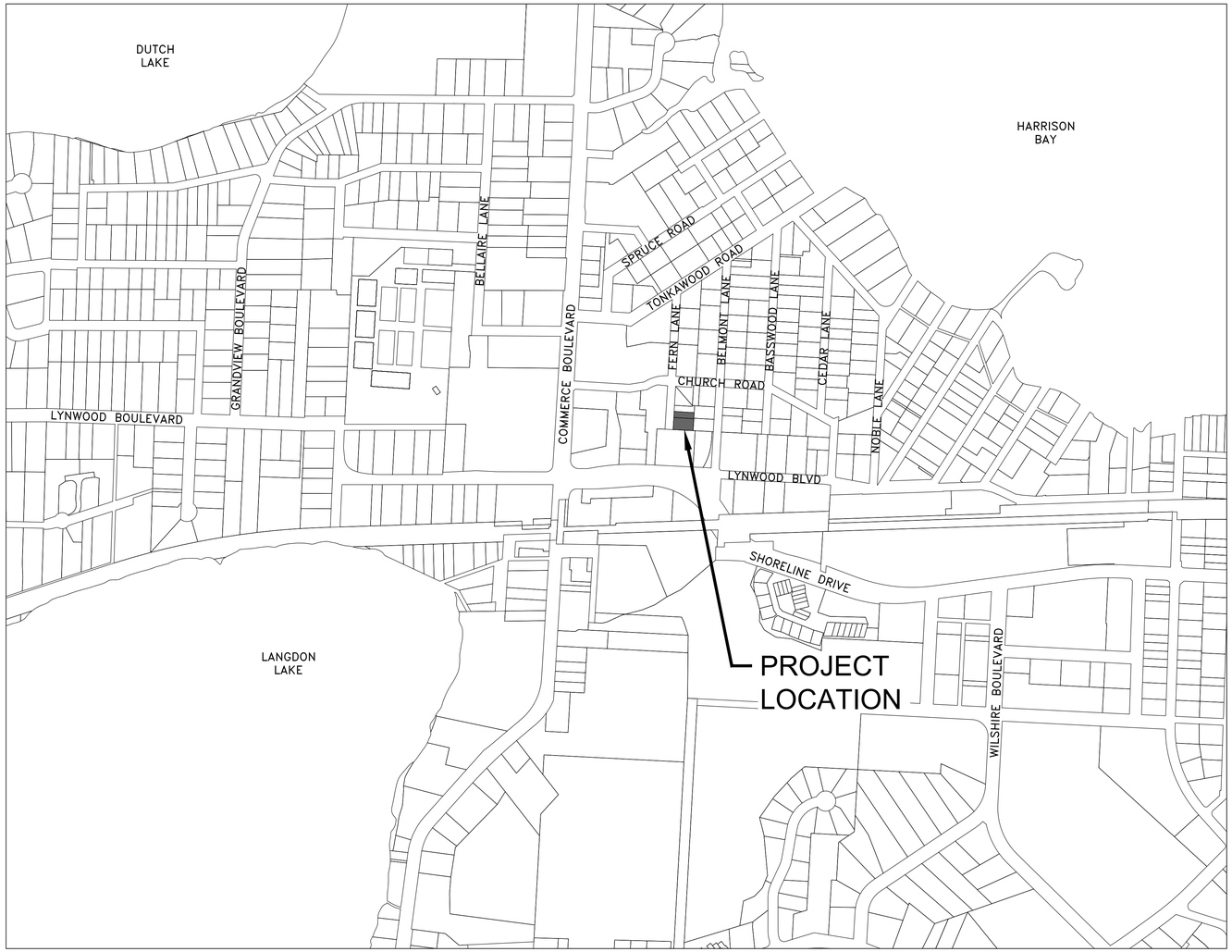
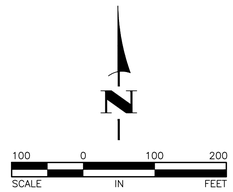
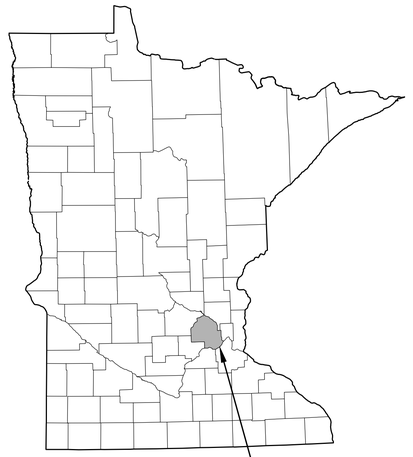
THE FERN LANE TOWNHOMES OF MOUND

SITE DEVELOPMENT PLANS
FOR RAIMI PROPERTY GROUP
IN THE CITY OF MOUND







GOVERNING SPECIFICATIONS

THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN FOR STORM SEWER AND PARKING LOT WORK.

THE 2025 EDITION OF THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR SANITARY SEWER AND WATERMAIN WORK.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 8 SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	CONSTRUCTION NOTES, DETAILS AND PROJECT LEGEND
C3	DETAILS
C4	EXISTING TOPOGRAPHY AND REMOVALS PLAN
C5	SITE PLAN
C6	GRADING, DRAINAGE AND SEDIMENT CONTROL PLAN
C7	UTILITY PLAN
C8	RESTORATION AND PAVING PLAN

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE 38-22, ENTITLED "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES."

BENCHMARK:
1. TOP NUT OF HYDRANT LOCATED IN THE PARKING LOT WEST OF FERN LANE.
   ELEVATION=948.55 (NAVD 88)

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.

TIMOTHY A. EGGERICHS, P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

43362 LIC. NO.

DATE 11/30/22

DATE	REVISION
1/25/23	PLAN REVISIONS PER NEW SITE PLAN
2/28/25	CITY SUBMITTAL
3/2/26	FINAL PLAT SUBMITTAL
11/3/26	FINAL PLAT SUBMITTAL 2

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GENERAL CONSTRUCTION AND SOILS NOTES:

1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT, DRIVEWAY AND BUILDING CONSTRUCTION, THE EXPOSED SOIL SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS OTHERWISE RECOMMENDED IN THESE PLANS, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 6'' TO 8'' LOOSE LIFTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
3. SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
4. A LICENSED GEOTECHNICAL ENGINEER SHALL APPROVE THE SUBGRADE PRIOR TO PLACING FILL OR AGGREGATE BASE OR CONSTRUCTING RETAINING WALLS OR BUILDING FOOTINGS.
5. PROVIDE A SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
6. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH MN/DOT SPEC. 2104.
7. USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.04 GAL/SY TO 0.06 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS.
8. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.
9. IF NECESSARY, CONTRACTOR SHALL OBTAIN A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS.

