PLANNING COMMISSION

DECEMBER 9, 2019

6:30 O'CLOCK P.M.

1. Call to Order
2. Minutes of the Previous Meeting – October 14, 2019
3. Public Hearing General Development Plan for Bigelow-Voigt 8th
4. Public Hearing Conditional Use Permit Bigelow-Voigt 8th
5. Public Hearing General Development Plan for Blaine's 14th
6. Public Hearing Preliminary Plat for Blaine's 14th
7. Other
8. Adjourn

MINUTES OF PLANNING COMMISSION MEETING
October 14, 2019

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 14th day of October, 2019 at 6:30 PM

THE FOLLOWING MEMBERS WERE PRESENT: Commissioner Ferris, Commissioner Torkelson, Commissioner Fitch, Commissioner Thompson, Commissioner Zelinske Commissioner Tinsley and Commissioner Burton.

THE FOLLOWING WERE ABSENT: None

THE FOLLOWING WERE ALSO PRESENT: Interim-Administrator Nancy Zaworski, City Clerk Rappe, Ron Kasel, Rayelle Hasse and Tony Bigelow

CALL TO ORDER AT 6:30PM

MINUTES OF THE PREVIOUS MEETINGS – September 9, 2019 – Motion to Approve the Minutes as presented by Commissioner Thompson, second by Commissioner Torkelson with All Voting Aye.

PUBLIC HEARING STROH REQUEST FOR CONDITIONAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT FOR SOUTH FORK THIRD
Interim City Administrator Zaworski stated that this includes staff review comments and much of this comes out of the agreements from the previous two development there.

Public Hearing Opened
Tony Bigelow – 1210 16th St NE – all conditions look agreeable. Mr. Bigelow asked if he needed a performance bond but since they are not public streets he is asking if that is needed. Zaworski stated that was one of the things recommended.

Public Hearing Closed
Discussion:
Commission Burton stated that most of this was hashed out during the preliminary and final plats. All commissioners agreed.
Zaworski reminded the commissioners to address the 13 conditions either individually or blanketed. The Commissioners agreed that this conditional use permit is compliant and compatible with all 13 conditions.
Motion to Approve the Conditional Use Permit for A Planned Unit Development with conditions set forth by the staff review made by Commissioner Burton, second by Commissioner Zelinske with All Voting Aye.

NOVEMBER 11 MEETING
The Planning Commissioners discussed and settled on moving the November meeting to November 5.
Motion to Reschedule the November 11, 2019 meeting to Tuesday, November 5 made by Commissioner Burton, second by Commissioner Thompson with All Voting Aye.

KASEL
Interim Administrator Zaworski stated that the background that there was a nuisance compliant and with other things happening she would like to keep this conversation to ‘is this a nuisance or not’ and how to respond. As it stands right now if the commission does not choose another action, staff will continue as

normal and have the owner mow the property. There is an Attorney opinion in the packet. The Ordinance is not clear on mowing and maintenance of open spaces and drainage easements.
Commissioner Burton stated that it is difficult making a decision when we don't have an updated flood map and what does mow and maintain mean and how do we find a line.
Commissioner Torkelson stated that noxious weeds should be taken care of.
Kasel stated that there is foxtail and the open area on Lot I is only about 8 inches tall and.
Commissioner Zelinske – His biggest concerns are stuff on the lots such as debris and garbage and noxious weeds. As far as the grasses as long as they are natural prairie grasses leave it.
Commissioner Thompson – does the city have anyone to go out and look at it. Zaworski stated that the Public Works Director goes out and looks at it.
Commissioner Torkelson asked if the rest of the lots are in the same condition.
Commissioner Burton stated that from a Planning Commission perspective he would advise not to take any action, there is not enough information in our ordinances that address this type of situation.
Commissioner Torkelson stated that 50 feet of a waterway is not mow able.
Commissioner Fitch stated that we can't make a decision on one lot without considering all of the other lots.
Zaworski stated that we are going to try to solve this with the ordinance rewrite and has consulted Laura Chamberlain with Hoisington Koegler.
Zaworski summarized stating that for this complaint tall grasses can be allowed except for noxious weeds.

PW 4TH CUP AMENDMENT – The setback measurements are per the preliminary plat.

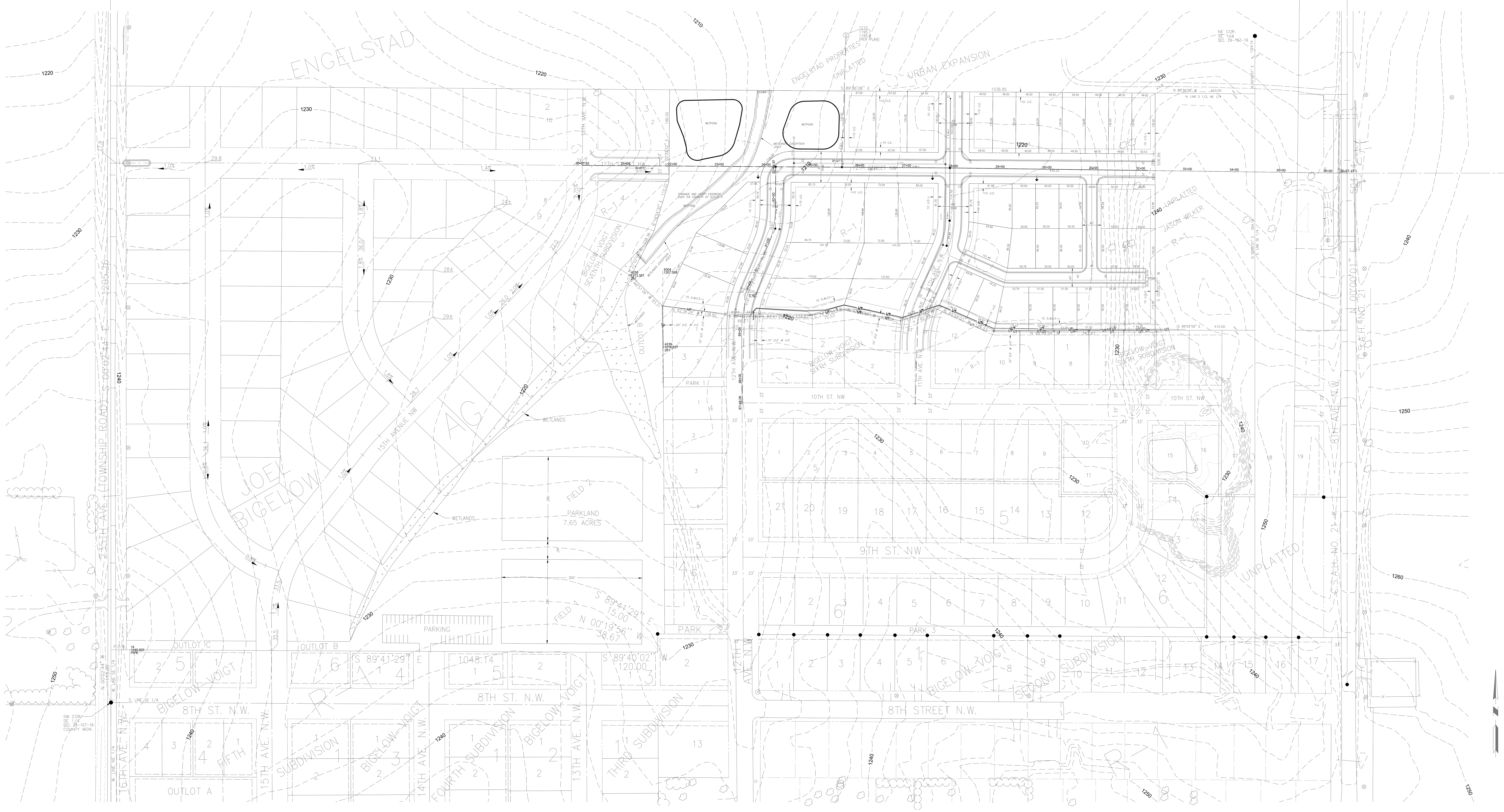
OTHER - Nothing

ADJOURN 7:03PM

Respectfully Submitted,

____
Linda Rappe, City Clerk

BIGELOW VOIGT EIGHTH - REVISED



OWNER
BIGELOW ENTERPRISES, INC.
706 COUNTY ROAD 3 NW
BYRON, MN 55920

BASIS OF BEARINGS
All Bearings are in relationship with the Dodge County Coordinate System NAD 83, Adjusted 1996.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date ____________

____________________ REG. NO.: ____________

MASSEY
LAND SURVEYING & ENGINEERING
P.O. BOX 428, KASSON, MN 55944
PH. NO. 507-634-4505, FAX NO. 507-634-6560

REVISED GENERAL DEVELOPMENT PLAN
BIGELOW VOIGT EIGHTH
SECTION 29
CITY OF KASSON, MINNESOTA

PROPERTY LOCATION MAP
T. 107 N. R. 16 W.
N.W. 1/4 N.E. 1/4
29
S.W. 1/4 S.E. 1/4
No Scale

MONUMENTS
● FOUND (AS INDICATED)
○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)

SCALE: 1" = 100'
DATE: 09/21/05
DRAWN BY: D.A.M./R.A.S./T.A.C.
JOB NUMBER: 023.2-19001
DWG. FILE: General Dev. Plan
REVISION DATE: 11/20/2019

THIS DOCUMENT COPYRIGHTED BY: MASSEY LAND SURVEYING, INC.

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF: BIGELOW ENTERPRISES BYRON, MN

SHEET NO. 1 OF 1

Bigelow Voight 8 **STAFF REVIEW COMMENTS**

Admin/Zoning Administrator

1) As per the Comprehensive Plan, 12^{th} St is a planned roadway connecting the west side of Kasson to the east/park (See Attachment A). This was also reflected in the original GDP.
2) As per the Comprehensive Plan, parkland/trails follow 12^{th} St NW, connecting the west side of Kasson to the east/park (See Attachments B & C).
3) This is an application for a Conditional Use Permit. Based on what is proposed, a planned unit development is also required.
4) Collect trail fees for future trail; costs to be included in development agreement. .
5) Developer engineering fees to be included in development agreement.
6) Require sidewalks in the development and in the PUD
7) Final plat to include Storm water information for NPDES and rate control.
8) Easement access to ponds.
9) Turnarounds resolved on 12^{th} and on the street in Outlot B.

Additional Comments:

1) Building permits may be issued when streets are certified by City Engineer being capable of supporting construction vehicles.

2) Association documents to the City that establishes community ownership of common areas, accepts responsibility for the maintenance of those areas, commits the Association to professional management and establishes and adequate funding mechanism for that maintenance. Any change in association management must be approved by the Planning commission.

3) A Capital Maintenance account of appropriate size will be placed on deposit and that an annual fund account of this fund will be furnished to the city. Prior to January 1^{st} of each year.

4) Waiver agreement to be signed by each property owner at the time of applying for a building permit or transferring utility billing, detailing the City's lack of maintenance responsibility.

5) Supply As-built documents to the city for all existing and future streets and utility connections.

6)City agrees to flush city hydrants, but only in order to maintain the integrity of the water product. The flushing is not intended to serve as maintenance of the water mains.

7) Agrees to notify City Public Works, on an emergency basis, in the event of future water main repair or maintenance.

8) All service lines will be installed as per city specifications.

FINANCE

Development agreement

WAC/SAC/Parkland fees

Access easements, and all recorded

Verify electric utility provider

Wells sealed as necessary

Wetland issues

Parkway

Trails

ELECTRIC

The electric dept. will review the final plat and make recommendations at that time. Currently

ZONING CLERK

12th St to go through wider streets on 11th St and the n/s road to avoid a PUD

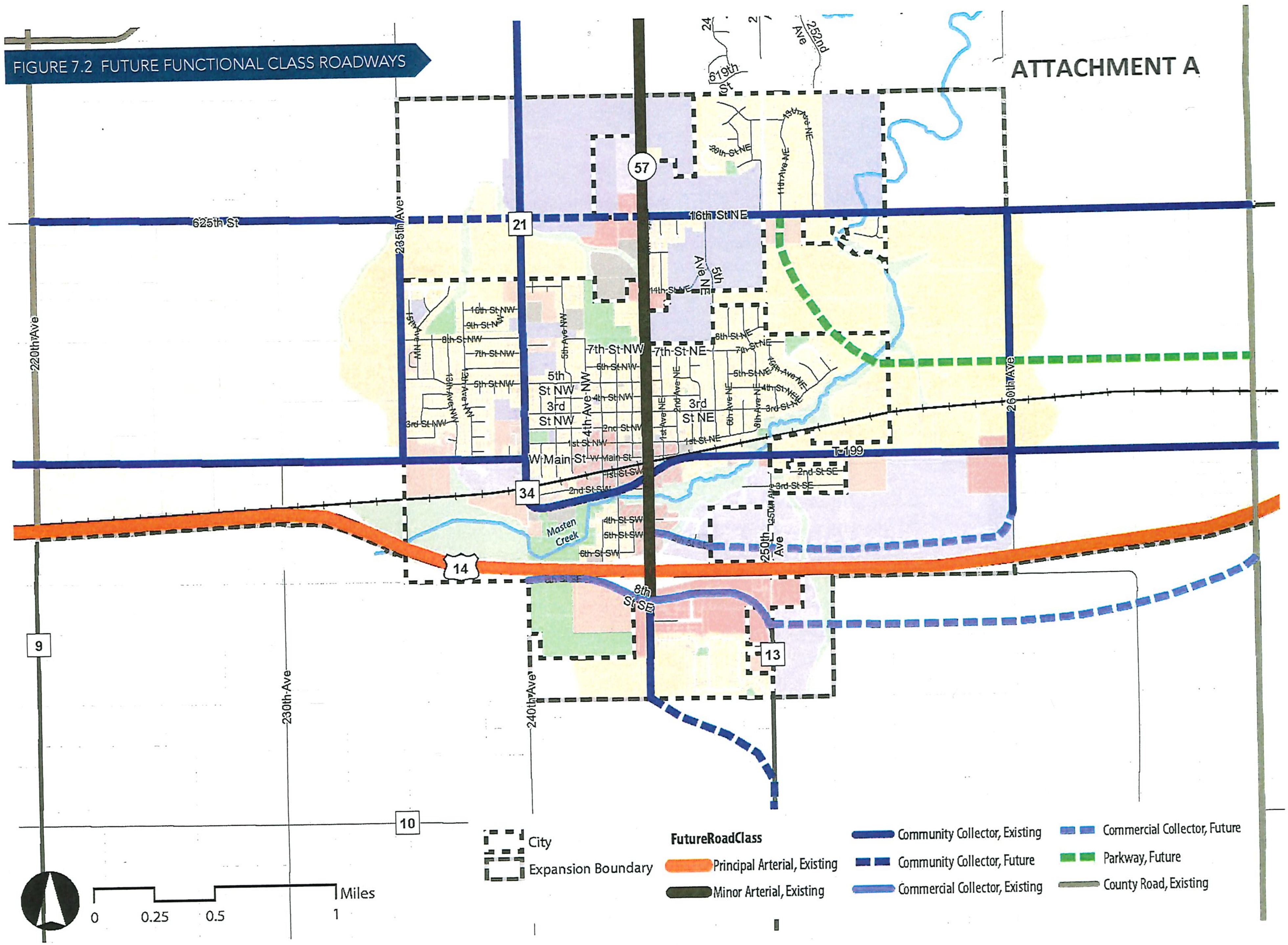
Turnarounds at the end of 11th and 12th Sts and 11th Av

PUBLIC WORKS DIRECTOR

See Engineer comments

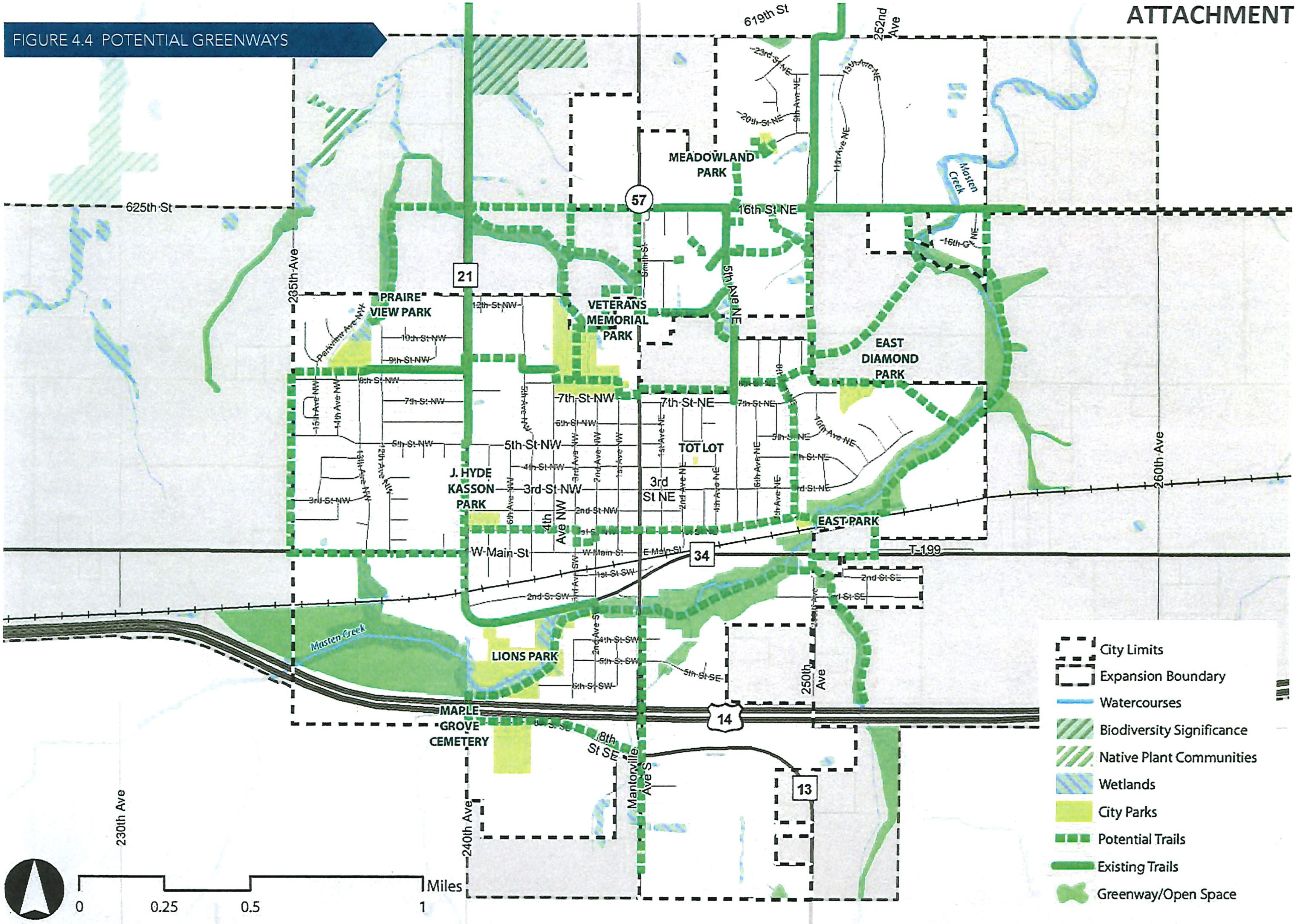
ATTACHMENT A

FIGURE 7.2 FUTURE FUNCTIONAL CLASS ROADWAYS



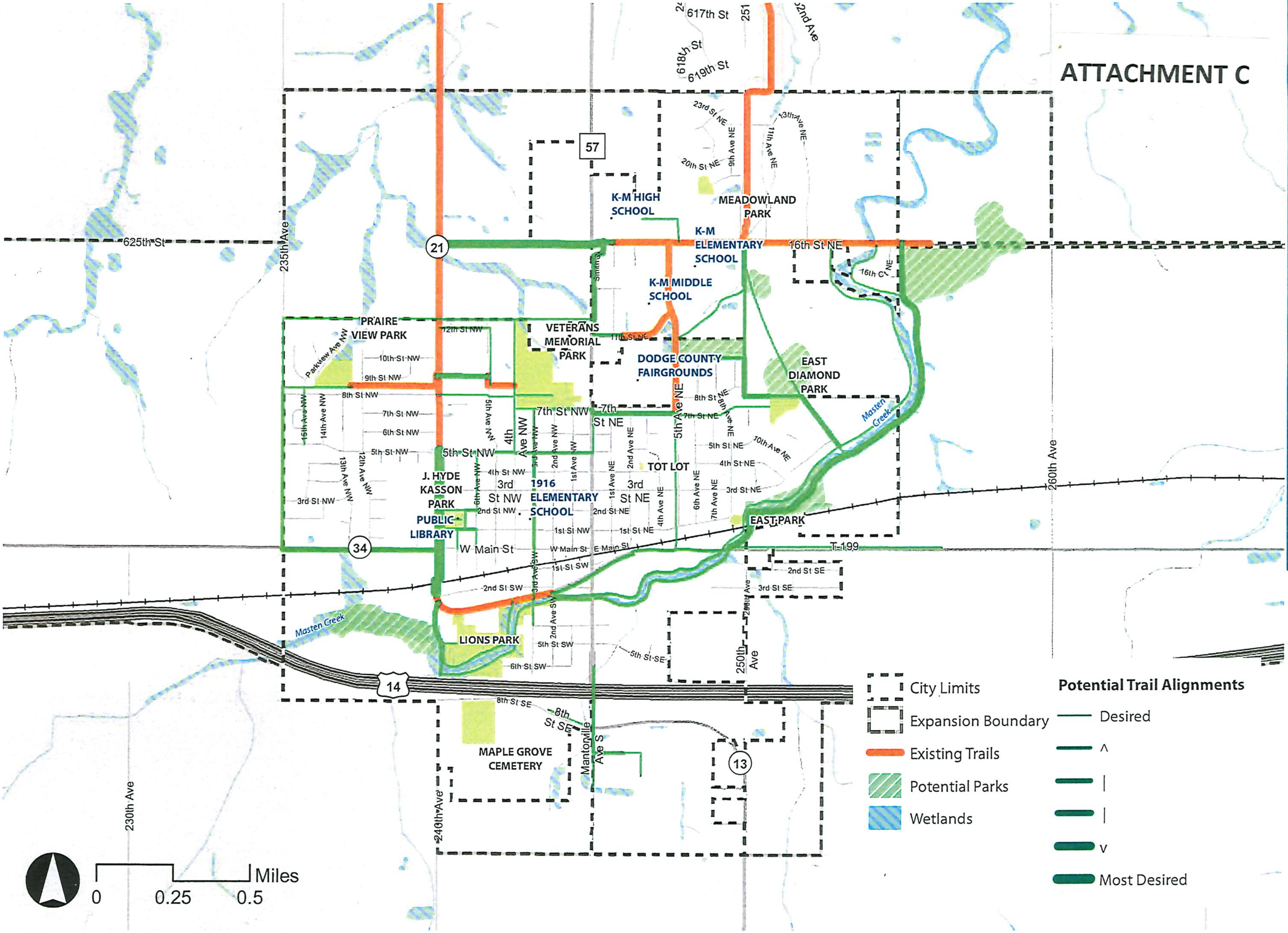
ATTACHMENT B

FIGURE 4.4 POTENTIAL GREENWAYS



ATTACHMENT C

FIGURE 6.2 WHAT WE'VE HEARD: PARKS, TRAILS AND GREENWAYS



2905 South Broadway
Rochester, MN 55904-5515
Phone: 507.288.3923
Fax: 507.288.2675
Email: rochester@whks.com
Website: www.whks.com

whks
engineers + planners + land surveyors

December 4, 2019

Ms. Nancy Zaworski
Interim City Administrator
City of Kasson
401 5th St. SE
Kasson, MN 55944

RE: Kasson, MN
Bigelow Voigt Eighth
Review of General Development Plan, Preliminary Plat, Preliminary Construction Plans and Conditional Use Permit Exhibit

Dear Nancy:

We have reviewed the general development plan, preliminary plat, preliminary construction plans and conditional use permit exhibit as submitted for the referenced project, as requested. We offer the following comments on the submitted plans in addition to the comments on the attached plans.

<u>General Comments</u>

1. The subject property to be platted is Zoned R-1.

2. Figure 4.4 Potential Greenways and figure 6.1 Potential Parks, Trails and Greenways of the City of Kasson Comprehensive Plan both depict a potential greenway/open space and a trail along existing drainage way.

3. The applicant is proposing single family detached and single family attached (zero lot line) uses. The single family attached (zero lot line) use is a conditional use and requires a conditional use permit.

4. A Planned Unit Development is required due to the proposed Private streets.

5. The subject property is located within Flood Zone C (areas of minimal flood hazard).

6. Any existing wetlands shall be delineated and depicted on the final plat and construction plan set.

7. We recommend that the construction costs for the future trail along the stream be included in the development agreement. The future trail will be constructed by the City at a later date.

8. Additional comments may follow upon review of the final construction plan set, final plat and drainage plans and report.

General Development Plan

1. We recommend that the developer extend 12th Street NW from the dead end east of the intersection of Park View Avenue NW, east across the stream to the intersection of 12th Street NW and 12th Avenue NW, per the previously approved general development plan. 12th Avenue NW serves as a local collector.

2. Lots fronting more than one street shall maintain a yard on those streets conforming to the requirements for front yard setbacks; side yard setbacks shall be maintained from the remaining lot line, except when a lot line is adjacent to an alley from which a rear yard setback shall be maintained. A 20 foot front yard setback is required along the easterly side of Lot 1, Block 3. The resulting building envelope width would be 40.5 feet. The developer shall verify that the proposed dwelling footprint will fit within the building envelope.

3. The name and address of the developer shall be provided on the plan.

4. The adjacent existing road names shall be labeled on the plan

5. Unneeded items such as the survey points, slope labels, private utilities, text, property corners and stationing shall be removed for clarity.

6. The proposed lots shall be appropriately labeled on the plan.

7. The area proposed for the single family attached dwelling use shall be clearly depicted and labeled accordingly on the plan.

8. Extend 12th Street NW east to C.S.A.H. 21 and label as future from the easterly boundary line of the subject property to C.S.A.H. 21.

Preliminary Plat

1. Any covenants or deed restrictions shall be provided with the final plat submittal.

2. A maintenance agreement for the maintenance of the Private Streets shall be provided with the final plat submittal.

3. Lot widths at the building line shall be provided in the final construction plans.

4. Ten foot utility easements shall be provided along the street frontage for the Private Streets.

5. Existing adjoining water, sewer and storm shall be depicted, and the sizes shall be clearly labeled.

6. The existing road and subdivision names are cutoff. All existing adjoining road names, owners of adjoining unplatted parcels and adjoining subdivision names shall be clearly depicted on the plat.

7. The existing ten foot U.E. along the easterly boundary line of Bigelow Voigt 7 shall be added to the plat.

8. The 2003 wetland exception area shall be depicted on the plat.

9. A temporary turnaround shall be provided at the end of 12th Street NW.

10. The 100 year design storm shall be contained within Outlot “A” or within a drainage easement.

11. The water service for Wilker runs across the project area. The Developer shall provide an adequate water service for Wilker as part of the project.

Preliminary Construction Plans

1. A hydrant shall be provided at each intersection. Hydrant locations and spacing shall also accommodate the existing portions of 12th Avenue NE and 11th Avenue NW to their intersections with 10th Street NW to ensure proper hydrant spacing and coverage. Hydrant locations and spacing shall be reviewed by the City Fire Chief.

2. A blow off hydrant shall be provided at every watermain dead end.

3. The wet ponds shall be sized to provide rate control for the 2 year, 10 year and 100 year Atlas 14 design storms for the post development condition to equal or less than pre development conditions for the tributary portions of Bigelow Voigt 7th and Bigelow Voigt 8th. The wet ponds shall also be designed to comply with NPDES permit requirements.

4. The existing 5’ U.E. along the easterly boundary line of Bigelow Voigt 7th shall be depicted on the grading plan.

5. Removed hydrants shall be salvaged to the City.

6. All sidewalks shall be 5 feet wide.

7. The pipe crowns for differing storm sewer pipes sizes shall be aligned at manhole junctions.

8. Turning movements shall be provided in the final construction plan set for the Private Streets to illustrate accessibility for emergency vehicles and approved by the Fire Chief.

9. On street parking along the Private Streets shall be prohibited due to the proposed 20 foot width.

10. Additional comments are provided on the attached preliminary construction plans.

Conditional Use Permit Exhibit

1. Lots fronting more than one street shall maintain a yard on those streets conforming to the requirements for front yard setbacks; side yard setbacks shall be maintained from the remaining lot line, except when a lot line is adjacent to an alley from which a rear yard setback shall be maintained. The required building set back lines are not depicted for the single family attached dwellings. It appears that Lot 1, Block 2 violates the required 20 foot front yard setback along 12th Avenue NW, Lots 4 and 8, Block 5 violates the required 20 foot front yard setback along the Private Street and Lots 10 and 11, Block 6 may violate the required 20 foot front yard setback along the Private Street. The lot layout for the single family attached dwellings shall be revised to comply with the setback requirements and the setbacks shall be depicted to illustrate compliance. A Planned Unit Development could allow for flexibility with the required setbacks.

2. We recommend that a five foot wide ADA compliant side walk be provided along the Private Streets.

We do not recommend approval of the submitted General Development Plan and Preliminary Plat due to the required Planned Unit Development for the Private Roads. A revised General Development Plan and Preliminary Plat shall be submitted for review.

Please contact us if you have any questions.

Sincerely,

***WHKS** & CO.*

Brandon W. Theobald, P.E.

BWT/bwt

Cc: Charlie Bradford, Public Works Director
Linda Rappe, City Clerk
Melanie Leth, City Attorney
Laura Chamberlain, HKG inc., Consulting Planner
Rich Massey, WSE & Massey Land Surveying and Engineering
Les Conway, WSE & Massey Land Surveying and Engineering
Tony Bigelow, Developer

PUBLIC IMPROVEMENTS TO SERVE BIGELOW VOIGT EIGHTH

Kasson, MN

Issue Date - 11/20/2019 Preliminary Plat Submittal

LEGAL DESCRIPTION:

DESCRIPTION OF RECORD (DOC. #A-226301)

That part of the South One-Half of the Southeast Quarter of Section 29, Township 107 North, Range 16 West, Dodge County, Minnesota, described as follows:

Commencing at the northeast corner of the South One-Half of said Southeast Quarter; thence North 89 degrees 36 minutes 08 seconds West (NOTE: All bearings are in relationship with the Dodge County Coordinate System NAD '83, Adjusted 1996) along the North line of said South One-Half of the Southeast Quarter, 410.00 feet to the POINT OF BEGINNING; thence South 00 degrees 00 minutes 01 seconds West, parallel with the East line of said Southeast Quarter, 506.99 feet to the North line of BIGELOW-VOIGT SIXTH SUBDIVISION; thence North 89 degrees 59 minutes 59 seconds West, (NOTE: the next 8 courses are along the North line of said BIGELOW-VOIGT SIXTH SUBDIVISION), 343.46 feet; thence North 65 degrees 59 minutes 01 seconds West, 128.93 feet; thence South 70 degrees 55 minutes 56 seconds West, 82.59 feet; thence North 77 degrees 28 minutes 56 seconds West, 128.29 feet; thence South 74 degrees 16 minutes 51 seconds West, 70.53 feet; thence North 89 degrees 41 minutes 29 seconds West, 114.67 feet; thence South 89 degrees 45 minutes 29 seconds West, 66.77 feet; thence North 82 degrees 36 minutes 24 seconds West, 138.82 feet to the Northwest corner of said subdivision and to the Northeast corner of Outlot B, BIGELOW-VOIGT SEVENTH SUBDIVISION; thence North 46 degrees 51 minutes 06 seconds West, along the Northerly line of said Outlot B, 93.31 feet to the Easterly line of Block 4, said BIGELOW-VOIGT SEVENTH SUBDIVISION; thence North 27 degrees 02 minutes 04 seconds East, along said Easterly line, 108.38 feet; thence North 16 degrees 54 minutes 30 seconds East, along the East line of said subdivision, 196.00 feet to the Northeast corner thereof and to the North line of said South One-Half of the Southeast Quarter, thence South 89 degrees 36 minutes 08 seconds East, along said North line, 1036.95 feet to the point of beginning.

Said Parcel contains 11.81 acres more or less.
Said parcel is subject to a 15.00 foot Utility Easement lying Northerly of and parallel with the Northerly line of Block 1, said BIGELOW-VOIGT SIXTH SUBDIVISION, and is subject to any other easements or encumbrances of record.

BENCHMARK ELEVATION = 1235.22
TOP NUT HYDRANT AT THE NORTH SIDE OF 3RD STREET N.E. & 12 AVENUE N.E.

LEGEND	
—1245—	DENOTES PROPOSED CONTOUR ANNOTATION
x 46.84	DENOTES PROPOSED SPOT ELEVATION
——►	DENOTES DRAINAGE DIRECTION
—SF—	DENOTES SILT FENCE OR BIOROLL PER 7-01SDP
◉	DENOTES INLET PROTECTION PER 7-05SDP
	DENOTES PROPOSED EROSION MAT
	DENOTES PROPOSED BITUMINOUS
	DENOTES EXISTING CONTOURS
	DENOTES TREE LINE
	DENOTES WATERMAIN PIPE
—»—	DENOTES STORM SEWER PIPE
—>—	DENOTES SANITARY PIPE

INDEX TO PLANS	
Sheet Title	Sht. No.
TITLE SHEET	1
TYPICAL SECTION	2
ALIGNMENT PLAN	3
UTILITY PROFILES	4-10
POND DETAIL	11

This plan contains 11 Total sheets

Approved By: ______________ City Engineer ______ Date

OWNER / DEVELOPER

Bigelow Voigt Dev, LLC
4057 28th Street NW Suite 100
Rochester, mn 55901
PH. NO. 507-529-1161

CIVIL ENGINEERS / SURVEYORS

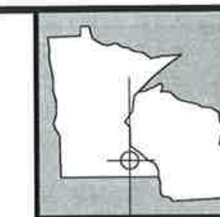
WSE & MASSEY LAND SURVEYING & ENGINEERING
P.O. BOX 100
KASSON, MN. 55944
PH. NO. 507-634-4505

PROJECT LOCATION
DODGE COUNTY
KASSON DISTRICT

UTILITY QUALITY LEVEL

The subsurface utility information in this plan is quality level D
This quality level was determined according to the guidelines of CI/ASCE 38-.2, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data."

