

## City of Maple Plain

# Request for Rezoning, Site Plan Review Planned Unit Development (PUD) and Preliminary and Final Plat to Allow the Construction of a New Multi-Family Residential Building to be Located on the Properties Generally at the Intersection of Main St. and Maple Ave.

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*To:* Planning Commission  
*From:* Mark Kaltsas, City Planner  
*Meeting Date:* February 5, 2026  
*Applicant:* Matt Alexander  
*Owner:* Maple & Main, LLC  
*Location:* Maple Ave. and Main St. (City Owned Properties)

### **Request:**

Matt Alexander and North Shore Development (Applicant) request that the City consider the following actions for the properties located at 5249 U S Hwy No 12, 5230 Main St E, 5220 Main St E, 5209 U S Hwy No 12 and 1620 Maple Ave, (PID No.s 2411824340069, 2411824340028, 2411824340070, 2411824340031 and 2411824340033):

- a. Rezoning from MU-D to MU-D Planned Unit Development (PUD), Planned Unit Development (PUD) and Site plan review to consider the redevelopment of the property into a new multi-family market rate apartment building and associated site improvements.
- b. Preliminary and Final Plat approval to allow the five (5) properties to be replatted which will combine the properties into a new single property.

### **Property/Site Information:**

The property is located along the south north of State Highway 12 between CSAH 29 and Howard Ave. and just south of Gateway Blvd. The subject property is located within the Mixed Use – Gateway District. This property was established as an Outlot at the time that Cassia developed their building and site improvements. property has the following characteristics:

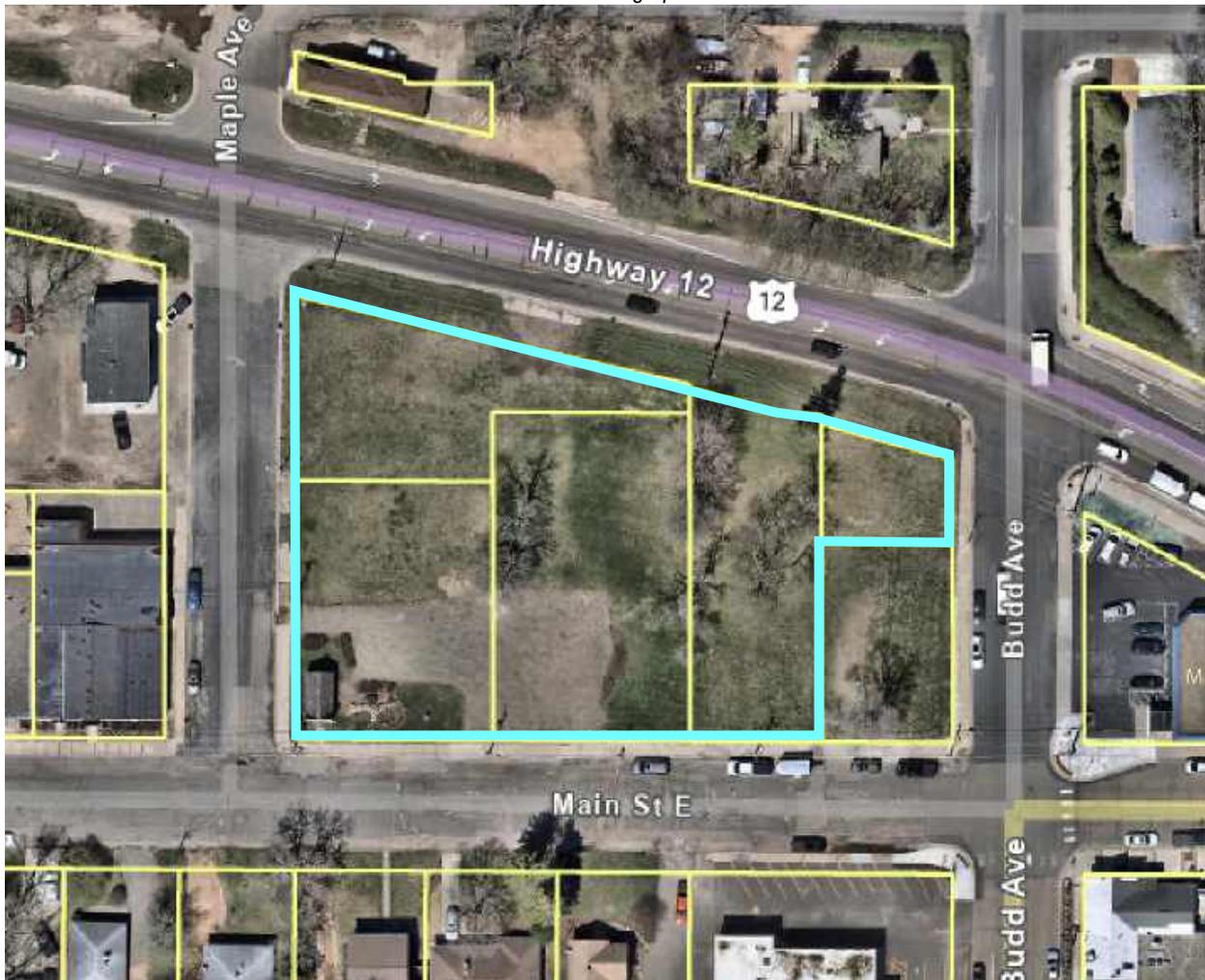
#### Property Information:

Zoning: *Mixed Use – Downtown (MU-D)*

Comprehensive Plan: *Mixed-Use*

Acreage:  $\pm$ 1.25 Acres

Aerial Photograph



**Discussion:**

The city has been working on the redevelopment of the subject properties for nearly 20 years. The city historically owned several of the properties and worked to acquire and ultimately assemble all of the subject properties into a single parcel for the purpose of redevelopment. The developer has been working with the city for the past year on the redevelopment of the subject properties into a market rate 95-unit multi-family residential apartment building.

In addition to working with the developer for this project, the city has initiated and is in the process of preparing plans and specifications for the reconstruction of streets and utilities in this section of downtown (see initial plans attached). The city has coordinated some aspects of the redevelopment with the developer including:

- Regional stormwater management
- Burying overhead utilities
- Street and sidewalk preferred sections

- On-street parking spaces
- Streetscape
- Street lighting

It is anticipated that the city will be constructing the proposed parking spaces and a portion of the proposed sidewalks and utilities needed to support this development.

## PROJECT OVERVIEW

The applicant proposes construction of a four-story, 95-unit multifamily residential building designed to align with the intent and character of the Maple Plain Downtown Design Guidelines. The development includes structured parking, resident amenities, and enhanced pedestrian-oriented streetscape features. Due to unique site constraints and desired design outcomes, the applicant is requesting approval of a Planned Unit Development (PUD) to allow flexibility in use, height, setbacks, density, and streetscape standards.

## PROJECT DESIGN & ARCHITECTURE

The developer is proposing a four-story structure designed to be consistent with adopted downtown design principles.

Key architectural elements include:

- Two levels of indoor parking located on the ground level and below ground level
- Primary building entrances oriented at the southeast and northeast corners of the building
- A range of high-quality exterior materials including hardy plank panels, concrete-based lap siding, and board-and-batten siding
- Pedestrian-focused landscaping and site design that support walkability and downtown character
- A fourth-floor Sky Lounge on the southeast corner, offering gathering spaces and grilling areas overlooking Main Street

## UNIT MIX

Unit Type	Number of Units	Average Size
Studios	27	600 sq ft
One-Bedroom	47	800 sq ft
Two-Bedroom	21	1,050 sq ft

Total Units: 95

## CONSISTENCY WITH DOWNTOWN DESIGN GUIDELINES

The City has adopted Downtown Design Guidelines (attached) that establish goals and objectives for development and redevelopment within the MU-D Mixed Use Downtown zoning district. These guidelines

emphasize maintaining small-town character, appropriate building scale, high-quality materials, and architectural consistency throughout the district.

The redevelopment of this site has been evaluated by the City for many years and has been the subject of numerous proposals, including fully commercial uses, commercial with office and retail components, big-box retail, multifamily residential, mixed-use multifamily, and civic concepts. Across all of these proposals, a consistent theme has emerged: the financial viability of the site requires a development with a larger building mass and higher residential density.

It has also become evident that this site possesses unique characteristics that allow it to be developed in a manner that may differ from, yet remain compatible with, the broader MU-D district. In other words, redevelopment of this property can be evaluated on its own merits without detracting from or establishing an adverse precedent for the remainder of the district.

With this context, the proposed project cannot be accomplished without the density, height, and setback deviations outlined in this report. The developer has submitted the following analysis demonstrating how the project meets or aligns with the City's Downtown Design Guidelines.

1. Establish a rich and vibrant small-town downtown
  - The project introduces 95 new residents in the downtown core, expanding the customer base for existing and future businesses and contributing to a more active, vibrant district.
2. Maintain an appropriate scale for downtown
  - The building's form respects existing scale through a balanced massing, high-quality materials, and classic streetscape integration. Though taller than surrounding buildings, its proportions and façade treatments are consistent with the Guidelines.
3. Develop structures with architectural quality and consistency
  - The exterior façade includes durable, visually appealing materials and thoughtful detailing that reinforce architectural cohesion while allowing surrounding historic buildings to remain focal points.
4. Use vegetation, street furniture, lighting, and signage to define character
  - Streetscape enhancements include benches, tree grates, and layered landscaping. These elements improve pedestrian comfort and strengthen downtown identity.

RESIDENT AMENITIES

Maple & Main will provide amenities designed to meet the expectations of modern renters, including:

- Fourth-floor Sky Lounge with grill stations
- Club room with coffee bar
- Fitness and wellness center
- Pet spa and dog run

- Outdoor recreation space
- Enclosed garage parking
- Secure bike storage and package room
- Elevator and controlled access system
- High-speed internet throughout the building

#### PUD REQUEST & JUSTIFICATION

The city has not realized many redevelopment projects within the MU-D zoning district. The size, city ownership and unique character of this proposed development make this project different from all other projects previously considered by the city. In order for this project to be successful, the city will need to consider providing some flexibility for the development in the form of a Planned Unit Development. Specifically, PUD's can be considered to provide the following:

*Allow for variations to the strict application of the land use regulations in this article in order to improve site design and operation, while at the same time incorporating design elements (e.g., construction materials, landscaping, lighting, and the like) that exceed the City's standards to offset the effect of any variations;*

*Promote a more creative and efficient approach to land use within the City, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the City;*

To fully realize the design goals and respond to site constraints, the applicant requests flexibility in the following zoning requirements:

- Use: The proposed multi-family attached building is a permitted use in the MU-D zoning district.
- Height: Requested height: 54.5 feet, Zoning maximum: 40 feet
  - Justification: Height is needed to accommodate indoor parking and rooftop amenities while achieving architectural objectives and maintaining design quality.
- Setbacks: 50-foot setback requirement from US Highway 12 would prevent development.
  - Justification: Orienting the building toward Main Street promotes a pedestrian-friendly urban form consistent with the City's downtown vision.
  - Note: all other parking and building setbacks (5 feet parking from adjacent properties, and 0 feet building setback) are being satisfied as proposed.
- Density: Comprehensive Plan minimum: 20 - 40 units/acre, proposed density: 56 units/acre.
  - Note: the comprehensive plan contemplates the density across the entire MU-D zoning area. This development is a small piece and needs to be as dense as possible to support the overall net density of the MU-D district. The overall density of the MU-D zoning district will still be below the overall 20-40 units per acre.

- **Parking:** Mixed-use Downtown requires the following number of parking spaces:
  - *A minimum of one parking stall, garage or dedicated space shall be required for each residential unit development. For residential uses, the parking space must be on-site and cannot be shared or combined with other uses.*

- For additional context on parking requirements, the following should be noted:

Source/Type <sup>8</sup>	Recommended Ratio (Spaces per Unit)
ITE (Affordable)	~0.8 to 1.0
Urban Core (Market)	0.7 to 1.0
Suburban (Market)	1.5 to 2.0
National Average (NAA)	~1.46

- The development is proposing 122 indoor parking spaces (two indoor floors – street level and below grade level) and 30 exterior parking spaces. This would equate to a total of 152 parking space or 1.6 parking spaces per unit. The city believes that 1.6 spaces per unit will provide sufficient parking for the proposed development. In addition to the off-street parking provided by the development, the city allows on-street parking spaces in front of the units to be counted towards parking totals. It would be conventional to consider the on-street parking spaces to remain fully public but be permitted for temporary guest parking.

- **Architecture:** The city has been working for several months with the applicant relating to architecture.
  - This includes scale, building materials, colors, streetscape and perimeter landscaping etc. The city’s design guidelines provide for building materials, colors, architecture, scape and fenestration. The challenges relating to this site have been previously noted. The city is still working with the applicant on the building architecture and additional direction; feedback should be provided by the Planning Commission and City Council.
  - A challenge to this site and project is the need for parking spaces. The applicant is proposing to construct one at grade parking level (first floor) and one below grade parking level. As a result of the at grade parking level, the first floor or main street level has limited fenestration. The city has worked with the developer to propose incorporating glazed openings along Main Street and Maple Avenue (false windows – see below).

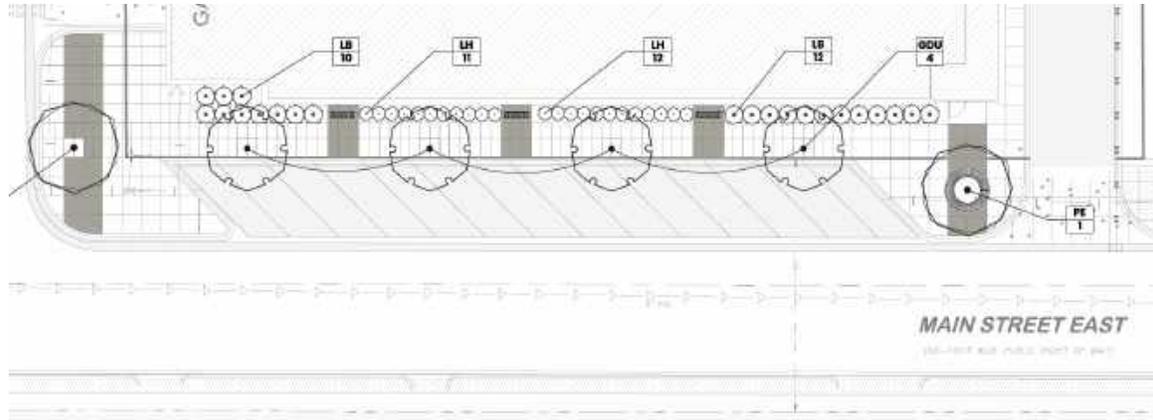


RELIANT DESIGN  
2024



RELIANT DESIGN  
2024

- As it relates to the building fenestration, the city's Design Guidelines are slanted towards commercial retail buildings and not as applicable to residential development. With that noted, the proposed building has a first-floor fenestration/window percentage of approximately 45%. This compares to the city's requirement of 60% for the first floor. All other floors proposed would meet applicable standards of 40% with a fenestration/window ration of approximately 41% for the remainder of the building.
- The applicant is proposing a combination of building materials as noted in their narrative. The proposed exterior design includes a mix of hardy plank panels, concrete-based lap siding and board-and batten siding
- Landscape: The city has been working for several months with the applicant relating to the streetscape.
  - The city has work with the developer on the preparation of a streetscape and landscape package that meets the downtown design guidelines and applicable landscape standards. The applicant is proposing to maintain a landscape border adjacent to the base of the building and then a nine (9) foot wide sidewalk. The sidewalk would have street trees located in tree grates similar to the existing section in front of the post office and McGarry's.



- The developer has also prepared landscape plan for the parking lot adjacent to Highway 12 and a buffer along Highway 12. The applicant is proposing to screen the parking lot using the requisite parking border hedge, evergreen and deciduous trees.
- The applicant has not submitted a formal lighting plan. The city will be preparing the on-street lighting plan which will be done in accordance with the downtown design standards and preliminarily shown in the reconstruction plans. The city will be working with the applicant to prepare a parking lot and building lighting plan that is fully compliant with applicable standards.
- It should be noted that the city has discussed allowing for the removal of the existing six trees on the property. The proposed landscape plan would satisfy all replacement requirements.

All commercial and industrial development is required to go through the site plan review process. Site plan review requires the review of the Planning Commission and City Council. The City shall consider the proposed site plan and subsequent effects relating to evaluation criteria established in the City's ordinance.

#### *153.045 INTENT AND PROCEDURE*

*(l) Evaluation criteria. The Planning Commission and City Council shall evaluate the effects of the proposed site plan. This review shall be based upon, but not be limited to, compliance with the City Comprehensive Plan, provisions of this chapter (Design Guidelines and City Engineering Requirements).*

#### Storm Water Management, Grading and Drainage:

The City's engineer has reviewed the plans and provided comments relating to the proposed development. Comments have been provided to the applicant that will be addressed in a revised set of plans. The applicant will be required to obtain Minnehaha Creek Watershed District (MCWD) approval.

### Preliminary and Final Plat:

The applicant is proposing to plat the property so that the property can be conveyed and redeveloped. The city had purposefully left this property intact as five individual lots until such time as a redevelopment came forward. The consolidation of the property is necessary to support the redevelopment. The city is working with the developer on several plat related issues that will be resolved prior to City Council consideration of the final plat. Due to the simplicity and necessity of the lot consolidation, the city has supported processing preliminary and final plat at the same time. The city has noted several additional D&U easements that will need to be added to the preliminary and final plat.

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### TAX INCREMENT FINANCING

Establishment of Development District No. 2 and TIF District No. 2-1 (see attached Draft TIF Plan):

The City of Maple Plain has prepared a Development Program for Development District No. 2 and a Tax Increment Financing (Redevelopment) Plan for TIF District No. 2-1. The Planning Commission is asked to review these documents for consistency with the City's Comprehensive Plan and adopted development policies.

TIF District No. 2-1 is proposed to support the redevelopment of a 1.25-acre site at Main Street and Maple Avenue for a 95-unit multifamily housing project. Development District No. 2 encompasses the entire city and is intended to provide a framework to:

- Encourage redevelopment of underutilized and blighted properties,
- Facilitate private investment,
- Support needed public improvements,
- Increase tax base and employment opportunities.

The Program allows use of TIF as a financing tool to achieve these objectives.

Establishment of TIF District No. 2-1 (Redevelopment District)

#### Qualification as a Redevelopment District

An evaluation by LHB, Inc. confirms the site meets all statutory criteria for establishing a Redevelopment TIF District under Minn. Stat. §469.174:

- 100% of buildings are structurally substandard, exceeding the 50% requirement.
- 100% of the district area is "occupied" for coverage test purposes (exceeds 70% minimum).
- Substandard conditions are reasonably distributed throughout the district.

These findings legally permit the creation of a Redevelopment TIF District.

Need for TIF Assistance

Both the TIF Plan and Northland’s financial analysis conclude that the project would not be reasonably expected to occur without public assistance, due to extraordinary site and redevelopment costs. Key findings include:

- Total development cost: approximately \$21.7 million.
- Debt-only financing would not meet required minimum debt-service coverage, achieving only 0.96x without TIF versus 1.37x with TIF.
- Estimated cash-on-cash return is insufficient without TIF (2.5% vs. 6.4% with TIF at stabilization).

Northland concludes the project is not financially feasible through private investment alone.

Proposed TIF Structure

The TIF Plan and financial memo outline the following structure:

- Pay-As-You-Go (PAYGO) TIF Note issued to the developer.
- Maximum reimbursement of \$2,889,000 in qualified costs, plus 5.75% simple interest.
- Developer receives 70% of available increment, City retains the remainder for administration and eligible costs.
- Estimated total PAYGO payments over 26 years: approximately \$5.2 million (principal + interest).

The District would elect 2028 as the first year of increment and run for the statutory maximum term. [

Public Purpose & Expected Community Benefit

The proposed redevelopment advances multiple adopted public goals:

- Eliminates structurally substandard conditions.
- Provides new housing options within the community.
- Stimulates ongoing economic activity in the downtown area.
- Increases long-term taxable market value—projected increase of over \$26 million over the life of the district.

Because the development would not occur “but for” TIF, the TIF District is expected to generate no negative fiscal impact on other taxing jurisdictions during its term and will add to the tax base upon decertification.

## Planning Commission Finding

The Planning Commission would need to find that the Development Program and TIF Plan are consistent with the City's Comprehensive Plan and other adopted development policies. A resolution with applicable findings has been prepared by the City's Attorney for consideration by the Planning Commission.

## Additional Considerations/Summary

Staff is seeking Planning Commission feedback and direction regarding the proposed 95-unit multifamily redevelopment project. The City has evaluated redevelopment options for this site over many years, including concepts for all-commercial development, mixed office/retail, big-box retail, multifamily residential, mixed-use residential, and civic uses. Across all concepts, a consistent conclusion has emerged: the financial viability of this location requires a development with greater building mass and higher residential density.

In addition to meeting the financial realities of redevelopment, the City recognizes that this property represents a critical opportunity site within the MU-D District. Its redevelopment is anticipated to serve as a catalyst for future investment, both on adjacent parcels and throughout the broader downtown area. Introducing new residents, modern infrastructure, and an improved streetscape will help create market confidence, attract private reinvestment, and encourage subsequent redevelopment activity that has long been envisioned for this part of the city.

The site also possesses unique characteristics that allow it to be redeveloped in a manner that differs from, but remains compatible with, the broader MU-D District. For this reason, the proposed redevelopment can be evaluated on its own merits without establishing a precedent for other MU-D properties.

Given these conditions, the proposed project cannot be achieved without the density, height, and setback flexibility outlined earlier in this report. Staff also highlights the following additional considerations for the Planning Commission:

- MnDOT Review - The preliminary plat has been submitted to MnDOT for review and comment. Any comments received will need to be addressed prior to City Council consideration.
- MU-D PUD Rezoning - A draft rezoning ordinance creating the MU-D PUD District has been prepared. The PUD framework would authorize the redevelopment as proposed and would incorporate all approved project-specific standards into a formal PUD Agreement to be finalized and approved by the City Council. The PUD would apply solely to this development and would not transfer to, or establish standards for, future redevelopment proposals. Any subsequent PUD requests within the MU-D would require their own independent review and approval process.