GENERAL EROSION CONTROL NOTES:

1. EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
2. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
3. THE CONTRACTOR SHALL SCHEDULE HIS OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
4. BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR. OBSERVATIONS SHALL BE RECORDED IN AN INSPECTION LOG.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.

REFERENCE NOTES:

① PLACE STAKES AS NEEDED TO PREVENT MOVEMENT OF SEDIMENT CONTROL LOGS PLACED ON SLOPES OR AS NEEDED DUE TO OTHER FACTORS.

② SEDIMENT CONTROL LOG SHALL MEET THE REQUIREMENTS OF MN/DOT SPEC. 3897.2.A.

③ MAINTENANCE OF CONSTRUCTION EXITS SHALL OCCUR WHEN THE EFFECTIVENESS OF SEDIMENT REMOVAL HAS BEEN REDUCED. MAINTENANCE SHALL CONSIST OF REMOVING SEDIMENT AND CLEANING THE MATERIALS OR PLACING ADDITIONAL MATERIAL OVER SEDIMENT FILLED MATERIAL TO RESTORE EFFECTIVENESS.

④ MINIMUM LENGTH SHALL BE THE GREATER OF 50 FEET OR A LENGTH SUFFICIENT TO ALLOW A MINIMUM OF 5 TIRE ROTATIONS ON THE PROVIDED PAD. MINIMUM LENGTH SHALL BE CALCULATED USING THE LARGEST TIRE WHICH WILL BE USED IN TYPICAL OPERATIONS.

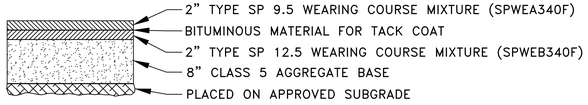
⑤ PROVIDE RADIUS OR WIDEN PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.

⑥ BITUMINOUS AND CONCRETE PAVEMENT SECTIONS SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER.

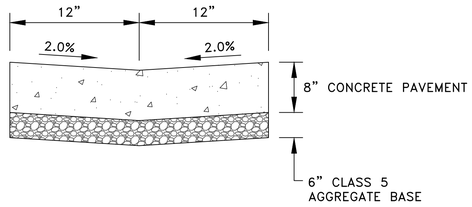
⑦ HYDRANT SPECIFICATIONS SHALL BE VERIFIED WITH THE CITY.

LEGEND

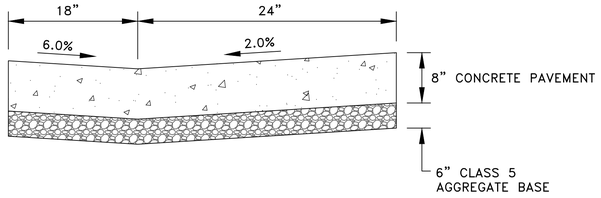
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR (XXX)
- PROPOSED CONTOUR (XXX)
- EXISTING CONCRETE CURB
- PROPOSED CONCRETE CURB
- GAS MAIN (G)
- BURIED ELECTRIC LINE (P–BUR)
- BURIED TELEPHONE LINE (T–BUR)
- OVERHEAD ELECTRIC LINE (P–OH)
- FENCE (x)
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- TREE DRIPLINE
- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE PAVEMENT
- MAILBOX (M)
- EXISTING HYDRANT
- EXISTING CURB STOP
- EXISTING SANITARY SEWER MANHOLE (S)
- DECIDUOUS AND CONIFEROUS TREES
- DETAIL NUMBER / SHEET NUMBER (X/X)