Project Number 23.2-19001



MASSEY LAND SURVEYING & ENGINEERING
P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway
Les Conway

23292 11/20/19
Number Date

WSE Engineering Services

BIGELOW VOIGT EIGHTH
KASSON, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

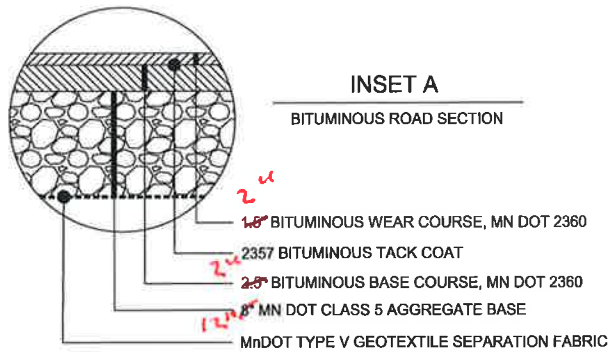
SCALE: NONE
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 023.2-19001
DWG. FILE:
REVISION DATE:

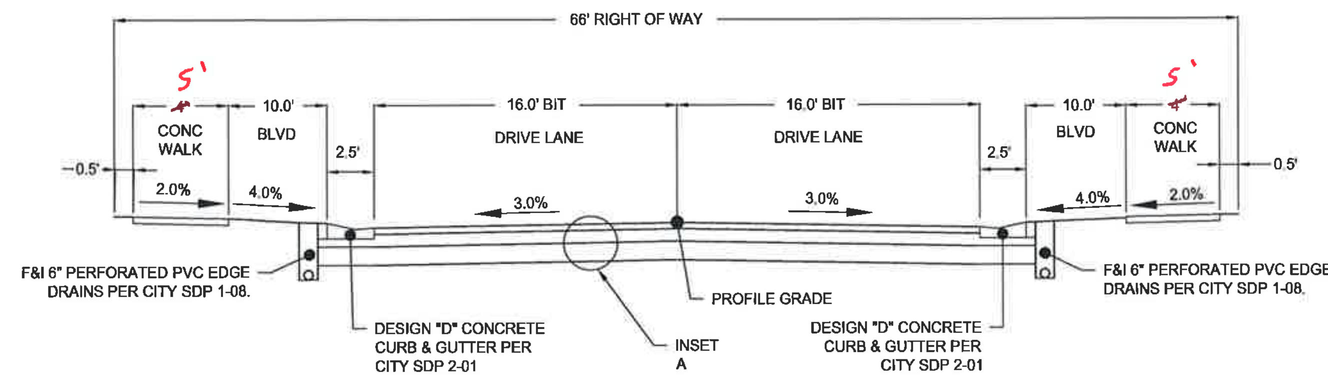
SHEET 1 OF 11

023.2-19001CT01.dwg
11/20/2019 10:54:09 AM

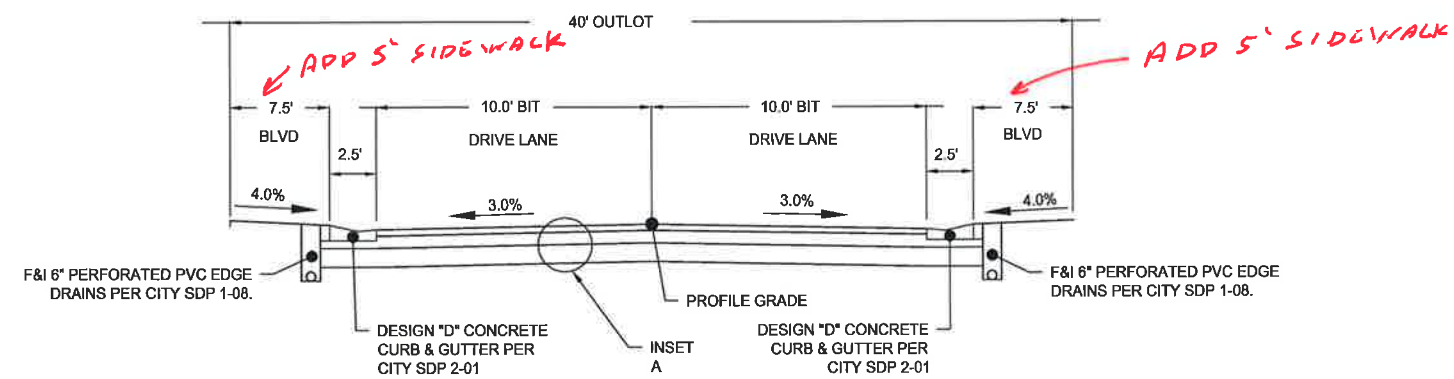
23.2-19001CG_TY01.dwg

11/20/2019 10:54:14 AM





12th STREET N.W. & 11th AVENUE N.W.



PRIVATE STREET

MASSEY
LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292 — Number
11/20/19 — Date

WSE
Engineering Services

BIGELOW VOIGT EIGHTH
KASSON, MINNESOTA

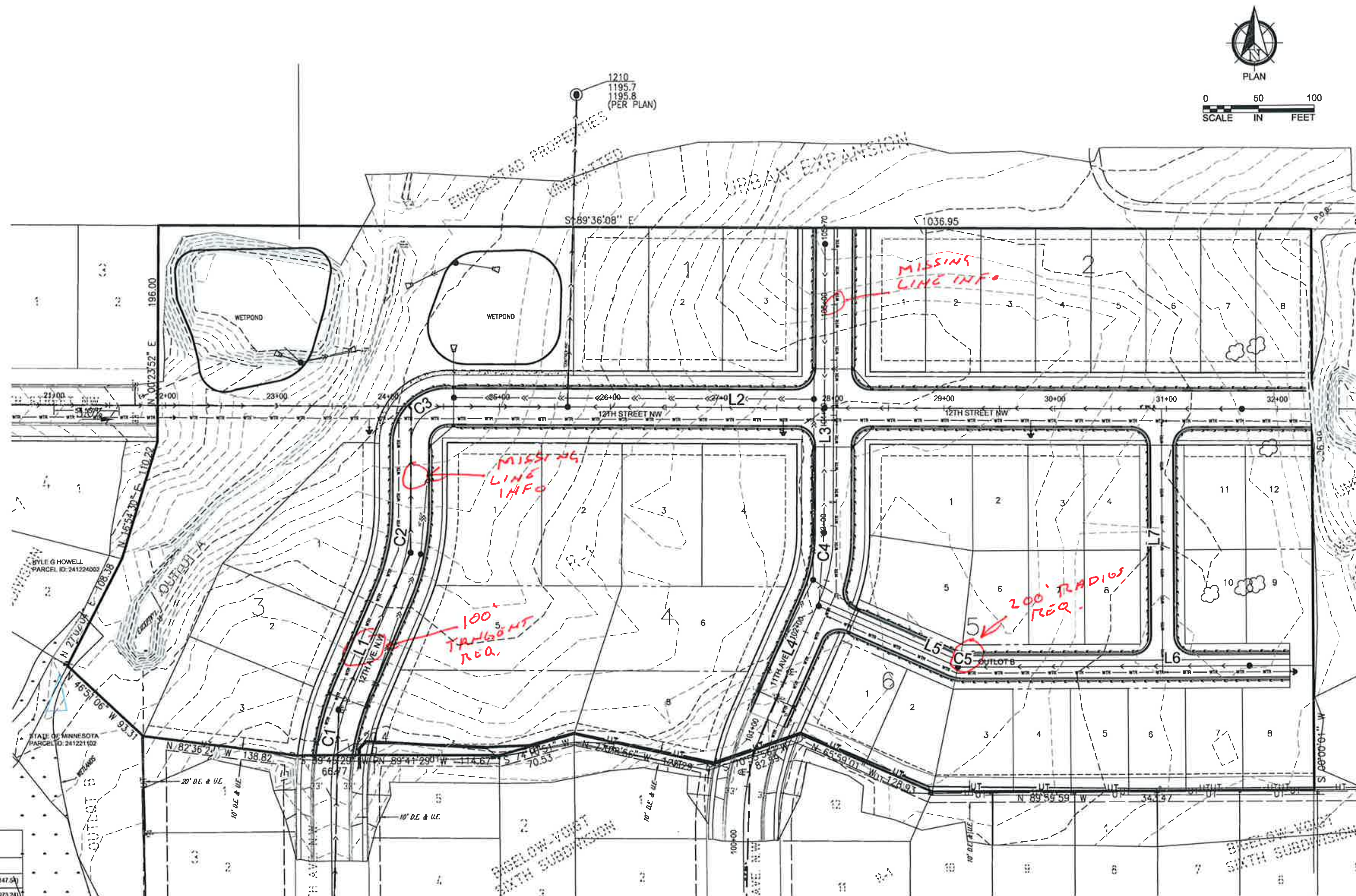
THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: NONE
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 023.2-19001
DWG. FILE:
REVISION DATE:

SHEET 2 OF 11

023.2-19001CG_UP01.dwg

11/20/2019 10:54:18 AM



Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L3	114.98	N0° 23' 52 30"E	(540800.81,175032.57)	(540801 60,175147.54)
L4	129.02	N23° 53' 02 60"E	(540735.80,174855 27)	(540788 04,174973.24)
L5	131.62	S85° 59' 01.74"E	(540786 26,174969 24)	(540906.48,174915.67)
L6	297.16	S89° 59' 59 32"E	(540918 69,174913 07)	(541215 85,174913 07)
L7	232.42	N0° 00' 00 68"E	(541096 35,174913 07)	(541096 35,175145 50)
L1	90.65	N23° 13' 15 23"E	(540368 89,174897.25)	(540404 63,174980 56)
L2	779 29	S89° 36' 06.62"E	(540454 97,175149 95)	(541234 24,175144 53)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C4	149 08	61.11	N12° 06' 27.45"E	(540788 04,174973.24)	(540800 81,175032 57)
C5	30.00	12.57	S77° 59' 30.53"E	(540906.48,174915.67)	(540918.69,174913.07)
C1	250.00	102.73	N11° 26' 55 25"E	(540348 64,174797.27)	(540368 89,174897.25)
C2	200.00	79.67	N11° 48' 33.77"E	(540404 63,174980.56)	(540420 83,175058 03)
C3	33.50	52.62	N45° 23' 52 30"E	(540421.23,175116.68)	(540454 97,175149.95)

MASSEY LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway
Les Conway

23292 11/20/19
Number Date

WSE
Engineering Services

BIGELOW VOIGT EIGHTH
KASSON, MINNESOTA

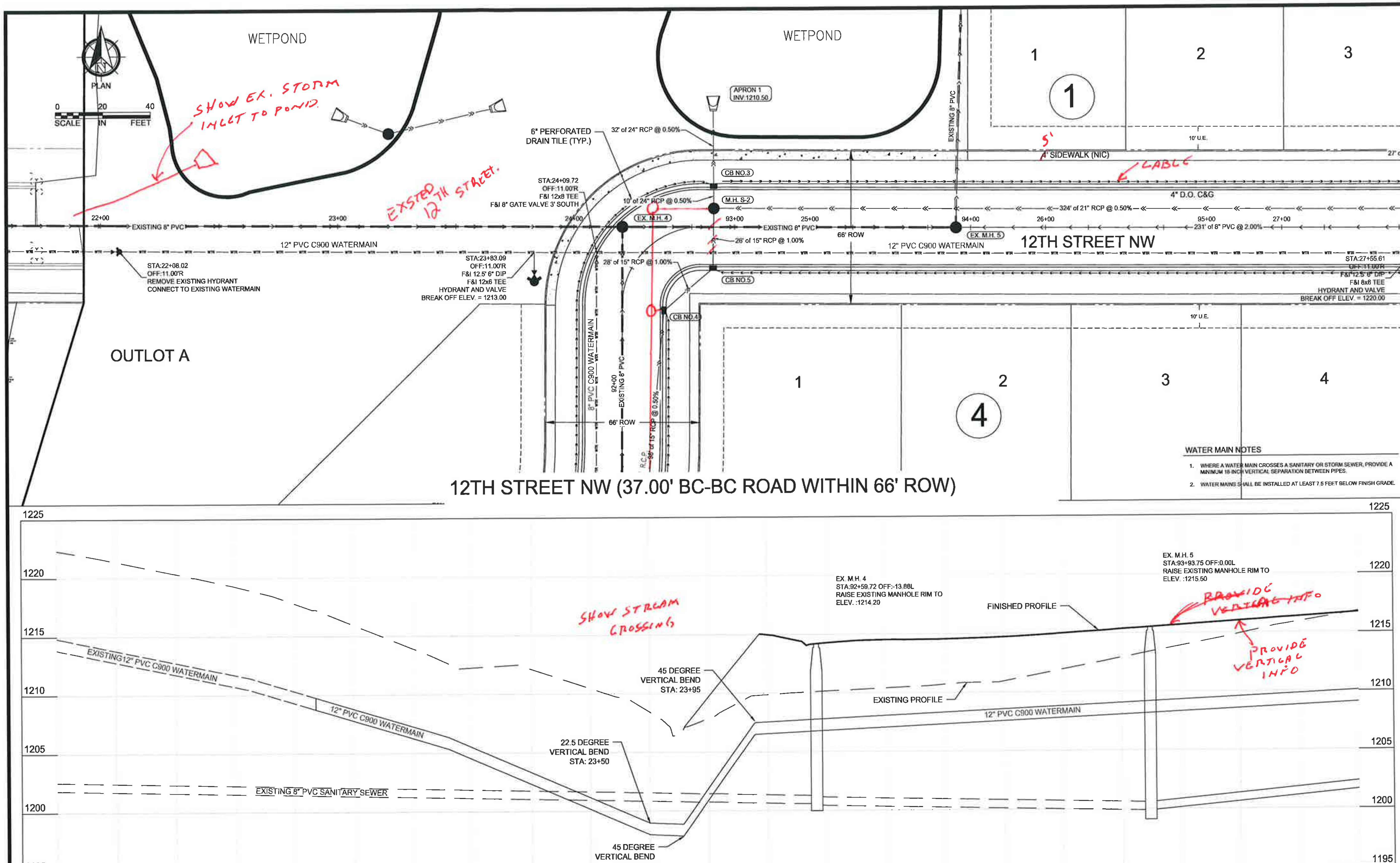
THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: NONE
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 023.2-19001
DWG. FILE:
REVISION DATE:

SHEET 3 OF 11

023.2-19001CG_UP01.dwg

11/20/2019 10:54:22 AM



STATION	21+25	21+50	21+75	22+00	22+25	22+50	22+75	23+00	23+25	23+50	23+75	24+00	24+25	24+50	24+75	25+00	25+25	25+50	25+75	26+00	26+25
WATER MAIN ELEV.					1207.77	1206.26	1204.48	1202.32	1200.16	1197.99	1200.96	1206.55	1206.81	1207.06	1207.31	1207.56	1207.81	1208.06	1208.31	1208.56	1208.81
SANITARY SEWER ELEV.																			1200.14	1200.64	1201.14
EXISTING	1221.37	1220.33	1219.25	1217.79	1215.93	1213.90	1212.26	1212.12	1210.45	1208.44	1207.86	1209.87	1210.16	1210.40	1210.69	1210.94	1211.93	1212.94	1213.91	1214.92	1215.92
PROPOSED	1221.373	1220.329	1219.247	1217.786	1215.934	1213.903	1212.264	1212.123	1210.451	1208.442	1207.855	1209.875	1210.161	1210.402	1210.689	1210.936	1211.927	1212.935	1213.911	1214.921	1215.917

Additional values at the right end of the profile: water main 1209.06, sanitary sewer 1201.64.

MASSEY
LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

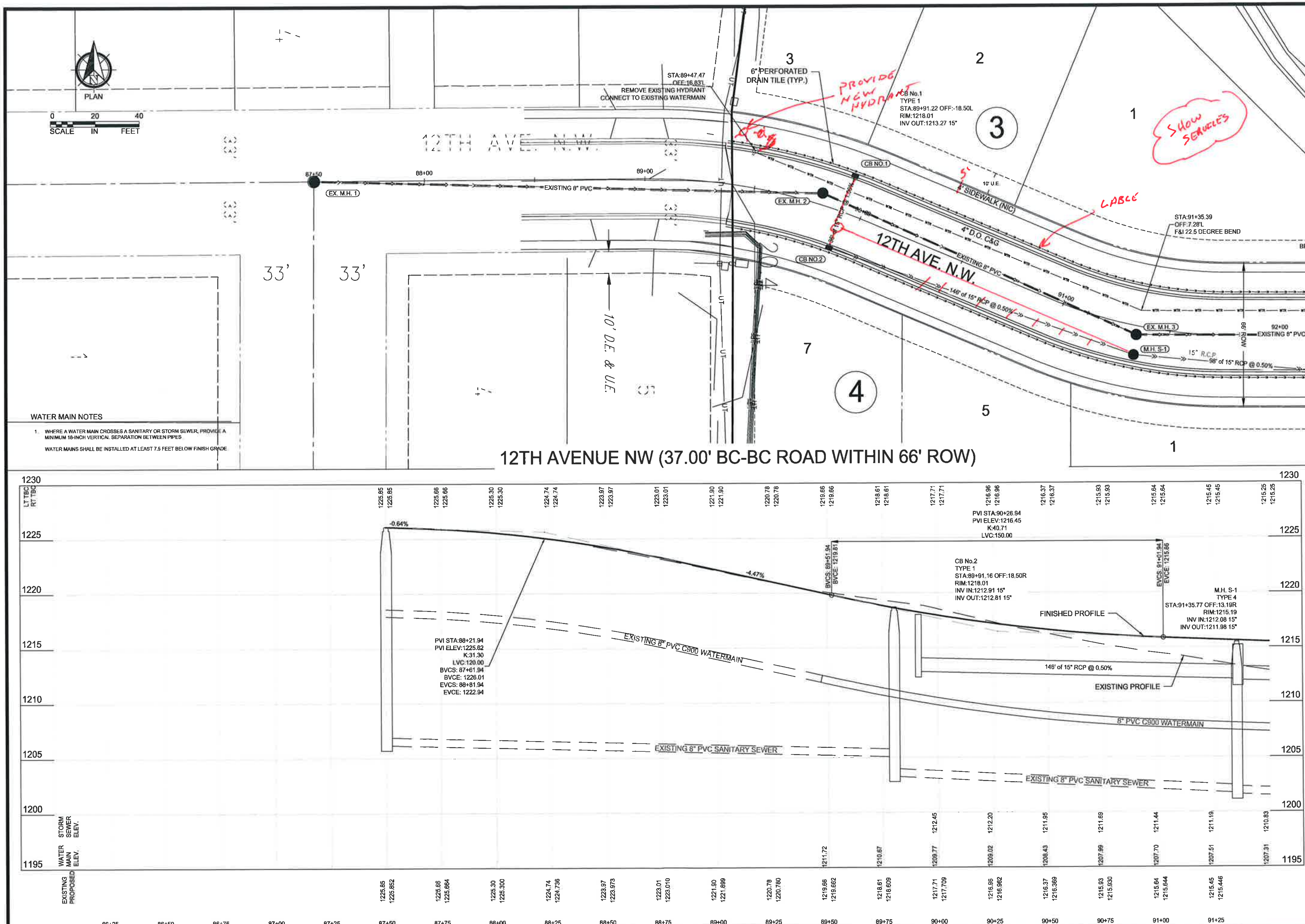
23292	11/20/19
Number	Date

WSE
Engineering Services

BIGELOW VOIGT EIGHTH
KASSON, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE:	NONE
DATE:	11/20/2019
DRAWN BY:	T.A.C.
JOB NUMBER:	023.2-19001
DWG. FILE:	
REVISION DATE:	



Station	86+25	86+50	86+75	87+00	87+25	87+50	87+75	88+00	88+25	88+50	88+75	89+00	89+25	89+50	89+75	90+00	90+25	90+50	90+75	91+00	91+25
LT TBC / RT TBC						1225.85 / 1225.85	1225.66 / 1225.66	1225.30 / 1225.30	1224.74 / 1224.74	1223.97 / 1223.97	1223.01 / 1223.01	1221.90 / 1221.90	1220.78 / 1220.78	1219.66 / 1219.66	1218.61 / 1218.61	1217.71 / 1217.71	1216.96 / 1216.96	1216.37 / 1216.37	1215.93 / 1215.93	1215.64 / 1215.64	1215.45 / 1215.45
Storm Sewer Elev.																1212.45	1212.20	1211.95	1211.69	1211.44	1211.19
Water Main Elev.														1211.72	1210.67	1209.77	1209.02	1208.43	1207.99	1207.70	1207.51
Existing / Proposed						1225.85 / 1225.852	1225.66 / 1225.664	1225.30 / 1225.300	1224.74 / 1224.736	1223.97 / 1223.973	1223.01 / 1223.010	1221.90 / 1221.899	1220.78 / 1220.780	1219.66 / 1219.662	1218.61 / 1218.609	1217.71 / 1217.709	1216.96 / 1216.962	1216.37 / 1216.369	1215.93 / 1215.930	1215.64 / 1215.644	1215.45 / 1215.446

Final column (beyond 91+25): LT/RT TBC 1215.25 / 1215.25; Storm sewer 1210.83; Water main 1207.31.

023.2-19001CG_UP01.dwg

11/20/2019 10:54:26 AM

MASSEY
LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

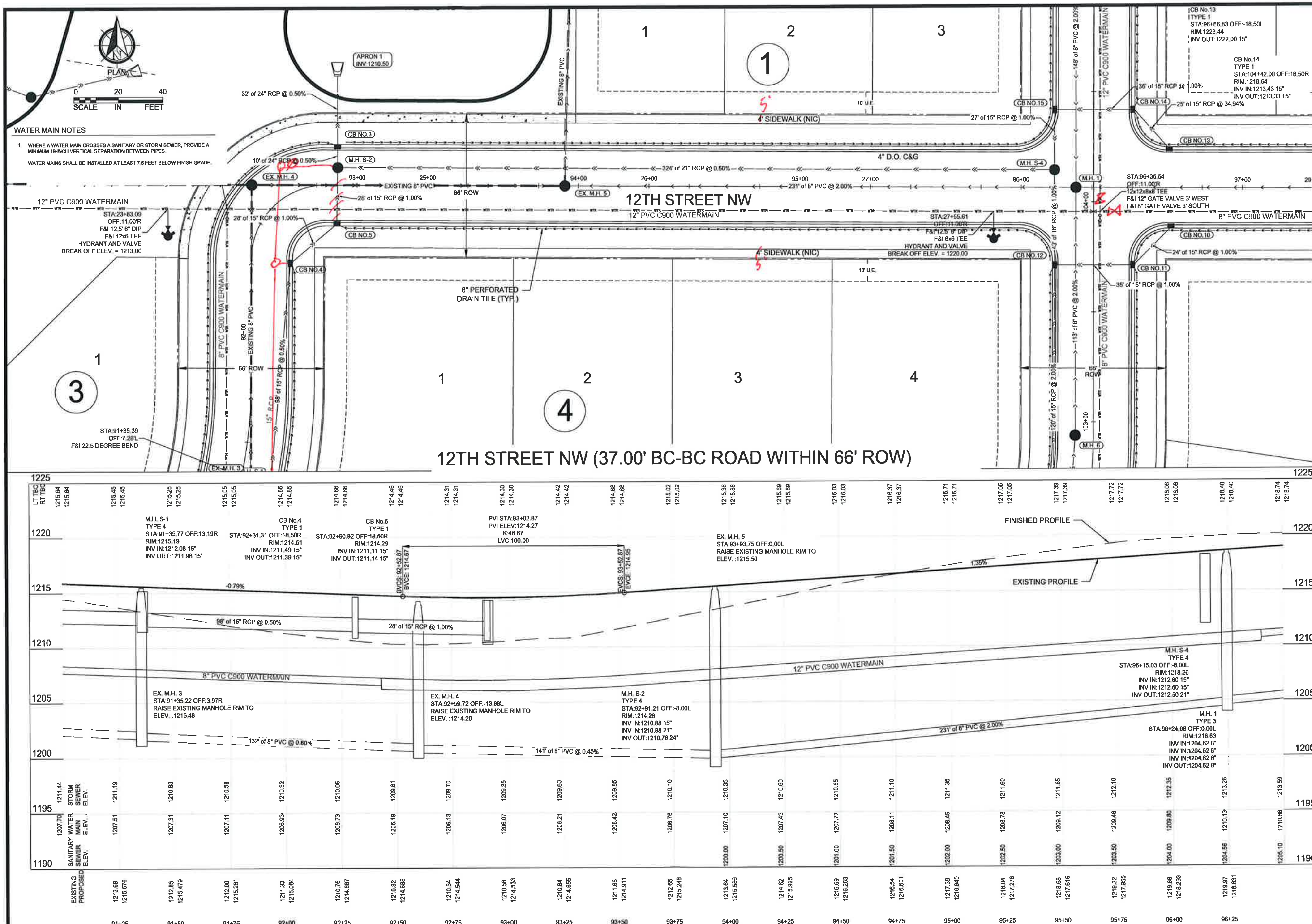
23292 11/20/19
Number Date

WSE
Engineering Services

BIGELOW VOIGT EIGHTH
KASSON, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: NONE
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 023.2-19001
DWG. FILE:
REVISION DATE:



MASSEY LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292	11/20/19
Number	Date

WSE Engineering Services

BIGELOW VOIGT EIGHTH
KASSON, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

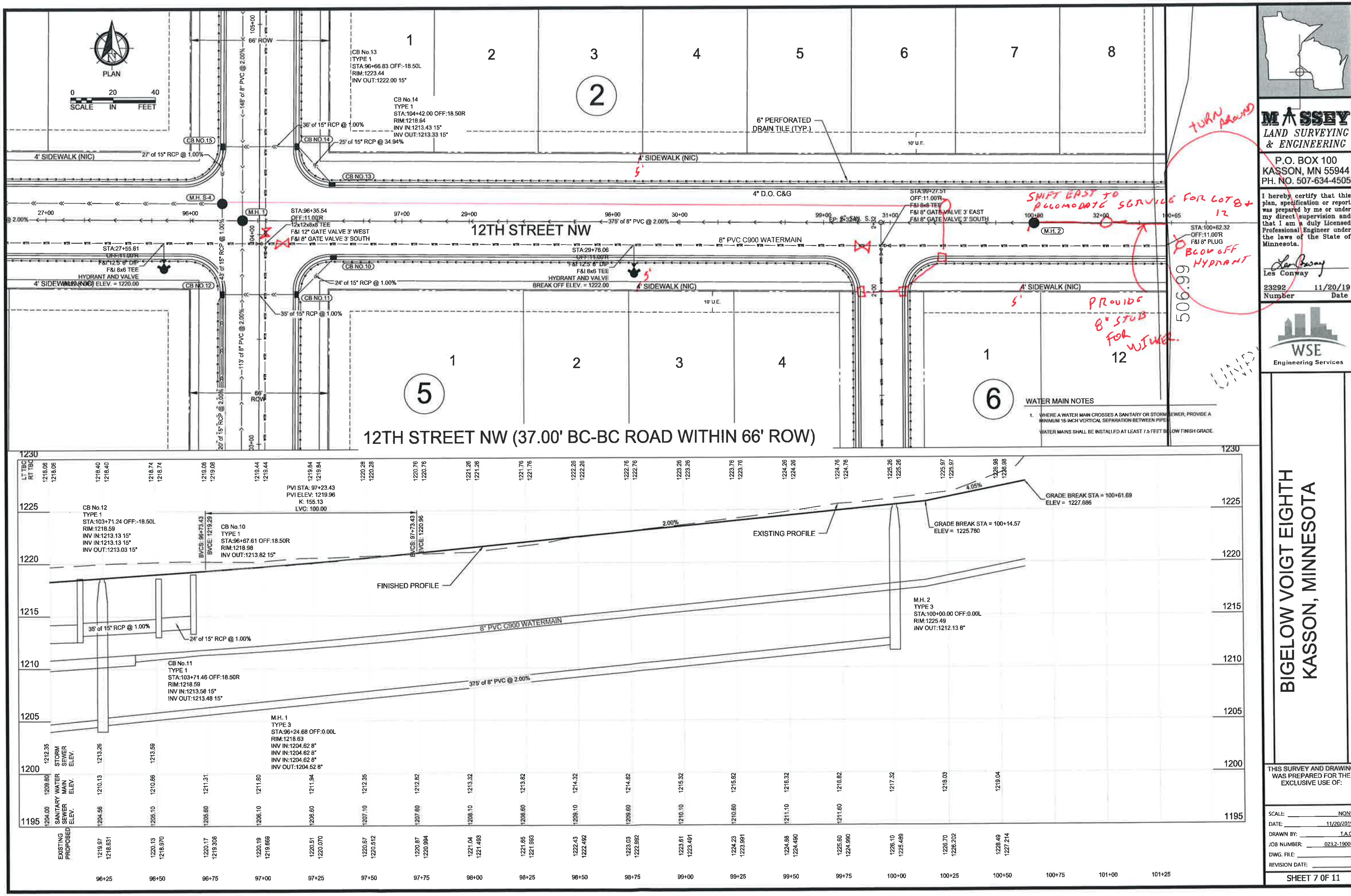
SCALE:	NONE
DATE:	11/20/2019
DRAWN BY:	T.A.C.
JOB NUMBER:	023.2-19001
DWG. FILE:	
REVISION DATE:	

SHEET 6 OF 11

023.2-19001CG_UP01.dwg

11/20/2019 10:54:31 AM

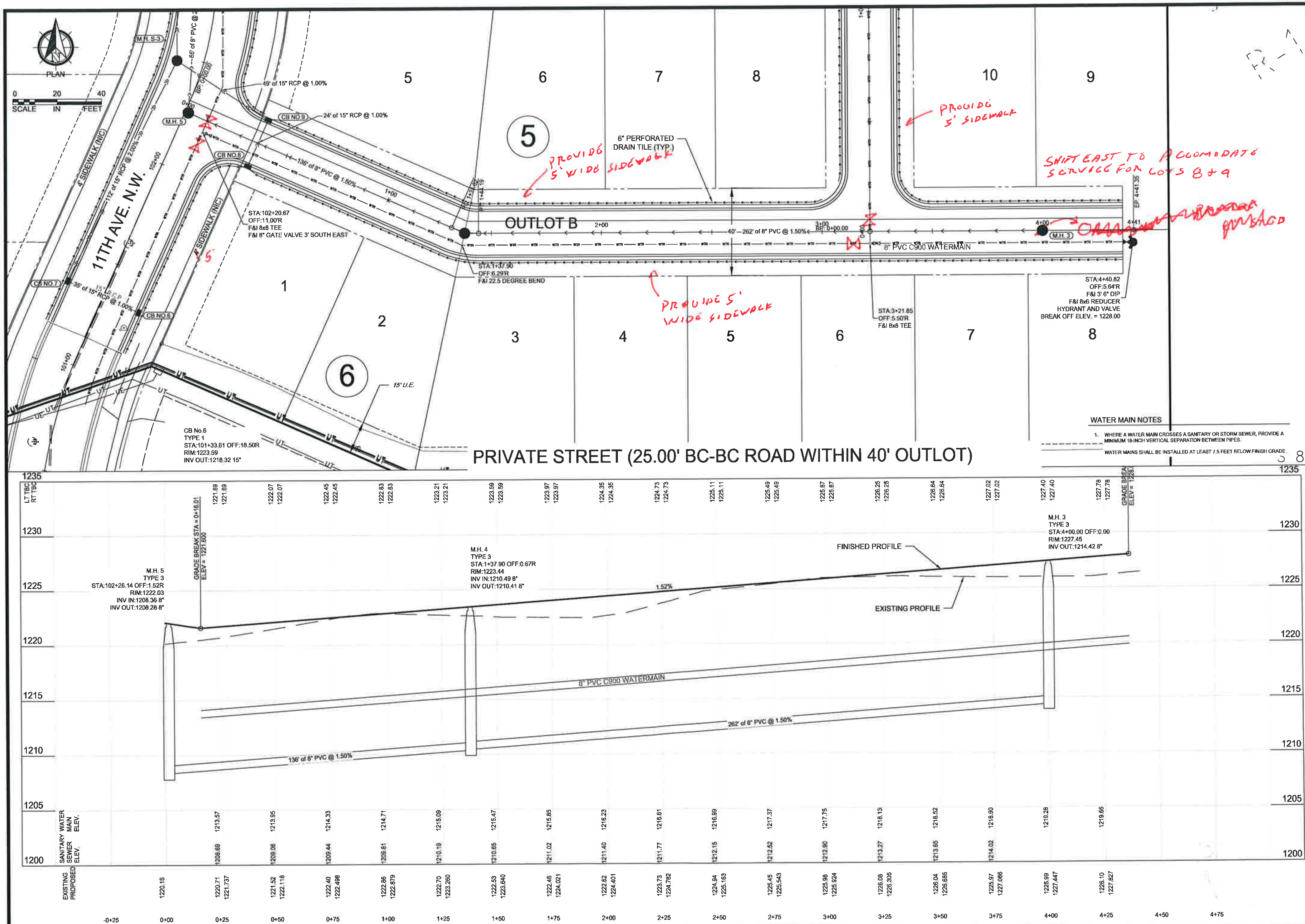
023.2-19001CG_UP01.dwg



11/20/2019 10:54:35 AM

023.2-19001CG_UP01.dwg

11/20/2019 10:54:39 AM



MASSEY LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292 — Number
11/20/19 — Date

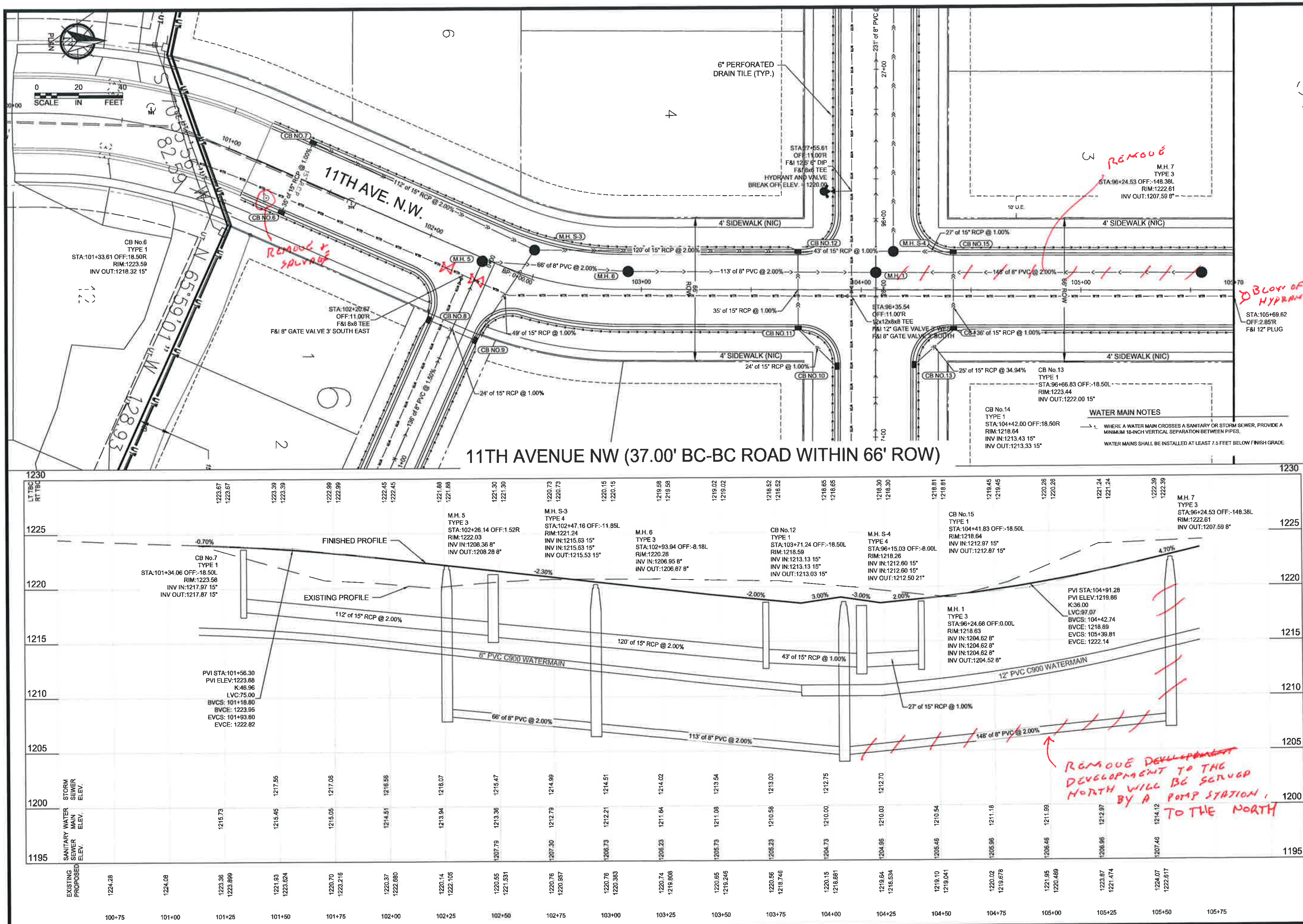
WSE Engineering Services

BIGELOW VOIGT EIGHTH
KASSON, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE:	NONE
DATE:	11/20/2019
DRAWN BY:	T.A.C.
JOB NUMBER:	023.2-19001
DWG. FILE:	
REVISION DATE:	

