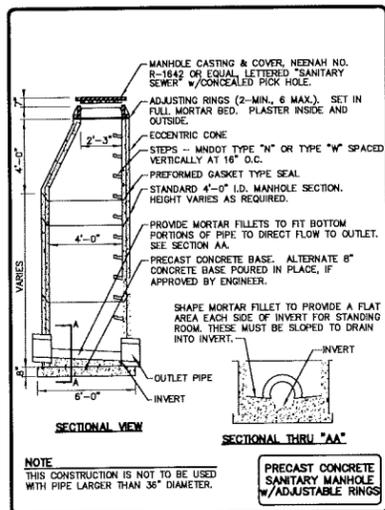


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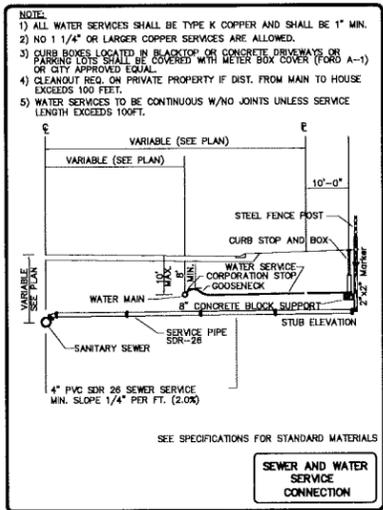
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 Cold Spring, Minnesota

