AGENDA
PLANNING COMMISSION MEETING
MAPLE PLAIN CITY HALL
September 03, 2026
6:00 PM

---

1. **CALL TO ORDER**
2. **ADOPT AGENDA**
3. **CONSENT AGENDA**
   - **A.** Minutes for Approval from 06-04-26
4. **DISCUSSION**
5. **NEW BUSINESS**
   - **A.** TIF DISTRICT NO. 2-2 Review and Resolution
6. **OTHER BUSINESS**
7. **ADJOURNMENT**

This meeting will be recorded and then posted to the City website within 3 to 5 business days.

MINUTES
PLANNING COMMISSION MEETING
MAPLE PLAIN CITY HALL
June 04, 2026
6:00 PM

---

1. CALL TO ORDER

Chair Betterman called the Planning Commission meeting to order at 6:02 PM.

PRESENT: Chair Jared Betterman, Vice-Chair Adam Ruhland, Commissioner Stephen Shurson, Commissioner Mike Melton, Commissioner David Chard, and Commissioner Nick Buller

COUNCIL LIASON: Councilmember Connie Francis

STAFF PRESENT: City Administrator Jacob Schillander, and City Planner Mark Kaltsas

2. ADOPT AGENDA

The Chair asked whether any items needed to be added or amended.

Commissioner Chard moved adopt the agenda as written. Seconded by Commissioner Melton.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Shurson, Commissioner Melton, Commissioner Chard, and Commissioner Buller

Motion carried 6–0.

3. CONSENT AGENDA

A. Minutes for Approval from 03-05-26

Commissioner Shurson moved to approve the March 5th Planning Commission meeting minutes as presented. Seconded by Commissioner Ruhland.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Shurson, Commissioner Melton, Commissioner Chard, and Commissioner Buller

Motion carried 6–0.

4. DISCUSSION

A. PUBLIC HEARING

DRAFT

Commissioner Melton moved to open the public hearing. Seconded by Commissioner Ruhland.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Shurson, Commissioner Melton, Commissioner Chard, and Commissioner Buller

Motion carried 6–0.

Public Hearing opened at 6:23

Christopher Hanson- Rep. of Proto Labs Addressed the commission feeling that this will be a direct impact to our business, this wasn't orginially asked for, we are not in favor of Recreational Marajuana Medical Cannabis we are ok with.

Ryan- Northshore Gymnastics- Speaks in opposition that they are violating the proximity allowed, and feels that it will impact his client base.

Brian Maloney- Director Of Operations of Integrity Orthopedics, We have a facility of global medical device manufacturing. We are not in favor of adding a retail component into our area, the area that we are in is safe and quite. I would hate that this issue would create friction of growing our footprint here in Maple Plain.

Commissioner Churd moved to close the public hearing. Seconded by Commissioner Shurson.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Shurson, Commissioner Melton, Commissioner Chard, and Commissioner Buller

Motion carried 6–0.

Public Hearing closed at 6:34

5. NEW BUSINESS

A. 5600 Pioneer Creek- Zomer Farms- CUP

Motion to approve the CUP made by Commissioner Altavilla. Seconded by Commissioner Shurson.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Shurson, and Commissioner Buller

Voting Nay: Commissioner Melton, and Commissioner Chard

Motion carried 4-2.

B. Maple Plain Townhomes

City Planner Kaltsas presented the site plan review, preliminary plat to allow a new townhome buildings and associated site plan.

No action was required by the Planning Commission.

6. OTHER BUSINESS

7. ADJOURNMENT

The motion to adjourn was made by Commissioner Ruhland and seconded by Commissioner Melton.

DRAFT

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Shurson, Commissioner Melton, Commissioner Chard, and Commissioner Buller.

Motion passed 6-0. The meeting concluded at 8:00 PM

I, Jacob W. Schillander, being duly sworn, depose and say:

That I am the City Administrator of the City of Maple Plain, and that the foregoing minutes are a true and correct record of the meeting held on the date indicated above at Maple Plain City Hall. I certify that the minutes accurately reflect all actions taken, including votes, motions, resolutions, and ordinances, and that they are in compliance with all applicable legal requirements.

Signed:

Jacob W. Schillander
City Administrator

DRAFT

CITY OF MAPLE PLAIN

Community Development | Planning Department

PLANNING COMMISSION STAFF REPORT

Highway 12 Equinox Townhomes

Rezoning to PUD • Planned Unit Development • Site Plan Review • Preliminary & Final Plat

To:	Planning Commission
From:	Mark Kaltsas, PLA, City Planner
Meeting Date:	Thursday, August 6, 2026
Applicant:	Equinox Development Partners, LLC
Owner:	Outcome Limited Partnership
Location:	At or adjacent to 5330 Highway 12, Maple Plain, MN
PID No.'s:	24-118-24-34-0020, 24-118-24-34-0021, 24-118-24-34-0083
Application Type:	Rezoning (PUD), Planned Unit Development, Site Plan Review, Preliminary & Final Plat

REQUEST

Equinox Development Partners, LLC (Applicant) and Outcome Limited Partnership (Owner) request that the City consider the following actions for the properties generally located at or adjacent to 5330 Highway 12, Maple Plain, MN (PID 24-118-24-34-0020, PID 24-118-24-34-0021, and PID 24-118-24-34-0083):

a. Rezoning from Mixed-Use – Budd Avenue (MU-B) to Planned Unit Development (PUD), MU-Budd Avenue; and

b. Planned Unit Development (PUD); and

c. Site Plan Review to consider the development of an 85-unit rental townhome community and associated site improvements; and

d. Preliminary and Final Plat approval to allow the property to be platted for the proposed development.

PROPERTY / SITE INFORMATION

Property Location:	At or adjacent to 5330 Highway 12, Maple Plain, MN
PID No.'s:	24-118-24-34-0020, 24-118-24-34-0021, 24-118-24-34-0083
Site Area:	6.05 acres
Current Zoning:	Mixed-Use – Budd Avenue (MU-B)
Requested Zoning:	MU-Budd Avenue Planned Unit Development (PUD)
Comprehensive Plan:	General Mixed-Use (MU)

Proposed Use:	85-unit market-rate rental townhome community (10 residential buildings plus a community/amenity building)
Proposed Density:	Approximately 12 units per acre (Comprehensive Plan guided range: 5–20 units per developable acre)
Current Conditions:	Vacant – former auto sales center and undeveloped land
Adjacent Uses:	Highway 12 and commercial to the south; industrial to the west; commercial/vacant land to the east; self-storage facility to the north

Figure 1 – Site Location Aerial (subject property outlined in cyan)

DISCUSSION

On June 4, 2026, the Planning Commission reviewed a concept plan for the redevelopment of the subject property with an approximately 85-unit rental townhome community. The Commission provided preliminary, non-binding feedback on land use compatibility, access, and pedestrian connectivity. The Applicant has since submitted formal land use applications; rezoning to a Planned Unit Development (PUD), Site Plan Review, and Preliminary and Final Plat, to allow construction of the project as described below.

Equinox Development Partners, LLC proposes an 85-unit townhome community on the subject property, a currently vacant former auto sales site located at 5330 Highway 12. The market-rate rental community consists of one-, two-, and three-bedroom townhome units distributed among 10 residential buildings, together with a community building providing a management office and indoor/outdoor resident amenities (fitness center, gathering spaces, grills, and firepits). Residents and guests will access the site directly from Highway 12, with a secondary access via a private road connecting north to Pioneer Creek Drive.

Building Types

The development includes three residential building types, summarized below:

Building Type	Count	Stories	Unit Types
"A" Buildings	3	2	Three-bedroom plus den
"B" Buildings	3	2	One-bedroom and two-bedroom; first-floor units are single-level with no stairs
"C" Buildings	4	3	Three-bedroom plus den, and two-bedroom plus den

Figure 2 – Maple Plain Townhomes, Rendered Streetscape View (Equinox Development Partners / Momentum Design Group)

COMPREHENSIVE PLAN CONFORMANCE

Staff finds the proposed rezoning, Planned Unit Development, Site Plan, and Plat to be consistent with the City's 2040 Comprehensive Plan. The subject property is guided General Mixed-Use (MU), which corresponds to the "Gateway" area and the area west of Budd Avenue on the north side of State Highway 12 (MU-G and MU-B zoning districts). The Comprehensive Plan describes the General Mixed-Use designation as follows:

> **General Mixed-Use (MU) – Land Use Description**
>
> *"This is a land use designation that will correspond to the 'Gateway' as well as the area west of Budd Avenue on the north side of State Highway 12 (MU-G and MU-B Zoning Districts). The primary purpose of the Mixed-Use designation is to provide for redevelopment with the flexibility to respond to market conditions and provide a mix of uses which is generally along the highway corridor. Permitted uses include commercial, office,*

> *and residential uses that have a density of between 5 to 20 units per developable acre. The height of the buildings will be defined by the zoning requirements."*

The proposed 85-unit townhome development results in a density of approximately 12 units per acre which is within the Comprehensive Plan's guided range of 5 to 20 units per developable acre for the General Mixed-Use designation, as illustrated below.

Figure 3 – Proposed Density Relative to Comprehensive Plan Guided Range

Consistency with Comprehensive Plan Goals

The Applicant's narrative identifies the following goals from Comprehensive Plan Table 2-1 (Chapter 2, Land Use: Goals, Policies and Implementation Summary) that are advanced by the proposed development:

- Maintain and encourage high-quality development by capitalizing on the geographic advantage of the City; the redevelopment of a highly visible, long-vacant former auto sales site along Highway 12 introduces 85 new housing units within a cohesively designed community.
- Maintain and enhance the small-town quality of a connected community; the development provides pedestrian and vehicular connectivity throughout the site and north to Pioneer Creek Drive, which accesses Veterans Memorial Park, the Orono Discovery Center, Baker Park, and the Highway 12 HAWK pedestrian signal.
- Provide a high-quality place for people to live, work, and play, the project incorporates quality architecture, a thoughtfully designed site layout, and dedicated indoor and outdoor resident amenities.
- Ensure availability of housing for all age groups; the development provides a broad continuum of unit types, sizes, and price points, from one-bedroom to three-bedroom-plus-den configurations.

The city finds the requested rezoning to a Planned Unit Development, the proposed Site Plan, and the proposed Preliminary and Final Plat to be consistent with the Comprehensive Plan's General Mixed-Use designation and supporting land use goals.

ZONING AND LAND USE ANALYSIS

a. Rezoning – Planned Unit Development (PUD), MU-Budd Avenue

The subject property is currently zoned Mixed-Use - Budd Avenue (MU-B), within which multifamily residential development, including townhomes, is a permitted use. The Applicant requests rezoning to a project-specific Planned Unit Development (PUD) district – MU-Budd Avenue PUD – to allow flexibility in site design (private streets, and building configuration) while remaining within the density and use intent of the underlying General Mixed-Use Comprehensive Plan designation. The PUD would apply solely to this development and would not establish standards for, or transfer to, future redevelopment proposals within the MU-B district.

b. Planned Unit Development – Purpose and Flexibility Requested

The City's PUD provisions allow variations to the strict application of zoning standards in order to improve site design and operation, while incorporating design elements that exceed the City's standards to offset the effect of any variations, and to promote a more creative and efficient approach to land use while protecting the health, safety, and general welfare of the City. Staff and the Applicant's design team continue to refine the specific zoning flexibility (if any) requested for private street sections, setbacks, guest parking, and related site design elements identified in the Site Plan Review comments below. Any requested deviations from MU-B standards, together with supporting justification, will be documented in the final PUD Agreement prior to City Council consideration.

c. Preliminary and Final Plat

The Applicant requests Preliminary and Final Plat approval to consolidate the three subject parcels (PID 24-118-24-34-0020, -0021, and -0083) into a single platted lot to support the proposed development. The City Engineer has identified several easements that must be incorporated into the plat prior to City Council consideration, including:

- Utility easements for the City-owned mainline watermain and sanitary sewer – a minimum of 10 feet on each side of the utility, or a 1:1 slope for pipe deeper than 10 feet, whichever is greater.
- Access, watermain, and storm sewer easements across the adjacent property to the north (PID 24-118-24-34-0084) to define the shared access drive.
- Temporary construction easements needed to accommodate retaining wall construction.

The Applicant will also be required to obtain approval from the Pioneer Sarah Creek Watershed Management Commission (PSCWMC) and to record a Stormwater Maintenance Agreement with the Final Plat, as further described in the Site Plan Review section below. An application to PSCWMC has been submitted.

SITE PLAN REVIEW

The City, in coordination with the City Engineer (Bolton & Menk, Inc.), has completed a detailed review of the development plans for the proposed 85-unit rental townhome community. Planning comments were issued to the Applicant by letter dated July 21, 2026; the City Engineer's detailed engineering comments were issued under separate cover on July 10, 2026, together with marked-up civil plan sheets and preliminary plat comments. The Applicant's engineer (Civil Site Group) and architect (Momentum Design Group) submitted a written response to all comments on July 31, 2026, along with a revised plan set. Both sets of City comments are consolidated below, together with the Applicant's response and/or proposed solution to each item.

Status of Revised Plans: The Applicant's revised plans and written responses to the City's Planning and Engineering comments, dated July 31, 2026 (Civil Site Group / Momentum Design Group), are reflected in the "Applicant Response / Proposed Solution" columns below. Two items remain open pending further documentation: the Highway 12 sidewalk connection (Planning Comment 1 / Engineering Comment 3), which the Applicant has indicated will be shown on a later construction plan set, and the access drive easement across PID 24-118-24-34-0084 (Engineering Comment 5), for which easement documents are still in process. Staff recommends these items be resolved prior to City Council consideration.

Planning Comments

Site Plan Review Letter, City of Maple Plain, dated July 21, 2026 (Mark Kaltsas, PLA, City Planner).

#	City Comment	Applicant Response / Proposed Solution
1	Highway 12 Sidewalk Connection – The City would like to see the sidewalk connection installed along Highway 12, consistent with prior discussions with the Applicant's design team. The City has prepared an exhibit illustrating a potential connection alignment and associated estimated construction cost (see Exhibit A, below). – 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.	**COMMENT REMAINS OPEN** Per discussions with the Owner and City, this sidewalk connection will be shown on later versions of the plans. The city is in agreement with this solution and is working with the developer to obtain MNDOT approval and also is considering funding that would help realize this connection.

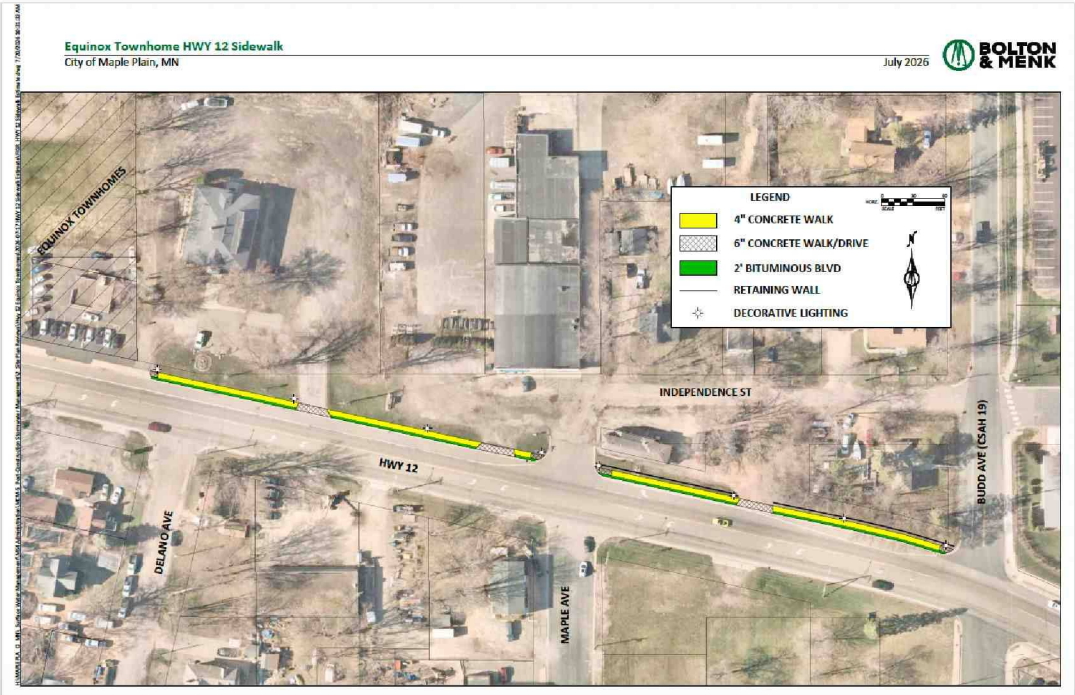


Exhibit A – Highway 12 Sidewalk Connection, Conceptual Alignment Prepared by the City

#	City Comment	Applicant Response / Proposed Solution
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 B, below).	Sidewalks updated to align with the parallel parking areas as recommended.

Exhibit B – Recommended Sidewalk Alignment, Buildings C.1 & C.2 Parallel Parking Area

#	City Comment	Applicant Response / Proposed Solution
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.	A site photometric plan is included at the end of the drawing packet; see the revised plans reflecting site lighting changes.
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 additional evergreen trees along the west property line to provide a stronger visual buffer to the adjacent industrial use.	See Sheet L1.5 for the existing vs. proposed landscape breakdown along the west property line. Additional overstory and evergreen plantings have been added throughout this area.
5	Private Street Width, Guest Parking & Signage – The proposed private streets are 24 feet wide and will not accommodate on-street parking. The plans currently provide 12 guest parking spaces; based on a preferred ratio of one guest space per five units, approximately 17 off-street guest spaces are anticipated for this development.	Guest parking is provided in driveways, with an average of 4 parking stalls per unit (2 garage and 2 driveway spaces). An additional 8 guest/resident spaces are provided at the clubhouse and 11 parallel spaces off the street. "No Parking" signage has been added to the plan, along with "Guest Parking, No Overnight Parking"

#	City Comment	Applicant Response / Proposed Solution
	– The City would like to further understand how the no-parking condition on the private streets will be implemented and enforced. At minimum, "No Parking" signage will be required throughout the development, including at the ends of all proposed private driveways.	signage at the parallel parking areas. Additional address and wayfinding signage is included on the Site and Architectural Parking & Signage Plan.

Engineering Comments

Engineering Review #1, Bolton & Menk, Inc. (City Engineer), dated July 10, 2026 (Matt Bauman, P.E., Project Manager).

#	City Comment	Applicant Response / Proposed Solution
1	Stormwater Management Trigger – The project creates 4.5 acres of impervious surface and 7.8 acres of total land-disturbing activity, which triggers stormwater management rules under the Pioneer Sarah Creek Watershed Management Commission (PSCWMC).	Noted.
2	Required Permits – MnDOT – Minnesota Department of Health – watermain review – NPDES – construction stormwater – Pioneer Sarah Creek Watershed Management Commission (PSCWMC) – Minnesota Pollution Control Agency – sanitary sewer extension	All required permits to be coordinated and obtained prior to construction.
3	Highway 12 Sidewalk – MnDOT Coordination – Sidewalk behind the curb is acceptable; sidewalk pedestrian access route (PAR) must be a minimum of 5 feet wide (6 feet preferred), with a minimum 2-foot buffer from the back of curb. – If lighting is desired behind the curb, an additional buffer from light poles will likely be needed (5-foot minimum). Submit plans to Kyle Fitterer (MnDOT) for routing and review.	**COMMENT REMAINS OPEN** This sidewalk connection will be included in a future full construction set that will address the items noted at left. The general sidewalk layout shown on the current plans is for reference only.
4	Watermain & Sanitary Sewer Easements – The City will own the mainline watermain and sanitary sewer pipes. Easements must accommodate 10 feet on each side of the utility, or a 1:1 slope for pipe deeper than 10 feet, whichever is greater. Update the plat drawings accordingly.	Noted; easements updated.
5	Access Drive Easements – PID 24-118-24-34-0084 – Easements for the access drive across the property north of the building should be included to define watermain, storm sewer, and roadway/access rights.	**COMMENT REMAINS OPEN** Easement documents are in process.

#	City Comment	Applicant Response / Proposed Solution
6	Temporary Construction Easements – Temporary construction easements will be needed to accommodate retaining wall construction.	Temporary easements to be obtained prior to construction.
7	Utility Profiles & Bury Depth – Profiles of mainline utilities must be provided; corridors are tight, with multiple utilities and grade changes requiring review for bury depth and conflicts. – Grading significantly affects bury depth of the existing watermain on the north side of the site; portions will need to be rebuilt at proper depth. – The sanitary sewer connection to the Highway 12 mainline should use a more conducive angle and shorter run to allow adequate bury depth (current plan provides only 4.29 feet at the furthest point).	Existing watermain on the north end of the site is being cut by one foot or less; Contractor to add insulation as needed. The watermain on the parcel to the northwest will be impacted more by the cut, and will be insulated where feasible or replaced otherwise. Sanitary sewer alignment and connection point have been updated.
8	Storm Sewer Calculations – Provide additional calculations for storm sewer pipe sizing, gutter spread/bypass at the Pioneer Creek Drive intersection, bioretention basin inlet capacity, and drawdown for the bioretention basin draintile.	Storm sewer sizing, gutter spread, and bypass calculations to be completed as part of construction documents. Drawdown calculations are included in the stormwater report.
9	Additional Plan Details Required – Road section details for Highway 12, Pioneer Creek Drive, and internal roadways (City street patch section for Pioneer Creek Drive: 1.5" wear course, 3.0" base course, 12" Class 5 aggregate base, 12" select granular borrow, geotextile fabric). – Bituminous trail detail; watermain offset detail. – Hydrant detail defining a Storz nozzle, with all thrust blocking in concrete. – Specialty storm structures, including sumps, OCS, and filter/diversion structures. – Retaining wall design (walls over 4 feet must be designed by a registered professional engineer). – Roadway draintile – perforated PVC is recommended (corrugated pipe clogs with roots and cannot be maintained long-term); include draintile cleanouts.	Road section, watermain offset, hydrant, and specialty storm structure details: see Sheets C7.0 and C7.1 detail sheets. Retaining walls: noted. Draintile: see plans for revised sizing — 4-inch corrugated pipe is proposed, for subgrade drainage only. Draintile cleanouts were not specifically addressed in the Applicant's response and should be confirmed in the next submittal.
10	Casting Adjustments – Casting adjustments shall be in accordance with City standards, result in a watertight seal, and include a chimney seal.	See Sheet C4.0.
11	Pre-Construction Condition Review – The condition of Highway 12 and Pioneer Creek Drive should be reviewed by the City and Contractor prior to any work and documented with video or photographs. Damage occurring after work commences shall be the Contractor's and Owner's responsibility to repair.	See Sheet C2.0.

#	City Comment	Applicant Response / Proposed Solution
12	Right-of-Way Work & Utility Connection Coordination – Work in the public right-of-way and utility connections must be coordinated with the City with a minimum 24-hour prior notice. Bituminous pavement shall be saw-cut and concrete removed to the joint for clean match lines, with removal limits marked by the City. Repairs shall match in kind (materials and thickness); subgrade corrections may be required.	See Sheets C2.0 & C4.0.
13	Erosion Control – Perimeter erosion control must be installed by the Contractor and inspected by the City before any other work begins, with a minimum 24-hour notice prior to inspection.	See Sheets SW1.0 & SW1.1.
14	MnDOT Right-of-Way Permit Compliance – Work within MnDOT right-of-way shall follow MnDOT permit requirements.	Noted.
15	Stormwater Facility Acceptance Testing – Prior to acceptance of the bioretention basin, jellyfish filter, and underground runoff treatment system, all systems shall be filled with hydrant water and observed to confirm drawdown within 48 hours.	See Sheet C4.0.
16	Stormwater Maintenance Agreement – The Applicant must submit a Maintenance Agreement for all stormwater management structures and facilities defining O&M responsibilities, inspection/maintenance types and frequency, and responsible parties, with reporting requirements and right-of-entry provisions for City and watershed personnel. The Agreement shall be recorded with the Final Plat.	Maintenance agreement to be finalized prior to construction.
17	Plan Revisions per Engineering Markup – Complete all plan modifications indicated on the plan sheets marked “Bolton & Menk Engineering Comments – 7/8/2026.” Additional comments may follow once revised materials are submitted.	Noted.
18	Record Drawings & Sanitary Sewer Televising – Record drawings must be provided upon project completion. The Developer must televise the sanitary sewer system and provide two copies of the televising report and data for City review.	See Sheet C2.0.

PLANNING COMMISSION RECOMMENDATION

Staff recommends that the Planning Commission open the public hearing, take testimony, and review the requested Rezoning to Planned Unit Development, Planned Unit Development, Site Plan, and Preliminary and Final Plat. The

Applicant has submitted written responses and a revised plan set addressing the Planning and Engineering comments above; two items remain open, as noted in the Site Plan Review section. Staff recommends the Commission's recommendation to the City Council be conditioned upon satisfactory resolution of those open items. Should the Planning Commission recommend approval of the requested actions to the City Council, staff recommends the following findings and conditions be included:

a. The proposed rezoning, Planned Unit Development, Site Plan, and Preliminary and Final Plat are consistent with the General Mixed-Use (MU) designation of the City's Comprehensive Plan, including the guided density range of 5 to 20 units per developable acre.

b. Prior to City Council consideration of the applications, the Applicant shall revise the plans to address all Planning and Engineering comments identified in this report, including the outstanding items in the "Applicant Response / Proposed Solution" columns above.

c. The Applicant shall obtain all applicable approvals from outside agencies with authority over the site, including MnDOT, the Pioneer Sarah Creek Watershed Management Commission (PSCWMC), the Minnesota Department of Health, the NPDES construction stormwater program, and the Minnesota Pollution Control Agency.

d. The Applicant shall execute a PUD Agreement memorializing all approved project-specific standards and any deviations from MU-B zoning requirements, for review and approval by the City Council.

e. The Applicant shall execute a Development Agreement memorializing all aspects of the development, proposed improvements and details relating to the construction of the development for review and approval by the City Council

f. The Applicant shall record a Stormwater Maintenance Agreement, including right-of-entry provisions for City and watershed personnel, concurrently with the Final Plat.

g. The Applicant shall dedicate all easements identified by the City Engineer, including utility easements for City-owned watermain and sanitary sewer, access/utility easements across PID 24-118-24-34-0084, and any temporary construction easements needed for retaining wall construction.

h. Approval of the development shall be in accordance with the approved plans; any subsequent changes, expansions, or alterations to the buildings, site, or signage shall require City review and approval.

i. The Applicant shall pay all costs associated with the City's review of the Rezoning, Planned Unit Development, Site Plan, and Plat applications.

ATTACHMENTS

- Land Use Application & Project Narrative, Equinox Development Partners, LLC, dated June 11, 2026
- Concept Plan Review Staff Report, Planning Commission Meeting of June 4, 2026
- Planning Commission Public Hearing Notice, dated July 10, 2026 (hearing of August 6, 2026)
- City Site Plan Review Comment Letter, dated July 21, 2026
- Bolton & Menk, Inc. Engineering Review Comments #1, dated July 10, 2026, with marked-up civil plan sheets
- Applicant Response to City Plan Review Comments, Civil Site Group / Momentum Design Group, dated July 31, 2026

- Revised Land Use Application Drawings (Civil Site Plan Set, Preliminary Plat, Landscape Plan, and Building Elevations), Momentum Design Group / Civil Site Group, dated June 10, 2026
- **Draft** PUD Ordinance
- **Draft** Rezoning Ordinance
- PUD Agreement (forthcoming)

MAPLE PLAIN TOWNHOMES

LAND USE APPLICATION

JUNE 11, 2026

Prepared by:

EQUINOX DEVELOPMENT

Momentum Design Group
ARCHITECTURE • PLANNING • INTERIOR DESIGN

CivilSite GROUP

Executive Summary

Equinox Development Partners LLC proposes an 85-unit townhome community on approximately 6.5 acres at the currently vacant, former auto sales center and vacant land located at 5330 Highway 12, in Maple Plain, MN. The market rate rental community consists of 1 bedroom, 2 bedroom, and 3-bedroom townhomes among 10 residential buildings. A community building will include an office for management staff as well as indoor/outdoor amenities for residents.

1. Project Location

Maple Plain's newest market rate rental residential community, which is a to-be-named Maple Plain Townhome community, will be constructed on the long-standing vacant parcel adjacent to Highway 12 to the south, an industrial building to the west, a commercial building and vacant land to the east, and a storage facility to the north. Residents and guests will access the site directly from Highway 12 and will also have the option to enter and/or exit at the north of the site via a private road connecting to Pioneer Creek Drive.

2. Project Offerings

The residential community offers 85 market rate rental townhomes with attractive community amenities, enriching the experience of living in this townhome community.

A thoughtfully designed site offers both extensive pedestrian and vehicular interconnectivity throughout the entire site for residents, guests, and pets. A community building offers community management and leasing staff an office, offers residents a fitness center, as well as outdoor gathering spaces with grills, firepits and lounges.

Each individual townhome residences feature amenities typically associated with for-sale homes. Individual private garages offer convenience and privacy, and individual front doors create a sense of welcome. Architectural features like ten-foot ceilings, eight-foot doors, and generous hallway, stair, and bedroom spaces enhance the resident living experience. Premium interior finishes—including wood-look flooring, semi-custom cabinetry, and tasteful electric and plumbing fixtures in a neutral palette—provide residents with a stylish but customized interior. Kitchens feature generous center islands, walk-in pantries, stainless steel appliances and quartz countertops. Primary bedrooms have ensuite bathrooms and closets. A diversity of floor plans offer options for all resident types and lifestyles. Single-level living accommodates people looking for homes without stairs, while flexible spaces can serve as dens, offices, or dining spaces. Considered features address real-life needs, such as

second-floor laundry, mudrooms, walk-in pantries, generous living rooms, bathrooms with double vanities, and generous garages to accommodate storage.

This community will attract a broad market by offering a combination of one bedroom, two-bedroom, two-bedroom plus den, three-bedroom, and three-bedroom plus den units. Units are either one, two or three stories depending on location within the community.

3. Project Design

With three different building types within the community, unity of design is of upmost importance:

- "A" Buildings (3 total): Two stories, includes three bedrooms plus dens.
- "B" Buildings (3 total): Two stories, includes one bedroom and two bedrooms. The first-floor units are all on one level with no stairs.
- "C" Buildings (4 total): Three stories, includes of three bedrooms plus den, and two bedroom plus den.

While each building type has a different layout, a traditional style with clean implementation with each building creates a sense of identity within the larger community. Subtle visual cues help distinguish the three major building types, offering site diversity and hierarchy without chaos or clutter. Gable roofs add rhythm, covered front porches create a sense of welcome, the careful placement of windows and doors create visual order. A crisp, tailored execution appeals to the eye.

The clean, fresh exterior material selections offer a balanced mix of light, natural tones, accented with custom lighting, standing seam metal porch rooms, and rich accent board and batten with box bay windows which create harmony among the community.

Intentional landscaping throughout the site provides connection to nature. An abundant native species of trees and plantings increase biodiversity, all of which are easier to maintain and support pollinators and birds. Landscaping species selections are based on naturalistic, organic forms to match the surrounding setting which include year-round interest: evergreens and colorful bark in the winter, flowering trees in the spring, and colorful foliage in the summer and fall. Additionally, select areas are designated as prairie restoration complement the architectural style within the greater surrounding environment with many ecological benefits.

4. Project Alignment with Strategic Priorities

Maple Plain Townhomes promotes several City goals and strategic priorities. Adding rooftops and creating a welcoming community on a long standing, vacant site along Hwy 12 brings abundant benefits and will be a catalyst to future growth and development in Maple Plain.

In the "City's 2040 Comprehensive Plan, Table 2-1 in Chapter 2 Land Use: Goals, Policies and Implementation Summary" highlight the following specific goals, all of which are promoted through the proposed development.

1. "Goal: Maintain and encourage high quality development by capitalizing on the geographic advantage of the City."
    a. The highly visible former auto sales center and vacant land along Highway 12 will welcome 85 new rooftops within a thoughtfully designed community.
2. "Goal: Maintain and enhance the small-town quality of a connected community."
    a. Maple Plain Townhomes provides pedestrian and vehicular connectivity throughout the site and to the north to Pioneer Creek Drive which easily accesses Veterans Memorial Park, Orono Discovery Center, Baker Park, and the HAWK at Hwy 12.
3. "Goal: Provide a high-quality place for people to live, work, and play."
    a. Maple Plain Townhome development incorporates innovative design within the units, building exteriors, as well as the thoughtfully designed site layout with private driveways and unit entries for each townhome. Sustainable features throughout the site are delivered with the highest quality, all while establishing a new community of rooftops for people to live in Maple Plain.
4. "Goal: Ensure availability of affordable housing exists for all age groups"
    a. Maple Plain Townhomes provides housing that supplies a large continuum of unit types, prices, and designs.

5. Conclusion

The redevelopment of a former auto sales center and long standing, vacant site will bring a new, vibrant housing community to Maple Plain and be a catalyst for future development and redevelopment. We look forward to working through this process together.

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).

Exhibit B – Recommended Sidewalk Alignment

Buildings C.1 & C.2 – parallel parking area

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

BOLTON & MENK
Real People. Real Solutions.

263
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 draintile.
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 draintile – use of perforated PVC is recommended so can be jetted and cleaned. Corrugated pipes clog with roots and cannot be maintained long-term.
    h. Draintile 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

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

R.T. DOC. NO. _____

C.R. DOC. NO. _____

EQUINOX MAPLE ADDITION

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 Public _____ County, _____
(Notary Signature)

_____ My commission expires _____
(Notary Printed Name)

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 Public _____ County, _____
(Notary Signature)

_____ My commission expires _____
(Notary Printed Name)

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

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

EQUINOX MAPLE ADDITION

R.T. DOC. NO. _____

C.R. DOC. NO. _____

PARCEL 5

MARSHVIEW

LS 53536

THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4
S89°59'36"E 324.27

3/4-INCH PIPE

S89°59'36"E 636.01

NORTHWEST CORNER OF LOT 1, BLOCK 2, OF DRAKE ADDITION

636.00

WESTERLY LINE OF DRAKE ADDITION

MANCHESTER DRIVE

SOUTHEAST QUARTER OF

PARCEL 3

DRAKE ADDITION

THE SOUTH LINE OF THE NORTH 264.00 FEET OF THE SE 1/4 OF THE SW 1/4

THE NORTH LINE OF THE SOUTH 231.00 FEET OF THE NORTH 495.00 FEET OF THE SE 1/4 OF THE SW 1/4

264.00

495.00
1/2-INCH REBAR
FLUSH WITH GROUND

S00°21'06"E 495.01

PARCEL 4

50.00

100.00

N00°18'06"W 651.68

781.51

231.00

THE WEST LINE OF THE EAST 636.00 FEET OF THE SE 1/4 OF THE SW 1/4

EXCEPTION

EXCEPTION

ADLON ADDITION

PARCEL 2

636.00

THE SOUTH LINE OF THE NORTH 495.00 FEET OF THE SE 1/4 OF THE SW 1/4

THE SOUTH LINE OF THE NORTH 495.00 FEET OF THE SE 1/4 OF THE SW 1/4 & 473.00 FEET WEST OF THE EAST LINE OF THE SE 1/4 OF THE SW 1/4

A POINT ON THE SOUTH LINE OF THE NORTH 495.00 FEET OF THE SE 1/4 OF THE SW 1/4

S89°59'36"E 163.00

LS 12755

LS 53536

473.00

A LINE PARALLEL WITH THE EAST LINE OF THE SE 1/4 OF THE SW 1/4

130.51
S00°21'06"E

S00°21'06"E 1322.22

BUDD AVENUE

POINT OF BEGINNING — PARCEL 1
THE SW CORNER OF THE NORTH 495.00 FEET WEST OF THE SE 1/4 OF THE SW 1/4

LOT 1
BLOCK 1
SEE SHEET 3 OF 3 SHEETS

PARCEL 1

N89°59'36"W 331.44

A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH 495.00 FEET OF THE SE 1/4 OF THE SW 1/4

271.73
(278.23±)

LS 53536

(192.55±)
191.00
N16°57'46"E
173.94

A LINE PARALLEL WITH THE EAST LINE OF THE SE 1/4 OF THE SW 1/4

A POINT 903.34 FEET WEST OF THE EAST LINE OF THE SE 1/4 OF THE SW 1/4

A LINE PARALLEL WITH THE NORTH LINE OF INDEPENDENCE STREET

SOUTH LINE OF THE NORTH 781.51 FEET OF THE SE 1/4 OF THE SW 1/4

1 1/2-INCH PIPE

156.00
S00°21'06"E

A LINE PARALLEL WITH THE EAST LINE OF THE SE 1/4 OF THE SW 1/4

SOUTHWEST QUARTER

S89°59'36"E 1.10

A LINE PARALLEL WITH THE EAST LINE OF THE SE 1/4 OF THE SW 1/4

903.34

98.90

100.00

78.20
(77.84±)

LS 53536

LS 53536

N77°30'36"W 214.63

U.S. HIGHWAY 12

N77°30'36"W 219.83

NORTH LINE OF INDEPENDENCE STREET

77.00

82.94

100.37
S00°21'06"E

POINT OF BEGINNING
A POINT ON THE NORTH LINE OF INDEPENDENCE STREET & 803.34 FEET WEST OF THE EAST LINE OF THE SE 1/4 OF THE SW 1/4

803.34

INDEPENDENCE STREET

EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24

SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 118 N, RANGE 24 W

SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24
S89°55'16"E 2646.52

SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 118 N, RANGE 24 W

N

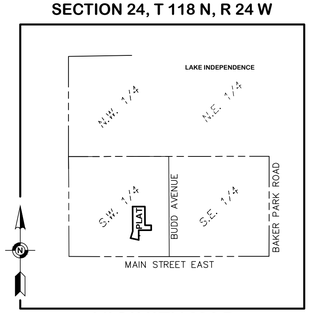
0 60 120 180

SCALE IN FEET
1 INCH = 60 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 FOUND HENNPIN 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

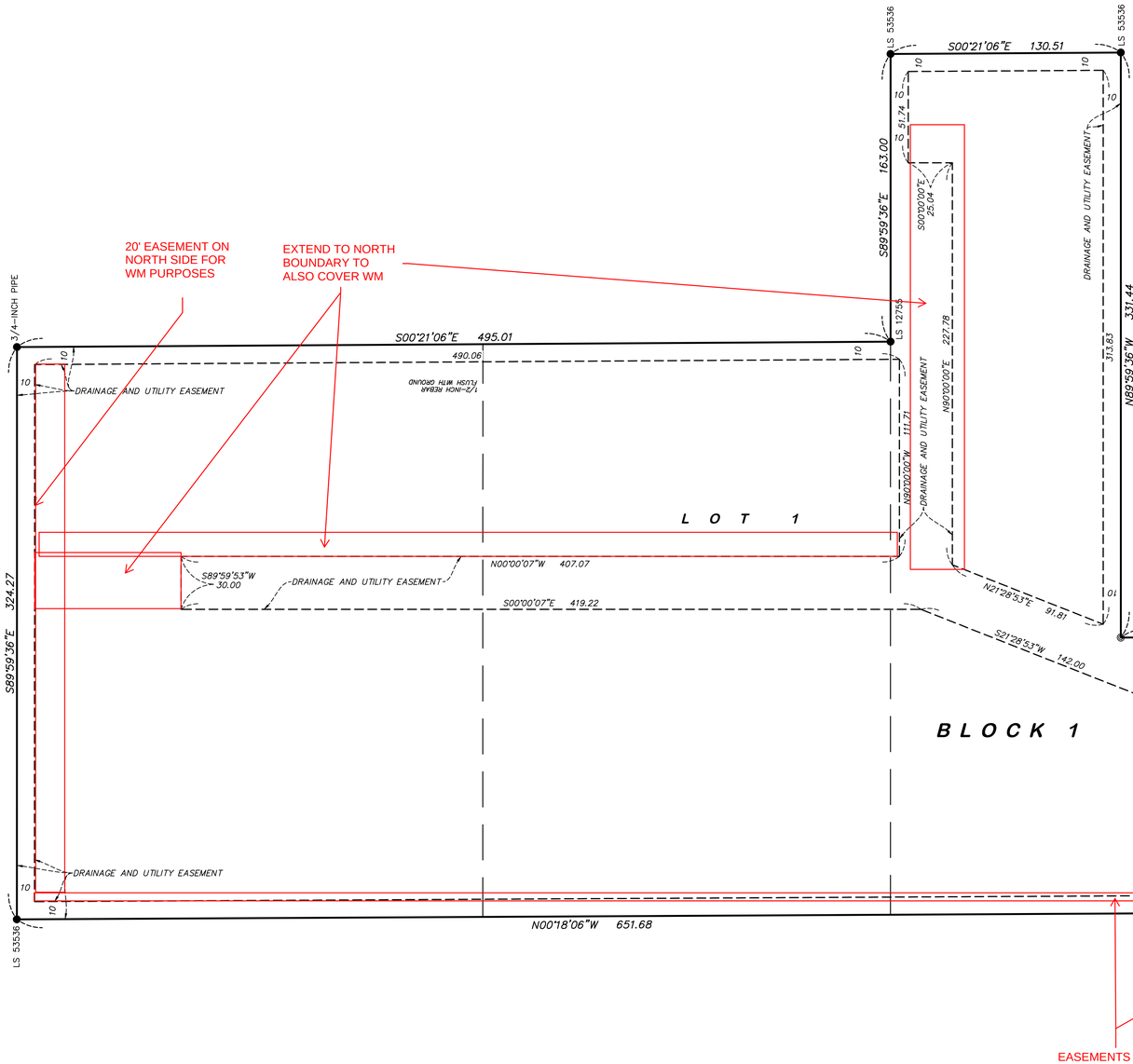
Egan, Field & Nowak, Inc.
land surveyors since 1872

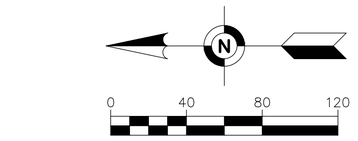
EQUINOX MAPLE ADDITION

INSET "A"

R.T. DOC. NO. _____

C.R. DOC. NO. _____



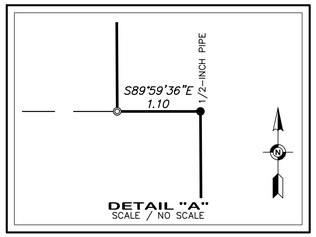


THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 118 NORTH, RANGE 24 WEST, HENNEPIN COUNTY, MINNESOTA IS ASSUMED TO BEAR S89°55'16"E

◎ *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*

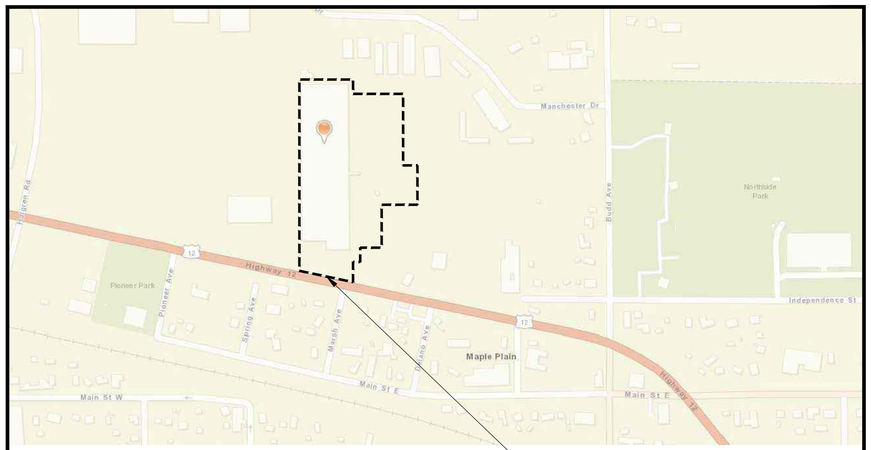


Egan, Field & Nowak, Inc.
land surveyors since 1872

EQUINOX DEV-TOWNHOMES

MAPLE PLAIN, MINNESOTA

ISSUED FOR: CITY SUBMITTAL



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
LANDSCAPE ARCHITECT	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	ROBERT BINDER 612-615-0060 RBINDER@CIVILSITEGROUP.COM
PROPERTY OWNER/DEVELOPER	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

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. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
3. 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.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.
5. CIVIL SITE GROUP SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OUT OF THE CLIENTS 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.
6. 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.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C0.1	OVERALL PLAN LAYOUT
C1.0	REMOVALS PLAN - NORTH
C1.0	REMOVALS PLAN - SOUTH
C1.1	TREE PRESERVATION PLAN
C1.2	TREE PRESERVATION PLAN
C1.3	TREE PRESERVATION PLAN
C2.0	SITE PLAN - ENLARGEMENT 1
C2.1	SITE PLAN - ENLARGEMENT 2
C2.2	SITE PLAN - ENLARGEMENT 3
C2.3	SITE PLAN - ENLARGEMENT 4
C2.4	TURNING MOVEMENT
C2.5	TURNING MOVEMENT
C3.0	GRADING PLAN - ENLARGEMENT 1
C3.1	GRADING PLAN - ENLARGEMENT 2
C3.2	GRADING PLAN - ENLARGEMENT 3
C3.3	GRADING PLAN - ENLARGEMENT 4
C4.0	UTILITY PLAN - ENLARGEMENT 1
C4.1	UTILITY PLAN - ENLARGEMENT 2
C4.2	UTILITY PLAN - ENLARGEMENT 3
C4.3	UTILITY PLAN - ENLARGEMENT 4
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
L1.0	LANDSCAPE PLAN - ENLARGEMENT 1
L1.1	LANDSCAPE PLAN - ENLARGEMENT 2
L1.2	LANDSCAPE PLAN - ENLARGEMENT 3
L1.3	LANDSCAPE PLAN - ENLARGEMENT 4
L1.4	LANDSCAPE PLAN NOTES & DETAILS
L1.5	CLUBHOUSE ENLARGMENT
SW1.0	SWPPP - EXISTING CONDITIONS - NORTH
SW1.1	SWPPP - EXISTING CONDITIONS - SOUTH
SW1.2	SWPPP - PROPOSED CONDITIONS - NORTH
SW1.3	SWPPP - PROPOSED CONDITIONS - SOUTH
SW1.4	SWPPP - DETAILS
SW1.5	SWPPP - NARRATIVE
SW1.6	SWPPP - ATTACHMENTS
SW1.7	SWPPP - ATTACHMENTS

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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

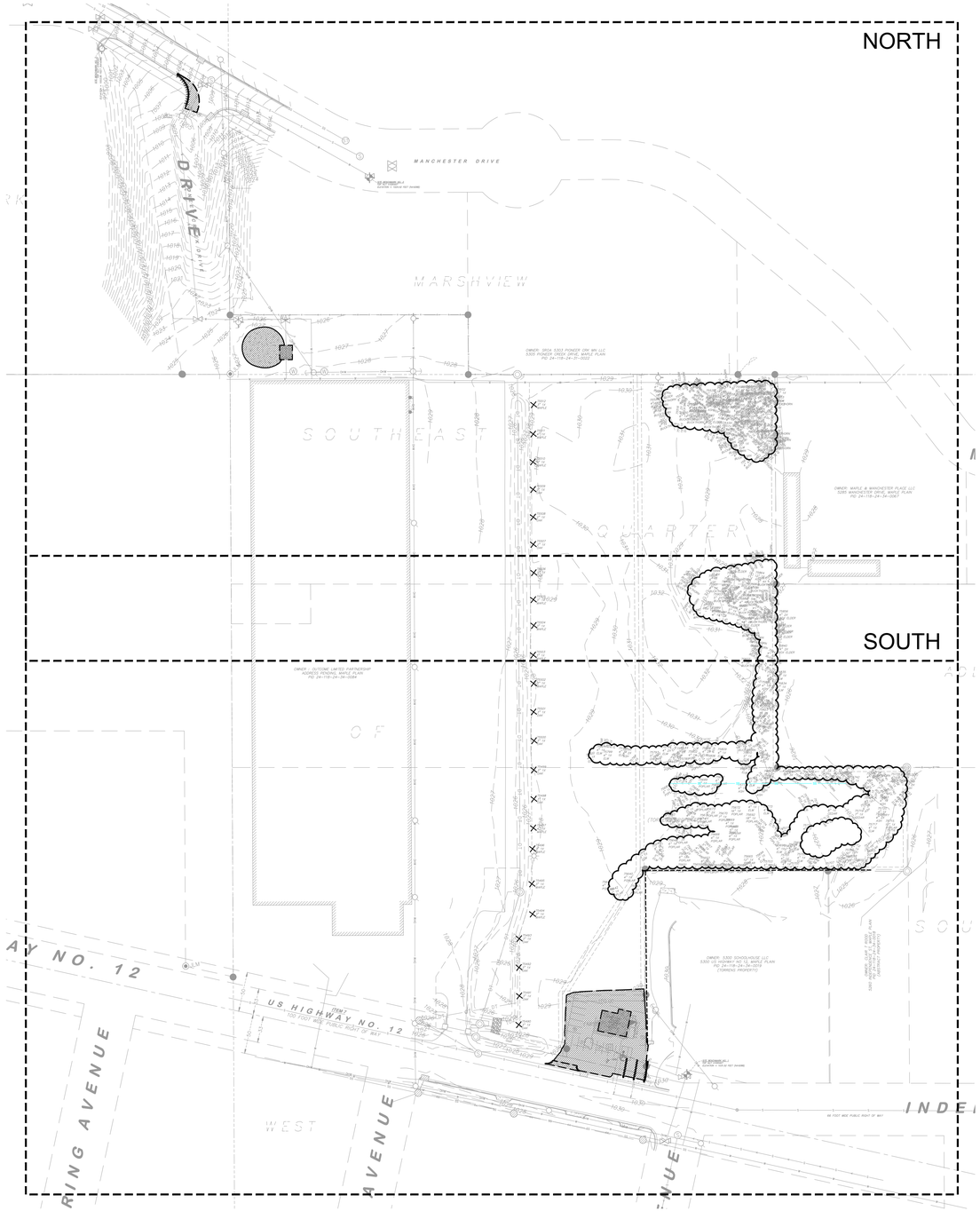
REVISION SUMMARY

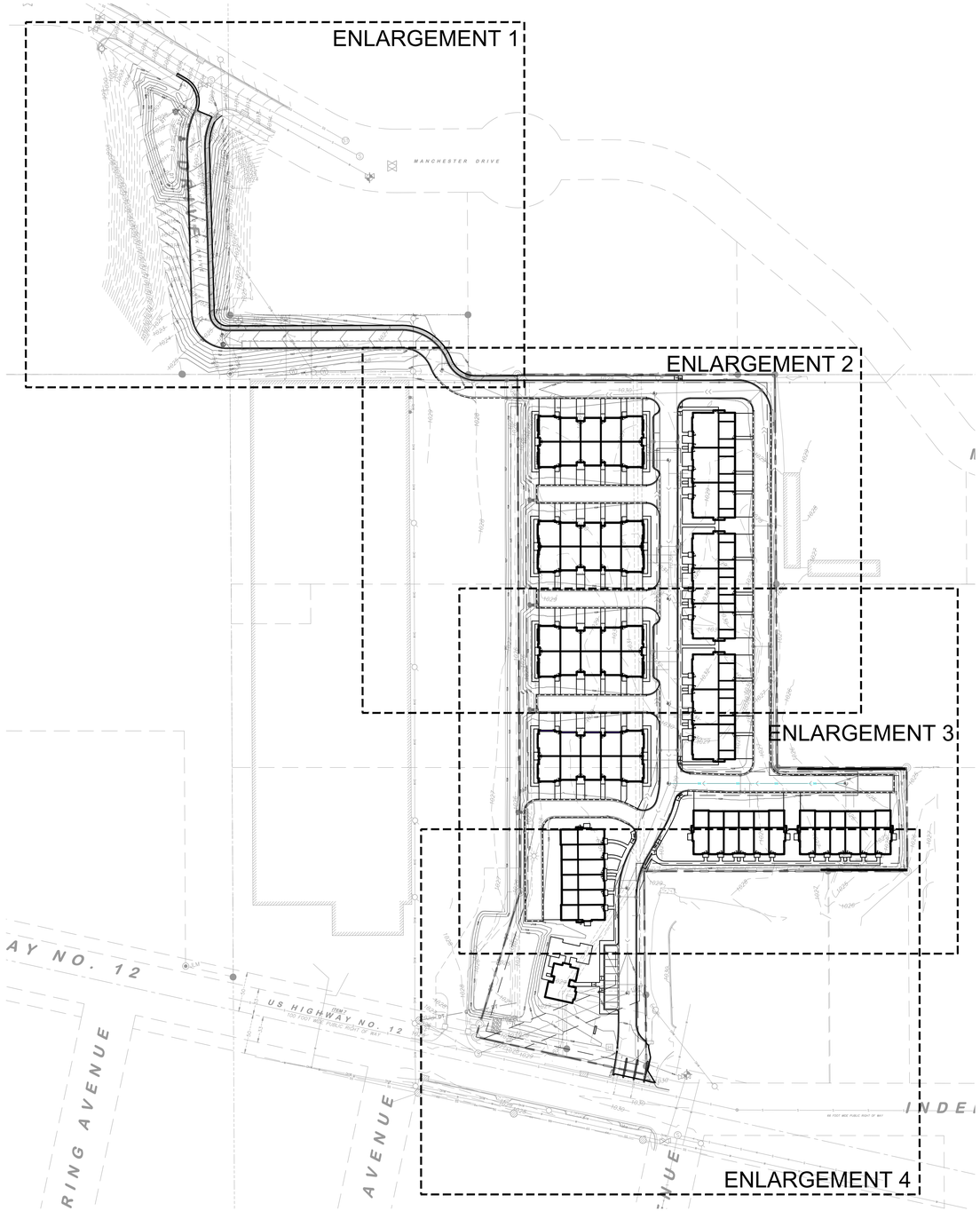
DATE	DESCRIPTION

TITLE SHEET

C0.0

© COPYRIGHT 2026 CIVIL SITE GROUP





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" = 80'-0"
40'-0" 0 80'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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

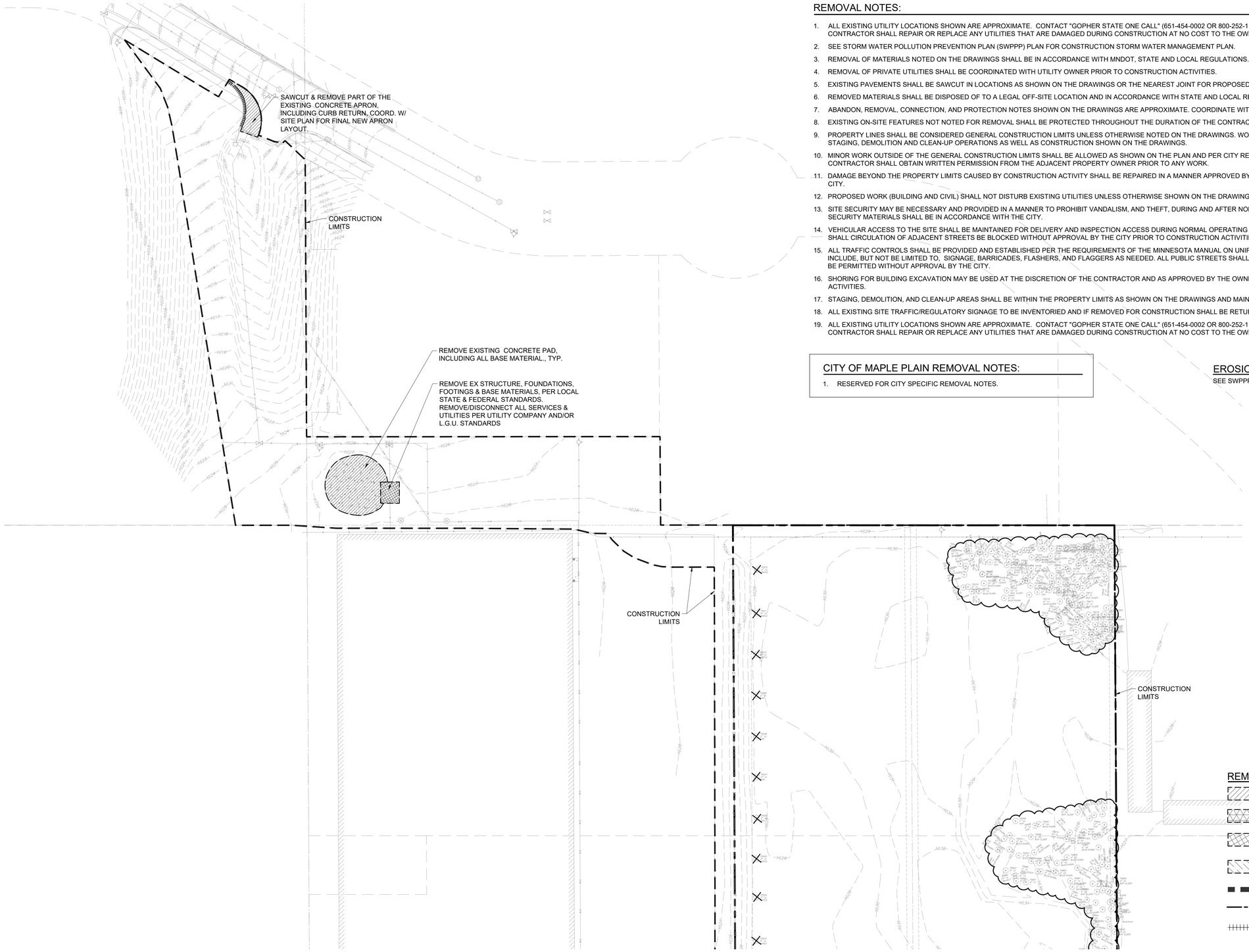
REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - OVERALL LAYOUT

C0.1

© COPYRIGHT 2026 CIVIL SITE GROUP



REMOVAL NOTES:

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.

CITY OF MAPLE PLAIN REMOVAL NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

REMOVALS PLAN LEGEND:

- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- MILL PAVEMENT, SEE PLAN NOTES FOR DEPTH
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS
- CONSTRUCTION LIMITS
- PROPERTY LINE
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

OWNER INFORMATION

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"
20'-0" 0 40'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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

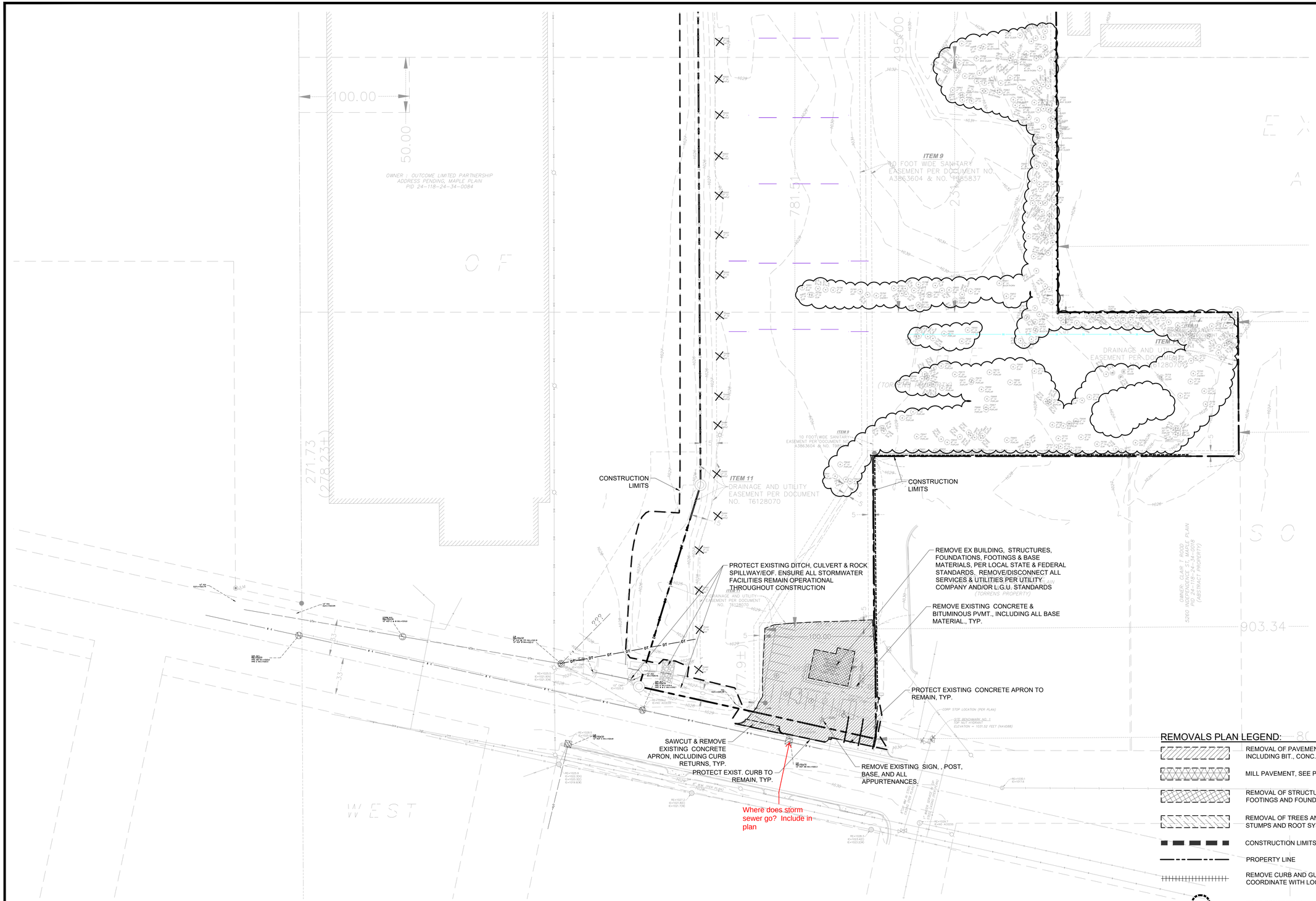
REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN - NORTH

C1.0

© COPYRIGHT 2026 CIVIL SITE GROUP



REMOVALS PLAN LEGEND:

- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- MILL PAVEMENT, SEE PLAN NOTES FOR DEPTH
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS
- CONSTRUCTION LIMITS
- PROPERTY LINE
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

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

N

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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	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

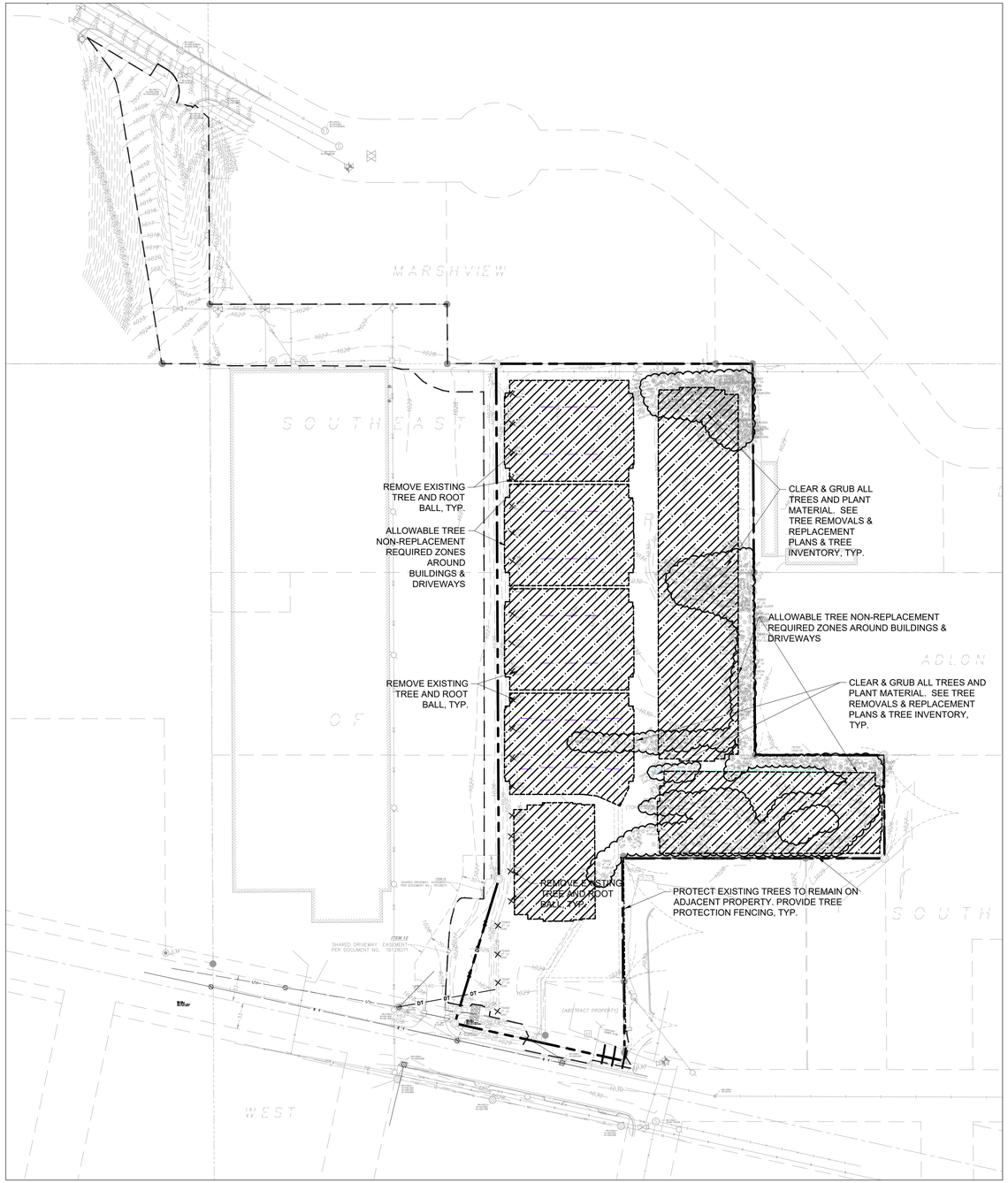
REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN - SOUTH

C1.1

© COPYRIGHT 2026 CIVIL SITE GROUP



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 CALS

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

Know what's below. Call before you dig.

