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## MEMORANDUM

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TO: Mayor & City Council  
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist  
SUBJECT: Preliminary and Final Plat for Fountain Place  
DATE: December 6<sup>th</sup>, 2022

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### **Background:**

The Planning Commission held a public hearing on October 17<sup>th</sup>, 2022 for Fountain Place Preliminary Plat for R.W. Properties, LLC. The plat consist of 20 unit twin homes along with one single family home in what is currently known as Outlot E, Sharco Estates.

A pubic hearing was also held on October 17<sup>th</sup>, 2022 for a variance to the Airport Zoning Ordinance that limited the density on this piece of property in order for it to be developed into 20 twin home lots and a single family lot less than the minimum required size of 3 acres and exceeding the site population maximum of 15 times of the site acreage in the Crosswind Runway Safety Zone B. The site is 5.11 acres and in the R-2, Residential District.

The crosswind runway has been removed from the Airport Master Plan and is in the process of being removed from the Airport Layout Plan. Sherburne County and Baldwin Township have signed off for the removal and the final step is Mille Lacs County and Princeton Township to sign off on it. Staff changes with the City has delayed finalizing the process, but should be done by the end of this year. The FAA does not support a crosswind runway for the City Airport. Based on the Findings of Facts, the Planning Commission approved Resolution #22-08 Variance to develop the property into twin home lots and a single family lot less than the minimum required size of 3 acres and exceeding the site population maximum of 15 times that the site acreage allowed density in the Crosswind Runway Safety Zone B for the proposed development of Fountain Place. The Planning Commission Board has final approval of the variance.

On November 21, 2022 the Planning Commission reviewed the Final Plat application and forward the recommendation to the City Council for approval of the Preliminary Plat and Final Plat with recommendations.

### **Analysis:**

Fountain Place Addition consist of Block 1, Lots 1 – 10 and Block 2, Lots 1 – 11. Each lot will have a twin home on it except for Block 2, Lot 9 will have a single family home.

The proposed homes shall meet all regulations, including setbacks, height, type, minimum floor area, parking, driveway, etc.

The majority of the site for water and sanitary sewer will connect to the existing service of 14<sup>th</sup> Avenue South to the proposed 2<sup>nd</sup> Street South and the other three lots along Meadow View Drive will connect from that service. The applicant will contact the Public Works Department and Princeton Public Utilities for the connection of services. The SAC (Sewer Access Charge) and WAC (Water Access Charge) and a Digging Permit will be required prior to work.

Where the water curb stop is in a paved area (usually driveway) there needs to be a mini-manhole. The City Engineer's comments have been addressed.

The Planning Commission requested that additional coniferous trees for blockage to neighbors be added to the final plat landscaping plan. The trees should total at least 8 inches in diameter at installation and a mix of plantings around 50% of the exterior foot print of all buildings. The Developer is proposing to construct the homes, if in the future the lots are sold to future builders, the landscaping requirements shall be addressed. Sodding and seeding must be completed prior to issuing a temporary certificate of occupancy. If because of weather conditions sodding and/or seeding is inadvisable, a temporary certificate of occupancy may be issued subject to an escrow deposit to assure compliance by no later than July 1<sup>st</sup> of the following year. The applicant has stated this development will be an HOA (Homeowners Association).

If because of weather conditions, driveway asphalt installation is inadvisable a temporary certificate of occupancy may be issued subject to an escrow deposit to assure compliance by no later than July 1<sup>st</sup> of the following year.

The community mailboxes for the proposed plat will be placed along 2<sup>nd</sup> Street South with the guidance of the Post Office. The three sites along Meadow View Drive will have their own mailbox. The group of mailboxes that service the homes along 14<sup>th</sup> Avenue South will be salvaged and moved a short distance to the south.

The Park Board met on October 24, 2022 and recommended acceptance of the park dedication fee versus park land. Outlot A has a drainage & utility easement as well as a trail & water easement where the City will have access rights and maintenance on the trail. The City obtained Outlot D, Sharco Estates the large drainage pond that serves Meadow View and Sharco Estates in a tax forfeiture.

The Fire Chief request that a hydrant be installed at the end of the cul-de-sac and that has been addressed on the plat. Second Street South will be a public road dedicated to the City. All of Outlot A is a Drainage & Utility Easement which has the portion of the Meadow View Drive cul-de-sac and Great Northern Trail.

**Conclusion / Recommendation:**

Based on the analysis of the above-referenced information, the Planning Commission recommend approval of the Preliminary and Final Plat of Fountain Place to the City Council along with Resolution #22-74, subject to the following conditions:

1. Where the water curb stop is in a paved area (usually driveway) there needs to be a mini-manhole.
2. All necessary building permit applications need to be submitted and approved by the Building Inspector prior to building.
3. Signage will need to be reviewed and approved by staff and the Building Inspector prior to approval of the building permit.

4. When work on the site begins, the work shall be carried on with minimum of interference with traffic.
5. The plans reflect the conditions and conclusions of the City Engineer for storm water.
6. The Developer shall replace in-kind or better all streets, curbs, and sidewalks disturbed by this operation.
7. Applicant will contact Public Works Department and Princeton Public Utilities for the connections for water, electrical, sewer, and utility meters.
8. Additional Coniferous trees added for blockage by 14<sup>th</sup> Avenue South where the entrance of Second Street South to Fountain Place will be.
9. The Developer shall submit a park dedication fee in the amount of \$36,000.
10. Applicant shall be responsible for following the final plat procedures identified in the Sub-division Ordinance.



