

## **PRIVATE WATER MAIN AGREEMENT**

**THIS AGREEMENT** is made this \_\_\_\_th day of \_\_\_\_\_, 202\_\_ and between Thompson Square East Townhome Association, Inc., a Minnesota non-profit corporation, whose principal place of business is located at 5354 Parkdale Drive, Unit 100, St. Louis Park, MN 55416 (“Owner”), M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company (“Developer”), and the **Board of Water Commissioner of the City of Saint Paul**, d/b/a Saint Paul Regional Water Services, a municipal corporation under the laws of the State of Minnesota (the “Board”).

**WHEREAS**, the Board during all times herein mentioned did and does manage, control and operate, pursuant to the Home Rule Charter of the City of Saint Paul, its water works and public water supply system primarily for the purpose of furnishing an adequate supply of water for industrial, commercial and domestic purposes to residents of the City of Saint Paul within its corporate limits, pursuant to ordinances of said City of Saint Paul germane thereto, and by agreement between the City of West Saint Paul and the Board to the residents of the City of West Saint Paul; and

**WHEREAS**, Owner owns the following described land, which is situated within the corporate limits of the City of West Saint Paul in the County of Dakota, State of Minnesota, (the “Property”), legally described as Lot 45, Block 1, Thompson Square East.

**WHEREAS**, Owner has made application to the Board for water supply service to be afforded from the public water supply system to the Property according to the rates and charges payable therefore by Owner, its successors or assigns, to the Board, as the same may be established from time to time;

**NOW, THEREFORE**, in consideration of the mutual covenants herein contained, the parties, for themselves, their successors and assigns, do hereby mutually agree as follows:

1. Owner does hereby convey and grant to the Board a perpetual water main easement in, under, through, and over and across portions of the Property as described and depicted in Exhibit “A”, attached hereto and incorporated herein (the “Easement Area”).

2. The Board does hereby grant permission to Owner to construct, maintain and repair a private water main necessary for the furnishing of water service to the Property subject to the terms and conditions contained herein.

3. Developer shall construct the private water main at its sole cost and expense, in strict accordance with approved plans and specifications on file with the Board, under the supervision and subject to the approval of the Board, within the Easement Area described in Exhibit “A”.

4. Developer shall pay an administrative fee of \$500.00.

5. All service connections from the private main shall be constructed by Developer at its sole cost and expense, in strict accord with plans and specifications approved and on file with the Board under the supervision and approval of the Board.

6. All necessary maintenance, repairs, operation, and/or replacement of the main and service connections shall be borne by Owner at its sole cost and expense, in strict accordance with plans and specifications subject to approval by the Board.

7. The Board, at the request of Owner, or in case of default by Owner in relation to the

construction, reconstruction, maintenance, repair, or operation of said private main, may enter upon the Easement Area and construct, reconstruct, maintain, repair, or operate said private main for the aforesaid purposes of the same and all reasonable cost and expense thus incurred by the Board shall be chargeable by the Board to Owner and shall become due and payable upon presentation of an invoice therefore; and if such charges are not paid when due, they shall become and constitute a lien upon the real property served. In the event of nonpayment, the Board reserves the right to deny service.

8. The Board agrees to supply water service to the Property as the same have been or shall be developed for commercial or residential purposes, subject to and in accordance with applicable rates or charges, rules and regulations as they are or shall be established from time to time by the Board. It is understood and agreed, however, that the Board undertakes to supply such water supply only in case the pressure in its mains is sufficient to enable it so to do, and the Board assumes no responsibility for failure to supply water resulting from acts or conditions beyond its control.

9. It is agreed by and between the parties hereto that this Agreement shall be subject to water service rates, rules, and regulations germane to the subject of this Agreement now in force and hereinafter prescribed and promulgated by the Board and further that there shall be and hereby is reserved to the Board the right to change, revise, alter and amend such rates, rules and regulations as their discretion shall direct to that end that such rates, rules and regulations shall be reasonable.

10. No extension of the private water main shall be made without the prior written consent of the Board.

11. Official addresses for each service connection shall be obtained by Owner and furnished to the Board prior to the installation of service connection taps.

12. The Board reserves the right to shut off the water service when necessary for the

extension, replacement, repair or cleaning of the private water main or apparatus appurtenant thereto, and the Board shall not be held liable for any damage occasioned thereby.

13. This Agreement shall be binding upon each Owner, its successors and assigns. Owner shall not assign its rights and obligations hereunder without first obtaining the written consent of the Board, which consent shall not be unreasonably withheld by the Board. In the event that Owner desires to transfer its title to a portion of the property hereof, it is expressly understood and agreed that the Owner and transferees shall enter into an agreement by which the transferees shall agree to pay all or a proportionate share of the cost of maintenance and replacement of the private water main and further agree to assume all or a proportionate share of the responsibility and liability arising out of the operation, maintenance, use and repair of the main or service pipes. This agreement shall be in form as to be subject to the approval of the Board, and the Board shall be provided with two (2) executed copies of the agreement.

14. Owner, in consideration of its being supplied water by the Board, upon the terms and conditions herein outlined, shall comply strictly with all of the rules and regulations of the Board, and shall pay or cause to be paid unto the Board therefore according to all applicable rates and charges prescribed and promulgated therefore by the Board now in existence or as may be modified or amended, which are hereby incorporated by reference. The Board reserves the right to shut off the water supply for nonpayment by Owner of applicable water charges, and it is expressly agreed that such unpaid water charges and costs incurred by the Board pursuant to this Agreement shall be and constitute a lien upon the Property.

15. Owner, its successors and assigns, shall indemnify, defend and save harmless, the Board, its officers, agents employees and servants from all suits, actions or claims which shall arise from any injuries or damage caused by any break or leak in any service pipe, private main,

other main or connection authorized by this Agreement, except those arising from the negligence of the Board that may occur from the furnishing of a supply of water by the Board to the Owner, its tenants, successors and assigns or other persons, firms or corporations served and to be served by this private water main; and further, that Owner, its successors and assigns, shall indemnify, defend and save harmless the Board against any claim, action or lawsuit brought against the Board, except those arising from the negligence of the Board, in connection with or as a result of the furnishing of such supply of water, by the Board, to Owner, or other persons, firms or corporations served on the Property by such private water main or service connections.

16. Notices. Whenever it shall be required or permitted by this Agreement that notice or demand be given or served by either party to or on the other party, such notice or demand shall be delivered personally or mailed by United States mail to the addresses hereinafter set forth by certified mail. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above. The addresses of the parties hereto for such mail purposes are as follows, until written notice of such address change has been given:

As to the Board: Board of Water Commissioners of the City of Saint Paul  
1900 Rice Street  
St. Paul, MN 55113

As to the Owner: Thompson Square East Townhome Association  
5354 Parkdale Drive, Unit 100  
St. Louis Park, MN 55416

As to the Developer: M/I Homes of Minneapolis/St. Paul, LLC  
2345 Rice Street, Suite 230  
Roseville, MN 55113

17. The undersigned represent that they have the power and authority to execute this Agreement on behalf of their respective parties.

[Page left intentionally blank.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day first shown above.

For Owner: Thompson Square East Townhome Association, Inc.

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_ (name), \_\_\_\_\_ (title), Thompson Square East Townhome Association, Inc., a Minnesota Non-Profit Corporation, on behalf of the corporation.

\_\_\_\_\_  
Signature of person taking acknowledgment

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day first shown above.

**For Developer:**

**M/I Homes of Minneapolis/St. Paul, LLC**

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_ (name), \_\_\_\_\_ (title), M/I Homes of Minneapolis/St. Paul, LLC, a Delaware Limited Liability Company, on behalf of the corporation.

\_\_\_\_\_  
Signature of person taking acknowledgment



**For the Board:**

**BOARD OF WATER COMMISSIONERS OF  
THE CITY OF SAINT PAUL**

Approved:

\_\_\_\_\_  
Racquel Vaske, General Manager  
Saint Paul Regional Water Services

By: \_\_\_\_\_  
Mara Humphrey, President

Form Approved:

\_\_\_\_\_  
Assistant City Attorney  
City of Saint Paul

By: \_\_\_\_\_  
Mollie Gagnelius, Secretary

**STATE OF MINNESOTA )**  
**) ss.**  
**COUNTY OF RAMSEY )**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Mara Humphrey, President, Board of Water Commissioners of the City of Saint Paul, a Minnesota municipal corporation, on behalf of the corporation.

\_\_\_\_\_  
Signature of person taking acknowledgment

**STATE OF MINNESOTA )**  
**) ss.**  
**COUNTY OF RAMSEY )**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Mollie Gagnelius, Secretary, Board of Water Commissioners of the City of Saint Paul, a Minnesota municipal corporation, on behalf of the corporation.

