PLANNING COMMISSION AGENDA

Thursday, February 5, 2026

CITY OF DAYTON, MINNESOTA
12260 So. Diamond Lake Road, Dayton, MN 55327
REGULAR MEETING OF THE PLANNING COMMISSION – 6:30 P.M.
To Participate in the Meeting, please see daytonmn.gov Calendar for Zoom Invitation.

6:30 **1. CALL TO ORDER**

6:30 **2. PLEDGE OF ALLEGIANCE**

(Roll Call)

6:30 **3. ROLE OF THE PLANNING COMMISSION**

The Planning Commission consists of five residents appointed by the City Council. The Commission administers the Comprehensive Plan, Zoning and Subdivision regulations. The Commission conducts Public Hearings and provides recommendations to the City Council. It is the City Council who may approve or deny land use applications.

6:30 **4. APPROVAL OF AGENDA**

6:30 **5. CONSENT AGENDA**

These routine or previously discussed items are enacted with one motion. Note: Commissioners absent from previous meetings may still vote to approve minutes.

A. Planning Commission Minutes, January 8, 2025

6:30 **6. OPEN FORUM**

Public comments are limited to 3 minutes for non-agenda items; state your name and address; No Commission action will be taken, and items will be referred to staff. Group commenters are asked to have one main speaker.

6:35 **7. COUNCIL UPDATE**

A. January 13, 2026
B. January 27, 2026

6:40 **8. COMMISSION BUSINESS**

6:40 A. Site Plan Review Application for Assisted Living/Memory Care Facility, Lot 2, Block 1, Dayton River Commercial Park (**Suite Living**)

7:00 B. **Public Hearing:** Zoning Ordinance Amendment, Section 1001.24 – Landscaping and Screening

7:20 ~~C. **Public Hearing:** Zoning Ordinance Amendment, Section 1001.35 – Accessory Buildings and Structures~~

7:20 D. ~~**Public Hearing:** Zoning Ordinance Amendment, Section 1001.19 – Parking Regulations~~

7:20 **9. NOTICES AND ANNOUNCEMENTS**

A. Staff & Commission Updates

7:30 **10.** **ADJOURNMENT** (Motion to Adjourn)

1. CALL TO ORDER

DeMuth called the January 8th Planning Commission meeting to order at 6:30 PM.

ROLL CALL:

Present: DeMuth, Browen, Grover, Sargent, and Crosland

Absent:

Also in Attendance: Dennis Fisher, Mayor; Hayden Stensgard, Planner II; Jon Sevald, Community Development Director;

2. PLEDGE OF ALLEGIANCE

3. ROLE OF THE PLANNING COMMISSION

DeMuth stated the role of the Planning Commission.

4. APPROVAL OF AGENDA

Motion by Crosland, seconded by Browen to approve the agenda. Motion passed 5-0.

5. CONSENT AGENDA

A. Planning Commission Minutes, December 3, 2025

Motion by Crosland, seconded by Sargent to approve the Planning Commission minutes of December 3, 2025. Motion passed 5-0.

6. OPEN FORUM

No individuals spoke during open forum.

7. COUNCIL UPDATE

A. December 9, 2025

B. December 30, 2025

Fisher provided updates from the December 9 and 30 City Council meetings.

8. COMMISSION BUSINESS

A. Site Plan Review, 18270 Territorial Road (Adessa Auto Auction)

Stensgard introduced the site plan review for Carvana at Adessa Auto Auction, proposing a 68,700 square foot facility for vehicle inspection and reconditioning. The original conditional use permit (CUP) for auto auction was approved in 1996. Stensgard added that since the packets were sent, the car wash has been revised.

The Commission discussed concerns about the architectural standards of the metal building, fuel storage, property ownership across multiple parcels, and landscaping requirements.

Applicants Alan Catchpool and Jenn Roldan (online) addressed concerns, noting that landscaping adjustments and driveway easement issues are being considered collaboratively. Roldan explained the partnership with Adessa and Carvana. Catchpool was confident the parcels were separated because of the Trunk fees when the CUP was done. Staff will look into fees and multiple principal buildings on one parcel if the parcels are combined.

The Commission further discussed landscaping, buffering, and CUP amendment. This is a unique situation that the site plan is here for review when the Commission does not have a formal say on the review.

Motion by Sargent, seconded by Browen to recommend approval of the site plan with suggestions that the applicant consider combining the three parcels and adding tree buffer along the railroad tracks. Motion passed 4-1, with Grover opposed.

B. Public Hearing: Zoning Ordinance Amendment, Sections 1001.03 – Rules and Definition

Sevald stated an amendment regarding rounding methods used for determining density and gave examples. The Planning Commission previously recommended against this change due to potential unintended consequences in other parts of the code. The Commission discussed different scenarios.

DeMuth opened the Public Hearing at 7:35 PM.

No public comments were received.

DeMuth closed the Public Hearing at 7:36 PM.

Motion by Browen, seconded by Grover to deny the ordinance amendment regarding rounding. Motion passed 5-0.

C. Public Hearing: Zoning Ordinance Amendment, Section 1001.051 – Residential District Specific Requirements

Stensgard reviewed the proposed ordinance amendment to change parking requirements for event centers from 1 stall per 2 guests to 1 stall per 3 guests, making it consistent with similar uses in commercial districts. The amendment also allows for overflow parking on unimproved surfaces. The Commission suggested a CUP to have different parking regulations for regularly used overflow parking.