**RESOLUTION #22-74**

**A RESOLUTION AUTHORIZING APPROVAL OF THE PRELIMINARY AND FINAL PLAT FOR FOUNTAIN PLACE**

\*\*\*\*\*

**WHEREAS**, R.W. Properties, LLC has submitted a preliminary and final plat application for Fountain Place; and

**WHEREAS**, the proposed plat consist of the property (PID NO. 24-790-0350) Outlot E, Sharco Estates, according to the plat thereof on file and of record in the office of the County Recorder, Mille Lacs County, Minnesota., AND That part of the Alley, as dedicated in the plat of SHARCO ESTATES, Mille Lacs County, Minnesota, which lies North of the North line of Outlot E, said SHARCO ESTATES, and which lies West of the Northerly extension of the East line of said Outlot E, and which lies East of the following described line and its extensions:

Commencing at the Northeast corner of said Outlot E; thence South 89 degrees 50 minutes 20 seconds West, assumed bearing along the North line of said Outlot E, a distance of 477.17 feet to a corner of said Outlot E and the point of beginning of the line to be described; thence North 00 degrees 19 minutes 36 seconds West, along the Northerly extension of a West line of said Outlot E, a distance of 30.00 feet to the North line of said SHARCO ESTATES and said line there terminating. AND (PID NO. 24-032-3400) All that part of the Southeast Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Village of Princeton, Mille Lacs County, Minnesota, described as follows: Commencing at the southwest corner of Lot 7, Block 1, Davis Addition, according to the plat thereof on file and of record in the office of the County Recorder, Mille Lacs County, Minnesota; thence South along the West line of said Lot 7 extended 30.0 feet to the point of beginning of the tract to be described; thence continue South along said extended line 132.0 feet; thence East parallel to the South line of Lot 7 a distance of 80 feet; thence North parallel to said West line of said Lot 7 extended 132.0 feet; thence West parallel to said South line of said Lot 7, a distance of 80.0 feet to the point of beginning. AND That part of the South 15.00 feet of the Alley, as dedicated in the plat of SHARCO ESTATES, Mille Lacs County, Minnesota, which lies East of the Southerly extension of the West line of Lot 7, Block 1, DAVIS ADDITION, said Mille Lacs County, and which lies West of the following described line: Commencing at the Northeast corner of Outlot E, said SHARCO ESTATES; thence South 89 degrees 50 minutes 20 seconds West, assumed bearing along the North line of said Outlot E, a distance of 477.17 feet to a corner of said Outlot E and the point of beginning of the line to be described; thence North 00 degrees 19 minutes 36 seconds West,

along the Northerly extension of a West line of said Outlot E, a distance of 30.00 feet to the North line of said SHARCO ESTATES and said line there terminating.

**WHEREAS**, the plat consist of 20 unit twin homes and one single family home; and

**WHEREAS**, the site is located in the R-2, Residential District; and

**WHEREAS**, a public hearing was held by the Planning Commission on October 17<sup>th</sup>, 2022 for the Preliminary Plat and the Final Plat review on November 21<sup>st</sup>, 2022, subject to the following conditions:

1. The applicant shall follow the final plat procedures identified in the Subdivision Ordinance.
2. City Engineer's comments and conditions shall be met.
3. Any other conditions as recommended by staff, the PUC, Planning Commission, or City Council.

**WHEREAS**, the City Council met on December 8<sup>th</sup>, 2022 and approved the Preliminary and Final Plat of Fountain Place, subject to the following conditions:

1. Where the water curb stop is in a paved area (usually driveway) there needs to be a mini-manhole.
2. All necessary building permit applications need to be submitted and approved by the Building Inspector prior to building.
3. Signage will need to be reviewed and approved by staff and the Building Inspector prior to approval of the building permit.
4. When work on the site begins, the work shall be carried on with minimum of interference with traffic.
5. The plans reflect the conditions and conclusions of the City Engineer for storm water.
6. The Developer shall replace in-kind or better all streets, curbs, and sidewalks disturbed by this operations.
7. Applicant will contact Public Works Department and Princeton Public Utilities for the connections for water, electrical, sewer, and utility meters.
8. Additional Coniferous trees added for blockage by 14<sup>th</sup> Avenue South where the entrance of Second Street South to Fountain Place will be.
9. The Developer shall submit a park dedication fee in the amount of \$36,000.
10. Applicant shall be responsible for following the final plat procedures identified in the Subdivision Ordinance.

**NOW, THEREFORE, BE IT RESOLVED** that the Princeton City Council does hereby authorize the Mayor, City Administrator, Planning Commission Chairperson, Planning Commission Secretary, and the City Attorney to sign said plat documents and cause the recording of this plat at the County Courthouse of Mille Lacs County, Minnesota.

**ADOPTED** this 8<sup>th</sup> day of December, 2022

This instrument was drafted by:

City of Princeton  
705 2<sup>nd</sup> Street No.  
Princeton, MN 55371

ATTEST:

\_\_\_\_\_  
Shawna Jenkins Tadych, City Clerk

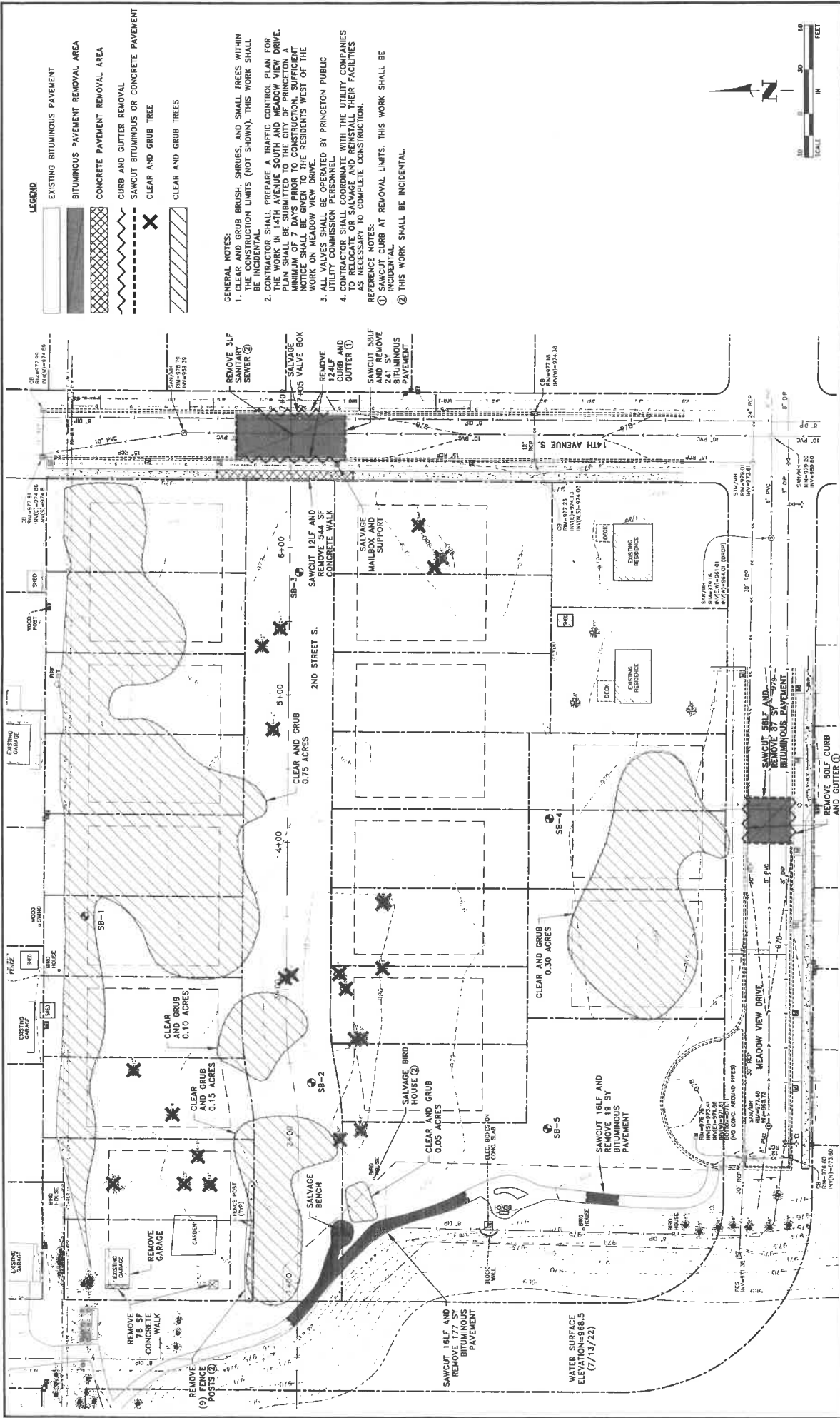
\_\_\_\_\_  
Thom Walker, Mayor











- LEGEND**
- EXISTING BITUMINOUS PAVEMENT
  - BITUMINOUS PAVEMENT REMOVAL AREA
  - CONCRETE PAVEMENT REMOVAL AREA
  - CURB AND GUTTER REMOVAL
  - SAWCUT BITUMINOUS OR CONCRETE PAVEMENT
  - CLEAR AND GRUB TREE
  - CLEAR AND GRUB TREES

**GENERAL NOTES:**

- CLEAR AND GRUB BRUSH, SHRUBS, AND SMALL TREES WITHIN THE CONSTRUCTION LIMITS (NOT SHOWN). THIS WORK SHALL BE OPERATED BY PRINCETON PUBLIC UTILITY COMMISSION PERSONNEL.
- CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR THE WORK IN 14TH AVENUE SOUTH AND MEADOW VIEW DRIVE. PLAN SHALL BE SUBMITTED TO THE CITY OF PRINCETON A MINIMUM OF 7 DAYS PRIOR TO CONSTRUCTION. SUFFICIENT WORK ON MEADOW VIEW DRIVE SHALL BE COMPLETED PRIOR TO WORK ON MEADOW VIEW DRIVE.
- ALL VALVES SHALL BE OPERATED BY PRINCETON PUBLIC UTILITY COMMISSION PERSONNEL.
- CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES TO RELOCATE OR SALVAGE AND REINSTALL THEIR FACILITIES REFERENCED TO COMPLETE CONSTRUCTION.

① SAWCUT CURB AT REMOVAL LIMITS. THIS WORK SHALL BE INCIDENTAL.  
 ② THIS WORK SHALL BE INCIDENTAL.