**Neighbor Comments:**

The City has not received any verbal or written comments at the time this report was prepared.

**Recommendation:**

Staff is seeking direction from the Planning Commission relating to the requested Preliminary and Final Plat, Site Plan Review, Planned Unit Development and TIF Program Finding. Should the Planning Commission recommend approval of the requested actions to the City Council, the following findings and conditions should be included:

- a. The proposed site plan, planned unit development and preliminary and final plat meets all applicable conditions, criteria and restrictions stated in the City of Maple Plain Zoning and Subdivision Ordinance.
  - b. Prior to City Council consideration of the application, the following items shall be completed by the applicant:
    - a. The Applicant shall revise the plans as necessary to accommodate all known or additional comments made by the City, including Fire Department comments, engineering comments, Planning Commission, and staff comments.
    - b. The applicant shall receive all applicable approvals from all outside agencies with authority over this site including:
      - MCWD
      - MNDOT
5. The Planning Commission finds the Development Program for Development District No. 2 and the TIF Plan for TIF District No. 2-1 consistent with the Comprehensive Plan, based on:
- a. The site meets statutory criteria for a Redevelopment TIF District.
  - b. Financial analysis demonstrates the redevelopment cannot occur without TIF assistance.
  - c. The project aligns with long-standing City goals for redevelopment of this site.
  - d. The TIF Plan supports economic development, housing creation, and long-term tax-base growth.
6. The approval of the development and sign plan shall be in accordance with the approved plans. Any changes, expansions or alterations to the building, site and signage shall require the review and approval of the City.
7. The Applicant shall pay for all costs associated with the City's review of the site plan review and variance.

**Attachments:**

1. Application
2. Narrative
3. Survey
4. Civil Site Plan Package
5. Landscape Plan
6. Preliminary Plat
7. Building Elevations
8. TIF Memo
9. Draft TIF Plan
10. TIF Resolution
11. Draft Rezoning Ordinance
12. Initial Street Reconstruction Feasibility Report

**January 12, 2026**

City of Maple Plain  
Attn: Mark Kaltsas, AICP  
5050 Independence Street  
P.O. Box 97  
Maple Plain, MN 55359

**RE: MAPLE & MAIN Apartments – PUD and Final Plat Application**

Dear Mr. Kaltsas,

On behalf of North Shore Development, I am pleased to submit our application for a Planned Unit Development (PUD) and Preliminary/Final Plat for the property located at 5230 Main Street East.

This letter, along with the enclosed documentation, provides all supporting materials as outlined in the City's published application checklist. We believe this project will contribute meaningfully to the revitalization of the downtown area by promoting a walkable streetscape and bringing new residents to support local businesses.

We look forward to working collaboratively with the City of Maple Plain throughout the review and approval process.

Sincerely,

**Matt Alexander**  
Principal  
North Shore Development Partners

## Project Narrative:

# MAPLE & MAIN

## Planned Unit Development Proposal

### Rezoning Request

We respectfully request rezoning of the subject site from **Mixed Use – Downtown** to a **Planned Unit Development (PUD)** in order to facilitate a high-quality multifamily residential project in the heart of Downtown Maple Plain.

### Project Overview

The proposed development, **MAPLE & MAIN**, will include **95 market-rate multifamily units** on **1.25 acres** located at the intersection of Maple Street and Main Street. This project is designed to bring much-needed residential density to the downtown core, fostering a vibrant pedestrian-friendly environment while supporting local businesses and encouraging redevelopment of surrounding parcels.

### Design & Architecture

The building will be a **four-story structure** designed with sensitivity to the surrounding context and consistent with the intent of the **Maple Plain Downtown Design Guidelines**. The ground level will feature **two levels of indoor parking** and primary building entrances. The second floor will include community amenities such as a **lobby, fitness center, and lounge space**, while the fourth-floor **Sky Lounge** at the southeast corner will offer gathering areas and grilling stations overlooking Main Street.

### Unit Mix:

- 27 Studios (avg. 600 sq ft)
  - 47 One-Bedroom Units (avg. 800 sq ft)
  - 21 Two-Bedroom Units (avg. 1,050 sq ft)
- Total: 95 Units**

The project's architect, **Neil Weber**, brings unique value to this development, having served as a member of the Design Team that helped establish the city's original Downtown Design Guidelines.

## **Alignment with Downtown Design Guidelines**

### **1. Establish a rich and vibrant small-town downtown**

This project will bring over 95 new residents to downtown, providing an immediate customer base for existing and future businesses.

### **2. Maintain an appropriate scale for downtown**

The proposed building respects existing scale with a five-story profile, classic streetscape integration, and use of high-quality, durable materials that blend with the downtown character.

### **3. Develop structures with architectural quality and consistency**

The exterior design includes a mix of hardy plank panels, concrete-based lap and board-and-batten siding, and pedestrian-focused landscaping—balancing visual interest with subtlety so that existing downtown buildings remain the focal point.

### **4. Use vegetation, street furniture, lighting, and signage to define character**

Our streetscape design prioritizes pedestrian comfort and connectivity. Thoughtful placement of benches, tree grates, and landscaping enhances walkability and supports a welcoming downtown environment.

## **Resident Amenities**

**MAPLE & MAIN** will offer a suite of amenities to meet the expectations of today's renters, including:

- Sky Lounge with grill stations
- Club room and coffee bar
- Fitness and wellness center
- Pet spa and dog run
- Outdoor recreation space
- Enclosed garage parking
- Bike storage and package room
- Elevator, controlled access, and high-speed internet

## **Proposed Deviations from Zoning Ordinance (PUD Justification)**

We are requesting a Planned Unit Development designation to allow for flexibility in the following areas, which are necessary for the viability and success of the project on this uniquely situated site:

- **Use:** The building does not include a commercial component, as contemplated in the Mixed Use Downtown district. However, the added residential density provides critical support for existing businesses.

- **Height:** The PUD proposes a building height of 54.5', exceeding the 35' limit, in order to accommodate indoor parking and rooftop amenities while maintaining architectural harmony.
- **Setbacks:** The required 50-foot setback from US Highway 12 would prevent efficient development. Instead, the building is oriented toward Main Street, supporting a walkable urban form.
- **Density:** The 2040 Comprehensive Plan suggests a minimum of 20 units per acre; the proposed 95 units equate to 76 units per acre, which aligns with the city's goal to increase downtown residency.
- **Streetscape:** The project proposes a modified streetscape with strategic landscaping, seating, and tree placement to ensure a high-quality pedestrian experience.

### Site & Utilities

The site is adequately served by municipal water and sanitary sewer, with no anticipated impacts to broader infrastructure systems per coordination with city staff.

**Stormwater management** will be coordinated with the City of Maple Plain through a separate city-led project. Our plans accommodate a flexible connection to the storm system along Main Street.

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### Conclusion

**MAPLE & MAIN** represents a thoughtful response to evolving market conditions, offering a dynamic residential project that supports the city's long-term vision for downtown Maple Plain. By increasing the resident base, enhancing the streetscape, and adhering to the design spirit of the Downtown Guidelines, this PUD will serve as a catalyst for continued investment and revitalization in the area.

We appreciate your consideration and look forward to working collaboratively with the City to bring this project to life.

# PRELIMINARY PLANS

FOR:

# MAPLE & MAIN

CLIENT:



NORTH SHORE DEVELOPMENT PARTNERS  
 235 LAKE STREET, SUITE #300  
 WAYZATA, MN  
 PH: 952-324-0535  
 EMAIL: MALEXANDER@NORTHSHOREDP.COM

ENGINEER/LANDSCAPE ARCHITECT:

MEASURE GROUP - PETE MOREAU, PE (MN)  
 PO BOX 10  
 WAYZATA, MN 55391  
 PH: 612-440-0934  
 EMAIL: PMOREAU@MEASUREGRP.COM



MEASURE GROUP - JOSH MCKINNEY, PLA (MN)  
 PO BOX 10  
 WAYZATA, MN 55391  
 PH: 612-440-0934  
 EMAIL: JMCKINNEY@MEASUREGRP.COM

ARCHITECT:



WEBER ARCHITECTS & PLANNERS- NEIL WEBER, AIA  
 PO BOX 437  
 WAVERLY, MN 55390  
 PH: 952-476-4434  
 EMAIL: NEILWEBER@ICLOUD.COM



VICINITY MAP- NOT TO SCALE

## SHEET INDEX:

SHEET #	SHEET NAME
C1.0	COVER SHEET
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	PHASE 1 EROSION CONTROL
C6.1	PHASE 2 EROSION CONTROL
C7.0	SWPPP NARRATIVE
C7.1	SWPPP NOTES
C8.0	CIVIL DETAILS - SITE DETAILS
C8.1	CIVIL DETAILS - UTILITY DETAILS
C8.2	CIVIL DETAILS - ADA DETAILS
C8.3	CIVIL DETAILS - ADA DETAILS -CONTINUED
L1.0	LANDSCAPE PLAN



Client: **NORTH SHORE**  
 DEVELOPMENT PARTNERS  
 235 LAKE ST. E #300  
 WAYZATA, MN

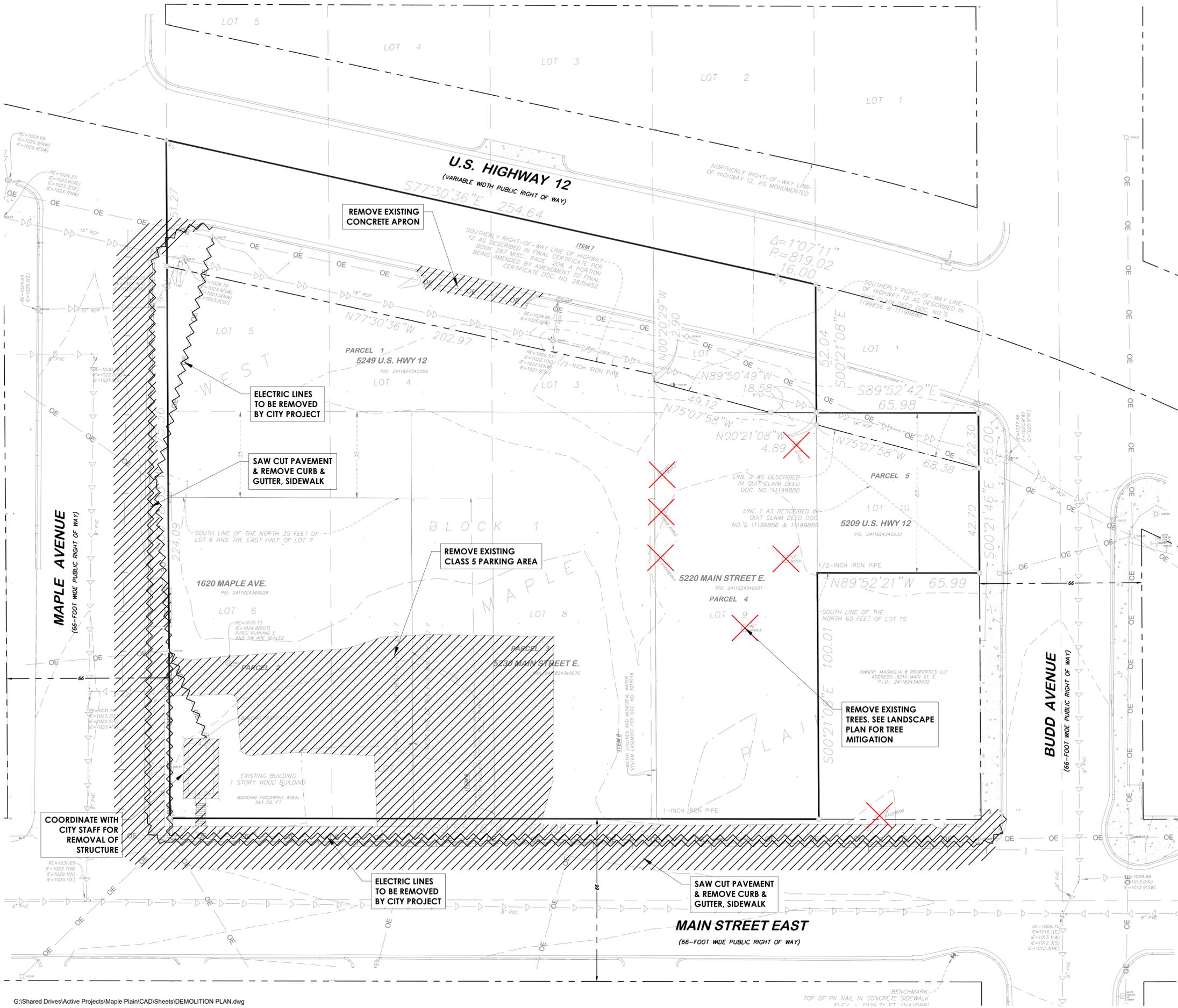
Project Title: **MAPLE & MAIN**  
 MAPLE PLAIN, MINNESOTA

I hereby certify that this plan, specifications or report 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.  
 Pete Moreau, PE  
 Date: XX.XX.XX Lic. No.: 53735

Rev.	Date	Description
	10.17.2025	PRELIMINARY
	1.23.2026	CITY RESUBMITTAL

Project #: 25-117  
 Drawn By: PM  
 Checked By: JM  
 Issue Date: 10/17/2025  
 Sheet Title:

**COVER SHEET**  
 Sheet: **C1.0**



**LEGEND**

EXISTING	PROPOSED	
---	---	PROPERTY BOUNDARY
---	---	LOT LINE
---	---	SETBACK LINE
---	---	RIGHT OF WAY LINE
---	---	EASEMENT
---	---	STANDARD CURB AND GUTTER
---	---	FENCE
---	---	RETAINING WALL

**DEMOLITION NOTES**

- DEMOLITION NOTES ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
- THE DESIGN SHOWN IS BASED ON ENGINEER'S UNDERSTANDING OF EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON ALTA AND TOPOGRAPHIC MAPPING PREPARED BY EFN DATED 9/5/25. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, CONTRACTOR SHALL HAVE MADE, AT OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSING IN ALLOCATION APPROVED BY ALL GOVERNING AUTHORITIES AND IN ACCORDANCE WITH APPLICABLE CODES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT AND/OR GEOTECHNICAL ENGINEER.
- CLEARING AND GRUBBING: CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
- CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO REMOVAL AND/OR RELOCATION OF UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES' FORCES AND ANY FEES WHICH ARE TO BE PAID TO UTILITY COMPANIES FOR SERVICES. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM INFORMATION AVAILABLE. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE UTILITY MAPPING ACCURACY. PRIOR TO START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. THE LOCATIONS OF UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING MINNESOTA GOPHER STATE ONE CALL AT 800-252-1166 OR 651-454-0002.
- THE MAPPING LOCATION OF ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED SHALL BE REMOVED IF UNDER THE BUILDING INCLUDING 10' BEYOND FOUNDATIONS.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ROAD RIGHT OF WAY DURING CONSTRUCTION.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
- PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED AND APPROVED BY THE LOCAL AUTHORITY.
- CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN. DAMAGE TO ANY EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- ABANDON OR REMOVE ALL SANITARY, WATER AND STORM SERVICES PER CITY STANDARDS. COORDINATE ALL WORK WITH CITY. ALL STREET RESTORATION SHALL BE COMPLETED IN COMPLIANCE WITH LOCAL STANDARDS.
- CONTRACTOR SHALL PREPARE AND SUBMIT TO THE GOVERNING AUTHORITY A TRAFFIC AND/OR PEDESTRIAN TRAFFIC PLAN PER CITY/COUNTY/STATE STANDARDS TO BE APPROVED BY THE LOCAL GOVERNING AUTHORITY.



**NORTH SHORE**  
DEVELOPMENT PARTNERS  
235 LAKE ST. E #300  
WAYZATA, MN

**MAPLE & MAIN**  
MAPLE PLAIN, MINNESOTA

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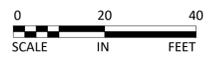
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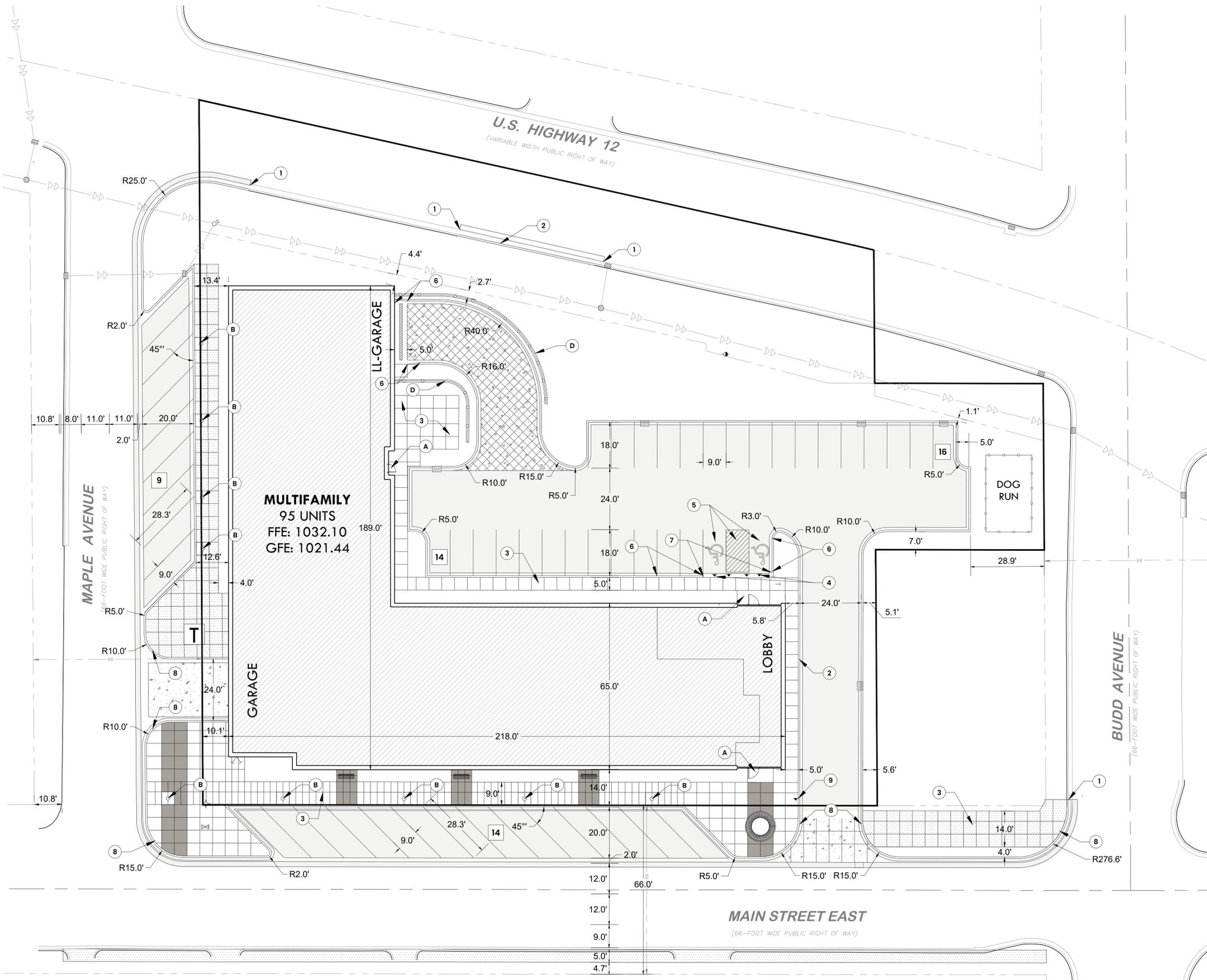
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1.23.2026	1/23/2026	CITY RESUBMITTAL

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 Issue Date: 10/17/2025  
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**DEMOLITION PLAN**

Sheet: **C2.0**





**LEGEND**

- PROPOSED**
- PROPERTY BOUNDARY
  - SETBACK LINE
  - RIGHT OF WAY LINE
  - - - EASEMENT
  - ==== STANDARD CURB AND GUTTER
  - HEAVY DUTY BITUMINOUS PAVEMENT
  - LIGHT DUTY BITUMINOUS PAVEMENT
  - ▨ CONCRETE SIDEWALK
  - ▩ HEAVY DUTY CONCRETE PAVEMENT
  - ▧ HEATED CONCRETE RAMP
  - FENCE
  - RETAINING WALL (BY OTHERS)
  - ☀ TRAFFIC SIGN
  - ☀ LIGHT POLE

**DEVELOPMENT SUMMARY**

**ZONING INFORMATION**  
 CURRENT SITE ZONING: MU-D  
 PROPOSED SITE ZONING: PUD

**SITE DATA**  
 TOTAL SITE AREA: 1.25 ACRES

	REQUIRED	PROPOSED
<b>DENSITY</b>		
TOTAL UNITS:		71 UNITS
DENSITY:	15 UPA	56.6 UPA
<b>BUILDING SETBACKS</b>		
FRONT:	5'	14'
SIDE:	0'	10.1'
REAR:	10'	4.4'
<b>PARKING SETBACKS</b>		
HWY 12:	50'	1.1'
ELSEWHERE:	10'	5.0'+
<b>PARKING</b>		
ENCLOSED EXTERIOR STREET:	95 STALLS	122 STALLS
	95 STALLS	30 STALLS
		23 STALLS
<b>TOTAL</b>	<b>190 STALLS</b>	<b>175 STALLS</b>
<b>SITE PARKING RATIO</b>	<b>2.00 STALLS PER UNIT</b>	<b>1.84 STALLS PER UNIT</b>
<b>EXISTING IMPERVIOUS SURFACE</b>		<b>0.20 AC</b>
<b>PROPOSED IMPERVIOUS SURFACE</b>		<b>1.00 AC</b>