1" = 80'-0"
40'-0" 0 80'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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	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

TREE PRESERVATION PLAN

C1.2

© COPYRIGHT 2026 CIVIL SITE GROUP

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			NRZ		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		NRZ		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~~

NO.	TYPE	TOTAL DIAMETER	SPECIES	SIGNIFICANT	COMMON	NOTES	SAVED	REMOVED
~~75858~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
75859	TRD	8	Ash					X
75860	TRD	4	Box Elder					X
75861	TRD	5	Box Elder			MULTI-TRUNK		X
75862	TRD	4	Box Elder			MULTI-TRUNK		X
75863	TRD	6	Box Elder			MULTI-TRUNK		X
75864	TRD	12	Ash	X				X
~~75865~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK~~		~~X~~
75866	TRD	5	Box Elder			MULTI-TRUNK & NRZ		X
~~75867~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75868~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75869~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75870~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK~~		~~X~~
~~75871~~	~~TRD~~	~~6~~	~~Buckthorn~~					~~X~~
75872	TRD	7	Box Elder			MULTI-TRUNK		X
75873	TRD	4	Box Elder			MULTI-TRUNK & NRZ		X
~~75874~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
75875	TRD	4	Box Elder			NRZ		X
75876	TRD	4	Box Elder			MULTI-TRUNK & NRZ		X
~~75877~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75878~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75879~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75880~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
75881	TRD	4	Box Elder			NRZ		X
~~75882~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75883~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
75884	TRD	4	Box Elder			NRZ		X
75885	TRD	5	Box Elder			NRZ		X
~~75886~~	~~TRD~~	~~5~~	~~Buckthorn~~			~~NRZ~~		~~X~~
75887	TRD	4	-			NRZ		X
75888	TRD	4	-			NRZ		X
75889	TRD	4	-			NRZ		X
75890	TRD	4	Walnut			NRZ		X
75891	TRD	4	-			NRZ		X
75892	TRD	4	-			NRZ		X
75893	TRD	4	-			NRZ		X
~~75894~~	~~TRD~~	~~7~~	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75895~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
75896	TRD	6	Box Elder			MULTI-TRUNK & NRZ		X
~~75897~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
75898	TRD	6	Ash			NRZ		X
75899	TRD	7	Ash			MULTI-TRUNK & NRZ		X
~~75900~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75901~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75902~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75903~~	~~TRD~~	~~5~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75904~~	~~TRD~~	~~5~~	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75905~~	~~TRD~~	~~5~~	~~Buckthorn~~			~~NRZ~~		~~X~~

FOLLOWING 2 TREES ARE OUT OF BOUNDS OF SITE:

75755	TRD	6	Ash			MULTI-TRUNK		
~~75845~~	~~TRD~~	~~6~~	~~Buckthorn~~					

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

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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	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

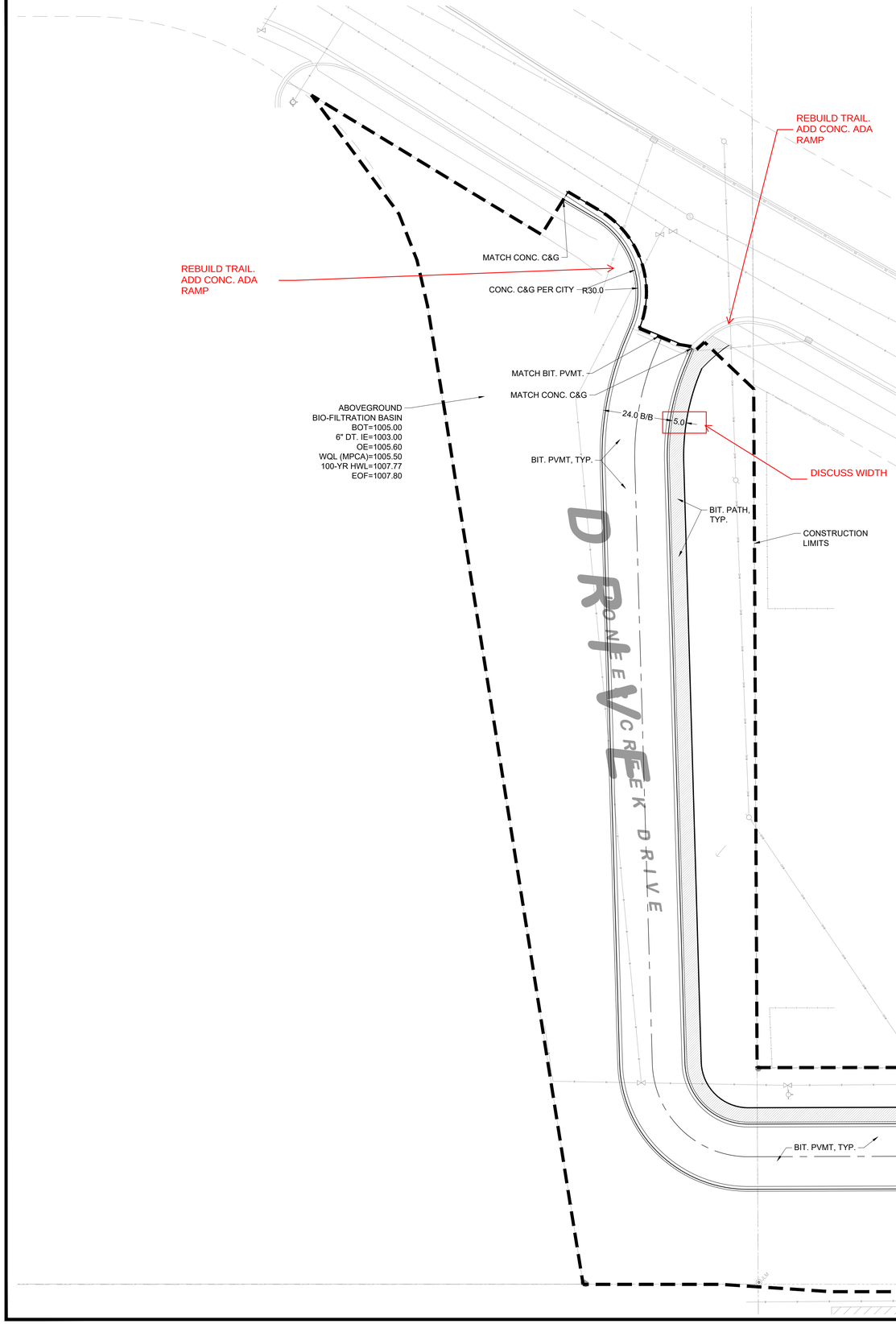
REVISION SUMMARY

DATE	DESCRIPTION

TREE PRESERVATION PLAN

C1.3

© COPYRIGHT 2026 CIVIL SITE GROUP



SITE LAYOUT NOTES:

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. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
19. CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. **CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.**
20. 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.

CITY OF MAPLE PLAIN SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC SITE NOTES.

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%	0.2 AC	196,371 SF	73.5%	4.5 AC
PERVIOUS SURFACES							
	TOTAL	257,670 SF	96.4%	5.9 AC	70,913 SF	26.5%	1.6 AC
	TOTAL SITE AREA	267,284 SF	100.0%	6.1 AC	267,284 SF	100.0%	6.1 AC
DIFFERENCE (EX. VS PROP.)		186,757 SF	69.9%				
DISTURBED AREA		341,548 SF	7.8 AC				

OWNER INFORMATION

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

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- LIGHT DUTY BITUMINOUS PAVEMENT (TRAIL/WALKWAY). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL
  HATCH PATTERN DENOTES MATERIAL TYPE ONLY, JOINT LOCATIONS AND LAYOUT TO BE CONSTRUCTED BY CONTRACTOR IN THE FIELD
- OVERLAY PAVEMENT, COORDINATE W/ MILLING OPERATIONS TO MATCH DEPTH, SEE PVMT. DETAIL FOR OVERLAY SPECIFICATIONS
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- CURB TAPER
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
  HC = ACCESSIBLE SIGN
  NP = NO PARKING FIRE LANE
  ST = STOP
  CP = COMPACT CAR PARKING ONLY
  ACCESSIBILITY ROUTE ARROW (IF APPLICABLE)
  DO NOT PAINT.

Know what's below. Call before you dig.

1" = 80'-0"
40'-0" 0 80'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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

SITE PLAN - ENLARGEMENT 1

C2.0

© COPYRIGHT 2026 CIVIL SITE GROUP

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

OWNER: MAPLE
5285 MANCH
PID 2

THE EAST

SHIP

24.0 B/B
5.0
6" DIP (PER PLAN)
8" DIP (PER PLAN)
10' D&U EASE., TYP.
CONC. WALK, TYP.
CROSSWALK PVMT. MARKINGS
25' REAR BUILDING SETBACK
B612 C&G, TYP.
BIT. PVMT, TYP.
CONSTRUCTION LIMITS
(3) ON-STREET PARALLEL PARKING, TYP.
BUILDING C.2
BUILDING B.3
BUILDING D.2
BUILDING B.2
BUILDING C.1
BUILDING B.1
VALLEY GUTTER, TYP.
30' UTILITY EASE., TYP.
10' SIDE BUILDING SETBACK
CONC. PVMT., TYP.
10' D&U EASE., TYP.
24.3
R16.0
R4.3
R5.7
R5.0
17.5
20.1
14.1
13.5
29.1
40.3
3.6
6.3
11.3
8.7
5.9
8.0
30.0
22.0
24.0
10.0
4.0
5.0

Know what's below. Call before you dig.

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

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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

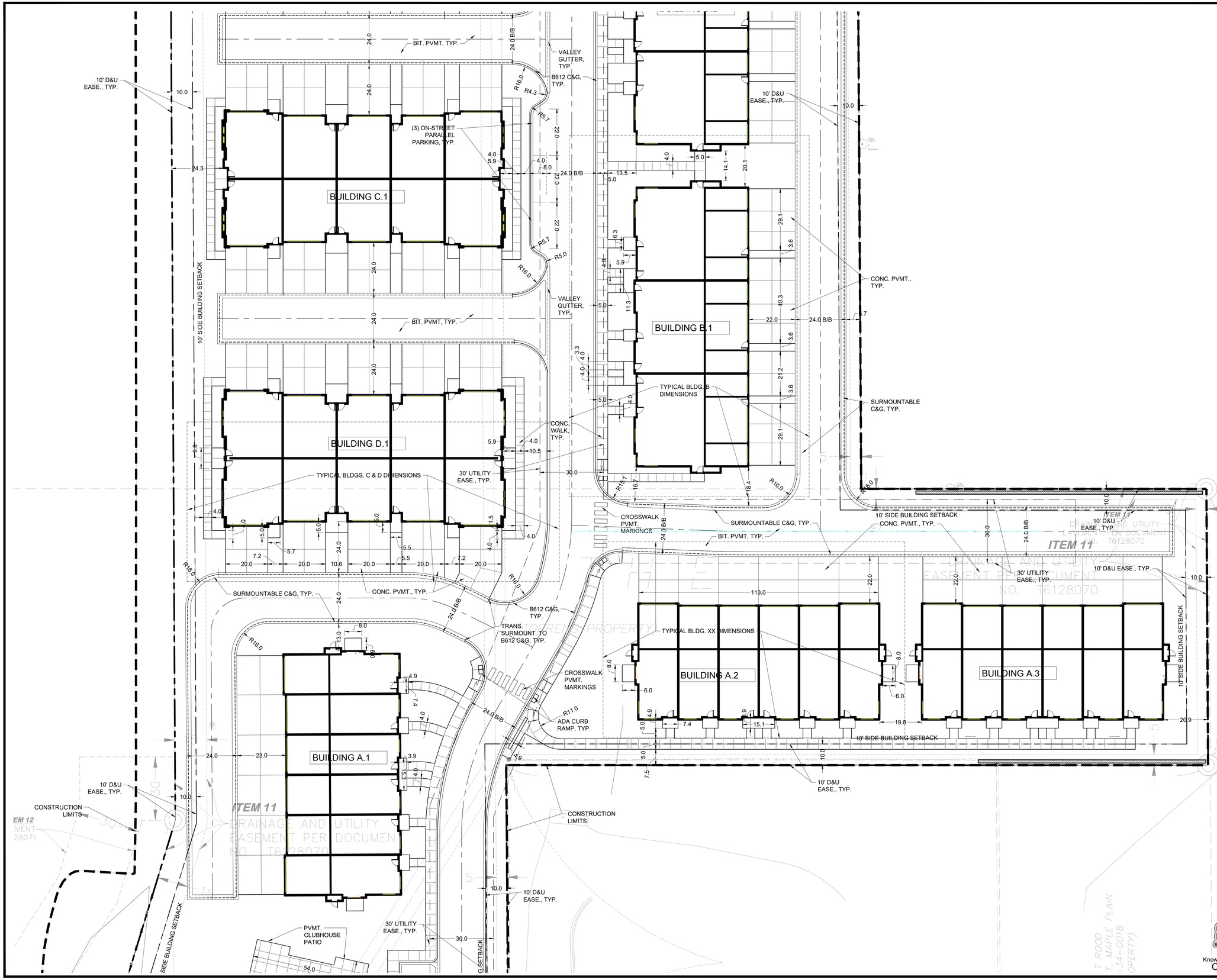
REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - ENLARGEMENT 2

C2.1

© COPYRIGHT 2026 CIVIL SITE GROUP



CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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

SITE PLAN - ENLARGEMENT 3

C2.2

COPYRIGHT 2026 CIVIL SITE GROUP

Know what's below. Call before you dig.

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

PARCEL 1

BUILDING A.1

BUILDING A.2

BUILDING A.3

ITEM 11
DRAINAGE AND UTILITY EASEMENT PER DOCUMENT NO. T6128071

ITEM 12
SHARED DRIVEWAY EASEMENT PER DOCUMENT NO. T6128071

CONSTRUCTION LIMITS

10' D&U EASE., TYP.

10' SIDE BUILDING SETBACK

30' UTILITY EASE., TYP.

50' FRONT BUILDING SETBACK

PVMT. CLUBHOUSE PATIO

OFFICE

ABOVEGROUND BIO-FILTRATION BASIN
BOT=1025.00
6" DT. IE=1022.50
OE=1026.50
WQL (MPCA)=1025.81
100-YR HWL=1027.55
EOF=1026.50

VALLEY GUTTER, TYP.

ADA PARKING, INCLUDE STRIPING, SIGNAGE & CURB RAMP

CONC. WALK, TYP.

24.0 B/B

MONUMENT SIGN, INCLUDE BASE. FINAL SIZE, COLOR, LAYOUT TO BE BY FUTURE SIGNAGE SUBMITTAL PACKAGE

BIT. PVMT, TYP.

DRAINAGE CURB CUT

DIRECTIONAL & LANE PVMT. MARKINGS PER STATE STANDARD

CROSSWALK PVMT. MARKINGS

ADA CURB RAMP, TYP.

R11.0

R25.1

10' SIDE BUILDING SETBACK

CORP. STOP LOCATION (PER PLAN)

SITE BENCHMARK NO. 1
TOP NUT HYDRANT
ELEVATION = 1031.52 FEET (NAVD88)

DRIVEWAY CROSSES SURVEYED PROPERTY
NO ACCESS NEIGHBORING PROPERTY

66 FOOT WIDE PUBLIC RIGHT OF WAY

8" W.M. (PER PLAN)

8"DIP WM IN STEEL CASING (PER PLAN)

1" WATER SERVICE IN CIP STEEL CASING (PER PLAN)

EXTEND PATH TO 12 AND ALONG 12 TO BUDD AVE

Know what's below. Call before you dig.

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

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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/ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 06/09/26 LICENSE NO. 26283

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

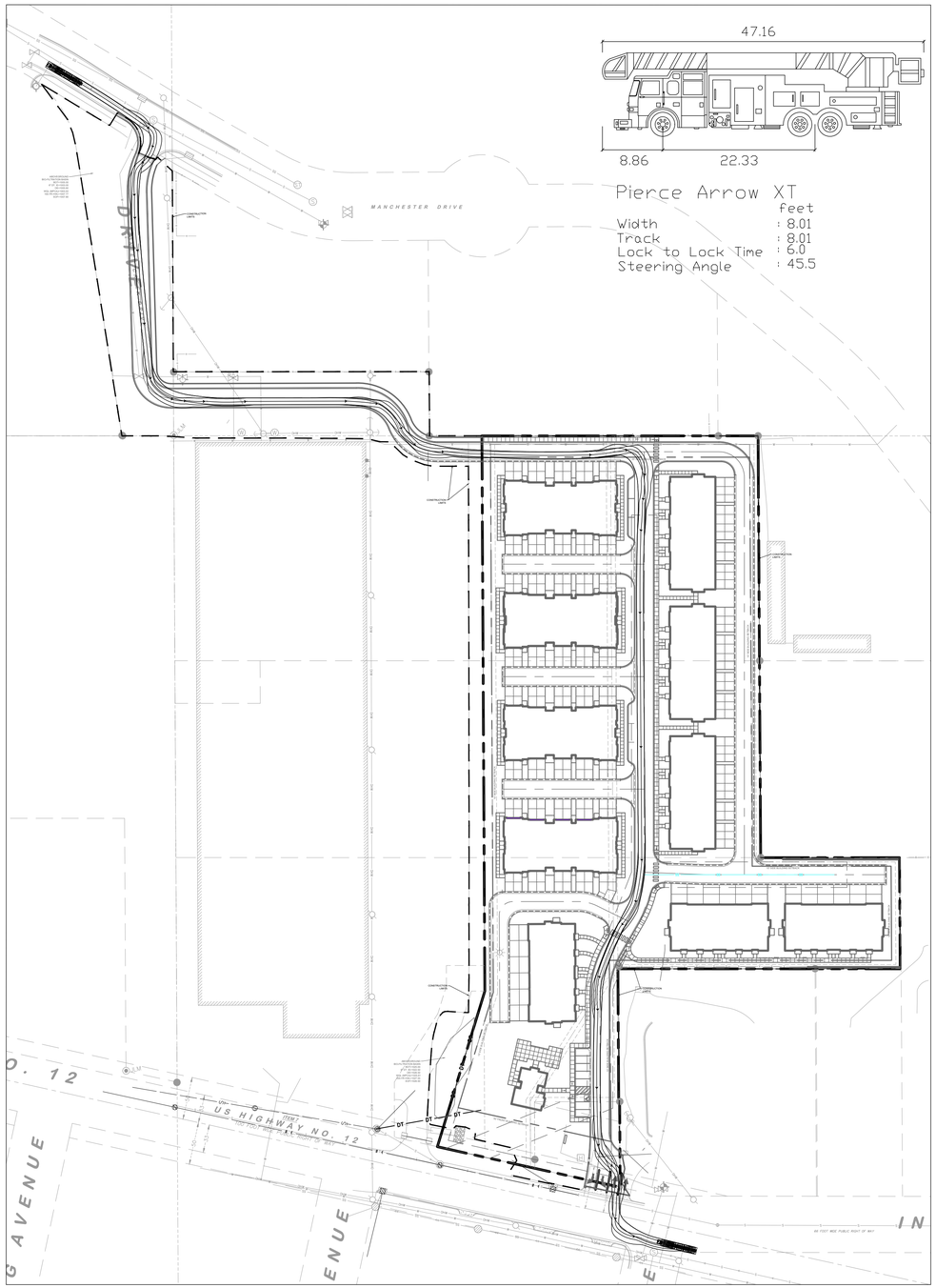
REVISION SUMMARY

DATE	DESCRIPTION

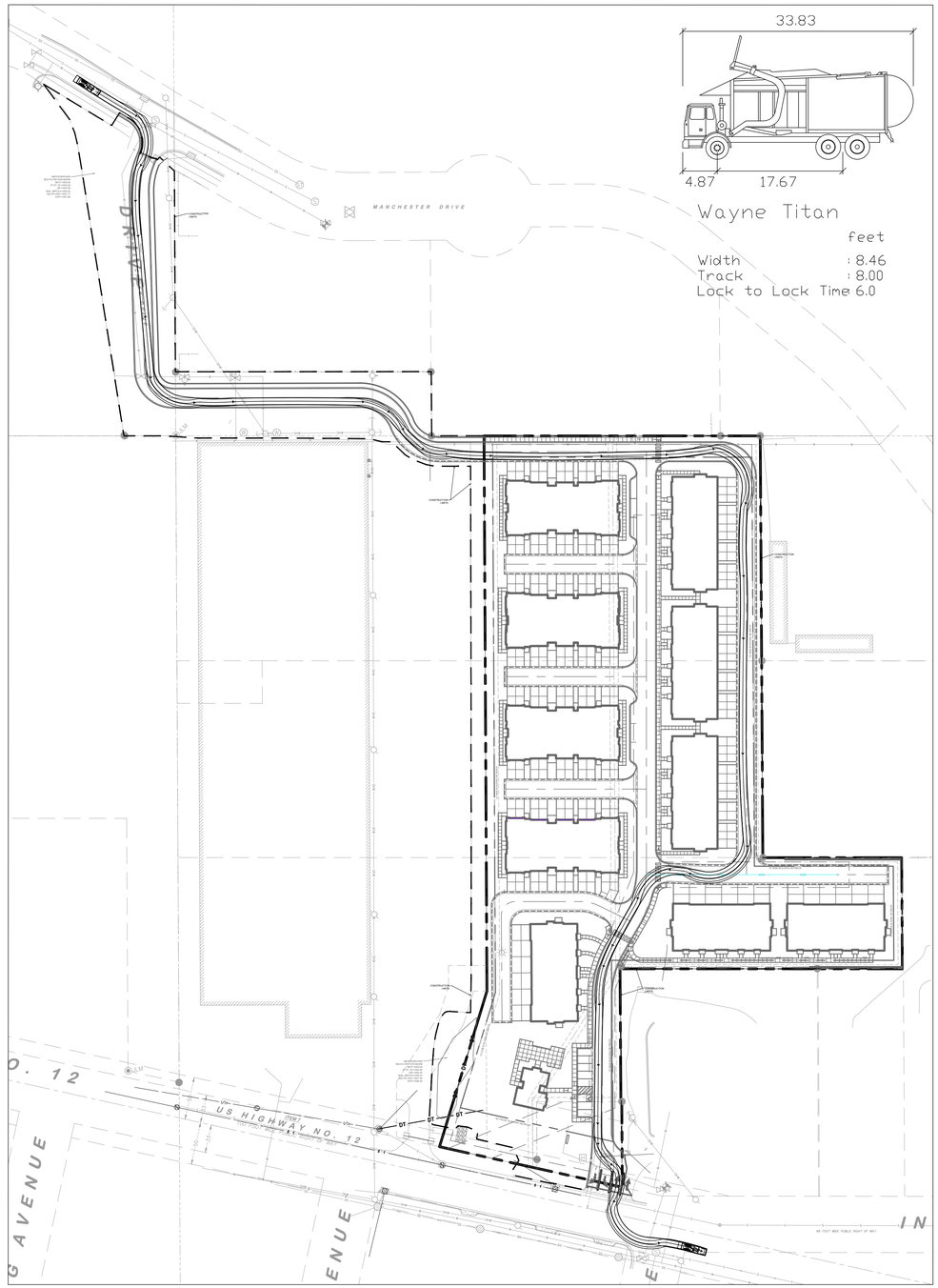
SITE PLAN - ENLARGEMENT 4

C2.3

© COPYRIGHT 2026 CIVIL SITE GROUP



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.

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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

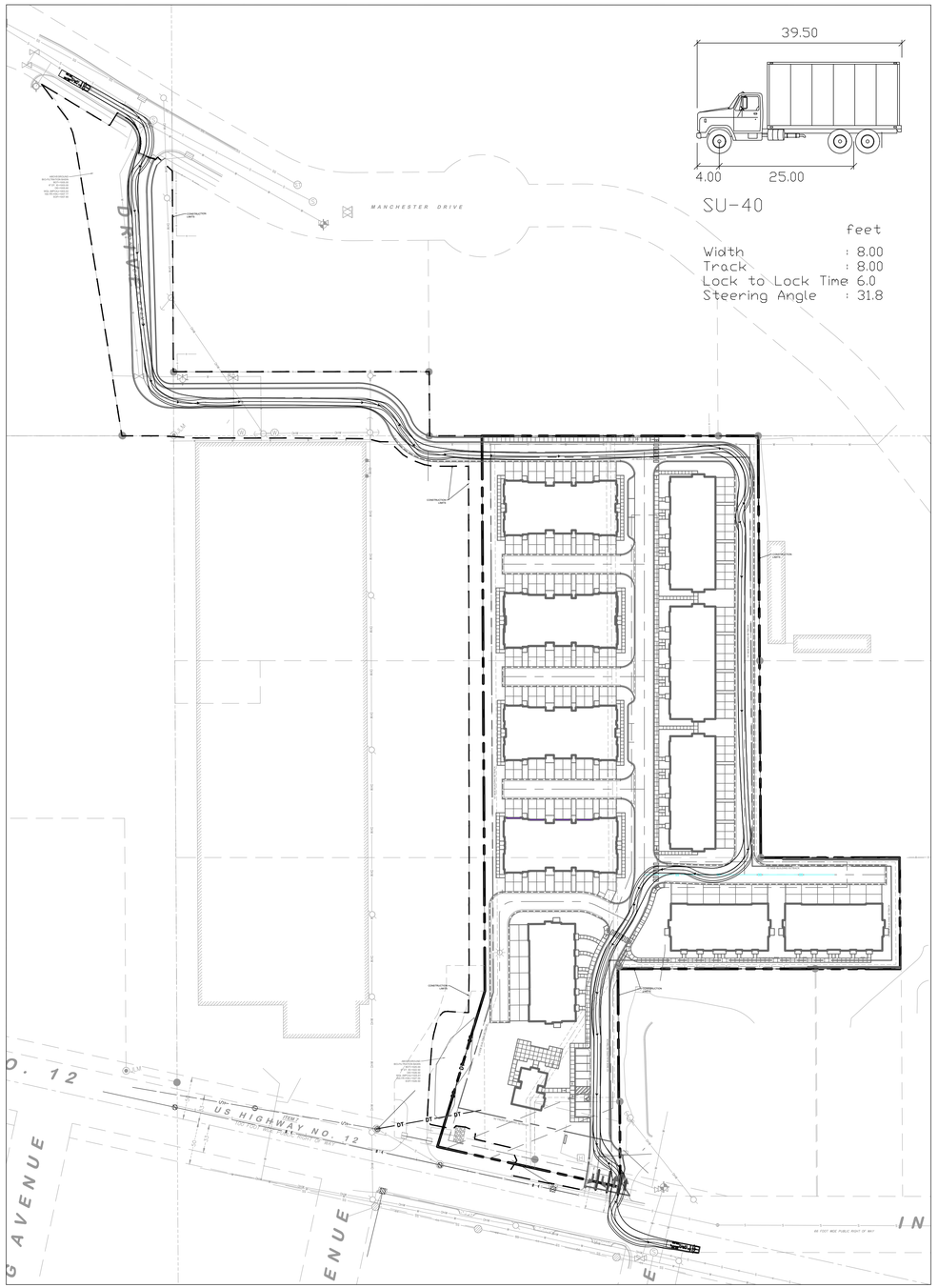
REVISION SUMMARY

DATE	DESCRIPTION

TURNING MOVEMENT

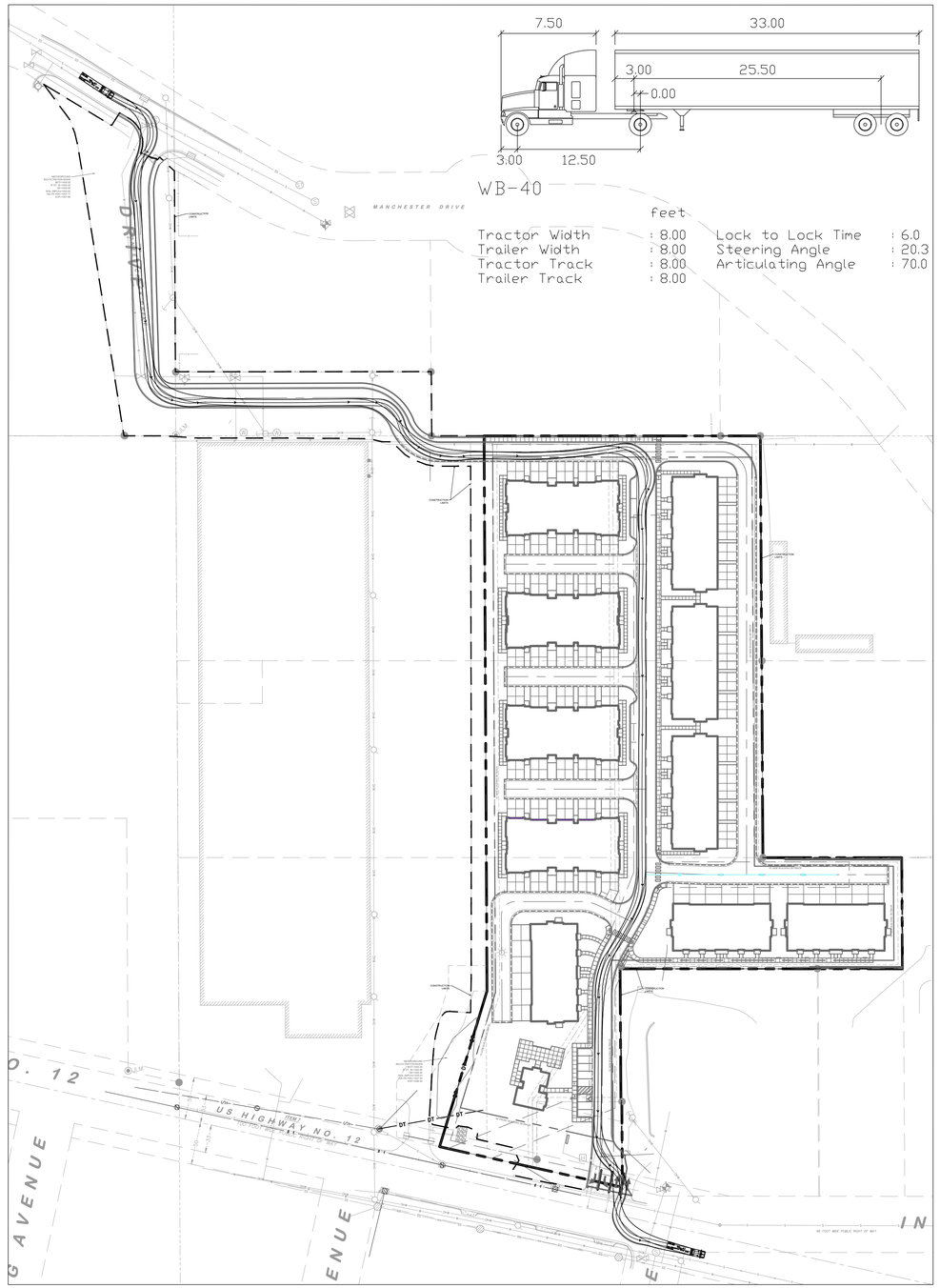
C2.4

© COPYRIGHT 2026 CIVIL SITE GROUP



1 SU-40 BOX TRUCK TURNING MOVEMENT

1" = 80'-0"
40'-0" 0 80'-0"



2 WB-40 SEMI-TRUCK TURNING MOVEMENT

1" = 80'-0"
40'-0" 0 80'-0"

Know what's below.
Call before you dig.

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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

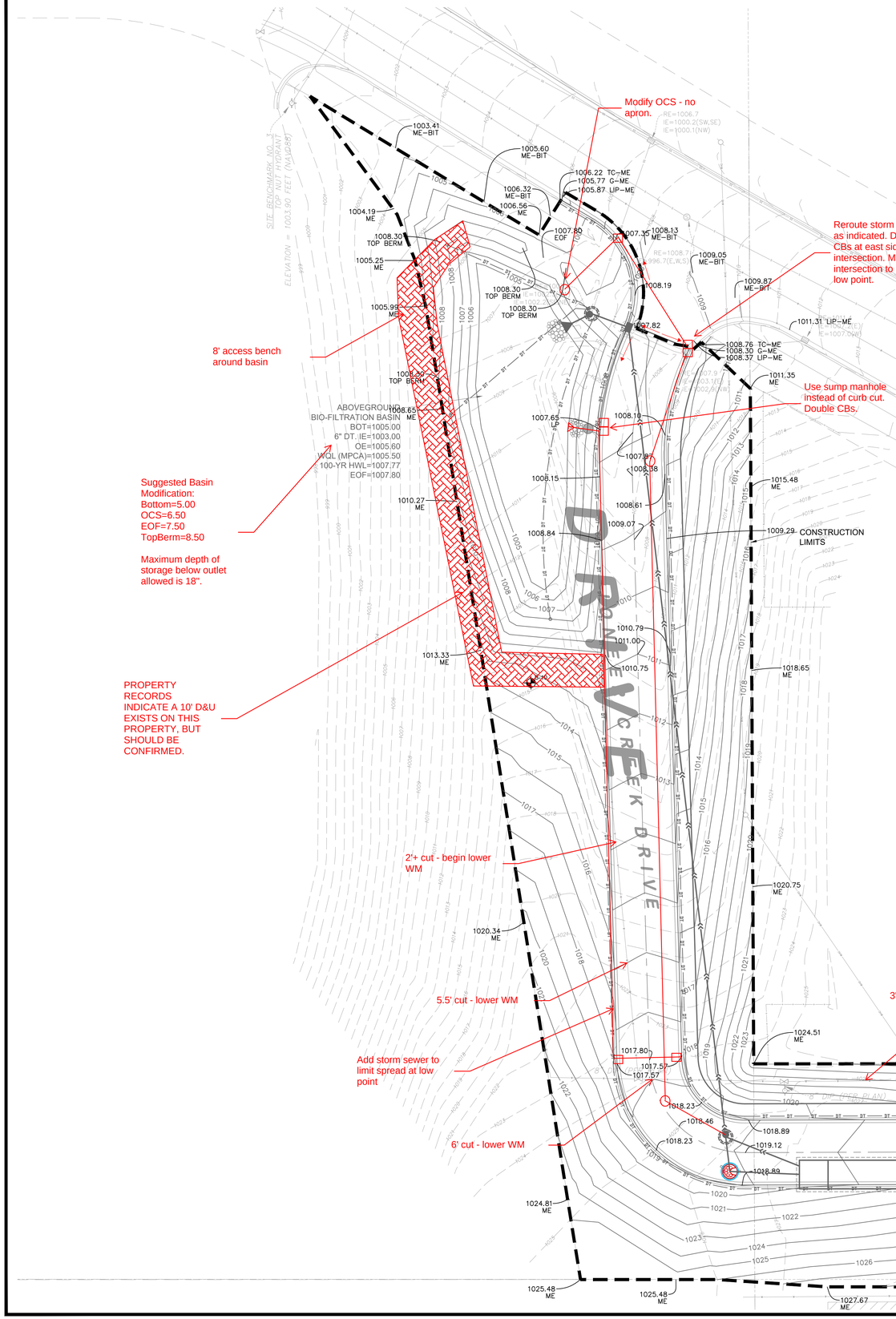
REVISION SUMMARY

DATE	DESCRIPTION

TURNING MOVEMENT

C2.5

© COPYRIGHT 2026 CIVIL SITE GROUP



GENERAL GRADING NOTES:

1. **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.**
2. 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.
3. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
4. 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.
5. 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 AQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE
6. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
7. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
8. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
9. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. TOLERANCES
    - 17.1. 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.
    - 17.2. 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.
    - 17.3. 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.
    - 17.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
    - 17.5. 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.
18. MAINTENANCE
    - 18.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
    - 18.2. 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 RESEEDED AND MULCHED.
    - 18.3. 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 PLAIN GRADING NOTES:

1. 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)
EOF=XXX.XX	EMERGENCY OVERFLOW
	CONSTRUCTION LIMITS

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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

GRADING PLAN - ENLARGEMENT 1

C3.0

COPYRIGHT 2026 CIVIL SITE GROUP

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

2" IRON PIPE DOWN 0.1 FT.

3/4-INCH IRON PIPE DOWN 0.1 FT.

1' cut

~1' cut

Provide 20' D&U on north side to accommodate existing WM

Expand D&U to provide 10' on both sides of WM for mainline runs - to be owned by City

5' 3 1/4"

25' REAR BUILDING SETBACK

10' SIDE BUILDING SETBACK

CONSTRUCTION LIMITS

FFE=1030.00

TP-1 TP-2 TP-3 TP-4 TP-5 B-1 B-2 B-3

OWNER: MAPLE
5285 MANCH
PID 2:

SHIP

GRADING PLAN LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- 1.0' CONTOUR ELEVATION INTERVAL
- SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
- SPOT GRADE ELEVATION GUTTER
- SPOT GRADE ELEVATION TOP OF CURB
- SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
- SPOT GRADE ELEVATION MATCH EXISTING
- GRADE BREAK - HIGH POINTS
- CURB AND GUTTER (T.O = TIP OUT)
- EMERGENCY OVERFLOW
- CONSTRUCTION LIMITS

Know what's below. Call before you dig.

1" = 20'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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

GRADING PLAN - ENLARGEMENT 2

C3.1

© COPYRIGHT 2026 CIVIL SITE GROUP

Expand D&U to provide 10' on both sides of WM for mainline runs - to be owned by City

TEMP EASEMENTS NEEDED TO BE ABLE TO CONSTRUCT WALL

FFE=1030.00

10' SIDE BUILDING SETBACK

CONSTRUCTION LIMITS

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)
EOF=XXX.XX	EMERGENCY OVERFLOW
	CONSTRUCTION LIMITS

Know what's below. Call before you dig.

1" = 20'-0"

10'-0" 0 20'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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

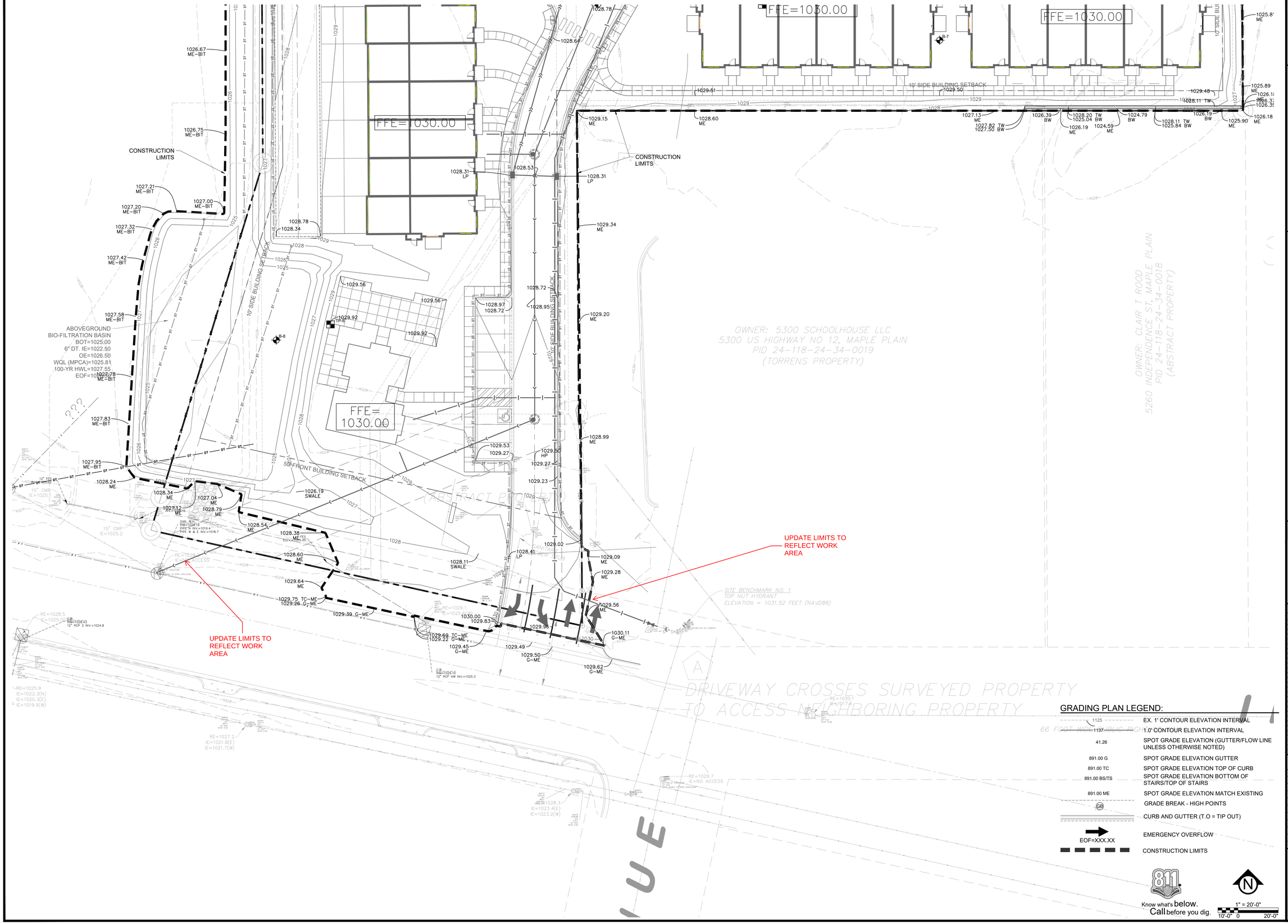
REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - ENLARGEMENT 3

C3.2

© COPYRIGHT 2026 CIVIL SITE GROUP



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)
EOF=XXX.XX	EMERGENCY OVERFLOW
	CONSTRUCTION LIMITS

Know what's below. Call before you dig.

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

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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

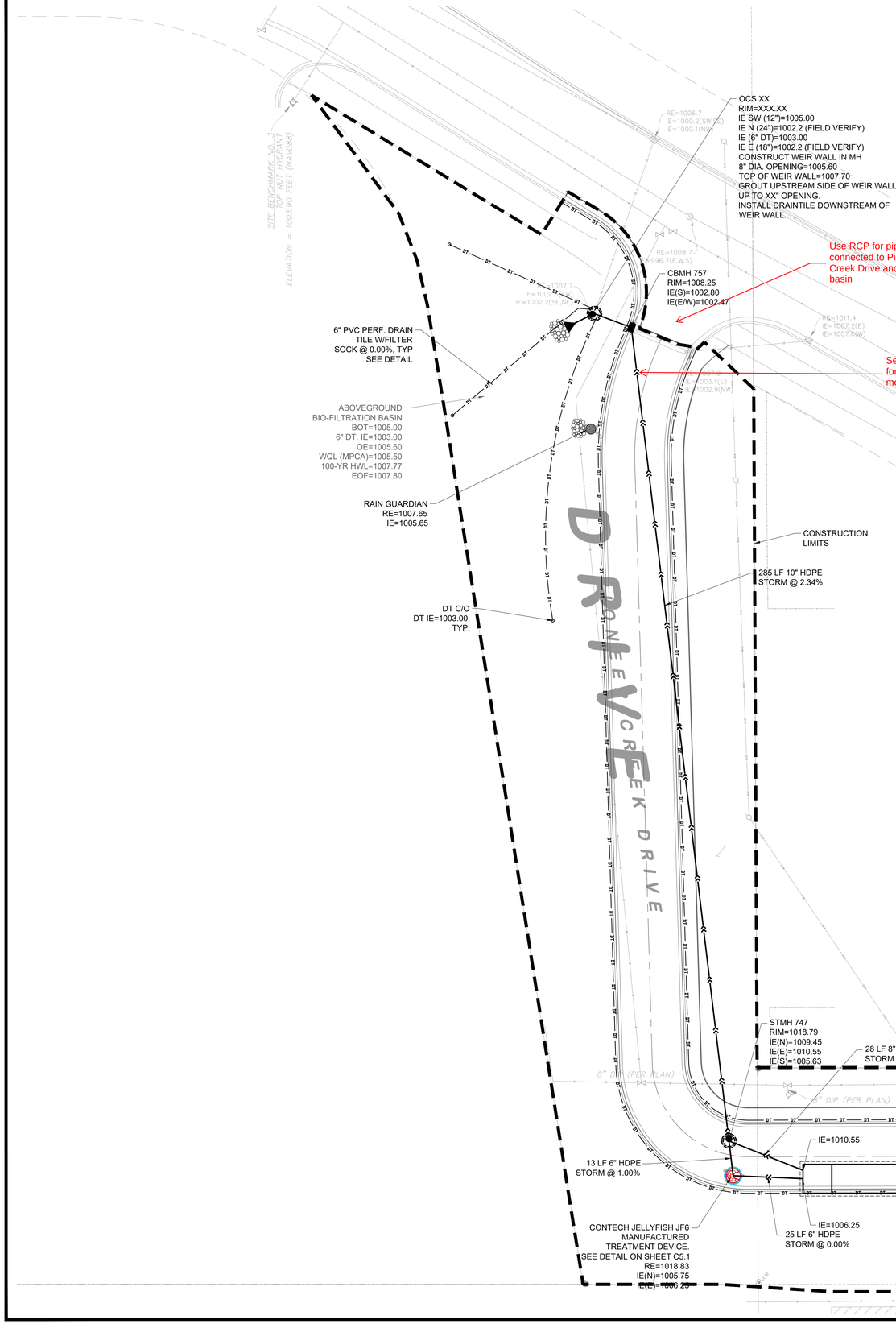
REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - ENLARGEMENT 4

C3.3

© COPYRIGHT 2026 CIVIL SITE GROUP



GENERAL UTILITY NOTES:

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 SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
3. 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.
4. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
5. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
6. 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.
7. 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.
8. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
9. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
10. 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.
11. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
12. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
13. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
14. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
15. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
16. 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.
17. 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.
18. CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
19. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
20. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
21. 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.
22. 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:

1. 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

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

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

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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

UTILITY PLAN - ENLARGEMENT 1

C4.0

© COPYRIGHT 2026 CIVIL SITE GROUP

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

IE=1015.50

28 LF 8" HDPE
STORM @ 2.00%

CB 745
RIM=1027.02
IE(S)=1023.03

STMH 758
RIM=1028.30
IE(N/SE)=1015.64
SUMP=1011.64

89 LF 24" HDPE
STORM @ 0.50%

23 LF 12" HDPE
STORM @ 0.50%

STMH 728
RIM=1028.80
IE(E)=1020.17
IE(S)=1017.51
IE(W)=1017.01

MAKE CONNECTION TO
EXISTING 8" WATERMAIN,
1 EA 8x8 TEE,
COORDINATE WITH CITY

8" DIP (PER PLAN)

GV ON NEW RUN

CBMH 727
RIM=1028.23
IE(W)=1020.84
IE(SW)=1024.16
IE(S)=1021.09

25' REAR BUILDING SETBACK

21 LF 12" HDPE
STORM @ 0.50%

CONSTRUCTION
LIMITS

CBMH 729
RIM=1027.03
IE(N)=1022.92
IE(E/NW)=1016.08

187 LF 24" HDPE
STORM @ 0.50%

CBMH 740
RIM=1008.25
IE(N/S)=1017.81
IE(E)=1024.30

135 LF 18" HDPE
STORM @ 0.50%

CB 731
RIM=1027.26
E(NE)=1024.26

8" DIP WATERMAIN

CB 741
RIM=1028.45
IE=1024.45

31 LF 12" HDPE
STORM @ 0.50%

SANMH 06
RE=1028.79
IE=1024.50

4.29'

127 LF 15" HDPE
STORM @ 0.50%

UNITS HAVE FIRE SUPRESSION?
ADD TWO HYDRANTS ALONG
NORTH/SOUTH MAINLINE

GV ON FEED
LINES (TYP)

Use sump mh instead
of curb cut

RAIN GUARDIAN
RE=1027.95
IE=1026.95

CONSTRUCTION
LIMITS

OWNER: MAPLE
5285 MANCH
PID 2

733 LF 8" PVC SDR 26
SANITARY SERVICE
@ 0.50%

CB 732
RIM=1028.40
IE=1024.40

CBMH 726
RIM=1028.41
IE(N/S)=1024.95
IE(W)=1024.29

CBMH 739
RIM=1028.45
IE(N)=1018.47
IE(E)=1024.34
IE(S)=1018.72

22 LF 12" HDPE
STORM @ 0.50%

CBMH 742
RIM=1028.45
IE=1024.45

23 LF 12" HDPE
STORM @ 0.50%

8" DIP WATERMAIN

10' SIDE BUILDING SETBACK

152 LF 15" HDPE
STORM @ 0.50%

SANMH 05
RE=1029.00
IE(N)=1023.44
IE(S)=1023.34

5.66'

Use sump mh instead
of curb cut

133 LF 15" HDPE
STORM @ 0.50%

RAIN GUARDIAN
RE=1027.95
IE=1026.95

132 LF 8" PVC SDR 26
SANITARY SERVICE
@ 0.50%

23 LF 12" HDPE
STORM @ 0.50%

30 LF 12" HDPE
STORM @ 0.50%

CBMH 738
RIM=1028.28
IE(N/S)=1019.38
IE(E)=1024.30

CB 743
RIM=1028.45
IE(W)=1024.45

CB 734
RIM=1028.40
IE=1024.40

125 LF 15" HDPE
STORM @ 0.50%

SANMH 04
RE=1029.00
IE(N)=1022.68
IE(S)=1022.58

6.42'

MAINLINE GV

10' SIDE BUILDING SETBACK

SHIP

UTILITY PLAN LEGEND:

CBMH 725
RIM=1028.40
IE(N)=1022.71
IE(W)=1024.29
IE(S)=1022.96

- 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

Know what's below.
Call before you dig.

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

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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

UTILITY PLAN - ENLARGEMENT 2

C4.1

© COPYRIGHT 2026 CIVIL SITE GROUP

Use sump mh instead of curb cut

RAIN GUARDIAN
RE=1027.95
IE=1026.95

133 LF 15" HDPE
STORM @ 0.50%

SANMH 05
RE=1029.00
IE(N)=1023.44
IE(S)=1023.34

132 LF 8" PVC SDR 26
SANITARY SERVICE
@ 0.50%

23 LF 12" HDPE
STORM @ 0.50%

30 LF 12" HDPE
STORM @ 0.50%

CBMH 738
RIM=1028.28
IE(N/S)=1019.38
IE(E)=1024.30

CBMH 725
RIM=1028.40
IE(N)=1022.71
IE(W)=1024.29
IE(S)=1022.96

CB 743
RIM=1028.45
IE(W)=1024.45

CB 734
RIM=1028.40
IE=1024.40

125 LF 15" HDPE
STORM @ 0.50%

SANMH 04
RE=1029.00
IE(N)=1022.68
IE(S)=1022.58

10' SIDE BUILDING SETBACK

8" DIP WATERMAIN

101 LF 8" PVC SDR 26
SANITARY SERVICE
@ 0.50%

152 LF 12" HDPE
STORM @ 0.50%

Use sump mh instead of curb cut

RAIN GUARDIAN
RE=1027.95
IE=1026.95

CBMH 737
RIM=1028.28
IE(N)=1020.00
IE(E)=1024.17
IE(S)=1020.25

22 LF 12" HDPE
STORM @ 0.50%

41 LF 12" HDPE
STORM @ 0.50%

CB 744
RIM=1028.28
IE=1024.28

CBMH 723
RIM=1028.01
IE(E/S)=1023.92

CBMH 724
RIM=1028.18
IE(N/W)=1023.72

SANMH 03A
RE=1029.09
IE=1023.19

5.90'

MEET SEPARATION REQUIREMENTS (TYPICAL)?

23 LF 12" HDPE
STORM @ 0.50%

10' SIDE BUILDING SETBACK

223 LF 8" PVC SDR 26
SANITARY SERVICE
@ 0.50%

Use sump mh instead of curb cut

RAIN GUARDIAN
RE=1027.62
IE=1026.62

GV

SANMH 03
RE=1028.71
IE(N/E)=1022.08
IE(S)=1021.98

6.73'

CB 722
RIM=1028.03
IE=1024.03

10' SIDE BUILDING SETBACK

192 LF 12" HDPE
STORM @ 0.50%

142 LF 8" PVC SDR 26
SANITARY SERVICE
@ 0.50%

10' SIDE BUILDING SETBACK

WM too close to property line

SANMH 02
RE=1028.57
IE(N)=1021.27
IE(S)=1021.17

CONSTRUCTION LIMITS

7.40'

CONSTRUCTION LIMITS

CBMH 736
RIM=1028.32
IE(N)=1021.21
IE(E)=1024.21

CB 735
RIM=1028.32
IE=1024.32

DT C/O
DT IE=1022.50,
TYP.

23 LF 12" HDPE
STORM @ 0.50%

132 LF 8" PVC SDR 26
SANITARY SERVICE
@ 0.50%

SIDE BUILDING SETBACK

SIDE BUILDING SETBACK

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

Know what's below. Call before you dig.

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

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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

UTILITY PLAN - ENLARGEMENT 3

C4.2

© COPYRIGHT 2026 CIVIL SITE GROUP

STORM @ 0.50%

142 LF 8" PVC SDR 26
SANITARY SERVICE
@ 0.50%

10' SIDE BUILDING SETBACK

N89°59'36"W 331.44

SANMH 02
RE=1028.57
IE(N)=1021.27
IE(S)=1021.17

CONSTRUCTION LIMITS

CBMH 736
RIM=1028.32
IE(N)=1021.21
IE(E)=1024.21

CB 735
RIM=1028.32
IE=1024.32

23 LF 12" HDPE
STORM @ 0.50%

132 LF 8" PVC SDR 26
SANITARY SERVICE
@ 0.50%

GV ON FEED LINES

CONSTRUCTION LIMITS

DT C/O
DT IE=1022.50,
TYP.

6" PVC PERF. DRAIN
TILE W/FILTER
SOCK @ 0.00%, TYP
SEE DETAIL

ABOVEGROUND
BIO-FILTRATION BASIN
BOT=1025.00
6" DT. IE=1022.50
OE=1026.50
WQL (MPCA)=1025.81
100-YR HWL=1027.55
EOF=1026.50

10' SIDE BUILDING SETBACK

INFILTRATION BASIN

10' SIDE BUILDING SETBACK

S00°21'06"E 156.00

OWNER: 5300 SCHOOLHOUSE LLC
5300 US HIGHWAY NO 12, MAPLE PLAIN
PID 24-118-24-34-0019
(TORRENS PROPERTY)

OWNER: CLAIR T ROOD
5260 INDEPENDENCE ST, MAPLE PLAIN
PID 24-118-24-34-0018
(ABSTRACT PROPERTY)

SANMH 01
RE=1029.36
IE(N)=1020.51
IE(W)=1020.41

8.95'

S89°59'36"E
1.10

8" DIP WATERMAIN

83 LF 6" DT @ 0.60% (REC)

50' FRONT BUILDING SETBACK

DT IE=1022.50 (REC)

DEFINE SIZE AND
MATERIAL (PVC
PREFERRED)

12" FES
INV.=1025.16

15" CMP
IE=1025.1

SAN. MH
RIM=1028.18
PIPE 'N' INV.=1019.4
PIPE 'W & E' INV.=1018.7

15" CMP
IE=1025.2

FES
ELEV.=1025.30

WATERMAIN STUB

SANITARY SEWER STUB

CORP STOP LOCATION (PER PLAN)

SITE BENCHMARK NO. 1
TOP NUT HYDRANT
ELEVATION = 1031.52 FEET (NAVD88)

EX CB
RIM=1025.5 (SURVEY)
PR IE(E)=1021.3 (SURVEY)
EX IE(N)=1021.9 (SURVEY)
EX IE(S)=1021.3 (SURVEY)

RE=1025.9
IE=1025.4(E)
NO ACCESS

N50°35'W 219.83

203 LF 8" PVC SDR 26
SANITARY SERVICE
@ 0.50%

RE=1029.1
IE=1025.6(W)

EX SANMH NO. 24
RIM=1029.19 (REC)
IE(N)=1019.4 (REC)
IE(W/E)=1018.7 (REC)
12" RCP S INV.=1024.8

EX SANMH NO. 24 (REC)
MAKE CONNECTION TO EXISTING
SANITARY SEWER MANHOLE
(CORE DRILL WITH SLEEVE
CONNECTION)
EX X" IE (N)=1019.4± (FIELD VERIFY
PRIOR TO CONST)
EX X" IE (E/W)=1018.7± (FIELD
VERIFY PRIOR TO CONST)
PROP IE (E)=1019.40
COORDINATE WITH CITY

This sewer flows east

GATE VALVE AND
VALVE BOX

MAKE CONNECTION TO
EXISTING 8" WATER MAIN,
1 EA 8x8 TEE,
COORDINATE WITH CITY

REPLACE ALL OF
THIS - HYDRANT
TEE, ADD GV ON
SOUTH
CONNECTION
POINT

RE=1030.1
IE=1017.6

66 FOOT WIDE PUBLIC RIGHT-OF-WAY

RE=1025.9
IE=1022.3(N)
IE=1020.3(E)
IE=1019.9(W)

8" W.M. (PER PLAN)

RE=1027.2
IE=1021.8(E)
IE=1021.7(W)

CONNECTION
SHALL BE AT 90
ANGLE OR
GREATER. INVERT
SHALL BE REBUILT
AT MINIMUM

INSTALL NEW MH
TO CONNECT TO.
SHORTENS RUN,
ALLOWS BETTER
DEPTH
THROUGHOUT
PROJECT

8"CIP WM IN STEEL CASING (PER PLAN)

1" WATER SERVICE IN CIP STEEL CASING (PER PLAN)

RE=1029.7
IE=NO ACCESS

RE=1028.3
IE=1023.4(E)
IE=1023.2(W)

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

Know what's below. Call before you dig.

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

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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

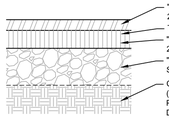
REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - ENLARGEMENT 4

C4.3

© COPYRIGHT 2026 CIVIL SITE GROUP

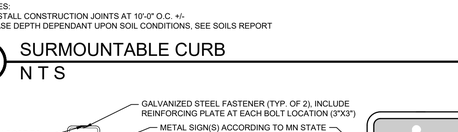


PAVEMENT DESIGN

TYPE	WEAR (A)	BASE (B)	AGG.(C)
LIGHT DUTY	X"	X"	X"
HEAVY DUTY	X"	X"	X"

NOTE:
IF NO DESIGN IS DEFINED IN ABOVE CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
IF DESIGN IS DEFINED IN ABOVE CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

1 BITUMINOUS PAVEMENT - ALL TYPES
NTS



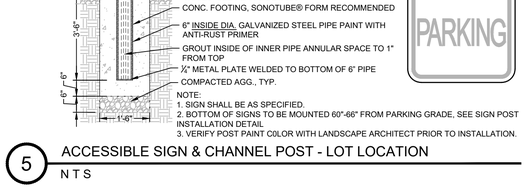
PAVEMENT DESIGN

TYPE	CONC. (A)	AGG.(B)
WALKS	5"	6"
CONC. PVMT.	X"	X"

CURING:
1. APPLY CURING COMPOUNDS IMMEDIATELY UPON FINAL FINISHING OF CONC. SURFACE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION AND THE SPECIFICATIONS BELOW.
2. ALL CONC. SURFACES SHALL HAVE CURING COMPOUNDS ALLIED PER ASTM C-1315. AT 200 S.F. PER GAL.
3. ALL CURING COMPOUNDS SHALL BE TYPE 1 (CLEAR) AND CONTAIN ACRYLIC BASED CLASS B RESTRICTED RESIN SOLIDS.

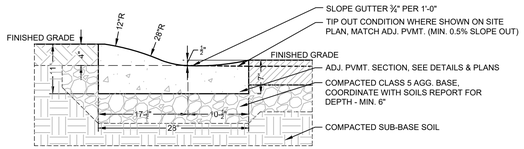
NOTES:
1. INSTALLATION SHALL BE CERTIFIED AND IN ACCORDANCE TO AN ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
2. SEE GEO-TECHNICAL RECOMMENDATIONS FOR GROSS WEIGHT REQUIREMENTS.
3. IF NO DESIGN IS DEFINED IN CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
4. IF DESIGN IS DEFINED IN CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

2 CONCRETE PVMT./WALK/PAD- NO FIBER
NTS (PRIVATE PROPERTY)



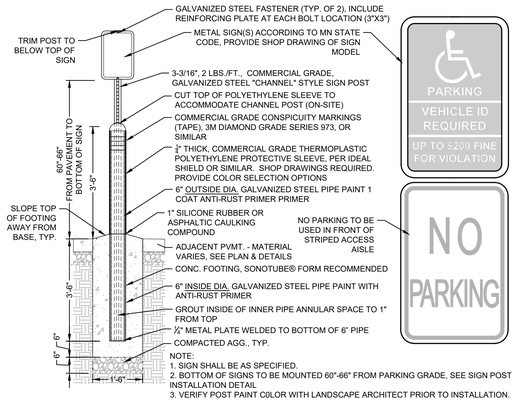
NOTE:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS

3 B-612 CONCRETE CURB AND GUTTER
NTS



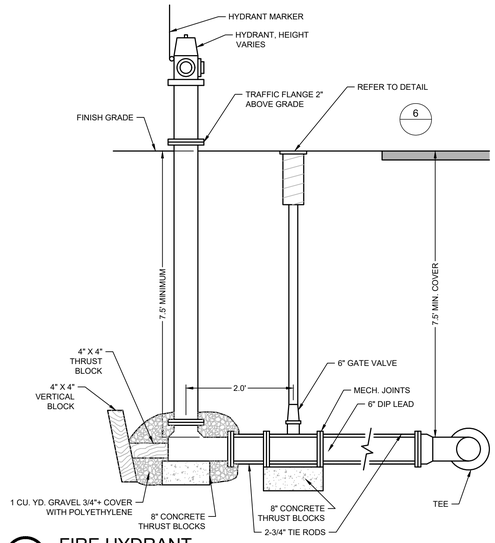
NOTES:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS, SEE SOILS REPORT

4 SURMOUNTABLE CURB
NTS



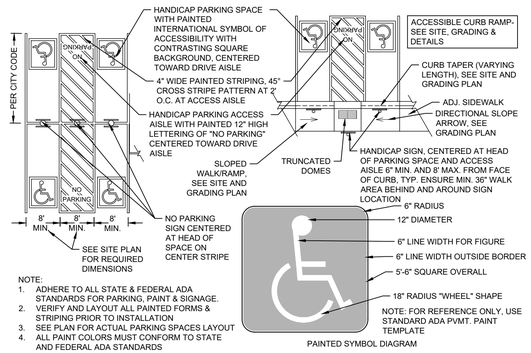
NOTE:
1. SIGN SHALL BE AS SPECIFIED.
2. BOTTOM OF SIGNS TO BE MOUNTED 60"-66" FROM PARKING GRADE, SEE SIGN POST INSTALLATION DETAIL
3. VERIFY POST PAINT COLOR WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 ACCESSIBLE SIGN & CHANNEL POST - LOT LOCATION
NTS



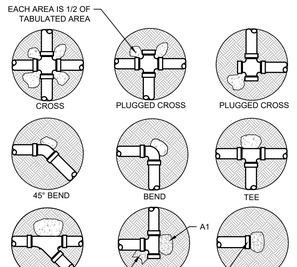
6 FIRE HYDRANT
NTS

7 GATE VALVE BOX
NTS



NOTE:
1. ADHERE TO ALL STATE & FEDERAL ADA STANDARDS FOR PARKING, PAINT & SIGNAGE.
2. VERIFY AND LAYOUT ALL PAINTED FORMS & STRIPING PRIOR TO INSTALLATION
3. SEE PLAN FOR ACTUAL PARKING SPACES LAYOUT
4. ALL PAINT COLORS MUST CONFORM TO STATE AND FEDERAL ADA STANDARDS

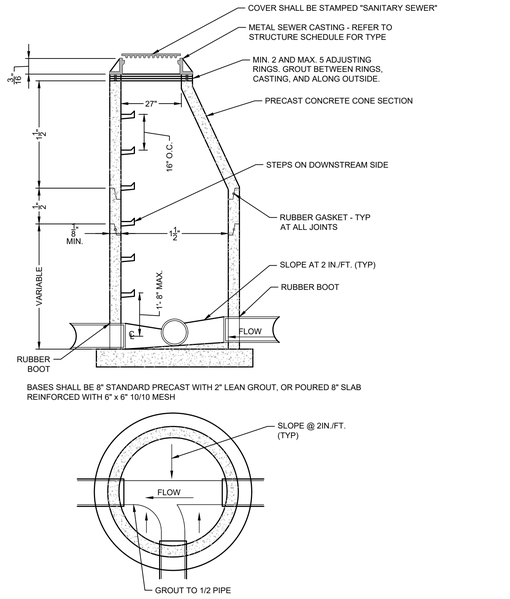
8 ACCESSIBLE PARKING PAVEMENT MARKING
NTS



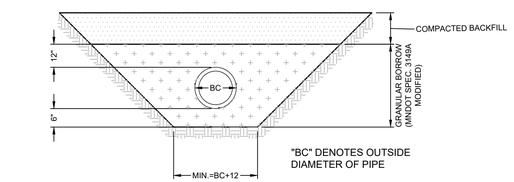
NOTES:
1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
3. IF NOT SHOWN ON PLANS, REQUIRED BEARING AT FITTING SHALL BE AS INDICATED ABOVE, ADJUSTED IF NECESSARY, TO CONFORM TO THE TEST PRESSURE(S) AND ALLOWABLE SOIL BEARING STRESS(ES).
4. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN THIS STANDARD DETAIL.
5. ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 P.S.I. AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE/150) X (200/SOIL BEARING STRESS) X (TABLE VALUE).

NOMINAL FITTING SIZE (IN.)	TEE, WYE, PLUG OR CAP	90° BEND, PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22.5° BEND	11.25° BEND
4	1.0	1.4	1.9	1.4	1.0	-	-
6	2.1	3	4.3	3	1.6	1	-
6	3.8	5.3	7.6	5.4	2.9	1.5	1.0
10	5.9	8.4	11.8	8.4	4.6	2.6	1.2
12	8.5	12.0	17.0	12.0	6.6	2.4	1.7
14	11.5	16.3	23.0	16.3	8.9	4.6	2.3
16	15.0	21.3	30.0	21.3	11.6	6.0	3.0
18	19.0	27.0	38.0	27.0	14.6	7.6	3.6
20	23.5	33.3	47.0	33.3	18.1	9.4	4.7
24	34.0	48.0	68.0	48.0	26.2	13.6	6.8

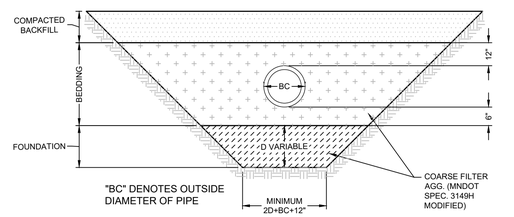
9 THRUST BLOCK
NTS



10 SANITARY SEWER MANHOLE
NTS

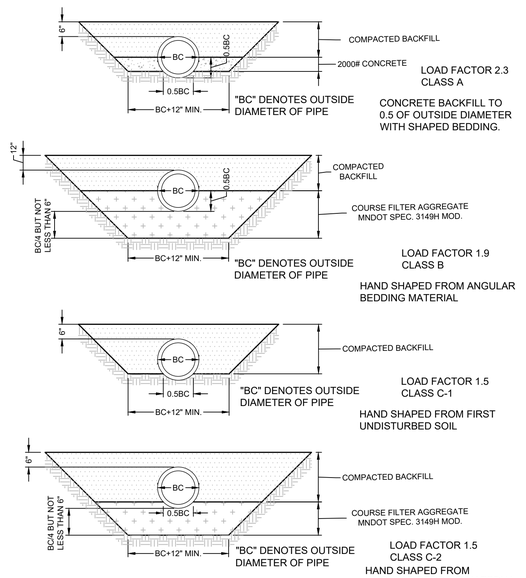


PIPE FOUNDATION & BEDDING IN GOOD SOILS



PIPE FOUNDATION & BEDDING IN GOOD SOILS

11 PIPE BEDDING - PVC
NTS



12 PIPE BEDDING - RCP & DIP
NTS

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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

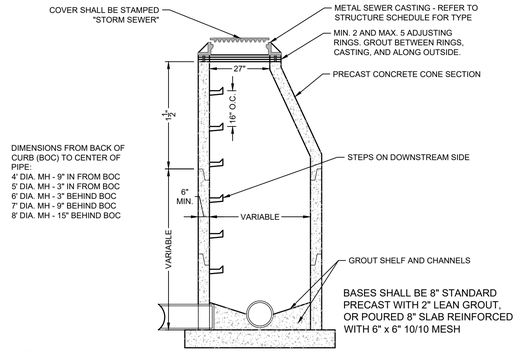
REVISION SUMMARY

DATE	DESCRIPTION

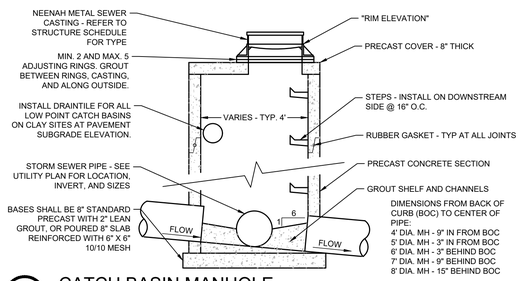
CIVIL DETAILS

C5.0

© COPYRIGHT 2026 CIVIL SITE GROUP



1 STORM MANHOLE
NTS



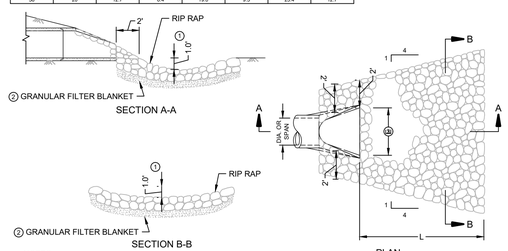
2 CATCH BASIN MANHOLE
NTS

TABLE OF QUANTITIES
RIPRAP AT RCP OUTLETS

DIA. OF ROUND PIPE (IN)	L (FT)	CLASS II d_{50} = 6" 12" DEPTH RIP RAP (CY)	CLASS II d_{50} = 6" 6" DEPTH GRANULAR FILTER (CY)	CLASS III d_{50} = 9" 18" DEPTH RIPRAP (CY)	CLASS III d_{50} = 9" 9" DEPTH GRANULAR FILTER (CY)	CLASS IV d_{50} = 12" 24" DEPTH RIPRAP (CY)	CLASS IV d_{50} = 12" 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	5.9	3.0	7.8	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	7.3	3.7	10.9	5.5	14.5	7.3
36	16	9.2	4.6	13.8	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

TABLE OF QUANTITIES
RIPRAP AT RCP - A OUTLETS OR BOXES OF EQUIVALENT SPAN WIDTH

SPAN OF PIPE ARCH (IN)	L (FT)	CLASS II d_{50} = 6" 12" DEPTH RIP RAP (CY)	CLASS II d_{50} = 6" 6" DEPTH GRANULAR FILTER (CY)	CLASS III d_{50} = 9" 18" DEPTH RIPRAP (CY)	CLASS III d_{50} = 9" 9" DEPTH GRANULAR FILTER (CY)	CLASS IV d_{50} = 12" 24" DEPTH RIPRAP (CY)	CLASS IV d_{50} = 12" 12" DEPTH GRANULAR FILTER (CY)
22	10	3.9	2.0	5.9	3.0	7.8	3.9
28	12	5.5	2.8	8.2	4.1	10.9	5.5
36	14	7.2	3.6	10.8	5.4	14.3	7.2
43	16	9.2	4.6	13.7	6.9	18.3	9.2
51	18	10.9	5.5	16.3	8.2	21.7	10.9
58	20	12.7	6.4	19.0	9.5	25.4	12.7



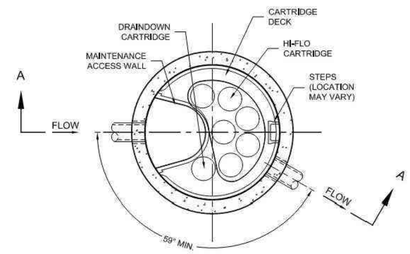
NOTES:
- PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.
- REQUIREMENTS FOR RIPRAP SIZE AND THICKNESS AND FILTER BLANKET WILL BE DESIGNATED IN THE PLANS.