Date: 07/21/06 Sheet: 12 OF 14
 20015143.01DTP01.DWG

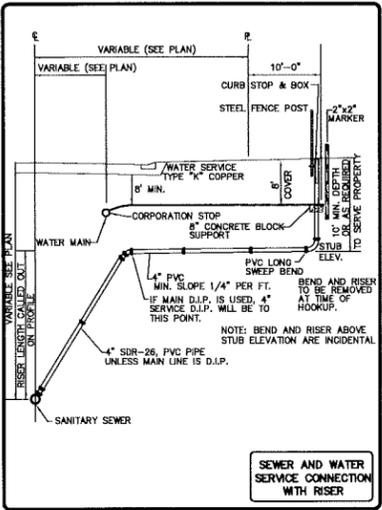
Grading & Erosion Control Details



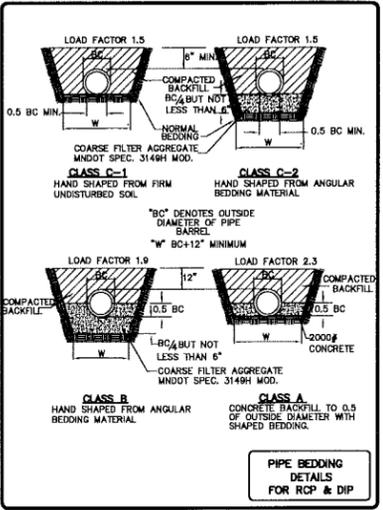
NOTE
 THIS CONSTRUCTION IS NOT TO BE USED WITH PIPE LARGER THAN 36\"/>



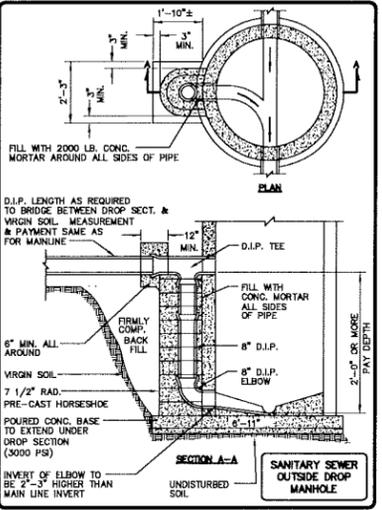
SEE SPECIFICATIONS FOR STANDARD MATERIALS
SEWER AND WATER SERVICE CONNECTION



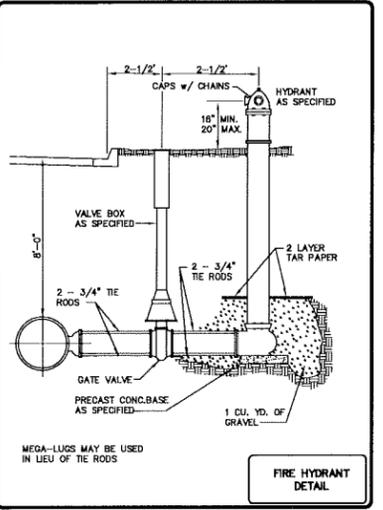
SEWER AND WATER SERVICE CONNECTION WITH RISER



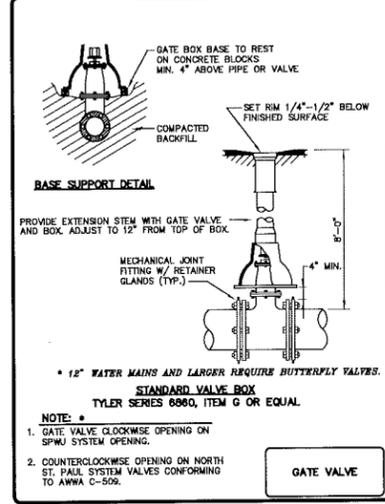