**KEYNOTES**

- ① MATCH EXISTING
- ② B6-18 CURB & GUTTER
- ③ CONCRETE SIDEWALK
- ④ ADA SIGNAGE & BOLLARDS - SEE CIVIL DETAILS
- ⑤ ADA PARKING STRIPING - SEE CIVIL DETAILS
- ⑥ CURB TAPER
- ⑦ FLUSH CURB
- ⑧ PEDESTRIAN RAMP- SEE CIVIL DETAILS
- ⑨ STOP SIGN

**DESIGN BY OTHERS**

- Ⓐ ARCHITECTURAL STOOP - COORDINATE WITH STRUCTURAL
- Ⓑ TREE GRATE
- Ⓒ LIGHT POLE WITH FOUNDATION
- Ⓓ RETAINING WALL WITH GUARDRAIL



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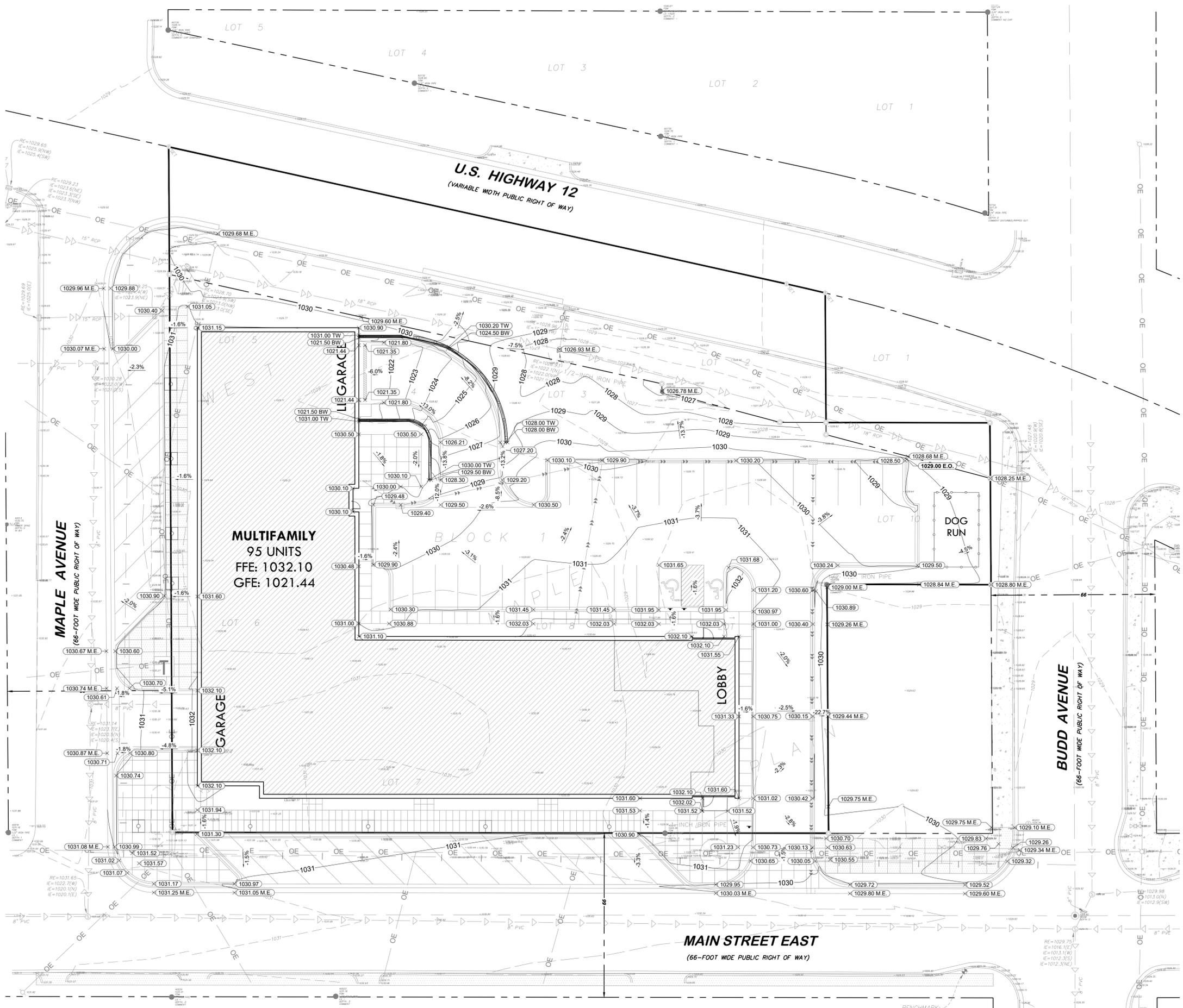
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**SITE PLAN**

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**C3.0**





**LEGEND**

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- - - SETBACK LINE
- - - RIGHT OF WAY LINE
- - - EASEMENT
- STANDARD CURB AND GUTTER
- STORM SEWER
- FLARED END SECTION
- RETAINING WALL
- DRAIN TILE
- GRADING LIMITS
- SPOT ELEVATION
- FLOW DIRECTION
- E.O. EMERGENCY OVERTURN

**SPOT ELEV. LABELS**  
 M.E.=MATCH EXISTING  
 TW=TOP OF WALL  
 BW=BOTTOM OF WALL  
 TC=TOP OF CURB

**GRADING NOTES**

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
3. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
4. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS
6. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
7. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
8. **SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED.** PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
9. SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
10. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
11. CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
14. EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
15. EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
16. ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

**measure**

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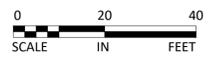
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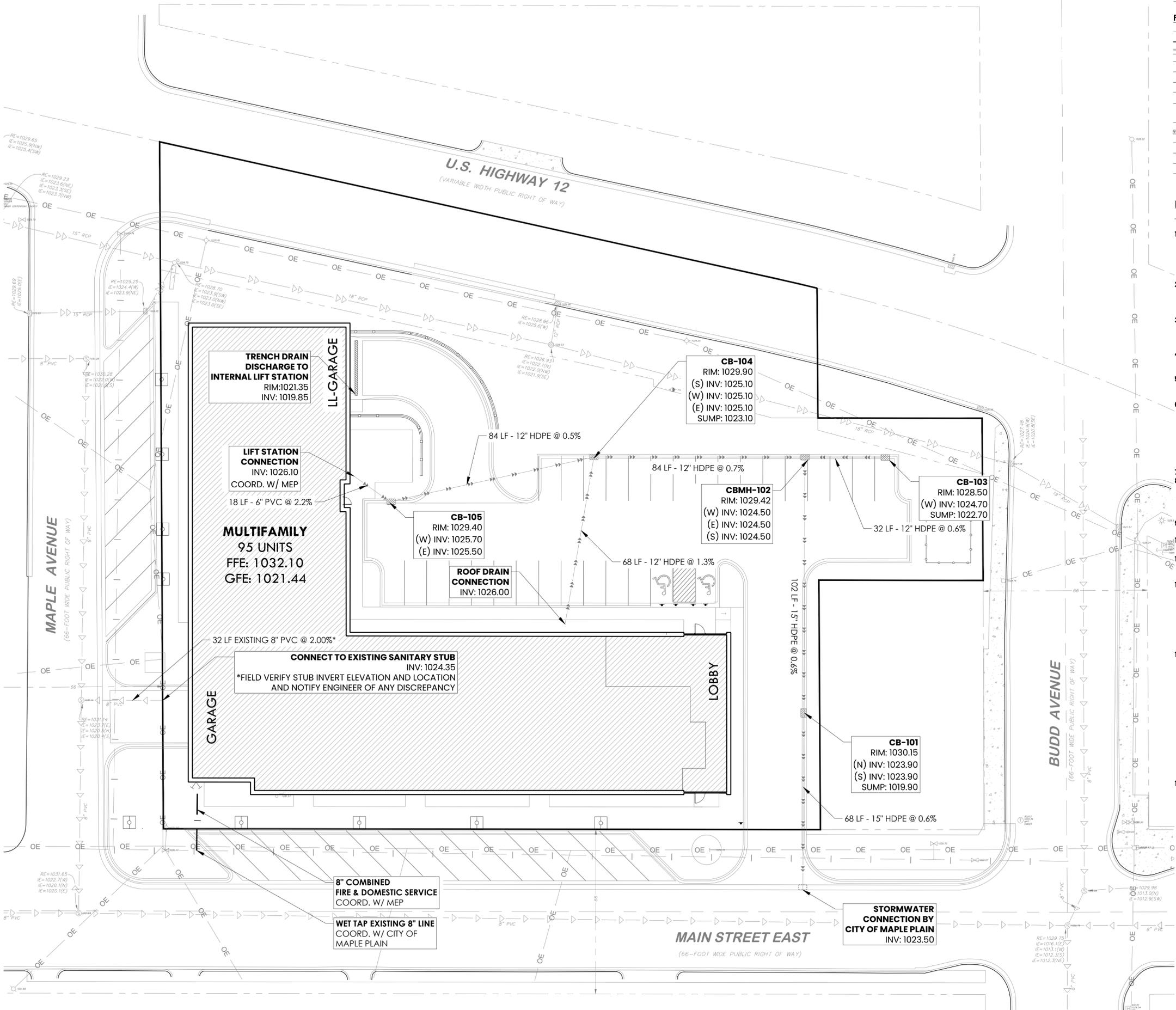
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**GRADING PLAN**  
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**C4.0**





**LEGEND**

- PROPOSED**
- PROPERTY BOUNDARY
  - EASEMENT
  - CURB AND GUTTER
  - WATER MAIN
  - HYDRANT
  - GATE VALVE
  - SANITARY SEWER
  - STORM SEWER
  - FLARED END SECTION W/ RIP RAP & TRASH GUARD
  - DRAINTILE
  - RETAINING WALL
  - GAS
  - UNDERGROUND ELECTRIC
  - OVERHEAD ELECTRIC
  - TELEPHONE/FIBER
  - LIGHT POLE

**UTILITY NOTES**

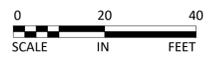
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD UTILITIES SPECIFICATION AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM).
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
8. PER MINNESOTA DEPARTMENT OF LABOR & INDUSTRY REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATERMAIN TO ANY MANHOLE, SEPTIC SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
9. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
10. WATERMAIN PIPE SHALL EITHER BE AWWA C900 PVC WITH DUCTILE IRON FITTINGS AND RISERS, OR DIP CLASS 52.
11. ALL WATER LINES SHALL HAVE 8' MINIMUM COVER (TOP OF PIPE TO FINISH GRADE). INSULATE WATER MAIN IF LESS THAN 8' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
12. SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE THAT IS 8" OR GREATER SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26. SCHEDULE 40 MUST BE USED IS THE PIPE IS 6" OR SMALLER. C900 IS REQUIRED FOR DEPTHS GREATER THAN 20 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF THE BUILDING AND UNDER FOOTINGS SHALL BE SCHEDULE 40 PER ASTM D2865. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED COMPLIANT TO CURRENT MINNESOTA PLUMBING CODE.
13. STORM SEWER PIPE:
  - 13.1. HDPE OR POLYPROPYLENE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCIES.
  - 13.2. HDPE STORM PIPE 4- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2648. FITTINGS SHALL BE PER ASTM F2306 AND INSTALLED PER ASTM D2321.
  - 13.3. POLYPROPYLENE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2881. APPROVED FITTINGS SHALL MEET JOINT PERFORMANCE REQUIREMENTS OF ASTM D3212. AT PIPE JOINTS, THE SPIGOT SHALL UTILIZE TWO GASKETS MEETING THE REQUIREMENTS OF ASTM F477. INSTALL IN ACCORDANCE WITH ASTM D2321.
  - 13.4. PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
  - 13.5. IF REQUIRED BY AHJ, REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER AND CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76 WITH R-4 GASKETS.
14. ALL PORTIONS OF SANITARY & STORM SEWER SYSTEMS, INCLUDING STRUCTURES, LOCATED WITHIN 10'-FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, PART 4714 AND CURRENT MINNESOTA PLUMBING CODE.

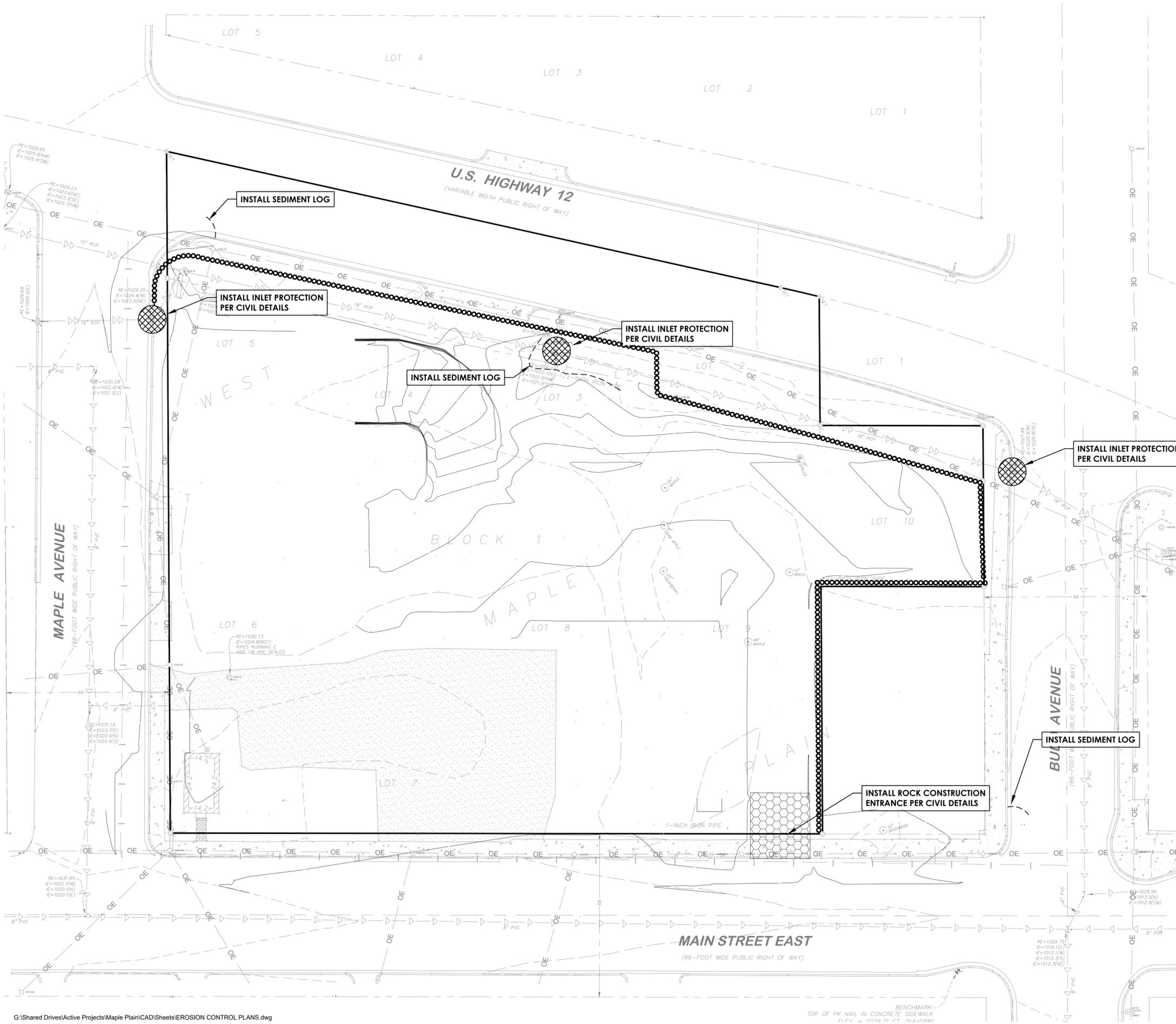
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**LEGEND**

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SETBACK LINE
- RIGHT OF WAY LINE
- EASEMENT
- STANDARD CURB AND GUTTER
- STORM SEWER
- FLARED END SECTION
- RETAINING WALL
- DRAINTILE
- GRADING LIMITS
- SPOT ELEVATION
- FLOW DIRECTION
- E.O. EMERGENCY OVERFLOW
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- BIOROLL

**EROSION CONTROL NOTES**

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
3. EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
4. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
5. PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
6. WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
7. ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACED WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
8. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
  - A. TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.
  - B. TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE
  - C. INFILTRATION/FILTRATION BASIN SHALL BE MNDOT SEED MIX 34-262 AT 14.5-POUNDS PER ACRE.
  - D. POND SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.
  - E. GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.
  - F. MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
9. FOR AREAS WITH SLOPES OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
10. ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
11. ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREDGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING, OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.



**NORTH SHORE**  
DEVELOPMENT PARTNERS  
235 LAKE ST. E #300  
WAYZATA, MN

**MAPLE & MAIN**  
MAPLE PLAIN, MINNESOTA

I hereby certify that this plan, specifications or report 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.

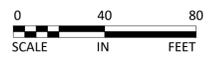
Per: **Moreau, PE**  
Date: XX.XX.XX Lic. No.: 53735

Rev.	Date	Description
	10.17.2025	PRELIMINARY
	1.23.2026	CITY RESUBMITTAL

Project #: 25-117  
 Drawn By: PM  
 Checked By: JM  
 Issue Date: 10/17/2025  
 Sheet Title:

**PHASE 1  
EROSION  
CONTROL**

Sheet:  
**C6.0**





# SWPPP NARRATIVE

THE SWPPP IS PREPARED IN ACCORDANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATIONS AS ESTABLISHED BY THE CLEAN WATER ACT. THE MINNESOTA POLLUTION CONTROL AGENCY'S CONSTRUCTION GENERAL PERMIT MN R100001 (CSGP) (EXPIRATION DATE JULY 31, 2023) PROVIDES A FRAME WORK OF REQUIREMENTS FOR COMPLIANCE TO DISCHARGE STORMWATER FROM A CONSTRUCTION SITE.

THE SWPPP IS FOR IMPLEMENTATION BY THE OWNER AND OPERATOR, AS LISTED BELOW, AT MAIN AND MAPLE APARTMENTS. THIS REPORT SHALL BE ON THE SITE AT ALL TIMES DURING CONSTRUCTION. THE OWNER MUST ALSO KEEP THIS SWPPP ON FILE FOR THREE YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION. THE FOLLOWING ARE OUTLINED IN THIS SWPPP:  
- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION PRIOR TO AND DURING CONSTRUCTION  
- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION AFTER CONSTRUCTION  
- SOURCES OF STORMWATER AND NON-STORMWATER POLLUTION  
- INSPECTION AND MAINTENANCE PROCEDURES

THE GRADING AND EROSION CONTROL PLAN PREPARED FOR MAPLE & MAIN APARTMENTS SHALL BE CONSIDERED PART OF THE SWPPP.

## PROJECT LOCATION

THIS DOCUMENT PRESENTS A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR MAPLE & MAIN APARTMENTS IN MAPLE PLAIN, MINNESOTA. THE SITE IS LOCATED ON 1.25 ACRES NEAR THE INTERSECTION OF US HWY 12 & MAPLE AVENUE.

## PROJECT CONTACT INFORMATION

OWNER/DEVELOPER: NORTH SHORE DEVELOPMENT  
OWNER ADDRESS:  
235 LAKE STREET E #300  
WAYZATA, MN  
OWNER EMAIL: MATT@NORTHSHOREDEVELOPMENT.COM  
CONTRACTOR: NORTH SHORE CONTRACTORS

IDENTIFY PERSONNEL INVOLVED WITH THE PROJECT AND THEIR RELATED NECESSARY TRAINING COMMENSURATE WITH THEIR TASK PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SWPPP DESIGNER: MEASURE GROUP, LLC

PETER MOREAU  
PO BOX 10  
WAYZATA, MN 55391  
612-440-0934  
PMOREAU@MEASUREGRP.COM

DESIGN OF CONSTRUCTION SWPPP, U OF M 05/31/28

SWPPP INSPECTION:

TBD

BMP INSTALLER:

TBD

## OWNER/OPERATOR RESPONSIBILITIES

OWNER

- DEVELOPMENT OF SWPPP PRIOR TO APPLICATION/NOI SUBMITTAL
- SUBMIT A COMPLETE AND ACCURATE APPLICATION FORM (NOI)
- COMPLIANCE WITH ALL TERMS AND CONDITIONS OF CONSTRUCTION GENERAL STORMWATER PERMIT
- SWPPP SUBMITTAL FOR 30 DAY REVIEW FOR PROTECT GREATER THAN 50 ACRES & DISCHARGING TO SPECIAL/IMPAIRED WATERS WITHIN 1 MILE OF SITE DISCHARGE.
- KEEPING PERMIT COVERAGE UP-TO-DATE (TRANSFER/SUBDIVISION)
- SUBMIT NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER ALL PERMIT TERMINATION CONDITIONS AS LISTED IN SECTION 13 ARE COMPLETE
- SUBMIT NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS OF MEETING REQUIREMENTS OF FINAL STABILIZATION
- IDENTIFY WHO HAS LONG TERM OPERATION AND MAINTENANCE RESPONSIBILITY OF THE PERMANENT STORMWATER SYSTEM.
- DEVELOP CHAIN OF RESPONSIBILITY WITH ALL OPERATORS TO ENSURE NPDES COMPLIANCE.
- IDENTIFY TRAINED PERSONNEL TO DEVELOP THE SWPPP, INSTALL AND MAINTAIN BEST MANAGEMENT PRACTICES, AND OVERSEE THE SWPPP AND CONDUCT INSPECTIONS

OPERATOR

- COMPLETION OF AN ACCURATE NOI WITH THE OWNER
- COMPLIANCE WITH CSQP SECTIONS 3, 4, 6-22, 24 AND ANY APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23 (MINN. R. 7090)
- KEEPING THE PERMIT UP-TO-DATE WITH THE OWNER (PARTIAL, WHOLE, CONTRACTOR, BUILDER, ETC)
- COMPLETE AND SIGN APPLICATIONS FOR PERMIT TRANSFER AND MODIFICATION AND NOTICE OF TERMINATION WITH OWNER AS NEEDED.