① • FOR PIPES GREATER THAN OR EQUAL TO 30", USE 1.5'.

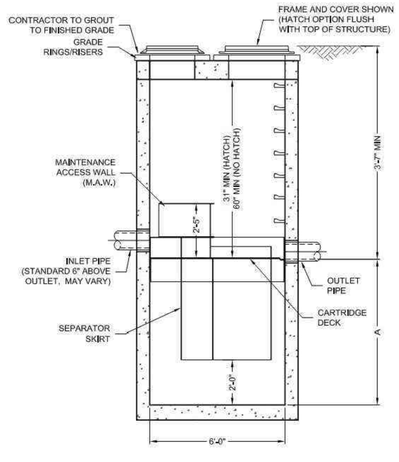
② • THE CONTRACTOR, AT HIS OPTION, MAY SUBSTITUTE A GEOTEXTILE FABRIC, MNDOT SPEC. 3733, FOR THE GRANULAR FILTER BLANKET UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE FABRIC SHOULD COVER THE AREA OF THE RIPRAP AND EXTEND UNDER THE CULVERT APRON 3 FT.

③ • DIMENSION E IS GIVEN ON MNDOT STANDARD PLATES 3100 AND 3110.

3 RIPRAP @ FLARED END SECTION
NTS



PLAN VIEW



SECTION A-A

Jellyfish Filter

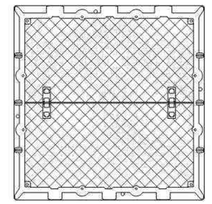
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,397,726; 8,221,618 B; US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING

JELLYFISH DESIGN NOTES

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'-6"	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.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED (HF / DD)	* / *
CARTRIDGE SIZE	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	*	*	*
INLET PIPE #2	*	*	*
OUTLET PIPE	*	*	*

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

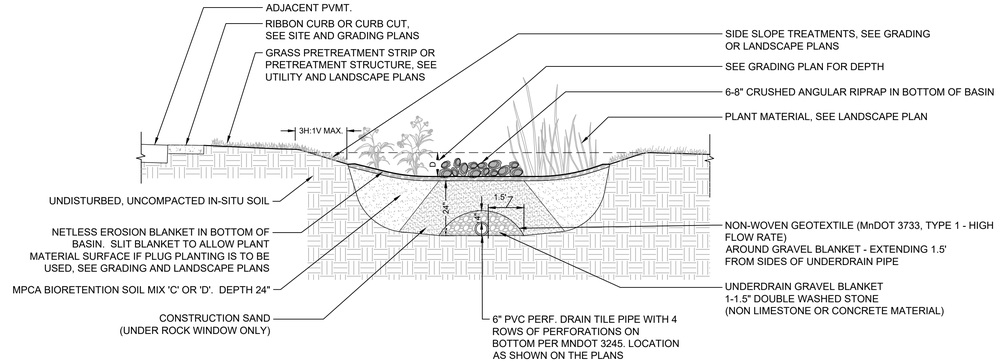
* PER ENGINEER OF RECORD

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 AASHTO 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 AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO 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 SUB-BASE, 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 WATERSTOP 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
9025 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



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.
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-COMPACTION 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.

4 BIO-FILTRATION BASIN (RAIN GARDEN - TYP.)
NTS

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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

REVISION SUMMARY

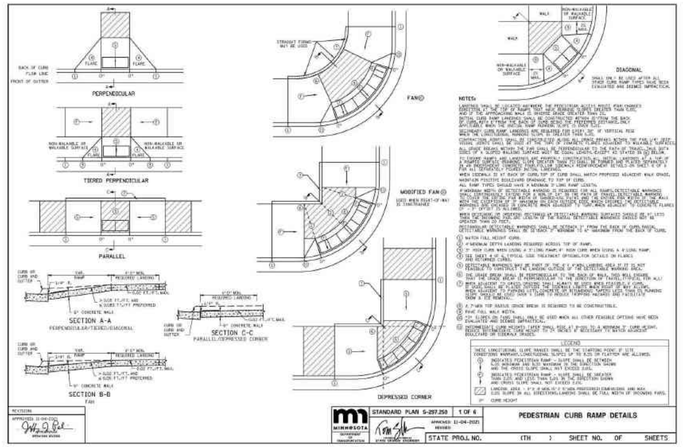
DATE	DESCRIPTION

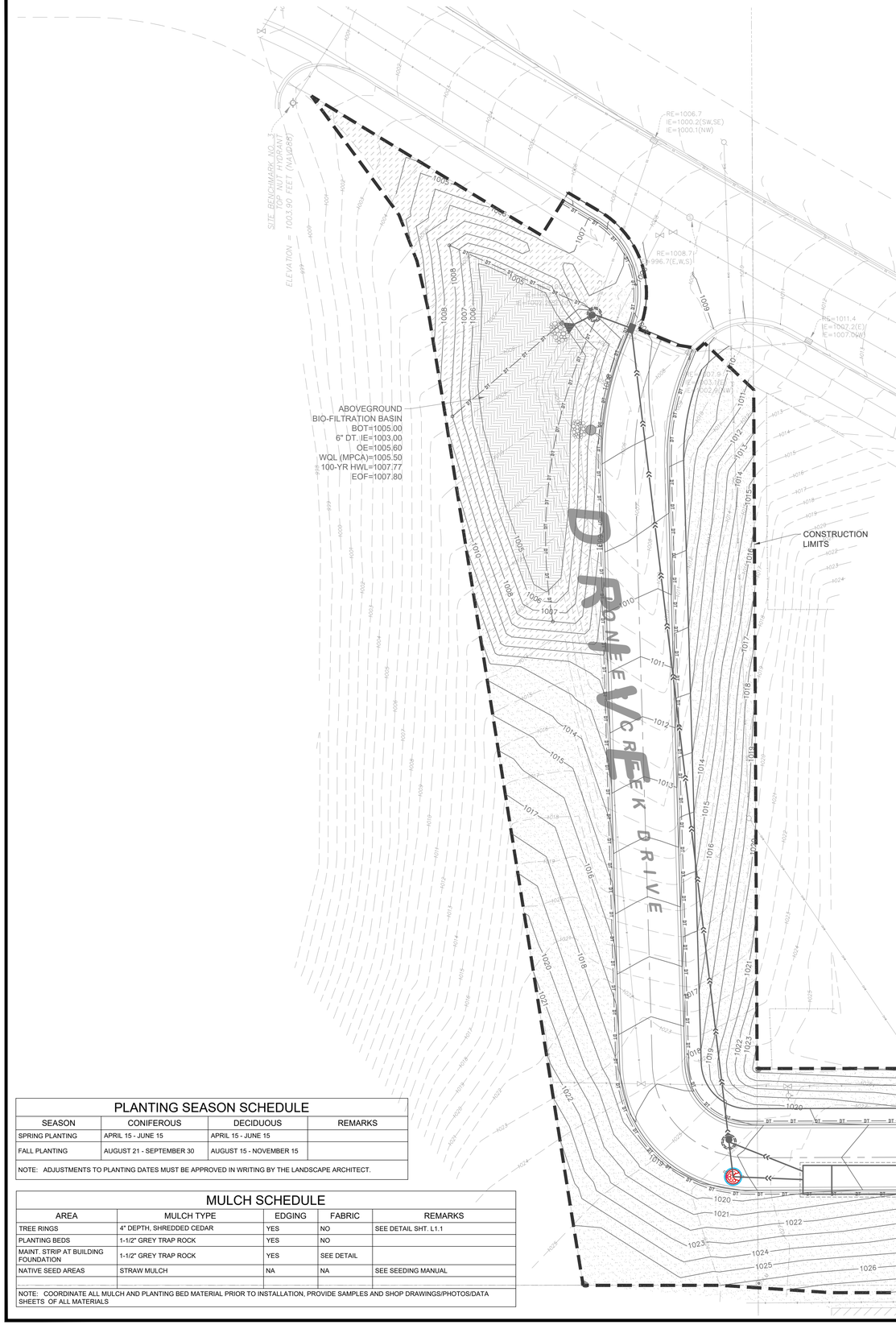
CIVIL DETAILS

C5.1

© COPYRIGHT 2026 CIVIL SITE GROUP

G:\COMMON\CAD\TREATMENT\113 JELLYFISH FILTER\M3 STANDARD DRAWINGS\FILE\DWG\JF-DET1.DWG 6/26/2015 4:58 PM


PERPENDICULAR
TIERED PERPENDICULAR
PARALLEL
SECTION A-A
SECTION B-B
SECTION C-C
FAN
DIAGONAL
MODIFIED FAN
DEPRESSED CORNER
NOTES:
LANDINGS SHALL BE LOCATED ADJACENT TO PEDESTRIAN ACCESS ROUTES (PAR) ENABLING PEDESTRIANS TO ENTER AND EXIT CURB RAMPS WITHOUT HAVING TO LEAVE THE END OF THE CURB RAMP RUN OR TURN.
BOTTOM CURB RAMP LANDINGS SHALL BE UNOBSTRUCTED ACCESS-ISLES FOR THE BASE OF EACH CURB RAMP RUN AND SHALL BE AT LEAST AS WIDE AS THE CURB RAMP RUN AND AT LEAST 4' LONG.
SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE.
ALL CURB RAMP RUNS SHALL HAVE A MINIMUM 3' LONG RAMP LENGTH.
TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE, MAXIMUM POSITIVE ROADSIDE GRADIENT TO TOP OF CURB=2%.
ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.
CURB RAMP FLARES SHALL BE CONSTRUCTED WITH A DETECTABLE WARNING COMPLY WITH MN/DOT STANDARD DETECTABLE WARNING PLATE (SEE SHEET 2 FOR DETECTABLE WARNING DETAILS).
WHEN SIDEWALK IS AT BACK OF CURB, TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE, MAXIMUM POSITIVE ROADSIDE GRADIENT TO TOP OF CURB=2%.
ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.
CURB RAMP FLARES SHALL BE CONSTRUCTED WITH A DETECTABLE WARNING COMPLY WITH MN/DOT STANDARD DETECTABLE WARNING PLATE (SEE SHEET 2 FOR DETECTABLE WARNING DETAILS).
WHEN SIDEWALK IS AT BACK OF CURB, TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE, MAXIMUM POSITIVE ROADSIDE GRADIENT TO TOP OF CURB=2%.
ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.
WHERE DETECTABLE OR DIRECTIONAL WARNINGS ARE REQUIRED, THE DETECTABLE WARNING SHALL BE PLACED WITHIN THE CURB RAMP FLARE AND SHALL BE LOCATED SO THAT THE DETECTABLE WARNING IS CENTERED ON THE CURB RAMP



LANDSCAPE NOTES:

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.

POLLINATOR SAFE PLANT MATERIAL:

1. 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 (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
2. 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 OTHER) SEED TREATED WITH NEONICS..

LANDSCAPE PLAN LEGEND:

PLANT SCHEDULE

SYMBOL	QTY	REMARKS	COMMON / BOTANICAL NAME	SIZE
GROUND COVERS				
	806 sf	PROVIDE PLAYGROUND MULCH, SYLVA SOFTSTEP OR EQUIVILANT. INSTALLED 4" DEEP ON VEGETATION FREE, GRADED NATIVE SOIL, SEE GRADING PLAN FOR GRADES.	DOG PARK MULCH. SYLVA SOFTSTEP EQUIV. / DOG PARK MULCH	Mulch
	8,070 sf	1.5" DECORATIVE SCREENED ROCK/STONE INSTALLED 3" DEEP OVER GEOTEXTILE FABRIC. PROVIDE EDGING AS SHOWN ON LANDSCAPE PLAN.	ROCK MAINTENANCE STRIP / ROCK MAINTENANCE STRIP	Mulch
	32,535 sf	BLUE GRASS SOD W/IMPROVED VARIATIES, INSTALLED ON PREPARED SOIL, CONTAINING 6" OF TOPSOIL W/MINIMUM 4% ORGANICS BY WEIGHT. SCARIFIED AND EVENLY GRADED. BIG ROLL PREFERRED FOR LARGER AREAS.	BLUE GRASS SOD / SOD	Sod
	41,411 sf		SUBTOTAL:	
MNDOT - SEED MIXES				
	10,571 sf	SEEDING RATE: 36.5 LB/ACRE (98.7 SEEDS/SF). MNDOT TYPE1 MULCH W/STRAW, EROSION CONTROL BLANKET, OR HYDROMULCH. REFERENCE MNDOT SEEDING MANUAL SPECIFICATIONS (2023).	MN SEED MIX #35-221 DRY PRAIRIE GENERAL, / MNDOT - GENERAL RESTORATION SEED MIX	Seed Mix
	10,454 sf	SEEDING RATE: 14.5 LB/ACRE (128.4 SEEDS/SF). MNDOT TYPE1 MULCH W/STRAW, EROSION CONTROL BLANKET, OR HYDROMULCH. REFERENCE MNDOT SEEDING MANUAL SPECIFICATIONS (2023).	MN SEED MIX #34-262 WET PRAIRIE / MNDOT - LOWER BASIN SEED MIX	Seed Mix
	21,025 sf		SUBTOTAL:	
SHOOTING STAR - SEED MIXES				
	18,680 sf	NO MOW FINE FESCUE MIX, SHOOTING STAR SEED OR EQUIV., 25% Hard Fescue, 25% Chewings Fescue, 25% Creeping Red Fescue, 25% Sheeps Fescue. Install at +/-225#/ MNDOT TYPE1 MULCH W/STRAW, EROSION CONTROL BLANKET, OR HYDROMULCH. REFERENCE MNDOT SEEDING MANUAL	NO MOW FINE FESCUE MIX, SHOOTING STAR EQ / NO MOW SEED MIX	Seed Mix
	18,680 sf		SUBTOTAL:	

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 ORNAMENTAL 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. INSTRUC./SPECS.

CONSTRUCTION LIMITS

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

1" = 80'-0"
40'-0" 0 80'-0"

PLANTING SEASON SCHEDULE

SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	

NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

MULCH SCHEDULE

AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR	YES	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	1-1/2" GREY TRAP ROCK	YES	NO	
MAINT. STRIP AT BUILDING FOUNDATION	1-1/2" GREY TRAP ROCK	YES	SEE DETAIL	
NATIVE SEED AREAS	STRAW MULCH	NA	NA	SEE SEEDING MANUAL

NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION, PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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	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

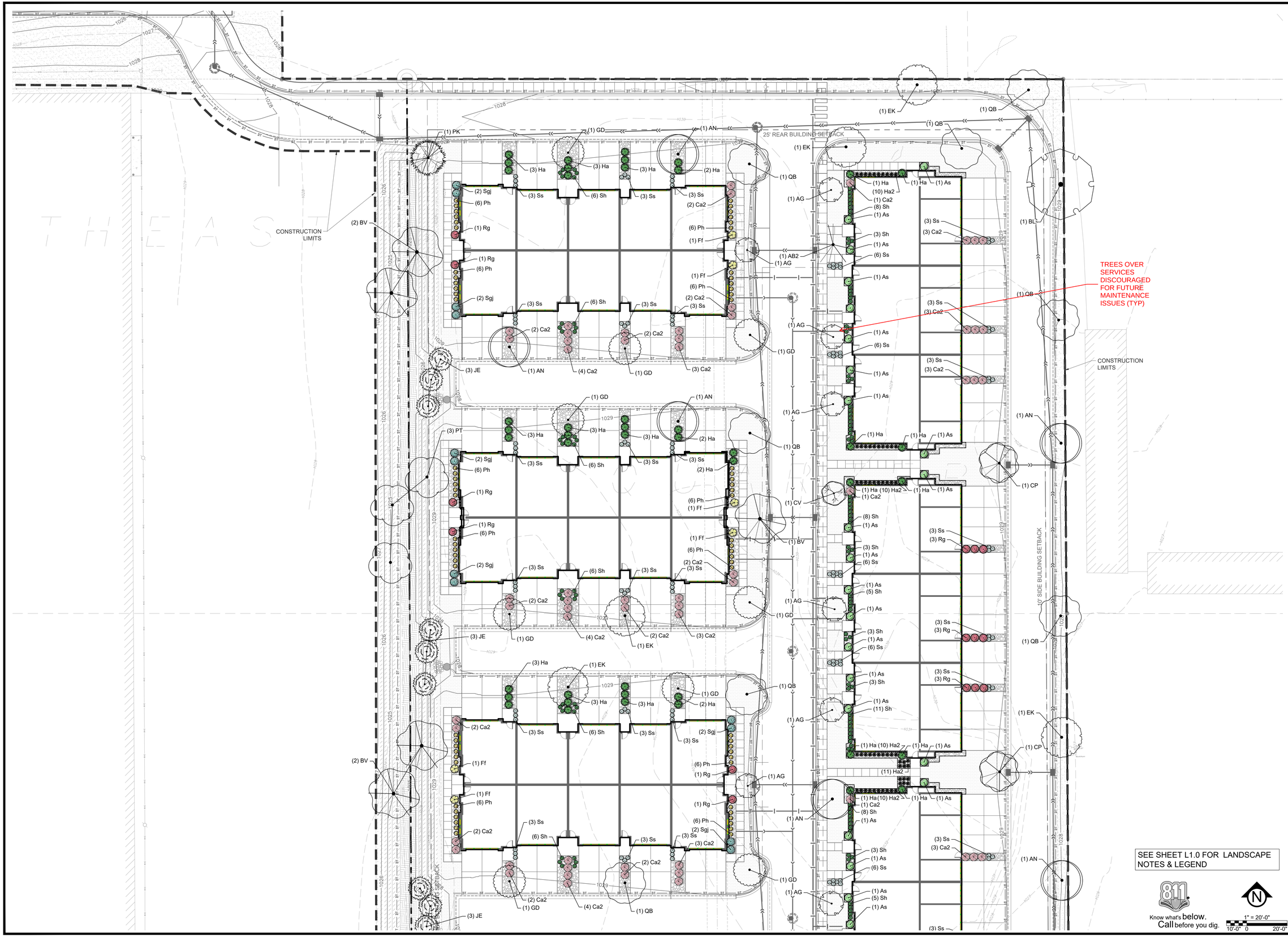
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - OVERALL

L1.0

© COPYRIGHT 2026 CIVIL SITE GROUP



SEE SHEET L1.0 FOR LANDSCAPE NOTES & LEGEND

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

N

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

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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	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

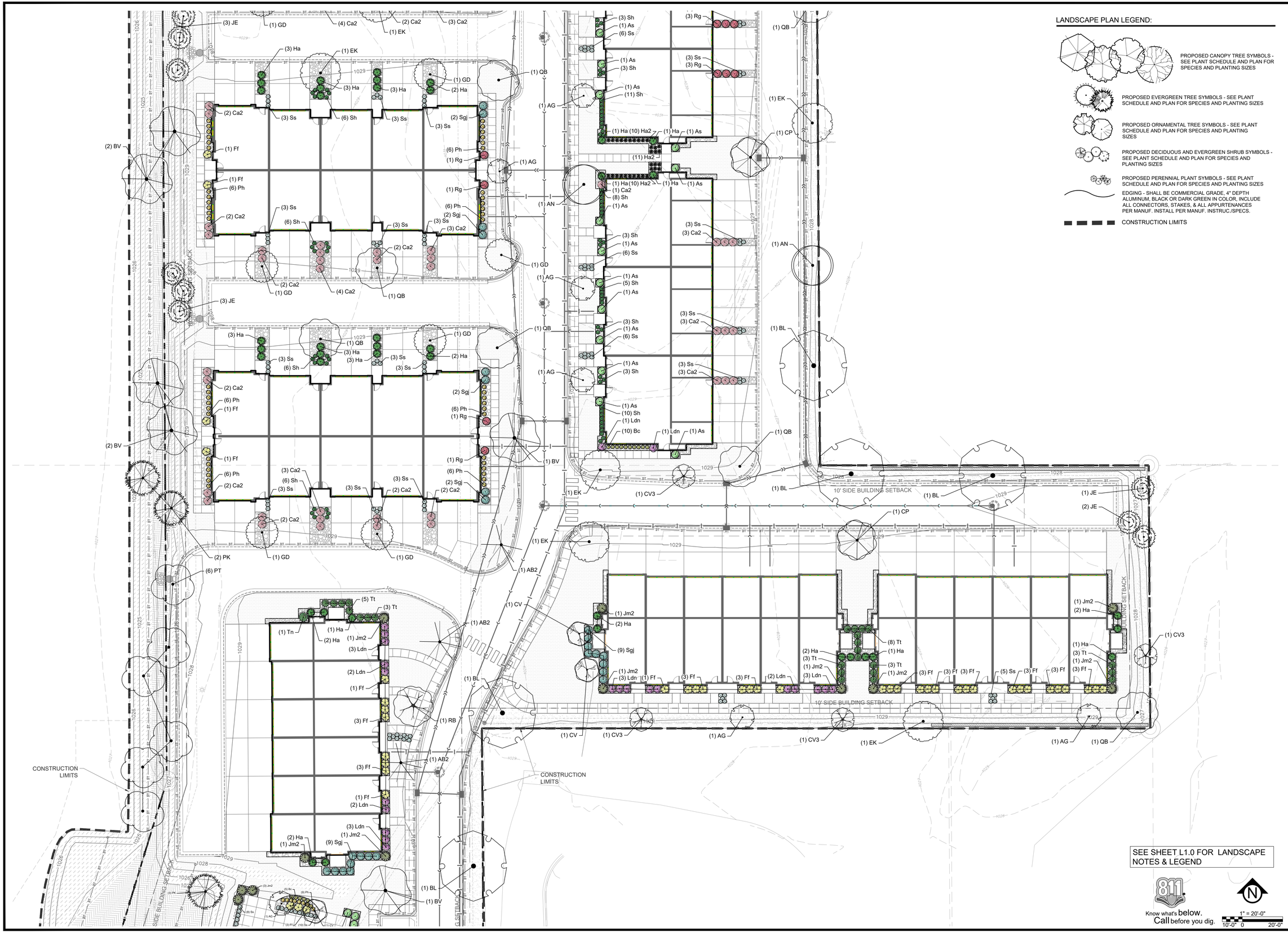
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - ENLARGEMENT 2

L1.1

© COPYRIGHT 2026 CIVIL SITE GROUP



SEE SHEET L1.0 FOR LANDSCAPE NOTES & LEGEND

Know what's below. Call before you dig.

1" = 20'-0"

10'-0" 0 20'-0"

LANDSCAPE PLAN LEGEND:

- 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 ORNAMENTAL 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. INSTRUC./SPECS.
- CONSTRUCTION LIMITS

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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	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

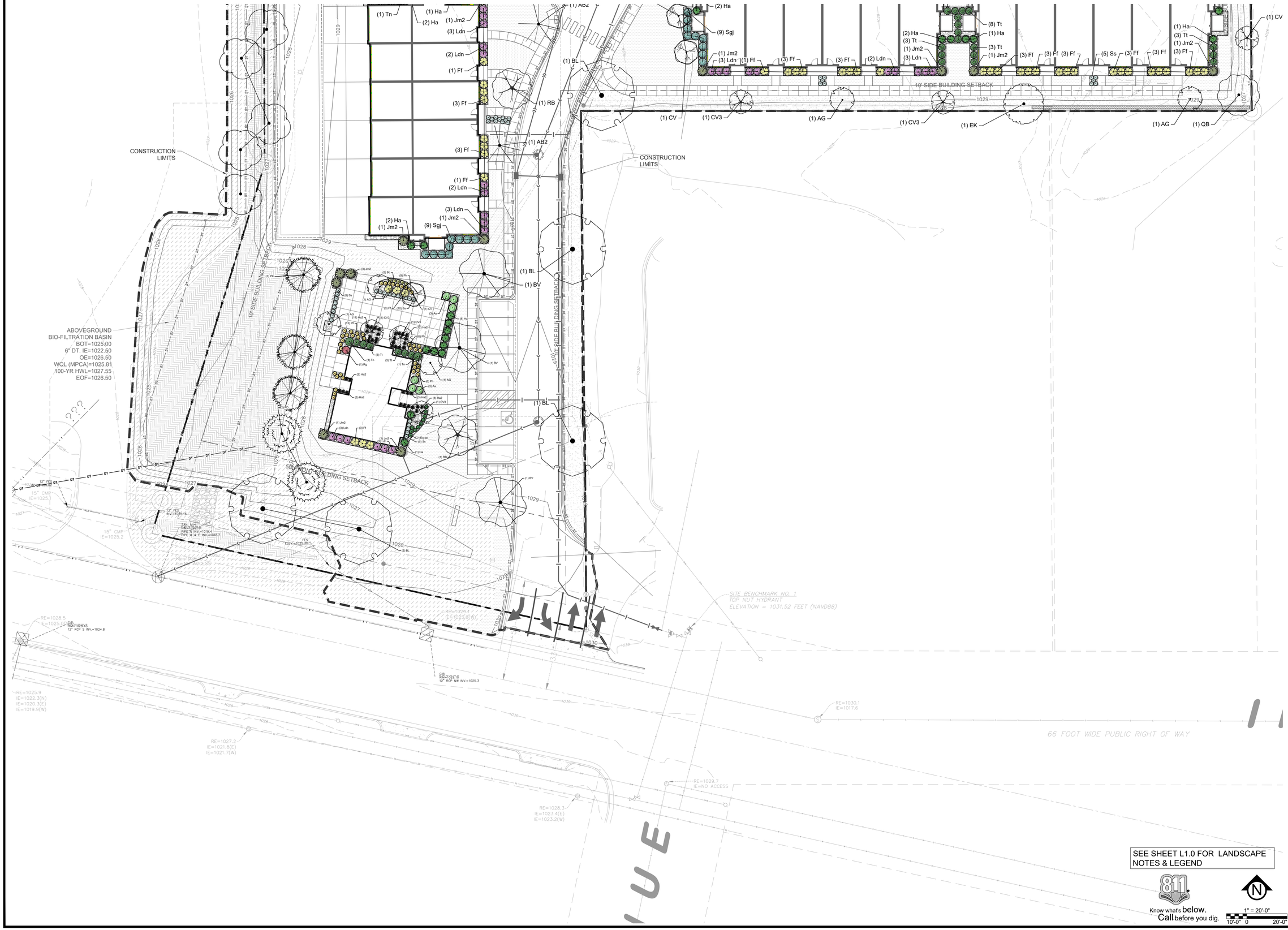
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - ENLARGEMENT 3

L1.2

© COPYRIGHT 2026 CIVIL SITE GROUP



SEE SHEET L1.0 FOR LANDSCAPE NOTES & LEGEND

Know what's below. Call before you dig.

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

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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

LANDSCAPE PLAN - ENLARGEMENT 4

L1.3

© COPYRIGHT 2026 CIVIL SITE GROUP

PLANT SCHEDULE - OVERALL SITE

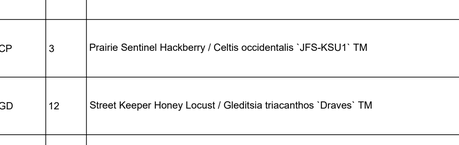
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
TREES						
	AN	6	Northwood Red Maple / Acer rubrum `Northwood`	2.5" Cal. B&B	NATIVE CULTIVAR	Y
	AB2	4	Autumn Blaze Maple / Acer x freemanii `Jeffsred` TM	2.5" Cal. B&B	NATIVE CULTIVAR	
	RB	2	River Birch / Betula nigra	2.5" Cal. B&B	NATIVE	N
	BV	11	Prairie Dream Paper Birch / Betula papyrifera 'Varen' TM	2.5" CAL. B&B	NATIVE CULTIVAR	N
	CP	3	Prairie Sentinel Hackberry / Celtis occidentalis `JFS-KSU1` TM	2.5" Cal. B&B	NATIVE CULTIVAR	
	GD	12	Street Keeper Honey Locust / Gleditsia triacanthos `Draves` TM	2.5" Cal. B&B	NATIVE CULTIVAR	N
	EK	8	Espresso Kentucky Coffeetree / Gymnocladus dioica `Espresso`	2.5" Cal. B&B	NATIVE CULTIVAR	N
	PT	9	Quaking Aspen / Populus tremuloides	2.5" Cal. B&B	NATIVE	N
	QB	12	Swamp White Oak / Quercus bicolor	2.5" Cal. B&B	NATIVE	Y
	BL	9	Boulevard Linden / Tilia americana `Boulevard`	2.5" Cal. B&B	NATIVE CULTIVAR	Y
		76	SUBTOTAL:			
EVERGREEN TREES						
	JE	12	Eastern Red Cedar / Juniperus virginiana	6` B&B	NATIVE	
	PD	2	Black Hills Spruce / Picea glauca `Densata`	6` B&B	NATIVE CULTIVAR	
	PK	6	Golden Larch / Pseudolarix kaempferi `Gold`	2.5" Cal. B&B	NOT NATIVE	
		20	SUBTOTAL:			
ORNAMENTAL TREES						
	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:			

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 CALS:

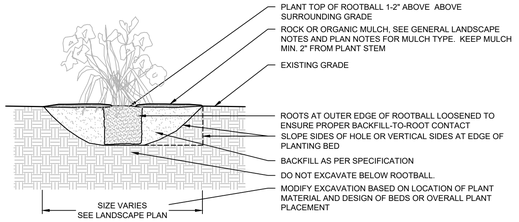
LANDSCAPE CODE REQUIREMENTS					
IN ALL ZONING DISTRICTS THE LOT AREA REMAINING AFTER PROVIDING FOR PARKING, DRIVEWAYS, LOADING SIDEWALKS, OR OTHER REQUIREMENTS SHALL BE PLANTED AND MAINTAINED IN GRASS, SODDING, SHRUBS, OR OTHER ACCEPTABLE VEGETATION OF LANDSCAPING TECHNIQUES.					
TREE PRESEVATION CODE: 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 DEDIDUOUS (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 DEDIDUOUS (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					

LANDSCAPE DETAILS:



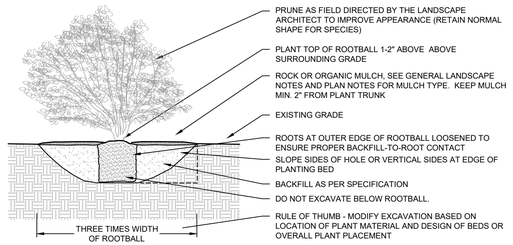
1 AGGREGATE MAINTANENCE STRIP
NTS

DRAWN @ ? size

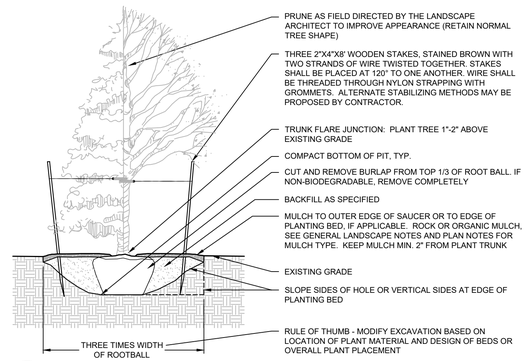


2 PERENNIAL BED PLANTING
NTS

DRAWN @ ? size



3 DECIDUOUS & CONIFEROUS SHRUB PLANTING
NTS



4 DECIDUOUS & CONIFEROUS TREE PLANTING
NTS

IRRIGATION NOTES:

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 INLCUDING 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 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.
9. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
10. ALL LATERAL LINES SHALL BE 12" BELLOW 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 SLEEVING SHALL BE "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
14. FABRICATE ALL PIPE TO MANUFACTURE'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 EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
26. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

SEE SHEET L1.0 FOR GENERAL LANDSCAPE NOTES & LEGEND

Know what's below. Call before you dig.

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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	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

LANDSCAPE PLAN NOTES & DETAILS

L1.4

© COPYRIGHT 2026 CIVIL SITE GROUP

PLANT SCHEDULE CLUBHOUSE ONLY

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
TREES						
	RB	1	River Birch / Betula nigra	2.5" Cal. B&B	NATIVE	N
	BV	2	Prairie Dream Paper Birch / Betula papyrifera 'Varen' TM	2.5" CAL. B&B	NATIVE CULTIVAR	N
	BL	2	Boulevard Linden / Tilia americana `Boulevard'	2.5" Cal. B&B	NATIVE CULTIVAR	Y
		5	SUBTOTAL:			
EVERGREEN TREES						
	PD	2	Black Hills Spruce / Picea glauca `Densata'	6` B&B	NATIVE CULTIVAR	
	PK	3	Golden Larch / Pseudolarix kaempferi `Gold'	2.5" Cal. B&B	NOT NATIVE	
		5	SUBTOTAL:			
ORNAMENTAL TREES						
	AG	3	Autumn Brilliance Serviceberry / Amelanchier x grandiflora `Autumn Brilliance'	1.5" Cal. B&B	NATIVE	Y
	CV3	3	White Fringetree / Chionanthus virginicus	1.5" Cal. B&B	NOT NATIVE	Y
	CV	1	Thornless Cockspur Hawthorn / Crataegus crus-galli inermis TM	1.5" Cal. B&B	NATIVE	Y
		7	SUBTOTAL:			
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
SHRUBS						
	As	6	Standing Ovation TM Serviceberry / Amelanchier alnifolia `Obelisk'	#5 CONT	NATIVE CULTIVAR	Y
	Ff	6	Gold Cluster Forsythia / Forsythia x intermedia `Courtaneur` TM	#2 CONT	NOT NATIVE	Y
	Ha	10	Annabelle Hydrangea / Hydrangea arborescens `Annabelle'	#5 CONT	NOT NATIVE	Y
	Jm2	5	Medora Juniper / Juniperus scopulorum `Medora'	#5 CONT	NOT NATIVE	N
	Ldn	6	Little Devil Ninebark / Physocarpus opulifolius `Donna May` TM	#5 CONT	NATIVE CULTIVAR	Y
	Rg	1	Gro-Low Fragrant Sumac / Rhus aromatica `Gro-Low'	#5 CONT	NATIVE	Y
	Tn	2	Nova Japanese Yew / Taxus cuspidata `Nova'	#5 CONT	NOT NATIVE	N
	Tt	6	Taunton`s Yew / Taxus x media `Tauntonii'	#5 CONT	NOT NATIVE	N
		42	SUBTOTAL:			
GRASSES						
	Bc	5	Side Oats Grama / Bouteloua curtipendula	#1 CONT	NATIVE	Y
	Ha2	38	All Gold Japanese Forest Grass / Hakonechloa macra `All Gold'	#1 CONT	NOT NATIVE	N
	Ph	41	Heavy Metal Switch Grass / Panicum virgatum `Heavy Metal'	#1 CONT	NATIVE CULTIVAR	Y
	Ss	23	Standing Ovation Little Bluestem Grass / Schizachyrium scoparium `Standing Ovation'	#1 CONT	NATIVE CULTIVAR	Y
	Sh	10	Prairie Dropseed / Sporobolus heterolepis	#1 CONT	NATIVE	Y
		117	SUBTOTAL:			

SEE SHEET L1.0 FOR LANDSCAPE NOTES & LEGEND

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

N

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

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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	DESCRIPTION
06/09/2026	CITY SUBMITTAL

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

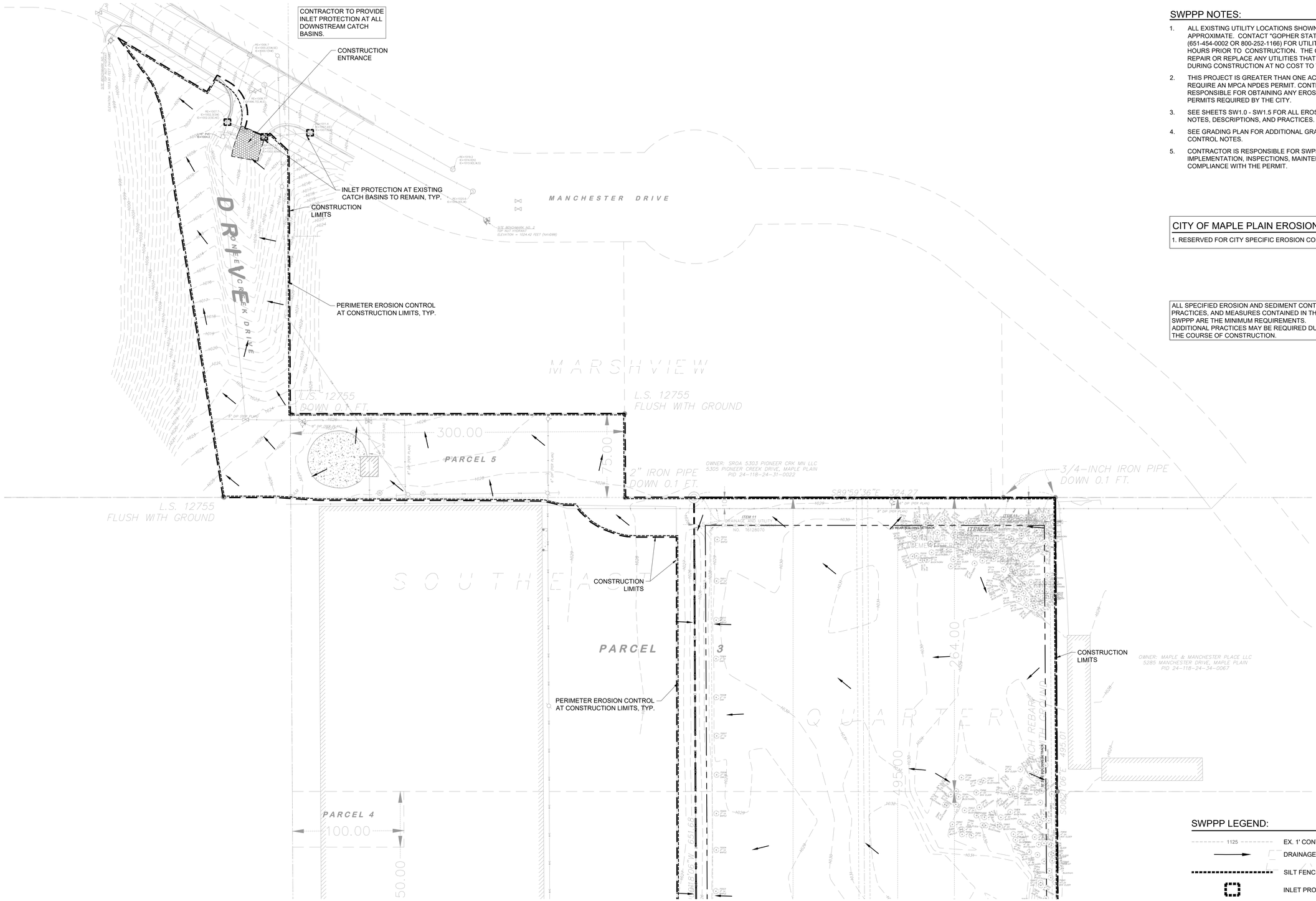
REVISION SUMMARY

DATE	DESCRIPTION

CLUBHOUSE ENLARGEMENT

L1.5

© COPYRIGHT 2026 CIVIL SITE GROUP



SWPPP NOTES:

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. 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.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, MAINTENANCE AND COMPLIANCE WITH THE PERMIT.

CITY OF MAPLE PLAIN EROSION CONTROL NOTES:

1. 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
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

Know what's below. Call before you dig.

1" = 80'-0"
40'-0" 0 80'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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 - EXISTING CONDITIONS - NORTH

SW1.0

© COPYRIGHT 2026 CIVIL SITE GROUP

SWPPP NOTES:

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. 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.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, MAINTENANCE AND COMPLIANCE WITH THE PERMIT.

CITY OF MAPLE PLAIN EROSION CONTROL NOTES:

1. 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
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

Know what's below. Call before you dig.

1" = 80'-0"
40'-0" 0 80'-0"

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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

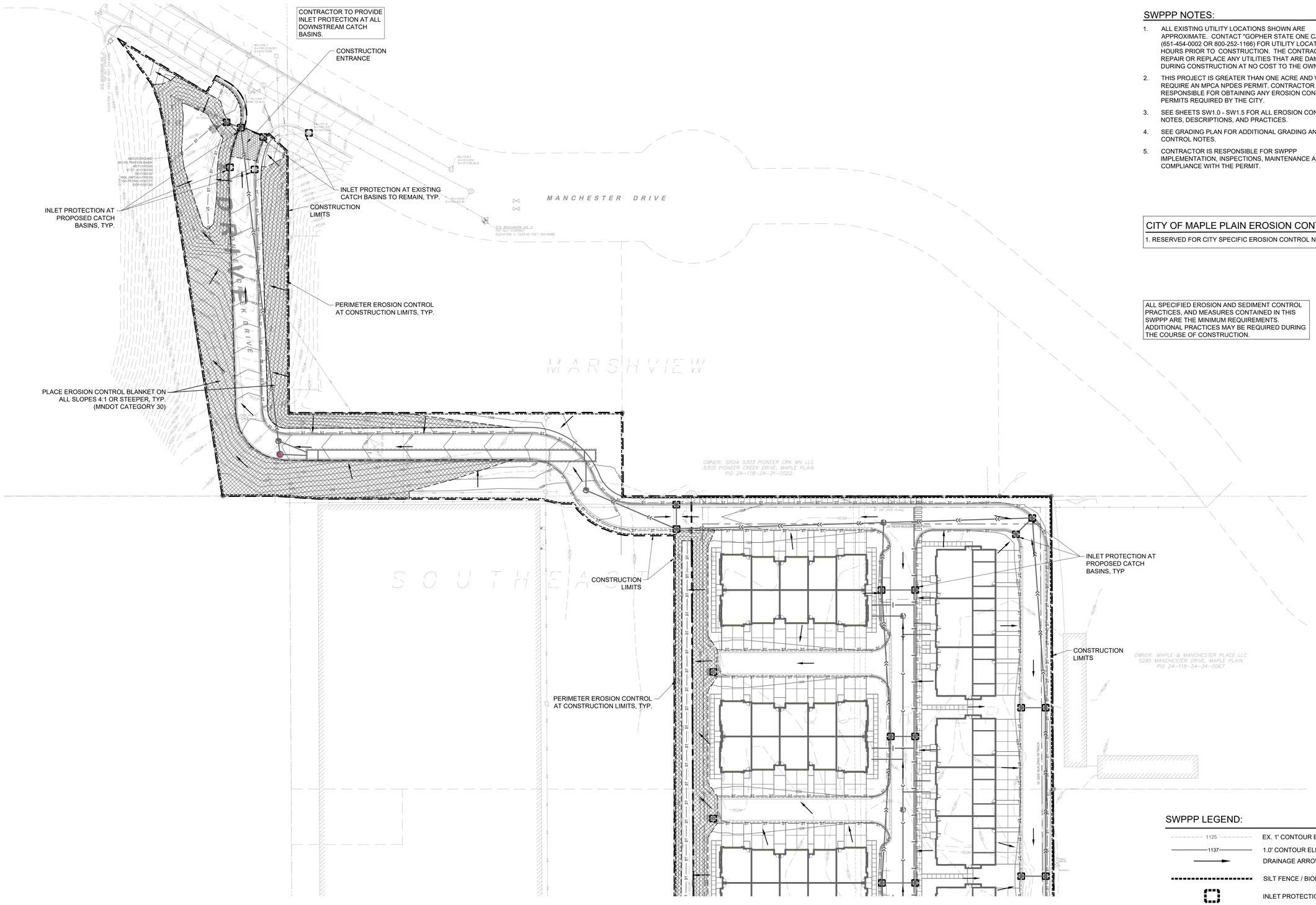
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS - SOUTH

SW1.1

© COPYRIGHT 2026 CIVIL SITE GROUP



SWPPP NOTES:

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. 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.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, MAINTENANCE AND COMPLIANCE WITH THE PERMIT.

CITY OF MAPLE PLAIN EROSION CONTROL NOTES:

1. 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:

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

Know what's below. Call before you dig.

1" = 80'-0"
40'-0" 0 80'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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

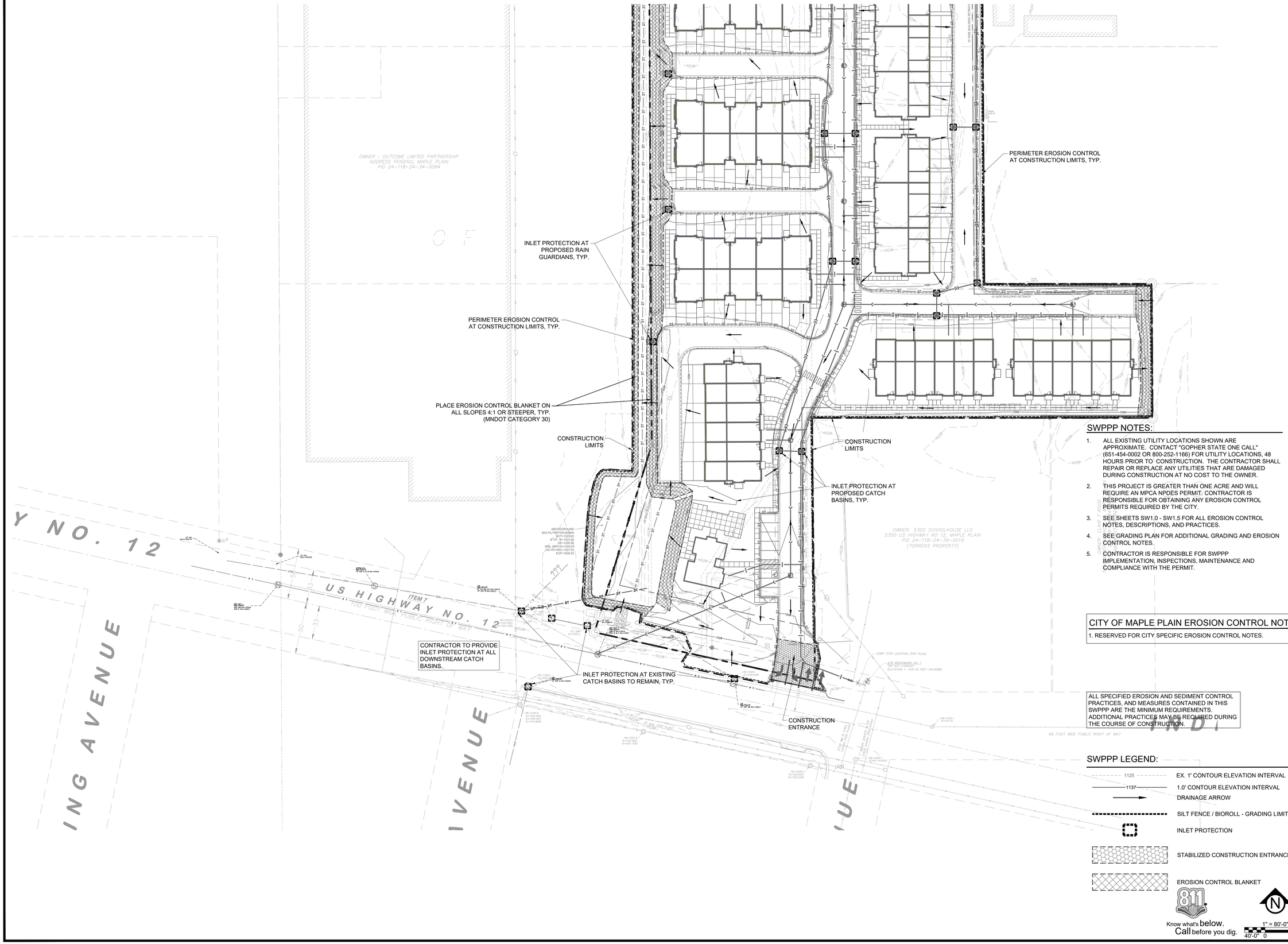
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS - SOUTH

SW1.2

© COPYRIGHT 2026 CIVIL SITE GROUP



SWPPP NOTES:

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. 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.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, MAINTENANCE AND COMPLIANCE WITH THE PERMIT.

CITY OF MAPLE PLAIN EROSION CONTROL NOTES:

1. 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.

1" = 80'-0"
40'-0" 0 80'-0"

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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

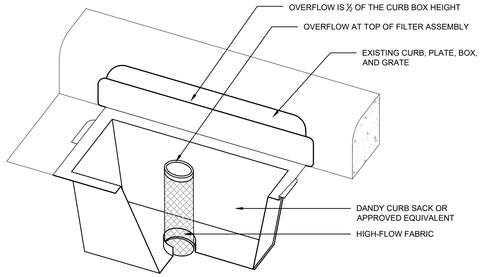
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS - SOUTH

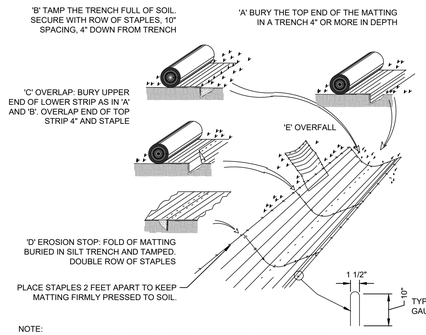
SW1.3

© COPYRIGHT 2026 CIVIL SITE GROUP



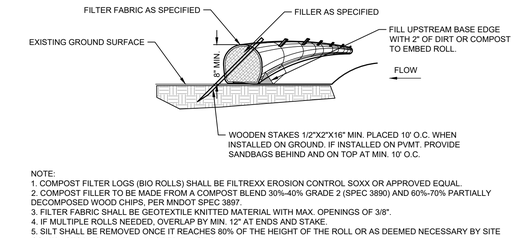
NOTES:
1. REPLACE INLET GRATE UPON COMPLETE INSTALLATION OF INLET PROTECTION FABRIC.
2. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE OF THE SYSTEM AFTER EACH STORM EVENT AND AT THE COMPLETION OF THE CONTRACT.
3. CONTRACTOR SHALL USE DANDY SACK OR APPROVED EQUIVALENT FOR STRUCTURES WITHOUT CURBING.

1 CURB INLET SACK
NTS



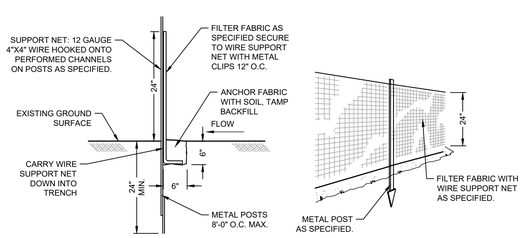
NOTE:
1. PLACE STAPLES 2 FEET APART TO KEEP MATTING FIRMLY PRESSED TO SOIL.

2 EROSION BLANKET
NTS

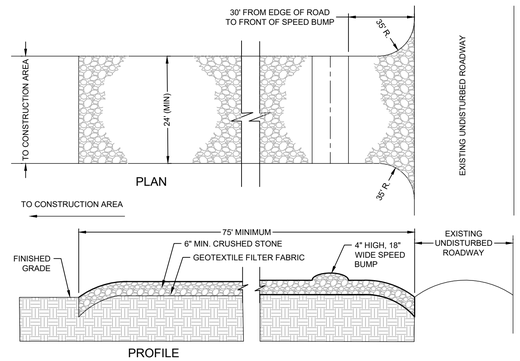


NOTE:
1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTREXX EROSION CONTROL SOXX OR APPROVED EQUAL.
2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3890) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3897.
3. FILTER FABRIC SHALL BE GEOTEXTILE KNITTED MATERIAL WITH MAX. OPENINGS OF 3/8".
4. IF MULTIPLE ROLLS NEEDED, OVERLAP BY MIN. 12" AT ENDS AND STAKE.
5. SILT SHALL BE REMOVED ONCE IT REACHES 80% OF THE HEIGHT OF THE ROLL OR AS DEEMED NECESSARY BY SITE CONTRACTOR TO MAINTAIN PROPER FUNCTION.

3 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
NTS

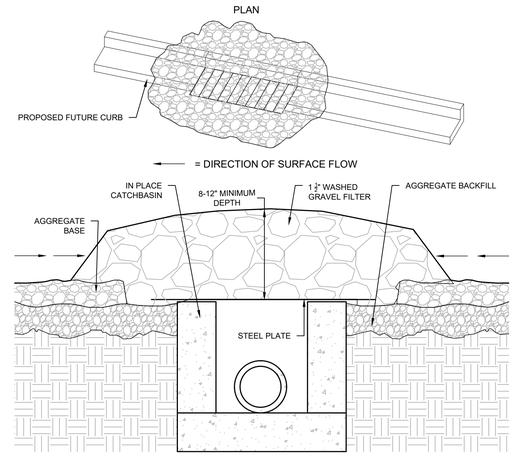


4 SEDIMENT FENCE
NTS



NOTES:
1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
3. REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
4. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO UNDISTURBED ROADWAY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
5. FINAL LOCATION AND INSTALLATION SHALL BE COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
6. CRUSHED STONE SHALL BE 1-1/2" DIA. CLOSE GRADED, AND IN ACCORDANCE TO MNDOT SECTION 2118.

5 STABILIZED CONSTRUCTION ACCESS
NTS



6 INLET PROTECTION ROCK FILTER
NTS

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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 - DETAILS

SW1.4

© COPYRIGHT 2026 CIVIL SITE GROUP

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, 2018 # 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. INSTALL 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 DOWNSTREAM CATCH BASINS
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
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 CB'S
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 SOD/LANDSCAPING, 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 PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. 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 AMEND THE SWPPP 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 CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE 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 ROLLS, 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/FREEZING) 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 DOWNGRADIENT 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 ARE NOT 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, TRENCH/DITCH 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 (SEE MINN. R. 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 BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE 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
    - f. 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 LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

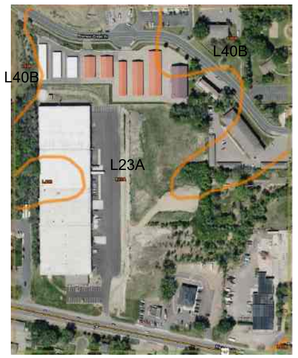
PERMIT TERMINATION (SECTION 4 AND SECTION 13):

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 SAND FILTER.
4. PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYS

ATTACHMENT A: SITE SPECIFIC SWPPP DOCUMENT

PROJECT LOCATION			
ADDRESS	5370 HWY 12	CITY/TOWNSHIP	MAPLE PLAIN
STATE	MN	COUNTY	HENNEPIN
ZIP CODE	55359	PROJECT SIZE	7.8 ACRES
LATTITUDE/LONGITUDE OF APPROX. CENTROID OF PROJECT		45.00893774884752, -93.65914388249533	
METHOD OF LAT/LONG COLLECTION		ONLINE TOOL	
PROJECT TYPE		RESIDENTIAL	
IMPERVIOUS SURFACES (ACRES)			
EXISTING		0.2	
PROPOSED		4.5	
DIFFERENCE		4.3	
ESTIMATED CONSTRUCTION TIMELINE			
START	JUNE 2027	END	NOVEMBER 2029
CONSTRUCTION ACTIVITY		TOWN HOME DEVELOPMENT	
SOIL TYPES			

SOILS INFORMATION



MAP UNIT SYMBOL	MAP UNIT NAME
L23A	CORDOVA LOAM, 0 TO 2 PERCENT SLOPES
L40B	ANGUS-KILKENNY COMPLEX, 2 TO 6 PERCENT SLOPES

RECEIVING WATER BODIES					
	WATER BODY ID	NAME OF WATER BODY	WATER BODY TYPE	SPECIAL WATER (Y/N)	IMPAIRED WATER (Y/N)
1	27-0176-00	INDEPENDENCE LAKE	LAKE	N	Y
2					
3					
4					

SITE LOCATION MAP -

Maple Plain
Armstrong
Highland
Main Street
Independence Rd
Parkview Road
Tanner Lake
Lake Independence
Ferndale Rd
Rockford Rd
Dakota Ave
Dakota Ave
Dakota Ave

ATTACHMENT B: SWPPP INSPECTION FORM

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.

FACILITY INFORMATION

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

INSPECTION INFORMATION

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

	Y	N
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.

EROSION CONTROL REQUIREMENT (SECTION 8.1)

	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%)ARE APPROPRIATE BMP'S INSTALLED PROTECTING INLETS/OUTLETS?	☐	☐	☐
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.)?	☐	☐	☐

COMMENTS:

SEDIMENT CONTROL REQUIREMENTS (SECTION 9.1)

	Y	N	N/A
1. ARE PERIMETER SEDIMENT CONTROLS INSTALLED PROPERLY ON ALL DOWN GRADIENT PERIMETERS?	☐	☐	☐
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?	☐	☐	☐

COMMENTS:

MAINTENANCE AND INSPECTIONS (SECTION 11)

	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?

COMMENTS:

POLLUTION PREVENTION (SECTION 12)

	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?	☐	☐	☐

COMMENTS:

OTHER

	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)? IF YES, DESCRIBE:	☐	☐	☐
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 PERMITTEE(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 PERMITTEE 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: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM

ATTACHMENT C - COMBINED
FACILITY MANAGEMENT SCHEDULE

1. 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 CLEAN, 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.

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 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

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 - ATTACHMENTS

SW1.7

© COPYRIGHT 2026 CIVIL SITE GROUP

Memorandum

TO: City of Maple Plain, Attn: Mark Kaltsas
5050 Independence Street
Maple Plain, MN 55359

FROM: Matt Pavek
Civil Site Group

DATE: 7/31/2026

RE: Equinox Townhomes – Plan Review Letter 07.21.2026

Mark,

Below are the City's written comments regarding the Equinox Townhomes project, in Maple Plain MN, dated 07/21/2026. I have included my response below each outstanding question in bold **RED**.

Matt Pavek
Civil Site Group
mpavek@civilsitegroup.com
612-615-0060

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.

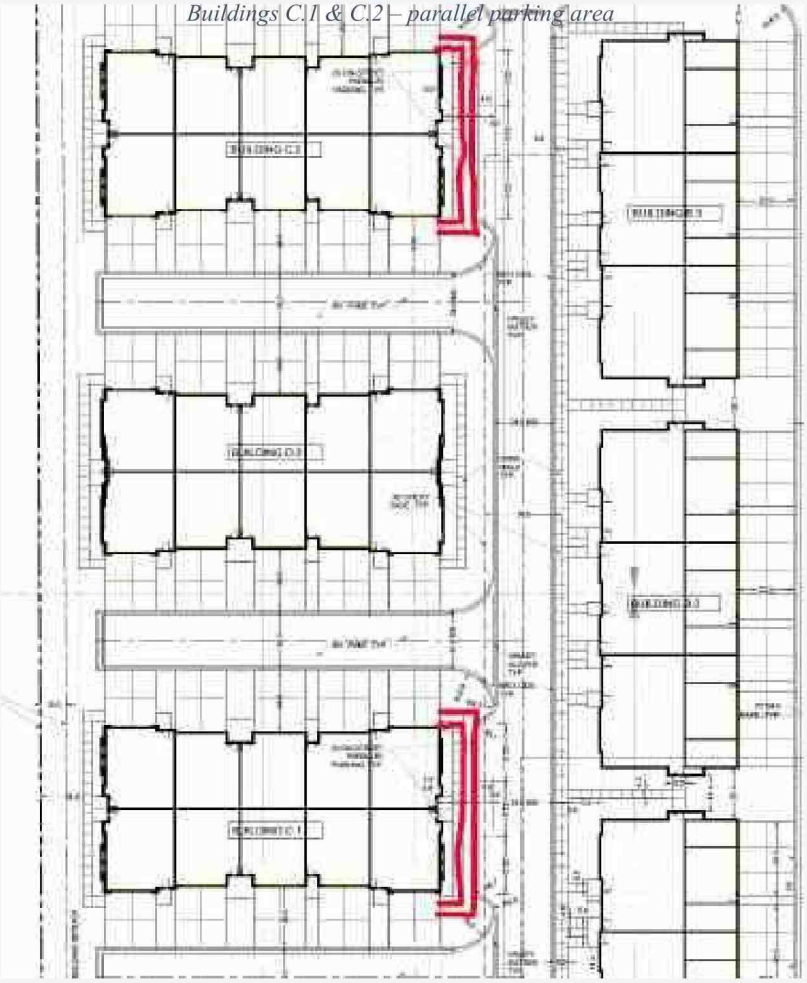
Response: Per discussions with owners and City, this sidewalk will be shown on later versions of plans.

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).

Exhibit B – Recommended Sidewalk Alignment

Buildings C.1 & C.2 – parallel parking area



CSG Response: Sidewalks updated.

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.

MDG Response: Site photometric plan is included at the end of the drawing packet. Please see a revise plan which reflects changes to the site.

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.

CSG Response: See sheet L1.5 for existing vs. proposed break-down along the west property line. Additional overstory and evergreen plants have been added throughout this area.

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.

CSG Response: Guest parking in driveways. 4 parking stalls on average per unit with two garage and two driveway spaces. Additionally, we have included 8 guest/resident parking spaces at the clubhouse and 11 parallel spaces off the street. "No parking" signs have been added to the plan, as well as "Guest Parking, No Overnight Parking" to the parallel parking space areas. Additional address and wayfinding signage is included on the site and architectural Parking & Signage Plan.

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.
   CSG Response: Noted.
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

   CSG Response: All required permits to be coordinated and obtained prior to construction.
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 discus 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.

CSG Response: This sidewalk connection will be included in a future full construction set and will include items as listed here. General sidewalk layout shown on plans for reference only.

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.
   CSG Response: Noted. Easements updated.
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.
   CSG Response: Easement documents in process. Comment to remain open
6. Temporary construction easements look to be needed to accommodate wall construction.
   CSG Response: Temp easements to be obtained prior to 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.
      CSG Response: Ex watermain on north end of site is being cut by one foot or less. Contractor to add insulation as needed. Watermain on parcel NW of site will be impacted more by cut, this main to be insulated where feasible, and replaced otherwise.
   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.
      CSG Response: Sanitary alignment and connection point updated.
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 draintile.

CSG Response: Storm sizing, gutter spread and bypass to be completed as part of construction documents. Drawdown calculations are included in the stormwater report.

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

        CSG Response: See sheet C7.1 detail sheet
    b. Watermain offset

        CSG Response: See sheet C7.1 detail sheet
    c. Hydrant detail shall define a Storz nozzle and all thrust blocking shall be with concrete

        CSG Response: See sheet C7.0 detail sheet
    d. Specialty storm structures including, Sumps, OCS and Filter/Diversion structures

        CSG Response: See sheet C7.1 detail sheet
    e. Retaining walls (walls over 4-feet shall be designed by registered professional engineer)

        CSG Response: Noted.
    f. Roadway draintile – use of perforated PVC is recommended so can be jetted and cleaned. Corrugated pipes clog with roots and cannot be maintained long-term.

        CSG Response: See plan for revised drain tile sizing. 4" corrugated to be proposed and is only for subgrade drainage
    g. Draintile cleanouts
10. Casting adjustments shall be in accordance with City standards. Adjustments shall result in watertight seal and will require a chimney seal.

    CSG Response: See sheet C4.0
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.

    CSG Response: See sheet C2.0
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.

    CSG Response: See sheet C2.0 & C4.0.
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

6. **CSG Response: See sheet SW1.0 & SW1.1**

1. 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.

   CSG Response: See sheet C2.0 & C4.0.

2. Work in MnDOT ROW to follow their permit requirements.

7. **CSG Response:** Noted.

1. 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.
   CSG Response: See sheet C4.0

2. 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.

CSG Response: Maintenance agreement to be finalized prior to construction.

