



CITY OF MAPLE PLAIN

Community Development | Planning Department

July 21, 2026

Equinox Development Partners, LLC

Attn: Katelyn Murray

225 S. 6th St #3500

Minneapolis, MN 55402

RE: Site Plan Review – Preliminary and Final Plat Review Comments

Highway 12 Equinox Townhomes (Equinox Maple Addition)

5330 Highway 12, Maple Plain, MN 55359

PID: 24-118-24-34-0020, 24-118-24-34-0021, 24-118-24-34-0083

Dear Katelyn:

Thank you for the plan submittals received for the above-referenced project. The city, in coordination with the City Engineer (Bolton & Menk, Inc.), has completed its first review of the development plans for the proposed 85-unit rental townhome community. The City Engineer's detailed engineering comments are provided under separate cover in the attached engineering review letter dated July 10, 2026, along with marked-up civil plan sheets and preliminary plat comments. The Planning site plan comments are provided below and should be addressed in your plan resubmittal in advance of the Planning Commission public hearing scheduled for Thursday, August 6, 2026.

SITE PLAN REVIEW COMMENTS

1. Highway 12 Sidewalk Connection

The City would like to see the sidewalk connection installed along Highway 12, consistent with prior discussions with your design team. The City has prepared an exhibit illustrating the potential connection alignment, along with an associated estimated construction cost, for your reference (see exhibit below).

Exhibit A – Highway 12 Sidewalk Connection

Conceptual alignment, prepared by the City



Please revise the plan set to include this sidewalk connection. The City would also like to further discuss the parties' respective responsibilities for the design, construction, and cost of this improvement at the time of resubmittal.

2. Sidewalk Alignment – Buildings C.1 and C.2

The sidewalk located along the east side of Buildings C.1 and C.2 does not align with the parallel parking spaces directly adjacent to it. Staff recommends shifting this sidewalk segment so that it abuts the parking spaces, allowing residents and guests to step directly from a parked vehicle onto the sidewalk rather than into the drive aisle (see exhibit below).



3. Site Lighting & Photometric Plan

No site lighting is currently shown on the plans. Staff anticipates that the private streets will include street lighting. Proposed light fixture locations should be shown on the plans, along with a complete photometric plan for staff review.

4. West Property Line Landscape Buffer

The existing landscaping along the west property line, which was previously required, is shown as being removed, with new landscaping proposed in its place. Staff recommends that additional evergreen trees be incorporated along the west property line to provide a stronger visual buffer to the adjacent industrial use.

5. Private Street Width, Guest Parking & Signage

The proposed private streets are 24 feet wide, which will not accommodate on-street parking on either side. The plans currently provide 12 guest parking spaces. Based on typical standards for rental townhome developments, a ratio of one guest parking space per five units is preferred, which would require approximately 17 off-street guest parking spaces for this development.

The City would like to further understand how the no-parking condition on the private streets will be implemented and enforced. At a minimum, "No Parking" signage will be required throughout the development, including at the ends of all proposed private driveways.

Please address the comments above, together with the enclosed engineering comments, in your next plan submittal. Should you have any questions regarding these comments, please contact me directly. We look forward to continuing to work with your team as this project advances toward the Planning Commission's August 6, 2026 public hearing.

Sincerely,



Mark Kaltsas, PLA

City Planner, City of Maple Plain

cc:

Jacob Schillander, City Administrator, City of Maple Plain
Matt Bauman, P.E., Bolton & Menk, Inc. (City Engineer)

Enclosures:

- Bolton & Menk, Inc. Engineering Review Comments #1, dated July 10, 2026 (with marked-up civil plan sheets)
- City Preliminary Plat Review Comments, dated June 25, 2026
- Exhibit A – Highway 12 Sidewalk Connection & Estimated Cost
- Exhibit B – Recommended Sidewalk Alignment, Buildings C.1 & C.2



Real People. Real Solutions.

2638 Shadow Lane
Suite 200
Chaska, MN 55318-1172

Ph: [952] 448-8838
Fax: [952] 448-8805
Bolton-Menk.com

July 10, 2026

City of Maple Plain
Attn: Jacob Schillander, City Administrator
5050 Independence Street
Maple Plain, MN 55359

RE: Site Plan Review
Highway 12 Equinox Townhomes
Engineering Review #1

Dear Jacob:

As requested, we have completed an engineering review of the documents submitted for the above-referenced project from June 11, and June 25, 2026. Comments are provided in PDF format on the plan submittals included as attachments to this letter. We offer the following observations, comments, and recommendations for your consideration:

1. The project proposes to add 10 residential buildings and a community building and consist of 85 total townhome units. It will create 4.5 acres of impervious surface, and total land disturbing activities of 7.8 acres, which trigger stormwater management rules in PSCWMC.
2. The development shall secure permits from the following entities, including, but not limited to:
 - a. MnDOT
 - b. Minnesota Department of Health – Watermain Review
 - c. NPDES – Construction Stormwater
 - d. Pioneer Sarah Creek Watershed Management Commission
 - e. Minnesota Pollution Control Agency – Sanitary Sewer Extension
3. Discussions have been had with MnDOT regarding a sidewalk connection from the development entrance to Budd Avenue along Highway 12. Summary of needs:
 - a. Sidewalk behind the curb is ok.
 - b. Sidewalk PAR needs to be a minimum of 5' wide, with 6' being preferred.
 - c. Minimum 2' buffer from back of curb.
 - d. I know we didn't discuss lighting but if any lighting is desired behind the curb the sidewalk would likely need to be 5' from the back of curb to accommodate a buffer space from light poles. I believe lighting to the east of Budd is outside of the sidewalk closer to the RW line and not between the sidewalk and curb.
 - e. Please submit any plans for this work to Kyle Fitterer to route for review.
4. The City will own the mainline watermain and sanitary sewer pipes. Easements shall be provided to accommodate 10-feet each side of the utility or a 1:1 slope for pipes deeper than 10-feet, whichever is greater. Update the plat drawings to accommodate.
5. Easements for the access drive across the existing property north of the building (PID 2411824340084) should be included in the development files to define watermain, storm sewer

- and roadway/access.
6. Temporary construction easements look to be needed to accommodate wall construction.
 7. Profiles of mainline utilities shall be provided. The corridors are tight with several utilities and grade changes that need to be reviewed to ensure adequate bury depth is provided and conflicts between utilities are planned for.
 - a. Grading is significantly affecting the bury depth of existing watermain on the north side of the site and much of that watermain will need to be rebuilt at proper depths.
 - b. Sanitary sewer should connect to the mainline on Hwy 12 at a more conducive angle to flow. A shorter run to the connection point also allows the main to bury deeper at the furthest point, instead of the 4.29' currently provided.
 8. Provide additional calculations for storm sewer sizing, gutter spread / bypass at the intersection with Pioneer Creek Drive and the bioretention basin inlet, and drawdown for the bioretention basin daintile.
 9. Provide additional details in the plans including, but not limited to:
 - a. Road section details for Hwy 12, Pioneer Creek Drive and internal roadways
City Street patch section for Pioneer Creek Drive includes:
 - i. 1.5" wear course
 - ii. 3.0" base course
 - iii. 12" class 5 aggregate base
 - iv. 12" select granular borrow
 - v. Geotextile fabric
 - b. Bituminous trail detail
 - c. Watermain offset
 - d. Hydrant detail shall define a Storz nozzle and all thrust blocking shall be with concrete
 - e. Specialty storm structures including, Sumps, OCS and Filter/Diversion structures
 - f. Retaining walls (walls over 4-feet shall be designed by registered professional engineer)
 - g. Roadway daintile – use of perforated PVC is recommended so can be jetted and cleaned. Corrugated pipes clog with roots and cannot be maintained long-term.
 - h. Daintile cleanouts
 10. Casting adjustments shall be in accordance with City standards. Adjustments shall result in watertight seal and will require a chimney seal.
 11. The condition of Highway 12 and Pioneer Creek Drive should be reviewed by the City and Contractor prior to any work and verified with video or pictures. Any damage to the street after work commences should be deemed to be caused by the Contractor and the Owner's responsibility to repair.
 12. Work in the public right of way and connection to utilities must be coordinated with the City. A minimum 24-hour prior notice must be provided. Bituminous pavement shall be saw-cut, and concrete removed to the joint to provide clean match lines. Removal limits shall be marked by the City prior to any work.
 13. Perimeter erosion control must be installed by the Contractor and inspected by the City prior to any other work. A minimum 24 hour notice must be provided prior to inspection.
 14. Work in the public right of way and connection to utilities must be coordinated with the City. A minimum 24-hour prior notice must be provided. Bituminous pavement shall be saw-cut, and

concrete removed to the joint to provide clean match lines. Removal limits shall be marked by the City prior to any work. Repairs shall match in kind materials and thicknesses. Subgrade corrections may be required.

15. Work in MnDOT ROW to follow their permit requirements.
16. Prior to acceptance of the bioretention basin, jellyfish filter, and the underground runoff treatment system, all systems should be filled with hydrants and observed to confirm facilities drawdown within 48 hours.
17. The applicant will be required to submit a Maintenance Agreement for all stormwater management structures and facilities. The agreement must define operation and maintenance responsibilities following completion of project, specify types and frequencies of inspection and maintenance activities, designate who will conduct inspection and maintenance activities, and outline reporting requirements. The Agreement should be recorded with the Final Plat.
 - a. Agreement shall include right of entry provisions for City personnel and watershed personnel to access and inspect stormwater management facilities.
18. Complete plan modifications as indicated on the plans marked with comments and labeled **"Bolton & Menk Engineering Comments – 7/8/2026"**.
19. Additional comments may be forthcoming once additional materials are submitted as requested.
20. Record drawings must be provided upon completion of the project.
21. Developer must conduct televising of the sanitary sewer system and provide two copies of the report and televising data for review by the City staff.

If you have any questions or comments, please contact me to discuss.

Sincerely,

Bolton & Menk, Inc.



Matt Bauman, P.E.
Project Manager

Cc: David Martini, P.E. & Bob Bean, P.E.

Attachments:

PDF – Preliminary Plat Easement Comments
PDF - Bolton & Menk Engineering Comments – 7/8/2026

EQUINOX MAPLE ADDITION

R.T. DOC. NO. _____

C.R. DOC. NO. _____

KNOW ALL BY PERSONS THESE PRESENTS: That ENTITY NAME, LLC, a STATE limited liability company, owner of the following described property:

That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 118 North, Range 24 West of the 5th Principal Meridian, Hennepin County, Minnesota, described as follows: Beginning at a point in the North line of Independence Street in West Maple Plain, 803.34 feet west of the East line of said Southeast Quarter of the Southwest Quarter; thence north parallel with said East line a distance of 77.00 feet; thence northwesterly parallel with the North line of said Independence Street to a point 903.34 feet west of said East line of the Southeast Quarter of the Southwest Quarter; thence south parallel with said East line to the north line of said Independence Street; thence southeasterly along said north line to the point of beginning.

ALSO

That part of the west 100 feet of the east 903.34 feet of the Southeast Quarter of the Southwest Quarter of Section 24, Township 118 North, Range 24 West of the Fifth Principal Meridian, Hennepin County, Minnesota, lying south of the North 781.51 feet of said Southeast Quarter of the Southwest Quarter and lying north of a line running parallel with and distant 77 feet north of the northerly line of Independence Street, according to the recorded plat thereof. (For purposes of this description, the 77 foot distance is to be measured parallel with the East line of said Southeast Quarter, Southwest Quarter).

(Abstract property)

Parcel 1: That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 118, Range 24, described as beginning at the Southwest corner of the North 495 feet of said Southeast Quarter of the Southwest Quarter; thence East along the South line of the North 495 feet of said Southeast Quarter of the Southwest Quarter to a point thereon 473 feet West from the East line of said Southeast Quarter of the Southwest Quarter; thence South parallel with said East line 130.51 feet; thence West parallel with said South line 331.44 feet; thence South parallel with said East line 156 feet; thence West, parallel with said South line 98.9 feet; thence South, parallel with said East line 77.9 feet, more or less, to the Northerly right-of-way line of U.S. Highway No. 12; thence Westerly along said Northerly right-of-way line to the West line of said Southeast Quarter of the Southwest Quarter; thence North along said West line 278.23 feet, more or less to the point of beginning.

Parcel 2: That part of the South 231 feet of the North 495 feet of the Southeast Quarter of the Southwest Quarter lying West of the East 636 feet thereof, except the North 50 feet of the West 100 feet of said tract of land in Section 24, Township 118, Range 24.

Parcel 3: That part of the North 264 feet of the Southeast Quarter of the Southwest Quarter of Section 24, Township 118, Range 24, lying West of the Westerly line of the plat of Drake Addition.

Parcel 4: The North 50 feet of the West 100 feet of the South 231 feet of the North 495 feet of the Southeast Quarter of the Southwest Quarter of Section 24, Township 118, Range 24.

Parcel 5: The South 75 feet of the West 300 feet of the Northeast Quarter of the Southwest Quarter of Section 24, Township 118, Range 24.

Lying easterly of the following described line:

Commencing at the northwest corner of Lot 1, Block 2, Drake Addition; thence North 89 degrees 59 minutes 36 seconds West on an assumed bearing along the north line of the Southeast Quarter of the Southwest Quarter of Section 24, Township 118, Range 24 a distance of 324.27 feet to the point of beginning of the line to be described; thence South 00 degrees 18 minutes 06 seconds East 651.68 feet; thence South 16 degrees 57 minutes 46 seconds West 192.55 feet, more or less, to the northerly right of way line of U.S. Highway No. 12 and there terminating

The Westerly boundary line thereof is marked by Judicial Landmarks set pursuant to Torrens Case No. 18960; (as to land in Parcels 3 and 4)

The Southwest corner of said Northeast Quarter of the Southwest Quarter is marked by a Judicial Landmark set pursuant to Torrens Case No. 18960; (as to land in Parcel 5)

Being Registered land as is evidenced by Certificate of Title No. 1588145

Has caused the same to be surveyed and platted as EQUINOX MAPLE ADDITION, and does hereby dedicate to the public for public use the public ways and the drainage and utility easements created by this plat.

In witness whereof said ENTITY NAME, a STATE limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: ENTITY NAME, LLC, a STATE limited liability company,

BY _____, TITLE of ENTITY NAME, LLC, a STATE limited liability company.

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 20____, by SIGNER, TITLE of ENTITY, LLC, a STATE limited liability company, on behalf of the company.

(Notary Signature) Notary Public _____ County, _____

(Notary Printed Name) My commission expires _____

I Christopher A. Terwedo do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____, day of _____, 20____.

Christopher A. Terwedo, Licensed Land Surveyor
Minnesota License No. 53536

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 20____, by Christopher A. Terwedo, a Licensed Land Surveyor, Minnesota License No. 53536.

(Notary Signature) Notary Public _____ County, _____

(Notary Printed Name) My commission expires _____

CITY COUNCIL, CITY OF MAPLE PLAIN, MINNESOTA

This plat of EQUINOX MAPLE ADDITION, was approved and accepted by the City Council of the City of Maple Plain, Minnesota at a regular meeting thereof held

this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

City Council, City of Maple Plain, Minnesota

By _____, Mayor By _____, Clerk

COUNTY AUDITOR

Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____.

Daniel Rogan, County Auditor By _____, Deputy

SURVEY DIVISION

Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor By _____

REGISTRAR OF TITLES

Hennepin County, Minnesota

I hereby certify that the within plat of EQUINOX MAPLE ADDITION was filed in this office this _____ day of _____, 20____, at o'clock____M.

Amber Bougie, Registrar of Titles By _____, Deputy

COUNTY RECORDER

Hennepin County, Minnesota

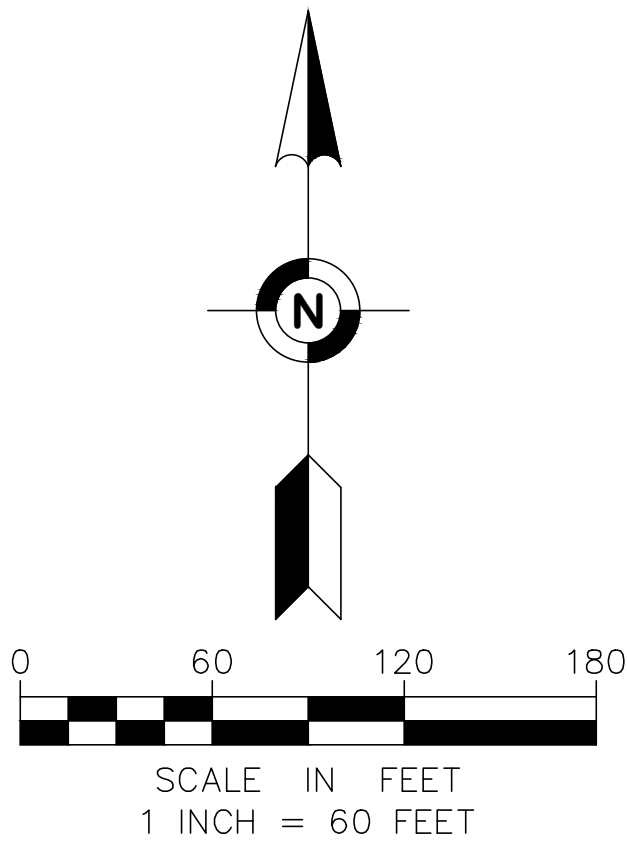
I hereby certify that the within plat of EQUINOX MAPLE ADDITION was recorded in this office this _____ day of _____, 20____, at o'clock____M.

Amber Bougie, County Recorder By _____, Deputy

EQUINOX MAPLE ADDITION

R.T. DOC. NO. _____

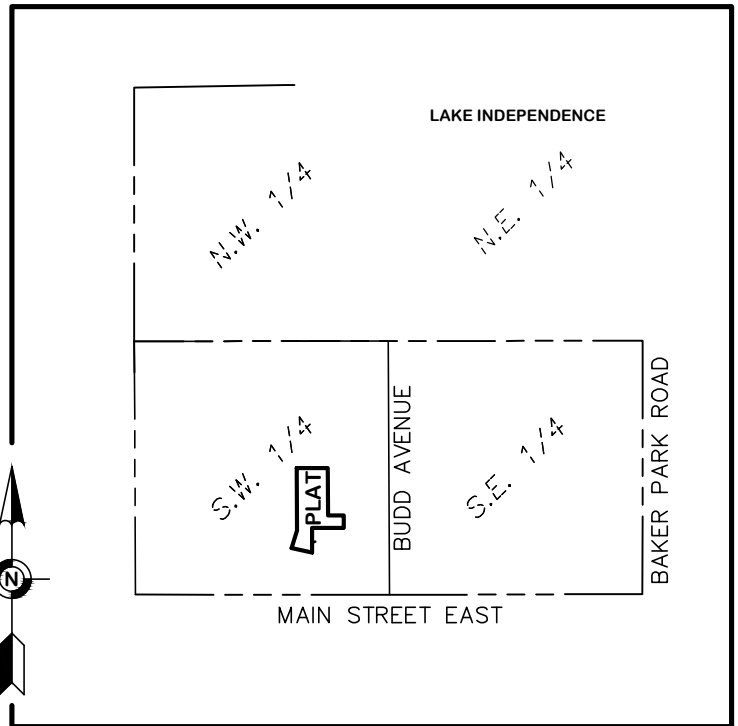
C.R. DOC. NO. _____



THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 118 NORTH, RANGE 24 WEST, HENNEPIN COUNTY, MINNESOTA IS ASSUMED TO BEAR S89°55'16"E

- DENOTES FOUND HENNEPIN COUNTY CAST IRON MONUMENT
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES FOUND PK NAIL, UNLESS OTHERWISE NOTED
- DENOTES SET 5/8-INCH BY 14-INCH REBAR MARKED WITH LICENSE NUMBER 53536

SECTION 24, T 118 N, R 24 W



VICINITY MAP
NO SCALE

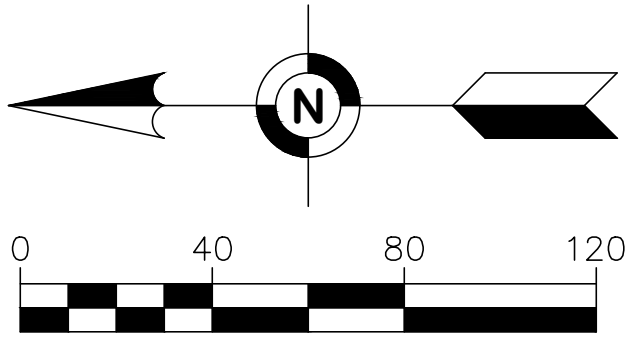


Egan, Field & Nowak, Inc.
land surveyors since 1872

EQUINOX MAPLE ADDITION
INSET "A"

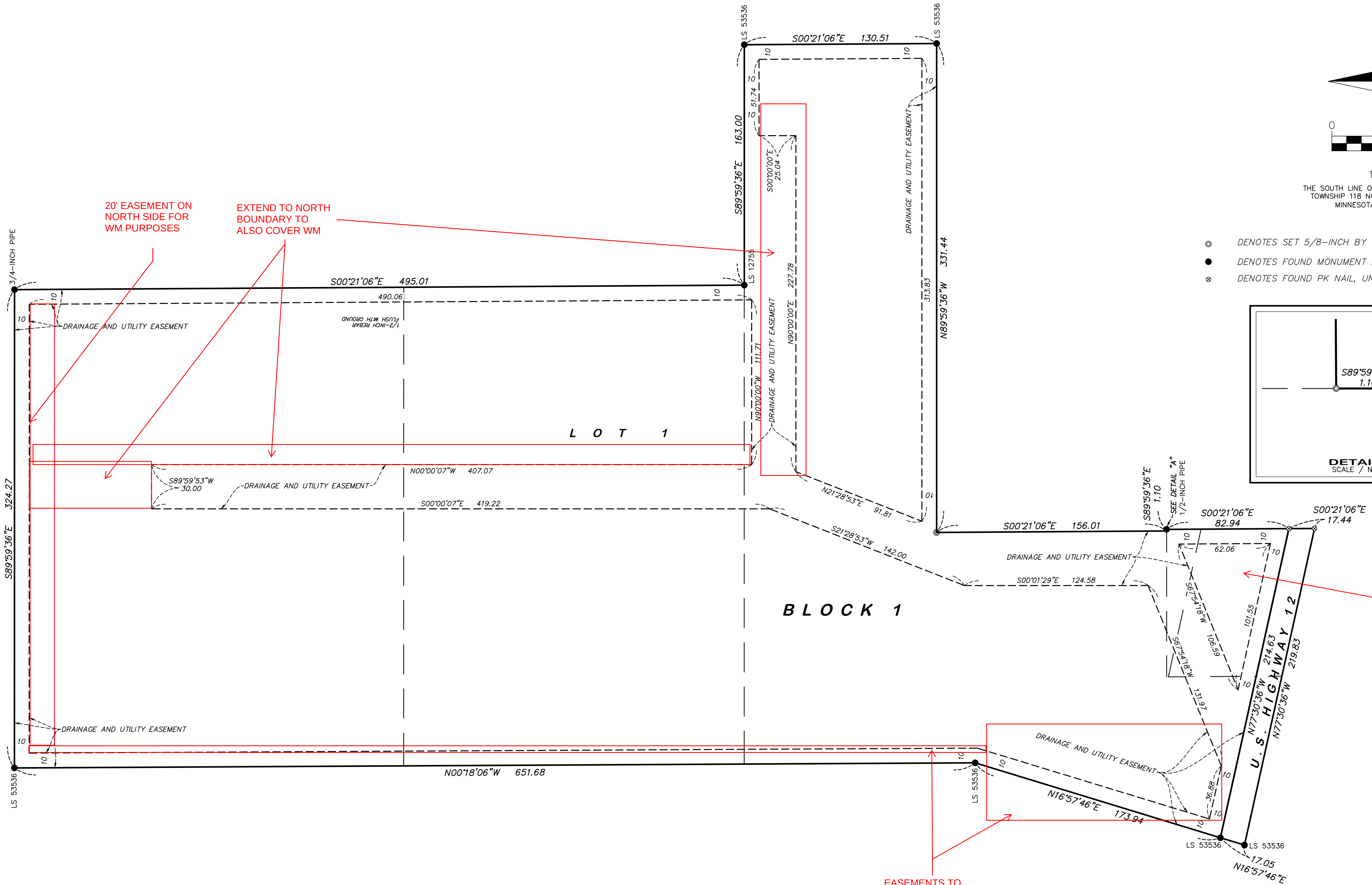
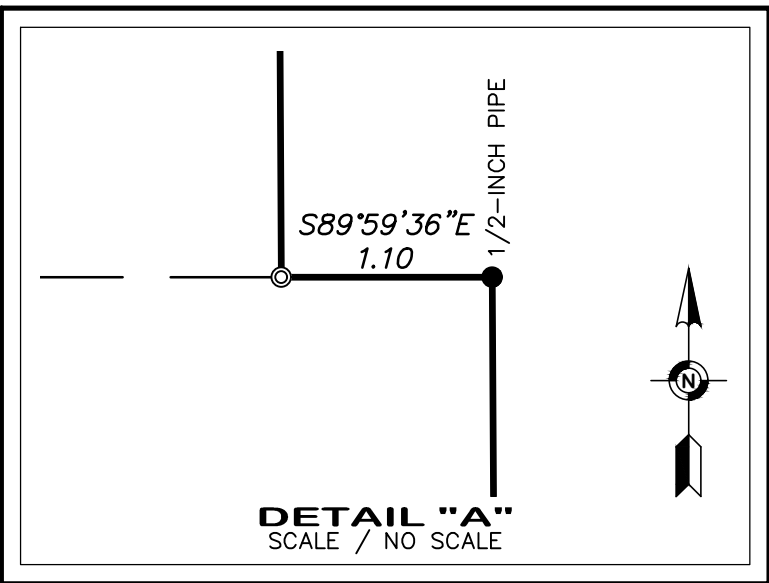
R.T. DOC. NO. _____

C.R. DOC. NO. _____



SCALE IN FEET
1 INCH = 40 FEET
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 118 NORTH, RANGE 24 WEST, HENNEPIN COUNTY,
MINNESOTA IS ASSUMED TO BEAR S89°55'16"E

- ⊙ DENOTES SET 5/8-INCH BY 14-INCH REBAR MARKED WITH LICENSE NUMBER 53536
- DENOTES FOUND MONUMENT AS NOTED
- ⊙ DENOTES FOUND PK NAIL, UNLESS OTHERWISE NOTED



EASEMENTS TO
COVER ALL
STORMWATER
MANAGEMENT
FACILITIES ON THE
PROPERTY

ADJUST
EASEMENTS AS
NEEDED FOR
REROUTING OF
SANITARY SEWER
CONNECTION

EQUINOX DEV-TOWNHOMES

MAPLE PLAIN, MINNESOTA

ISSUED FOR: CITY SUBMITTAL



PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
EQUINOX DEV-TOWNHOMES

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, 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.