\_\_\_\_\_  
Signature of person taking acknowledgment

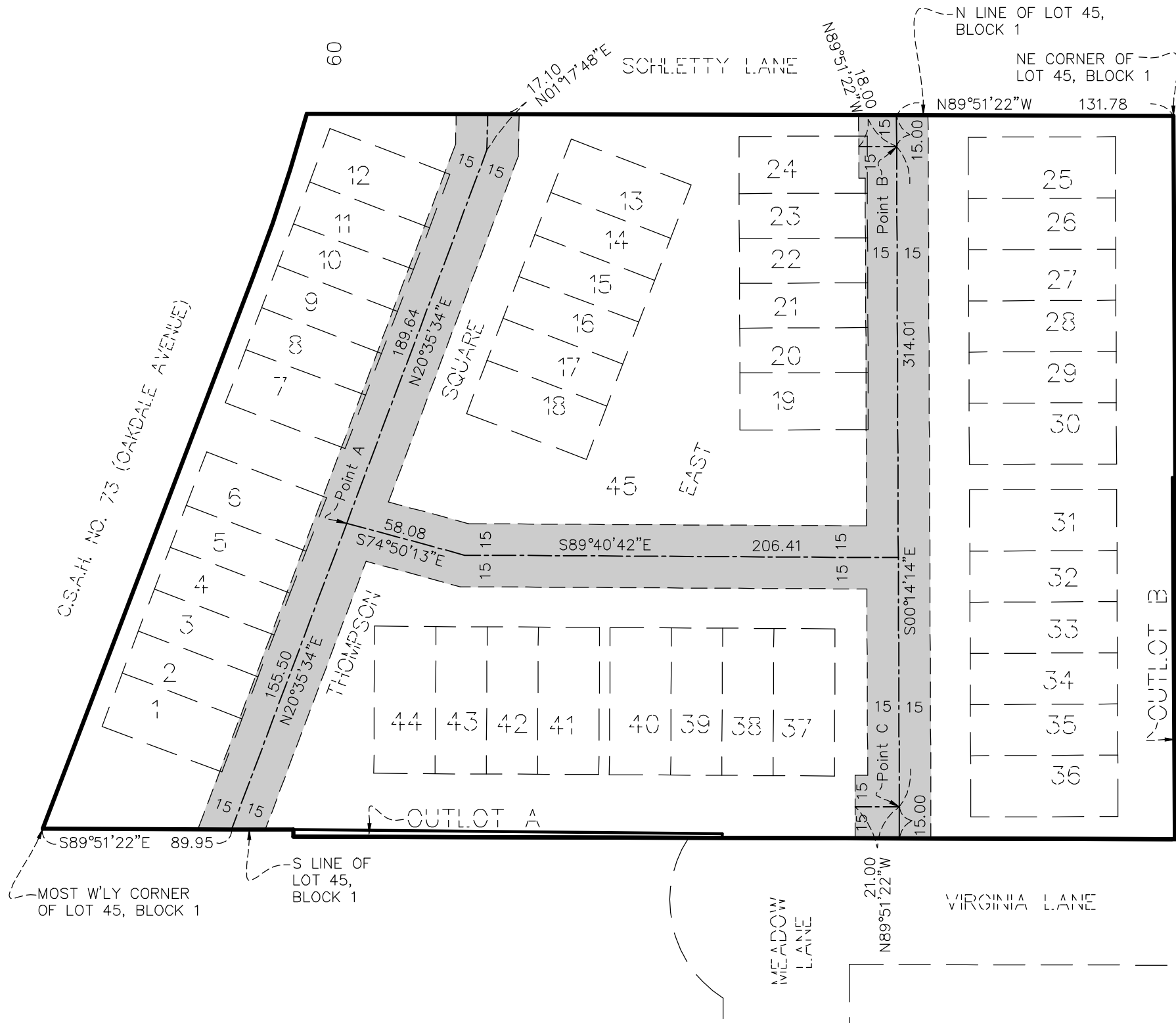
By: \_\_\_\_\_  
John McCarthy, Director  
Office of Financial Services

**STATE OF MINNESOTA )**  
**) ss.**  
**COUNTY OF RAMSEY )**

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_,  
2024, by John McCarthy, Director, Office of Financial Services, City of Saint Paul, Minnesota, a  
Minnesota municipal corporation, on behalf of the corporation.

\_\_\_\_\_  
Signature of person taking acknowledgment

**EXHIBIT A**  
**Easement Area**



**PROPOSED DESCRIPTION FOR WATERMAIN EASEMENT**

A 30.00 foot wide easement for watermain purposes lying over, under and across Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 19, 20, 21, 22, 23, 24, 25 and 45 Block 1 THOMPSON SQUARE EAST, according to the recorded plat thereof, Dakota County, Minnesota, the centerline is described as follows:

Commencing at the most westerly corner of said Lot 45, thence South 89 degrees 51 minutes 22 seconds East assumed bearing, along the south line of said Lot 45, 89.95 feet to the point of beginning; thence North 20 degrees 35 minutes 34 seconds East, 155.50 feet to a point hereinafter referred to as Point A; thence continuing North 20 degrees 35 minutes 34 seconds East, 189.64 feet; thence North 01 degrees 17 minutes 48 seconds East, 17.10 feet to the north line of said Lot 45 and there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said north and south lines of Lot 45.

AND

A 30.00 foot wide strip centerline described as follows:

Beginning at said Point A, thence South 74 degrees 50 minutes 13 seconds East, 58.08 feet; thence South 89 degrees 40 minutes 42 seconds East, 206.41 feet and there terminating.

AND

A 30.00 foot wide strip centerline described as follows:

Commencing at the northeast corner of said Lot 45, thence North 89 degrees 51 minutes 22 seconds West, along the north line of said Lot 45, 131.78 feet to the point of beginning; thence South 00 degrees 14 minutes 14 seconds East, 15.00 feet to a point hereinafter referred to as Point B; thence continuing thence South 00 degrees 14 minutes 14 seconds East, 314.01 feet to a point hereinafter referred to as Point C; thence continuing thence South 00 degrees 14 minutes 14 seconds East, 15.00 feet to the south line of said Lot 45 and there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said north and south lines of Lot 45.

AND

A 30.00 foot wide strip centerline described as follows:

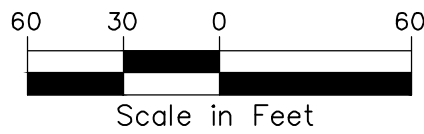
Beginning at said Point B, thence North 89 degrees 51 minutes 22 seconds West, 18.00 feet and there terminating.

AND

A 30.00 foot wide strip centerline described as follows:

Beginning at said Point C, thence North 89 degrees 51 minutes 22 seconds West, 21.00 feet and there terminating.

\* This sketch does not purport to show the existence or nonexistence of any encroachments from or onto the hereon described land, easements of record or unrecorded easements which affect said land or any improvements to said land.



## PROPOSED DESCRIPTION FOR WATERMAIN EASEMENT

A 30.00 foot wide easement for watermain purposes lying over, under and across Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 19, 20, 21, 22, 23, 24, 25 and 45 Block 1 THOMPSON SQUARE EAST, according to the recorded plat thereof, Dakota County, Minnesota, the centerline is described as follows:

Commencing at the most westerly corner of said Lot 45, thence South 89 degrees 51 minutes 22 seconds East assumed bearing, along the south line of said Lot 45, 89.95 feet to the point of beginning; thence North 20 degrees 35 minutes 34 seconds East, 155.50 feet to a point hereinafter referred to as Point A; thence continuing North 20 degrees 35 minutes 34 seconds East, 189.64 feet; thence North 01 degrees 17 minutes 48 seconds East, 17.10 feet to the north line of said Lot 45 and there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said north and south lines of Lot 45.

AND

A 30.00 foot wide strip centerline described as follows:

Beginning at said Point A, thence South 74 degrees 50 minutes 13 seconds East, 58.08 feet; thence South 89 degrees 40 minutes 42 seconds East, 206.41 feet and there terminating.

AND

A 30.00 foot wide strip centerline described as follows:

Commencing at the northeast corner of said Lot 45, thence North 89 degrees 51 minutes 22 seconds West, along the north line of said Lot 45, 131.78 feet to the point of beginning; thence South 00 degrees 14 minutes 14 seconds East, 15.00 feet to a point hereinafter referred to as Point B; thence continuing thence South 00 degrees 14 minutes 14 seconds East, 314.01 feet to a point

hereinafter referred to as Point C; thence continuing thence South 00 degrees 14 minutes 14 seconds East, 15.00 feet to the south line of said Lot 45 and there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said north and south lines of Lot 45.

AND

A 30.00 foot wide strip centerline described as follows:

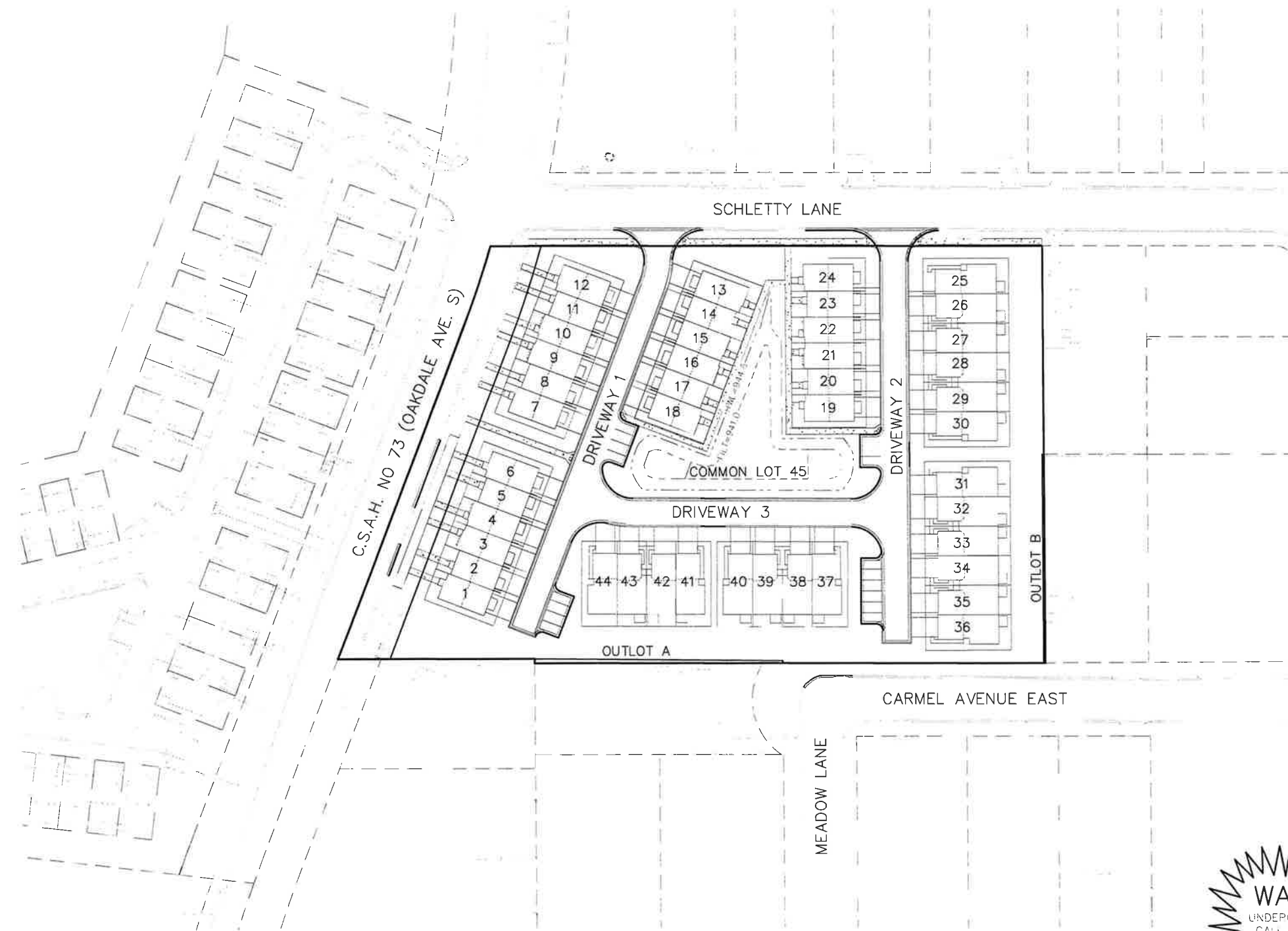
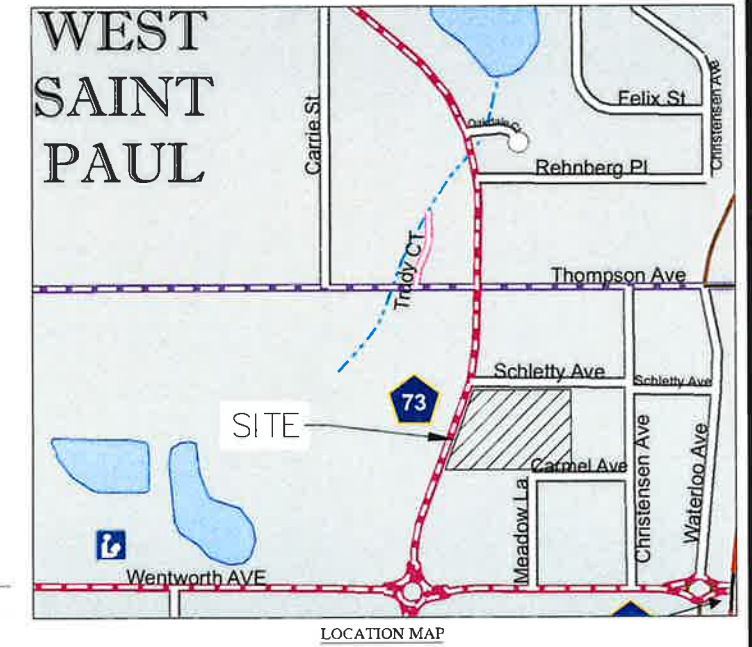
Beginning at said Point B, thence North 89 degrees 51 minutes 22 seconds West, 18.00 feet and there terminating.

AND

A 30.00 foot wide strip centerline described as follows:

Beginning at said Point C, thence North 89 degrees 51 minutes 22 seconds West, 21.00 feet and there terminating.

# THOMPSON SQUARE EAST FINAL UTILITY & STREET CONSTRUCTION PLAN WEST ST. PAUL, MINNESOTA

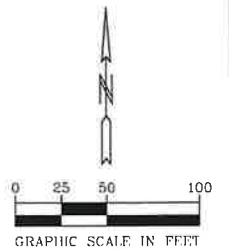


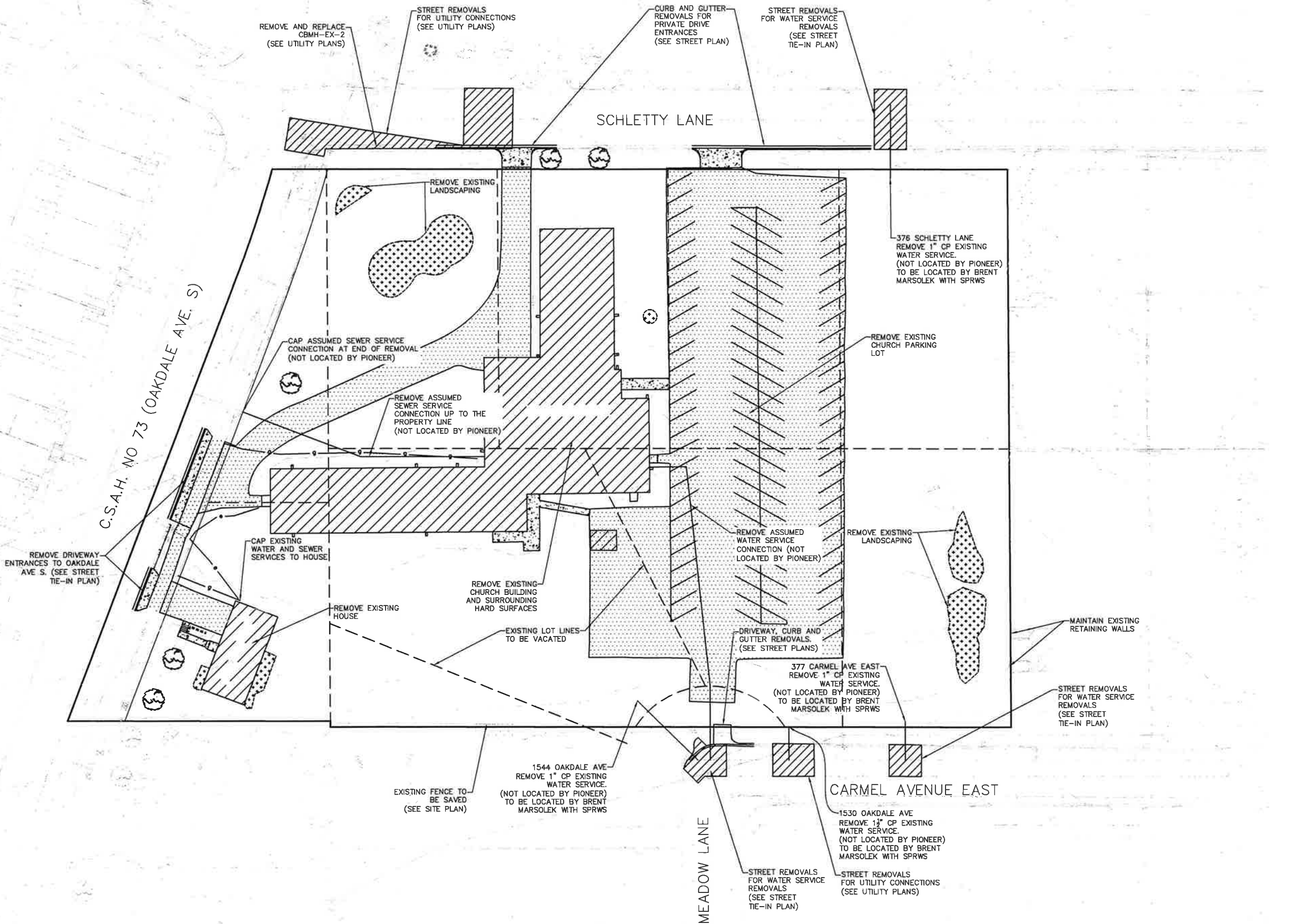
## SHEET INDEX

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LANDSCAPE PLAN	L1
TREE PRESERVATION PLAN	T1



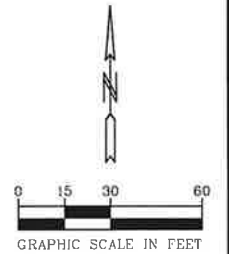
Know what's below.  
Call before you dig.





NOTE:  
SEE TREE PRESERVATION PLAN  
FOR ITEMIZED TREE REMOVALS.

NOTE FOR EXISTING WATER SERVICES:  
CONTRACTOR TO SHUT OFF EXISTING  
WATER SERVICES AT THE CORPORATION  
STOP, CUT OFF SERVICE AND CRIMP  
END.



BENCH MARK  
TOP NUT OF HYDRANT AT  
NE QUAD OF OAKDALE AVE  
S. AND SCHLETTY LANE  
EL=944.84

**PIONEER**engineering

2422 Enterprise Drive  
Mendota Heights, MN 55120  
(651) 681-1914  
Fax: 681-9488  
www.pioneereng.com

I hereby certify that this plan was prepared by  
me or under my direct supervision and that I  
am a duly Licensed Professional Engineer  
within the limits of the State of Minnesota.