3. Complete plan modifications as indicated on the plans marked with comments and labeled "**Bolton & Menk Engineering Comments – 7/8/2026**".
   CSG Response: Noted

4. Additional comments may be forthcoming once additional materials are submitted as requested.
   CSG Response: Noted.

5. Record drawings must be provided upon completion of the project.
   CSG Response: See sheet C2.0.

6. 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.
   CSG Response: See sheet C2.0

Maple Plain Townhomes

5330 US-12, Maple Plain, Minnesota

Momentum Design Group
ARCHITECTURE • PLANNING • INTERIOR DESIGN

CivilSite GROUP

EQUINOX DEVELOPMENT

Land Use Application

Maple Plain Townhomes | 07/31/26 | 001

Project Overview

Project Team

Developer	Architect	Civil Engineer/ Landscape Architect
Equinox Development Partners LLC 225 South 6th Street #3500 Minneapolis, MN 55402	Momentum Design Group 2550 University Ave W Suite 160-S, St Paul, MN 55114	Civil Site Group 5000 Glenwood Avenue Golden Valley, MN 55422

Site Information

Address:	5330 US-12 Maple Plain, Minnesota 55359
Site Area:	267,343.82 SF (6.13 acres)
PID:	2411824340020, 2411824340021, 2411824340083

Project Overview

Gross Square Footage:

Name	Quantity	Individual Area	Combined Area
Building A:	(3)	11,963 SF	**35,889 SF**
Building B:	(3)	13,097 SF	**39,291 SF**
Building C:	(2)	23,856 SF	**47,712 SF**
Building D:	(2)	24,148 SF	**48,296 SF**
Office/Amenity:	(1)	01,4587 SF	**01,587 SF**
Total:			**172,775 SF**

Unit Count:

Type	Quantity
1 Bed	12
2 Bed	15
2 Bed + Den	08
3 Bed + Den	50
Total:	**85**

Momentum Design Group
ARCHITECTURE • PLANNING • INTERIOR DESIGN

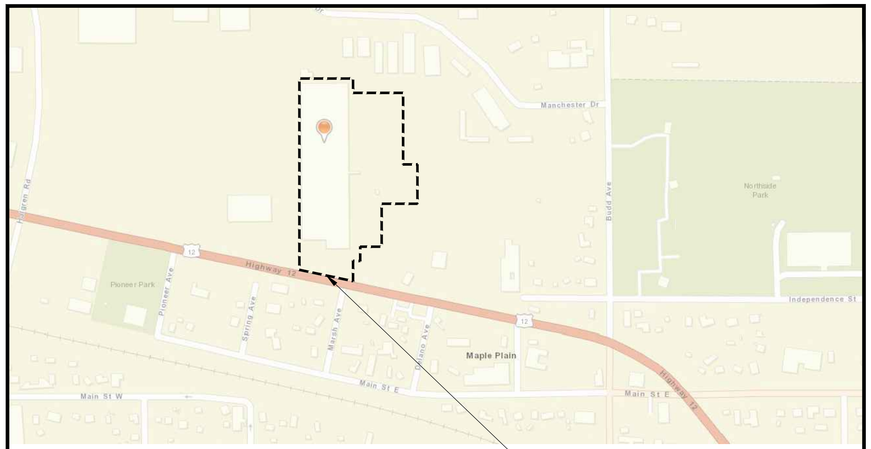
CivilSite GROUP

EQUINOX DEVELOPMENT

EQUINOX DEV-TOWNHOMES

MAPLE PLAIN, MINNESOTA

ISSUED FOR: CITY RE-SUBMITTAL



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
LANDSCAPE ARCHITECT	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	ROBERT BINDER 612-615-0060 RBINDER@CIVILSITEGROUP.COM
PROPERTY OWNER/DEVELOPER	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

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. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
3. 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.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.
5. CIVIL SITE GROUP SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OUT OF THE CLIENTS 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.
6. 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.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C0.1	OVERALL PLAN LAYOUT
C1.0	REMOVALS PLAN - OVERALL
C1.1	REMOVALS PLAN - NORTH
C1.2	REMOVALS PLAN - SOUTH
C1.3	TREE PRESERVATION PLAN
C1.4	TREE PRESERVATION PLAN
C2.0	SITE PLAN - OVERALL
C2.1	SITE PLAN - ENLARGEMENT 1
C2.2	SITE PLAN - ENLARGEMENT 2
C2.3	SITE PLAN - ENLARGEMENT 3
C2.4	SITE PLAN - ENLARGEMENT 4
C2.5	TURNING MOVEMENT
C2.6	TURNING MOVEMENT
C3.0	GRADING PLAN - OVERALL
C3.1	GRADING PLAN - ENLARGEMENT 1
C3.2	GRADING PLAN - ENLARGEMENT 2
C3.3	GRADING PLAN - ENLARGEMENT 3
C3.4	GRADING PLAN - ENLARGEMENT 4
C4.0	UTILITY PLAN - OVERALL
C4.1	UTILITY PLAN - ENLARGEMENT 1
C4.2	UTILITY PLAN - ENLARGEMENT 2
C4.3	UTILITY PLAN - ENLARGEMENT 3
C4.4	UTILITY PLAN - ENLARGEMENT 4
C5.0	STREET PLAN & PROFILES - OVERALL
C5.1	STREET PLAN & PROFILE
C5.2	STREET PLAN & PROFILE
C5.3	STREET PLAN & PROFILE
C5.4	STREET PLAN & PROFILE
C6.0	UTILITY PLAN & PROFILE - OVERALL
C6.1	SANITARY SEWER & WATERMAIN - PLAN & PROFILE
C6.2	SANITARY SEWER & WATERMAIN - PLAN & PROFILE
C6.3	SANITARY SEWER & WATERMAIN - PLAN & PROFILE
C6.4	SANITARY SEWER & WATERMAIN - PLAN & PROFILE
C6.5	STORM SEWER - PLAN & PROFILE
C6.6	STORM SEWER - PLAN & PROFILE
C6.7	STORM SEWER - PLAN & PROFILE
C6.8	STORM SEWER - PLAN & PROFILE
C7.0	CIVIL DETAILS
C7.1	CIVIL DETAILS
C7.2	CIVIL DETAILS
C7.3	CIVIL DETAILS
L1.0	LANDSCAPE PLAN - OVERALL
L1.1	LANDSCAPE PLAN - ENLARGEMENT 1
L1.2	LANDSCAPE PLAN - ENLARGEMENT 2
L1.3	LANDSCAPE PLAN - ENLARGEMENT 3
L1.4	LANDSCAPE PLAN - ENLARGEMENT 4
L1.5	LANDSCAPE PLAN NOTES & DETAILS
L1.6	CLUBHOUSE ENLARGMENT
SW1.0	SWPPP - EXISTING CONDITIONS - NORTH
SW1.1	SWPPP - EXISTING CONDITIONS - SOUTH
SW1.2	SWPPP - PROPOSED CONDITIONS - NORTH
SW1.3	SWPPP - PROPOSED CONDITIONS - SOUTH
SW1.4	SWPPP - DETAILS
SW1.5	SWPPP - NARRATIVE
SW1.6	SWPPP - ATTACHMENTS
SW1.7	SWPPP - ATTACHMENTS

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

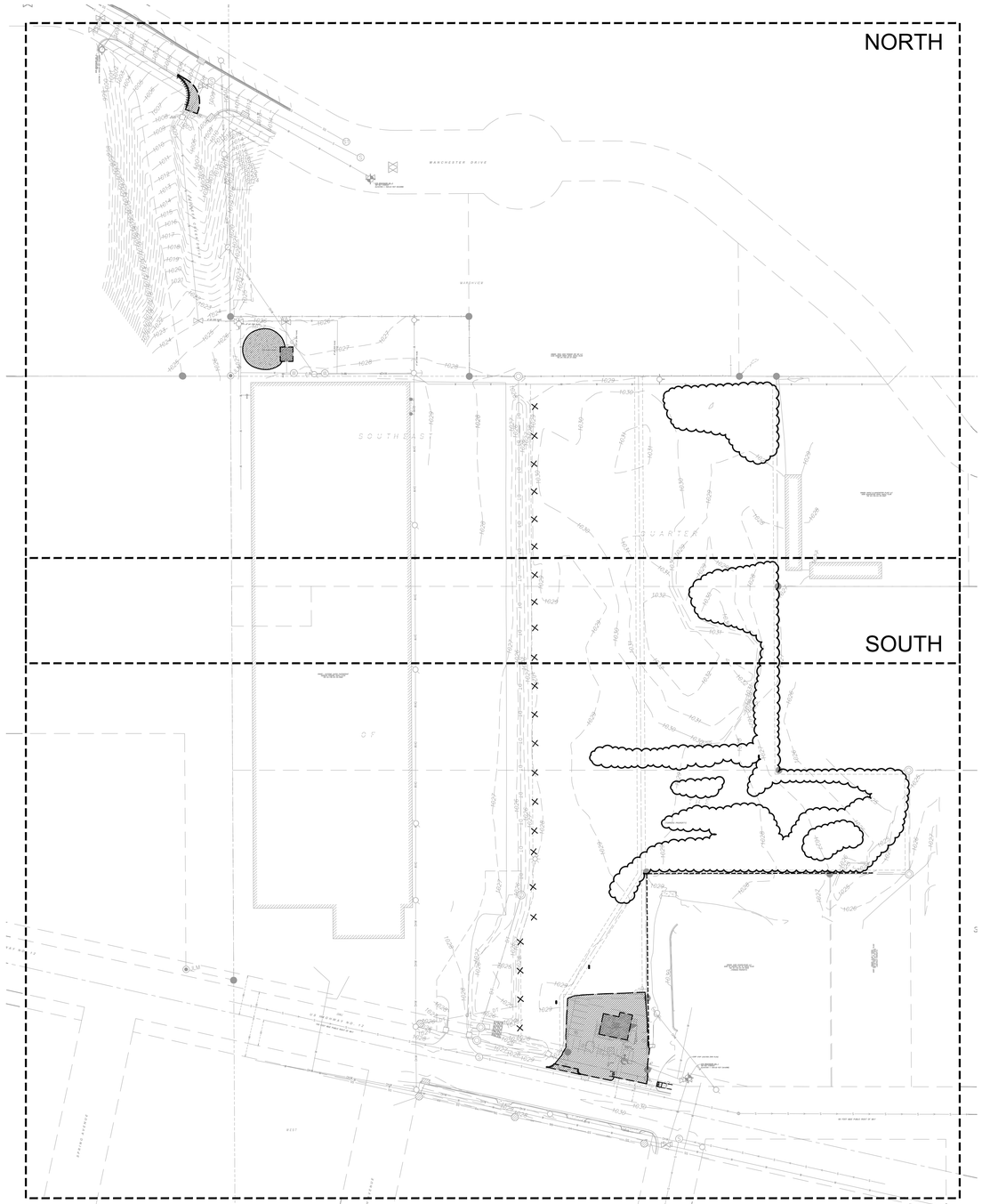
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

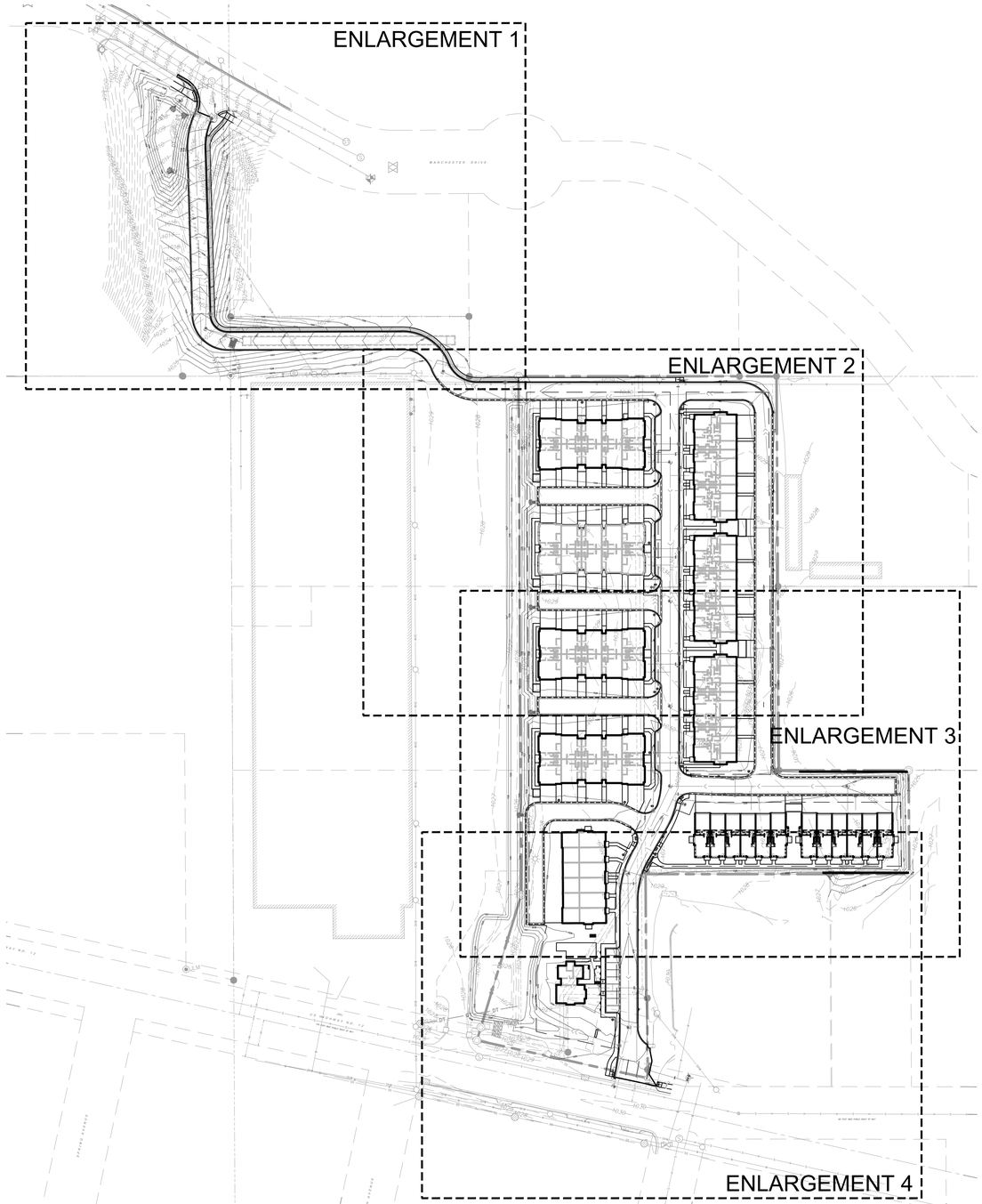
REVISION SUMMARY	
DATE	DESCRIPTION

TITLE SHEET

C0.0

© COPYRIGHT 2026 CIVIL SITE GROUP





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" = 80'-0"
40'-0" 0 80'-0"

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/06/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

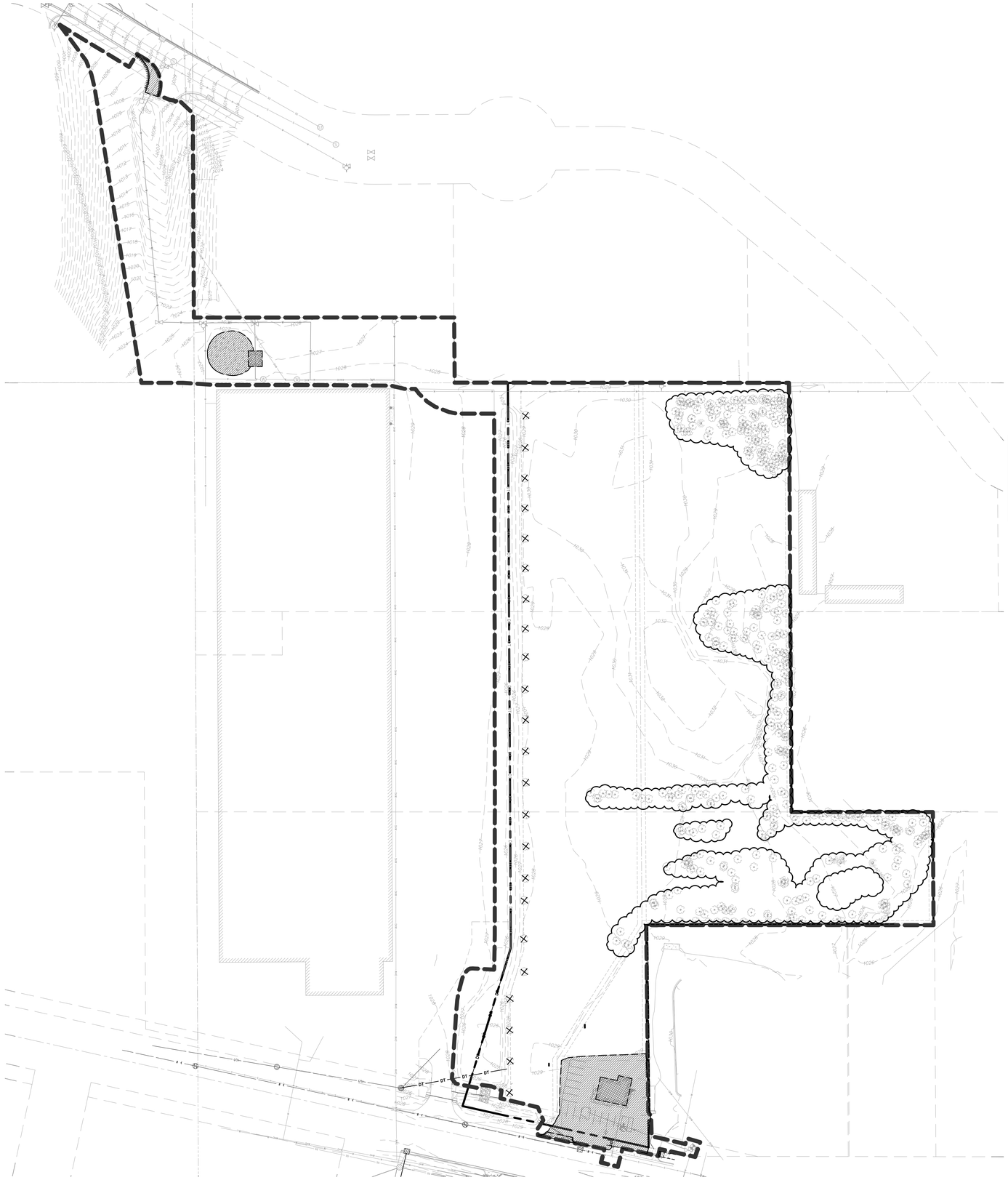
REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - OVERALL LAYOUT

C0.1

© COPYRIGHT 2026 CIVIL SITE GROUP



REMOVAL NOTES:

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.

CITY OF MAPLE PLAIN REMOVAL NOTES:

1. 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.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

REMOVALS PLAN LEGEND:

- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- MILL PAVEMENT, SEE PLAN NOTES FOR DEPTH
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS
- CONSTRUCTION LIMITS
- PROPERTY LINE
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

OWNER INFORMATION

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" = 60'-0"
30'-0" 0 60'-0"

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

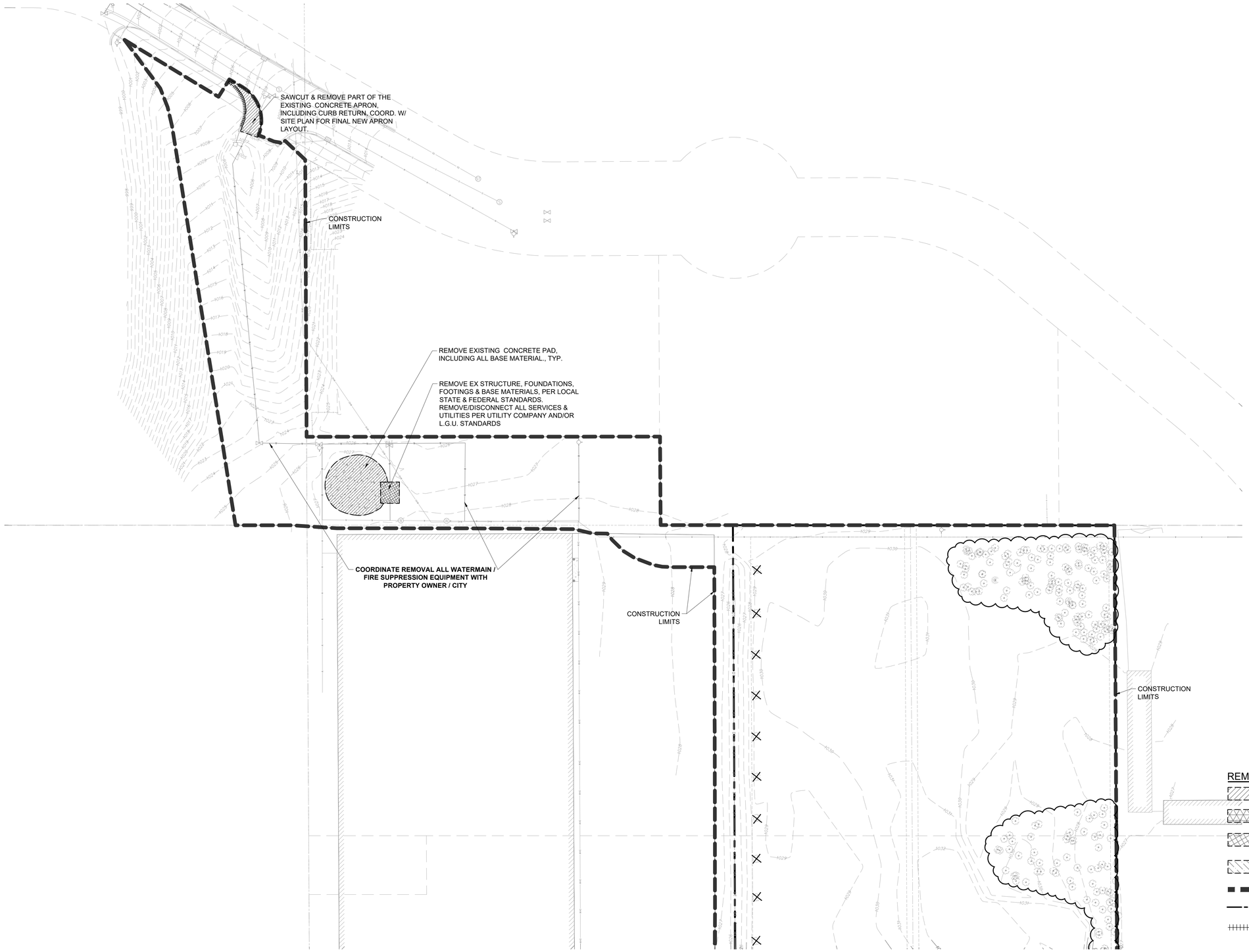
REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN - OVERALL

C1.0

© COPYRIGHT 2026 CIVIL SITE GROUP



REMOVALS PLAN LEGEND:

- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- MILL PAVEMENT, SEE PLAN NOTES FOR DEPTH
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS
- CONSTRUCTION LIMITS
- PROPERTY LINE
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

OWNER INFORMATION

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"
20'-0" 0 40'-0"

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

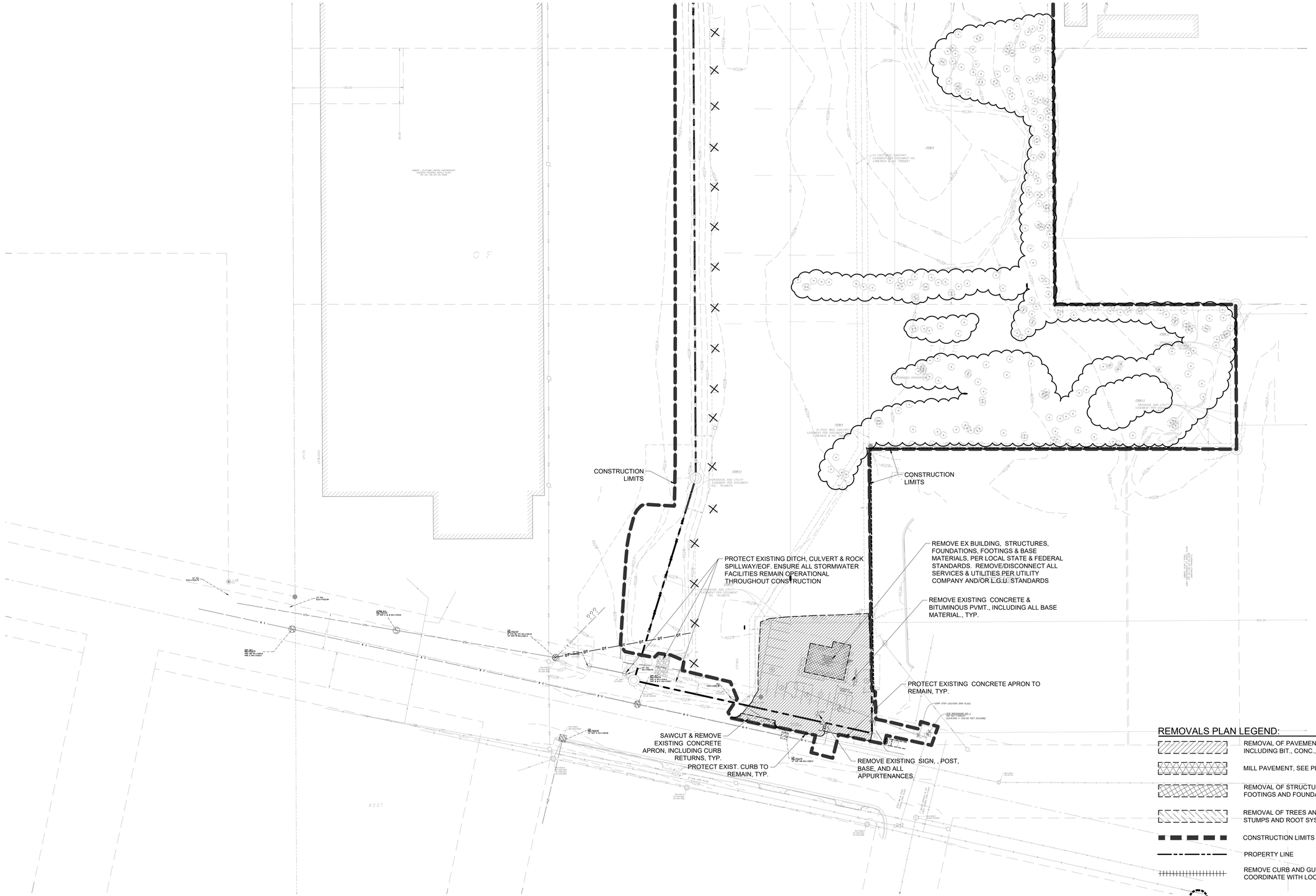
REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN - NORTH

C1.1

© COPYRIGHT 2026 CIVIL SITE GROUP



REMOVALS PLAN LEGEND:

- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- MILL PAVEMENT, SEE PLAN NOTES FOR DEPTH
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS
- CONSTRUCTION LIMITS
- PROPERTY LINE
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

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

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 07/31/2026 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/06/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

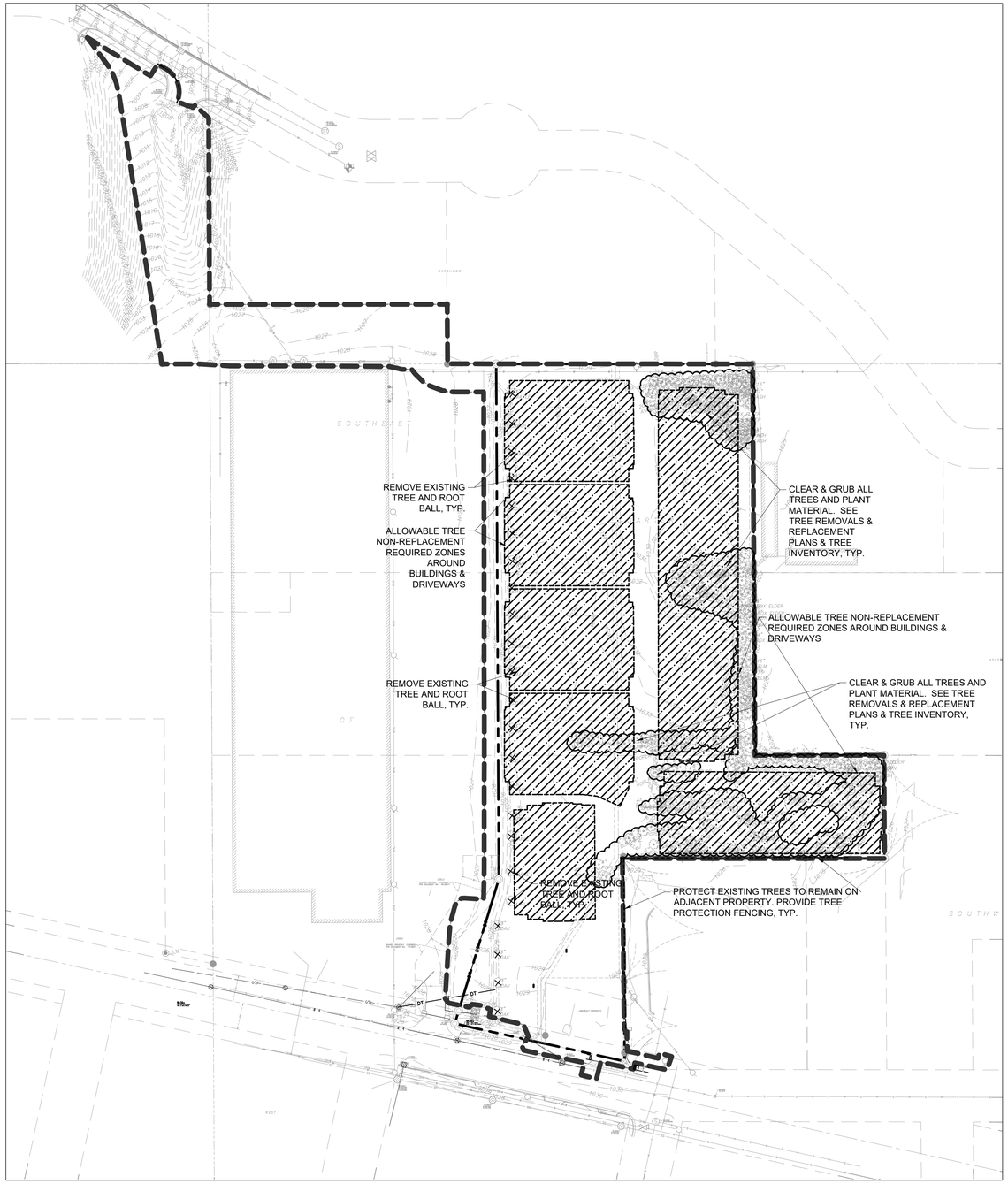
REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN - SOUTH

C1.2

© COPYRIGHT 2026 CIVIL SITE GROUP



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 CALS

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

Know what's below. Call before you dig.

1" = 80'-0"
40'-0" 0 80'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 07/31/2026 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

REVISION SUMMARY

DATE	DESCRIPTION

TREE PRESERVATION PLAN

C1.3

© COPYRIGHT 2026 CIVIL SITE GROUP

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			NRZ		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		NRZ		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~~

NO.	TYPE	TOTAL DIAMETER	SPECIES	SIGNIFICANT	COMMON	NOTES	SAVED	REMOVED
~~75858~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
75859	TRD	8	Ash					X
75860	TRD	4	Box Elder					X
75861	TRD	5	Box Elder			MULTI-TRUNK		X
75862	TRD	4	Box Elder			MULTI-TRUNK		X
75863	TRD	6	Box Elder			MULTI-TRUNK		X
75864	TRD	12	Ash	X				X
~~75865~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK~~		~~X~~
75866	TRD	5	Box Elder			MULTI-TRUNK & NRZ		X
~~75867~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75868~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75869~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75870~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK~~		~~X~~
~~75871~~	~~TRD~~	~~6~~	~~Buckthorn~~					~~X~~
75872	TRD	7	Box Elder			MULTI-TRUNK		X
75873	TRD	4	Box Elder			MULTI-TRUNK & NRZ		X
~~75874~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
75875	TRD	4	Box Elder			NRZ		X
75876	TRD	4	Box Elder			MULTI-TRUNK & NRZ		X
~~75877~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75878~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75879~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75880~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
75881	TRD	4	Box Elder			NRZ		X
~~75882~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75883~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
75884	TRD	4	Box Elder			NRZ		X
75885	TRD	5	Box Elder			NRZ		X
~~75886~~	~~TRD~~	~~5~~	~~Buckthorn~~			~~NRZ~~		~~X~~
75887	TRD	4	-			NRZ		X
75888	TRD	4	-			NRZ		X
75889	TRD	4	-			NRZ		X
75890	TRD	4	Walnut			NRZ		X
75891	TRD	4	-			NRZ		X
75892	TRD	4	-			NRZ		X
75893	TRD	4	-			NRZ		X
~~75894~~	~~TRD~~	~~7~~	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75895~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
75896	TRD	6	Box Elder			MULTI-TRUNK & NRZ		X
~~75897~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
75898	TRD	6	Ash			NRZ		X
75899	TRD	7	Ash			MULTI-TRUNK & NRZ		X
~~75900~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75901~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75902~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75903~~	~~TRD~~	~~5~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75904~~	~~TRD~~	~~5~~	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75905~~	~~TRD~~	~~5~~	~~Buckthorn~~			~~NRZ~~		~~X~~

FOLLOWING 2 TREES ARE OUT OF BOUNDS OF SITE:

75755	TRD	6	Ash			MULTI-TRUNK		
~~75845~~	~~TRD~~	~~6~~	~~Buckthorn~~					

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

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 07/31/2026 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JR, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

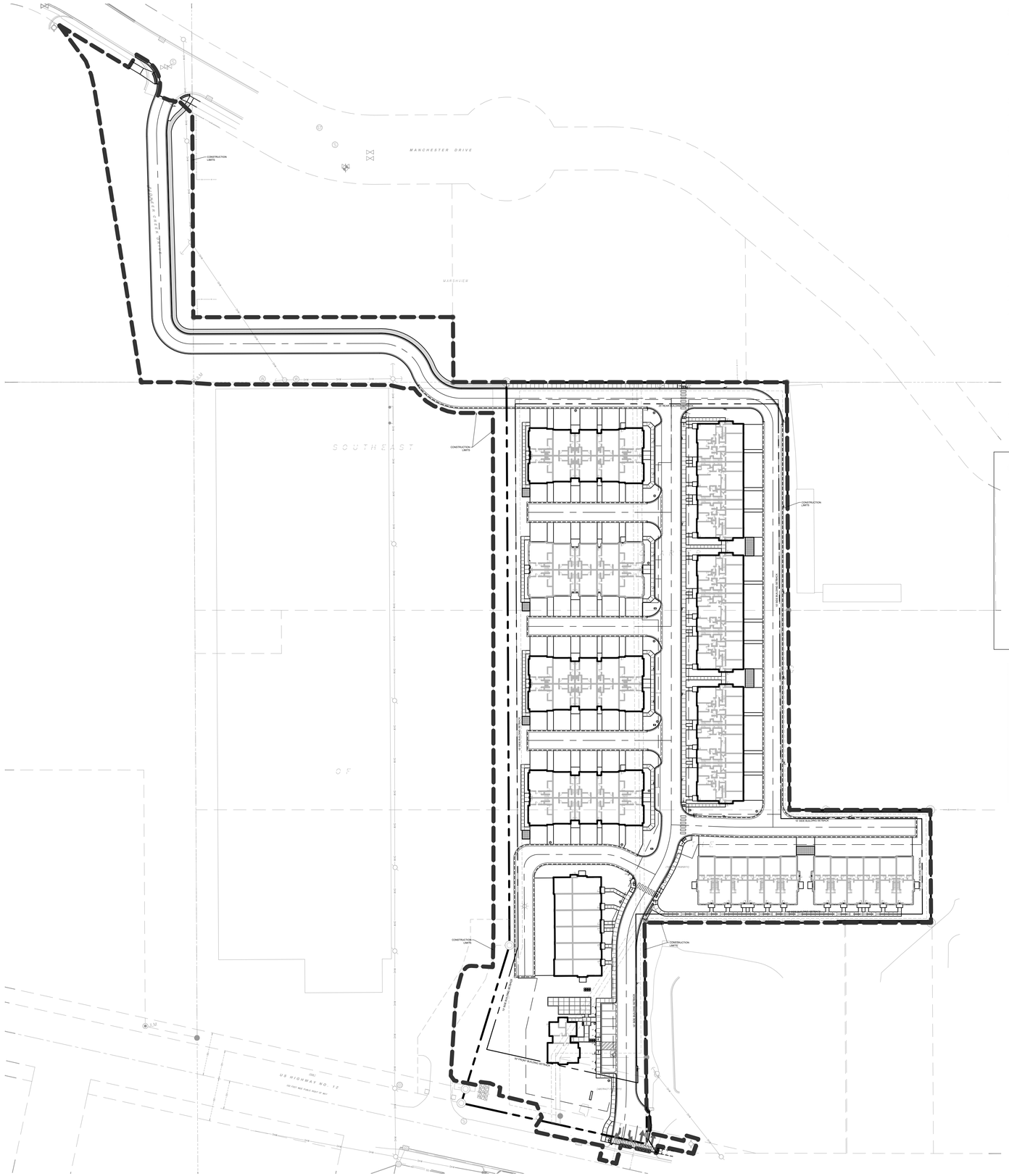
REVISION SUMMARY

DATE	DESCRIPTION

TREE PRESERVATION PLAN

C1.4

© COPYRIGHT 2026 CIVIL SITE GROUP



SITE LAYOUT NOTES:

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. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
19. CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. **CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.**
20. 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.

CITY OF MAPLE PLAIN SITE SPECIFIC NOTES:

1. 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.
2. 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.
3. 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
4. RECORD DRAWINGS MUST BE PROVIDED UPON COMPLETION OF THE PROJECT.
5. 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.

OWNER INFORMATION

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

SITE AREA CALCULATIONS	EXISTING CONDITION			PROPOSED CONDITION		
IMPERVIOUS SURFACES						
BUILDING COVERAGE	1,057 SF	0.4%		73,984 SF	27.7%	
PAVEMENT	8,557 SF	3.2%		123,243 SF	46.1%	
TOTAL	9,614 SF	3.6%	0.2 AC	197,227 SF	73.8%	4.5 AC
PERVIOUS SURFACES						
TOTAL	257,670 SF	96.4%	5.9 AC	70,057 SF	26.2%	1.6 AC
TOTAL SITE AREA	267,284 SF	100.0%	6.1 AC	267,284 SF	100.0%	6.1 AC
DIFFERENCE (EX. VS PROP.)	187,613 SF	70.2%				
DISTURBED AREA	341,548 SF	7.8 AC				

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- LIGHT DUTY BITUMINOUS PAVEMENT (TRAIL/WALKWAY). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL
  HATCH PATTERN DENOTES MATERIAL TYPE ONLY, JOINT LOCATIONS AND LAYOUT TO BE CONSTRUCTED BY CONTRACTOR IN THE FIELD
- OVERLAY PAVEMENT, COORDINATE W/ MILLING OPERATIONS TO MATCH DEPTH, SEE PVMT. DETAIL FOR OVERLAY SPECIFICATIONS
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- CURB TAPER
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
  ADA = ACCESSIBLE SIGN
  NP = NO PARKING FIRE LANE
  STOP = STOP
  GP = GUEST PARKING ONLY, NO OVERNIGHT PARKING
  PED = PEDESTRIAN CROSSWALK
  FPO = FUTURE RESIDENT PARKING
- ACCESSIBILITY ROUTE ARROW (IF APPLICABLE)
  DO NOT PAINT.

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

1" = 60'-0"
30'-0" 0 60'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

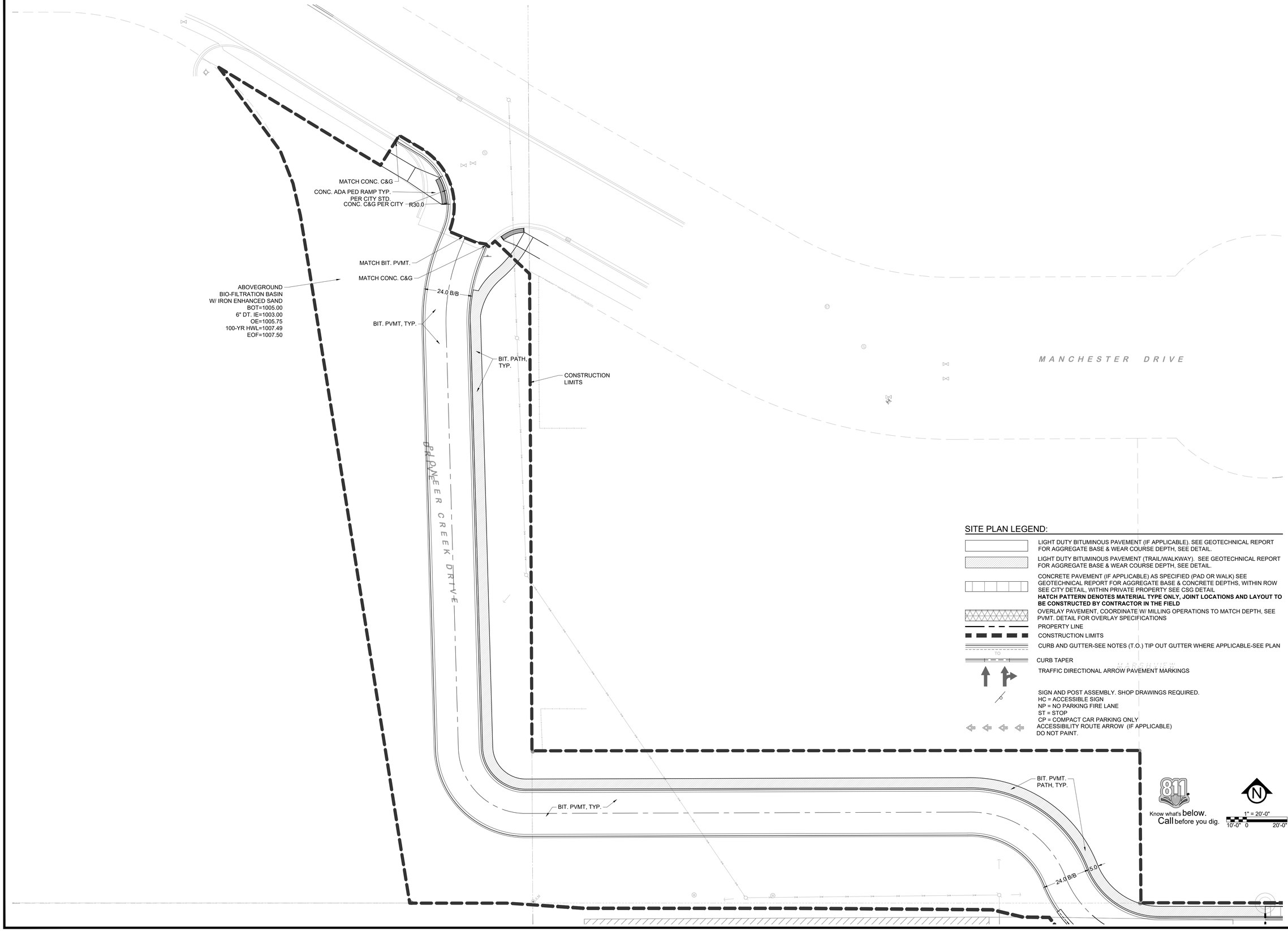
REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - OVERALL

C2.0

© COPYRIGHT 2026 CIVIL SITE GROUP



SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- LIGHT DUTY BITUMINOUS PAVEMENT (TRAIL/WALKWAY). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL
  HATCH PATTERN DENOTES MATERIAL TYPE ONLY, JOINT LOCATIONS AND LAYOUT TO BE CONSTRUCTED BY CONTRACTOR IN THE FIELD
- OVERLAY PAVEMENT, COORDINATE W/ MILLING OPERATIONS TO MATCH DEPTH, SEE PVMT. DETAIL FOR OVERLAY SPECIFICATIONS
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- CURB TAPER
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
  HC = ACCESSIBLE SIGN
  NP = NO PARKING FIRE LANE
  ST = STOP
  CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ROUTE ARROW (IF APPLICABLE)
  DO NOT PAINT.

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

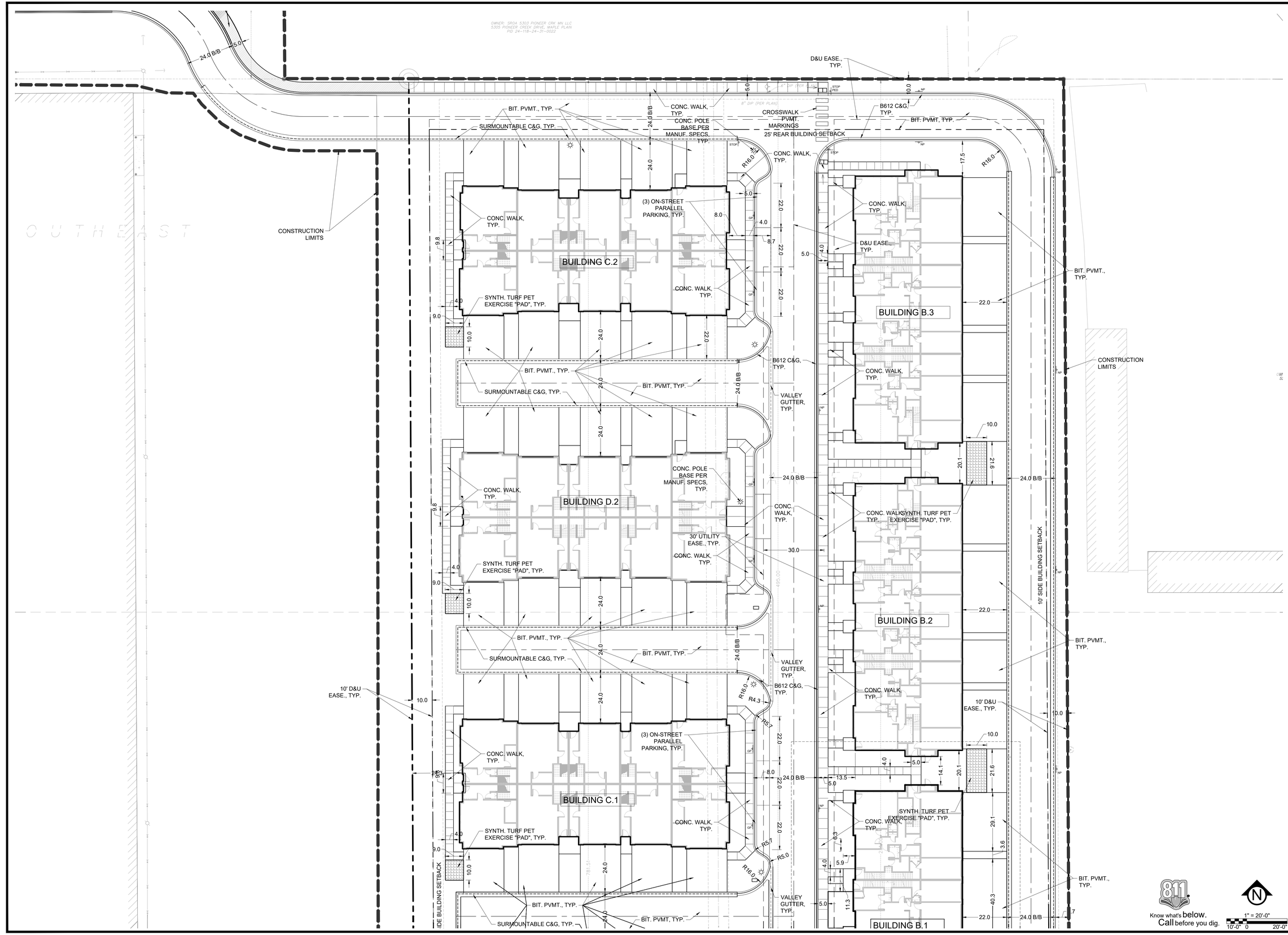
REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - ENLARGEMENT 1

C2.1

© COPYRIGHT 2026 CIVIL SITE GROUP



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

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

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

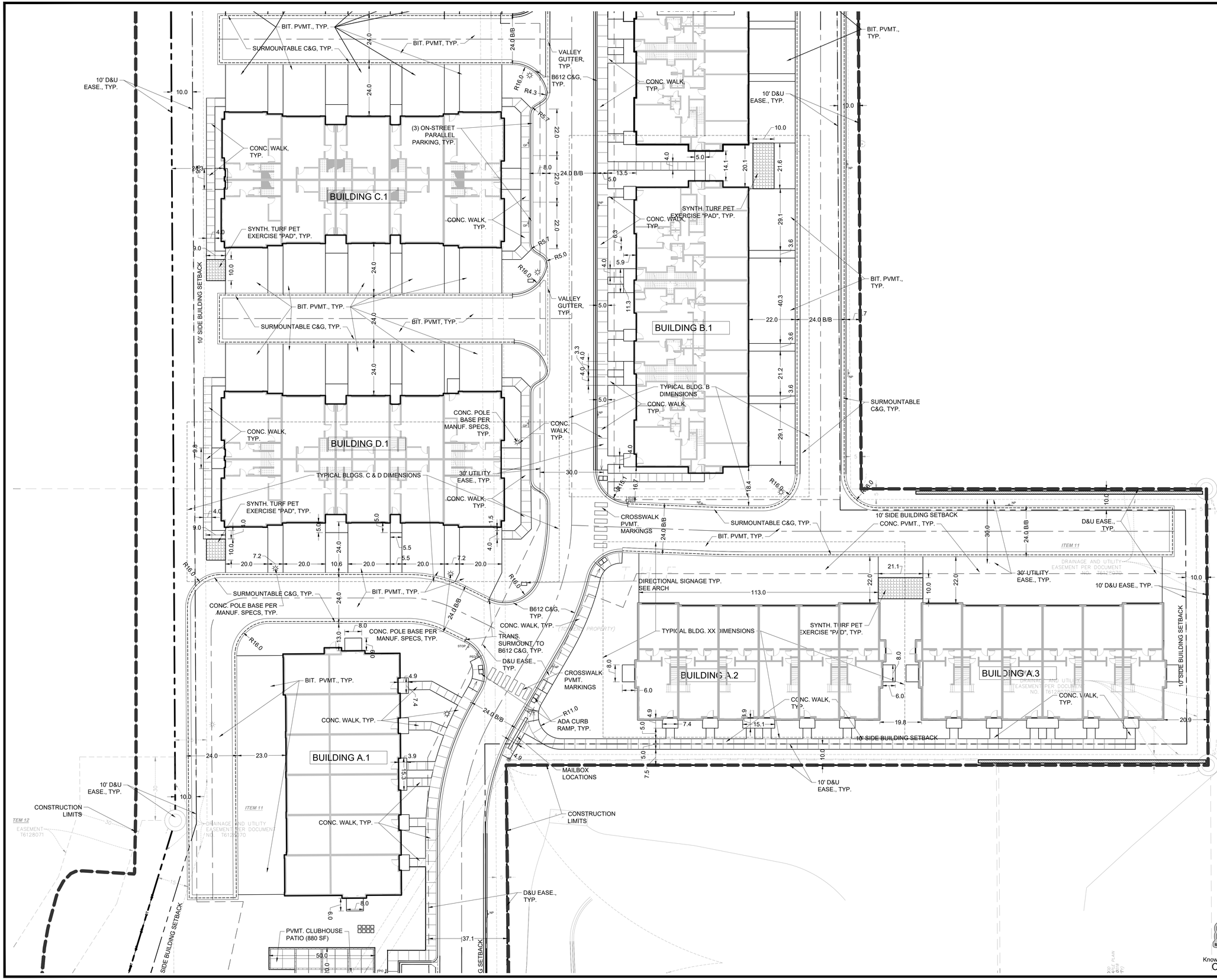
REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - ENLARGEMENT 2

C2.2

© COPYRIGHT 2026 CIVIL SITE GROUP



CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

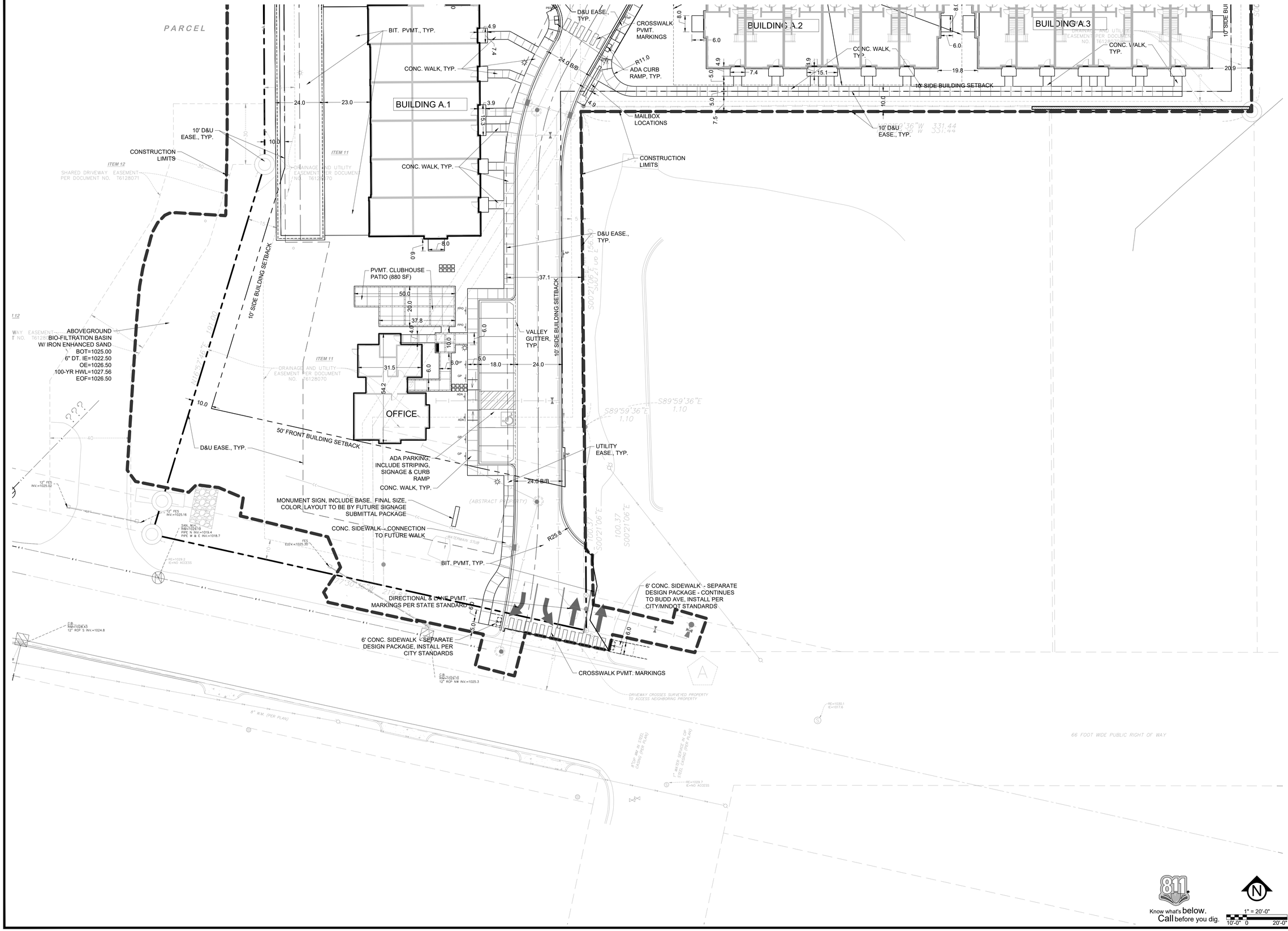
REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - ENLARGEMENT 3

C2.3

© COPYRIGHT 2026 CIVIL SITE GROUP



CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

REVISION SUMMARY

DATE	DESCRIPTION

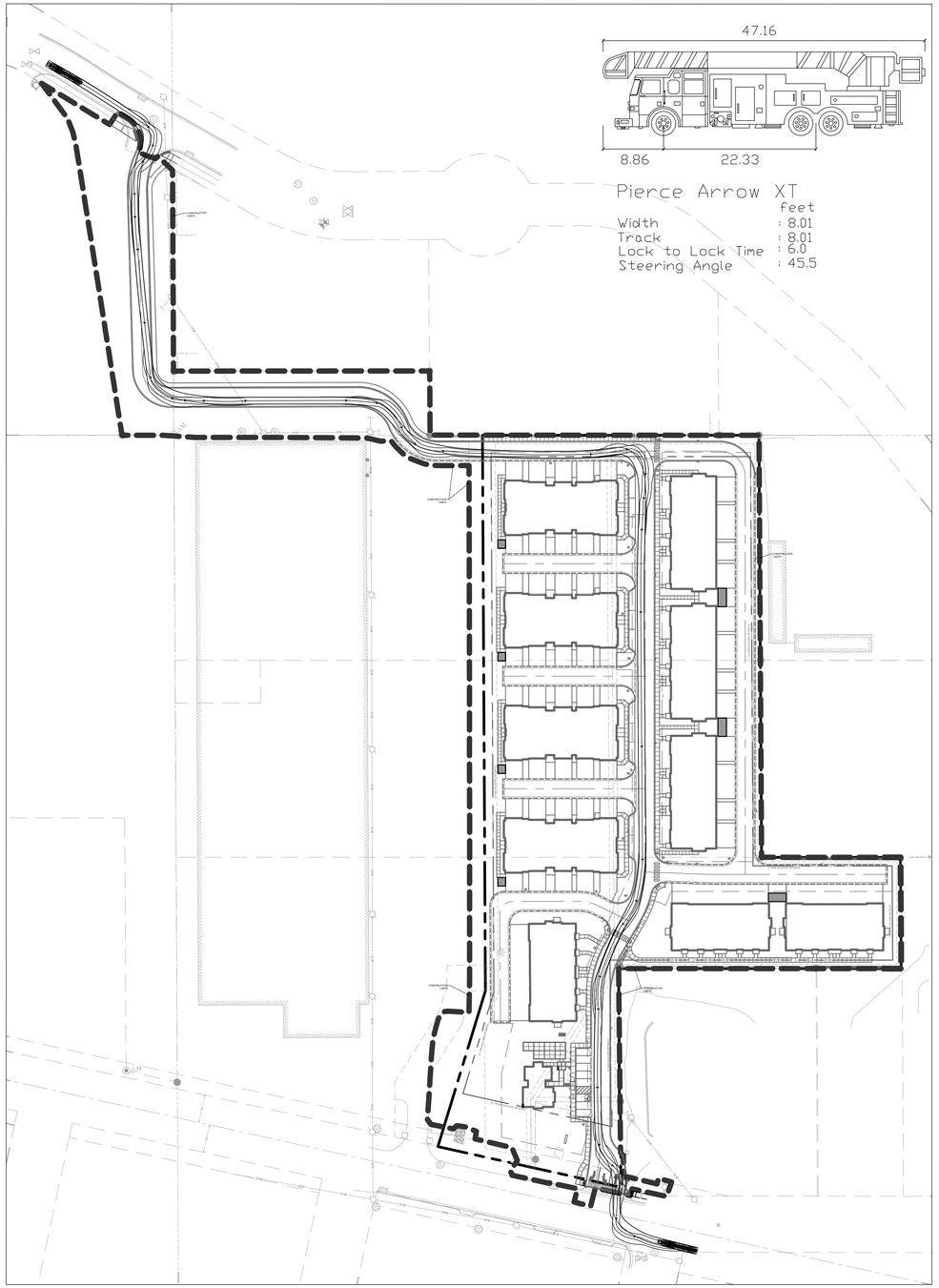
SITE PLAN - ENLARGEMENT 4

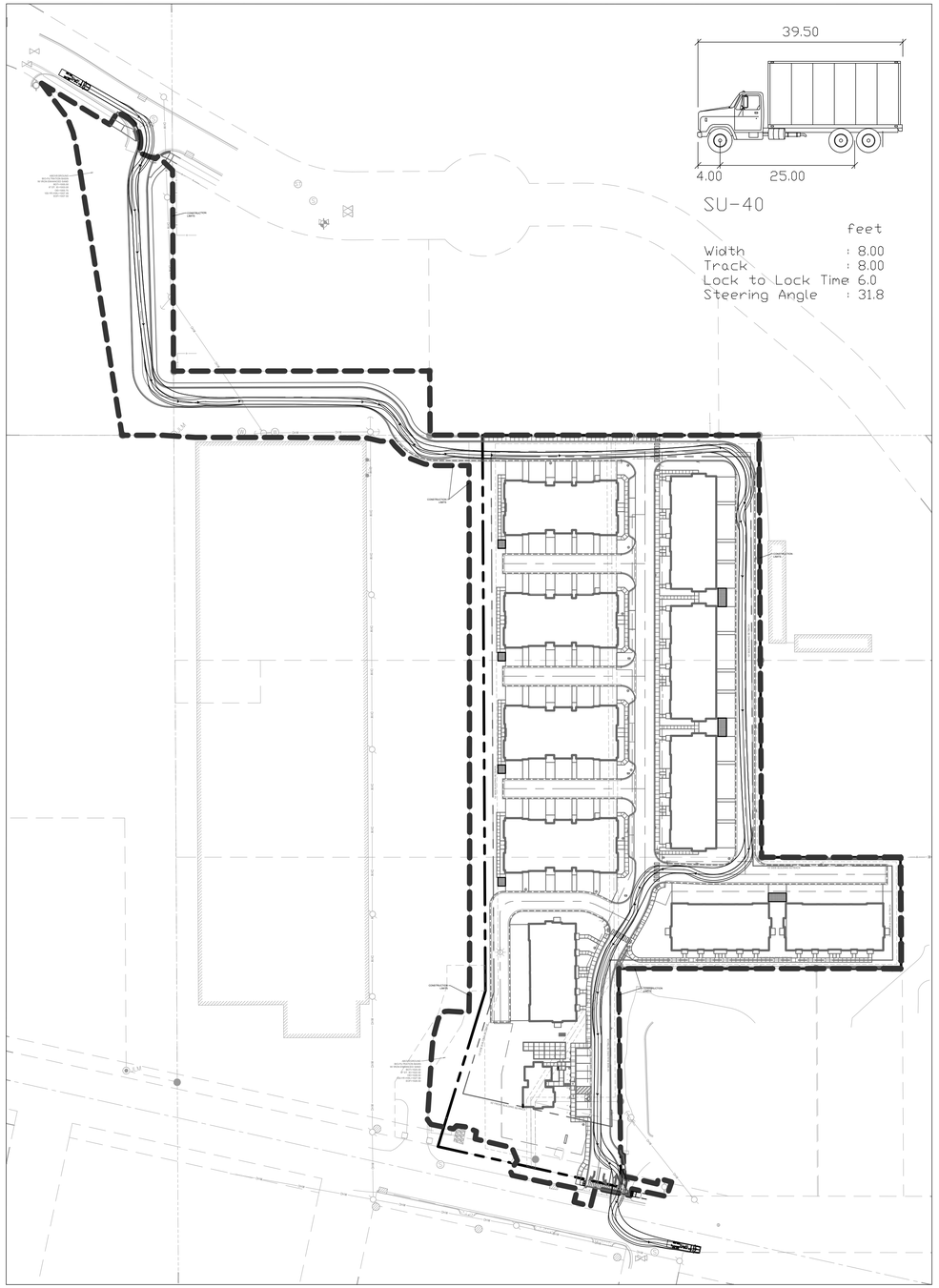
C2.4

Know what's below. Call before you dig.

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

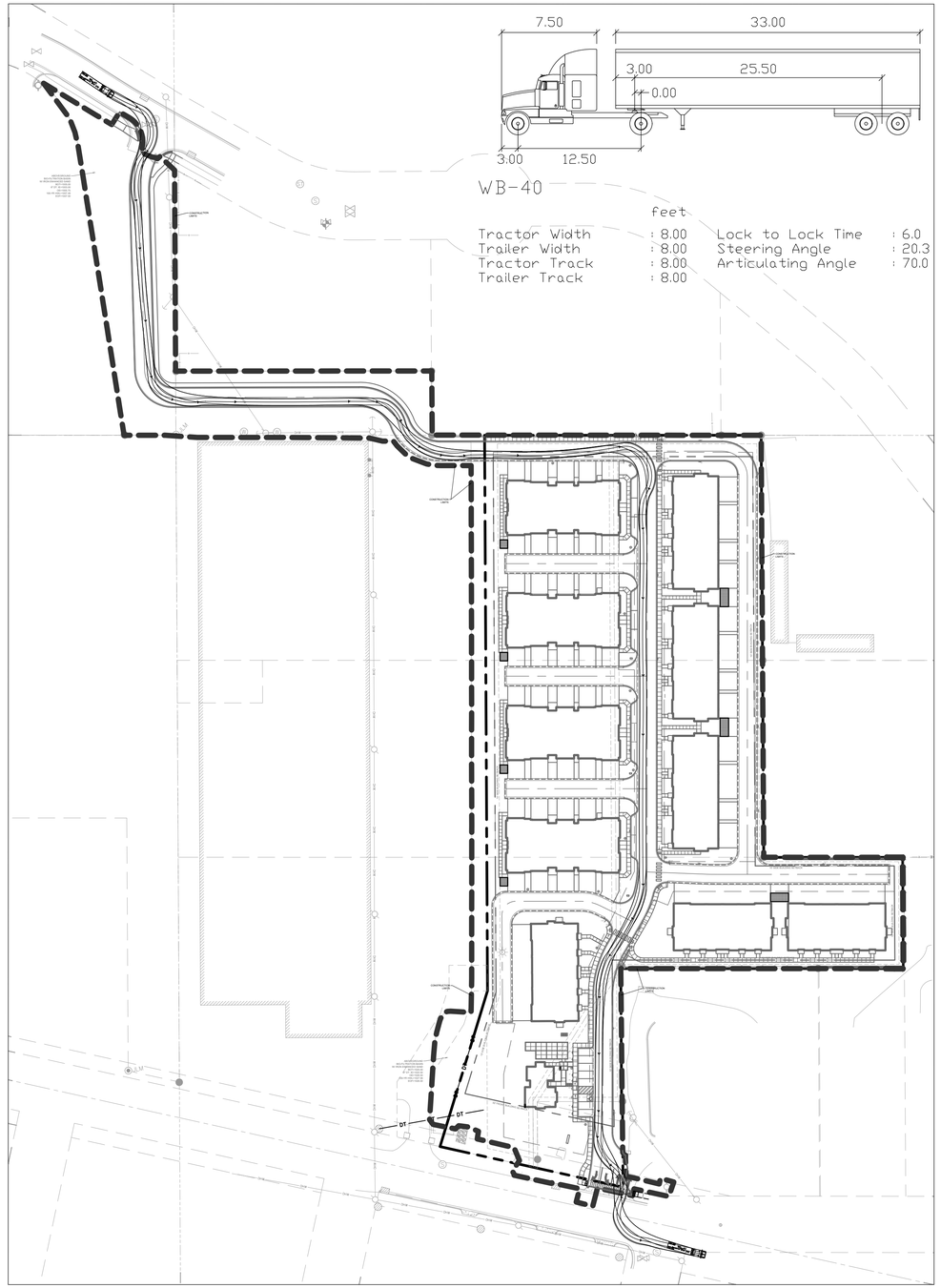
© COPYRIGHT 2026 CIVIL SITE GROUP


47.16
8.86
22.33
Pierce Arrow XT
feet
Width : 8.01
Track : 8.01
Lock to Lock Time : 6.0
Steering Angle : 45.5
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS



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.