PIPE BEDDING FOR RCP & DIP



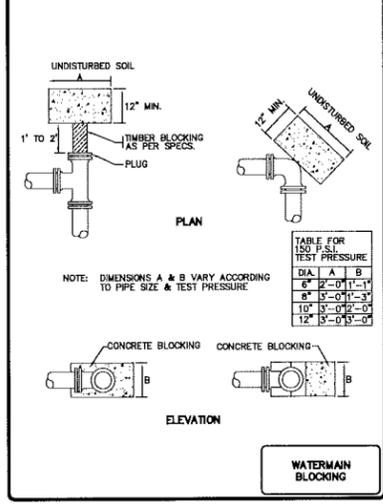
SANITARY SEWER OUTSIDE DROP MANHOLE



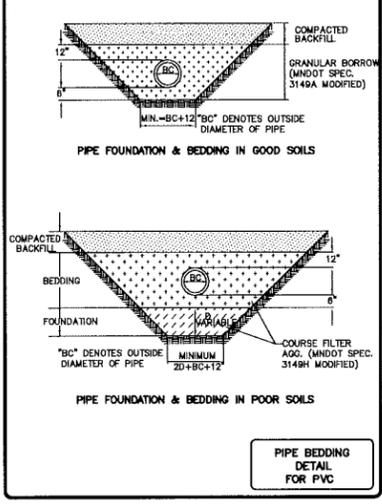
FIRE HYDRANT DETAIL



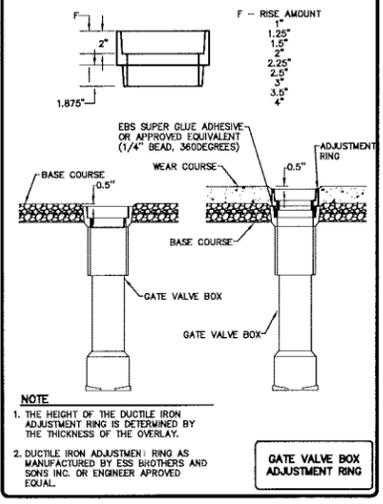
GATE VALVE



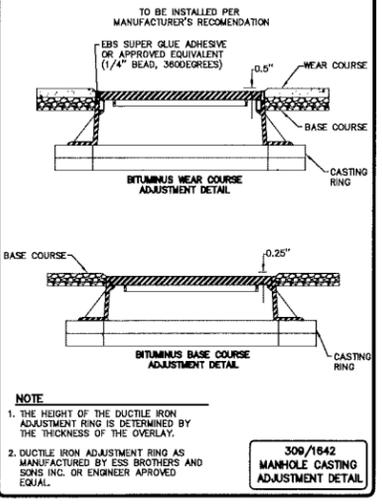
WATERMAIN BLOCKING



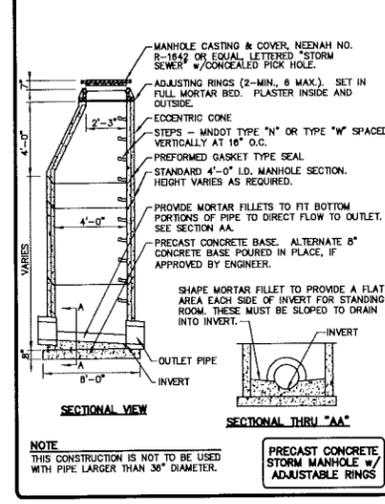
PIPE BEDDING DETAIL FOR PVC



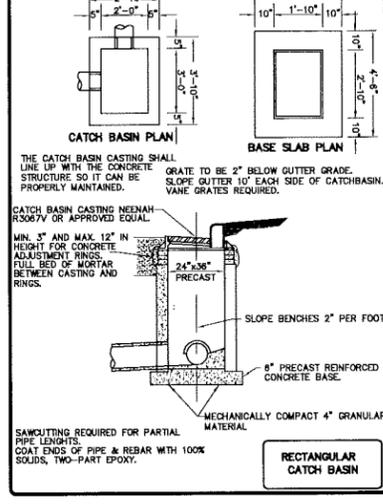
GATE VALVE BOX ADJUSTMENT RING



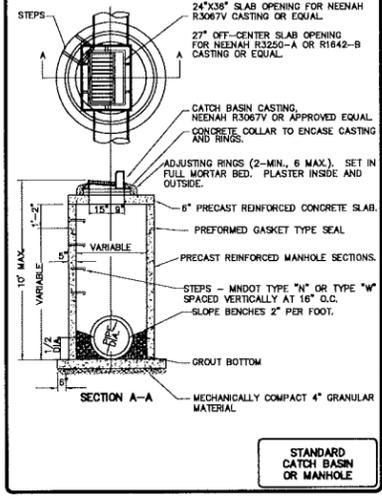
309/1842 MANHOLE CASTING ADJUSTMENT DETAIL