Matthew R. Pavak
DATE 06/09/26 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY
DATE 06/09/2026 DESCRIPTION CITY SUBMITTAL

PROJECT MANAGER MATT PAVEK
CONTACT NUMBER 612.615.0060 X 701
DRAWN BY JH MP
REVIEWED BY MP
PROJECT NUMBER 25245

REVISION SUMMARY	
DATE	DESCRIPTION

TITLE SHEET

C0.0

© COPYRIGHT 2026 CIVIL SITE GROUP PC

PROJECT CONTACTS		
	NAME & ADDRESS	CONTACT
CIVIL ENGINEER	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	MATT PAVEK 612-615-0060 MPAVEK@CIVILSITEGROUP.COM
	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	ROBERT BINDER 612-615-0060 RBINDER@CIVILSITEGROUP.COM
LANDSCAPE ARCHITECT	EQUINOX DEVELOPMENT PARTNERS LLC 225 S SIXTH ST, SUITE 3500 MINNEAPOLIS, MN 55402	KATELYN MURRAY KMURRAY@EQUINOXDEVELOPMENT.COM
ARCHITECT	MOMENTUM DESIGN GROUP 2550 University Ave W, SUITE 160-S ST PAUL, MN 55114	CRAIG HARTMAN, AIA 651-253-2981 CRAIG@MDGARCHITECTS.COM
SURVEYOR	EGAN, FIELD & NOWAK, INC. 475 OLD HIGHWAY 8 NW, SUITE 200 NEW BRIGHTON, MN 55112	CHRIS TERWEDO 612-466-3300 CTERWEDO@EFNSURVEY.COM
GEOTECHNICAL ENGINEER	GEOSERVICES 6950 146TH ST W., STE 100 APPLE VALLEY, MN 55124	JOE CARLSON, PE 952-890-7366 JOE.CARLSON@GEOENGSERVICES.COM

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.
- CIVIL SITE GROUP SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OUT OF THE CLIENT'S DECISION TO OBTAIN BIDS OR PROCEED WITH CONSTRUCTION BEFORE CIVIL SITE GROUP HAS ISSUED FINAL, FULLY-APPROVED AND STAMPED PLANS AND SPECIFICATIONS. THE CLIENT ACKNOWLEDGES THAT ALL PLANS ARE SUBJECT TO SUBSTANTIAL REVISION. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE MOST RECENT ISSUANCE OF PLANS FOR CONSTRUCTION PURPOSES.
- PLAN SET IS NOT USABLE FOR CONSTRUCTION UNTIL PLANS HAVE BEEN FULLY APPROVED AND STAMPED BY THE REQUIRED REVIEWING AUTHORITIES AND NO ADDITIONAL REVIEWS ARE REQUIRED.



Know what's below.
Call before you dig.

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, 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.

Matthew R. Pavak
Matthew R. Pavak
DATE 06/09/26 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY
DATE 06/09/2026 DESCRIPTION CITY SUBMITTAL

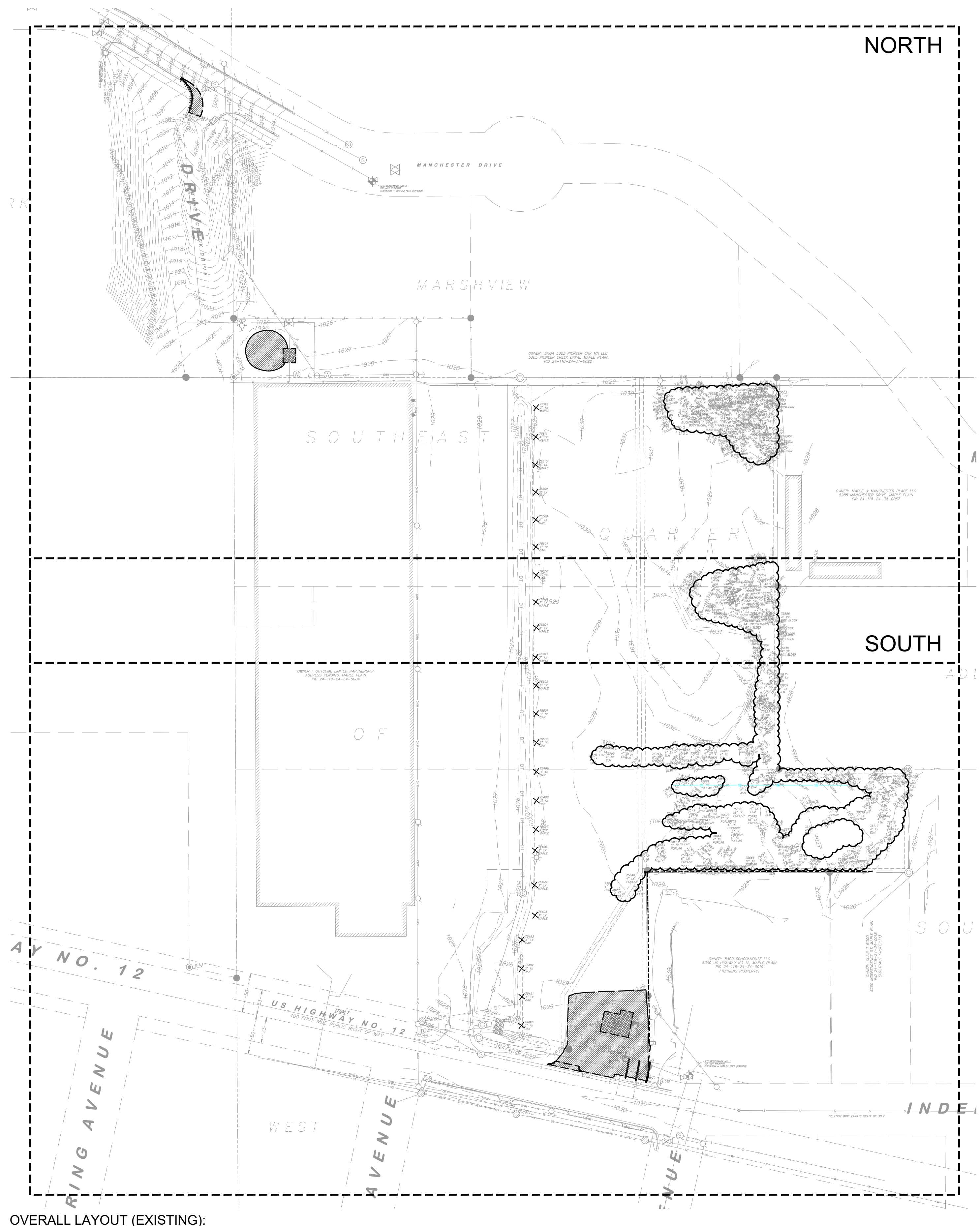
PROJECT MANAGER MATT PAVAK
CONTACT NUMBER 612.615.0060 X 701
DRAWN BY JH MP
REVIEWED BY MP
PROJECT NUMBER 26245

REVISION SUMMARY	
DATE	DESCRIPTION

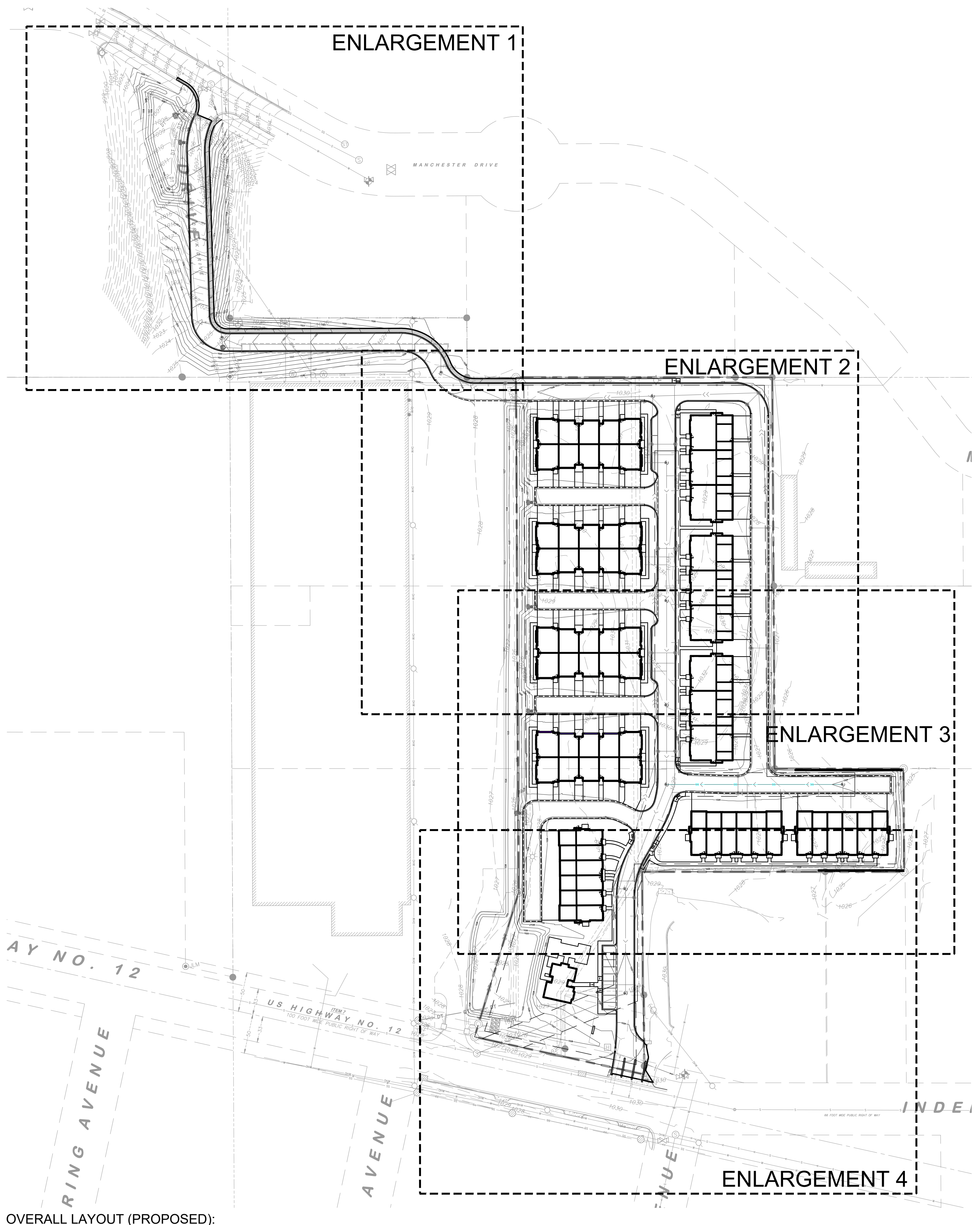
SITE PLAN - OVERALL
LAYOUT

C0.1

© COPYRIGHT 2026 CIVIL SITE GROUP PC



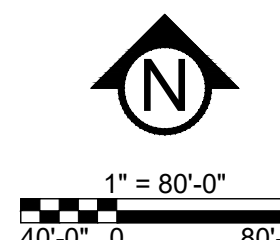
OVERALL LAYOUT (EXISTING):
REMOVALS PLAN = C1.0, C1.1
SWPPP PLAN = SW1.0, SW1.1

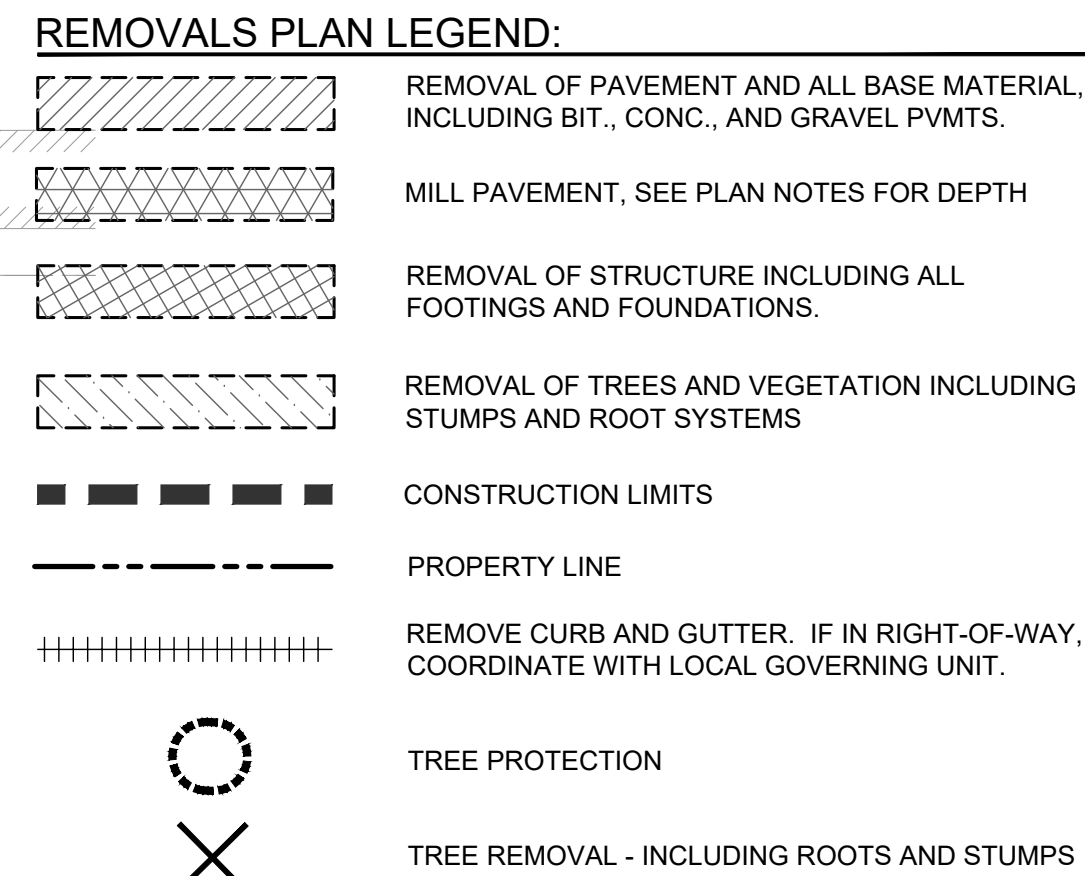


OVERALL LAYOUT (PROPOSED):
SITE PLAN = C2.0, C2.1, C2.2, C2.3
GRADING PLAN = C3.0, C3.1, C3.2, C3.3
UTILITY PLAN = C4.0, C4.1, C4.2, C4.3
LANDSCAPE PLAN = L1.0, L1.1, L1.2, L1.3, L1.4, L1.5



Know what's below.
Call before you dig.





1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
9. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
10. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
11. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
12. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
13. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
14. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT, SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
15. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
16. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
17. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
18. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES

SEE SWPPP ON SHEETS SW1.0 - SW1.5

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

EQUINOX DEVELOPMENT PARTNERS LLC

PROJECT

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, 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.


Matthew R. Pavек
DATE 06/09/26 LICENSE NO. 44263

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL

[illegible]

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JHL MP
REVIEWED BY	MP
PROJECT NUMBER	26245

DATE	DESCRIPTION
------	-------------

DATE	DESCRIPTION

REMOVALS PLAN -
NORTH

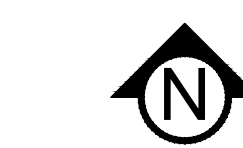
C1.0

© COPYRIGHT 2026 CIVIL SITE GROUP PC.

EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500
MINNEAPOLIS, MN 55402
KATELYN MURRAY
KMURRAY@EQUINOXDEVELOPMENT.COM



Know what's below.
Call before you dig



1" = 40'-0"

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

EQUINOX DEV-TOWNHOMES

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
LICENSED LANDSCAPE ARCHITECT UNDER
THE LAWS OF THE STATE OF MINNESOTA.


Robert L. Binder
DATE 06/09/26 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL

[illegible]

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP
REVIEWED BY	MP
PROJECT NUMBER	26245

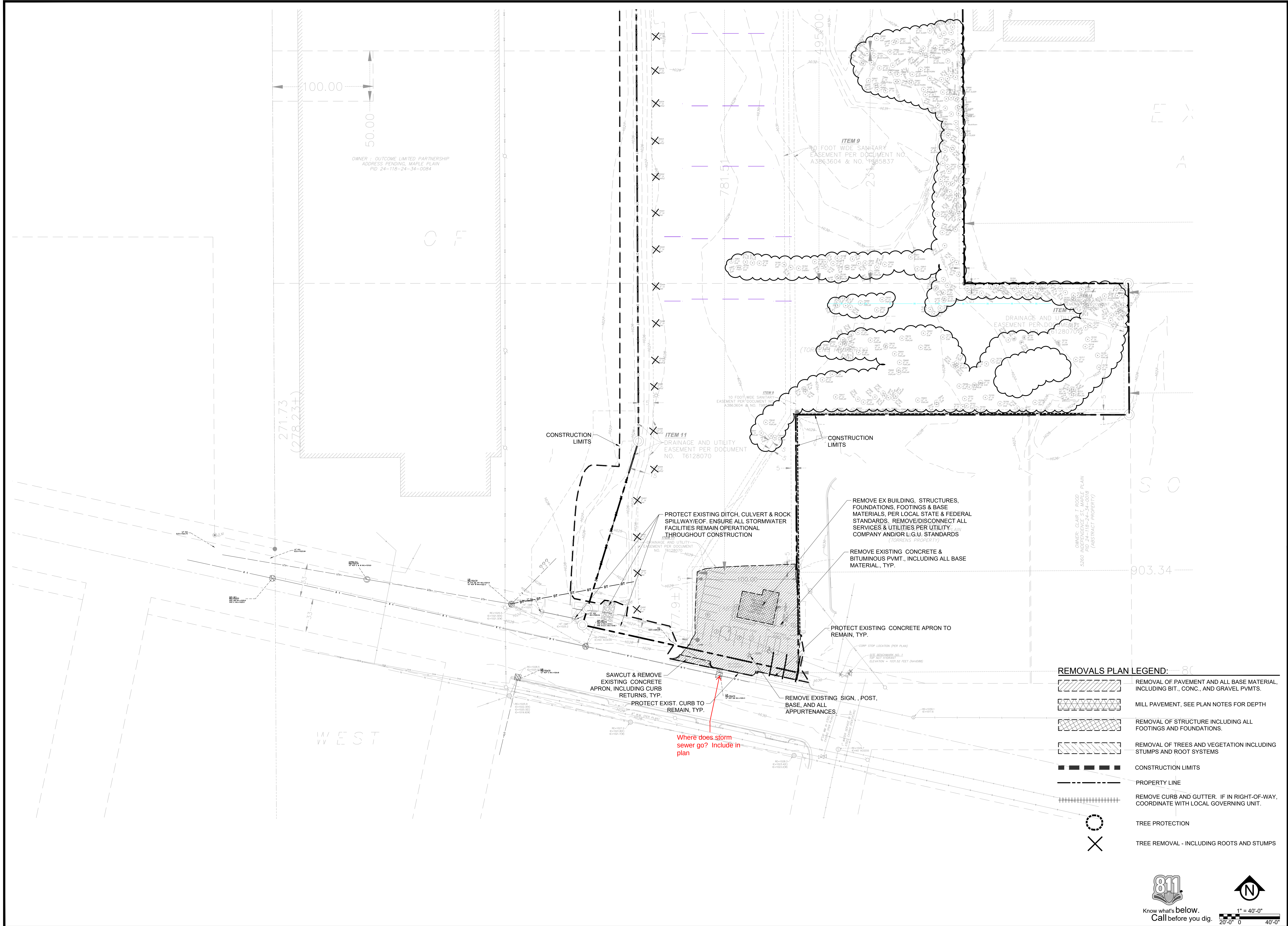
REVISION SUMMARY

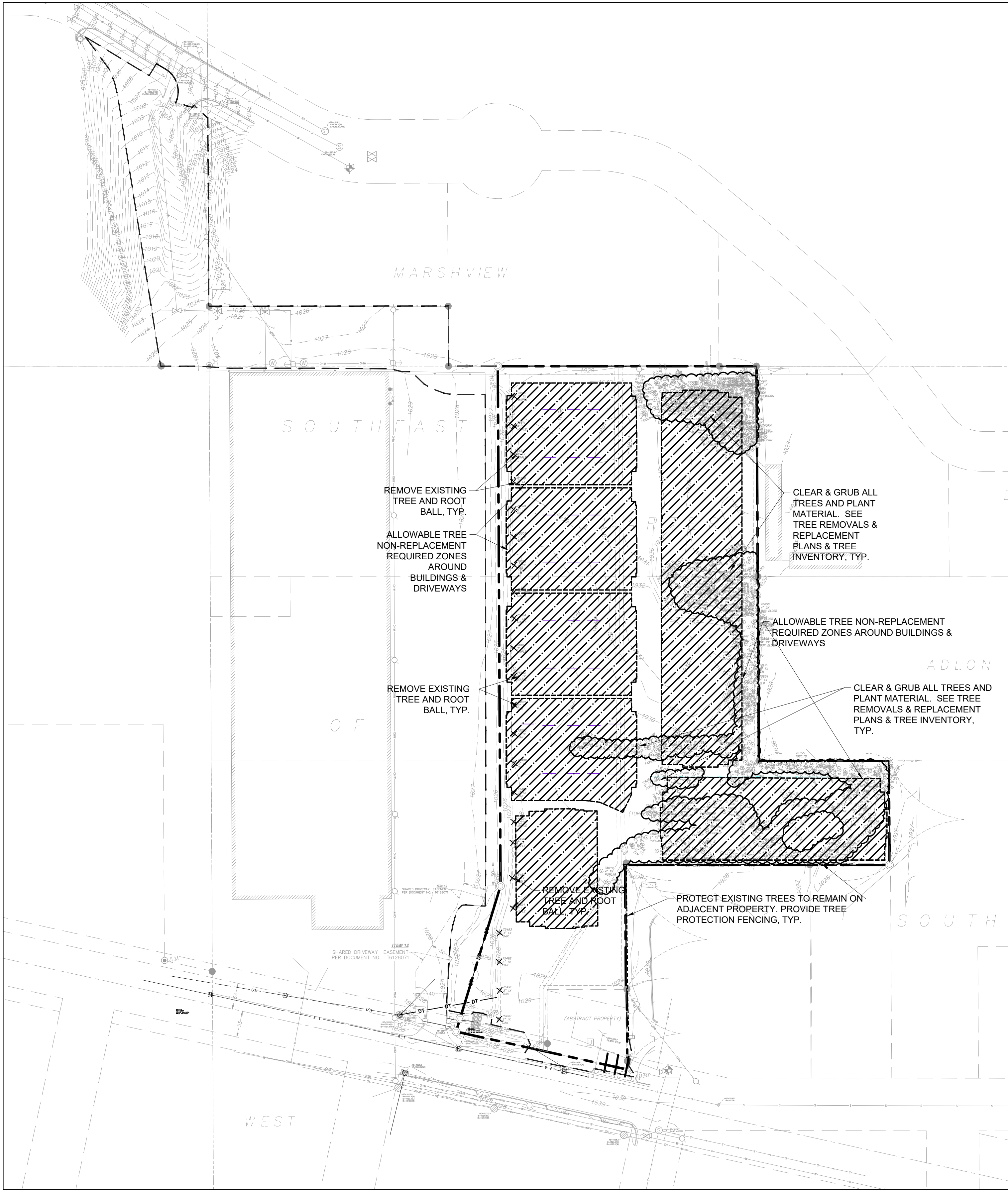
DATE	DESCRIPTION

REMOVALS PLAN - SOUTH

C1.1

© COPYRIGHT 2026 CIVIL SITE GROUP PC.





