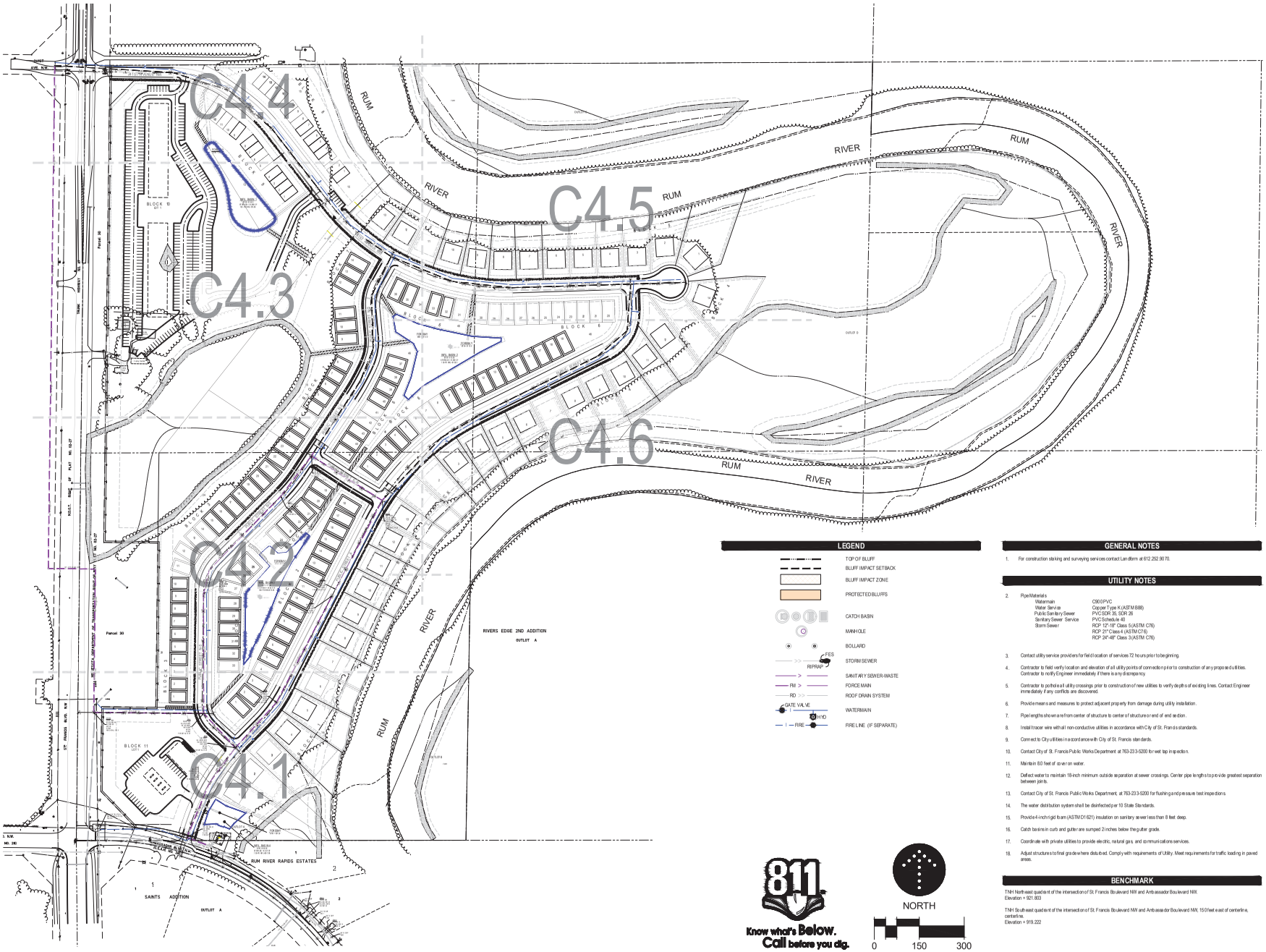

LEGEND

- TOP OF BLUFF
- BLUFF IMPACT SETBACK
- BLUFF IMPACT ZONE
- PROTECTED BLUFFS
- CATCH BASIN
- MANHOLE
- BOLLARD
- FES — RIPRAP — STORM SEWER
- SANITARY SEWER/WASTE
- FM — FORCE MAIN
- RD — ROOF DRAIN SYSTEM
- GATE VALVE — HYD — WATERMAIN
- FIRE — FIRE LINE (IF SEPARATE)

GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

UTILITY NOTES

2. Pipe Materials

Watermain	C900 PVC
Water Service	Copper Type K (ASTM B88)
Public Sanitary Sewer	PVC SDR 35, SDR 26
Sanitary Sewer Service	PVC Schedule 40
Storm Sewer	RCP 12"-18" Class 5 (ASTM C76)
	RCP 21" Class 4 (ASTM C76)
	RCP 24"-48" Class 3 (ASTM C76)

3. Contact utility service providers for field location of services 72 hours prior to beginning.
4. Contractor to field verify location and elevation of all utility points of connection prior to construction of any proposed utilities. Contractor to notify Engineer immediately if there is any discrepancy.
5. Contractor to pothole all utility crossings prior to construction of new utilities to verify depths of existing lines. Contact Engineer immediately if any conflicts are discovered.
6. Provide means and measures to protect adjacent property from damage during utility installation.
7. Pipe lengths shown are from center of structure to center of structure or end of end section.
8. Install tracer wire with all non-conductive utilities in accordance with City of St. Francis standards.
9. Connect to City utilities in accordance with City of St. Francis standards.
10. Contact City of St. Francis Public Works Department at 763-233-5200 for wet tap inspection.
11. Maintain 8.0 feet of cover on water.
12. Deflect water to maintain 18-inch minimum outside separation at sewer crossings. Center pipe lengths to provide greatest separation between joints.
13. Contact City of St. Francis Public Works Department, at 763-233-5200 for flushing and pressure test inspections.
14. The water distribution system shall be disinfected per 10 State Standards.
15. Provide 4-inch rigid foam (ASTM D1621) insulation on sanitary sewer less than 8 feet deep.
16. Catch basins in curb and gutter are sumped 2 inches below the gutter grade.
17. Coordinate with private utilities to provide electric, natural gas, and communications services.
18. Adjust structures to final grade where disturbed. Comply with requirements of Utility. Meet requirements for traffic loading in paved areas.

BENCHMARK

TNH North east quadrant of the intersection of St. Francis Boulevard NW and Ambassador Boulevard NW.
Elevation = 921.803

TNH South east quadrant of the intersection of St. Francis Boulevard NW and Ambassador Boulevard NW, 150 feet east of centerline, centerline.
Elevation = 919.222

811 Know what's Below. Call before you dig.

NORTH

0 150 300

DEVELOPER/OWNER/CLIENT

MC LAND HOLDINGS, LLC

6150 202ND STREET
FOREST LAKE, MN 55025
TEL: 763-268-9442

MUNICIPALITY/CITY

City of St. Francis

PROJECT

THE BLUFFS OF RUM RIVER

ST. FRANCIS, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVISER
03 MAR 2025	IND SBT	ETL
20 JUNE 2025	PRELIMINARY PLAT SUBMITTAL	ETL

CERTIFICATION

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of MINNESOTA.

Eric T. Luth, PE

License #: 53403 Date: June 20, 2025

Signature: Eric T. Luth Date: June 20, 2025

Landform Professional Services, LLC

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
JUNE 20, 2025

LANDFORM
From Site to Finish

105 South Fifth Avenue
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Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME	C400PLM003.DWG
PROJECT NO.	PLM21003

SANITARY SEWER & WATERMAIN INDEX & NOTES

C4.0

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