## PROJECT DESCRIPTION

THE SITE IS APPROXIMATELY 1.25 ACRES. CONSTRUCTION WILL CONSIST OF, BUT IS NOT LIMITED TO GRADING. THE PROPOSED PHASE OF THE DEVELOPMENT WILL CONSIST OF THE CONSTRUCTION OF A MULTIFAMILY HOUSING DEVELOPMENT WITH ASSOCIATED BUILDING, PARKING LOT AND UTILITY INFRASTRUCTURE.

PROJECT AREA = 1.25 AC  
DISTURBED AREA = 1.67 AC  
EXISTING IMPERVIOUS AREA = 0.20 AC  
PROPOSED IMPERVIOUS AREA = 1.00 AC

## PRE-DEVELOPMENT SITE CONDITIONS

SITE IS GENERALLY CONSISTENT WITH HSG TYPE "D" SOILS. THE EXISTING SITE GENERALLY DRAINS FROM SOUTHWEST TO THE NORTHEAST.

REFER TO GEOTECHNICAL REPORT DATED xx/xx/xxxx COMPLETED BY BRAUN INTERTEC.

## POST-DEVELOPMENT SITE CONDITIONS

THE PROPOSED SITE MAINTAINS THE OVERALL EXISTING DRAINAGE PATTERNS. MOST OF THE SITE DRAINS FROM SOUTHWEST TO NORTHEAST. THE RUNOFF FROM MOST OF THE SITE WILL BE DIRECTED THROUGH STORM SEWER TO THE CITY DRAINAGE FACILITY TO BE IDENTIFIED AT A LATER DATE.

## STORM WATER MANAGEMENT PLAN

- THE TEMPORARY STORMWATER MANAGEMENT PLAN WILL CONSIST OF GUIDELINES SET FORTH IN ITEMS 7 AND 8 OF THE SWPPP NOTES SECTION.
- THE PERMANENT STORM WATER MANAGEMENT PLAN WILL CONSIST OF SURFACE DRAINAGE BY CURB AND GUTTER, SWALES AND STORM SEWER PIPE.
- THE SITE DRAINAGE WILL BE ROUTED TO PROPOSED STORM SEWER WHICH WILL DISCHARGE TO THE PUBLIC TREATMENT SYSTEM.
- REFER TO THE PROJECT STORMWATER MANAGEMENT REPORT FOR MORE INFORMATION REGARDING THE PRE-DEVELOPMENT SITE CONDITIONS, POST-DEVELOPMENT SITE CONDITIONS, AND STORM WATER MANAGEMENT CALCULATIONS.
- THE SITE STORM WATER FACILITY WILL BE CONSTRUCTED TO MEET OR EXCEED LOCAL, STATE AND FEDERAL REQUIREMENTS.

- TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S ALONG WITH THE PROCEDURES TO BE USED TO ESTABLISHED ADDITIONAL TEMPORARY BMP'S AS NECESSARY FOR SITE CONDITIONS DURING CONSTRUCTION ARE IDENTIFIED ON THE SITE GRADING AND EROSION CONTROL PLAN PREPARED FOR THE DEVELOPMENT OF THIS PROJECT, AND WITHIN THE PROJECT STORM WATER POLLUTION PREVENTION PLAN.

## POTENTIAL STORM WATER POLLUTANTS

POTENTIAL POLLUTANT SOURCES, INCLUDING CONSTRUCTION AND WASTE MATERIALS THAT ARE USED OR STORED AT THE SITE, ARE DESCRIBED IN THE SECTION. BY IMPLEMENTATION OF THESE BMPS, THE POTENTIAL POLLUTANT SOURCES ARE NOT REASONABLY EXPECTED TO AFFECT THE STORM WATER DISCHARGES FROM THE SITE.

CONSTRUCTION MATERIALS, CHEMICALS AND WASTE MATERIALS THAT WILL BE USED OR STORED AT THE SITE:

POTENTIAL POLLUTANT	LOCATION	CONTROL MEASURE
ANTIFREEZE	VARIOUS	SECONDARY CONTAINMENT/DRIP PAN
DIESEL FUEL	VARIOUS	SECONDARY CONTAINMENT/DRIP PAN
FERTILIZER	LANDSCAPE CONTRACTOR	SECONDARY CONTAINMENT
GASOLINE	IN EQUIPMENT/FUELING AREA	SECONDARY CONTAINMENT/DRIP PAN
GLUE/ADHESIVES	CONTRACTOR	SECONDARY CONTAINMENT
HYDRAULIC OIL	CONTRACTOR	SECONDARY CONTAINMENT
PAINTS	CONTRACTOR	SECONDARY CONTAINMENT
GREASE	CONTRACTOR	SECONDARY CONTAINMENT/DRIP PAN
SANITARY WASTE	PORTABLE BATHROOMS	SERVICE PROVIDER TO SECURE UNITS FROM TIPPING
SOIL AMENDMENTS	LANDSCAPE CONTRACTOR	SECONDARY CONTAINMENT
CONCRETE	TRUCK WASHOUT	WASHOUT AREA
CONCRETE/MORTAR	MOBILE MIXER	S/C / WASHOUT AREA

## CONSTRUCTION SEQUENCE

THE INTENDED SEQUENCING OF MAJOR SITE CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

- INSTALL PERIMETER CONTROL DEVICES (SILT FENCE, BIO-LOGS, ETC.) AND INLET PROTECTION TO EXISTING STRUCTURES AS SHOWN ON PLAN.
- INSTALL TREE PROTECTION FENCE AS SHOWN ON PLAN.
- INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE.
- CLEAR AND GRUB SITE.
- STRIP AND STOCKPILE TOPSOIL.
- ROUGH GRADE OF SITE.
- STABILIZE DENUDED AREAS AND STOCKPILES.
- INSTALL SANITARY SEWER, WATERMAIN, STORM SEWER AND SERVICES.
- INSTALL INLET PROTECTION AROUND CATCH BASINS.
- INSTALL STREET SECTION.
- INSTALL CURB AND GUTTER.
- INSTALL PAVEMENT.
- INSTALL SMALL UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.)
- FINE GRADE BOULEVARD, LANDSCAPE AREAS, SEED AND MULCH.
- REMOVE ACCUMULATED SEDIMENT.
- FINAL GRADE.
- WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD AND LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

## CONSTRUCTION NOTES

IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCKPILE OF EROSION CONTROL DEVICES AND SEDIMENT CONTROL BMP'S ON SITE AT ALL TIMES FOR IMMEDIATE USAGE. IN THE EVENT OF AN ACCIDENTAL SEDIMENT DISCHARGE TO WATERS OF THE STATE, OR ANY DISCHARGE OF HAZARDOUS MATERIAL OF REPORTABLE QUANTITY, CONTACT THE MPCA STATE DUTY OFFICER AT 1-800-422-0798.

## TIMING OF BMP INSTALLATION

THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED TO MINIMIZE EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE. THE FOLLOWING LIST DEFINES THE TIMING OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES IN SPECIFIC AREAS.

## PRIOR TO START OF CONSTRUCTION

- THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION:
- INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND THE PERIMETER OF AREAS TO BE GRADED AND ALL AREAS WHICH ARE NOT TO BE DISTURBED AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN.
  - CONSTRUCT GRAVEL CONSTRUCTION ENTRANCES AT FIELD ENTRANCES TO THE SITE AS SHOWN ON THE CONSTRUCTION PLANS.
  - INLET PROTECTION IS TO BE INSTALLED AT ALL STORM WATER INLETS WHICH HAVE THE POTENTIAL TO RECEIVE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE WITHIN 200 FEET OF LIMITS OF CONSTRUCTION.
  - INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND ALL TEMPORARY INACTIVE STOCKPILES. ALL SILT FENCES FOR STOCKPILES SHALL BE INCIDENTAL TO GRADING CONTRACT IF STOCKPILES ARE PLACED OUTSIDE OF SILT FENCES SHOWN ON THE PLAN.

## DURING CONSTRUCTION

THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED DURING CONSTRUCTION:

- PHASE GRADING WORK TO MINIMIZE THE DURATION THAT ANY DISTURBED SOIL IS EXPOSED.
- ALL DISTURBED AREAS SHALL HAVE TEMPORARY PROTECTION OR PERMANENT COVER OVER EXPOSED SOIL AREAS IF NOT BEING ACTIVELY GRADED AND/OR IF NOT AT FINAL GRADE WITHIN 7 DAYS OF DISTURBANCE ACTIVITY TEMPORARILY OR PERMANENTLY CEASING. TEMPORARY SEED MIX 22-11I, APPLIED AT A RATE OF 30.5 LBS/ACRE, SHALL BE USED PRIOR TO WINTER, IF SITE NOT SODDED.
- STRIP AND STOCKPILE TOPSOIL FOR REPLACEMENT OF 6 INCHES OF TOPSOIL OVER TURF AREAS WHEN GRADING IS COMPLETE.
- PLACE A MINIMUM OF 2 TONS/ACRE OF STRAW ON ALL AREAS AFTER REACHING FINAL GRADE WITH TOPSOIL AND ANCHOR STRAW WITH EITHER A STRAIGHT DISK, HYDROMULCH OR POLYMER.
- STABILIZATION OF TEMPORARY OR PERMANENT DRAINAGE DITCHES THAT DRAIN WATER FROM THE CONSTRUCTION SITE MUST BE INITIATED WITHIN 24 HOURS OF CONNECTING THE DRAINAGE DITCH TO ANY CONVEYANCE SYSTEM THAT DISCHARGES TO SURFACE WATERS. THE FIRST 200 LINEAR FEET MUST BE STABILIZED WITHIN 24 HOURS. THE REMAINING DITCH SHALL BE STABILIZED WITHIN 7 DAYS.
- INSTALL SILT FENCE AROUND ALL TEMPORARY INACTIVE STOCKPILES WHICH ARE NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER PERIMETER CONTROLS.
- TEMPORARY OR PERMANENT ENERGY DISSIPATION AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO BUT NO SOONER THAN 7 DAYS BEFORE APRON IS INSTALLED. RIPRAP SHALL BE INSTALLED UNDER APRON LIP ACCORDING TO THE STANDARD DETAIL.
- SUFFICIENT PERSONNEL, EQUIPMENT, AND MATERIALS SHALL BE MOBILIZED WITHIN 24 HOURS OF A WRITTEN ORDER BY THE OWNER OR OWNER'S REPRESENTATIVE TO CONDUCT CORRECTIVE WORK AND INSTALL TEMPORARY EROSION CONTROL WORK IN THE CASE OF AN EMERGENCY.
- REMOVE ANY SEDIMENT THAT HAS BEEN TRACKED ONTO PUBLIC STREETS AT THE END OF THE DAY OR WITHIN 24 HOURS OF DETECTION, OR MORE FREQUENT AT DIRECTION OF SITE INSPECTOR.
- COLLECT ALL CONSTRUCTION DEBRIS IN DUMPSTERS AND ROLL-OFF BOXES, EMPTY WHEN DEBRIS REACHES TOP OF DUMPSTER
- INSPECT POLLUTION CONTROL MEASURES AS SPECIFIED WITHIN SECTION 11 OF THE GENERAL PERMIT.

## INLET SEDIMENT CONTROL BMP REMOVAL

IF INLET SEDIMENT CONTROLS (WIMCO TYPE OR EQUAL) BMP'S ARE REMOVED FOR FLOODING / FREEZING CONCERNS UPON REQUEST OF THE MUNICIPALITY, WATERSHED DISTRICT OR OTHER AGENCY, DOCUMENTATION SHALL BE ATTACHED TO THE INSPECTION REPORTS AND THIS SWPPP OR BE AVAILABLE WITHIN 72 HOURS OF REQUEST. DOCUMENTATION SHALL BE A WRITTEN FORM OF CORRESPONDENCE VERIFYING THE NEED FOR REMOVAL.

## UPON COMPLETION OF CONSTRUCTION ACTIVITIES

PERMIT TERMINATION CONDITIONS ARE ACHIEVED FOR THE PROJECT WHEN PERMANENT EROSION CONTROL BMP'S ARE APPLIED TO THE SITE. THE PERMANENT EROSION CONTROL BMP'S MAY BE A COMBINED OF VEGETATIVE AND NON-VEGETATIVE COVER TYPES.

ADDITIONAL REQUIREMENTS TO ACHIEVING FINAL STABILIZATION PERMIT TERMINATION CONDITIONS INCLUDE:

- ALL SOIL DISTURBING ACTIVITY IS COMPLETED. ALL DISTURBED AREA WITHOUT PERMANENT IMPERMEABLE SURFACES ARE VEGETATED FOR FINAL STABILIZATION.
- PERMANENT STORMWATER TREATMENT SYSTEM (IF REQUIRED) IS CONSTRUCTED AND ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM CONSTRUCTION ACTIVITY. CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENT BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
- THE VEGETATIVE COVER FOR THE SITE IS AT A DENSITY, WITH UNIFORM PERENNIAL COVER OF 70% OF THE EXPECTED FINAL GROWTH DENSITY.
- ALL TEMPORARY, SYNTHETIC BMP'S HAVE BEEN REMOVED.

## PERMANENT VEGETATION ESTABLISHMENT

PERMANENT TURF SHALL FOLLOW THE RECOMMENDATIONS PER NOTES AND SPECIFICATIONS IN THE GRADING AND/OR LANDSCAPE PLAN. SEED THAT IS TO OCCUR AFTER OCTOBER 20TH SHALL CONFORM TO THE MNDOT SPECIFICATIONS FOR DORMANT SEEDING.

## SWPPP INSPECTIONS AND MAINTENANCE EROSION AND SEDIMENT CONTROL INSPECTIONS

CONSTRUCTION ACTIVITY AND ALL SUPPORT ACTIVITIES MUST BE INSPECTED (USING MPCA CONSTRUCTION STORMWATER INSPECTION CHECKLIST OR AN ALTERNATIVE FORM) WITHIN THE PARAMETERS OF THE SCHEDULE BELOW. THE INSPECTOR SHALL BE A PERSON TRAINED AND FAMILIAR WITH THE REQUIREMENTS OF THIS SWPPP AND THE MPCA MN R100001 PERMIT. ALTERNATES WILL INCLUDE INDIVIDUALS TO BE DESIGNATED BY THE OWNER AND MAY INCLUDE CONTRACTOR PERSONNEL OR OTHER QUALIFIED INDIVIDUALS AND SHALL BE LISTED IN THE PROJECT CONTACT INFORMATION SECTION OF THIS PLAN

## INSPECTION SCHEDULE:

- IF THE SITE IS ACTIVE: INSPECTION NEEDED ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAT 0.5 INCHES.
- INACTIVE AND STABILIZED AREAS: INSPECTION NEEDED ONCE EVERY 30 CALENDAR DAYS.
- INACTIVE AREAS WITH FINAL STABILIZATION: INSPECTION NEEDED ONCE EVERY MONTH FOR 12 MONTHS (NOT INCLUDING FROZEN CONDITIONS).
- SUBJECT TO WINTER/FROZEN CONDITIONS: NOT APPLICABLE/NOT NEEDED IF NO CONSTRUCTION ACTIVITY IS OCCURRING.

## SCOPE OF INSPECTION SHALL INCLUDE:

- RECORD DATE AND TIME OF INSPECTION
- NAME OF PERSON(S) CONDUCTING INSPECTION
- FINDINGS OF THE INSPECTION
- LOCATION AND CORRECTIVE ACTIONS NEEDED
- CORRECTIVE ACTIONS TAKEN (DATE, TIME/BY WHOM)
- DATE AND AMOUNT OF RAINFALL (RAINFALL AMOUNTS TO BE TAKEN FROM AN ONSITE RAIN GAUGE)
- OBSERVED DISCHARGES LOCATIONS
- DESCRIBE DISCHARGE (COLOR, ODOR, FLOATING, SETTLED, SOLIDS, FOAM, OIL SHEEN)
- THE SITE INSPECTOR WILL VISUALLY CHECK A DISCHARGE FROM A TEMPORARY OR PERMANENT SEDIMENTATION BASIN TO ENSURE ADEQUATE TREATMENT IS OBTAINED AND DISCHARGE WATER WILL NOT CONTRIBUTE EXCESSIVE SEDIMENT OR OTHER NUISANCE CONDITIONS.
- RECORD CHANGES MADE TO THE SWPPP. AMENDMENTS FROM INSPECTIONS NEED TO BE COMPLETED WITHIN 7 DAYS.
- ALL INSPECTIONS SHALL BE DOCUMENTED WITHIN 24 HOURS AFTER COMPLETING THE FIELD INSPECTION AND AVAILABLE IN PAPER OR ELECTRONIC FORM ON SITE.

## MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES

THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE CONTRACTOR MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS DURING ALL ROUTINE AND POST RAINFALL EVENTS. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED BELOW.

THE FOLLOWING GUIDELINES WILL BE USED TO DETERMINE IF THE EROSION AND SEDIMENT CONTROL DEVICES REQUIRE MAINTENANCE, REPAIR, OR REPLACEMENT:

- ALL NON-FUNCTIONAL BMPS - OBSERVED CONDITION; SEDIMENT OVERTOPPING, UNDER WATER, SCOURED ENDS, UNDERMINED, DESTROYED, NON-FUNCTION AS DESIGNED, ETC. - SHALL BE MAINTAINED OR REPLACED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR NOTIFICATION, OR AS SOON AS FIELD CONDITIONS ALLOW.
- PERIMETER SEDIMENT CONTROL (SILT FENCE, FIBER LOGS, BERMS, ETC.) - OBSERVED CONDITION TO BE 1/2 FULL OF SEDIMENT, FLATTENED TO 3 HEIGHT, DRIVEN OVER, UNDERMINED, SCOURED, MOVED FOR ACCESS, ETC. - SHALL BE MAINTAINED, REPAIRED OR SUPPLEMENTATION OF PERIMETER SEDIMENT CONTROL SHOULD BE DONE BY THE END OF NEXT BUSINESS DAY OR AD FIELD CONDITIONS ALLOW.
- INLET PROTECTION BMPS, CONVEYANCES, SURFACE WATERS - OBSERVED CONDITION; SEDIMENT DEPOSITION, SEDIMENT DELTAS AN ACCUMULATION OF SEDIMENT MATERIAL, DEVICES APPEAR PLUGGED WITH SEDIMENT - REMOVAL/CLEAN OUT OF ACCUMULATED SEDIMENT AND DELTAS TO BE REMOVED WITHIN 7 DAYS, STABILIZE AS NEEDED IF SOILS ARE EXPOSED DURING REMOVAL/CLEAN OUT.
- TEMPORARY SEDIMENT BASINS AND TRAPS/PERMANENT SEDIMENT BASINS - OBSERVED TO HAVE SEDIMENT DEPOSITION AND ACCUMULATION TO 1/2 OF THE STORAGE VOLUME - CLEAN OUT, REMOVE ACCUMULATED SEDIMENT MATERIAL WITHIN 7 DAYS OF OBSERVATION, OR AS FIELD CONDITIONS ALLOW ACCESS.
- SITE EXIT LOCATIONS, ROCK EXIT PADS, OTHER ANTI-TRACKING PRACTICES - OBSERVED TO HAVE ACCUMULATED SEDIMENT IN ROCK OR OTHER ANTI-TRACKING BMP, TRACKING OF SEDIMENT FROM THE SITE ONTO PAVED SURFACES - TOP DRESS ROCK, MAINTAIN ROCK EXIT OR OTHER ANTI-TRACKING CONTROLS, SCRAP PAVED SURFACES, SWEEP PAVED SURFACES WITHIN 1 CALENDAR DAY OF DISCOVERY.
- PAVED SURFACES AND ADJACENT STREETS - OBSERVED TO BE TRACKED WITH SEDIMENT AND SOIL MATERIAL FROM THE SITE HAULING OR ACCESS -SWEEP WITHIN 1 CALENDAR DAY OF DISCOVERY, ADDITIONAL AND/OR MORE FREQUENT SWEEPING MAY BE NEEDED TO MAINTAIN PUBLIC SAFETY OR PREVENT WASHING FROM FORECASTED RAINS.
- STREET SWEEPING IS REQUIRED ONE TIME PER WEEK AND AFTER RAINFALL OR MORE FREQUENTLY IF DIRECTED BY CITY ENGINEER.

## TERMINATION OF COVERAGE

THE PROJECT PERMIT MAY BE TERMINATED IN ONE OF THE FOLLOWING SCENARIOS:

- ALL CONSTRUCTION ACTIVITY IS COMPLETE, TEMPORARY SYNTHETIC BMP'S ARE REMOVED, ACCUMULATED SEDIMENT FROM CONSTRUCTION IS REMOVED, AND PERMANENT COVER HAS BEEN ACHIEVED WITH VEGETATIVE AND/OR NON-VEGETATIVE COVER. THE NOTICE OF TERMINATION FORM FROM THE PCA SHOULD BE COMPLETED WITHIN 30 DAYS OF MEETING THE CONDITIONS ABOVE. UPON MIDNIGHT OF THE POST MARKED DATE, THE PERMIT COVERAGE IS TERMINATED UNLESS OTHERWISE NOTIFIED BY THE MPCA.
- OR:
  - WITHIN 30 DAYS OF SELLING OR OTHERWISE LEGALLY TRANSFERRING OWNERSHIP OF THE SITE IN IT'S ENTIRETY (INCLUDING STREET SWEEPING AND STORMWATER INFRASTRUCTURE) FROM THE ORIGINAL OWNER TO ANOTHER PARTY TAKING RESPONSIBILITY OF OWNERSHIP. THE TERMINATION IS EFFECTIVE UPON MIDNIGHT OF THE SUBMISSION DATE OF THE NOT. IF A PORTION OF THE SITE IS TRANSFERRED (I.E. OUTLOTS, LOTS/BLOCKS) THAT PORTION OF THE SITE IS TERMINATED FROM THE ORIGINAL PERMIT COVERAGE AT MIDNIGHT OF THE SUBMISSION DATE. OR:
  - PERMIT COVERAGE CAN BE TERMINATED IF ALL OF THE FOLLOWING ARE MET:
    - CONSTRUCTION ACTIVITY HAS CEASED FOR 90 DAYS; AND
    - AT LEAST 90% OF THE AREA OF THE ORIGINALLY PROPOSED ACTIVITY HAS BEEN COMPLETED AND PERMANENTLY ESTABLISHED WITH VEGETATION OR NON-VEGETATIVE COVER; AND
    - WHERE CONSTRUCTION ACTIVITY IS NOT COMPLETE, PERMANENT COVER HAS BEEN ESTABLISHED; AND
    - THE SITE IS COMPLIANT WITH PERMIT SECTIONS 13.3 THROUGH 13.7.
  - WHERE THE PROJECT OBTAINED PERMIT COVERAGE BUT NEVER STARTED CONSTRUCTION ACTIVITY DUE TO CANCELLATION OR OTHER REASONS, DOCUMENTATION SHOULD BE SENT TO THE MPCA WITH THE NOT FORM AND IS SUBJECT TO MPCA APPROVAL.

