

SITE DATA

1. LEGAL DESCRIPTION:

- 1.1. LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION, CITY OF DICKINSON, ND

2. SITE AREA:

- 2.1. LOT 1: 0.39 ACRES (16,798 SF)
- 2.2. LOT 2: 0.37 ACRES (16,118 SF)
- 2.3. LOT 3: 0.38 ACRES (16,479 SF)
- 2.4. TOTAL: 1.13 ACRES (49,395 SF)

3. ZONING

- ### 3.1. CURRENT: MEDIUM DENSITY RESIDENTIAL (R2)

4. PROPOSED DISTURBED AREA FOR CONSTRUCTION:

- 4.1. ±1.4 ACRES

5. BUILDING SETBACKS - MAIN STRUCTURES:

- 5.1. CITY CODE MINIMUM SETBACK REQUIREMENTS:
- 5.1.1. FRONT YARD: 25-FEET
- 5.1.2. REAR YARD: 20-FEET
- 5.1.3. STREET SIDE YARD: 15-FEET
- 5.1.4. INTERIOR SIDE YARD: 6-FEET
- 5.2. PROPOSED MINIMUM SETBACKS - LOT 1:
- 5.2.1. FRONT YARD (EAST): ±25.5-FEET
- 5.2.2. REAR YARD (WEST): ±102.5-FEET
- 5.2.3. STREET SIDE YARD (NORTH): ±24.2-FEET
- 5.2.4. INTERIOR SIDE YARD (SOUTH): ±14.0-FEET
- 5.3. PROPOSED MINIMUM SETBACKS - LOT 2:
- 5.3.1. FRONT YARD (EAST): ±25.5-FEET
- 5.3.2. REAR YARD (WEST): ±102.5-FEET
- 5.3.3. INTERIOR SIDE YARD (NORTH): ±20.0-FEET
- 5.3.4. INTERIOR SIDE YARD (SOUTH): ±14.0-FEET
- 5.4. PROPOSED MINIMUM SETBACKS - LOT 3:
- 5.4.1. FRONT YARD (EAST): ±30.1-FEET
- 5.4.2. REAR YARD (WEST): ±30.1-FEET
- 5.4.3. INTERIOR SIDE YARD (NORTH): ±53.5-FEET
- 5.4.4. INTERIOR SIDE YARD (SOUTH): ±14.0-FEET

6. BUILDING SETBACKS - ACCESSORY STRUCTURES:

- 6.1. CITY CODE MINIMUM SETBACK REQUIREMENTS:
 - 6.1.1. FRONT YARD: NOT ALLOWED IN FRONT YARD:
 - 6.1.2. REAR YARD: 3-FEET
 - 6.1.3. STREET SIDE YARD: 15-FEET
 - 6.1.4. INTERIOR SIDE YARD: 3-FEET
- 6.2. PROPOSED MINIMUM SETBACKS - LOT 1:
 - 6.2.1. REAR YARD (WEST): ± 15.0 -FEET
 - 6.2.2. STREET SIDE YARD (NORTH): ± 25.8 -FEET
 - 6.2.3. INTERIOR SIDE YARD (SOUTH): ± 10.0 -FEET
- 6.3. PROPOSED MINIMUM SETBACKS - LOT 2:
 - 6.3.1. REAR YARD (WEST): ± 15.5 -FEET
 - 6.3.2. INTERIOR SIDE YARD (NORTH): ± 21.0 -FEET
 - 6.3.3. INTERIOR SIDE YARD (SOUTH): ± 10.0 -FEET

7. IMPERVIOUS COVERAGE:

- 7.2. MAXIMUM ALLOWED PER CODE: 65%
7.3. PROPOSED IMPERVIOUS COVERAGE:
7.3.1. LOT 1: ±57.0% (±9,583 SF)
7.3.2. LOT 2: ±60.1% (±9,680 SF)
7.3.3. LOT 3: ±63.7% (±10,498 SF)

8. BUILDING COVERAGE:

- 8.1. MAXIMUM ALLOWED PER CODE: 60%
8.2. PROPOSED BUILDING COVERAGE:
8.2.1. LOT 1: ±21.0% (±3,528 SF)
8.2.2. LOT 2: ±21.9% (±3,528 SF)
8.2.3. LOT 3: ±21.5% (±3,548 SF)

9. OFF-STREET PARKING:

- 9.1. OFF-STREET PARKING CODE REQUIREMENTS FOR MULTIFAMILY RESIDENTIAL:
 - 9.1.1. 1.5 SPACES / 1 BR UNIT
 - 9.1.2. 2 SPACES / UNIT FOR OTHERS
- 9.2. OFF-STREET PARKING - LOT 1:
 - 9.2.1. LOT 1 PARKING STALLS REQUIRED: 8
 - 9.2.1.1. LOT 1 TOTAL 1 BR UNITS: 0
 - 9.2.1.2. LOT 1 TOTAL >1 BR UNITS: 4
 - 9.2.2. LOT 1 PARKING STALLS PROVIDED: 12
 - 9.2.2.1. GARAGE STALLS: 6
 - 9.2.2.2. STANDARD EXTERIOR STALLS: 4
- 9.3. OFF-STREET PARKING - LOT 2:
 - 9.3.1. LOT 1 PARKING STALLS REQUIRED: 6
 - 9.3.1.1. LOT 1 TOTAL 1 BR UNITS: 0
 - 9.3.1.2. LOT 1 TOTAL >1 BR UNITS: 3
 - 9.3.2. LOT 1 PARKING STALLS PROVIDED: 14
 - 9.3.2.1. GARAGE STALLS: 6
 - 9.3.2.2. STANDARD EXTERIOR STALLS: 7
 - 9.3.2.3. VAN ACCESSIBLE PARKING STALLS: 1
- 9.4. OFF-STREET PARKING - LOT 3
 - 9.4.1. LOT 3 PARKING STALLS REQUIRED: 8
 - 9.4.1.1. LOT 3 TOTAL 1 BR UNITS: 0
 - 9.4.1.2. LOT 3 TOTAL >1 BR UNITS: 4
 - 9.4.2. LOT 3 PARKING STALLS PROVIDED: 9
 - 9.4.2.1. GARAGE STALLS: 4
 - 9.4.2.2. STANDARD EXTERIOR STALLS: 5

CIVIL SHEET INDEX

C0.01..... GENERAL NOTES & LEGEND

C1.01.....EXISTING CONDITIONS & EROSION CONTROL

C2.01..... SITE IMPROVEMENT PLAN

C2.02..... SITE DIMENSION PLAN

C3.01.....SITE GRADING PLAN

C3.02..... CUT/FILL PLAN

C4.01..... SITE UTILITY SERVICE PLAN

C4.02..... SITE UTILITY MAINS PLAN & PROFILE

C5.01-C5.03..... CIVIL DETAILS

SURVEY NOTES

1. DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM.
2. VERTICAL DATUM: NAVD 88
3. DATE OF FIELD WORK: JUNE, 2026

GENERAL NOTES

1. ONLY PLANS APPROVED BY THE GOVERNING AGENCY SHALL BE USED FOR CONSTRUCTION. DO NOT COMMENCE CONSTRUCTION UNTIL ALL NECESSARY PERMITS HAVE BEEN OBTAINED.
2. CONTACT "NORTH DAKOTA ONE CALL" AT (800) 795-0555 OR 811 PRIOR TO START OF ANY EXCAVATION FOR LOCATIONS OF BURIED UTILITIES. THE LOCATIONS OF ANY AND ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, AS-BUILT MAPS, AND MARKS MADE ON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY BE UNDERGROUND UTILITIES, WHETHER IN SERVICE OR ABANDONED, FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH THE ABOVE GROUND EVIDENCE WAS NOT OBSERVED. FURTHERMORE, THE UTILITIES MAY NOT BE IN THE EXACT LOCATIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND ELEVATIONS OF UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF CONSTRUCTION. ANY AND ALL DAMAGES THAT MAY OCCUR FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE ANY AND ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OR VARIANCES TO THE PLANS ARE FOUND.
4. ALL IMPROVEMENTS, MATERIALS, AND CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CURRENT CITY STANDARDS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTS. IF ANY MONUMENTS ARE DAMAGED OR OBLITERATED DURING THE WORK, CONTRACTOR SHALL REPAIR OR RESET THE MONUMENT IN ACCORDANCE WITH N.D. CENTURY CODE REQUIREMENTS.
6. CAD FILES MAY BE PROVIDED BY HIGHLANDS ENGINEERING FOR BIDDING AND CONSTRUCTION WITH SIGNATURE OF A DISCLAIMER FORM TO BE PROVIDED TO THE CONTRACTOR UPON REQUEST.

CIVIL LEGEND

EXISTING	PROPERTY BOUNDARY EASEMENT	PROPOSED
	PROPERTY CORNER REBAR	
	BENCHMARK	
	OVERHEAD ELECTRIC	
	UNDER GROUND ELECTRIC	
	POWER POLE	
	ELECTRIC TRANSFORMER	
	ELECTRIC PEDESTAL	
	ELECTRIC OUTLET POST	
	LIGHT POLE	
	NATURAL GAS / PROPANE	
	UNDER GROUND TELEPHONE	
	TELEPHONE PEDESTAL	
	FIBER OPTIC	
	TREE	
	TREEROW	
	BARB-WIRE FENCE	
	WOOD FENCE	
	CHAIN LINK FENCE	
	VINYL / ALUMINUM FENCE	
	SITE REFERENCE LINES	
	GRADING LIMITS	
	5' CONTOUR	
	1' CONTOUR	
	SPOT ELEVATION	
	TOP OF TOPSOIL	FG
	TOP OF SUBGRADE	SG
	TOP OF CONCRETE	CS
	TOP OF ASPHALT	AS
	TOP OF GRAVEL	GS
	INVERT	INV
	TOP BACK OF CURB	TC
	FLOWLINE	FL
	HIGH POINT	HP
	LOW POINT	LP
	EXISTING GROUND	EG
	WATER MAIN	
	WATER SERVICE LINE	
	FIRE HYDRANT	
	WATER GATE VALVE	
	WATER SHUT OFF	
	FITTINGS	
	SANITARY SEWER	
	FORCE MAIN	
	SANITARY MANHOLE	
	SANITARY SEWER CLEAN OUT	
	STORM SEWER / CULVERT	
	STORM SEWER MANHOLE	
	BEEHIVE INLET	
	STORM CURB INLET	
	TRENCH DRAIN	
	FLOW DIRECTION	
	SIGN	
	POST / BOLLARD	
	BUILDING	
	CURB & GUTTER	
	VALLEY GUTTER	
	CONCRETE PAVEMENT	
	ASPHALT	
	GRAVEL	
	LANDSCAPING ROCK MULCH	
	FIBER ROLLS	
	REMOVALS	

PRELIMINARY

[illegible]

HEART RIVER 6TH TOWNHOMES
LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION
WINN FAMILY REVOCABLE REAL ESTATE TRUST

SCALE:	N/A
DATE:	PRELIM
DRAWN BY:	AWS
PROJECT NUMBER:	262103

SHEET TITLE:
GENERAL
NOTES &
LEGEND

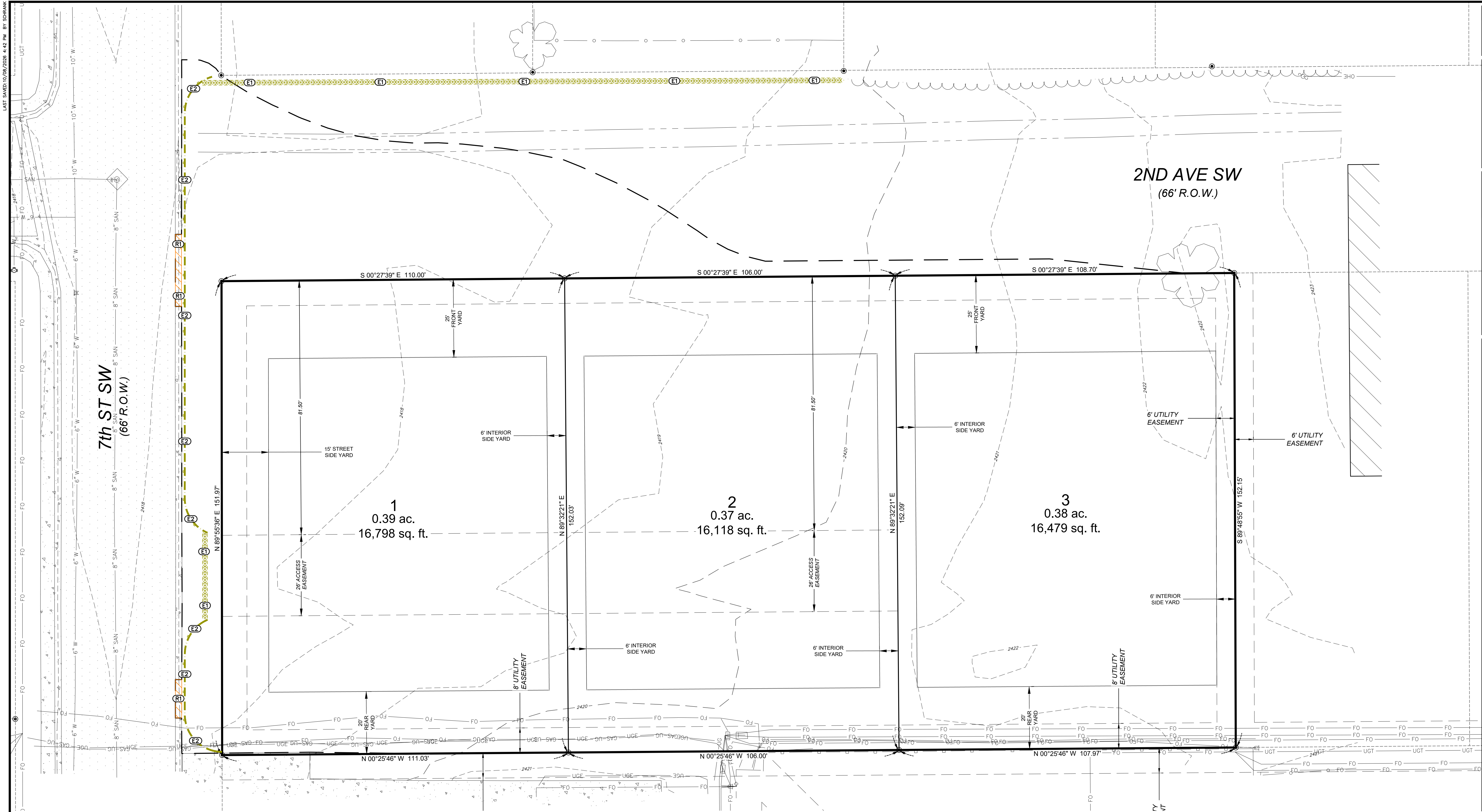
SHEET NUMBER:

C0.01

01 of 11

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REMOVAL NOTES

- R1. REMOVE CURB OF EXISTING CURB AND GUTTER TO NEAREST JOINT AND REPLACE ACCOMMODATE THE PROPOSED TRENCH DRAINS AND ACCESSIBLE CUR RAMP IN LOCATIONS SHOWN.

INITIAL EROSION & SEDIMENT CONTROL NOTES

- E1. PRIOR TO STARTING ANY SOIL DISTURBING ACTIVITIES, INSTALL 12-INCH DIAMETER FIBER ROLLS PER DETAIL "E1" IN LOCATION SHOWN. MAINTAIN FIBER ROLLS UNTIL SITE SOILS ARE STABILIZED.
- E2. PRIOR TO STARTING ANY SOIL DISTURBING ACTIVITIES, INSTALL WIRE BACKED SILT FENCE PER DETAIL "E2" IN LOCATIONS SHOWN. MAINTAIN SILT FENCE UNTIL SITE SOILS ARE STABILIZED.
- E3. CONTRACTOR SHALL PREPARE A STORM WATER POLLUTION AND PREVENTION PLAN (SWPPP) FOLLOWING CURRENT NORTH DAKOTA POLLUTION DISCHARGE ELIMINATION SYSTEM (NDPDES) GENERAL PERMIT REQUIREMENTS (NDR10-0000). UPON COMPLETION OF THE SWPPP AND A MINIMUM OF SEVEN (7) DAYS PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY ON-SITE, THE CONTRACTOR SHALL SUBMIT A "NOTICE OF INTENT TO OBTAIN COVERAGE UNDER NDPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY" (SFN 19145) TO THE NORTH DAKOTA DEPARTMENT OF ENVIRONMENTAL QUALITY (NDDEQ). CONTRACTOR SHALL OBTAIN OWNER'S APPROVAL AND SIGNATURE FOR THIS NOTICE OF INTENT. THE PROVISIONS OF THE PERMIT SHALL BE FOLLOWED BY THE CONTRACTOR AND ANY SUBCONTRACTORS ON-SITE, AND THE SWPPP PLAN SHALL BE UPDATED BY THE CONTRACTOR WITH ANY NECESSARY CHANGES THROUGHOUT THE DURATION OF CONSTRUCTION. ACTUAL EROSION AND SEDIMENT CONTROL ITEMS REQUIRED MAY VARY FROM THE PLAN SHOWN HEREIN DUE TO THE CONTRACTOR'S METHOD OF OPERATIONS. CONTRACTOR SHALL PROVIDE NECESSARY EROSION AND SEDIMENT CONTROL ITEMS AND METHODS TO COMPLY WITH THE NDPDES PERMIT AT ALL TIMES UNTIL THE "NOTICE OF TERMINATION TO CANCEL COVERAGE UNDER NDPDES GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY" (SFN 19146) IS SUBMITTED BY THE CONTRACTOR TO THE NDDEQ. THE NOTICE OF TERMINATION SHALL NOT BE SUBMITTED UNTIL FINAL STABILIZATION AS DEFINED WITHIN THE NDPDES PERMIT HAS BEEN ACHIEVED.
- E4. ALL WASTE MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF OFF-SITE AND NOT ALLOWED TO BE CARRIED BY RUNOFF OR WIND. THE SITE SHALL BE WATERED IF NECESSARY TO PREVENT DUST FROM BLOWING ONTO ADJACENT PROPERTIES.
- E5. AT THE END OF EACH WORK DAY ANY MATERIAL PLACED ON A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED (NOT BY FLUSHING) TO PREVENT SEDIMENT TRACKING.
- E6. THE CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO CONTROL OIL AND FUEL SPILLS, AND THE DISCHARGE OF ANY CHEMICALS TO PREVENT SUCH SPILLS OR DISCHARGES FROM ENTERING ANY WATER COURSE, SUMP, SEWER SYSTEM, WATER BODY, OR WETLAND.
- E7. ANY ONSITE CONCRETE CLEANOUT AND WASH AREAS MUST NOT IMPACT PUBLIC PROPERTY. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ON-SITE BY THE CONTRACTOR. THE CONCRETE WASHOUT AREA SHALL BE LOCATED AWAY FROM SURFACE WATERS AND AREAS WHERE WATER WILL DRAIN.