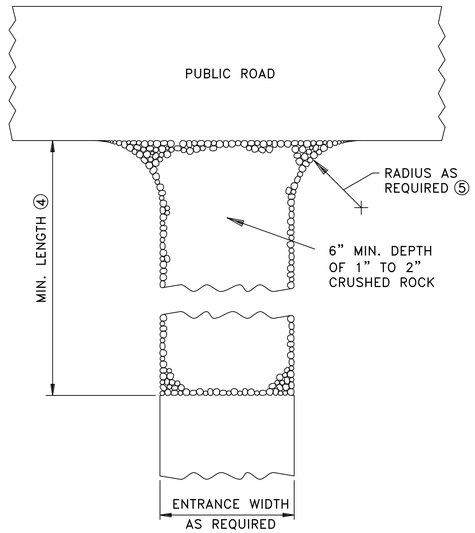
1/C2 BITUMINOUS PAVEMENT SECTION ⑥
NO SCALE



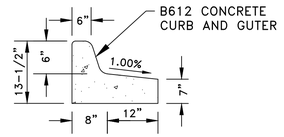
2/C2 CONCRETE VALLEY GUTTER 1 ⑥



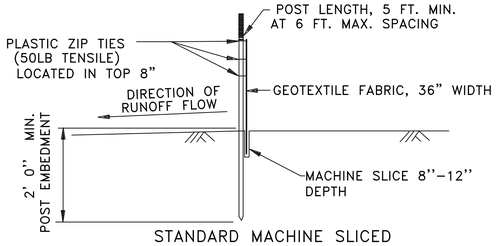
3/C2 CONCRETE VALLEY GUTTER 2 ⑥



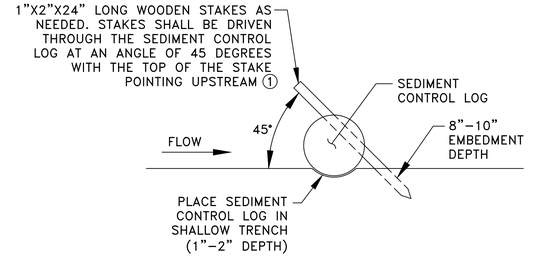
7/C2 CRUSHED ROCK CONSTRUCTION EXIT ③



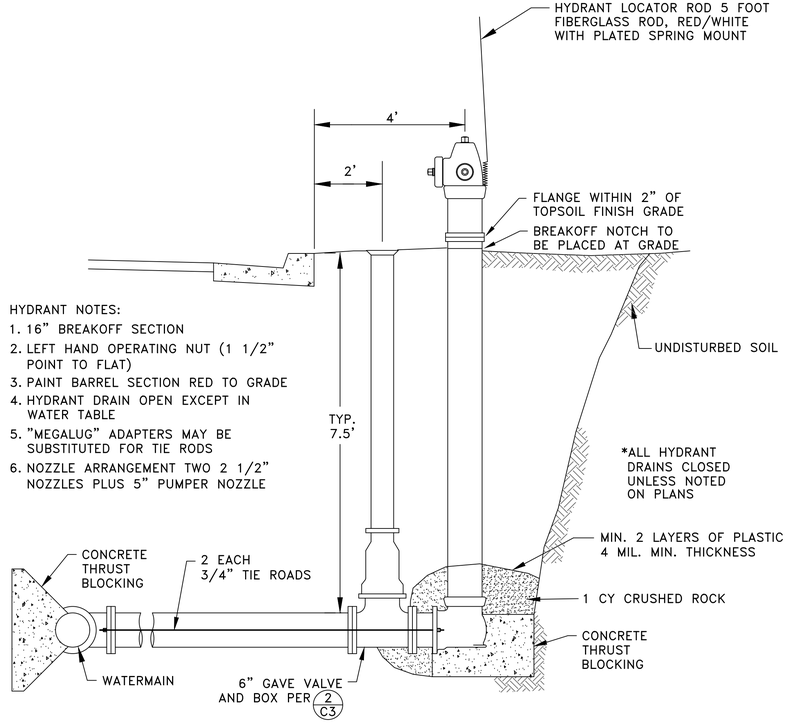
4/C2 TIPOUT CURB DETAIL
NO SCALE



6/C2 SILT FENCE DETAILS
TO PROTECT AREAS FROM SHEET FLOW (SEE SPEC. 3886)



5/C2 SEDIMENT CONTROL LOG TYPE STRAW ②



8/C2 HYDRANT DETAIL ⑦
NO SCALE

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11/3/26	FINAL PLAT SUBMITTAL 2
11/9/26	ADDED DETAIL 8/C2

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.
TIMOTHY A. EGGERICHS, P.E.
Date 11/30/22 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
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THE FERN LANE TOWNHOMES OF MOUND

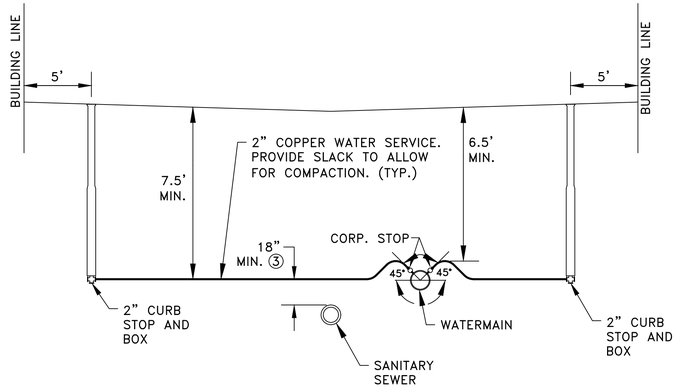
CONSTRUCTION NOTES, DETAILS AND PROJECT LEGEND

CITY OF MOUND, MINNESOTA

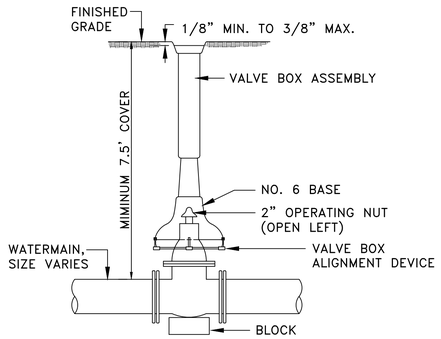
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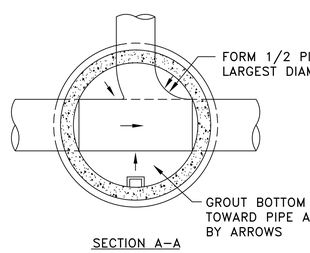
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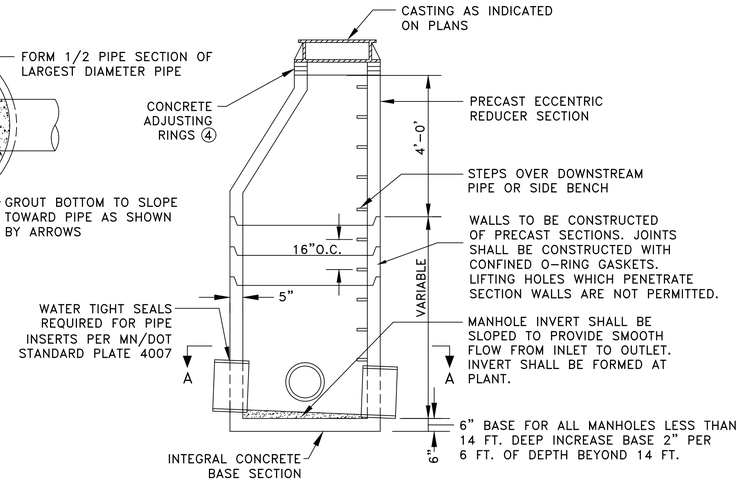


1 / C3 **WATER SERVICE DETAIL**
NO SCALE

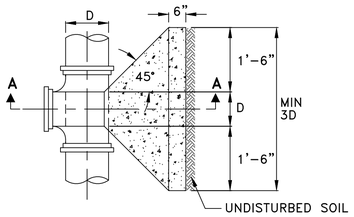


2 / C3 **TYPICAL RESILIENT WEDGE VALVE & BOX INSTALLATION 10" DIA. AND SMALLER WATERMAIN ①**
NO SCALE

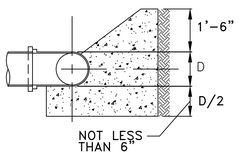




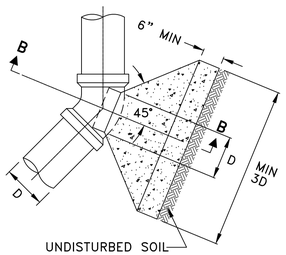
5 / C3 **STANDARD SANITARY SEWER MANHOLE 48" DIAMETER, ECCENTRIC CONE**
NO SCALE