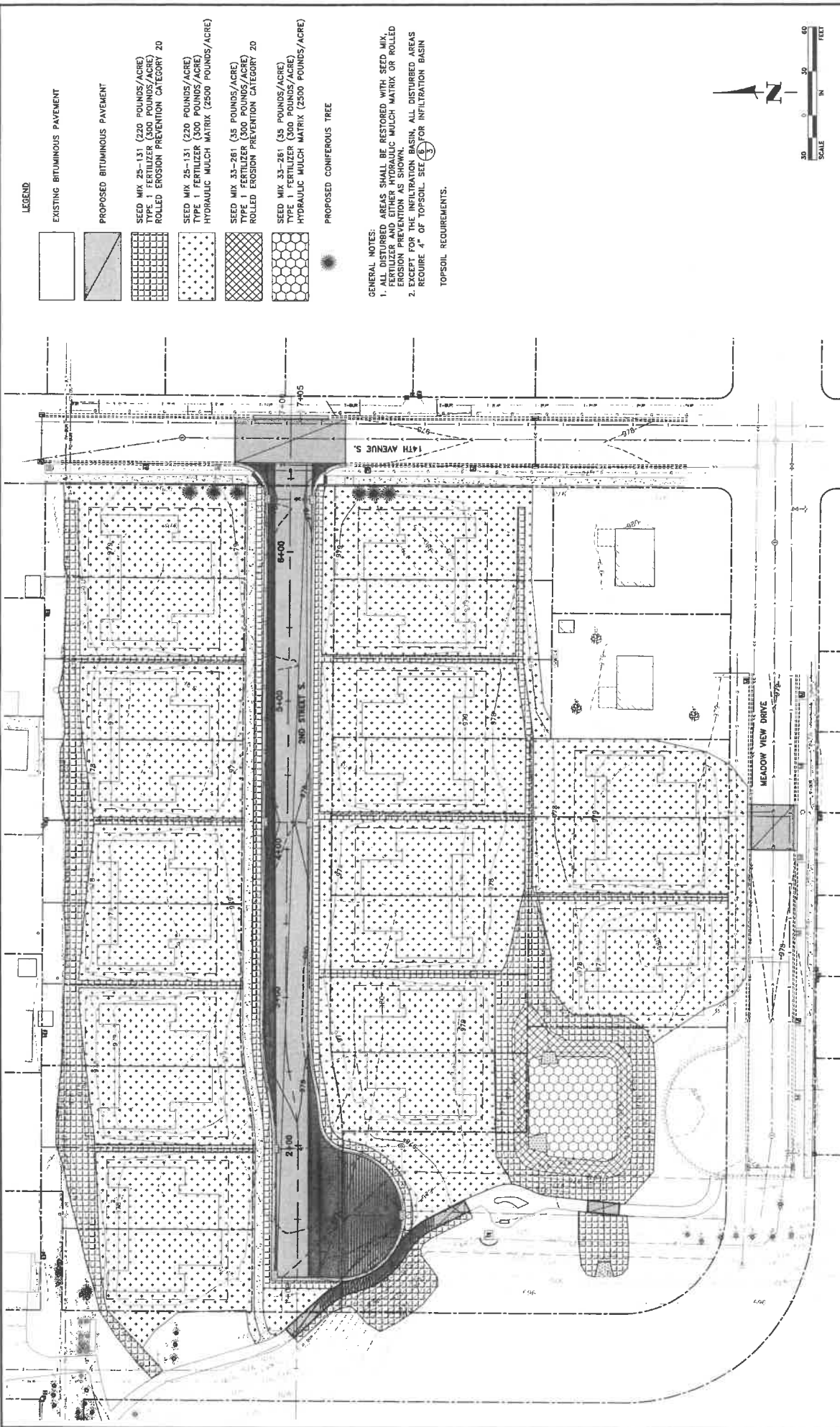
EXISTING TOPOGRAPHY AND REMOVALS PLAN  
 SHEET 7 OF 15  
 CITY OF PRINCETON, MINNESOTA  
 SCALE: 1" = 30' FEET

**RUM RIVER**  
 LAND SURVEYORS & ENGINEERS  
 500 13TH STREET NW  
 PRINCETON, MN 55371  
 TEL: 763.837.4471  
 WWW.RUMRIVER.COM

DATE	REVISION	DESIGNED BY	CHECKED BY
3/1/22	PLAN REVISIONS PER CITY REVIEW	TAE	TAE
10/16/21	FINAL PLAN SUBMITTAL	TAE	CJJ

DATE: 7/20/22  
 PROJECT: MOTIVITY A. EDITIONS, P.L.L.C. Lic. No. 43362

DATE: 10/16/21  
 REVISION: PLAN REVISIONS PER CITY REVIEW  
 PREPARED BY: TAE  
 CHECKED BY: TAE  
 DATE: 10/16/21  
 PROJECT: MOTIVITY A. EDITIONS, P.L.L.C. Lic. No. 43362



- LEGEND**
- EXISTING BITUMINOUS PAVEMENT
  - PROPOSED BITUMINOUS PAVEMENT
  - SEED MIX 25-131 (220 POUNDS/ACRE)  
TYPE 1 FERTILIZER (300 POUNDS/ACRE)  
ROLLED EROSION PREVENTION CATEGORY 20
  - SEED MIX 25-131 (220 POUNDS/ACRE)  
TYPE 1 FERTILIZER (300 POUNDS/ACRE)  
HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE)
  - SEED MIX 33-261 (35 POUNDS/ACRE)  
TYPE 1 FERTILIZER (300 POUNDS/ACRE)  
ROLLED EROSION PREVENTION CATEGORY 20
  - SEED MIX 33-261 (35 POUNDS/ACRE)  
TYPE 1 FERTILIZER (300 POUNDS/ACRE)  
HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE)
  - PROPOSED CONIFEROUS TREE

**GENERAL NOTES:**

1. ALL DISTURBED AREAS SHALL BE RESTORED WITH SEED MIX, FERTILIZER AND EITHER HYDRAULIC MULCH MATRIX OR ROLLED EROSION PREVENTION AS SHOWN.
2. EXCEPT FOR THE INFILTRATION BASIN, ALL DISTURBED AREAS REQUIRE 4" OF TOPSOIL. SEE (S) FOR INFILTRATION BASIN TOPSOIL REQUIREMENTS.



