

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

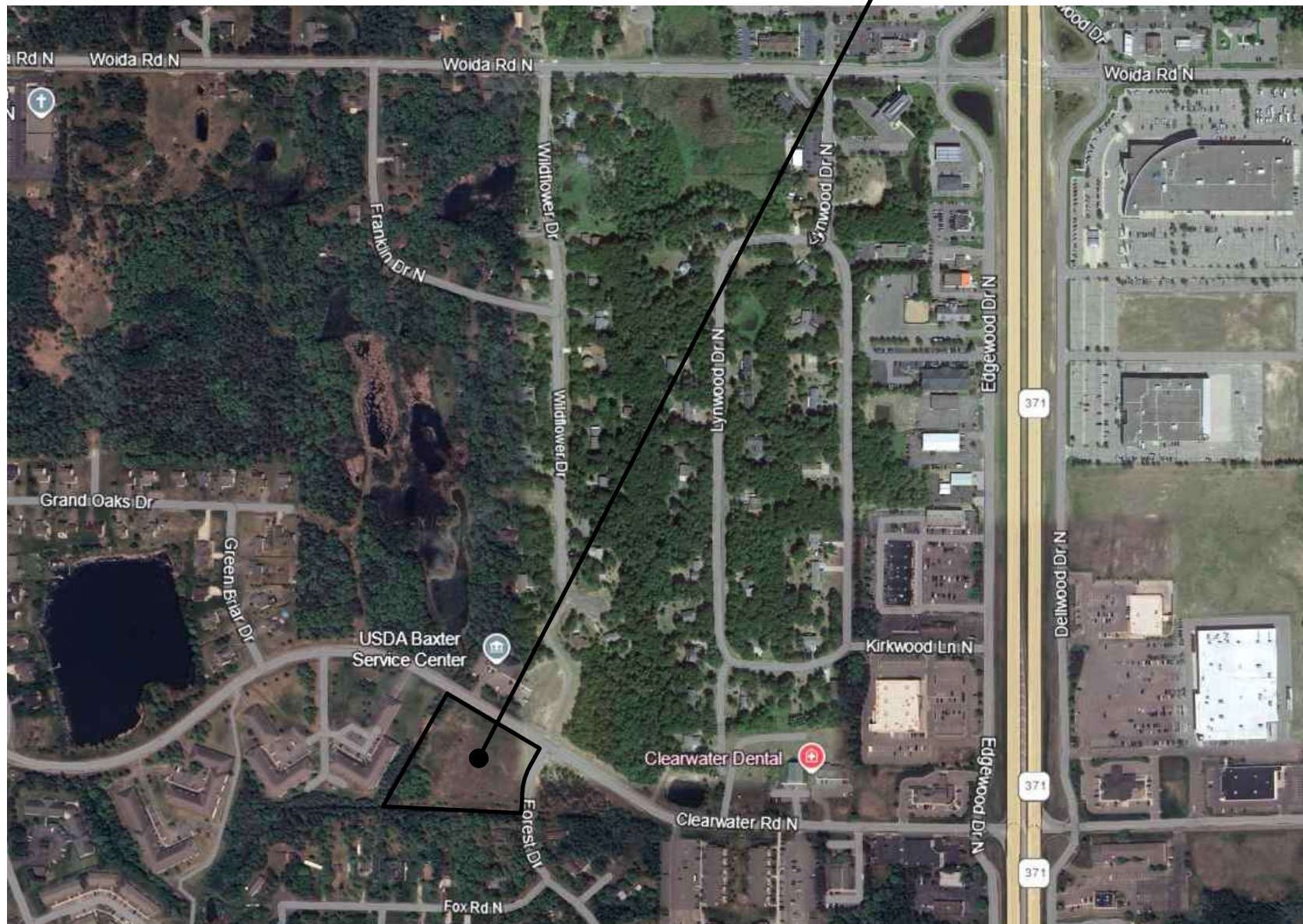
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

	EXISTING CONTOURS
	PROPOSED CONTOURS
	EASEMENT LINE
	SETBACKS
	DELINEATED WETLAND EDGE
	STORM SEWER
	SANITARY SEWER
	WATERMAIN
	FENCE
	OVERHEAD POWER LINE
	UNDERGROUND ELECTRIC
	CULVERT
	SOIL BORING
	SANITARY SEWER MANHOLE
	SANITARY CLEANOUT
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN
	WATER GATE VALVE
	HYDRANT
	EXISTING TREE LINE
	<i>INLET PROTECTION</i>
	<i>ROCK CONSTRUCTION ENTRANCE</i>
	<i>SILT FENCE</i>

PROJECT LOCATION



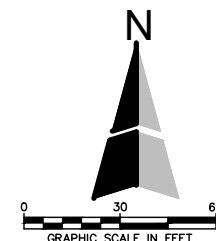
OWNER:
KUEPERS INC.
CHRIS RAIMANN
17018 COMMERCIAL PARK ROAD
BAXTER, MN 56401
PH. 218.829.0707
EMAIL: CHRIS@KUEPERS.COM

ENGINEER
CAMPION ENGINEERING SERVICES, INC.
MARTY CAMPION
PO BOX 41486
PLYMOUTH, MN 55441
PHONE 763.486.3799
EMAIL MCAMPION@CAMPIONENG.COM

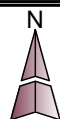
SURVEYOR:
WESTWOOD
12701 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
PH:320.229.2326
EMAIL: NATHAN.STINDTMAN@WESTWOODPS.COM

1. THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" LATEST EDITION & SUPPLEMENTS.
2. CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD UTILITIES SPECIFICATIONS. (LATEST EDITION)
3. ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND ORDINANCE WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.
4. BAXTER CITY STANDARD SPECIFICATIONS & DETAILS.

SHEET NO.	DESCRIPTION
1.	COVER SHEET
2.	CERTIFICATE OF SURVEY/EXISTING CONDITIONS
3.	SITE PLAN
4.	UTILITY PLAN
5.	GRADING PLAN
6.	STORM WATER POLLUTION PREVENTION PLAN
7.	DETAILS
8.	DETAILS
9.	DETAILS
10.	DETAILS



BENCHMARK:
CAPPED IRON PIPE WITH REFERENCE CAP
LOCATED APPROXIMATELY 150' NW OF
NORTHWEST PROPERTY CORNER.
ELEV = 1203.95



CAMPION
ENGINEERING
SERVICES, INC.

● Civil Engineering ● Land Planning
1800 Pioneer Creek Center,
P.O. Box 249
Maple Plain, MN 55359
Phone: 763-479-5172
Fax: 763-479-4242
E-Mail: mcampion@campioneng.com

I hereby certify that this plan, specification or report has been 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.

Martin P. Campton 07/13/2026

Martin P. Campton - Lic. # 19901 Date:

TIMBERLINE HEIGHTS PH 2
KUEPERS, INC
BAXTER, MN

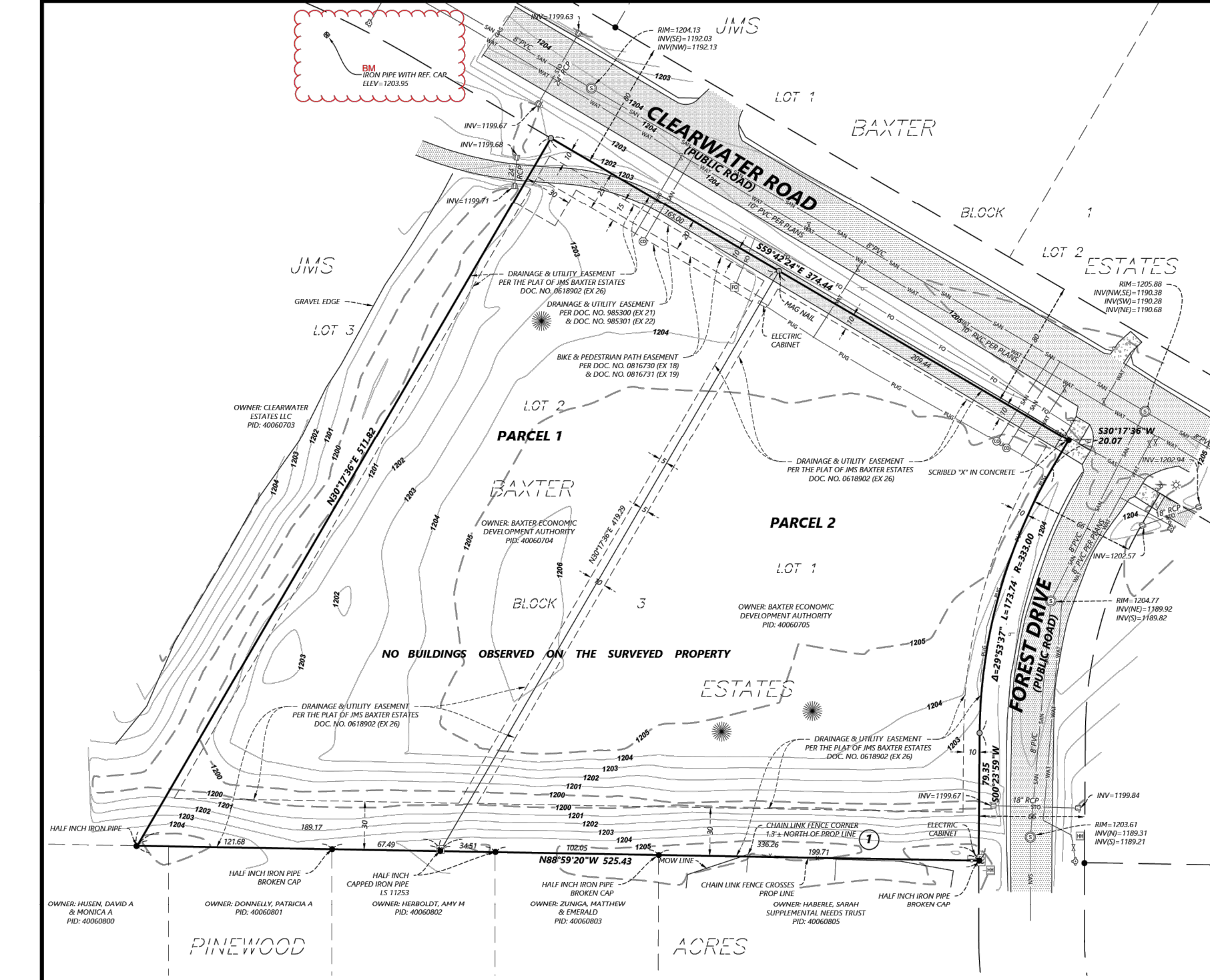
COVER SHEET

PROJECT NO.	
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26-012

SHEET NO. 1 OF 10 SHEETS

DATE:	07/13/2026
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PROPERTY DESCRIPTION

The following information was provided by First American Title Insurance Company Commitment No. 1696411 with an effective date of June 08, 2026:

- Parcel 1: Lot 2, Block 3, JMS BAXTER ESTATES, Crow Wing County, Minnesota.
- Parcel 2: Lot 1, Block 3, JMS BAXTER ESTATES, Crow Wing County, Minnesota.
- NOTE: This property is Abstract

TABLE A OPTIONAL ITEM NOTES

- Property corner markers have been found or placed as shown hereon
- The address of the surveyed property is unassigned.
- The subject property appears to lie within Zone X according to FEMA Flood Insurance Rate Map Community - Panel Number 27035C0510C, which has an effective date of 08/15/2017.
- The subject property contains the following:
PARCEL 1: 76,817 Sq. Ft. or 1.763 acres more or less
PARCEL 2: 84,279 Sq. Ft. or 1.935 acres more or less
TOTAL: 161,096 Sq. Ft. or 3.698 acres more or less
- Elevations and ground contours shown hereon are based on the N.A.V.D. 88 relative to Benchmark: Capped Iron Pipe with Reference Cap with an elevation of 1203.95 feet. Shown on Survey
- There were no Zoning Reports or Letters provided by the title company, client or owner.
- There were no Zoning Reports or Letters provided by the title company, client or owner.
- (a)(b1)(c) - No buildings observed on the surveyed property.
- The surveyor has made a good faith effort to show all substantial, above ground, visible, and permanent features observed during the course of the survey.
- The subject property contains 0 regular parking stalls and 0 handicapped stalls.
- There were no site utility plans and/or reports provided by the client.
- A private utility marking request was made by the surveyor (One Call Ticket No. 261482094). The underground utility lines shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned nor do we guarantee the accuracy or completeness of the markings and maps provided.
- Names of adjoining owners are shown according to the Crow Wing County GIS Map.
- On the date the field work was completed for this survey, there was no observable evidence of current earth moving work, exterior building construction or building additions.
- No observable evidence of recent street or sidewalk construction or repairs.
- Any plottable offsite easements provided in the Title Insurance Commitment are shown hereon.
- Possible encroachments are noted and shown hereon.

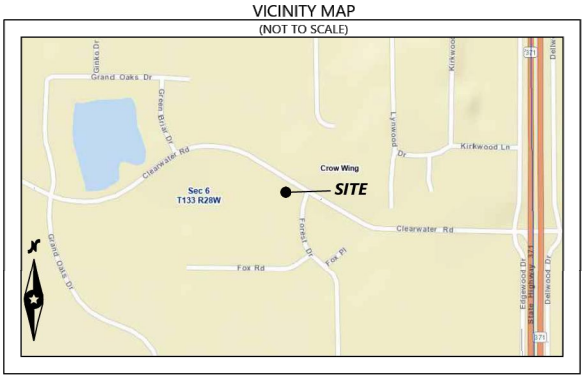
GENERAL NOTES

- Bearings of property lines shown hereon are based on the Sherburne County Coordinate System (NAD 83 - 2011 Control Adjustment).
- Lengths of lines and distances between features are measured in US-Survey Feet.
- Elevations and ground contours shown hereon are based on the N.A.V.D. 88 relative to Benchmark: Capped Iron Pipe with Reference Cap with an elevation of 1203.95 feet. Shown on Survey

STATEMENT OF POSSIBLE ENCROACHMENTS (Table A, Item 20)

The following items are items observed by the surveyor which may constitute an encroachment onto/from the subject property and are provided to draw the users attention, the items below may not in fact constitute an encroachment and there may be additional encroachments not included in this list.

- Chain link fence crosses into surveyed property.



SCHEDULE B SECTION 2 ITEM NOTES

The following notes correspond to the numbering system of Schedule B, Section 2 of the above mentioned title commitment. Items 1-12 are not survey related and are not addressed hereon.

- The terms and provisions contained in Conditional Use Permit recorded August 14, 2002, as Doc. No. 0616314. The above document has been amended by document dated February 02, 2004, and recorded February 04, 2004, as Document No. 0657636. -BLANKET IN NATURE, NOT A SURVEY MATTER
- The terms and provisions contained in the document entitled "Agreement for Development JMS Mill Run" recorded October 15, 2004 as Document No. 0674666 of Official Records. -BLANKET IN NATURE, NOT SURVEY MATTER.
- The terms and provisions contained in the document entitled "Ordinance No. 8.41" recorded October 08, 2002 as Document No. 0619987 of Official Records. -BLANKET IN NATURE, SAID ORDINANCE DESCRIBED AMENDED ZONING CLASSIFICATION.
- Covenants, conditions, restrictions and easements in the document recorded May 25, 2004 as Document No. 0664743 of Official Records. -BLANKET IN NATURE, NOT A SURVEY MATTER
- The terms and provisions contained in the document entitled "Agreement" recorded August 25, 2006 as Document No. 0715300 of Official Records. -BLANKET IN NATURE, NOT A SURVEY MATTER
- The terms and provisions contained in the document entitled "Agreement" recorded August 17, 2012 as Document No. 0816731 of Official Records. -AS SHOWN
- An easement for Bike and Pedestrian Path Purposes in the document recorded August 17, 2012 as Document No. 0816731 of Official Records. -AS SHOWN
- The terms and provisions contained in the document entitled "Agreement" recorded May 10, 2013 as Document No. 0829364 of Official Records. -BLANKET IN NATURE, NOT SURVEY MATTER. TRAIL EASEMENT IS SHOWN PER EX 18 & EX 19.
- The terms, provisions and easement(s) contained in the document entitled "Easement Deed" recorded June 21, 2023 as Document No. 985300 of Official Records. -AS SHOWN
- The terms, provisions and easement(s) contained in the document entitled "Easement Deed" recorded June 21, 2023 as Document No. 985301 of Official Records. -AS SHOWN
- The terms and provisions contained in the document entitled "Resolution No. 2025-035" recorded June 09, 2025 as Document No. 1010397 of Official Records. -BLANKET IN NATURE, NOT A SURVEY MATTER
- Any and all encumbrances and/or easements affecting the common areas and/or common elements.
- Rights of adjoining owners in the use and possession of a common driveway and/or common element over the land and other land.
- Drainage and utility easement(s) as shown on the plat JMS Baxter Estates, Document No. 0618902. -AS SHOWN
- Any interest outstanding of record in and to all the oil, gas and other minerals in and under and that may be produced from said premises, together with all rights incident to or growing out of said outstanding minerals, including but not limited to outstanding oil and gas leases and easements.
- A mortgage to secure an original principal indebtedness of \$299,578.95, and any other amounts or obligations secured thereby, recorded December 29, 2009 as Document No. 0774933 of Official Records. -NOT A SURVEY MATTER

Dated: December 17, 2009
Mortgagor: Schoena Investments Incorporated AKA
Schoena Investments, Inc., a Minnesota Corporation
Mortgagee: Lakewood Bank, N.A.,

Affects: The land and other property.
NOTE: Affects Parcel 1

SURVEYOR'S CERTIFICATE

To: Kueper's Inc. and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b), 7(c), 8, 9, 11, 13, 14, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on June 08, 2026.