0 15' 30'
SCALE: 1" = 15'

PRELIMINARY

REV	DATE	DESCRIPTION
1		
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10		

HEART RIVER 6TH TOWNHOMES
LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION
WINN FAMILY REVOCABLE REAL ESTATE TRUST

SCALE: 1"=15'

DATE: PRELIM

DRAWN BY: AWS

PROJECT NUMBER: 262103

SHEET TITLE:

EXISTING
CONDITIONS
& EROSION
CONTROL

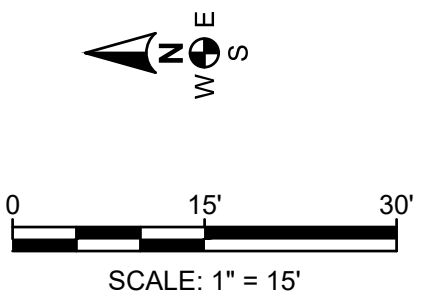
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02 of 11

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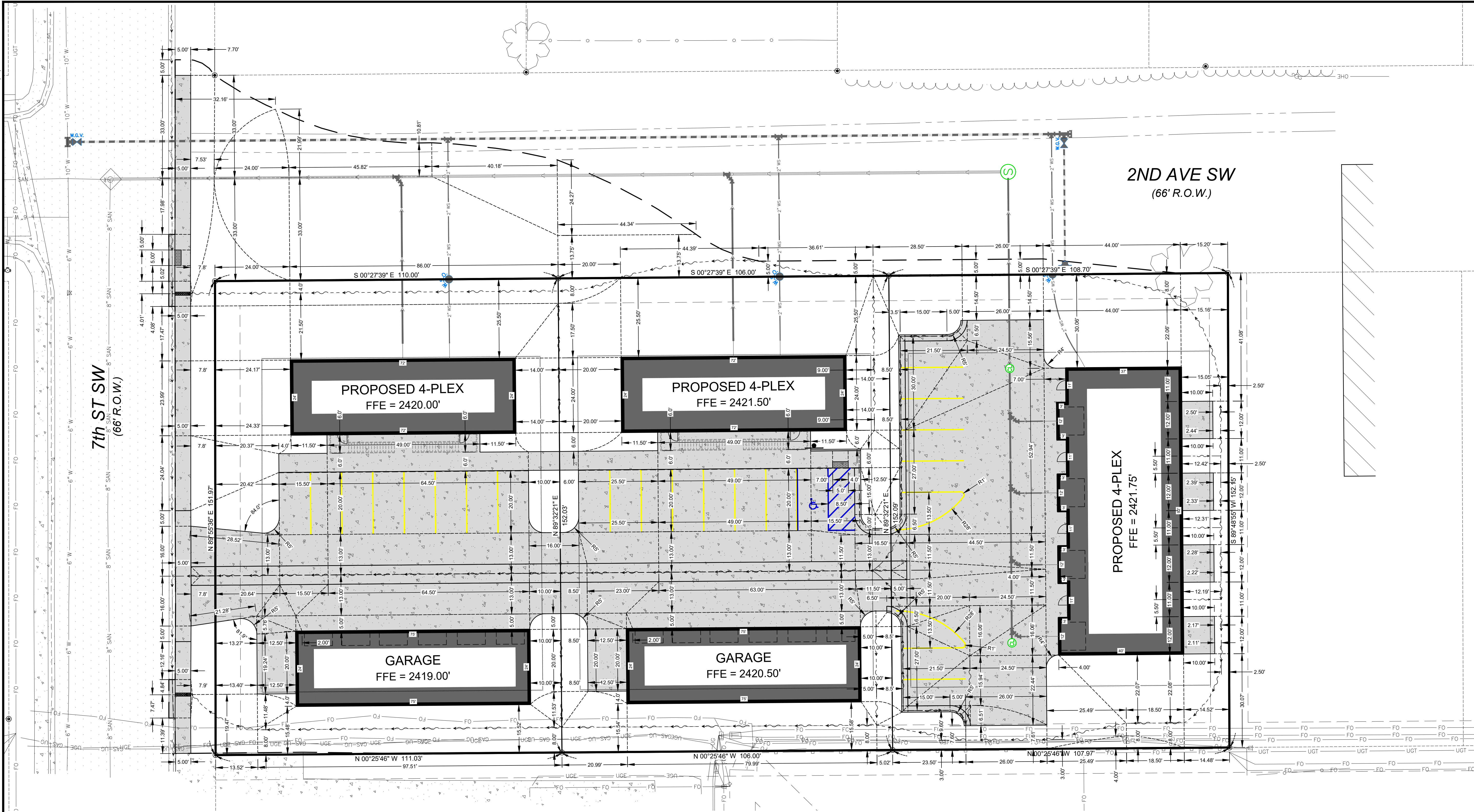
LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION
WINN FAMILY REVOCABLE REAL ESTATE TRUST

03 of 11



M1. INSTALL PARKING LOT PAVEMENT MARKINGS PER DETAIL 'M1' AS SHOWN.
M2. INSTALL ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE SIGN PER DETAIL 'M2' IN LOCATION SHOWN.

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HIGHLANDS
ENGINEERING
319 24TH STREET EAST
DICKINSON, ND 58601
OFFICE: 701.483.2444
WWW.HIGHLANDSENSG.COM

PRELIMINARY

REV	DATE	BY	DESCRIPTION

HEART RIVER 6TH TOWNHOMES
LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION
WINN FAMILY REVOCABLE REAL ESTATE TRUST

SCALE: 1"=15'
DATE: PRELIM
DRAWN BY: AWS
PROJECT NUMBER: 262103

SHEET TITLE:
SITE
DIMENSION
PLAN

SHEET NUMBER:
C2.02
04 of 11

REV	DATE (MM/DD)	DESCRIPTION
1	01/01	Initial
2	02/01	Update
3	03/01	Revised
4	04/01	Final
5	05/01	Approved
6	06/01	Completed
7	07/01	Archived
8	08/01	Deleted
9	09/01	Restored
10	10/01	Backup
11	11/01	Restore
12	12/01	Final

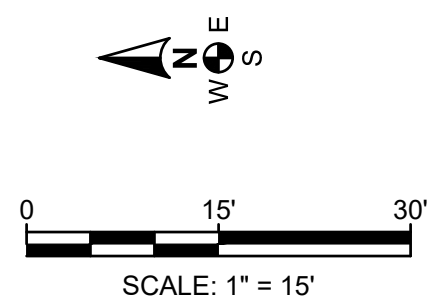
LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION
WINN FAMILY REVOCABLE REAL ESTATE TRUST

SHEET TITLE:
SITE
GRADING
PLAN

HEET NUMBER:

C3.01

05 of 11



- L1. IMMEDIATELY AFTER REPLACEMENT OF TOPSOIL, SEED ALL DISTURBED AREAS WITH GRASS AND MULCH OR OTHERWISE LANDSCAPE TO STABILIZE SOILS.
- L2. INSTALL A MINIMUM OF ONE TREE WITH A MINIMUM CALIPER SIZE OF 2-INCHES ON EACH LOT IN LOCATION TO BE DETERMINED BY THE OWNER.

REV	DATE (mm/yy)	DESCRIPTION
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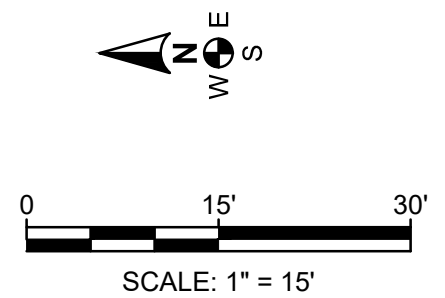
WINN FAMILY REVOCABLE REAL ESTATE TRUST
LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION

SHEET TITLE:
CUT/FILL
PLAN

HEET NUMBER:

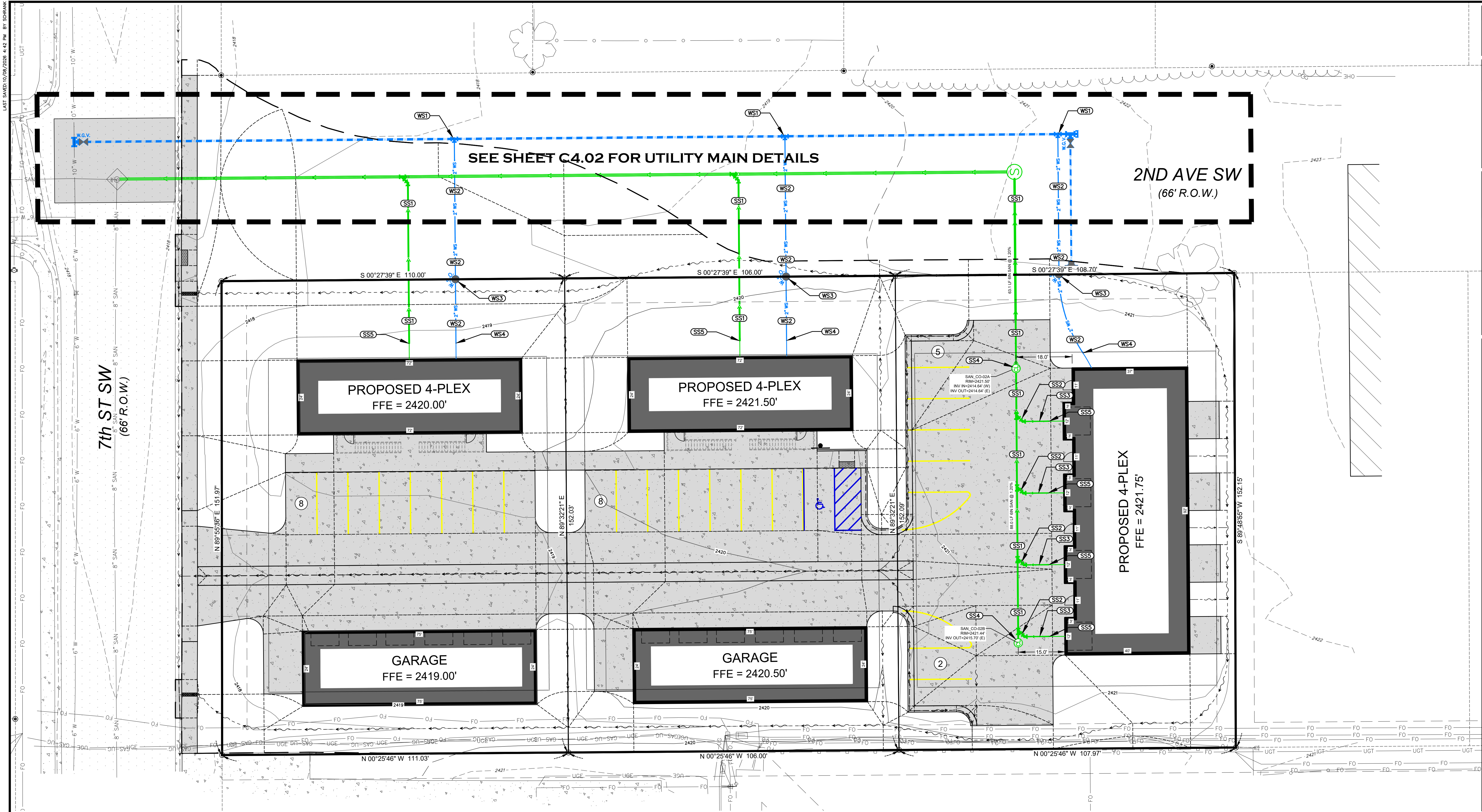
C3.02

06 of 11



- CUT/FILL PLAN NOTES**
- C1. CUTS/FILLS SHOWN ARE FROM TOP OF EXISTING TOPSOIL, GRAVEL, OR PAVEMENT SURFACE TO THE TOP OF FINISHED TOPSOIL, GRAVEL, OR PAVEMENT SURFACE.
 - C2. ELEVATIONS SHOWN ARE TO TOP OF FINISHED TOPSOIL, GRAVEL, OR PAVEMENT SURFACE.

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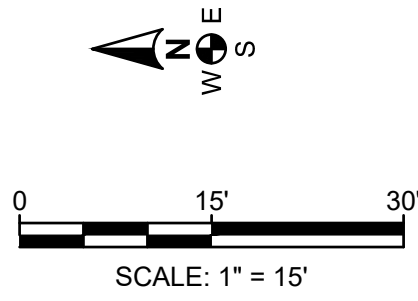


WATER SERVICE NOTES

- WS1. INSTALL 8-INCH BY 2-INCH DIAMETER WATER SERVICE LINE CONNECTION PER CITY DETAIL 'C5.04' IN LOCATIONS SHOWN.
WS2. INSTALL 2-INCH DIAMETER HDPE WATER SERVICE LINE PER CITY DETAIL 'C5.04' IN LOCATIONS SHOWN. INSTALL WATER SERVICE LINES A MINIMUM OF 7.5-FEET BELOW THE PROPOSED FINISH GRADE, AND MAINTAIN THE SEPARATION REQUIRED BY THE CITY SPECIFICATIONS WHEN CROSSING SANITARY SEWER MAINS.
WS3. INSTALL 2-INCH CURB STOP PER CITY DETAIL 'C5.04' IN LOCATIONS SHOWN.
WS4. CONNECT TO BUILDING WATER SERVICE LINE IN LOCATION SHOWN.

SANITARY SEWER SERVICE NOTES

- SS1. INSTALL 6-INCH DIAMETER PVC SANITARY SEWER SERVICE PIPE IN LOCATIONS SHOWN. IF PIPE ELEVATIONS ARE NOT SHOWN, PIPE SHALL HAVE A MINIMUM SLOPE OF 1% AND SHALL BE INSTALLED A MINIMUM OF 4-FEET BELOW THE PROPOSED FINISH GRADE.
SS2. INSTALL 6-INCH BY 4-INCH SANITARY SEWER SERVICE LINE CONNECTION PER CITY DETAIL 'C3.07' IN LOCATIONS SHOWN.
SS3. INSTALL 4-INCH DIAMETER PVC SANITARY SEWER SERVICE PIPE IN LOCATIONS SHOWN. PIPE SHALL HAVE A MINIMUM SLOPE OF 2% AND SHALL BE INSTALLED A MINIMUM OF 4-FEET BELOW THE PROPOSED FINISH GRADE.
SS4. INSTALL SANITARY CLEANOUT PER DETAIL 'S4' IN LOCATIONS SHOWN.
SS5. CONNECT TO BUILDING SANITARY SEWER SERVICE LINE IN LOCATIONS SHOWN.