Name: Brian M. Nelson  
Title: MEASURE  
Reg. No.: 47504 Date: 08/03/2024

Revisions:  
2-8-2024 Fix Comments  
6-1-2024 Fix Comments  
6-1-2024 SPRWS Comments

Date: 08/03/2024  
Drawing: NAP/BNM  
Drawn: PDS

**REMOVALS PLAN**

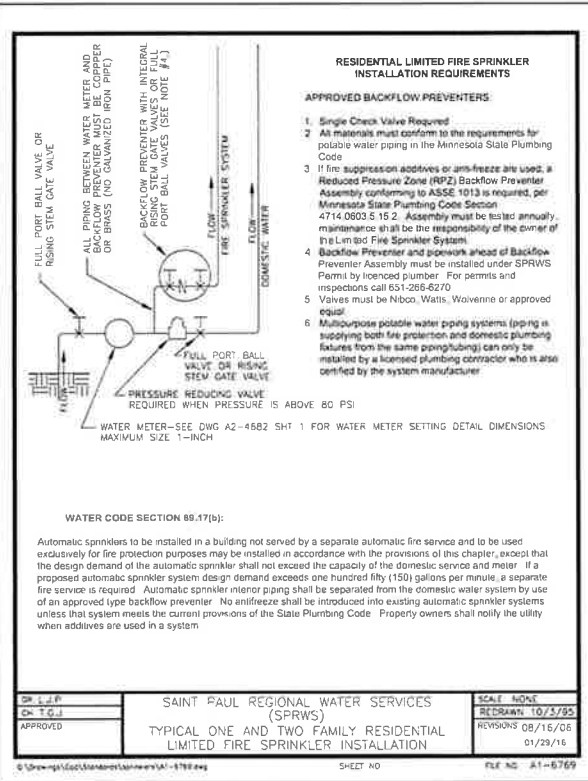
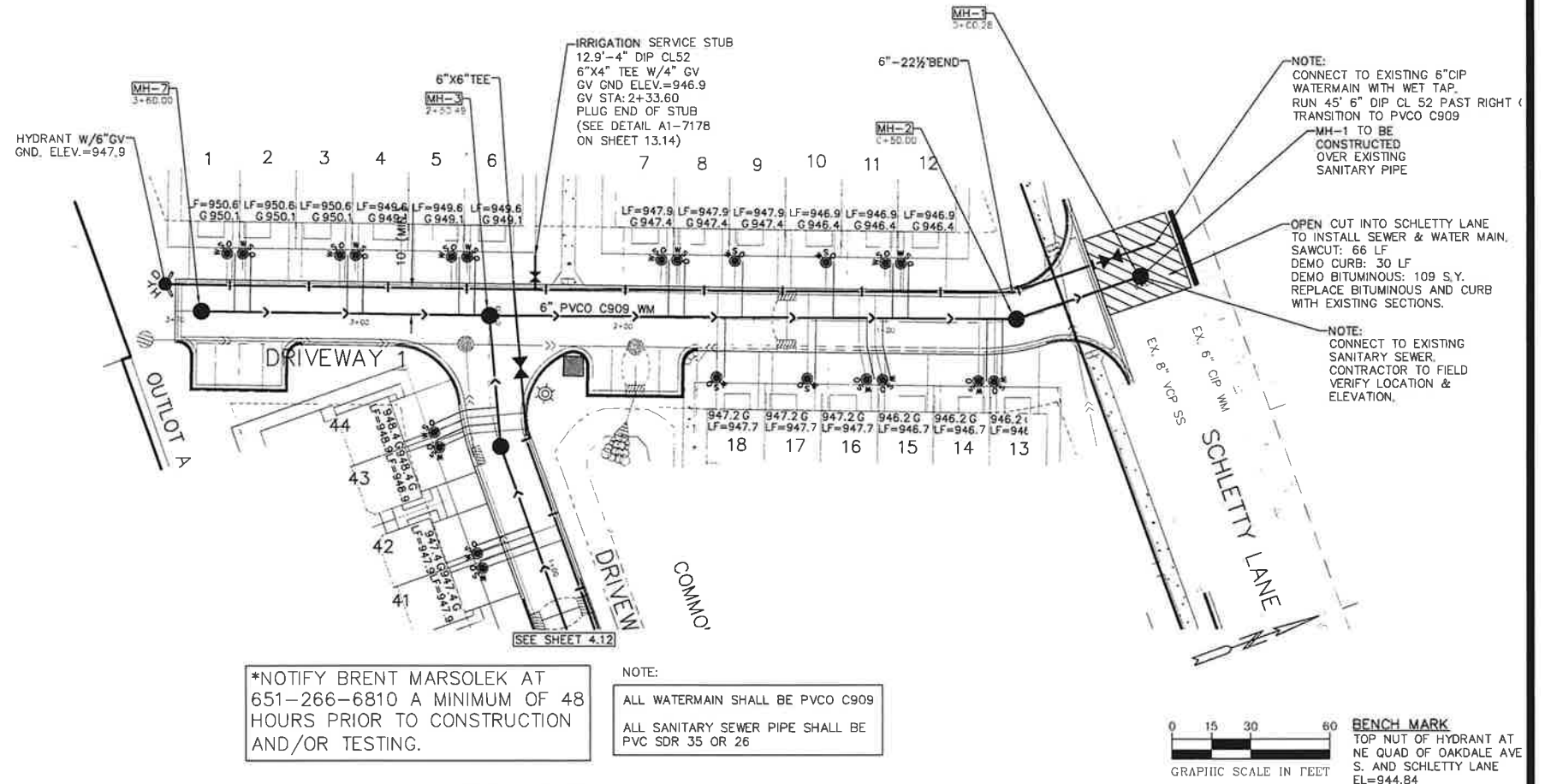
**MI HOMES**  
5354 PARKDALE DRIVE SUITE 100  
ST. LOUIS PARK, MINNESOTA 55416

**THOMPSON SQUARE EAST**  
WEST ST. PAUL, MINNESOTA



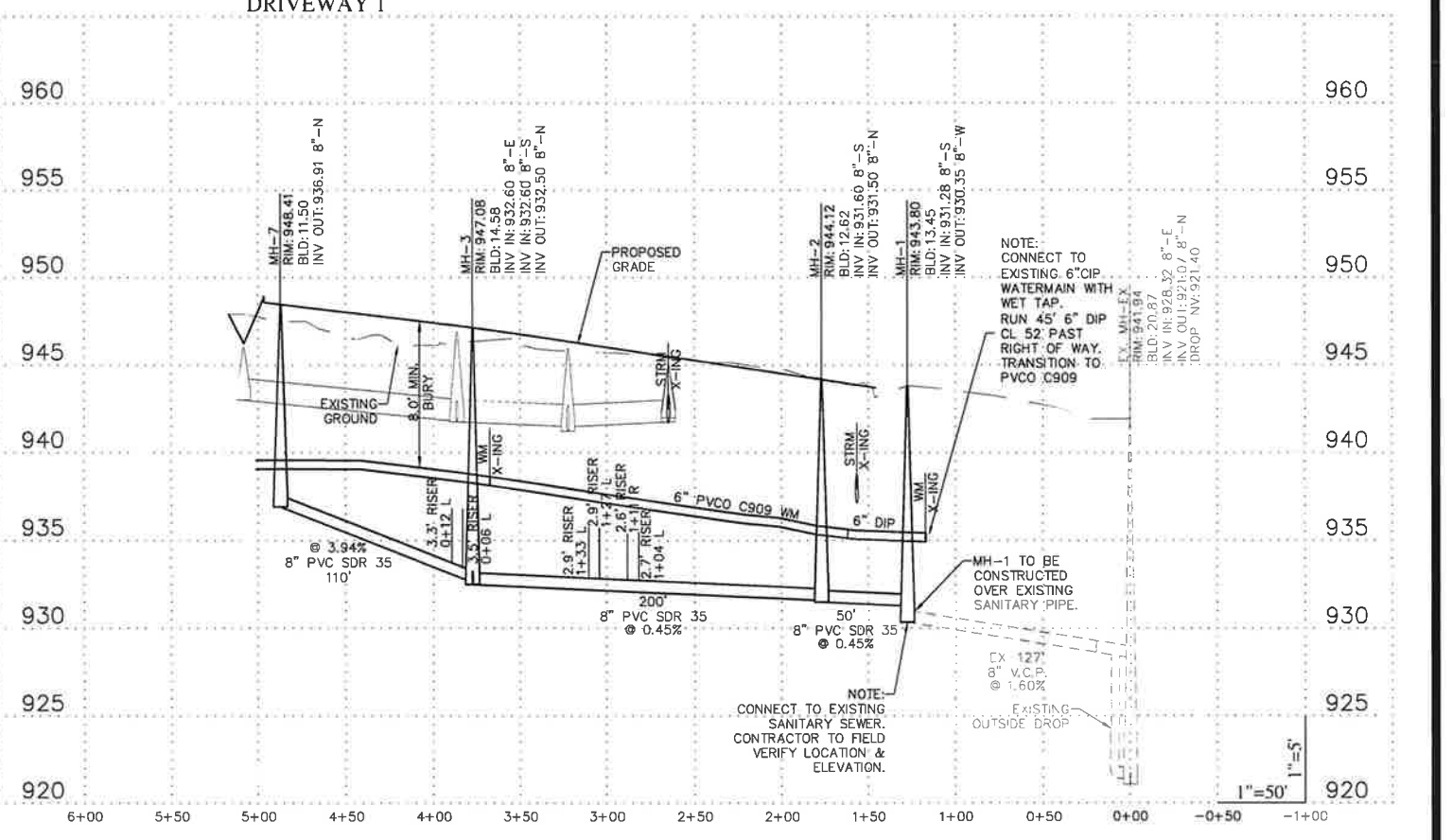
**SANITARY & WATERMAIN CONSTRUCTION NOTES - SEE SHEETS 13.10-13.14 FOR CITY & SPRWS DETAILS.**