Tree Preservation Plan Notes:

NRZ	=	Trees within 15 ft of building or 10 ft of parking that do not need to be replaced
Buckthorn	=	Buckthorn trees are not counted toward replacement calls

No.	Type	Total Diameter	Species	Significant	Common	Notes	Saved	Removed
75490	TRD	3	Oak					X
75491	TRD	3	Oak					X
75492	TRD	3	Oak					X
75493	TRD	3	Oak					X
75494	TRD	3	Maple					X
75495	TRD	3	Maple					X
75496	TRD	3	Maple					X
75497	TRD	4	Maple		X			X
75498	TRD	3	Oak			NRZ		X
75499	TRD	3	Oak			NRZ		X
75500	TRD	3	Oak			NRZ		X
75501	TRD	3	Oak					X
75502	TRD	3	Maple			NRZ		X
75503	TRD	3	Maple			NRZ		X
75504	TRD	3	Maple			NRZ		X
75505	TRD	3	Maple					X
75506	TRD	2	Oak			NRZ		X
75507	TRD	2	Oak			NRZ		X
75508	TRD	2	Oak			NRZ		X
75509	TRD	2	Oak			NRZ		X
75510	TRD	4	Maple		X	NRZ		X
75511	TRD	4	Maple		X	NRZ		X
75512	TRD	3	Maple			NRZ		X
75513	TRD	6	Buckthorn					X
75514	TRD	6	Buckthorn					X
75515	TRD	4	Buckthorn					X
75516	TRD	4	Buckthorn			MULTI-TRUNK		X
75517	TRD	7	Ash		X			X
75518	TRD	9	Elm					X
75519	TRD	12	Ash	X				X
75520	TRD	5	Buckthorn			NRZ		X
75521	TRD	6	Buckthorn					X
75522	TRD	12	Box Elder	X				X
75523	TRD	16	Box Elder	X				X
75524	TRD	6	Buckthorn					X
75525	TRD	4	Buckthorn					X
75526	TRD	8	Ash					X
75527	TRD	4	Buckthorn					X
75528	TRD	8	Buckthorn					X
75529	TRD	20	Ash	X				X
75530	TRD	6	Buckthorn					X
75531	TRD	5	Buckthorn			NRZ		X
75532	TRD	10	Buckthorn			MULTI-TRUNK & NRZ		X
75533	TRD	4	Buckthorn					X
75534	TRD	5	Buckthorn			NRZ		X
75535	TRD	14	Elm	X		NRZ		X
75536	TRD	8	Cedar	X		NRZ		X
75537	TRD	7	Ash			NRZ		X
75538	TRD	8	Buckthorn			NRZ		X
75539	TRD	5	Elm					X
75540	TRD	12	Elm	X				X
75541	TRD	4	Buckthorn			NRZ		X
75542	TRD	14	Box Elder	X		NRZ		X
75543	TRD	4	Buckthorn			NRZ		X
75544	TRD	8	Buckthorn			MULTI-TRUNK		X
75545	TRD	6	Buckthorn			NRZ		X
75546	TRD	4	Buckthorn			MULTI-TRUNK & NRZ		X
75547	TRD	10	Box Elder		X	NRZ		X
75548	TRD	8	Box Elder			NRZ		X
75549	TRD	4	Buckthorn			NRZ		X
75550	TRD	6	Ash			NRZ		X
75551	TRD	12	Ash	X		MULTI-TRUNK & NRZ		X
75552	TRD	7	Buckthorn			MULTI-TRUNK & NRZ		X
75553	TRD	6	Box Elder			NRZ		X
75554	TRD	8	Box Elder			NRZ		X
75555	TRD	5	Buckthorn			MULTI-TRUNK & NRZ		X
75556	TRD	4	Buckthorn			NRZ		X
75557	TRD	16	Ash	X		NRZ		X
75558	TRD	4	Buckthorn					X
75559	TRD	4	Buckthorn					X
75560	TRD	6	Buckthorn					X
75561	TRD	20	Ash	X				X
75562	TRD	18	Ash	X				X
75563	TRD	4	Buckthorn					X
75564	TRD	4	Buckthorn			MULTI-TRUNK & NRZ		X
75565	TRD	5	Buckthorn			NRZ		X
75566	TRD	7	Ash			NRZ		X
75567	TRD	6	Ash			NRZ		X
75568	TRD	12	Ash	X		NRZ		X
75569	TRD	4	Buckthorn			NRZ		X
75570	TRD	4	Buckthorn			NRZ		X
75571	TRD	4	Buckthorn			NRZ		X
75572	TRD	5	Buckthorn			NRZ		X
75573	TRD	6	Buckthorn			NRZ		X
75574	TRD	4	Buckthorn			NRZ		X
75575	TRD	4	Buckthorn			NRZ		X
75576	TRD	4	Buckthorn			NRZ		X
75577	TRD	4	Buckthorn			NRZ		X
75578	TRD	4	Buckthorn			NRZ		X
75579	TRD	4	Ash			NRZ		X
75580	TRD	4	Ash			NRZ		X
75581	TRD	4	Oak					X
75582	TRD	6	Ash					X

Tree Preservation Spreadsheet Legend:

	=	Significant Trees
	=	Common Trees

Tree Preservation Plan Legend:

	NON-REPLACEMENT ZONE AREAS (NRZ)
	CONSTRUCTION LIMITS
	PROPERTY LINE
	TREE PROTECTION
	TREE REMOVAL - INCLUDING ROOTS AND STUMPS

CivilSite
Group
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
Robert L. Binder
DATE 06/09/26 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY
DATE 06/09/2026 DESCRIPTION CITY SUBMITTAL

REVISION SUMMARY
DATE DESCRIPTION

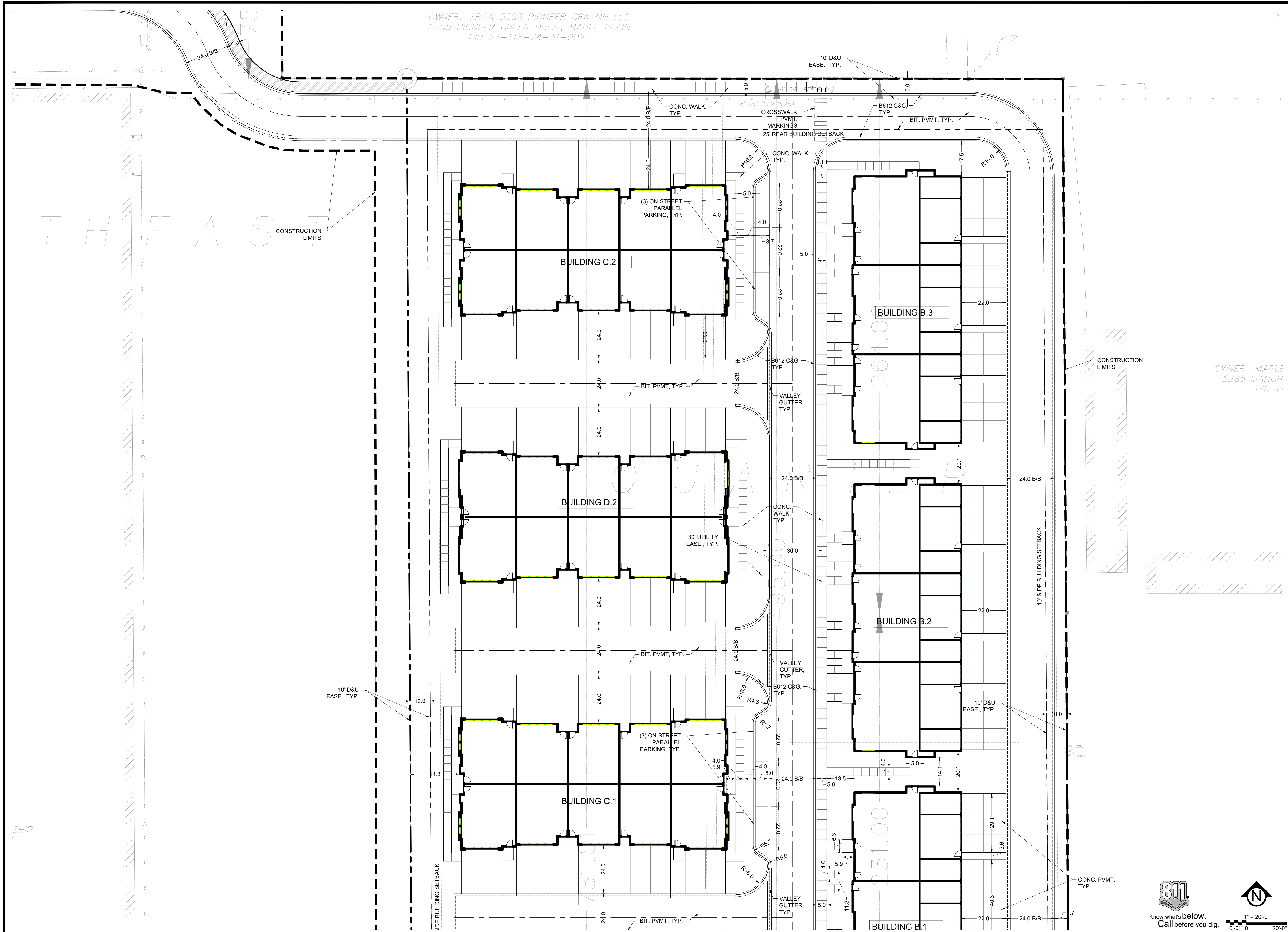
TREE PRESERVATION PLAN
C1.2
© COPYRIGHT 2026 CIVIL SITE GROUP PC

NO.	TYPE	TOTAL DIAMETER	SPECIES	SIGNIFICANT	COMMON	NOTES	SAVED	REMOVED
75583	TRD	8	Ash					X
75584	TRD	4	Buckthorn			MULTI-TRUNK		X
75585	TRD	5	Buckthorn					X
75586	TRD	4	Buckthorn					X
75587	TRD	4	Buckthorn					X
75588	TRD	5	Buckthorn					X
75589	TRD	4	Buckthorn					X
75590	TRD	5	Buckthorn					X
75591	TRD	4	Buckthorn					X
75592	TRD	8	Ash					X
75593	TRD	8	Ash					X
75594	TRD	6	Ash					X
75595	TRD	4	Ash					X
75596	TRD	7	Ash					X
75597	TRD	16	Ash	X				X
75598	TRD	8	Ash					X
75599	TRD	4	Ash					X
75600	TRD	4	Elm					X
75601	TRD	7	Elm					X
75602	TRD	16	Ash	X				X
75603	TRD	4	Buckthorn					X
75604	TRD	12	Ash	X				X
75605	TRD	8	Ash					X
75606	TRD	4	Ash					X
75607	TRD	12	Ash	X				X
75608	TRD	4	Buckthorn					X
75609	TRD	4	Buckthorn					X
75610	TRD	6	Buckthorn			MULTI-TRUNK & NRZ		X
75611	TRD	4	Buckthorn			MULTI-TRUNK & NRZ		X
75612	TRD	6	Box Elder			NRZ		X
75613	TRD	5	Box Elder					X
75614	TRD	4	Buckthorn			MULTI-TRUNK & NRZ		X
75615	TRD	30	Box Elder	X		NRZ		X
75616	TRD	4	Buckthorn			NRZ		X
75617	TRD	4	Buckthorn			NRZ		X
75618	TRD	7	Ash			NRZ		X
75619	TRD	4	Buckthorn			NRZ		X
75620	TRD	5	Buckthorn					X
75621	TRD	10	Buckthorn		X			X
75622	TRD	5	Buckthorn					X
75623	TRD	20	Elm	X				X
75624	TRD	12	Elm	X				X
75625	TRD	12	Elm	X				X
75626	TRD	10	Buckthorn		X			X
75627	TRD	16	Ash	X				X
75628	TRD	4	Ash					X
75629	TRD	18	Ash	X				X
75630	TRD	5	Ash					X
75631	TRD	8	Elm					X
75632	TRD	15	Ash	X		NRZ		X
75633	TRD	5	Buckthorn					X
75634	TRD	4	Buckthorn			MULTI-TRUNK & NRZ		X
75635	TRD	4	Buckthorn			NRZ		X
75636	TRD	4	Buckthorn			NRZ		X
75637	TRD	20	Elm	X		NRZ		X
75638	TRD	4	Buckthorn			NRZ		X
75639	TRD	4	Buckthorn			NRZ		X
75640	TRD	4	Poplar					X
75641	TRD	4	Poplar					X
75642	TRD	4	Poplar					X
75643	TRD	4	Poplar					X
75644	TRD	6	Elm					X
75645	TRD	8	Elm					X
75646	TRD	5	Elm					X
75647	TRD	6	Poplar					X
75648	TRD	6	Poplar					X
75649	TRD	4	Poplar			MULTI-TRUNK		X
75650	TRD	6	Poplar					X
75651	TRD	5	Elm					X
75652	TRD	12	Poplar	X		NRZ		X
75653	TRD	8	Poplar			NRZ		X
75654	TRD	4	Maple		X			X
75655	TRD	4	Ash					X
75656	TRD	4	Poplar			NRZ		X
75657	TRD	5	Poplar			NRZ		X
75658	TRD	6	Poplar			NRZ		X
75659	TRD	4	Poplar			NRZ		X
75660	TRD	8	Elm					X
75661	TRD	4	Ash					X
75662	TRD	6	Poplar			NRZ		X
75663	TRD	5	Poplar			NRZ		X
75664	TRD	4	Ash					X
75665	TRD	12	Poplar	X		NRZ		X
75666	TRD	4	Poplar			NRZ		X
75667	TRD	4	Poplar			NRZ		X
75668	TRD	5	Poplar			NRZ		X
75669	TRD	4	Poplar			NRZ		X
75670	TRD	7	Poplar					X
75671	TRD	5	Poplar			NRZ		X
75672	TRD	16	Poplar	X		NRZ		X
75673	TRD	4	Poplar			MULTI-TRUNK & NRZ		X
75674	TRD	5	Poplar			MULTI-TRUNK & NRZ		X
75675	TRD	4	Poplar			NRZ		X
75676	TRD	5	Poplar			NRZ		X

NO.	TYPE	TOTAL DIAMETER	SPECIES	SIGNIFICANT	COMMON	NOTES	SAVED	REMOVED
75677	TRD	6	Poplar			NRZ		X
75678	TRD	4	Poplar			NRZ		X
75679	TRD	7	Poplar			NRZ		X
75680	TRD	4	Poplar					X
75681	TRD	4	Poplar			MULTI-TRUNK & NRZ		X
75682	TRD	4	Poplar			MULTI-TRUNK & NRZ		X
75683	TRD	4	Poplar			MULTI-TRUNK		X
75684	TRD	4	Poplar			NRZ		X
75685	TRD	5	Poplar					X
75686	TRD	10	Poplar		X			X
75687	TRD	4	Poplar					X
75688	TRD	10	Poplar		X	NRZ		X
75689	TRD	6	Poplar					X
75690	TRD	6	Poplar					X
75691	TRD	6	Elm			NRZ		X
75692	TRD	18	Poplar	X				X
75693	TRD	4	Elm			NRZ		X
75694	TRD	4	Elm			NRZ		X
75695	TRD	4	Elm			NRZ		X
75696	TRD	4	Elm			NRZ		X
75697	TRD	5	Elm			MULTI-TRUNK & NRZ		X
75698	TRD	4	Elm			NRZ		X
75699	TRD	4	Elm			NRZ		X
75700	TRD	6	Elm					X
75701	TRD	4	Elm			NRZ		X
75702	TRD	4	Elm			NRZ		X
75703	TRD	4	Elm			NRZ		X
75704	TRD	8	Elm					X
75705	TRD	4	Elm			NRZ		X
75706	TRD	7	Elm			NRZ		X
75707	TRD	7	Elm					X
75708	TRD	7	Elm			MULTI-TRUNK & NRZ		X
75709	TRD	12	Ash	X		MULTI-TRUNK & NRZ		X
75710	TRD	30	Poplar	X		NRZ		X
75711	TRD	6	Poplar			NRZ		X
75712	TRD	4	Birch			NRZ		X
75713	TRD	20	Poplar	X		NRZ		X
75714	TRD	18	Poplar	X		NRZ		X
75715	TRD	10	Poplar		X	NRZ		X
75716	TRD	4	Elm			NRZ		X
75717	TRD	4	Elm			NRZ		X
75718	TRD	4	Ash			MULTI-TRUNK & NRZ		X
75719	TRD	7	Cedar			NRZ		X
75720	TRD	4	Cherry			NRZ		X
75721	TRD	4	Elm			NRZ		X
75722	TRD	4	Ash			MULTI-TRUNK & NRZ		X
75723	TRD	4	Ash			NRZ		X
75724	TRD	4	Ash			NRZ		X
75725	TRD	4	Ash					X
75726	TRD	4	Ash					X
75727	TRD	5	Ash					X
75728	TRD	7	Box Elder					X
75729	TRD	14	Elm	X		NRZ		X
75730	TRD	12	Ash	X		NRZ		X
75731	TRD	4	Ash			NRZ		X
75732	TRD	7	Ash					X
75733	TRD	8	Ash					X
75734	TRD	10	Ash		X			X
75735	TRD	6	Ash			MULTI-TRUNK		X
75736	TRD	7	Ash					X
75737	TRD	20	Box Elder	X				X
75738	TRD	4	Buckthorn			MULTI-TRUNK		X
75739	TRD	4	Buckthorn					X
75740	TRD	4	Ash					X
75741	TRD	4	Ash					X
75742	TRD	4	Ash					X
75743	TRD	5	Ash			MULTI-TRUNK		X
75744	TRD	4	Ash					X
75745	TRD	4	Ash					X
75746	TRD	7	Elm					X
75747	TRD	4	Ash					X
75748	TRD	4	Ash					X
75749	TRD	4	Buckthorn					X
75750	TRD	4	Buckthorn					X
75751	TRD	4	Ash					X
75752	TRD	4	Buckthorn					X
75753	TRD	5	Ash					X
75754	TRD	4	Ash					X
75756	TRD	4	Ash					X
75757	TRD	4	Buckthorn					X
75758	TRD	6	Ash					X
75759	TRD	4	Buckthorn			MULTI-TRUNK		X
75760	TRD	5	Ash			MULTI-TRUNK		X
75761	TRD	4	Buckthorn			MULTI-TRUNK		X
75762	TRD	6	Ash					X
75763	TRD	6	Elm					X
75764	TRD	5	Buckthorn					X
75765	TRD	7	Maple					X
75766	TRD	5	Ash					X
75767	TRD	4	Buckthorn			NRZ		X
75768	TRD	5	Elm			MULTI-TRUNK		X
75769	TRD	12	Elm	X				X
75770	TRD	4	Ash			NRZ		X

NO.	TYPE	TOTAL DIAMETER	SPECIES	SIGNIFICANT	COMMON	NOTES	SAVED	REMOVED
75771	TRD	5	Ash			NRZ		X
75772	TRD	4	Ash			NRZ		X
75773	TRD	4	Elm					X
75774	TRD	18	Poplar	X		MULTI-TRUNK & NRZ		X
75775	TRD	18	Poplar	X		NRZ		X
75776	TRD	6	Poplar			NRZ		X
75777	TRD	20	Poplar	X		NRZ		X
75778	TRD	4	Elm			NRZ		X
75779	TRD	4	Elm			NRZ		X
75780	TRD	5	Box Elder			NRZ		X
75781	TRD	8	Cedar			NRZ		X
75782	TRD	5	Cedar			NRZ		X
75783	TRD	8	Cedar			NRZ		X
75784	TRD	7	Poplar					X
75785	TRD	16	Poplar	X				X
75786	TRD	5	Elm			NRZ		X
75787	TRD	4	Elm			MULTI-TRUNK		X
75788	TRD	4	Elm					X
75789	TRD	4	Elm			MULTI-TRUNK		X
75790	TRD	4	Elm			MULTI-TRUNK		X
75791	TRD	4	Elm			MULTI-TRUNK		X
75792	TRD	5	Elm					X
75793	TRD	5	Cherry			MULTI-TRUNK & NRZ		X
75794	TRD	4	Elm			NRZ		X
75795	TRD	4	Ash			MULTI-TRUNK & NRZ		X
75796	TRD	4	Elm			NRZ		X
75797	TRD	4	Elm			NRZ		X
75798	TRD	4	Elm			MULTI-TRUNK & NRZ		X
75799	TRD	4	Elm			NRZ		X
75800	TRD	4	Elm			NRZ		X
75801	TRD	4	Elm			NRZ		X
75802	TRD	4	Ash			NRZ		X
75803	TRD	4	Elm			NRZ		X
75804	TRD	4	Elm			MULTI-TRUNK & NRZ		X
75805	TRD	4	Elm			MULTI-TRUNK & NRZ		X
75806	TRD	12	Poplar	X		NRZ		X
75807	TRD	10	Poplar		X	NRZ		X
75808	TRD	6	Box Elder			MULTI-TRUNK & NRZ		X
75809	TRD	4	Elm			NRZ		X
75810	TRD	5	Elm			NRZ		X
75811	TRD	4	Buckthorn			NRZ		X
75812	TRD	4	Buckthorn			MULTI-TRUNK & NRZ		X
75813	TRD	4	Ash					X
75814	TRD	4	Ash					X
75815	TRD	5	Ash			MULTI-TRUNK & NRZ		X
75816	TRD	4	Buckthorn			MULTI-TRUNK		X
75817	TRD	6	Buckthorn			MULTI-TRUNK		X
75818	TRD	4	Ash			MULTI-TRUNK		X
75819	TRD	6	Ash					X
75820	TRD	6	Ash			MULTI-TRUNK		X
75821	TRD	10	Ash		X			X
75822	TRD	4	Ash			MULTI-TRUNK		X
75823	TRD	5	Ash			MULTI-TRUNK & NRZ		X
75824	TRD	4	Ash			MULTI-TRUNK		X
75825	TRD	5	Ash					X
75826	TRD	4	Ash			MULTI-TRUNK		X
75827	TRD	4	Ash					X
75828	TRD	4	Ash			MULTI-TRUNK		X
75829	TRD	4	Buckthorn			MULTI-TRUNK		X
75830	TRD	4	Buckthorn			MULTI-TRUNK & NRZ		X
75831	TRD	4	Ash			NRZ		X
75832	TRD	8	Ash					X
75833	TRD	6	Ash			MULTI-TRUNK		X
75834	TRD	7	Elm					X
75835	TRD	16	Elm	X				X
75836	TRD	5	Ash			MULTI-TRUNK & NRZ		X
75837	TRD	4	Buckthorn			MULTI-TRUNK		X
75838	TRD	4	Box Elder			MULTI-TRUNK		X
75839	TRD	7	Box Elder			MULTI-TRUNK		X
75840	TRD	14	Box Elder	X		MULTI-TRUNK		X
75841	TRD	4	Buckthorn			MULTI-TRUNK		X
75842	TRD	4	Buckthorn			MULTI-TRUNK		X
75843	TRD	12	Ash	X				X
75844	TRD	4	Buckthorn			MULTI-TRUNK		X
75846	TRD	4	Box Elder			MULTI-TRUNK		X
75847	TRD	12	Box Elder	X				X
75848	TRD	7	Box Elder					X
75849	TRD	4	Buckthorn			MULTI-TRUNK		X
75850	TRD	4	Buckthorn					X
75851	TRD	4	Buckthorn			MULTI-TRUNK & NRZ		X
75852	TRD	4	Box Elder			MULTI-TRUNK		X
75853	TRD	4	Box Elder			MULTI-TRUNK		X
75854	TRD	6	Box Elder			MULTI-TRUNK		X
75855	TRD	4	Box Elder					X
75856	TRD	4	Box Elder			MULTI-TRUNK		X
75857	TRD	4	Buckthorn			MULTI-TRUNK & NRZ		X





PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, 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.

Matthew R. Pavak
DATE 06/09/26 LICENSE NO. 44263

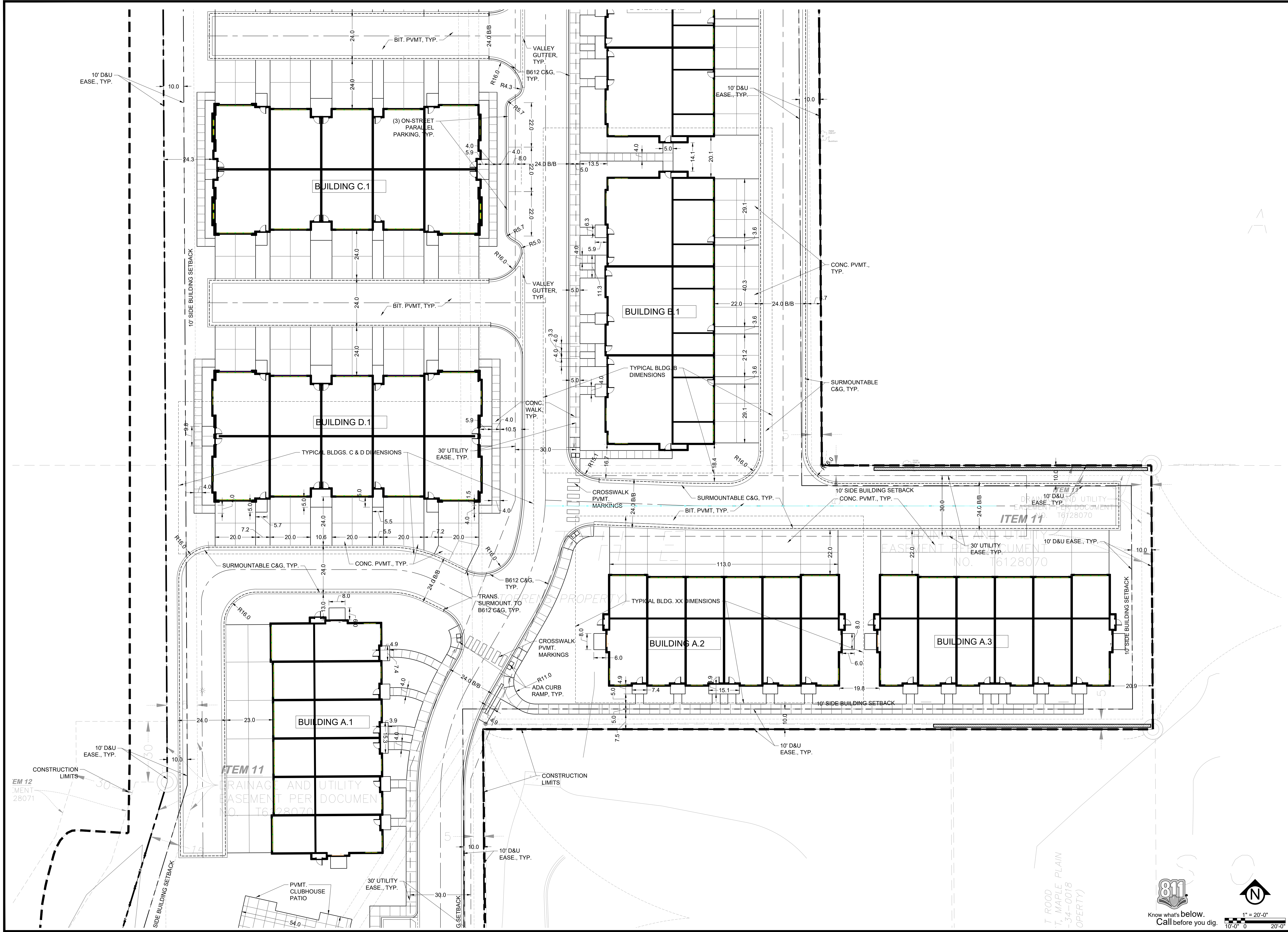
ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
06/09/2026 CITY SUBMITTAL

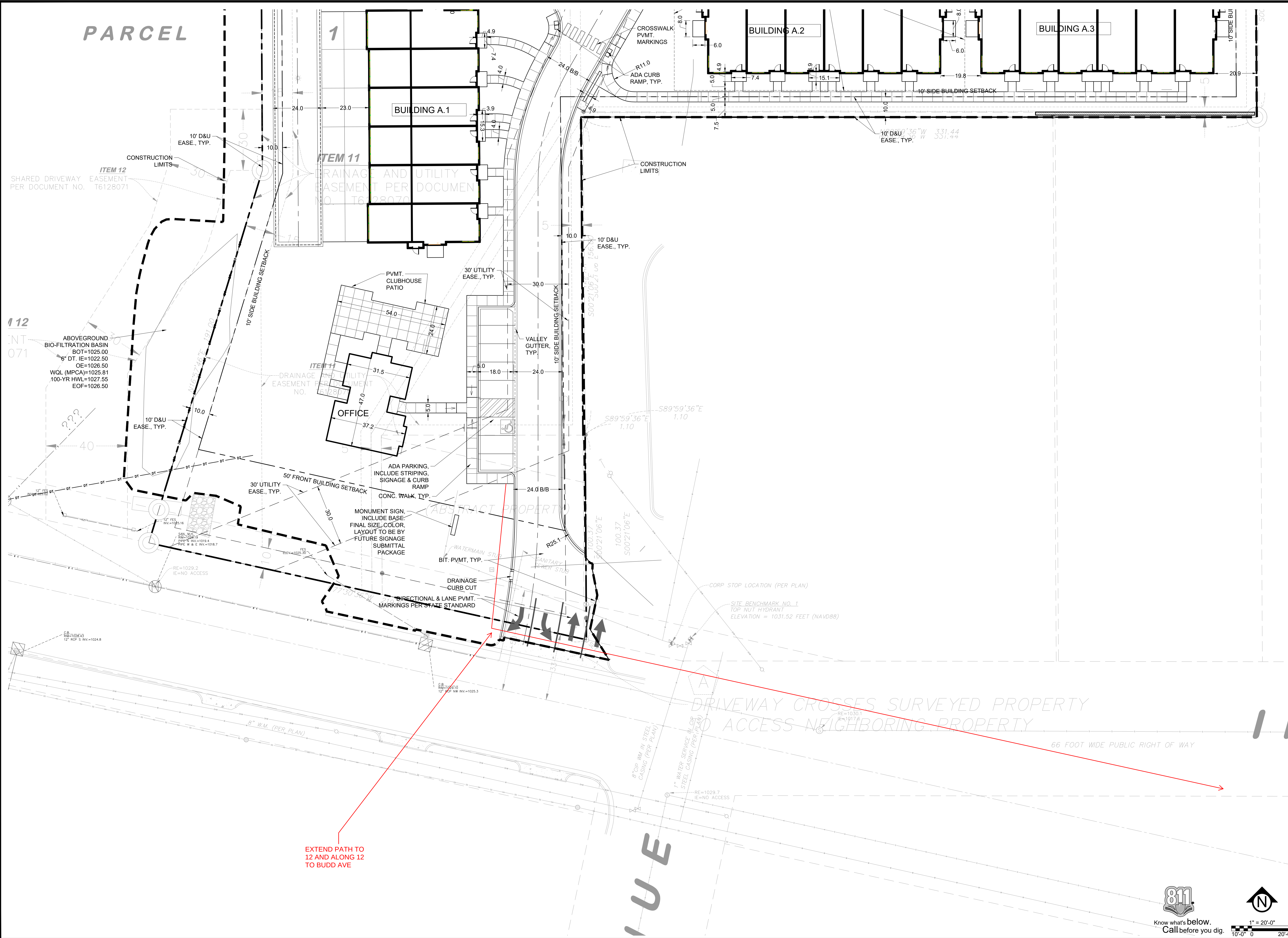
PROJECT MANAGER	MATT PAVAK
CONTACT NUMBER	612.615.0060 X 701
DRAWN BY	JH MP
REVIEWED BY	MP
PROJECT NUMBER	26245

REVISION SUMMARY	
DATE	DESCRIPTION

SITE PLAN - ENLARGEMENT 3

C2.2
© COPYRIGHT 2026 CIVIL SITE GROUP PC





CivilSite

Civil Engineering * Surveying * Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT

EQUINOX DEV-TOWNHOMES

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR IN THE STATE OF MINNESOTA.