DeMuth opened the Public Hearing at 7:42 PM.

No public comments were received.

DeMuth closed the Public Hearing at 7:49 PM.

Motion by Crosland, seconded by Browen to approve the ordinance amendment based on 1 stall per 3 occupants. Motion passed 5-0.

D. Public Hearing: Zoning Ordinance Amendment, Section 1001.065 – General Mixed Use Districts

Stensgard presented assisted living and nursing home facilities should be permitted uses or conditional uses in the GMU-4 Balsam mixed use district.

DeMuth opened the Public Hearing at 7:52 PM.

No public comments were received.

Commissioners expressed concerns about the lack of clear identity for the GMU-4 district and the need for more oversight of multi-story buildings in areas adjacent to residential properties. Additional discussion on CUP requirements.

DeMuth closed the Public Hearing at 8:14 PM.

Motion by Browen, seconded by Sargent to approve assisted living as a permitted use in GMU-4 zoning and to amend the GMU-4 code to require a CUP for any structure over one story. Motion passed 5-0.

E. Public Hearing: Zoning Ordinance Amendment, Section 1001.13 – Home Occupations

Stensgard shared council wanted to discuss whether to require homesteading for home extended businesses. Stensgard added sometimes residency is difficult to confirm for home extended business.

Commissioners discussion centered on verification of residency, enforcement challenges, and potential impacts on renters. Additional discussion over IUPs and previous home occupation examples.

DeMuth opened the Public Hearing at 8:30 PM.

Marcia Grover of 11320 Fernbrook Lane commented online with examples of contractors parking heavy equipment on properties rather than having a facility somewhere else.

DeMuth closed the Public Hearing at 8:33 PM.

Commissioners discussed homesteading, ownership, and legally living at a property.

Motion by Grover, seconded by Browen to deny homesteading and also require a state issued ID to approve residence for home extended businesses. Motion failed 1-4 with Crosland, Sargent, DeMuth, and Browen nay.

Motion by Sargent, seconded by Grover to maintain the ordinance as is and not require homestead designation for a property that is conducting a home extended businesses. Motion passed 4-1, with DeMuth opposed.

F. Public Hearing: Zoning Ordinance Amendment, Section 1001.19 – Parking Regulations

Stensgard stated staff is still working on this item. Stensgard asked the commission to open the public hearing and continued it to the February 5, 2026 meeting.

DeMuth opened the Public Hearing at 8:55 PM.

No public comments were received.

Motion by Crosland, seconded by Browen to table the item and continue the public hearing until the February 5 Planning Commission meeting. Motion passed 5-0.

G. Public Hearing: Zoning Ordinance Amendment, Section 1001.24 – Landscaping and Screening

Sevald presented evidence that Dayton's shrub requirements for non-residential developments are significantly higher than surrounding communities.

The Commission discussed different examples and agreed further research was needed to determine appropriate requirements.

DeMuth opened the Public Hearing at 9:05 PM.

No public comments were received.

Commission discussed revisiting the other tree categories and less shrubs.

Motion by Crosland, seconded by Browen to table the public hearing and item until staff can conduct additional research. Motion passed 5-0.

H. Public Hearing: Zoning Ordinance Amendment, Section 1001.28 – Administration and Enforcement

Sevald stated the site plan review is required for new development or new construction /expansion (except single-family).

The Commission discussed an amendment to allow administrative approval of small building expansions without requiring full site plan review if the expansion is within 5 years of previous approval and does not exceed 10% of building footprint or 5,000 square feet, whichever is less.

DeMuth opened the Public Hearing at 9:31 PM.

No public comments were received.
DeMuth closed the Public Hearing at 9:32 PM.

Motion by Crosland, seconded by Sargent to approve the ordinance as drafted with the term "floor area" changed to "footprint." Motion passed 3-2, with the DeMuth and Grover opposed due to concerns about vertical expansions.

I. Public Hearing: Zoning Ordinance Amendment, Section 1001.35 – Accessory Buildings and Structures

Sevald discussed regulations for shipping containers on properties. Sevald reminded not requiring a permit for accessory structures under 200 square feet.
Commissioners focused on treating them like other accessory structures, appropriate zoning districts, different uses, and aesthetic considerations.

DeMuth opened the Public Hearing at 10:14 PM.
No public comments were received.

Motion by Browen, seconded by the Crosland to table the discussion and public hearing on accessory building structures regarding storage containers. Motion passed 5-0.

9. NOTICES AND ANNOUNCEMENTS

A. Promise to our Residents

Sevald read the Promise to Residents, a pledge between commissioners, staff, and the public focusing on civility, future needs, restraint in public pronouncements, ethical standards, and citizen participation.

B. Staff & Commission Updates

Sevald provided information on upcoming community events.

10. ADJOURNMENT

Motion by Crosland, seconded by Sargent to adjourn. Motion carried 5-0.

The meeting was adjourned at 10:47 PM.