- SANITARY MANHOLE ADJUSTMENT RINGS AND CASTING SHALL BE SEALED WITH INFI-SHIELD ONE PIECE MOLDED EPDM RUBBER 1/1 BARRIER OR APPROVED EQUAL (SEE CITY PLATE SAN-06). THE MANHOLE BARREL JOINTS SHALL BE SEALED WITH INFI-SHIELD GATOR WRAP OR APPROVED EQUAL (SEE CITY PLATE SAN-01).
- SANITARY SERVICE ELEVATIONS ARE AT THE CURB STOPS AS SHOWN, I.E. (INV.=947.6).
- SERVICE & RISER STATIONING IS FROM DOWNSTREAM MANHOLE.
- SANITARY SEWER SERVICES, WYES, RISERS, & CLEANOUT SHALL BE 6" PVC SDR 26, UNLESS OTHERWISE NOTED.
- 6" WATERMAIN SHALL BE PVC0 C909.
- ALL D.I.P. AND D.I.P. FITTINGS TO BE WRAPPED IN POLYETHYLENE.
- WATER SERVICES SHALL BE 1/2" COPPER TYPE "K".
- ALL FITTINGS SHALL HAVE MEGA LUGS. SEE RESTRAINED PIPE REQUIREMENT CHARTS ON SPRWS PLATE D-11 (PLATE SHEETS 1-4).
- ALL EXISTING UTILITIES HAVE BEEN REMOVED DURING SITE DEMOLITION.
- CONTRACTOR IS RESPONSIBLE FOR TRENCH DESIGN & O.S.H.A. REQUIREMENTS.
- ALL CASTINGS & VALVE BOXES TO BE SET 0.05' BELOW FG ELEVATION.
- ALL WATERMAIN PIPE AND SEWER SERVICES TO HAVE TRACER WIRE INSTALLED.
- ALL PVC PIPE INSTALLED SHALL UTILIZE A TYPE B TRENCH WITH 6" GRANULAR BEDDING BENEATH THE PIPE PER SPRWS PLATE D-5.
- THE FOLLOWING WORK IN THE RIGHT-OF-WAY SHALL BE PERFORMED BY SPRWS ON AN ACTUAL COST BASIS: (1) TAP, VALVE, AND BOX FOR ANY SERVICE TAPPED FROM 12" MAINS OR LARGER. (2) INSPECTION OF CONTRACTOR INSTALLED MAINS AND SERVICES. (3) CONSTRUCTION OF TEMPORARY SERVICES IF NECESSARY. AN ESTIMATE WILL BE PROVIDED FOR THIS WORK AND PAYMENT IN THE AMOUNT OF THE ESTIMATE MUST BE RECEIVED BEFORE THE WORK CAN BE SCHEDULED. ALL OTHER WORK, INCLUDING EXCAVATION, RESTORATION, CUT OFFS, AND PIPEWORK TO BE PERFORMED BY THE CONTRACTOR.
- WATER SERVICES TO BE INSTALLED ACCORDING TO SPRWS "STANDARDS FOR THE INSTALLATION OF WATER MAINS".
- A FOUR-SIDED TRENCH BOX IS REQUIRED ON ALL EXCAVATIONS DEEPER THAN 5 FEET WHERE UNDERGROUND WORK OR INSPECTION IS TO BE PERFORMED BY SPRWS. FOR ALL WET TAPS TO BE PERFORMED BY SPRWS, A MINIMUM TRENCH BOX SIZE OF 8 FEET HIGH X 8 FEET WIDE X 10 FEET LONG IS REQUIRED. LADDERS ARE REQUIRED AND MUST EXTEND 3 FEET ABOVE THE SURFACE OF THE TRENCH. SIDEWALKS, PAVEMENTS, DUCTS AND APPURTENANT STRUCTURES SHALL NOT BE UNDERMINED UNLESS A SUPPORT SYSTEM OR ANOTHER METHOD OF PROTECTION IS PROVIDED. TRENCHES IN EXCESS OF 20 FEET IN DEPTH MUST BE SIGNED OFF BY A REGISTERED PROFESSIONAL ENGINEER. EXCAVATED MATERIAL MUST BE KEPT A MINIMUM OF 2 FEET FROM THE EDGE OF THE TRENCH.
- SERVICE CONNECTIONS SHALL BE INSTALLED WITH 8 FEET OF COVER AS PER THE ESTABLISHED GRADE FROM THE MAIN TO THE PROPERTY LINE OR, IF APPLICABLE, TO THE UTILITY EASEMENT LINE. WHEN SOLID ROCK CONDITIONS ARE ENCOUNTERED, WATER SERVICES MAY BE INSTALLED WITH 6.5 FEET OF COVER, AT THIS DEPTH, THE NEED FOR INSULATION WILL BE DETERMINED BY SPRWS INSPECTORS.
- ALL PIPE 2" AND SMALLER MUST BE TYPE K COPPER. PIPE MATERIAL FOR 8" DUCTILE IRON PIPE MUST BE CLASS 52. PIPE MATERIAL FOR 6" AND 4" DUCTILE IRON PIPE MUST BE CLASS 53. THE EXTERIOR OF DUCTILE IRON PIPE SHALL BE COATED WITH A LAYER OF ARC-SPRAYED ZINC PER ISO 8179. THE INTERIOR CEMENT MORTAR LINING SHALL BE APPLIED WITHOUT ASPHALT SEAL COAT. PIPE MUST BE WRAPPED IN V-BIO POLYWRAP ENCASUREMENT AND SHALL BE INSTALLED UTILIZING MODIFIED METHOD A AS RECOMMENDED BY DIPRA. ENCASUREMENT SHALL BE TAPED AT EACH JOINT AND AROUND THE MIDDLE OF THE PIPE.
- MAINTAIN 3 FEET VERTICAL SEPARATION BETWEEN WATER AND SEWER PIPES OR 18-INCH SEPARATION INCLUDING 4-INCH, HIGH-DENSITY INSULATION PER SPRWS STANDARD PLATE D-10 FOR TYPICAL WATER MAIN OFFSETS.
- REFER TO SPRWS "STANDARDS FOR THE INSTALLATION OF WATER MAINS" STANDARD PLATE D-11 FOR RESTRAINED PIPE REQUIREMENT.
- ALL WATER SERVICE VALVE BOXES WITHIN CONSTRUCTION AREA MUST BE EXPOSED AND BROUGHT TO GRADE UPON COMPLETION OF CONSTRUCTION.
- ALL PIPE WORK INSIDE OF PROPERTY TO BE PERFORMED BY A PLUMBER LICENSED BY THE STATE OF MINNESOTA AND CERTIFIED BY THE CITY OF SAINT PAUL. SPRWS REQUIRES SEPARATE OUTSIDE AND INSIDE PLUMBING PERMITS FOR EACH NEW WATER SERVICE.
- ALL UNUSED EXISTING WATER SERVICES TO BE CUT OFF BY THE CONTRACTOR AT THE MAIN. EXCAVATION AND RESTORATION BY CONTRACTOR. CUT OFFS MUST BE PERFORMED PRIOR TO THE SCHEDULED TIME OF NEW INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL EXCAVATION AND OBSTRUCTION PERMITS REQUIRED BY ANY GOVERNING AUTHORITY.
- CONTRACTOR MUST MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO SAINT PAUL REGIONAL WATER SERVICES ENGINEERING DEPARTMENT UPON COMPLETION OF WORK VIA EMAIL AT: [WATER-PLUMBINGPERMITAPP@CITY.SPAUL.MN.US](mailto:WATER-PLUMBINGPERMITAPP@CITY.SPAUL.MN.US)
- CATHODIC PROTECTION IN THE FORM OF (2) 32 LB (BARE WT.) MAGNESIUM ANODES IS REQUIRED IN CONJUNCTION WITH NEW SERVICE INSTALLATION(S) IN THE RIGHT-OF-WAY. REFER TO STANDARD PLATE D-15.



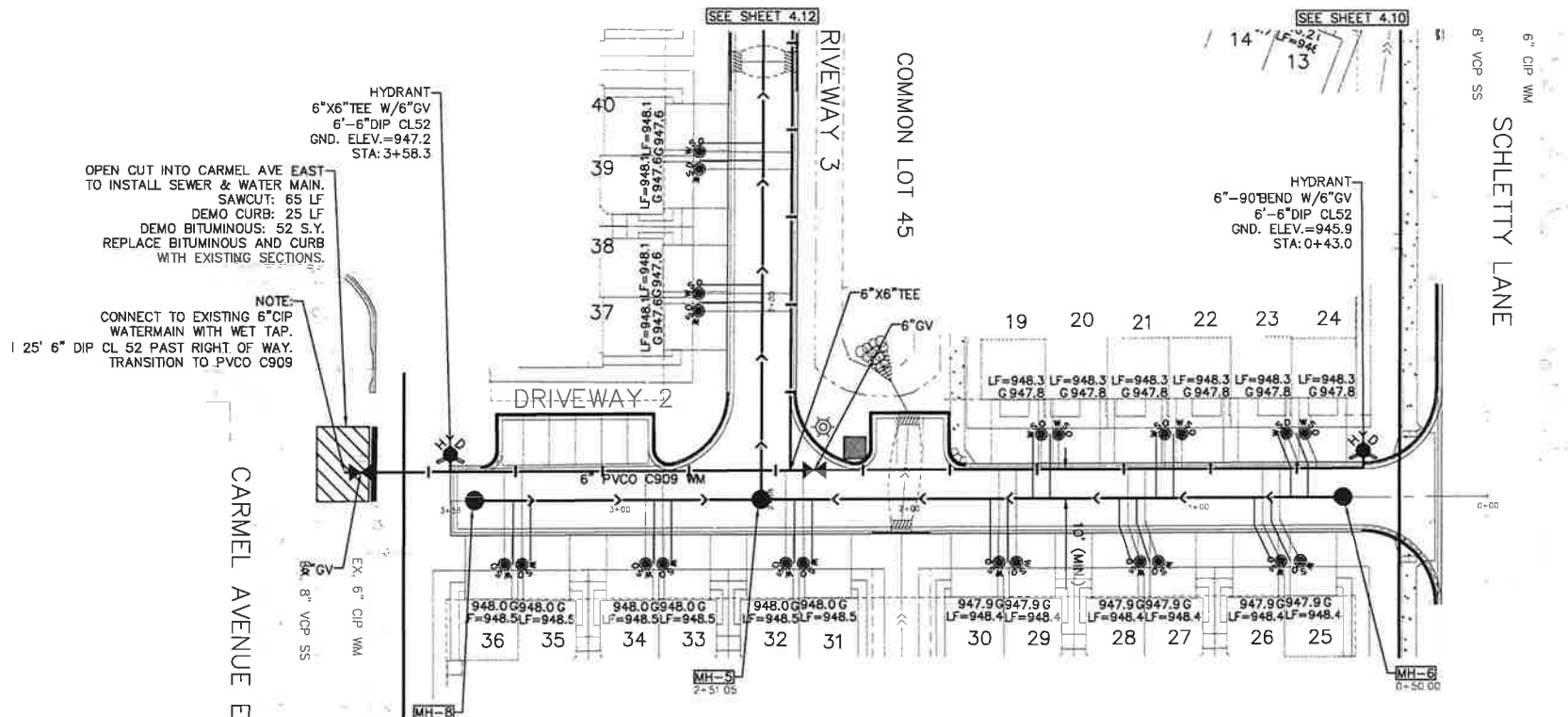
SERVICE TABLE					
SERV. LOC.	CS EL	INV.	DOWN STREAM MH	STA	NOTES
E B1 L1	948.9	938.9	3	0+97	
E B1 L2	948.9	938.9	3	0+91	
E B1 L3	948.5	938.5	3	0+54	
E B1 L4	948.3	938.3	3	0+48	
E B1 L5	947.9	937.9	3	0+12	
E B1 L6	947.9	937.9	3	0+06	
E B1 L7	946.6	936.6	2	1+33	
E B1 L8	946.6	936.6	2	1+27	
E B1 L9	946.3	936.3	2	1+04	
E B1 L10	945.7	935.7	2	0+70	
E B1 L11	945.4	935.4	2	0+48	
E B1 L12	945.4	935.4	2	0+42	
E B1 L13	945.0	935.0	2	0+05	
E B1 L14	945.0	935.0	2	0+11	
E B1 L15	945.5	935.5	2	0+51	
E B1 L16	945.7	935.7	2	0+57	
E B1 L17	946.0	936.0	2	0+76	
E B1 L18	946.3	936.3	2	1+11	