PRELIMINARY

REV	DATE	DESCRIPTION

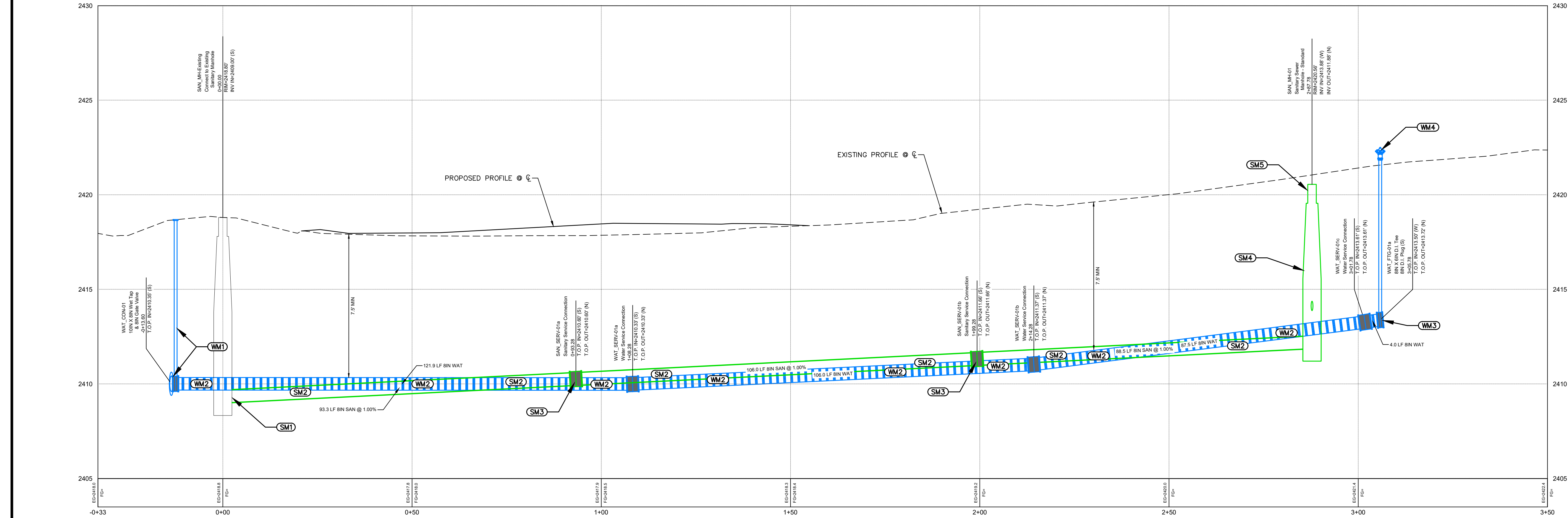
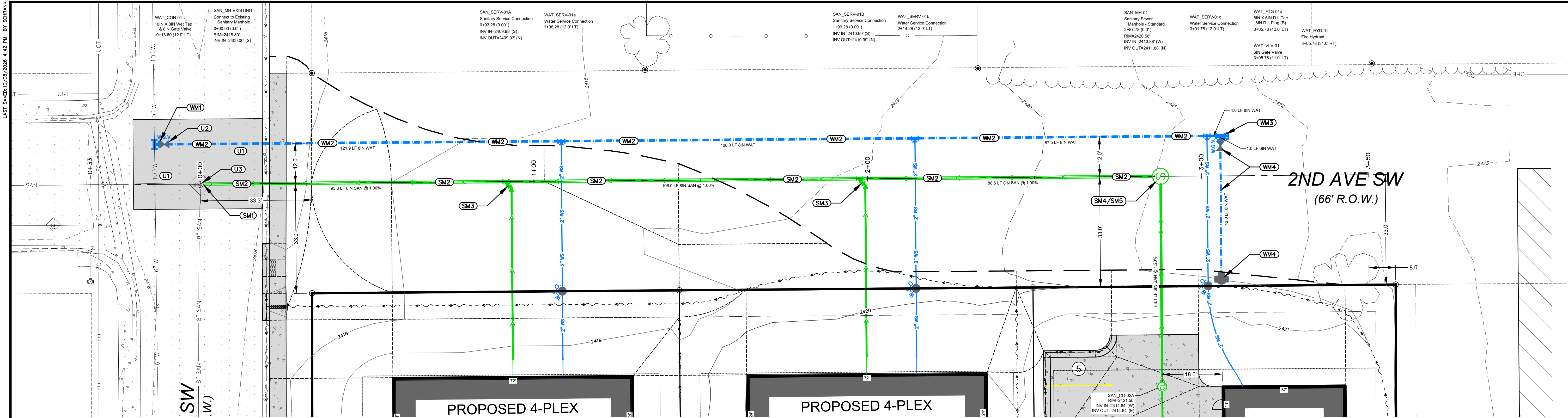
HEART RIVER 6TH TOWNHOMES
LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION
WINN FAMILY REVOCABLE REAL ESTATE TRUST

SCALE: 1"=15'
DATE: PRELIM
DRAWN BY: AWS
PROJECT NUMBER: 262103

SHEET TITLE:
**SITE
UTILITY
SERVICE
PLAN**

SHEET NUMBER:
C4.01
07 of 11

LAST SAVED: 10/09/2026 4:42 PM BY: SCHWANK



WATER MAIN NOTES

- WM1. CONNECT TO EXISTING 10-INCH DIAMETER WATER MAIN WITH A WET TAP USING A 10-INCH BY 8-INCH TAPPING SLEEVE WITH A FULL RUBBER GASKET AND INSTALL AN 8-INCH GATE VALVE AND BOX ON THE SOUTH SIDE OF THIS TAPPING SLEEVE PER CITY DETAIL 'C5.03' IN LOCATION SHOWN. INSTALL TRACER WIRE BOX AT THE GATE VALVE AS SHOWN BY CITY DETAIL 'C5.01'. DO NOT INSTALL THE CONCRETE COLLAR AROUND THE VALVE BOX, THE STATIONARY RISER ROD RISER, OR THE CENTERING RING SHOWN BY THESE DETAILS.
- WM2. INSTALL 8-INCH DIAMETER WATER MAIN A MINIMUM OF 7.5- FEET BELOW THE PROPOSED FINISH GRADE IN LOCATIONS SHOWN. INSTALL TRACER WIRE WITH THIS WATER MAIN.
- WM3. INSTALL 8-INCH BY 6-INCH DUCTILE IRON TEE AND 8-INCH DUCTILE IRON PLUG ON SOUTH SIDE OF TEE WITH THRUST BLOCKING PER CITY DETAIL 'C5.06' IN LOCATION SHOWN.
- WM4. INSTALL 6-INCH DIAMETER WATER MAIN, 6-INCH GATE VALVE AND BOX, TRACER WIRE, AND FIRE HYDRANT PER CITY DETAIL 'C5.02' IN LOCATION SHOWN.

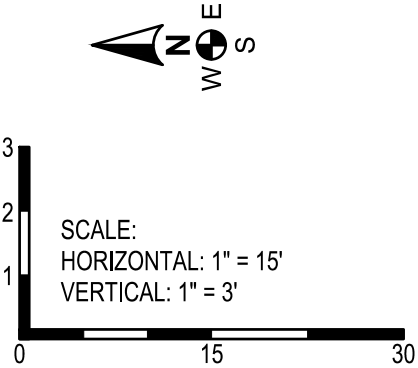
SANITARY SEWER MAIN NOTES

- SM1. CONNECT TO EXISTING MANHOLE WITH 8-INCH DIAMETER SANITARY SEWER MAIN IN LOCATION SHOWN. MAKE CONNECTION BY CORING THROUGH EXISTING MANHOLE AND INSTALLING WATER TIGHT RUBBER GASKETED BOOT TO CONNECT TO THE EXISTING MANHOLE AND PROPOSED PIPE.
- SM2. INSTALL 8-INCH DIAMETER SANITARY SEWER MAIN AS SHOWN. TRACER WIRE IS NOT REQUIRED FOR SANITARY SEWER.
- SM3. INSTALL 8-INCH BY 6-INCH DIAMETER SANITARY SEWER SERVICE LINE CONNECTION PER CITY DETAIL 'C3.07' IN LOCATIONS SHOWN.
- SM4. INSTALL STANDARD SANITARY SEWER MANHOLE PER CITY DETAIL 'C3.01' IN LOCATION SHOWN. DO NOT INSTALL THE TRACER WIRE, TRACER WIRE BOX, OR CONCRETE COLLAR SHOWN BY THIS DETAIL.
- SM5. INSTALL SANITARY SEWER EXTERNAL CHIMNEY SEAL PER DETAIL 'C3.05' OR BY USING I & I BARRIER BY STRIKE PRODUCTS, OR APPROVED EQUAL, INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS IN LOCATION SHOWN.

UTILITY PATCHING NOTES

- U1. REMOVE AND REPLACE EXISTING PAVEMENT AS NEEDED TO INSTALL PROPOSED UTILITIES IN LOCATION SHOWN. MATCH EXISTING PAVEMENT THICKNESS OVER A MINIMUM OF 8-INCHES OF NDDOT CLASS 5 AGGREGATE BASE.
- U2. ADJUST THE EXISTING GATE VALVE BOX SO THE TOP IS 1/4-TO-3/4-INCHES BELOW THE FINAL ASPHALT PAVEMENT SURFACE.
- U3. ADJUST THE EXISTING MANHOLE SO THE TOP IS FROM 1/4-TO-3/4-INCHES BELOW THE FINAL ASPHALT PAVEMENT SURFACE.

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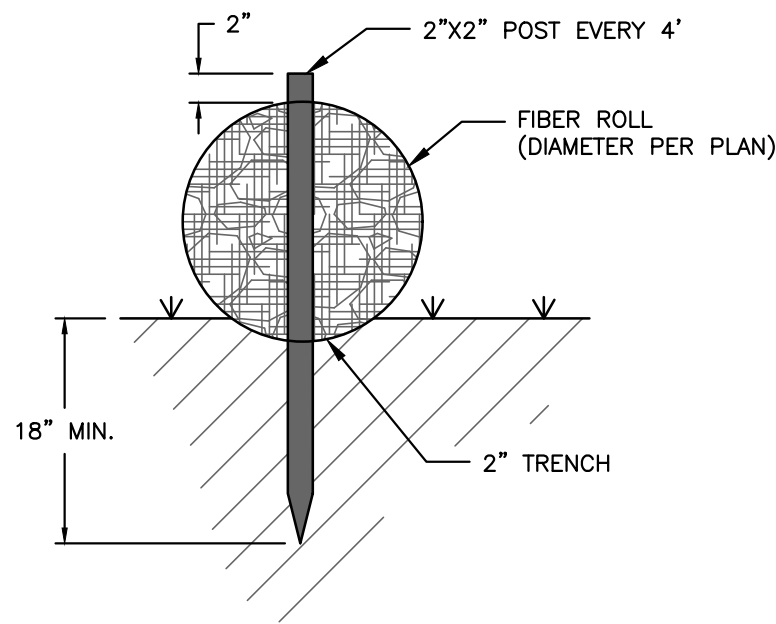
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HEART RIVER 6TH TOWNHOMES
LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION
WINN FAMILY REVOCABLE REAL ESTATE TRUST

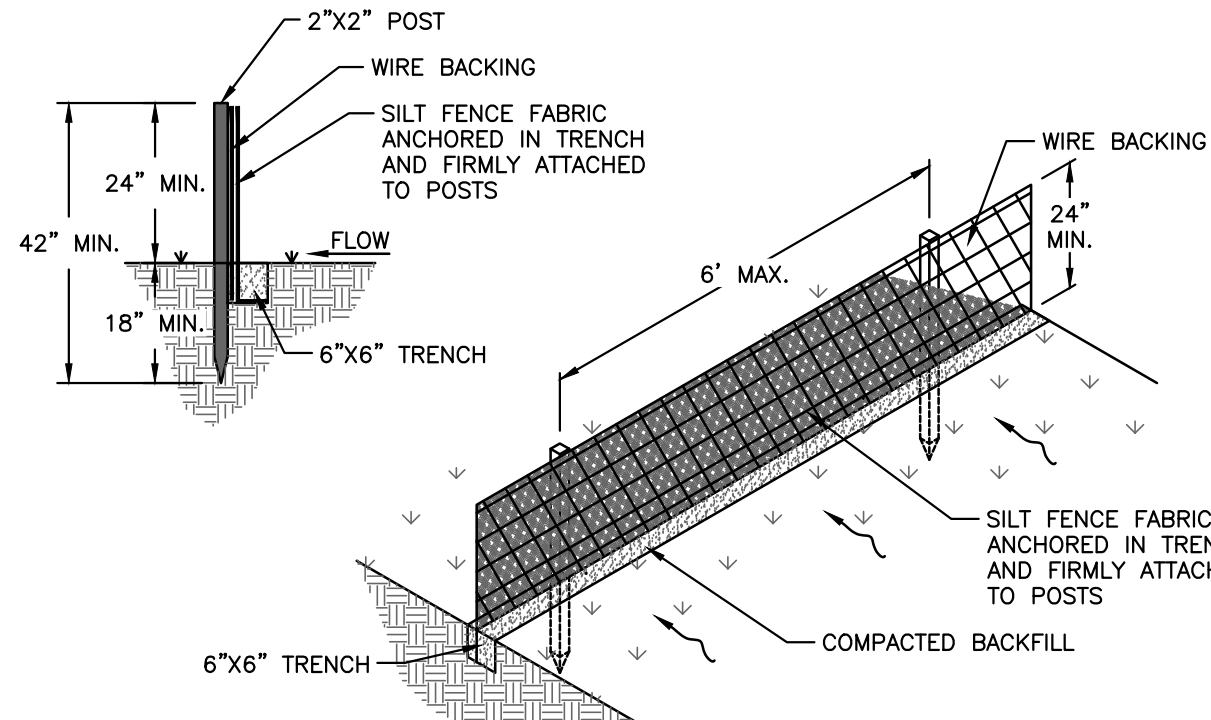
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1" = 15' H. / 1" = 3' V.
DATE: PRELIM
DRAWN BY: AWS
PROJECT NUMBER: 262103

SHEET TITLE:
SITE
UTILITY
MAINS
PLAN &
PROFILE

SHEET NUMBER:
C4.02
08 of 11

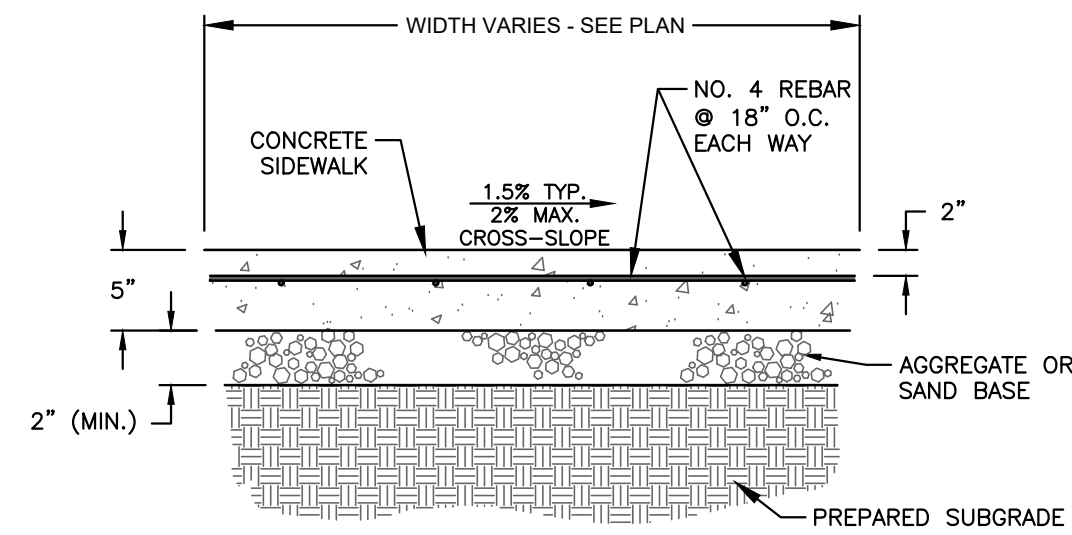


E1 FIBER FOLLS
SCALE: NOT TO SCALE



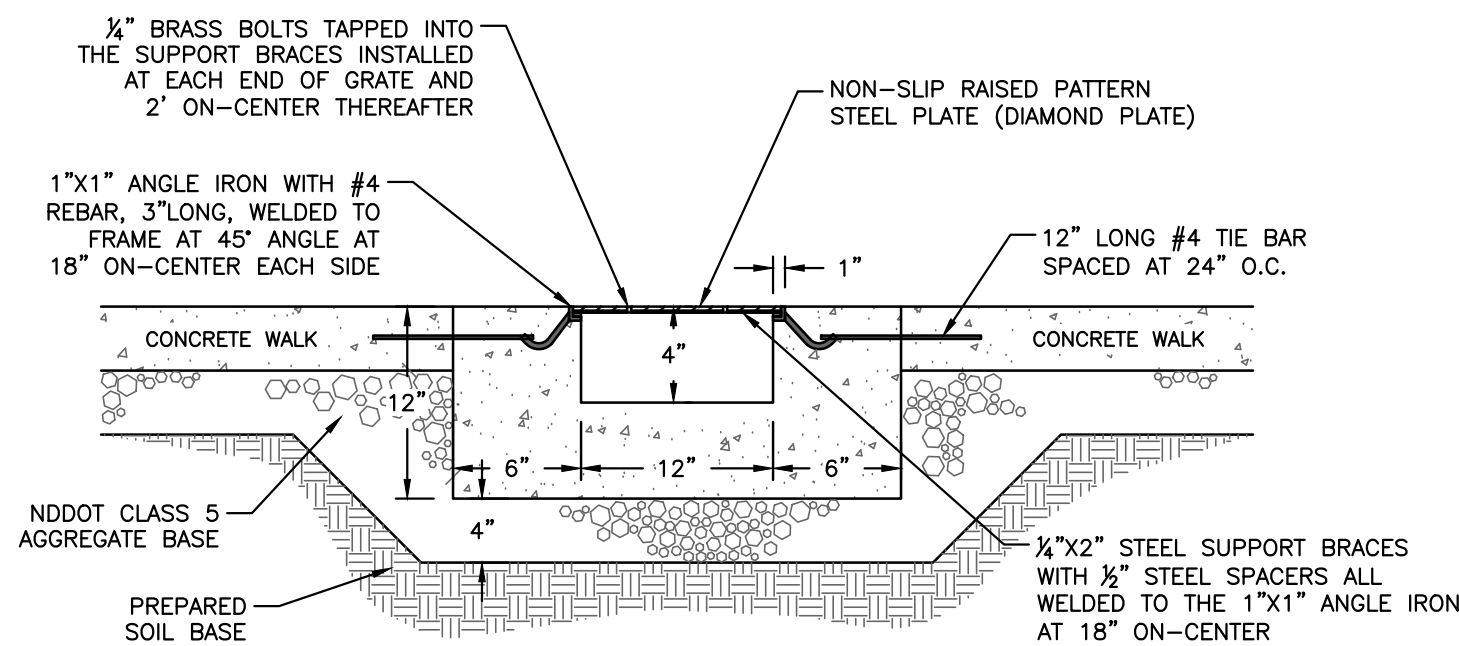
- NOTES**
- FOR INITIAL EROSION CONTROL, USE WIRE BACKED SILT FENCE IN HIGH FLOW AREAS OR AS INDICATED ON THE PLANS.
 - FOR INTERIM EROSION CONTROL, CONTRACTOR MAY USE SILT FENCE WITHOUT WIRE BACKING, UNLESS NOTED OTHERWISE.