Meeting Date: February 5, 2026
Item: 8A

ITEM:

Consideration of a Site Plan Review Application for a Proposed New Construction Assisted Living/Memory Care Facility in the General Mixed-use – Balsam Lane District on Lot 2, Block 1, Dayton River Commercial Park (Suite Living)

APPLICANT:

Jeremy Larson, Hampton Companies

PREPARED BY:

Hayden Stensgard, Senior Planner

ACTION TO BE CONSIDERED

1. Motion to recommend Approval of a Site Plan Review Application for a new construction Assisted Living and Memory Care facility in the GMU-4, Balsam Lane Mixed-Use District at Lot 2, Block 1, Dayton River Commercial Park.
2. Motion to recommend Denial of a Site Plan Review Application for a new construction Assisted Living and Memory Care facility in the GMU-4, Balsam Lane Mixed-Use District at Lot 2, Block 1, Dayton River Commercial Park.

REFERENCE AND BACKGROUND

Hampton Companies and Suite Living have submitted a Site Plan Review application for the parcel of land at the southeast corner of Dayton River Road and Balsam Lane North. This 32-unit, 22,537 square foot facility was reviewed previously by both the Planning Commission and City Council in December 2025 and received positive general feedback on the use. Since then, the City Council adopted an ordinance amendment to allow this type of use in the GMU-4, Balsam Lane Mixed-Used District. Suite Living currently operates 21 locations within the Twin Cities that offer the same accommodations for residents as proposed with this location.

ANALYSIS

Zoning and Land Use. The property is currently zoned General Mixed-Use – Balsam Lane District (GMU-4) and guided for mixed-use. The zoning district currently has a mix of uses in the area, including attached townhomes, a convenience store, auto repair, and commercial office suites, all along the Balsam Lane corridor between South Diamond Lake Road and Dayton River Road. The City Council recently adopted an ordinance amendment to allow for assisted living and nursing homes as permitted uses within this district.

Site Layout. The property is a historically vacant 2.87-acre lot that was previously platted in anticipation of future development on the site. The applicants are proposing a 32-room facility to accommodate both memory care and assisted living, separated by a common space within the building. The building is oriented towards the northwest corner of the property. Setbacks are proposed as follows:

Yard	Req.	Proposed
Front/Street Side	15 ft min. – 30 ft max	27 ft on Balsam and 24 feet on Dayton River Road
Interior Side	20 feet	53.8 feet
Rear	20 feet	262 feet

The building is recessed from the northwest property corner to accommodate the clear-view triangle area, which is 55 feet from the intersection of the two streets, providing essential visibility needed for drivers making maneuvers at that intersection.

The plan proposes a single access on the south edge of the property line on Balsam Lane North, more than 270 feet from the Balsam Lane N. and Dayton River Road intersection. The applicants are requesting a full access, which would include removing a portion of the median in the middle of the Balsam Lane Right of Way, which will be coordinated and paid for by the applicant. The plan shows a 36-foot-wide cut in the median to provide north and southbound access to the property.

Parking. Assisted living facilities are required by City Code to have a minimum of ½ space per unit, meaning a minimum of 16 spaces would be required for this proposed facility. The applicants have proposed a total of 25 spaces, well over the requirement. As memory care is also included in the proposal for a portion of the units, Staff also reviewed the parking requirements for nursing homes. Nursing homes require 1 space per bed and 1 per employee at the maximum shift. The applicant's narrative stated that there would be 7 employees on site at most, requiring a total of 12 spaces for the facility. The applicants are proposing more than double the parking required in this regard.

A cul-de-sac-style layout for the drive aisle is proposed to support site circulation. The delineated middle of the drive aisle will not be raised like some cul-de-sacs, just striped to visually show the actual drive aisle surrounding it. The applicants submitted a turn radius exhibit for site maneuverability, utilizing the specifications of the City's largest fire truck to ensure the proper size of the area. Staff determined that the layout is sufficient.

Architectural Design. The building is of residential-style architectural design, consisting of LP Lap siding and shake, as well as stone around the base of the building. The materials are consistent with the allowed materials within the GMU-4 District, as well as the details in the architecture, such as complementary colors, both horizontal and shake siding.

A standalone trash enclosure is proposed on the northeast corner of the parking lot, consisting of 8-foot-tall concrete block walls that will match the color of the building, and an access gate made of decking. The intention of the aesthetic design of the trash enclosure is to promote compatibility with the building it serves. Trash Enclosure Service Structures are a permitted accessory use in the GMU-4 District.

Landscaping. The proposed tree removals on site for the development are minimal, with only three trees needing to be removed on site, not triggering any replacement requirements for this plan. The landscaping plan proposes sufficient counts for both trees and shrubs to meet the standards in the zoning ordinance, and none of the tree species conflict with those not permitted as new plantings per the code. Staff noted a couple of items within the landscaping plan that will need to be addressed to meet the zoning ordinance requirements. Those are the following:

- While the use is not intense on the north side of the property, staff is recommending more landscaping between the north property line and the building wall to act as a better buffer to the single-family home across Dayton River Road.

- Enhance the landscaping between the south property line and south edge of the parking lot to provide vehicle screening to the apartment building to the south. A fence would suffice provided it is opaque.
- An irrigation system is required for all commercial and industrial development.

Staff will coordinate with the applicant to incorporate these into the revised landscaping plan to be reviewed prior to issuance of a building permit. Included in the landscaping plan is the restoration of plantings in the Balsam Lane North median. With the consideration of the resolution for approval, the City Council would also be authorizing the plantings in the City right of way.