SHEET 8 OF 11



023.2-19001CG_UP01.dwg

11/20/2019 10:54:44 AM

MASSEY LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292 — Number
11/20/19 — Date

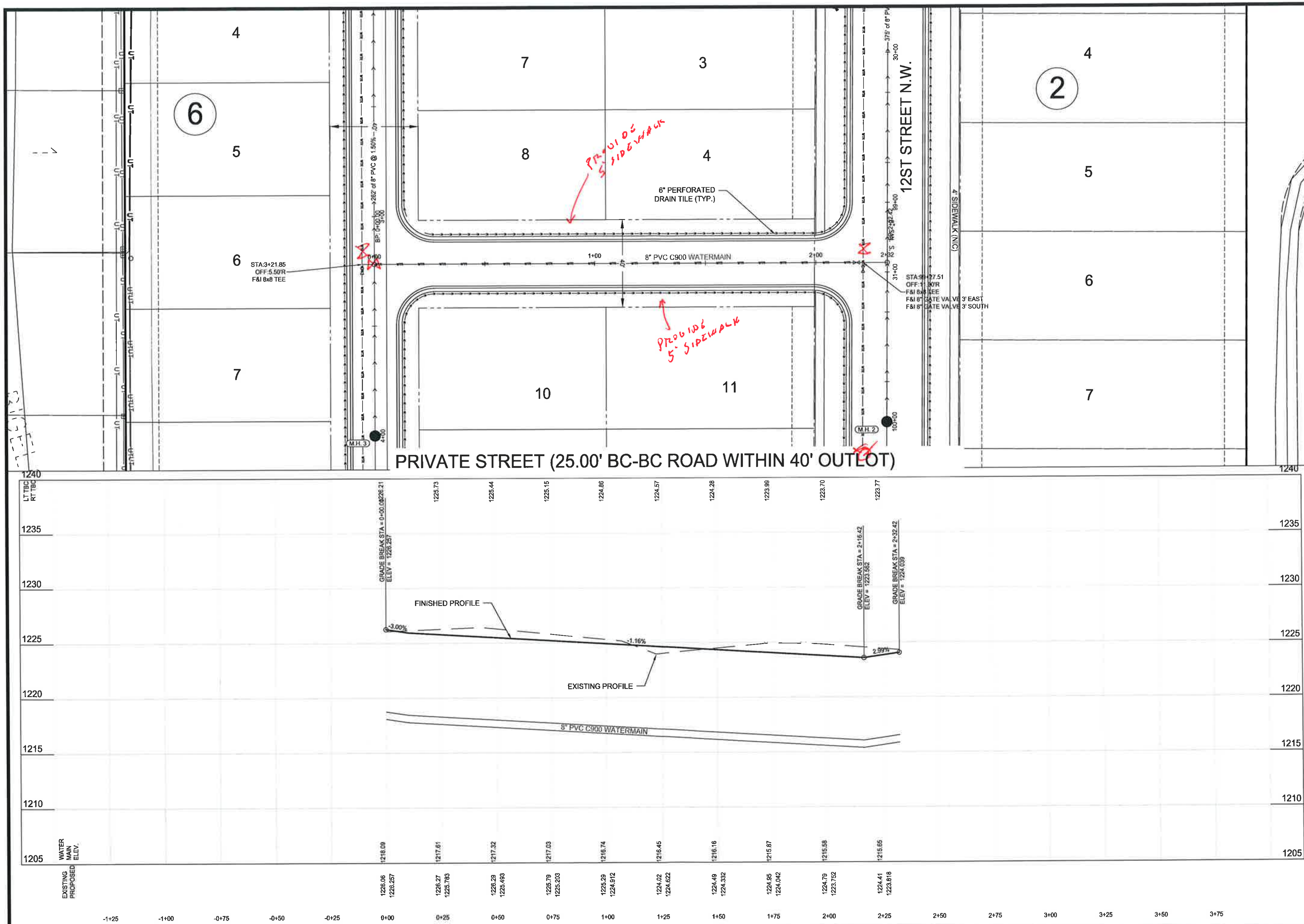
WSE Engineering Services

BIGELOW VOIGT EIGHTH
KASSON, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: NONE
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 023.2-19001
DWG. FILE:
REVISION DATE:

023.2-19001CG_UP01.dwg



Massey Land Surveying & Engineering
P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292 — Number
11/20/19 — Date

WSE Engineering Services

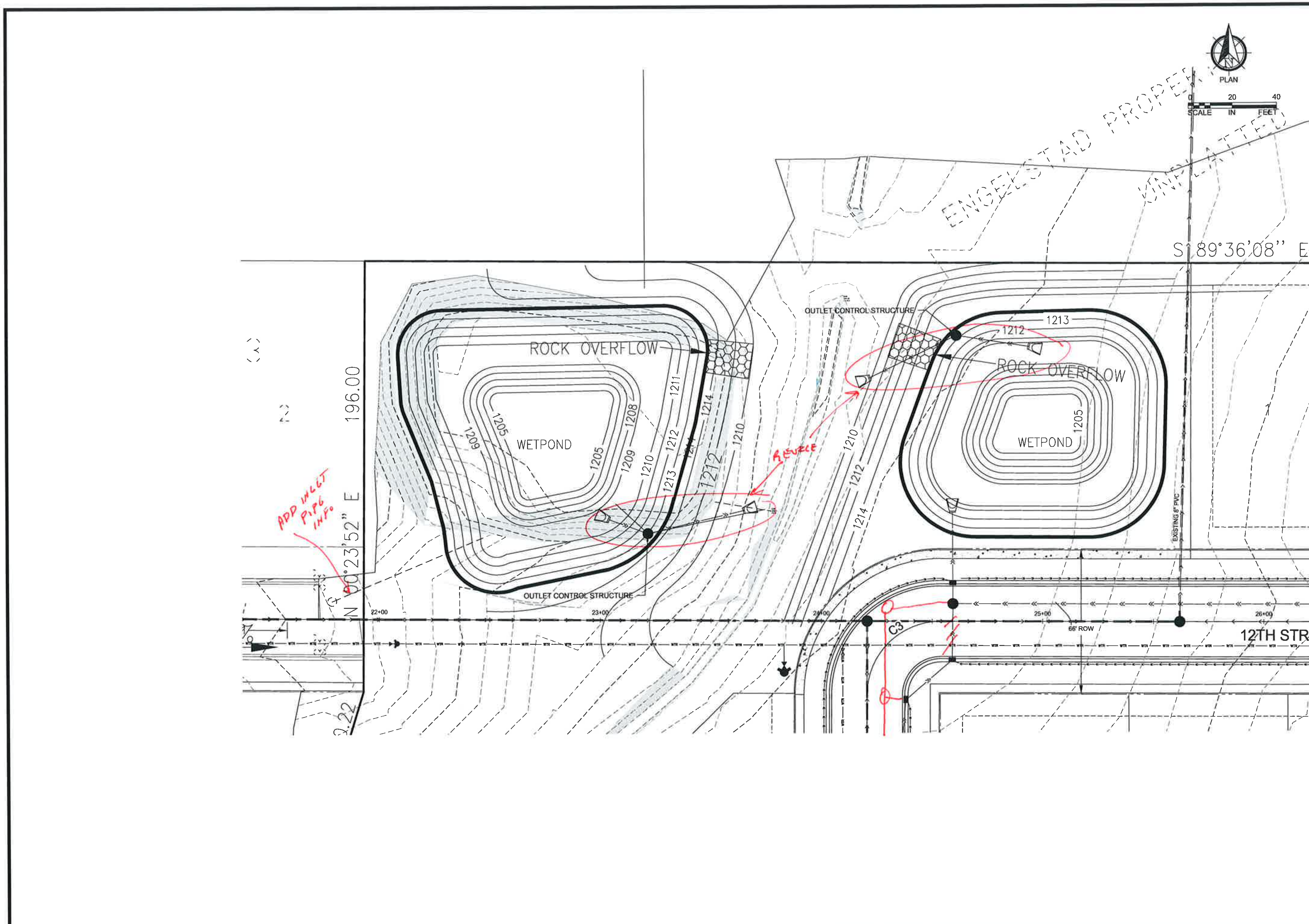
BIGELOW VOIGT EIGHTH
KASSON, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: NONE
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 023.2-19001
DWG. FILE:
REVISION DATE:

11/20/2019 10:54:48 AM

023.2-19001CG_UP01.dwg



MASSEY
LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292 11/20/19
Number Date

WSE
Engineering Services

BIGELOW VOIGT EIGHTH
KASSON, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

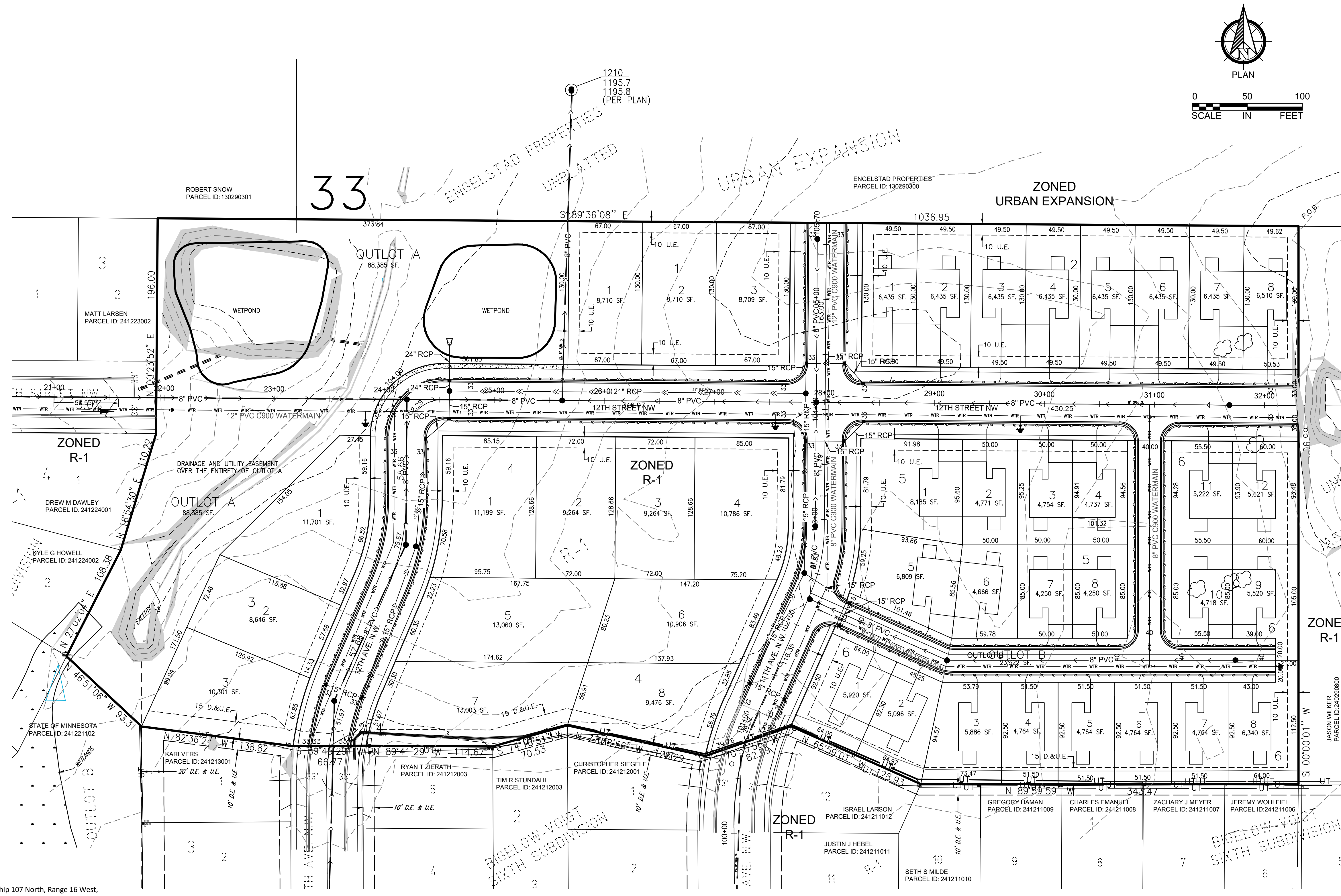
SCALE: NONE
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 023.2-19001
DWG FILE:
REVISION DATE:

SHEET 11 OF 11

11/20/2019 10:54:50 AM

023.2-19001CUP01.dwg

11/20/2019 4:43:27 PM



LEGAL DESCRIPTION:

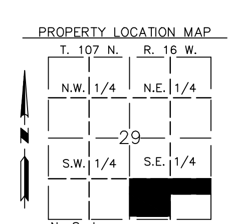
DESCRIPTION OF RECORD (DOC. #A-226301)

That part of the South One-Half of the Southeast Quarter of Section 29, Township 107 North, Range 16 West, Dodge County, Minnesota, described as follows:

Commencing at the northeast corner of the South One-Half of said Southeast Quarter; thence North 89 degrees 36 minutes 08 seconds West (NOTE: All bearings are in relationship with the Dodge County Coordinate System NAD '83, Adjusted 1996) along the North line of said South One-Half of the Southeast Quarter, 410.00 feet to the POINT OF BEGINNING; thence South 00 degrees 00 minutes 01 seconds West, parallel with the East line of said Southeast Quarter, 506.99 feet to the North line of BIGELOW-VOIGT SIXTH SUBDIVISION; thence North 89 degrees 59 minutes 59 seconds West, (NOTE: the next 8 courses are along the North line of said BIGELOW-VOIGT SIXTH SUBDIVISION), 343.46 feet; thence North 65 degrees 59 minutes 01 seconds West, 128.93 feet; thence South 70 degrees 55 minutes 56 seconds West, 82.59 feet; thence North 77 degrees 28 minutes 56 seconds West, 128.29 feet; thence South 74 degrees 16 minutes 51 seconds West, 70.53 feet; thence North 89 degrees 41 minutes 29 seconds West, 114.67 feet; thence South 89 degrees 45 minutes 29 seconds West, 66.77 feet; thence North 82 degrees 36 minutes 24 seconds West, 138.82 feet to the Northwest corner of said subdivision and to the Northeast corner of Outlot B, BIGELOW-VOIGT SEVENTH SUBDIVISION; thence North 46 degrees 51 minutes 06 seconds West, along the Northerly line of said Outlot B, 93.31 feet to the Easterly line of Block 4, said BIGELOW-VOIGT SEVENTH SUBDIVISION; thence North 27 degrees 02 minutes 04 seconds East, along said Easterly line, 108.38 feet; thence North 16 degrees 54 minutes 30 seconds East, along the East line of said subdivision, 196.00 feet to the Northeast corner thereof and to the North line of said South One-Half of the Southeast Quarter, thence South 89 degrees 36 minutes 08 seconds East, along said North line, 1036.95 feet to the point of beginning.

Said Parcel contains 11.81 acres more or less.
Said parcel is subject to a 15.00 foot Utility Easement lying Northerly of and parallel with the Northerly line of Block 1, said BIGELOW-VOIGT SIXTH SUBDIVISION, and is subject to any other easements or encumbrances of record.

PROPERTY LOCATION MAP



OWNER / DEVELOPER

Bigelow Voigt Dev, LLC
4057 28th Street NW Suite 100
Rochester, mn 55901
PH. NO. 507-529-1161

CIVIL ENGINEERS / SURVEYORS

WSE & MASSEY LAND SURVEYING & ENGINEERING
P.O. BOX 100
KASSON, MN. 55944
PH. NO. 507-634-4505

UTILITY EASEMENT (U.E.) Defined:

An unobstructed easement for the construction and maintenance of all necessary underground or surface public utilities including rights to conduct drainage and trimming on said easement.

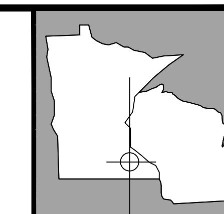
GENERAL NOTES

Number of lot = 48
Number of outlots = 1

Total area of property = 11.81 acres

LEGEND

STEEP SLOPE
EXISTING CONTOURS
TREES
WATERMAIN PIPE
STORM SEWER PIPE
SANITARY PIPE



MASSEY
LAND SURVEYING & ENGINEERING
P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

WSE
Engineering Services

BIGELOW VOIGT EIGHTH
KASSON, MINNESOTA
CONDITIONAL USE PERMIT

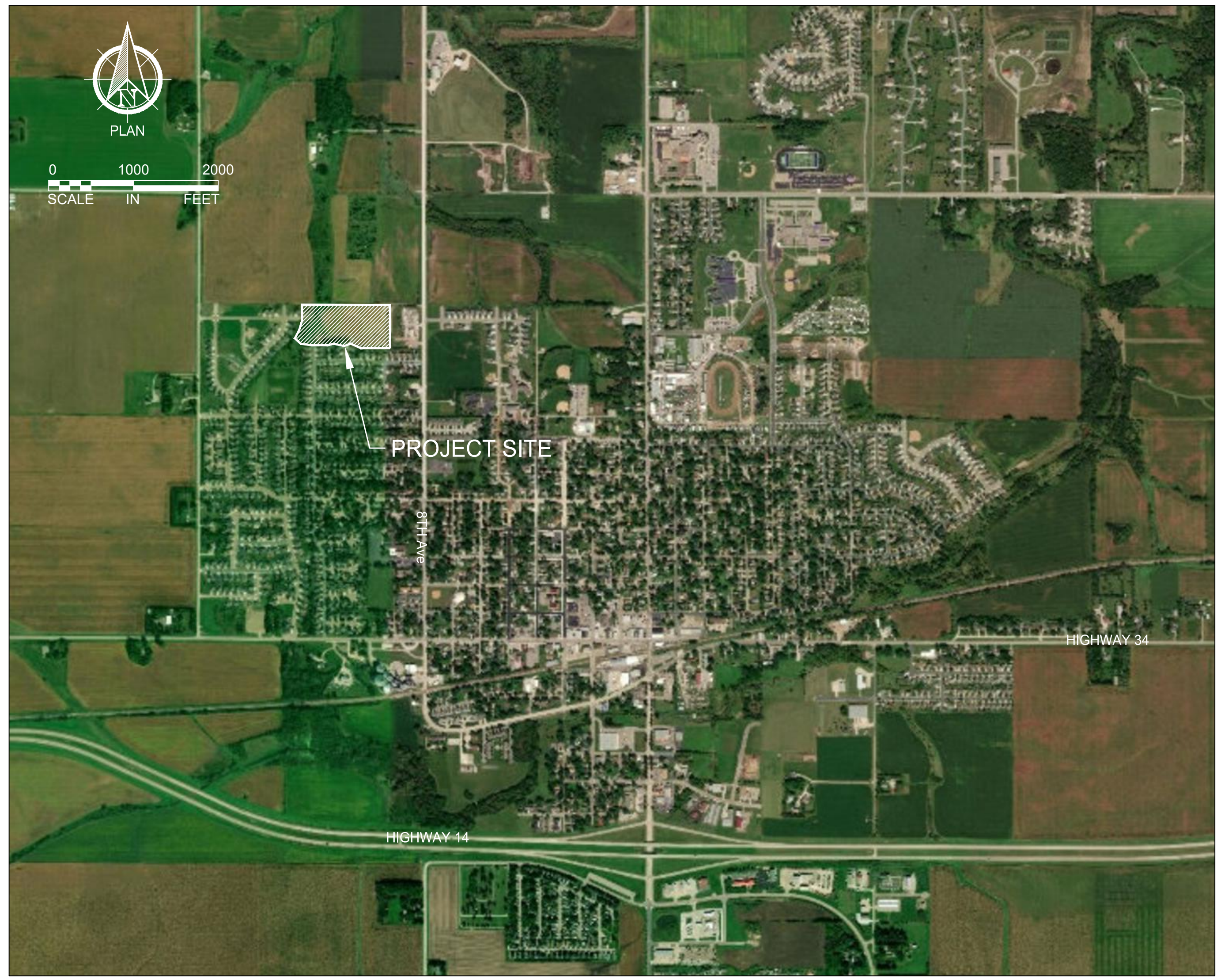
THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE:	NONE
DATE:	11/20/2019
DRAWN BY:	T.A.C.
JOB NUMBER:	023.2-19001
DWG. FILE:	
REVISION DATE:	

PUBLIC IMPROVEMENTS TO SERVE BIGELOW VOIGT EIGHTH

Kasson, MN

Issue Date - 11/20/2019 Preliminary Plat Submittal



BENCHMARK ELEVATION = 1235.22
TOP NUT HYDRANT AT THE NORTH SIDE OF 3RD STREET N.E. & 12 AVENUE N.E.

LEGEND	
1245	DENOTES PROPOSED CONTOUR ANNOTATION
x 46.84	DENOTES PROPOSED SPOT ELEVATION
	DENOTES DRAINAGE DIRECTION
SF	DENOTES SILT FENCE OR BIOROLL PER 7-01SDP
	DENOTES INLET PROTECTION PER 7-05SDP
	DENOTES PROPOSED EROSION MAT
	DENOTES PROPOSED BITUMINOUS
1131	DENOTES EXISTING CONTOURS
	DENOTES TREE LINE
WTR WTR WTR	DENOTES WATERMAIN PIPE
	DENOTES STORM SEWER PIPE
	DENOTES SANITARY PIPE

This plan contains 11 Total sheets

LEGAL DESCRIPTION:

DESCRIPTION OF RECORD (DOC. #A-226301)

That part of the South One-Half of the Southeast Quarter of Section 29, Township 107 North, Range 16 West, Dodge County, Minnesota, described as follows:

Commencing at the northeast corner of the South One-Half of said Southeast Quarter; thence North 89 degrees 36 minutes 08 seconds West (NOTE: All bearings are in relationship with the Dodge County Coordinate System NAD '83, Adjusted 1996) along the North line of said South One-Half of the Southeast Quarter, 410.00 feet to the POINT OF BEGINNING; thence South 00 degrees 00 minutes 01 seconds West, parallel with the East line of said Southeast Quarter, 506.99 feet to the North line of BIGELOW-VOIGT SIXTH SUBDIVISION; thence North 89 degrees 59 minutes 59 seconds West, (NOTE: the next 8 courses are along the North line of said BIGELOW-VOIGT SIXTH SUBDIVISION), 343.46 feet; thence North 65 degrees 59 minutes 01 seconds West, 128.93 feet; thence South 70 degrees 55 minutes 56 seconds West, 82.59 feet; thence North 77 degrees 28 minutes 56 seconds West, 128.29 feet; thence South 74 degrees 16 minutes 51 seconds West, 70.53 feet; thence North 89 degrees 41 minutes 29 seconds West, 114.67 feet; thence South 89 degrees 45 minutes 29 seconds West, 66.77 feet; thence North 82 degrees 36 minutes 24 seconds West, 138.82 feet to the Northwest corner of said subdivision and to the Northeast corner of Outlot B, BIGELOW-VOIGT SEVENTH SUBDIVISION; thence North 46 degrees 51 minutes 06 seconds West, along the Northerly line of said Outlot B, 93.31 feet to the Easterly line of Block 4, said BIGELOW-VOIGT SEVENTH SUBDIVISION; thence North 27 degrees 02 minutes 04 seconds East, along said Easterly line, 108.38 feet; thence North 16 degrees 54 minutes 30 seconds East, along the East line of said subdivision, 196.00 feet to the Northeast corner thereof and to the North line of said South One-Half of the Southeast Quarter, thence South 89 degrees 36 minutes 08 seconds East, along said North line, 1036.95 feet to the point of beginning.

Said Parcel contains 11.81 acres more or less.
Said parcel is subject to a 15.00 foot Utility Easement lying Northerly of and parallel with the Northerly line of Block 1, said BIGELOW-VOIGT SIXTH SUBDIVISION, and is subject to any other easements or encumbrances of record.

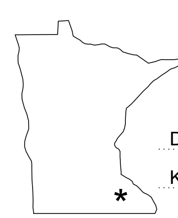
Approved By: ____________________ City Engineer ________ Date

OWNER / DEVELOPER

Bigelow Voigt Dev, LLC
4057 28th Street NW Suite 100
Rochester, mn 55901
PH. NO. 507-529-1161

CIVIL ENGINEERS / SURVEYORS

WSE & MASSEY LAND SURVEYING & ENGINEERING
P.O. BOX 100
KASSON, MN. 55944
PH. NO. 507-634-4505

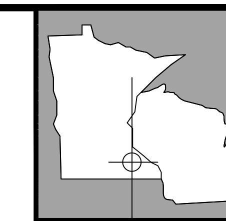


PROJECT LOCATION
DODGE COUNTY
KASSON DISTRICT

UTILITY QUALITY LEVEL

The subsurface utility information in this plan is quality level D. This quality level was determined according to the guidelines of CI/ASCE 38-.2, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data."

Project Number 23.2-19001



MASSEY LAND SURVEYING & ENGINEERING
P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway
23292 11/20/19
Number Date

WSE
Engineering Services

BIGELOW VOIGT EIGHTH
KASSON, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: NONE
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 023.2-19001
DWG. FILE:
REVISION DATE:

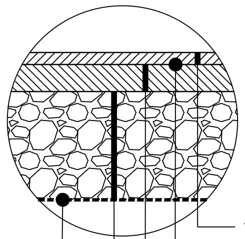
SHEET 1 OF 11

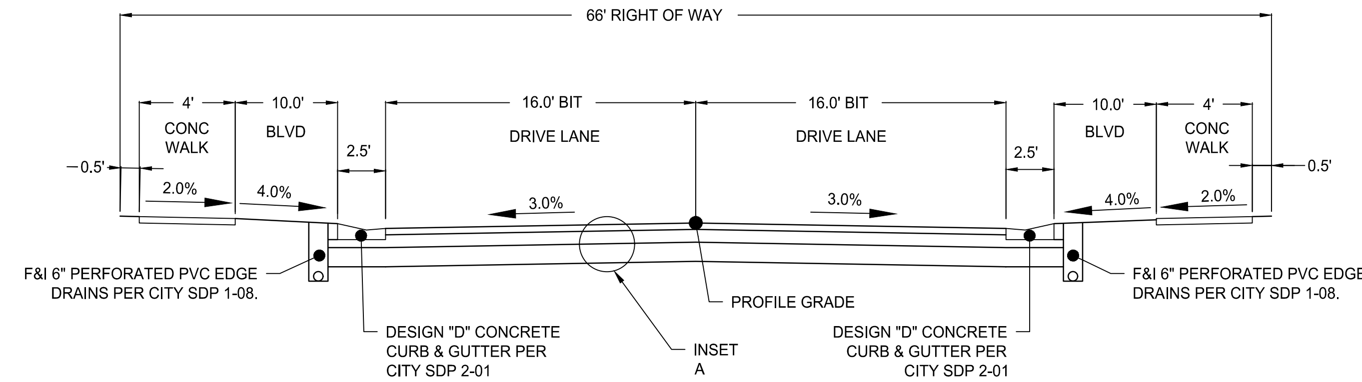
023.2-19001CT01.dwg
11/20/2019 10:54:09 AM

23.2-19001CG_TY01.dwg

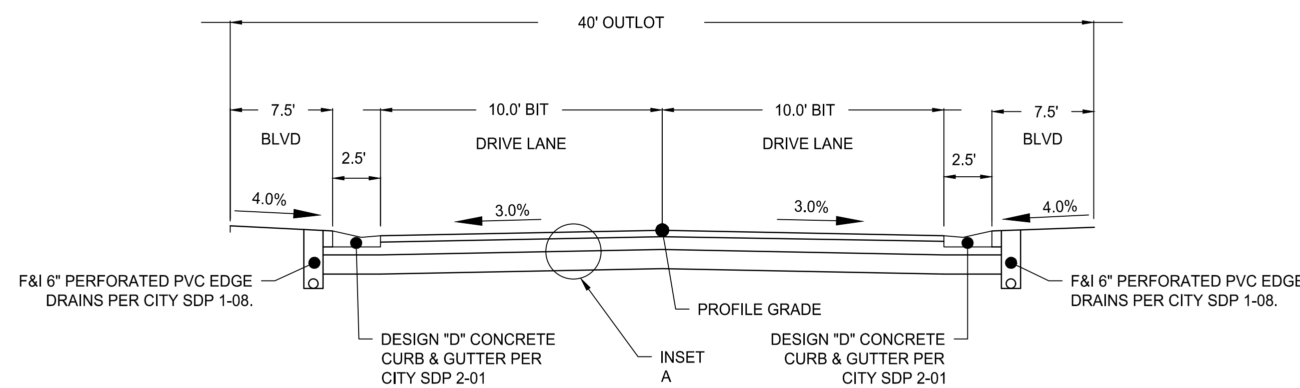
INSET A

BITUMINOUS ROAD SECTION





12th STREET N.W. & 11th AVENUE N.W.