## SWPPP BMP QUANTITIES

SILT FENCE	XXX LF	SOD	XXXX SF
BIO-ROLL	XX LF	EROSION CONTROL BLANKET	XXXX SF
INLET PROTECTION	X EACH	ROCK CONSTRUCTION ENTRANCE	1 EACH
CULVERT/ FES PROTECTION	X EACH	STREET SWEEPING	1 EACH
TEMPORARY SEED MIX (22-11I)	AS NEEDED		
PERMANENT SEED MIX	XX,XXX SF		

measure

NORTH SHORE  
DEVELOPMENT PARTNERS

Client:

235 LAKE ST. E #300  
WAYZATA, MN

MAPLE & MAIN  
MAPLE PLAIN, MINNESOTA

Project Title:

I hereby certify that this plan, specifications or report 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.

Peter S Moreau, PE

Date: XX.XX.XX Lic. No.: 53735

Rev.	Date	Description
	10.17.2025	PRELIMINARY
	1.23.2026	CITY RESUBMITTAL

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## SWPPP NARRATIVE

Sheet:

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LISTED BELOW ARE ADDITIONAL BMP'S THAT MAY BE CONSIDERED FOR USE IF THE BMP'S IDENTIFIED IN THE EROSION CONTROL PLANS PROVE TO BE INSUFFICIENT. PAYMENT FOR THESE BMP'S MAY ONLY BE MADE IF PRIOR APPROVAL FROM AN OWNER HAS BEEN GIVEN.

#### 1. IMPORTANT VEGETATION

- SAFETY FENCE OR A SIMILAR METHOD OF PROTECTION SHALL BE INSTALLED TO PROTECT IMPORTANT VEGETATION AND PROHIBIT VEHICULAR TRAFFIC.
- A SECONDARY SILT FENCE SHALL BE INSTALLED AT FIELD OFFICES, STORED EQUIPMENT (INCLUDING VEHICLE PARKING), CONSTRUCTION MATERIAL LOCATIONS, AND TOPSOIL OR FILL STOCKPILES INSTALLED WITHIN A 25-FOOT MINIMUM BUFFER OUTSIDE THE DRIP LINE OF TREES.

#### 2. DITCH PROTECTION (TEMPORARY OR PERMANENT)

- THE LAST 200 FEET OF ANY DITCH CONNECTING TO A SURFACE WATER SHALL HAVE TEMPORARY OR PERMANENT STABILIZATION MEASURES IN PLACE WITHIN 24 HOURS OF DIRECT CONNECTION TO A SURFACE WATER. DITCHES MAY BE KEPT IN A "SMOOTH" ROUGH GRADED CONDITION IN ORDER TO PROPERLY INSTALL EROSION CONTROL SEEDING, MULCH, MATS AND BLANKETS.
- STABILIZATION METHODS FOR DITCH BOTTOM WETTED PERIMETER MAY INCLUDE ONE OF THE FOLLOWING OR COMBINATIONS OF EROSION CONTROL BLANKET, MATS, RIP-RAP, BIO-ROLLS OR ROCK CHECK DAMS. THE METHOD CHOSEN WILL BE BASED ON AN ANALYSIS OF THE SLOPE AND VELOCITY OF THE RUNOFF. THESE ARE ADDITIONAL BMP'S WHICH MAY BE CONSIDERED FOR USE IF THE BMP'S IDENTIFIED IN THE EROSION CONTROL PLANS PROVE TO BE INSUFFICIENT. PAYMENT FOR THESE BMP'S MAY ONLY BE MADE IF PRIOR APPROVAL FROM AN OWNER HAS BEEN GIVEN.
- WHERE DITCH GRADES EXCEED 5%, ROCK CHECK DAMS OR EQUIVALENT BMP SHALL BE INSTALLED. CHECK DAMS TO BE SPACED SO THAT THE CREST OF THE DOWNSTREAM DAM IS AT THE ELEVATION OF THE TOE OF THE UPSTREAM DAM. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ABOVE THE WETTED PERIMETER, THE DITCH WILL BE STABILIZED BY SEEDING AND MULCH AND/OR EROSION CONTROL BLANKETS DEPENDING ON SIDE SLOPE STEEPNESS AND LENGTH.
- ALL DITCHES WILL BE STABILIZED WITHIN 14 DAYS.

#### 3. WORK NEXT TO WETLANDS

- PRESERVE A 100' FROM SPECIAL WATERS) NATURAL BUFFER, OR IF A BUFFER IS INFEASIBLE, PROVIDE REDUNDANT SEDIMENT CONTROLS PRIOR TO DISTURBANCE OF UP-GRAIDENT AREAS.
- FILL SLOPES ADJACENT TO WETLANDS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF COMPLETION OF WORK. INSTALL EROSION CONTROL BLANKET AS INDICATED ON THE EROSION CONTROL / GRADING PLAN.

#### 4. LONG-STEEP CUT/FILL SLOPES

- THERE WILL BE NO UNBROKEN SURFACE SLOPE LENGTHS OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER WITHIN 200 FEET OF SURFACE WATERS. ALL EXPOSED AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 FEET OF A SURFACE WATER WILL HAVE A TEMPORARY OR PERMANENT COVER YEAR ROUND. THE EXPOSED SOILS SHALL BE STABILIZED WITHIN 14 DAYS
- PLANNED SLOPES OF 3:1 (H:V) OR STEEPER AND GREATER THAN 75 FT IN LENGTH WILL BE TEMPORARILY OR PERMANENTLY STABILIZED IN INCREMENTS NOT TO EXCEED 75 FT, PRIOR TO CONSTRUCTION OR DISTURBING A NEW INCREMENT.
- LONG SLOPES SHOULD BE BROKEN INTO SHORTER LENGTHS BY INSTALLING STRAW BIOROLLS IN INTERLOCKING HERRINGBONES AS SHOWN ON THE GRADING PLAN. IF TEMPORARY SEEDING AND MULCH CAN NOT BE USED ON SLOPES STEEPER THAN 3:1, THEN THE SLOPE MAY BE COVERED WITH TARPS OR PLASTIC SHEETING. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- THE SOIL SURFACE ON RE-VEGETATED SLOPES WILL BE ROUGHENED USING ANY APPROPRIATE IMPLEMENT THAT CAN BE SAFELY OPERATED ON THE SLOPE, SUCH AS BULLDOZERS OR DISKS. THE GROOVES SHALL BE CREATED PERPENDICULAR TO THE SLOPE TO HELP ESTABLISH VEGETATIVE COVER, REDUCE RUNOFF VELOCITY, INCREASE INFILTRATION, AND PROVIDE FOR SEDIMENT TRAPPING.

#### 5.CULVERT INLET/OUTLET PROTECTION

- SOD MAY BE PLACED AND ANCHORED AT CULVERT INLETS AS SHOWN ON THE GRADING PLAN, UNLESS VELOCITIES REQUIRE RIPRAP.
- AT LEAST ONE 2-FOOT WIDE STRIP OF SOD OR FIBER BLANKET SHALL BE PLACED ALONG THE EDGES OF CULVERT HEADWALLS AND WINGWALLS AS SHOWN ON THE GRADING AND/OR UTILITY PLANS.
- RIPRAP AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO BUT NO SOONER THAN 7 DAYS BEFORE APRON IS INSTALLED. RIPRAP SHALL BE INSTALLED UNDER APRON LIP ACCORDING TO THE STANDARD DETAIL.

#### 6.STORM SEWER INLET PROTECTION

- STORM DRAIN INLETS SHALL BE PROTECTED UNTIL THE DISTURBED AREAS THAT COULD DISCHARGE TO AN INLET HAVE BEEN STABILIZED.
- INFRASAFE SEDIMENT CONTROL BARRIERS OR APPROVED EQUAL SHALL BE USED WHEN CASTINGS ARE NOT IN PLACE AS INDICATED ON THE UTILITY PLAN AND AS APPROVED BY THE OWNER.
- INFRASAFE DEBRIS COLLECTION DEVICE OR APPROVED EQUIVALENT SHALL BE USED WHEN CASTINGS ARE IN PLACE AS INDICATED ON THE UTILITY PLAN AND AS APPROVED BY THE OWNER.
- DOCUMENTATION IS NEEDED WITHIN 72 HOURS IF REMOVAL OF PROTECTION BMPS IS NEEDED DUE TO WINTER CONDITIONS OR FLOODING CONCERNS.

#### 7.STORM WATER POND OUTLETS

- TEMPORARY OR PERMANENT ENERGY DISSIPATION MEASURES SHALL BE IN PLACE AT THE STORM WATER POND OUTLETS WITHIN 24 HOURS OF DIRECT CONNECTION TO A SURFACE WATER.
- RIPRAP AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO APRON INSTALLATION AND SHALL BE INSTALLED UNDER THE APRON LIP.
- POND EMERGENCY SPILLWAYS SHALL BE LINED BASED ON THE DESIGN DISCHARGE FLOW VELOCITY AND AS INDICATED ON GRADING AND/OR UTILITY PLANS.

#### 8.TEMPORARY SEDIMENT BASINS

- TEMPORARY SEDIMENT BASINS WILL BE PROVIDED WHERE 10 OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION. THE BASIN SIZE IS BASED ON RUNOFF FROM A 2-YEAR, 24 HOUR STORM, FOR EACH ACRE DRAINED TO THE BASIN. AT A MINIMUM, THE BASIN WILL PROVIDE 1800 CUBIC FEET OF STORAGE FOR EACH ACRE DRAINED TO THE BASIN.
- SEDIMENT BASINS WILL DETAIN WATER LONG ENOUGH TO SETTLE OUT AT LEAST 75 PERCENT OF THE SEDIMENT. THE USE OF FLOCS MAY BE NECESSARY. THE DISCHARGE QUALITY SHALL BE EQUAL TO OR BETTER THAN THE RECEIVING WATER. THE TEMPORARY BASIN MAY BE DRAWN DOWN WITH A PUMP TO INCREASE CAPACITY FOR THE NEXT RAIN EVENT. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- THE SEDIMENT PONDS WILL BE EXCAVATED TO MAINTAIN THE NECESSARY SEDIMENT CAPACITY AND CONTAINMENT.
- TEMPORARY SEDIMENT FOREBAYS WILL BE CONSTRUCTED TO CAPTURE SEDIMENT BEFORE IT ENTERS THE POND, IF NECESSARY.
- THE SEDIMENT PONDS WILL BE MONITORED BY THE CONTRACTOR TO DETERMINE THE SEDIMENT LEVEL IN THE POND.

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- WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE TEMPORARY BASIN REACHES 1/2 FULL (50% OF THE STORAGE VOLUME) THE BASIN SHALL BE DRAINED USING PUMPS AND ENERGY DISSIPATION AND SEDIMENT REMOVAL SHALL BE COMPLETED WITHIN 72 HOURS OF DISCOVERY OF THE BASIN BEING 1/2 FULL OF SEDIMENT, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- TEMPORARY SEDIMENT BASINS WILL HAVE A STABILIZED EMERGENCY OVERFLOW AND CONTAIN ENERGY DISSIPATION AT BASIN OUTLET.

#### 9.DEEP UTILITIES: WATER AND SANITARY/GAS LINE

- SILT FENCE OR A SIMILAR TYPE OF PERIMETER CONTROL SHALL BE PLACED DOWN GRADIENT OF THE EXCAVATED SOIL IF WORK IS DONE WITHIN 200 FEET OF WETLANDS OR STREAMS.
- DISTURBANCE OF CHANNEL BANKS, WETLANDS, AND IMPORTANT VEGETATION AREAS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE.
- THE UTILITY CONSTRUCTION SITE SHALL BE SEEDDED WITH A TEMPORARY
- SEED MIX AND MULCH AFTER INSTALLATION IF THE SITE WILL BE IDLE FOR 7, 14, OR 21 DAYS DEPENDING UPON SLOPES OF STEEPER THAN 3:1, 3:1 TO 10:1 AND FLATTER THAN 10:1 RESPECTIVELY.

#### 10.STOCKPILES (TEMPORARY AND PERMANENT)

- LOCATE STOCKPILES A MINIMUM OF 100 FEET FROM CATCH BASIN INLETS, PONDS, AND SITE DRAINAGE ROUTES PERIMETER CONTROLS SUCH AS SILT FENCE SHALL BE INSTALLED AROUND ALL STOCKPILES IF NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER SEDIMENT CONTROL.
- TEMPORARY SEED AND MULCH SHALL BE USED TO STABILIZE THE STOCKPILES AND THE STOCKPILES SHALL BE SHAPED TO FACILITATE SEEDING AND MINIMIZE EROSION AND SHALL BE SEEDDED WITHIN 7 DAYS. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- IF TEMPORARY SEED AND MULCH CANNOT BE USED, THEN THE STOCKPILES SHALL BE COVERED WITH HYDROMULCH, TARPS OR PLASTIC SHEETING AS APPROVED BY THE OWNER.
- IF STOCKPILES MUST BE PLACED WITHIN A CONVEYANCE A TEMPORARY BYPASS SHALL BE INSTALLED (I.E. PVC PIPE) TO ADEQUATELY CONVEY RUNOFF. TEMPORARY BYPASS BMPS SHALL BE INCIDENTAL TO THE CONTRACT UNLESS PREVIOUSLY APPROVED BY THE OWNER / ENGINEER

#### 11.CONSTRUCTION DEWATERING

- DURING DEWATERING ACTIVITIES, THE SEDIMENT LADEN WATER CANNOT BE DIRECTLY DISCHARGED TO SURFACE WATERS. OPTIONS FOR REDUCING THE TURBIDITY OF THE WATER INCLUDE: (TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT):
  - CONSTRUCT A TEMPORARY SEDIMENT TRAP FOR TURBID WATER DISCHARGE.
  - USE A PORTABLE SEDIMENT TRAP SYSTEM.
  - APPLY NATURAL BASED FLOCCULENT TECHNOLOGY SUCH AS CHITOSAN IN SEDIMENT TRAPS OR A SERIES OF DITCH CHECKS TO CONTAIN SEDIMENT.
  - DISCHARGE THROUGH FIBERLOGS OR A ROCK WEEPER INTO A LARGE VEGETATIVE BUFFER AREA.
  - PUMP TO A TEMPORARY SEDIMENT BASIN.
  - ENERGY DISSIPATION WILL BE PROVIDED AT ALL DISCHARGE POINTS.
  - DEWATERING OR BASIN DRAINING ACTIVITIES WILL NOT CAUSE EROSION IN RECEIVING CHANNELS OR ADVERSELY IMPACT WETLANDS.
  - ALL EROSION CONTROL OR SEDIMENT TRAPS REQUIRED FOR CONSTRUCTION DEWATERING SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION ACTIVITY REQUIRING DEWATERING.

#### 12.CONSTRUCTION ENTRANCES

- A TEMPORARY CRUSHED ROCK OR WOOD CHIP PAD SHALL BE LOCATED WHERE VEHICLES LEAVE THE CONSTRUCTION SITE.
- THE CONSTRUCTION ENTRANCE PAD SHALL BE AT LEAST 50 FEET IN LENGTH.
- GEOTEXTILE FABRIC MAY BE PLACED UNDER THE CRUSHED ROCK OR WOOD CHIPS TO PREVENT MIGRATION OF MUD FROM UNDERLYING SOIL INTO THE CONSTRUCTION ENTRANCE MATERIAL.
- ROCK PADS SHALL BE CONSTRUCTED OF ROCK 1 TO 3 INCHES IN SIZE AND PLACED IN 6 INCH LAYERS.
- CONSTRUCTION ENTRANCES SHALL BE INSPECTED AT LEAST EVERY 7 DAYS AND MAINTAINED AS NEEDED.
- TRACKED SEDIMENTS SHALL BE REMOVED FROM PAVED SURFACES AT THE END OF EACH DAY USING PICK-UP TYPE STREET SWEEPER.
- IF TRACKING INTO ROADWAY BECOMES PROBLEMATIC THE ENTRANCE PADS SHALL BE LENGTHENED OR OTHER TECHNIQUE APPLIED. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- THE CONSTRUCTION ENTRANCE SHALL BE MONITORED CLOSELY DURING WET CONDITIONS. IF TRACKING INTO ADJACENT ROADWAYS OCCURS, THE FREQUENCY OF STREET SWEEPING SHALL BE INCREASED.

#### 13.CONCRETE TRUCK WASHOUT

- CONCRETE TRUCKS SHALL UTILIZE THE CONCRETE WASHOUT AREA SHOWN ON THE PLANS TO WASH AND RINSE THEIR EQUIPMENT PRIOR TO LEAVING THE SITE.
- WASHOUT OF CONCRETE MIXER TRUCKS WILL BE PERFORMED IN THE DESIGNATED AREAS ONLY.
- WASHOUTS WILL BE CONSTRUCTED AND MAINTAINED TO PROVIDE SUFFICIENT CONTAINMENT FOR ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
- WASHOUTS SHALL BE CLEARLY MARKED ON SITE WITH SIGNAGE BY THE UTILITY CONTRACTOR WITH APPROVAL FROM OWNER.
- WASHOUTS SHALL BE LOCATED A MINIMUM OF 50 FEET FROM DRAINAGE FACILITIES AND WATERCOURSES.
- CONCRETE WASHOUT AREAS WILL HAVE AN IMPERMEABLE LINER TO PREVENT CONCRETE WASHOUT WATER FROM INFILTRATING/CONTACTING WITH SOIL.
- IMPERMEABLE LINER INCLUDES 10 MIL POLYLINER OR COMPACTED CLAY LINER.
- WASHOUT SYSTEMS CAN BE USED AS ALTERNATE WASHOUT AREAS.

#### 14.VEHICLE MAINTENANCE

- ROUTINE MAINTENANCE OF VEHICLES AND EQUIPMENT SHALL OCCUR IN STAGING AREAS ONLY.
- VEHICLE WASHING SHOULD BE AVOIDED. IF WASHING IS NECESSARY, RUNOFF FROM THE WASHING WILL BE CONTAINED AND LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF
- ENGINE DEGREASING SHALL BE AVOIDED. IF DEGREASING IS NECESSARY, RUNOFF FROM THE OPERATION WILL BE CONTAINED IN A LINED SEDIMENT TRAP AND PROPERLY DISPOSED OF AT A TREATMENT FACILITY.
- ALL REQUIRED SEDIMENT TRAPS AND CONTAINMENT FACILITIES AND PROPER DISPOSAL OF WASH WATER/DEGREASING AT A TREATMENT FACILITY SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

#### 15.FUELING

- ANY FUEL TANK OR TRUCK STORED ON THE PROJECT SITE SHALL BE PROTECTED BY A SECONDARY CONTAINMENT SYSTEM.
- FUELING AREAS SHALL NOT BE WASHED OR RINSED WITH WATER SINCE THIS COULD CAUSE FUEL SPILLS TO BE DISCHARGED INTO STORM WATER SYSTEMS.
- ABSORBENT MATERIALS SHALL BE AVAILABLE ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
- ALL REQUIRED FUEL CONTAINMENT AND CLEAN-UP MATERIALS AND THE PROPER DISPOSAL OF THE MATERIALS SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

#### 16.HAZARDOUS MATERIALS

- HAZARDOUS MATERIALS SHALL BE PROPERLY STORED TO PREVENT VANDALISM OR UNAUTHORIZED ACCESS.
- CONTAINMENT UNITS SHALL BE INSTALLED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
- MPCA STORING AND DISPOSAL REQUIREMENTS SHALL BE FOLLOWED FOR ALL HAZARDOUS WASTE.
- NO HAZARDOUS MATERIAL SHOULD BE STORED WITHIN 200 FEET OF AN IDENTIFIED CRITICAL AREA.
- ABSORBENT MATERIALS SHALL BE AVAILABLE FROM THE CONTRACTOR ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
- IF BUILDING MATERIALS, CHEMICALS, OR GENERAL REFUSE IS BEING USED, STORED, DISPOSED OF, OR OTHERWISE MANAGED INAPPROPRIATELY, THE CONTRACTOR SHALL CORRECT SUCH DEFECTS WITHIN 24 HOURS OF DETECTION OR NOTIFICATION.
- ALL REQUIRED CONTAINMENT / STORAGE UNITS / ABSORBENT MATERIAL AND REQUIRED DISPOSAL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

#### 17.CHEMICAL CONTAINMENT

- GASOLINE, OIL, PAINT, SOLVENTS, AND OTHER CHEMICALS NECESSARY FOR CONSTRUCTION ARE NOT ALLOWED TO CONTACT THE GROUND SURFACE, BE EXPOSED TO GROUNDWATER OR BE RELEASED TO A SURFACE OR GROUNDWATER EXCEPT IN DE MINIMIS QUANTITIES.
- ALL PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINER, WITH ORIGINAL LABELS STILL ATTACHED, UNLESS THE CONTAINER IS NOT RESEALABLE.
- HAZARDOUS MATERIALS SHALL BE RETURNED TO THE HAZARDOUS MATERIAL STORAGE AREA AT THE END OF EACH DAY.
- AN EFFORT SHOULD BE MADE TO STORE ONLY ENOUGH PRODUCTS TO DO THE REQUIRED JOB.
- THE CONTRACTOR SHALL PROVIDE TANKS OR BARRELS TO COLLECT LIQUID BYPRODUCTS THAT POSE A POLLUTION HAZARD.
- THE POLLUTANTS SHALL BE REMOVED FROM THE SITE ON A WEEKLY BASIS AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
- ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDED METHODS.
- ALL REQUIRED CONTAINMENT / STORAGE UNITS / ABSORBENT MATERIAL AND REQUIRED DISPOSAL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT
- ALL STORAGE AREAS SHALL BE SECURED TO PREVENT UNAUTHORIZED ACCESS.