Lighting. The applicants have submitted a photometric detailing the illumination of the site with the proposed lighting layout. The south property lines' footcandles do not exceed the code maximum of one in any area. Any wall-pack lighting on the building itself is subject to the standards in the recently adopted exterior lighting ordinance, requiring fixtures to be shielded and downcast with a 90-degree cutoff to avoid light trespassing onto adjacent properties.

Site Plan Review. The zoning ordinance currently requires all new development or building construction/expansion in any non-residential zoning district to go through a Site Plan Review process with both the Planning Commission and City Council.[1] Though a public hearing is not required for these specific applications, the Planning Commission and City Council are tasked with reviewing City staff's report for the proposed expansion, and consider approving or denying the site plan based on findings.

ROLE OF THE PLANNING COMMISSION

The Planning Commission is asked to review the proposed site plan and consider providing a recommendation to the City Council related to consistency with the findings of fact in the attached resolution that are required in order for a Site Plan to receive approval.

RECOMMENDATION

Staff recommends approval of the site plan with the following conditions:

1. The landscape plan shall be revised to increase screening efforts along the north property line, the extent of the building, as well as areas practical around the trash enclosure and the southerly parking spaces on the south property line.
2. Any exterior building lighting shall be subject to the standards adopted in Ordinance No. 2025-17.
3. Ground-mounted mechanical equipment shall be screened from the public view, consistent with the materials utilized for the principal building.
4. Adherence to the comments included in the Engineer's letter dated January 30, 2026.

60/120-DAY RULE:

	60-Days	120-Days
1/5/2026	3/6/2026	5/5/2026

[1] City Code 1001.28 Subd. 3(1)(a)

SUPPORTING DATA

Site Photos

Draft Resolution XX-2026, Suite Living Site Plan

Applicant Narrative

Certificate of Survey

Plan Set

Engineering Comment Letter, dated January 30, 2026

View looking East – Approx. location of the median cut

View looking West

View from southwest corner of intersection

RESOLUTION NO. XX-2026
CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT

RESOLUTION APPROVING SITE PLAN FOR AN ASSISTED LIVING/MEMORY CARE FACILITY IN THE GMU-4, BALSAM LANE MIXED-USE DISTRICT, AT LOT 2, BLOCK 1, DAYTON RIVER COMMERCIAL PARK

BE IT RESOLVED, by the City Council of the City of Dayton, Minnesota, as follows:

WHEREAS, Jeremy Larson of Hampton Companies (hereinafter referred to as the "Applicant"), on behalf of the property owners, has made an application for Site Plan approval for their use (hereinafter referred to as the "Application"). The parcels have Property Identification Numbers of 14-120-22-41-0025 and a legal description as follows:

Lot 2, Block 1, Dayton River Commercial Park

WHEREAS, Section 1001.28 Subdivision 3 states that final site and building plans shall be approved by the City Council prior to the issuance of any permits for new development or building construction/expansion in any Non-Residential Zoning District.

WHEREAS, the City staff studied the matter, made a report, and provided other information to the Planning Commission and City Council; and

WHEREAS, the City Planning Commission reviewed the Application at its February 5, 2026, meeting, where the Applicant was present, and the Planning Commission recommended approval; and

WHEREAS, the City Council at its February 24, 2026, meeting reviewed and considered the application, and the City Council moved for approval of the Application.

NOW, THEREFORE, based upon the information from the public meeting, the testimony elicited and information received, the meetings of the City Council, reports of City Staff, and information contained within the files and records of the City, the City Council for the City of Dayton makes the following:

FINDINGS:

a. The proposed development is not in conflict with the Comprehensive Plan;

   FINDING: The Balsam Lane Mixed-Use District is guided for "Mixed-Use" in the 2040 Comprehensive Plan. Development of this site as an Assisted Living/Memory Care facility is consistent with the goals of the Comprehensive Plan.

b. The proposed development is not in conflict with the zoning district provisions;

   FINDING: The proposed use is a permitted use within the zoning district. The applicants have submitted plans to meet the requirements of the zoning ordinance, such as

performance standards for the site, and any remaining comments provided by City staff will be resolved prior to the issuance of a building permit.

c. The proposed development is compatible with existing and anticipated future development; and

FINDING: The existing use of the site is comparable in nature to the adjacent properties, as this site is surrounded by other commercial uses, such as a convenience store, office suites, and a multi-family apartment building.

d. Conform to the exterior building material requirements of the Zoning Code.

FINDING: The proposed building and roofing materials are characterized as residential in nature, providing both horizontal and shake LP siding and stone accenting, consistent with the requirements of the Zoning Code.

DECISION

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Dayton, based upon the information received and the above Findings, that the City Council does hereby **conditionally approve** the Applicant's request for Site Plan review. The Applicant shall meet the following conditions to the satisfaction of the City:

1. The car wash cannot be a stand-alone facility, and shall not be allowed for use by the public.
2. Setbacks shall be met for any new construction within the Dayton Territorial Addition plat.
3. Ground-mounted mechanical equipment shall be screened from the public view, consistent with the materials utilized for the principal building.
4. Adherence to the comments included in the Engineer's letter dated January 30, 2026.

Adopted this 24th day of February 2026, by the City of Dayton.