NOTE 1: INVERT AT CURB STOP IS LESS THAN 10' DEEP



**SANITARY & WATERMAIN CONSTRUCTION NOTES - SEE SHEETS 13.10-13.14 FOR CITY & SPRWS DETAILS:**

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- SANITARY SEWER SERVICES, WYES, RISERS, & CLEANOUT SHALL BE 6" PVC SDR 26, UNLESS OTHERWISE NOTED.
- 6" WATERMAIN SHALL BE PVCO C909.
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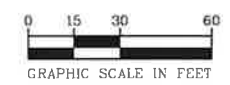
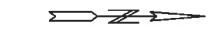


\*NOTIFY BRENT MARSOLEK AT 651-266-6810 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION AND/OR TESTING.

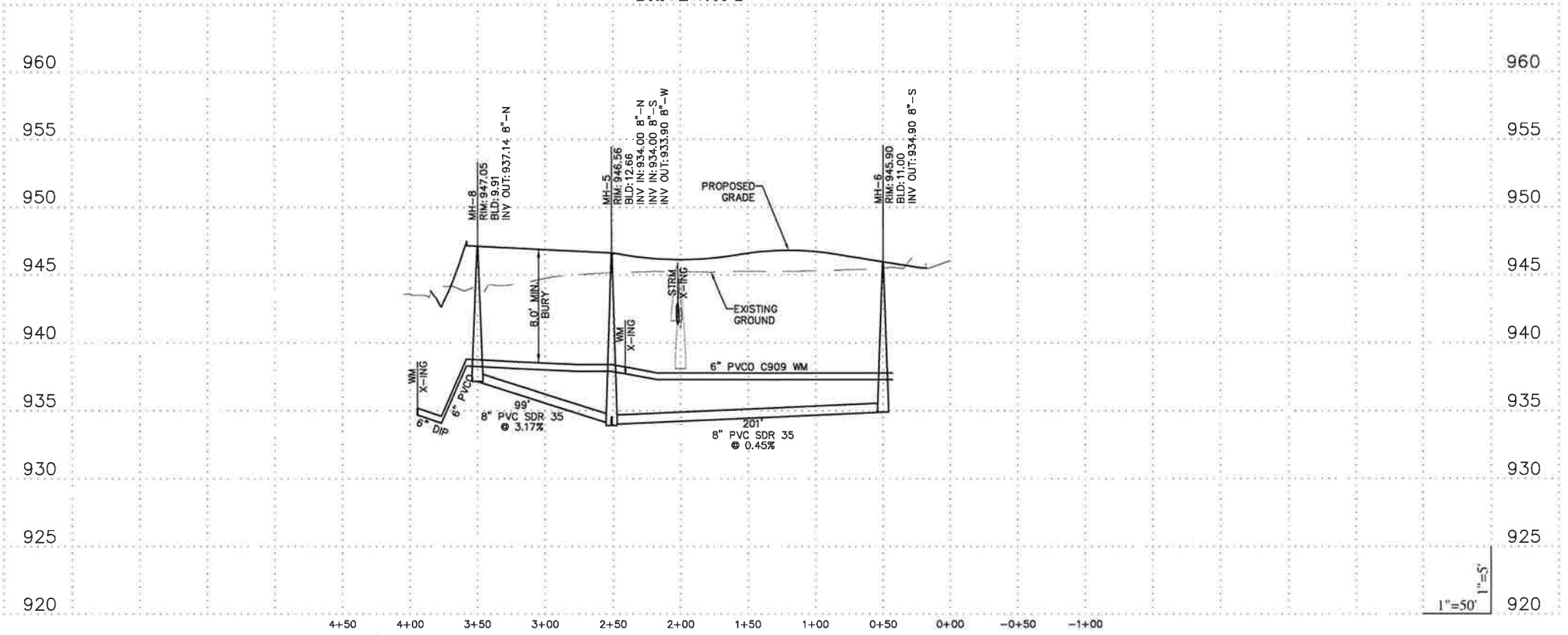
NOTE:  
ALL WATERMAIN SHALL BE PVCO C909  
ALL SANITARY SEWER PIPE SHALL BE PVC SDR 35 OR 26

SERVICE TABLE					
SERV. LOC.	CS EL.	INV.	DOWN STREAM MH	STA	NOTES
E B1 L19	947.0	937.0	5	0+94	
E B1 L20	947.0	937.0	5	1+00	
E B1 L21	947.1	937.1	5	1+36	
E B1 L22	947.1	937.1	5	1+42	
E B1 L23	946.8	936.8	5	1+83	
E B1 L24	946.7	936.7	5	1+89	
E B1 L25	946.8	936.8	5	1+76	
E B1 L26	946.8	936.8	5	1+70	
E B1 L27	947.2	937.2	5	1+30	
E B1 L28	947.2	937.2	5	1+24	
E B1 L29	946.9	936.9	5	0+85	
E B1 L30	946.8	936.8	5	0+79	
E B1 L31	946.9	936.9	5	0+18	
E B1 L32	947.0	937.0	5	0+12	
E B1 L33	947.2	937.2	5	0+31	
E B1 L34	947.2	937.2	5	0+37	
E B1 L35	947.4	937.6	5	0+80	NOTE 1
E B1 L36	947.4	937.8	5	0+86	NOTE 1

NOTE 1: INVERT AT CURB STOP IS LESS THAN 10' DEEP

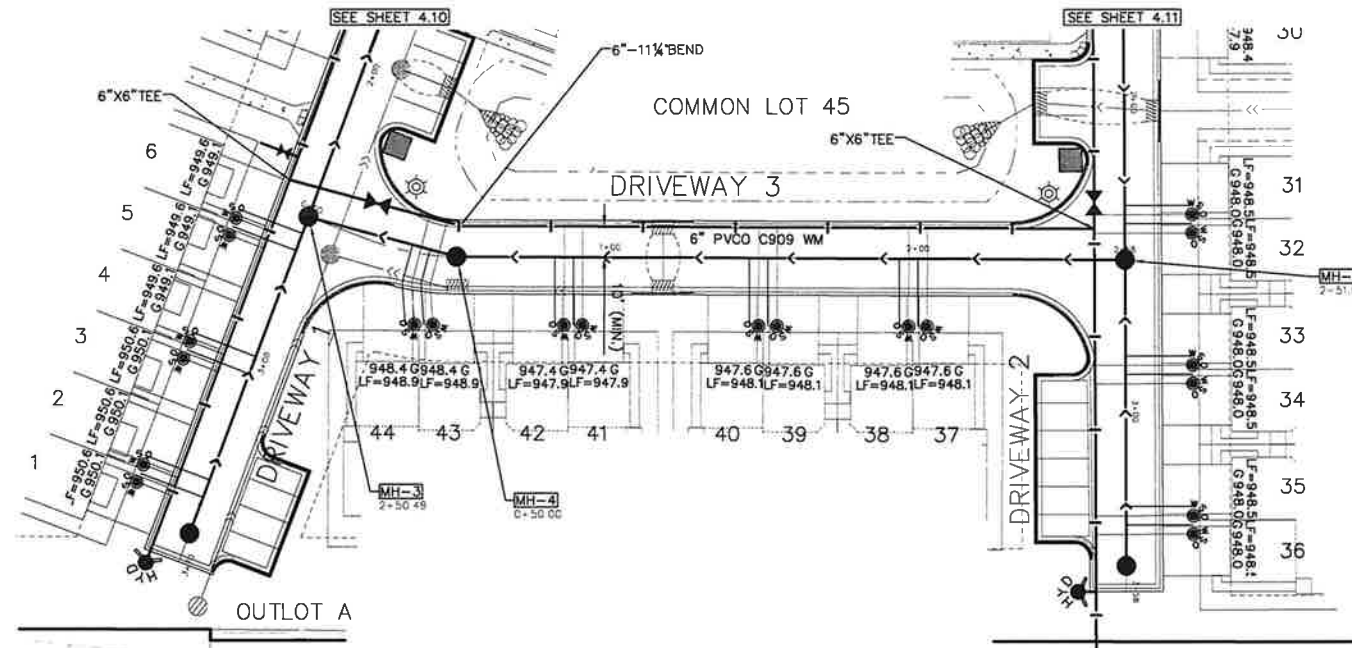


**BENCH MARK**  
TOP NUT OF HYDRANT AT NE QUAD OF OAKDALE AVE S. AND SCHLETTY LANE EL=944.84



**SANITARY & WATERMAIN CONSTRUCTION NOTES - SEE SHEETS 13.10-13.14 FOR CITY & SPRWS DETAILS:**

- SANITARY MANHOLE ADJUSTMENT RINGS AND CASTING SHALL BE SEALED WITH INFI-SHIELD ONE PIECE MOLDED EPDM RUBBER 1/4 BARRIER OR APPROVED EQUAL (SEE CITY PLATE SAN-06). THE MANHOLE BARREL JOINTS SHALL BE SEALED WITH INFI-SHIELD GATOR WRAP OR APPROVED EQUAL (SEE CITY PLATE SAN-01).
- SANITARY SERVICE ELEVATIONS ARE AT THE CURB STOPS AS SHOWN, I.E. (INV.=947.6).
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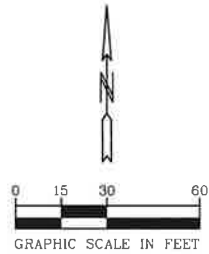