PRIVATE STREET

11/20/2019 10:54:14 AM

MASSEY LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292 11/20/19
Number Date

WSE
Engineering Services

BIGELOW VOIGT EIGHTH
KASSON, MINNESOTA

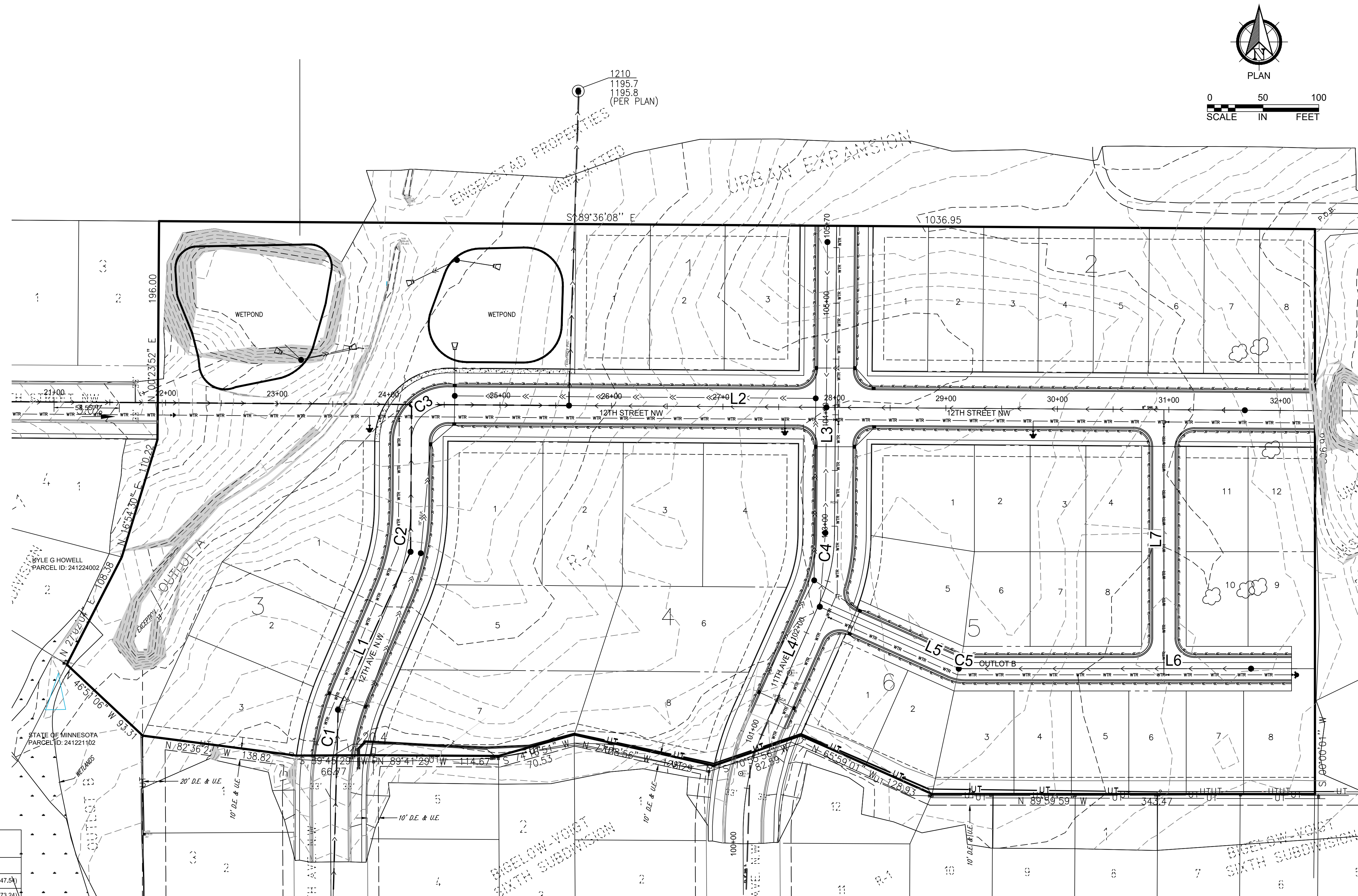
THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE:	NONE
DATE:	11/20/2019
DRAWN BY:	T.A.C.
JOB NUMBER:	023.2-19001
DWG. FILE:	
REVISION DATE:	

SHEET 2 OF 11

023.2-19001CG_UP01.dwg

11/20/2019 10:54:18 AM



Line Table: Alignments

Line #	Length	Direction	Start Point	End Point
L3	114.98	N0° 23' 52.30"E	(540800.81,175032.57)	(540801.60,175147.54)
L4	129.02	N23° 53' 02.60"E	(540735.80,174855.27)	(540788.04,174973.24)
L5	131.62	S65° 59' 01.74"E	(540786.26,174969.24)	(540906.48,174915.67)
L6	297.16	S89° 59' 59.32"E	(540918.69,174913.07)	(541215.85,174913.07)
L7	232.42	N0° 00' 00.68"E	(541096.35,174913.07)	(541096.35,175145.50)
L1	90.65	N23° 13' 15.23"E	(540368.89,174897.25)	(540404.63,174980.56)
L2	779.29	S89° 36' 06.62"E	(540454.97,175149.95)	(541234.24,175144.53)

Curve Table: Alignments

Curve #	Radius	Length	Chord Direction	Start Point	End Point
C4	149.08	61.11	N12° 08' 27.45"E	(540788.04,174973.24)	(540800.81,175032.57)
C5	30.00	12.57	S77° 59' 30.53"E	(540906.48,174915.67)	(540918.69,174913.07)
C1	250.00	102.73	N11° 26' 55.25"E	(540348.64,174797.27)	(540368.89,174897.25)
C2	200.00	79.67	N11° 48' 33.77"E	(540404.63,174980.56)	(540420.83,175058.03)
C3	33.50	52.62	N45° 23' 52.30"E	(540421.23,175116.68)	(540454.97,175149.95)

MASSEY
LAND SURVEYING
& ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

Les Conway

23292	11/20/19
Number	Date

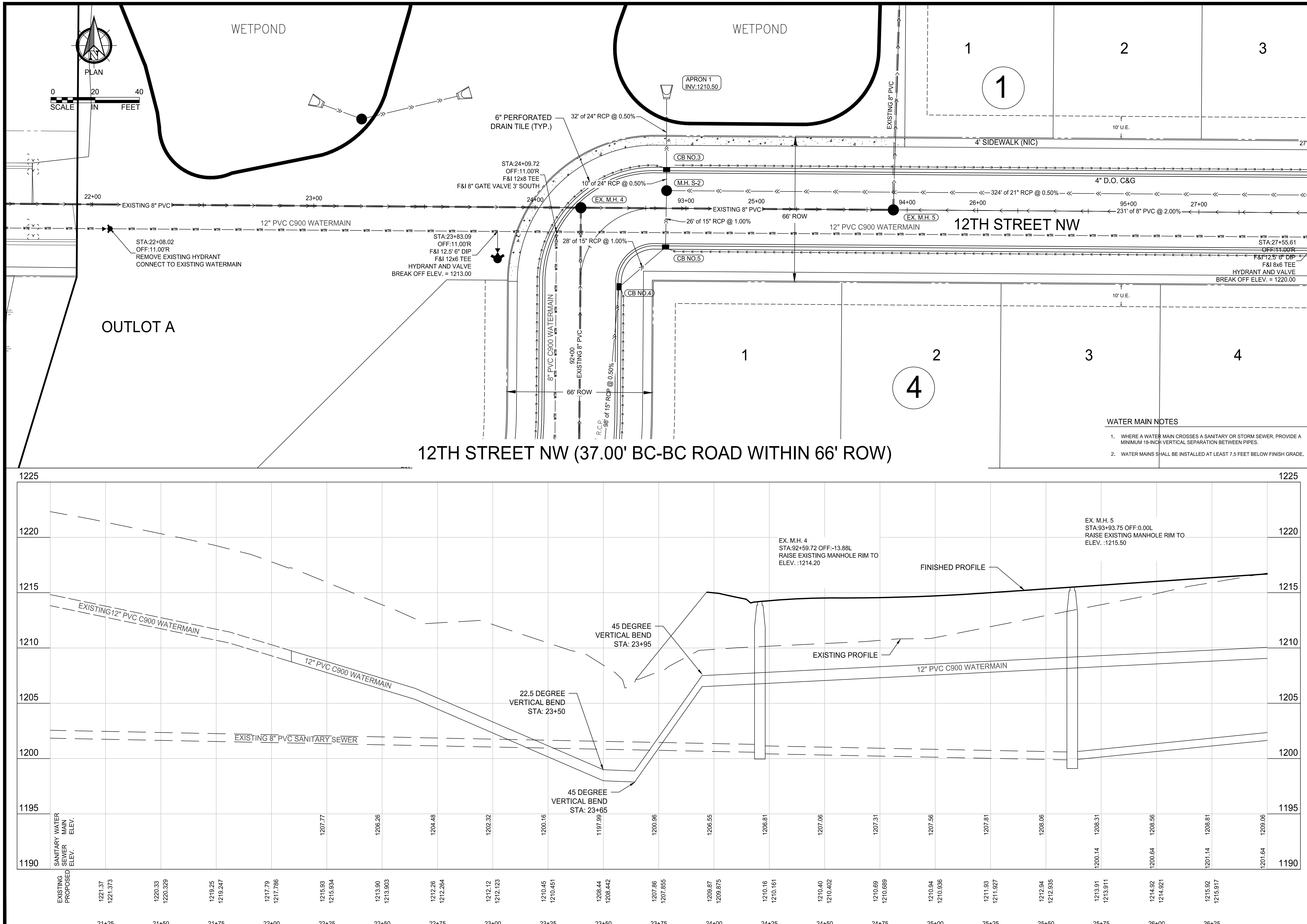
WSE
Engineering Services

BIGELOW VOIGT EIGHTH
KASSON, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE:	NONE
DATE:	11/20/2019
DRAWN BY:	T.A.C.
JOB NUMBER:	023.2-19001
DWG. FILE:	
REVISION DATE:	

SHEET 3 OF 11



023.2-19001CG_UP01.dwg

11/20/2019 10:54:22 AM

MASSEY
LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

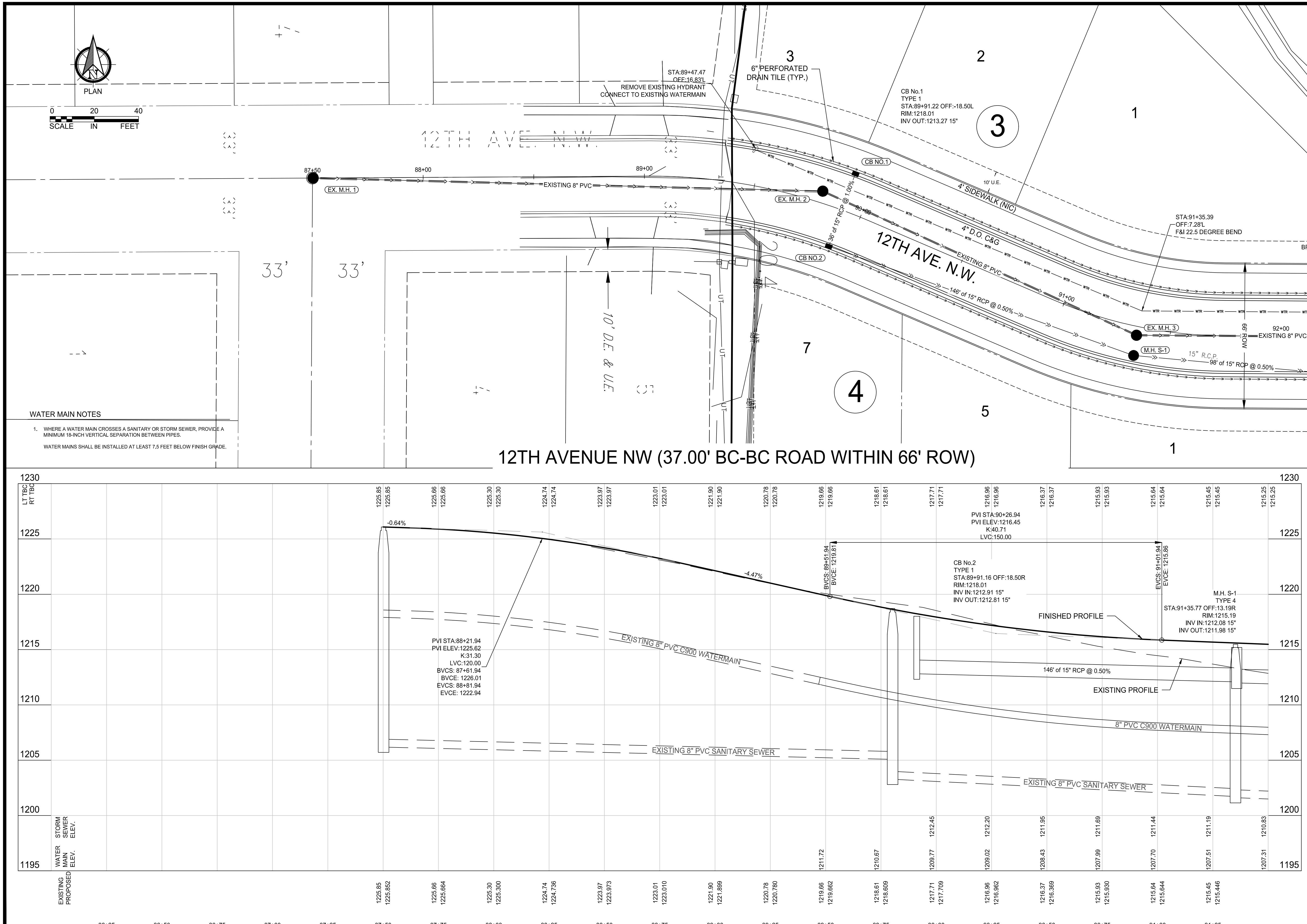
23292	11/20/19
Number	Date

WSE
Engineering Services

BIGELOW VOIGT EIGHTH
KASSON, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE:	NONE
DATE:	11/20/2019
DRAWN BY:	T.A.C.
JOB NUMBER:	023.2-19001
DWG. FILE:	
REVISION DATE:	



023.2-19001CG_UP01.dwg

11/20/2019 10:54:26 AM

MASSEY
LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

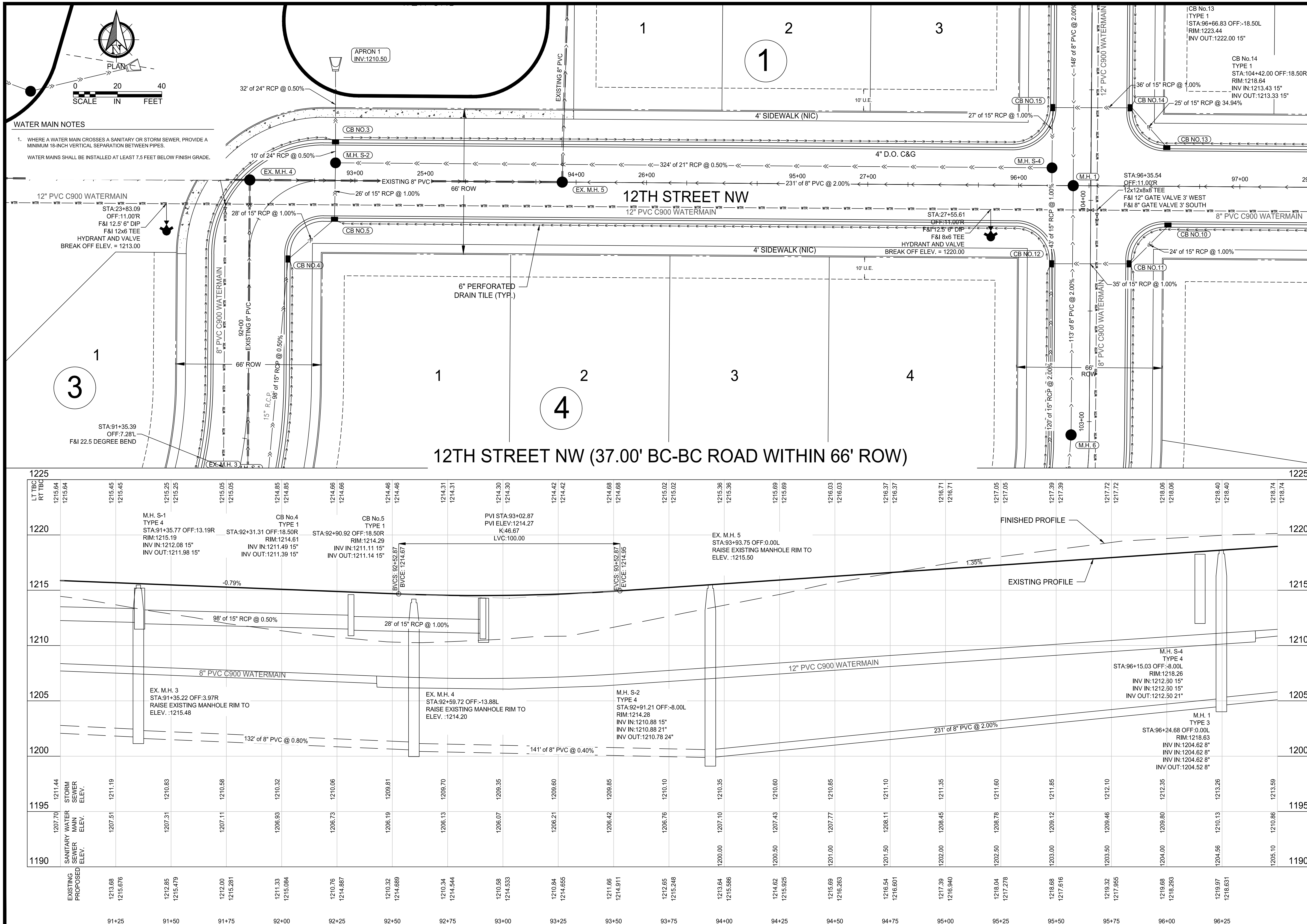
23292	11/20/19
Number	Date

WSE Engineering Services

BIGELOW VOIGT EIGHTH
KASSON, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE:	NONE
DATE:	11/20/2019
DRAWN BY:	T.A.C.
JOB NUMBER:	023.2-19001
DWG. FILE:	
REVISION DATE:	



Station	LT TBC	RT TBC	Storm Sewer Elev.	Water Main Elev.	Sanitary Sewer Elev.	Existing	Proposed
(start)	1215.64	1215.64	1211.44	1207.70			
91+25	1215.45	1215.45	1211.19	1207.51		1213.68	1215.676
91+50	1215.25	1215.25	1210.83	1207.31		1212.85	1215.479
91+75	1215.05	1215.05	1210.58	1207.11		1212.00	1215.281
92+00	1214.85	1214.85	1210.32	1206.93		1211.33	1215.084
92+25	1214.66	1214.66	1210.06	1206.73		1210.76	1214.887
92+50	1214.46	1214.46	1209.81	1206.19		1210.32	1214.689
92+75	1214.31	1214.31	1209.70	1206.13		1210.34	1214.544
93+00	1214.30	1214.30	1209.35	1206.07		1210.58	1214.533
93+25	1214.42	1214.42	1209.60	1206.21		1210.84	1214.655
93+50	1214.68	1214.68	1209.85	1206.42		1211.66	1214.911
93+75	1215.02	1215.02	1210.10	1206.76		1212.65	1215.248
94+00	1215.36	1215.36	1210.35	1207.10	1200.00	1213.64	1215.586
94+25	1215.69	1215.69	1210.60	1207.43	1200.50	1214.62	1215.925
94+50	1216.03	1216.03	1210.85	1207.77	1201.00	1215.69	1216.263
94+75	1216.37	1216.37	1211.10	1208.11	1201.50	1216.54	1216.601
95+00	1216.71	1216.71	1211.35	1208.45	1202.00	1217.39	1216.940
95+25	1217.05	1217.05	1211.60	1208.78	1202.50	1218.04	1217.278
95+50	1217.39	1217.39	1211.85	1209.12	1203.00	1218.68	1217.616
95+75	1217.72	1217.72	1212.10	1209.46	1203.50	1219.32	1217.955
96+00	1218.06	1218.06	1212.35	1209.80	1204.00	1219.68	1218.293
96+25	1218.40	1218.40	1213.26	1210.13	1204.56	1219.97	1218.631
(end)	1218.74	1218.74	1213.59	1210.86	1205.10		

023.2-19001CG_UP01.dwg

11/20/2019 10:54:31 AM

MASSEY
LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

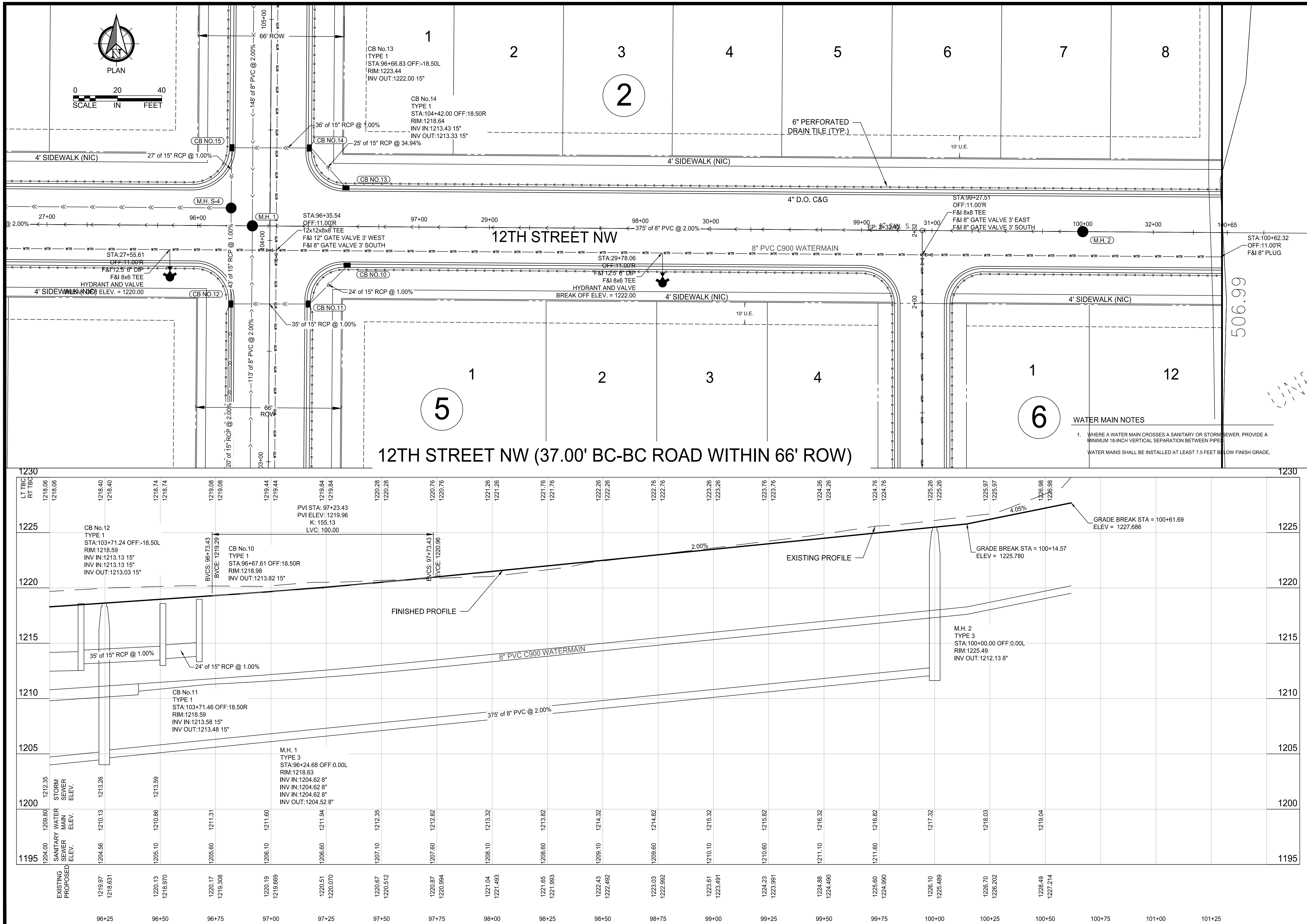
23292 11/20/19
Number Date

WSE
Engineering Services

BIGELOW VOIGT EIGHTH
KASSON, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: NONE
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 023.2-19001
DWG. FILE:
REVISION DATE:



023.2-19001CG_UP01.dwg

11/20/2019 10:54:35 AM

MASSEY
LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292 11/20/19
Number Date

WSE
Engineering Services

BIGELOW VOIGT EIGHTH
KASSON, MINNESOTA

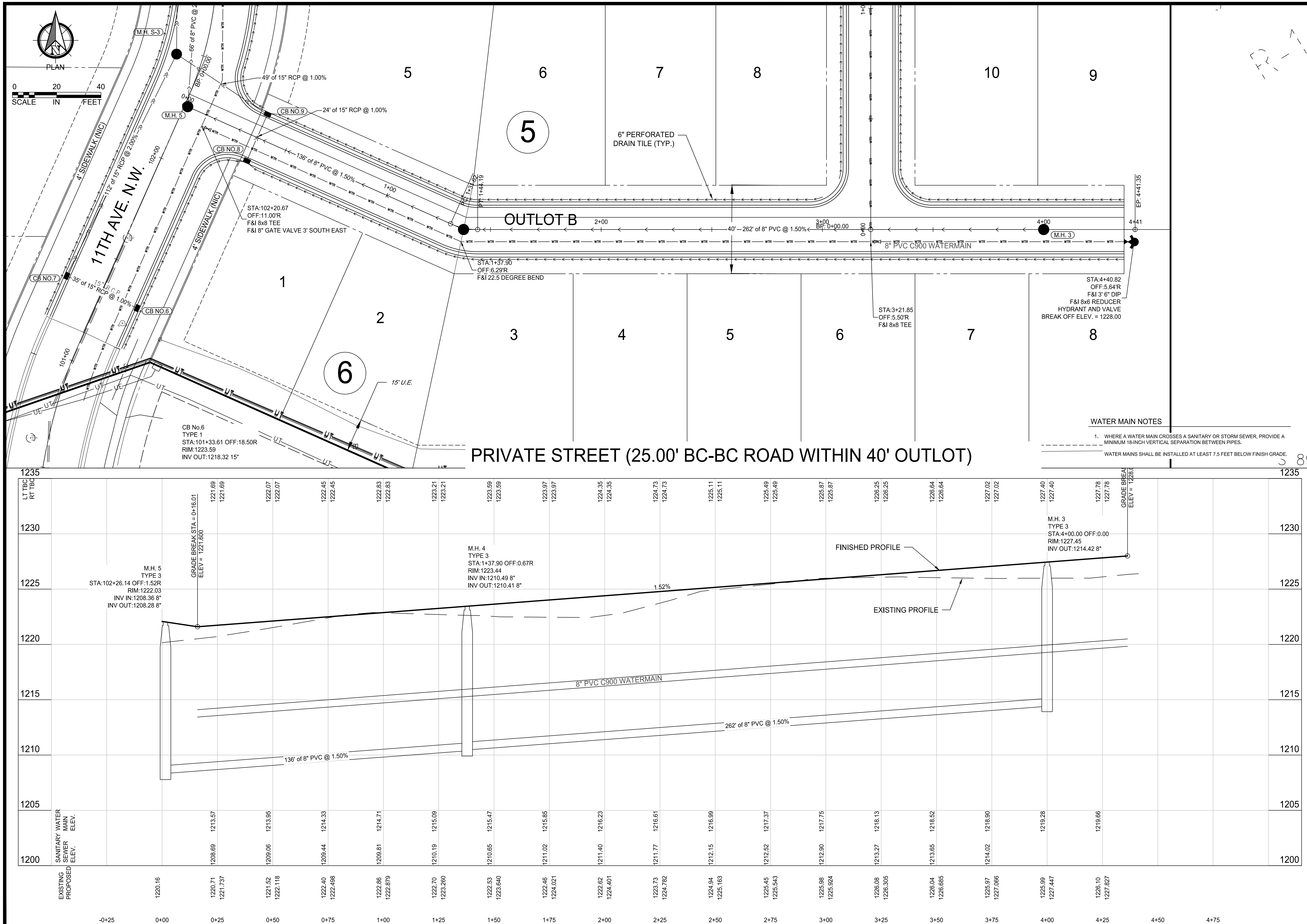
THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: NONE
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 023.2-19001
DWG. FILE:
REVISION DATE:

SHEET 7 OF 11

023.2-19001CG_UP01.dwg

11/20/2019 10:54:39 AM



MASSEY LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292 — Number

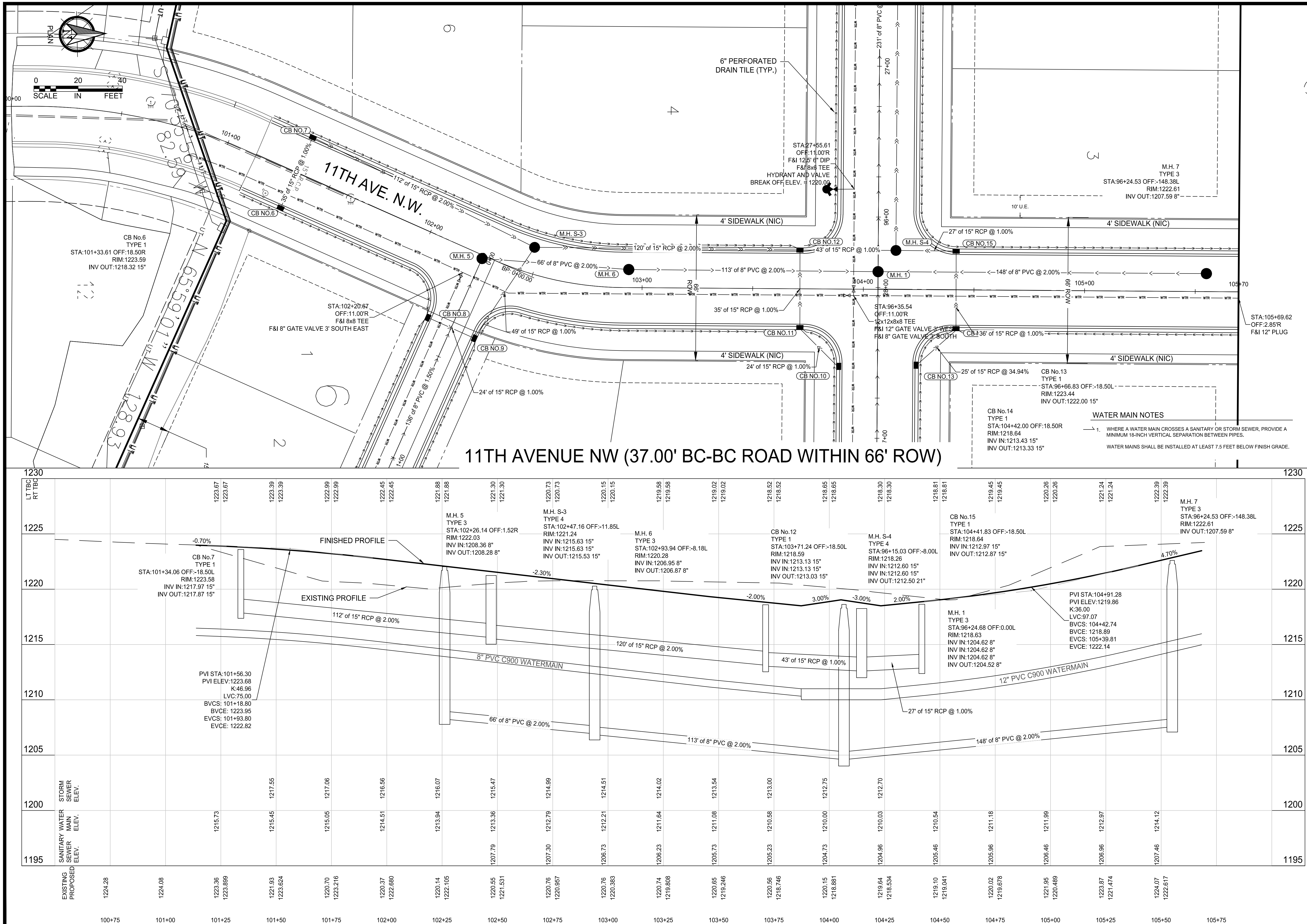
11/20/19 — Date

WSE Engineering Services

BIGELOW VOIGT EIGHTH KASSON, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: NONE
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 023.2-19001
DWG. FILE:
REVISION DATE:



MASSEY LAND SURVEYING & ENGINEERING
P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292	11/20/19
Number	Date

WSE Engineering Services

BIGELOW VOIGT EIGHTH
KASSON, MINNESOTA

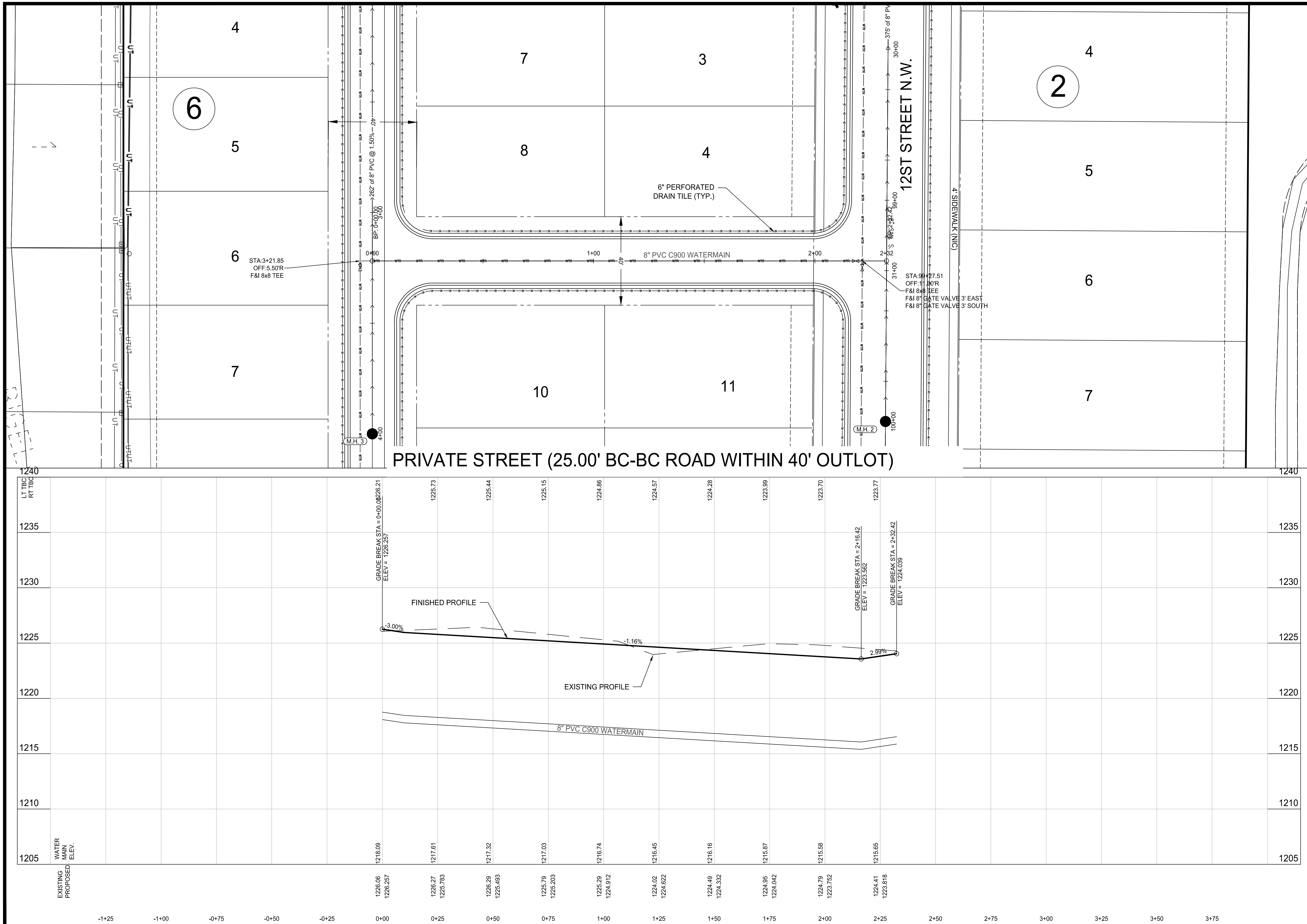
THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE:	NONE
DATE:	11/20/2019
DRAWN BY:	T.A.C.
JOB NUMBER:	023.2-19001
DWG. FILE:	
REVISION DATE:	

SHEET 9 OF 11

023.2-19001CG_UP01.dwg

11/20/2019 10:54:44 AM



023.2-19001CG_UP01.dwg

11/20/2019 10:54:48 AM

MASSEY
LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292 — Number
11/20/19 — Date

WSE
Engineering Services

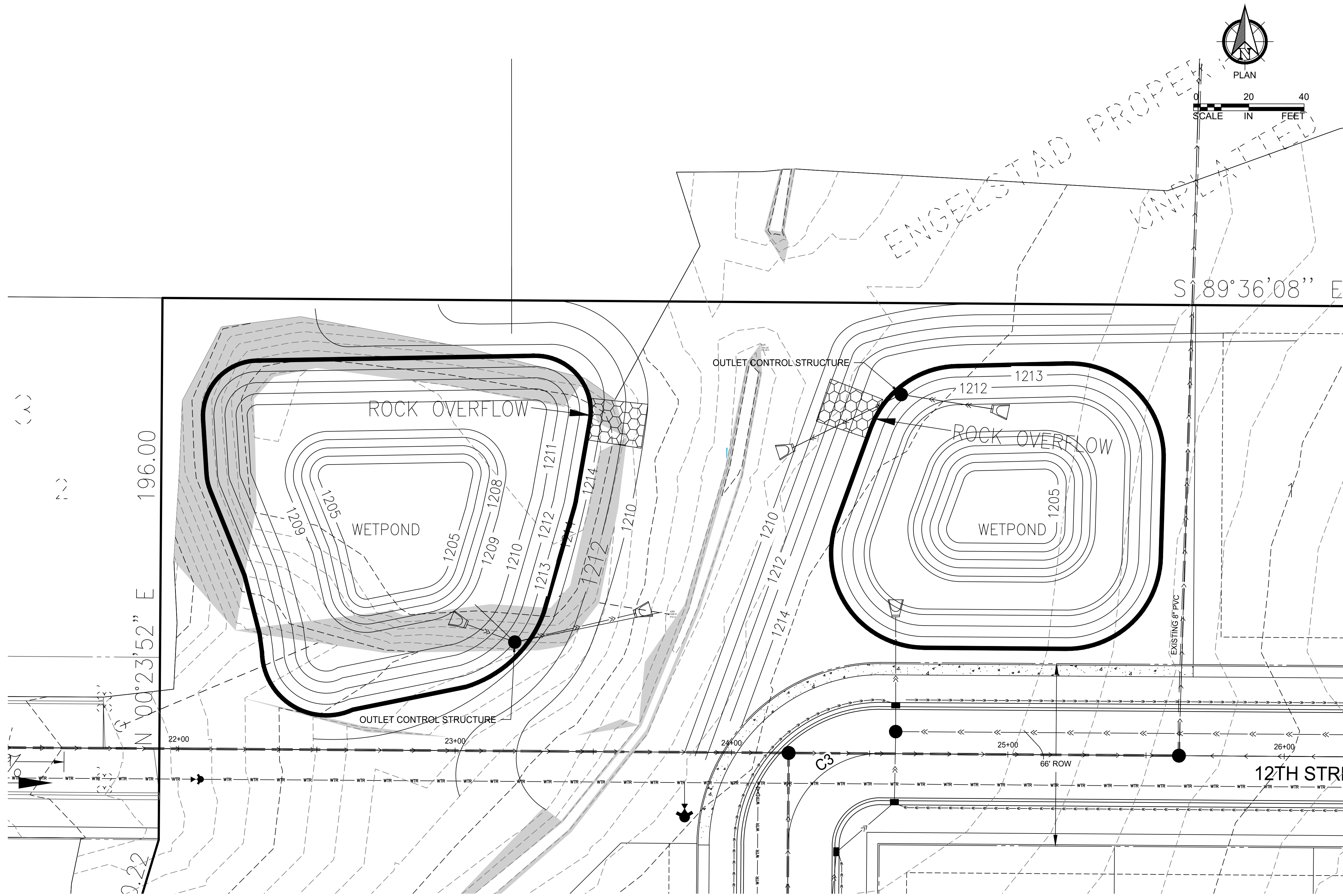
BIGELOW VOIGT EIGHTH
KASSON, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: NONE
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 023.2-19001
DWG. FILE:
REVISION DATE:

023.2-19001CG_UP01.dwg

11/20/2019 10:54:50 AM



MASSEY
LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292	11/20/19
Number	Date

WSE
Engineering Services

BIGELOW VOIGT EIGHTH
KASSON, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE:	NONE
DATE:	11/20/2019
DRAWN BY:	T.A.C.
JOB NUMBER:	023.2-19001
DWG. FILE:	
REVISION DATE:	

SHEET 11 OF 11

LEGAL DESCRIPTION:

DESCRIPTION OF RECORD (DOC. #A-226301)

That part of the South One-Half of the Southeast Quarter of Section 29, Township 107 North, Range 16 West, Dodge County, Minnesota, described as follows:

Commencing at the northeast corner of the South One-Half of said Southeast Quarter; thence North 89 degrees 36 minutes 08 seconds West (NOTE: All bearings are in relationship with the Dodge County Coordinate System NAD '83, Adjusted 1996) along the North line of said South One-Half of the Southeast Quarter, 410.00 feet to the POINT OF BEGINNING; thence South 00 degrees 00 minutes 01 seconds West, parallel with the East line of said Southeast Quarter, 506.99 feet to the North line of BIGELOW-VOIGT SIXTH SUBDIVISION; thence North 89 degrees 59 minutes 59 seconds West, (NOTE: the next 8 courses are along the North line of said BIGELOW-VOIGT SIXTH SUBDIVISION), 343.46 feet; thence North 65 degrees 59 minutes 01 seconds West, 128.93 feet; thence South 70 degrees 55 minutes 56 seconds West, 82.59 feet; thence North 77 degrees 28 minutes 56 seconds West, 128.29 feet; thence South 74 degrees 16 minutes 51 seconds West, 70.53 feet; thence North 89 degrees 41 minutes 29 seconds West, 114.67 feet; thence South 89 degrees 45 minutes 29 seconds West, 66.77 feet; thence North 82 degrees 36 minutes 24 seconds West, 138.82 feet to the Northwest corner of said subdivision and to the Northeast corner of Outlot B, BIGELOW-VOIGT SEVENTH SUBDIVISION; thence North 46 degrees 51 minutes 06 seconds West, along the Northerly line of said Outlot B, 93.31 feet to the Easterly line of Block 4, said BIGELOW-VOIGT SEVENTH SUBDIVISION; thence North 27 degrees 02 minutes 04 seconds East, along said Easterly line, 108.38 feet; thence North 16 degrees 54 minutes 30 seconds East, along the East line of said subdivision, 196.00 feet to the Northeast corner thereof and to the North line of said South One-Half of the Southeast Quarter, thence South 89 degrees 36 minutes 08 seconds East, along said North line, 1036.95 feet to the point of beginning.