Matthew R. Pavek

DATE 06/09/2026 LICENSE NO. 85683

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
------	-------------

SITE PLAN - ENLARGEMENT 4

C2.3

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

1" = 20'-0"

10'-0" 20'-0"

811

Know what's below. Call before you dig.

1" = 20'-0"

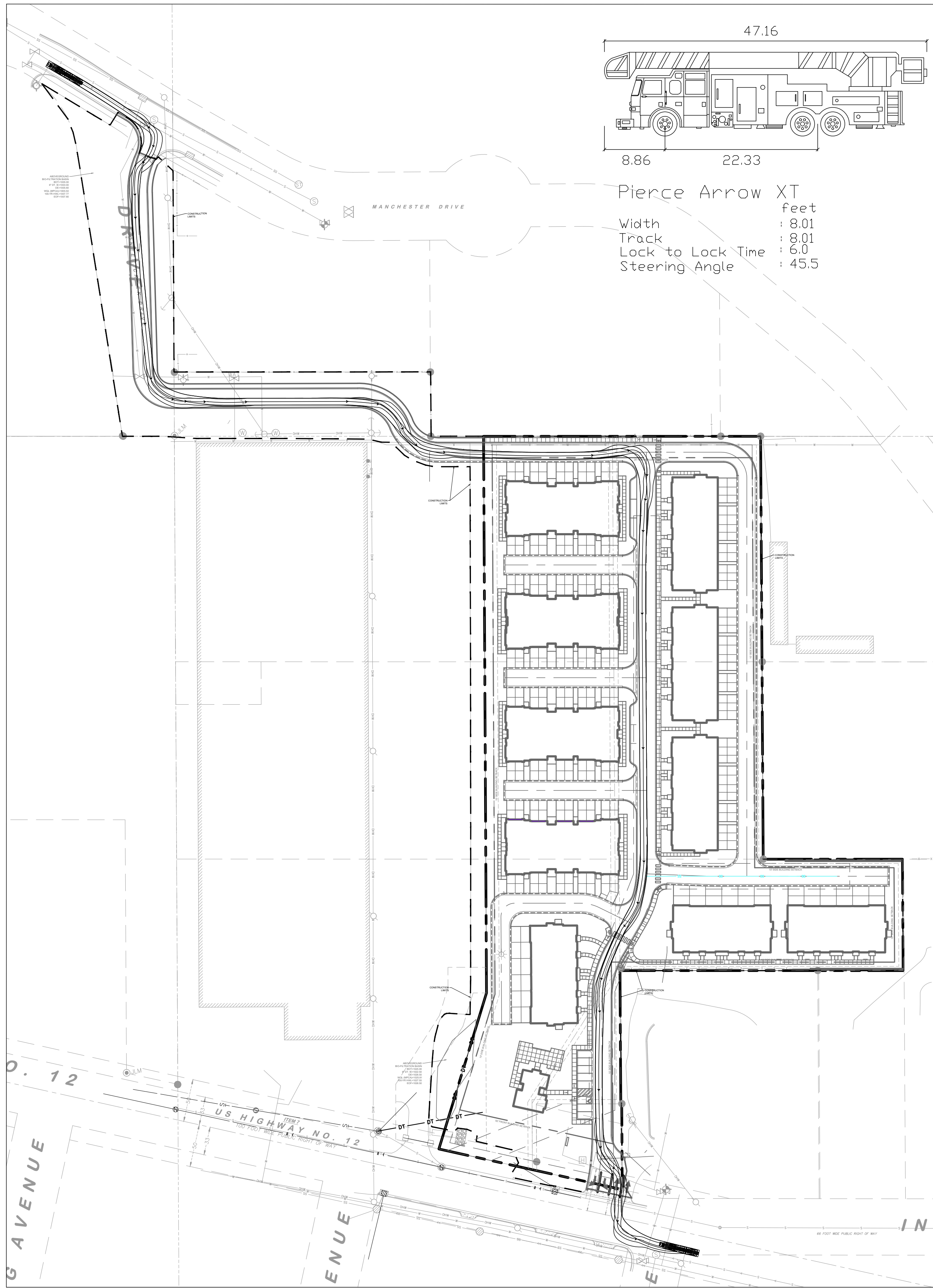
10'-0" 20'-0"

811

Know what's below. Call before you dig.

1" = 20'-0"

10'-0" 20'-0"

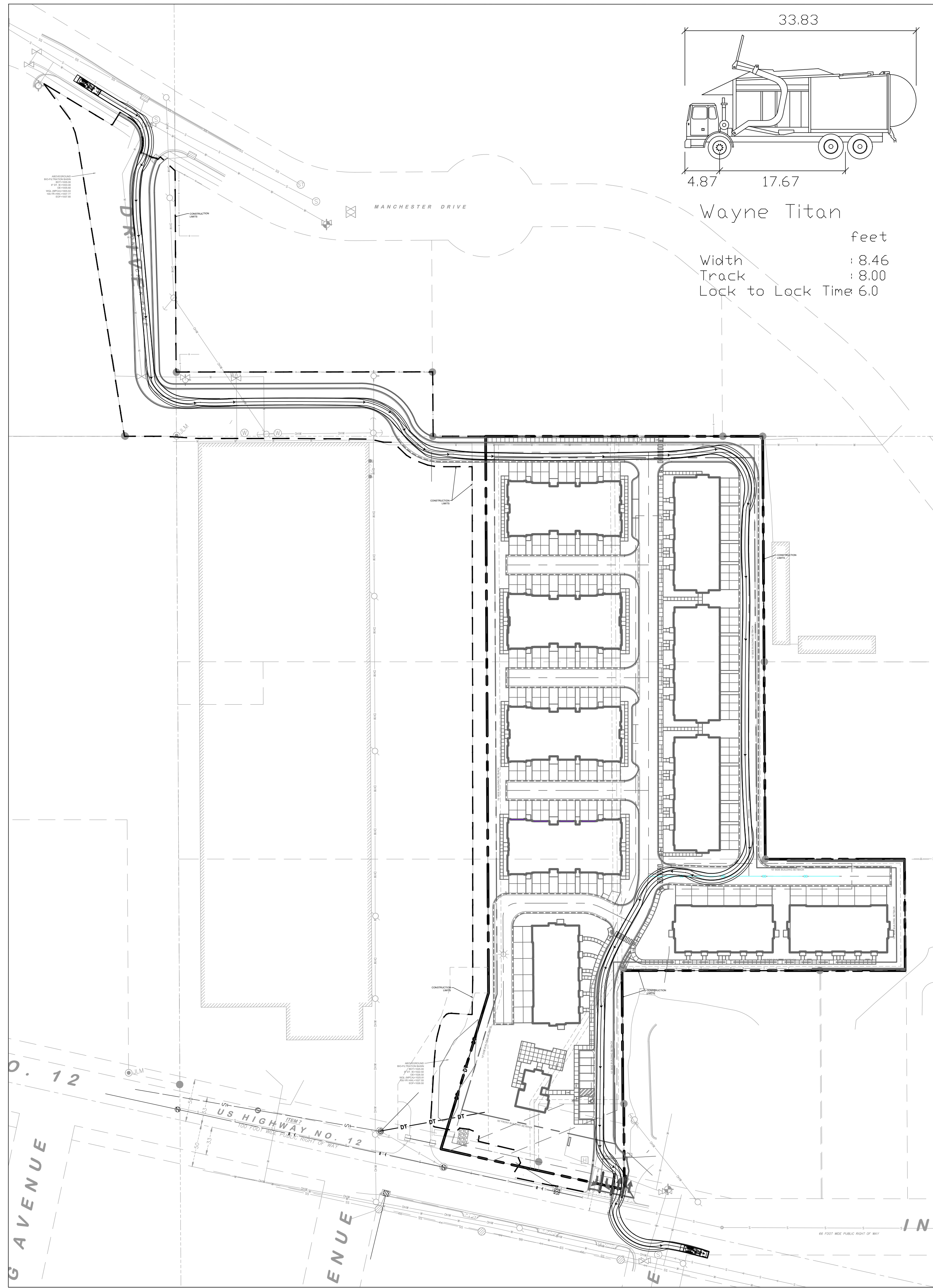


1 FIRE / LADDER TRUCK TURNING MOVEMENT

1" = 80'-0"

40'-0" 0 80'-0"

N



2 STANDARD GARBAGE TRUCK TURNING MOVEMENT

1" = 80'-0"

40'-0" 0 80'-0"

N



Know what's below.
Call before you dig.

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, 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.

Matthew R. Pavak
Matthew R. Pavak
DATE 06/09/26 LICENSE NO. 44263

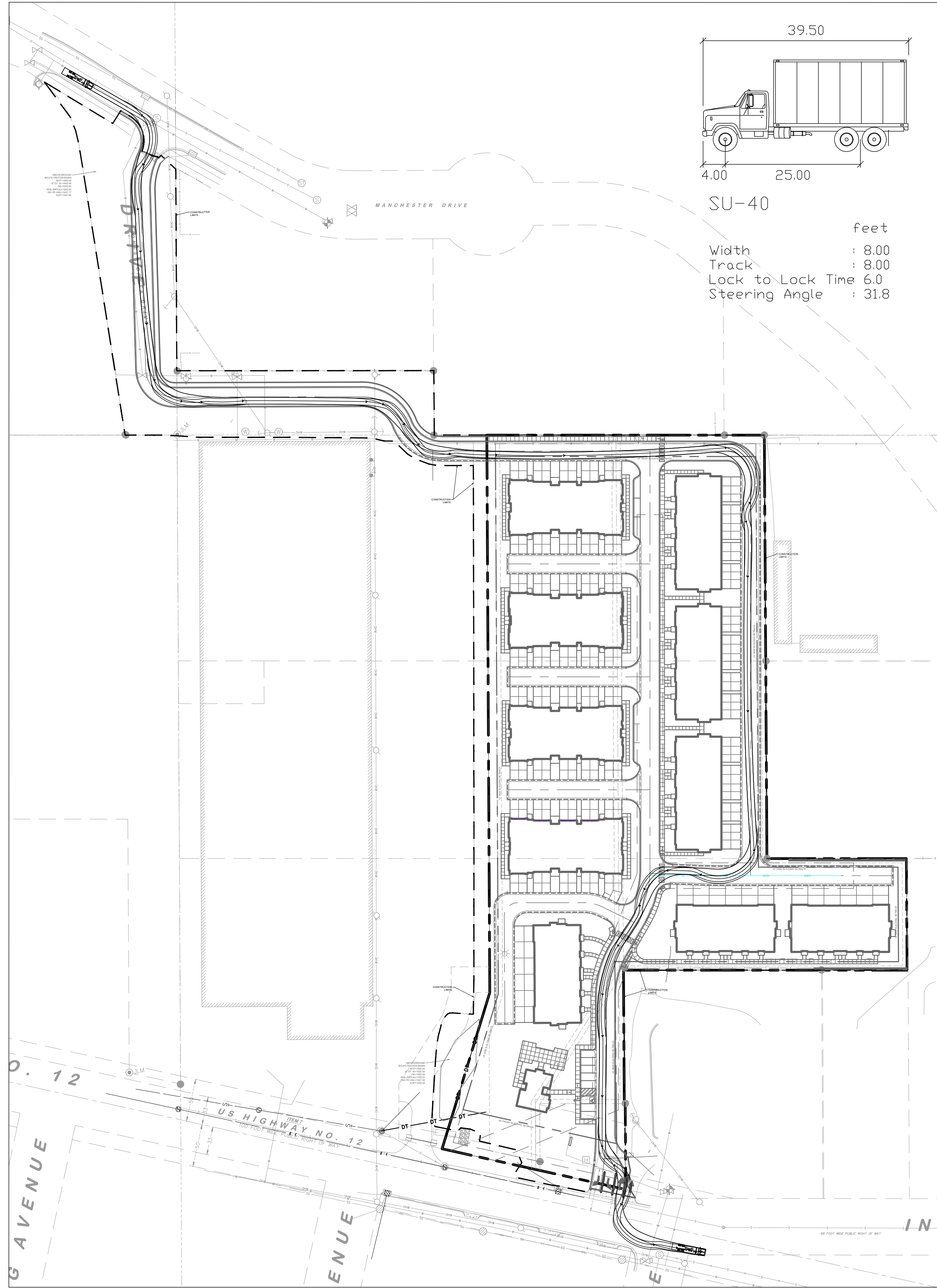
ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
06/09/2026 CITY SUBMITTAL

PROJECT MANAGER MATT PAVAK
CONTACT NUMBER 612.261.55.0060 X 701
DRAWN BY JH MP
REVIEWED BY MP
PROJECT NUMBER 25245

REVISION SUMMARY	
DATE	DESCRIPTION

TURNING MOVEMENT

C2.4

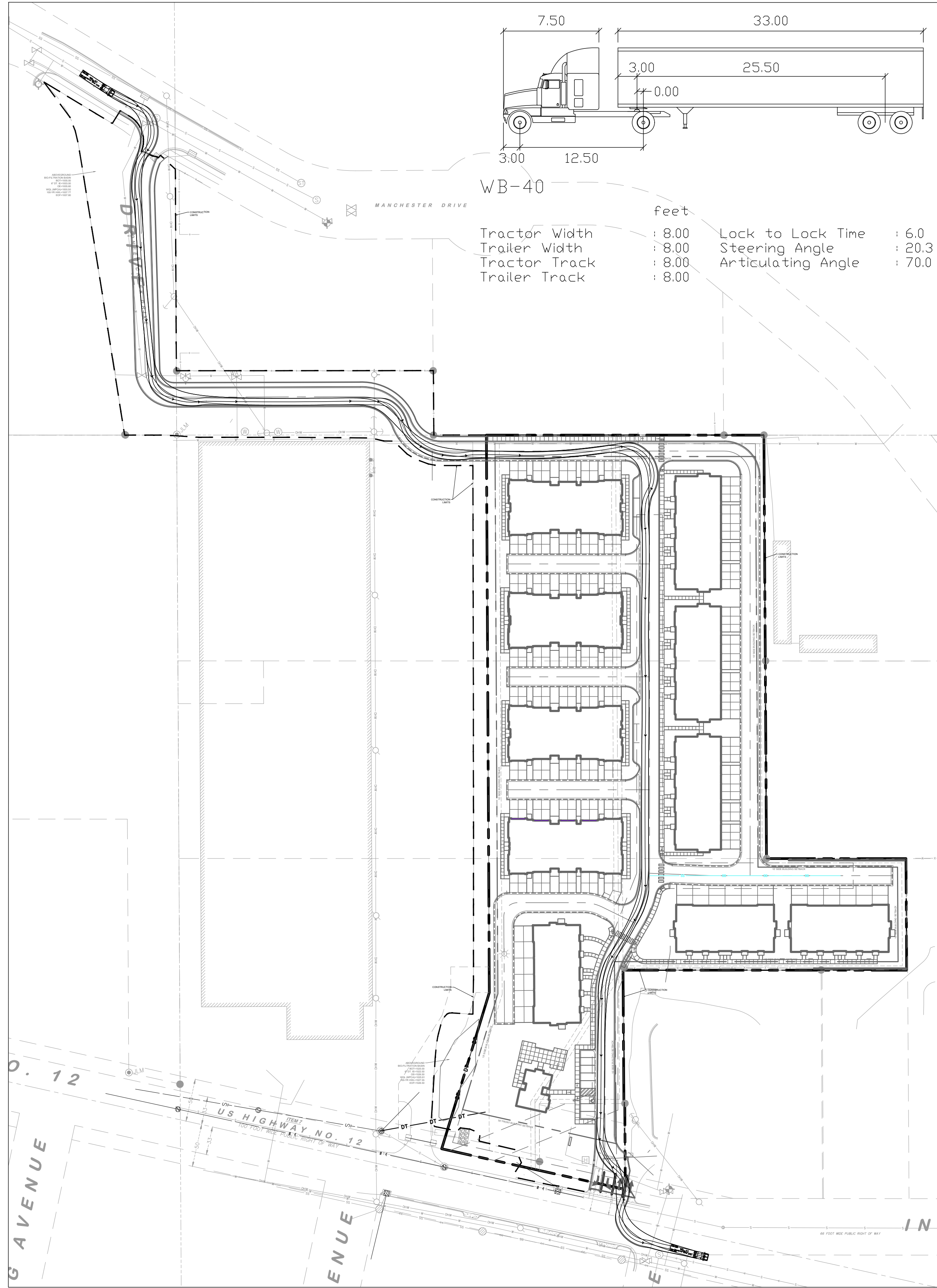


1 SU-40 BOX TRUCK TURNING MOVEMENT

1" = 80'-0"

40'-0" 0 80'-0"

N



2 WB-40 SEMI-TRUCK TURNING MOVEMENT

1" = 80'-0"

40'-0" 0 80'-0"

N



Know what's below.
Call before you dig.

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, 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.

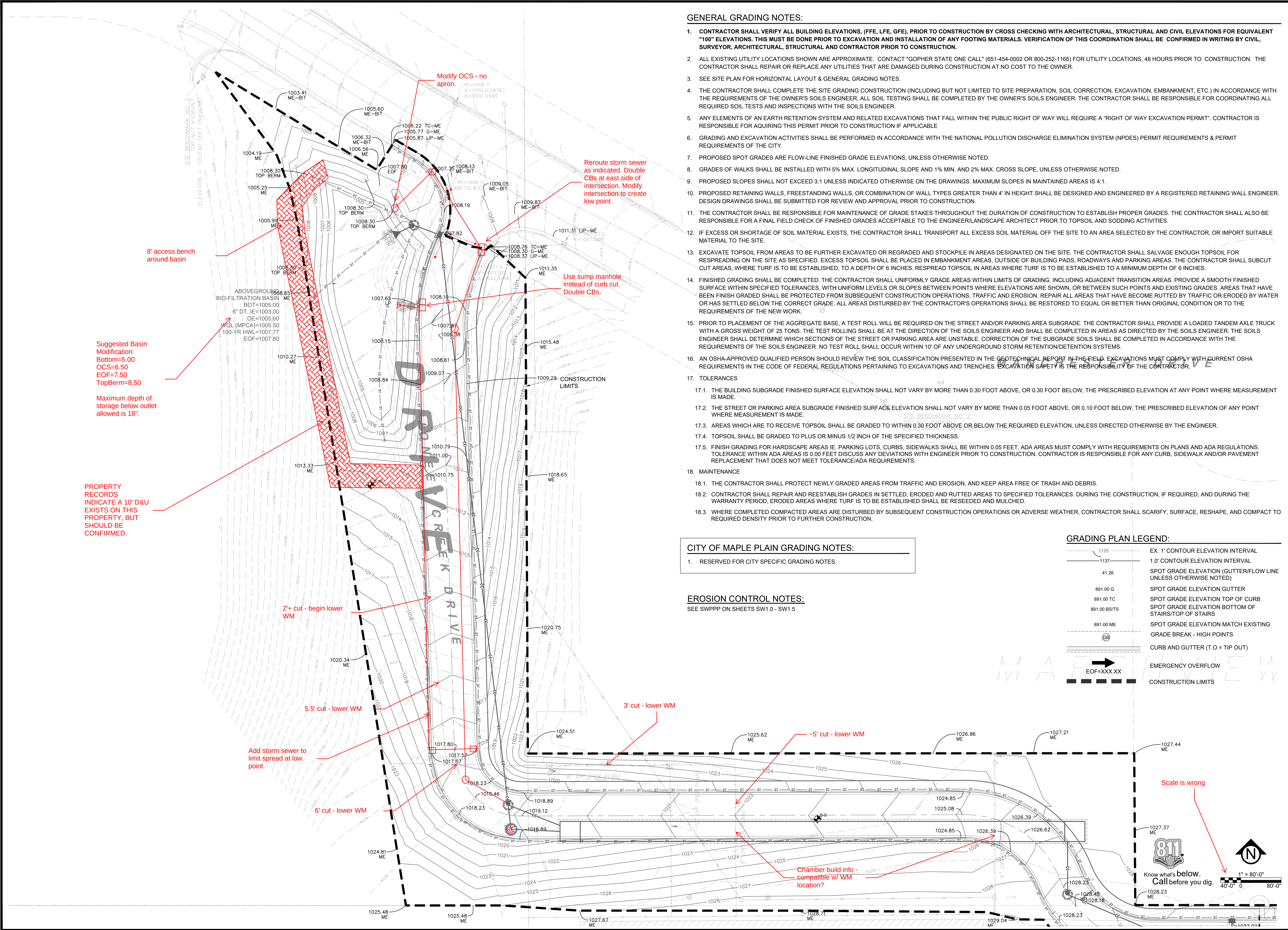
Matthew R. Pavlek
Matthew R. Pavlek
DATE 06/09/26 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
06/09/2026 CITY SUBMITTAL

REVISION SUMMARY
DATE DESCRIPTION

TURNING MOVEMENT

C2.5



GENERAL GRADING NOTES:

- CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
- PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
- AN OSHA-APPROVED QUALIFIED PERSON SHOULD REVIEW THE SOIL CLASSIFICATION PRESENTED IN THE GEOTECHNICAL REPORT IN THE FIELD. EXCAVATIONS MUST COMPLY WITH CURRENT OSHA REQUIREMENTS IN THE CODE OF FEDERAL REGULATIONS PERTAINING TO EXCAVATIONS AND TRENCHES. EXCAVATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
- TOLERANCES
 - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
 - FINISH GRADING FOR HARDSCAPE AREAS IE. PARKING LOTS, CURBS, SIDEWALKS SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.
- MAINTENANCE
 - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
 - CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDD AND MULCHED.
 - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

CITY OF MAPLE CREEK DRIVE

- RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

GRADING PLAN LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
891.00 ME	SPOT GRADE ELEVATION MATCH EXISTING
GB	GRADE BREAK - HIGH POINTS
---	CURB AND GUTTER (T.O = TIP OUT)
EOFF=XXX.XX	EMERGENCY OVERFLOW
---	CONSTRUCTION LIMITS

CivilSite
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com612-615-0060

PRELIMINARY:
NOT FOR CONSTRUCTION

EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT
OWNER

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, 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.
Matthew R. Pavsek
DATE 06/09/26 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY
DATE 06/09/2026 DESCRIPTION CITY SUBMITTAL

REVISION SUMMARY
DATE DESCRIPTION

GRADING PLAN - ENLARGEMENT 1
C3.0
© COPYRIGHT 2026 CIVIL SITE GROUP PC

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

EQUINOX DEV-TOWNHOMES

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST SUITE 3500 MINNEAPOLIS, MN 55402

440 O JACITE ST., SUITE 5000, MINNEAPOLIS, MN 55408

PROJECT

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, 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.