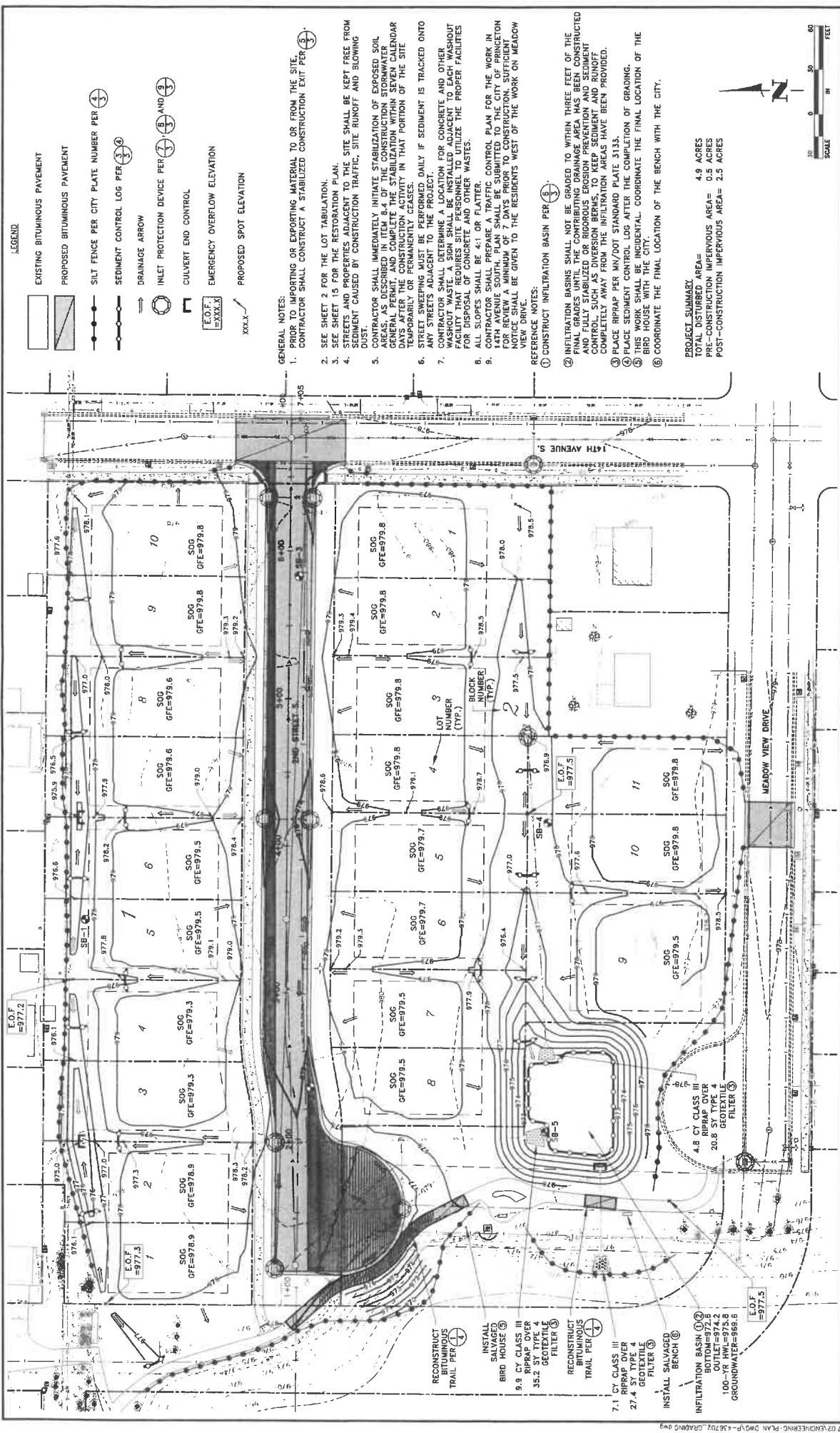
**RESTORATION PLAN**  
SHEET 15 OF 15 SHEETS  
CITY OF PRINCETON, MINNESOTA

**FOUNTAIN PLACE**



DATE	REVISION	BY	CHKD BY
10/26/22	PLAN REVISIONS PER CITY REVIEW	TAE	TAE
		TAE	TAE
		CJJ	CJJ

Drawn by: TAE  
Checked by: TAE  
Reviewed by: CJJ  
Date: 7/20/22  
Project No.: 43362



**LEGEND**

- EXISTING BITUMINOUS PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- SILT FENCE PER CITY PLATE NUMBER PER (A)
- SEDIMENT CONTROL LOG PER (B)
- DRAINAGE ARROW
- INLET PROTECTION DEVICE PER (C) AND (D)
- CULVERT END CONTROL
- EMERGENCY OVERTFLOW ELEVATION
- PROPOSED SPOT ELEVATION

**GENERAL NOTES:**

- PRIOR TO IMPORTING OR EXPORTING MATERIAL TO OR FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION EXIT PER (E).
- SEE SHEET 2 FOR THE LOT TABULATION PLAN.
- SEE SHEET 15 FOR THE RESTORATION PLAN.
- STREETS AND PROPERTIES ADJACENT TO THE SITE SHALL BE KEPT FREE FROM SEDIMENT CAUSED BY CONSTRUCTION TRAFFIC, SITE RUNOFF AND BLOWING DUST.
- CONTRACTOR SHALL IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AS ORDERED BY THE CITY ENGINEER. THE STABILIZATION SHALL BE COMPLETED WITHIN 24 HOURS OF THE ORDERING AND THE STABILIZATION SHALL BE MAINTAINED THROUGH SCHEDULED CONSTRUCTION ACTIVITIES IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
- STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED ONTO ANY STREETS ADJACENT TO THE PROJECT.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT THE LOCATION FOR CONCRETE AND OTHER WASTES THAT WILL BE INSTALLED TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
- ALL SLOPES SHALL BE 4:1 OR FLATTER.
- CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR THE WORK IN THE VICINITY OF THE PROJECT. THE TRAFFIC CONTROL PLAN SHALL BE SUBMITTED FOR REVIEW A MINIMUM OF 7 DAYS PRIOR TO CONSTRUCTION. SUFFICIENT NOTICE SHALL BE GIVEN TO THE RESIDENTS WEST OF THE WORK ON MEADOW VIEW DRIVE.