Said Parcel contains 11.81 acres more or less.
Said parcel is subject to a 15.00 foot Utility Easement lying Northerly of and parallel with the Northerly line of Block 1, said BIGELOW-VOIGT SIXTH SUBDIVISION, and is subject to any other easements or encumbrances of record.

Blaines 14th GDPJRH.dwg

11/19/2019 2:08:19 PM

PLAN

0 100 200
SCALE IN FEET

LEGEND

100-YEAR FLOODPLAIN

1225 100-YEAR FLOOD ELEVATION

MASSEY
LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

WSE
Engineering Services

BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA
GENERAL DEVELOPMENT PLAN

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE:	AS SHOWN
DATE:	11/20/2019
DRAWN BY:	T.A.C.
JOB NUMBER:	19-19007
DWG. FILE:	
REVISION DATE:	

Blaines 14 STAFF REVIEW COMMENTS

Admin/Zoning Administrator

1) As per the Comprehensive Plan, the parkway is a planned roadway on the east side of Kasson(See Attachment A). This was also reflected as far back as 1981.
2) As per the Comprehensive Plan, parkland/trails follows the parkway (See Attachments B & C).
3) Collect costs for trails/parkway; costs to be included in development agreement. .
4) Developer engineering fees to be included in development agreement.
5) Easement access to ponds.

Additional Comments:
1) Building permits may be issued when street are certified by City Engineer being capable of supporting construction vehicles.

FINANCE
Development agreement
WAC/SAC/Parkland fees
Access easements, to be recorded
Verify electric utility provider
Wells sealed as necessary
Wetland issues
Parkway
Trails
Turnaround on 13th

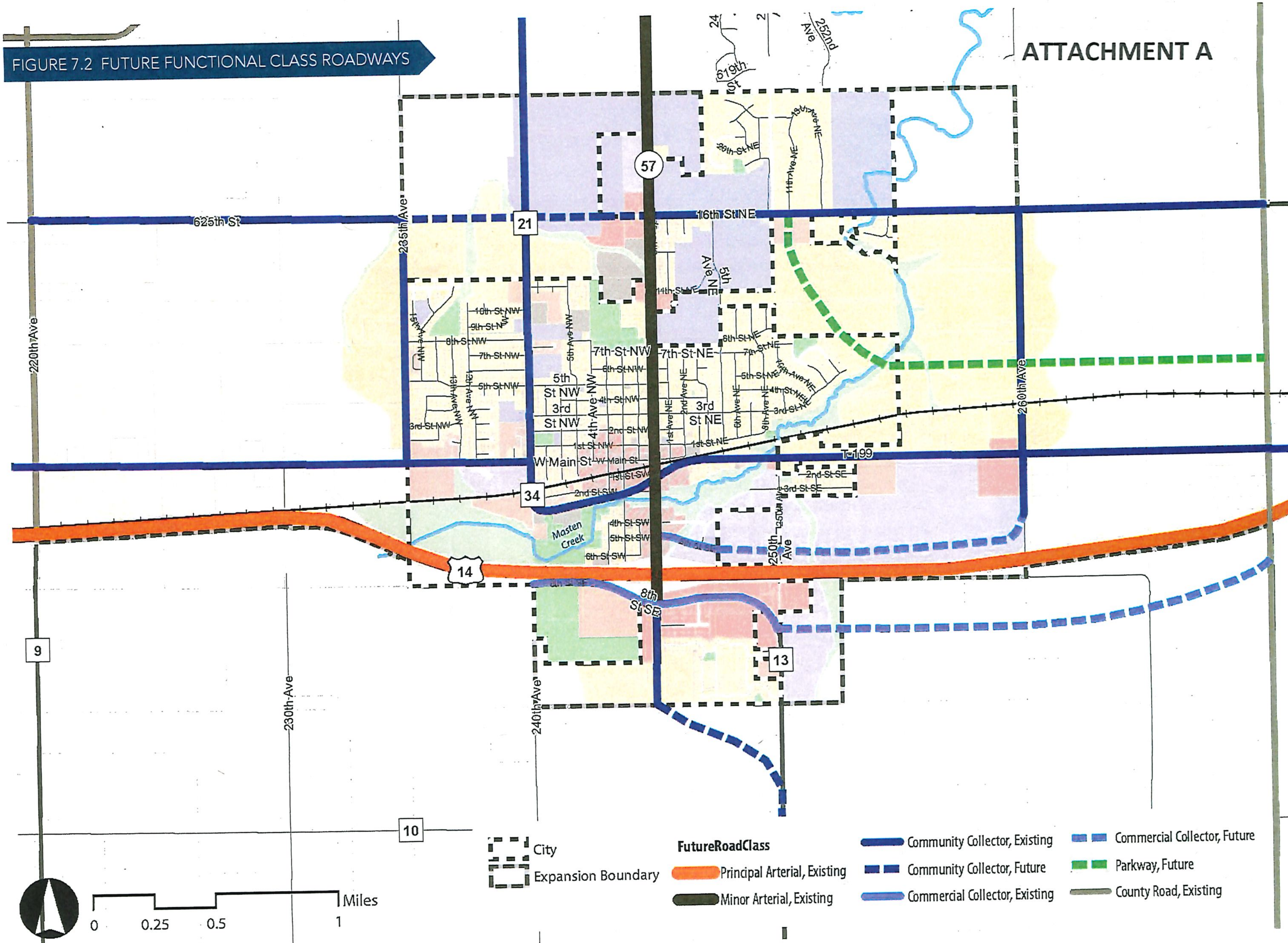
ELECTRIC
The electric dept. will review the final plat and make recommendations at that time. Currently

ZONING CLERK
6th St or 11th Av
Drainage under future roadway to pond?

PUBLIC WORKS DIRECTOR
See Engineer comments

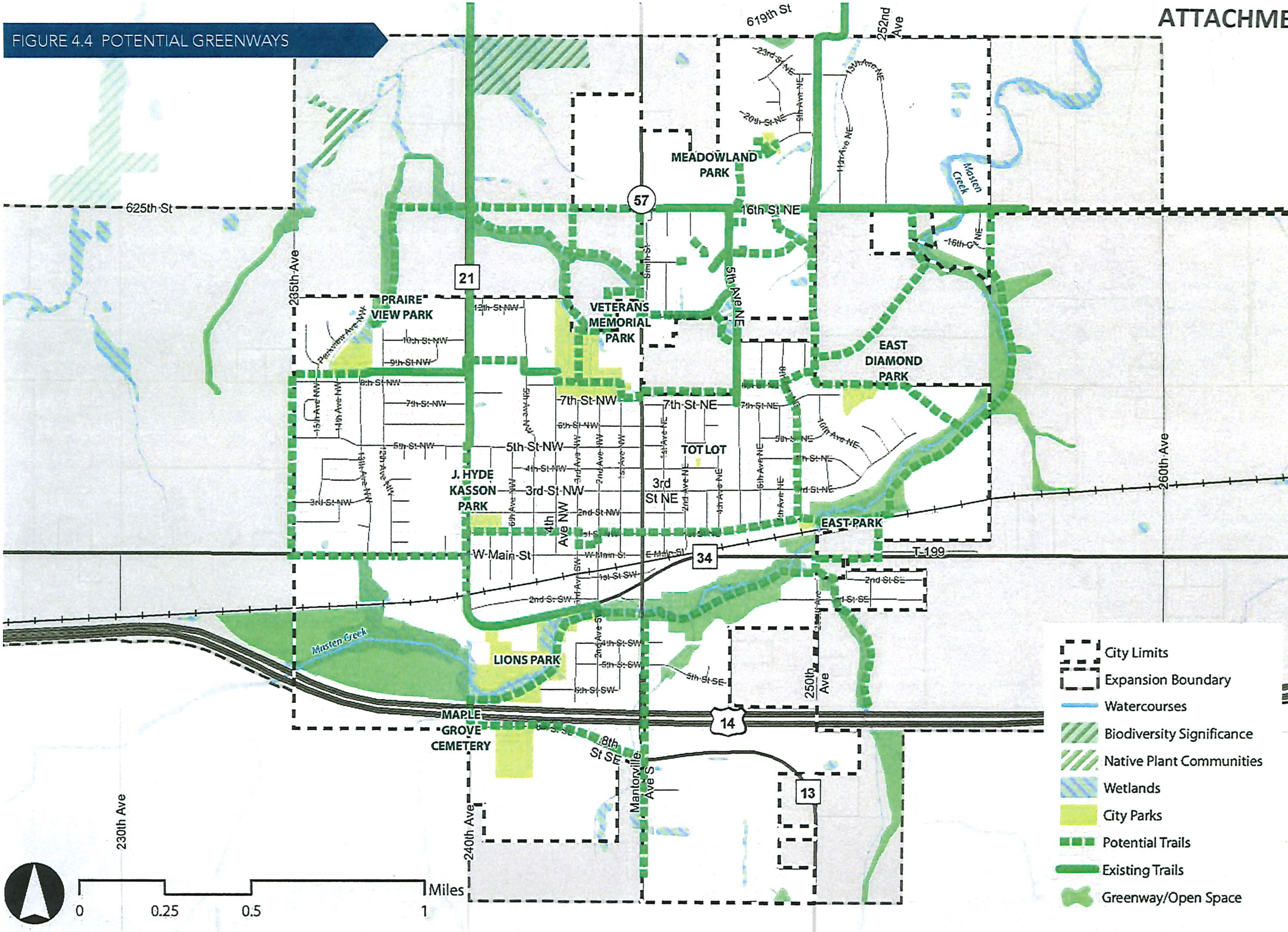
ATTACHMENT A

FIGURE 7.2 FUTURE FUNCTIONAL CLASS ROADWAYS



ATTACHMENT B

FIGURE 4.4 POTENTIAL GREENWAYS



ATTACHMENT C

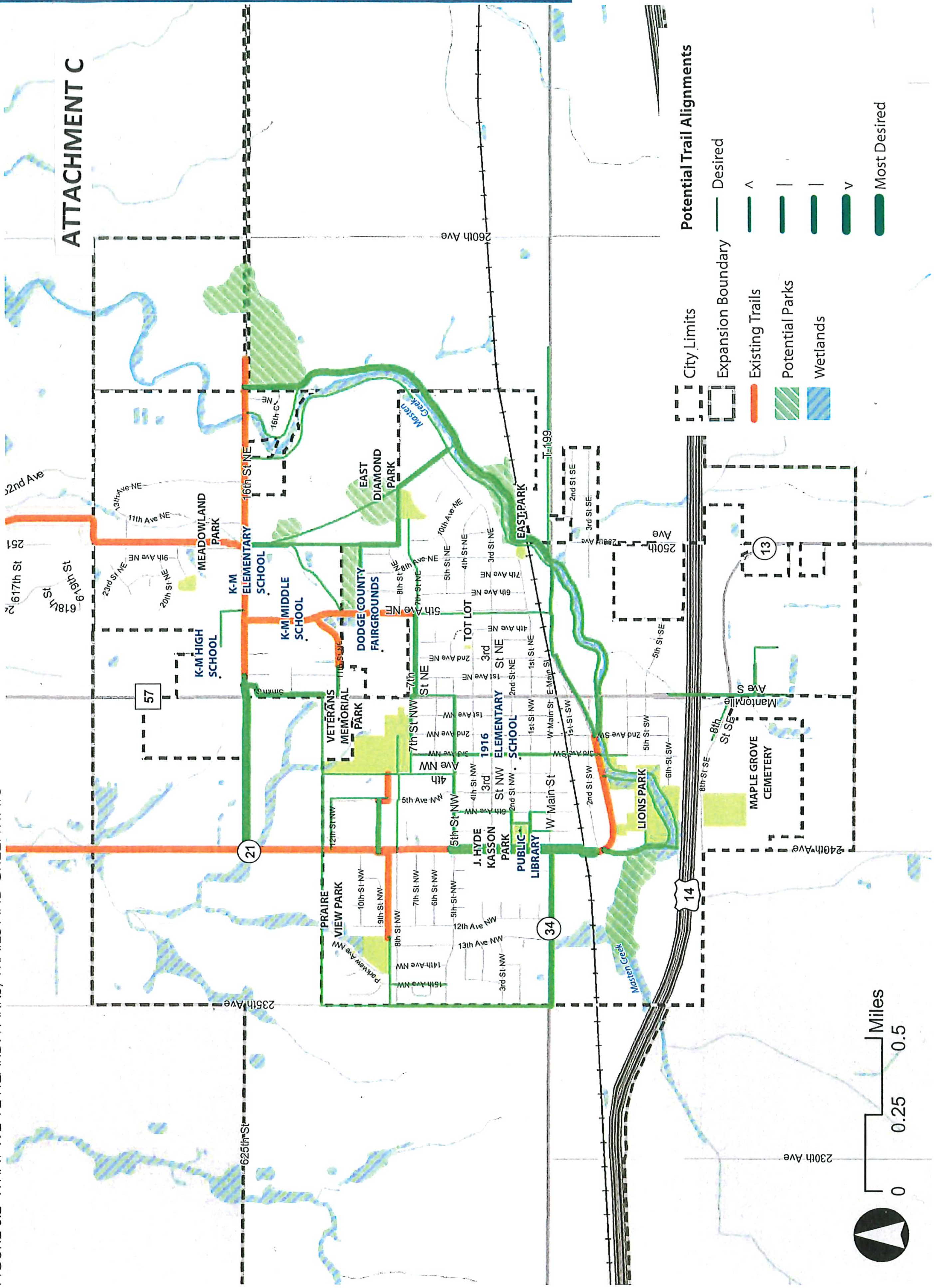


FIGURE 6.2 WHAT WE'VE HEARD: PARKS, TRAILS AND GREENWAYS

2905 South Broadway
Rochester, MN 55904-5515
Phone: 507.288.3923
Fax: 507.288.2675
Email: rochester@whks.com
Website: www.whks.com

whks
engineers + planners + land surveyors

December 4, 2019

Ms. Nancy Zaworski
Interim City Administrator
City of Kasson
401 5th St. SE
Kasson, MN 55944

RE: Kasson, MN
Blaine's Fourteenth Subdivision
Review of General Development Plan, Preliminary Plat and Preliminary Construction Plans

Dear Nancy:

We have reviewed the general development plan, preliminary plat and preliminary construction plans as submitted for the referenced project, as requested. We offer the following comments on the submitted plans in addition to the comments on the attached plans.

General Comments

1. The subject property to be platted is Zoned R-1.

2. Figure 4.4 Potential Greenways and figure 6.1 Potential Parks, Trails and Greenways of the City of Kasson Comprehensive Plan both depict a potential greenway/open space and a trail along existing stream. The figures also depict a potential trail traversing through the subject property.

3. The applicant is proposing single family detached dwelling use.

4. Masten Creek traverses through the southerly portion of the subject property. There is a floodplain associated with the creek. Dodge County is in the process of preparing a LOMR to revise the floodplain for the portion of Masten Creek through Town. The flood elevations depicted on the current map and within the Flood Insurance Rate Report may differ from the LOMR which has not yet been approved by FEMA.

5. We recommend that the construction costs for the portion of the future Parkway that traverses through the subject property and future trail along the Parkway be included in the development agreement. That portion of the future Parkway including the bridge and trail would be constructed by the City at a later date.

6. Costs of the future bridge should be addressed.

7. We recommend that the construction costs for the future trail planned along the southerly side of Masten Creek from the westerly boundary line of the subject property to the future Parkway be included in the development agreement. The future trail will be constructed by the City at a later date.

8. We recommend that the portion of the subject property southeast of the northerly sewer easement line to the southerly limits of the 100 year floodplain, including the area to the Kasel Addition be conveyed to the City as an outlot for greenway/open space.

9. We recommend that a 30 foot wide strip along the westerly boundary line be incorporated into the outlot for use as a future trail. The Kasel trail easement ends at the southwesterly corner of the subject property.

10. Any existing wetlands shall be delineated and depicted on the final plat and construction plan set.

11. The Developer shall develop a plan to serve the future phases south of the Masten Creek with two watermain connections during this phase of development to provide a looped system. An easement will likely be required through the residential lots for the waterman.

12. Additional comments may follow upon review of the final construction plan set, final plat and drainage plans and report.

13. The proposed watermain at the easterly end of 3rd Street shall be extended to the southerly boundary line of the Sylvia M. Ruport Etal. Parcel within the future Parkway for future looping.

<u>General Development Plan</u>

1. The general development plan contains a conceptual future development south of Masten Creek. The conceptual future development was not part of this review.

2. The right-of-way needed for the future bridge construction should be reviewed.

3. The names and addresses of the owner and developer shall be added to the plan.

Preliminary Plat

1. Any covenants or deed restrictions shall be provided with the final plat submittal.

2. It is unclear if Lot 1, Block 1 and Lots 4, 10, 11 and 12 meet the required 66 foot lot width at the building line. Lot widths at the building line shall be provided in the final construction plans.

3. The existing 10 foot U.E. along the westerly boundary line of Blaine's Twelfth shall be labeled.

4. The easement for the existing 18" sanitary sewer main shall be labeled on the plan.

5. Existing storm, water and sanitary sewer adjacent to the proposed development shall added to the plat.

6. A stormwater easement conforming substantially with the lines of the water course shall be provided for the portion Masten Creek that traverses through the subject property.

7. The proposed 10 foot utility easement along the northerly and easterly boundary lines of Outlot "A" shall be removed.

Preliminary Construction Plans

1. Hydrant locations and spacing shall be reviewed by the City Fire Chief.

2. The wet pond shall be sized to provide rate control for the 2 year, 10 year and 100 year Atlas 14 design storms for the post development condition to equal or less than pre development conditions for the tributary portions of Blaine's Twelfth and Blaine's Fourteenth. The improvements associated with the future Parkway through the subject property shall also be included in the pond sizing. The wet pond shall also be designed to comply with NPDES permit requirements.

3. Removed hydrants shall be salvaged to the City.

4. All sidewalks shall be 5 feet wide.

5. The pipe crowns for differing storm sewer pipes sizes shall be aligned at manhole junctions.

6. The vertical alignment for the Parkway shall be extended a point south of Masten Creek. The vertical alignment and bridge sizing will have to be reviewed for coordination of the future bridge crossing.

7. The Developer shall consider acquiring an easement from the adjoining property to the north and moving the temporary turnaround for 13th Avenue NE to the north. With the current layout driveway access for Lots 1 and 2, Block 1 is impeded by the temporary turnaround and not likely buildable.

8. The proposed 20 foot easement for the sewer main between Lots 4 and 5, Block 4 shall be increased to 40 feet due to the depth of the proposed sewer main. This may effect the layout of the adjacent lots.

9. Review future grading to for the property to the north to determine if the road profile for 13th Avenue NE is acceptable.

10. Additional comments are provided on the attached preliminary construction plans and general development plan.

We recommend approval of the General Development Plan and Preliminary Plat condition upon the above items being addressed at the Final Plat Submission. Copies of the revised General Development Plan and Preliminary Plat shall be submitted with the Final Plat.

Please contact us if you have any questions.

Sincerely,

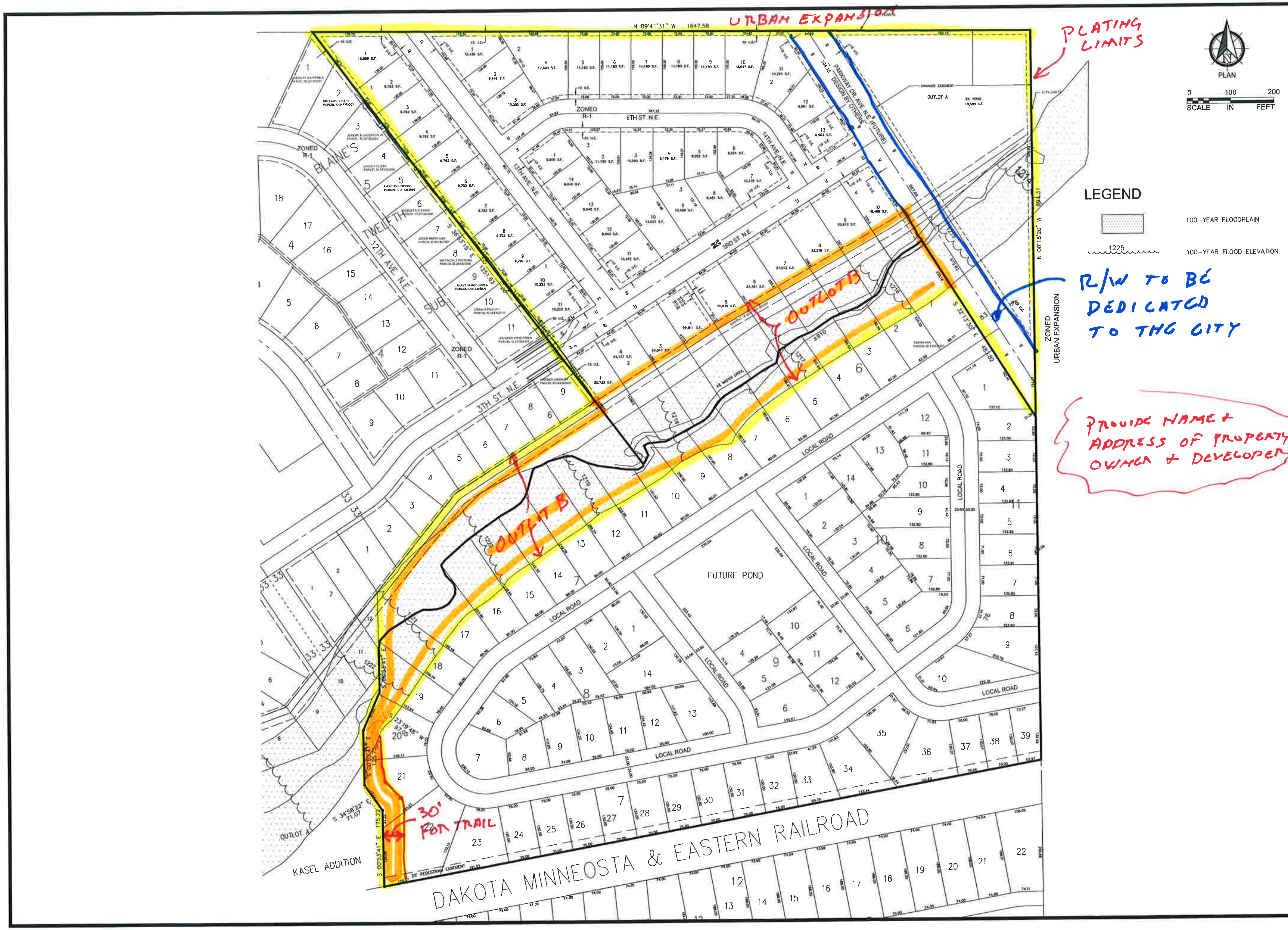
WHKS & CO.

Brandon W. Theobald, P.E.

BWT/bwt

Cc: Charlie Bradford, Public Works Director
Linda Rappe, City Clerk
Melanie Leth, City Attorney
Laura Chamberlain, HKG inc., Consulting Planner
Rich Massey, WSE & Massey Land Surveying and Engineering
Les Conway, WSE & Massey Land Surveying and Engineering
Carter Blaine, Developer

Blaines 14th GDPJRH.dwg



11/19/2019 2:08:19 PM

MASSEY
LAND SURVEYING & ENGINEERING
P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

WSE
Engineering Services

BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA
GENERAL DEVELOPMENT PLAN

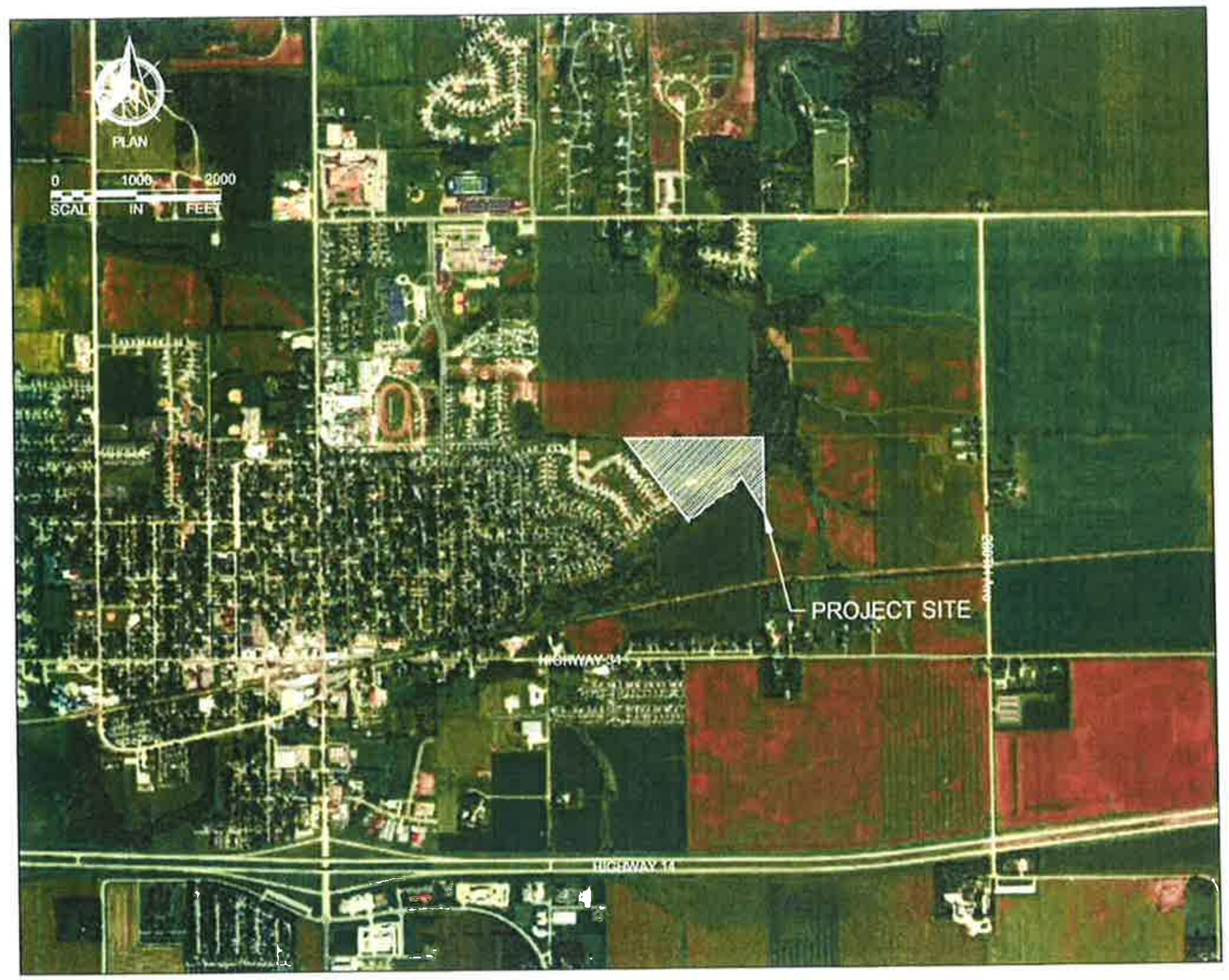
THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: AS SHOWN
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 19-19007
DWG. FILE:
REVISION DATE:

PUBLIC IMPROVEMENTS TO SERVE BLAINE'S FOURTEENTH SUBDIVISION

Kasson, MN

Issue Date - 11/20/2019 Preliminary Plat Submittal



BENCHMARK ELEVATION = 1235.22
TOP NUT HYDRANT AT THE NORTH SIDE OF 3RD STREET N E & 12 AVENUE N E

LEGEND	
— 1245 —	DENOTES PROPOSED CONTOUR ANNOTATION
x 46 84	DENOTES PROPOSED SPOT ELEVATION
	DENOTES DRAINAGE DIRECTION
— SF —	DENOTES SILT FENCE OR BIOROLL PER 7-01SDP
	DENOTES INLET PROTECTION PER 7-05SDP
	DENOTES PROPOSED EROSION MAT
	DENOTES PROPOSED BITUMINOUS
	DENOTES EXISTING CONTOURS
	DENOTES TREE LINE
	DENOTES WATERMAIN PIPE
	DENOTES STORM SEWER PIPE
	DENOTES SANITARY PIPE

INDEX TO PLANS

Sheet Title	Sht. No.
TITLE SHEET	1
TYPICAL SECTION	2
ALIGNMENT PLAN	3
SERVICE TABLES	4
UTILITY PROFILES	5-11
POND DETAIL	12

This plan contains 12 Total sheets

Approved By: ______________ City Engineer ______ Date

LEGAL DESCRIPTION:

That part of the Northwest Quarter of Section 34, Township 107 North, Range 16 West, Dodge County, **Minnesota, described as follows:**

BEGINNING at the northeast corner of BLAINE'S TWELFTH SUBDIVISION according to the plat thereof on file at the Dodge County Recorder's Office; thence South 36 degrees 53 minutes 15 seconds East, (NOTE: All bearings are in relationship with the Dodge County Coordinate System NAD '83, Adjusted 1996), along the northeasterly line of said BLAINE'S TWELFTH SUBDIVISION and its southeasterly extension thereof, 1251.0 feet more or less to the centerline of Masten Creek; thence Northeasterly 871 feet more or less along said centerline; thence South 32 degrees 13 minutes 30 seconds East, 483 feet more or less to the east line of the Northwest Quarter of said Section 34; thence North 00 degrees 18 minutes 20 seconds West, along the east line of said Northwest Quarter, 891 31 feet to the northeast corner of said Northwest Quarter; thence North 89 degrees 41 minutes 31 seconds West, 1647.58 feet to the POINT OF BEGINNING.

Said parcel contains 23 62 acres, more or less.

OWNER / DEVELOPER

TIERRA AKA PARTNERSHIP
16 MANTORVILLE AVE N
KASSON, MN 55944
PHONE NO. (507) 634-7061

CIVIL ENGINEERS / SURVEYORS

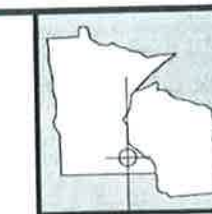
WSE & MASSEY LAND SURVEYING & ENGINEERING
P.O. BOX 100
KASSON, MN. 55944
PH. NO. 507-634-4505

PROJECT LOCATION
DODGE COUNTY
KASSON DISTRICT

UTILITY QUALITY LEVEL

The subsurface utility information in this plan is quality level D. This quality level was determined according to the guidelines of CI/ASCE 38-2, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data."