E2 SILT FENCE
SCALE: NOT TO SCALE

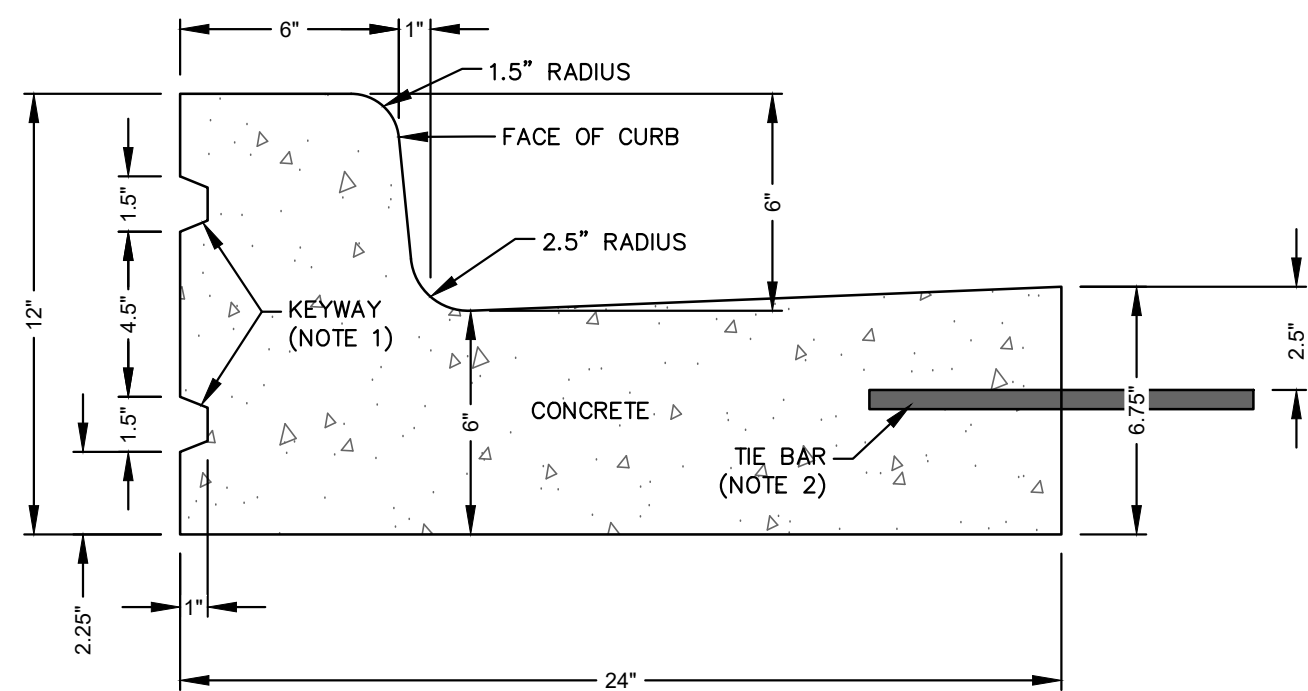


- NOTES**
- TRANSVERSE CONTRACTION JOINTS SPACING SHALL BE 4-FEET MINIMUM TO 8-FEET MAXIMUM TO CREATE APPROXIMATELY SQUARE PANELS.
 - LONGITUDINAL CONTRACTION JOINTS SHALL BE USED WHERE THE SIDEWALK WIDTH IS 8-FEET OR GREATER, AND SHALL BE SPACED AT HALF THE SIDEWALK WIDTH.
 - CONTRACTION JOINTS MAY BE SAWS OR GROOVED TO A MINIMUM DEPTH OF 1/3 THE CONCRETE THICKNESS.
 - WHEN THE SIDEWALK IS ADJACENT TO CURB AND GUTTER, THE SIDEWALK JOINT SPACING SHALL BE VARIED TO MATCH UP WITH THE CURB AND GUTTER JOINTS.
 - ISOLATION JOINTS CONSISTING OF 1/2" TO 3/4" INCH WIDE PRE-MOLDED EXPANSION MATERIAL EXTENDING THE FULL DEPTH OF THE CONCRETE AND UP TO 1/4" INCH BELOW THE CONCRETE SURFACE SHALL BE USED BETWEEN SEPARATELY POURED CONCRETES, BETWEEN OLD AND NEW CONCRETE, AT INCREMENTS OF 150-FEET MAXIMUM, ON EACH SIDE OF DRIVEWAYS, AND AT EACH SIDE OF CURB RETURNS.
 - AGGREGATE BASE SHALL BE NDOT CLASS 5 AGGREGATE BASE OR PURE SAND.

P4 REINFORCED CONCRETE SIDEWALK
SCALE: NOT TO SCALE



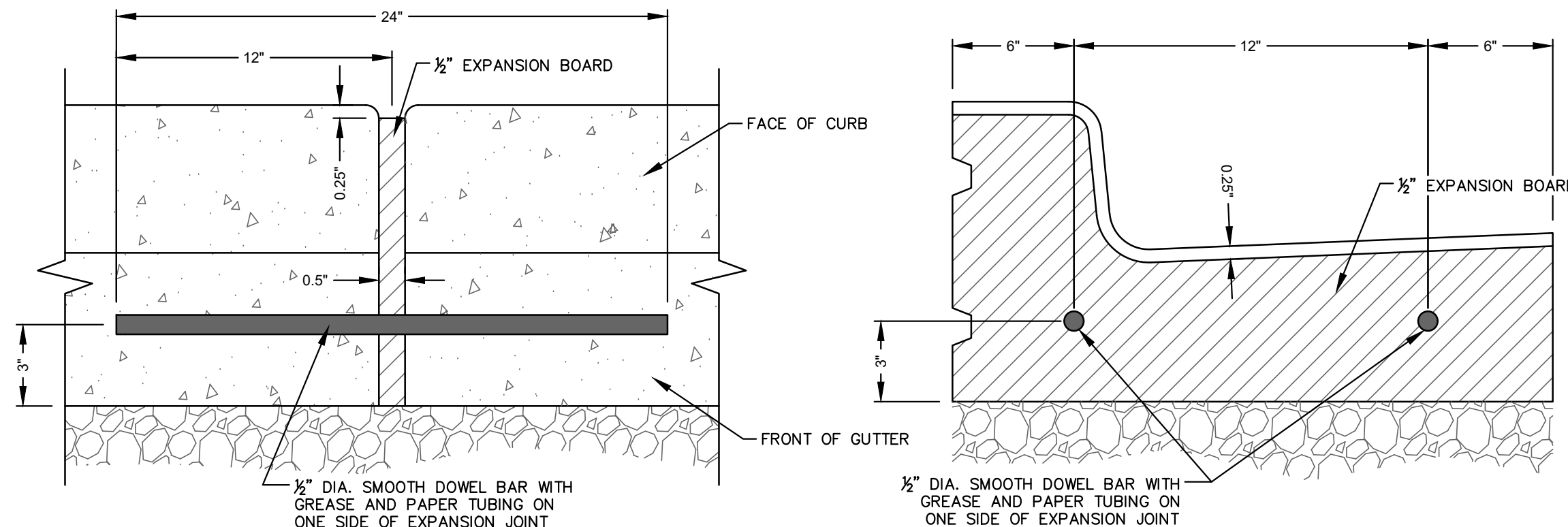
P6 SIDEWALK TRENCH DRAIN
SCALE: NOT TO SCALE



CATCH CURB AND GUTTER

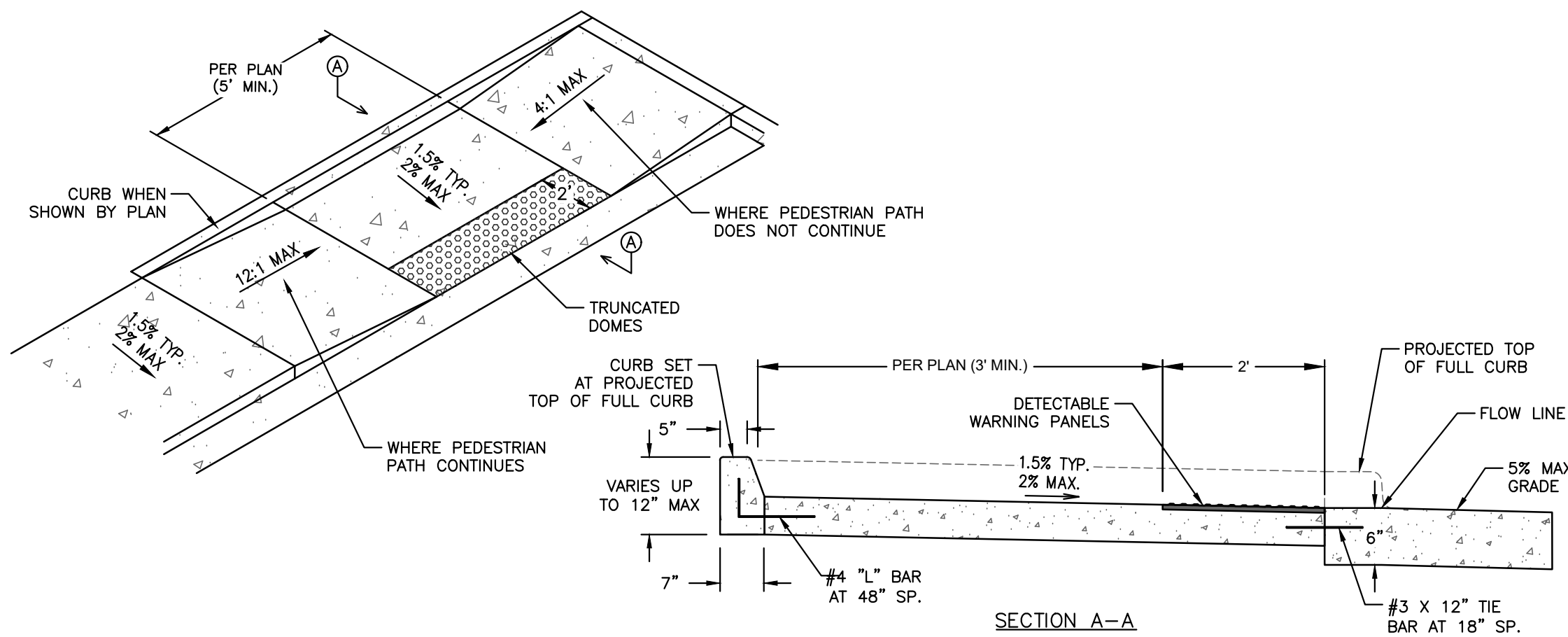
NOTES

- TOP KEYWAY IS REQUIRED WHEN SIDEWALK IS CONSTRUCTED ADJACENT TO CURB. BOTTOM KEYWAY IS REQUIRED WHEN A DRIVEWAY OR CURB RAMP IS CONSTRUCTED ADJACENT TO THE CURB.
- ONLY USE TIE BARS WHEN CURB IS ABUTTING CONCRETE PAVEMENT. TIE BARS SHALL BE #4 EPOXY COATED REBAR, 18-INCHES LONG, SPACED AT 36-INCHES ON CENTER.
- USE CATCH CURB AND GUTTER IN AREAS WHERE SITE DRAINS TOWARDS CURB AND GUTTER. USE SPILL CURB AND GUTTER IN AREAS WHERE SITE DRAINS AWAY FROM CURB AND GUTTER.
- SUBGRADE MATERIALS AND COMPACTION SHALL MEET THE REQUIREMENTS OF THE GEOTECHNICAL REPORT AND/OR SPECIFICATIONS. SUBGRADE ELEVATION SHALL MATCH THAT OF THE ADJOINING PAVEMENT SECTION.
- INSTALL 6-INCHES MINIMUM AGGREGATE BASE BENEATH THE CURB AND GUTTER. EXTEND AGGREGATE BASE 12-INCHES MINIMUM BEHIND THE BACK OF CURB.
- CONTRACTION JOINTS SHALL BE 1/2" TO 3/4" WIDE, 2-INCH DEEP TOOLED JOINTS SPACED AS SHOWN IN THE PLANS. JOINTS SHALL BE SEALED WITH HOT POUR SEALANT.
- EXPANSION JOINTS SHALL BE USED BETWEEN SEPARATELY POURED CONCRETES, BETWEEN OLD AND NEW CONCRETE, AT INCREMENTS OF 150-FEET MAXIMUM, ON EACH SIDE OF DRIVEWAYS, AND AT EACH SIDE OF CURB RETURNS.

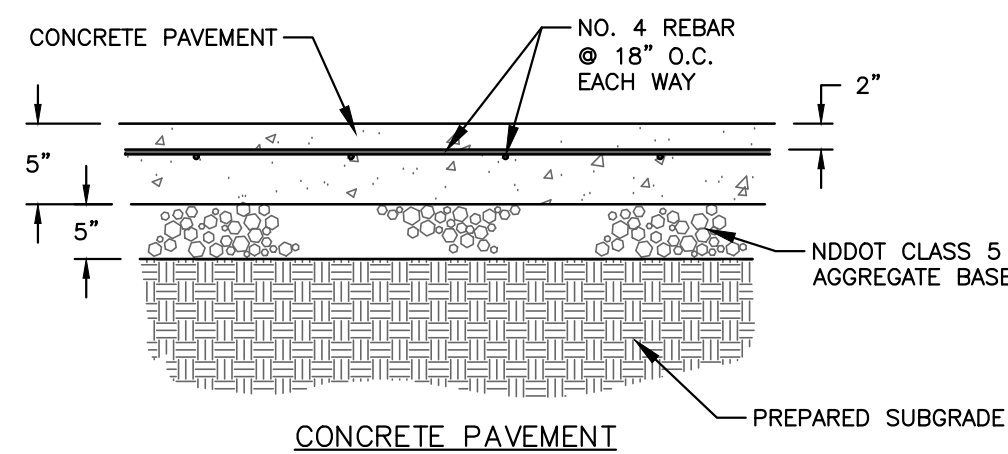


CURB AND GUTTER EXPANSION JOINTS

P1 CURB AND GUTTER
SCALE: NOT TO SCALE

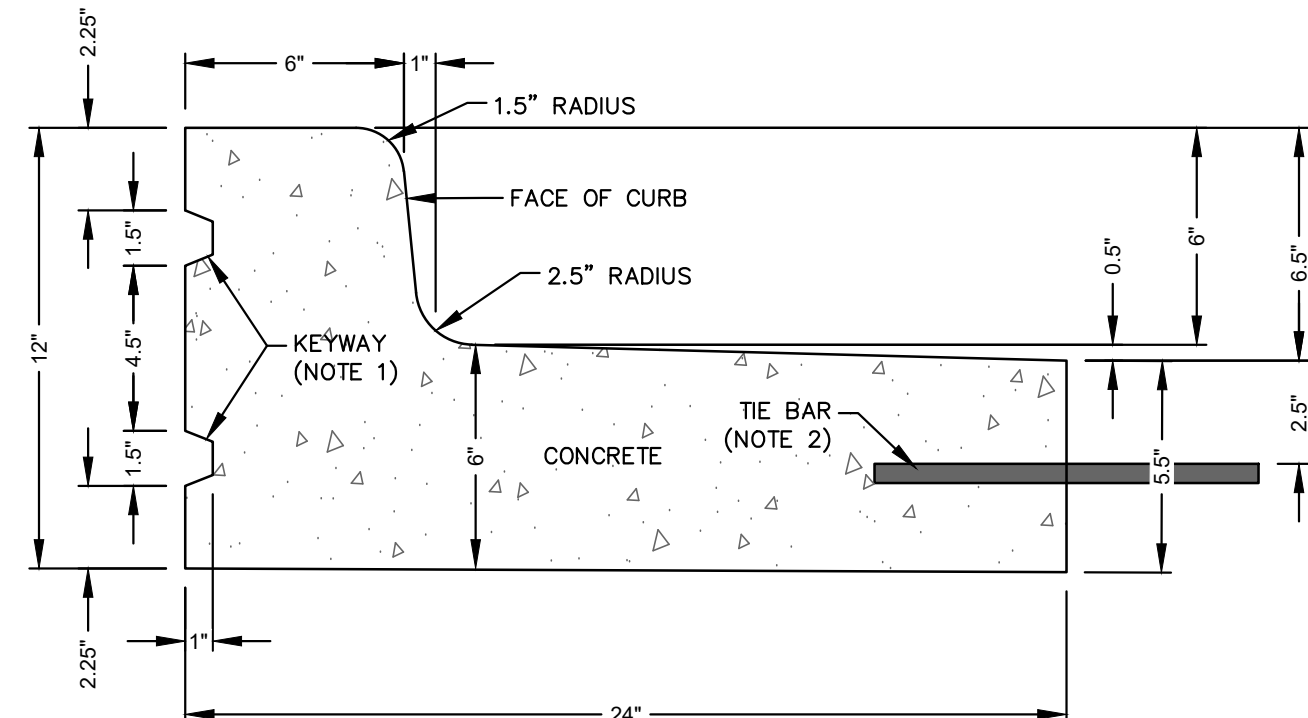


P5 ACCESSIBLE CURB RAMP
SCALE: NOT TO SCALE



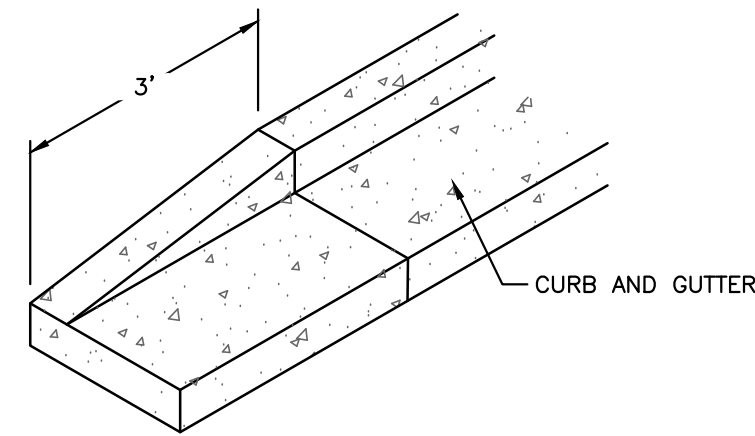
- CONCRETE NOTES**
- CONCRETE CONTRACTION JOINTS SHALL BE PLACED AT $\pm 10'$ INTERVALS TO CREATE APPROXIMATELY SQUARE PANELS. NO JOINTS SPACING SHALL BE GREATER THAN 14', AND NO PANEL SHALL HAVE A LENGTH TO WIDTH RATIO GREATER THAN 1.5:1.
 - PLACE CONCRETE ISOLATION JOINTS NEXT TO FIXED OBJECTS SUCH AS BUILDINGS, AND TRANSFORMERS.
 - ALL CONCRETE JOINTS SHALL BE CONSTRUCTED AND SEALED PER DETAIL "J1."