**REFERENCE NOTES:**

- CONSTRUCT INFILTRATION BASIN PER (F).
- INFILTRATION BASINS SHALL NOT BE GRADED TO WITHIN THREE FEET OF THE EXISTING FINISH GRADE. THE BASINS SHALL BE FULLY STABILIZED OR RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROL, SUCH AS DIVERSION BERMS, TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREAS HAVE BEEN PROVIDED.
- PLACE RIPRAP PER MN/DOT STANDARD PLATE 3133.
- PLACE SEDIMENT CONTROL LOG AFTER THE COMPLETION OF GRADING.
- THIS WORK SHALL BE INCIDENTAL. COORDINATE THE FINAL LOCATION OF THE BIRD HOUSE WITH THE CITY.
- COORDINATE THE FINAL LOCATION OF THE BENCH WITH THE CITY.

**PROJECT SUMMARY**

TOTAL DISTURBED AREA= 4.9 ACRES  
 PRE-CONSTRUCTION IMPERVIOUS AREA= 0.5 ACRES  
 POST-CONSTRUCTION IMPERVIOUS AREA= 2.5 ACRES

**DATE** 10/18/22  
**REVISION** PLAN REVISIONS PER CITY REVIEW  
**DATE** 10/18/22  
**BY** M.A.S.  
**CHKD BY** M.A.S.  
**APP'D BY** M.A.S.  
**DATE** 7/20/22  
**DESIGNED BY** M.A.S.  
**DATE** 7/20/22  
**PROJECT NO.** 43362  
**JOB NO.** 43362

**SCALE** 1" = 40'

**CITY OF PRINCETON, MINNESOTA**

**GRAVING, DRAINAGE AND SEDIMENT CONTROL PLAN**

**FOUNTAIN PLACE**

**RUM RIVER**  
 200 First Street, Princeton, MN 55371  
 612.339.4418  
 rumrivers.com

**MOTHOY A. BUCHANAN, P.E.**  
 Lic. No. 43362

**SHEET 8 OF 15**

**P-436702**

**GENERAL NOTES:**

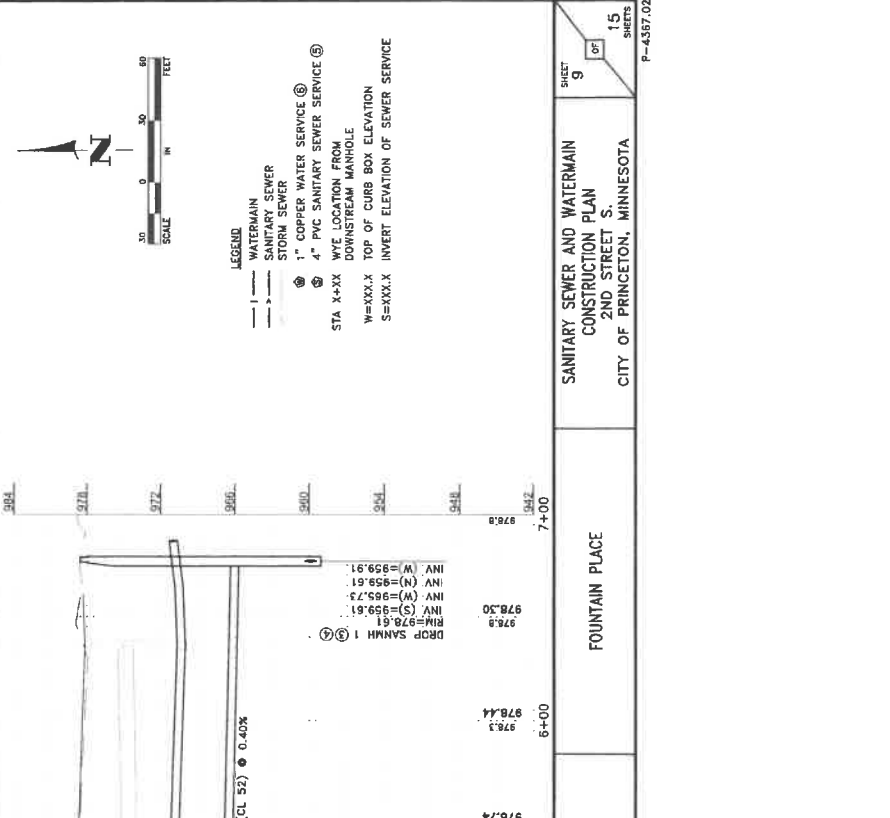
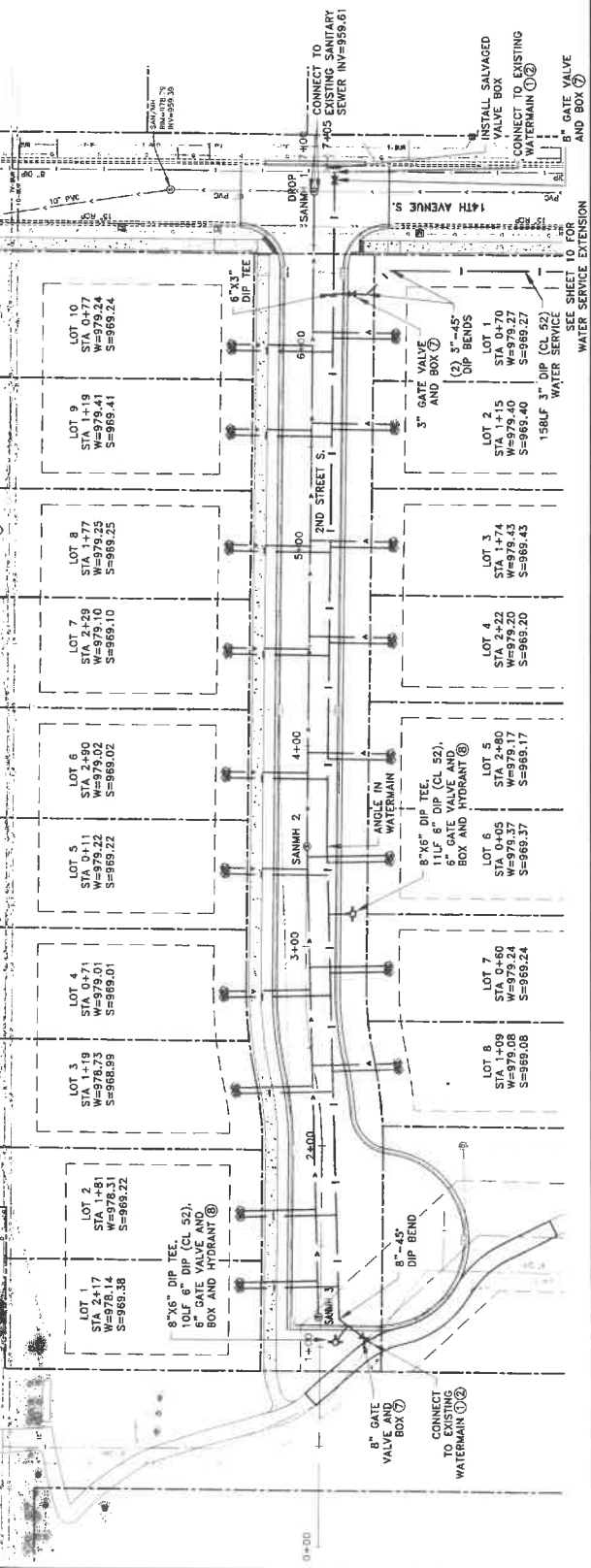
1. WATER SERVICE SHALL BE CONSTRUCTED ON A SOLID SHELVE WITH A CLEAR HORIZONTAL DISTANCE OF 24 INCHES FROM THE SEWER SERVICE. THE BOTTOM OF THE WATER SERVICE SHALL ALSO BE CONSTRUCTED AT LEAST 18 INCHES ABOVE THE DIP OF THE SEWER SERVICE.
2. ALL WATER SERVICE CONNECTIONS SHALL BE PER CITY STANDARD PLATE NO. WAT-04. THRUST BLOCKING SHALL BE INCIDENTAL.
3. ALL VALVES SHALL BE OPERATED BY PRINCETON PUBLIC UTILITY COMMISSION PERSONNEL.
4. SANITARY SEWER PIPE BEDDING SHALL BE PER CITY STANDARD PLATE NO. SAN-05.
5. ALL WATER SERVICE SHALL HAVE A MINIMUM GRADE OF 2.00%.