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JR, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

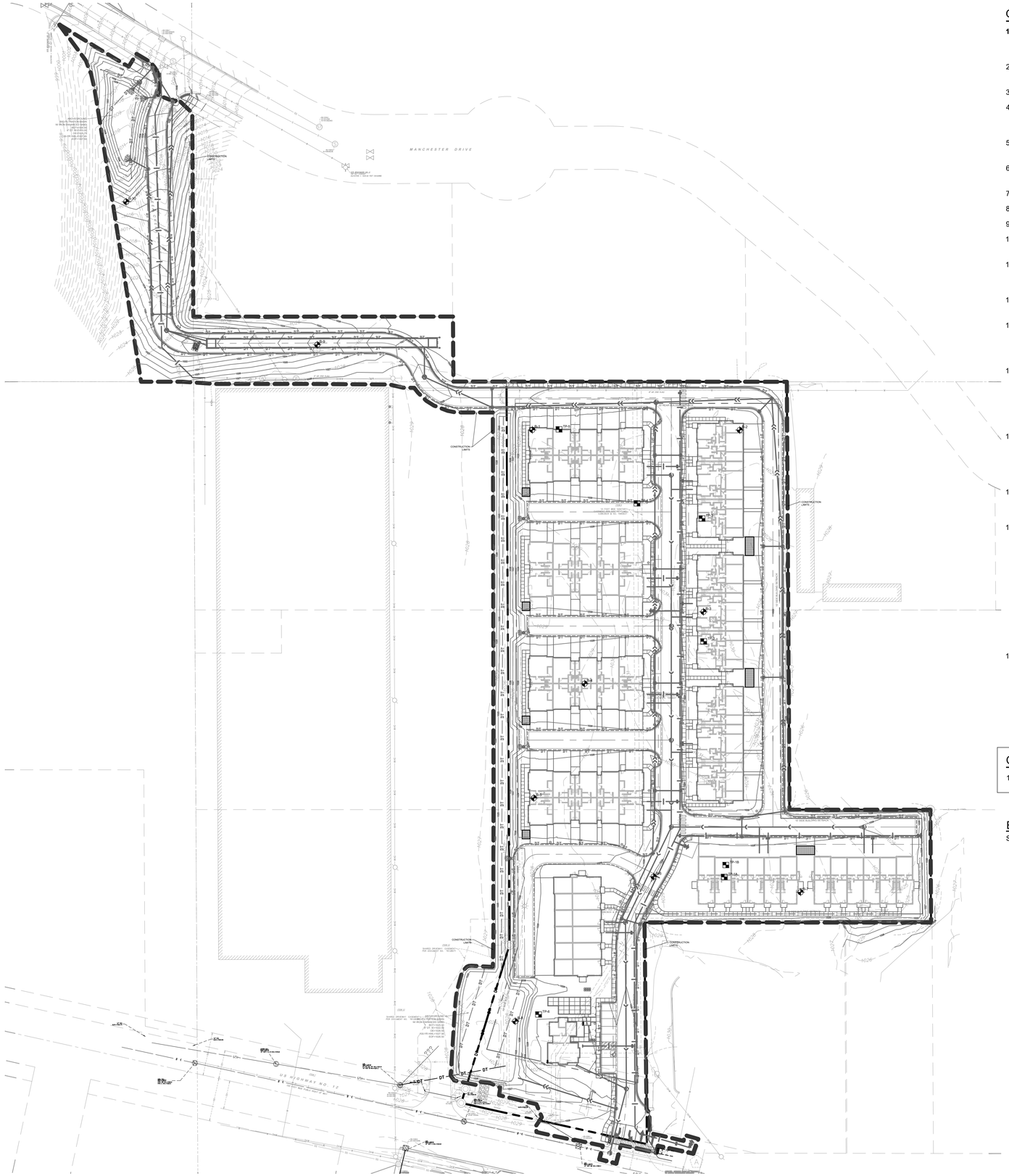
REVISION SUMMARY

DATE	DESCRIPTION

TURNING MOVEMENT

C2.6

© COPYRIGHT 2026 CIVIL SITE GROUP



GENERAL GRADING NOTES:

1. **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.**
2. 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.
3. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
4. 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.
5. 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 AQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE
6. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
7. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
8. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
9. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. TOLERANCES
    - 17.1. 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.
    - 17.2. 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.
    - 17.3. 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.
    - 17.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
    - 17.5. 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.
18. MAINTENANCE
    - 18.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
    - 18.2. 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 RESEEDED AND MULCHED.
    - 18.3. 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 PLAIN GRADING NOTES:

1. 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)
EOF=XXX.XX	EMERGENCY OVERFLOW
	CONSTRUCTION LIMITS

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

1" = 60'-0"
30'-0" 0 60'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

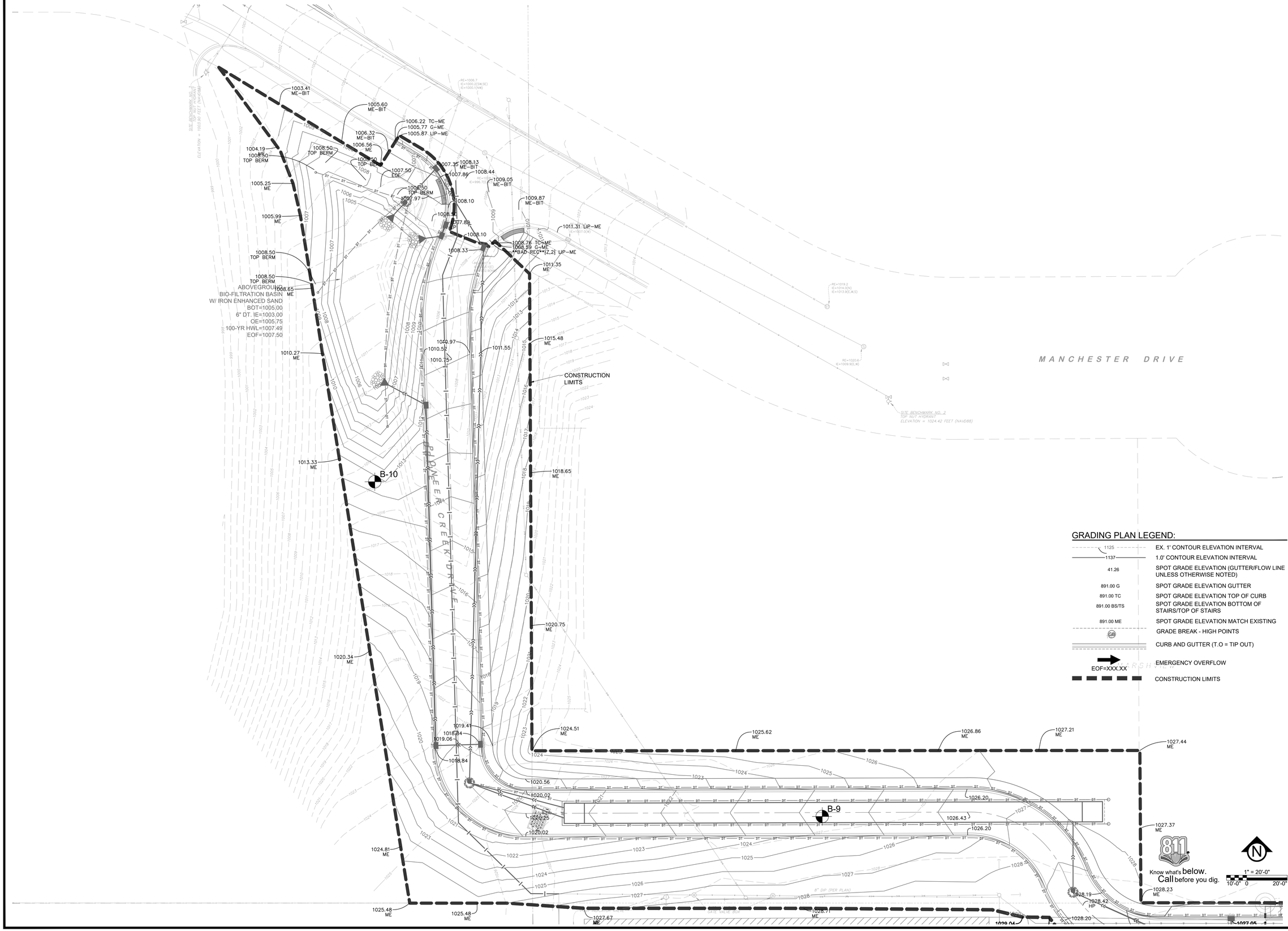
REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - OVERALL

C3.0

© COPYRIGHT 2026 CIVIL SITE GROUP



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)
EOF=XXX.XX	EMERGENCY OVERFLOW
	CONSTRUCTION LIMITS

Know what's below. Call before you dig.

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

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

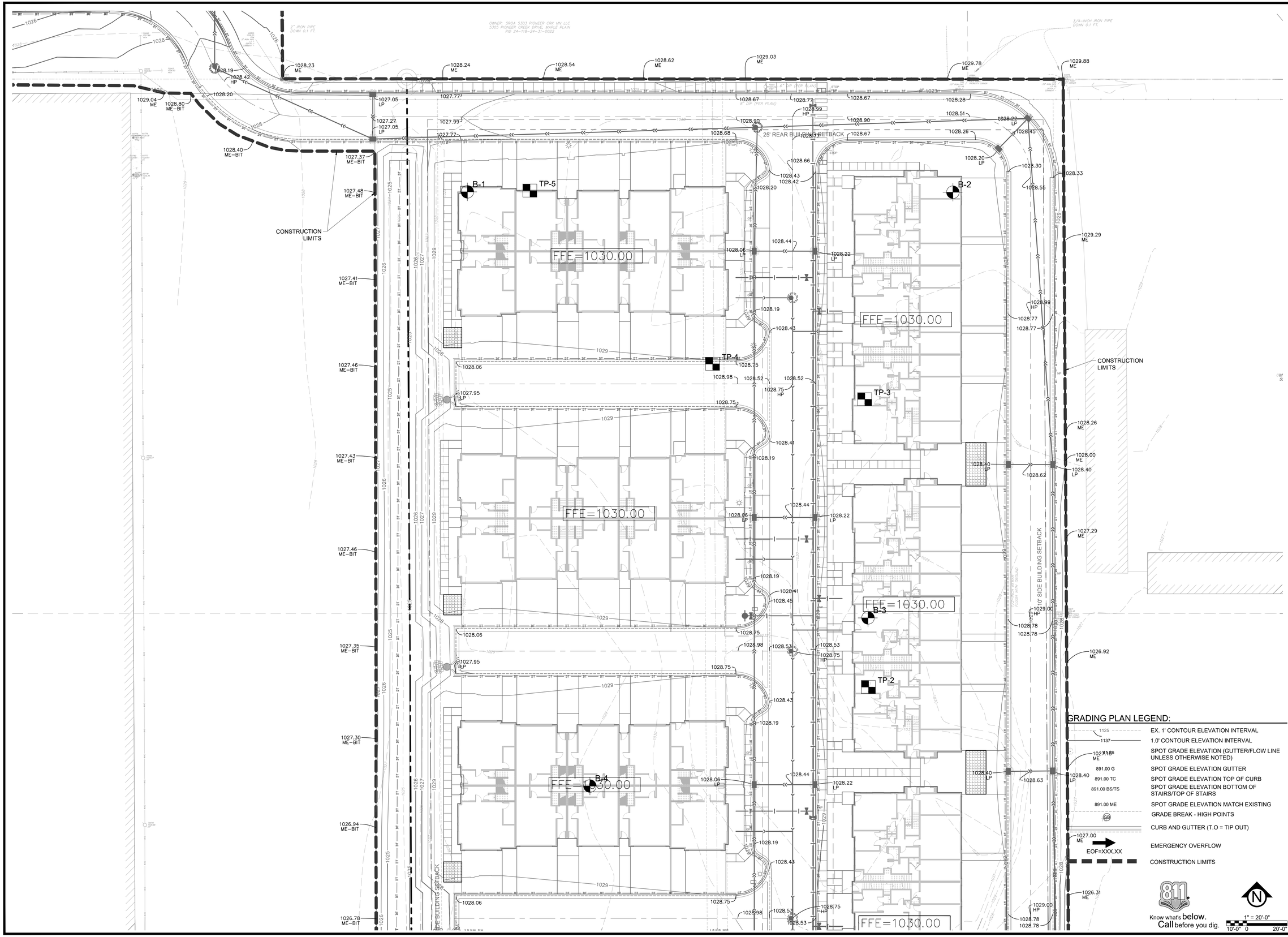
REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - ENLARGEMENT 1

C3.1

© COPYRIGHT 2026 CIVIL SITE GROUP



GRADING PLAN LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
1027.86 ME	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)
EOF=XXX.XX	EMERGENCY OVERFLOW
	CONSTRUCTION LIMITS

Know what's below. Call before you dig.

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

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

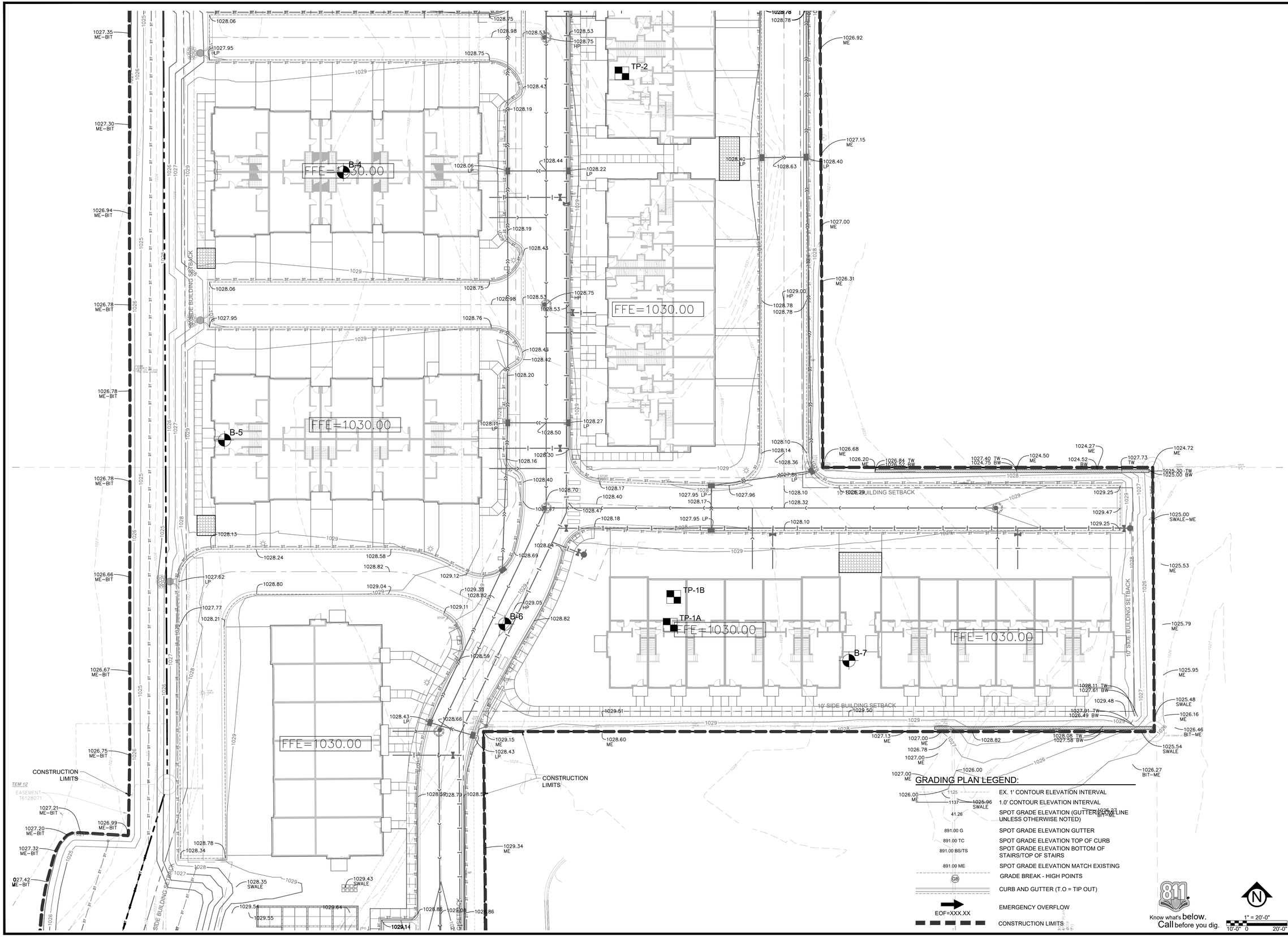
REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - ENLARGEMENT 2

C3.2

© COPYRIGHT 2026 CIVIL SITE GROUP



GRADING PLAN LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- 1.0' CONTOUR ELEVATION INTERVAL
- SPOT GRADE ELEVATION (GUTTER/SWALE/LINE UNLESS OTHERWISE NOTED)
- SPOT GRADE ELEVATION GUTTER
- SPOT GRADE ELEVATION TOP OF CURB
- SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
- SPOT GRADE ELEVATION MATCH EXISTING
- GRADE BREAK - HIGH POINTS
- CURB AND GUTTER (T.O = TIP OUT)
- EMERGENCY OVERFLOW
- CONSTRUCTION LIMITS

Know what's below. Call before you dig.

1" = 20'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

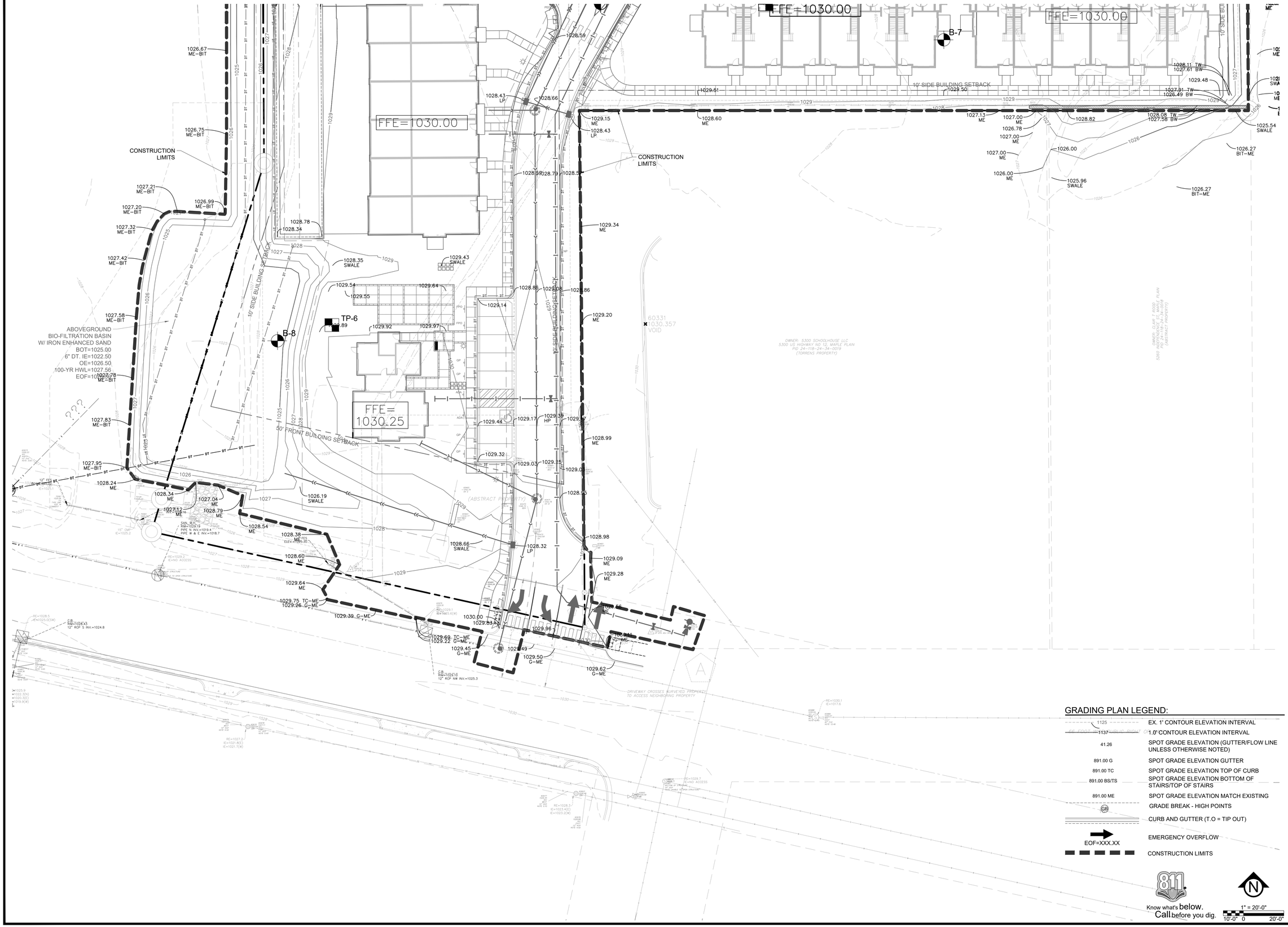
REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - ENLARGEMENT 3

C3.3

© COPYRIGHT 2026 CIVIL SITE GROUP



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)
EOF=XXX.XX	EMERGENCY OVERFLOW
	CONSTRUCTION LIMITS

Know what's below. Call before you dig.

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

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

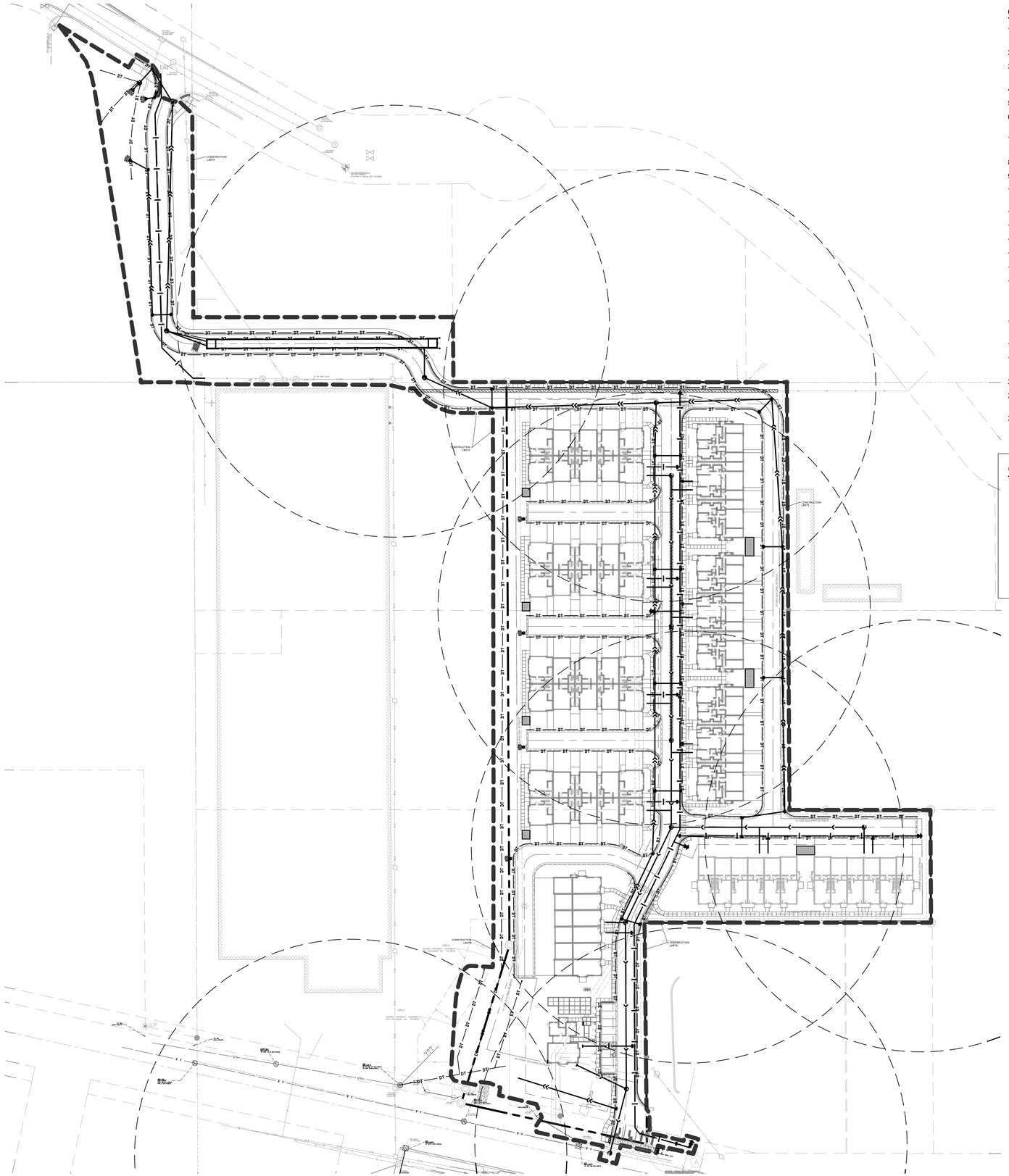
REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - ENLARGEMENT 4

C3.4

© COPYRIGHT 2026 CIVIL SITE GROUP



GENERAL UTILITY NOTES:

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 SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
3. 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.
4. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
5. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
6. 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.
7. 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.
8. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
9. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
10. 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.
11. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
12. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
13. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
14. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
15. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
16. 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.
17. 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.
18. CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
19. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
20. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
21. 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.
22. 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:

1. CASTING ADJUSTMENTS SHALL BE IN ACCORDANCE WITH CITY STANDARDS. ADJUSTMENTS SHALL RESULT IN WATERTIGHT SEAL AND WILL REQUIRE A CHIMNEY SEAL.
2. 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.
3. 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.
4. RECORD DRAWINGS MUST BE PROVIDED UPON COMPLETION OF THE PROJECT.
5. 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.

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

Know what's below. Call before you dig.

1" = 60'-0"
30'-0" 0 60'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

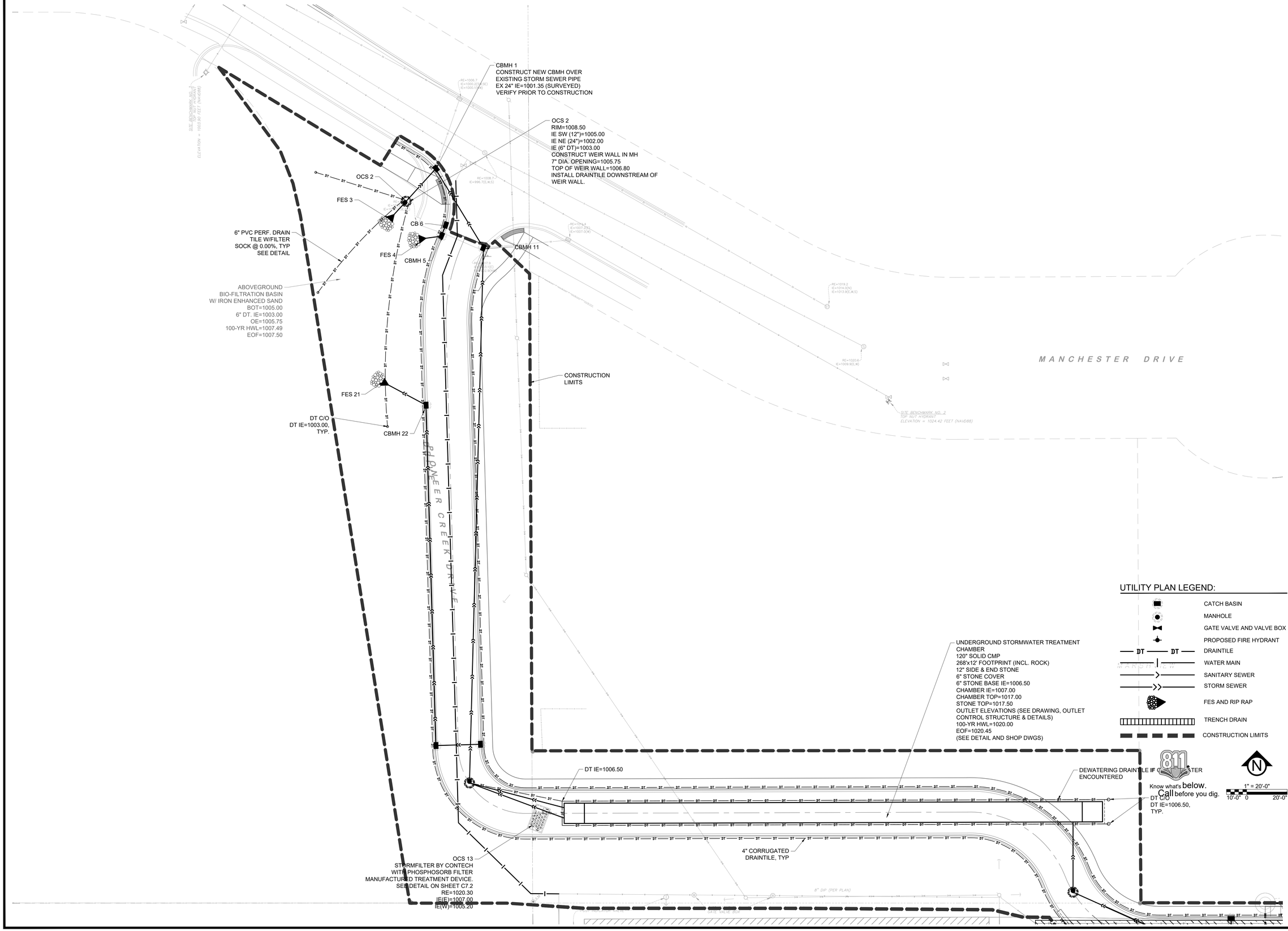
REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - OVERALL

C4.0

© COPYRIGHT 2026 CIVIL SITE GROUP



CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

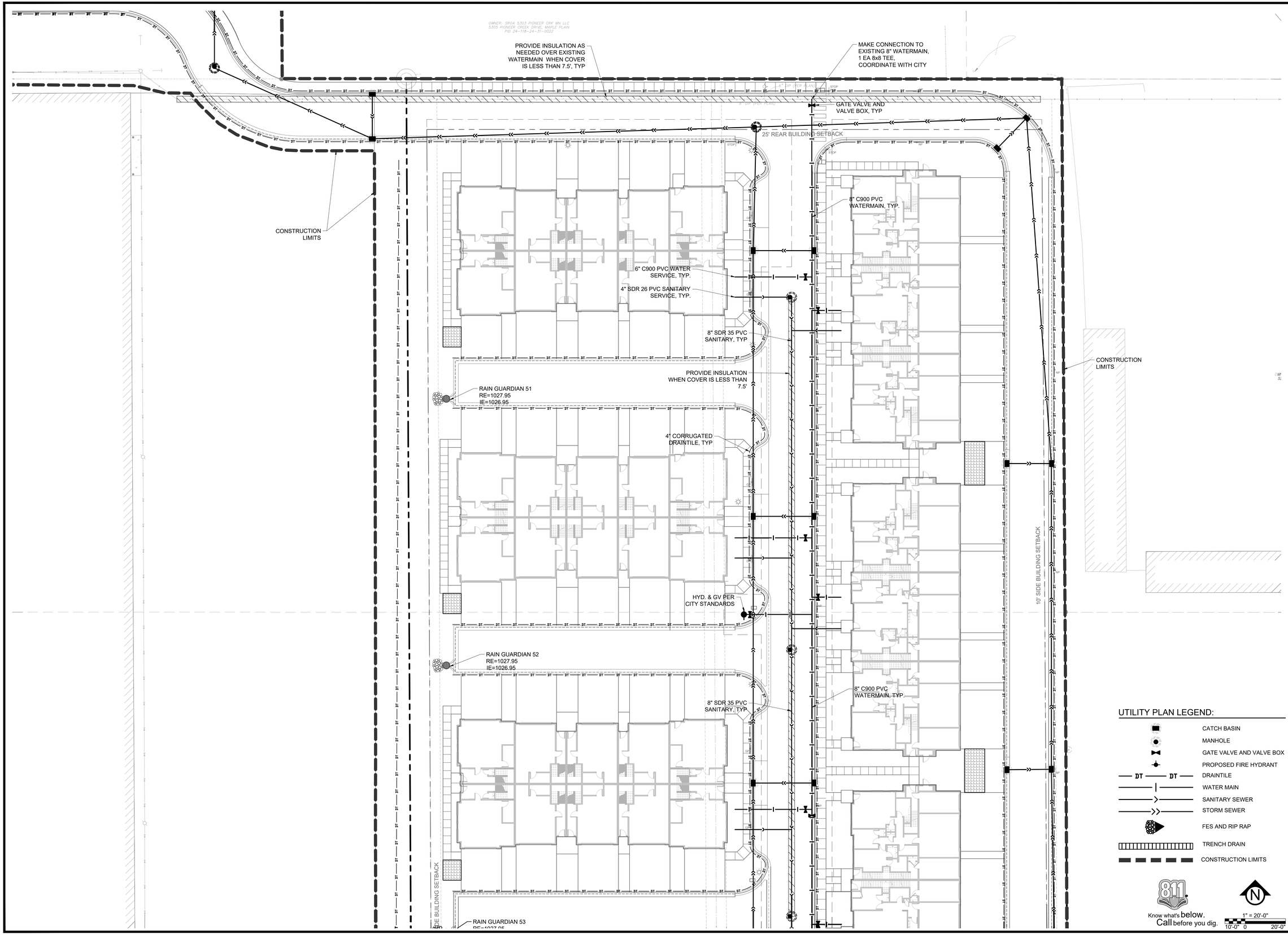
REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - ENLARGEMENT 1

C4.1

© COPYRIGHT 2026 CIVIL SITE GROUP



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

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

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

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JR, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

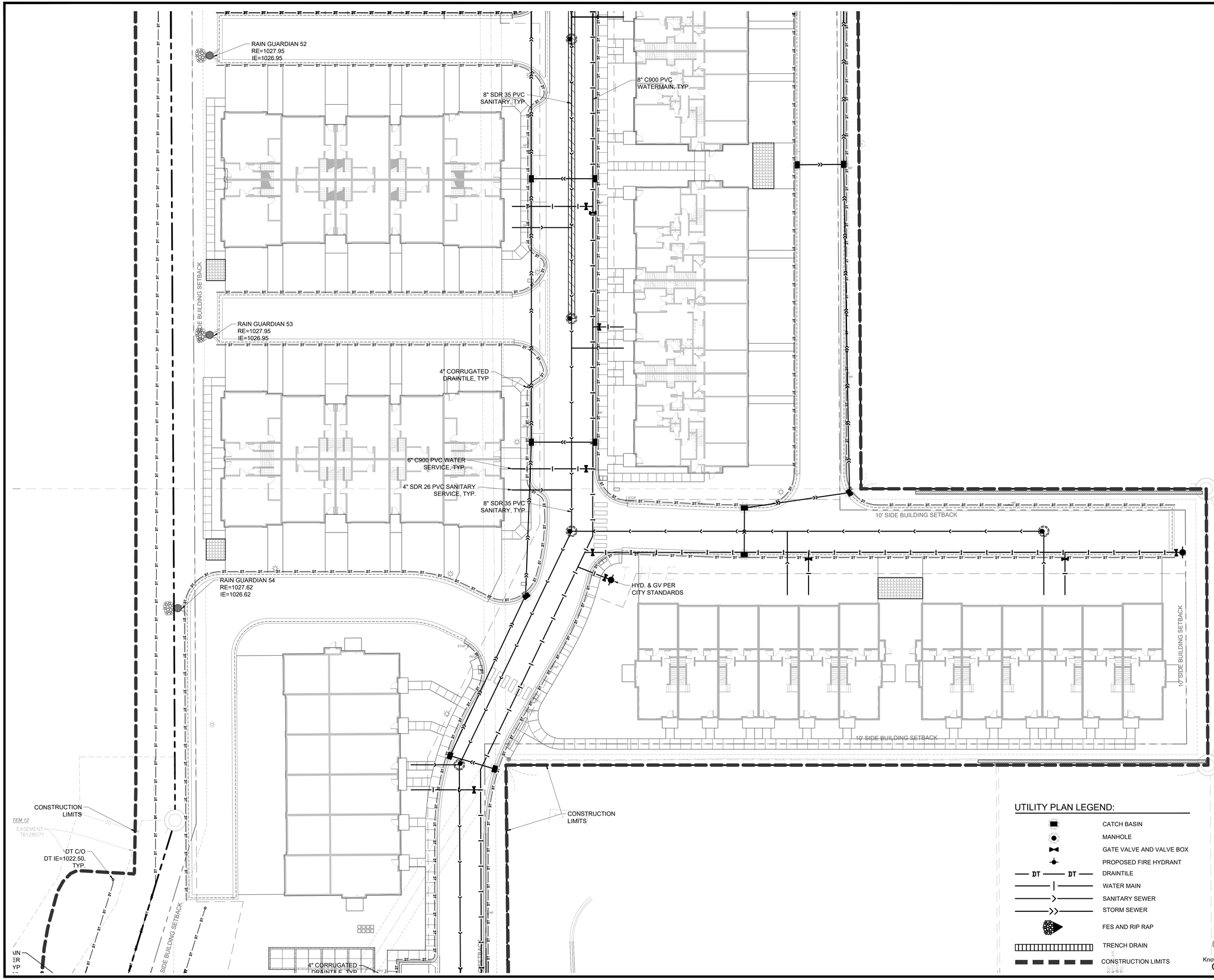
REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - ENLARGEMENT 2

C4.2

© COPYRIGHT 2026 CIVIL SITE GROUP



CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

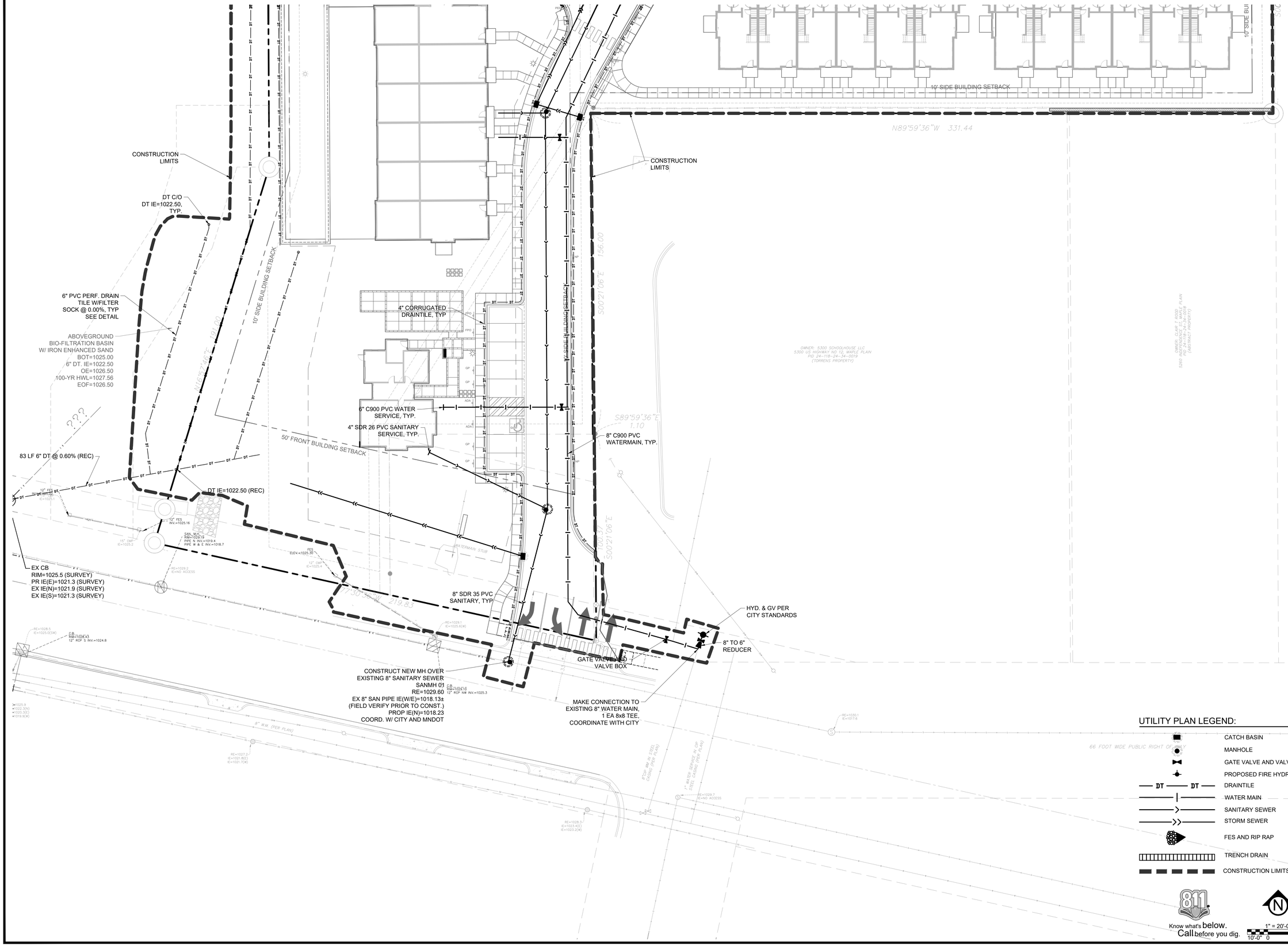
REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - ENLARGEMENT 3

C4.3

© COPYRIGHT 2026 CIVIL SITE GROUP



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

Know what's below. Call before you dig.

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

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

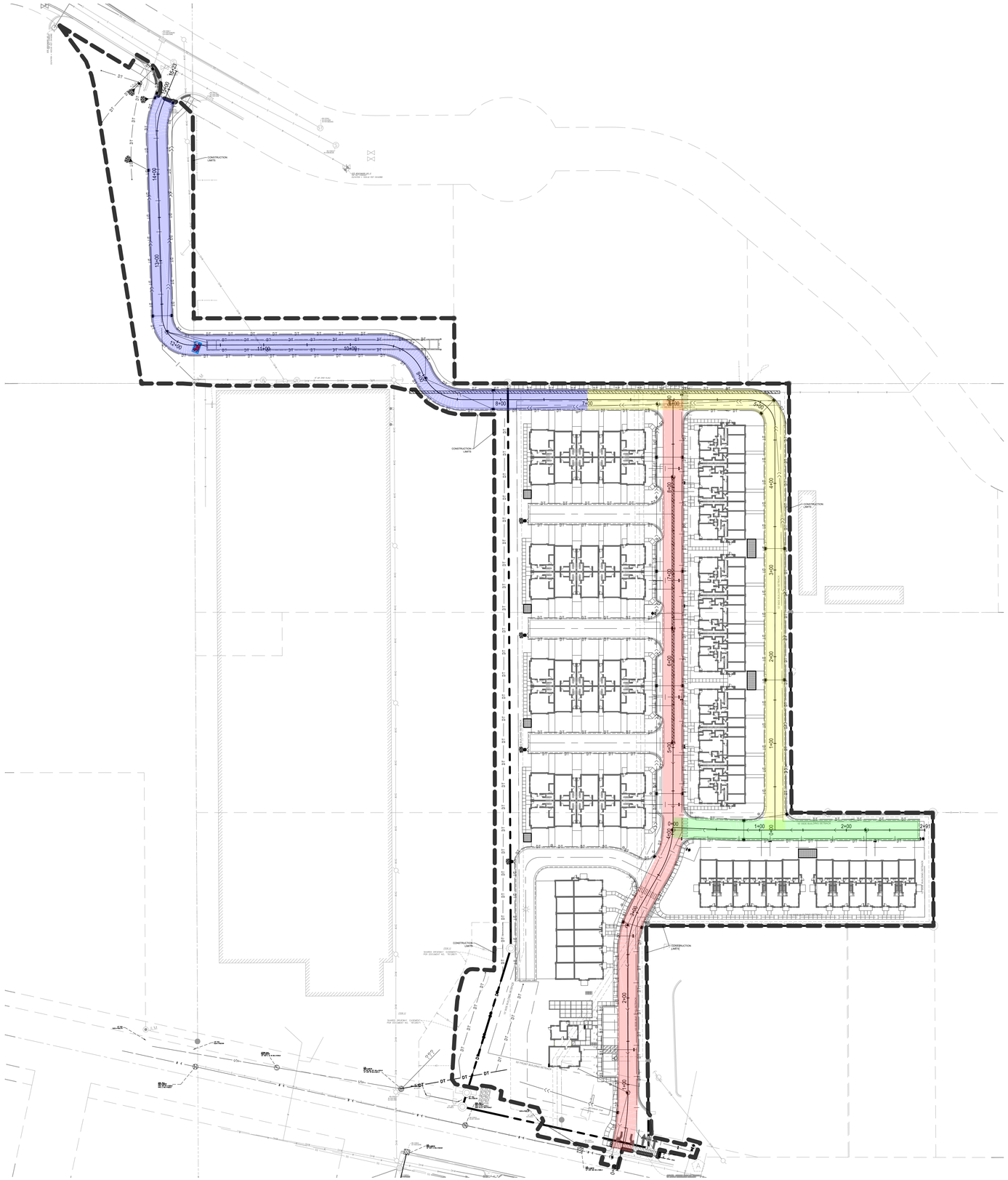
REVISION SUMMARY

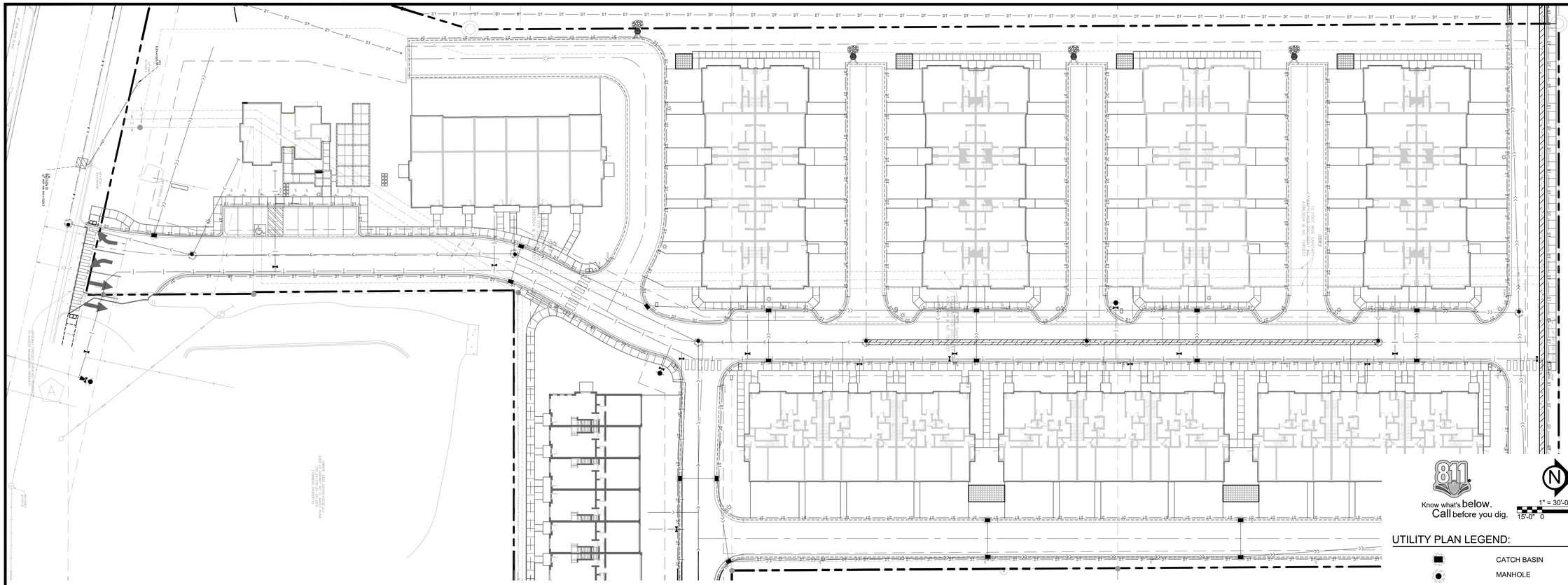
DATE	DESCRIPTION

UTILITY PLAN - ENLARGEMENT 4

C4.4

© COPYRIGHT 2026 CIVIL SITE GROUP


CONSTRUCTION LIMITS
14+00
13+00
12+00
11+00
10+00
9+00
8+00
7+00
6+00
5+00
4+00
3+00
2+00
1+00
0+00
2+91
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
18+00
19+00
20+00
21+00
22+00
23+00
24+00
25+00
26+00
27+00
28+00
29+00
30+00
31+00
32+00
33+00
34+00
35+00
36+00
37+00
38+00
39+00
40+00



Know what's below. Call before you dig.

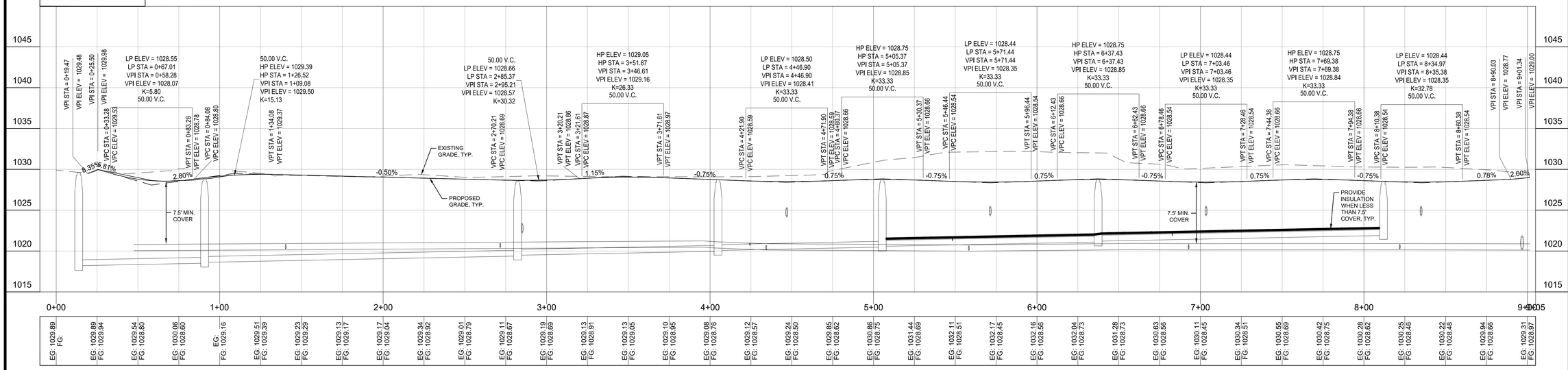
1" = 30'-0"
15'-0" 0 30'-0"

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

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

STREET A



CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek

DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

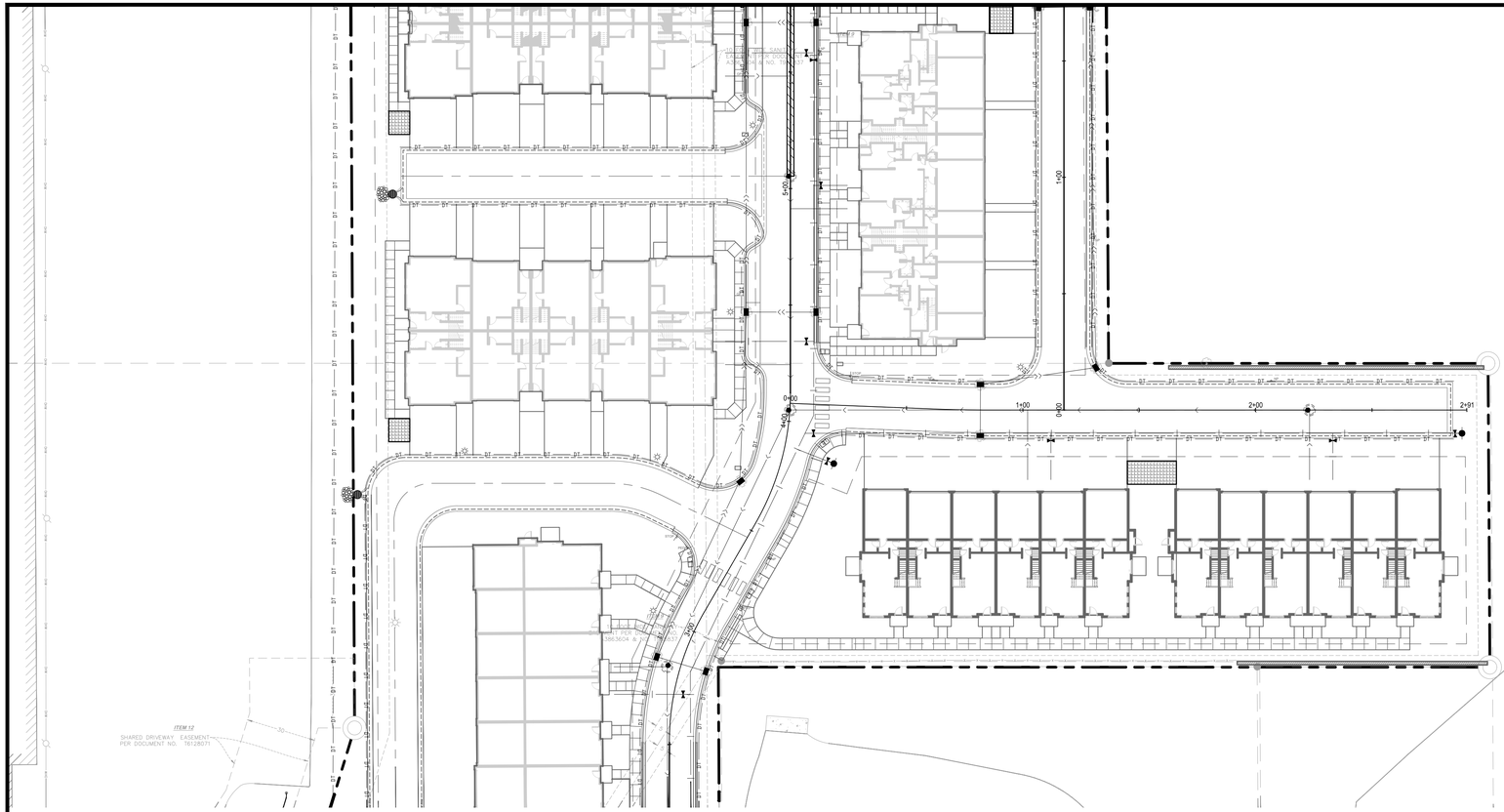
REVISION SUMMARY

DATE	DESCRIPTION

STREET
PLAN & PROFILE

C5.1

© COPYRIGHT 2026 CIVIL SITE GROUP



Know what's below. Call before you dig.

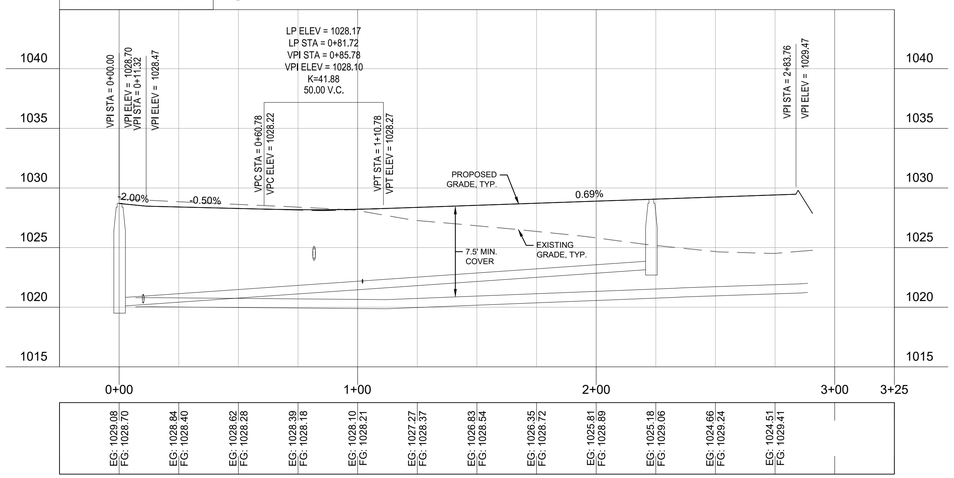
1" = 30'-0"
15'-0" 0 30'-0"

UTILITY PLAN LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- DT — DT — DRAINTILE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

STREET B



CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

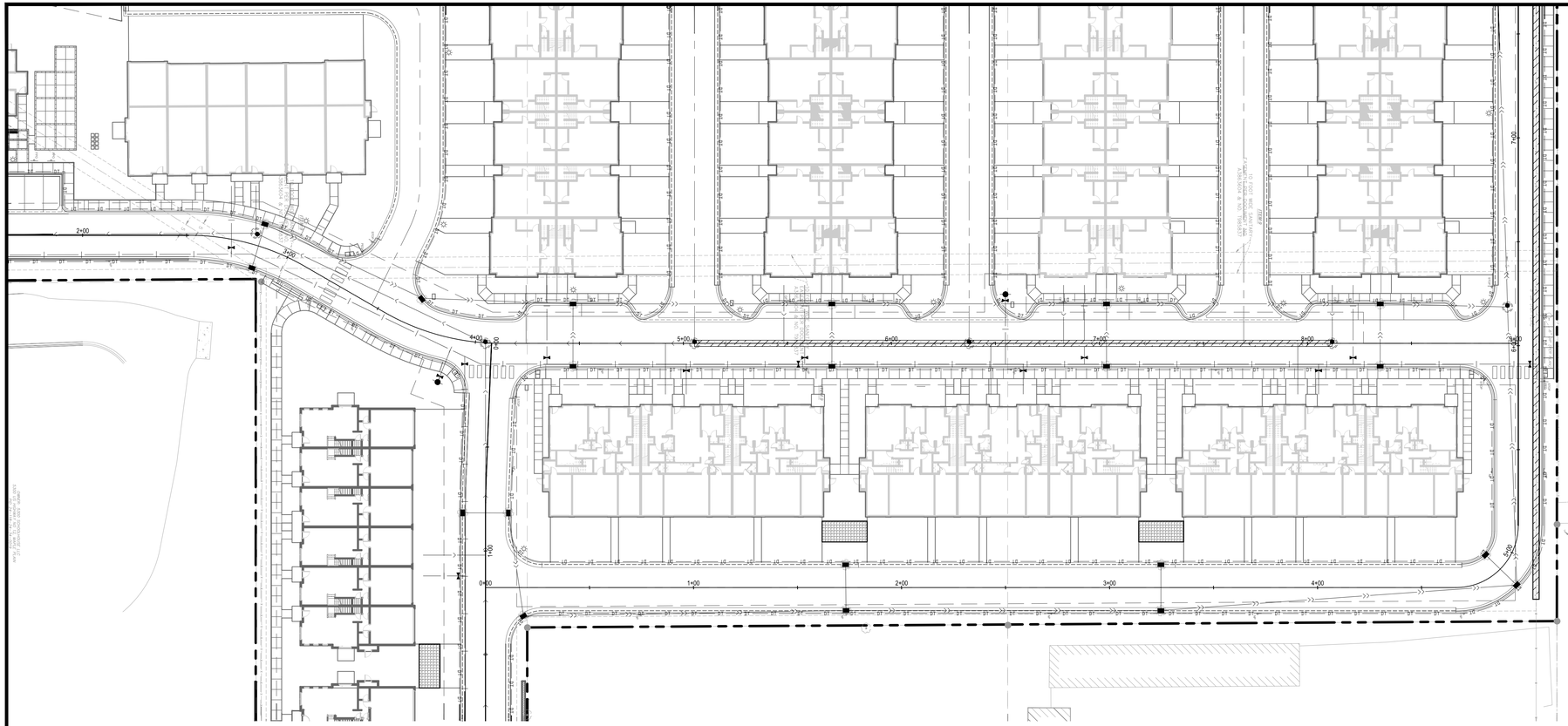
REVISION SUMMARY

DATE	DESCRIPTION

STREET
PLAN & PROFILE

C5.2

© COPYRIGHT 2026 CIVIL SITE GROUP



Know what's below. Call before you dig.

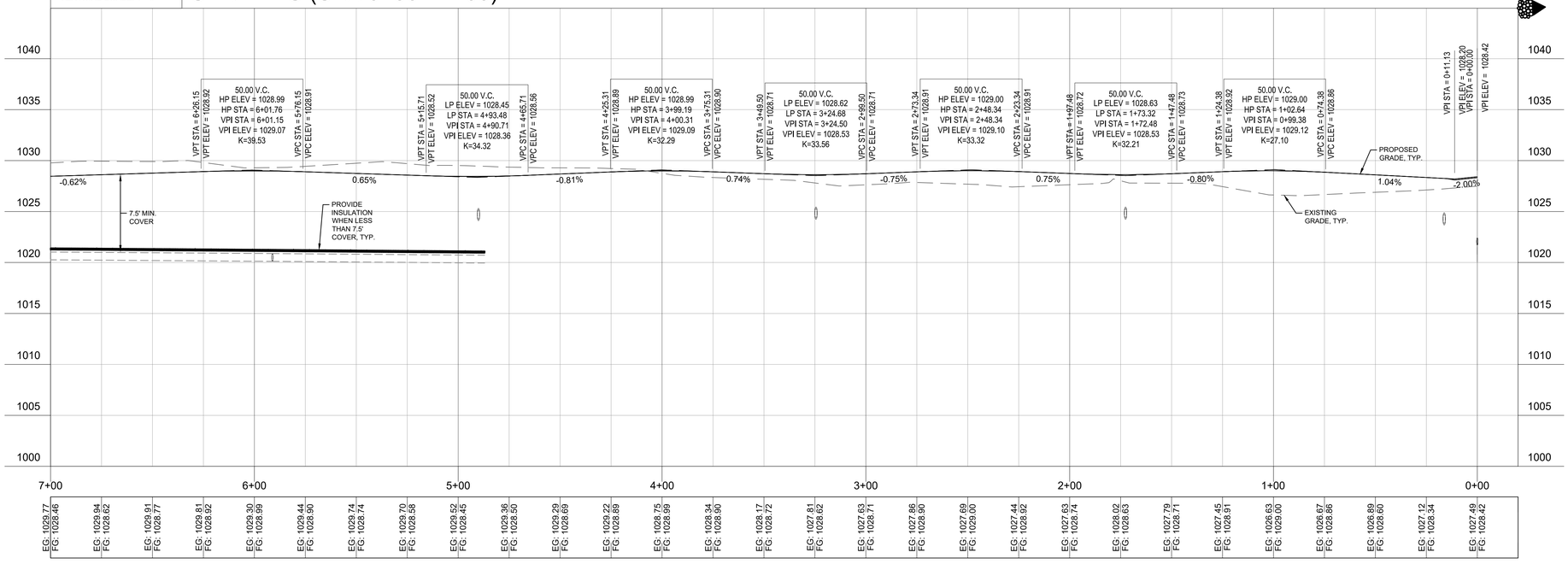
1" = 30'-0"
15'-0" 0 30'-0"

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

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

STREET C (STA 0+00 - 7+00)



CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture

5000 Glenwood Avenue
Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek

DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

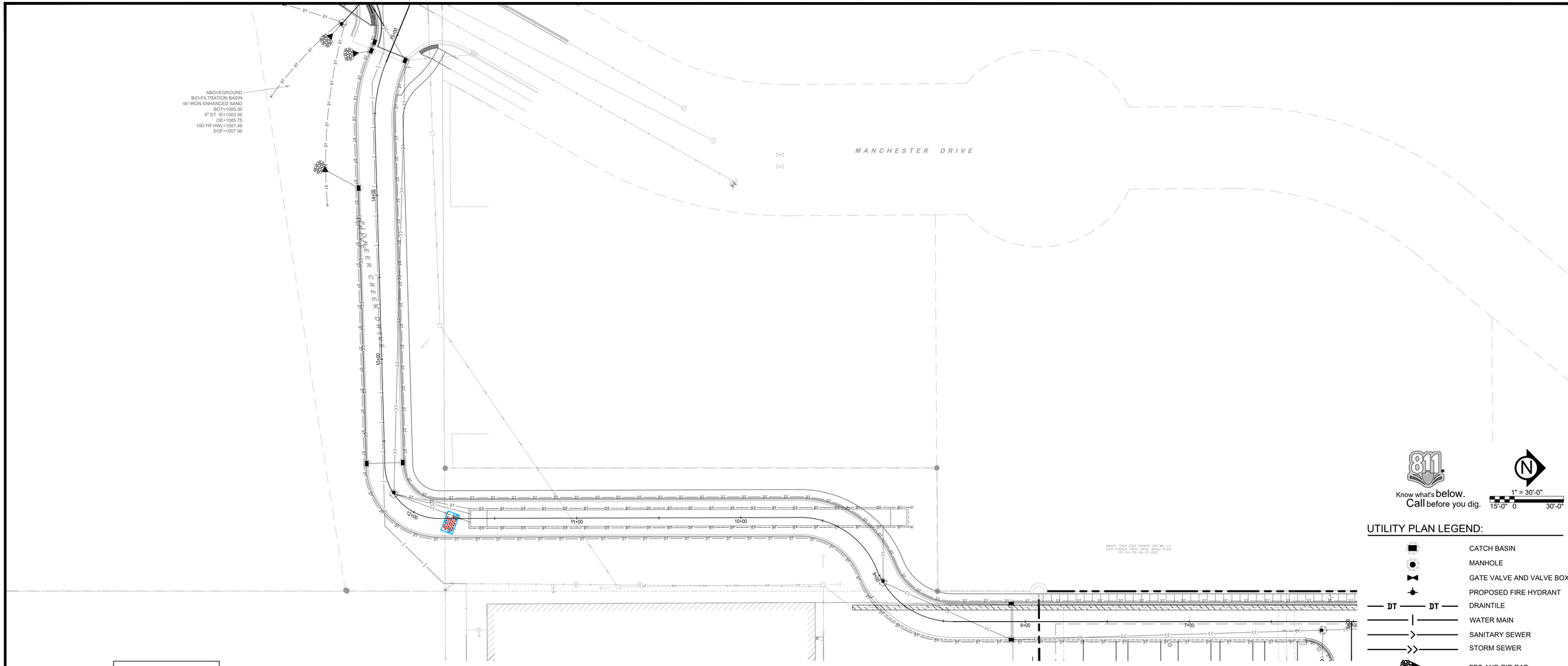
REVISION SUMMARY

DATE	DESCRIPTION

STREET PLAN & PROFILE

C5.3

© COPYRIGHT 2026 CIVIL SITE GROUP

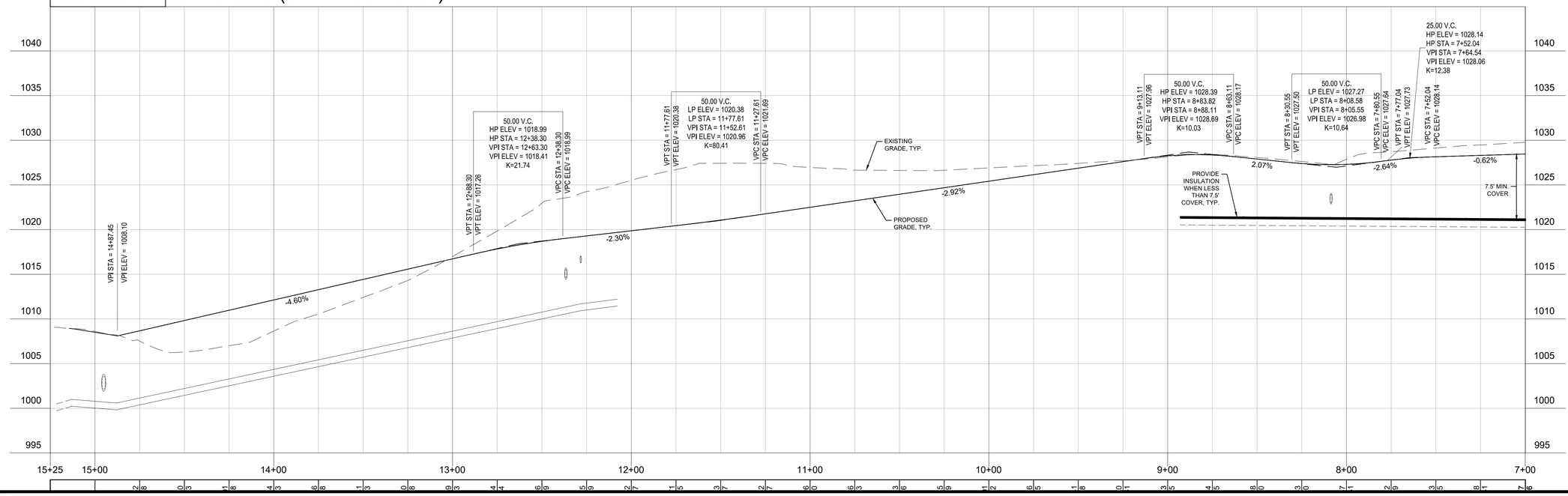


UTILITY PLAN LEGEND:

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

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

STREET C (STA 7+00-15+00)



CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JR, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

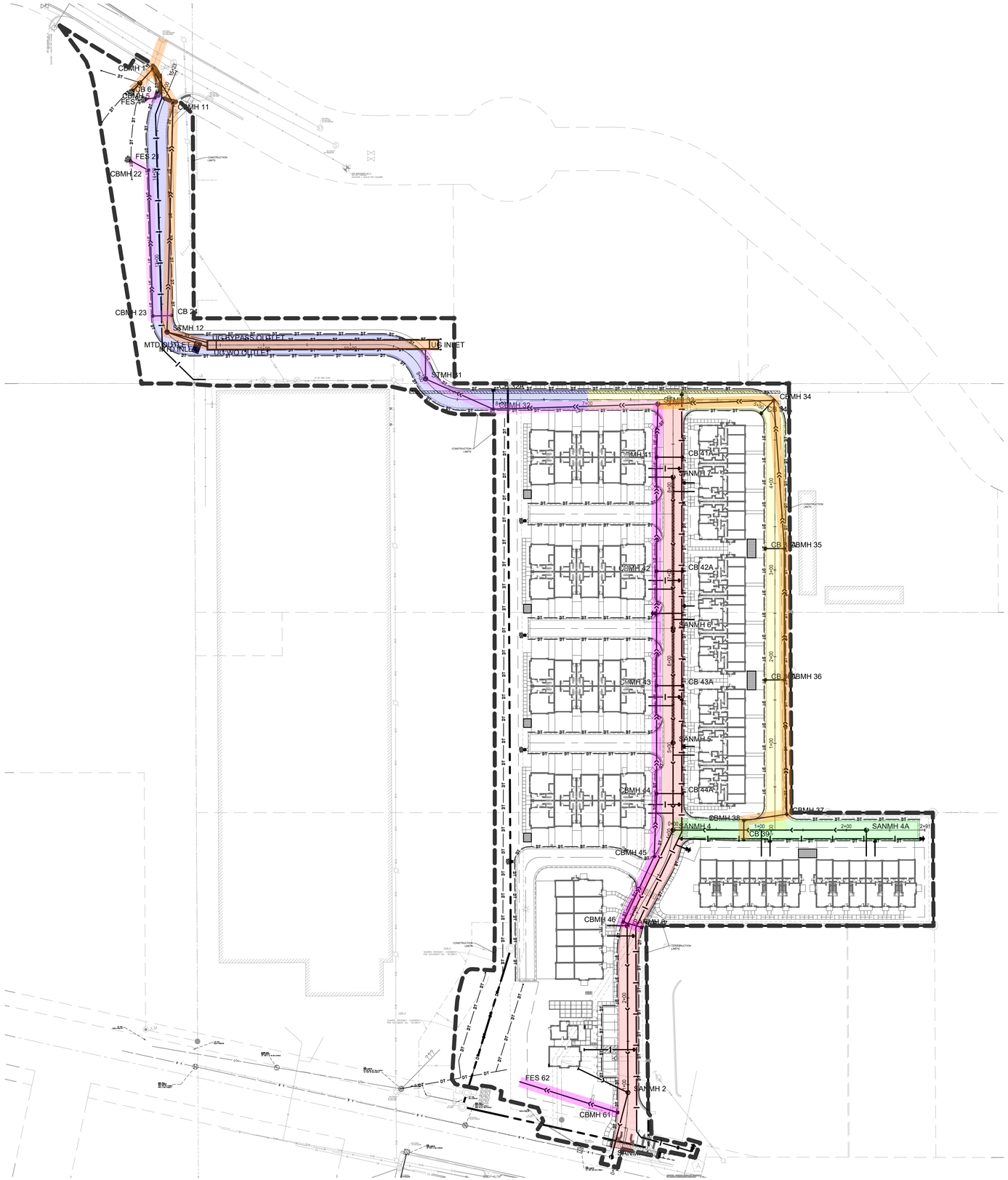
REVISION SUMMARY

DATE	DESCRIPTION

STREET
PLAN & PROFILE

C5.4

© COPYRIGHT 2026 CIVIL SITE GROUP



PROFILE LEGEND:

	C6.1
	C6.2
	C6.3
	C6.4
	C6.5
	C6.6
	C6.7
	C6.8

UTILITY PLAN LEGEND:

	CATCH BASIN
	MANHOLE
	GATE VALVE AND VALVE BOX
	PROPOSED FIRE HYDRANT
DT DT	DRAINTILE
	WATER MAIN
	SANITARY SEWER
	STORM SEWER
	FES AND RIP RAP

Know what's below. Call before you dig.