P7 PARKING LOT PAVEMENT SECTION
SCALE: NOT TO SCALE

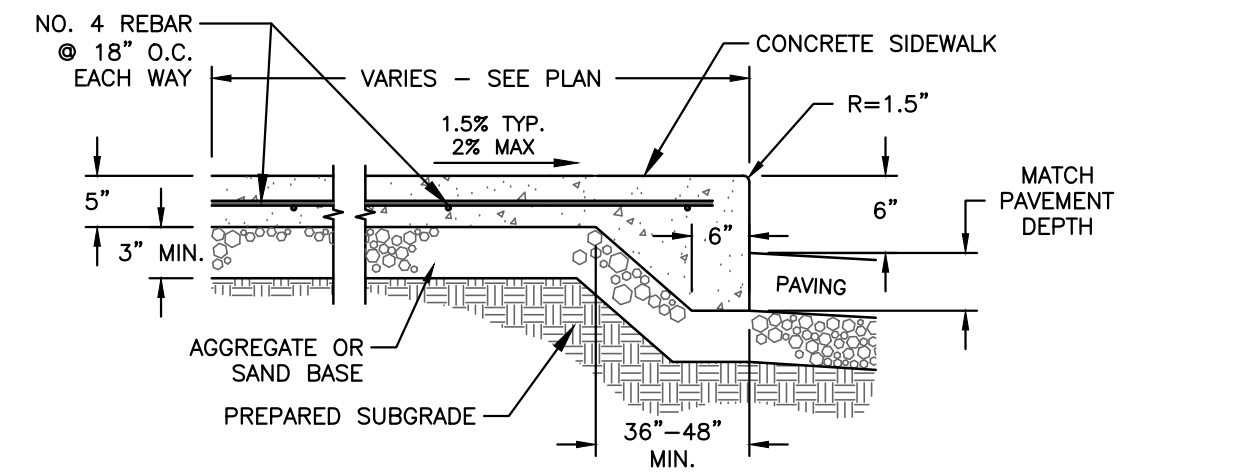


SPILL CURB AND GUTTER

P8 VALLEY GUTTER
SCALE: NOT TO SCALE



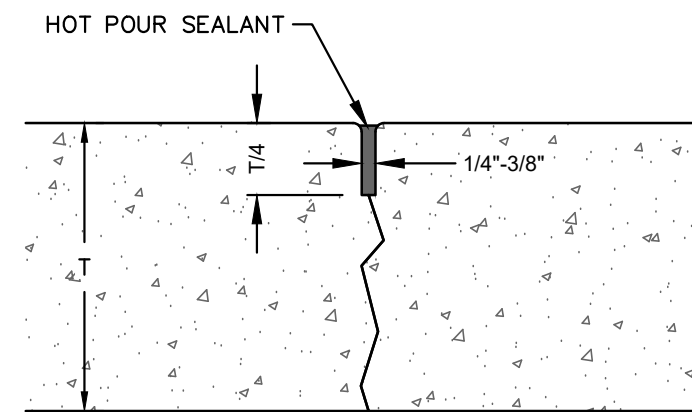
P2 CURB ENDING
SCALE: NOT TO SCALE



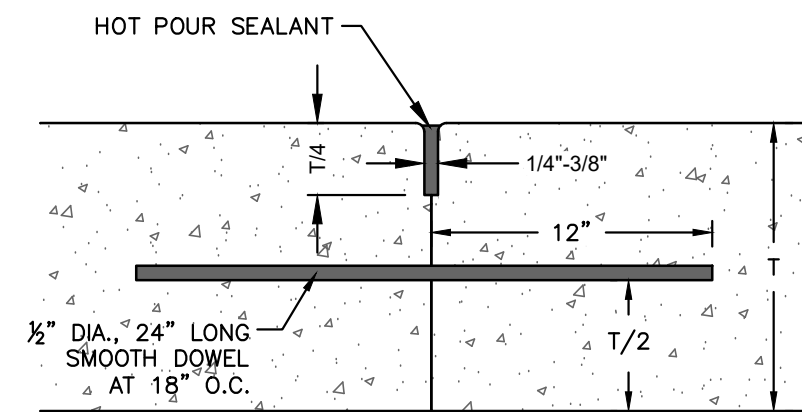
NOTES

- TRANSVERSE CONTRACTION JOINTS SPACING SHALL BE 4-FEET MINIMUM TO 8-FEET MAXIMUM TO CREATE APPROXIMATELY SQUARE PANELS.
- LONGITUDINAL CONTRACTION JOINTS SHALL BE USED WHERE THE SIDEWALK WIDTH IS 8-FEET OR GREATER, AND SHALL BE SPACED AT HALF THE SIDEWALK WIDTH.
- CONTRACTION JOINTS MAY BE SAWS OR GROOVED TO A MINIMUM DEPTH OF 1/3 THE CONCRETE THICKNESS. WHEN THE SIDEWALK IS ADJACENT TO CURB AND GUTTER, THE SIDEWALK JOINT SPACING SHALL BE VARIED TO MATCH UP WITH THE CURB AND GUTTER JOINTS.
- ISOLATION JOINTS CONSISTING OF 1/2" TO 3/4" INCH WIDE PRE-MOLDED EXPANSION MATERIAL EXTENDING THE FULL DEPTH OF THE CONCRETE AND UP TO 1/4" INCH BELOW THE CONCRETE SURFACE SHALL BE USED BETWEEN SEPARATELY POURED CONCRETES, BETWEEN OLD AND NEW CONCRETE, AT INCREMENTS OF 150-FEET MAXIMUM, ON EACH SIDE OF DRIVEWAYS, AND AT EACH SIDE OF CURB RETURNS.
- AGGREGATE BASE SHALL BE NDOT CLASS 5 AGGREGATE BASE OR PURE SAND.

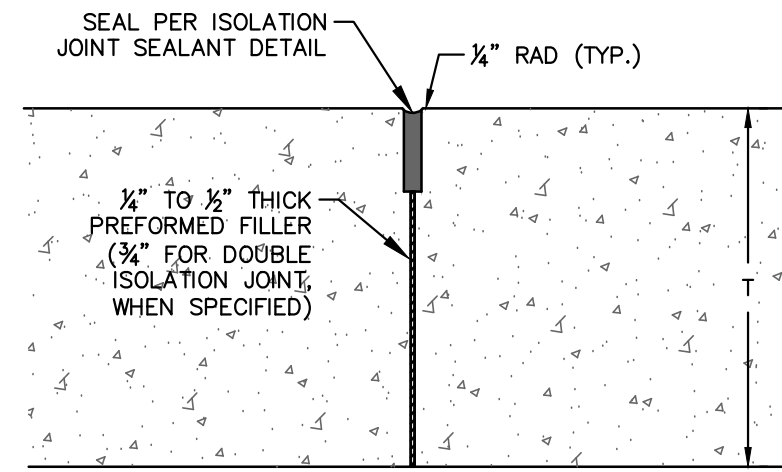
P3 INTEGRAL SIDEWALK AND CURB
SCALE: NOT TO SCALE



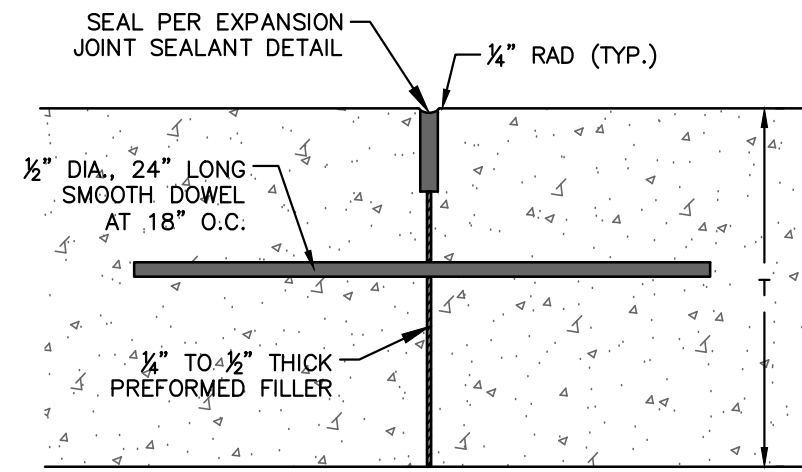
CONTRACTION JOINT



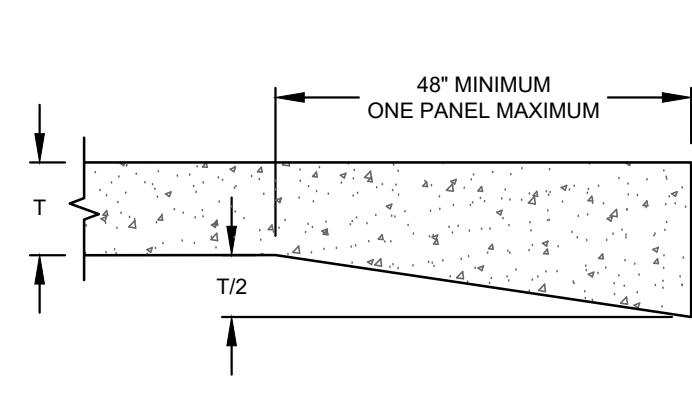
CONSTRUCTION JOINT / DOWELED JOINT



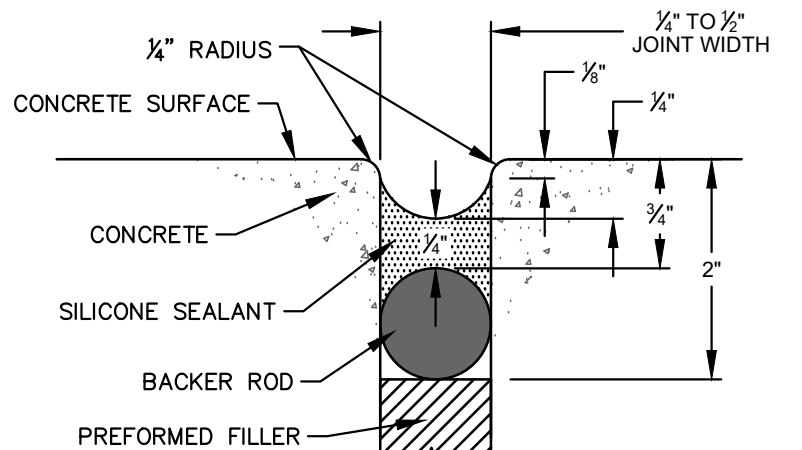
ISOLATION JOINT



EXPANSION JOINT

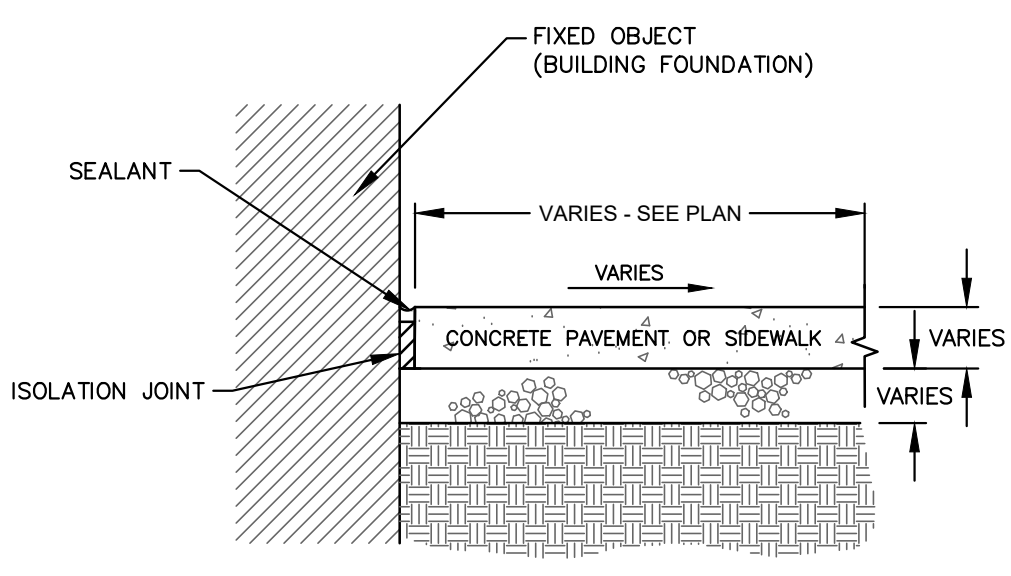
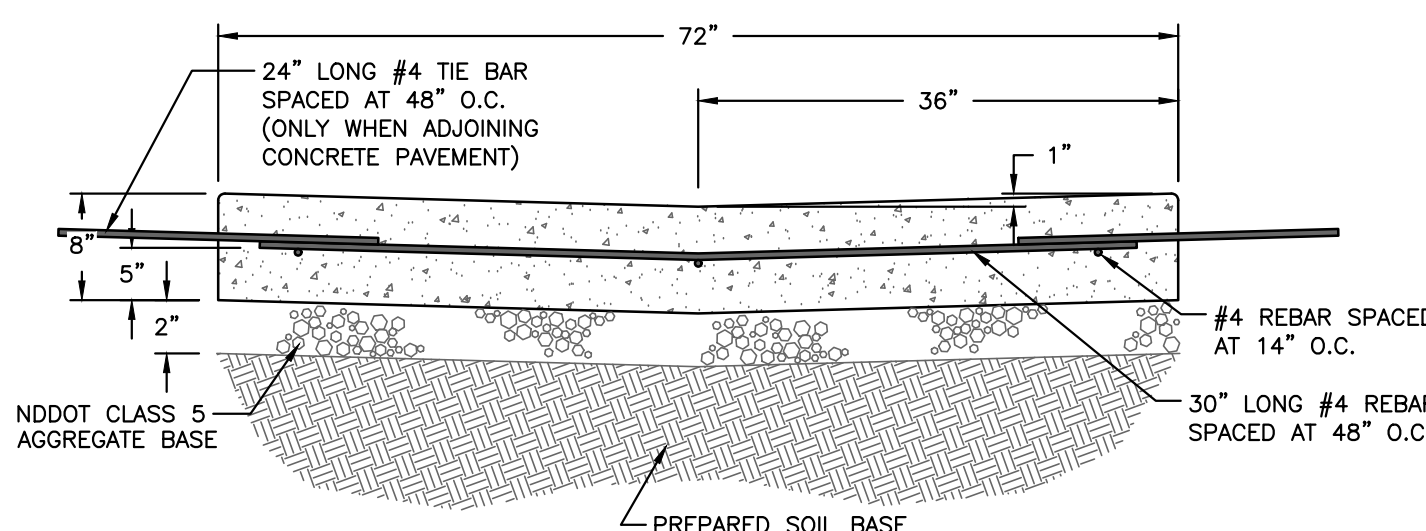


THICKENED EDGE



EXPANSION/ISOLATION JOINT SEALANT

J1 TYPICAL CONCRETE PAVEMENT JOINTS
SCALE: NOT TO SCALE



J2 CONCRETE ABUTTING FIXED OBJECT
SCALE: NOT TO SCALE

PRELIMINARY

REV	DATE	DESCRIPTION
1		
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HEART RIVER 6TH TOWNHOMES
LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION
WINN FAMILY REVOCABLE REAL ESTATE TRUST