Matthew R. Pavek
DATE 06/09/26 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL

[illegible]

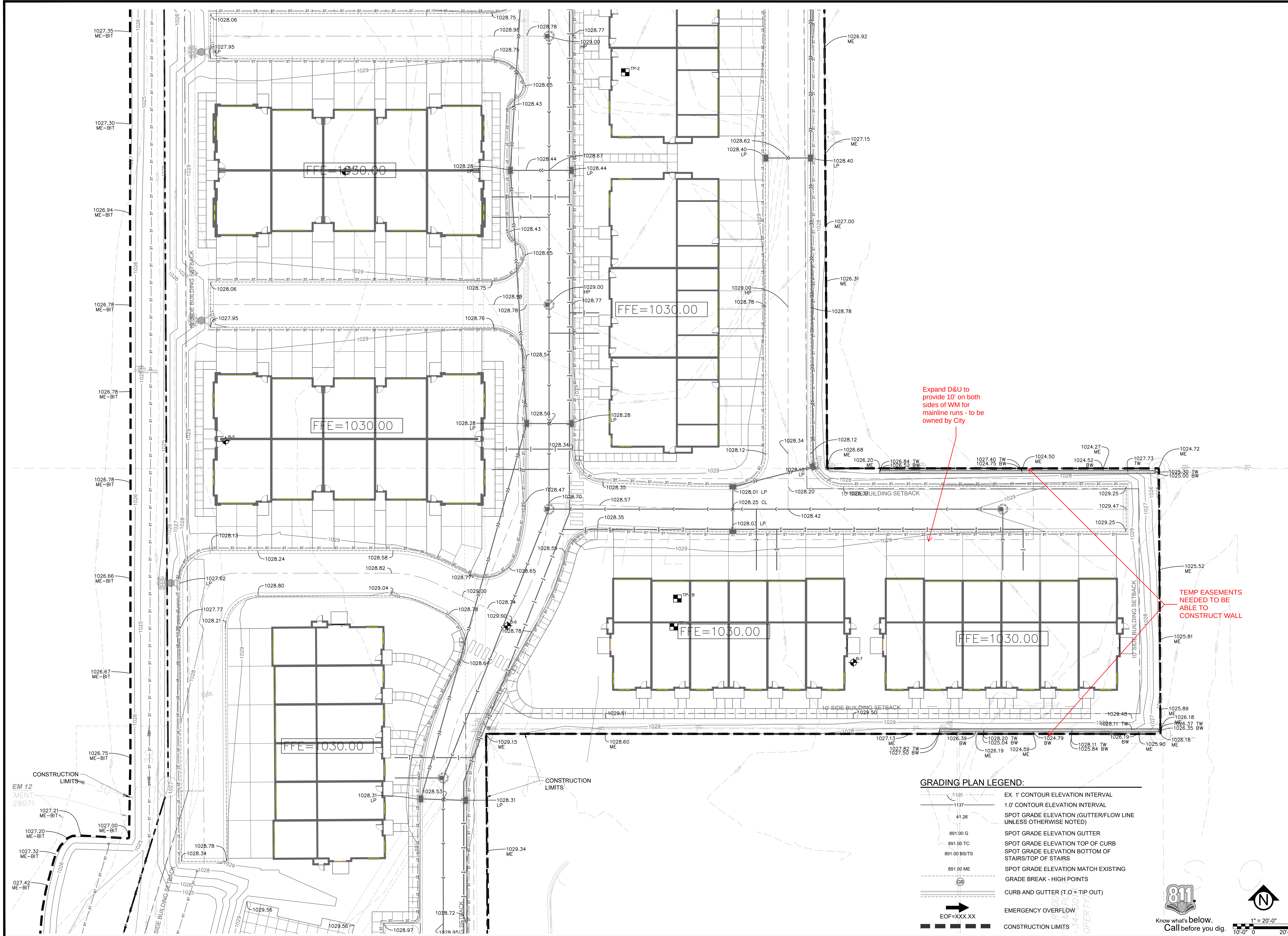
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP
REVIEWED BY	MP

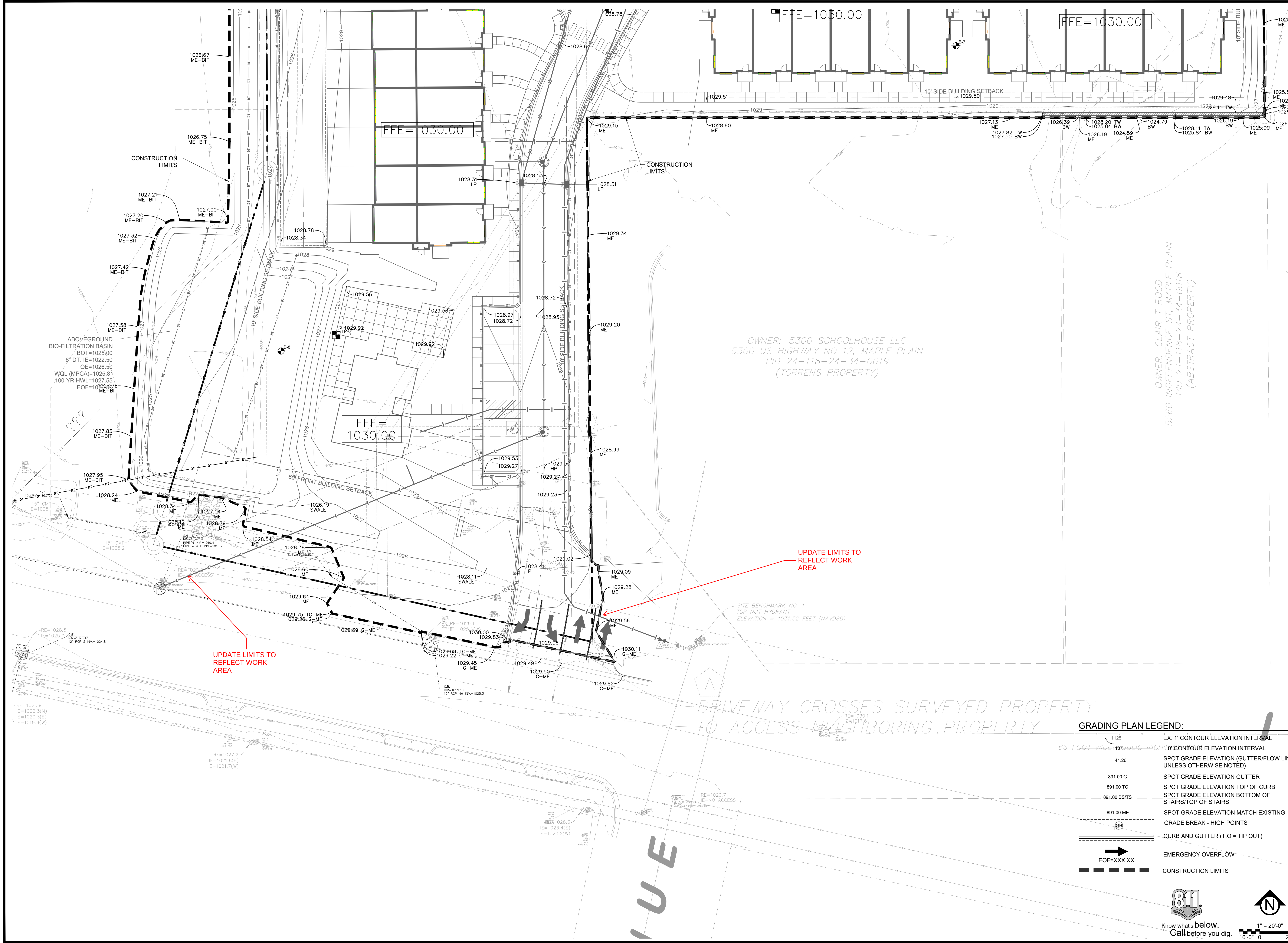
[illegible]

GRADING PLAN -
ENLARGEMENT 3

C3.2

© COPYRIGHT 2026 CIVIL SITE GROUP PC.





CivilSite

Civil Engineering * Surveying * Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT

EQUINOX DEV-TOWNHOMES

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, 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.

Matthew R. Pavak

DATE 06/09/26 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
------	-------------

GRADING PLAN - ENLARGEMENT 4

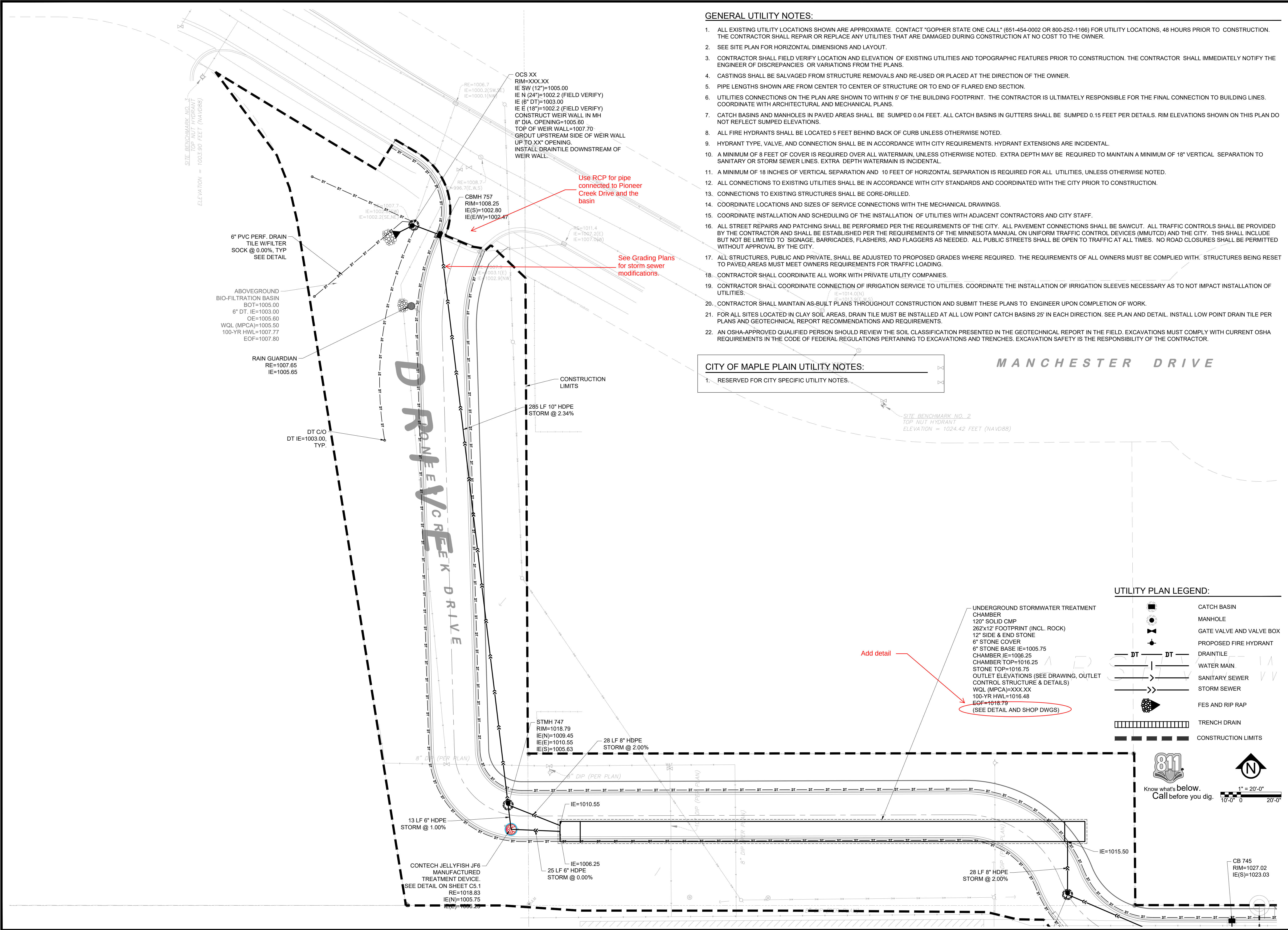
C3.3

811

Know what's below.
Call before you dig.

1" = 20'-0"
10'-0" 0 20'-0"

© 2025 CIVIL SITE GROUP, INC.



GENERAL UTILITY NOTES:

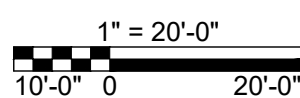
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES CONNECTIONS ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.
- AN OSHA-APPROVED QUALIFIED PERSON SHOULD REVIEW THE SOIL CLASSIFICATION PRESENTED IN THE GEOTECHNICAL REPORT IN THE FIELD. EXCAVATIONS MUST COMPLY WITH CURRENT OSHA REQUIREMENTS IN THE CODE OF FEDERAL REGULATIONS PERTAINING TO EXCAVATIONS AND TRENCHES. EXCAVATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

CITY OF MAPLE PLAIN UTILITY NOTES:

- RESERVED FOR CITY SPECIFIC UTILITY NOTES.

UTILITY PLAN LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- DRAINTILE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP
- TRENCH DRAIN
- CONSTRUCTION LIMITS



CivilSite
Civil Engineering * Surveying * Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com612-615-0060

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECTEQUINOX DEV-TOWNHOMES

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNEREQUINOX DEVELOPMENT PARTNERS LLC

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, 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.

Matthew R. Pavak

DATE 06/09/26LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL

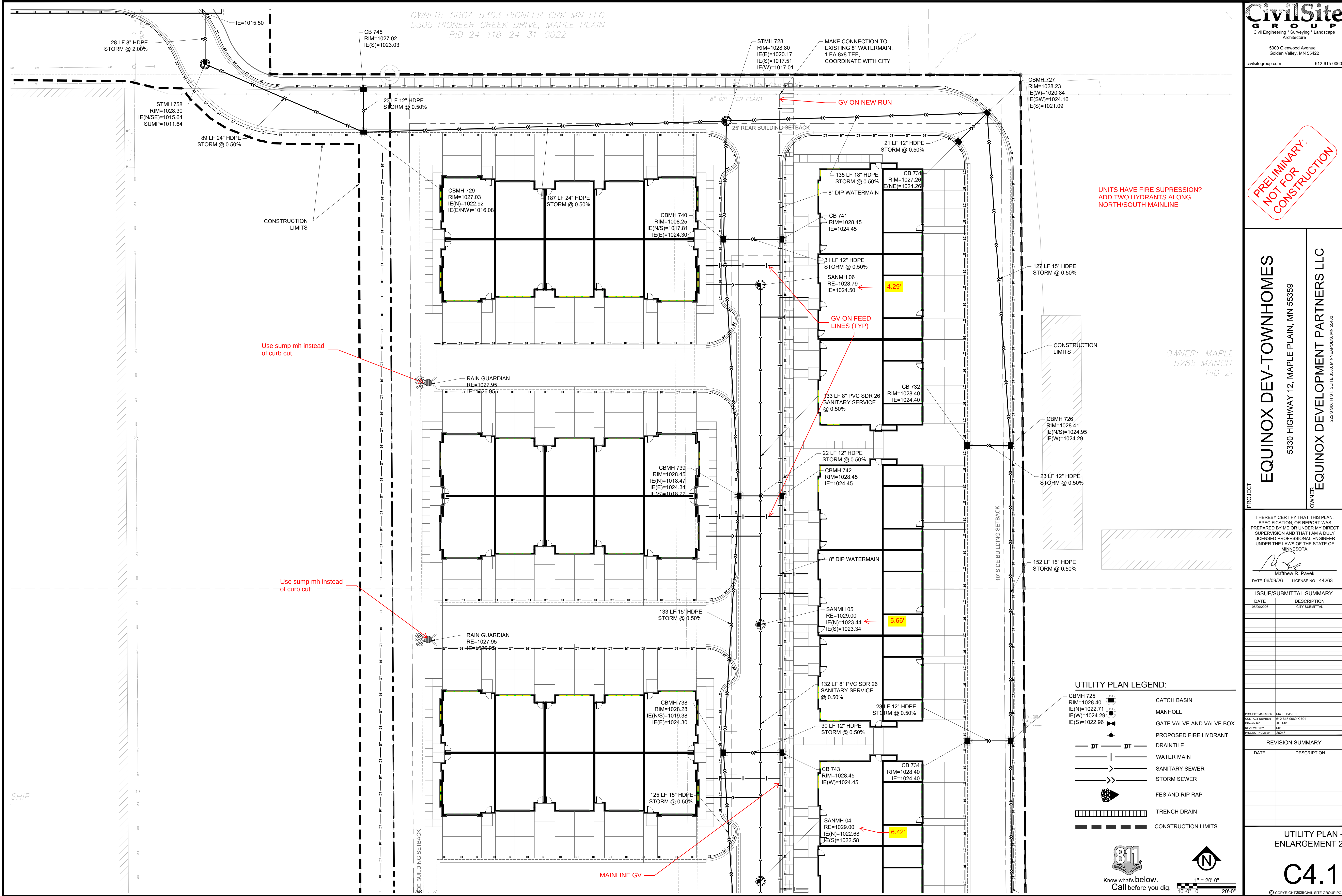
REVISION SUMMARY

DATE	DESCRIPTION
------	-------------

UTILITY PLAN - ENLARGEMENT 1

C4.0

© COPYRIGHT 2026 CIVIL SITE GROUP P.C.



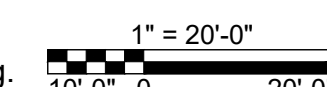
PROJECT EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402


Matthew R. Pavek
DATE 06/09/26 LICENSE NO. 44263

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP
REVIEWED BY	MP
PROJECT NUMBER	26245

UTILITY PLAN -
ENLARGEMENT 3

COPYRIGHT 2026 CIVIL SITE GROUP PC.



PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, 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.

Matthew R. Pavak
DATE 06/09/26 LICENSE NO. 44263

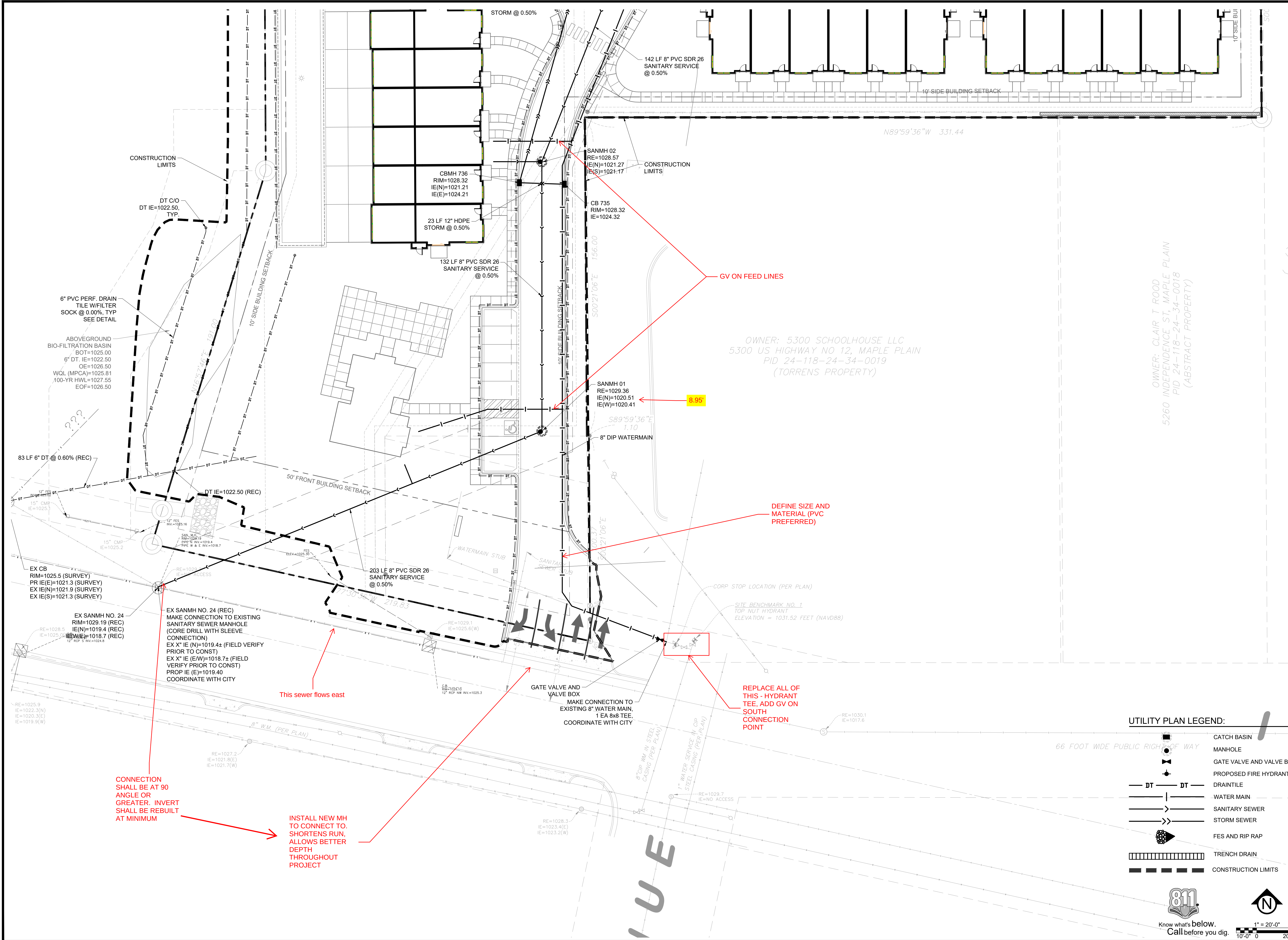
ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
06/09/2026 CITY SUBMITTAL

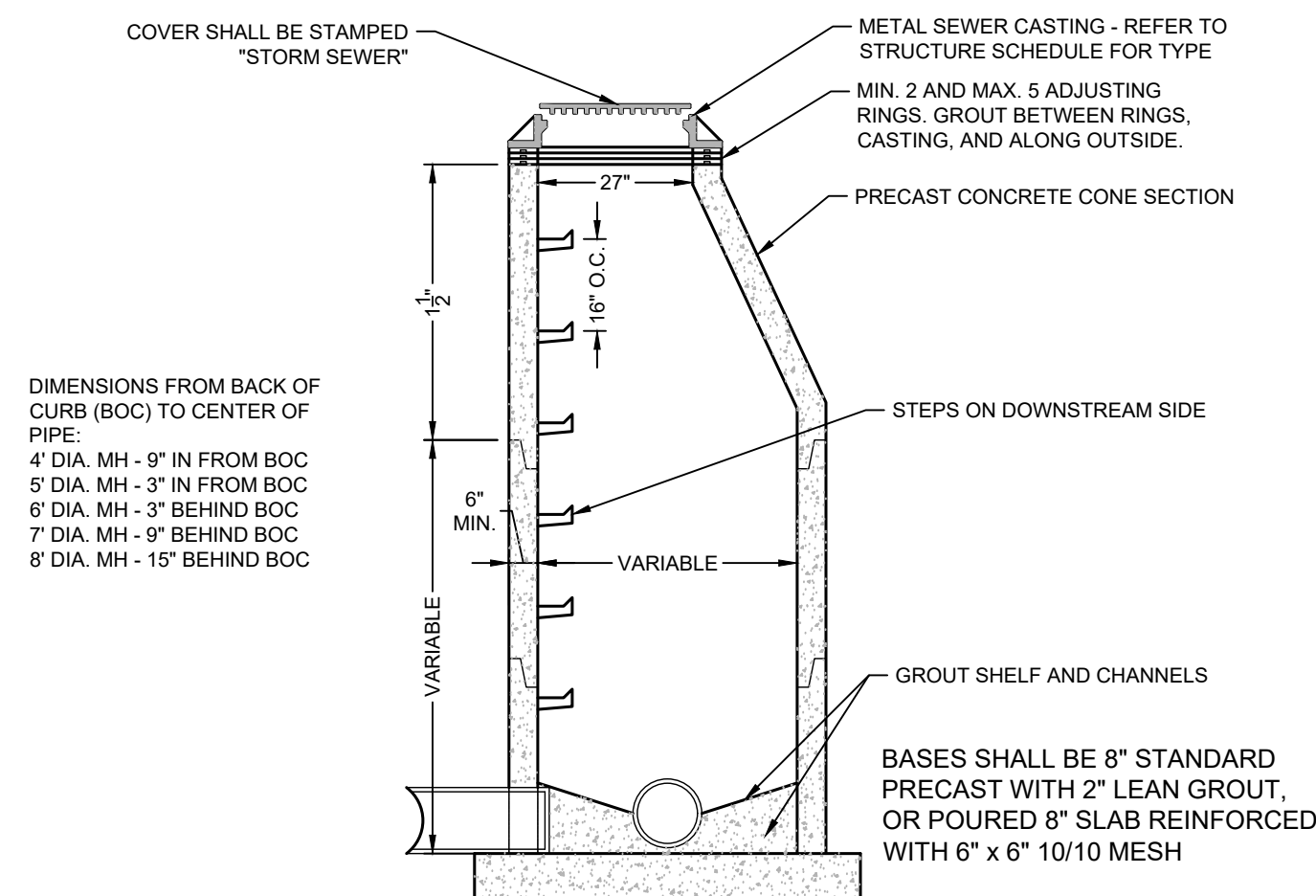
PROJECT MANAGER	MATT PAVAK
CONTACT NUMBER	612.615.0060 X 701
DRAWN BY	JH MP
REVIEWED BY	MP
PROJECT NUMBER	25245

REVISION SUMMARY	
DATE	DESCRIPTION

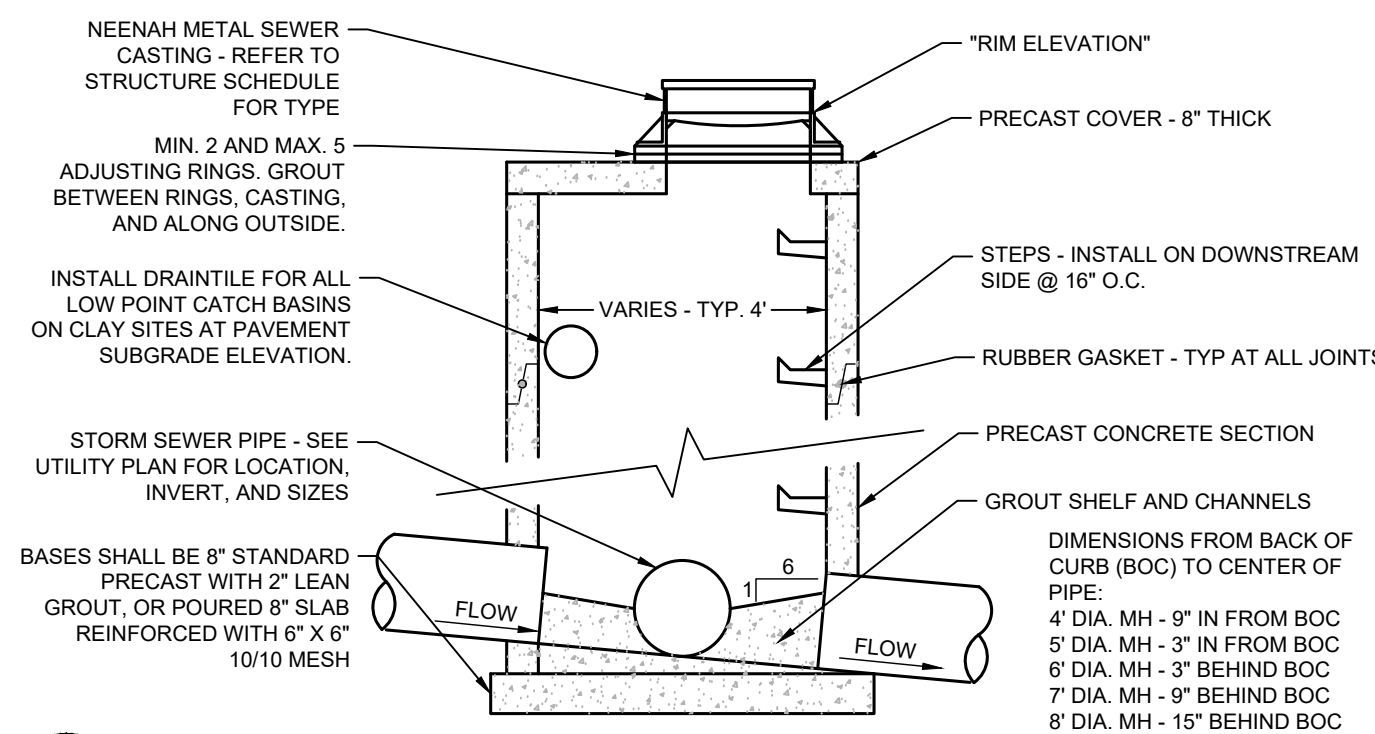
UTILITY PLAN - ENLARGEMENT 4

C4.3





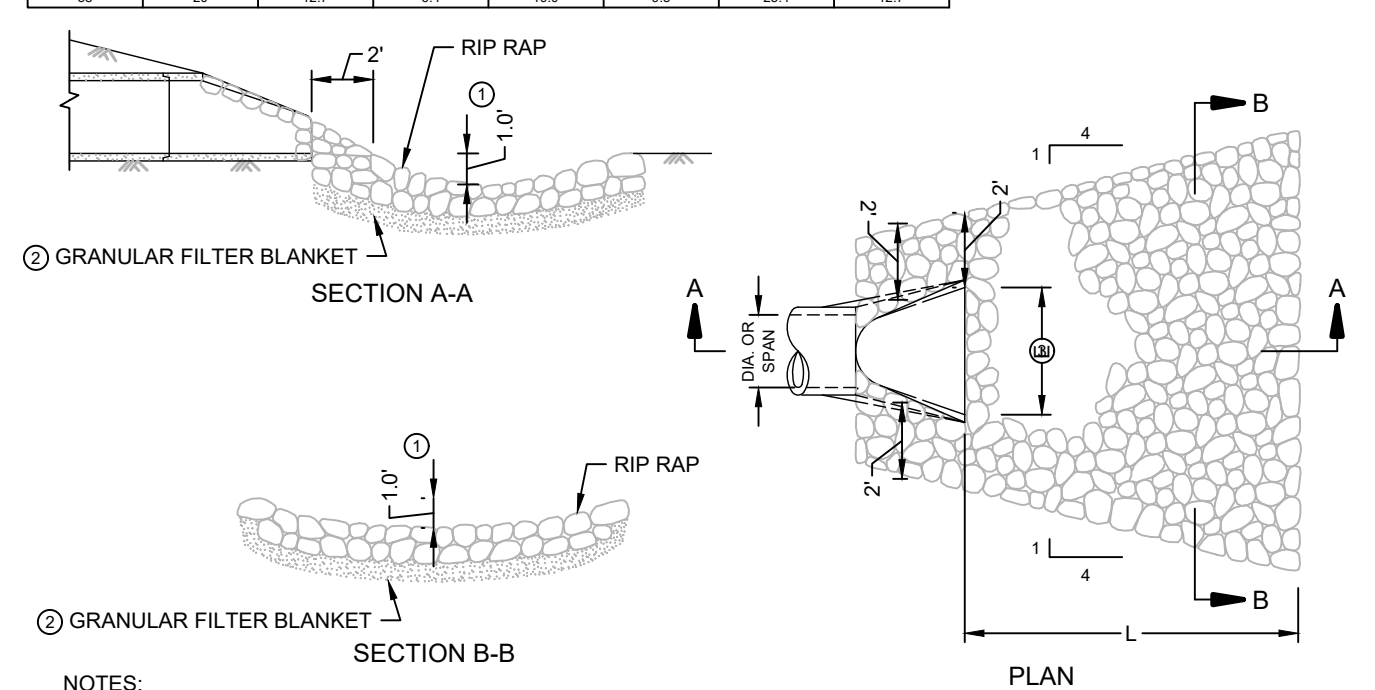
1 STORM MANHOLE N.T.S.