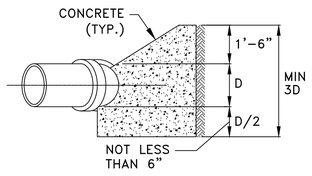
PLAN
TEE



SECTION A–A
TEE

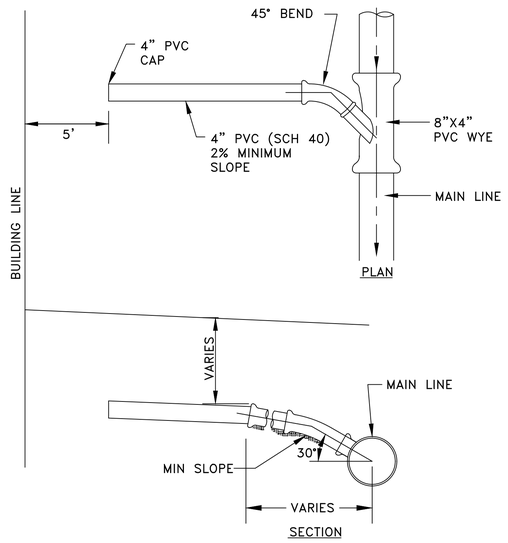


PLAN
45° OR 22.5° BEND

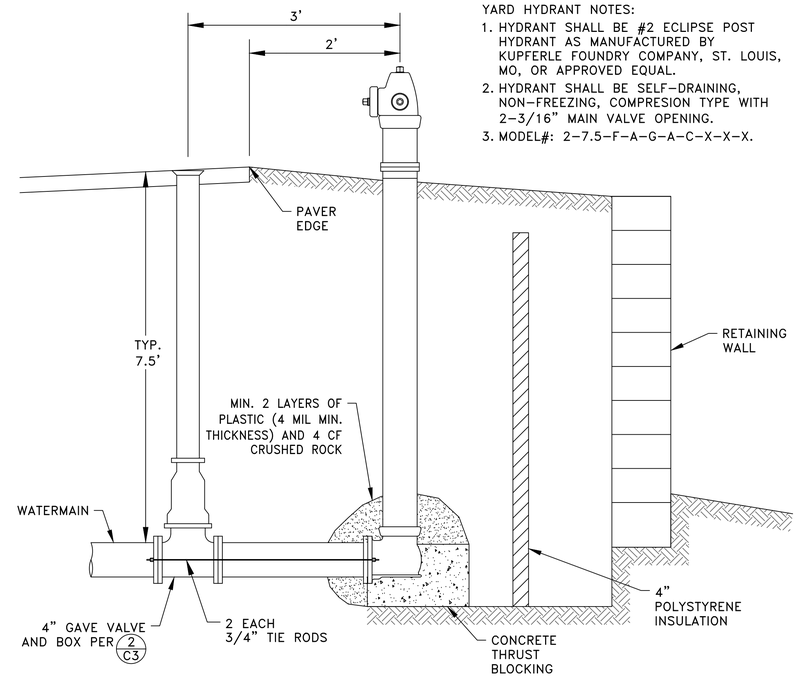


SECTION B–B
45° OR 22.5° BEND

3 / C3 **WATERMAIN THRUST BLOCKING DETAIL ②**
NO SCALE



4 / C3 **TYPICAL PVC SEWER SERVICE**
NO SCALE



YARD HYDRANT NOTES:
1. HYDRANT SHALL BE #2 ECLIPSE POST HYDRANT AS MANUFACTURED BY KUPFERLE FOUNDRY COMPANY, ST. LOUIS, MO, OR APPROVED EQUAL.
2. HYDRANT SHALL BE SELF–DRAINING, NON–FREEZING, COMPRESION TYPE WITH 2–3/16" MAIN VALVE OPENING.
3. MODEL#: 2–7.5–F–A–G–A–C–X–X–X.

6 / C3 **YARD HYDRANT DETAIL ⑤**
NO SCALE

REFERENCE NOTES:
① CONTRACTOR SHALL USE A VALVE STEM ALIGNMENT TUBE TOOL TO MAINTAIN VERTICAL ALIGNMENT WHEN BACKFILLING THE VALVE BONNET AND VALVE BOX ASSEMBLY. THE ALIGNMENT TUBE SHALL CONSIST OF METAL PIPE WITH A SQUARE NUT RECEIVER SECURELY FASTENED TO THE END FOR PLACEMENT ON THE VALVE OPERATING NUT.
② ALL PIPE BENDS AND FITTINGS REQUIRE THRUST BLOCKING AND SERIES 1100 MEGALUG MECHANICAL JOINT RESTRAINTS AS MANUFACTURED BY EBBA IRON, INC. OR APPROVED EQUAL.
③ IF THIS SEPARATION CANNOT BE ACHIEVED WHILE CONSTRUCTING THE WATER SERVICE WITH 7.5' OF COVER, CONSTRUCT THE WATER SERVICE UNDER THE SANITARY SEWER AND PROVIDE 12" OF SEPARATION FROM THE WATER SERVICE TO THE BOTTOM OF THE SANITARY SEWER.
④ CONTRACTOR SHALL USE STANDARD AVAILABLE RING THICKNESSES THAT MINIMIZE THE NUMBER OF RINGS REQUIRED. A MAXIMUM OF 3 RINGS SHALL BE USED FOR ADJUSTMENT. THE MINIMUM ADJUSTMENT HEIGHT SHALL BE 4 INCHES AND THE MAXIMUM ADJUSTMENT HEIGHT SHALL BE 8 INCHES.
⑤ YARD HYDRANT SPECIFICATIONS SHALL BE VERIFIED WITH THE CITY.

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11/3/26	FINAL PLAT SUBMITTAL 2
11/9/26	REVISED DETAIL 6/C3

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.
TIMOTHY A. EGGEMEIER, P.E.
Date 11/30/22 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

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THE FERN LANE TOWNHOMES OF MOUND