1" = 60'-0"
30'-0" 0 60'-0"

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

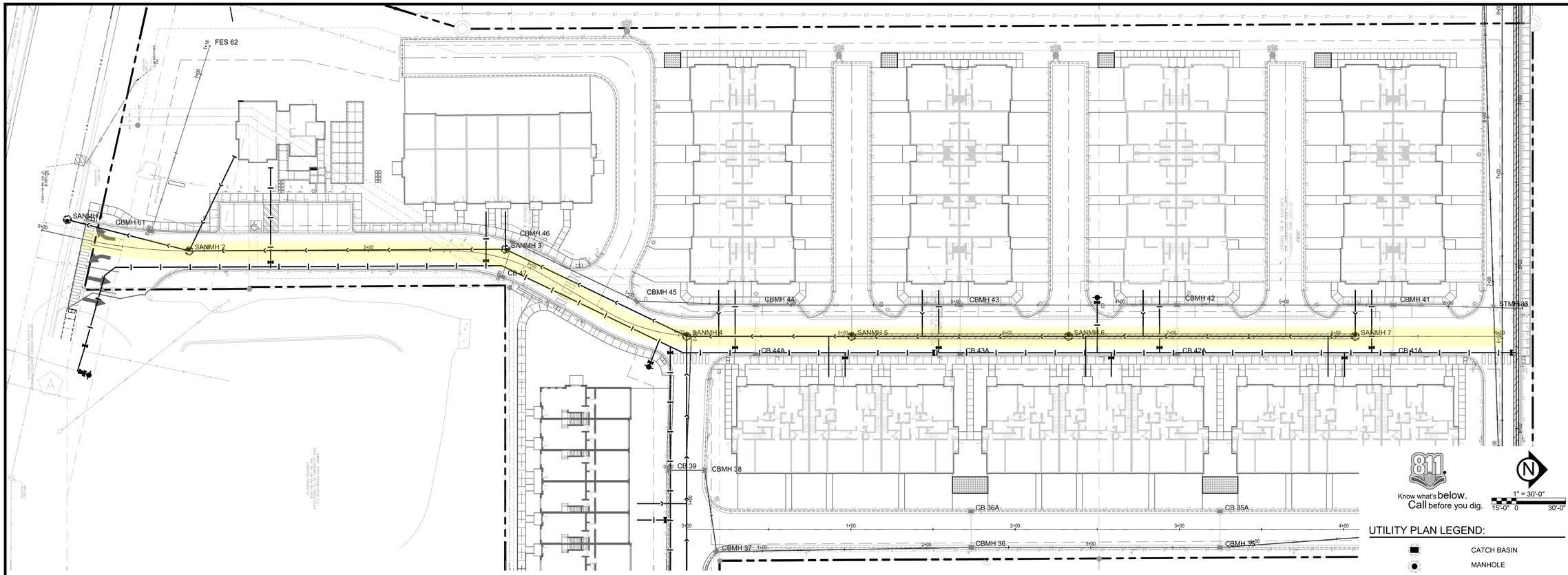
REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN & PROFILE- OVERALL

C6.0

© COPYRIGHT 2026 CIVIL SITE GROUP

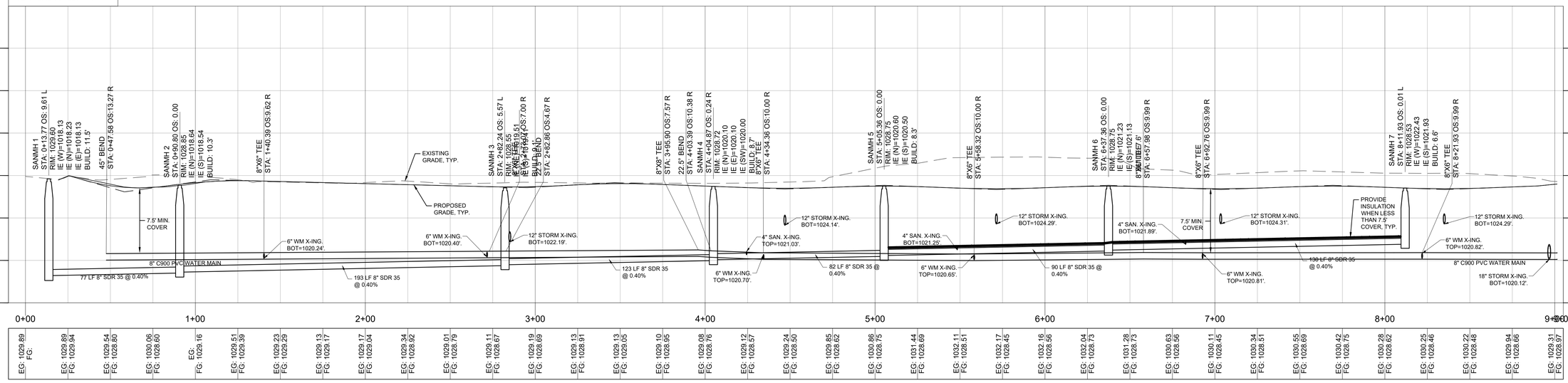


UTILITY PLAN LEGEND:

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

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

STREET A



CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

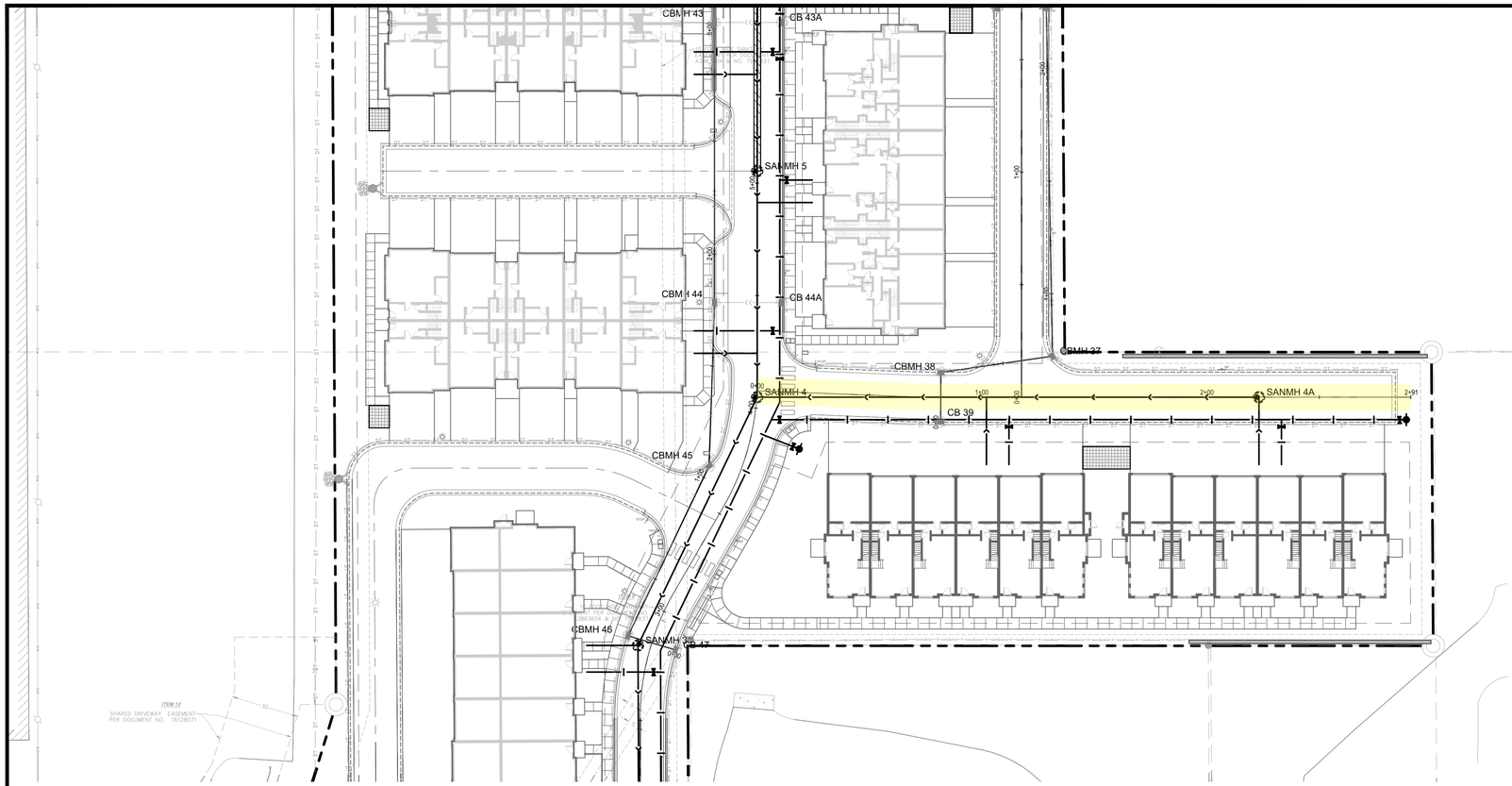
REVISION SUMMARY

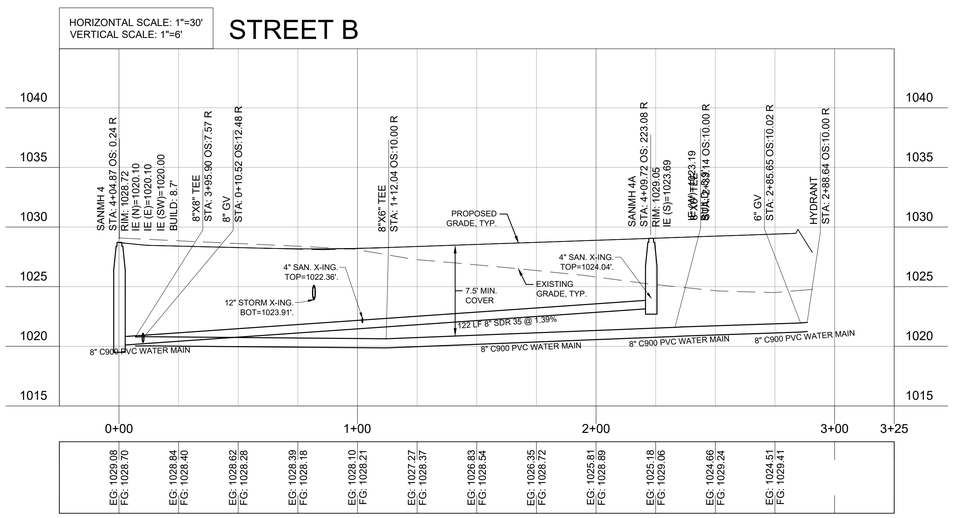
DATE	DESCRIPTION

SANITARY SEWER & WATERMAIN - PLAN & PROFILE

C6.1

© COPYRIGHT 2026 CIVIL SITE GROUP





Know what's below. Call before you dig.

1" = 30'-0"
15'-0" 0 30'-0"

UTILITY PLAN LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- DT — DT — DRAINTILE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

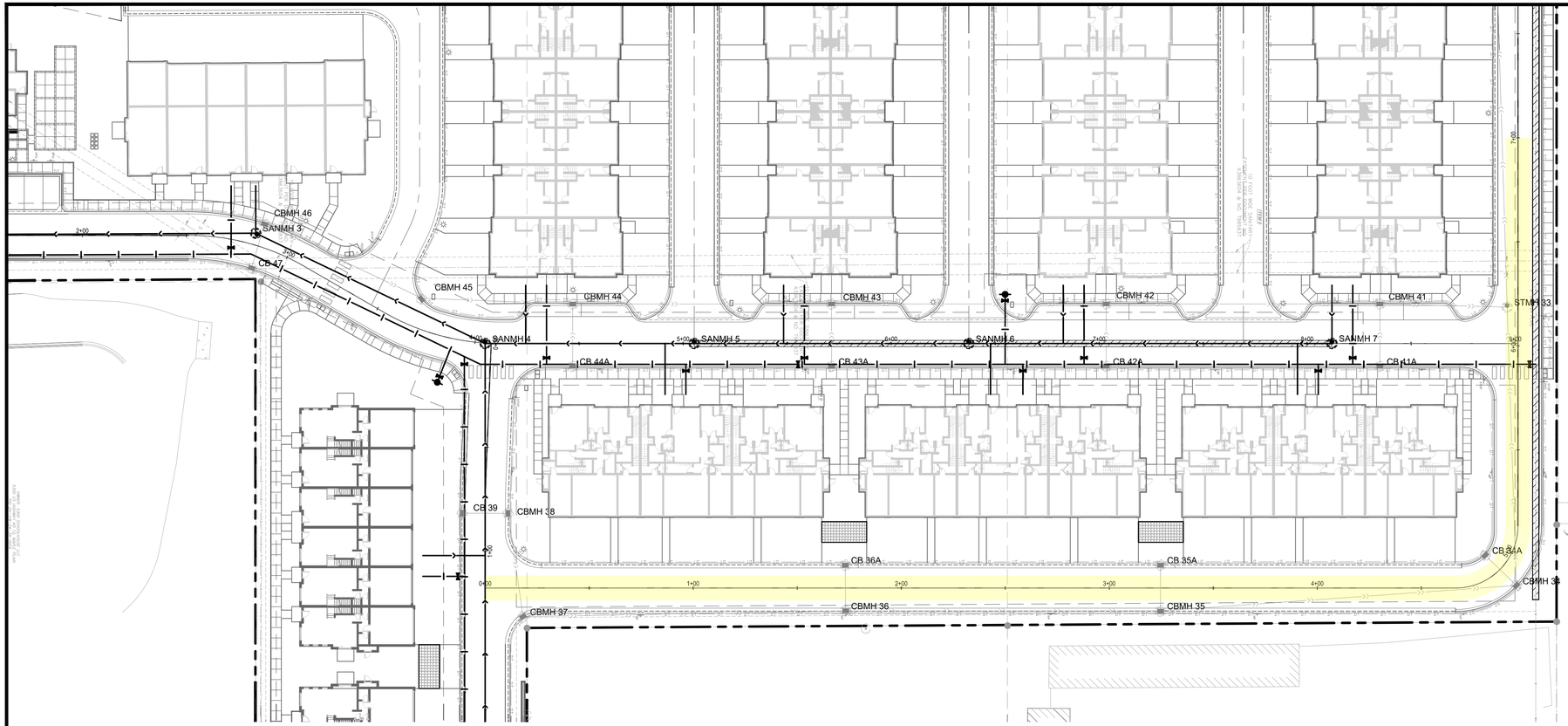
REVISION SUMMARY

DATE	DESCRIPTION

SANITARY SEWER & WATERMAIN - PLAN & PROFILE

C6.2

© COPYRIGHT 2026 CIVIL SITE GROUP



Know what's below. Call before you dig.

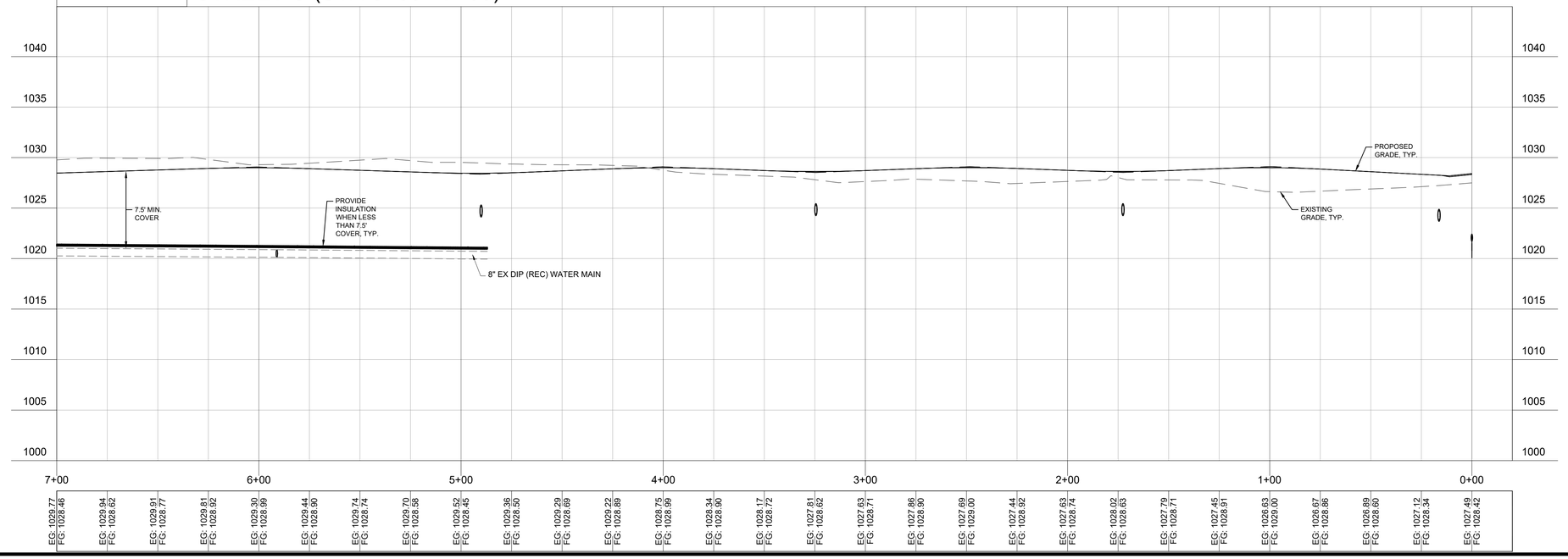
1" = 30'-0"
15'-0" 0 30'-0"

UTILITY PLAN LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- DT — DT — DRAINTILE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

STREET C (STA 0+00 - 7+00)



CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

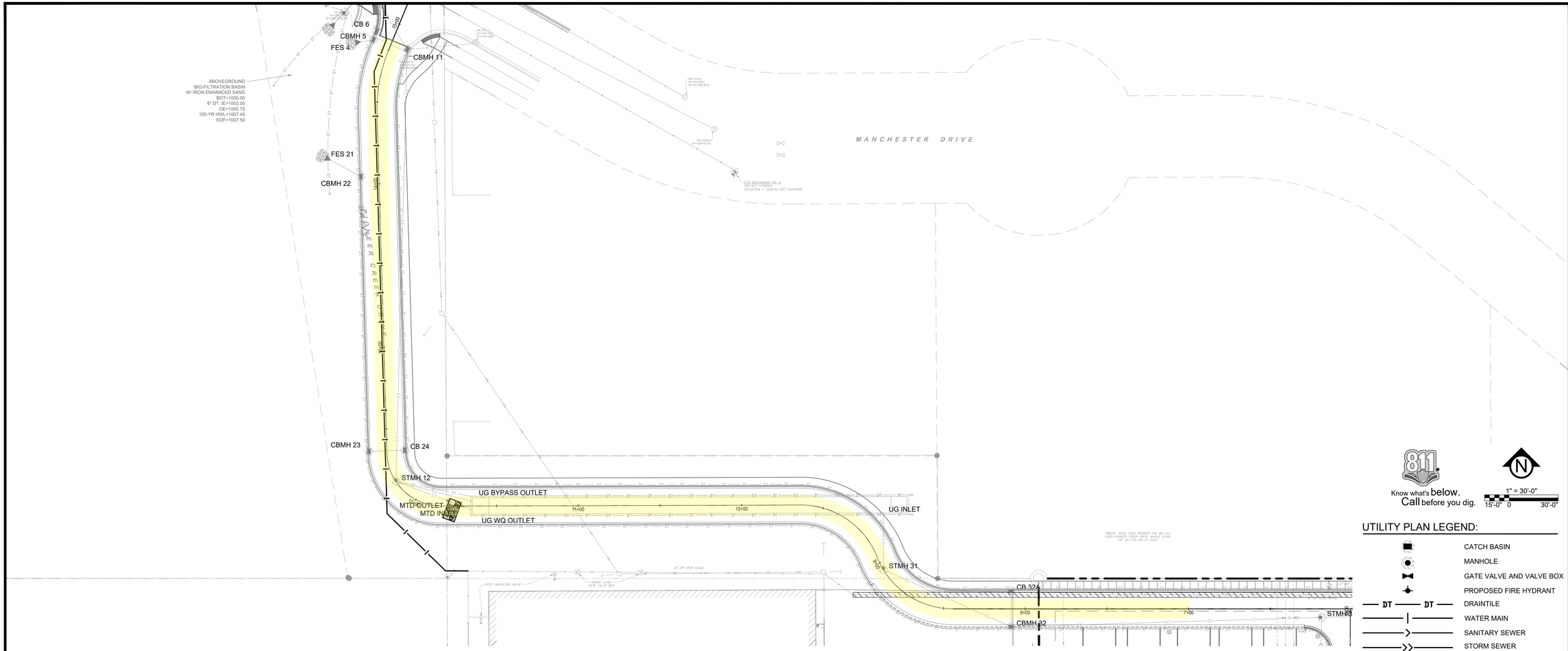
REVISION SUMMARY

DATE	DESCRIPTION

SANITARY SEWER & WATERMAIN - PLAN & PROFILE

C6.3

© COPYRIGHT 2026 CIVIL SITE GROUP



Know what's below. Call before you dig.

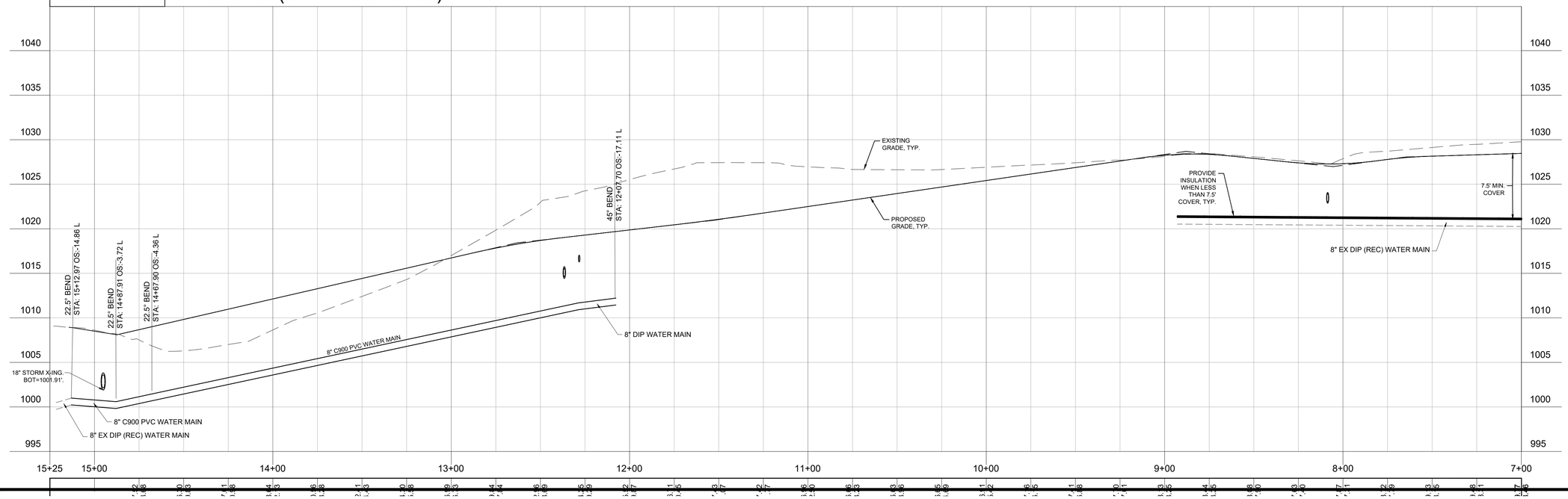
1" = 30'-0"
15'-0" 0 30'-0"

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

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

STREET C (STA 7+00-15+00)



CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

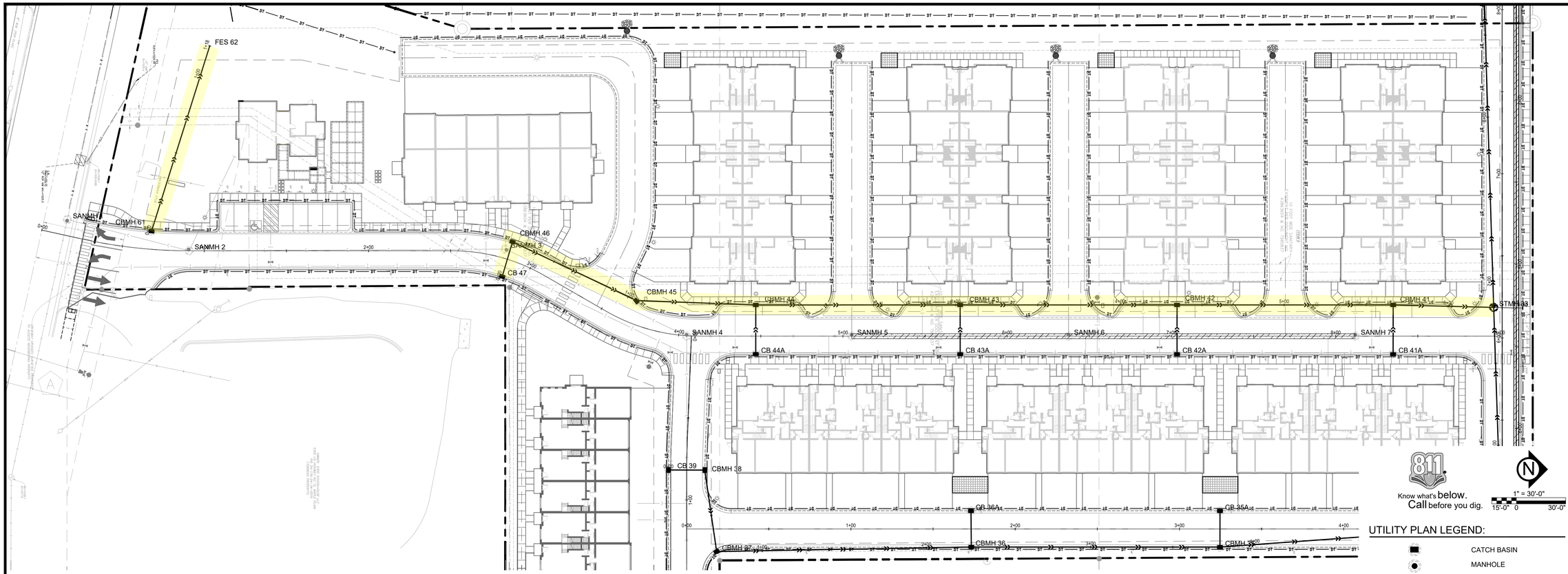
REVISION SUMMARY

DATE	DESCRIPTION

SANITARY SEWER & WATERMAIN - PLAN & PROFILE

C6.4

© COPYRIGHT 2026 CIVIL SITE GROUP



Know what's below. Call before you dig.

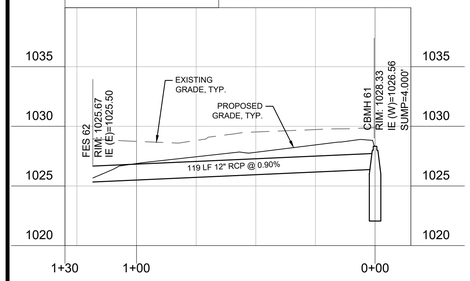
1" = 30'-0"
15'-0" 0 30'-0"

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

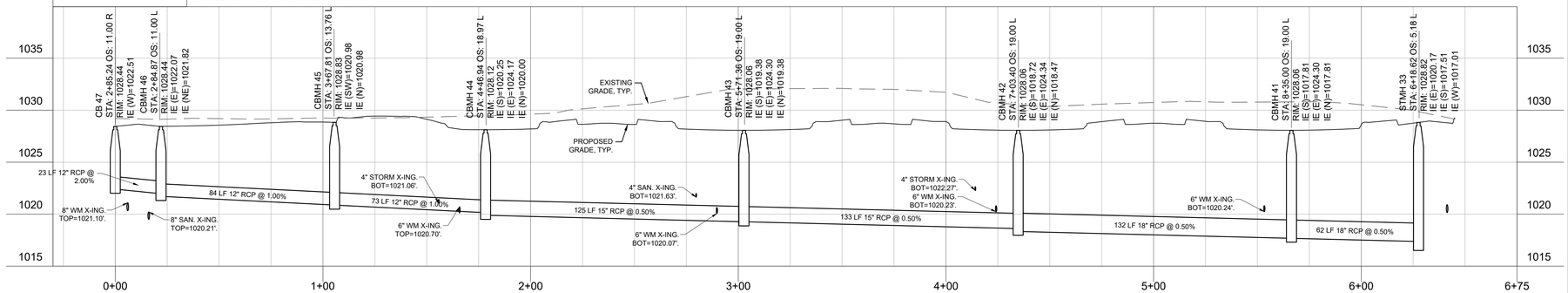
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

CBMH61 - FES62



HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

CB47 - STMH33



CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

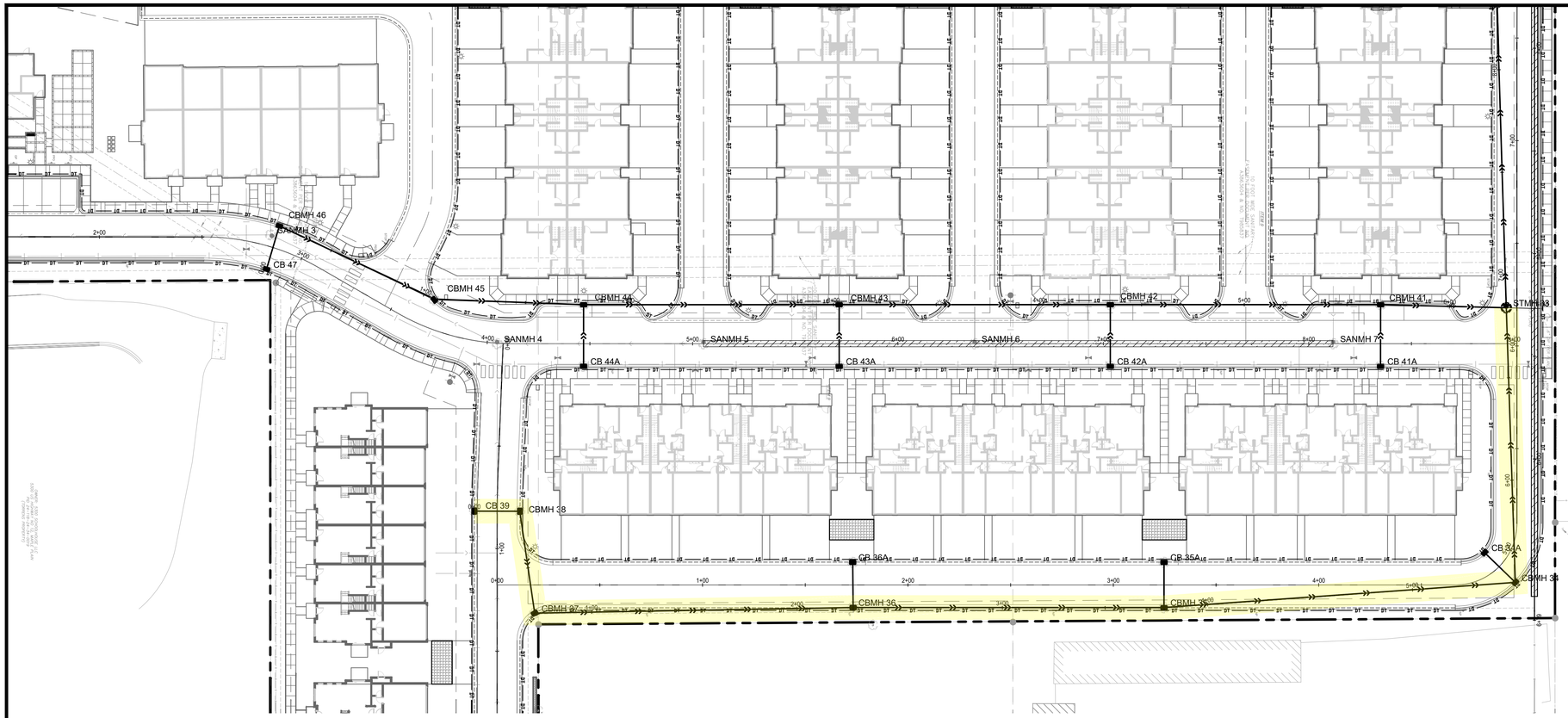
REVISION SUMMARY

DATE	DESCRIPTION

STORM SEWER - PLAN & PROFILE

C6.5

© COPYRIGHT 2026 CIVIL SITE GROUP



Know what's below. Call before you dig.

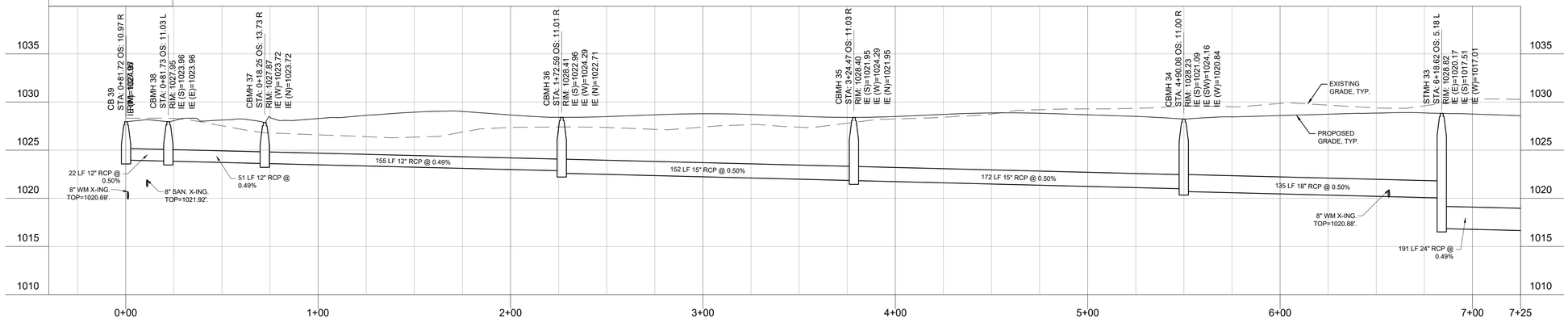
1" = 30'-0"
15'-0" 0 30'-0"

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

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

CB39 - STMH 33



CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

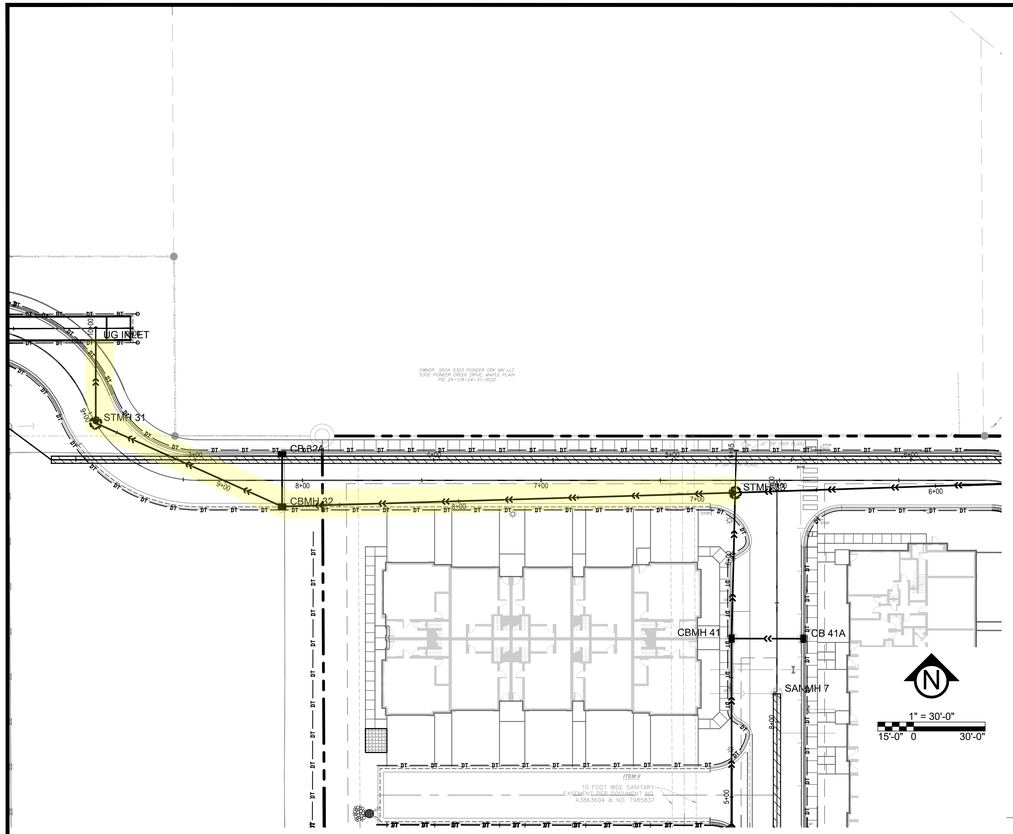
REVISION SUMMARY

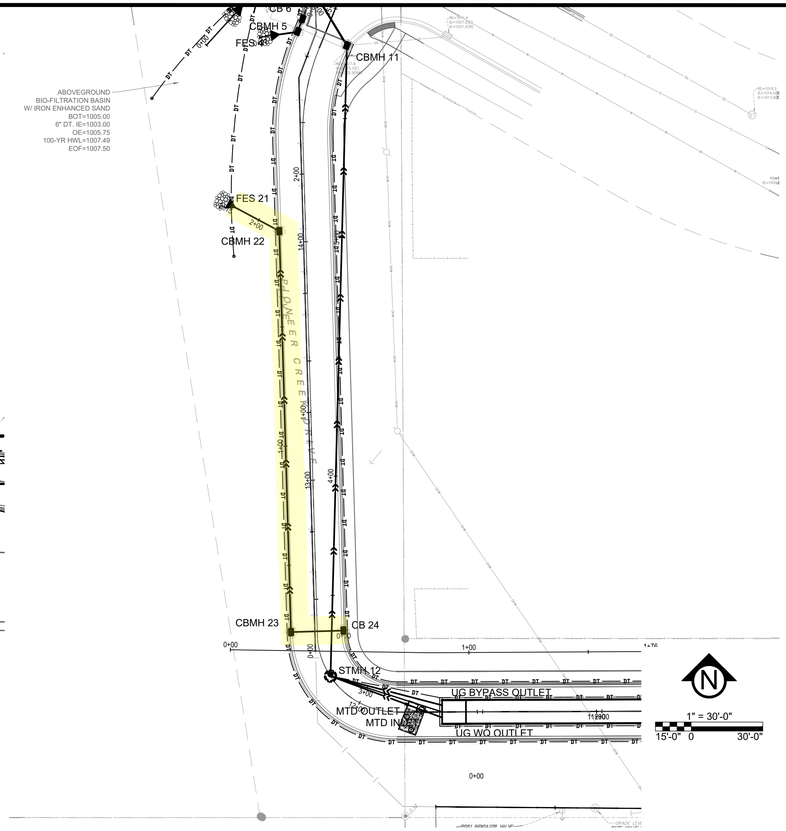
DATE	DESCRIPTION

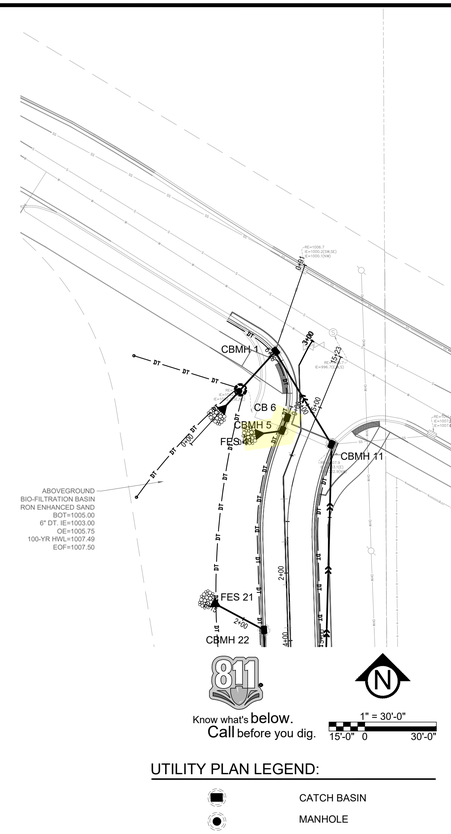
STORM SEWER - PLAN & PROFILE

C6.6

© COPYRIGHT 2026 CIVIL SITE GROUP





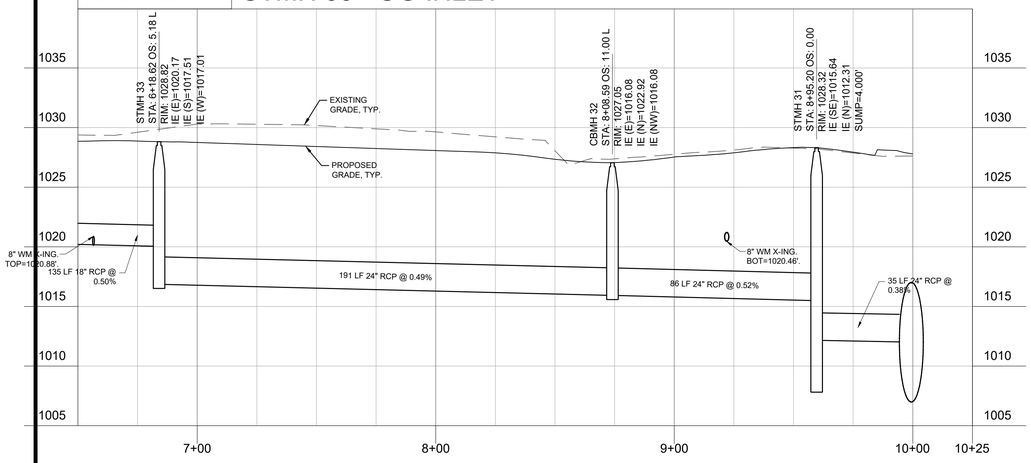


UTILITY PLAN LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- DT — DT — DRAINTILE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP

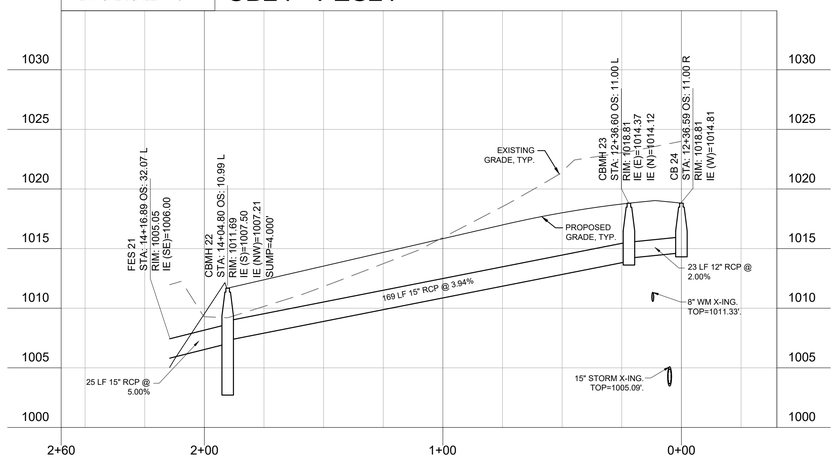
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

STMH 33 - UG INLET



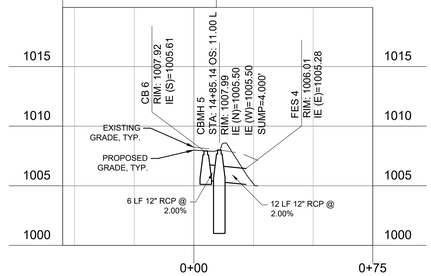
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

CB24 - FES21



HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

CB6 - FES4



CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

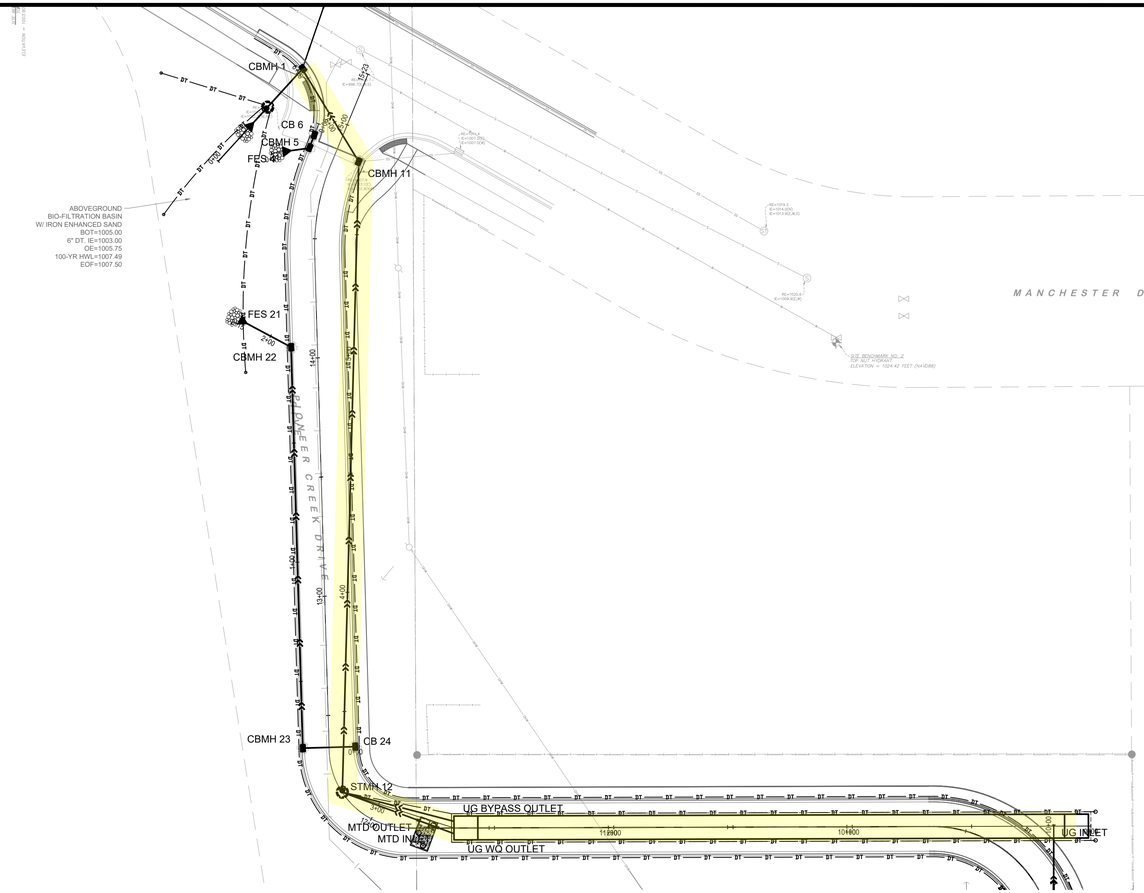
REVISION SUMMARY

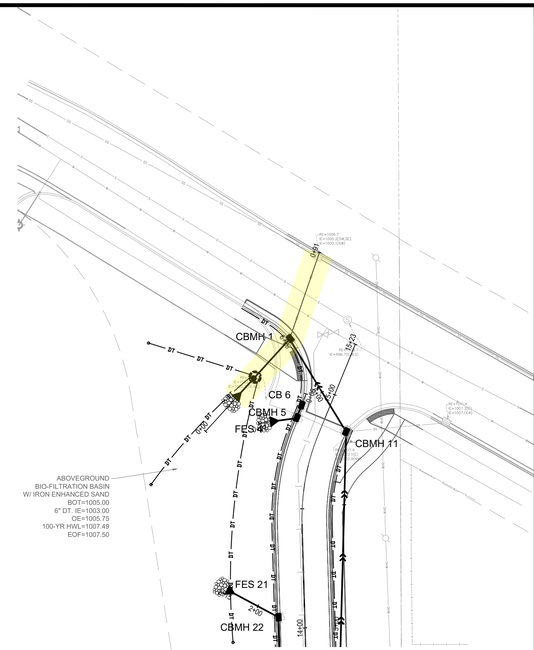
DATE	DESCRIPTION

STORM SEWER - PLAN & PROFILE

C6.7

© COPYRIGHT 2026 CIVIL SITE GROUP





Know what's below. Call before you dig.

1" = 30'-0"
15'-0" 0 30'-0"

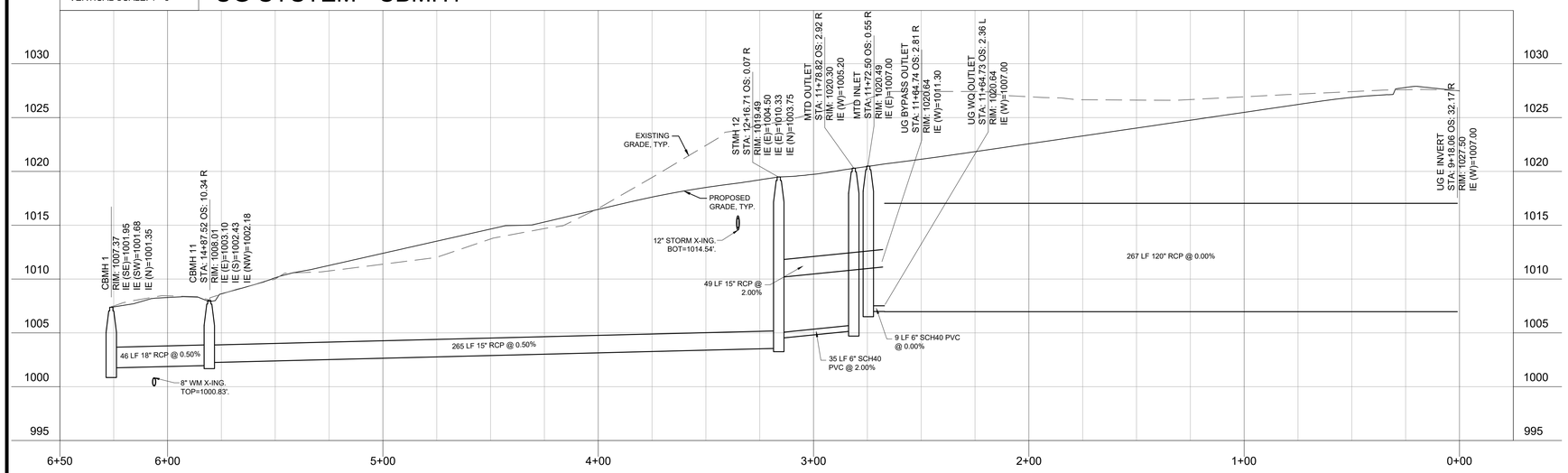
1" = 30'-0"
15'-0" 0 30'-0"

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

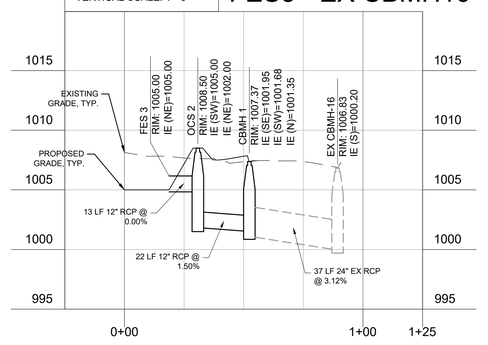
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

UG SYSTEM - CBMH1



HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

FES3 - EX CBMH16



CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

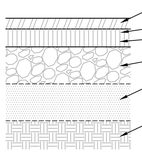
REVISION SUMMARY

DATE	DESCRIPTION

STORM SEWER - PLAN & PROFILE

C6.8

© COPYRIGHT 2026 CIVIL SITE GROUP

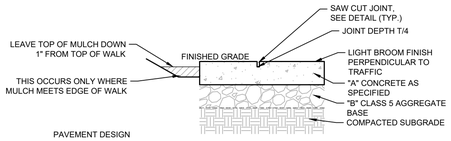


PAVEMENT DESIGN

TYPE	WEAR (A)	BASE (B)	AGG.(C)	SUB.(D)
LIGHT DUTY	1.5"	2.0"	8.0"	12.0"
HEAVY DUTY	1.5"	2.0"	8.0"	18.0"

NOTE:
IF NO DESIGN IS DEFINED IN ABOVE CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
IF DESIGN IS DEFINED IN ABOVE CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

1 BITUMINOUS PAVEMENT - ALL TYPES
NTS



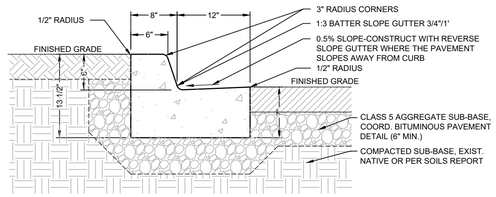
PAVEMENT DESIGN

TYPE	CONC. (A)	AGG.(B)
WALKS	5"	6"
CONC. PVMT.	X"	X"

CURING:
1. APPLY CURING COMPOUNDS IMMEDIATELY UPON FINAL FINISHING OF CONC. SURFACE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION AND THE SPECIFICATIONS BELOW.
2. ALL CONC. SURFACES SHALL HAVE CURING COMPOUNDS ALLIED PER ASTM C-1315. AT 200 S.F. PER GAL.
3. ALL CURING COMPOUNDS SHALL BE TYPE 1 (CLEAR) AND CONTAIN ACRYLIC BASED CLASS B RESTRICTED RESIN SOLIDS.

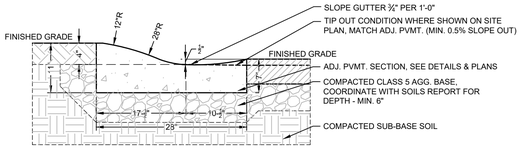
NOTES:
1. INSTALLATION SHALL BE CERTIFIED AND IN ACCORDANCE TO AN ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
2. SEE GEO-TECHNICAL RECOMMENDATIONS FOR GROSS WEIGHT REQUIREMENTS.
3. IF NO DESIGN IS DEFINED IN CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
4. IF DESIGN IS DEFINED IN CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

2 CONCRETE PVMT./WALK/PAD- NO FIBER
NTS (PRIVATE PROPERTY)



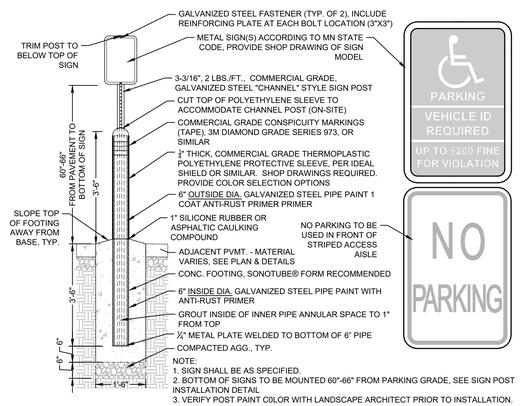
NOTE:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS

3 B-612 CONCRETE CURB AND GUTTER
NTS



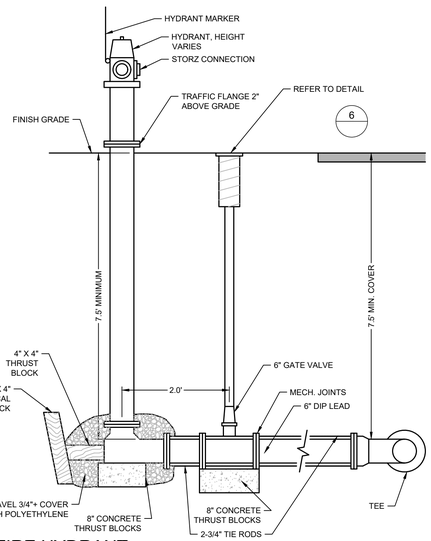
NOTES:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS, SEE SOILS REPORT

4 SURMOUNTABLE CURB
NTS

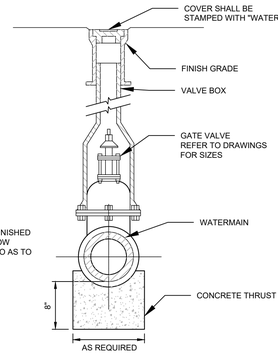


NOTE:
1. SIGN SHALL BE AS SPECIFIED.
2. BOTTOM OF SIGNS TO BE MOUNTED 60"-66" FROM PARKING GRADE, SEE SIGN POST INSTALLATION DETAIL.
3. VERIFY POST PAINT COLOR WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

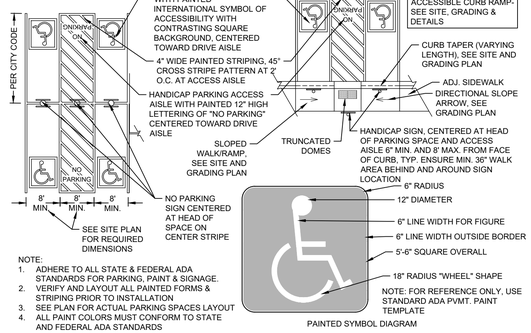
5 ACCESSIBLE SIGN & CHANNEL POST - LOT LOCATION
NTS



6 FIRE HYDRANT
NTS

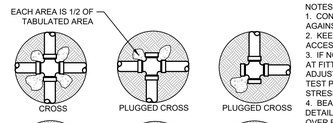


7 GATE VALVE BOX
NTS



NOTE:
1. ADHERE TO ALL STATE & FEDERAL ADA STANDARDS FOR PARKING, PAINT & SIGNAGE.
2. VERIFY AND LAYOUT ALL PAINTED FORMS & STRIPING PRIOR TO INSTALLATION
3. SEE PLAN FOR ACTUAL PARKING SPACES LAYOUT
4. ALL PAINT COLORS MUST CONFORM TO STATE AND FEDERAL ADA STANDARDS

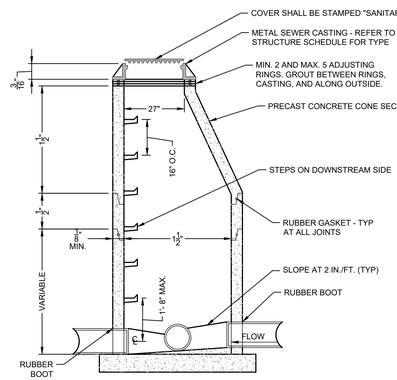
8 ACCESSIBLE PARKING PAVEMENT MARKING
NTS



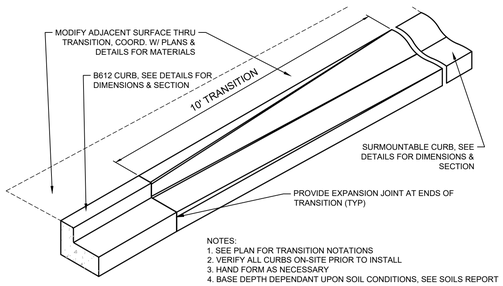
NOTES:
1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
3. IF NOT SHOWN ON PLANS, REQUIRED BEARING AT FITTING SHALL BE AS INDICATED ABOVE, ADJUSTED IF NECESSARY, TO CONFORM TO THE TEST PRESSURE(S) AND ALLOWABLE SOIL BEARING STRESS(ES).
4. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN THIS STANDARD DETAIL.
5. ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 P.S.I. AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE/150) X (200/SOIL BEARING STRESS) X (TABLE VALUE).

NOMINAL FITTING SIZE (IN.)	TEE, WYE, PLUG OR CAP	90° BEND, PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22.5° BEND	11.25° BEND
4	1.0	1.4	1.9	1.4	1.0	-	-
6	2.1	3	4.3	3	1.6	1	-
6	3.8	5.3	7.6	5.4	2.9	1.5	1.0
10	5.9	8.4	11.8	8.4	4.6	2.6	1.2
12	8.5	12.0	17.0	12.0	6.6	2.4	1.7
14	11.5	16.3	23.0	16.3	8.9	4.6	2.3
16	15.0	21.3	30.0	21.3	11.6	6.0	3.0
18	19.0	27.0	38.0	27.0	14.6	7.6	3.6
20	23.5	33.3	47.0	33.3	18.1	9.4	4.7
24	34.0	48.0	68.0	48.0	26.2	13.6	6.8

9 THRUST BLOCK
NTS

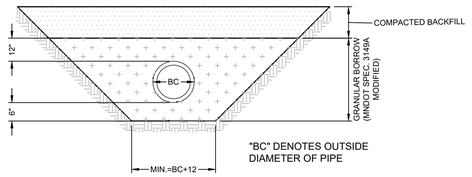


10 SANITARY SEWER MANHOLE
NTS



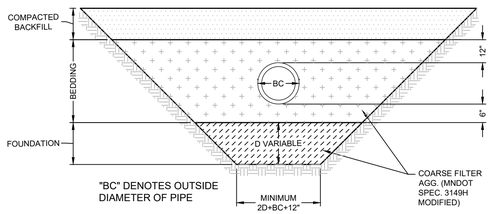
NOTES:
1. SEE PLAN FOR TRANSITION NOTATIONS
2. VERIFY ALL CURBS ON-SITE PRIOR TO INSTALL
3. HAND FORM AS NECESSARY
4. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS, SEE SOILS REPORT

13 CURB TRANSITION - SURMOUNTABLE TO B612
NTS



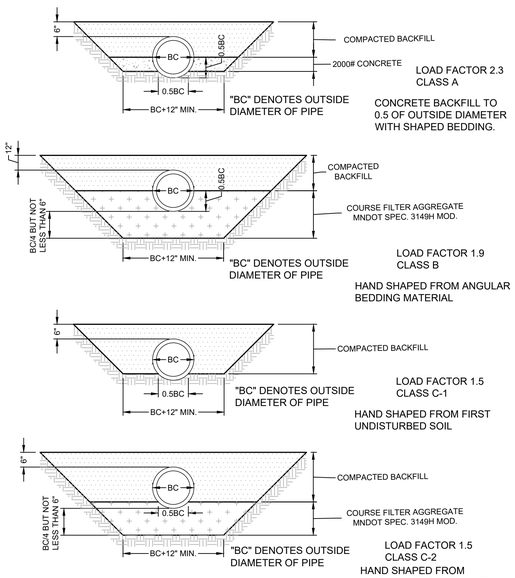
"BC" DENOTES OUTSIDE DIAMETER OF PIPE

PIPE FOUNDATION & BEDDING IN GOOD SOILS



PIPE FOUNDATION & BEDDING IN GOOD SOILS

11 PIPE BEDDING - PVC
NTS



12 PIPE BEDDING - RCP & DIP
NTS

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JR, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

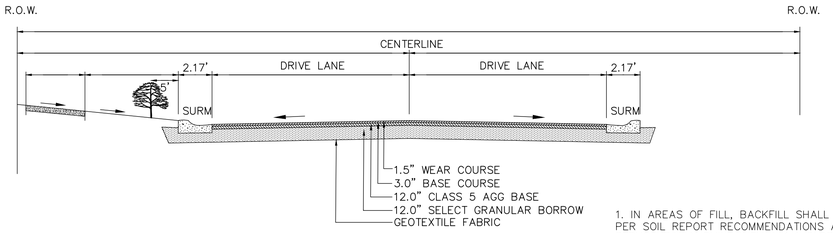
REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C7.0

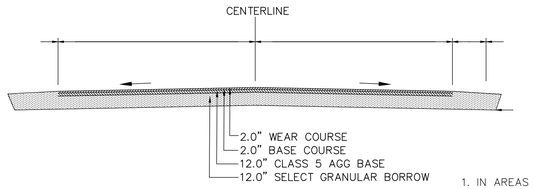
© COPYRIGHT 2026 CIVIL SITE GROUP



1. IN AREAS OF FILL, BACKFILL SHALL BE COMPACTED PER SOIL REPORT RECOMMENDATIONS AND STRUCTURALLY BUILT WITH A 1:1 SLOPE MAX EXTENDING FROM 2' BEHIND THE CURB OUTWARDS FOR OVERSIZING.

2. ALL ORGANIC OR UNSUITABLE MATERIAL SHALL BE REMOVED FROM BENEATH THE ROADWAY.

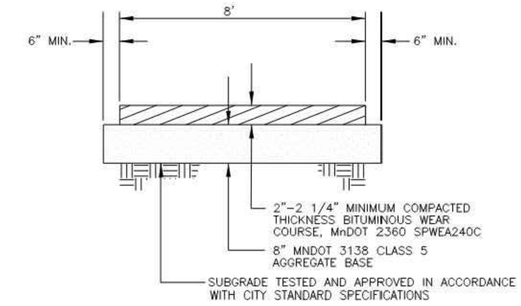
1 CREEK DRIVE
NTS

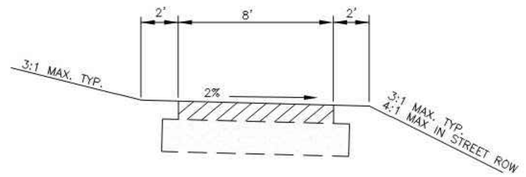


1. IN AREAS OF FILL, BACKFILL SHALL BE COMPACTED PER SOIL REPORT RECOMMENDATIONS AND STRUCTURALLY BUILT WITH A 1:1 SLOPE MAX EXTENDING FROM 2' BEHIND THE CURB OUTWARDS FOR OVERSIZING.

2. ALL ORGANIC OR UNSUITABLE MATERIAL SHALL BE REMOVED FROM BENEATH THE ROADWAY.

2 HWY 12
NTS

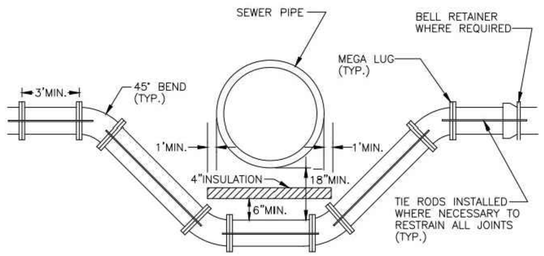




NOTE
1. BITUMINOUS TRAILS SHALL HAVE CONCRETE PED RAMPS AT ALL STREET INTERSECTIONS.
2. PROVIDE 2% CROSS-SLOPE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM TRAIL SURFACE THROUGHOUT LENGTH OF TRAIL.