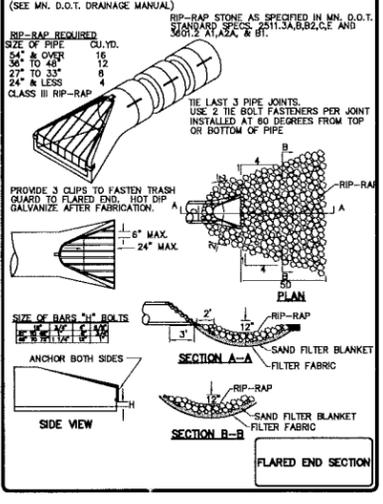
PRECAST CONCRETE STORM MANHOLE WITH ADJUSTABLE RINGS



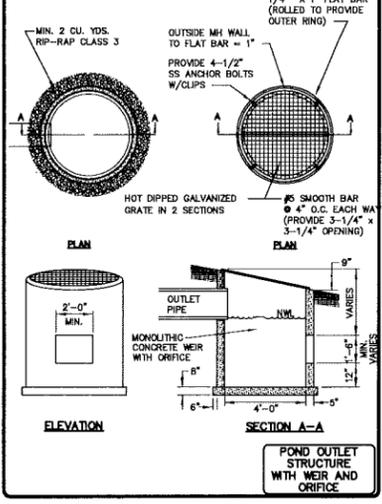
RECTANGULAR CATCH BASIN



STANDARD CATCH BASIN OR MANHOLE

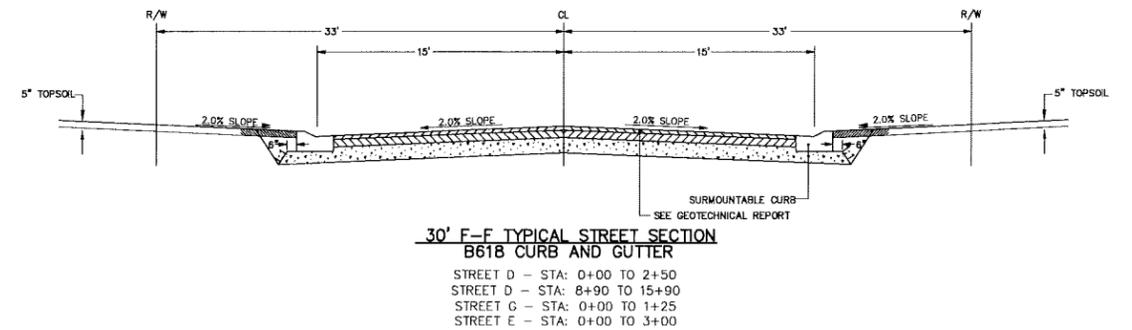
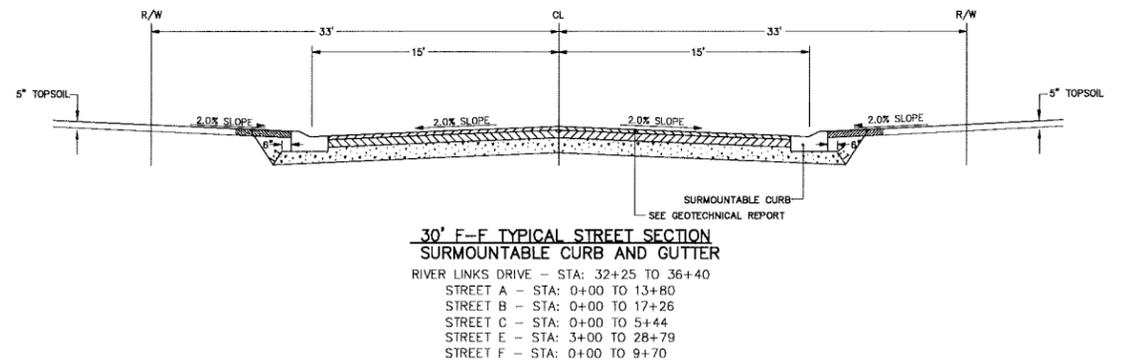
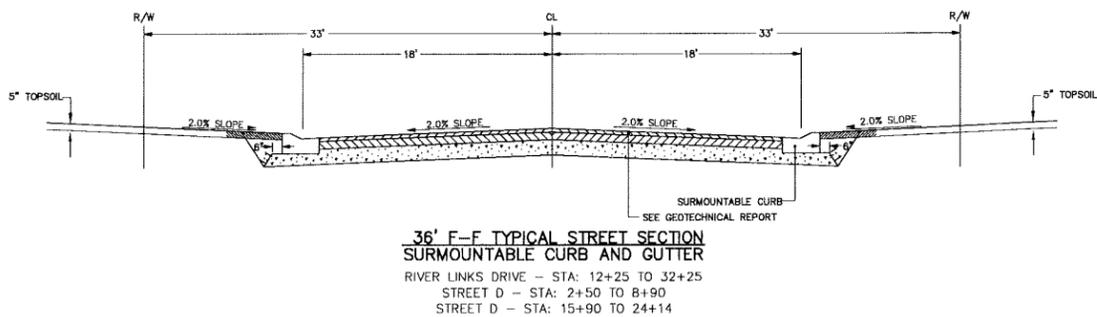
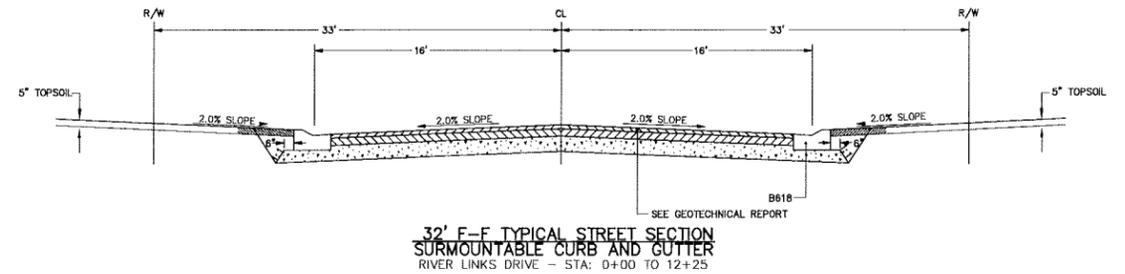
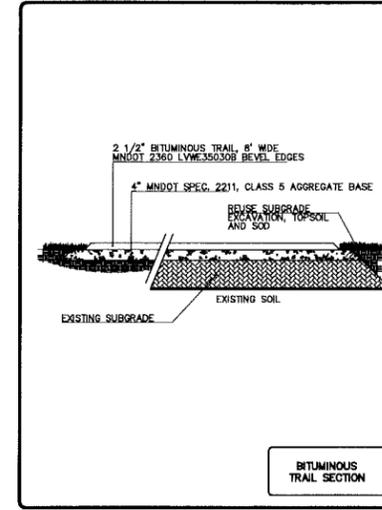
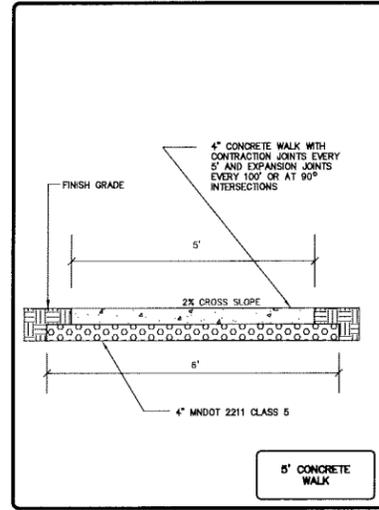
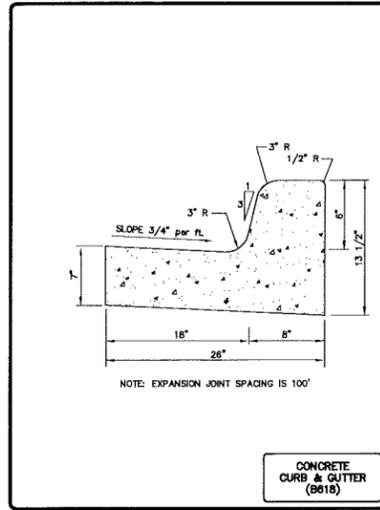
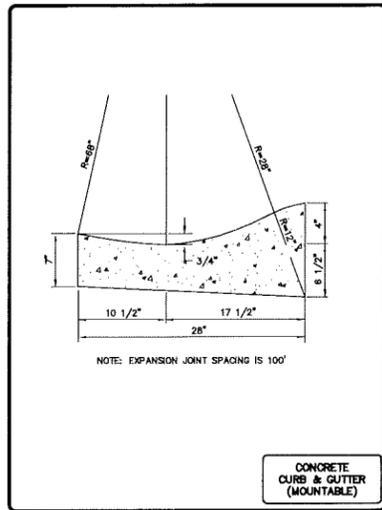
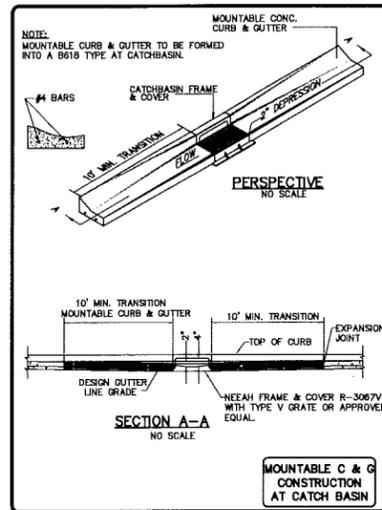


FLARED END SECTION



POND OUTLET STRUCTURE WITH WEIR AND ORIFICE

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

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I hereby certify that this plan 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.
Andrew R. Nelson
Andrew R. Nelson
Date: 7/31/06 License No. 43892

Revisions:
07/31/06: VIGNITY MAP REVISIONS

Designed: ARN
Checked: ARN
Drawn: JAL
Record Drawing by/date:

Prepared for:

D.J.P. Properties
Paul Steil
17116 Honeysuckle Road
Cold Spring, Minnesota 56320

River Links

Cold Spring, Minnesota

Street Details