DETAILS

CITY OF MOUND, MINNESOTA

SHEET C3 OF C8 SHEETS

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LEGEND

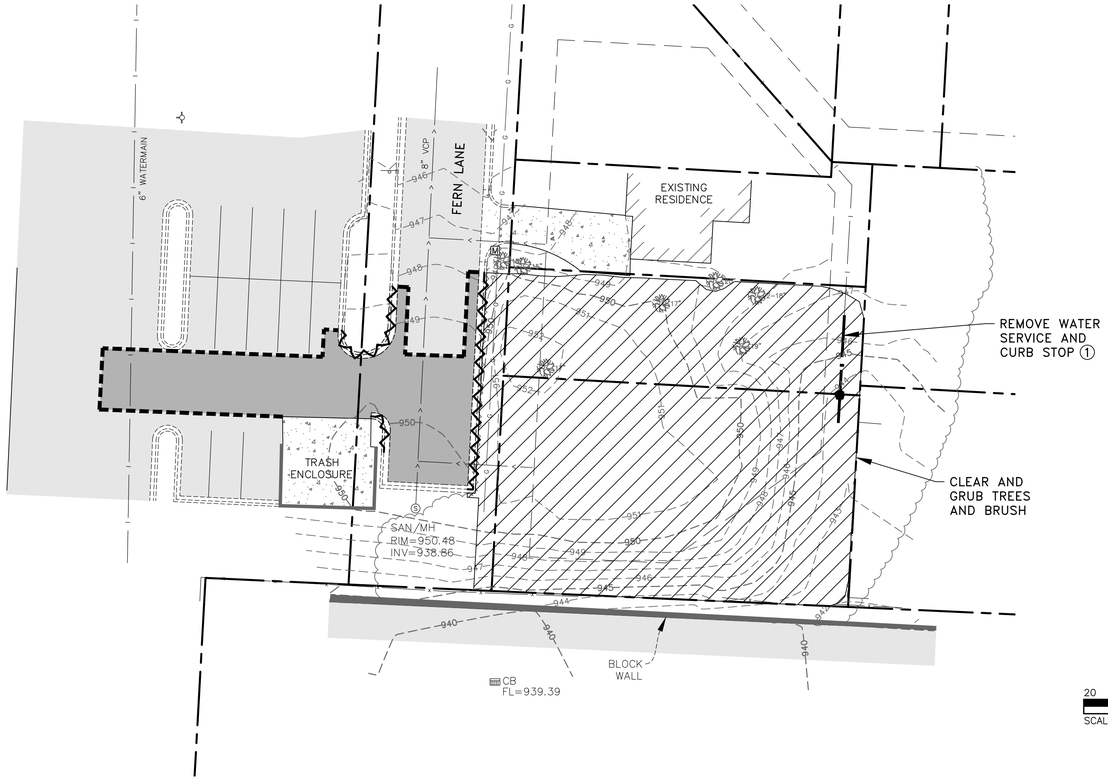
BITUMINOUS PAVEMENT REMOVAL AREA

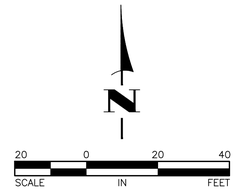
CURB REMOVAL

SAWCUT BITUMINOUS PAVEMENT

REFERENCE NOTES:

(1) PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF THE WATER SERVICE AND THAT THE SERVICE DOES NOT EXTEND TO ADJACENT PROPERTIES TO THE SOUTH OR EAST. THE SERVICE COULD POTENTIALLY SERVE THE PROPOSED TOWNHOMES IF THE WATER SERVICE HAS A 6" OR LARGER DIAMETER.





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11/3/26	FINAL PLAT SUBMITTAL 2
11/11/26	PLAN REVISIONS PER MCWD REVIEW

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.

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Date 11/30/22 Lic. No. 43362

DESIGNED BY: TAE

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THE FERN LANE TOWNHOMES OF MOUND

EXISTING TOPOGRAPHY AND REMOVALS PLAN

CITY OF MOUND, MINNESOTA

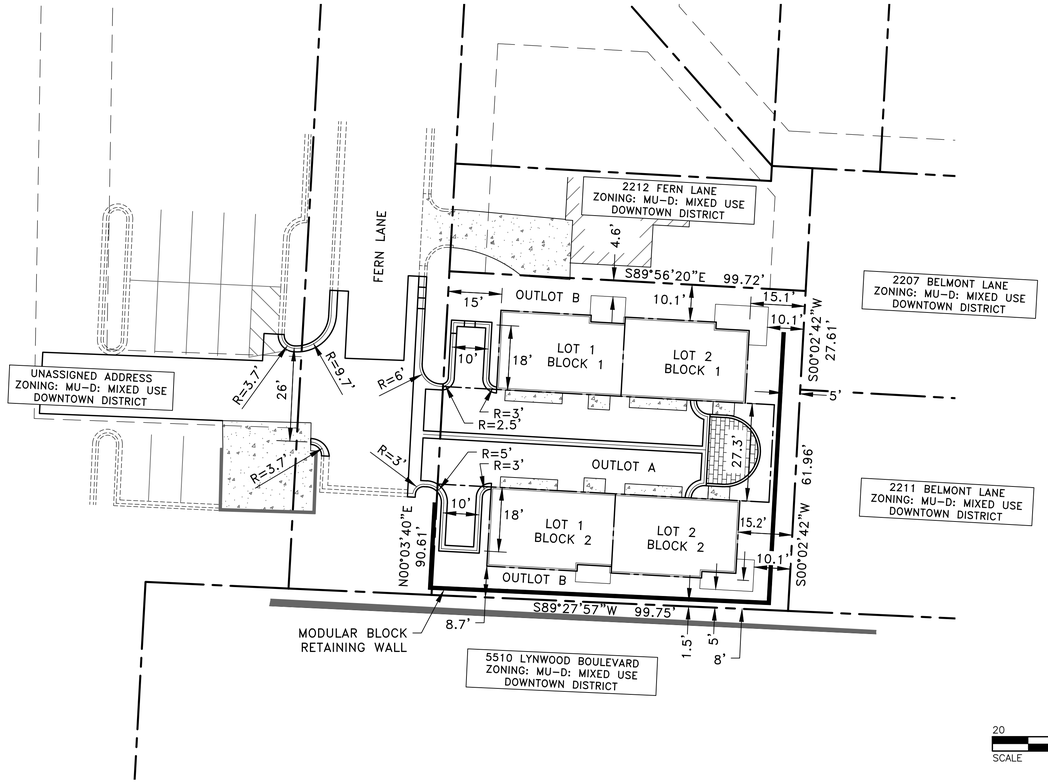
SHEET C4 OF C8 SHEETS

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LEGEND

EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
EXISTING EASEMENT LINE
EXISTING CONCRETE CURB AND GUTTER
PROPOSED CONCRETE CURB AND GUTTER



LEGAL DESCRIPTION
LOTS 1–4 AND OUTLOT A–THE FERN LANE TOWNHOMES OF MOUND

EXISTING ZONING: MU–D: MIXED USE DOWNTOWN DISTRICT
PROPOSED ZONING: P.U.D.

LOT SUMMARY

TOTAL LOT AREA=	8,985 SF	
TOTAL DISTURBED AREA=	12,196 SF	
PRE–CONSTRUCTION IMPERVIOUS AREA (WITHIN THE LOT AREA)=	0 SF	(0%) ①
PRE–CONSTRUCTION IMPERVIOUS AREA (OUTSIDE THE LOT AREA, BUT WITHIN THE DISTURBED AREA)=	2,602 SF	
POST CONSTRUCTION IMPERVIOUS AREA (WITHIN THE LOT AREA)=	5,768 SF	(64%) ①
POST CONSTRUCTION IMPERVIOUS AREA (OUTSIDE THE LOT AREA, BUT WITHIN THE DISTURBED AREA)=	2,845 SF	
BUILDING COVERAGE AREA (WITHIN THE LOT AREA)=	3,016 SF	(34%) ①
GREEN SPACE AREA (WITHIN THE LOT AREA)=	3,217 SF	(36%) ①

REFERENCE NOTES:
① PERCENTAGES SHOWN ARE DETERMINED BY DIVIDING THE AREA NOTED BY THE TOTAL LOT AREA.