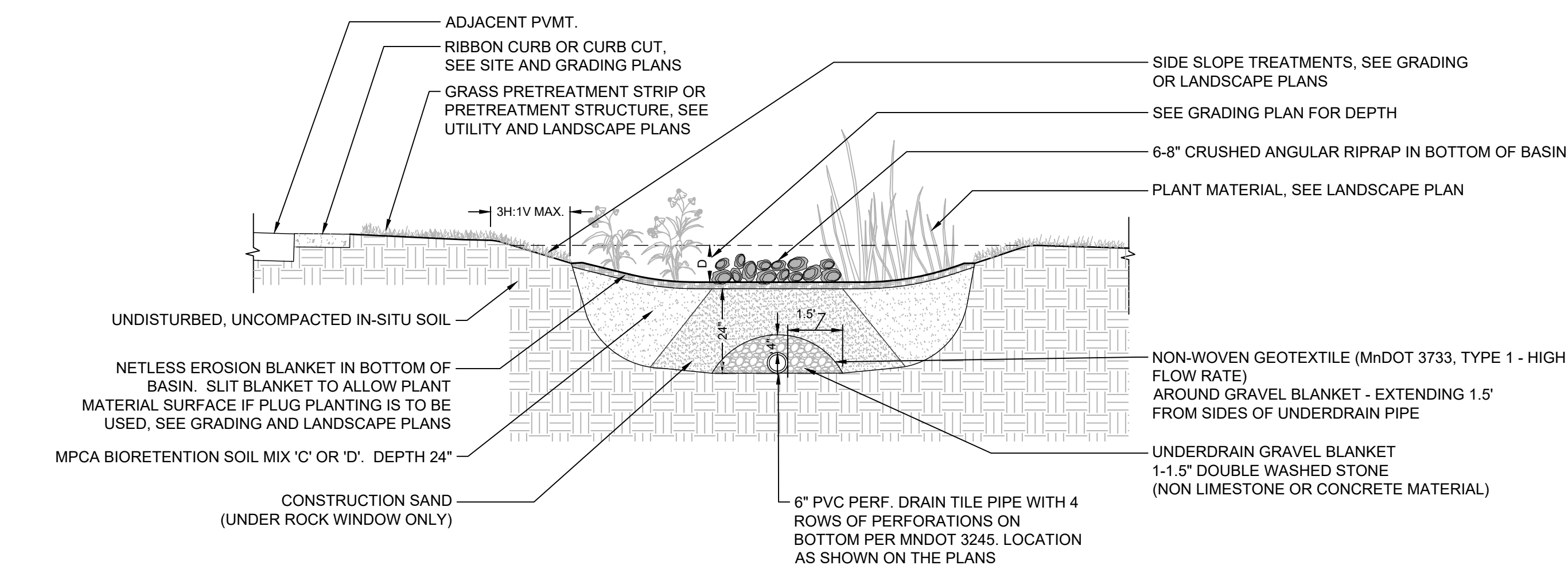
2 CATCH BASIN MANHOLE N.T.S.

DIA. OF ROUND PIPE (IN)	L (FT)	CLASS II d ₅₀ = 6"		CLASS III d ₅₀ = 9"		CLASS IV d ₅₀ = 12"	
		12" DEPTH RIPRAP (CY)	6" DEPTH GRANULAR FILTER (CY)	18" DEPTH RIPRAP (CY)	9" DEPTH GRANULAR FILTER (CY)	24" DEPTH RIPRAP (CY)	12" DEPTH GRANULAR FILTER (CY)
12	8	2.8	1.4	4.1	2.1	5.5	2.8
15	8	2.9	1.5	4.4	2.2	5.8	2.9
18	10	3.9	2.0	5.8	3.0	7.5	3.9
21	10	4.2	2.1	6.3	3.2	8.4	4.2
24	12	5.5	2.8	8.3	4.2	11.0	5.5
27	12	5.8	2.9	8.7	4.4	11.6	5.8
30	14	6.9	3.4	10.2	5.2	14.0	6.9
36	15	9.2	4.6	13.5	6.9	18.3	9.2
42	18	10.9	5.5	16.3	8.2	21.7	10.9
48	20	12.9	6.5	19.4	9.7	25.8	12.9

SPAN OF PIPE ARCH (IN)	L (FT)	CLASS II d ₅₀ = 6"		CLASS III d ₅₀ = 9"		CLASS IV d ₅₀ = 12"	
		12" DEPTH RIPRAP (CY)	6" DEPTH GRANULAR FILTER (CY)	18" DEPTH RIPRAP (CY)	9" DEPTH GRANULAR FILTER (CY)	24" DEPTH RIPRAP (CY)	12" DEPTH GRANULAR FILTER (CY)
24	10	5.8	2.9	8.3	4.2	11.0	5.5
30	12	5.5	2.8	8.2	4.1	10.9	5.5
36	14	7.2	3.6	10.5	5.4	14.3	7.2
42	16	9.2	4.6	13.7	6.9	18.3	9.2
48	18	10.9	5.5	16.3	8.2	21.7	10.9
54	20	12.7	6.4	19.0	9.5	25.4	12.7



3 RIPRAP @ FLARED END SECTION N.T.S.



CONSTRUCTION SEQUENCING

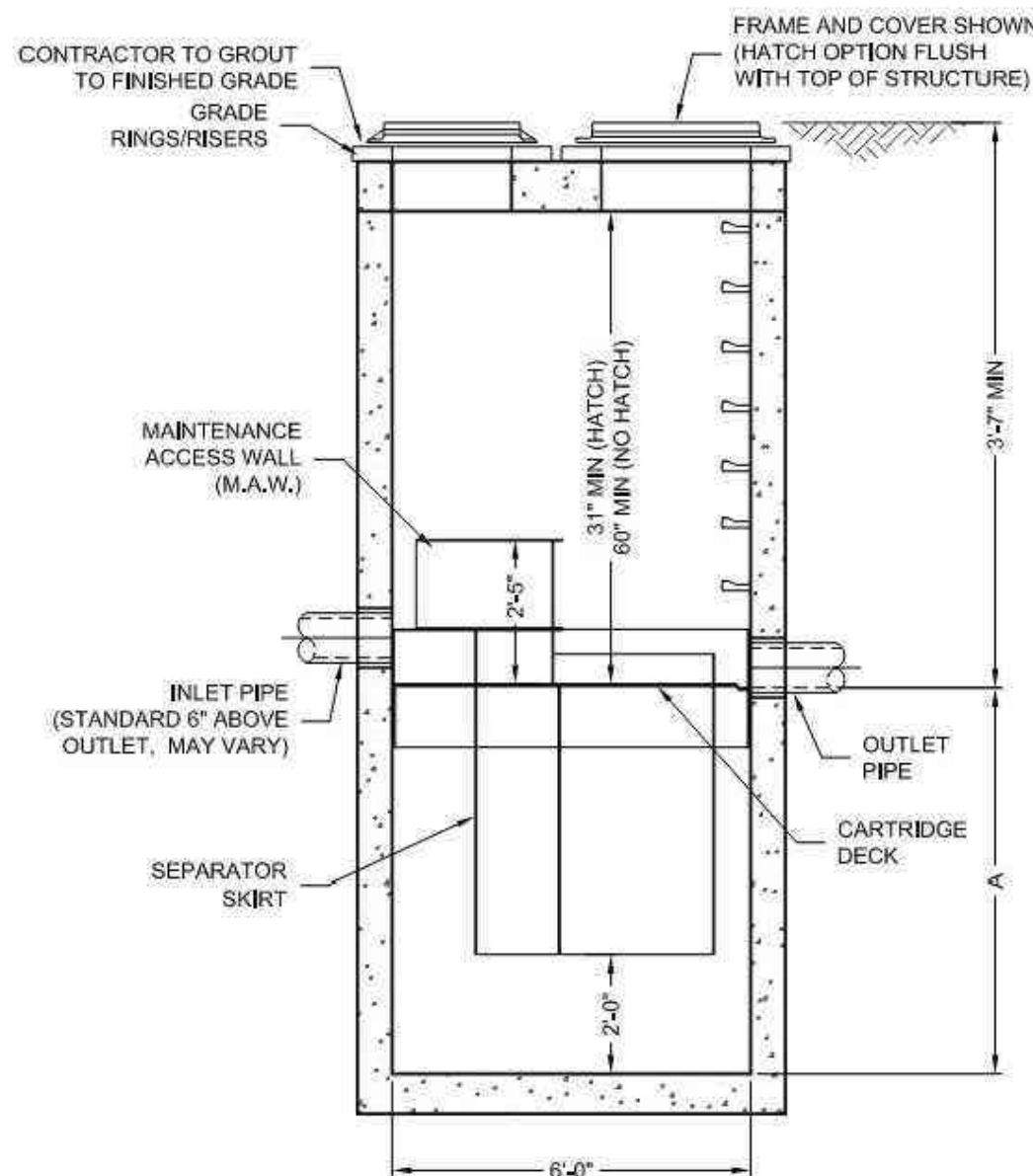
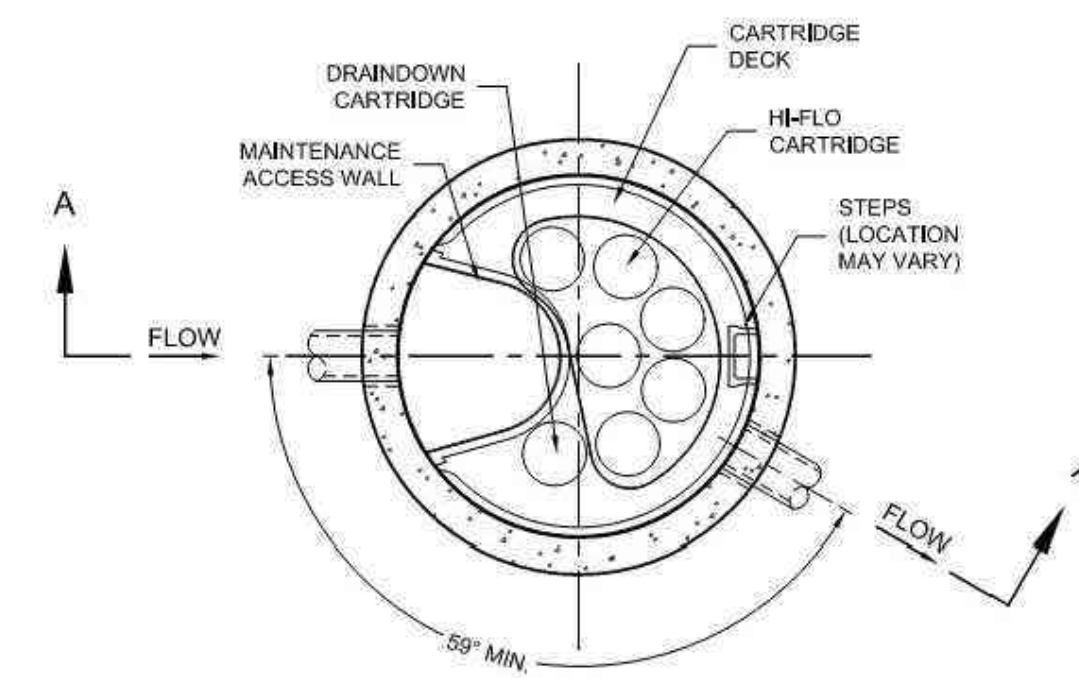
1. INSTALL SILT FENCE AND/OR OTHER APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. ALL DOWN-GRADIENT PERIMETER SEDIMENT CONTROL BMP'S MUST BE IN PLACE BEFORE ANY UP-GRADIENT LAND DISTURBING ACTIVITY BEGINS.
3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
4. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO THE STORMWATER SYSTEM.
5. ROUGH GRADE THE SITE. IF BIORETENTION AREAS ARE BEING USED AS TEMPORARY SEDIMENT BASINS, LEAVE A MINIMUM OF 3 FEET OF COVER OVER THE PRACTICE TO PROTECT THE UNDERLYING SOILS FROM CLOGGING.
6. PERFORM ALL OTHER SITE IMPROVEMENTS.
7. PLANT ALL AREAS AFTER DISTURBANCE.
8. CONSTRUCT BIORETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
9. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.
10. PLANT AND/OR ROCK MULCH BIORETENTION DEVICE.

4 BIO-FILTRATION BASIN (RAIN GARDEN - TYP.) N.T.S.

11. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.

GENERAL NOTES

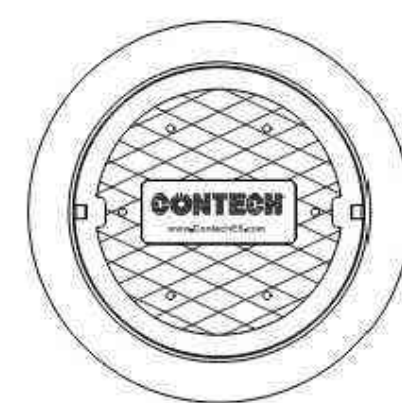
1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. GRADING OF BIORETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTATION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
3. ALL SUB MATERIALS BELOW THE SPECIFIED BIORETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.
4. SEE UTILITY PLAN / SHOP DRAWINGS FOR SYSTEM LAYOUT.



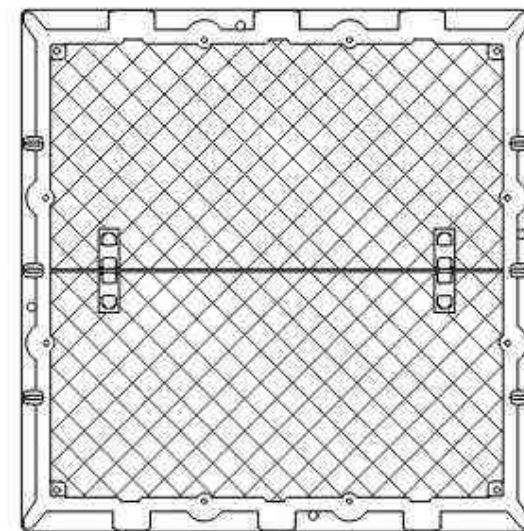
Jellyfish® Filter

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENT NOS. 6,807,726; 6,827,018; U.S. 6,123,935; OTHER INTERNATIONAL PATENTS PENDING

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN. Ø72" MANHOLE JELLYFISH PEAK TREATMENT CAPACITY IS 1.16 CFS. IF THE SITE CONDITIONS EXCEED 1.16 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.				
CARTRIDGE SELECTION				
CARTRIDGE DEPTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-5"	5'-3"	4'-2"	3'-2"
FLOW RATE HIGH-FLO / DRAINDOWN (cfs) (per cart)	0.18 / 0.09	0.13 / 0.065	0.09 / 0.045	0.05 / 0.025
MAX. CARTS HIGH-FLO / DRAINDOWN	6 / 1			



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



HATCH
(48" x 48" CAST INTO SLAB)
N.T.S.

GENERAL NOTES:

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET ASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT. ASSUMING EARTH COVER OF 0'-3" AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET ASHTO M308 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND ASHTO LOAD FACTOR DESIGN METHOD.
6. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES

- A. ANY SUBBASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED)
- C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERTIGHT OR FLEXIBLE BOOT)
- D. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
- E. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (866) 740-3318.

CONTECH
ENGINEERED SOLUTIONS LLC
www.ContechES.com
3025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JF6 STANDARD DETAIL OFFLINE CONFIGURATION

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

EQUINOX DEV-TOWNHOMES

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

EQUINOX DEVELOPMENT PARTNERS LLC

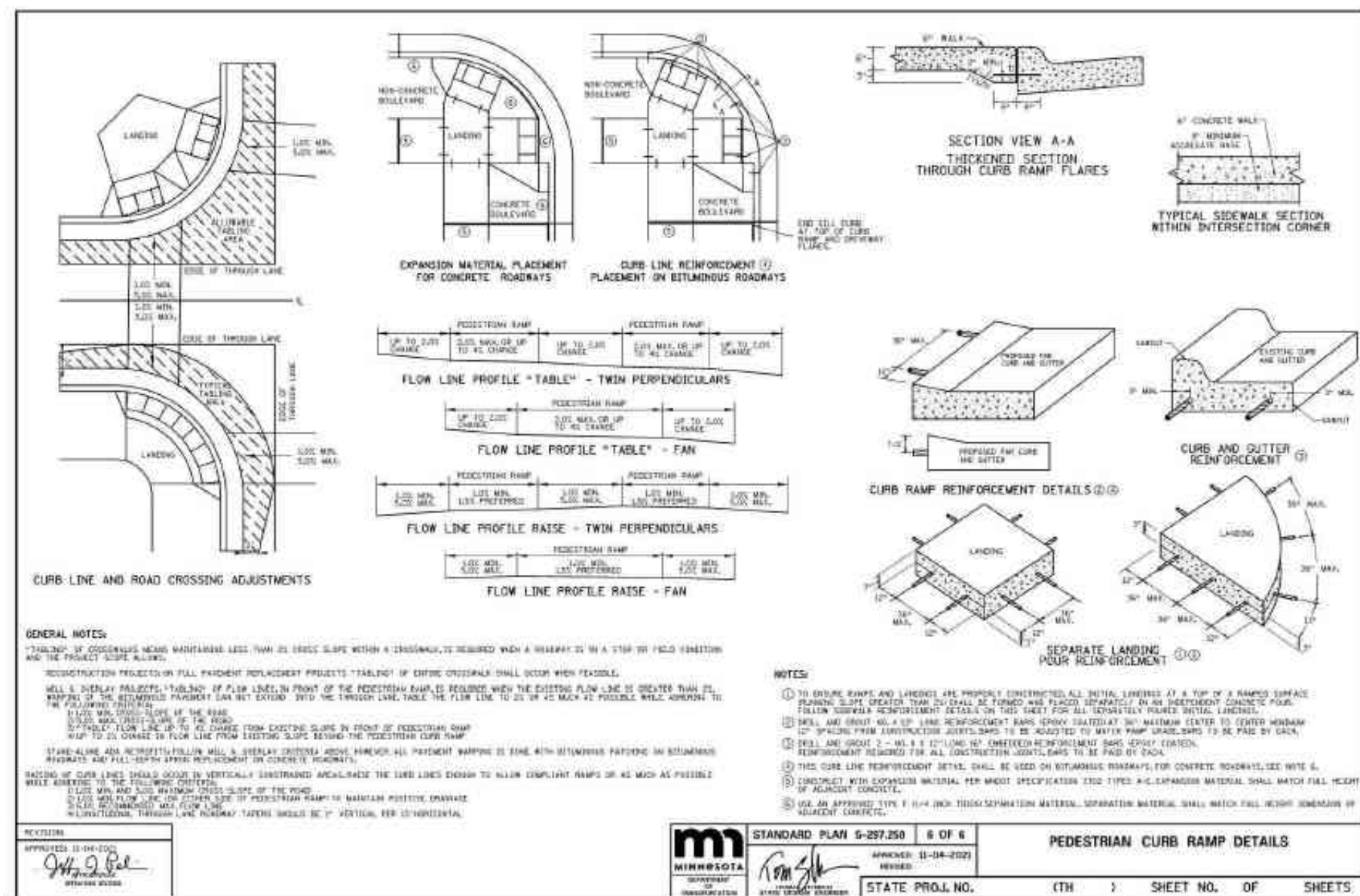
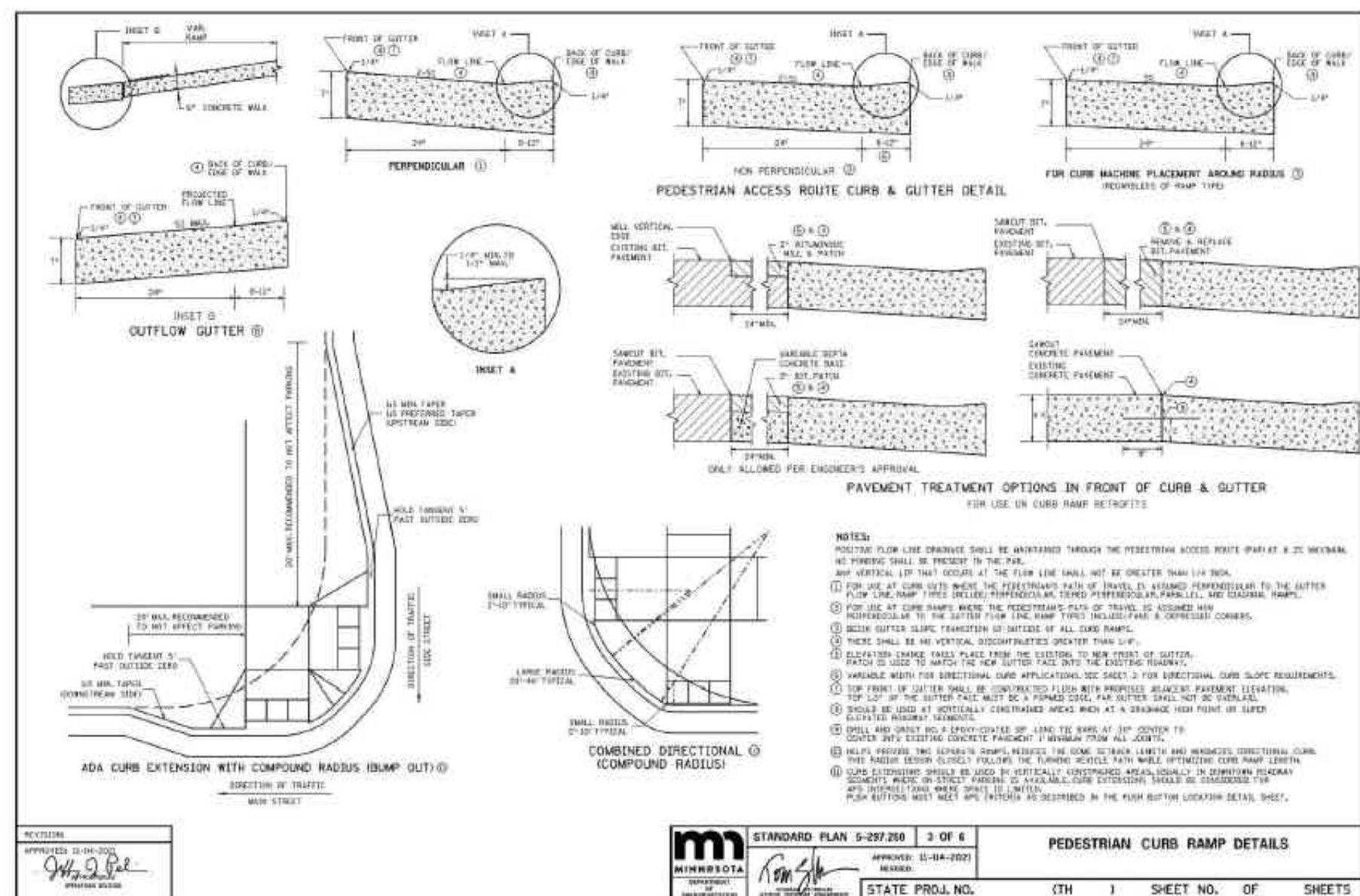
225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

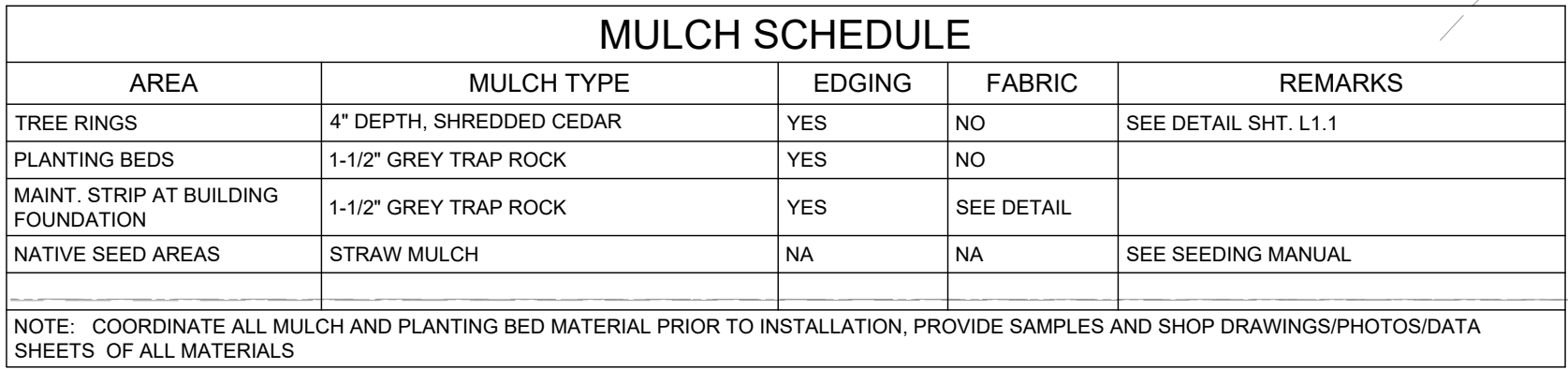
PROJECT EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL

[illegible]

C5.2





1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. REFERENCE MULCH SCHEDULE FOR MULCH MATERIALS AND LOCATIONS.
3. SEE MULCH SCHEDULE FOR ALL BEDS & TREES - TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
4. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
5. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
6. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
7. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
11. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPIRAN, ASSAIL, CHIPCOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).