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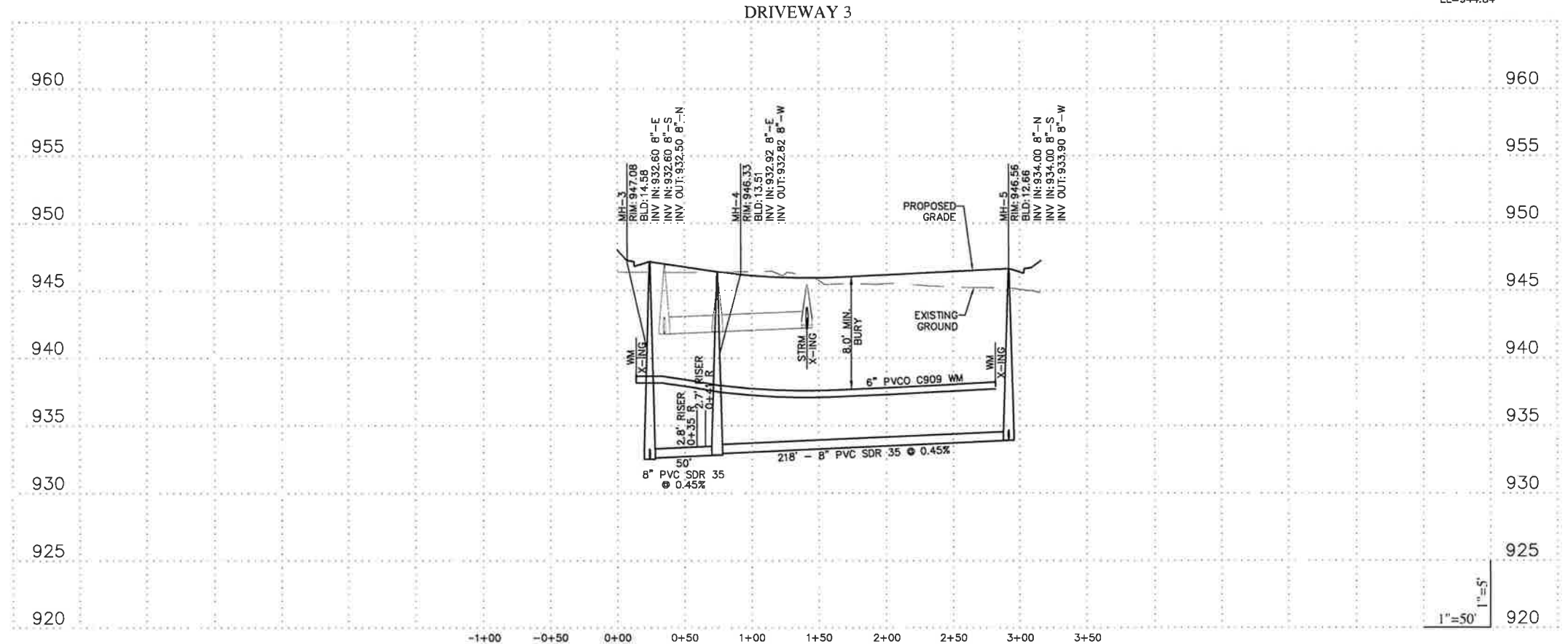
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SERVICE TABLE					
SERV. LOC.	CS EL.	INV.	DOWN STREAM MH	STA	NOTES
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E B1 L38	946.7	936.7	4	1+44	
E B1 L39	946.6	936.6	4	1+01	
E B1 L40	946.5	936.5	4	0+95	
E B1 L41	946.5	936.5	4	0+38	
E B1 L42	946.5	936.5	4	0+32	
E B1 L43	947.1	937.1	3	0+41	
E B1 L44	947.3	937.3	3	0+35	

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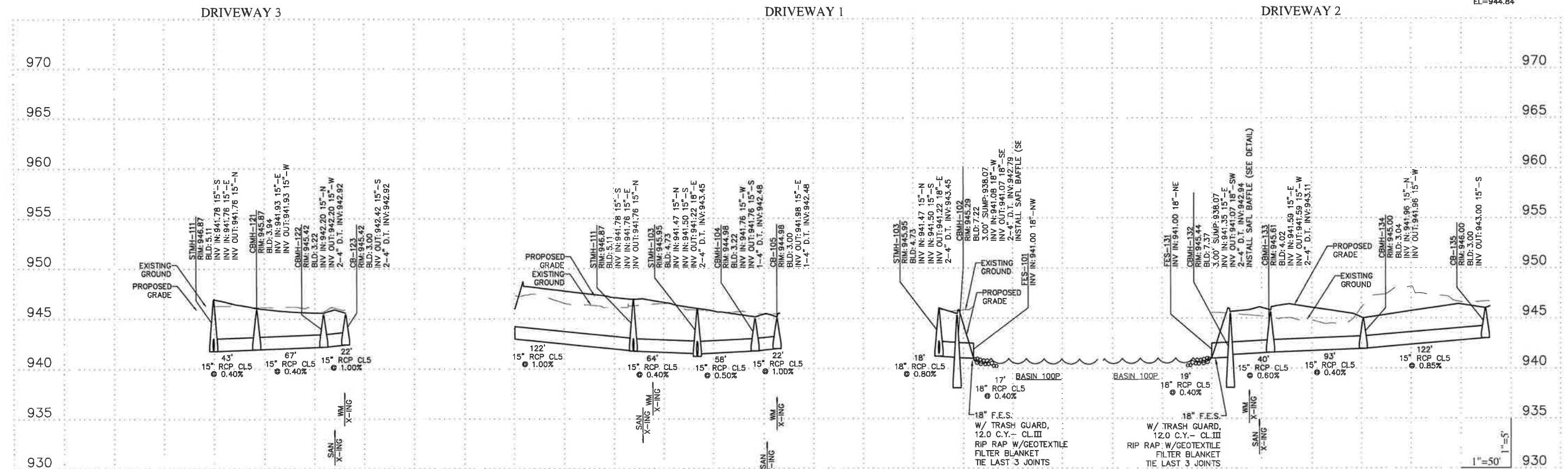
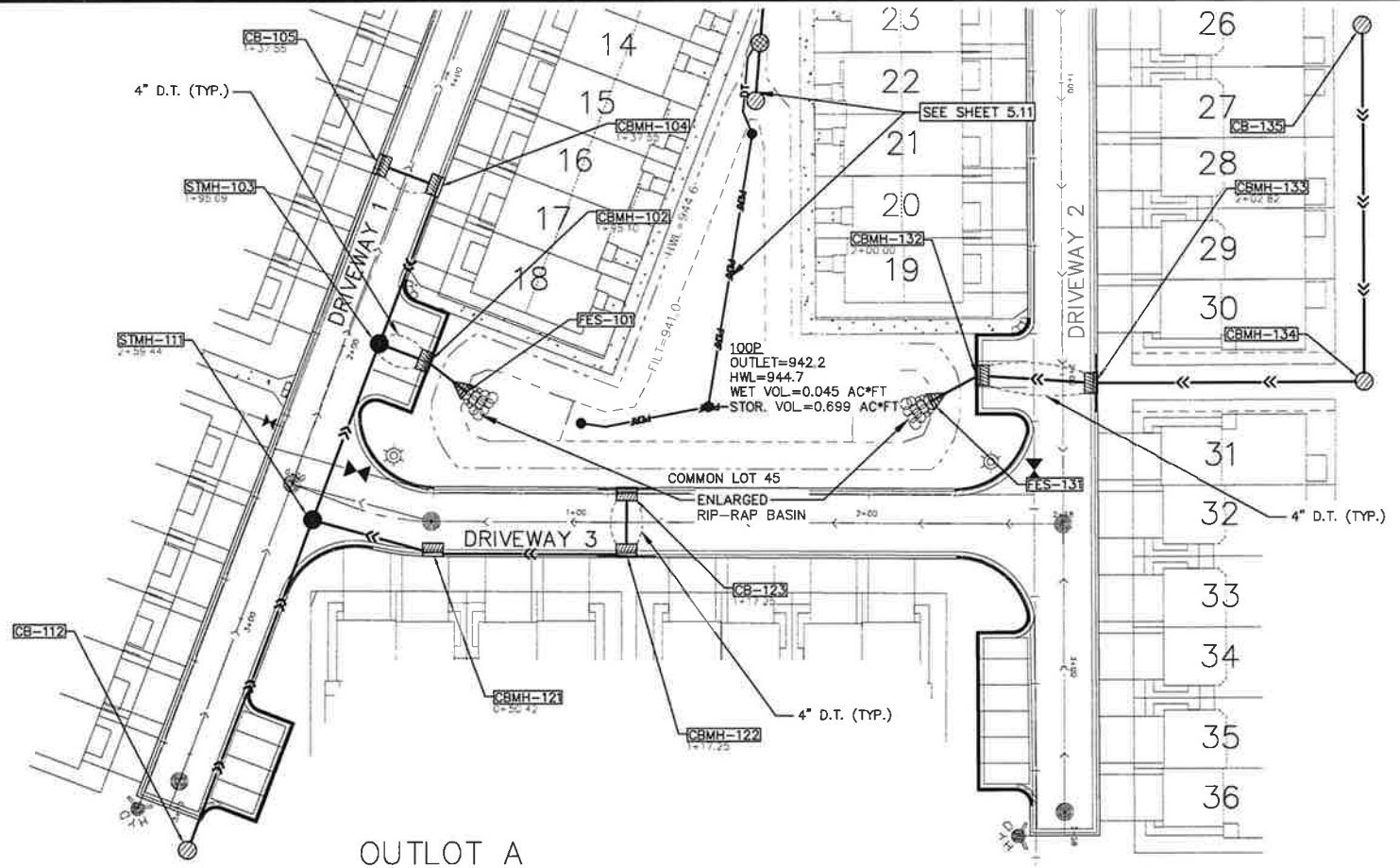