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THE FERN LANE TOWNHOMES OF MOUND

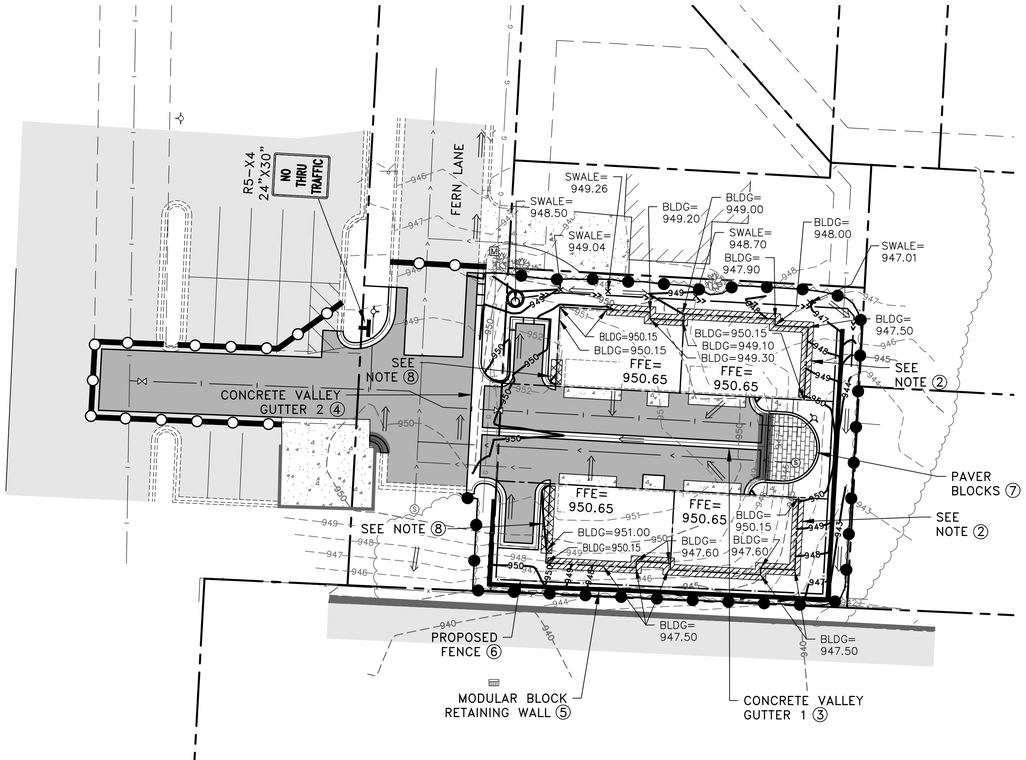
SITE PLAN

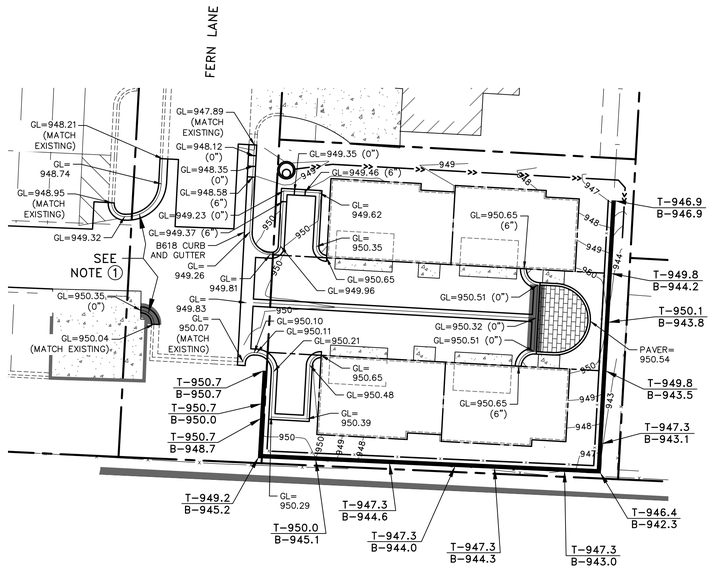
CITY OF MOUND, MINNESOTA

SHEET C5 OF C8 SHEETS

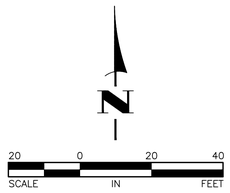
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1 C6 STAKING DETAILS



GENERAL NOTES:

1. PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION EXIT PER (7/C2).
2. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. SEE SHEET C7 FOR THE UTILITY PLAN.
4. SEE SHEET C8 FOR THE RESTORATION AND PAVING PLAN.
5. PERVIOUS AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
6. CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
7. STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED OUTSIDE THE CONSTRUCTION LIMITS OR ONTO ANY ADJACENT STREETS.
8. PER THE HENNEPIN COUNTY SOIL SURVEY, THE SITE CONSISTS OF LESTER AND KILKENNY LOAMY CLAY.
9. MAXIMUM FINISHED GRADE SLOPES SHALL BE 3:1.
10. CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR THE WORK IN FERN LANE AND THE ADJACENT PARKING LOTS. PLAN SHALL BE SUBMITTED TO THE CITY OF MOUND A MINIMUM OF 7 DAYS PRIOR TO CONSTRUCTION.
11. PROPOSED CONCRETE CURB SHALL BE DESIGN B612 PER MN/DOT STANDARD PLATE 7100, UNLESS NOTED OTHERWISE.

REFERENCE NOTES:

① TAPER FROM B618 CURB TO B612 CURB.

② GROUND ELEVATION IS BELOW THE FINISHED FLOOR ELEVATION IN THIS AREA. REVISE THE FOOTING DEPTH AND FOUNDATION WALL HEIGHT AS NEEDED TO ACCOUNT FOR THIS DIFFERENCE IN ELEVATION.

③ CONSTRUCT VALLEY GUTTER PER (2/C2).

④ CONSTRUCT VALLEY GUTTER PER (3/C2).