Date of Plat or Map: 06/23/2026

Matthew J. Welinski
Minnesota License No. 53596
matt.welinski@westwoodps.com

FIELD CREW:WVG
FIELD WORK DATE:06/08/26

LEGEND

- SANITARY MANHOLE
- SEWER CLEANOUT
- STORM MANHOLE
- FLARED END SECTION
- CULVERT
- HYDRANT
- GATE VALVE
- WATER METER
- CURB STOP BOX
- WATER MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- TELEPHONE BOX
- HAND HOLE/JUNCTION BOX
- CABLE TV BOX
- FIBER OPTIC PEDESTAL
- UNKNOWN MANHOLE
- STEEL/WOOD POST
- SIGN
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- TREE LINE
- POWER UNDERGROUND
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- FIBER OPTIC
- FENCE LINE
- CURB & GUTTER
- BITUMINOUS SURFACE
- FOUND MONUMENT (SEE LABEL)
- SET MONUMENT - CAPPED 1/2" REBAR LS 53596 (UNLESS OTHERWISE NOTED)



GRAPHIC SCALE IN FEET
1"=40'

Westwood
Westwood Professional Services, Inc.

12701 WHITEWATER DRIVE, STE 300
MINNETONKA, MN 55343
T: 952.937.5150
F: 888.937.5150

KUEPERS, INC.

TIMBERLINE HEIGHTS II

ALTA/NSPS
LAND TITLE SURVEY

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

PROJECT NO. 00811300.00
DATE: 06/23/2026
DRAFTER: MSC/JWM
DESIGNER:
CHECKED: NAS

SHEET:
SHEET 2 OF 10

Plot Date & Time:

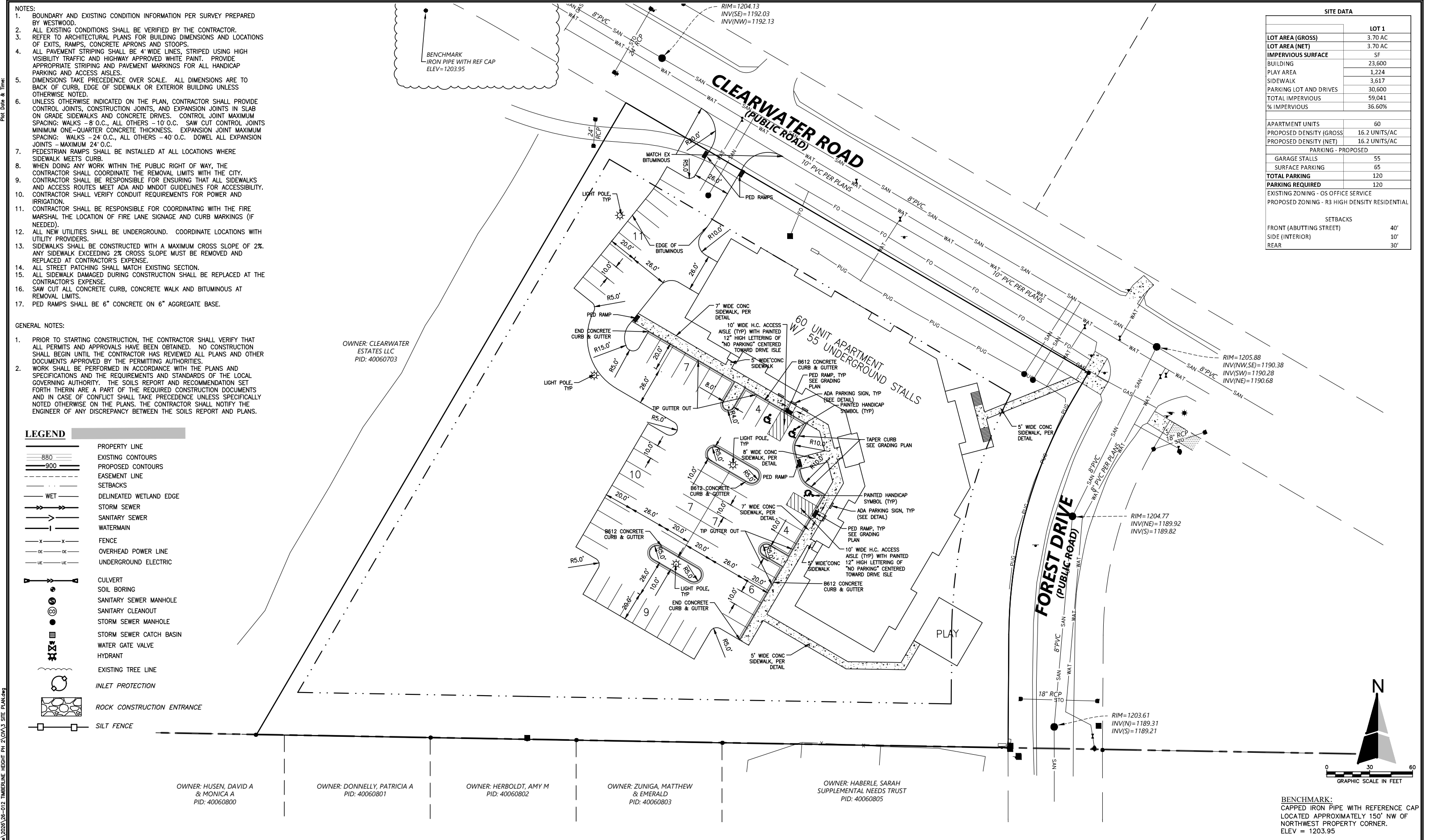
C:\Users\krc-co\OneDrive\2026\26-012 TIMBERLINE HEIGHT PH 2\DWG\3 SITE PLAN.dwg

- NOTES:
- BOUNDARY AND EXISTING CONDITION INFORMATION PER SURVEY PREPARED BY WESTWOOD.
 - ALL EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, CONCRETE APRONS AND STOPS.
 - ALL PAVEMENT STRIPING SHALL BE 4" WIDE LINES, STRIPED USING HIGH VISIBILITY TRAFFIC AND HIGHWAY APPROVED WHITE PAINT. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS FOR ALL HANDICAP PARKING AND ACCESS AISLES.
 - DIMENSIONS TAKE PRECEDENCE OVER SCALE. ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF SIDEWALK OR EXTERIOR BUILDING UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE INDICATED ON THE PLAN, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE SIDEWALKS AND CONCRETE DRIVES. CONTROL JOINT MAXIMUM SPACING: WALKS - 8' O.C., ALL OTHERS - 10' O.C. SAW CUT CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS. EXPANSION JOINT MAXIMUM SPACING: WALKS - 24' O.C., ALL OTHERS - 40' O.C. DOWEL ALL EXPANSION JOINTS - MAXIMUM 24" O.C.
 - PEDESTRIAN RAMPS SHALL BE INSTALLED AT ALL LOCATIONS WHERE SIDEWALK MEETS CURB.
 - WHEN DOING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR SHALL COORDINATE THE REMOVAL LIMITS WITH THE CITY. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL SIDEWALKS AND ACCESS ROUTES MEET ADA AND MNDOT GUIDELINES FOR ACCESSIBILITY. CONTRACTOR SHALL VERIFY CONDUIT REQUIREMENTS FOR POWER AND IRRIGATION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE FIRE MARSHAL THE LOCATION OF FIRE LANE SIGNAGE AND CURB MARKINGS (IF NEEDED).
 - ALL NEW UTILITIES SHALL BE UNDERGROUND. COORDINATE LOCATIONS WITH UTILITY PROVIDERS.
 - SIDEWALKS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2%. ANY SIDEWALK EXCEEDING 2% CROSS SLOPE MUST BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
 - ALL STREET PATCHING SHALL MATCH EXISTING SECTION.
 - ALL SIDEWALK DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - SAW CUT ALL CONCRETE CURB, CONCRETE WALK AND BITUMINOUS AT REMOVAL LIMITS.
 - PED RAMPS SHALL BE 6" CONCRETE ON 6" AGGREGATE BASE.

- GENERAL NOTES:
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL THE CONTRACTOR HAS REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY THE PERMITTING AUTHORITIES.
 - WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATION SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND PLANS.