**REFERENCE NOTES:**

- ① LOCATION OF EXISTING WATERMAIN SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
- ② WATER SERVICE CONNECTION SHALL INCLUDE CUTTING IN AN 8"x8" DIP TEE AND CONNECTING TO THE EXISTING WATERMAIN WITH 8" DIP SLEEVES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM RESIDENTS A MINIMUM OF THREE DAYS PRIOR TO SHUTTING THE WATER OFF TO ANY PROPERTIES.
- ③ CONSTRUCT SANITARY SEWER MANHOLE AND CASTING PER CITY STANDARD PLATE NO. SAN-01.
- ④ CONSTRUCT SANITARY SEWER OUTSIDE DROP SECTION PER CITY STANDARD PLATE NO. SAN-02.
- ⑤ CONSTRUCT SANITARY SEWER SERVICE PER CITY STANDARD PLATE NO. SAN-03.
- ⑥ CONSTRUCT WATER SERVICE PER CITY STANDARD PLATE NO. WAT-06.
- ⑦ CONSTRUCT VALVE AND BOX PER CITY STANDARD PLATE NO. WAT-02.
- ⑧ CONSTRUCT HYDRANT AND VALVE PER CITY STANDARD PLATE NO. WAT-01.

**LEGEND**

- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- ⊗ 1" COPPER WATER SERVICE ⑥
- ⊗ 4" PVC SANITARY SEWER SERVICE ⑤
- STA X+XX WYE LOCATION FROM DOWNSTREAM MANHOLE
- W=XXX.X TOP OF CURB BOX ELEVATION
- S=XXX.X INVERT ELEVATION OF SEWER SERVICE



<p><b>DATE:</b> 8/21/23  <b>REVISION:</b> PLAN REVISIONS PER CITY REVIEW          10/24/23 FINAL PLAN 5/11/24</p>		<p><b>DATE:</b> 7/20/22  <b>REVISION:</b> AS PER CITY REVIEW          10/24/23 FINAL PLAN 5/11/24</p>	
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**SANITARY SEWER AND WATERMAIN  
 CONSTRUCTION PLAN  
 2ND STREET S.  
 CITY OF PRINCETON, MINNESOTA**

**FOUNTAIN PLACE**

**RUM RIVER**  
 LAND SURVEYORS & ENGINEERS  
 1000 W. WASHINGTON ST. SUITE 200  
 ST. CLOUD, MN 56301  
 TEL: 800.328.4474