_____
Mayor — Dennis Fisher

_____
City Clerk — Amy Benting

Motion by _____*, Second by* _____

Resolution ***approved***

MOTION DECLARED PASSED

Hampton Companies, LLC
Suite Living Senior Care of Eagan, LLC
1824 Buerkle Road
White Bear Lake, MN 55110

STATEMENT OF PROPOSAL: City of Dayton

PROJECT NAME: Suite Living Senior Care of Dayton

PROPERTY ADDRESS:
Dayton River Rd & Balsam Ln N

APPLICANT:
Hampton Companies, LLC
1824 Buerkle Road
White Bear Lake, MN 55110
Jeremy Larson: 651-253-8924
Jeremy@hamptoncos.com

DESCRIPTION OF PROPOSED DEVELOPMENT:

Hampton Companies and Suite Living is proposing to develop a memory care and assisted living community to serve the care needs of the elderly citizens of Dayton and those with elderly family members in need of memory care and assisted living services. Suite Living Senior Care of Dayton community will feature a total of 32 private suites with 20 of them providing assisted living services and the other 12 providing memory care services. The assisted living residents will be able to enjoy a home-like atmosphere in a setting that allows them the freedom to participate in many amenities that not only help assist them in their daily care needs but also provide them with a higher quality of life than that offered in a more institutional setting. The memory care residents are provided with their own secured area of the building that has its own separate amenities like a congregate dining room sunroom, activity/craft area and a secure outdoor porch. These residents benefit from a life enrichment program that is specially designed for residents with Alzheimer's and Dementia. At Suite Living Senior Care of Dayton our goal is to provide our residents with the right care at the right time.

Building Description:
Total Land Size: 2.87 Acres-Approx.
Building Size: 21,390 Sq. Ft.
Occupancy: 32 Private Suites
Floor 1: 20 Assisted Living Units / 12 Memory Care Units

Parking and Access: Hard Surface Parking (25 stalls, 2 designated handicapped will be designed with dimensions and area in accordance with state law) will provide parking for resident friends and family members along with Suite Living Senior Care staff. Since none of our residents drive there will not be a significant need for parking.

Analysis currently and forward

The difference between transient building occupants i.e.: those driving and with cars and fixed immobile occupants i.e.: residents

32 residents at any one time (immobile)
3 to 7 employees at any given time. 20-25 full time/part time employees
1 to 3 visitors for a total of 4 to 8 transient occupants

There will be a covered walkway to the entrance of the building which has a small portico which extends from the vestibule entry over the walkway and partially into the circular driveway. The portico will allow for enough clearance to allow for emergency vehicles to pass and thus be able to enter and exit the site freely.

Illumination: Lighting from the installation of outdoor flood or spot lighting and illuminated signs shall be of an intensity that is reasonable for the purpose served and will be appropriately shielded minimizing the effects on the use and enjoyment of adjoining properties.

Architectural Design: The building will combine stone, residential exterior materials, columns, roofline gables, extending porches and entrances to the building. The overall look is themed after a residential building providing a feeling of warmth and comfort for the residents.

CONCLUSION:

Thank you for your time to review our proposal. Suite Living Senior Care of Dayton will provide great economic benefits to the city and community with 32 assisted living and memory care suites, 25 plus full and part time jobs with annual payroll of $800,000 and a significant contribution to the tax rolls for this property and provide services to the residents of the City and surrounding area. The opportunity for the city to provide senior care options in a very demanding market well into the future is a compelling reason to approve this application.

The project is designed and intended to accommodate the needs of development for benefit to the community, as Suite Living's high level of care, access to hospice and respite will bring.

Great care has been taken to make the building attractive both as a city and neighborhood friendly addition, utilizing high quality finishes like LP smart siding, colored hard shingle in the staggered edge notched panels, smoked glass in the fake dormers, cultured stone accents and wainscoting, an extensive landscape plan with special attention to maintaining the existing buffer between the neighbors and the building.

The project will be designed exceeding the "required" landscaping and other basic requirements of code to upgrade the appearance of the building. The project will manage to maintain the required setbacks from the building to lot line front and back. Landscaping is for decorative purposes and can be moved when and if needed but provides a buffer and ornamental screening.

As we work thru the grading plan, special attention will be paid to the drainage and excavation plan to assure that the drainage of this site does not disturb the neighborhood.

By approving this project, the city is gaining an attractive, tax paying member to the community in an otherwise idle property. The building is a secure building, noise is not an issue, and the neighbors should appreciate a relatively peaceful co-existence with the new project. The project will bring many benefits to the community of Eagan.

Such benefits will include:

- Local Chamber of Commerce Membership
- Meeting room space including use for business, choir practice, piano recitals, girl/boy scouts, book clubs, churches etc.
- Be of host to community events
- Offer wellness clinics
- Charity drop off site for food and clothing
- Partnerships with local daycare centers
- Internship options for nursing students
- Volunteer opportunities
- Promote local businesses

We have 21 locations up in running throughout the twin cities market. We have another 3 sites currently under construction with another 3 to start at the end of 2025.

We are family owned and operated. This is truly a ground up operation as we also own the real estate company, development company, construction company, and most importantly the Senior Living/ operations company. It is all in house and we do not use 3rd party operations to run our facilities.