SCALE: AS SHOWN
DATE: PRELIM
DRAWN BY: AWS
PROJECT NUMBER: 262103

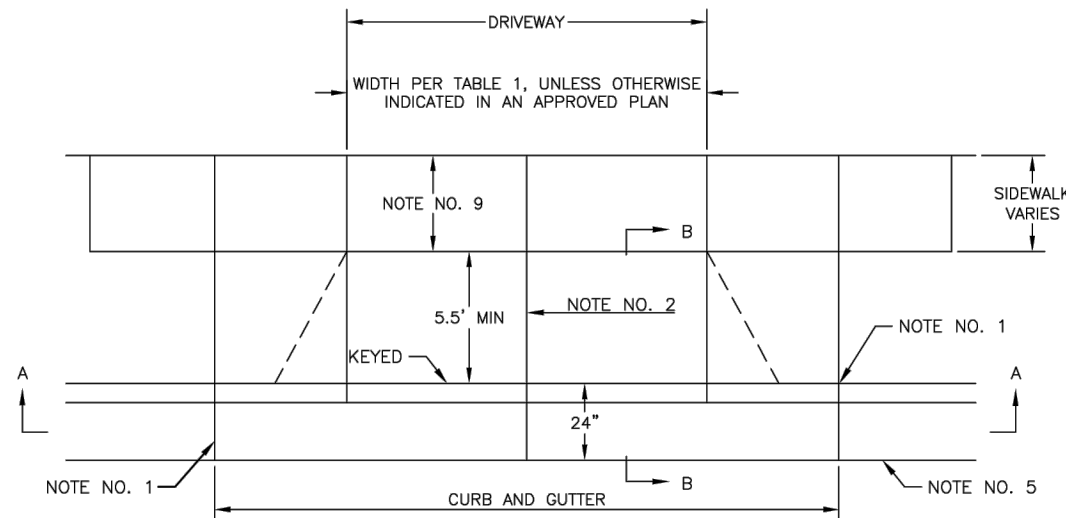
SHEET TITLE:
CIVIL DETAILS

SHEET NUMBER:
C5.01
09 of 11

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CONCRETE DRIVEWAY BOULEVARD



DRIVEWAY TYPE 1

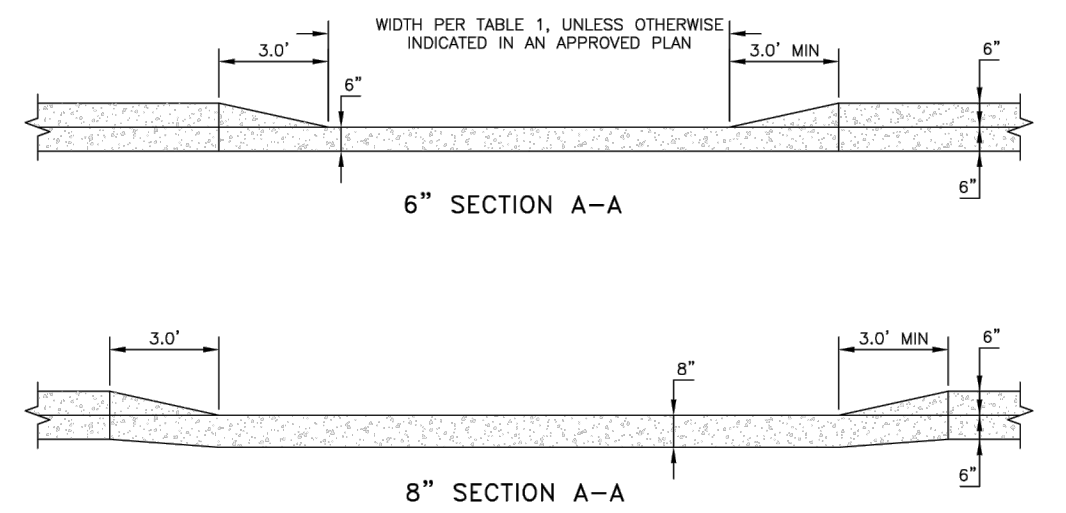
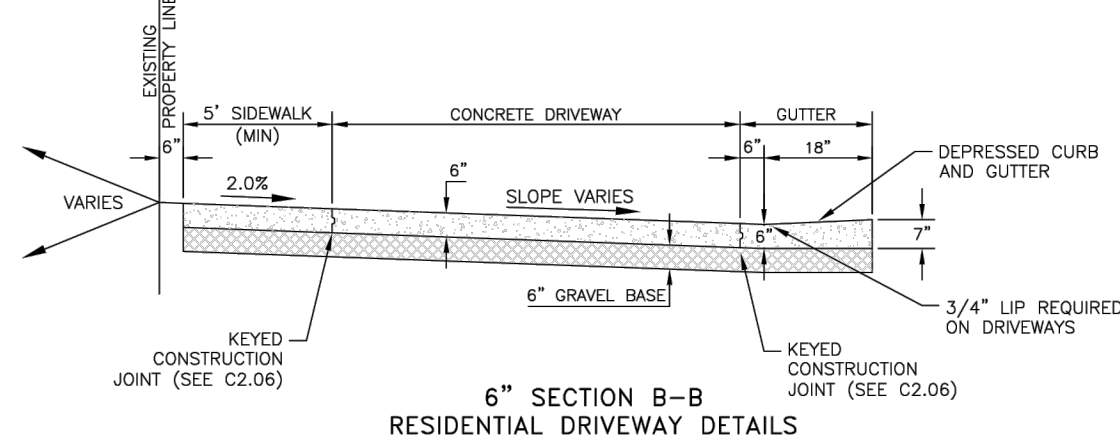


TABLE 1: WIDTHS AT ROW, TYPE 1			
RESIDENTIAL*	22' MIN	40' MAX	
COMMERCIAL*	34' MIN	48' MAX	
INDUSTRIAL*	34' MIN	48' MAX	
* REQUIRES SITE PLAN APPROVAL BY CITY ENGINEER			

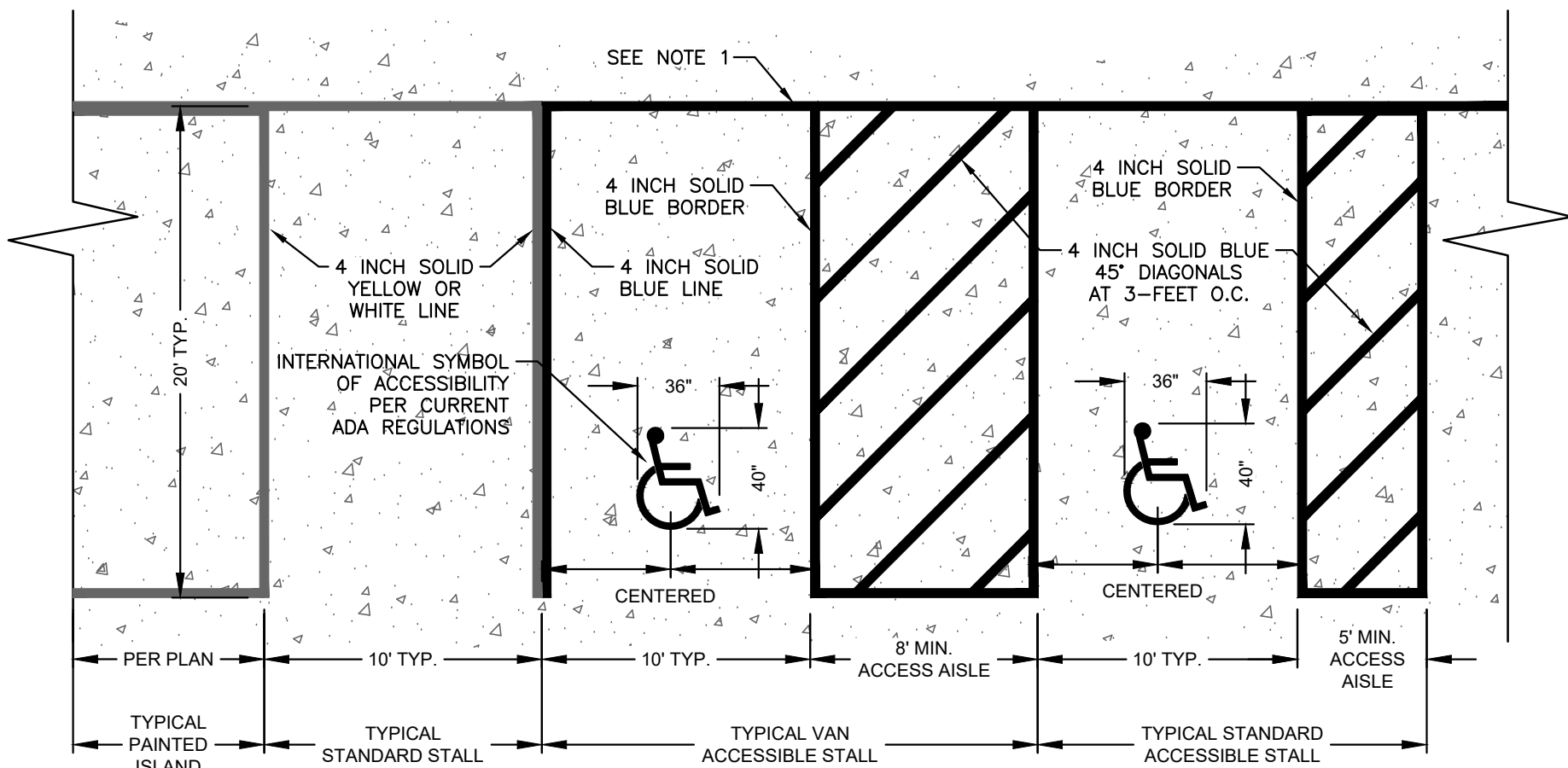
- NOTES:
1. PLACE A 3/4" ISOLATION JOINT FULL DEPTH AND THE SAME SHAPE AS THE CURB AND GUTTER.
 2. JOINT SPACING: THIS DRIVEWAY JOINT SPACING SHALL MATCH THE CURB AND GUTTER OR P.C.C. PAVEMENT JOINT SPACING. THE JOINT MAY BE KEYS, CONSTRUCTION JOINT, A SAWED, OR A GROOVED JOINT. THE JOINT DEPTH SHALL BE A MINIMUM OF 1/3 THE DEPTH OF THE CONCRETE.
 3. 8" DRIVEWAY SHALL BE USED FOR ALL NON-RESIDENTIAL. 6" DRIVEWAY SHALL BE USED FOR ALL RESIDENTIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
 4. ALL EXPANSION JOINTS SHALL BE SEALED. THE JOINT SEALANT SHALL BE LOW MODULUS SILICONE. THE SEALANT SHALL BE INSTALLED AND TOOLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 5. EXISTING CURB AND GUTTERS SHALL BE DRILLED AND (2) #4 BARS X 3.0' INSTALLED.
 6. 6" BASE MATERIAL SHALL BE PLACED UNDER THE CONCRETE DRIVEWAY TO THE PROPERTY LINE.
 7. AT UNDERGROUND UTILITY CROSSINGS, A MINIMUM OF (4) #4 BARS SHALL BE PLACED PERPENDICULAR AND EXTENDING 10 FEET IN EACH DIRECTION FROM THE UTILITY CENTERLINE AT 12" ON CENTER.
 8. SIDEWALK THAT FALLS BEHIND A DRIVEWAY SHALL BE CONSTRUCTED TO THE SAME THICKNESS AS THE DRIVEWAY AND SHALL BE PAID FOR AS DRIVEWAY CONCRETE.
 9. SIDEWALKS SHALL BE 5' WIDE (MINIMUM) IN RESIDENTIAL ZONES AND 6' WIDE (MINIMUM) IN COMMERCIAL AND INDUSTRIAL ZONES.
 10. SIDEWALK MUST COMPLY WITH ALL ADA REQUIREMENTS.
 11. DETECTABLE WARNING PANELS AND CURB RAMPS SHALL BE PLACED ADJACENT TO ALL NON-RESIDENTIAL DRIVEWAYS WHERE SIDEWALK IS TO EXIST.
 12. DRIVEWAY TYPE SHALL BE CONFIRMED WITH CITY INSPECTOR PRIOR TO INSTALLATION. ANY DRIVEWAY APRON PLACEMENT PRIOR TO CONFIRMATION WITH CITY INSPECTOR SHALL BE REMOVED AND REPLACED WITH CORRECT TYPE AT THE CONTRACTOR'S EXPENSE.
 13. RESIDENTIAL DRIVEWAY WIDTHS MAY EQUAL GARAGE WIDTH UP TO 40 FEET.
 14. ONLY (1) DRIVEWAY SHALL BE APPROVED PER RESIDENTIAL PROPERTY WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY ENGINEER.



6" SECTION B-B
RESIDENTIAL DRIVEWAY DETAILS

STANDARD DRAWINGS
CONCRETE DRIVEWAY BOULEVARD

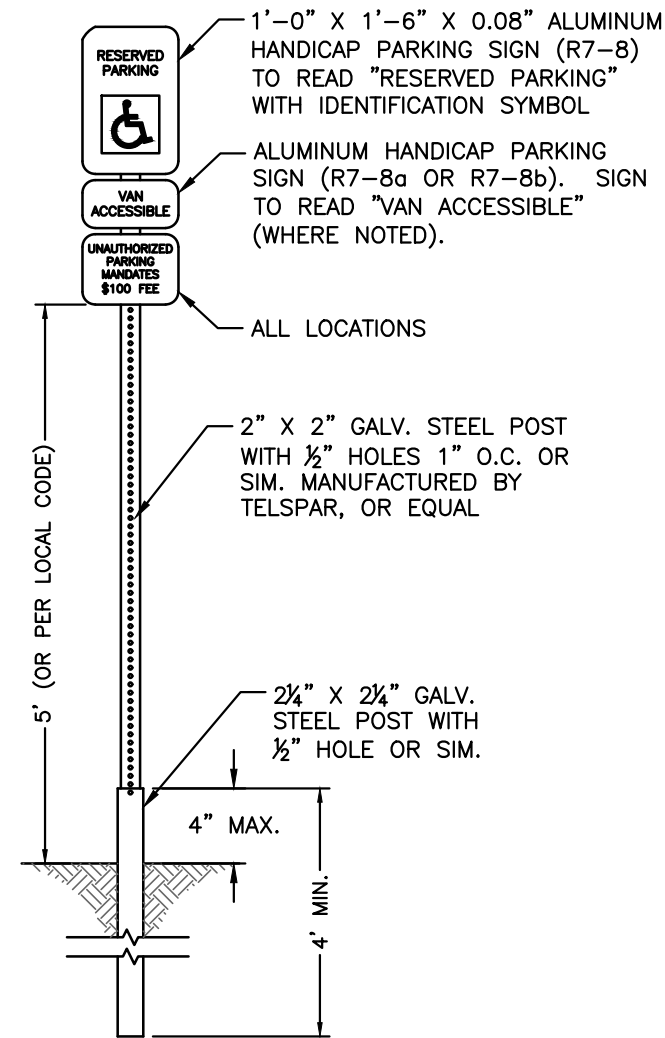
City Detail No.:
C5.02
Last Revision:
3/2017
Scale:
None



- NOTES
1. MARKINGS AT FRONT OF PARKING SPACE ARE NOT REQUIRED WHEN CURBS ARE PRESENT AT THE FRONT OF THE STALL OR WHERE THE PAVEMENT ENDS AT THE FRONT OF THE STALL.
 2. STANDARD PARKING SPACES AND ISLANDS MAY BE WHITE OR YELLOW PAINT, BUT COLOR SELECTED SHALL BE CONSISTENT FOR THE SITE.

M1 TYPICAL PARKING SPACE STRIPING

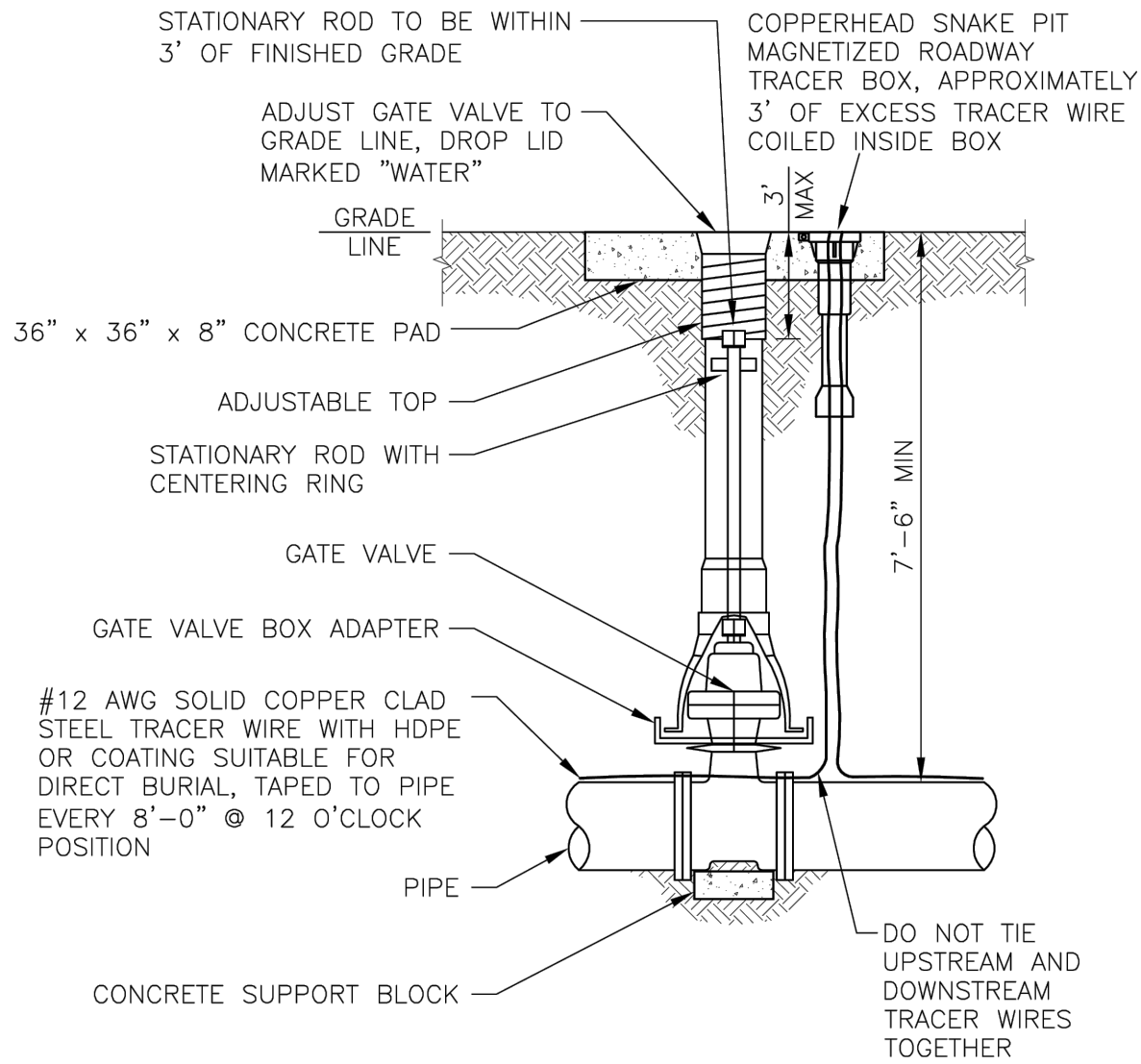
SCALE: NOT TO SCALE



- NOTES
1. ALL ITEMS AND CONSTRUCTION SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (CURRENT VERSION).
 2. THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGG-SHELL MATTE OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND (EITHER WHITE CHARACTERS ON BLUE BACKGROUND OR BLUE CHARACTERS ON WHITE BACKGROUND).
 3. SIGNS SHALL BE BOLTED TO POST WITH 1/2" CADMIUM PLATED BOLTS, NUTS, AND WASHERS.
 4. SIGN SHALL BE PLACED AT LEAST 3.5' BEHIND THE FACE OF PARKING LOT CURB.
 5. MOUNT PER STANDARD DETAILS D754-24 AND D754-25.
 6. SIGN MAY BE MOUNTED TO THE BUILDING INSTEAD OF USING POST SHOWN IF ABLE.