Project Number 19-19007



MASSEY LAND SURVEYING & ENGINEERING
P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292 — Number
11/20/19 — Date

WSE Engineering Services

BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

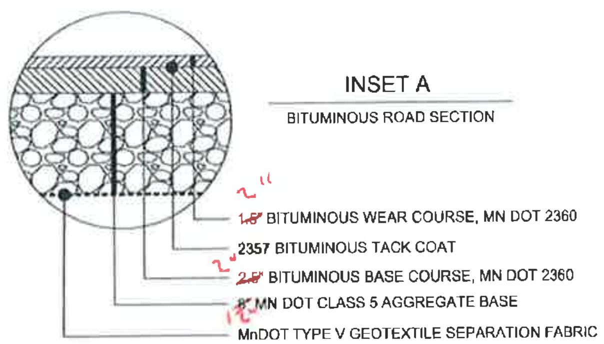
SCALE: AS SHOWN
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 19-19007
DWG FILE:
REVISION DATE:

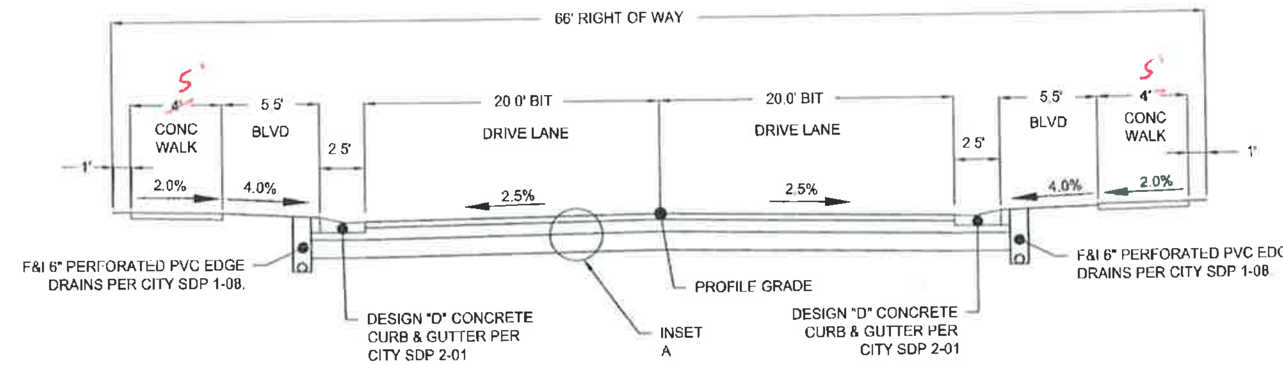
SHEET 1 OF 12

19-19007CT01.dwg

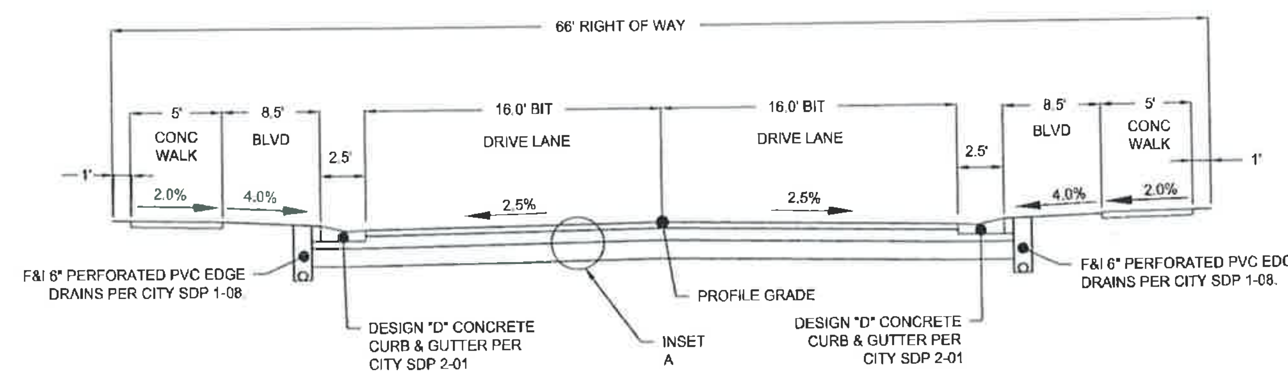
11/20/2019 8:14:29 AM

19-19007CG_TY01.dwg





3RD STREET N.E.



6TH STREET N.E. & 13TH AVENUE N.E

11/20/2019 9:14:44 AM

MASSEY
LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292 — Number
11/20/19 — Date

WSE
Engineering Services

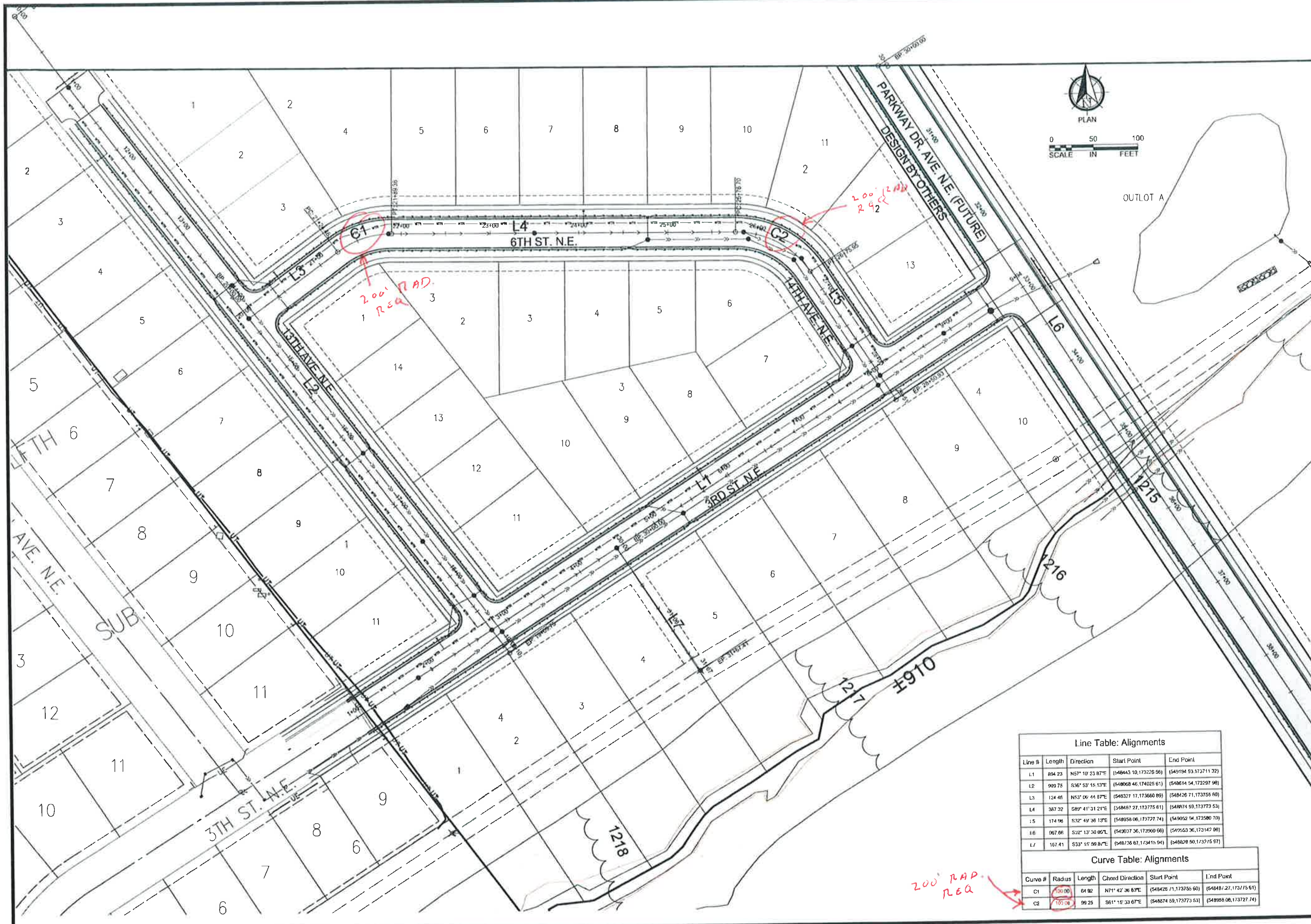
BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: AS SHOWN
DATE: 11/20/2019
DRAWN BY: J.A.C.
JOB NUMBER: 19-19007
DWG FILE:
REVISION DATE:

19-19007CG_UP01.dwg

11/20/2019 9:14:59 AM



Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	894 23	N57° 10' 23 87"E	(548443 10,173226 56)	(549194 53 173711 32)
L2	909 75	S36° 53' 15 13"E	(548068 46,174025 61)	(548614 54,173297 98)
L3	124 46	N53° 06' 44 87"E	(548327 17,173660 89)	(548426 71,173755 60)
L4	387 32	S89° 41' 31 21"E	(548487 27,173775 61)	(548874 59,173773 53)
L5	174 98	S32° 49' 36 13"E	(548958 08,173727 74)	(549052 94,173580 70)
L6	967 66	S32° 13' 30 06"E	(549037 36,173960 66)	(549553 36,173142 06)
L7	167 41	S33° 16' 59 87"E	(548736 67,173415 94)	(548828 50,173275 97)

200' RAD. REQ

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	100 00	64 92	N71° 42' 36 83"E	(548426 71,173755 60)	(548487 27,173775 61)
C2	100 00	99 25	S61° 15' 33 67"E	(548874 59,173773 53)	(548958 08,173727 74)

MASSEY
LAND SURVEYING & ENGINEERING
P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

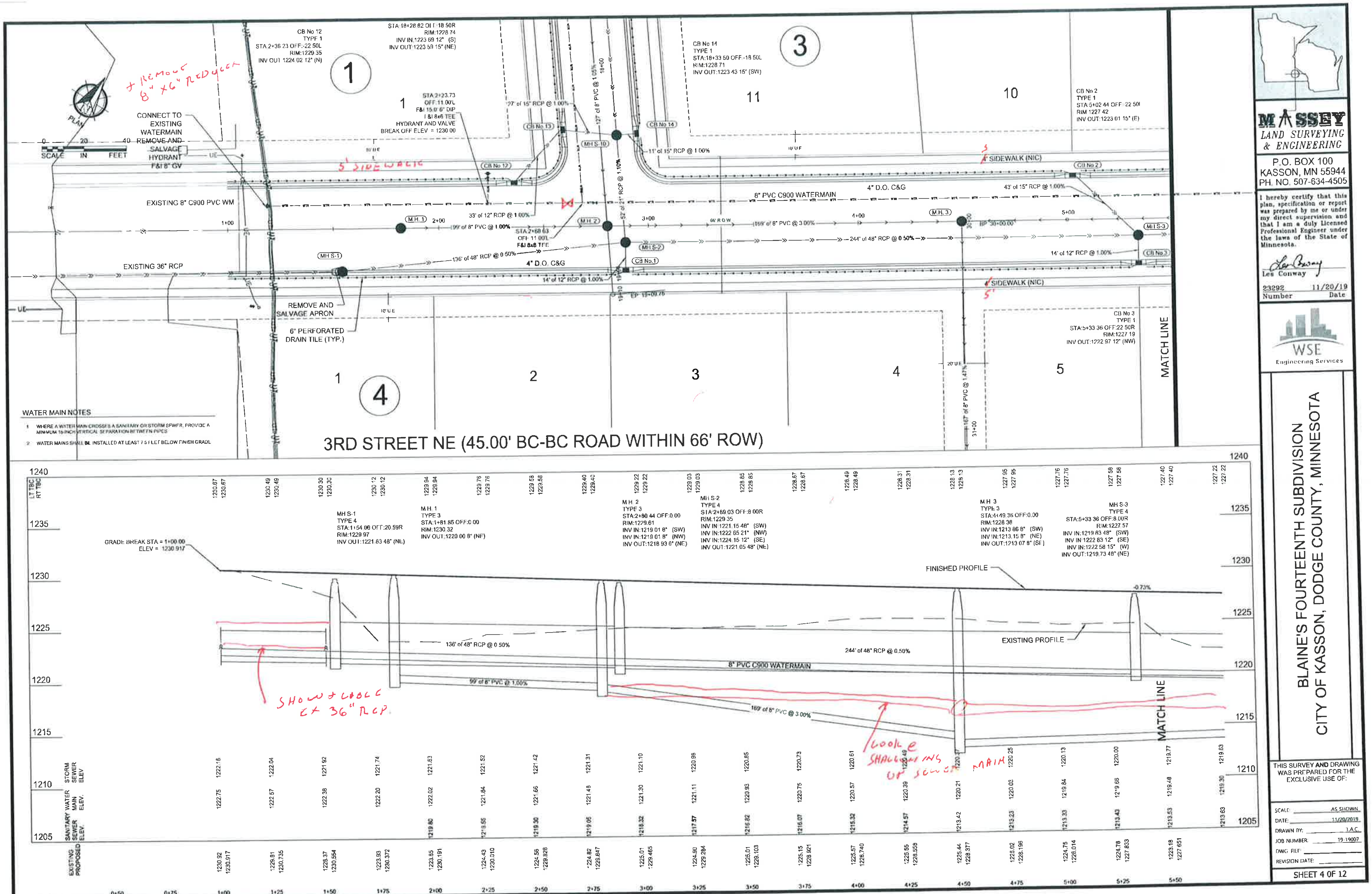
23292 — 11/20/19
Number — Date

WSE
Engineering Services

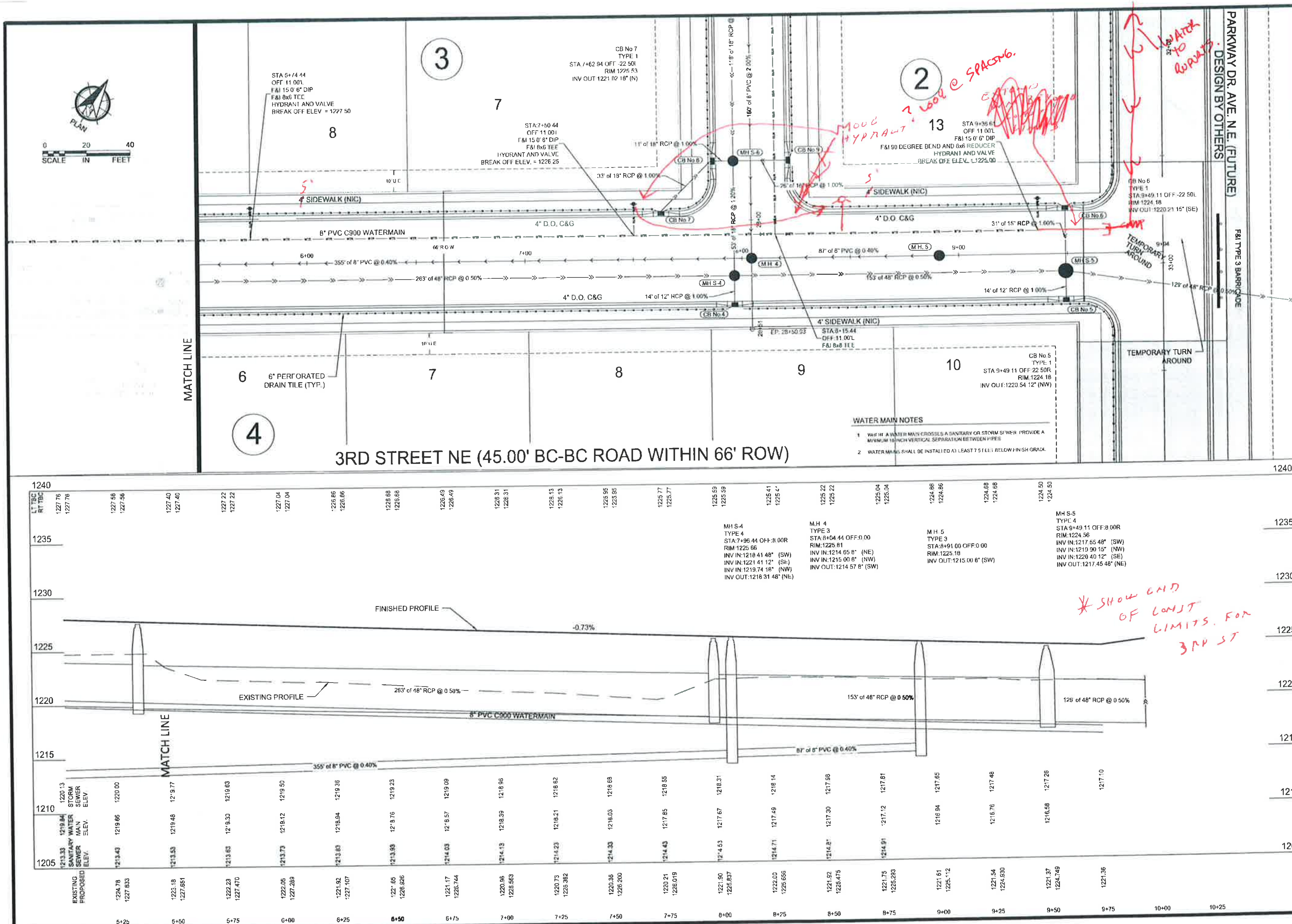
BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: AS SHOWN
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 19-19007
DWG FILE:
REVISION DATE:



19-19007CG_UP01.dwg
11/20/2019 9:15:08 AM
PLAN
SCALE 0 20 40 IN FEET
+ REMOVE 8" X 6" REDUCER
CONNECT TO EXISTING WATERMAIN
REMOVE AND SALVAGE HYDRANT F&I 8" GV
CB No 12 TYPE 1 STA 2+36.23 OFF -22.50L RIM:1229.35 INV OUT:1224.02 12" (N)
STA 18+28.62 OFF 18.50R RIM:1228.74 INV IN:1223.69 12" (S) INV OUT:1223.59 15" (NE)
STA 2+23.73 OFF 11.00L F&I 15.0' 6" DIP I & I 8x6 TEE HYDRANT AND VALVE BREAK OFF ELEV = 1230.00
27' of 15" RCP @ 1.00%
127' of 8" PVC @ 1.05%
52' of 21" RCP @ 1.10%
CB No 14 TYPE 1 STA 18+33.50 OFF -18.50L RIM:1228.71 INV OUT:1223.43 15" (SW)
11' of 15" RCP @ 1.00%
CB No 2 TYPE 1 STA 5+02.44 OFF 22.50I RIM 1227.42 INV OUT 1223.01 15" (E)
5' SIDEWALK
SIDEWALK (NIC)
EXISTING 8" C900 PVC WM
8" PVC C900 WATERMAIN
4" D.O. C&G
43' of 15" RCP @ 1.00%
33' of 12" RCP @ 1.00%
99' of 8" PVC @ 1.00%
169' of 8" PVC @ 3.00%
STA 2+68.63 OFF 11.00L F&I 8x8 TEE
136' of 48" RCP @ 0.50%
244' of 48" RCP @ 0.50%
14' of 12" RCP @ 1.00%
EXISTING 36" RCP
REMOVE AND SALVAGE APRON
6" PERFORATED DRAIN TILE (TYP.)
CB No 3 TYPE 1 STA 5+33.36 OFF 22.50R RIM:1227.19 INV OUT:1222.97 12" (NW)
167' of 8" PVC @ 1.47%
MATCH LINE
WATER MAIN NOTES
1. WHERE A WATER MAIN CROSSES A SANITARY OR STORM SEWER, PROVIDE A MINIMUM 18-INCH VERTICAL SEPARATION BETWEEN PIPES
2. WATER MAINS SHALL BE INSTALLED AT LEAST 7.5 FEET BELOW FINISH GRADE
3RD STREET NE (45.00' BC-BC ROAD WITHIN 66' ROW)
GRADE BREAK STA = 1+00.00 ELEV = 1230.917
MH S-1 TYPE 4 STA:1+54.00 OFF:20.59R RIM:1229.97 INV OUT:1221.63 48" (NE)
M.H. 1 TYPE 3 STA:1+81.85 OFF:0.00 RIM:1230.32 INV OUT:1220.00 8" (NE)
M.H. 2 TYPE 3 STA:2+80.44 OFF:0.00 RIM:1229.61 INV IN:1219.01 8" (SW) INV IN:1219.01 8" (NW) INV OUT:1218.93 8" (NE)
MH S-2 TYPE 4 STA:2+89.03 OFF:8.00R RIM:1229.35 INV IN:1221.15 48" (SW) INV IN:1222.65 21" (NW) INV IN:1224.15 12" (SE) INV OUT:1221.05 48" (NE)
M.H. 3 TYPE 3 STA:4+49.36 OFF:0.00 RIM:1228.38 INV IN:1213.86 8" (SW) INV IN:1213.15 8" (NE) INV OUT:1213.07 8" (SE)
MH S-3 TYPE 4 STA:5+33.36 OFF:8.00R RIM:1227.57 INV IN:1219.83 48" (SW) INV IN:1222.83 12" (SE) INV IN:1222.58 15" (W) INV OUT:1219.73 48" (NE)
FINISHED PROFILE
EXISTING PROFILE
8" PVC C900 WATERMAIN
SHOW + LABEL EX 36" RCP
LOOK @ SHALLOWING OF SEWER MAIN
LT TBC RT TBC
STORM SEWER ELEV
WATER MAIN ELEV.
SANITARY SEWER ELEV.
EXISTING PROPOSED
0+50 0+75 1+00 1+25 1+50 1+75 2+00 2+25 2+50 2+75 3+00 3+25 3+50 3+75 4+00 4+25 4+50 4+75 5+00 5+25 5+50
MASSEY LAND SURVEYING & ENGINEERING
P.O. BOX 100 KASSON, MN 55944 PH. NO. 507-634-4505
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.
Les Conway
23292 Number
11/20/19 Date
WSE Engineering Services
BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA
THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:
SCALE: AS SHOWN
DATE: 11/20/2019
DRAWN BY: J.A.C.
JOB NUMBER: 19-19007
DWG FILE:
REVISION DATE:
SHEET 4 OF 12



19-19007CG_UP01.dwg

11/20/2019 9:15:17 AM

MASSEY
LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292 — Number
11/20/19 — Date

WSE
Engineering Services

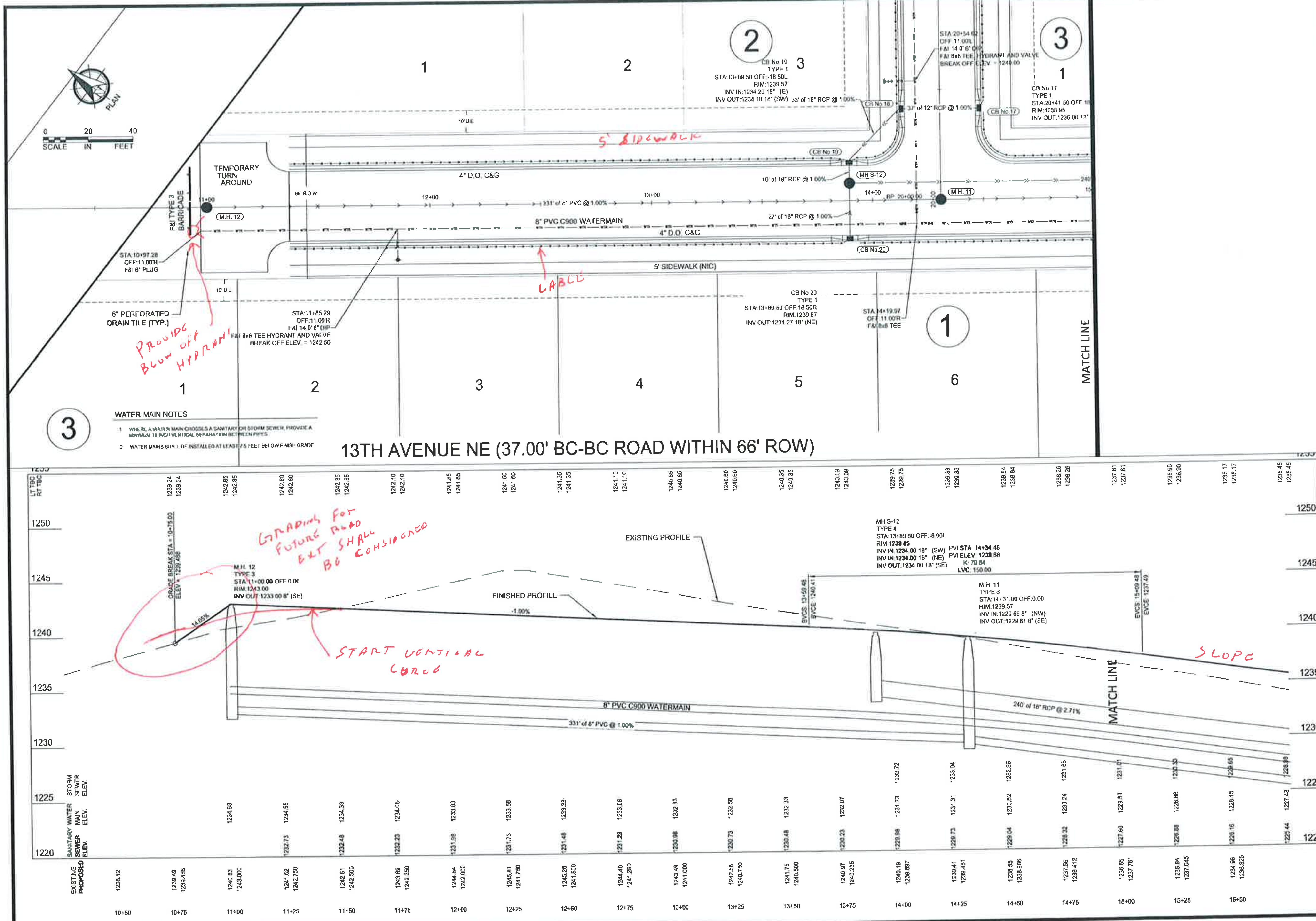
BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: AS SHOWN
DATE: 11/20/2019
DRAWN BY: TAC
JOB NUMBER: 19-19007
DWG FILE:
REVISION DATE:

SHEET 5 OF 12

19-19007CG_UP01.dwg



WATER MAIN NOTES

1. WHERE A WATER MAIN CROSSES A SANITARY OR STORM SEWER, PROVIDE A MINIMUM 18 INCH VERTICAL SEPARATION BETWEEN PIPES
2. WATER MAINS SHALL BE INSTALLED AT LEAST 7.5 FEET BELOW FINISH GRADE

13TH AVENUE NE (37.00' BC-BC ROAD WITHIN 66' ROW)

MASSEY LAND SURVEYING & ENGINEERING
P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway
23292 Number
11/20/19 Date

WSE Engineering Services

BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: AS SHOWN
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 19-19007
DWG FILE:
REVISION DATE:

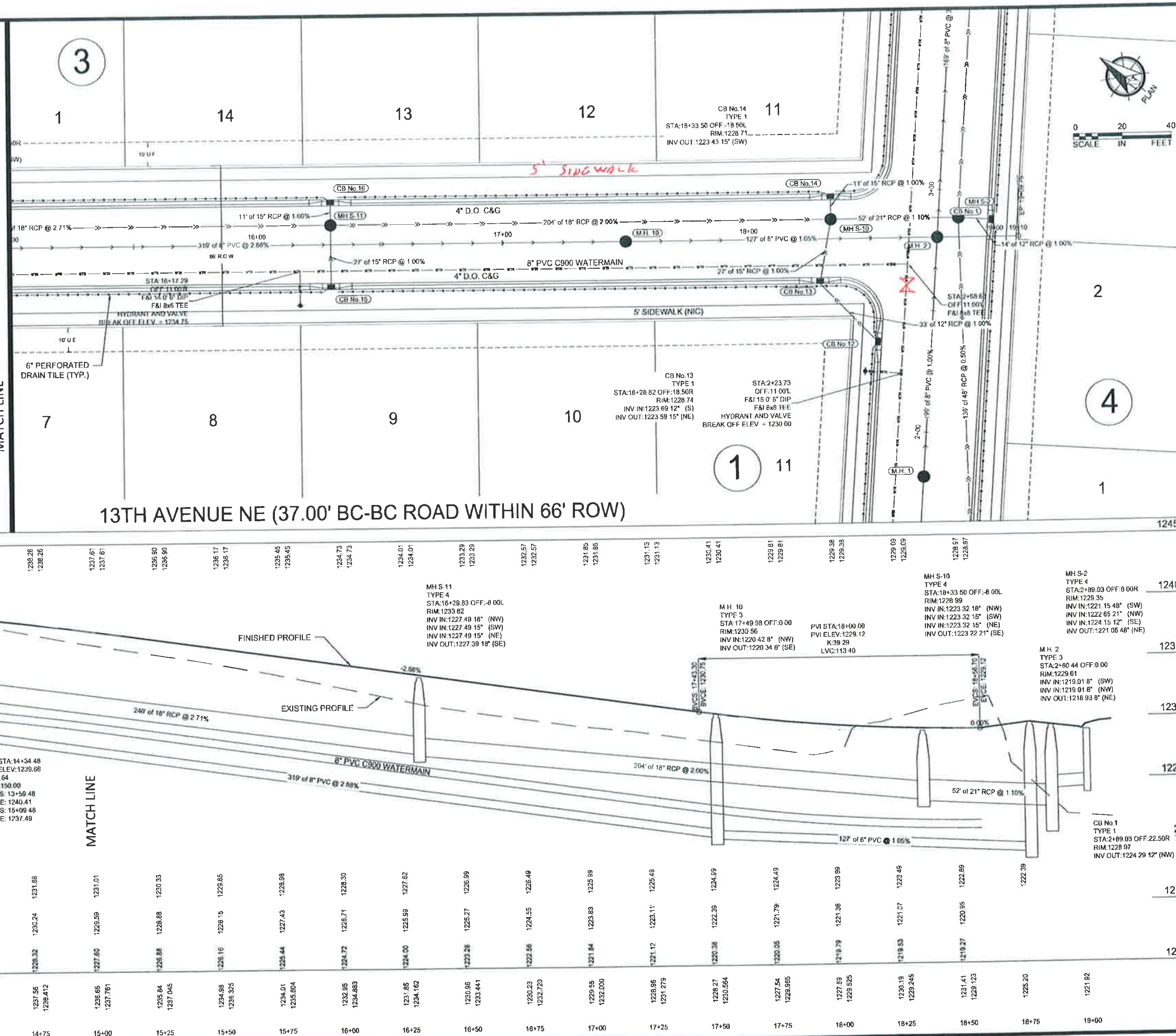
SHEET 6 OF 12

11/20/2019 9:15:26 AM

19-19007CG_UP01.dwg

WATER MAIN NOTES

1. WHERE A WATER MAIN CROSSES A SANITARY OR STORM SEWER, PROVIDE A MINIMUM 18-INCH VERTICAL SEPARATION BETWEEN PIPES
2. WATER MAINS SHALL BE INSTALLED AT LEAST 7.5 FEET BELOW FINISH GRADE



11/20/2019 9:15:37 AM

MASSEY
LAND SURVEYING & ENGINEERING
P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292 — Number
11/20/19 — Date

WSE Engineering Services

BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA

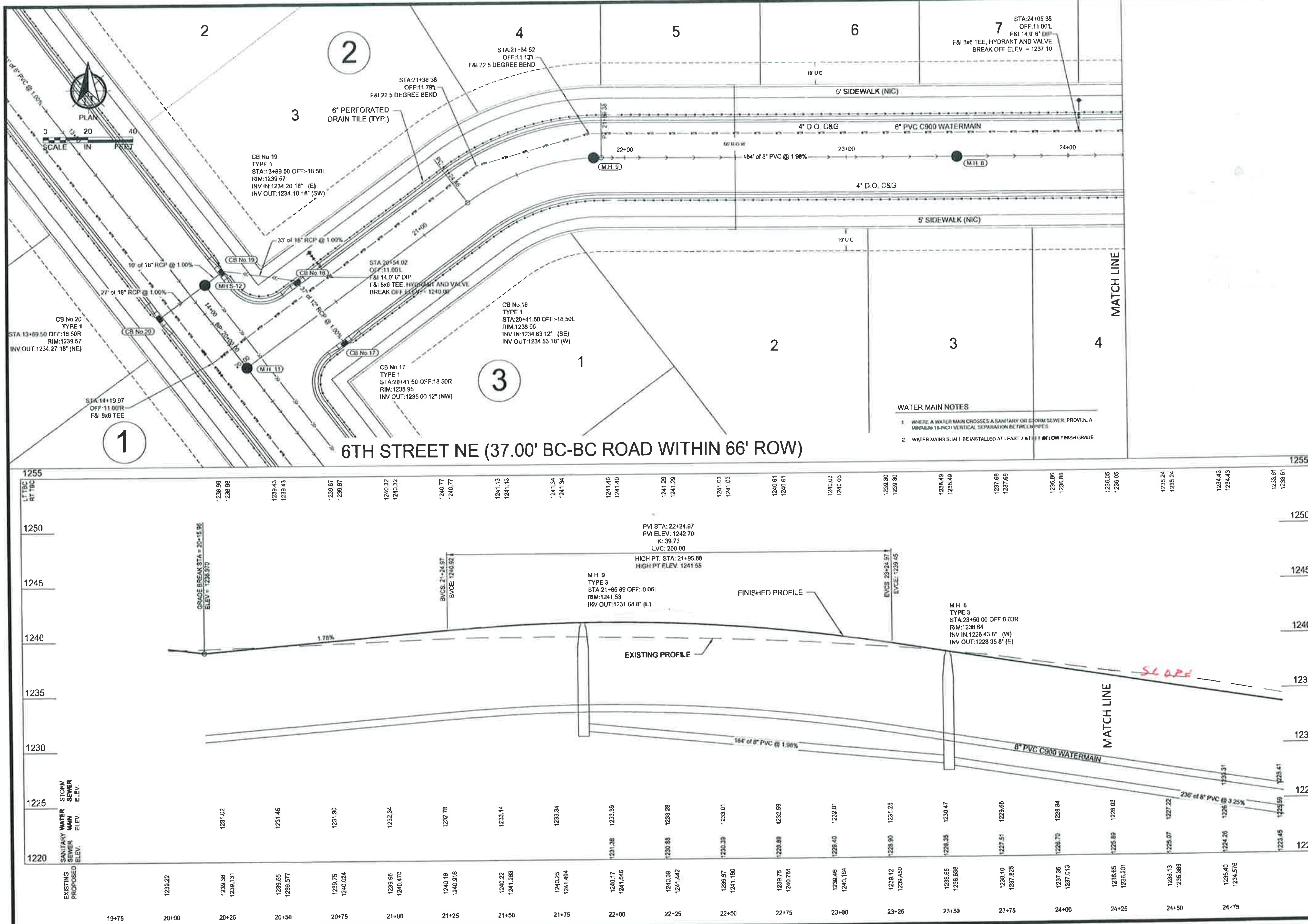
THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: AS SHOWN
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 19-19007
DWG FILE:
REVISION DATE:

SHEET 7 OF 12

19-19007CG_UP01.dwg

11/20/2019 9:15:45 AM



MASSEY
LAND SURVEYING & ENGINEERING
P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