We look forward to continuing to work with the City of Dayton during the review and approval process for this application. Please contact me with any questions you have on any item as I would be more than happy to discuss it in further detail.

Sincerely,

Jeremy Larson
Executive Vice President
Suite Living Senior Care
Hampton Companies

SUITE LIVING

DAYTON, 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	ROB BINDER 612-615-0060 RBINDER@CIVILSITEGROUP.COM
PROPERTY OWNER	SUITE LIVING 1824 BUERKLE RD WHITE BEAR LAKE, MN 55110	JEREMY LARSON 651-253-8924 JEREMY@HAMPTONCOS.COM
ARCHITECT	LARS ARCHITECTURAL SERVICES, LLC 115 RIVER ST HUDSON, WI 54016	LARS GLOCKZIN 612-240-7009 LARSGXYZ@GMAIL.COM
SURVEYOR	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	RORY SYNSTELIEN 612-615-0060 X 712 RORY@CIVILSITEGROUP.COM
GEOTECHNICAL ENGINEER	KILO ENGINEERING 10600 176TH ST N MARINE ON ST. CROIX, MN 55047	TRAVIS PETERSON 763-412-1965 KPETERSON@KILOENGINEERING.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
C1.0	REMOVALS PLAN
C1.1	TREE PRESERVATION PLAN
C2.0	SITE PLAN
C2.1	TURNING MOVEMENT
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NOTES & DETAILS
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE
SW1.4	SWPPP - ATTACHMENTS
SW1.5	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: SUITE LIVING
DAYTON RIVER RD & BALSAM LN N, DAYTON, MN 55327

OWNER: HAMPTON COMPANIES, LLC
1824 BUERKLE ROAD, WHITE BEAR LAKE, MN 55110

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 01/05/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

PROJECT MANAGER	WILL BRUESTLE
CONTACT NUMBER	612-615-0060
DRAWN BY	MD, WB
REVIEWED BY	MP, RB
PROJECT NUMBER	25447

REVISION SUMMARY

DATE	DESCRIPTION

TITLE SHEET

C0.0

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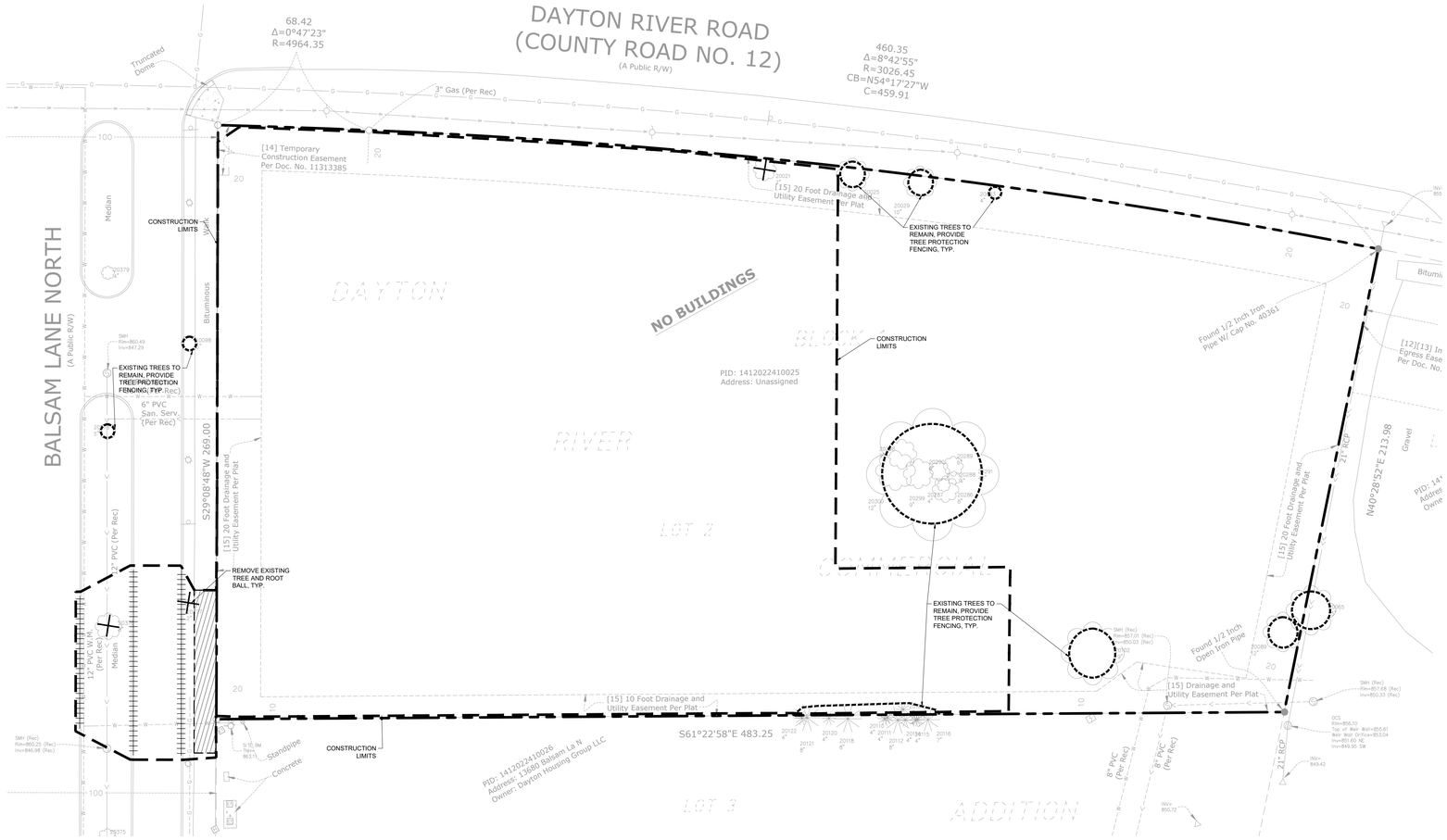