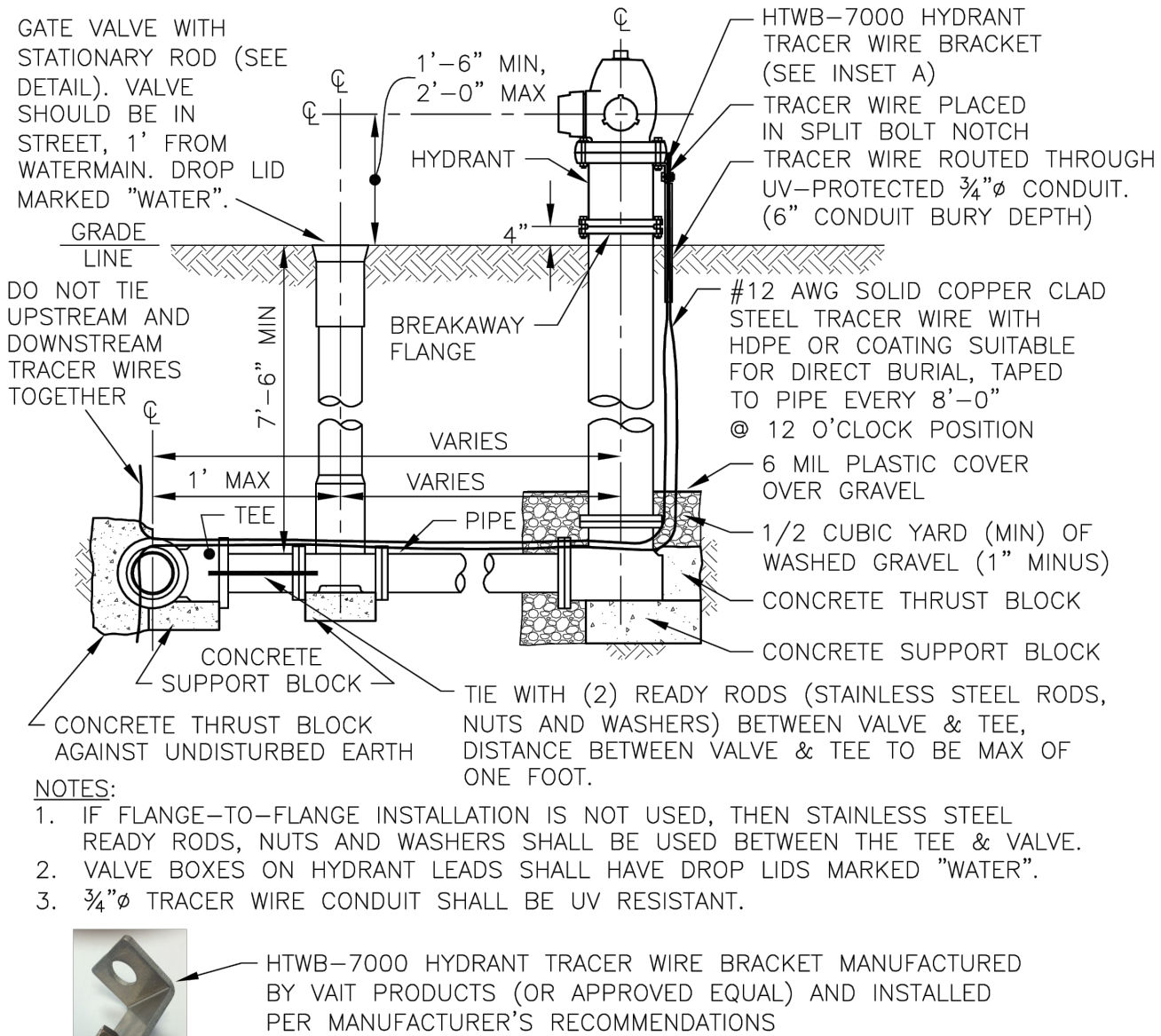
M2 ACCESSIBLE PARKING SIGN

SCALE: NOT TO SCALE



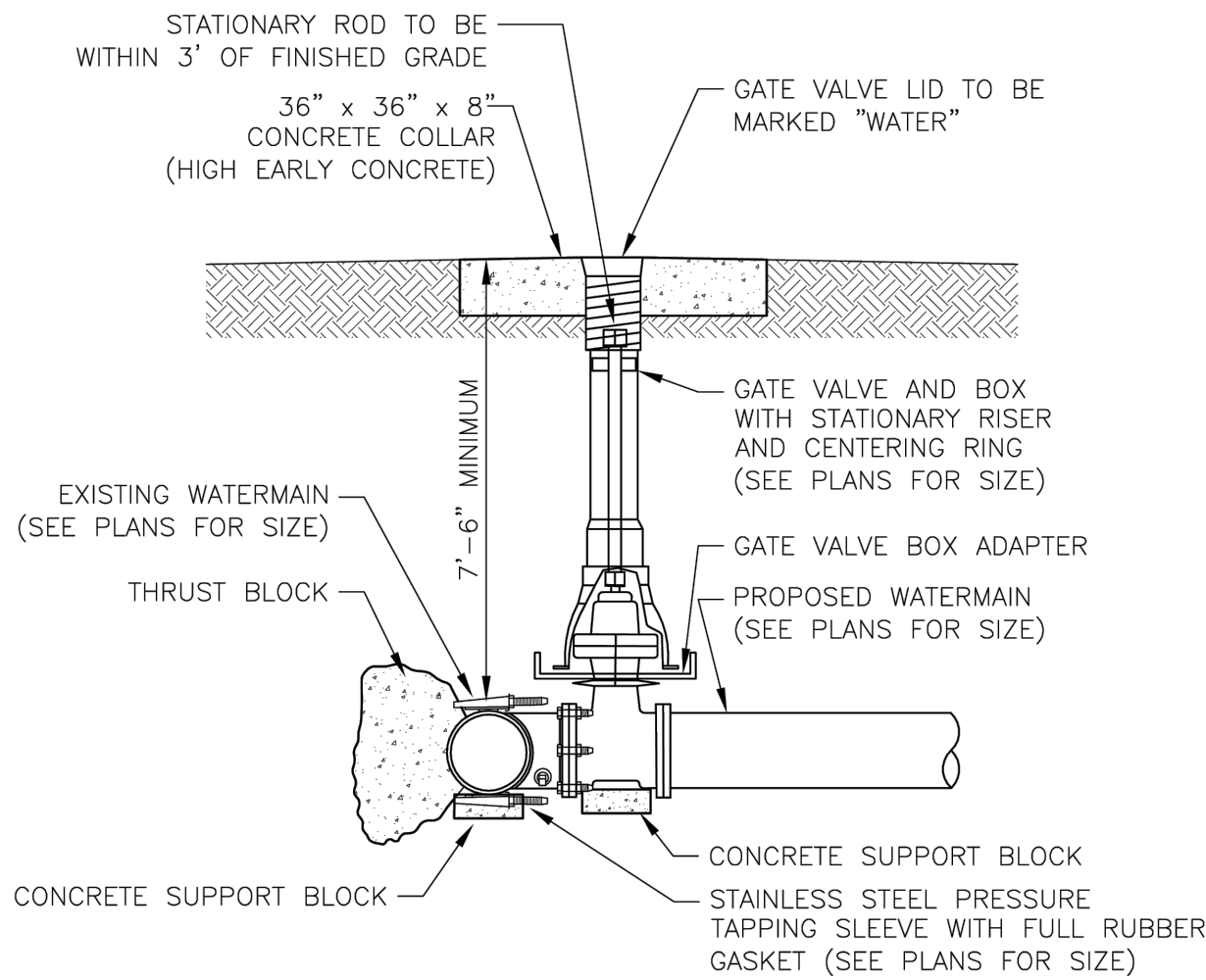
STANDARD DRAWINGS
GATE VALVE - STANDARD

City Detail No.:
C5.01
Last Revision:
3/2017
Scale:
None



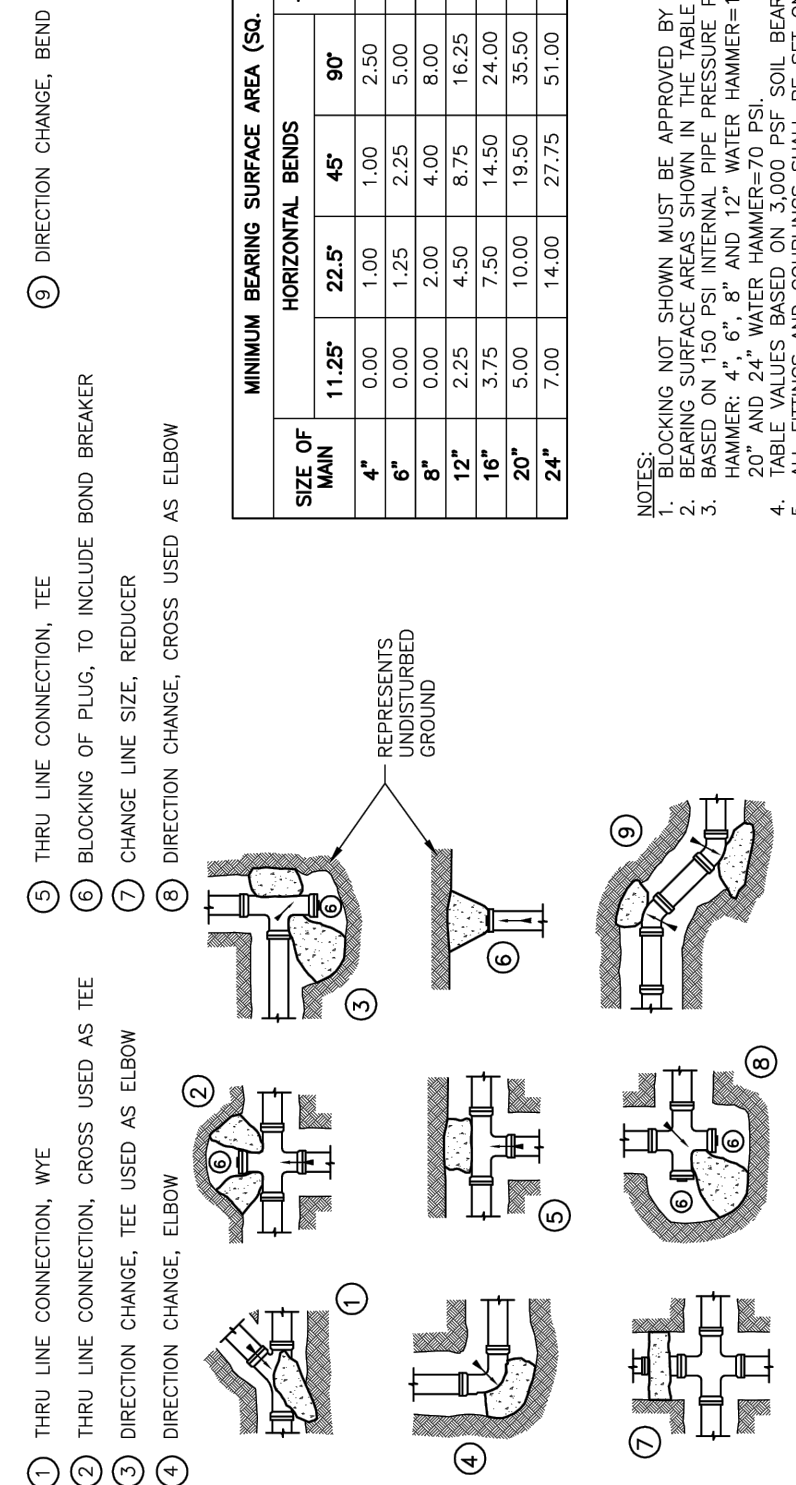
STANDARD DRAWINGS
HYDRANT WITH GATE VALVE - STANDARD

City Detail No.:
C5.02
Last Revision:
11/2017
Scale:
None



STANDARD DRAWINGS
TAPPING SLEEVE WITH FULL RUBBER GASKET AND GATE VALVE

City Detail No.:
C5.03
Last Revision:
3/2017
Scale:
None



STANDARD DRAWINGS
THRUST BLOCKING

City Detail No.:
C5.06
Last Revision:
3/2017
Scale:
None

PRELIMINARY

HEART RIVER 6TH TOWNHOMES
LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION
WINN FAMILY REVOCABLE REAL ESTATE TRUST