2. THE CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHERS) SEED TREATED WITH NEONICS..

PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUCT./SPECS.

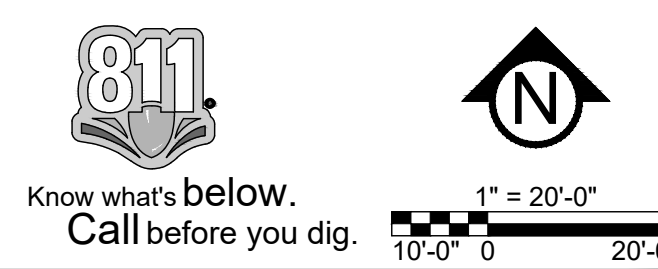
CONSTRUCTION LIMITS

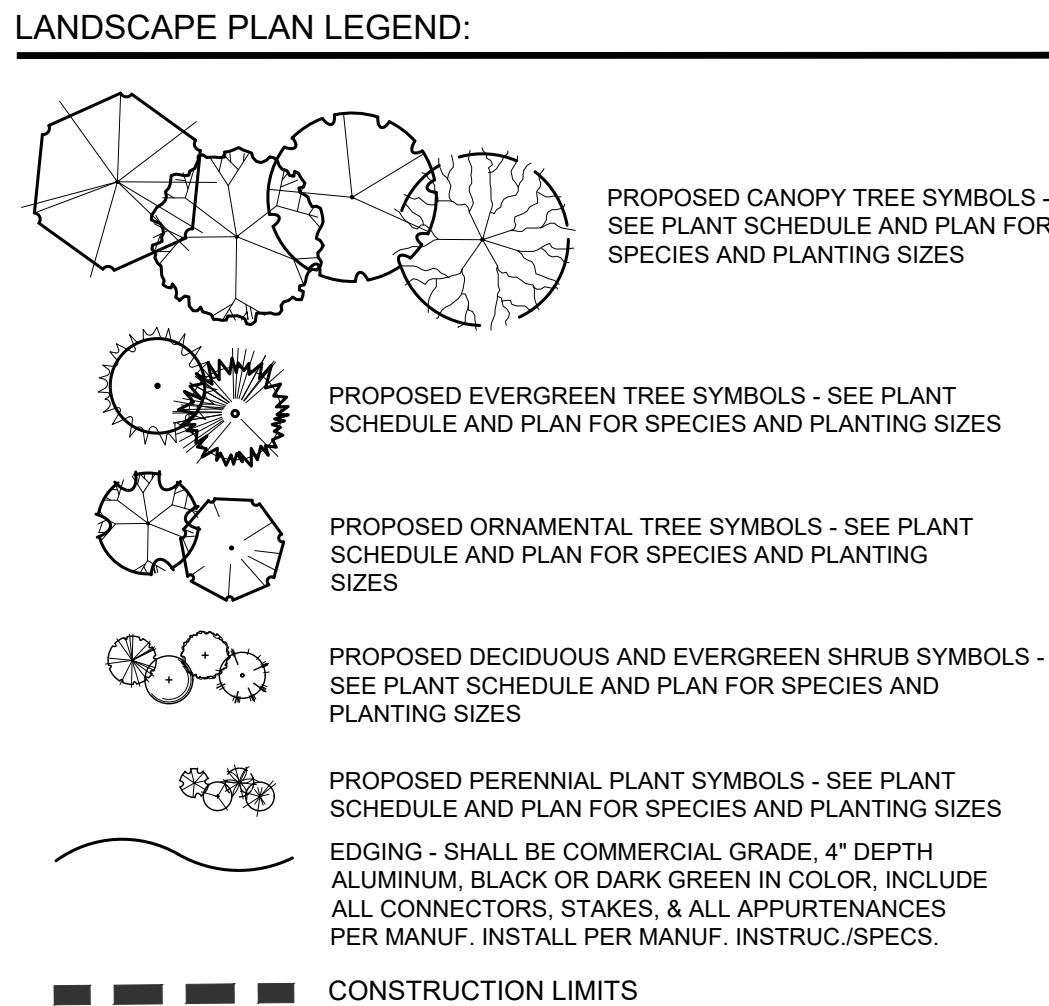
PROJECT **EQUINOX DEV-TOWNHOMES**
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER **EQUINOX DEVELOPMENT PARTNERS LLC**
225 S SIXTH ST., SUITE 3500, MINNEAPOLIS, MN 55402

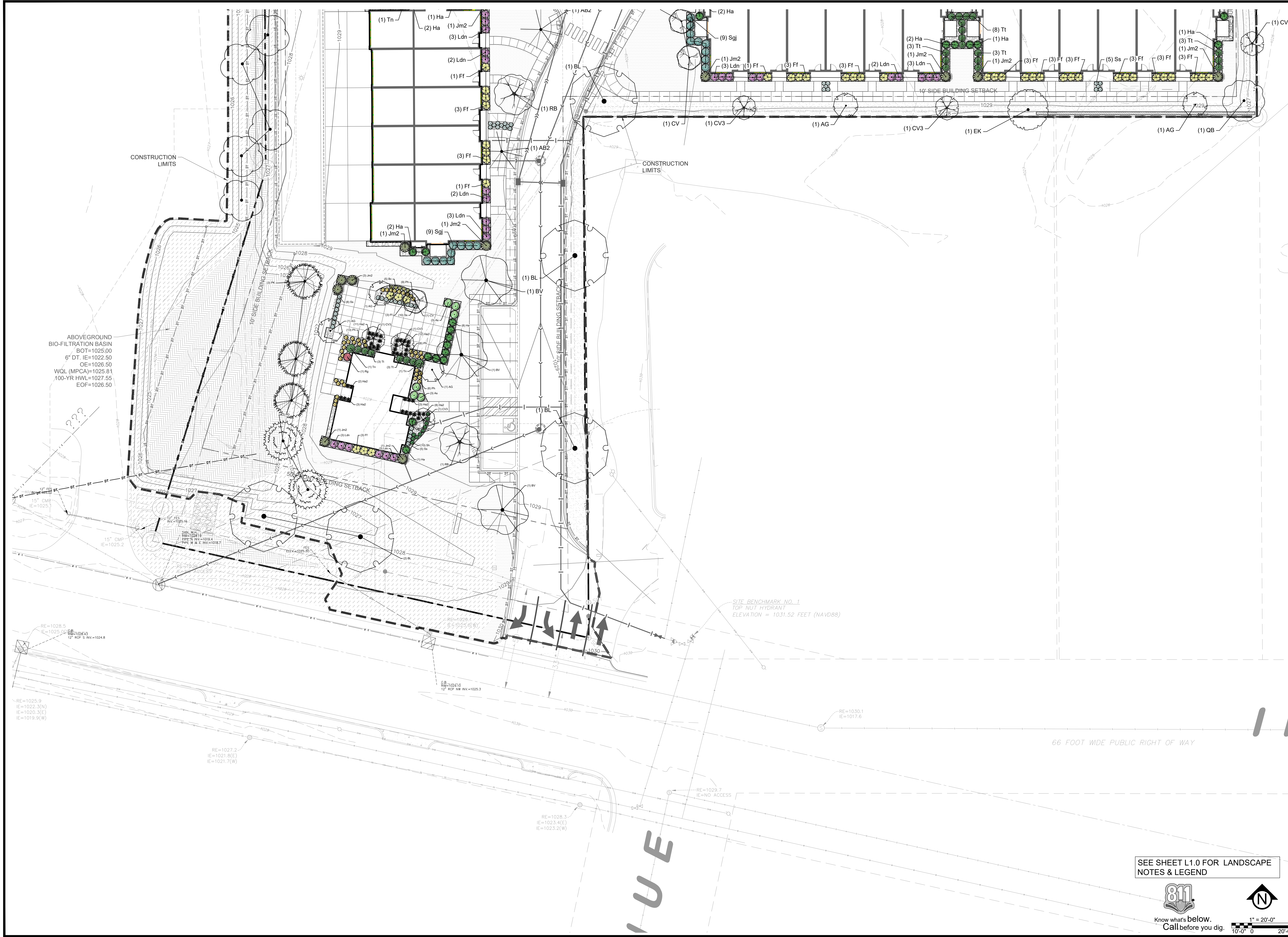

Robert L. Binder
DATE 06/09/26 LICENSE NO. 25821

[illegible]LANDSCAPE PLAN -
ENLARGEMENT 2

© COPYRIGHT 2026 CIVIL SITE GROUP PC.







SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
TREES						
	AN	6	Northwood Red Maple / <i>Acer rubrum</i> 'Northwood'	2.5" Cal. B&B	NATIVE CULTIVAR	Y
	AB2	4	Autumn Blaze Maple / <i>Acer x freemanii</i> 'Jeffsred' TM	2.5" Cal. B&B	NATIVE CULTIVAR	
	RB	2	River Birch / <i>Betula nigra</i>	2.5" Cal. B&B	NATIVE	N
	BV	11	Prairie Dream Paper Birch / <i>Betula papyrifera</i> 'Varen' TM	2.5" CAL. B&B	NATIVE CULTIVAR	N
	CP	3	Prairie Sentinel Hackberry / <i>Celtis occidentalis</i> 'JFS-KSU1' TM	2.5" Cal. B&B	NATIVE CULTIVAR	
	GD	12	Street Keeper Honey Locust / <i>Gleditsia triacanthos</i> 'Draves' TM	2.5" Cal. B&B	NATIVE CULTIVAR	N
	EK	8	Espresso Kentucky Coffeetree / <i>Gymnocladus dioica</i> 'Espresso'	2.5" Cal. B&B	NATIVE CULTIVAR	N
	PT	9	Quaking Aspen / <i>Populus tremuloides</i>	2.5" Cal. B&B	NATIVE	N
	QB	12	Swamp White Oak / <i>Quercus bicolor</i>	2.5" Cal. B&B	NATIVE	Y
	BL	9	Boulevard Linden / <i>Tilia americana</i> 'Boulevard'	2.5" Cal. B&B	NATIVE CULTIVAR	Y
		76	SUBTOTAL:			

	JE	12	Eastern Red Cedar / <i>Juniperus virginiana</i>	6' B&B	NATIVE	
	PD	2	Black Hills Spruce / <i>Picea glauca</i> 'Densata'	6' B&B	NATIVE CULTIVAR	
	PK	6	Golden Larch / <i>Pseudolarix kaempferi</i> 'Gold'	2.5" Cal. B&B	NOT NATIVE	
		20	SUBTOTAL:			

	AG	14	Autumn Brilliance Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'	1.5" Cal. B&B	NATIVE	Y
	CV3	7	White Fringetree / Chionanthus virginicus	1.5" Cal. B&B	NOT NATIVE	Y
	CV	4	Thornless Cockspur Hawthorn / Crataegus crus-galli inermis TM	1.5" Cal. B&B	NATIVE	Y
		25	SUBTOTAL:			

18" - SEE PLAN

SLOPE - MIN. 2% MAX. 5:1
VERIFY W/ GRADING PLAN

FINISHED GRADE

FACE OF BUILDING, WALL, OR STRUCTURE

MIN. 3" LAYER OF ROCK MULCH AS SPECIFIED. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION

STAKED LANDSCAPE EDGER AS SPECIFIED. SEE MANUFACTURER'S INSTRUCTIONS AND SPECS. FOR INSTALLATION AND PLACEMENT

WATER PERMEABLE GEOTEXTILE FABRIC AS SPECIFIED

COMPACTED SUBGRADE

PLANT TOP OF ROOTBALL 1-2" ABOVE ABOVE SURROUNDING GRADE
 ROCK OR ORGANIC MULCH, SEE GENERAL LANDSCAPE NOTES AND PLAN NOTES FOR MULCH TYPE. KEEP MULCH MIN. 2" FROM PLANT STEM
 EXISTING GRADE
 ROOTS AT OUTER EDGE OF ROOTBALL LOOSENED TO ENSURE PROPER BACKFILL-TO-ROOT CONTACT
 SLOPE SIDES OF HOLE OR VERTICAL SIDES AT EDGE OF PLANTING BED
 BACKFILL AS PER SPECIFICATION
 DO NOT EXCAVATE BELOW ROOTBALL.
 MODIFY EXCAVATION BASED ON LOCATION OF PLANT MATERIAL AND DESIGN OF BEDS OR OVERALL PLANT PLACEMENT
 SIZE VARIES SEE LANDSCAPE PLAN

DRAWN @ ? size

©

©

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
SHRUBS						
	As	33	Standing Ovation TM Serviceberry / Amelanchier alnifolia 'Obelisk'	#5 CONT	NATIVE CULTIVAR	Y
	Ca2	77	Arctic Fire Dogwood / Cornus sericea 'Arctic Fire'	#5 CONT	NATIVE CULTIVAR	Y
	Ff	48	Gold Cluster Forsythia / Forsythia x intermedia 'Courtaneur' TM	#2 CONT	NOT NATIVE	Y
	Ha	80	Annabelle Hydrangea / Hydrangea arborescens 'Annabelle'	#5 CONT	NOT NATIVE	Y
	Sgj	34	Sea Green Juniper / Juniperus chinensis 'Sea Green'	#5 CONT	NOT NATIVE	N
	Jm2	14	Medora Juniper / Juniperus scopulorum 'Medora'	#5 CONT	NOT NATIVE	N
	Ldn	28	Little Devil Ninebark / Physocarpus opulifolius 'Donna May' TM	#5 CONT	NATIVE CULTIVAR	Y
	Rg	18	Gro-Low Fragrant Sumac / Rhus aromatica 'Gro-Low'	#5 CONT	NATIVE	Y
	Tn	3	Nova Japanese Yew / Taxus cuspidata 'Nova'	#5 CONT	NOT NATIVE	N
	Tt	31	Taunton's Yew / Taxus x media 'Tauntonii'	#5 CONT	NOT NATIVE	N
		366	SUBTOTAL:			
GRASSES						
	Bc	15	Side Oats Grama / Bouteloua curtipendula	#1 CONT	NATIVE	Y
	Ha2	100	All Gold Japanese Forest Grass / Hakonechloa macra 'All Gold'	#1 CONT	NOT NATIVE	N
	Ph	137	Heavy Metal Switch Grass / Panicum virgatum 'Heavy Metal'	#1 CONT	NATIVE CULTIVAR	Y
	Ss	179	Standing Ovation Little Bluestem Grass / Schizachyrium scoparium 'Standing Ovation'	#1 CONT	NATIVE CULTIVAR	Y
	Sh	156	Prairie Dropseed / Sporobolus heterolepis	#1 CONT	NATIVE	Y
		587	SUBTOTAL:			

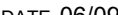
LANDSCAPE CODE REQUIREMENTS					
IN ALL ZONING DISTRICTS THE LOT AREA REMAINING AFTER PROVIDING FOR PARKING, DRIVEWAYS, LOADING SIDEWALKS, OR OTHER REQUIREMENTS SHALL BE PLANTED AND MAINTAINED IN GRASS, SODDING, SHRUBS, OR OTHER ACCEPTABLE VEGETATION OF LANDSCAPING TECHNIQUES.					
TREE PRESEVATION CODE: REPLACEMENT TREE CALS.					
REPLACE 50% OF TOTAL DIAMETER INCHES OF ALL SIGNIFICANT TREES LOST.					
REPLACE 25% OF TOTAL DIAMETER INCHES OF ALL OTHER TREES LOST.					
SIGNIFICANT TREES MUST BE HEALTHY AND INCLUDE ONE OF THE FOLLOWING:					
HARDWOOD DECIDUOUS TREES	=	MEASURING MINIMUM 6" INCHES IN DIAMETER			
ALL OTHER DECIDUOUS (COMMON) TREES	=	MEASURING MINIMUM 12" INCHES IN DIAMETER			
EVERGREEN TREES	=	MEASURING MINIMUM HEIGHT OF 12 FT (6" IN DIA.)			
ORNAMENTAL TREES	=	MEASURING MINIMUM 6" INCHES IN DIAMETER			
ALL OTHER TREES INCLUDE THE FOLLOWING:					
HARDWOOD DECIDUOUS TREES	=	MEASURING BETWEEN 4-6" INCHES IN DIAMETER			
ALL OTHER DECIDUOUS (COMMON) TREES	=	MEASURING BETWEEN 10-12" INCHES IN DIAMETER			
EVERGREEN TREES	=	MEASURING LESS THAN 12 FT IN HEIGHT (4-6" IN DIA.)			
ORNAMENTAL TREES	=	MEASURING BETWEEN 4-6" INCHES IN DIAMETER			
TREE REPLACEMENT CALCULATIONS:					
TOTAL SIGNIFICANT TREES DIAMETER REMOVED INCHES	=	358	50% OF DIAMETER INCHES REPLACED REQUIRED	=	179
TOTAL OTHER TREES DIAMETER REMOVED INCHES	=	45	25% OF DIAMETER INCHES REPLACED REQUIRED	=	11
REQ. SIGNIFICANT TREES TO REPLACE	=	179	DIVIDE 2.5	=	72
REQ. OTHER TREES TO REPLACE	=	11	DIVIDE 2.5	=	5
***BUCKTHORN TREES NOT ADDED TO COUNT					

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
3. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.
4. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
5. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
6. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
7. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
8. IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS.
9. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
10. ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
11. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
12. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
13. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVES BEING "ELED" TO 2'-0" ABOVE FINISHED GRADE AND
14. FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
15. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
16. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
17. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
18. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
19. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
20. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
21. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
22. USE SCREENS ON ALL HEADS.
23. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
24. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
25. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3' BEYOND PERIMETER OF VALVE BOX.
26. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PROJECT EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER EQUINOX DEVELOPMENT PARTNERS LLC

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
LICENSED LANDSCAPE ARCHITECT UNDER
THE LAWS OF THE STATE OF MINNESOTA.


Robert L. Binder
DATE 06/09/26 LICENSE NO. 25821

[illegible]

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP
REVIEWED BY	MP
PROJECT NUMBER	26245

[illegible]

L1.4

© COPYRIGHT 2026 CIVIL SITE GROUP PC.

Know what's below.
Call before you dig

1" = 80'-0"

40'-0" 0 80'-0"

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, 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.

Matthew R. Pavak
DATE 06/09/2025 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY
DATE 06/09/2025 DESCRIPTION CITY SUBMITTAL

PROJECT MANAGER MATT PAVAK
CONTACT NUMBER 612.615.0060 X 701
DRAWN BY JH MP
REVIEWED BY MP
PROJECT NUMBER 25245

REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - EXISTING
CONDITIONS - SOUTH

SW1.1
© COPYRIGHT 2025 CIVIL SITE GROUP PC



CONTRACTOR TO PROVIDE
INLET PROTECTION AT ALL
DOWNSIDE CATCH
BASINS.

CONSTRUCTION
ENTRANCE

INLET PROTECTION AT EXISTING
CATCH BASINS TO REMAIN, TYP.

CONSTRUCTION
LIMITS

PERIMETER EROSION CONTROL
AT CONSTRUCTION LIMITS, TYP.

INLET PROTECTION AT
PROPOSED CATCH
BASINS, TYP.

PLACE EROSION CONTROL BLANKET ON
ALL SLOPES 4:1 OR STEEPER, TYP.
(MNDOT CATEGORY 30)

MANCHESTER DRIVE

MARSHVIEW

SOUTHEAST

OWNER: SROA 5303 PIONEER CRK MN LLC
5305 PIONEER CREEK DRIVE, MAPLE PLAIN
PID 24-118-24-31-0022

OWNER: MAPLE & MANCHESTER PLACE LLC
5285 MANCHESTER DRIVE, MAPLE PLAIN
PID 24-118-24-34-0067

SWPPP NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
- SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
- SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
- CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, MAINTENANCE AND COMPLIANCE WITH THE PERMIT.

CITY OF MAPLE PLAIN EROSION CONTROL NOTES:

- RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

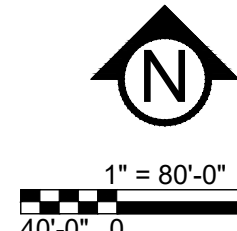
ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

SWPPP LEGEND:

- | | |
|------|--------------------------------------|
| 1125 | EX. 1' CONTOUR ELEVATION INTERVAL |
| 1137 | 1.0' CONTOUR ELEVATION INTERVAL |
| | DRAINAGE ARROW |
| | SILT FENCE / BIOROLL - GRADING LIMIT |
| | INLET PROTECTION |
| | STABILIZED CONSTRUCTION ENTRANCE |
| | EROSION CONTROL BLANKET |



Know what's below.
Call before you dig.



**PRELIMINARY:
NOT FOR
CONSTRUCTION**

EQUINOX DEV-TOWNHOMES

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

EQUINOX DEVELOPMENT PARTNERS LLC

225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, 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.

Matthew R. Pavlek
DATE 06/09/26 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
06/09/2026 CITY SUBMITTAL

PROJECT MANAGER: MATT PAVLEK
CONTACT NUMBER: 612.261.5060 X 701
DRAWN BY: JH MP
REVIEWED BY: MP
PROJECT NUMBER: 25245

REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - PROPOSED
CONDITIONS - SOUTH

SW1.2

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

EQUINOX DEV-TOWNHOMES

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

2225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, 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.

DATE 06/09/26 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP
REVIEWED BY	MP
PROJECT NUMBER	26245

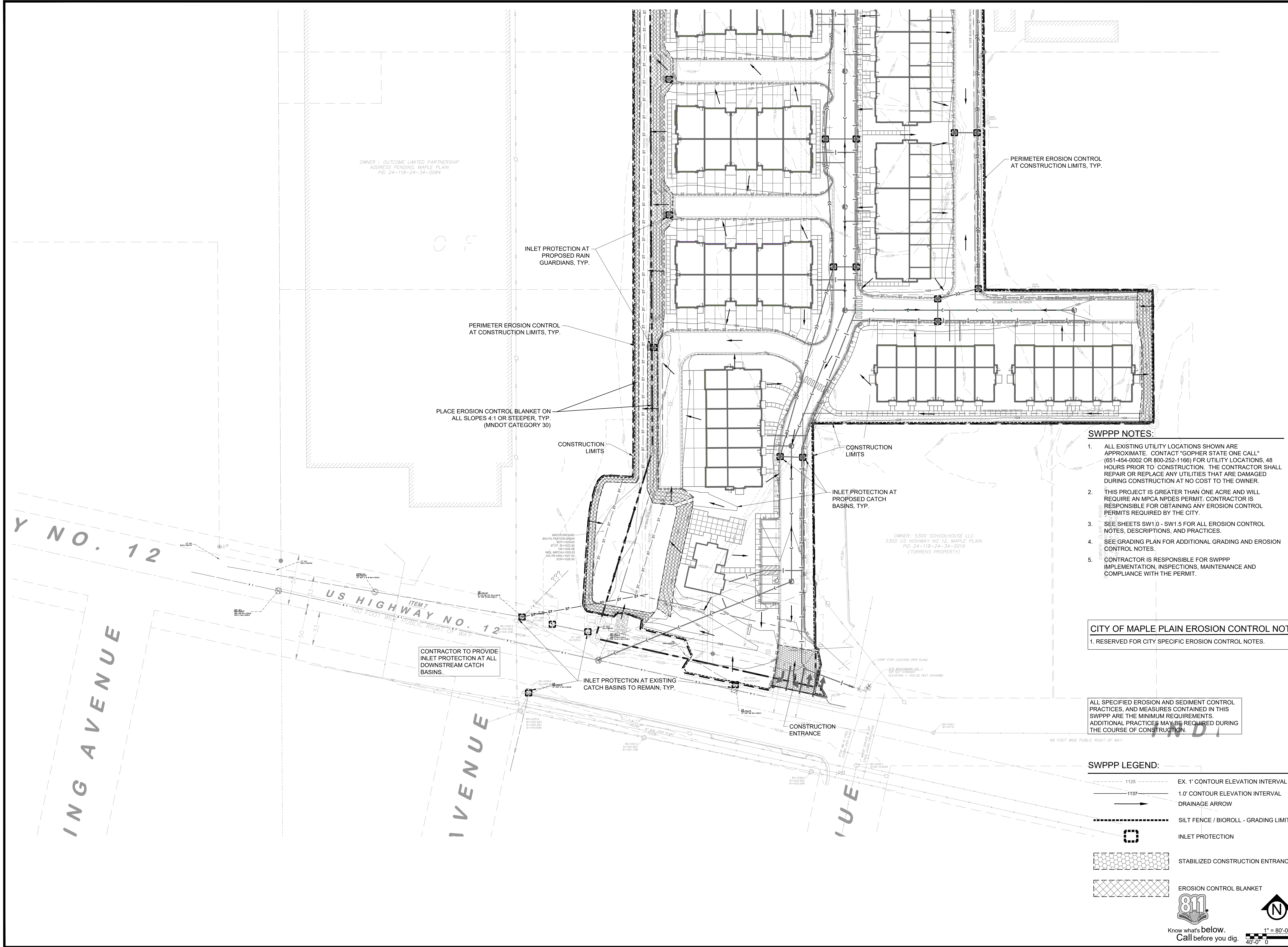
REVISION SUMMARY	
DATE	DESCRIPTION

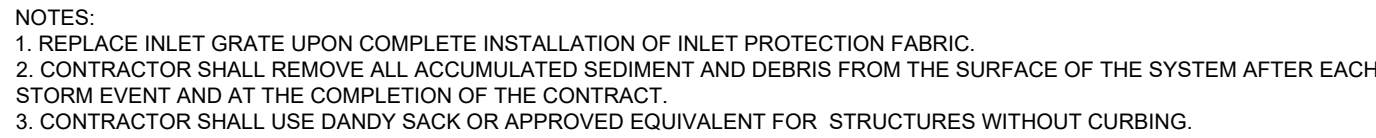
SWPPP - PROPOSED	

CONDITIONS - SOUTH

SW1.3

© COPYRIGHT 2026 CIVIL SITE GROUP PC.