#### 18.SOLID WASTE

- SOLID WASTE SHALL BE STORED IN APPROPRIATE CONTAINERS AND PROPERLY DISPOSED OF ON A REGULAR BASIS.
- CONTAINERS SHALL BE COVERED TO PREVENT WIND BLOWING THE WASTE AROUND THE SITE.
- MPCA DISPOSAL REQUIREMENTS WILL BE FOLLOWED FOR ALL SOLID WASTE.
- SOLID WASTE STORAGE CONTAINERS AND PROPER DISPOSAL SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION CONTRACT.

#### 19.DUST CONTROL

- THE CONTRACTOR SHALL USE A VARIETY OF DUST CONTROL INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - RAPID STABILIZATION METHODS ON SLOPES
  - WATER ON ROADWAYS AND GRADED AREAS
  - ALTERNATIVES: IN THE FORM OF VEGETABLE POLYMERS, WATER AND CALCIUM CHLORIDE PETROLEUM EMULSION RESINS, OR ACRYLIC COPOLYMERS MAY ALSO BE USED.
- ALL REQUIRED DUST CONTROL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT AS PER SPECIFICATIONS.

#### 20.WINTER STABILIZATION

- COVER EXPOSED SOILS ON OR AROUND NOV. 15TH AND/OR PRIOR TO TERMINATION OF CONSTRUCTION ACTIVITIES FOR WINTER
- ALL EXPOSED SOILS TO BE COVERED WITH 2 TONS TYPE 1 MULCH
- ALL EXPOSED SOILS TO BE SEEDDED WITH MNDOT SEED MIX 150
- ALL LOW POINTS IN ROADS TO BE ADEQUATELY DRAINED IN ACCORDANCE WITH NPDES DEWATERING REQUIREMENTS PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS. SECTION D. DEWATERING AND BASIN DRAINING.
- PERIMETER SILT FENCE OR OTHER CONTROLS TO BE INSTALLED 3-5 FEET FROM THE BACK OF THE CURB AND OUT OF THE PLOWED SNOW AREA.
- PERIMETER CONTROLS AROUND PERMANENT STORMWATER BASINS TO BE INSTALLED AND MAINTAINED
- INLET CONTROLS TO BE REMOVED ACCORDING TO LEGAL REQUIREMENTS WITH DOCUMENTATION WITHIN 72 HOURS FROM LEGAL AUTHORITY.
- IF WORK HAS OCCURRED NEAR OR IN STREAMS OR OTHER SURFACE WATERS, THE EXPOSED SOILS SHALL BE STABILIZED TO PROTECT AGAINST FLOODING AND SPRING RUNOFF TO THE 100-YR FLOOD ELEVATION.
- ALL TEMPORARY AND PERMANENT STORMWATER BASINS AND SEDIMENT BASINS SHOULD HAVE OUTLETS AND STABILIZED EMERGENCY OVERFLOWS INSTALLED AS PER THE GRADING AND/OR UTILITY PLAN AND AT THE APPROVAL OF THE OWNER.

#### 21.NON-STORMWATER DEWATERING

- HYDRANT FLUSHING: FLUSHING OF HYDRANTS WILL BE DISCHARGED
- THROUGH TEMPORARY PIPES AS NECESSARY, ONTO IMPERVIOUS SURFACES OR TO STABILIZED ARES WITH ENERGY DISSIPATION AT THE DISCHARGE POINT. THE DISCHARGE SHOULD BE COLLECTED BY THE STORM WATER BASINS AND STORM SEWER SYSTEM.
- POTABLE WATER DISCHARGE: ALL WATER LINES WILL BE FLUSHED USING HOSES AND DISCHARGED ONTO AN IMPERVIOUS SURFACE AND DIRECTED TO THE STORM SEWER INFRASTRUCTURE BY NON-EROSIVE MEANS.

#### 22.WORK NEAR OR IN IMPAIRED WATERS

- EXPOSED SOILS MUST BE STABILIZED WITHIN 7 DAYS OF ACTIVITY TEMPORARILY OR PERMANENTLY CEASED.
- TEMPORARY SEDIMENT BASIN NEEDED WITHIN AREAS 5 ACRE DISTURBANCE WITH COMMON POINT OF DISCHARGE.
- IF WORK IS NEAR SPECIAL WATERS REFER TO APPENDIX A OF THE NPDES PERMIT FOR ADDITIONAL NOTES AND REQUIREMENTS.
- NO UNTREATED DEWATERING WILL TAKE PLACE AND DISCHARGE TO "IMPAIRED WATERS"
- SEE PERMIT FOR ADDITIONAL NOTES AND REQUIREMENTS

#### 23.INFILTRATION/FILTRATION AREAS

- FENCE OFF AREA PRIOR TO BEGINNING CONSTRUCTION.
- EXCAVATION AREA SHALL TAKE PLACE AFTER CONTRIBUTING AREAS ARE AT FINAL GRADE AND STABILIZED.
- DO NOT USE HEAVY/WHEELED EQUIPMENT IN FILTRATION AREA.
- DIVERSIONS, REDUNDANT SEDIMENT AND EROSION CONTROLS MUST BE USED TO PROTECT AREA.
- ENSURE 8 FT MAINTENANCE ACCESS IS ADEQUATE FOR AREA.
- IF GRADING MUST OCCUR IN FILTRATION AREA, LEAVE GRADE 3 FT HIGH TEMPORARILY UNTIL AREA CAN BE FINAL GRADED AND STABILIZED

measure

NORTH SHORE  
DEVELOPMENT PARTNERS

235 LAKE ST. E #300  
WAYZATA, MN

Client:

MAPLE & MAIN  
MAPLE PLAIN, MINNESOTA

Project Title:

I hereby certify that this plan, specifications or report 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.

Per: J Moreau, PE

Date: XX.XX.XX Lic. No.: 53735

Rev.	Date	Description
	10.17.2025	PRELIMINARY
	1.23.2026	CITY RESUBMITTAL

Project #: 25-117

Drawn By: PM

Checked By: JM

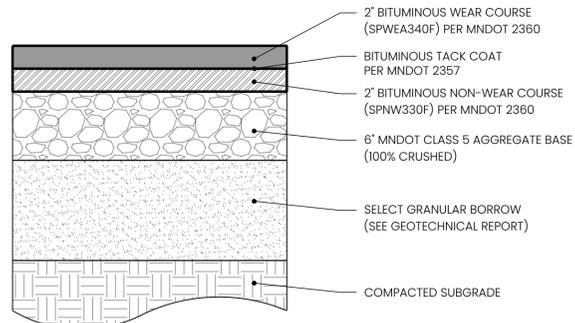
Issue Date: 10/17/2025

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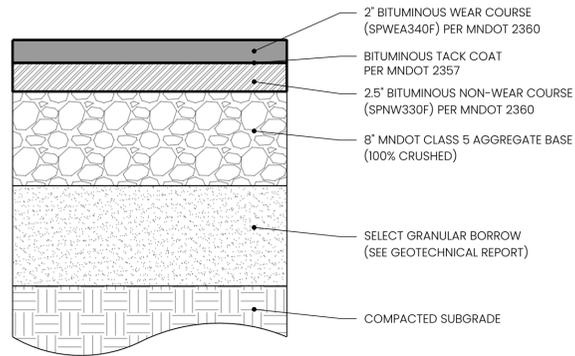
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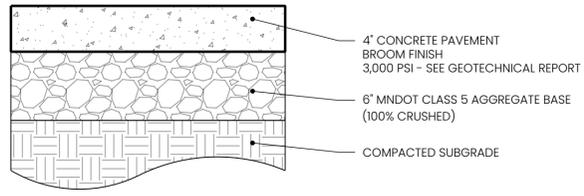
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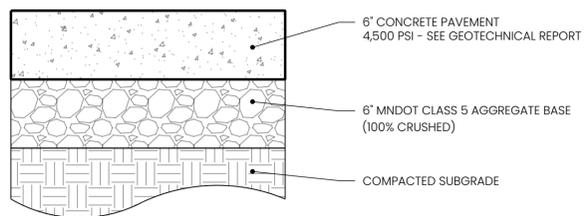
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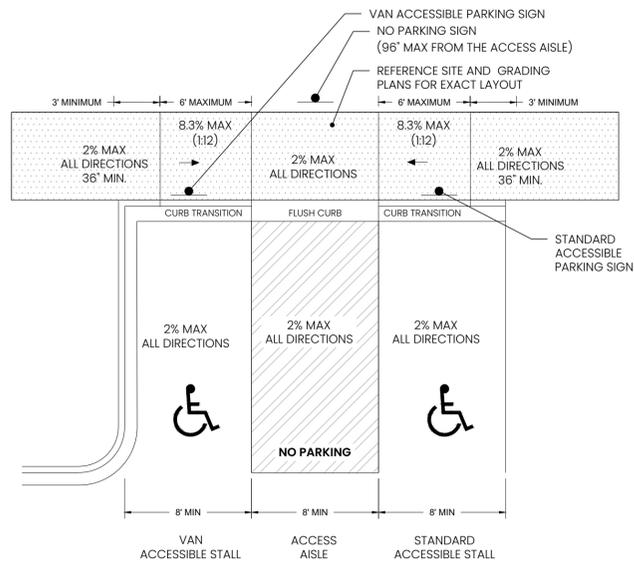
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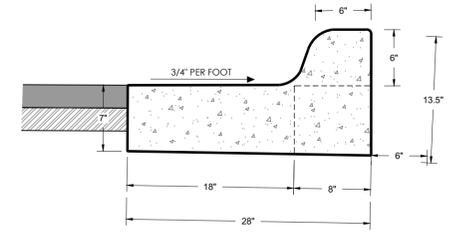
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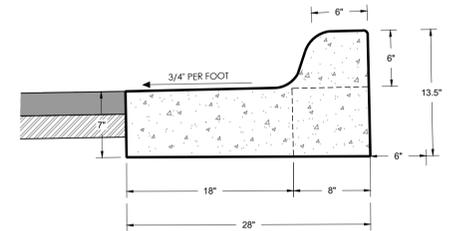
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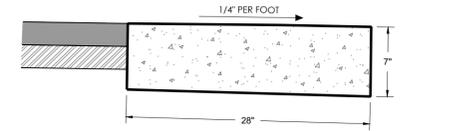
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NOT TO SCALE



**B618 - TIP IN GUTTER**



**B618 - TIP OUT GUTTER**

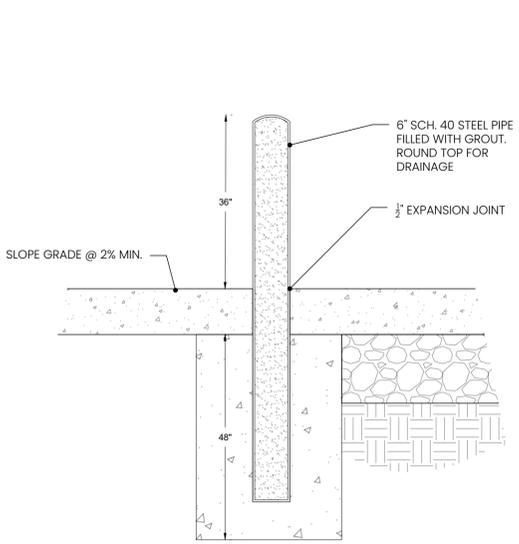


**B618 - FLUSH CURB**

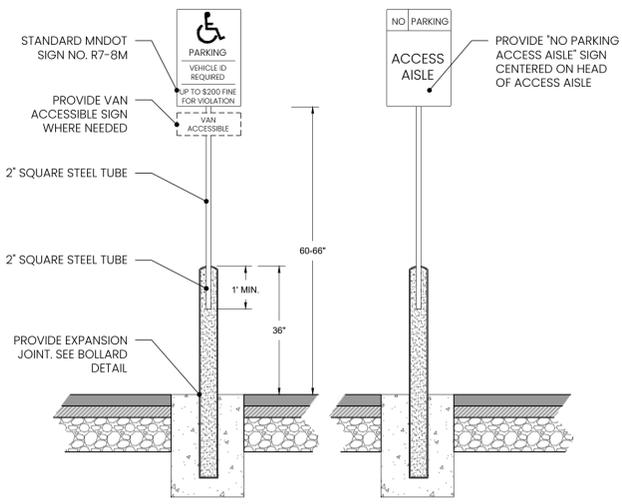
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**1 BITUMINOUS PAVEMENT SECTIONS**  
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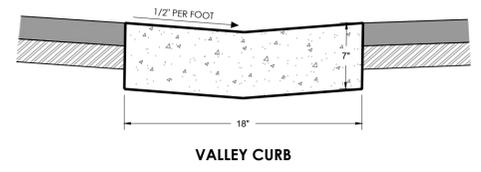
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**5 BOLLARD DETAIL - PAVEMENT ADJACENT**  
NOT TO SCALE



**6 ACCESSIBLE SIGNAGE DETAIL**  
NOT TO SCALE



**7 VALLEY CURB DETAIL**  
NOT TO SCALE

**measure**

**NORTH SHORE**  
DEVELOPMENT PARTNERS  
235 LAKE ST. E #300  
WAYZATA, MN

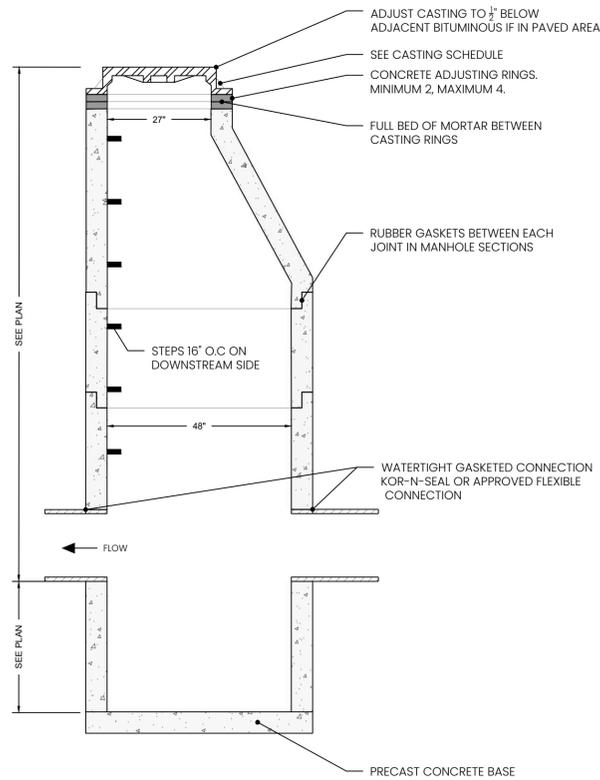
**MAPLE & MAIN**  
MAPLE PLAIN, MINNESOTA

I hereby certify that this plan, specifications or report 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.  
Peter Moreau, PE  
Date: XX.XX.XX Lic. No.: 53735

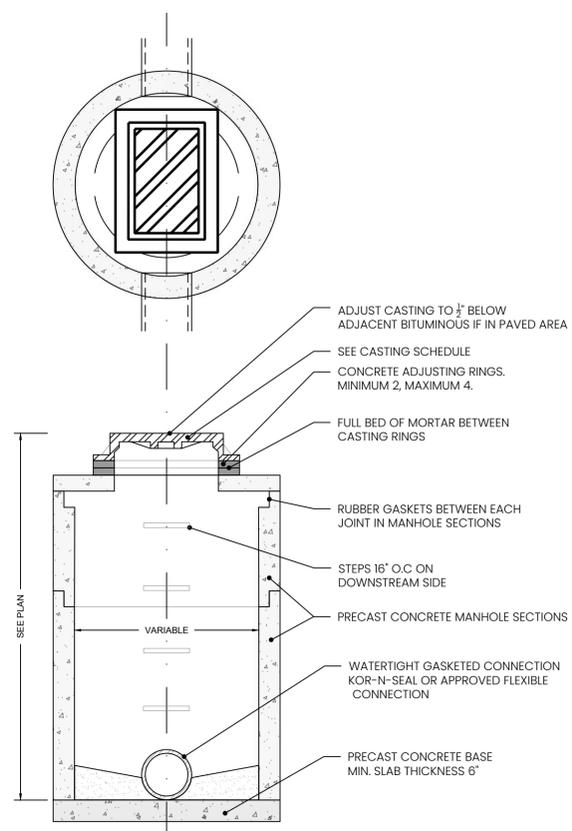
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Drawn By: PM  
Checked By: JM  
Issue Date: 10/17/2025  
Sheet Title:

**CIVIL DETAILS - SITE DETAILS**  
Sheet:  
**C8.0**



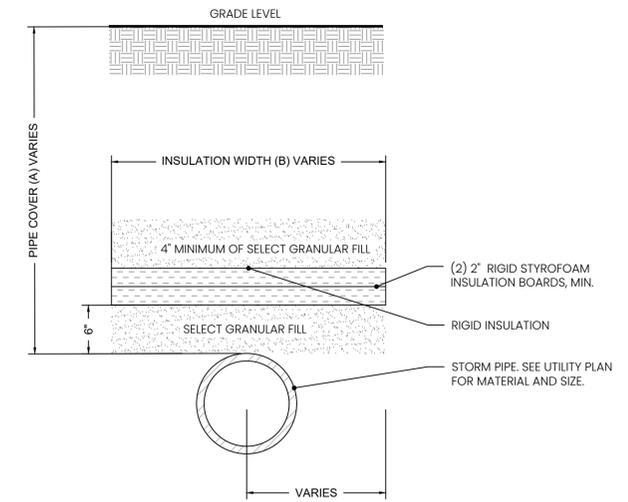
**1**  
**C8.1** **STORM SEWER SUMP MANHOLE**  
NOT TO SCALE



**2**  
**C8.1** **CATCH BASIN MANHOLE**  
NOT TO SCALE

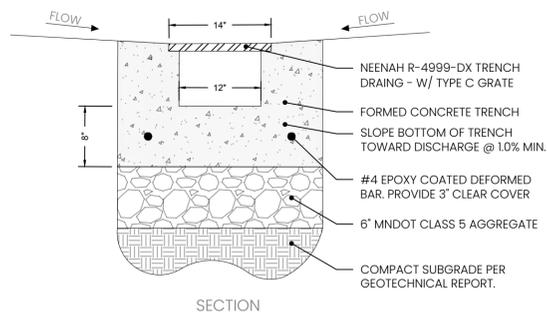
MANHOLE CASTING SCHEDULE			
MH/ CB NAME	TYPE	CASTING	NOTES
CB- 101	48	R-3067-V	2' SUMP
CBMH - 102	48	R-3067-V	
CB - 103	48	R-3067-V	2' SUMP
CB - 104	48	R-3067-V	2' SUMP
CB - 105	48	R-3067-V	
TD-1	48	R-4999-DX	SEE TRENCH DRAIN DETAIL

**3**  
**C8.1** **MANHOLE CASTING SCHEDULE**

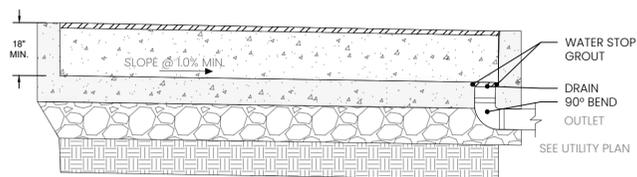


PIPE COVER (A)	INSULATION BOARD WIDTH (B)
2'	11'
3'	9'
4'	7'
5'	5'

**4**  
**C8.1** **STORM SEWER INSULATION**  
NOT TO SCALE



SECTION



PROFILE

**5**  
**C8.1** **CONCRETE TRENCH DRAIN**  
NOT TO SCALE

G:\Shared Drives\Active Projects\Maple Plain\CAD\Sheets\CIVIL DETAILS.dwg

**measure**

**NORTH SHORE**  
DEVELOPMENT PARTNERS  
235 LAKE ST. E #300  
WAYZATA, MN

**MAPLE & MAIN**  
MAPLE PLAIN, MINNESOTA

I hereby certify that this plan, specifications or report 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.