BENCH MARK  
TOP NUT OF HYDRANT AT NE QUAD OF OAKDALE AVE S. AND SCHLETTY LANE  
EL.=944.84



**STORM SEWER CONSTRUCTION NOTES**

1. PROVIDE R-3067-V NEENAH CASTINGS OR APPROVED EQUAL ON ALL CATCH BASINS UNLESS OTHERWISE NOTED IN THE STRUCTURE SCHEDULE. LOW POINTS: V BI-DIRECTIONAL.
2. PROVIDE 24"x36" SLAB OPENING FOR R-3067-V NEENAH CASTINGS ON ALL CATCH BASIN MANHOLES UNLESS OTHERWISE NOTED.
3. STREET DRAINAGE SHALL BE 4" PVC SDR-26 PERFORATED PIPE.
4. FINAL STRUCTURE OFFSET TO BE VERIFIED BY CONTRACTOR AND INSPECTOR BASED ON MATERIAL SUPPLIED TO PROJECT. FIELD STAKING SHALL BE SET ACCORDING TO BACK-OF-CURB.
5. INLET CASTINGS SHALL BE SET 0.17' BELOW GUTTERLINE GRADE.
6. CONCRETE PIPE MUST BE BEDDED TO A MINIMUM OF THE CLASS C BEDDING REQUIREMENTS.



**PIONEER**engineering

2422 Enterprise Drive  
Mendota Heights, MN 55120  
(651) 681-1914  
Fax: 681-9488  
www.pioneereng.com

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.

Name: *Brian Nelson*  
Title: *Storm Sewer*  
Reg. No: 47504 Date: 06/09/2024

Revisions:  
1. 06-07-2024  
2. 06-25-2024  
3. 07-12-2024

Date: 06-07-2024  
Drawn: NAB/BNM  
Checked: PDS

**STORM SEWER CONSTRUCTION**

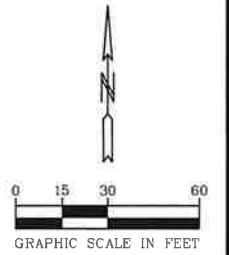
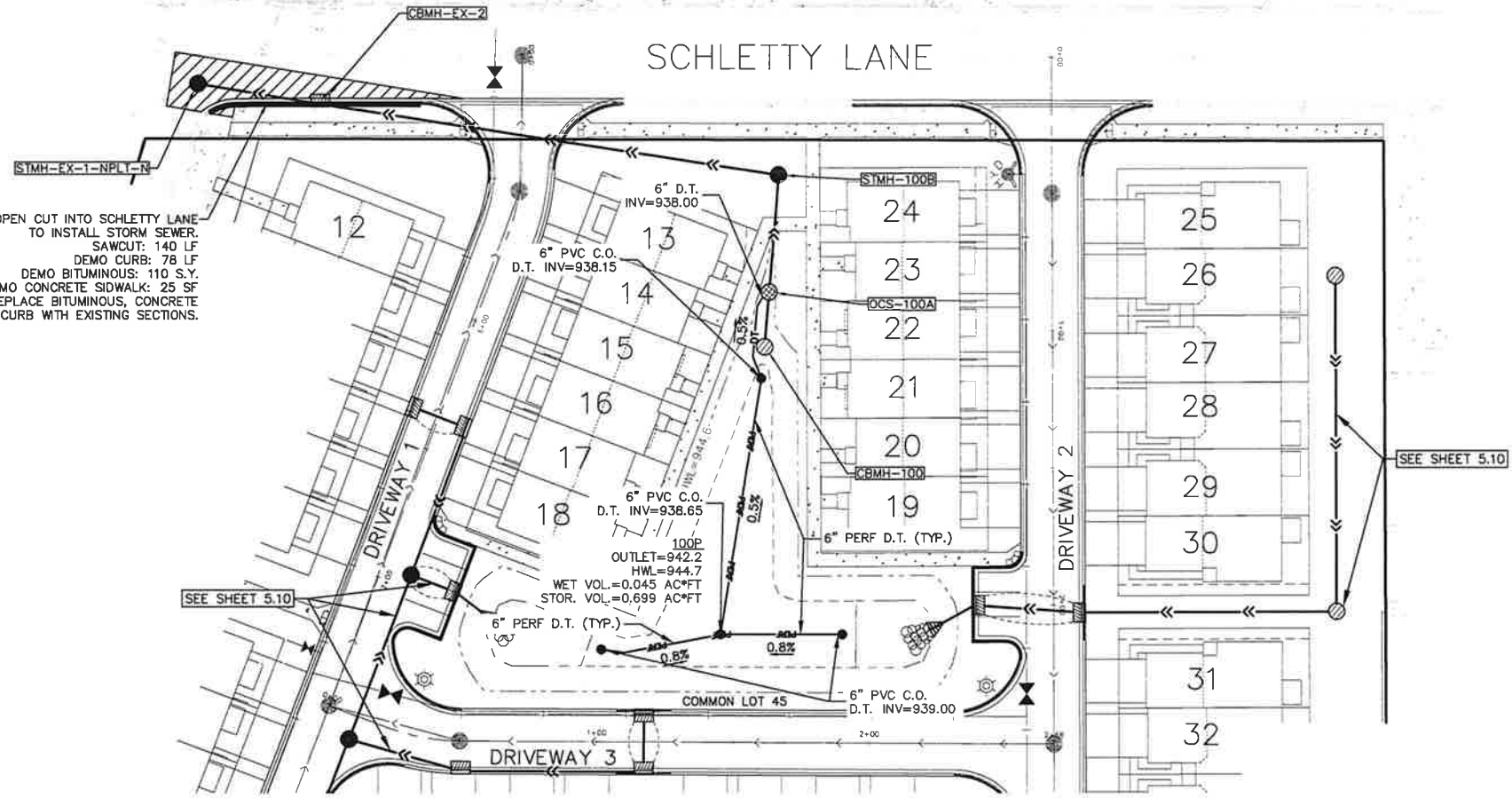
M/I HOMES  
5354 PARKDALE DRIVE SUITE 100  
ST. LOUIS PARK, MINNESOTA 55416

**THOMPSON SQUARE EAST**  
WEST ST. PAUL MINNESOTA

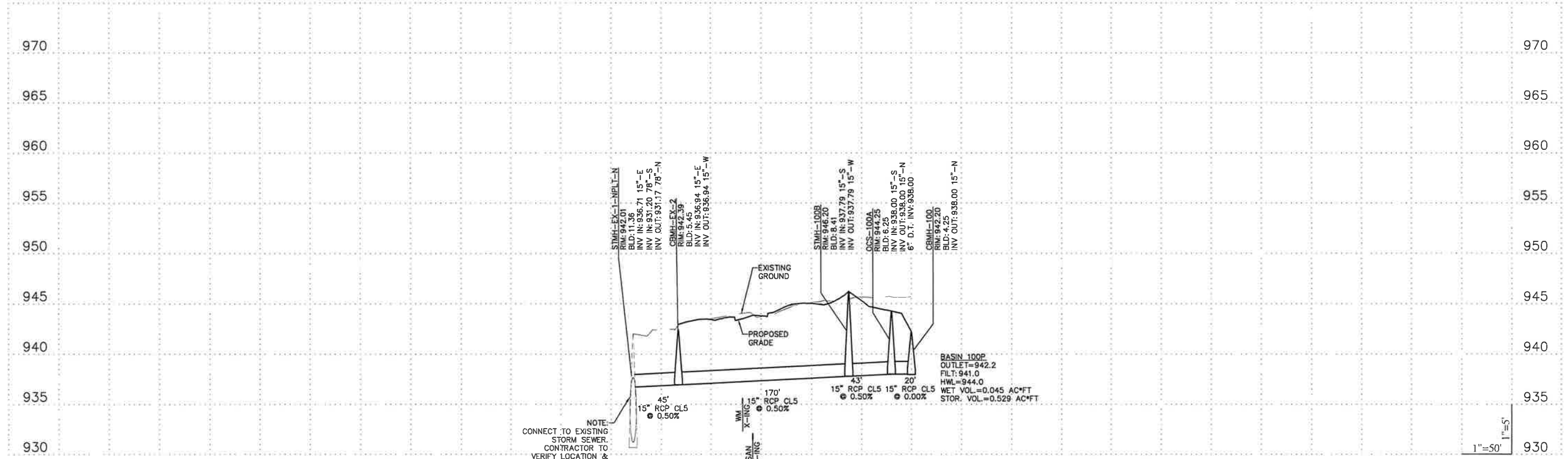
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OPEN CUT INTO SCHLETTY LANE TO INSTALL STORM SEWER.  
SAWCUT: 140 LF  
DEMO CURB: 78 LF  
DEMO BITUMINOUS: 110 S.Y.  
DEMO CONCRETE SIDEWALK: 25 SF  
REPLACE BITUMINOUS, CONCRETE AND CURB WITH EXISTING SECTIONS.



**BENCH MARK**  
TOP NUT OF HYDRANT AT  
NE QUAD OF OAKDALE AVE  
S. AND SCHLETTY LANE  
EL=944.84



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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.  
Name: Brian Moloney  
Title: Mechanical Engineer  
Reg. No.: 22800  
Date: 06-07-2024

Revisions:  
1. 7-8-2024 City Comments  
2. 7-25-2024 City Comments  
3. 8-14-2024 SPRWS Comments

Date: 06/07/2024  
Designer: NMP/BSM  
Printer: PDS

**STORM SEWER CONSTRUCTION**

M/I HOMES  
5354 PARKDALE DRIVE SUITE 100  
ST. LOUIS PARK, MINNESOTA 55416

**THOMPSON SQUARE EAST**  
WEST ST. PAUL, MINNESOTA

5.11 OF 33