⑤ RETAINING WALL SHALL BE DESIGNED BY A LICENSED ENGINEER. SEE (1/C6) FOR PROPOSED RETAINING WALL GRADES. RETAINING WALL SHALL BE DESIGNED IN CONJUNCTION WITH THE DESIGN OF THE BUILDING FOUNDATION. CONSIDERATION SHALL ALSO BE GIVEN TO THE EXISTING RETAINING WALL LOCATED ADJACENT TO THE SOUTH PROPERTY LINE.

⑥ TYPE OF FENCE SHALL BE APPROVED BY THE OWNER.

⑦ PAVER BLOCKS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

⑧ GROUND ELEVATION IS ABOVE THE FINISHED FLOOR ELEVATION IN THIS AREA. REVISE THE FOOTING DEPTH AND FOUNDATION WALL HEIGHT AS NEEDED TO ACCOUNT FOR THIS DIFFERENCE IN ELEVATION.

LEGEND

- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED TIPOUT CURB PER (4/C2)
- SILT FENCE PER (6/C2)
- SEDIMENT CONTROL LOG PER (5/C2)
- ⟹ DRAINAGE ARROW
- BLDG= XXX.XX — PROPOSED GROUND ELEVATION AT BUILDING
- GL= XXX.XX — PROPOSED GUTTER LINE ELEVATION (6" CURB HEIGHT)
- GL=XXX.XX (6") — PROPOSED GUTTER LINE ELEVATION (6" CURB HEIGHT)
- GL=XXX.XX (0") — PROPOSED GUTTER LINE ELEVATION (0" CURB HEIGHT)
- PAVER= XXX.XX — PROPOSED PAVER ELEVATION
- SWALE= XXX.XX — PROPOSED SWALE ELEVATION
- T-XXX.X / B-XXX.X — TOP OF RETAINING WALL ELEVATION / GROUND ELEVATION AT BASE OF RETAINING WALL

PROJECT SUMMARY

TOTAL DISTURBED AREA=	12,196 SF
PRE-CONSTRUCTION IMPERVIOUS AREA (WITHIN THE ENTIRE DISTURBED AREA)=	2,602 SF
POST CONSTRUCTION IMPERVIOUS AREA (WITHIN THE ENTIRE DISTURBED AREA)=	8,613 SF

DATE	REVISION
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2/14/23	PLAN REVISIONS PER CITY REVIEW
2/28/25	CITY SUBMITTAL
3/2/26	FINAL PLAT SUBMITTAL
11/3/26	FINAL PLAT SUBMITTAL 2
11/9/26	REVISED WATERMAIN PER CITY REVIEW
11/11/26	PLAN REVISIONS PER MCWD REVIEW

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.

TIMOTHY A. EGGENBERG, P.E.
Date 11/30/22 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
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THE FERN LANE TOWNHOMES OF MOUND

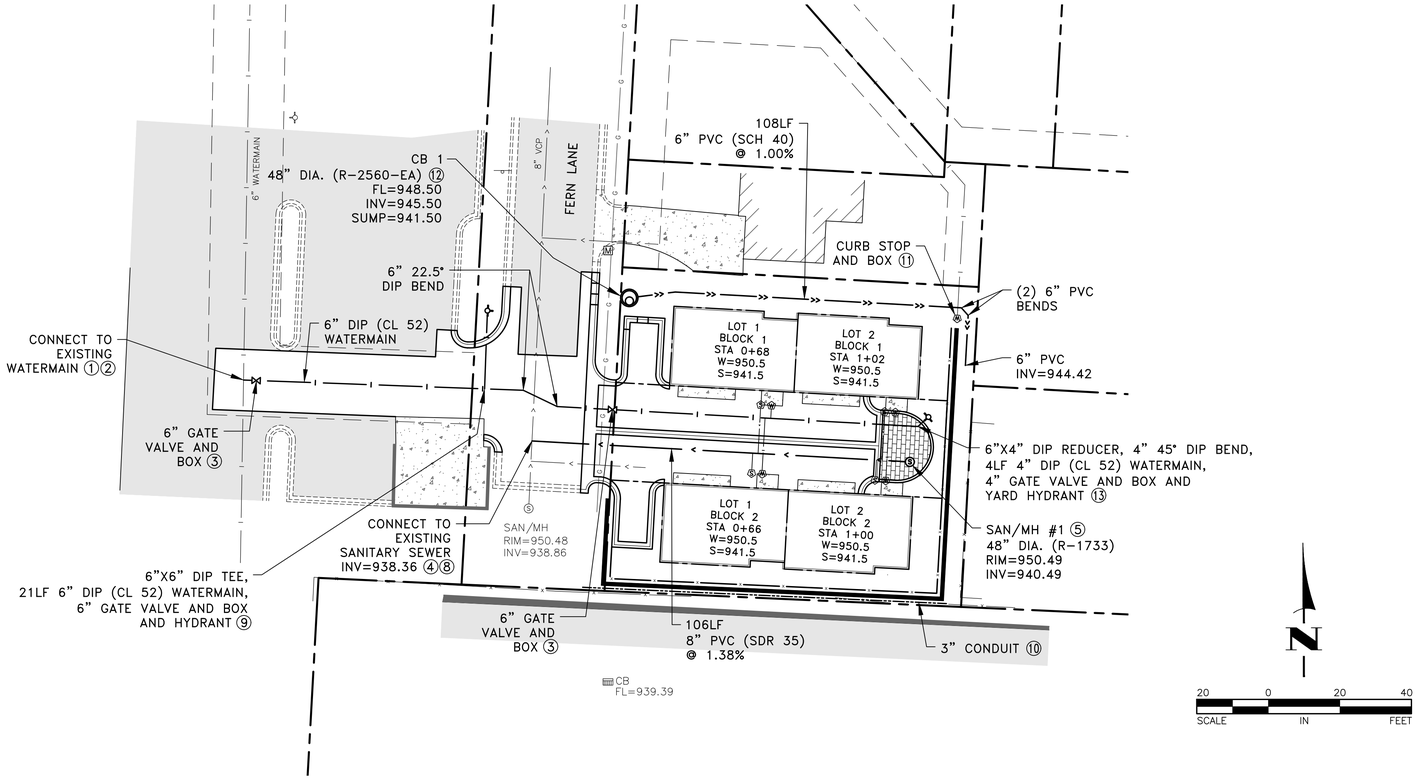
GRADING, DRAINAGE AND SEDIMENT CONTROL PLAN

CITY OF MOUND, MINNESOTA

SHEET C6 OF C8 SHEETS

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GENERAL NOTES:

1. IF NECESSARY, CONTRACTOR SHALL OBTAIN A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
2. MAINTAIN A MINIMUM OF 7.5' OF COVER OVER WATERMAIN.
3. MEGALUGS SHALL BE USED AT ALL WATERMAIN MECHANICAL JOINTS.
4. WATERMAIN BLOCKING SHALL BE PER (3/C3).
5. WATER SERVICE SHALL BE CONSTRUCTED ON A SOLID SHELF WITH A CLEAR HORIZONTAL DISTANCE OF 24 INCHES FROM THE SEWER SERVICE. THE BOTTOM OF THE WATER SERVICE SHALL ALSO BE CONSTRUCTED AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER SERVICE.