BICYCLE-PEDESTRIAN PATH

3 BITUMINOUS TRAIL
NTS



PIPE SIZE	TIE RODS DIAMETER	NUMBER OF TIE RODS REQUIRED
2", 4", 6"	3/4"	2
8"	3/4"	4
12"	3/4"	6
16"	3/4"	8
20"	3/4"	10
24" AND LARGER	SEE SPECS.	SEE SPECS.

NOTE:
1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINT'S ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.
2. COAT ALL ANCHORAGE AS PER SPECS.
3. PROVIDE SAND CUSHION BETWEEN TOP OF WATERMAIN AND BOTTOM OF INSULATION, MIN. DIMENSIONS AS SHOWN ON THIS STANDARD PLATE
4. INSULATION TO BE DOW STYROFOAM FB, CERTIFOAM TYPEX, BRAND PLASTIC FOAM OR APPROVED EQUAL

3 WATERMAIN OFFSET
NTS

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

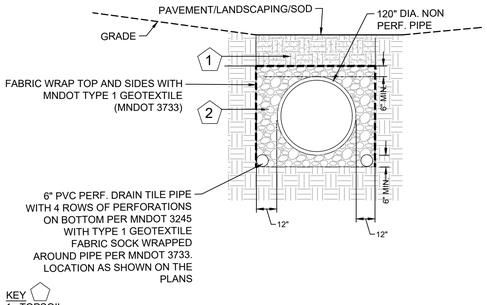
REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C7.1

© COPYRIGHT 2026 CIVIL SITE GROUP

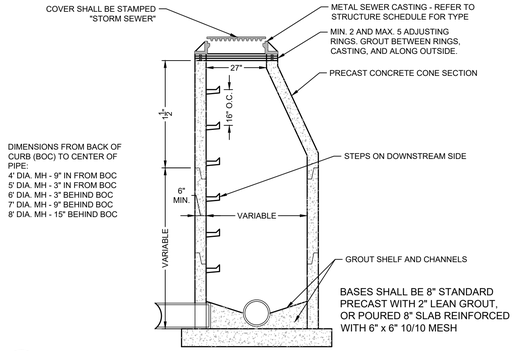


KEY
1. TOPSOIL
2. FREE DRAINING ANGULAR DOUBLE WASHED STONE 3/4" - 2" PARTICLE SIZE - NON CARBONATE (LIMESTONE) AND NON CONCRETE. COORDINATE MATERIAL / PARTICLE SIZE W/ MANUFACTURER. INSTALL TO MIN. 95% STANDARD DENSITY PER AASHTO T99.

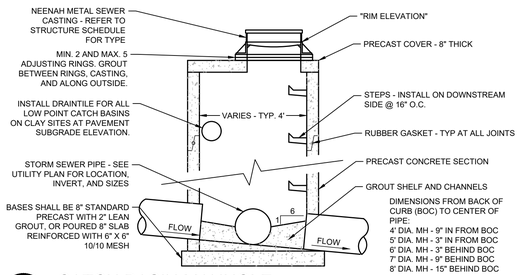
CONSTRUCTION SEQUENCING

GENERAL NOTES
1. ALL SUB MATERIALS BELOW THE SPECIFIED RETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.
2. SEE UTILITY PLAN / SHOP DRAWINGS FOR SYSTEM LAYOUT.
3. TYPICAL DETAILS ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH REVIEWED SHOP DRAWINGS.

1 UNDERGRD. STORMWATER TREATMENT CHAMBER
NTS



3 STORM MANHOLE
NTS



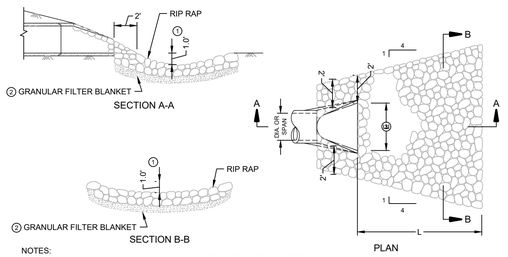
4 CATCH BASIN MANHOLE
NTS

TABLE OF QUANTITIES
RIPRAP AT RCP OUTLETS

		CLASS II d_{50} = 6"		CLASS III d_{50} = 9"		CLASS IV d_{50} = 12"	
DIA. OF ROUND PIPE (IN)	L (FT)	12" DEPTH RIP RAP (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	5.5	3.0	7.8	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	7.3	3.7	10.9	5.5	14.5	7.3
36	16	9.2	4.6	13.8	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

TABLE OF QUANTITIES
RIPRAP AT RCP - A OUTLETS OR BOXES OF EQUIVALENT SPAN WIDTH

		CLASS II d_{50} = 6"		CLASS III d_{50} = 9"		CLASS IV d_{50} = 12"	
SPAN OF PIPE ARCH (IN)	L (FT)	12" DEPTH RIP RAP (CY)	6" DEPTH GRANULAR FILTER (CY)	18" DEPTH RIPRAP (CY)	9" DEPTH GRANULAR FILTER (CY)	24" DEPTH RIPRAP (CY)	12" DEPTH GRANULAR FILTER (CY)
22	10	3.9	2.0	5.9	3.0	7.8	3.9
28	12	5.5	2.8	8.2	4.1	10.9	5.5
36	14	7.2	3.6	10.8	5.4	14.3	7.2
43	16	9.2	4.6	13.7	6.9	18.3	9.2
51	18	10.9	5.5	16.3	8.2	21.7	10.9
58	20	12.7	6.4	19.0	9.5	25.4	12.7



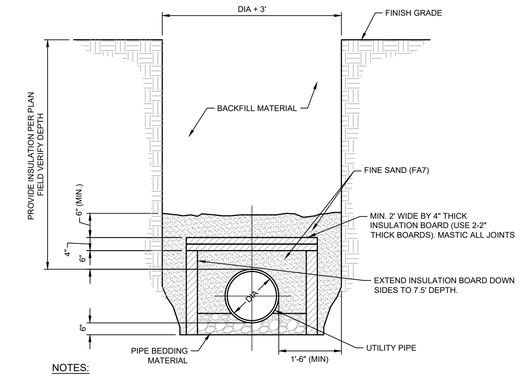
NOTES:
- PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.
- REQUIREMENTS FOR RIPRAP SIZE AND THICKNESS AND FILTER BLANKET WILL BE DESIGNATED IN THE PLANS.

(1) • FOR PIPES GREATER THAN OR EQUAL TO 30", USE 1.5'.

(2) • THE CONTRACTOR, AT HIS OPTION, MAY SUBSTITUTE A GEOTEXTILE FABRIC, MNDOT SPEC. 3733, FOR THE GRANULAR FILTER BLANKET UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE FABRIC SHOULD COVER THE AREA OF THE RIPRAP AND EXTEND UNDER THE CULVERT APRON 3 FT.

(3) • DIMENSION E IS GIVEN ON MNDOT STANDARD PLATES 3100 AND 3110.

2 RIPRAP @ FLARED END SECTION
NTS



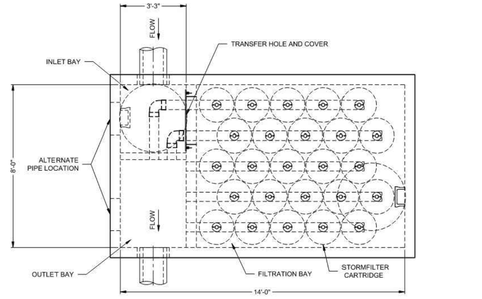
NOTES:

1. INSULATION BOARD TO BE CLOSED CELL. EXTRUDED POLYSTYRENE FOAM MEETING ASTM 578, TYPE VI, 40PSI COMPRESSING STRENGTH (ASTM D1621) 0.1%MAX. WATER ABSORPTION (ASTM C272).

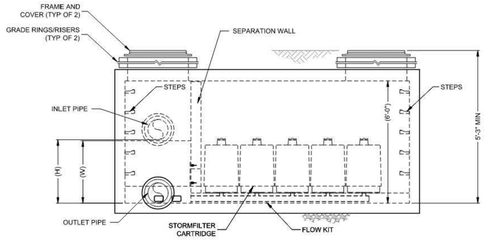
2. BACKFILL MATERIAL AROUND INSULATION MUST BE FINE SAND FREE FROM ROOT, ORGANIC MATERIAL, OR OTHER INJURIOUS MATERIALS.

3. OVERLAP ALL INSULATION BOARD JOINTS.

5 UTILITY PIPE INSULATION DETAIL
NTS



PLAN



ELEVATION

The Bermudez Method StormFilter

STORMFILTER DESIGN NOTES

- THE 8' x 14' PEAK DIVERSION STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC FLOW RATE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.
- THE PEAK DIVERSION STORMFILTER IS AVAILABLE IN A LEFT INLET (AS SHOWN) OR RIGHT INLET CONFIGURATION.
- ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS OTHERWISE NOTED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27"			18"			LOW DROP		
RECOMMENDED HYDRAULIC DROP (H)	3.05'			2.3'			1.8'		
HEIGHT OF WEIR (W)	3.00'			2.25'			1.75'		
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf
CARTRIDGE FLOW RATE (gpm)	22.5	18.79	11.25	15	12.53	7.5	10	8.35	5

* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

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

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			*
WATER QUALITY FLOW RATE (cfs)			*
PEAK FLOW RATE (cfs)			*
RETURN PERIOD OF PEAK FLOW (yrs)			*
CARTRIDGE HEIGHT (27", 18", LOW DROP(LD))			*
NUMBER OF CARTRIDGES REQUIRED			*
CARTRIDGE FLOW RATE			*
MEDIA TYPE (PERLITE, ZPG, PSORB)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE	*	*	*
OUTLET PIPE	*	*	*
UPSTREAM RIM ELEVATION			*
DOWNSTREAM RIM ELEVATION			*
ANTI-FLOTATION BALLAST	WIDTH		HEIGHT
	*		*
NOTES/SPECIAL REQUIREMENTS:			

* PER ENGINEER OF RECORD

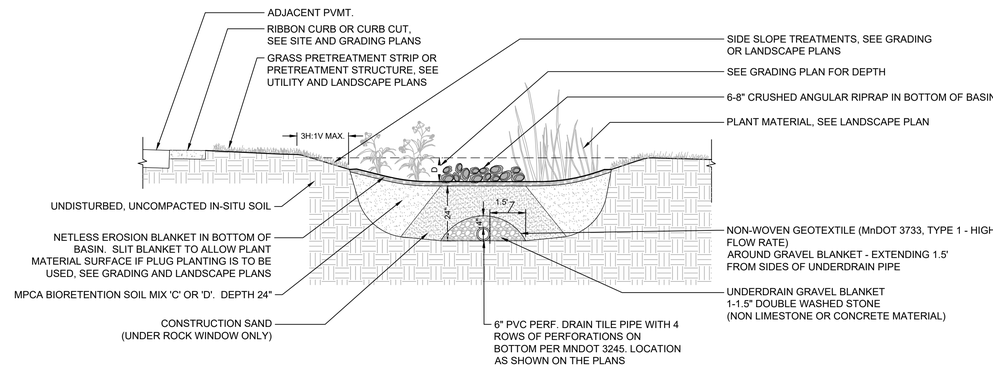
PERFORMANCE SPECIFICATION
FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. **RADIAL MEDIA DEPTH SHALL BE 7-INCHES**. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST **38 SECONDS**. SPECIFIC FLOW RATE SHALL BE **2 GPM/SF (MAXIMUM)**. SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF). MEDIA VOLUMETRIC FLOW RATE SHALL BE **6 GPM/CF OF MEDIA (MAXIMUM).**

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.contechES.com
4. STORMFILTER 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.
5. STRUCTURE SHALL MEET AASHTO H520 LOAD RATING. ASSUMING EARTH COVER OF 0' - 5' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

INSTALLATION NOTES
A. ANY SUB-BASE, 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 STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
F. CONTRACTOR TO REMOVE THE TRANSFER HOLE COVER WHEN THE SYSTEM IS BROUGHT ONLINE.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

THE STORMWATER MANAGEMENT STORMFILTER
8' x 14' PEAK DIVERSION STORMFILTER
STANDARD DETAIL



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.
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-COMPACTION 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.

6 BIO-FILTRATION BASIN (RAIN GARDEN - TYP.)
NTS

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C7.2

© COPYRIGHT 2026 CIVIL SITE GROUP

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

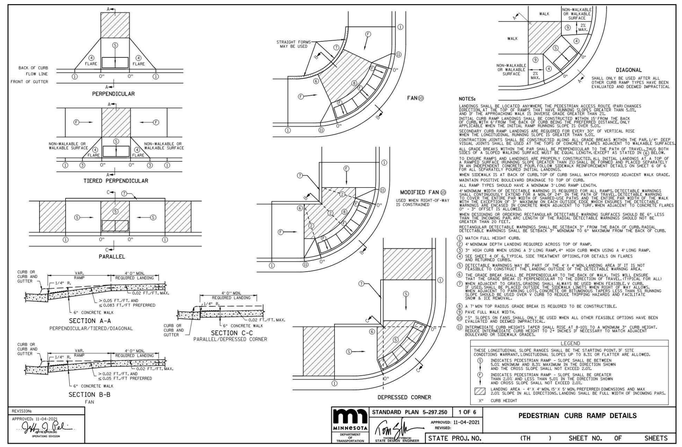
REVISION SUMMARY

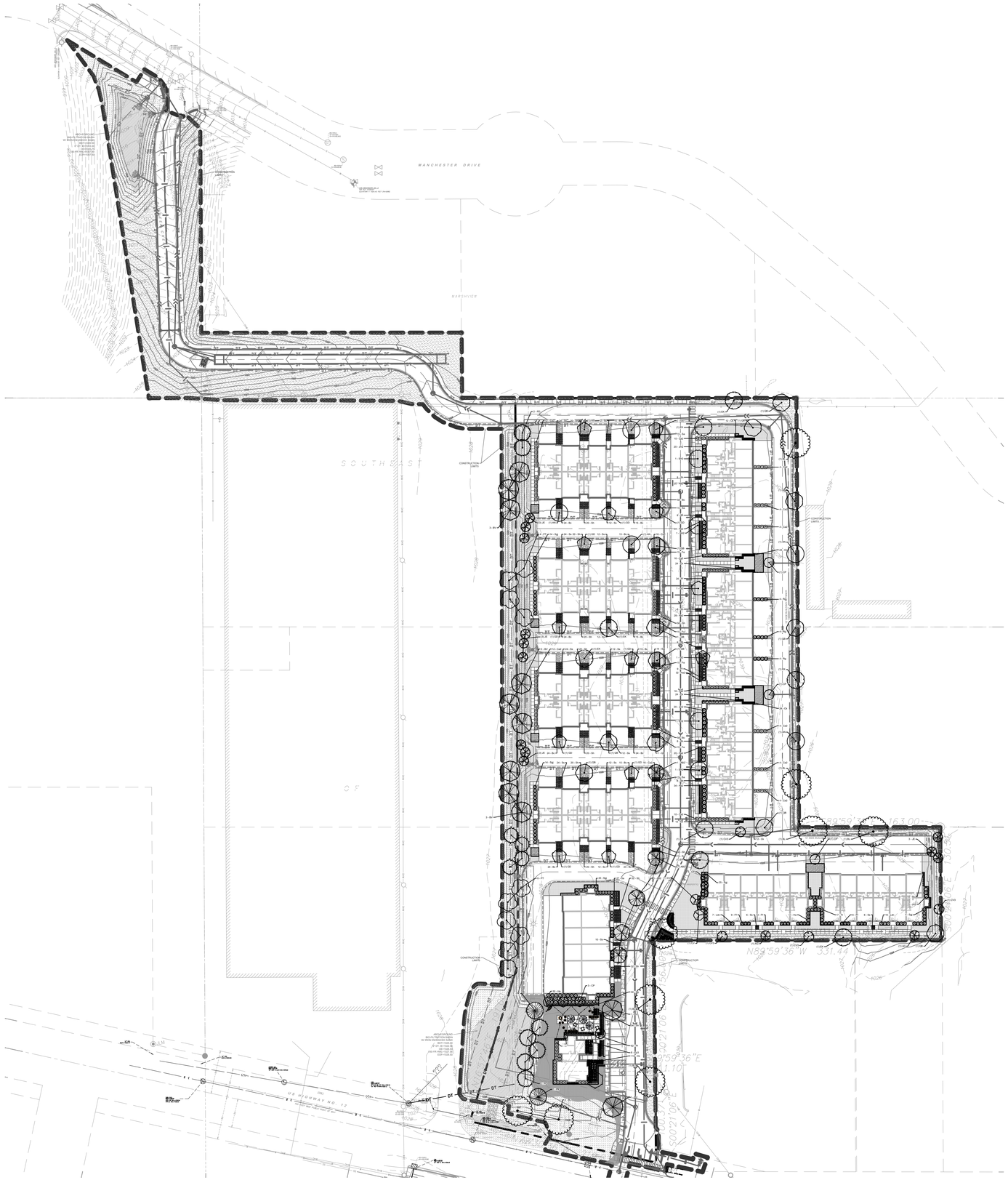
DATE	DESCRIPTION

CIVIL DETAILS

C7.3

© COPYRIGHT 2026 CIVIL SITE GROUP


PERPENDICULAR
TIERED PERPENDICULAR
PARALLEL
FAN ⑩
DIAGONAL
SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL
MODIFIED FAN ⑩
USED WHEN RIGHT-OF-WAY IS CONSTRAINED
DEPRESSED CORNER
SECTION A-A
PERPENDICULAR/TIERED/DIAGONAL
SECTION B-B
FAN
SECTION C-C
PARALLEL/DEPRESSED CORNER
NOTES:
LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP AND BOTTOM OF RAMPS, AND WHERE RAMP RUNS EXCEED 30' IN LENGTH.
SIDE OF THE IMPROVEMENT WHEN IT SHOULD SLOPE TOWARD.
DETAIL CURB RAMP LANDINGS SHALL BE CONSTRUCTED ACCESS-TO FROM THE BACK OF CURB TO THE TOP OF CURB RAMP. LANDINGS SHALL BE 5' MINIMUM IN THE DIRECTION OF APPLICABLE WHEN THE DETAIL RAMP RUNNING SLOPE IS OVER 5.0%.
SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE
CONSTRUCTION JOINTS SHALL BE CONSTRUCTED SO AS TO AVOID CREATING ACTIVE TRIP HAZARDS. WHERE JOINTS ARE PROVIDED ACROSS WALKING SURFACES WITH A VERTICAL OFFSET, VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE PLANES ADJACENT TO WALKABLE SURFACES. TOOLED JOINTS SHALL BE USED AT THE TOPS OF CONCRETE PLANES ADJACENT TO WALKABLE SURFACES. TOOLED JOINTS SHALL BE A MINIMUM OF 1/4" DEEP AND SHALL BE A MINIMUM WIDTH OF 1/8" WHEN USED IN BRICK PAVERS.
TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMP SURFACE SHALL BE INSPECTED BY A CERTIFIED PROFESSIONAL ENGINEER (PE) PRIOR TO THE PLACEMENT OF ANY PERMANENT CONCRETE. IF THE FINISHED SURFACE REQUIREMENTS AS FELL AS THE SLOPE IS 2% OR GREATER, A MINIMUM OF 1/2" SHALL BE USED.
WHEN SIDEWALK IS AT BACK OF CURB, TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE, MAINTAIN POSITIVE BOULEVARD DRAINAGE TO TOP OF CURB.
ALL RAMP TYPES SHOULD HAVE A MINIMUM 5' LONG RAMP LENGTH.
DETECTABLE WARNING SURFACES SHALL BE PROVIDED AT THE BOTTOM OF ALL RAMPS DETECTABLE WARNINGS SHALL BE 24" DEEP, EXTEND THE FULL WIDTH OF THE RAMP, LANDING OR PEDESTRIAN ACCESS ROUTE, AND BE LOCATED SO THAT THE EDGE NEAREST THE STREET IS WITHIN 6" MAXIMUM AND 2" MINIMUM OF THE BACK OF CURB. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES IN A SQUARE GRID PATTERN WITH A NOMINAL DOME DIAMETER OF 0.9", A NOMINAL SPACING OF 2.35", AND A MINIMUM HEIGHT OF 0.2". DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHTER THAN OR DARKER THAN THE ADJACENT SURFACES.
WHEN DETECTABLE WARNINGS ARE PROVIDED ON CURVED RAMPS, DETECTABLE WARNINGS SHALL BE RADIAL TO THE CURVE OF THE RAMP



LANDSCAPE NOTES:

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.

POLLINATOR SAFE PLANT MATERIAL:

1. 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 (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
2. 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 OTHER) SEED TREATED WITH NEONICS..

PLANTING SEASON SCHEDULE

SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	
NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.			

MULCH SCHEDULE

AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR	YES	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	1-1/2" GREY TRAP ROCK	YES	NO	
MAINT. STRIP AT BUILDING FOUNDATION	1-1/2" GREY TRAP ROCK	YES	SEE DETAIL	
NATIVE SEED AREAS	STRAW MULCH	NA	NA	SEE SEEDING MANUAL
NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION, PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS				

LANDSCAPE PLAN LEGEND:

PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE
GROUND COVERS			
	16,327 sf	ROCK MAINTENANCE STRIP / ROCK MAINTENANCE STRIP 1.5" DECORATIVE SCREENED ROCK/STONE INSTALLED 3" DEEP OVER GEOTEXTILE FABRIC. PROVIDE EDGING AS SHOWN ON LANDSCAPE PLAN.	Mulch
	22,305 sf	BLUE GRASS SOD / SOD BLUE GRASS SOD W/IMPROVED VARIATIES, INSTALLED ON PREPARED SOIL, CONTAINING 6" OF TOPSOIL W/MINIMUM 4% ORGANICS BY WEIGHT. SCARIFIED AND EVENLY GRADED. BIG ROLL PREFERRED FOR LARGER AREAS.	Sod
	1,003 sf	CANINE RUN / SYNTHETIC TURF CANINE RUN, SHORT, DENSE FIBERS IN NATURAL-LOOKING COLOR. FEATURING ANTI-MICROBIAL INFILL.	Synthetic Turf
	1,518 sf	WOOD MULCH / WOOD MULCH WOOD MULCH, SHREDDED CEDAR MULCH OR EQUIVILANT. INSTALLED 4" DEEP ON VEGETATION FREE, GRADED NATIVE SOIL, SEE GRADING PLAN FOR GRADES.	Mulch
	41,153 sf	SUBTOTAL:	
MNDOT - SEED MIXES			
	31,488 sf	MN SEED MIX #35-221 DRY PRAIRIE GENERAL, / MNDOT - GENERAL RESTORATION SEED MIX SEEDING RATE: 36.5 LB/ACRE (98.7 SEEDS/SF). MNDOT TYPE1 MULCH W/STRAW, EROSION CONTROL BLANKET, OR HYDROMULCH. REFERENCE MNDOT SEEDING MANUAL SPECIFICATIONS (2023).	Seed Mix
	15,637 sf	MN SEED MIX #34-262 WET PRAIRIE / MNDOT - LOWER BASIN SEED MIX SEEDING RATE: 14.5 LB/ACRE (128.4 SEEDS/SF). MNDOT TYPE1 MULCH W/STRAW, EROSION CONTROL BLANKET, OR HYDROMULCH. REFERENCE MNDOT SEEDING MANUAL SPECIFICATIONS (2023).	Seed Mix

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 ORNAMENTAL 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. INSTRUC./SPECS.

CONSTRUCTION LIMITS

Know what's below. Call before you dig.

1" = 60'-0"
30'-0" 0 60'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 07/31/2026 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

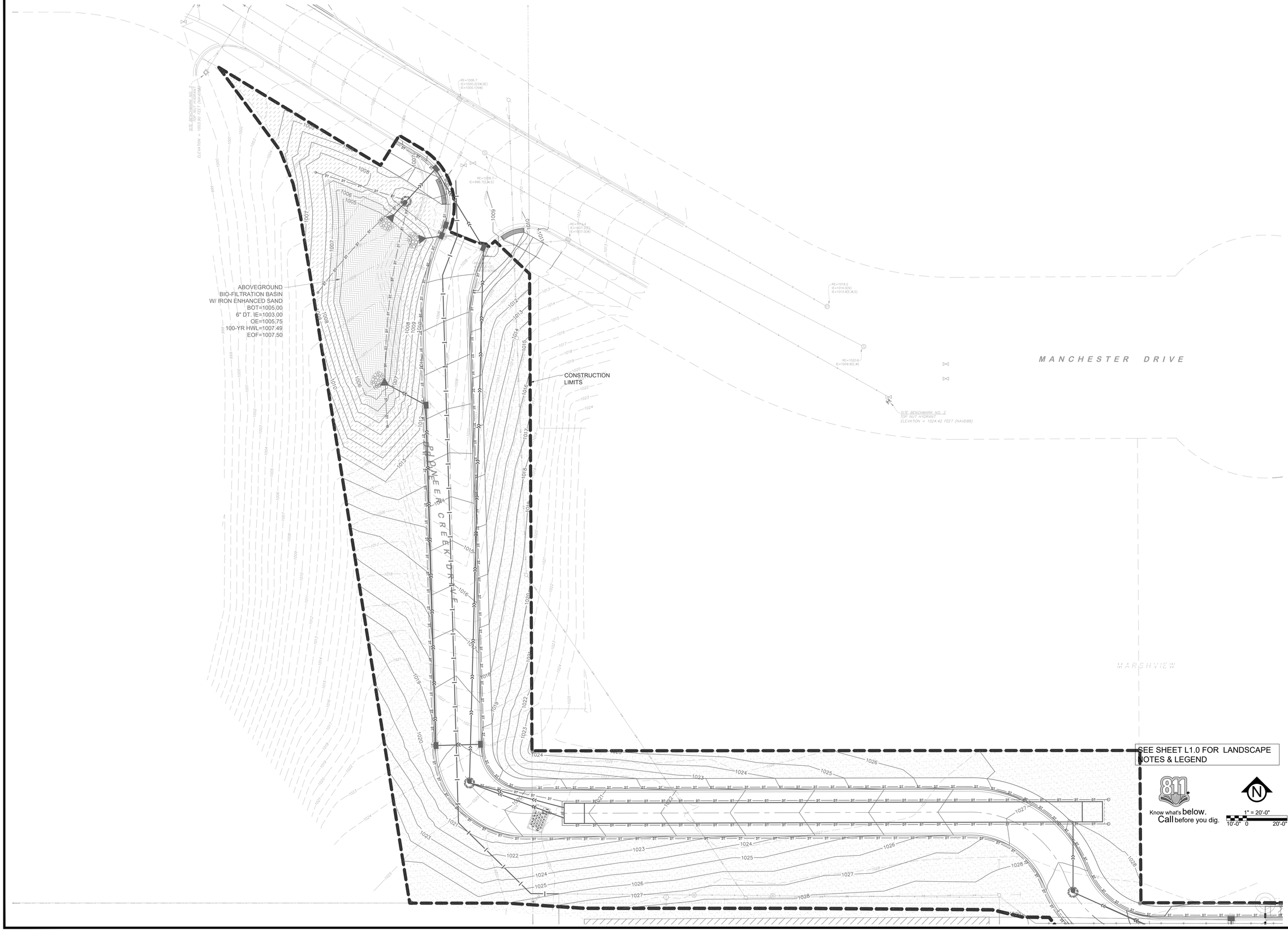
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - OVERALL

L1.0

© COPYRIGHT 2026 CIVIL SITE GROUP



SEE SHEET L1.0 FOR LANDSCAPE NOTES & LEGEND

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

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

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 07/31/2026 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

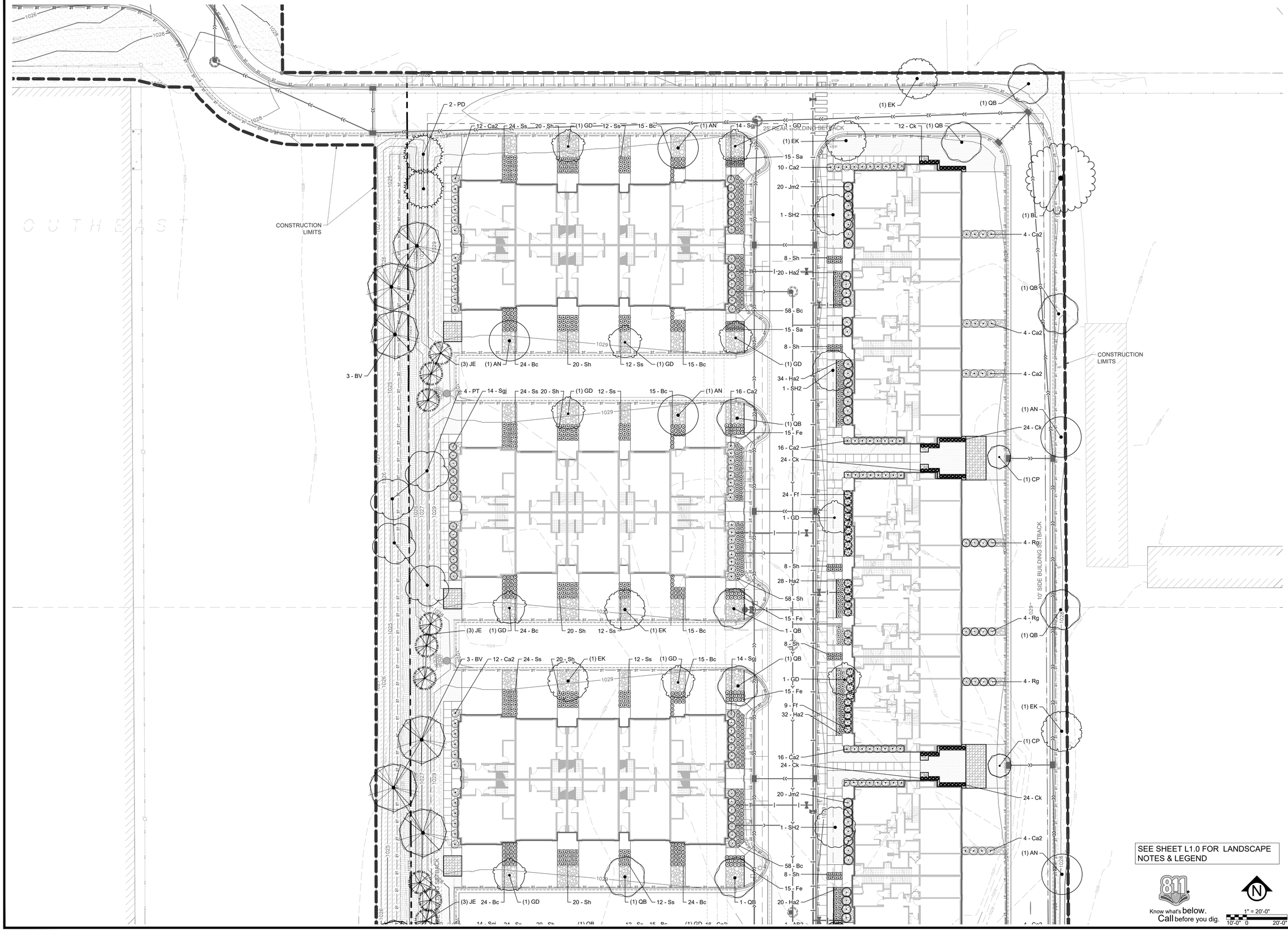
REVISION SUMMARY

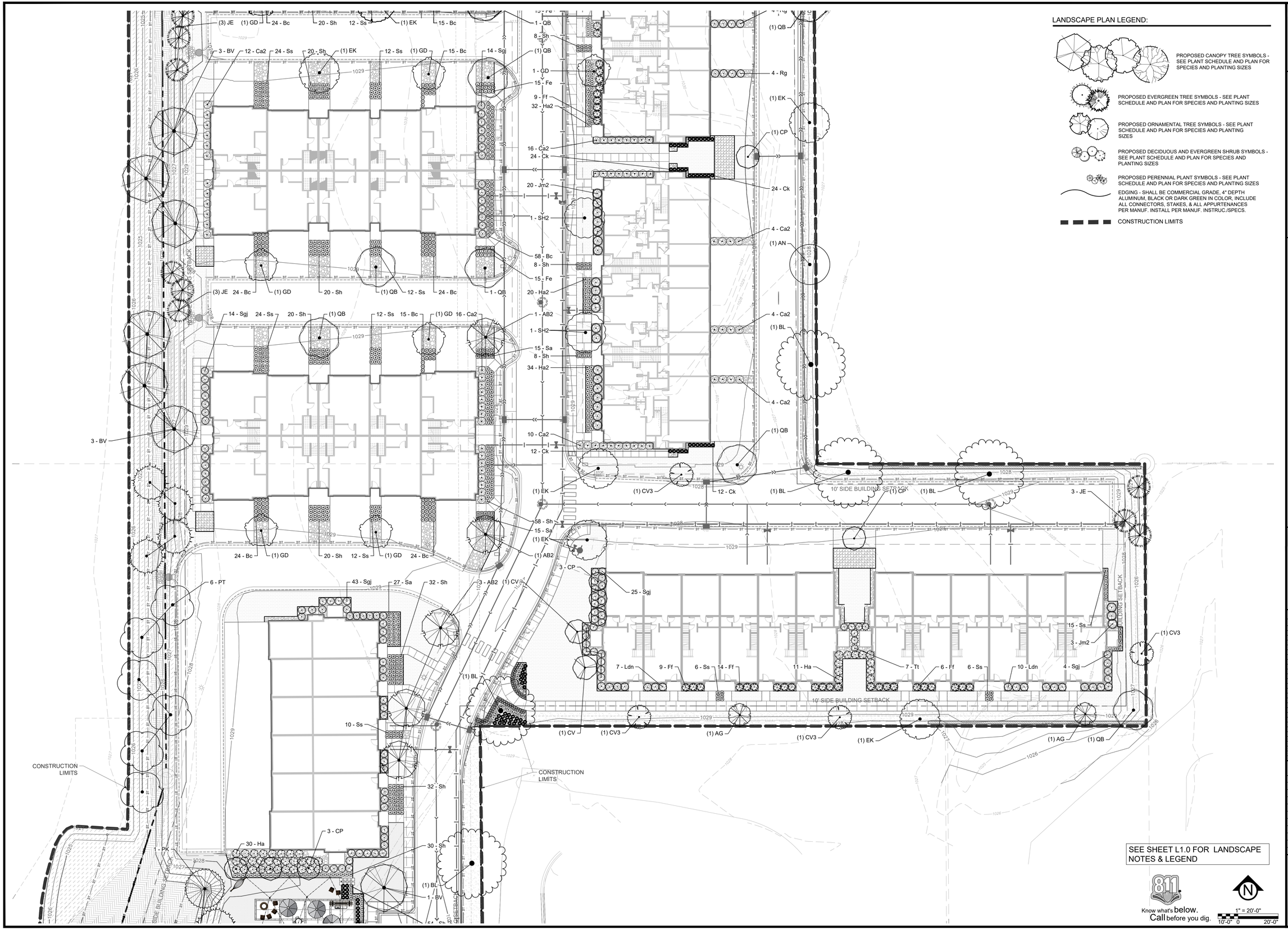
DATE	DESCRIPTION

LANDSCAPE PLAN - ENLARGEMENT 1

L1.1

© COPYRIGHT 2026 CIVIL SITE GROUP


CONSTRUCTION LIMITS
25' REAR BUILDING SETBACK
10' SIDE BUILDING SETBACK
2 - PD
12 - Ca2
24 - Ss
20 - Sh
(1) GD
12 - Ss
15 - Bc
(1) AN
14 - Sgj
(1) EK
15 - Sa
10 - Ca2
20 - Jm2
1 - SH2
8 - Sh
20 - Ha2
58 - Bc
34 - Ha2
(1) QB
12 - Ck
(1) BL
4 - Ca2
24 - Ck
(1) CP
24 - Ff
1 - GD
4 - Rg
28 - Ha2
15 - Fe
9 - Ff
32 - Ha2
16 - Ca2
(1) AN
3 - BV
(3) JE
24 - Bc
4 - PT
16 - Ca2
(1) QB
(1) EK
(1) QB
(1) GD
(1) AN
(1) QB
(1) CP
(1) QB
(1) GD
(1) QB
(1) GD
(1) QB
(1) AN
(1) QB
(1) GD
(1) QB
(1) GD
(1) QB
(1) GD



LANDSCAPE PLAN LEGEND:

- 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 ORNAMENTAL 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. INSTRUC./SPECS.
- CONSTRUCTION LIMITS

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 07/31/2026 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0000 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

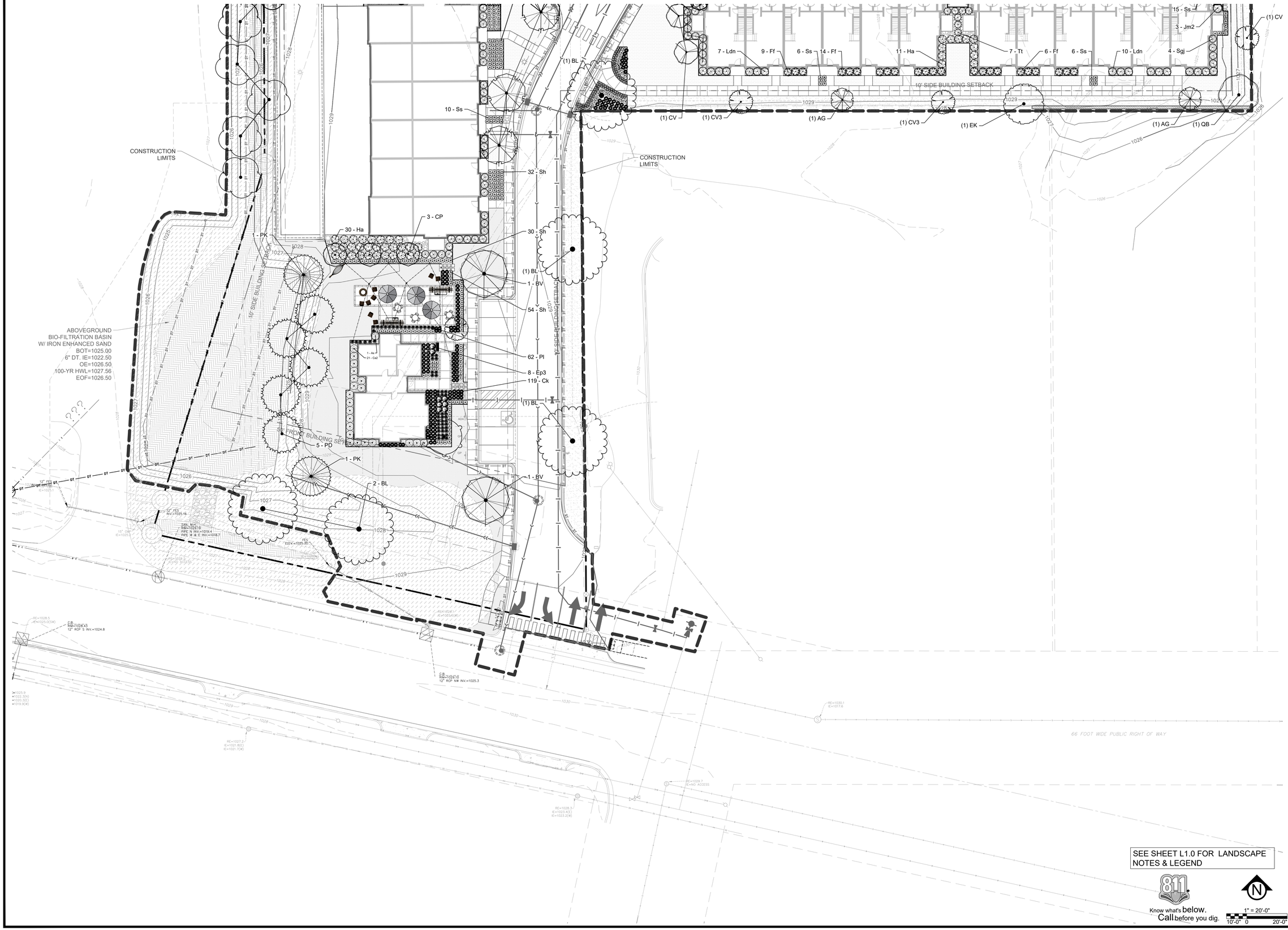
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - ENLARGEMENT 3

L1.3

© COPYRIGHT 2026 CIVIL SITE GROUP



SEE SHEET L1.0 FOR LANDSCAPE NOTES & LEGEND

Know what's below. Call before you dig.

1" = 20'-0"

10'-0" 0 20'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - ENLARGEMENT 4

L1.4

© COPYRIGHT 2026 CIVIL SITE GROUP

PLANT SCHEDULE - OVERALL SITE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
TREES						
	AN	5	Northwood Red Maple / Acer rubrum `Northwood`	2.5" Cal. B&B	NATIVE CULTIVAR	Y
	AB2	5	Autumn Blaze Maple / Acer x freemanii `Jeffsred` TM	2.5" Cal. B&B	NATIVE CULTIVAR	
	RB	1	River Birch / Betula nigra	2.5" Cal. B&B	NATIVE	N
	BV	11	Prairie Dream Paper Birch / Betula papyrifera 'Varen' TM	2.5" CAL. B&B	NATIVE CULTIVAR	N
	CP	9	Prairie Sentinel Hackberry / Celtis occidentalis `JFS-KSU1` TM	2.5" Cal. B&B	NATIVE CULTIVAR	
	GD	13	Street Keeper Honey Locust / Gleditsia triacanthos `Draves` TM	2.5" Cal. B&B	NATIVE CULTIVAR	N
	SH2	4	Skyline Thornless Honey Locust / Gleditsia triacanthos inermis `Skycole` TM	2.5" Cal. B&B	NATIVE CULTIVAR	N
	EK	8	Espresso Kentucky Coffeetree / Gymnocladus dioica `Espresso`	2.5" Cal. B&B	NATIVE CULTIVAR	N
	PT	10	Quaking Aspen / Populus tremuloides	2.5" Cal. B&B	NATIVE	N
	PK	2	Golden Larch / Pseudolarix kaempferi `Gold`	2.5" Cal. B&B	NOT NATIVE	
	QB	12	Swamp White Oak / Quercus bicolor	2.5" Cal. B&B	NATIVE	Y
	BL	9	Boulevard Linden / Tilia americana `Boulevard`	2.5" Cal. B&B	NATIVE CULTIVAR	Y
		89	SUBTOTAL:			
EVERGREEN TREES						
	JE	12	Eastern Red Cedar / Juniperus virginiana	6` B&B	NATIVE	
	PD	7	Black Hills Spruce / Picea glauca `Densata`	6` B&B	NATIVE CULTIVAR	
	PO	4	Serbian Spruce / Picea obovata	6` B&B		
		23	SUBTOTAL:			
ORNAMENTAL TREES						
	AG	2	Autumn Brilliance Serviceberry / Amelanchier x grandiflora `Autumn Brilliance`	1.5" Cal. B&B	NATIVE	Y
	CV3	5	White Fringetree / Chionanthus virginicus	1.5" Cal. B&B	NOT NATIVE	Y
		9	SUBTOTAL:			

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
SHRUBS						
	As	1	Standing Ovation TM Serviceberry / Amelanchier alnifolia `Obelisk`	#5 CONT	NATIVE CULTIVAR	Y
	Ca2	153	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	41	Annabelle Hydrangea / Hydrangea arborescens `Annabelle`	#5 CONT	NOT NATIVE	Y
	Sgj	128	Sea Green Juniper / Juniperus chinensis `Sea Green`	#5 CONT	NOT NATIVE	N
	Jm2	43	Medora Juniper / Juniperus scopulorum `Medora`	#5 CONT	NOT NATIVE	N
	Ldn	17	Little Devil Ninebark / Physocarpus opulifolius `Donna May` TM	#5 CONT	NATIVE CULTIVAR	Y
	Rg	12	Gro-Low Fragrant Sumac / Rhus aromatica `Gro-Low`	#5 CONT	NATIVE	Y
	Tt	7	Taunton`s Yew / Taxus x media `Tauntonii`	#5 CONT	NOT NATIVE	N
		450	SUBTOTAL:			
GRASSES						
	Bc	350	Side Oats Grama / Bouteloua curtipendula	#1 CONT	NATIVE	Y
	Ck	222	Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster`	#1 CONT	NOT NATIVE	N
	Cc	99	Blue Zinger Sedge / Carex glauca `Blue Zinger`	#1 CONT	NOT NATIVE	N
	Fe	60	Elijah Blue Fescue / Festuca glauca `Elijah Blue`	#1 CONT	NOT NATIVE	N
	Ha2	168	All Gold Japanese Forest Grass / Hakonechloa macra `All Gold`	#1 CONT	NOT NATIVE	N
	Ss	244	Standing Ovation Little Bluestem Grass / Schizachyrium scoparium `Standing Ovation`	#1 CONT	NATIVE CULTIVAR	Y
	Sa	109	Autumn Moor Grass / Sesleria autumnalis	#1 CONT	NOT NATIVE	Y
	Sh	472	Prairie Dropseed / Sporobolus heterolepis	#1 CONT	NATIVE	Y
		1,724	SUBTOTAL:			
PERENNIALS						
	Ep3	8	Dwarf Joe Pye Weed / Eupatorium purpureum `Baby Joe`	#1 CONT	NATIVE	Y
	Pl	62	Little Spire Russian Sage / Perovskia atriplicifolia `Little Spire`	#1 CONT	NOT NATIVE	Y
		70	SUBTOTAL:			

LANDSCAPE CALS:

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 DEDIDUOUS (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 DEDIDUOUS (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						

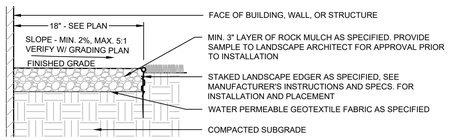
PROVIDED LANDSCAPE CALS		
OVERSTORY TREES	=	89
EVERGREEN TREES	=	23
ORNAMENTAL TREES	=	9
GRAND TOTAL OF TREES	=	**121**
SHRUBS	=	450
GRASSES	=	1,724
PERENNIALS	=	70

WEST BUFFER TREE REPLACEMENT
23 EXISTING TREES REMOVED
20 PROPOSED EVERGREEN
21 PROPOSED DECIDUOUS
41 TOTAL PROPOSED TREES

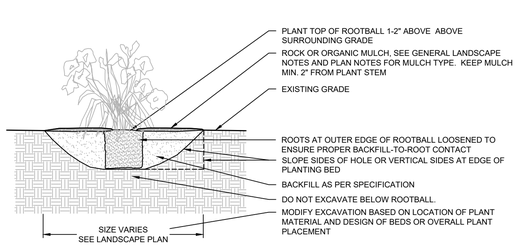
IRRIGATION NOTES:

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 INLCUDING 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 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.
9. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
10. ALL LATERAL LINES SHALL BE 12" BELLOW 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 SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
14. FABRICATE ALL PIPE TO MANUFACTURE'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 EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
26. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

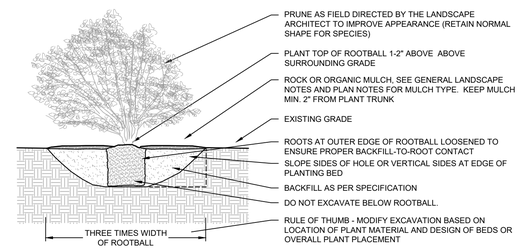
LANDSCAPE DETAILS:



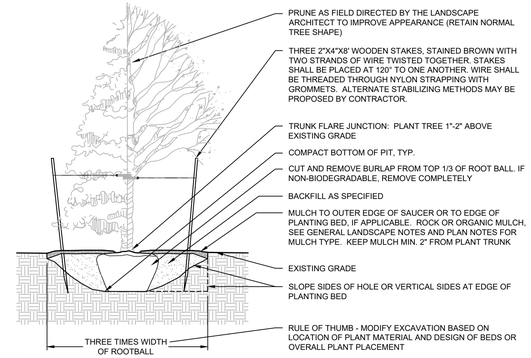
1 AGGREGATE MAINTANENCE STRIP
NTS



2 PERENNIAL BED PLANTING
NTS



3 DECIDUOUS & CONIFEROUS SHRUB PLANTING
NTS



4 DECIDUOUS & CONIFEROUS TREE PLANTING
NTS

SEE SHEET L1.0 FOR GENERAL LANDSCAPE NOTES & LEGEND

Know what's below. Call before you dig.

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 07/31/2026 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

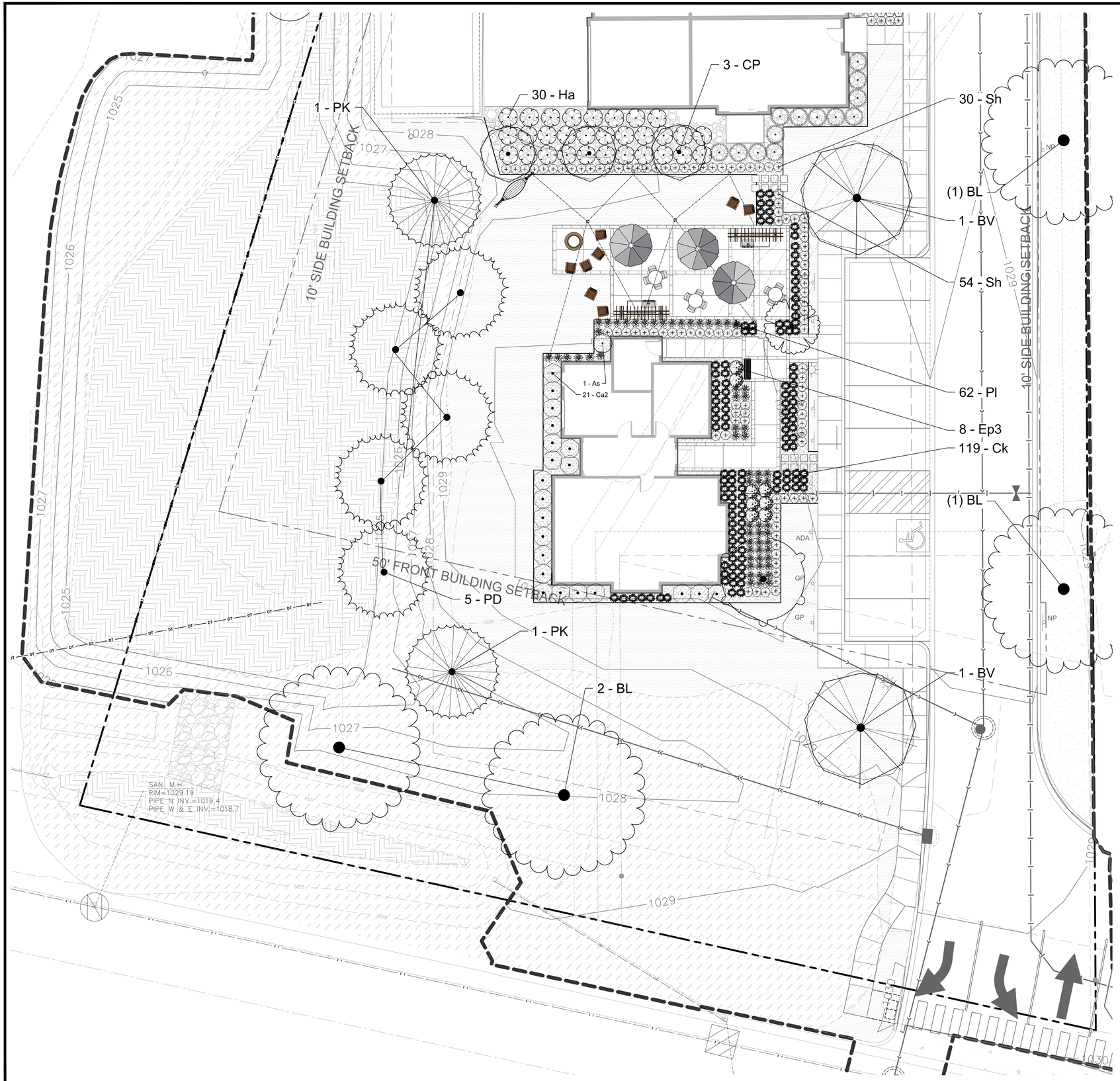
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN NOTES & DETAILS

L1.5

© COPYRIGHT 2026 CIVIL SITE GROUP



PLANT SCHEDULE CLUBHOUSE ONLY

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
TREES						
	RB	1	River Birch / Betula nigra	2.5" Cal. B&B	NATIVE	N
	BV	1	Prairie Dream Paper Birch / Betula papyrifera 'Varen' TM	2.5" CAL. B&B	NATIVE CULTIVAR	N
	CP	2	Prairie Sentinel Hackberry / Celtis occidentalis `JFS-KSU1` TM	2.5" Cal. B&B	NATIVE CULTIVAR	
	PK	2	Golden Larch / Pseudolarix kaempferi `Gold`	2.5" Cal. B&B	NOT NATIVE	
	BL	2	Boulevard Linden / Tilia americana `Boulevard`	2.5" Cal. B&B	NATIVE CULTIVAR	Y
		8	SUBTOTAL:			
EVERGREEN TREES						
	PD	5	Black Hills Spruce / Picea glauca `Densata`	6` B&B	NATIVE CULTIVAR	
		5	SUBTOTAL:			
ORNAMENTAL TREES						
	CV3	1	White Fringetree / Chionanthus virginicus	1.5" Cal. B&B	NOT NATIVE	Y
		1	SUBTOTAL:			
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
SHRUBS						
	As	1	Standing Ovation TM Serviceberry / Amelanchier alnifolia `Obelisk`	#5 CONT	NATIVE CULTIVAR	Y
	Ca2	21	Arctic Fire Dogwood / Cornus sericea `Arctic Fire`	#5 CONT	NATIVE CULTIVAR	Y
	Ha	8	Annabelle Hydrangea / Hydrangea arborescens `Annabelle`	#5 CONT	NOT NATIVE	Y
		30	SUBTOTAL:			
GRASSES						
	Ck	119	Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster`	#1 CONT	NOT NATIVE	N
	Ss	15	Standing Ovation Little Bluestem Grass / Schizachyrium scoparium `Standing Ovation`	#1 CONT	NATIVE CULTIVAR	Y
	Sh	77	Prairie Dropseed / Sporobolus heterolepis	#1 CONT	NATIVE	Y
		211	SUBTOTAL:			
PERENNIALS						
	Ep3	8	Dwarf Joe Pye Weed / Eupatorium purpureum `Baby Joe`	#1 CONT	NATIVE	Y
	Pl	62	Little Spire Russian Sage / Perovskia atriplicifolia `Little Spire`	#1 CONT	NOT NATIVE	Y
		70	SUBTOTAL:			

SEE SHEET L1.0 FOR LANDSCAPE NOTES & LEGEND

Know what's below. Call before you dig.

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

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 07/31/2026 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

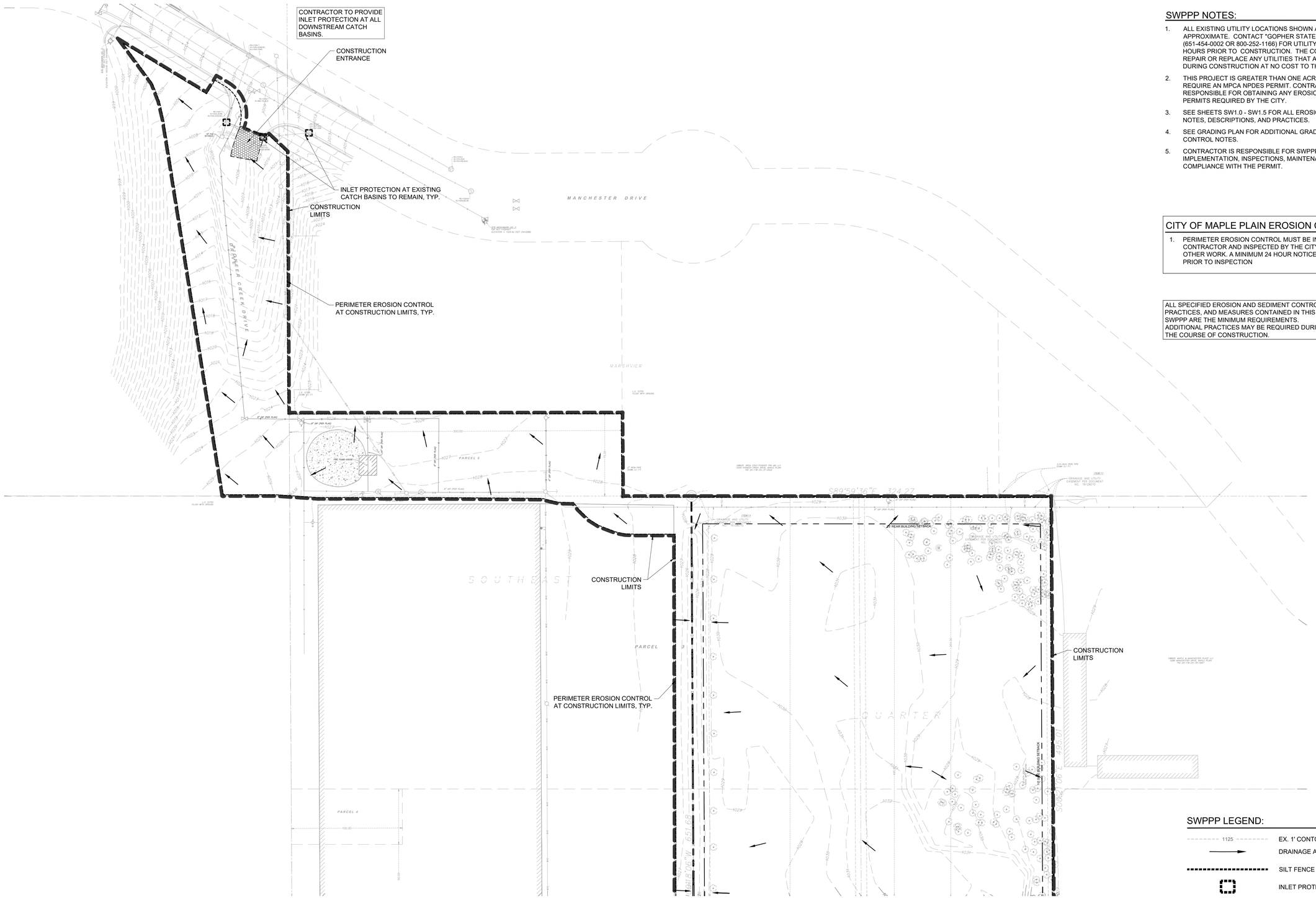
REVISION SUMMARY

DATE	DESCRIPTION

CLUBHOUSE ENLARGEMENT

L1.6

© COPYRIGHT 2026 CIVIL SITE GROUP



SWPPP NOTES:

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. 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.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, MAINTENANCE AND COMPLIANCE WITH THE PERMIT.

CITY OF MAPLE PLAIN EROSION CONTROL NOTES:

1. 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

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
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

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

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS - NORTH

SW1.0

© COPYRIGHT 2026 CIVIL SITE GROUP

SWPPP NOTES:

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. 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.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, MAINTENANCE AND COMPLIANCE WITH THE PERMIT.

CITY OF MAPLE PLAIN EROSION CONTROL NOTES:

1. 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

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
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

Know what's below. Call before you dig.

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

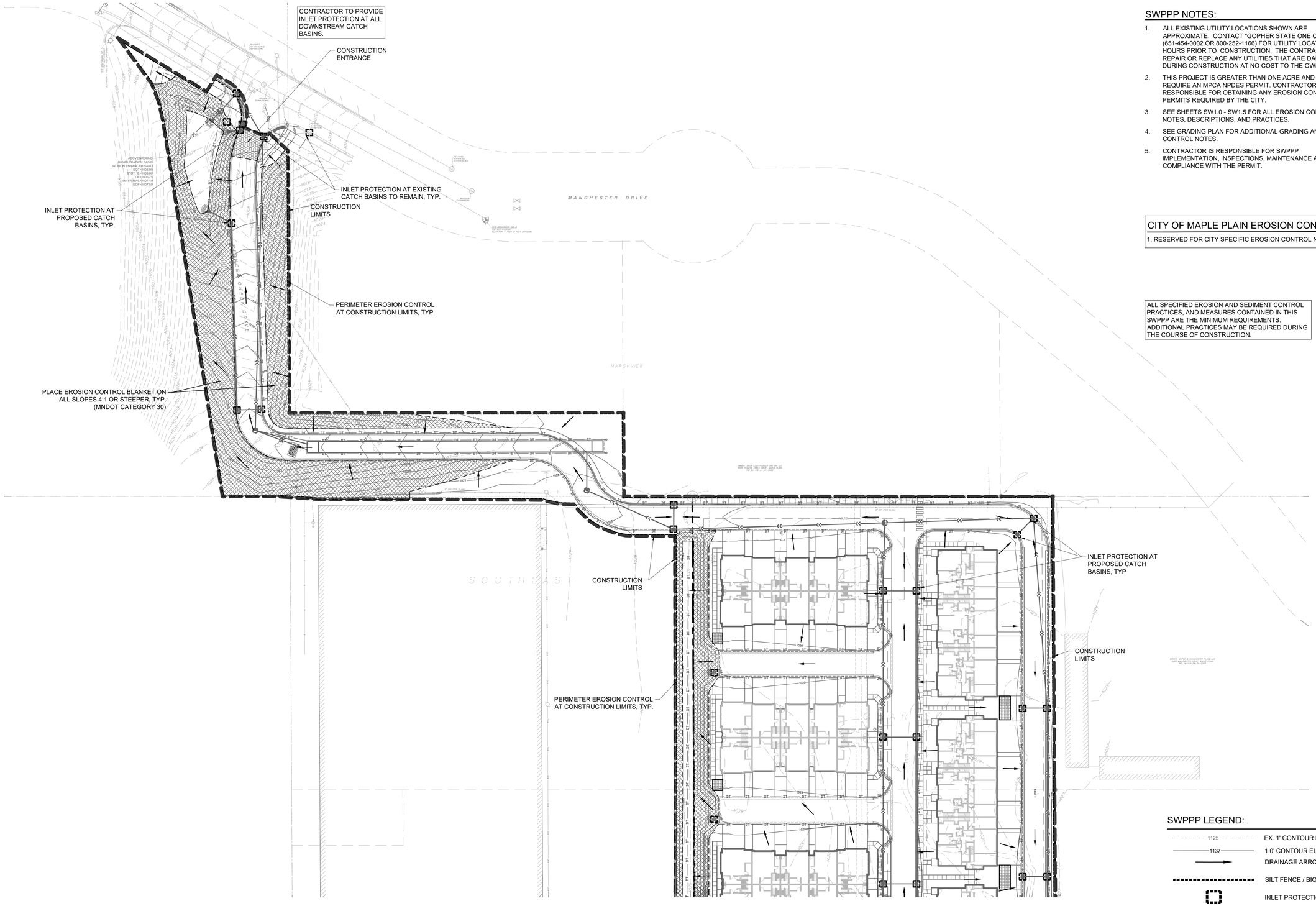
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS - SOUTH

SW1.1

© COPYRIGHT 2026 CIVIL SITE GROUP



SWPPP NOTES:

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. 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.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, MAINTENANCE AND COMPLIANCE WITH THE PERMIT.

CITY OF MAPLE PLAIN EROSION CONTROL NOTES:

1. 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:

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

Know what's below. Call before you dig.

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

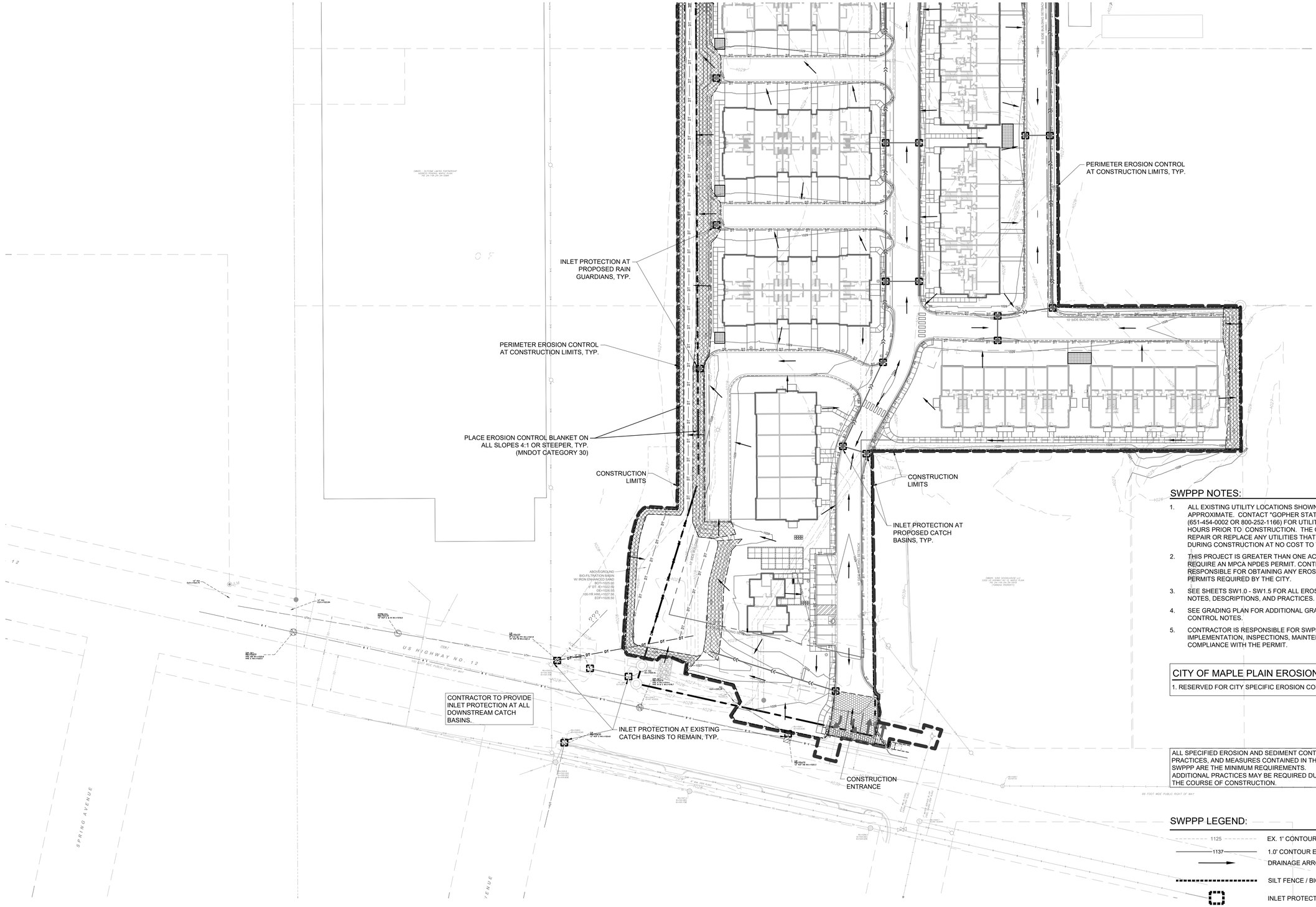
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS - SOUTH

SW1.2

© COPYRIGHT 2026 CIVIL SITE GROUP



SWPPP NOTES:

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. 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.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, MAINTENANCE AND COMPLIANCE WITH THE PERMIT.

CITY OF MAPLE PLAIN EROSION CONTROL NOTES:

1. 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.