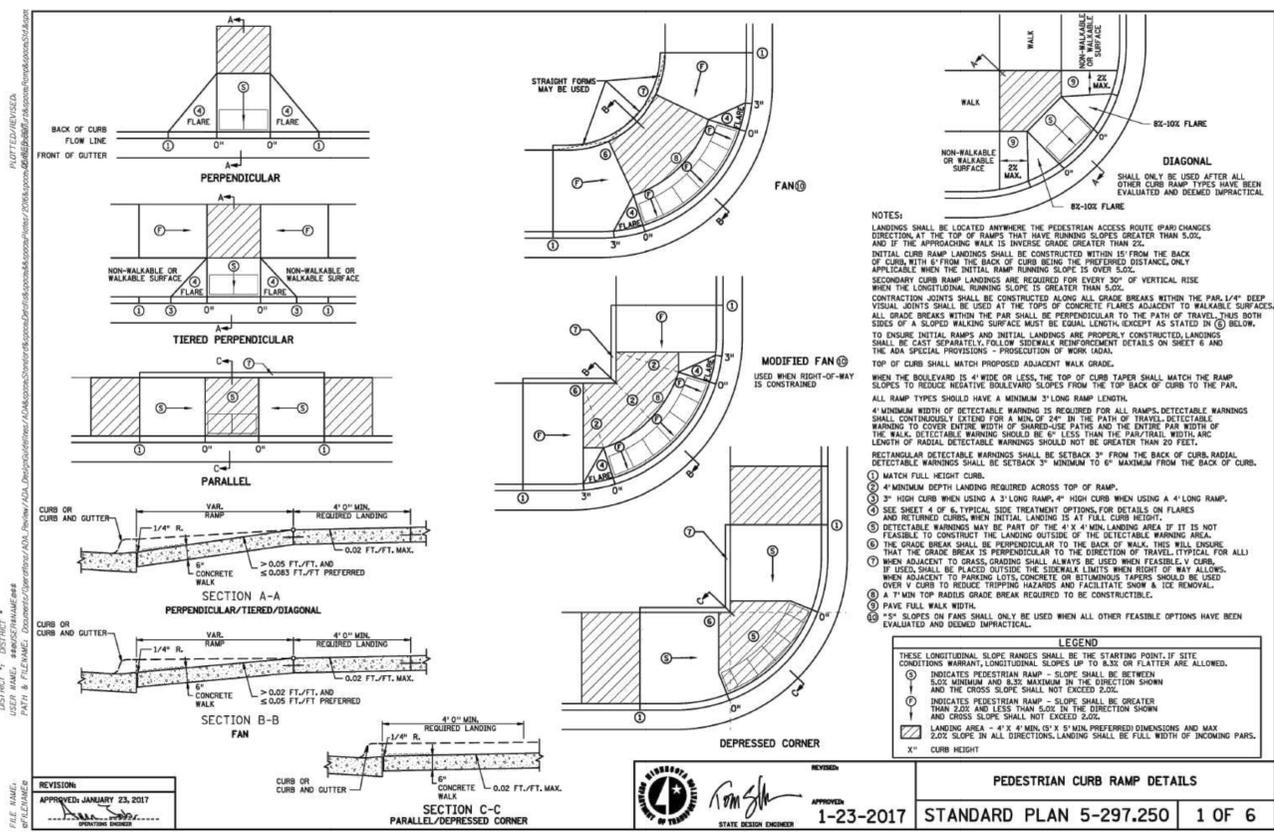
Per: [Signature] Moreau, PE  
Date: XX.XX.XX Lic. No.: 53735

Rev.	Date	Description
	10.17.2025	PRELIMINARY
	1.23.2026	CITY RESUBMITTAL

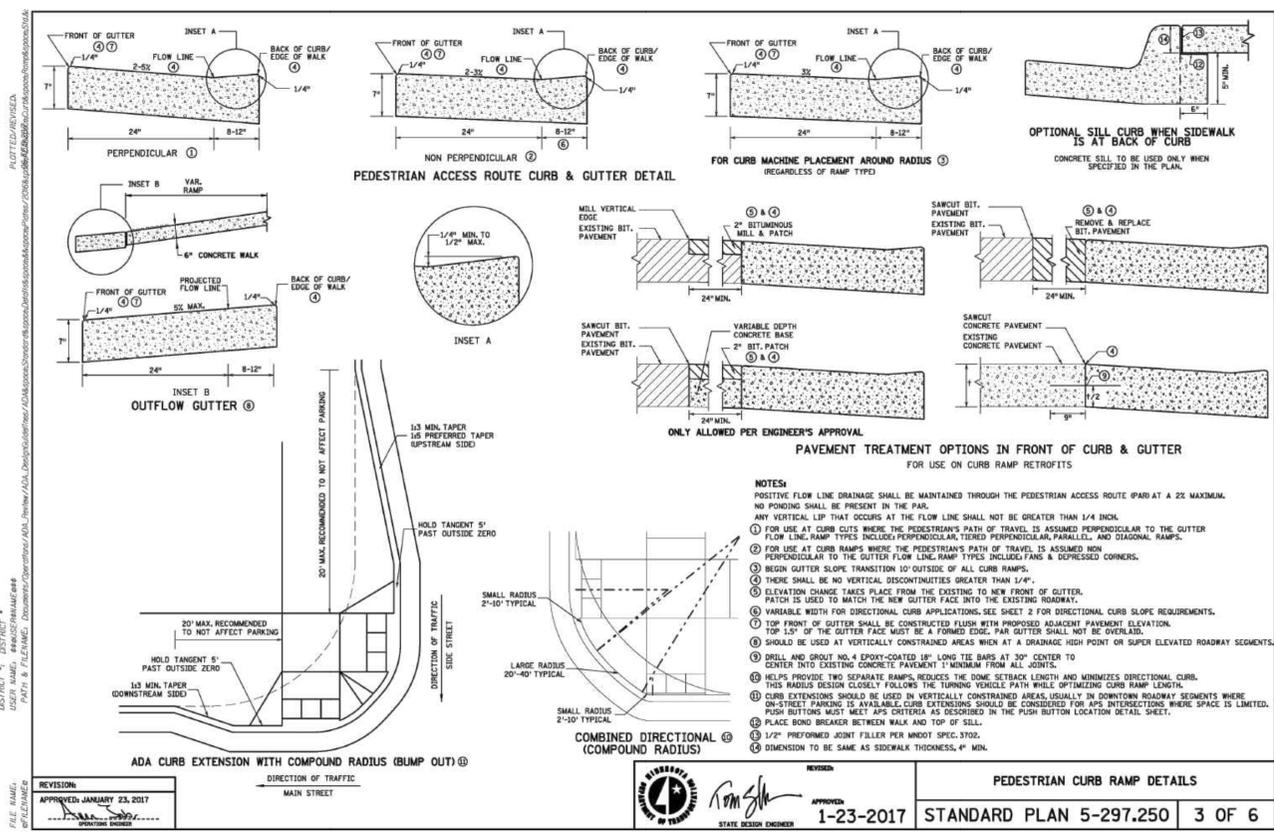
Project #: 25-117  
Drawn By: PM  
Checked By: JM  
Issue Date: 10/17/2025  
Sheet Title:

**CIVIL DETAILS - UTILITY DETAILS**

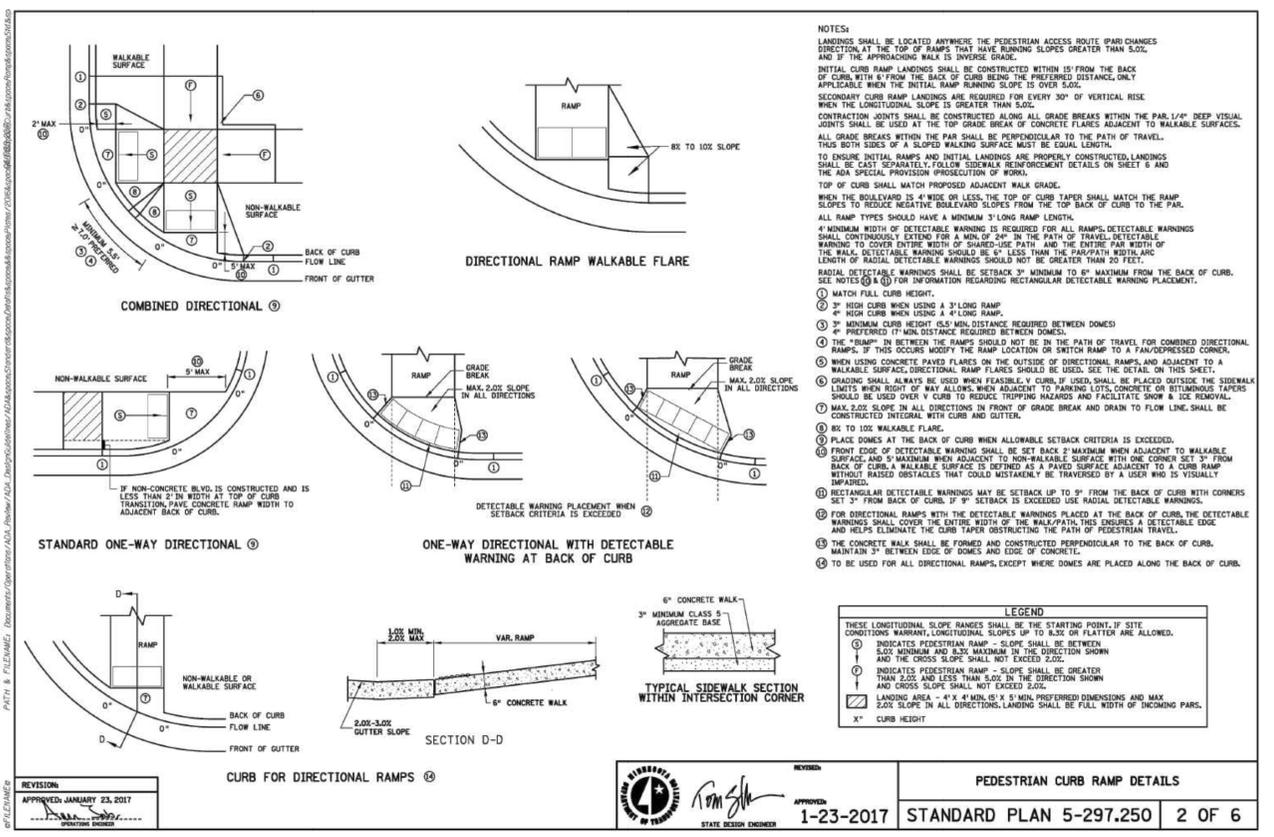
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**C8.1**



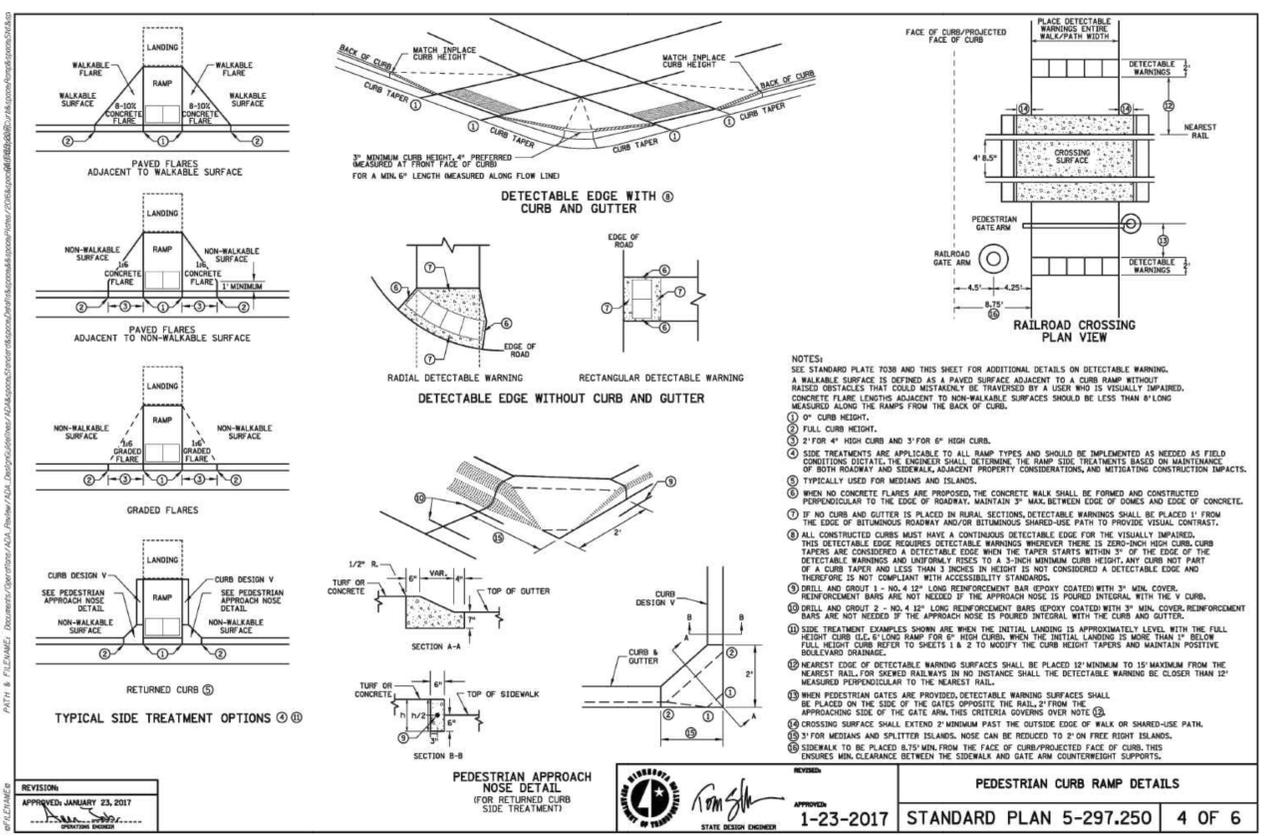
1  
C8.2



3  
C8.2



2  
C8.2



4  
C8.2

**measure**

**NORTH SHORE DEVELOPMENT PARTNERS**

235 LAKE ST. E #300  
WAYZATA, MN

Client:

Project Title:

Maple & Main  
Maple Plain, Minnesota

I hereby certify that this plan, specifications or report 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.

Not for Construction

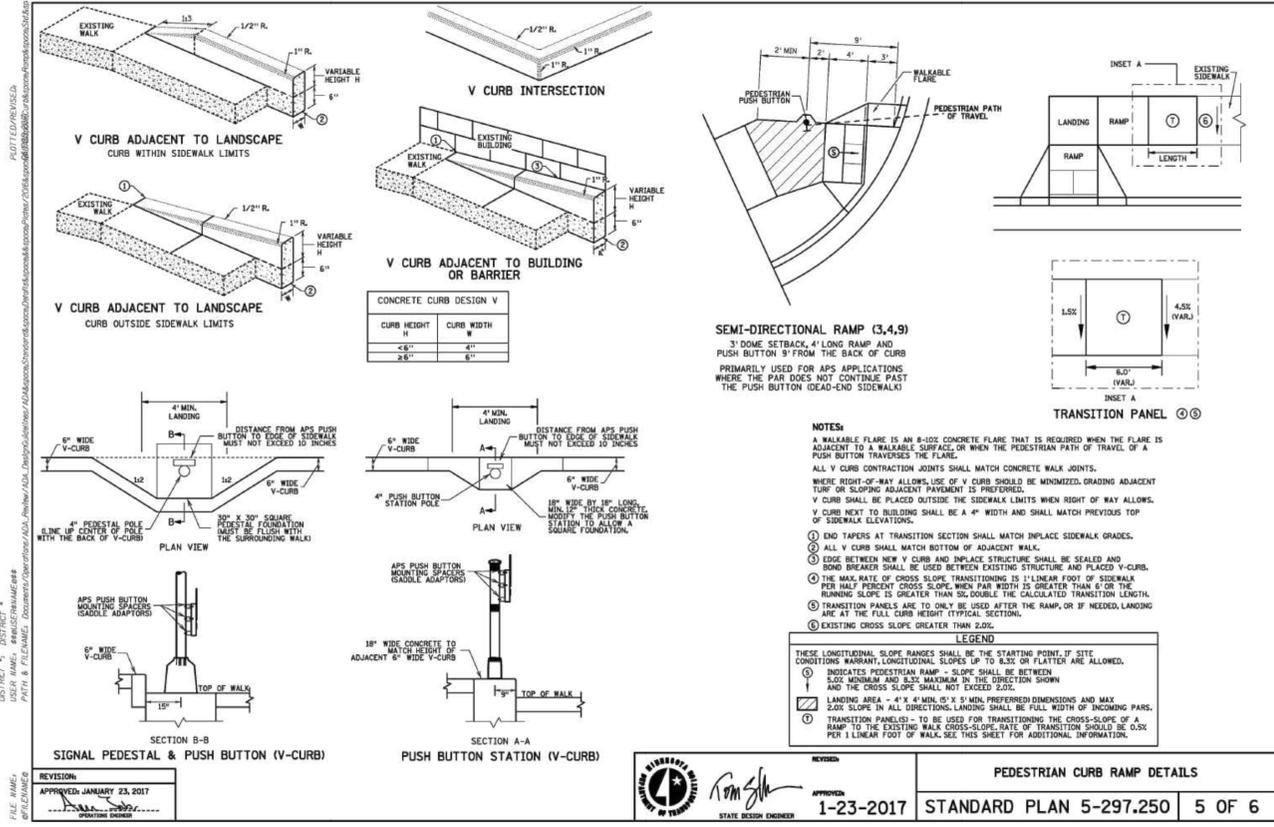
Per: Moreau, PE  
Date: XX.XX.XX Lic. No.: 53735

Rev.	Date	Description
	10.17.2025	PRELIMINARY
	1.23.2026	CITY RESUBMITTAL

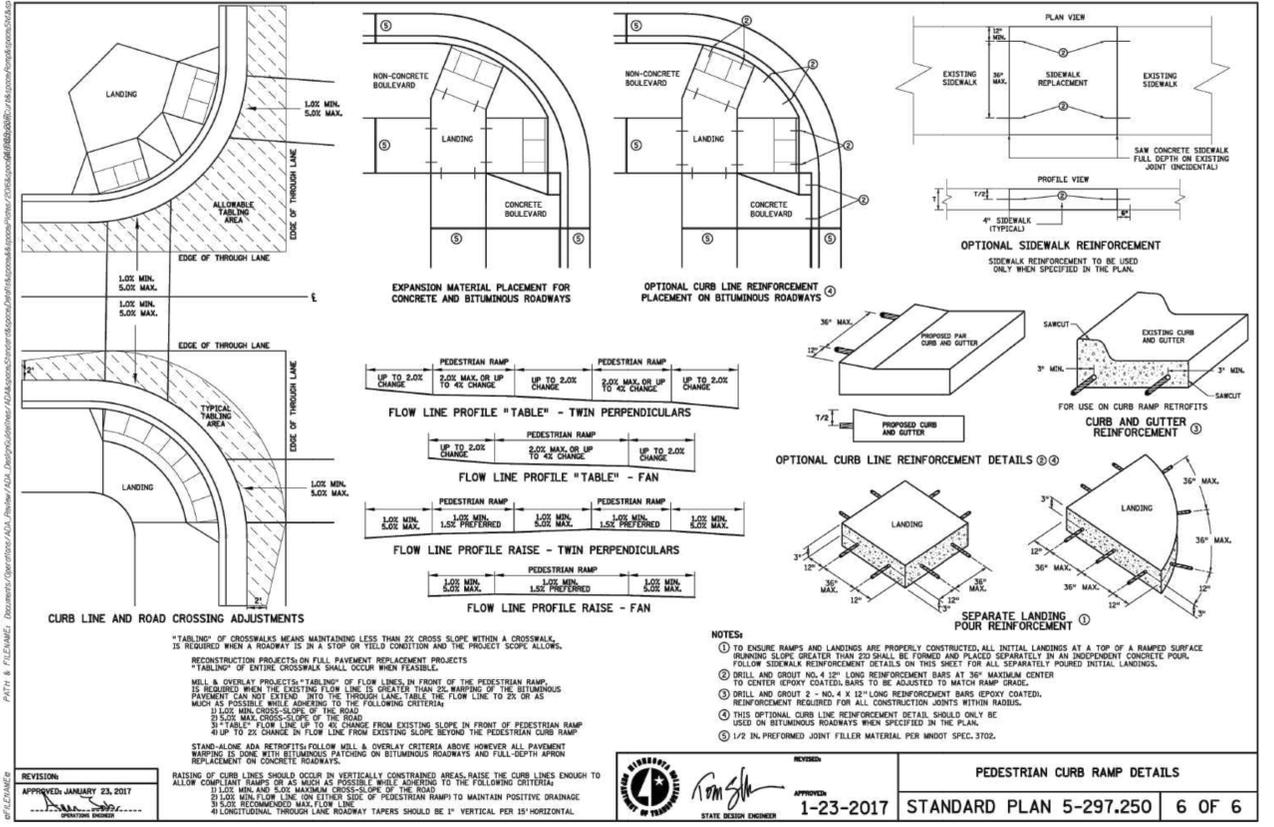
Project #: 25-117  
Drawn By: PM  
Checked By: JM  
Issue Date: 10/17/2025  
Sheet Title:

**CIVIL DETAILS - ADA DETAILS**

Sheet: **C8.2**



REVISION:	APPROVED:	DATE:	PROJECT:
	1-23-2017	STANDARD PLAN 5-297.250	5 OF 6



REVISION:	APPROVED:	DATE:	PROJECT:
	1-23-2017	STANDARD PLAN 5-297.250	6 OF 6

1  
C8.3

2  
C8.3

measure

NORTH SHORE  
DEVELOPMENT PARTNERS

Client:

235 LAKE ST. E #300  
WAYZATA, MN

MAPLE & MAIN  
MAPLE PLAIN, MINNESOTA

Project Title:

I hereby certify that this plan, specifications or report 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.