TREE INVENTORY							
NO	TYPE	SIZE	SPECIES	COMMON	SIGNIFICANT	HERITAGE	REMOVED	NOTES
				ON-SITE				
20021	TRD-S	7		X			X	
20025	TRD-S	10		X				
20029	TRD-S	10		X				
20033	TRD-S	4		X				
20089	TRD-S	12		X	X			
20102	TRD-H	19			X			
20109	TRC	4	SPRUCE	X	X			
20286	TRD-S	8		X				
20287	TRD-S	4		X				
20288	TRD-S	4		X				
20289	TRD-S	6		X				
20290	TRD-S	6		X				
20291	TRD-H	40	AMERICAN ELM		X	X		
20298	TRD-S	9		X				
20299	TRD-S	9		X				
20300	TRD-S	12		X	X			
				OFF-SITE - R.O.W.				
10098	TRD-H	5	UNDEN					
20375	TRD-H	6			X			
20376	TRD-H	8	MAPLE		X		X	REPLACED, SEE PLAN
20377	TRD-H	2	GINKGO				X	REPLACED, SEE PLAN
20378	TRD-H	5	OAK					
20379	TRD-H	4	OAK					
				OFF-SITE ADJACENT				
20065	TRD-H	15			X			
20110	TRC	4	SPRUCE	X	X			
20111	TRC	4	SPRUCE	X	X			
20112	TRC	8	SPRUCE	X	X			
20113	TRC	4	SPRUCE	X	X			
20114	TRC	4	SPRUCE	X	X			
20115	TRC	4	SPRUCE	X	X			
20116	TRC	7	SPRUCE	X	X			
20118	TRC	8	SPRUCE	X	X			
20120	TRC	4	SPRUCE	X	X			
20121	TRC	8	SPRUCE	X	X			
20122	TRC	4	SPRUCE	X	X			

REPLACEMENT CALCULATIONS		
	NUMBER	CAL. IN.
SIGNIFICANT TREES ON-SITE	5	87
REMOVAL THRESHOLD CALCULATION		
1. 40% ALLOWABLE REMOVAL		35
2. TOTAL CAL. IN. OF COMMON DEC. (SIGNIFICANT) TREES TO BE REMOVED		0
SUBTOTAL (SUBTRACT FROM NUMBER ABOVE)		35
3. TOTAL CAL. IN. OF COMMON CONIF. (SIGNIFICANT) TREES TO BE REMOVED		0
SUBTOTAL (SUBTRACT FROM SUBTOTAL ABOVE)		35
4. TOTAL CAL. IN. OF HARDWOOD DEC. (SIGNIFICANT) TREES TO BE REMOVED		0
TOTAL (SUBTRACT FROM SUBTOTAL ABOVE)		35
DEVELOPEMENT DOES NOT EXCEED ALLOWABLE REMOVAL THRESHOLD THEREFORE NO REPLACEMENT TREES ARE PROPOSED		

TREE PRESERVATION PLAN LEGEND:

- CONSTRUCTION LIMITS
- PROPERTY LINE
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

Know what's below. Call before you dig.

1" = 30'-0"
15'-0" 0 30'-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
SUITE LIVING
DAYTON RIVER RD & BALSAM LN N, DAYTON, MN 55327

OWNER
HAMPTON COMPANIES, LLC
1824 BUERKLE ROAD, WHITE BEAR LAKE, MN 55110

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 01/05/25 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