SCALE: AS SHOWN
DATE: PRELIM
DRAWN BY: AWS
PROJECT NUMBER: 262103

SHEET TITLE:
CIVIL
DETAILS

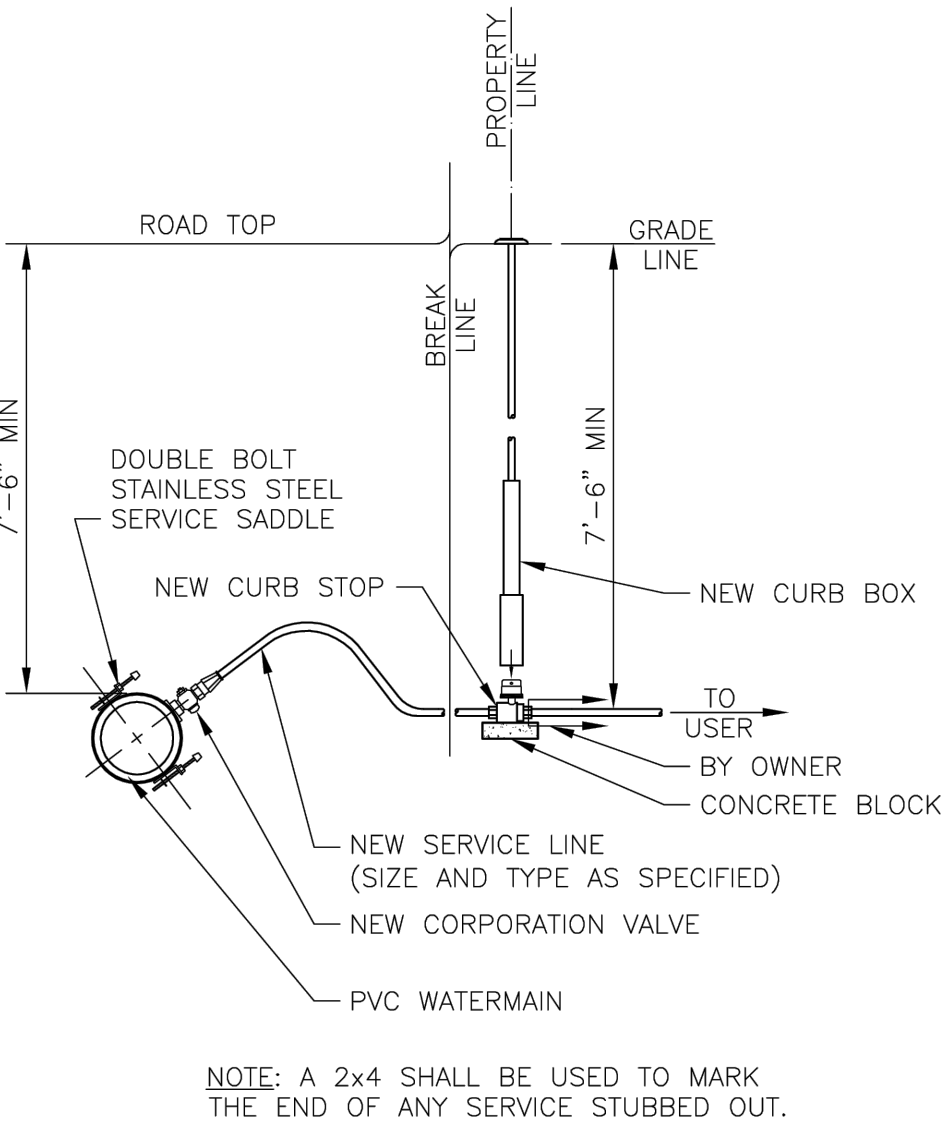
SHEET NUMBER:
C5.02
10 of 11

City Detail No.: C5.04
Last Revision: 11/2017
Scale: None

STANDARD DRAWINGS

WATER SERVICE LINE CONNECTION



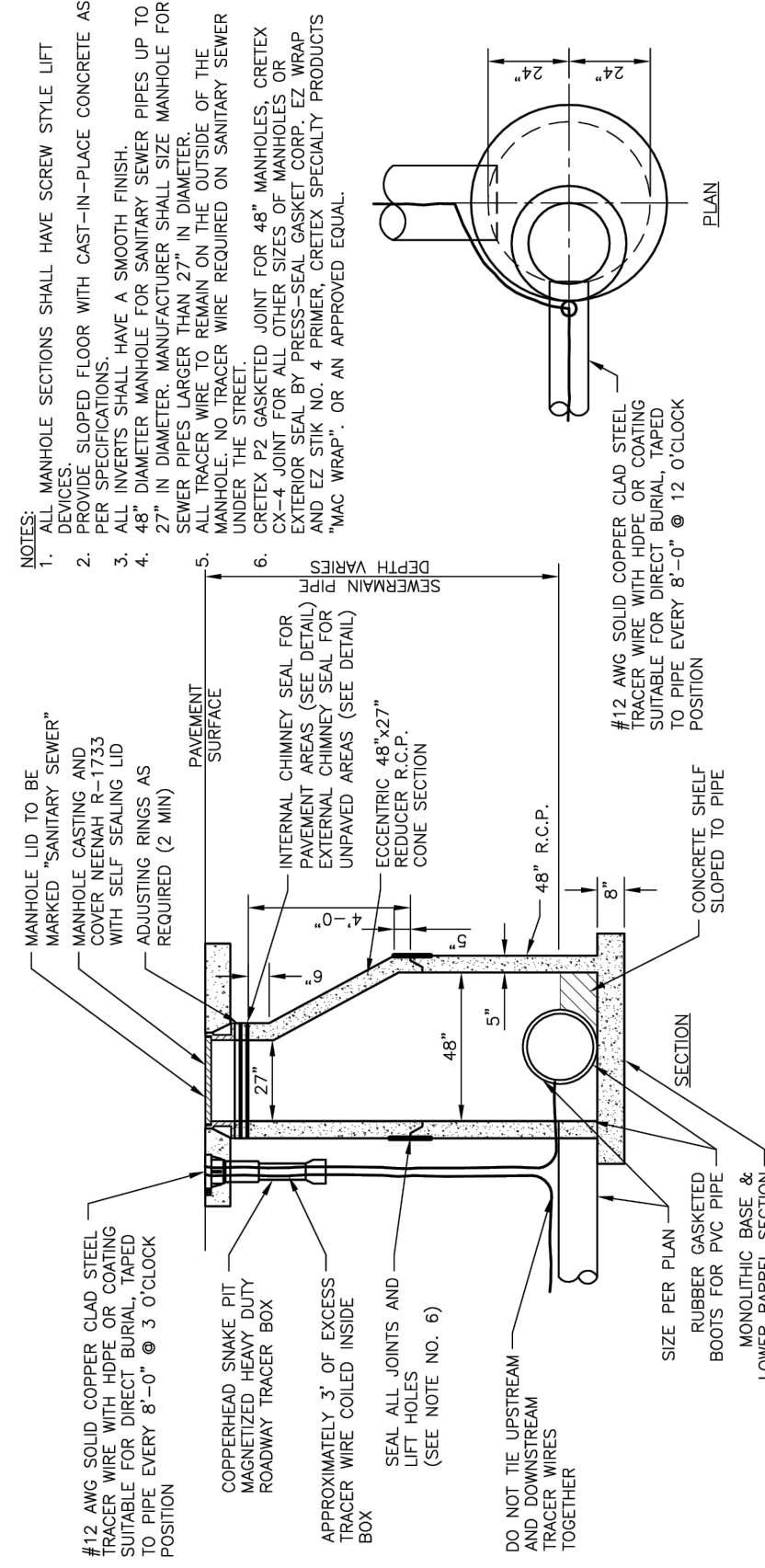


City Detail No.: C3.01
Last Revision: 3/2017
Scale: None

STANDARD DRAWINGS

SANITARY SEWER MANHOLE - STANDARD





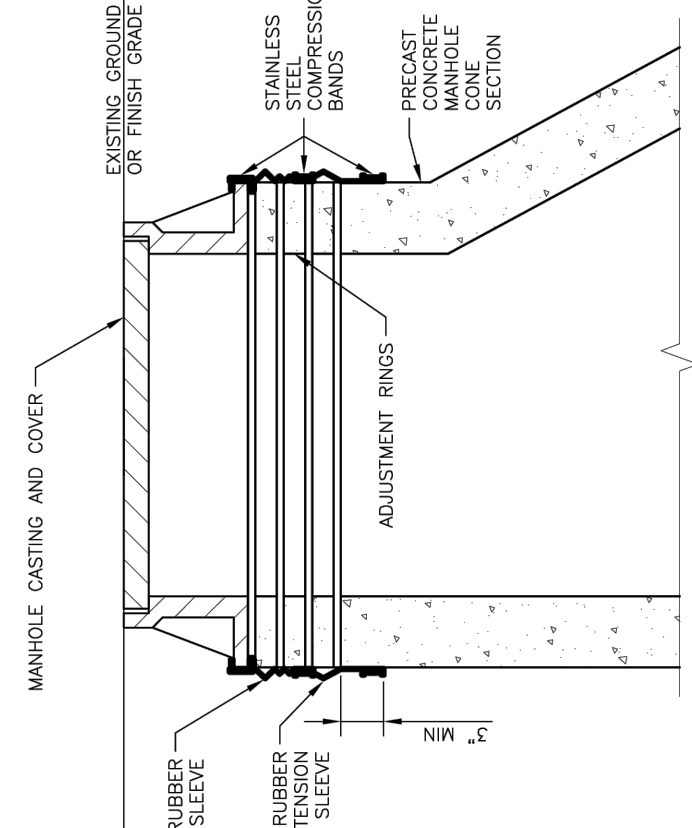
SEALS AND EXTENSIONS	
NARROW 6" ONLY	TO SPAN HEIGHTS OF: 0" - 3"
STANDARD 9" ONLY	OVER 3" - 6.5"
STANDARD SEAL + 10" EXTENSION SEAL + MULTI EXTENSIONS	OVER 6.5" - 13.5"
	OVER 13.5"
	ADD 7" OF COVERAGE FOR EACH ADDITIONAL EXTENSION

City Detail No.: C3.05
Last Revision: 3/2017
Scale: None

STANDARD DRAWINGS

SANITARY SEWER EXTERNAL CHIMNEY SEAL



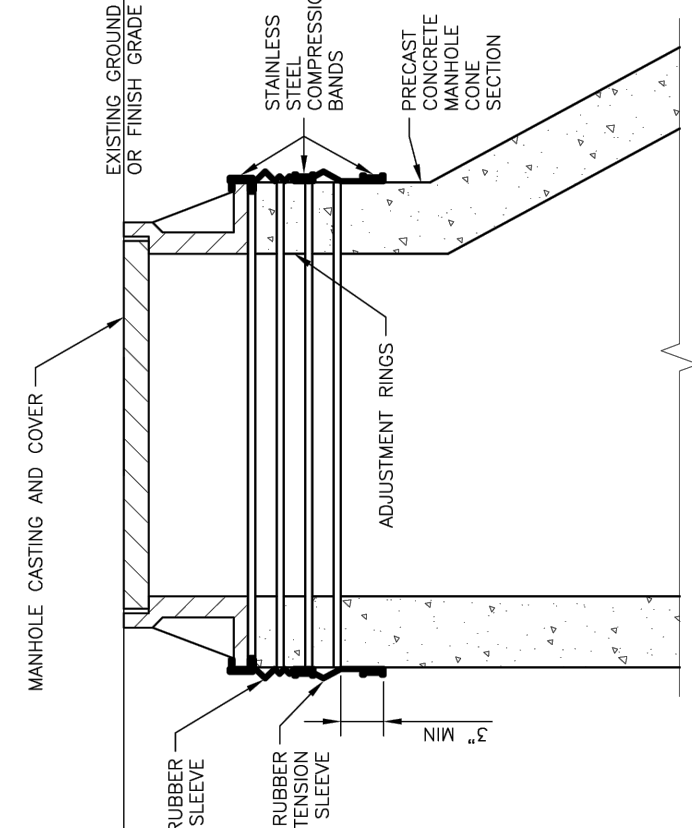


City Detail No.: C3.06
Last Revision: 3/2017
Scale: None

STANDARD DRAWINGS

SANITARY SEWER EXTERNAL CHIMNEY SEAL





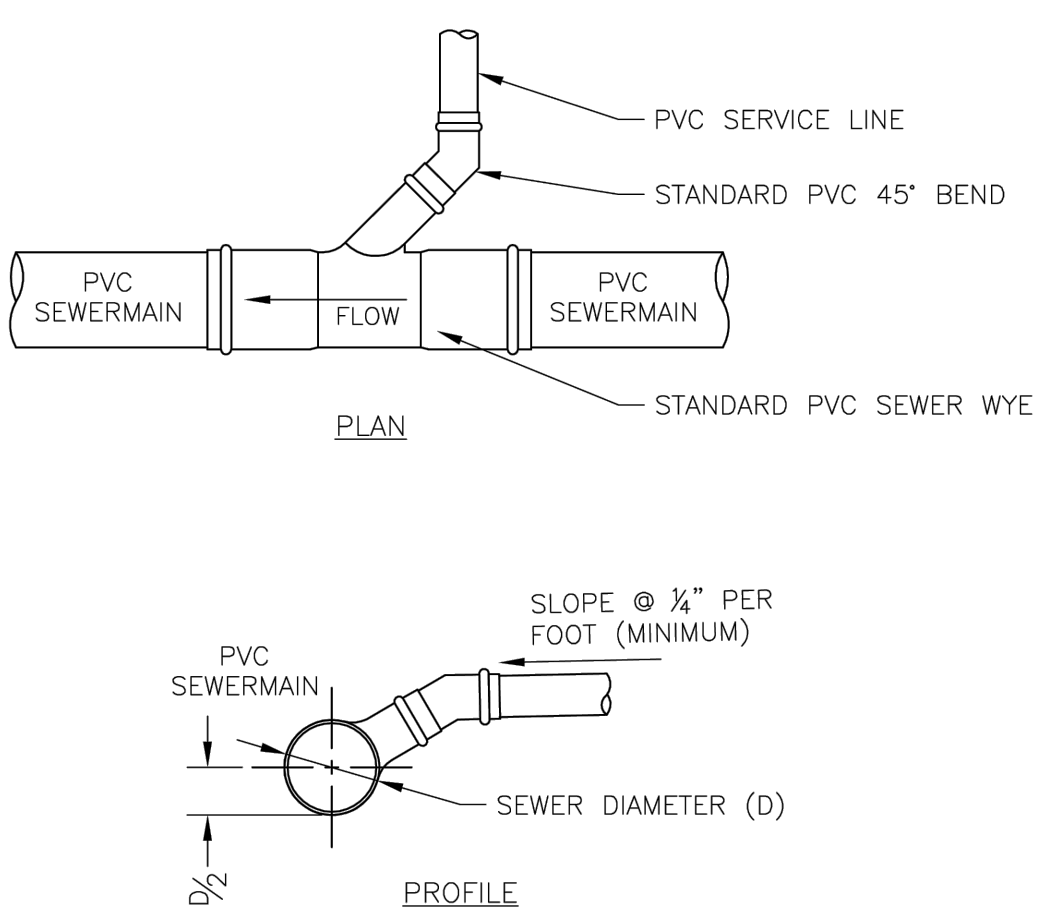
SEALS AND EXTENSIONS	
NARROW 6" ONLY	TO SPAN HEIGHTS OF: 0" - 3"
STANDARD 9" ONLY	OVER 3" - 6.5"
STANDARD SEAL + 10" EXTENSION SEAL + MULTI EXTENSIONS	OVER 6.5" - 13.5"
	OVER 13.5"
	ADD 7" OF COVERAGE FOR EACH ADDITIONAL EXTENSION

City Detail No.: C3.07
Last Revision: 3/2017
Scale: None

STANDARD DRAWINGS

SANITARY SEWER SERVICE LINE CONNECTION



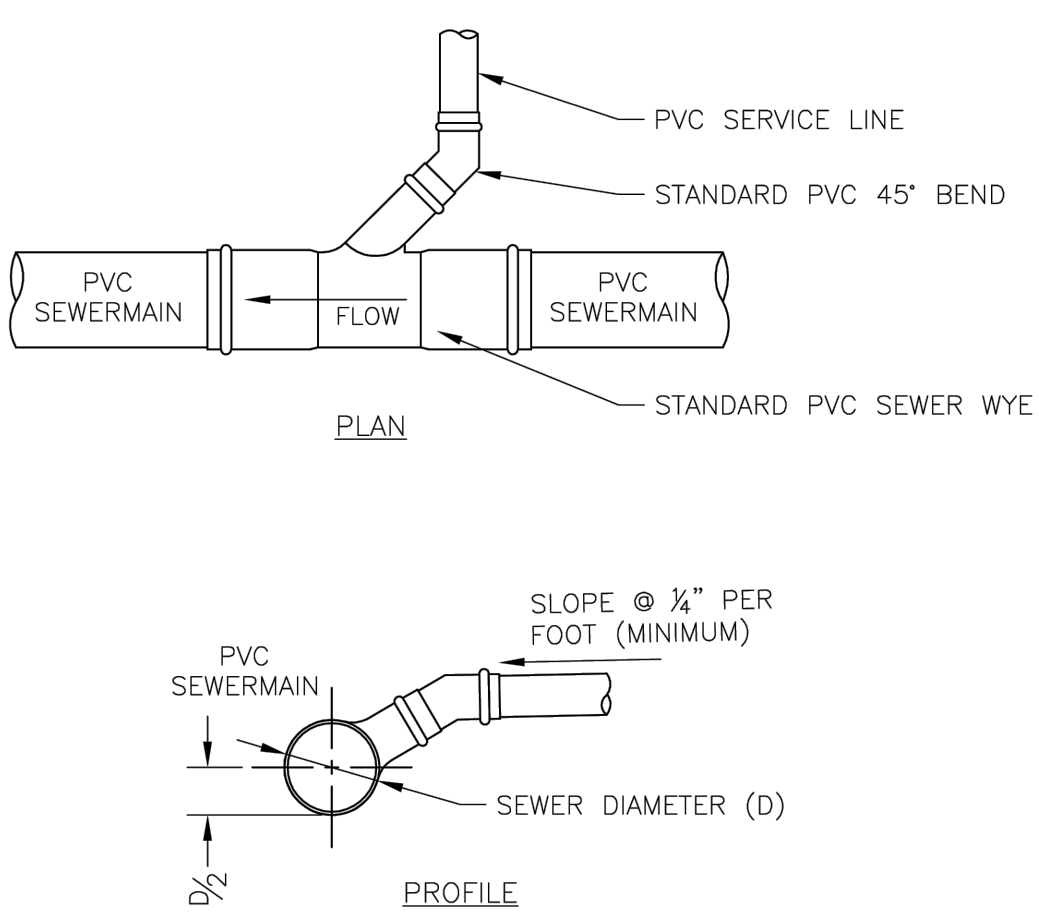


City Detail No.: C3.07
Last Revision: 3/2017
Scale: None

STANDARD DRAWINGS

SANITARY SEWER SERVICE LINE CONNECTION



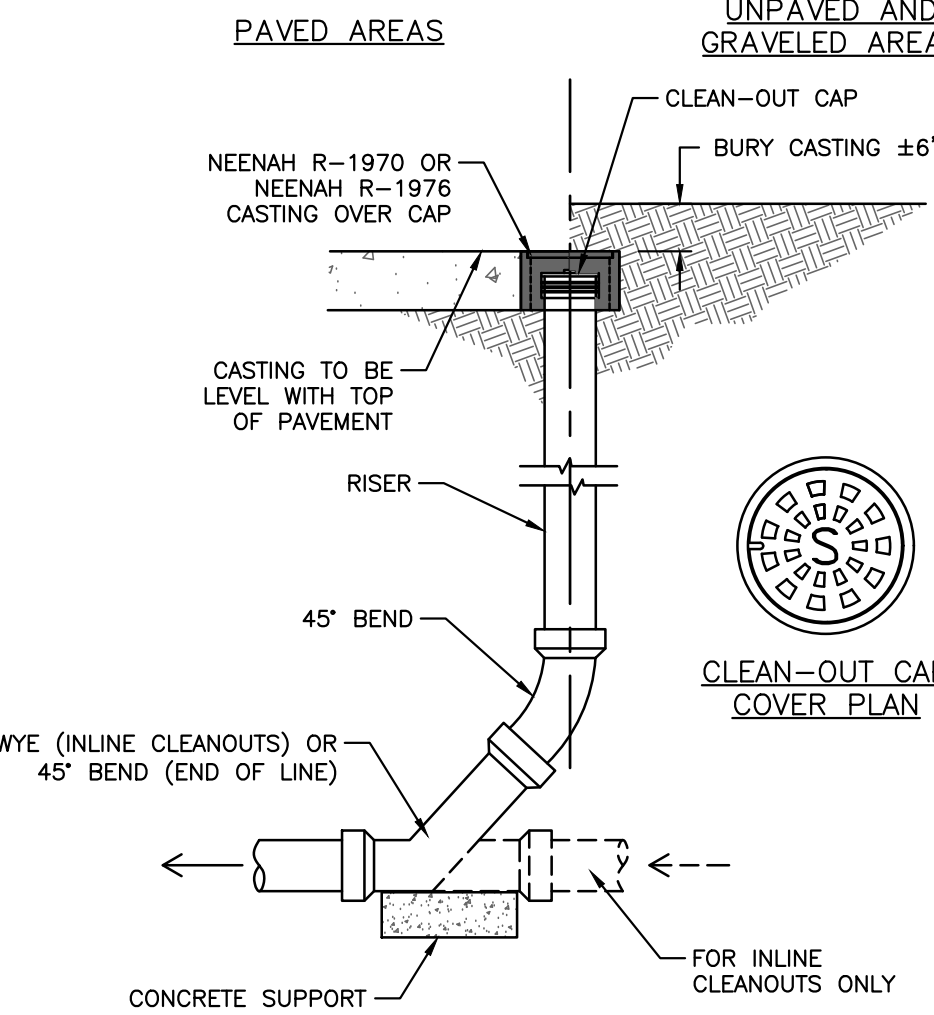


City Detail No.: C3.08
Last Revision: 3/2017
Scale: None

STANDARD DRAWINGS

SANITARY SEWER CLEANOUT





SEALS AND EXTENSIONS	
NARROW 6" ONLY	TO SPAN HEIGHTS OF: 0" - 3"
STANDARD 9" ONLY	OVER 3" - 6.5"
STANDARD SEAL + 10" EXTENSION SEAL + MULTI EXTENSIONS	OVER 6.5" - 13.5"
	OVER 13.5"
	ADD 7" OF COVERAGE FOR EACH ADDITIONAL EXTENSION

PRELIMINARY

REV	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

HEART RIVER 6TH TOWNHOMES

LOTS 1-3, BLOCK 1, HEART RIVER 6TH ADDITION

WINN FAMILY REVOCABLE REAL ESTATE TRUST

SCALE: AS SHOWN

DATE: PRELIM

DRAWN BY: AWS

PROJECT NUMBER: 262103

SHEET TITLE: CIVIL DETAILS

SHEET NUMBER: C5.03

11 of 11