LEGEND

	PROPERTY LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EASEMENT LINE
	SETBACKS
	WET
	DELINEATED WETLAND EDGE
	STORM SEWER
	SANITARY SEWER
	WATERMAIN
	FENCE
	OVERHEAD POWER LINE
	UNDERGROUND ELECTRIC
	CULVERT
	SOIL BORING
	SANITARY SEWER MANHOLE
	SANITARY CLEANOUT
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN
	WATER GATE VALVE
	HYDRANT
	EXISTING TREE LINE
	INLET PROTECTION
	ROCK CONSTRUCTION ENTRANCE
	SILT FENCE



SITE DATA	
	LOT 1
LOT AREA (GROSS)	3.70 AC
LOT AREA (NET)	3.70 AC
IMPERVIOUS SURFACE	SF
BUILDING	23,600
PLAY AREA	1,224
SIDEWALK	3,617
PARKING LOT AND DRIVES	30,600
TOTAL IMPERVIOUS	59,041
% IMPERVIOUS	36.60%
APARTMENT UNITS	
PROPOSED DENSITY (GROSS)	16.2 UNITS/AC
PROPOSED DENSITY (NET)	16.2 UNITS/AC
PARKING - PROPOSED	
GARAGE STALLS	55
SURFACE PARKING	65
TOTAL PARKING	120
PARKING REQUIRED	
EXISTING ZONING - OS OFFICE SERVICE	
PROPOSED ZONING - R3 HIGH DENSITY RESIDENTIAL	
SETBACKS	
FRONT (ABUTTING STREET)	40'
SIDE (INTERIOR)	10'
REAR	30'

		BENCHMARK: CAPPED IRON PIPE WITH REFERENCE CAP LOCATED APPROXIMATELY 150' NW OF NORTHWEST PROPERTY CORNER. ELEV = 1203.95	
		PROJECT NO: 26-012	
DATE: 07/13/2026		SHEET NO. 3 OF 10 SHEETS	

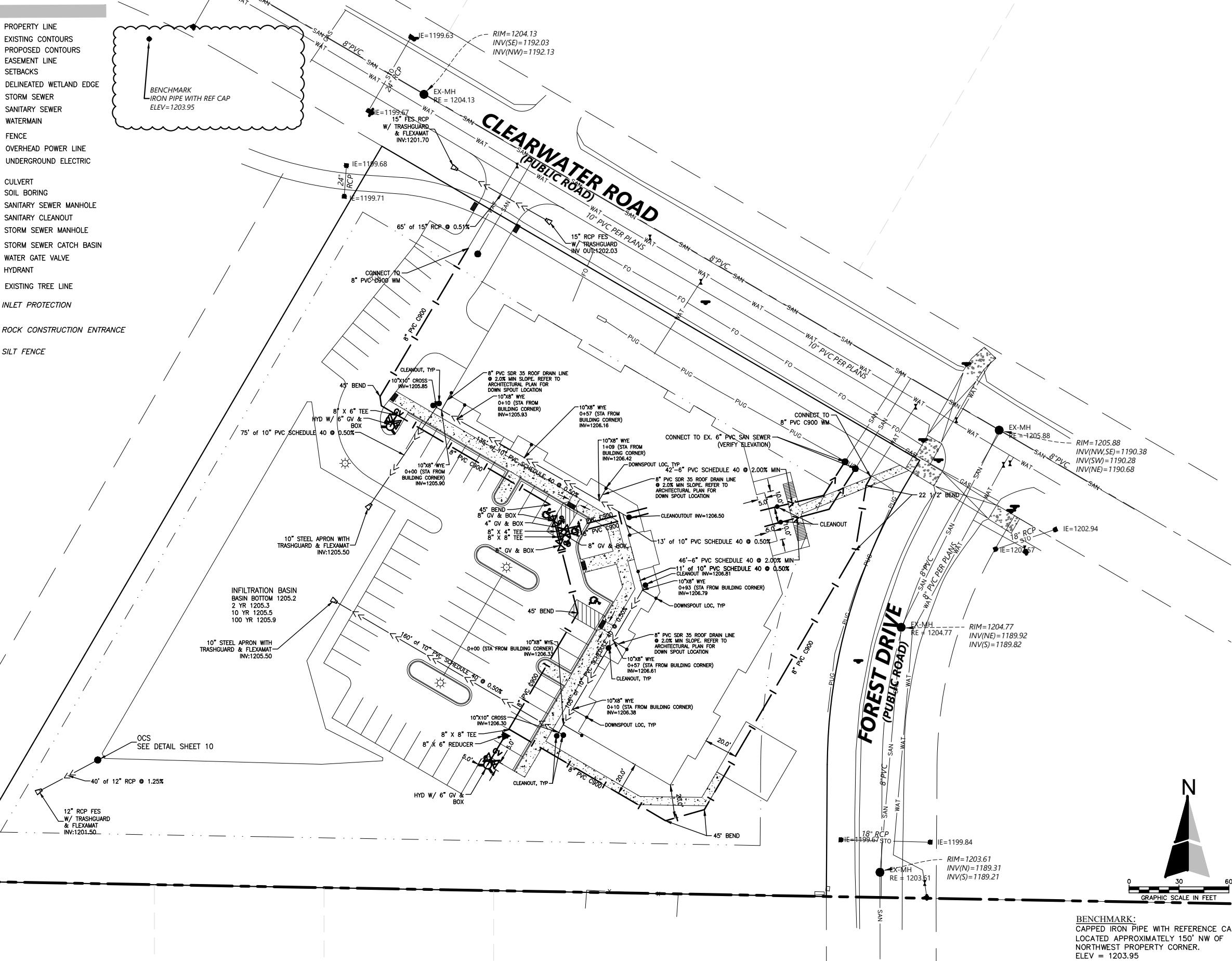
OWNER: HUSEN, DAVID A & MONICA A PID: 40060800	OWNER: DONNELLY, PATRICIA A PID: 40060801	OWNER: HERBOLDT, AMY M PID: 40060802	OWNER: ZUNIGA, MATTHEW & EMERALD PID: 40060803	OWNER: HABERLE, SARAH SUPPLEMENTAL NEEDS TRUST PID: 40060805
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	CAMPION ENGINEERING SERVICES, INC. Civil Engineering • Land Planning 1800 Pioneer Creek Center, P.O. Box 249 Maple Plain, MN 55359 Phone: 763-479-5172 Fax: 763-479-4242 E-Mail: mrcampion@campioneng.com	I hereby certify that this plan, specification or report has been 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. Martin P. Campion - Lic. # 19901 Date: 07/13/2026	TIMBERLINE HEIGHTS PH 2 KUEPERS, INC BAXTER, MN
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1. BOUNDARY AND EXISTING CONDITION INFORMATION PER SURVEY PREPARED BY WESTWOOD.
2. THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY CONFLICTS.
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FACILITIES TO ALLOW PROPER FUNCTIONING DURING AND AFTER CONSTRUCTION. SUPPORTING STRUCTURES, IF REQUIRED, SHALL BE SUPPLIED BY THE CONTRACTOR AS WORK INCIDENTAL TO THE CONTRACT.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND THE PROPOSED CONSTRUCTION. THE ENGINEER WILL COORDINATE WITH UTILITY COMPANY IN QUESTION TO DETERMINE THE NEED FOR RELOCATION OF THE EXISTING UTILITY.
5. EXISTING CONDITIONS SUCH AS SAND IN MANHOLES OR VALVE BOXES SHALL BE IDENTIFIED BY THE CONTRACTOR AND THESE SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION BY THE CONTRACTOR. ONCE CONSTRUCTION HAS BEGUN, ALL DAMAGE TO UNDERGROUND UTILITIES WILL BE ASSUMED TO HAVE BEEN CAUSED BY THE CONTRACTOR, AND REPAIRS NECESSARY SHALL BE PERFORMED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL JURISDICTION TO OBTAIN PERMITS AND METER FOR WATER SOURCE. ALL ASSOCIATED COSTS SHALL BE INCIDENTAL TO THE CONTRACTOR, INCLUDING DISPOSAL OF TEST WATER INTO CITY'S SANITARY SEWER SYSTEM. THE CONTRACTOR SHALL NOT OPERATE GATE VALVES OR HYDRANTS ON THE CITY WATER SYSTEM WITHOUT FIRST RECEIVING CITY APPROVAL. 48 HOUR NOTICE REQUIRED.
7. ALL CONNECTIONS TO CITY UTILITIES MUST BE OBSERVED BY CITY STAFF. 48 HOUR NOTICE REQUIRED.
8. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND THE PROJECT ENGINEER 72 HOURS PRIOR TO STARTING WORK OR AS REQUIRE BY THE CITY.
9. THE CONTRACTOR SHALL KEEP ACCESS ROADS CLEAR OF SOIL OR OTHER DEBRIS, AND PERFORM DAILY STREET CLEANING AS REQUIRED. POSITIVE DRAINAGE, CONTROLLED WITH EROSION CONTROL AND EROSION PREVENTION MEASURES AS REQUIRED SHALL BE PERFORMED.
10. THE CONTRACTOR SHALL PRESERVE AND PROTECT THE MARKERS AND MONUMENTS SET FOR THE SUBDIVISION OF LAND.
11. THE CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER TO FACILITATE CERTIFICATION OF ALL CONTROLLED FILLS IN A TIMELY FASHION. DENSITY TESTS SHALL MEET THE FOLLOWING:
 - A. DENSITY TESTS SHALL BE TAKEN ON ALL TRENCHES AT LOCATIONS AS DETERMINED BY THE ENGINEER OR HIS REPRESENTATIVE.
 - B. WITHIN 3 FEET OF PAVEMENT SUBGRADE, CONTRACTOR SHALL UTILIZE IMPROVED SOILS THAT ARE WITHIN 1% OPTIMUM MOISTURE CONTENT. COMPACTION SHALL MEET 100% STANDARD PROCTOR. BELOW THE UPPER 3FEET, COMPACTION SHALL BE 95%. GRADING TOLERANCE SHALL BE 0.1".
12. THE OWNER SHALL PAY FOR ALL COMPACTION TESTING. ANY AREAS WHICH FAIL TO MEET THE ABOVE STANDARDS SHALL BE CORRECTED AND RE-TESTED BY THE OWNER'S TESTING AGENT AT THE CONTRACTOR'S EXPENSE.
13. SANITARY SEWER SHALL BE INSTALLED AT ELEVATIONS SHOWN ON THE PLAN. WATERMAIN SHALL BE INSTALLED WITH 8.5" COVER (MINIMUM).
14. WHERE WATERMAIN SHALL BE LOWERED TO AVOID CONFLICT WITH ANOTHER UTILITY, THE COST OF BENDS, FITTINGS, ETC. SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
15. CONTRACTOR SHALL PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH THE CURRENT MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL" FOR CONSTRUCTION ADJACENT TO TRAVEL WAYS.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE DEPTH OF EXISTING UTILITIES LISTED ON THIS PLAN PRIOR TO ORDERING OF ANY FITTINGS, STRUCTURES, CASTINGS, ETC. ENGINEER AND THE OWNER SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND AS DEPTHS ARE ESTIMATED.
17. OPEN TO CITY FOR INSPECTION PRIOR TO CONNECTING TO EXISTING CITY UTILITIES.
18. CONTRACTOR TO COMPLY WITH ALL REGULATORY AGENCY PERMIT CONDITIONS FOR PERMITS OBTAINED BY OWNER AND FOR PERMITS OBTAINED BY GENERAL CONTRACTOR.
19. ALL WORK PERFORMED AND MATERIALS USED FOR CONSTRUCTION OF UTILITIES MUST CONFORM TO THE CITY OF BAXTER STANDARD SPECIFICATIONS AND DETAILS.
20. SANITARY SEWER MAIN SHALL BE 8" PVC. SEWER THAT CROSSES ABOVE OR LESS THAN 12" BELOW A POTABLE WATER LINE SHALL BE SCHEDULE 40 AND MEET ASTM 1785. SANITARY SEWER THAT IS INSTALLED MORE THAN 12" BELOW A POTABLE WATER LINE SHALL BE SDR 26 AND MEET ASTM 3034. REFER TO PLANS FOR LOCATIONS.
21. SANITARY SEWER SERVICE TO THE POOL BUILDING SHALL BE 4" PVC SCHEDULE 40.
22. WATERMAIN TO THE APARTMENT BUILDINGS SHALL BE 8" PVC C900.
23. WATER SERVICE TO THE POOL BUILDING SHALL BE 1" HDPE, SDR 7, PPI DESIGNATION PE 4710 AND MEET ASTM D3035.
24. ALL WATERMAIN SHALL BE INSTALLED WITH 8.5" COVER MINIMUM.
25. HYDRANTS SHALL BE INSTALLED 5' BEHIND CURB.
26. INSTALL WATERMAIN A MINIMUM OF 10' FROM THE OUTSIDE EDGE OF ALL SANITARY OR STORM STRUCTURES.
27. VERIFY LOCATION OF FIRE DEPARTMENT CONNECTION (FDC) WITH MECHANICAL ENGINEER SUBJECT TO REVIEW BY THE FIRE CHIEF.
28. INSTALL SERVICES 5' INTO THE BUILDING. VERIFY LOCATION WITH MECHANICAL ENGINEER.
29. TRACER WIRES SHALL BE INSTALLED ALONG ALL SANITARY (GREEN) AND WATER (BLUE) LINES.
30. UTILITY TESTING IS REQUIRED ON THE WATER AND SANITARY SEWER SERVICES.
31. CONTRACTOR SHALL INSPECT EACH STRUCTURE TO VERIFY COMPLIANCE WITH CITY STANDARD DETAILS, INCLUDING BUT NOT LIMITED TO INVERTS, DOGHOUSES, DRAIN TIE CONNECTIONS, ADJUSTMENT RINGS AND CASTINGS.
32. PRIOR TO COMMENCING WORK, A SITE MEETING IS REQUIRED WITH CONTRACTOR, SUPPLIERS, AND CITY STAFF TO REVIEW TRACER WIRE INSTALLATION PROCEDURES.
33. TRACER WIRE TESTING IS REQUIRED AFTER INSTALLATION OF THE SYSTEM TO CONFIRM COMPLIANCE.