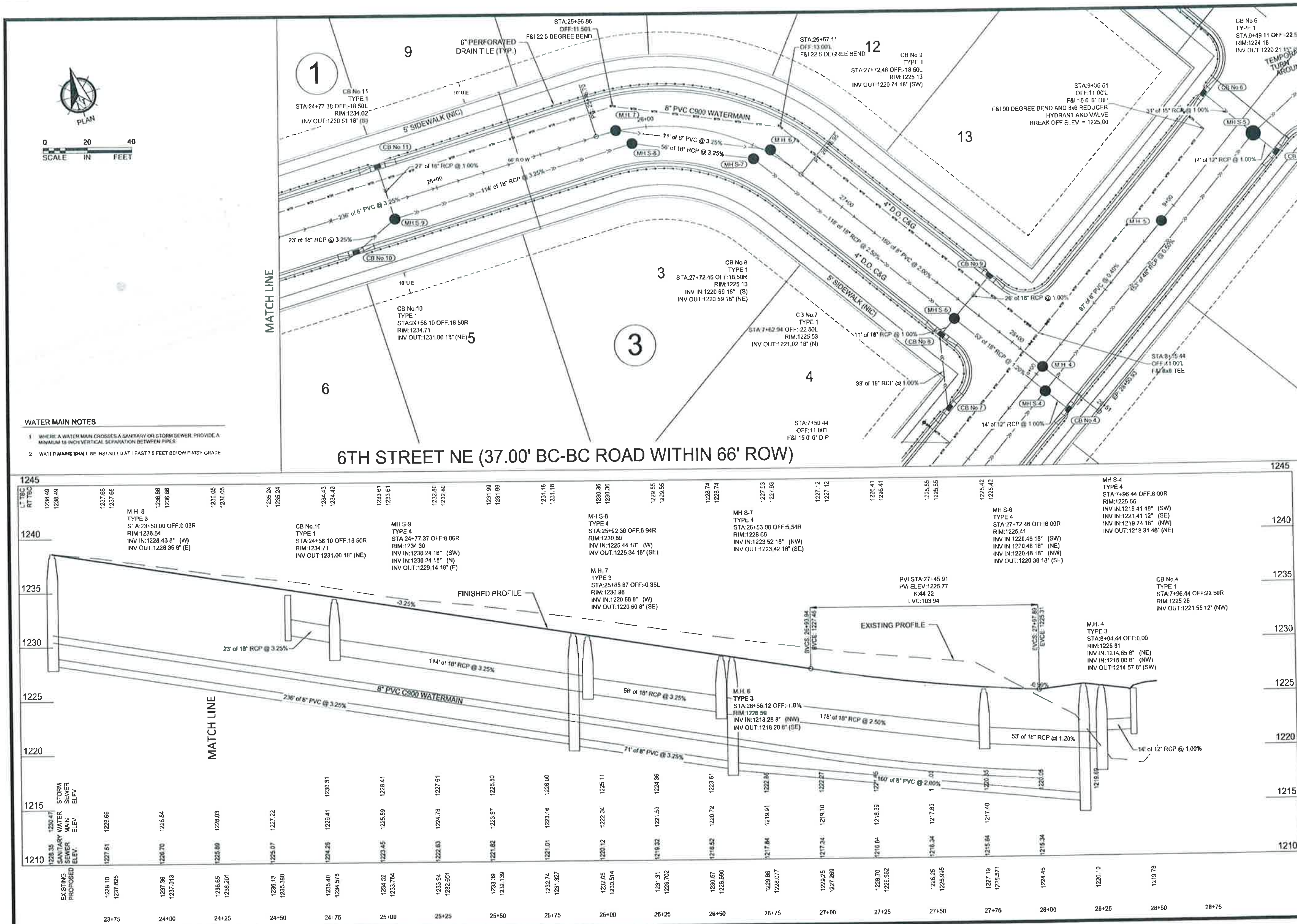
23292 — Number
11/20/19 — Date

WSE
Engineering Services

BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: AS SHOWN
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 19-19007
DWG. FILE:
REVISION DATE:



19-19007CG_UP01.dwg

11/20/2019 9:15:54 AM

MASSEY
LAND SURVEYING & ENGINEERING
P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292 — Number
11/20/19 — Date

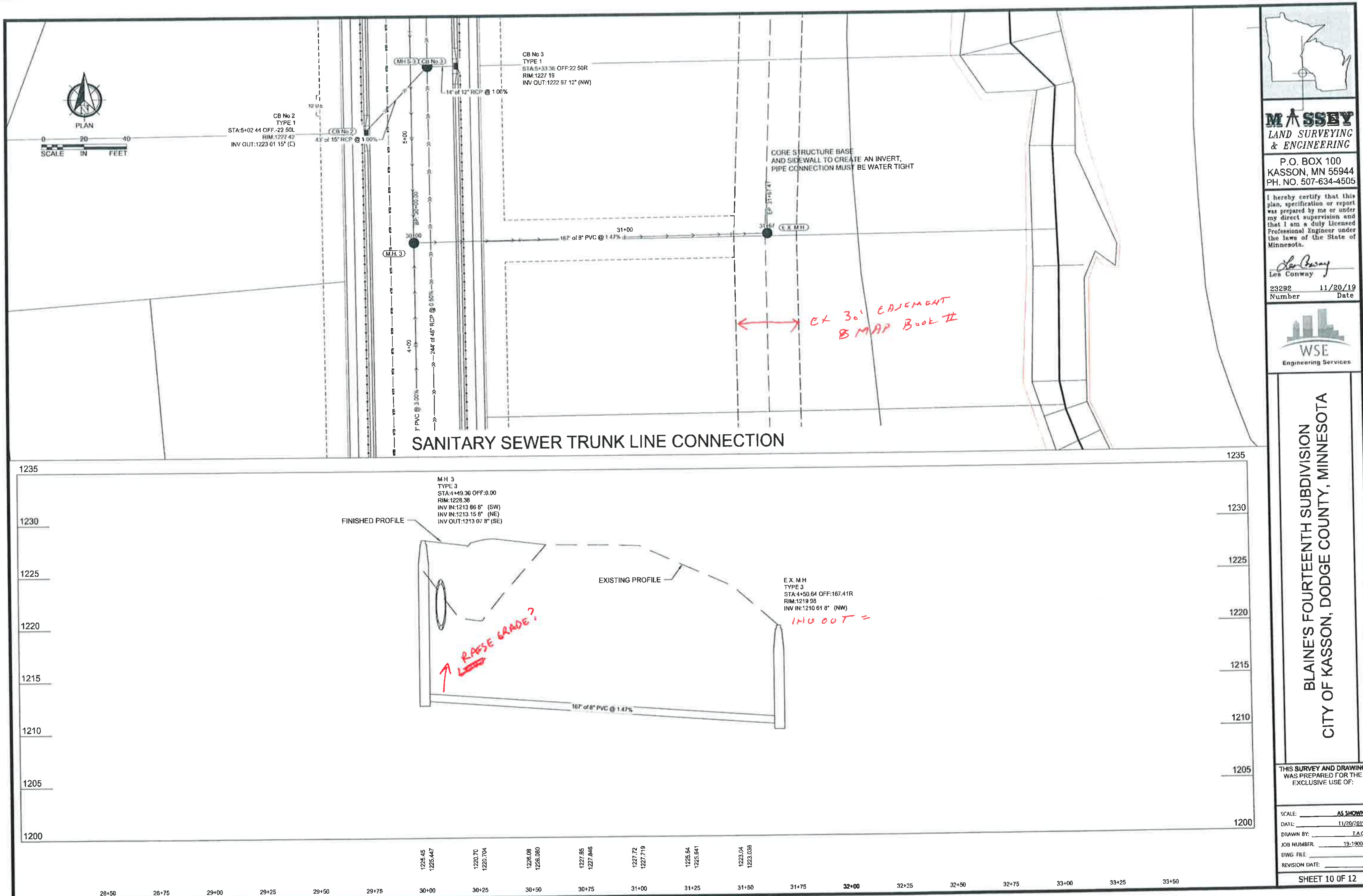
WSE Engineering Services

BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

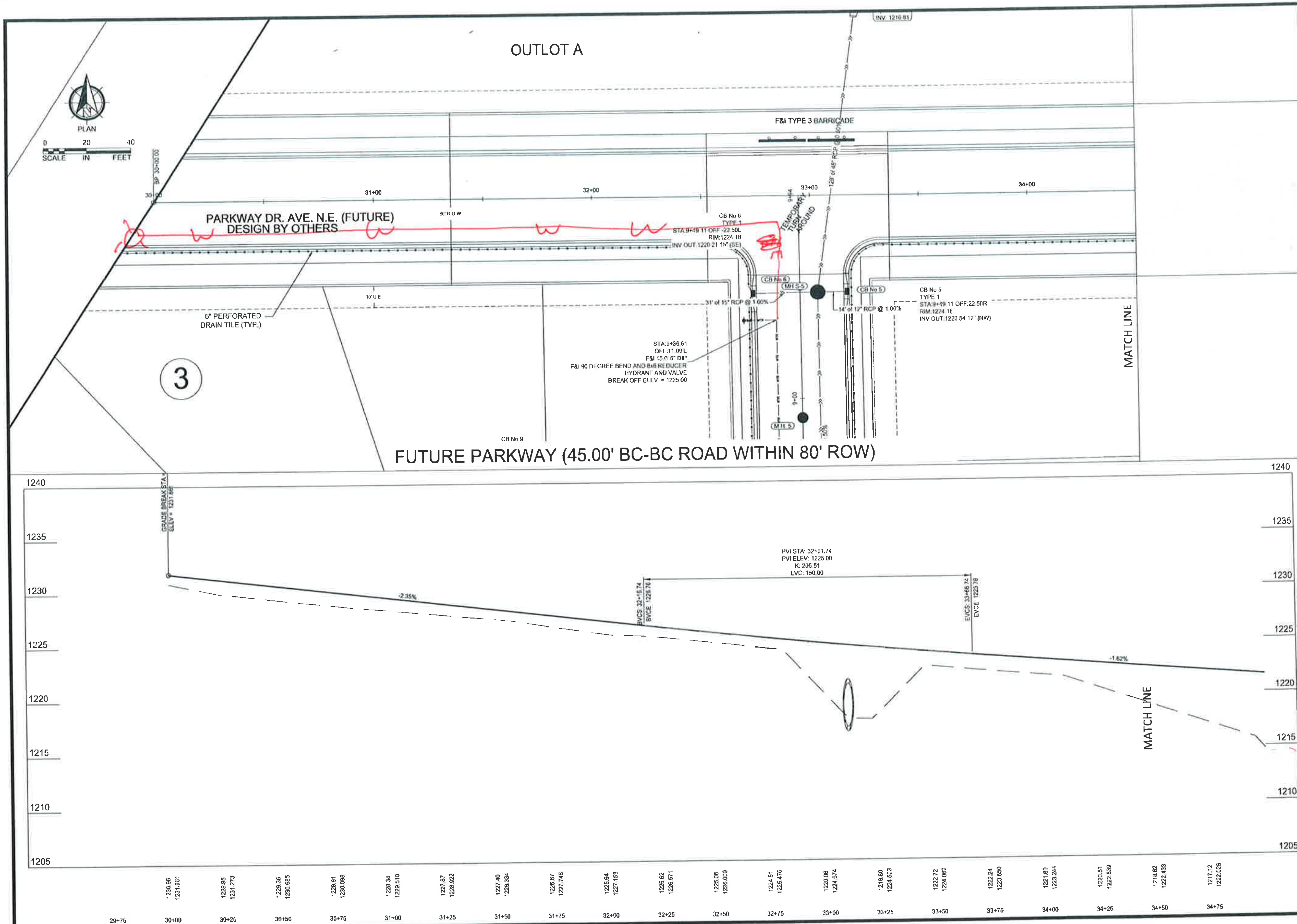
SCALE: AS SHOWN
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 19-19007
DWG FILE:
REVISION DATE:

SHEET 9 OF 12



19-19007CG_UP01.dwg

11/20/2019 9:16:02 AM



MASSEY
LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292 Number 11/20/19 Date

WSE Engineering Services

BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: AS SHOWN
DATE: 11/20/2019
DRAWN BY: I.A.C.
JOB NUMBER: 19-19007
DWG. FILE:
REVISION DATE:

SHEET 11 OF 12

19-19007CG_UP01.dwg

11/20/2019 9:16:11 AM

19-19007CG_UP01.dwg

11/20/2019 9:16:14 AM

MASSEY
LAND SURVEYING
& ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292 Number — 11/20/19 Date

WSE Engineering Services

BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE	AS SHOWN
DATE	11/20/2019
DRAWN BY	T.A.C.
JOB NUMBER	19-19007
DWG FILE	
REVISION DATE	

SHEET 12 OF 12

LEGAL DESCRIPTION:

That part of the Northwest Quarter of Section 34, Township 107 North, Range 16 West, Dodge County, Minnesota, described as follows:

BEGINNING at the northeast corner of BLAINE'S TWELFTH SUBDIVISION according to the plat thereof on file at the Dodge County Recorder's Office; thence South 36 degrees 53 minutes 15 seconds East, (NOTE: All bearings are in relationship with the Dodge County Coordinate System NAD '83, Adjusted 1996), along the northeasterly line of said BLAINE'S TWELFTH SUBDIVISION and its southeasterly extension thereof, 1251.0 feet more or less to the centerline of Masten Creek; thence Northeasterly 871 feet more or less along said centerline; thence South 32 degrees 13 minutes 30 seconds East, 483 feet more or less to the east line of the Northwest Quarter of said Section 34; thence North 00 degrees 18 minutes 20 seconds West, along the east line of said Northwest Quarter, 891.31 feet to the northeast corner of said Northwest Quarter; thence North 89 degrees 41 minutes 31 seconds West, 1647.58 feet to the POINT OF BEGINNING.

Said parcel contains 23.62 acres, more or less.

OWNER / DEVELOPER

TIERRA AKA PARTNERSHIP
16 MANTORVILLE AVE N
KASSON, MN 55944
PHONE NO. (507) 634-7061

CIVIL ENGINEERS / SURVEYORS

WSE & MASSEY LAND SURVEYING & ENGINEERING
P.O. BOX 100
KASSON, MN. 55944
PH. NO. 507-634-4505

UTILITY EASEMENT (U.E.) Defined:

An unobstructed easement for the construction and maintenance of all necessary underground or surface public utilities including rights to conduct drainage and trimming on said easement.

GENERAL NOTES

Number of lot = 48
Number of outlots = 1

Total area of property = 23.62 acres

LEGEND

STEEP SLOPE
EXISTING CONTOURS
TREES
WATERMAIN PIPE
STORM SEWER PIPE
SANITARY PIPE

MASSEY
LAND SURVEYING & ENGINEERING
P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

WSE
Engineering Services

BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA
PRELIMINARY PLAT

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: AS SHOWN
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 19-19007
DWG. FILE:
REVISION DATE:

19-19007SP01.dwg

11/19/2019 12:48:57 PM

PUBLIC IMPROVEMENTS TO SERVE BLAINE'S FOURTEENTH SUBDIVISION

Kasson, MN

Issue Date - 11/20/2019 Preliminary Plat Submittal

BENCHMARK ELEVATION = 1235.22
TOP NUT HYDRANT AT THE NORTH SIDE OF 3RD STREET N.E. & 12 AVENUE N.E.

LEGEND	
1245	DENOTES PROPOSED CONTOUR ANNOTATION
x 46.84	DENOTES PROPOSED SPOT ELEVATION
	DENOTES DRAINAGE DIRECTION
SF	DENOTES SILT FENCE OR BIOROLL PER 7-01SDP
	DENOTES INLET PROTECTION PER 7-05SDP
	DENOTES PROPOSED EROSION MAT
	DENOTES PROPOSED BITUMINOUS
	DENOTES EXISTING CONTOURS
	DENOTES TREE LINE
	DENOTES WATERMAIN PIPE
	DENOTES STORM SEWER PIPE
	DENOTES SANITARY PIPE

INDEX TO PLANS

This plan contains 12 Total sheets

Approved By: ______________________ ________
City Engineer Date

LEGAL DESCRIPTION:

That part of the Northwest Quarter of Section 34, Township 107 North, Range 16 West, Dodge County, Minnesota, described as follows:

BEGINNING at the northeast corner of BLAINE'S TWELFTH SUBDIVISION according to the plat thereof on file at the Dodge County Recorder's Office; thence South 36 degrees 53 minutes 15 seconds East, (NOTE: All bearings are in relationship with the Dodge County Coordinate System NAD '83, Adjusted 1996), along the northeasterly line of said BLAINE'S TWELFTH SUBDIVISION and its southeasterly extension thereof, 1251.0 feet more or less to the centerline of Masten Creek; thence Northeasterly 871 feet more or less along said centerline; thence South 32 degrees 13 minutes 30 seconds East, 483 feet more or less to the east line of the Northwest Quarter of said Section 34; thence North 00 degrees 18 minutes 20 seconds West, along the east line of said Northwest Quarter, 891.31 feet to the northeast corner of said Northwest Quarter; thence North 89 degrees 41 minutes 31 seconds West, 1647.58 feet to the POINT OF BEGINNING.

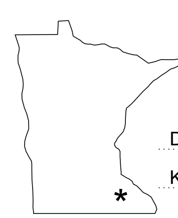
Said parcel contains 23.62 acres, more or less.

OWNER / DEVELOPER

TIERRA AKA PARTNERSHIP
16 MANTORVILLE AVE N
KASSON, MN 55944
PHONE NO. (507) 634-7061

CIVIL ENGINEERS / SURVEYORS

WSE & MASSEY LAND SURVEYING & ENGINEERING
P.O. BOX 100
KASSON, MN. 55944
PH. NO. 507-634-4505



PROJECT LOCATION
DODGE COUNTY
KASSON DISTRICT

UTILITY QUALITY LEVEL

The subsurface utility information in this plan is quality level D. This quality level was determined according to the guidelines of CI/ASCE 38-.2, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data."

MASSEY LAND SURVEYING & ENGINEERING
P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway
23292 11/20/19
Number Date

WSE Engineering Services

BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: AS SHOWN
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 19-19007
DWG. FILE:
REVISION DATE:

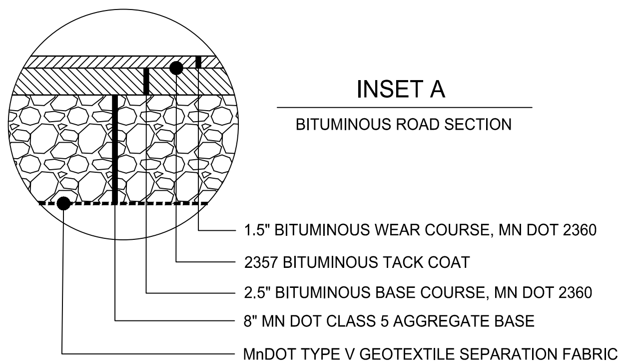
Project Number 19-19007

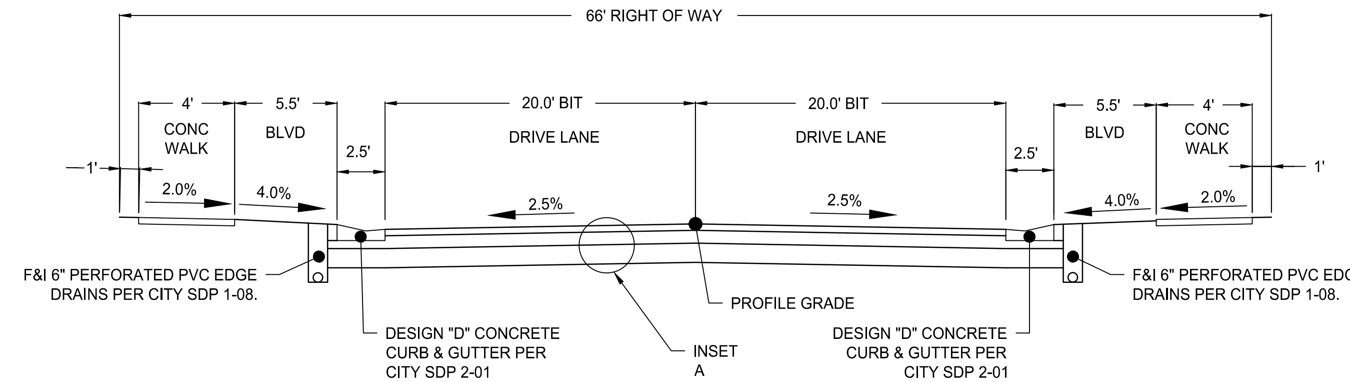
19-19007CG_TY01.dwg

11/20/2019 9:14:44 AM

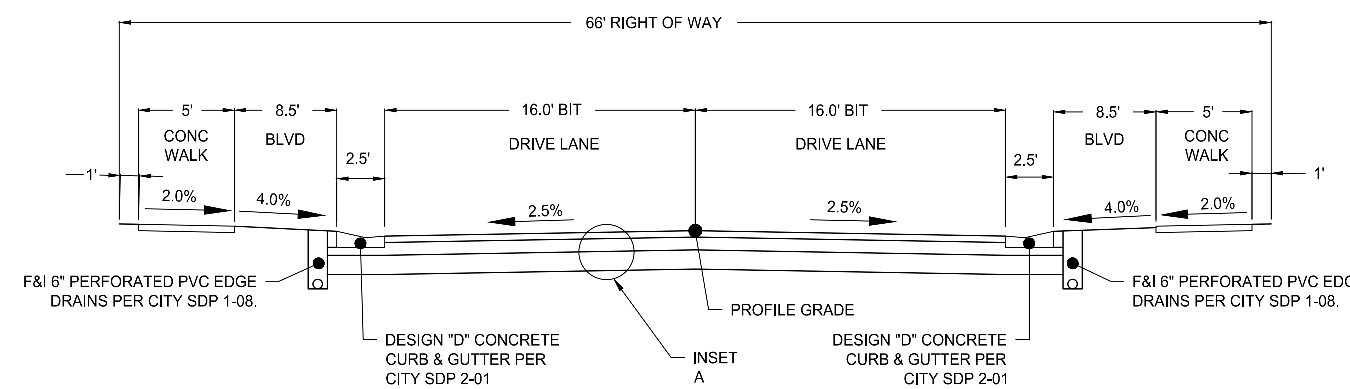
INSET A

BITUMINOUS ROAD SECTION





3RD STREET N.E.



6TH STREET N.E. & 13TH AVENUE N.E

MASSEY
LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292	11/20/19
Number	Date

WSE Engineering Services

BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA

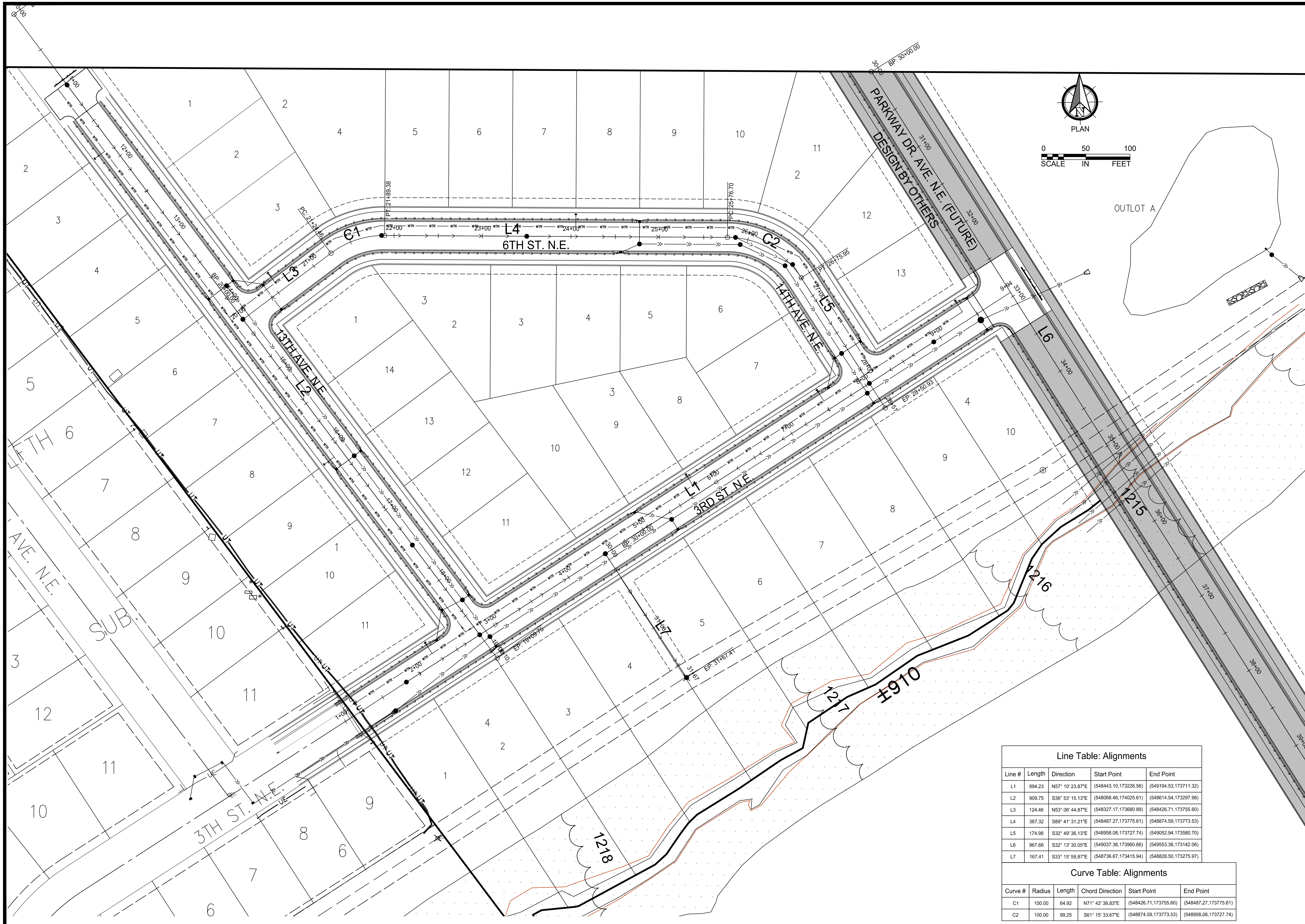
THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE:	AS SHOWN
DATE:	11/20/2019
DRAWN BY:	T.A.C.
JOB NUMBER:	19-19007
DWG. FILE:	
REVISION DATE:	

1

19-19007CG_UP01.dwg

11/20/2019 9:14:59 AM



Line Table: Alignments

Line #	Length	Direction	Start Point	End Point
L1	894.23	N57° 10' 23.87"E	(548443.10,173226.56)	(549194.53,173711.32)
L2	909.75	S36° 53' 15.13"E	(548068.46,174025.61)	(548614.54,173297.98)
L3	124.46	N53° 06' 44.87"E	(548327.17,173680.89)	(548426.71,173755.60)
L4	387.32	S89° 41' 31.21"E	(548487.27,173775.61)	(548874.59,173773.53)
L5	174.98	S32° 49' 36.13"E	(548958.08,173727.74)	(549052.94,173580.70)
L6	967.66	S32° 13' 30.05"E	(549037.36,173960.66)	(549553.36,173142.06)
L7	167.41	S33° 15' 59.87"E	(548736.67,173415.94)	(548828.50,173275.97)

Curve Table: Alignments

Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	100.00	64.92	N71° 42' 36.83"E	(548426.71,173755.60)	(548487.27,173775.61)
C2	100.00	99.25	S61° 15' 33.67"E	(548874.59,173773.53)	(548958.08,173727.74)

MASSEY
LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

Les Conway

23292 11/20/19

Number Date

WSE
Engineering Services

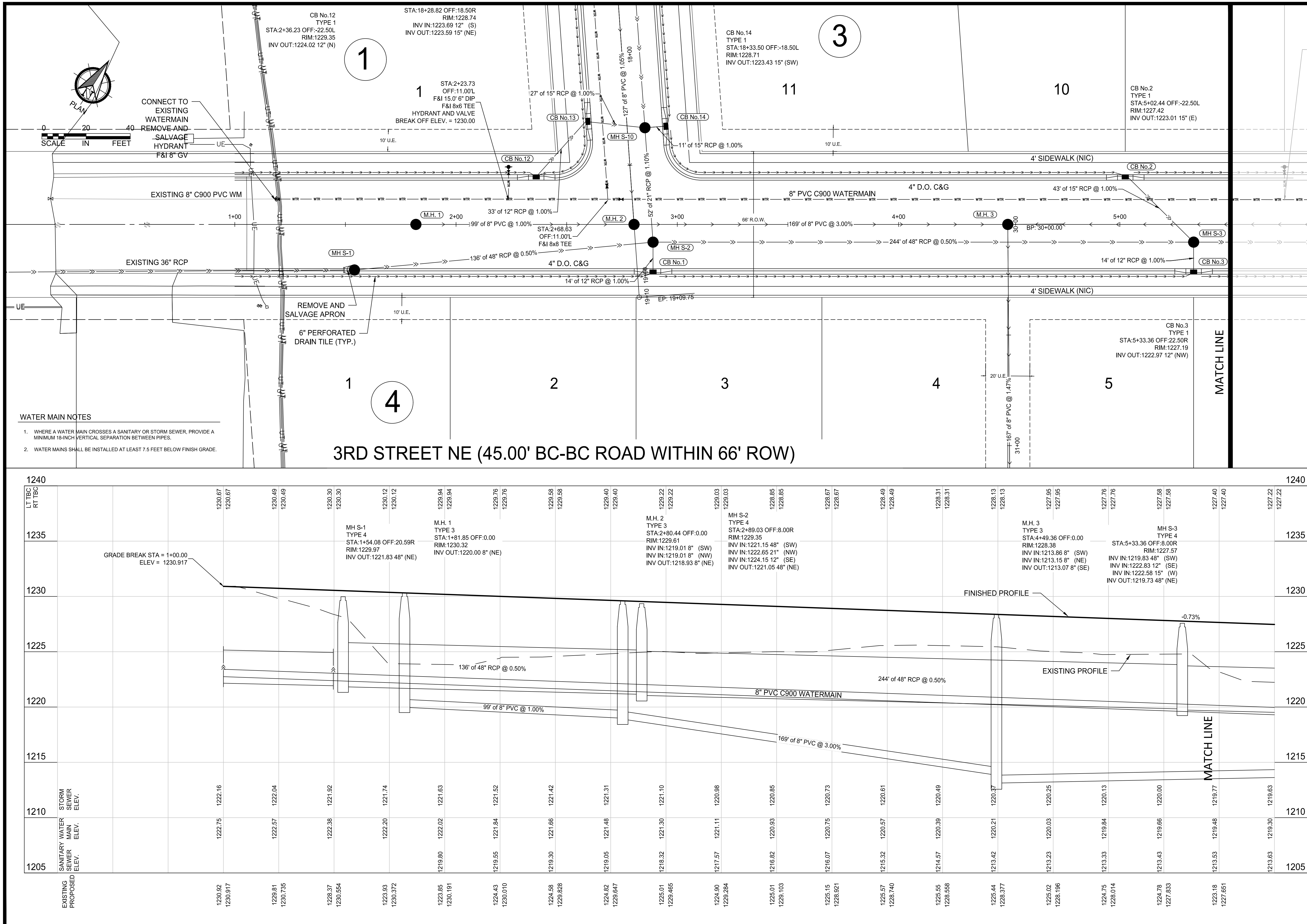
BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: AS SHOWN
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 19-19007
DWG. FILE:
REVISION DATE:

19-19007CG_UP01.dwg

11/20/2019 9:15:08 AM



MASSEY
LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292 11/20/19
Number Date

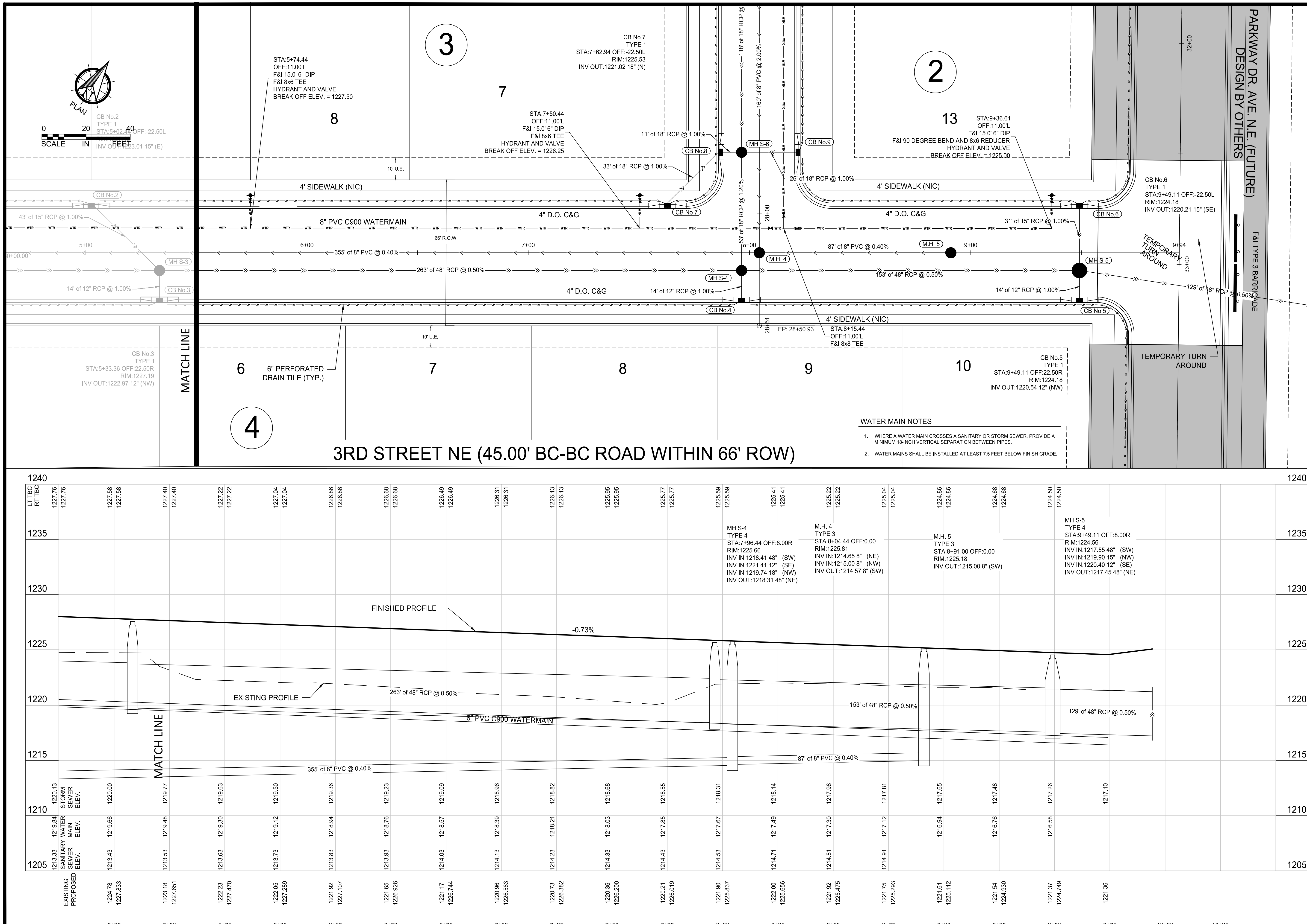
WSE
Engineering Services

BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: AS SHOWN
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 19-19007
DWG. FILE:
REVISION DATE:

19-19007CG_UP01.dwg



LT TBC	1227.76	1227.58	1227.40	1227.22	1227.04	1226.86	1226.68	1226.49	1226.31	1226.13	1225.95	1225.77	1225.59	1225.41	1225.22	1225.04	1224.86	1224.68	1224.50
RT TBC	1227.76	1227.58	1227.40	1227.22	1227.04	1226.86	1226.68	1226.49	1226.31	1226.13	1225.95	1225.77	1225.59	1225.41	1225.22	1225.04	1224.86	1224.68	1224.50
STORM SEWER ELEV.	1220.13	1220.00	1219.77	1219.63	1219.50	1219.36	1219.23	1219.09	1218.96	1218.82	1218.68	1218.55	1218.31	1218.14	1217.98	1217.81	1217.65	1217.48	1217.26	1217.10
WATER MAIN ELEV.	1219.84	1219.66	1219.48	1219.30	1219.12	1218.94	1218.76	1218.57	1218.39	1218.21	1218.03	1217.85	1217.67	1217.49	1217.30	1217.12	1216.94	1216.76	1216.58
SANITARY SEWER ELEV.	1213.33	1213.43	1213.53	1213.63	1213.73	1213.83	1213.93	1214.03	1214.13	1214.23	1214.33	1214.43	1214.53	1214.71	1214.81	1214.91
EXISTING	1224.78	1223.18	1222.23	1222.05	1221.92	1221.65	1221.17	1220.96	1220.73	1220.36	1220.21	1221.90	1222.00	1221.92	1221.75	1221.61	1221.54	1221.37	1221.36
PROPOSED	1227.833	1227.651	1227.470	1227.289	1227.107	1226.926	1226.744	1226.563	1226.382	1226.200	1226.019	1225.837	1225.656	1225.475	1225.293	1225.112	1224.930	1224.749

11/20/2019 9:15:17 AM

MASSEY LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292 11/20/19
Number Date

WSE Engineering Services

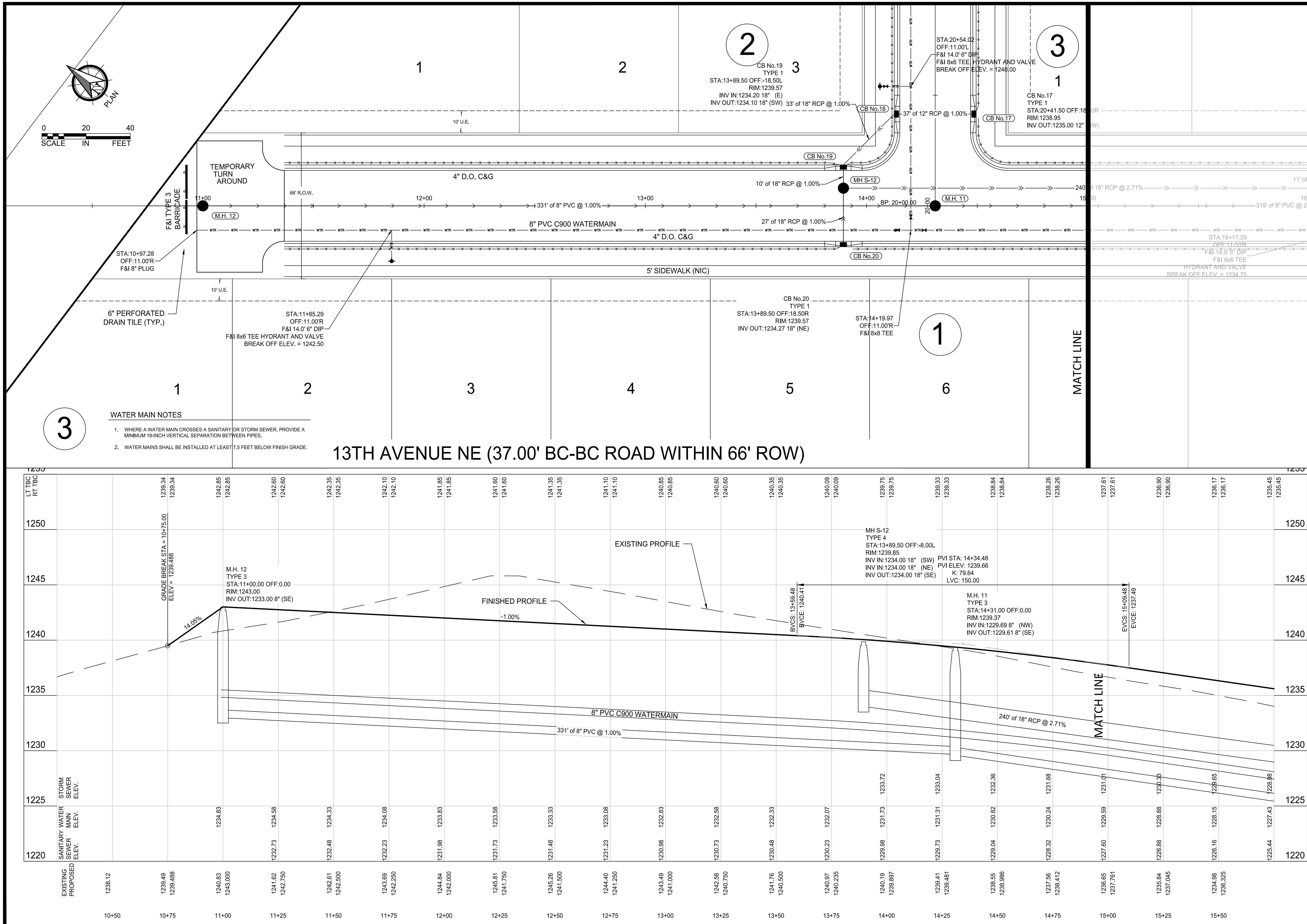
BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: AS SHOWN
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 19-19007
DWG. FILE:
REVISION DATE:

19-19007CG_UP01.dwg

11/20/2019 9:15:26 AM



Station	LT TBC / RT TBC	Storm Sewer Elev.	Water Main Elev.	Sanitary Sewer Elev.	Existing	Proposed
10+50					1238.12	
10+75	1239.34 / 1239.34				1239.49	1239.488
11+00	1242.85 / 1242.85		1234.83		1240.83	1243.000
11+25	1242.60 / 1242.60		1234.58	1232.73	1241.62	1242.750
11+50	1242.35 / 1242.35		1234.33	1232.48	1242.61	1242.500
11+75	1242.10 / 1242.10		1234.08	1232.23	1243.69	1242.250
12+00	1241.85 / 1241.85		1233.83	1231.98	1244.84	1242.000
12+25	1241.60 / 1241.60		1233.58	1231.73	1245.81	1241.750
12+50	1241.35 / 1241.35		1233.33	1231.48	1245.26	1241.500
12+75	1241.10 / 1241.10		1233.08	1231.23	1244.40	1241.250
13+00	1240.85 / 1240.85		1232.83	1230.98	1243.49	1241.000
13+25	1240.60 / 1240.60		1232.58	1230.73	1242.58	1240.750
13+50	1240.35 / 1240.35		1232.33	1230.48	1241.76	1240.500
13+75	1240.09 / 1240.09		1232.07	1230.23	1240.97	1240.235
14+00	1239.75 / 1239.75	1233.72	1231.73	1229.98	1240.19	1239.897
14+25	1239.33 / 1239.33	1233.04	1231.31	1229.73	1239.41	1239.481
14+50	1238.84 / 1238.84	1232.36	1230.82	1229.04	1238.55	1238.986
14+75	1238.26 / 1238.26	1231.68	1230.24	1228.32	1237.56	1238.412
15+00	1237.61 / 1237.61	1231.01	1229.59	1227.60	1236.65	1237.761
15+25	1236.90 / 1236.90	1230.33	1228.88	1226.88	1235.84	1237.045
15+50	1236.17 / 1236.17	1229.65	1228.15	1226.16	1234.98	1236.325
	1235.45 / 1235.45	1228.98	1227.43	1225.44		

MASSEY
LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

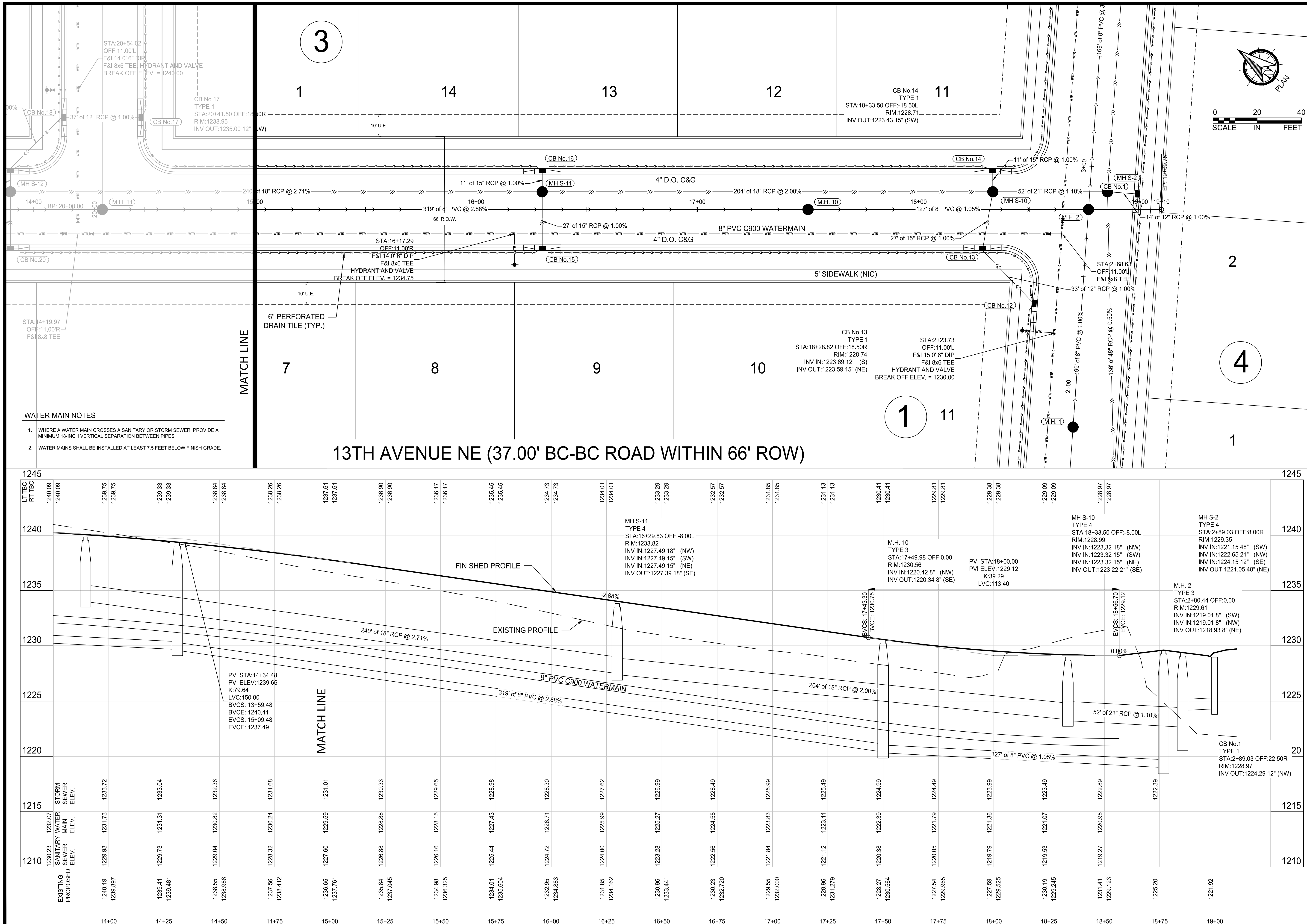
Number	Date
23292	11/20/19

WSE
Engineering Services

BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE:	AS SHOWN
DATE:	11/20/2019
DRAWN BY:	T.A.C.
JOB NUMBER:	19-19007
DWG. FILE:	
REVISION DATE:	



WATER MAIN NOTES

1. WHERE A WATER MAIN CROSSES A SANITARY OR STORM SEWER, PROVIDE A MINIMUM 18-INCH VERTICAL SEPARATION BETWEEN PIPES.
2. WATER MAINS SHALL BE INSTALLED AT LEAST 7.5 FEET BELOW FINISH GRADE.

19-19007CG_UP01.dwg

11/20/2019 9:15:37 AM

MASSEY
LAND SURVEYING & ENGINEERING
P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway
Les Conway

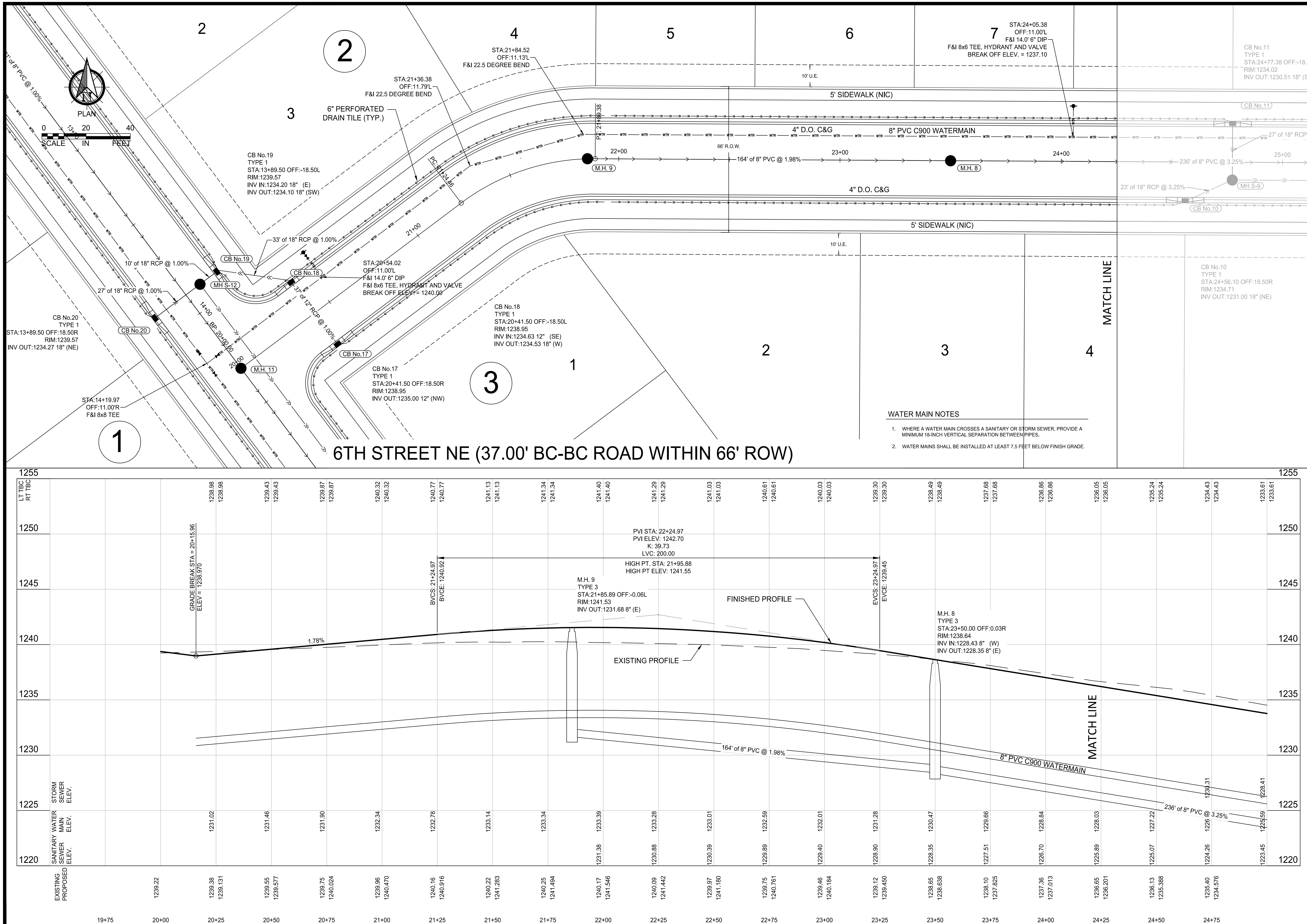
23292 — Number
11/20/19 — Date

WSE
Engineering Services

BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE:	AS SHOWN
DATE:	11/20/2019
DRAWN BY:	T.A.C.
JOB NUMBER:	19-19007
DWG. FILE:	
REVISION DATE:	



MASSEY
LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

Number	Date
23292	11/20/19

WSE
Engineering Services

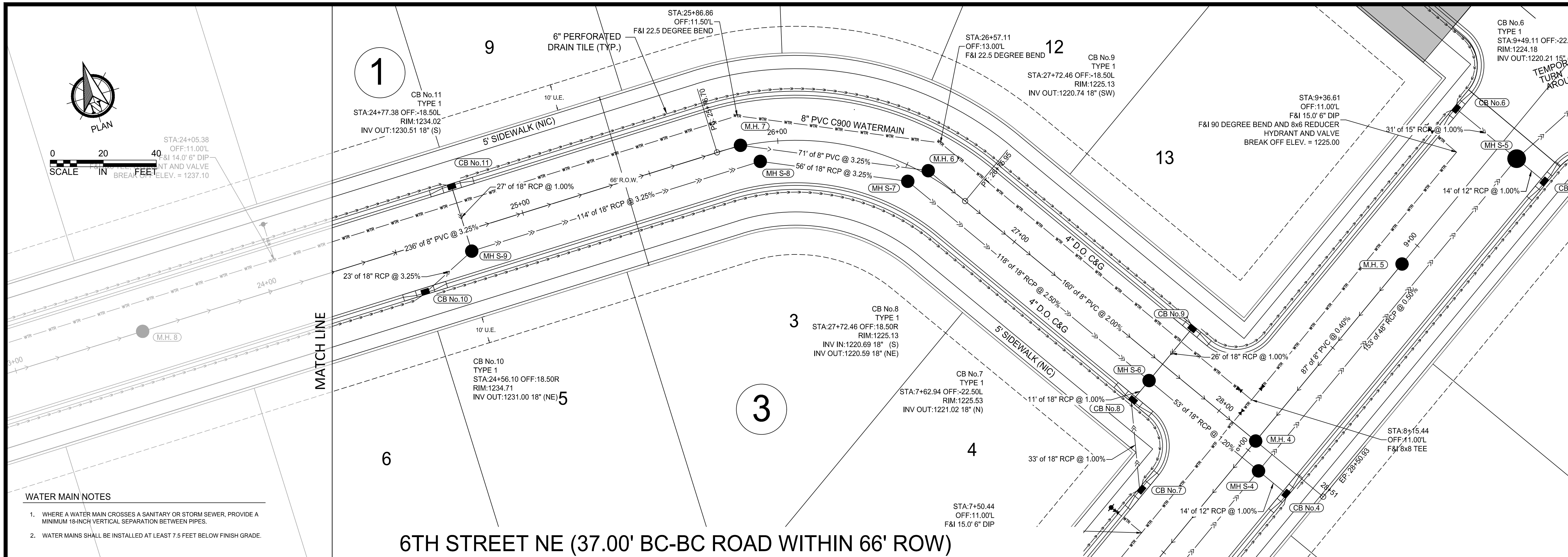
BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA

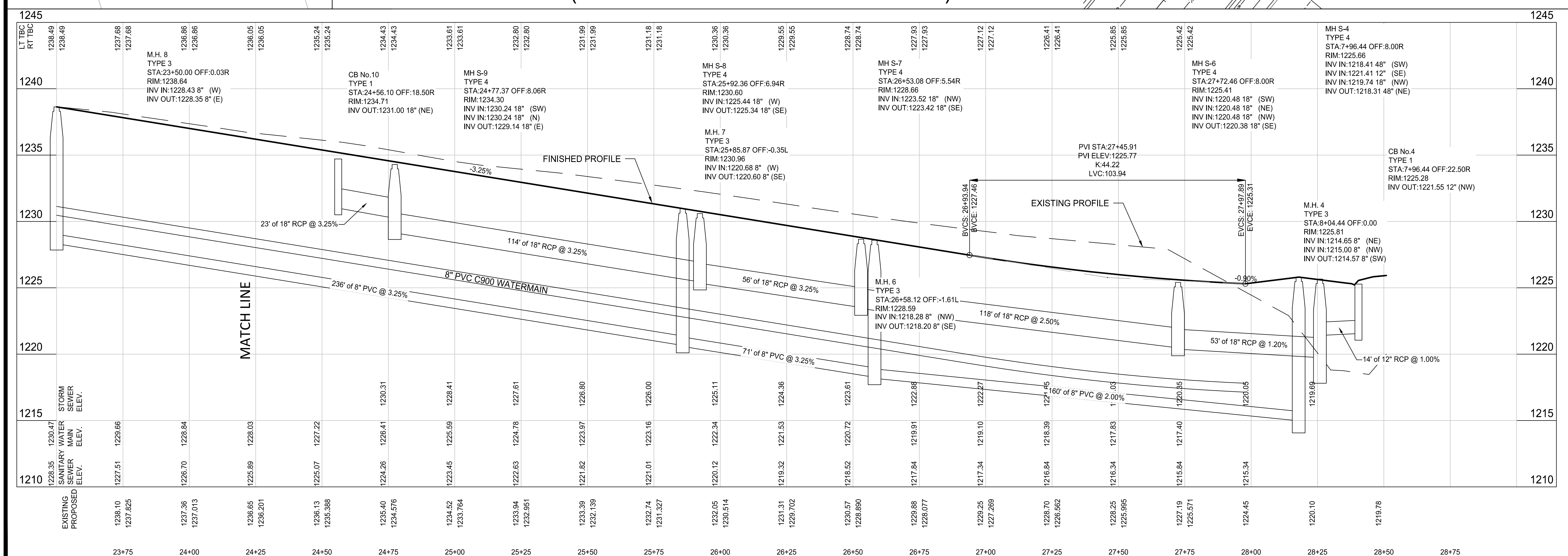
THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE:	AS SHOWN
DATE:	11/20/2019
DRAWN BY:	T.A.C.
JOB NUMBER:	19-19007
DWG. FILE:	
REVISION DATE:	

19-19007CG_UP01.dwg

11/20/2019 9:15:54 AM





MASSEY
LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292	11/20/19
Number	Date

WSE
Engineering Services

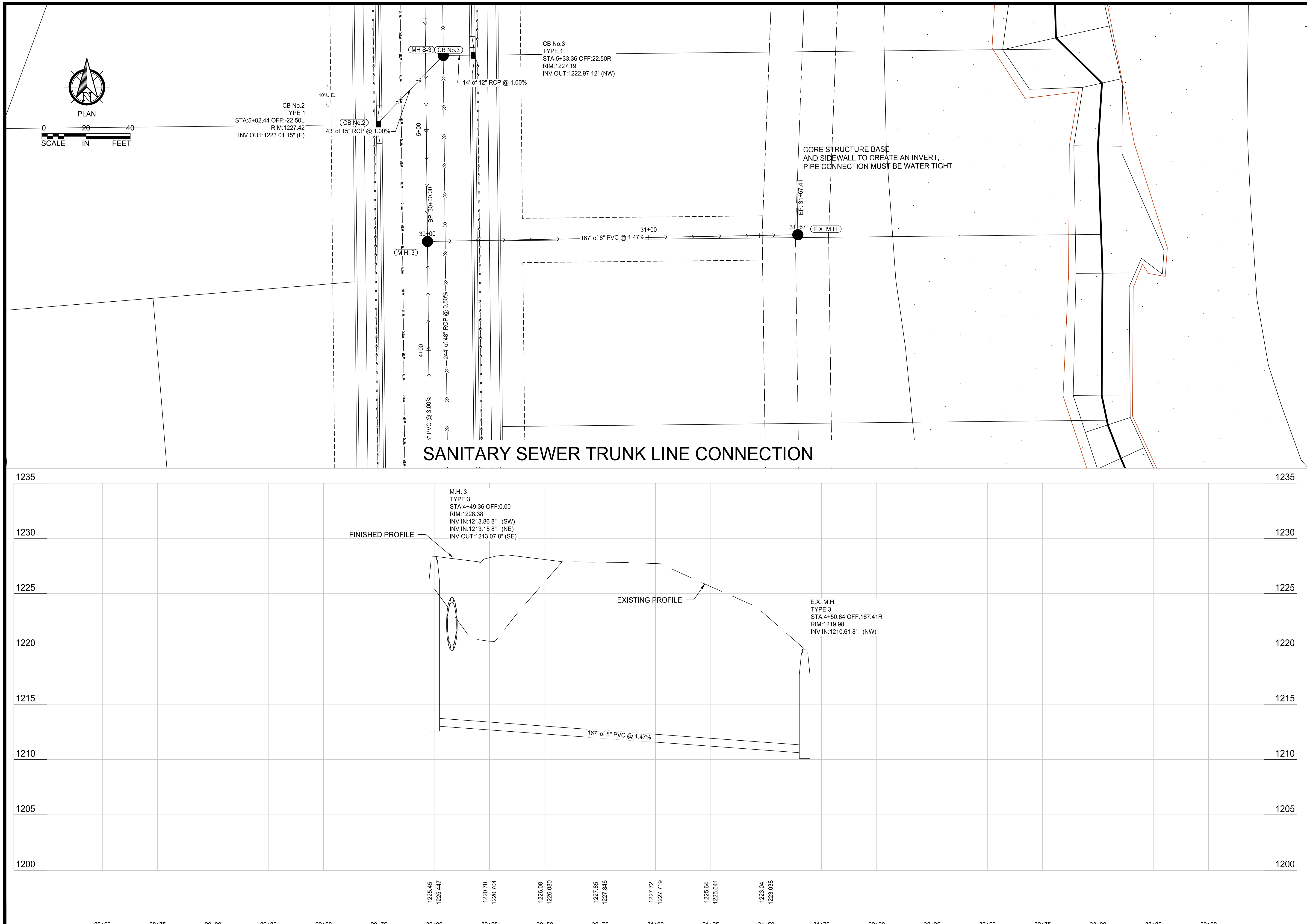
BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE:	AS SHOWN
DATE:	11/20/2019
DRAWN BY:	T.A.C.
JOB NUMBER:	19-19007
DWG. FILE:	
REVISION DATE:	

SHEET 9 OF 12

19-19007CG_UP01.dwg



11/20/2019 9:16:02 AM

MASSEY
LAND SURVEYING
& ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

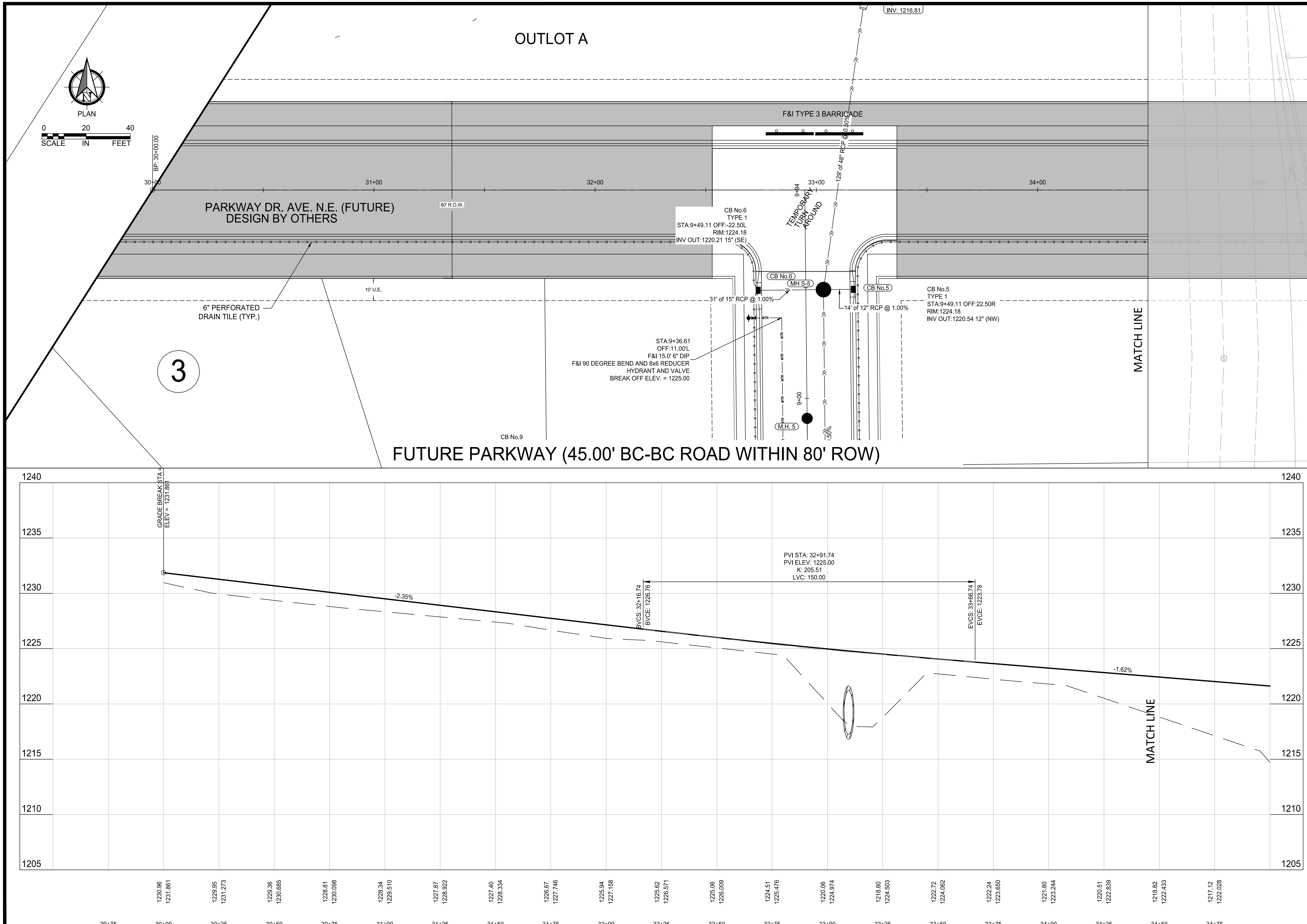
23292 11/20/19
Number Date

WSE
Engineering Services

BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: AS SHOWN
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 19-19007
DWG. FILE:
REVISION DATE:



MASSEY
LAND SURVEYING
& ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

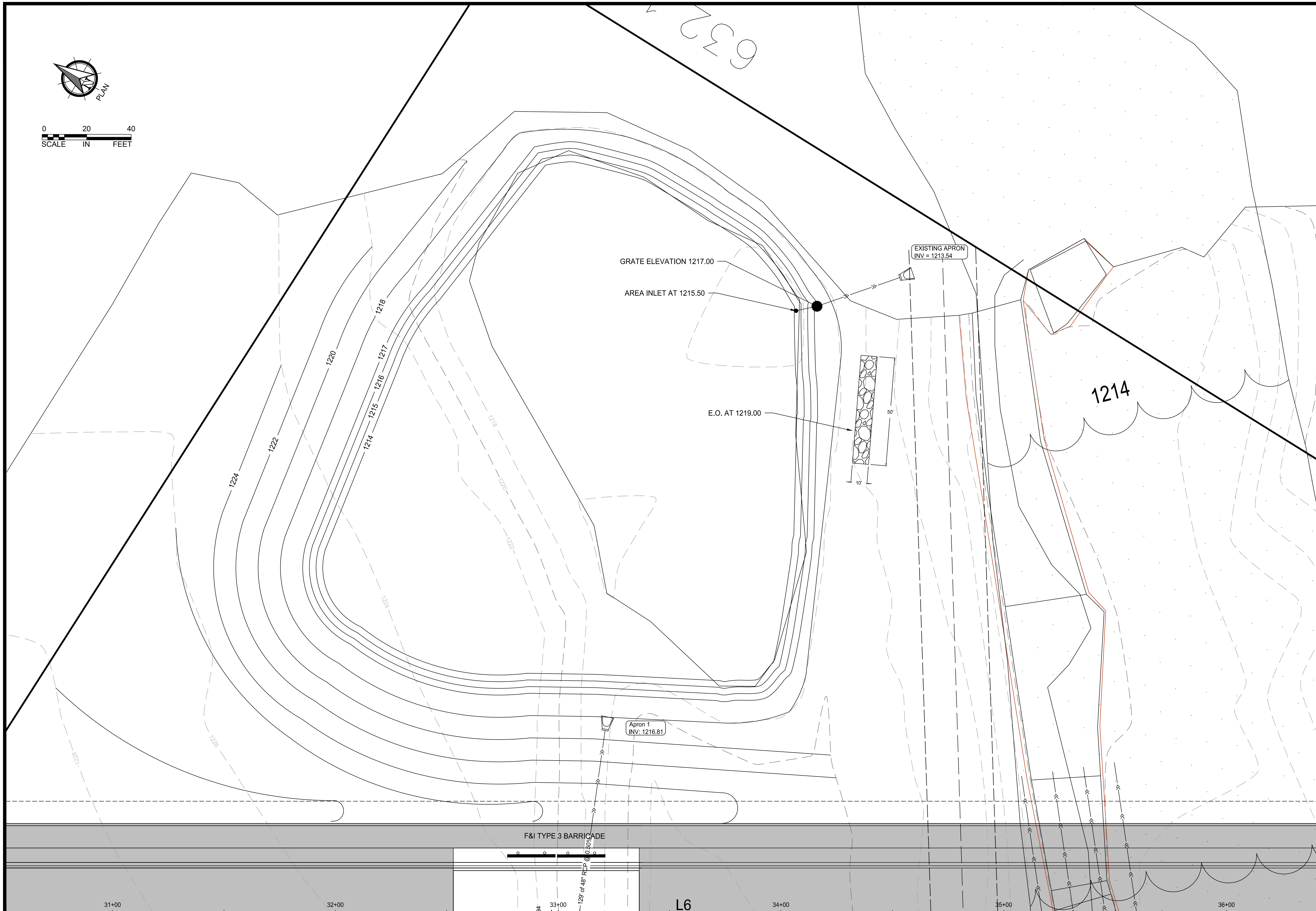
23292 — Number
11/20/19 — Date

WSE
Engineering Services

BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE: AS SHOWN
DATE: 11/20/2019
DRAWN BY: T.A.C.
JOB NUMBER: 19-19007
DWG. FILE:
REVISION DATE:



MASSEY
LAND SURVEYING & ENGINEERING

P.O. BOX 100
KASSON, MN 55944
PH. NO. 507-634-4505

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.

Les Conway

23292	11/20/19
Number	Date

WSE
Engineering Services

BLAINE'S FOURTEENTH SUBDIVISION
CITY OF KASSON, DODGE COUNTY, MINNESOTA

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

SCALE:	AS SHOWN
DATE:	11/20/2019
DRAWN BY:	T.A.C.
JOB NUMBER:	19-19007
DWG. FILE:	
REVISION DATE:	