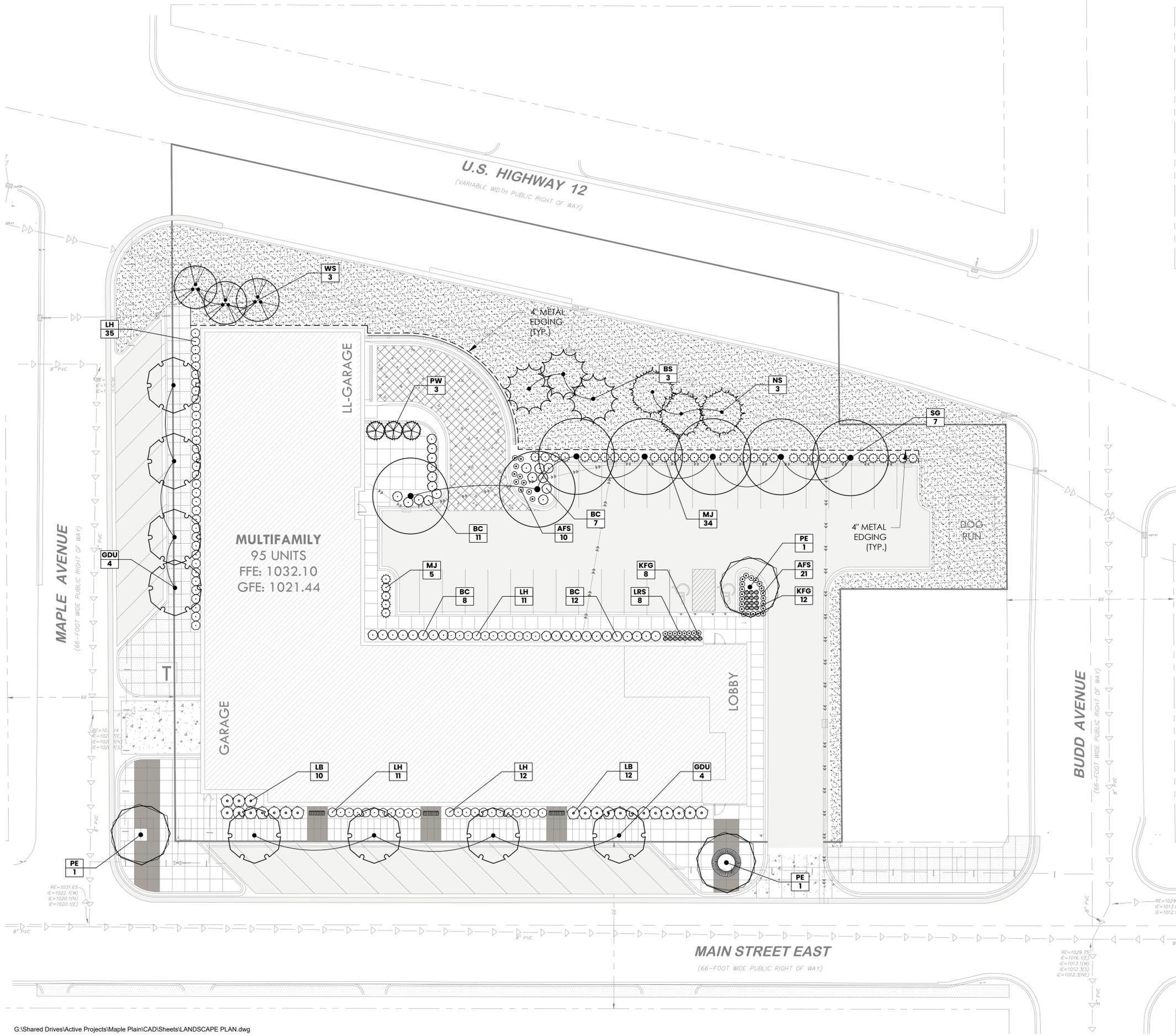
Per: [Signature] Moreau, PE  
Date: XX.XX.XX Lic. No.: 53735

Rev.	Date	Description
	10.17.2025	PRELIMINARY
	1.23.2026	CITY RESUBMITTAL

Project #: 25-117  
 Drawn By: PM  
 Checked By: JM  
 Issue Date: 10/17/2025

Sheet Title:  
**CIVIL DETAILS -  
 ADA DETAILS  
 -CONTINUED**

Sheet:  
**C8.3**



### LANDSCAPE REQUIREMENTS

- LANDSCAPING REQUIRED:**
- TREE PRESERVATION ORDINANCE:
    - 30% REMOVAL IS ALLOWED WITHOUT PENALTY
    - 50% OF SIGNIFICANT TREE DIAMETER IS REQUIRED TO BE REPLACED.

**EXISTING SIGNIFICANT TREES**

SPRUCE	18"
MAPLE	24"
CRABAPPLE	8"
BIRCH	10"
HACKBERRY	22"
MAPLE	48"
BASSWOOD	22"

**TOTAL DIAMETER OF SIGNIFICANT TREES 152"**

**TOTAL REPLACEMENT INCHES REQUIRED 76"**

**TOTAL REPLACEMENT INCHES PROVIDED 85"**

### PLANT SCHEDULE

SYMBOL	CODE	COMMON / BOTANICAL NAME	SIZE	TYPE	QTY	
<b>TREES</b>						
	PE	AMERICAN ELM / ULMUS AMERICANA 'PRINCETON'	8.6 B	2.5' CAL	3	
	SG	SIENNA GLEN MAPLE / ACER FREEMANNI 'SIENNA GLEN'	8.6 B	2.5' CAL	7	
	GDU	TRUE NORTH™ KENTUCKY COFFEETREE / GYMNOCLADUS DIOICUS 'UMINSYNERGY'	8.6 B	2.5' CAL	8	
	WS	WHITESPIRE BIRCH / BETULA PAPIRIFERA 'WHITESPIRE'	8.6 B	2.5' CAL	3	
<b>CONIFERS</b>						
	BS	BLACK HILLS SPRUCE / PICEA GLAUCA DENSATA	8.6 B		3	
	NS	NORWAY SPRUCE / PICEA ABIES	8.6 B		3	
	PW	PYRAMIDAL WHITE PINE / PINUS STROBUS 'FASTIGIATA'	8.6 B		3	
	<b>CODE</b>	<b>COMMON / BOTANICAL NAME</b>	<b>SIZE</b>	<b>TYPE</b>	<b>QTY</b>	
<b>SHRUBS</b>						
	BC	AUTUMN MAGIC BLACK CHOKEBERRY / ARONIA MELANOCARPA 'AUTUMN MAGIC'	5 GAL		38	
	LB	LILAC / SYRINGA X 'BLOOMERANG'	5 GAL		22	
	LH	LITTLE LIME HYDRANGEA / HYDRANGEA PANICULATA 'JANE'	5 GAL		69	
	MJ	MINT JULEP JUNIPER / JUNIPERUS CHINENSIS 'MINT JULEP'	5 GAL		39	
<b>GRASSES</b>						
	KFG	FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL		20	
<b>PERENNIALS</b>						
	AFS	AUTUMN FIRE SEDUM / SEDUM X 'AUTUMN FIRE'	1 GAL		31	
	LRS	LITTLE SPIRE RUSSIAN SAGE / PEROVSKIA ATRIPUICIFOLIA 'LITTLE SPIRE' TM	1 GAL		8	
	<b>SYMBOL</b>	<b>CODE</b>	<b>COMMON / BOTANICAL NAME</b>	<b>SIZE</b>	<b>TYPE</b>	<b>QTY</b>
<b>GROUND COVERS</b>						
	TUR HIG	SOD / TURF SOD HIGHLAND SOD			14,541 SF	

### LANDSCAPE NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE



**NORTH SHORE**  
DEVELOPMENT PARTNERS  
235 LAKE ST. E #300  
WAYZATA, MN

**MAPLE & MAIN**  
MAPLE PLAIN, MINNESOTA

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Landscape Architect under the laws of the State of Minnesota.

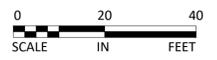
Joseph J. McKinney, PLA  
Date: XX.XX.XX Lic. No.: 53234

Rev.	Date	Description
	10.17.2025	PRELIMINARY
	1.23.2026	CITY RESUBMITTAL

Project #: 25-117  
Drawn By: PM  
Checked By: JM  
Issue Date: 10/17/2025  
Sheet Title:

**LANDSCAPE PLAN**

Sheet: **L1.0**



# MAPLE & MAIN APARTMENTS

1620 MAPLE AVENUE  
MAPLE PLAIN MN 55359



## PROJECT TEAM

**OWNER**  
NORTH SHORE  
DEVELOPMENT PARTNERS  
235 Lake St. E. #300  
Wayzata, MN

**ARCHITECT**  
Weber Architects & Planners  
P.O. Box 437  
Waverly, MN 55390  
Email: neilweber@icloud.com  
Phone: 952 476 4434

**STRUCTURAL ENGINEER**  
William A. Becklin, P.E.  
139 1st. Ave. E. Suite 200  
Cambridge, MN 55008  
Phone: 763 689 5631, 612 598 4994

1628 County Highway 10., Suite 17  
Minneapolis, MN 55432

**CIVIL ENGINEER**  
MEASURE  
P.O. Box 437  
Wayzata, MN 55391  
Phone: 605 310 9766

**CONTRACTOR**

**GEOTECHNICAL ENGINEER**

**OWNER:**

**NORTH SHORE**  
DEVELOPMENT PARTNERS

235 Lake St. E. #300  
Wayzata, MN

**Preliminary Plans**

MAPLE & MAIN  
MAPLE PLAIN, MN

Project Status

ISSUE DATE: 04/29/2025

# REVISION DATE

NEIL WEBER, AIA



PO Box 437, Waverly, MN 55390  
952-476-4434 neilweber@icloud.com

COVER SHEET

A101







# MAPLE & MAIN APARTMENTS



**VIEW FROM SOUTHWEST**

**1620 MAPLE AVENUE  
MAPLE PLAIN MN 55359**

OWNER:

**NORTH  
SHORE**  
DEVELOPMENT  
PARTNERS

235 Lake St. E. #300  
Wayzata, MN

**Preliminary  
Plans**

MAPLE & MAIN  
MAPLE PLAIN, MN

Project Status

ISSUE DATE: 04/29/2025

# REVISION DATE

NEIL WEBER, AIA



PO Box 437, Waverly, MN 55390  
952-476-4434 neilweber@icloud.com

SW VIEW

P101





# PRELIMINARY PLAT FOR: NORTH SHORE DEVELOPMENT PARTNERS

## EXISTING LEGAL DESCRIPTION:

Parcel 1:  
That part of Lots 3, 4, and 5 lying South of the center line of U. S. Highway No. 12;  
The North 35 feet of Lot 6;  
The North 35 feet of the West 1/2 of Lot 7;  
Block 1, "West Maple Plain", Hennepin County, Minnesota  
Being Registered land as is evidenced by Certificate of Title No. 1414115.

Parcel 2:  
All of Lot 6 and the West Half of Lot 7, Block 1, West Maple Plain, except the North 35 feet thereof, all according to the map or plat thereof on file or of record in the Office of the Register of Deeds within and for said Hennepin County, Minnesota.

Parcel 3:  
The East Half of Lot 7 and Lot 8, Block 1, West Maple Plain, in the City of Maple Plain, County of Hennepin, State of Minnesota.

Parcel 4:  
Lot 9, Block 1, West Maple Plain, Hennepin County, Minnesota.

Parcel 5:  
That part of the north 65 feet of Lot 10, Block 1, West Maple Plain, according to the plat thereof on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota, lying south of Trunk Highway No. 12, as now located and established.

## SURVEYOR'S NOTE:

Per Quit Claim Deed Document No. 11199880, the State of Minnesota conveyed portions of Lot 10 and Lot 2, Block 1, WEST MAPLE PLAIN to the City of Maple Plain, described as follows:

Tract A. That part of the north 65 feet of Lot 10, Block 1, West Maple Plain, according to the plat thereof on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota, lying south of Trunk Highway No. 12, as now located and established;

Tract B. That part of Lot 2, Block 1, West Maple Plain, according to the plat thereof on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota;

which lies northerly of Line 1 described below and southerly of Line 2 described below:

Line 1. Beginning at a point on the westerly line of said Lot 10, distant 12.3 feet southerly of the northwesterly corner thereof; thence southeasterly to the southeasterly corner of Tract A hereinbefore described and there terminating;

Line 2. Beginning at a point on the westerly line of said Lot 2, distant 12.5 feet north of the southwesterly corner thereof; thence on an azimuth of 104 degrees 52 minutes 02 seconds for a distance of 136.80 feet, and there terminating;

This document is referenced in the title commitment under the Informational Note and in analyzing this document, the portion of Lot 2, Block 1, WEST MAPLE PLAIN is missing from the current title commitment. The area of said Lot 2 is shown hereon in Orange to convey the area described. This document also describes the right of way MNDOT conveyed more particularly, and clearly defines the right of way easement line in Lots 2 and 10. This parcel also is represented as a portion of Parcel 4 on the Hennepin County GIS, for reference.

## PROPOSED LEGAL DESCRIPTION:

Lot 1, Block 1, MAPLE AND MAIN, Hennepin County, Minnesota.

## PROPOSED PARCEL INFORMATION:

Proposed Lot 1, Block 1:	69,295 square feet	1.5908 acres
(Less Right of Way of Hwy. 12):	54,626 square feet	1.2540 acres
(Within Right of Way of Hwy. 12):	14,669 square feet	0.3368 acres

## GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-2011 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Guaranty Commercial Title, Inc., issuing agent for Old Republic National Title Insurance Company, Commitment No. 70011 dated July 27, 2025 at 09:00 PM.
- The surveyed property has direct access to Main Street East, Budd Avenue, Maple Avenue, and U.S. Highway 12, all public rights of way.
- No evidence of cemeteries, burial grounds or gravesites was observed in the process of conducting the fieldwork.
- The address of the properties described hereon are 5209 & 5249 U.S. Highway 12, 1620 Maple Avenue, and 5220 & 5230 Main Street East, Maple Plain, MN 55359.
- The properties described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No.'s 27053C0143F & 27053C0144F, both dated November 4, 2016.
- The total area of the properties described hereon is 69,295 square feet or 1.5908 acres. The area of the property hereon described less areas used for right-of-way purposes is 54,626 square feet or 1.2540 acres, and is broken down as follows:
 

Parcel 1:	20,960 square feet or 0.4812 acres	Parcel 1 less ROW:	10,813 square feet or 0.2482 acres
Parcel 2:	12,889 square feet or 0.2959 acres	Parcel 3:	16,344 square feet or 0.3752 acres
Parcel 4:	10,892 square feet or 0.2500 acres	Parcel 4 less ROW:	296 square feet or 0.0068 acres
Parcel 5:	4,289 square feet or 0.0985 acres	Parcel 5 less ROW:	3,392 square feet or 0.0779 acres
Lot 2:	3,921 square feet or 0.0900 acres	Lot 2 less ROW:	296 square feet or 0.0068 acres
- The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.
 

PROJECT BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument MNDT Y 117 RESET Elevation = 1013.67 feet. (NAVD88)

SITE BENCHMARK: Top of PK Nail in concrete Sidewalk in the SW corner of Main Street and Budd Ave. Elevation = 1029.71 feet. (NAVD88)
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 252173503. However, lacking excavation, the exact location of underground features cannot be accurately and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- The names of adjoining owners according to current tax records are depicted hereon.
- No zoning report or letter was provided. See zoning information notes.

## CERTIFICATION:

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date of survey: August 25, 2025.  
Date of signature: January 29, 2026.

*Christopher A. Terwedo*  
Christopher A. Terwedo  
Minnesota License No. 53536  
cterwedo@fnsurvey.com

## LEGEND:

- FOUND CAST IRON MONUMENT
- FOUND IRON MONUMENT
- NAIL
- FOUND NAIL
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 53536
- SET MASONRY NAIL
- BENCHMARK
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- DRAIN (INLET)
- GATE VALVE
- HYDRANT
- ELECTRIC METER
- GUY POLE
- UTILITY POLE
- POWER POLE WITH LIGHT
- TELEPHONE MANHOLE
- GAS SIGN
- SIGN
- FLAGPOLE
- SANITARY SEWER
- STORM SEWER
- OVERHEAD WIRE
- BUILDING SETBACK LINE
- 920 — EXISTING CONTOUR LINE
- OR ● TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- PAVER SURFACE

## TREE INVENTORY:

Tag #	Species	Diameter	Trunks
60385	Spruce	18"	1
60386	Birch	10"	2
60387	Basswood	22"	1
80204	Maple	48"	1
80205	Hackberry	22"	1
80206	Crab Apple	8"	1
80207	Maple	24"	1

## GOPHER STATE ONE CALL NOTE:

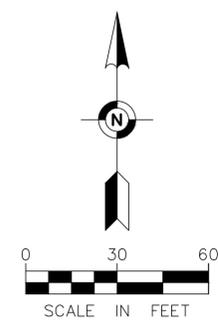
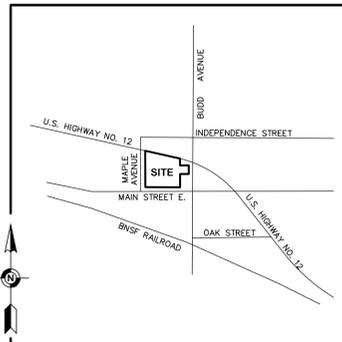
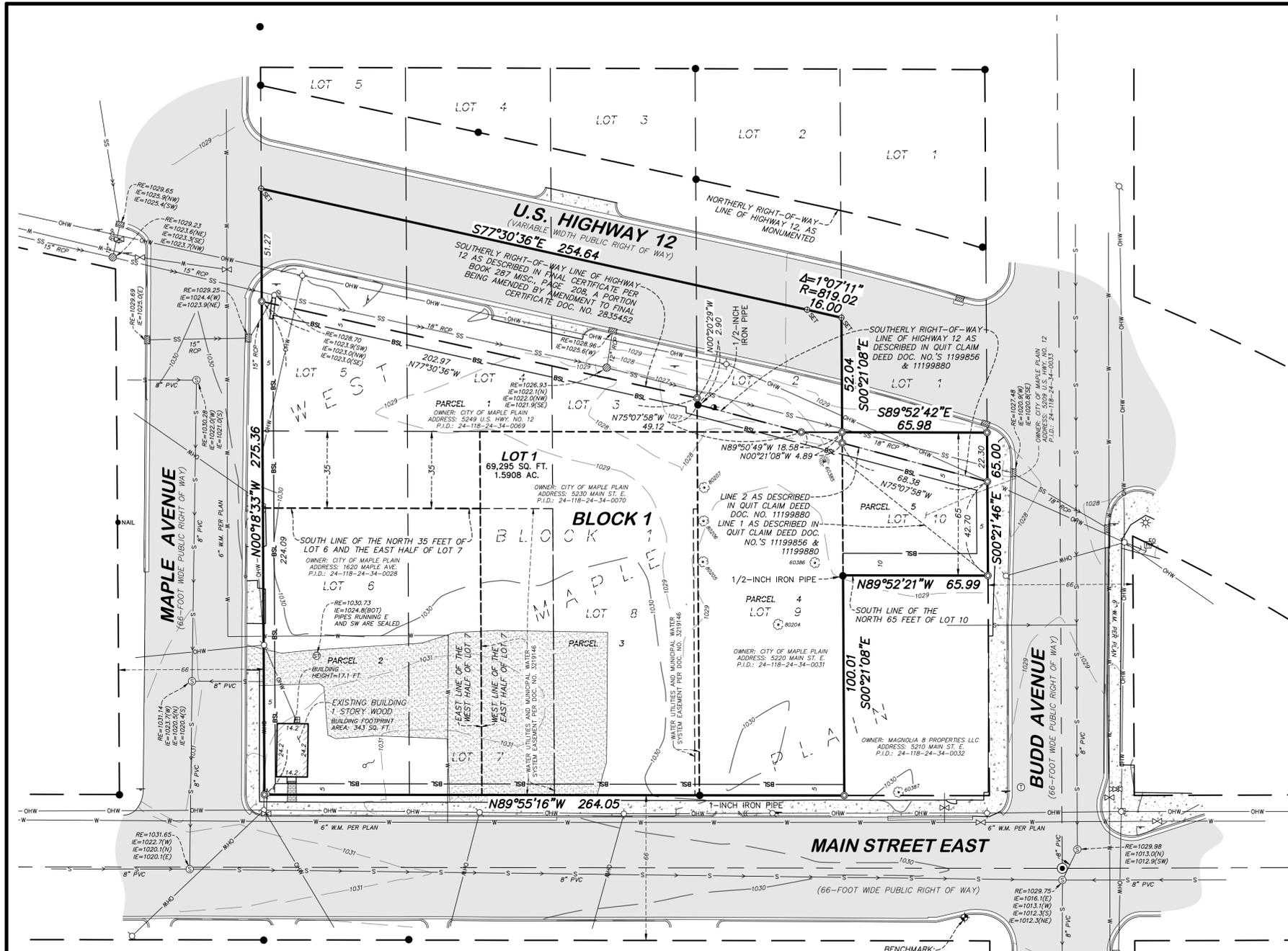
List of utilities notified per Gopher State One Call Ticket No. 252173503.

ARVIG	CENTER POINT ENERGY
CITY OF MAPLE PLAIN	MEDIA/COM
FRONTIER COMMUNICATIONS	MNDOT
HENNEPIN COUNTY PUBLIC WORKS	LEVEL 3 NOW LUMEN
HENNEPIN COUNTY SHERIFF	XCEL ENERGY
MIDCONTINENT COMMUNICATIONS	ZAYO BANDWIDTH

## ZONING INFORMATION:

Per the City of Maple Plain zoning map dated 11/21/2012, the subject property is zoned MU - Mixed Use District (Downtown). Per the City of Maple Plain city code, building setback requirements for said zoning district are as follows:

Front Yard Building Setback:	5 feet
Side Yard Building Setback (interior):	0 feet
Side Yard Building Setback (corner):	5 feet
Rear Yard Building Setback:	10 feet



FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE

DRAWING NAME: 42855 Preliminary Plat.dwg  
JOB NO. 42855  
FILE NO.

DRAWN BY: CAT  
CHECKED BY: CAT

# PRELIMINARY PLAT OF MAPLE AND MAIN

SURVEY FOR:  
**NORTH SHORE  
DEVELOPMENT PARTNERS**

PROPERTY ADDRESS:  
**5209 & 5249 U.S. HIGHWAY 12  
5220 & 5230 MAIN STREET EAST  
1620 MAPLE AVENUE  
MAPLE PLAIN, MN 55359**

**Egan, Field & Nowak, Inc.**  
475 Old Highway 8 NW, Suite 200  
New Brighton, Minnesota 55112  
PHONE: (612) 466-3300  
WWW.EFNSURVEY.COM  
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Land surveyors since 1872