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

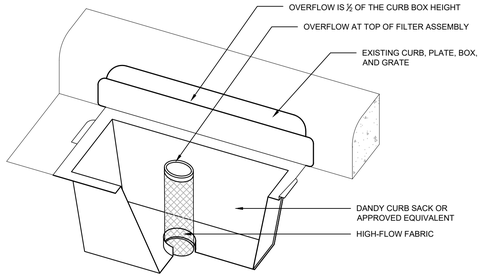
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS - SOUTH

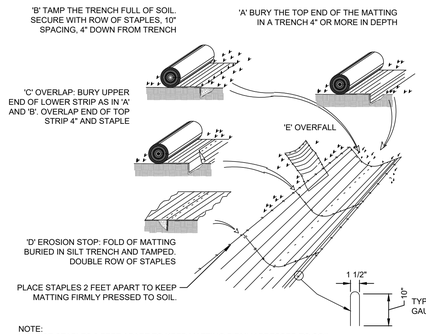
SW1.3

© COPYRIGHT 2026 CIVIL SITE GROUP



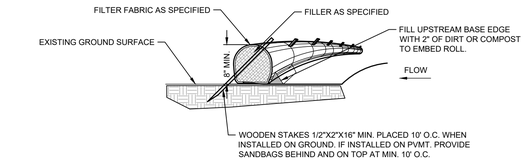
NOTES:
1. REPLACE INLET GRATE UPON COMPLETE INSTALLATION OF INLET PROTECTION FABRIC.
2. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE OF THE SYSTEM AFTER EACH STORM EVENT AND AT THE COMPLETION OF THE CONTRACT.
3. CONTRACTOR SHALL USE DANDY SACK OR APPROVED EQUIVALENT FOR STRUCTURES WITHOUT CURBING.

1 CURB INLET SACK
NTS



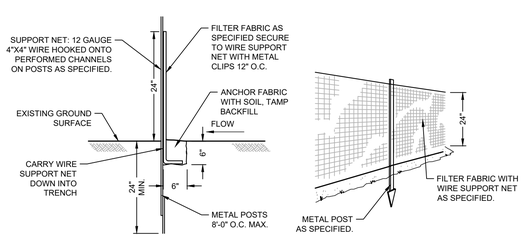
NOTE:
1. PLACE STAPLES 2 FEET APART TO KEEP MATTING FIRMLY PRESSED TO SOIL.

2 EROSION BLANKET
NTS

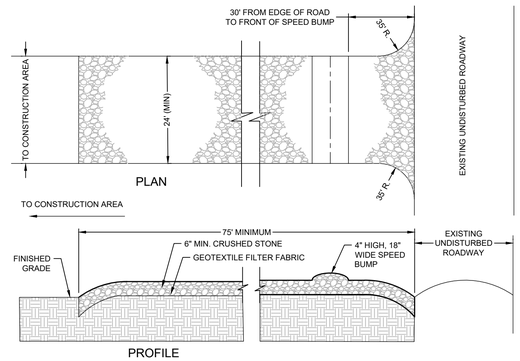


NOTE:
1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTREXX EROSION CONTROL SOXX OR APPROVED EQUAL.
2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3890) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3897.
3. FILTER FABRIC SHALL BE GEOTEXTILE KNITTED MATERIAL WITH MAX. OPENINGS OF 3/8".
4. IF MULTIPLE ROLLS NEEDED, OVERLAP BY MIN. 12" AT ENDS AND STAKE.
5. SILT SHALL BE REMOVED ONCE IT REACHES 80% OF THE HEIGHT OF THE ROLL OR AS DEEMED NECESSARY BY SITE CONTRACTOR TO MAINTAIN PROPER FUNCTION.

3 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
NTS

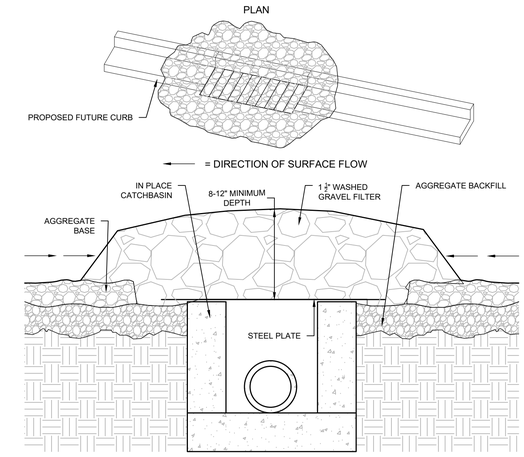


4 SEDIMENT FENCE
NTS



NOTES:
1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
3. REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
4. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO UNDISTURBED ROADWAY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
5. FINAL LOCATION AND INSTALLATION SHALL BE COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
6. CRUSHED STONE SHALL BE 1-1/2" DIA. CLOSE GRADED, AND IN ACCORDANCE TO MNDOT SECTION 2118.

5 STABILIZED CONSTRUCTION ACCESS
NTS



6 INLET PROTECTION ROCK FILTER
NTS

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - DETAILS

SW1.4

© COPYRIGHT 2026 CIVIL SITE GROUP

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, 2018 # 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. INSTALL 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 DOWNSTREAM CATCH BASINS
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
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 CB'S
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 SOD/LANDSCAPING, 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 PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. 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 AMEND THE SWPPP 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 CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE 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 ROLLS, 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/FREEZING) 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 DOWNGRADIENT 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 ARE NOT 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, TRENCH/DITCH 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 (SEE MINN. R. 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 BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE 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
    - f. 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 LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

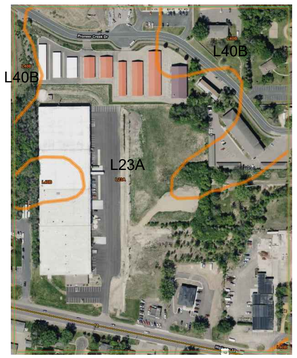
PERMIT TERMINATION (SECTION 4 AND SECTION 13):

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 SAND FILTER.
4. PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SY

ATTACHMENT A: SITE SPECIFIC SWPPP DOCUMENT

PROJECT LOCATION			
ADDRESS	5370 HWY 12	CITY/TOWNSHIP	MAPLE PLAIN
STATE	MN	COUNTY	HENNEPIN
ZIP CODE	55359	PROJECT SIZE	7.8 ACRES
LATTITUDE/LONGITUDE OF APPROX. CENTROID OF PROJECT		45.00893774884752, -93.65914388249533	
METHOD OF LAT/LONG COLLECTION		ONLINE TOOL	
PROJECT TYPE		RESIDENTIAL	
IMPERVIOUS SURFACES (ACRES)			
EXISTING		0.2	
PROPOSED		4.5	
DIFFERENCE		4.3	
ESTIMATED CONSTRUCTION TIMELINE			
START	JUNE 2027	END	NOVEMBER 2029
CONSTRUCTION ACTIVITY		TOWN HOME DEVELOPMENT	
SOIL TYPES			

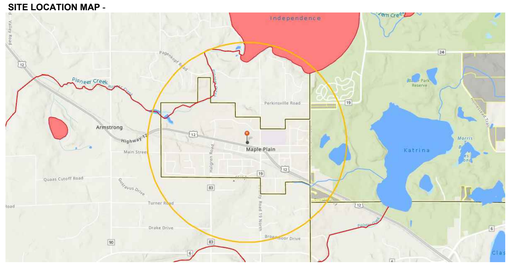
SOILS INFORMATION



MAP UNIT SYMBOL	MAP UNIT NAME
L23A	CORDOVA LOAM, 0 TO 2 PERCENT SLOPES
L40B	ANGUS-KILKENNY COMPLEX, 2 TO 6 PERCENT SLOPES

RECEIVING WATER BODIES					
	WATER BODY ID	NAME OF WATER BODY	WATER BODY TYPE	SPECIAL WATER (Y/N)	IMPAIRED WATER (Y/N)
1	27-0176-00	INDEPENDENCE LAKE	LAKE	N	Y
2					
3					
4					

SITE LOCATION MAP -



GENERAL SITE INFORMATION (5.1)
1. DESCRIBE THE LOCATION AND TYPE OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S). INCLUDE THE TIMING FOR INSTALLATION AND PROCEDURES USED TO ESTABLISH ADDITIONAL TEMPORARY BMP'S AS NECESSARY. (5.5)
THE PROJECT IS PROTECTED BY TWO (W) MAIN BMP'S, SILT FENCE AND INLET PROTECTION DEVICES. THE SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE AND MONITORED AS NECESSARY. INLET PROTECTION DEVICES WILL BE INSTALLED IN ALL CATCH BASINS ON THE SITE AND ANY OFF SITE THAT WILL RECEIVE STORMWATER RUNOFF FROM THIS SITE. AS THE PROJECT PROGRESSES ADDITIONAL BMP'S SUCH AS EROSION CONTROL BLANKET MAY BE UTILIZED.
2. ATTACH TO THIS SWPPP A TABLE WITH THE ANTICIPATED QUANTITIES FOR THE LIFE OF THE PROJECT FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S (5.7).
SEE PAGE SW1.5
3. ATTACH TO THIS SWPPP A SITE MAP THAT INCLUDES THE FOLLOWING FEATURES (5.9):
EXIST AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN THE PROJECT LIMITS.

LOCATIONS OF IMPERVIOUS SURFACES AND SOIL TYPES.
- EXISTING AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN PROJECT LIMITS.
- LOCATIONS OF AREAS NOT TO BE DISTURBED.
- LOCATION OF AREAS OF PHASED CONSTRUCTION.
- ALL SURFACE WATERS AND EXISTING WETLANDS WITHIN ONE MILE FROM THE PROJECT BOUNDARIES THAT WILL RECEIVE STORMWATER RUNOFF FROM THE SITE (IDENTIFIABLE ON MAPS SUCH AS USGS 7.5 MINUTE QUADRANGLE MAPS OR EQUIVALENT. WHERE SURFACE WATERS RECEIVING RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY WILL NOT FIT ON THE PLAN SHEET, THEY MUST BE IDENTIFIED WITH AN ARROW, INDICATING BOTH DIRECTION AND DISTANCE TO THE SURFACE WATER.
- METHODS TO BE USED FOR FINAL STABILIZATION OF ALL EXPOSED SOIL AREA

4. WERE STORMWATER MITIGATION MEASURES REQUIRED AS THE RESULT OF AN ENVIRONMENTAL, ARCHAEOLOGICAL, OR OTHER REQUIRED LOCAL, STATE OR FEDERAL REVIEW OF THE PROJECT?
NO
IF YES, DESCRIBE HOW THESE MEASURES WERE ADDRESSED IN THE SWPPP. (5.16)
N/A
5. IS THE PROJECT LOCATED IN A KARST AREA SUCH THAT ADDITIONAL MEASURES WOULD BE NECESSARY TO PROJECT DRINKING WATER SUPPLY MANAGEMENT AREAS AS DESCRIBED IN MINN. R. CHAPTERS 7050 AND 7060?
NO
IF YES, DESCRIBE THE ADDITIONAL MEASURES TO BE USED. (SECTION 23)
N/A
6. DOES THE SITE DISCHARGE TO A CALCEREOUS FEN LISTED IN MINN. R. 7050.0180, SUBP. 6.B?
NO
IF YES, A LETTER OF APPROVAL FROM THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES MUST BE OBTAINED PRIOR TO APPLICATION FOR THIS PERMIT.
7. DOES THE SITE DISCHARGE TO A WATER THAT IS LISTED AS IMPAIRED FOR THE FOLLOWING POLLUTANT(S) OR STRESSOR(S): PHOSPHORUS, TURBIDITY, DISSOLVED OXYGEN OR BIOTIC IMPAIRMENT? USE THE SPECIAL AND IMPAIRED WATERS SEARCH TOOL AT: WWW.PCA.STATE.MN.US/WATER/STORMWATER/STORMWATER-C.HTML
YES
IF NO, SKIP TO TRAINING
DOES THE IMPAIRED WATER HAVE AN APPROVED TOTAL MAXIMUM DAILY LOADS (TMDL) WITH AN APPROVED WASTE LOAD ALLOCATION FOR CONSTRUCTION ACTIVITY?
YES
IF YES:
A. LIST THE RECEIVING WATER, THE AREAS OF THE SITE DISCHARGING TO IT, AND THE POLLUTANT(S) IDENTIFIED IN THE TMDL.
B. LIST THE BMP'S AND ANY OTHER SPECIFIC CONSTRUCTION STORMWATER RELATED IMPLEMENTATION ACTIVITIES IDENTIFIED IN THE TMDL.
IF THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF THE IMPAIRED WATER AND THE WATER FLOWS TO THE IMPAIRED WATER BUT NO SPECIFIC BMPS FOR CONSTRUCTION ARE IDENTIFIED IN THE TMDL, THE ADDITIONAL BMPS IN SECTION 23 MUST BE ADDED TO THE SWPPP AND IMPLEMENTED (15.19). THE ADDITIONAL BMPS ONLY APPLY TO THOSE PORTIONS OF THE PROJECT THAT DRAIN TO ONE OF THE IDENTIFIED DISCHARGE POINTS.
N/A
8. IDENTIFY ADJACENT PUBLIC WATERS WHERE THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (DNR) HAS DECLARED "WORK IN WATER RESTRICTIONS" DURING FISH SPAWNING TIMEFRAMES
N/A

SELECTION OF A PERMANENT STORMWATER MANAGEMENT SYSTEM (SECTION 15)
1. WILL THE PROJECT CREATE A NEW CUMULATIVE IMPERVIOUS SURFACE GREATER THAN OR EQUAL TO ONE ACRE?
YES
IF YES, A WATER QUALITY VOLUME OF ONE INCH OF RUNOFF FROM THE CUMULATIVE NEW IMPERVIOUS SURFACES MUST BE RETAINED ON SITE (SEE 16.7 OF THE PERMIT) THROUGH INFILTRATION UNLESS PROHIBITED DUE TO ONE OF THE REASONS IN ITEMS 16.4 THROUGH 16.21. IF INFILTRATION IS PROHIBITED IDENTIFY OTHER METHOD OF MEETING WATER QUALITY REQUIREMENTS (E.G., FILTRATION SYSTEM, WET SEDIMENTATION BASIN, REGIONAL PONDING OR EQUIVALENT METHOD
2. DESCRIBE WHICH METHOD WILL BE USED TO TREAT RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT:
INCLUDE ALL CALCULATIONS AND DESIGN INFORMATION FOR THE METHOD SELECTED. SEE SECTION 23 OF THE PERMIT FOR SPECIFIC REQUIREMENTS ASSOCIATED WITH EACH METHOD.
INFILTRATION / REGIONAL PONDING
CALCULATIONS ARE WITHIN THE SITE STORM WATER MANAGEMENT REPORT AND PART OF THIS SWPPP AS ATTACHMENT D.
3. IF IT IS NOT FEASIBLE TO MEET THE TREATMENT REQUIREMENT FOR THE WATER QUALITY VOLUME, DESCRIBE WHY. THIS CAN INCLUDE PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY PERMANENT STORMWATER MANAGEMENT PRACTICES. DESCRIBE WHAT OTHER TREATMENT, SUCH AS GRASS SWALES, SMALLER PONDS, OR GRIT CHAMBERS, WILL BE IMPLEMENTED TO TREAT RUNOFF PRIOR TO DISCHARGE TO SURFACE WATERS. (15.8)
IT IS NOT FEASIBLE TO MEET REQUIREMENT FOR WATER QUALITY VOLUME.
4. FOR PROJECTS THAT DISCHARGE TO TROUT STREAMS, INCLUDING TRIBUTARIES TO TROUT STREAMS, IDENTIFY METHOD OF INCORPORATING TEMPERATURE CONTROLS INTO THE PERMANENT STORMWATER MANAGEMENT SYSTEM.
N/A

EROSION PREVENTION PRACTICES (SECTION 8.1)
DESCRIBE THE TYPES OF TEMPORARY EROSION PREVENTION BMP'S EXPECTED TO BE IMPLEMENTED ON THIS SITE DURING CONSTRUCTION:
1. DESCRIBE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES TO MINIMIZE EROSION. DELINEATE AREAS NOT TO BE DISTURBED (E.G., WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) BEFORE WORK BEGINS.
SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE.
2. DESCRIBE METHODS OF TEMPORARILY STABILIZING SOILS AND SOIL STOCKPILES (E.G., MULCHES, HYDRAULIC TACKIFIERS, EROSION BLANKETS, ETC.):
TEMPORARY EROSION PROTECTION WILL BE SEED AND MULCH AND EROSION BLANKETS WHERE REQUIRED, WITH PERMANENT COVER BEING EITHER SOD OR LANDSCAPE FEATURES.
3. DESCRIBE METHODS OF DISSIPATING VELOCITY ALONG STORMWATER CONVEYANCE CHANNELS AND AT CHANNEL OUTLETS (E.G., CHECK DAMS, SEDIMENT TRAPS, RIP RAP, ETC.):
SOD WILL BE UTILIZED ALONG CHANNELS AND RIP RAP AT CHANNEL.
4. DESCRIBE METHODS TO BE USED FOR STABILIZATION OF DITCH AND SWALE WETTED PERIMETERS (NOTE THAT MULCH, HYDRAULIC SOIL TACKIFIERS, HYDROMULCHES, ETC. ARE NOT ACCEPTABLE SOIL STABILIZATION METHODS FOR ANY PART OF A DRAINAGE DITCH OR SWALE)
FINAL STABILIZATION OF SWALES WILL BE SOD
5. DESCRIBE METHODS TO BE USED FOR ENERGY DISSIPATION AT PIPE OUTLETS (E.G., RIP RAP, SPLASH PADS, GABIONS, ETC.)
RIP RAP WILL BE UTILIZED AT PIPE OUTLETS
6. DESCRIBE METHODS TO BE USED TO PROMOTE INFILTRATION AND SEDIMENT REMOVAL ON THE SITE PRIOR TO OFFSITE DISCHARGE, UNLESS INFEASIBLE (E.G., DIRECT STORMWATER FLOW TO VEGETATED AREAS):
DISCONNECTED IMPERVIOUS AREA AND INFILTRATION AREAS WILL BE UTILIZED
7. FOR DRAINAGE OR DIVERSION DITCHES, DESCRIBE PRACTICES TO STABILIZE THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF THE PROPERTY EDGE OR POINT OF DISCHARGE TO SURFACE WATER. THE LAST 200 LINEAL FEET MUST BE STABILIZED WITHIN **24 HOURS** AFTER CONNECTING TO SURFACE WATERS AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED FOR ALL DISCHARGES TO SPECIAL, IMPAIRED OR "WORK IN WATER RESTRICTIONS". ALL OTHER REMAINING PORTIONS OF THE TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER, PROPERTY EDGE AND CONSTRUCTION IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.
N/A, NO DITCHES ON SITE
8. DESCRIBE ADDITIONAL EROSION PREVENTION MEASURES THAT WILL BE IMPLEMENTED AT THE SITE DURING CONSTRUCTION (E.G., CONSTRUCTION PHASING, MINIMIZING SOIL DISTURBANCE, VEGETATIVE BUFFERS, HORIZONTAL SLOPE GRADING, SLOPE DRAINING/TERRACING, ETC.):
OTHER EROSION CONTROL PRACTICES INCLUDE BUT ARE NOT LIMITED TO; MINIMIZING SITE EXPOSURE WHEN POSSIBLE.
9. IF APPLICABLE, INCLUDE ADDITIONAL REQUIREMENTS IN APPENDIX A PART C.3 REGARDING MAINTAINING A 100-FOOT BUFFER ZONE OR INSTALLING REDUNDANT BMPS FOR PORTIONS OF THE SITE THAT DRAIN TO SPECIAL WATERS).
N/A
10. IF APPLICABLE, DESCRIBE ADDITIONAL EROSION PREVENTION BMPS TO BE IMPLEMENTED AT THE SITE TO PROTECT PLANNED FILTRATION AREAS
MINIMIZE SITE EXPOSURE IN AREAS ADJACENT TO FILTRATION AREAS.

SEDIMENT CONTROL PRACTICES (SECTION 9.1)
DESCRIBE THE METHODS OF SEDIMENT CONTROL BMPS TO BE IMPLEMENTED AT THIS SITE DURING CONSTRUCTION TO MINIMIZE SEDIMENT IMPACTS TO SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS
1. DESCRIBE METHODS TO BE USED FOR DOWN GRADIENT PERIMETER CONTROL:
SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE
2. DESCRIBE METHODS TO BE USED TO CONTAIN SOIL STOCKPILES:
SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY
3. DESCRIBE METHODS TO BE USED FOR STORM DRAIN INLET PROTECTION:
SEE INLET PROTECTION DETAILS
4. DESCRIBE METHODS TO MINIMIZE VEHICLE TRACKING AT CONSTRUCTION EXITS AND STREET SWEEPING ACTIVITIES:
THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE.
5. DESCRIBE METHODS, IF APPLICABLE, ADDITIONAL SEDIMENT CONTROLS (E.G., DIVERSION BERMS) TO BE INSTALLED TO KEEP RUNOFF AWAY FROM PLANNED INFILTRATION AREAS WHEN EXCAVATED PRIOR TO FINAL STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA:
SILT FENCE TO BE INSTALLED IMMEDIATELY AFTER GRADING TO PROTECT INFILTRATION AREAS.
6. DESCRIBE METHODS TO BE USED TO MINIMIZE SOIL COMPACTION AND PRESERVE TOP SOIL (UNLESS INFEASIBLE) AT THIS SITE:
LIGHT TRACKED EQUIPMENT WILL BE USED, TOPSOIL WILL BE STRIPPED AND STOCKPILED
7. DESCRIBE PLANS TO PRESERVE A 50-FOOT NATURAL BUFFER BETWEEN THE PROJECT'S SOIL DISTURBANCE AND A SURFACE WATER OR PLANS FOR REDUNDANT SEDIMENT CONTROLS IF A BUFFER IS INFEASIBLE:
DOUBLE ROW OF SILT FENCE WILL BE INSTALLED ALONG WETLAND. PROJECT WILL NOT DISTURB WITHIN 200 FEET OF WETLAND.
8. DESCRIBE PLANS FOR USE OF SEDIMENTATION TREATMENT CHEMICALS (E.G., POLYMERS, FLOCCULANTS, ETC.) SEE PART 9.18 OF THE PERMIT:
N/A
9. IS THE PROJECT REQUIRED TO INSTALL A TEMPORARY SEDIMENT BASIN DUE TO 10 OR MORE ACRES DRAINING TO A COMMON LOCATION OR 5 ACRES OR MORE IF THE SITE IS WITHIN 1 MILE OF A SPECIAL OR IMPAIRED WATER?
YES
IF YES, DESCRIBE (OR ATTACH PLANS) SHOWING HOW THE BASIN WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 14.
PROPOSED FILTRATION BASINS WILL SERVE AS TEMPORARY SEDIMENTS BASINS THAT WILL THEN BE CONVERTED TO PERMANENT FILTRATIONS BASINS.

DEWATERING AND BASIN DRAINING (SECTION 10.1)
1. WILL THE PROJECT INCLUDE DEWATERING OR BASIN DRAINING?
NO
IF YES, DESCRIBE MEASURES TO BE USED TO TREAT/DISPOSE OF TURBID OR SEDIMENT-LADEN WATER AND METHOD TO PREVENT EROSION OR SCOUR OF DISCHARGE POINTS (SEE 10.2 THROUGH 10.5 OF THE PERMIT):
N/A
2. WILL THE PROJECT INCLUDE USE OF FILTERS FOR BACKWASH WATER?
NO
IF YES, DESCRIBE HOW FILTER BACKWASH WATER WILL BE MANAGED ON THE SITE OR PROPERLY DISPOSED (10.6):
N/A

ADDITIONAL BMP'S FOR SPECIAL WATERS AND DISCHARGES TO WETLANDS (SECTION 23.1)
1. SPECIAL WATERS. DOES YOUR PROJECT DISCHARGE TO SPECIAL WATERS?
NO
2. IF PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY OF THE PERMANENT STORMWATER MANAGEMENT PRACTICES, THEN OTHER TREATMENT SUCH AS GRASSED SWALES, SMALLER PONDS, OR GRIT CHAMBERS IS REQUIRED PRIOR TO DISCHARGE TO SURFACE WATERS. DESCRIBE WHAT OTHER TREATMENT WILL BE PROVIDED.
N/A
3. DESCRIBE EROSION AND SEDIMENT CONTROLS FOR EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE TO A SPECIAL WATERS, AND TEMPORARY SEDIMENT BASINS FOR AREAS THAT DRAIN FIVE OR MORE ACRES DISTURBED AT ONE TIME.
N/A
4. DESCRIBE THE UNDISTURBED BUFFER ZONE TO BE USED (NOT LESS THAN 100 LINEAR FEET FROM THE SPECIAL WATER).
N/A
5. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL ENSURE THAT THE PRE AND POST PROJECT RUNOFF RATE AND VOLUME FROM THE 1, AND 2-YEAR 24-HOUR PRECIPITATION EVENTS REMAINS THE SAME.
N/A
6. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL MINIMIZE ANY INCREASE IN THE TEMPERATURE OF TROUT STREAM RECEIVING WATERS RESULTING IN THE 1, AND 2-YEAR 24-HOUR PRECIPITATION EVENTS.
N/A
7. **WETLANDS.** DOES YOUR PROJECT DISCHARGE STORMWATER WITH THE POTENTIAL FOR SIGNIFICANT ADVERSE IMPACTS TO A WETLAND (E.G., CONVERSION OF A NATURAL WETLAND TO A STORMWATER POND)?
NO
IF YES, DESCRIBE THE WETLAND MITIGATION SEQUENCE THAT WILL BE FOLLOWED IN ACCORDANCE WITH SECTION 22 OF THE PERMIT.
N/A

INSPECTIONS AND MAINTENANCE (SECTION 11.1)
DESCRIBE PROCEDURES TO ROUTINELY INSPECT THE CONSTRUCTION SITE:
- ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND
- WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS, AND WITHIN (7) DAYS AFTER THAT

INSPECTIONS MUST INCLUDE STABILIZED AREAS, EROSION PREVENTION,AND SEDIMENT CONTROL BMP'S AND INFILTRATION AREAS.
INSPECTOR WILL FOLLOW REQUIREMENTS SPECIFIED ABOVE AND FILL OUT "ATTACHMENT B - CONSTRUCTION STORMWATER INSPECTION CHECKLIST"
1. DESCRIBE PRACTICES FOR STORAGE OF BUILDING PRODUCTS WITH A POTENTIAL TO LEACH POLLUTANTS TO MINIMIZE EXPOSURE TO STORMWATER:
ALL BUILDING PRODUCTS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE
2. DESCRIBE PRACTICES FOR STORAGE OF PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICAL, AND LANDSCAPE MATERIALS:
ALL LANDSCAPE TREATMENT CHEMICALS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZED EXPOSURE.
3. DESCRIBE PRACTICES FOR STORAGE AND DISPOSAL OF HAZARDOUS MATERIALS OR TOXIC WASTE (E.G., OIL, FUEL, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVE, ADDITIVES, CURING COMPOUNDS, AND ACIDS) ACCORDING TO MINN. R. CH. 7045, INCLUDING RESTRICTED ACCESS AND SECONDARY CONTAINMENT:
ALL HAZARDOUS WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.
4. DESCRIBE COLLECTION, STORAGE AND DISPOSAL OF SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035:
ALL CONSTRUCTION DEBRIS AND SOLID WASTER WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS
5. DESCRIBE MANAGEMENT OF PORTABLE TOILETS TO PREVENT TIPPING AND DISPOSAL OF SANITARY WASTES IN ACCORDANCE WITH MINN. R. CH. 7040:
SANITARY AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER.
6. DESCRIBE SPILL PREVENTION AND RESPONSE FOR FUELING AND EQUIPMENT OR VEHICLE MAINTENANCE:
EMPLOYEES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS. VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS.
7. DESCRIBE CONTAINMENT AND DISPOSAL OF VEHICLE AND EQUIPMENT WASH WATER AND PROHIBITING ENGINE DEGREASING ON THE SITE:
ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE
8. DESCRIBE STORAGE AND DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES SO THAT WASTES DO NOT CONTACT THE GROUND:
ALL CONCRETE WASHOUT SHALL OCCUR OFF SITE.

FINAL STABILIZATION (25.22)
1. DESCRIBE METHOD OF FINAL STABILIZATION (PERMANENT COVER) OF ALL DISTURBED AREAS:
FINAL STABILIZATION WILL BE ACCOMPLISHED WITH PAVEMENT, SOD AND LANDSCAPE MATERIALS.
2. DESCRIBE METHODS USED TO CLEAN ALL STORMWATER TREATMENT SYSTEMS AND STORMWATER CONVEYANCE SYSTEMS OF ACCUMULATED SEDIMENT (25.22):
CLEANING OF STORMWATER TREATMENT SYSTEMS SHALL BE DONE BY HAND SUCH AS THE USE OF A SHOVEL.
3. DESCRIBE METHODS FOR REMOVING ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S:
REMOVAL OF TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S CAN BE DONE BY HAND AND PROPERLY DISPOSED OF.

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - ATTACHMENTS

SW1.6

© COPYRIGHT 2026 CIVIL SITE GROUP

ATTACHMENT B: SWPPP INSPECTION FORM

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.

FACILITY INFORMATION
SITE NAME:
SITE ADDRESS: PERMIT NUMBER:
CITY: STATE: ZIP CODE:

INSPECTION INFORMATION
INSPECTOR NAME: _____ PHONE NUMBER: _____
ORGANIZATION/COMPANY MAN: _____
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
☐	☐

	Y	N
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.

EROSION CONTROL REQUIREMENT (SECTION 8.1)

	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%)ARE APPROPRIATE BMP'S INSTALLED PROTECTING INLETS/OUTLETS?	☐	☐	☐
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.)?	☐	☐	☐

COMMENTS:

SEDIMENT CONTROL REQUIREMENTS (SECTION 9.1)

	Y	N	N/A
1. ARE PERIMETER SEDIMENT CONTROLS INSTALLED PROPERLY ON ALL DOWN GRADIENT PERIMETERS?	☐	☐	☐
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?	☐	☐	☐

COMMENTS:

MAINTENANCE AND INSPECTIONS (SECTION 11)

	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?

COMMENTS:

POLLUTION PREVENTION (SECTION 12)

	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?	☐	☐	☐

COMMENTS:

OTHER

	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)? IF YES, DESCRIBE:	☐	☐	☐
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 PERMITTEE(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 PERMITTEE 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: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM

ATTACHMENT C - COMBINED
FACILITY MANAGEMENT SCHEDULE

1. 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 CLEAN, 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.

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

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

REVISION SUMMARY

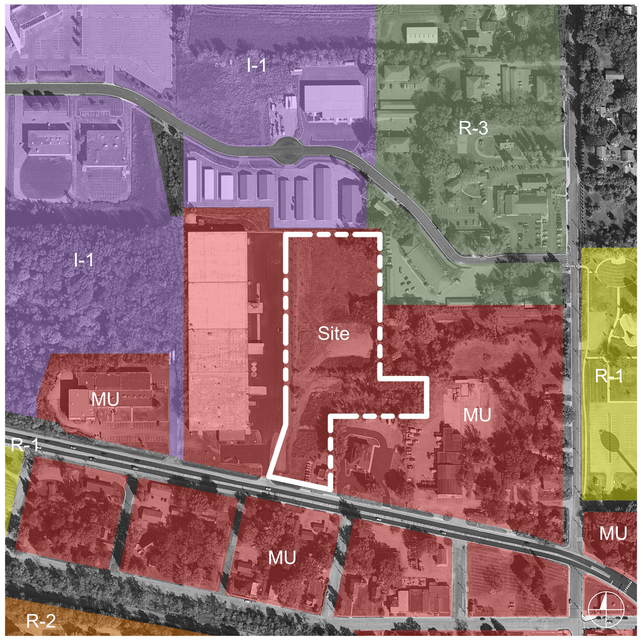
DATE	DESCRIPTION

SWPPP - ATTACHMENTS

SW1.7

© COPYRIGHT 2026 CIVIL SITE GROUP

Zoning Analysis



Site Information

Address:	5330 US-12 Maple Plan, Minnesota 55359
Site Area:	267,343.82 SF (6.13 acres)
PID:	2411824340020, 2411824340021, 2411824340083

Development Summary:

	Required	Proposed
Zoning District:	MU-B Mixed Use	MU-B Mixed Use or PUD
Zoning Overlay:	Budd Avenue District	Budd Avenue District
Lot Area Minimum:	10,000 SF	267,343.82 SF
Lot Width Minimum	25 feet	219 feet
Min. Front Yard Setback:	10 feet	10 feet min.
Min. Side Yard Setback:	10 feet (Interior), 20 feet (Corner)	10 feet (Interior), 20 feet (Corner)
Min. Rear Yard Setback:	20 feet	25 feet min.
Min. Highway Setback:	50 feet from the right-of-way	50 feet from the right-of-way
Max. Height:	40 feet/3 stories above grade	36 feet, 9 Inches
Bike Storage	1 per 20 vehicular stalls (2 min.)	2 bike stalls
Parking		
- Townhome:	2 stalls per unit (1 Surface | 1 Garage)	304 stalls (152 Surface | 152 Garage)
- Amenity:	1 stall per 250 SF of space	019 stalls

Current Zoning
MU-B General Mixed Use

The proposed development is located within the Budd/Highway 12 Mixed-Use District, which is intended to support compact, pedestrian-oriented development that enhances the unique character of the downtown area while contributing to a vibrant community environment. The district also promotes balanced vehicular and pedestrian access and encourages the incorporation of green spaces for recreation and public enjoyment.

2040 Comprehensive Plan
Budd Avenue / Highway 12 District

The Budd Avenue District is planned primarily for mixed-use development, and the proposed project will transform land currently characterized by industrial and undeveloped uses into a thoughtfully designed residential neighborhood featuring approximately 14 dwelling units per acre, including townhomes and resident amenities. This density is consistent with the City's 2040 Comprehensive Plan, which identifies a target density range of 5 to 20 units per acre for the site. Supporting the vision for the Budd Avenue/Highway 12 Mixed-Use District (MU-B), the development will provide a compact, walkable neighborhood that contributes to a more vibrant and connected community while remaining compatible with the character of Maple Plain. The proposed 85 residential dwelling units are consistent with the district's permitted uses and will complement surrounding development by creating a transition between the Gateway and Downtown Districts.

Momentum Design Group
ARCHITECTURE • PLANNING • INTERIOR DESIGN

CivilSite GROUP

EQUINOX DEVELOPMENT

Existing Conditions

SITE CONTEXT MAP

SOUTH ENTRANCE - FROM HIGHWAY 12

SOUTHWEST CORNER - FROM HIGHWAY 12

Momentum Design Group
ARCHITECTURE • PLANNING • INTERIOR DESIGN

CivilSite GROUP

EQUINOX DEVELOPMENT

Site Plan

Momentum Design Group
ARCHITECTURE • PLANNING • INTERIOR DESIGN

CivilSite GROUP

EQUINOX DEVELOPMENT

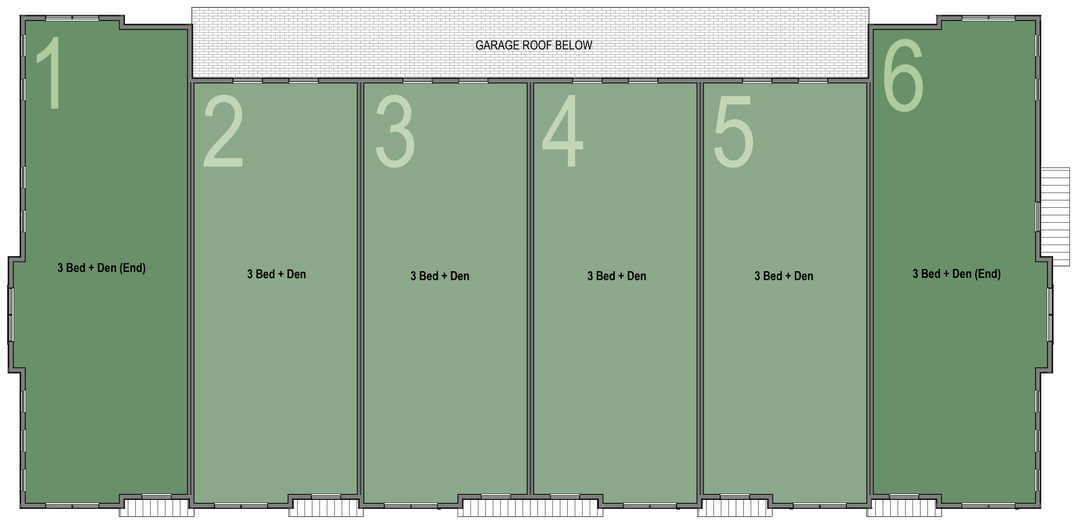
0" 20'-0" 40'-0" 80'-0"

Maple Plain Townhomes | 07/31/26 | 006

Building A Floor Plans

Building A - First Floor

1/8" = 1'-0"



Building A - Second Floor

1/8" = 1'-0"

Momentum Design Group
ARCHITECTURE • PLANNING • INTERIOR DESIGN

CivilSite GROUP

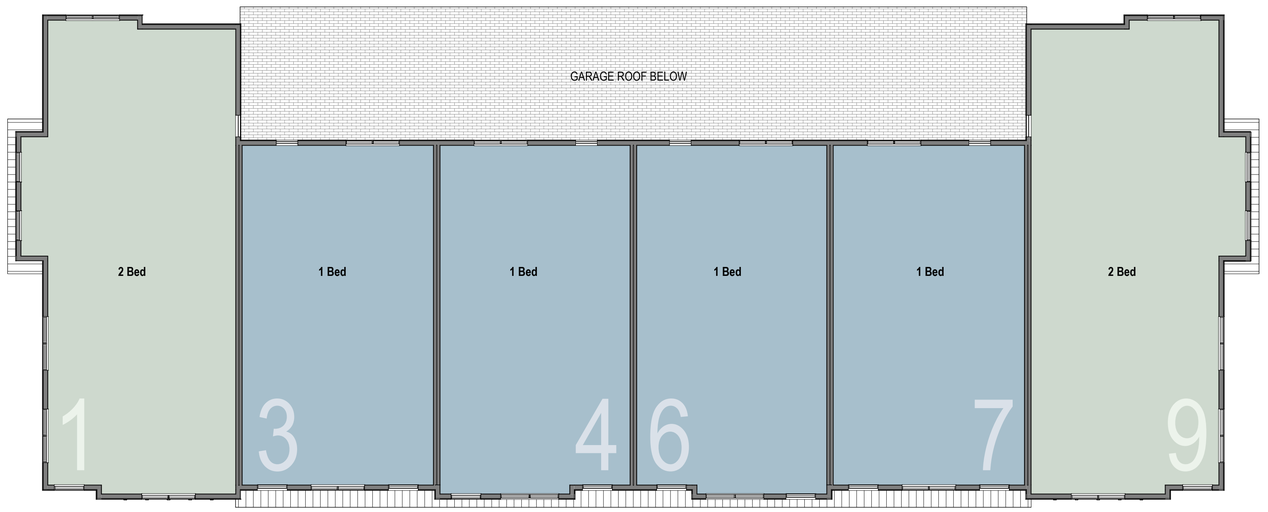
EQUINOX DEVELOPMENT

0" 4'-0" 8'-0" 16'-0"

Building B Floor Plans

Building B - First Floor

1/8" = 1'-0"



Building B - Second Floor

1/8" = 1'-0"

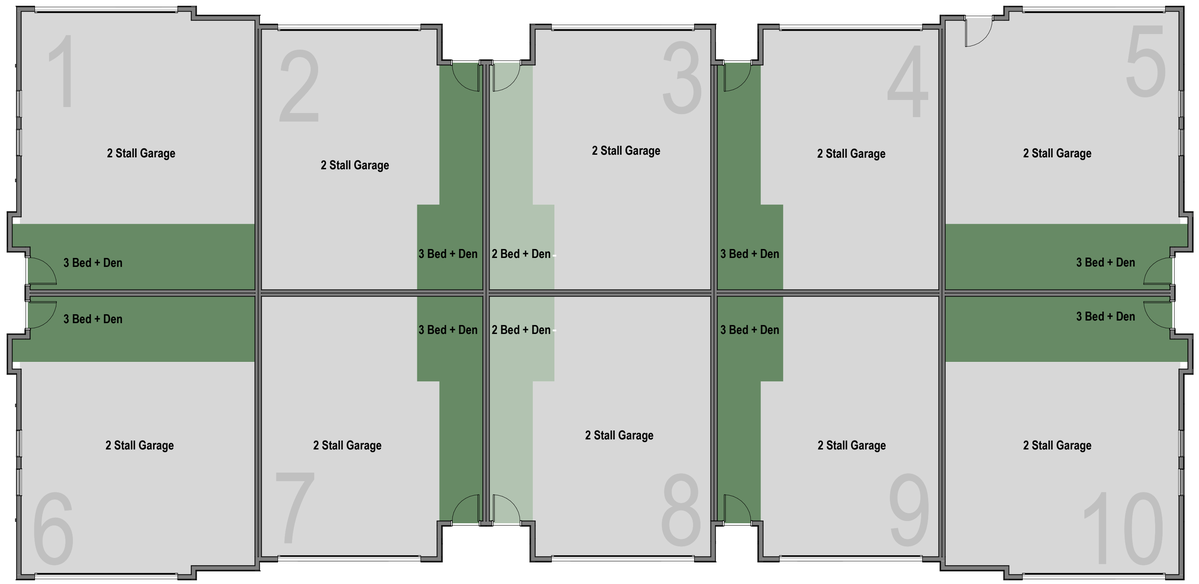
Momentum Design Group
ARCHITECTURE • PLANNING • INTERIOR DESIGN

CivilSite GROUP

EQUINOX DEVELOPMENT

0" 4'-0" 8'-0" 16'-0"

Building C Floor Plans



Building C - First Floor

1/8" = 1'-0"

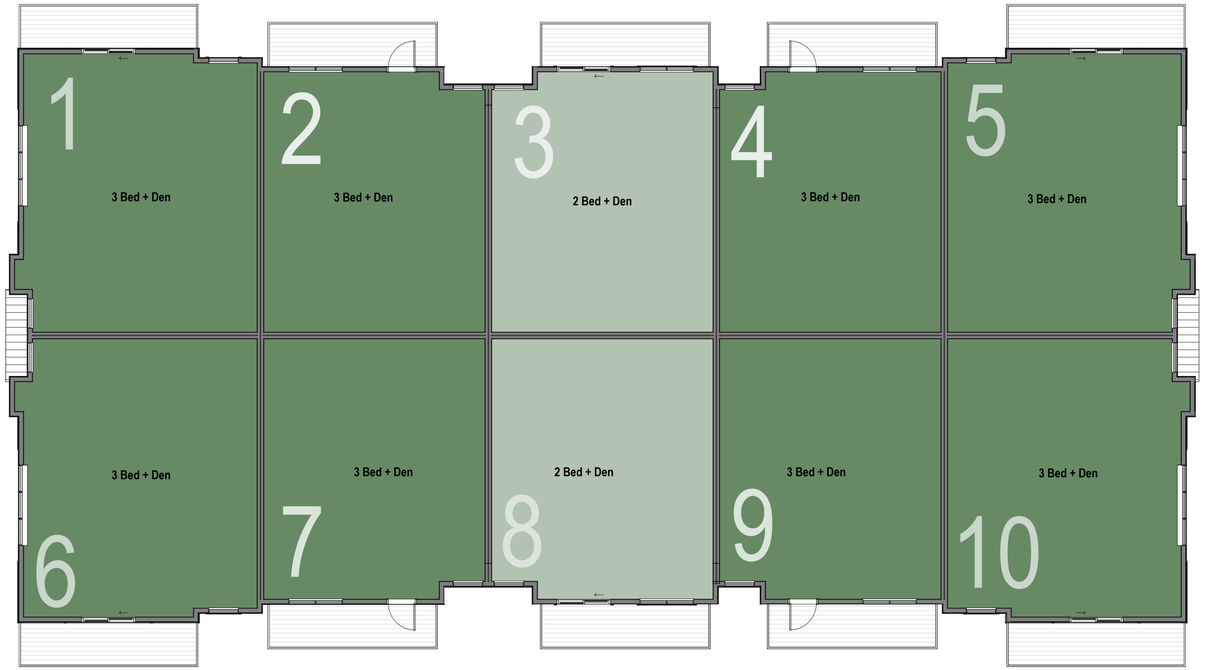
Momentum Design Group
ARCHITECTURE • PLANNING • INTERIOR DESIGN

CivilSite GROUP

EQUINOX DEVELOPMENT

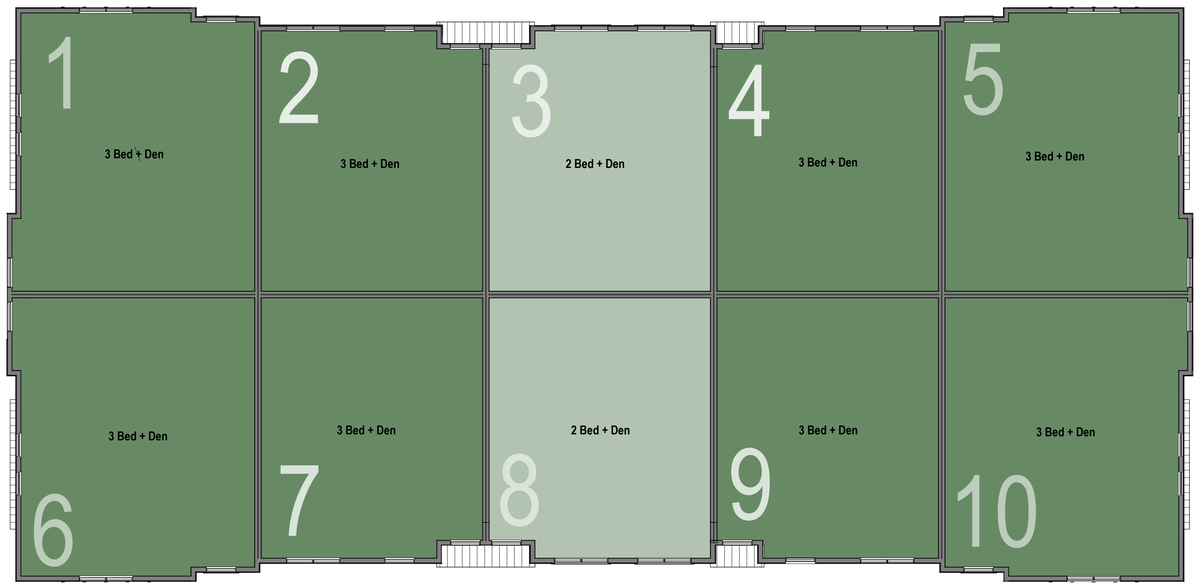
0" 4'-0" 8'-0" 16'-0"

Building C Floor Plans



Building C - Second Floor

1/8" = 1'-0"



Building C - Third Floor

1/8" = 1'-0"

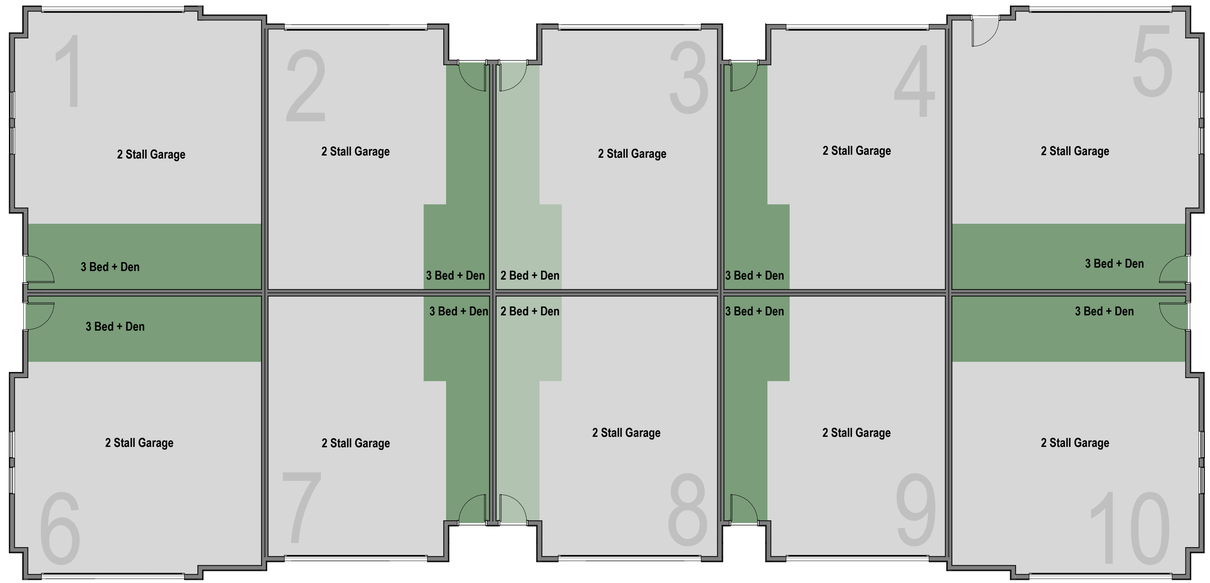
Momentum Design Group
ARCHITECTURE • PLANNING • INTERIOR DESIGN

CivilSite GROUP

EQUINOX DEVELOPMENT

0" 4'-0" 8'-0" 16'-0"

Building D Floor Plans



Building D - First Floor

1/8" = 1'-0"

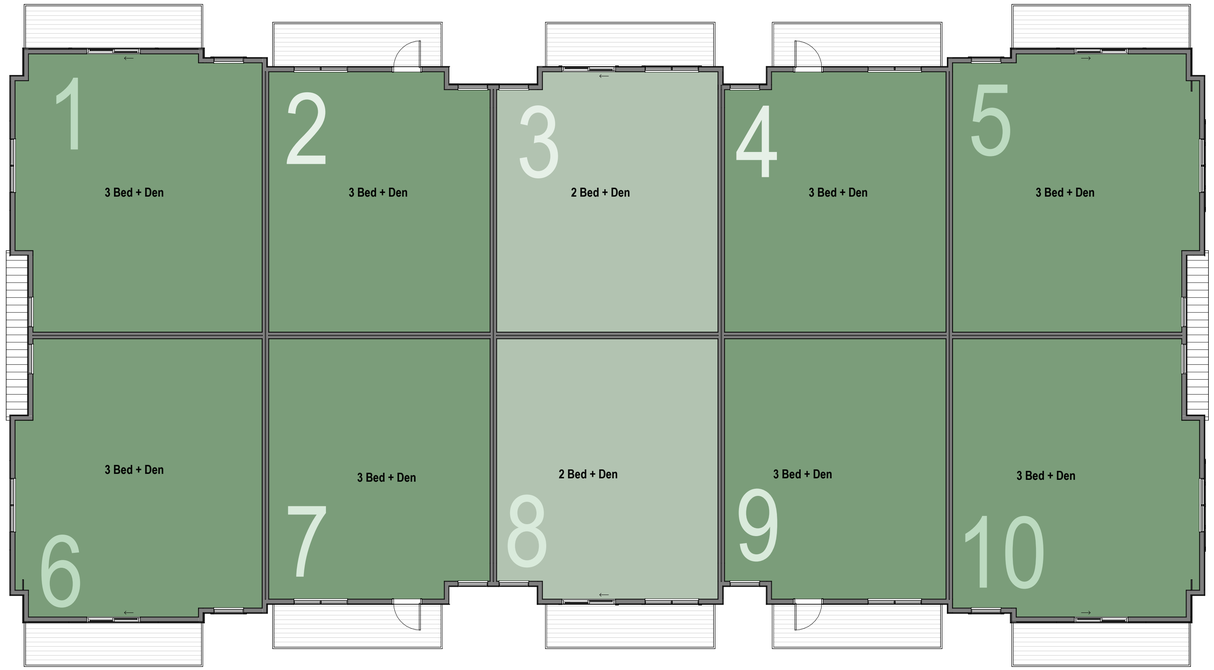
Momentum Design Group
ARCHITECTURE • PLANNING • INTERIOR DESIGN

CivilSite GROUP

EQUINOX DEVELOPMENT

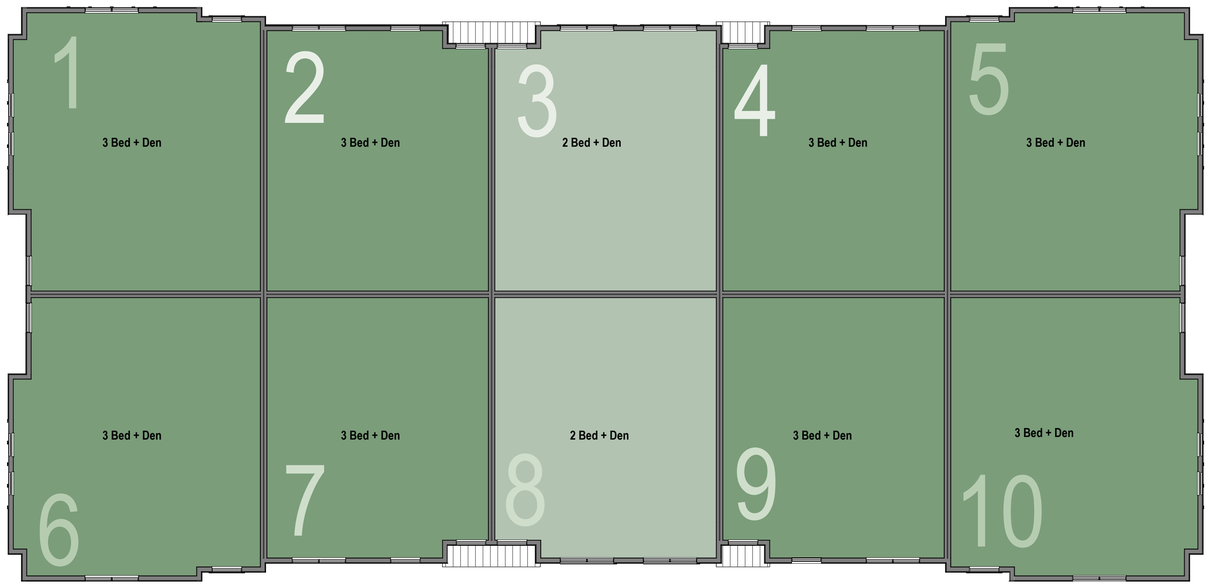
0" 4'-0" 8'-0" 16'-0"

Building D Floor Plans



Building D - Second Floor

1/8" = 1'-0"



Building D - Third Floor

1/8" = 1'-0"

0" 4'-0" 8'-0" 16'-0"

Momentum Design Group
ARCHITECTURE • PLANNING • INTERIOR DESIGN

CivilSite GROUP

EQUINOX DEVELOPMENT

Office/Amenity Floor Plan

Office/Amenity - First Floor

1/4" = 1'-0"

Momentum Design Group
ARCHITECTURE • PLANNING • INTERIOR DESIGN

CivilSite GROUP

EQUINOX DEVELOPMENT

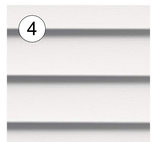
0" 2'-0" 4'-0" 8'-0"

Exterior Materials

Asphalt Shingles

Standing Seam Metal Roof

Vinyl Fascia and Trim



Horizontal Vinyl Siding

Vertical Vinyl Siding

Fiber Cement Board Hardie Panels

Aluminum Railing and Composite Decks

* Material colors to be determined

Office/Amenity

1/8" = 1'-0"

Building A

1/8" = 1'-0"

Building B

1/8" = 1'-0"

Building C and D

1/8" = 1'-0"

Momentum Design Group
ARCHITECTURE • PLANNING • INTERIOR DESIGN

CivilSite GROUP

EQUINOX DEVELOPMENT

Building A Elevations

Front Elevation

1/8" = 1'-0"

Side Elevation - 1

1/8" = 1'-0"

Rear Elevation

1/8" = 1'-0"

Side Elevation - 2

1/8" = 1'-0"

Momentum Design Group
ARCHITECTURE • PLANNING • INTERIOR DESIGN

CivilSite GROUP

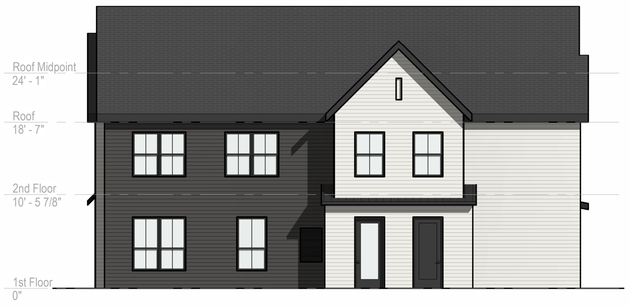
EQUINOX DEVELOPMENT

0" 4'-0" 8'-0" 16'-0"

Building B Elevations

Front Elevation

1/8" = 1'-0"

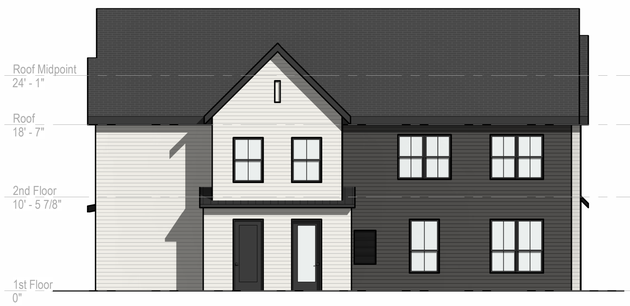


Side Elevation -1

1/8" = 1'-0"

Rear Elevation

1/8" = 1'-0"



Side Elevation - 2

1/8" = 1'-0"

Momentum Design Group
ARCHITECTURE • PLANNING • INTERIOR DESIGN

CivilSite GROUP

EQUINOX DEVELOPMENT

0" 4'-0" 8'-0" 16'-0"

Maple Plain Townhomes | 07/31/26 | 015

Building C Elevations

Front Elevation

1/8" = 1'-0"

Side Elevation -1

1/8" = 1'-0"

Rear Elevation

1/8" = 1'-0"

Side Elevation - 2

1/8" = 1'-0"

Momentum Design Group
ARCHITECTURE • PLANNING • INTERIOR DESIGN

CivilSite GROUP

EQUINOX DEVELOPMENT

0" 4'-0" 8'-0" 16'-0"

Building D Elevations

Front Elevation

1/8" = 1'-0"

Side Elevation - 2

1/8" = 1'-0"

Rear Elevation

1/8" = 1'-0"

Side Elevatoin -1

1/8" = 1'-0"

Momentum Design Group
ARCHITECTURE • PLANNING • INTERIOR DESIGN

CivilSite GROUP

EQUINOX DEVELOPMENT

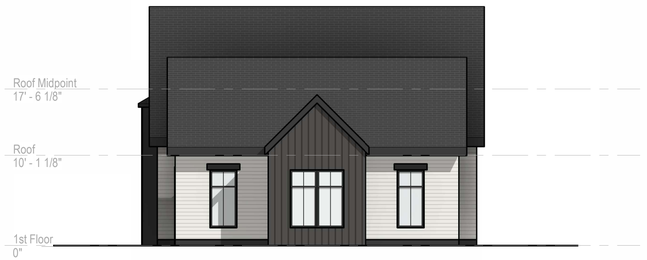
0" 4'-0" 8'-0" 16'-0"

Office/Amenity Elevations

Front Elevation
1/8" = 1'-0"

Rear Elevation
1/8" = 1'-0"

Side Elevation - 2
1/8" = 1'-0"



Side Elevation - 1
1/8" = 1'-0"

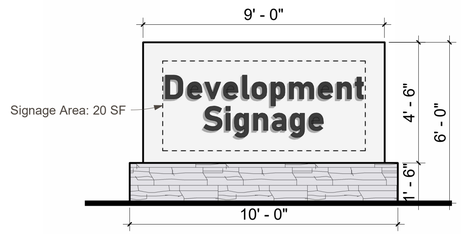
Momentum Design Group
ARCHITECTURE • PLANNING • INTERIOR DESIGN

CivilSite GROUP

EQUINOX DEVELOPMENT

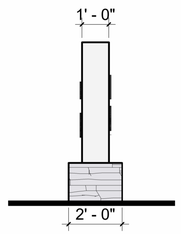
0" 4'-0" 8'-0" 16'-0"

Parking and Signage Plan



Monument Sign - Front/Back

3/8" = 1'-0"



Momument Sign - Side

3/8" = 1'-0"

Office/Amenity Building Sign - Front

1/8" = 1'-0"

Office/Amenity Building Sign - Rear

1/8" = 1'-0"

Momentum Design Group
ARCHITECTURE • PLANNING • INTERIOR DESIGN

CivilSite GROUP

EQUINOX DEVELOPMENT

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	AA1		6	RSX2 LED P2 40K R3	RSX Area Fixture Size 2 P2 Lumen Package 4000K CCT Type R3 Distribution		1	17202	0.9	114.07	Max: 12401cd
	AA1s		9	RSX2 LED P2 40K R3 HS	RSX LED Area Luminaire Size 2 P2 Lumen Package 4000K CCT Type R3 Distribution with HS shield		1	12074	0.9	114.07	Max: 12832cd
	BB		19	FCB6C	FCB6C-36NO2-UNV-39-MK-SL-XX-LD		1	522	0.9	30	Max: 175cd
	D1		135	na	SLMB4-12W-CCT-XX - 4000K		1	1057	0.9	10.79	Max: 662cd
	W1		107	WS-W2605	Surface-mounted Luminaires		1	1091	0.9	15.9358	Max: 1630cd

Statistics

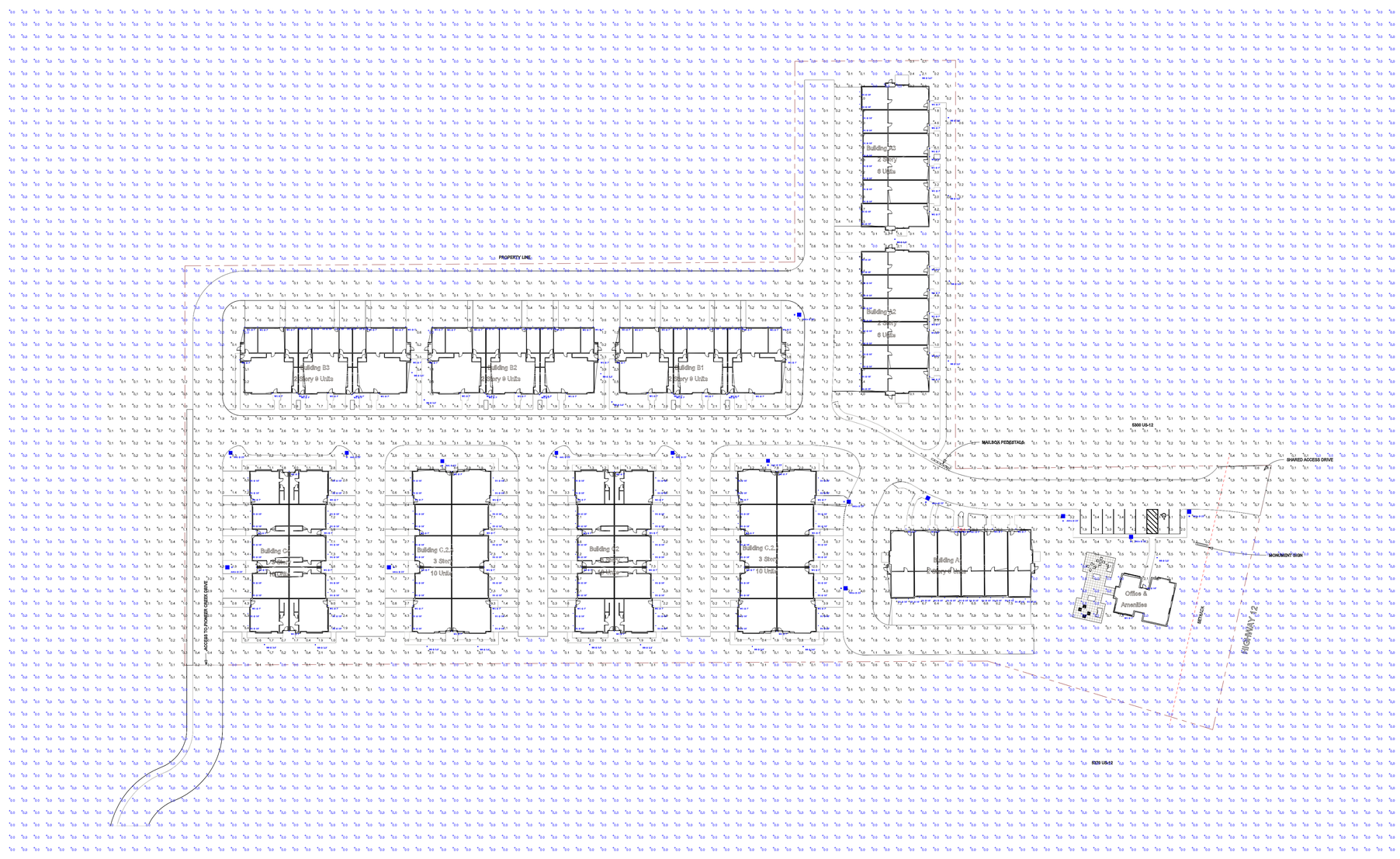
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Total Area Calculated @ Grade	+	0.4 fc	16.5 fc	0.0 fc	N/A	N/A

Note

1. Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.

2. All readings/calculations are shown @ grade.

3. Fixture heights are shown on plan.


PROPERTY LINE
Building A1
2 Story
6 Units
Building A2
2 Story
6 Units
Building B1
2 Story 9 Units
Building B2
2 Story 9 Units
Building B3
2 Story 9 Units
Building C1
2 Story
10 Units
Building C2
2 Story
10 Units
Building C3
2 Story
10 Units
Building A3
2 Story
6 Units
Office & Amenities
5300 US-12
5320 US-12
MAILBOX PEDESTALS
SHARED ACCESS DRIVE
MONUMENT SIGN
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE

ORDINANCE NO. XXX

CITY OF MAPLE PLAIN

AN ORDINANCE AMENDING ARTICLE 4 OF THE CITY CODE BY ADDING PLANNED UNIT SPECIFIC ZONING TO SECTION 10-543

THE CITY COUNCIL OF THE CITY OF MAPLE PLAIN HEREBY ORDAINS AS FOLLOWS:

SECTION 1. **AMENDMENT**. City Code Section 10-533 is amended by adding the following underlined language:

10-543. "MU" Mixed-Use District.

(a). *Intent.*

(1) The purpose of the mixed-use district is to provide an area for compact, mixed-use development that will be compatible through a combination of careful planning and urban design and investments. The mixture of land uses within the district is essential to create a vibrant community. The district will include three sub-districts: the Gateway (MU-G), the Downtown (MU-D) and Budd/Highway 12 (MU-B). The sub-districts will contribute to the overall uniqueness of smaller areas while creating a consistent character throughout the community.

***

(J) *Planned Unit Development.* Any application for a Planned Unit Development in the MU-B zoning district shall follow and be subject to the requirements of Section 10-546. Any approved Planned Unit Development requires the subject property to be rezoned to PUD-MU-B, Mixed Use Budd/Highway Planned Unit Development. The zoning governing the subject property shall be the requirements and conditions of the MU-B zoning district as expressly modified by the approved plans and agreement with the city.

SECTION 2. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and publications as required by law.

Adopted by the City Council of the City of Maple Plain this _____ day of _____, 2026.

_____
Julie Maas-Kusske, Mayor

ATTEST:

_____
Jacob Schillander, City Administrator

Published in the _____ on _____, 2026

CITY OF MAPLE PLAIN
COUNTY OF HENNEPIN
STATE OF MINNESOTA

ORDINANCE NO. _____
AMENDING THE CITY OF MAPLE PLAIN
ZONING CODE, INCLUDING ZONING MAPS

THE CITY OF MAPLE PLAIN DOES ORDAIN:

Section 1. The City of Maple Plain Zoning Code be amended to rezone from Mixed-Use Downtown (MU-B) to Mixed-use Budd/Highway Planned Unit Development (MU-B-PUD) that property containing 6.05 acres, located on or adjacent to 5330 Highway 12 on the north side of Highway 12, shown on attached Exhibit A, and described as follows:

PID Nos. 24-118-24-34-0020, 24-118-24-34-0021, 24-118-24-34-0083

Section 2. The City Administrator is hereby directed to amend the City of Maple Plain Zoning Ordinance, including Zoning Maps, in accordance with the foregoing amendment.

Section 3. Effective date. This ordinance shall be and is hereby declared to be in full force and effect after its passage and publication according to law.

Adopted this XXth day of August, 2026.

_____
Julie M. Maas-Kusske, Mayor

ATTEST:

_____
Jacob Schillander, City Administrator

EXHIBIT A