REFERENCE NOTES:

① VERIFY LOCATION AND SIZE OF WATERMAIN PRIOR TO CONSTRUCTION.

② WATERMAIN CONNECTION SHALL INCLUDE CUTTING IN A 6"X6" DIP TEE AND CONNECTING TO THE EXISTING WATERMAIN WITH 6" DIP SLEEVES. CONTRACTOR SHALL NOTIFY THE CITY OF MOUND AND AFFECTED PROPERTY OWNERS AND RESIDENTS A MINIMUM OF 3 DAYS PRIOR TO SHUTTING THE WATER OFF TO ANY PROPERTIES.

③ CONSTRUCT GATE VALVE AND BOX PER (2/C3).

④ VERIFY LOCATION AND INVERT OF THE EXISTING SANITARY SEWER PRIOR TO CONSTRUCTION.

⑤ CONSTRUCT STRUCTURE PER (5/C3).

⑥ CONSTRUCT WATER SERVICE PER (1/C3).

⑦ CONSTRUCT SEWER SERVICE PER (4/C3).

⑧ SANITARY SEWER CONNECTION SHALL INCLUDE CUTTING IN AN 8"X8" PVC WYE AND CONNECTING TO THE EXISTING SANITARY SEWER WITH PVC SLEEVES. THE PROPOSED INVERT OF THE SEWER SERVICE AT THE WYE IS 939.03.

⑨ CONSTRUCT HYDRANT AND VALVE PER (8/C2).

⑩ CONFIRM CONDUIT SIZE, DEPTH AND LOCATION WITH PRIVATE UTILITY COMPANIES.

⑪ CONTRACTOR SHALL VERIFY THE SIZE OF THE WATER SERVICE PRIOR TO CONSTRUCTION. THE SIZE OF THE PROPOSED CURB STOP SHALL MATCH THE SERVICE SIZE.

⑫ PLACE STORM DRAIN INLET PROTECTION DEVICE IN CASTING UNTIL FINAL STABILIZATION IS ACHIEVED.

⑬ CONSTRUCT YARD HYDRANT AND VALVE PER (6/C3).

LEGEND

@	2" COPPER WATER SERVICE ⑥
$	4" PVC SANITARY SEWER SERVICE ⑦
STA X+XX	WYE LOCATION FROM DOWNSTREAM SEWER MAIN
W=XXX.X	TOP OF CURB BOX ELEVATION
S=XXX.X	INVERT ELEVATION OF SEWER SERVICE

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THE FERN LANE TOWNHOMES OF MOUND

UTILITY PLAN

CITY OF MOUND, MINNESOTA

SHEET C7 OF C8 SHEETS

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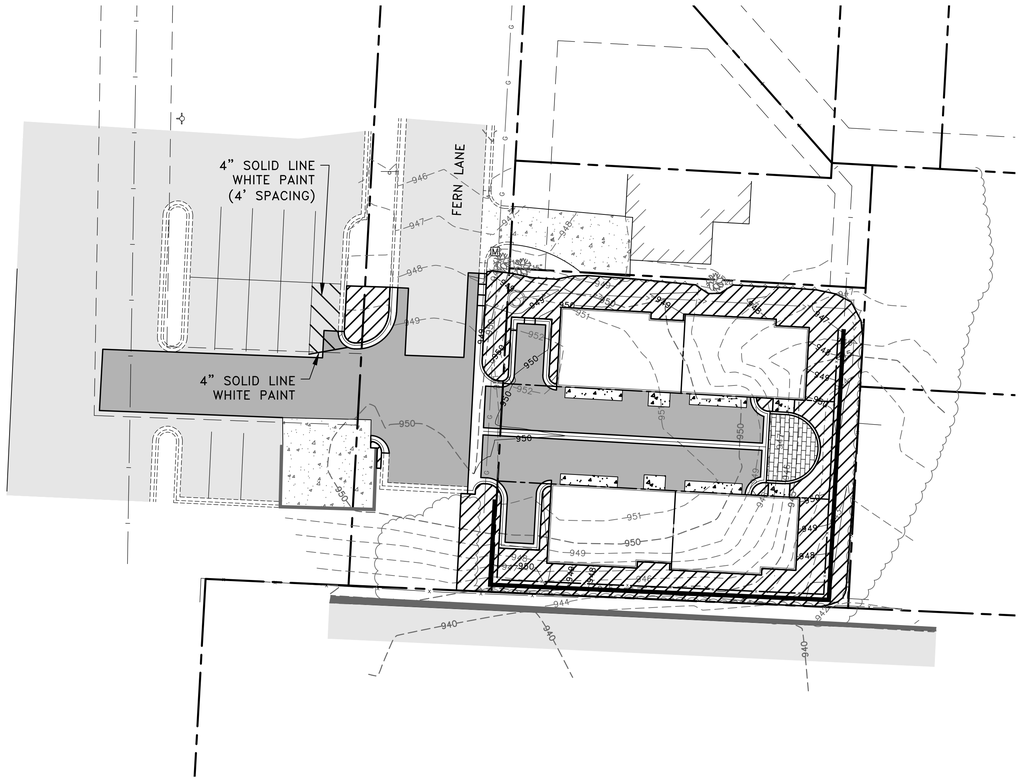
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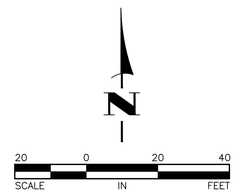
PROPOSED BITUMINOUS PAVEMENT PER (1/C2)

SOUTHERN BOULEVARD SEED MIX (160 POUNDS/ACRE)
ROLLED EROSION PREVENTION CATEGORY 20
TYPE 1 FERTILIZER (300 POUNDS/ACRE)

GENERAL NOTES:

1. PLACE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED, PERVIOUS AREAS.
2. SEE LANDSCAPE PLAN FOR ADDITIONAL RESTORATION REQUIREMENTS.





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THE FERN LANE TOWNHOMES OF MOUND

RESTORATION AND PAVING PLAN

CITY OF MOUND, MINNESOTA

SHEET C8 OF C8 SHEETS

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