CULVERT
SOIL BORING
SANITARY SEWER MANHOLE
SANITARY CLEANOUT
STORM SEWER MANHOLE
STORM SEWER CATCH BASIN
WATER GATE VALVE
HYDRANT
EXISTING TREE LINE
INLET PROTECTION

SILT FENCE



A graphic scale bar with markings at 0, 30, and 60 feet. The text "GRAPHIC SCALE IN FEET" is printed below the bar.

BENCHMARK:
CAPPED IRON PIPE WITH REFERENCE CA
LOCATED APPROXIMATELY 150' NW OF
NORTHWEST PROPERTY CORNER.
ELEV = 1203.95

CAMPION
ENGINEERING
SERVICES, INC.

● Civil Engineering ● Land Planning
1800 Pioneer Creek Center,
P.O. Box 249
Maple Plain, MN 55359
Phone: 763-479-5172
Fax: 763-479-4242
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I hereby certify that this plan, specification or report has been 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.

Martin P. Campion 07/13/2026

Martin P. Campion -Lic. # 19901 Date:

TIMBERLINE HEIGHTS PH 2
KUEPERS, INC
BAXTER, MN

UTILITY PLAN

PROJECT NO:

26-012

SHEET NO. 4 OF 10 SHEETS

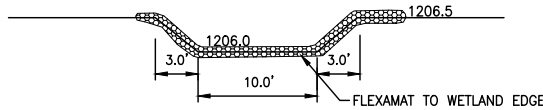
DATE: 07/13/2026

Plot Date & Time:

C:\Users\luc-ca\OneDrive\2026\26-012 TIMBERLINE HEIGHT PH 2\DWG\GRADING.dwg

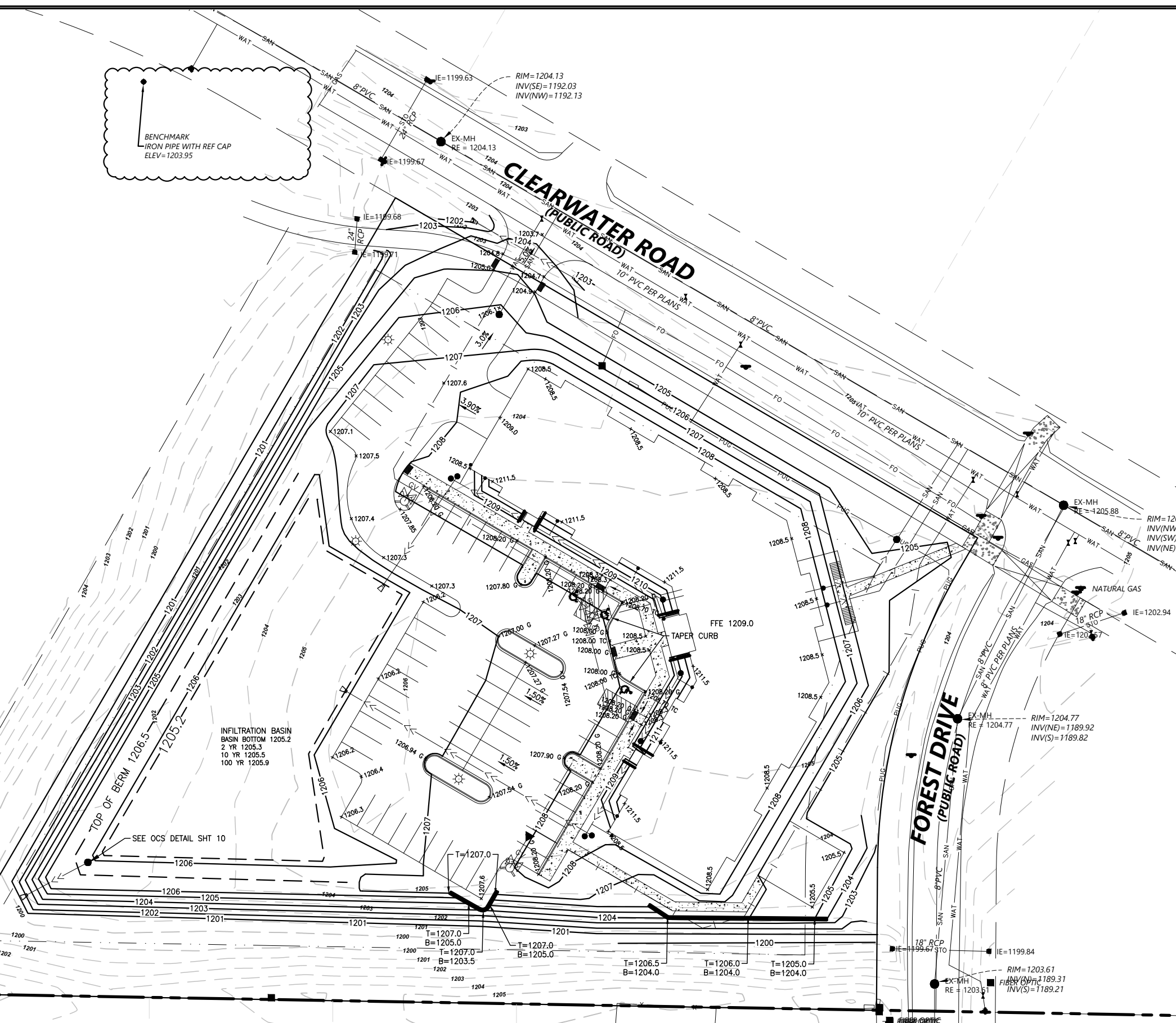
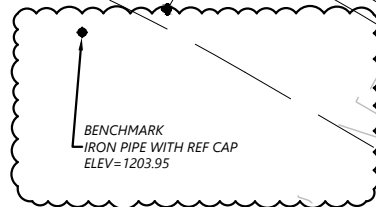
LEGEND

- 880
- 900
- EASEMENT LINE
- SETBACKS
- WET
- DELINEATED WETLAND EDGE
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- FENCE
- OVERHEAD POWER LINE
- UNDERGROUND ELECTRIC
- CULVERT
- SOIL BORING
- SANITARY SEWER MANHOLE
- SANITARY CLEANOUT
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- WATER GATE VALVE
- HYDRANT
- EXISTING TREE LINE
- INLET PROTECTION
- ROCK CONSTRUCTION ENTRANCE
- SILT FENCE

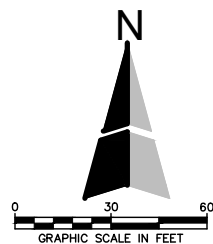


POND EOF DETAIL

GEOTECHNICAL ENGINEER
TO MONITOR PLACEMENT OF
FILL IN INFILTRATION BASIN
TO ENSURE INFILTRATION
RATES MAINTAINED

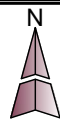


- BIOFILTRATION BASIN NOTES:
- CLEANOUTS SHALL BE 4" NON-PERFORATED SCHEDULE 40 PVC, EXTENDED TO THE SURFACE AND CAPPED WITH A WATERTIGHT REMOVABLE CAP.
 - SOLID, NON-PERFORATED, PVC WITH WATERTIGHT JOINTS SHALL BE USED WHERE PIPE DAYLIGHTS ON-GRADE.
 - THE CONTRACTOR SHALL AVOID COMPACTING THE BIOFILTER BOTTOM. RUBBER Tired EQUIPMENT SHALL BE PROHIBITED WHEN WORKING IN THE BIOFILTER AREA.
 - BIOFILTER SHALL BE GRADED 12" - 18" ABOVE FINAL SUBGRADE ELEVATION UNTIL SITE GRADING IS SUBSTANTIALLY COMPLETE. ONCE UPGRADIENT VEGETATION HAS BEEN ESTABLISHED, THE BASIN SHALL BE GRADED TO SUBGRADE ELEVATION, THE NATIVE SOILS DECOMPACTED TO A DEPTH OF 12" - 18", FILTER MEDIA AND DRAINTILE INSTALLED AND THE BASIN RESTORED.
 - BASIN BOTTOMS UP TO THE HIGH WATER ELEVATION SHALL BE RESTORED WITH MNDOT SEED MIX 33-261.



BENCHMARK:
CAPPED IRON PIPE WITH REFERENCE CAP
LOCATED APPROXIMATELY 150' NW OF
NORTHWEST PROPERTY CORNER.
ELEV = 1203.95

SEE SHEET 7 FOR NOTES



CAMPION
ENGINEERING
SERVICES, INC.

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TIMBERLINE HEIGHTS PH 2
KUEPERS, INC
BAXTER, MN

GRADING PLAN

SHEET NO. 5 OF 10 SHEETS

PROJECT NO:
26-012
DATE:
07/13/2026

PROJECT DIRECTORY

OWNER:
KUEPERS, INC.
CHRIS RAIMANN
17018 COMMERCIAL PARK ROAD
BAXTER, MN 56401
PH. 218.829.0707
EMAIL: CHRISR@KUEPERS.COM

ENGINEER
CAMPION ENGINEERING SERVICES, INC.
MARTY CAMPION
PO BOX 41486
PLYMOUTH, MN 55441
PHONE 763.486.3799
EMAIL MCAMPION@CAMPIONENG.COM

SURVEYOR:
WESTWOOD
12701 WHITWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
PH:320.229.2326
EMAIL: NATHAN.STINDTMAN@WESTWOODPS.COM

EROSION CONTROL INSTALLER

NAME:
CONTACT:
ADDRESS:

PHONE:

CONTRACTOR

NAME:
CONTACT:
ADDRESS:

PHONE:

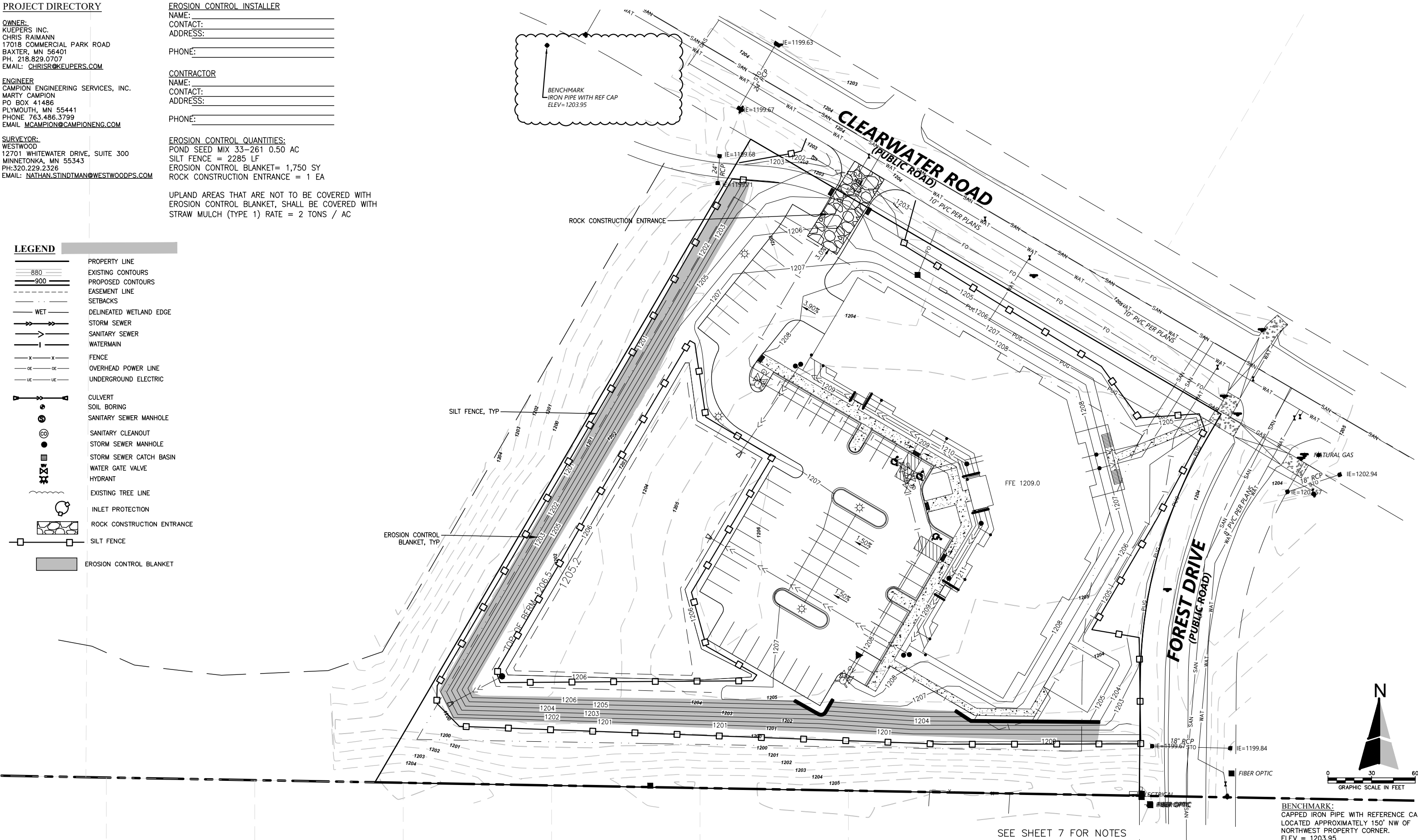
EROSION CONTROL QUANTITIES:

POND SEED MIX 33-261 0.50 AC
SILT FENCE = 2285 LF
EROSION CONTROL BLANKET= 1,750 SY
ROCK CONSTRUCTION ENTRANCE = 1 EA

UPLAND AREAS THAT ARE NOT TO BE COVERED WITH
EROSION CONTROL BLANKET, SHALL BE COVERED WITH
STRAW MULCH (TYPE 1) RATE = 2 TONS / AC

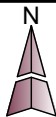
LEGEND

- 880
900
WET
STORM SEWER
SANITARY SEWER
WATERMAIN
FENCE
OVERHEAD POWER LINE
UNDERGROUND ELECTRIC
CULVERT
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SANITARY CLEANOUT
STORM SEWER MANHOLE
STORM SEWER CATCH BASIN
WATER GATE VALVE
HYDRANT
EXISTING TREE LINE
INLET PROTECTION
ROCK CONSTRUCTION ENTRANCE
SILT FENCE
EROSION CONTROL BLANKET



SEE SHEET 7 FOR NOTES

BENCHMARK:
CAPPED IRON PIPE WITH REFERENCE CAP
LOCATED APPROXIMATELY 150' NW OF
NORTHWEST PROPERTY CORNER.
ELEV = 1203.95



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Martin P. Campion -Lic. # 19901 Date: 07/13/2026

TIMBERLINE HEIGHTS PH 2
KUEPERS, INC
BAXTER, MN

STORM WATER POLLUTION
PREVENTION PLAN

SHEET NO. 6 OF 10 SHEETS

PROJECT NO:
26-012
DATE:
07/13/2026

CAUTION NOTES:

ALL PROPOSED SPOT ELEVATIONS ARE AT GUTTER IN PARKING LOT UNLESS OTHERWISE NOTED



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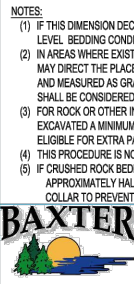


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Martin P. Campton 07/13/2026

Martin P. Campton - Lic. # 19901 Date:

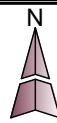
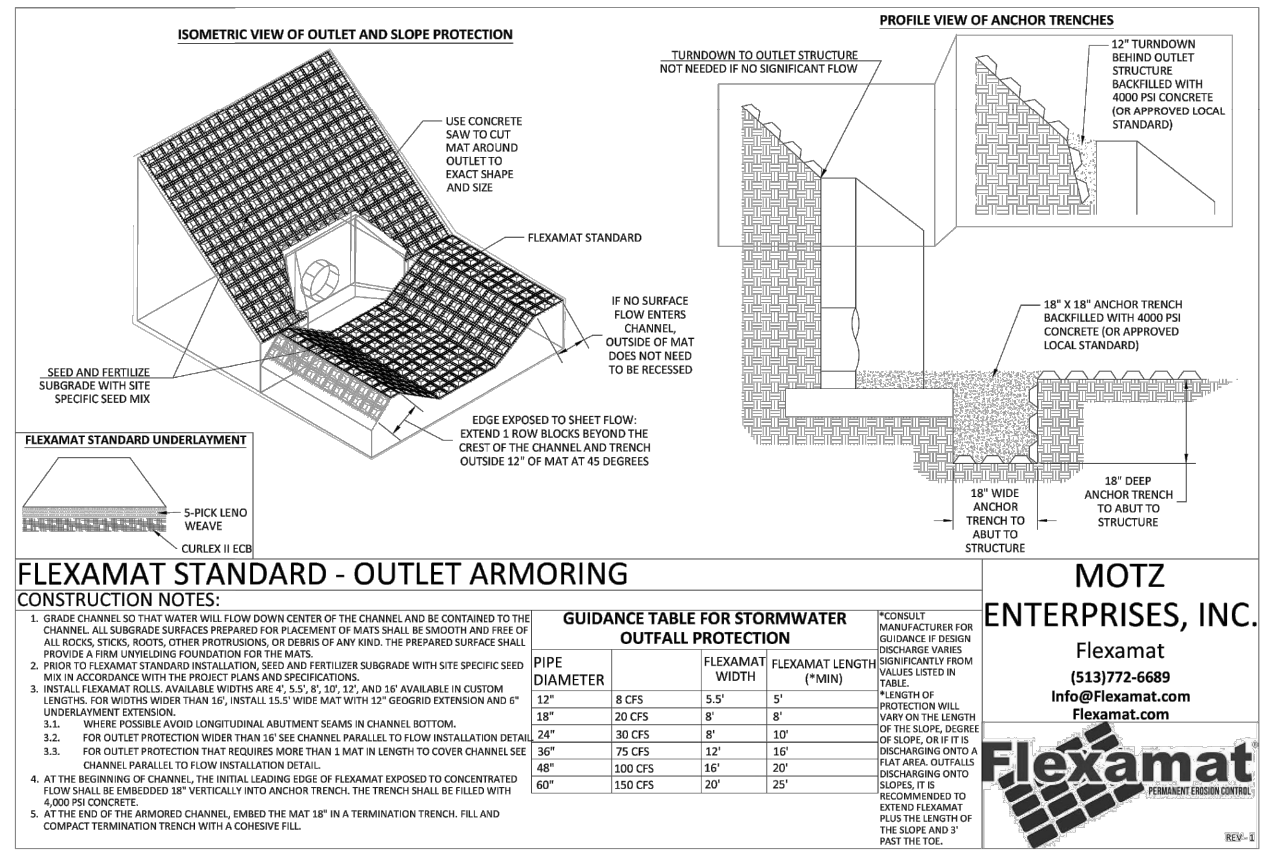
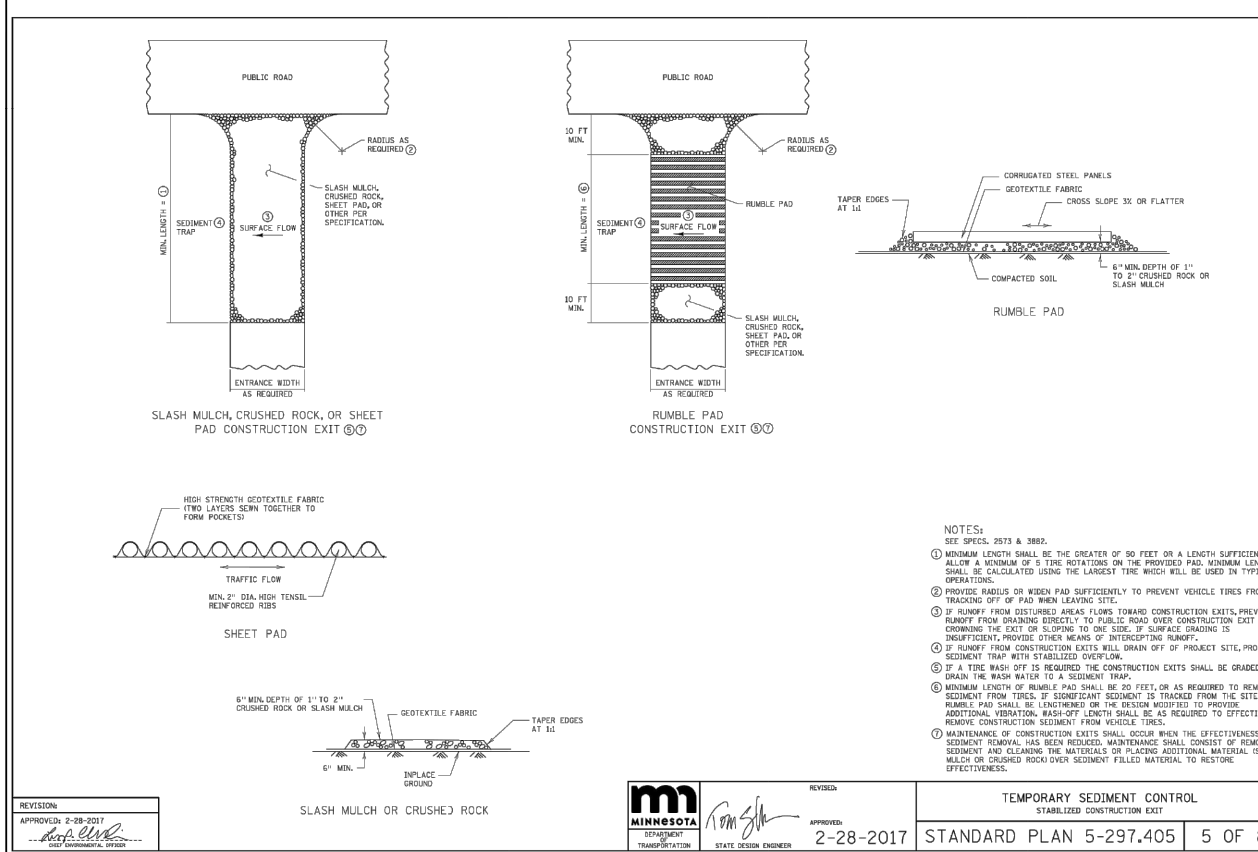
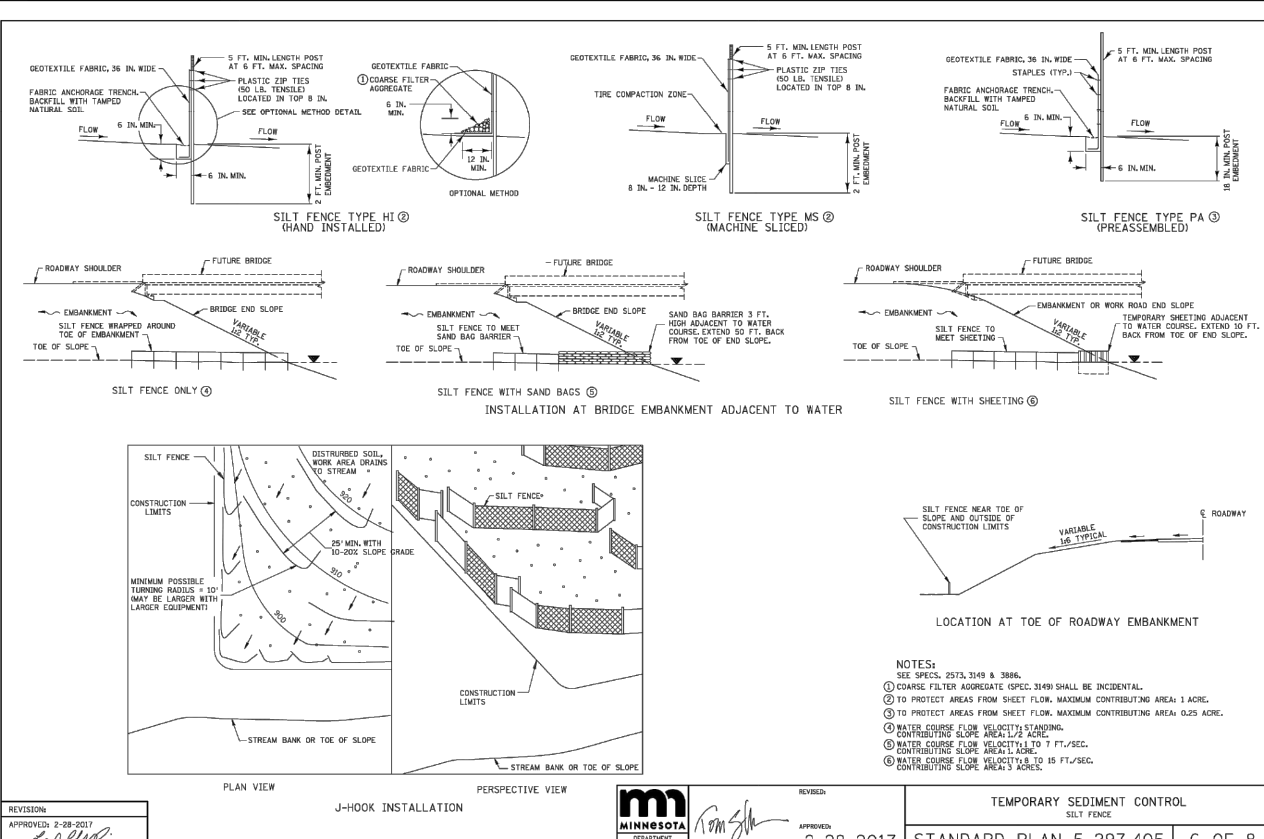
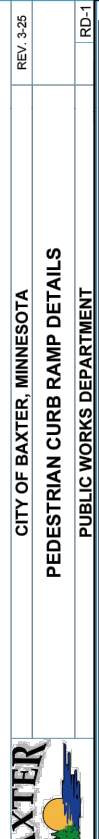
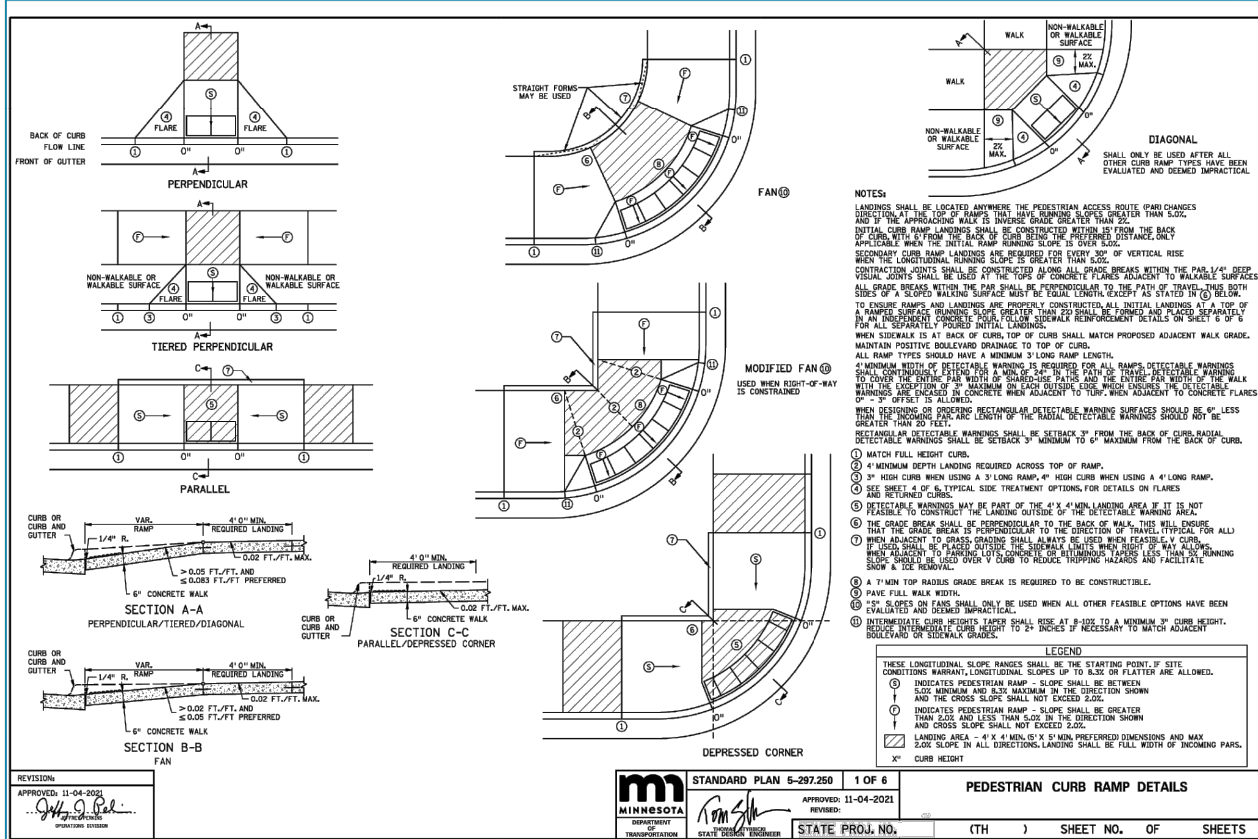


LINE HEIGHTS PH 2
UEPERS, INC
BAXTER, MN



WATER

DETAILS		PROJECT NO: 26-012
SHEET NO. 7 OF 10 SHEETS		DATE: 07/13/2026



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TIMBERLINE HEIGHTS PH 2
KUEPERS, INC
BAXTER, MN

DETAILS

SHEET NO. 8 OF 10 SHEETS

PROJECT NO:
26-012
DATE:
07/13/2026