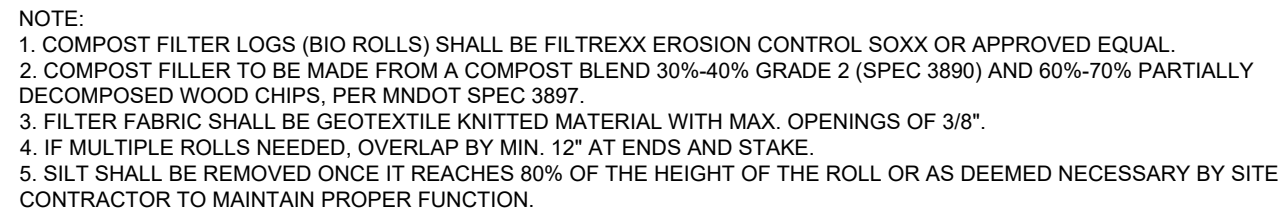




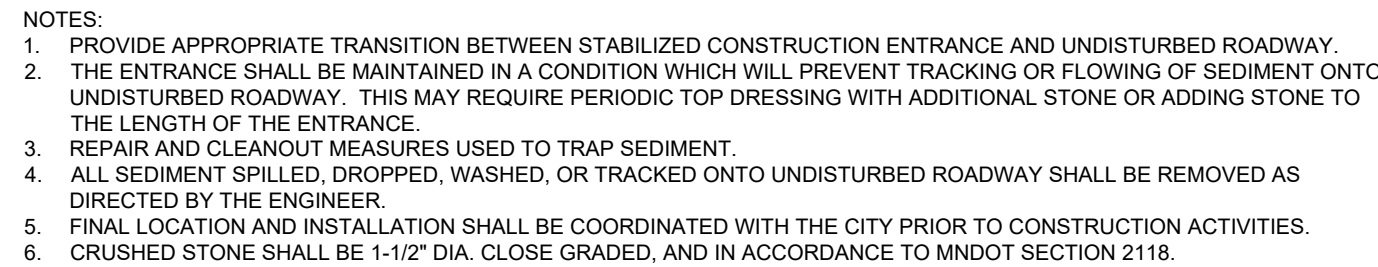
NTS



NTS



NTS



NTS



EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359
EQUINOX DEVELOPMENT PARTNERS LLC

PROJECT

OWNER

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, 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.


Matthew R. Pavек
DATE 06/09/26 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
08/09/2026	CITY SUBMITTAL

[illegible]

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JHL, MP
REVIEWED BY	MP
PROJECT NUMBER	26245

[illegible]

SWPPP - DETAILS

SW1.4

THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2016 # MNR100001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

1. INSTALLED STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS
4. INSTALL INLET PROTECTION AT ALL ADJACENT AND DOWNSLOPE AND CATCH BASINS
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND 1
6. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (SECTION 14)
7. CLEAR AND GRUB REMAINDER OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. STABILIZE DENUDED AREAS AND STOCKPILES
11. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
12. INSTALL SILT FENCE / INLET PROTECTION AROUND CBS
13. INSTALL STREET SECTION
14. INSTALL CURB AND GUTTER
15. BITUMINOUS ON STREETS
16. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
17. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
18. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS)
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOILLANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION:

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11, INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPs TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPs AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PROJECT HAS BEEN INITIATED. DOCUMENTATION SHALL INCLUDE:
 - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER SECTION 21 OF THE PERMIT.
 - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
 - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

CONSTRUCTION ACTIVITY REQUIREMENTS

SWPPP AMENDMENTS (SECTION 6):

1. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.
2. PERMITTEES MUST NOT ATTEMPT TO INCLUDE ADDITIONAL OR MODIFIED BMPs AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
3. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPs AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL.

BMP SELECTION AND INSTALLATION (SECTION 7):

1. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPs IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

EROSION PREVENTION (SECTION 8):

1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
2. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).
3. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE, STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.
4. FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.
5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONSTRUCTION OF THE TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES. STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO RILLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES
7. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
8. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.

9. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

SEDIMENT CONTROL (SECTION 9):

1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPs ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPs TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.
3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
4. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.
5. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
6. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPs DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
7. PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G. STREET FLOODING/PREVENTION) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
8. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE PERIMETER.
9. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
10. PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.
11. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPs ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
12. PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14.
13. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
14. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
15. PERMITTEES MUST DIRECT DISCHARGES FROM BMPs TO VEGETATED AREAS UNLESS INFEASIBLE.
16. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ADJACENT TO REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS, IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER.
17. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

DEWATERING AND BASIN DRAINING (SECTION 10):

1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCHDITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (E.G., 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPs SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
2. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE.
3. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
4. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

INSPECTIONS AND MAINTENANCE (SECTION 11):

1. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.
2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPs.
3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPs WITH FUNCTIONAL BMPs BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA.
4. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND REESTABLISH THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.
5. PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
6. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.
7. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.
8. PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B.
9. PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:
 - a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE, OR
 - b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT, OR
 - c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
10. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
 - a. DATE AND TIME OF INSPECTIONS; AND
 - b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
 - c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
 - d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
 - e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND

- i. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
- g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS.

POLLUTION PREVENTION MANAGEMENT (SECTION 12):

1. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
2. PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
3. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
4. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035.
5. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
6. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED, INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
7. PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS.
8. PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE OF WASTE IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

PERMIT TERMINATION (SECTION 4 AND SECTION 13):

1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT.
3. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SLOPE.
4. PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS DESIGNED.
5. PERMITTEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS PRIOR TO SUBMITTING THE NOT.
6. PERMITTEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs PRIOR TO SUBMITTING THE NOT. PERMITTEES MAY LEAVE BMPs DESIGNED TO DECOMPOSE ON-SITE IN PLACE.
7. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
8. FOR CONSTRUCTION PROJECTS ON AGRICULTURAL LAND (E.G., PIPELINES ACROSS CROPLAND), PERMITTEES MUST RETURN THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOT.

SEED NOTES:

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

GENERAL RECOMMENDATIONS:

THE CONTRACTOR IS RESPONSIBLE TO SALVAGE AND PRESERVE EXISTING TOPSOIL NECESSARY FOR FINAL STABILIZATION AND TO ALSO MINIMIZE COMPACTION IN ALL LANDSCAPE AREAS. IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

SEED

- TEMPORARY SEED SHALL BE MNDOT SEED MIX 21-112 (WINTER WHEAT COVER CROP). FOR WINTER AND 21-111 (OATS COVER CROP) FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100 LBS/ACRE.

MULCH

- IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, MNDOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT SILT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 90% COVERAGE (2 TONS PER ACRE OF STRAW MULCH)

SLOPES

- 3:1 (HORIZ:VERT.) OR FLATTER MUCH SHALL BE COVERED WITH MULCH
- SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.
- SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

TRAINING SECTION 21

DESIGN ENGINEER: DAVID J. KNAEBLE P.E.
TRAINING COURSE: DESIGN OF SWPPP
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN
DATES OF TRAINING COURSE: 8/22/2012- 8/23/2012
TOTAL TRAINING HOURS: 12
DATE OF RECERTIFICATION: 1/3/2025
EXPIRATION: 5/31/2028

OWNER INFORMATION

EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500
MINNEAPOLIS, MN 55402
KATELYN MURRAY
KMURRAY@EQUINOXDEVELOPMENT.COM

AREAS AND QUANTITIES:

SITE AREA CALCULATIONS					
		EXISTING CONDITION		PROPOSED CONDITION	
IMPERVIOUS SURFACES	BUILDING COVERAGE	1,057 SF	0.4%	73,803 SF	27.6%
	PAVEMENT	8,557 SF	3.2%	122,568 SF	45.9%
	TOTAL	9,614 SF	3.6%	196,371 SF	73.5%
PERVIOUS SURFACES					
TOTAL		257,670 SF	96.4%	70,913 SF	26.5%
TOTAL SITE AREA		267,284 SF	100.0%	267,284 SF	100.0%
DIFFERENCE (EX. VS PROP.)		186,757 SF	69.9%		
DISTURBED AREA		341,548 SF	7.8 AC		
EROSION CONTROL QUANTITIES					
DISTURBED AREA		341,548 SF			
SILT FENCE/BIO-ROLL		4,500 LF			
EROSION CONTROL BLANKET		48,000 SF			
INLET PROTECTION DEVICES		36 EA			

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

SWPPP CONTACT PERSON

CONTRACTOR: SWPPP INSPECTOR TRAINING:
ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT. TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP

PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT IS REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS. THE PROPERTY OWNER IS RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER SYSTEM.

SWPPP ATTACHMENTS (ONLY APPLICABLE IF SITE IS 1 ACRE OR GREATER):

CONTRACTOR SHALL OBTAIN A COPY OF THE FOLLOWING SWPPP ATTACHMENTS WHICH ARE A PART OF THE OVERALL SWPPP PACKAGE:
ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE - SITE SPECIFIC SWPPP DOCUMENT
ATTACHMENT B: CONSTRUCTION STORMWATER INSPECTION CHECKLIST
ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEMS
ATTACHMENT D: STORMWATER MANAGEMENT REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.
ATTACHMENT E: GEOTECHNICAL EVALUATION REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS GREATER THAN 1.0 ACRES SO AN NPDES PERMIT IS REQUIRED AND NEEDS TO BE SUBMITTED TO THE MPCA. THE CONTRACTOR IS REQUIRED TO FOLLOW THE GUIDELINES IN THE NPDES PERMIT THROUGHOUT CONSTRUCTION.

PROJECT NARRATIVE:

PROJECT IS A REDEVELOPMENT OF AN EXISTING SINGLE FAMILY HOME INTO MULTIFAMILY TOWN HOME DEVELOPMENT. SITE, GRADING, UTILITY AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

NATIVE BUFFER NARRATIVE:

PRESERVING A 50 FOOT NATURAL BUFFER AROUND WATER BODIES IS NOT REQUIRED OF THIS PROJECT BECAUSE WATER BODIES ARE NOT LOCATED ON SITE.

INFILTRATION NARRATIVE:

INFILTRATION IS PROVIDED AS PART OF THE PROJECTS PERMANENT STORM WATER MANAGEMENT SYSTEM.

SOIL CONTAMINATION NARRATIVE:

SOILS ONSITE HAVE NOT BEEN IDENTIFIED AS CONTAMINATED.

SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

THIS PROJECT IS WITHIN ONE MILE AND DISCHARGES TO LAKE INDEPENDENCE - LAKE INDEPENDENCE IS IDENTIFIED AS AN IMPAIRED WATER BODY PER THE MPCA'S 303(D) IMPAIRED WATERS LIST. LAKE INDEPENDENCE IS IMPAIRED FOR NUTRIENT EUTROPHICATION BIOLOGICAL INDICATORS. BECAUSE THIS WATER BODY IS LOCATED WITHIN ONE MILE OF THE SITE, BMPs AS DEFINED IN THE NPDES PERMIT ITEMS 23.9 AND 23.10 APPLY. THESE ARE AS FOLLOWS:

1. DURING CONSTRUCTION:
 - A. STABILIZATION OF ALL EXPOSED SOIL AREAS MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION BUT IN NO CASE COMPLETED LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
 - B. TEMPORARY SEDIMENT BASIN REQUIREMENTS DESCRIBED IN SECTION 14. MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

PERMANENT STABILIZATION NOTES SITE SPECIFIC:

NOTE: THIS INSPECTION REPORT DOES NOT ADDRESS ALL ASPECTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) CONSTRUCTION STORMWATER PERMIT (PERMIT) ISSUED ON AUGUST 1, 2018. THE COMPLETION OF THIS CHECKLIST DOES NOT GUARANTEE THAT ALL PERMIT REQUIREMENTS ARE IN COMPLIANCE; IT IS THE RESPONSIBILITY OF THE PERMITTEE(S) TO READ AND UNDERSTAND THE PERMIT REQUIREMENTS.

SITE NAME: _____
 SITE ADDRESS: _____ PERMIT NUMBER: _____
 CITY: _____ STATE: _____ ZIP CODE: _____

INSPECTOR NAME: _____ PHONE NUMBER: _____
ORGANIZATION/COMPANY NAME: _____

DATE (MM/DD/YYYY): _____ TIME: _____ AM / PM _____ Y _____ N _____

IS THE INSPECTOR CERTIFIED IN SEDIMENT AND EROSION CONTROL AND IS IT DOCUMENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)? ☐

IS THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT: ☐

7 DAY RAIN

7 DAY ☐ RAIN ☐

RAINFALL AMOUNT (IF APPLICABLE):

IS SITE WITHIN ONE AERIAL MILE OF SPECIAL OR IMPAIRED WATER THAT CAN POTENTIALLY RECEIVE DISCHARGE FROM THE SITE? ☐ ☐

IF YES, FOLLOW SECTION 23 AND OTHER APPLICABLE PERMIT REQUIREMENTS

NOTE: IF N/A IS SELECTED AT ANY TIME, SPECIFY WHY IN THE COMMENT AREA FOR THAT SECTION

	Y	N	N/A
1. ARE SOILS STABILIZED WHERE NO CONSTRUCTION ACTIVITY HAS OCCURRED FOR 14 DAYS (INCLUDING STOCKPILES)? (7 DAYS WHERE APPLICABLE, OR 24 HOURS DURING MINNESOTA DEPARTMENT OF NATURAL RESOURCES [DNR] FISH SPAWNING RESTRICTIONS)	☐	☐	☐
2. HAS THE NEED TO DISTURB STEEP SLOPES BEEN MINIMIZED?	☐	☐	☐
3. IF STEEP SLOPES ARE DISTURBED, ARE STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES USED?	☐	☐	☐
4. ALL DITCHES/SWALES STABILIZED 200' BACK FROM POINT OF DISCHARGE OR PROPERTY EDGE WITHIN 24 HOURS? (MULCH, HYDROMULCH, TACKIFIER, OR SIMILAR BEST MANAGEMENT PRACTICES [BMPs] ARE NOT ACCEPTABLE IN DITCHES/SWALES IF THE SLOPE IS GREATER THAN 2%)	☐	☐	☐
5. DO PIPE OUTLETS HAVE ENERGY DISSIPATION (WITHIN 24 HOURS OF CONNECTION)?	☐	☐	☐
6. IS CONSTRUCTION PHASING BEING FOLLOWED IN ACCORDANCE WITH THE SWPPP?	☐	☐	☐
7. ARE AREAS NOT TO BE DISTURBED MARKED OFF (FLAGS, SIGNS, ETC.)?	☐	☐	☐

1.	ARE PERIMETER SEDIMENT CONTROLS INSTALLED PROPERLY ON ALL DOWN GRADIENT PERIMETERS?	Y	N	N/A
2.	ARE APPROPRIATE BMPs INSTALLED PROTECTING INLETS, CATCH BASINS, AND CULVERT INLETS?			
3.	IS A 50 FOOT NATURAL BUFFER PRESERVED AROUND ALL SURFACE WATERS DURING CONSTRUCTION?			
3.1.	IF NO, HAVE REDUNDANT SEDIMENT CONTROLS BEEN INSTALLED?			
4.	DO ALL ERODIBLE STOCKPILES HAVE PERIMETER CONTROL IN PLACE?			
5.	IS THERE A TEMPORARY SEDIMENT BASIN ON SITE, AND IS IT BUILT AS REQUIRED IN SECTION 14 OF THE PERMIT?			
6.	IS SOIL COMPACTION BEING MINIMIZED WHERE NOT DESIGNED FOR COMPACTION?			
7.	IS TOPSOIL BEING PRESERVED UNLESS INFEASIBLE?			
8.	IF CHEMICAL FLOCCULANTS ARE USED, IS THERE A CHEMICAL FLOCCULANT PLAN IN PLACE?			

	Y	N	N/A
1. ARE ALL PREVIOUSLY STABILIZED AREAS MAINTAINING GROUND COVER?	☐	☐	☐
2. ARE PERIMETER CONTROLS MAINTAINED AND FUNCTIONING PROPERLY. SEDIMENT REMOVED WHEN ONE-HALF FULL?	☐	☐	☐
3. ARE INLET PROTECTION DEVICES MAINTAINED AND ADEQUATELY PROTECTING INLETS?	☐	☐	☐
4. ARE THE TEMPORARY SEDIMENT BASINS BEING MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐
5. ARE VEHICLE TRACKING BMPs AT SITE EXISTS IN PLACE AND MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐
6. IS ALL TRACKED SEDIMENT BEING REMOVED WITHIN 24 HOURS?	☐	☐	☐
7. HAVE ALL SURFACE WATERS, DITCHES, CONVEYANCES, AND DISCHARGE POINTS BEEN INSPECTED?	☐	☐	☐
8. WERE ANY DISCHARGES SEEN DURING THIS INSPECTION (I.E., SEDIMENT, TURBID WATER, OR OTHERWISE)?	☐	☐	☐

IF YES, RECORD THE LOCATION OF ALL POINTS OF DISCHARGE. PHOTOGRAPH AND DESCRIBE THE DISCHARGE (SIZE, COLOR, ODOR, FOAM, OIL SHEEN, TIME, ETC.). DESCRIBE HOW THE DISCHARGE WILL BE ADDRESSED. WAS THE DISCHARGE A SEDIMENT DELTA? IF YES, WILL THE DELTA BE RECOVERED WITHIN SEVEN DAYS AND IN ACCORDANCE WITH ITEM 11.5 OF THE PERMIT?

	Y	N	N/A
1. ARE ALL CONSTRUCTION MATERIALS THAT CAN LEACH POLLUTANTS UNDER COVER OR PROTECTED?	☐	☐	☐
2. ARE HAZARDOUS MATERIALS BEING PROPERLY STORED?	☐	☐	☐
3. ARE APPROPRIATE BMPs BEING USED TO PREVENT DISCHARGES ASSOCIATED WITH FUELING AND MAINTENANCE OF EQUIPMENT OR VEHICLES?	☐	☐	☐
4. ARE ALL SOLID WASTES BEING PROPERLY CONTAINED AND DISPOSED OF?	☐	☐	☐
5. IS THERE A CONCRETE/OTHER MATERIAL WASHOUT AREA ON SITE AND IS IT BEING USED?	☐	☐	☐
6. IS THE CONCRETE WASHOUT AREA MARKED WITH A SIGN?	☐	☐	☐
7. ARE THE CONCRETE/OTHER MATERIAL WASHOUT AREAS PROPERLY MAINTAINED?	☐	☐	☐

	Y	N	N/A
1. IS A COPY OF THE SWPPP, INSPECTION RECORDS, AND TRAINING DOCUMENTATION LOCATED ON THE CONSTRUCTION SITE, OR CAN IT BE MADE AVAILABLE WITHIN 72 HOURS?	☐	☐	☐
2. HAS THE SWPPP BEEN FOLLOWED AND IMPLEMENTED ON SITE, AND AMENDED AS NEEDED?	☐	☐	☐
3. IS ANY DEWATERING OCCURRING ON SITE?	☐	☐	☐
IF YES, WHAT BMPs ARE BEING USED TO ENSURE THAT CLEAN WATER IS LEAVING THE SITE AND THE DISCHARGE IS NOT CAUSING EROSION OR SCOUR?	☐	☐	☐

4. WILL A PERMANENT STORMWATER MANAGEMENT SYSTEM BE CREATED FOR THIS PROJECT IF REQUIRED AND IN ACCORDANCE WITH SECTION 15 OF THE PERMIT (IF ADDING AN ACRE OR MORE OF NEW IMPERVIOUS SURFACE)? ☐ ☐ ☐

5. IF INFILTRATION/FILTRATION SYSTEMS ARE BEING CONSTRUCTED, ARE THEY MARKED AND PROTECTED FROM COMPACTION AND SEDIMENTATION? ☐ ☐ ☐

6. DESCRIPTION OF AREAS OF NON-COMPLIANCE NOTED DURING THE INSPECTION, REQUIRED CORRECTIVE ACTIONS, AND RECOMMENDED DATE OF COMPLETION OF CORRECTIVE ACTIONS:

7. PROPOSED AMENDMENTS TO THE SWPPP

8. POTENTIAL AREAS OF FUTURE CONCERN:

9. ADDITIONAL COMMENTS

DISCLOSURES:

- AFTER DISCOVERY, THE PERMIT REQUIRES MANY OF THE DEFICIENCIES THAT MAY BE FOUND ON SITE BE CORRECTED WITHIN A SPECIFIED PERIOD OF TIME. SEE PERMIT FOR MORE DETAILS.
- THE PERMITEE(S) IS/ARE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPs AS WELL AS EROSION PREVENTION AND SEDIMENT CONTROL BMPs UNTIL ANOTHER PERMITEE HAS OBTAINED COVERAGE UNDER THIS PERMIT ACCORDING TO SECTION 3. OR THE PROJECT HAS MET THE TERMINATION CONDITIONS OF THE PERMIT AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MINNESOTA POLLUTION CONTROL AGENCY.

ATTACHMENT C - COMBINED
FACILITY MANAGEMENT SCHEDULE

3. ALL STORMWATER RETENTION, DETENTION AND TREATMENT BASINS MUST BE INSPECTED AT LEAST ONCE A YEAR TO DETERMINE THAT BASIN RETENTION AND TREATMENT CHARACTERISTICS ARE ADEQUATE. A STORAGE TREATMENT BASIN WILL BE CONSIDERED INADEQUATE IF SEDIMENT HAS DECREASED THE WET STORAGE VOLUME BY 50 PERCENT OR DRY STORAGE VOLUME BY 25 PERCENT OF ITS ORIGINAL DESIGN VOLUME. BASED ON THIS INSPECTION, IF A STORMWATER BASIN REQUIRES SEDIMENT CLEANOUT, THE BASIN WILL BE RESTORED TO ITS ORIGINAL DESIGN CONTOURS AND VEGETATED STATE WITHIN ONE YEAR OF THE INSPECTION DATE.
2. ALL GRIT CHAMBERS, SUMP CATCH BASINS, SUMP MANHOLES, OUTLET STRUCTURES, CULVERTS, OUTFALL STRUCTURES AND OTHER STORMWATER FACILITIES FOR WHICH MAINTENANCE REQUIREMENTS ARE NOT OTHERWISE SPECIFIED HEREIN MUST BE INSPECTED IN THE SPRING, SUMMER AND FALL OF EACH YEAR. WITHIN 30 DAYS OF THE INSPECTION DATE, ALL ACCUMULATED SEDIMENT AND DEBRIS MUST BE REMOVED SUCH THAT EACH STORMWATER FACILITY OPERATES AS DESIGNED AND PERMITTED. CONTRIBUTING DRAINAGE AREAS MUST BE KEPT CLEAR OF LITTER AND VEGETATIVE DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS KEPT CLEAR, INLET AREAS KEPT CLEAR, AND UNDESIRABLE VEGETATION REMOVED. EROSION IMPAIRING THE FUNCTION OR INTEGRITY OF THE FACILITIES, IF ANY, WILL BE CORRECTED, AND ANY STRUCTURAL DAMAGE IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF THE FACILITIES MUST BE REPAIRED.
3. VOLUME CONTROL FACILITIES AND CONTRIBUTING DRAINAGE AREAS MUST BE INSPECTED EVERY THREE MONTHS DURING THE OPERATIONAL PERIOD (BETWEEN SPRING SNOWMELT AND FIRST SUBSTANTIAL SNOWFALL) AND MONITORED AFTER RAINFALL EVENTS OF 1 INCH OR MORE TO ENSURE THAT THE CONTRIBUTING DRAINAGE AREA IS CLEAR OF LITTER AND DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS ARE CLEAR, INLET AREAS ARE CLEAN, UNDESIRABLE VEGETATION IS REMOVED AND THERE IS NO EROSION IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF A FACILITY. IF SEDIMENT HAS ACCUMULATED IN A INFILTRATION FEATURE, WITHIN 30 DAYS OF INSPECTION DEPOSITED SEDIMENTS MUST BE REMOVED, THE INFILTRATION CAPACITY OF THE UNDERLYING SOILS MUST BE RESTORED, AND ANY SURFACE DISTURBANCE MUST BE STABILIZED. INSPECTION MUST ENSURE THAT SEDIMENT TRAPS AND FOREBAYS ARE TRAPPING SEDIMENT AND THAT MORE THAN 50 PERCENT OF THE STORAGE VOLUME REMAINS, THE CONTRIBUTING DRAINAGE AREA IS STABLE (I.E., NO EROSION IS OBSERVED), AND INLETS AND OUTLET/OVERFLOW SPILLWAYS ARE IN GOOD CONDITIONS WITH NO EROSION. MAINTENANCE TECHNIQUES USED MUST PROTECT THE INFILTRATION CAPACITY OF THE PRACTICE BY LIMITING SOIL COMPACTION TO THE GREATEST EXTENT POSSIBLE (E.G., BY USING LOW-IMPACT EARTH-MOVING EQUIPMENT).
4. UNDERGROUND STORAGE CHAMBERS MUST BE INSPECTED AT LEAST ONCE A YEAR TO ENSURE THAT ADEQUATE STORAGE CAPACITY REMAINS. CAPACITY WILL BE CONSIDERED INADEQUATE IF SEDIMENT HAS DECREASED THE STORAGE VOLUME BY 50 PERCENT OF ITS ORIGINAL DESIGN VOLUME. ACCUMULATED DEBRIS AND SEDIMENT WILL BE REMOVED, AND INLET AND OUTLET STRUCTURES WILL BE CLEARED OF ANY FLOW IMPEDIMENTS.

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

EQUINOX DEV-TOWNHOMES

5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

EQUINOX DEVELOPMENT PARTNERS LLC

2225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

PROJECT

OWNER

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, 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.


Matthew R. Pavek
DATE 06/09/26 LICENSE NO. 44263

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL

[illegible]

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JHL, MP
REVIEWED BY	MP
PROJECT NUMBER	26245

DATE	DESCRIPTION
------	-------------

[illegible]

SWPPP - ATTACHMENTS

SW1.7