**DATE:** 8/21/23  
**REVISION:** PLAN REVISIONS PER CITY REVIEW  
 10/24/23 FINAL PLAN 5/11/24

**DATE:** 7/20/22  
**REVISION:** AS PER CITY REVIEW  
 10/24/23 FINAL PLAN 5/11/24

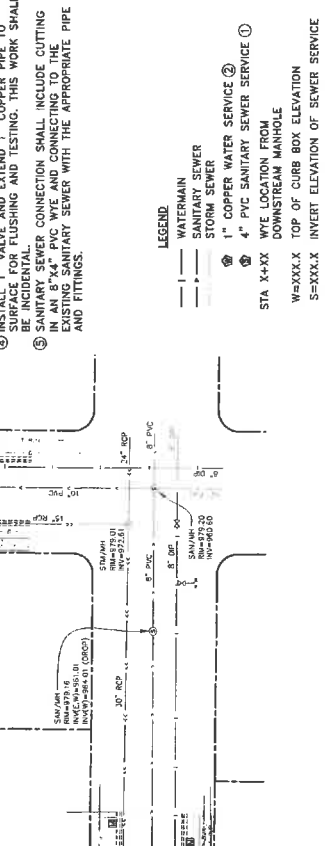
**DATE:** 8/21/23  
**REVISION:** PLAN REVISIONS PER CITY REVIEW  
 10/24/23 FINAL PLAN 5/11/24

**DATE:** 7/20/22  
**REVISION:** AS PER CITY REVIEW  
 10/24/23 FINAL PLAN 5/11/24

GENERAL NOTES:  
 1. ALL SEWER SHALL BE CONSTRUCTED ON A SOLID SHELVE 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.  
 2. ALL VALVES SHALL BE OPERATED BY PRINCETON PUBLIC UTILITY COMPANY.  
 3. SANITARY SEWER PIPE BEDDING SHALL BE PER CITY STANDARD PLATE NUMBER NO. SAN-05.  
 4. PROPOSED SEWER SERVICE SHALL HAVE A MINIMUM GRADE OF 2.00%.  
 5. LOCATION OF EXISTING WATERMAIN SHALL BE VERIFIED PRIOR TO CONSTRUCTION.  
 REFERENCE NOTES:  
 1. SANITARY SEWER SERVICE PER CITY STANDARD PLATE NO. SAN-04.  
 2. CONSTRUCT WATER SERVICE PER CITY STANDARD PLATE NO. WAT-06.  
 3. EXISTING SEWER AND WATER SERVICE LOCATIONS ARE BASED ON RECORD PLANS. VERIFY LOCATION AND INVERT ELEVATION PRIOR TO CONSTRUCTION.  
 4. INSTALL 1" VALVE AND EXTEND 1" COPPER PIPE TO SURFACE FOR FLUSHING AND TESTING. THIS WORK SHALL BE INCIDENTAL.  
 5. SANITARY SEWER CONNECTION SHALL INCLUDE CUTTING IN AN 8" X 4" PVC WYE AND CONNECTING TO THE EXISTING SANITARY SEWER WITH THE APPROPRIATE PIPE AND FITTINGS.

LEGEND:  
 WATERMAIN  
 SANITARY SEWER  
 STORM SEWER  
 1" COPPER WATER SERVICE  
 4" PVC SANITARY SEWER SERVICE  
 STA. X+XX WYE LOCATION FROM DOWNSTREAM MANHOLE  
 W=XXX.X TOP OF CURB BOX ELEVATION  
 S=XXX.X INVERT ELEVATION OF SEWER SERVICE

SEE SHEET 9 FOR WATER SERVICE EXTENSION  
 3" DIP (CL 52) WATER SERVICE  
 3" DIP TAPPED PLUG  
 2.5" RISER  
 RECONSTRUCT STREET PER SECTION 3  
 CONNECT TO EXISTING SANITARY SEWER



DATE: 10/26/22  
 REVISION: PLAN BUILDING PER CITY REVIEW  
 PREPARED BY: TINA P. J. SUBMITTA  
 CHECKED BY: THOMAS A. ELLIOTT, P.E., Lic. No. 43362  
 DATE: 7/20/22

FOUNTAIN PLACE  
 SANITARY SEWER AND WATERMAIN CONSTRUCTION PLAN  
 MEADOW VIEW DRIVE  
 CITY OF PRINCETON, MINNESOTA

SHEET 10 OF 15 SHEETS  
 P-4367.02

REVISION: PLAN BUILDING PER CITY REVIEW  
 PREPARED BY: TINA P. J. SUBMITTA  
 CHECKED BY: THOMAS A. ELLIOTT, P.E., Lic. No. 43362  
 DATE: 7/20/22

DATE: 10/26/22  
 REVISION: PLAN BUILDING PER CITY REVIEW  
 PREPARED BY: TINA P. J. SUBMITTA  
 CHECKED BY: THOMAS A. ELLIOTT, P.E., Lic. No. 43362  
 DATE: 7/20/22

DATE: 10/26/22  
 REVISION: PLAN BUILDING PER CITY REVIEW  
 PREPARED BY: TINA P. J. SUBMITTA  
 CHECKED BY: THOMAS A. ELLIOTT, P.E., Lic. No. 43362  
 DATE: 7/20/22

DATE: 10/26/22  
 REVISION: PLAN BUILDING PER CITY REVIEW  
 PREPARED BY: TINA P. J. SUBMITTA  
 CHECKED BY: THOMAS A. ELLIOTT, P.E., Lic. No. 43362  
 DATE: 7/20/22

DATE: 10/26/22  
 REVISION: PLAN BUILDING PER CITY REVIEW  
 PREPARED BY: TINA P. J. SUBMITTA  
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 DATE: 7/20/22

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