PROJECT MANAGER	WILL BRUESTLE
CONTACT NUMBER	612-615-0060
DRAWN BY	MD, WB
REVIEWED BY	MP, RB
PROJECT NUMBER	25447

REVISION SUMMARY

DATE	DESCRIPTION

TREE PRESERVATION PLAN

C1.1

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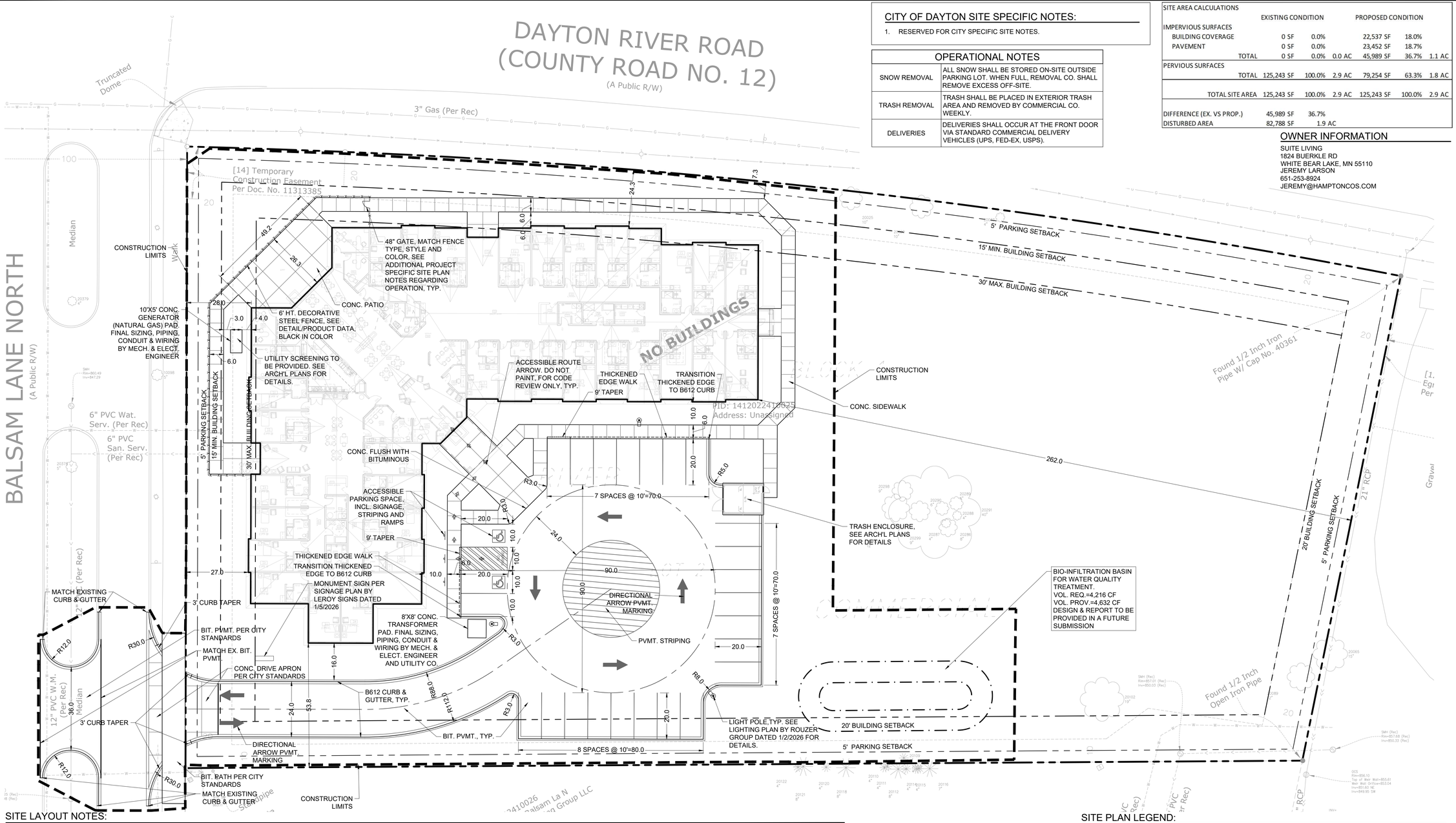

CITY OF DAYTON SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC SITE NOTES.

OPERATIONAL NOTES

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.
TRASH REMOVAL	TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE AREA CALCULATIONS

	EXISTING CONDITION			PROPOSED CONDITION		
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		22,537 SF	18.0%	
PAVEMENT	0 SF	0.0%		23,452 SF	18.7%	
TOTAL	0 SF	0.0%	0.0 AC	45,989 SF	36.7%	1.1 AC
PERVIOUS SURFACES						
TOTAL	125,243 SF	100.0%	2.9 AC	79,254 SF	63.3%	1.8 AC
TOTAL SITE AREA	125,243 SF	100.0%	2.9 AC	125,243 SF	100.0%	2.9 AC
DIFFERENCE (EX. VS PROP.)	45,989 SF	36.7%				
DISTURBED AREA	82,788 SF	1.9 AC				

OWNER INFORMATION

SUITE LIVING
1824 BUERKLE RD
WHITE BEAR LAKE, MN 55110
JEREMY LARSON
651-253-8924
JEREMY@HAMPTONCOS.COM

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.

SITE DATA

ZONING SUMMARY		
EXISTING ZONING	GMU-4 Balsam Lane	
PROPOSED ZONING	GMU-4 Balsam Lane	
	REQUIRED	PROVIDED
BUILDING SETBACKS		
FRONT	15' - 30'	15'-30'
REAR	20'	20'
SIDE	20'	20'
PARKING SETBACKS		
FRONT	5'	5'
REAR	5'	5'
SIDE	5'	5'
	REQUIRED	PROVIDED
PARKING SUMMARY		
PARKING STALL DIMENSIONS	10'X20'	10'X20'
DRIVE AISLE DIMENSIONS	24'	24'
	REQUIRED	PROVIDED
PARKING STALLS - SURFACE	16	25

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). 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
- 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" = 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

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SUITE LIVING
1824 BUERKLE RD & BALSAM LN N, DAYTON, MN 55327

OWNER
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Matthew R. Pavek
DATE 01/05/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

PROJECT MANAGER	WILL BRUESTLE
CONTACT NUMBER	612-615-0060
DRAWN BY	MD, WB
REVIEWED BY	MP, RB
PROJECT NUMBER	25467

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN

C2.0

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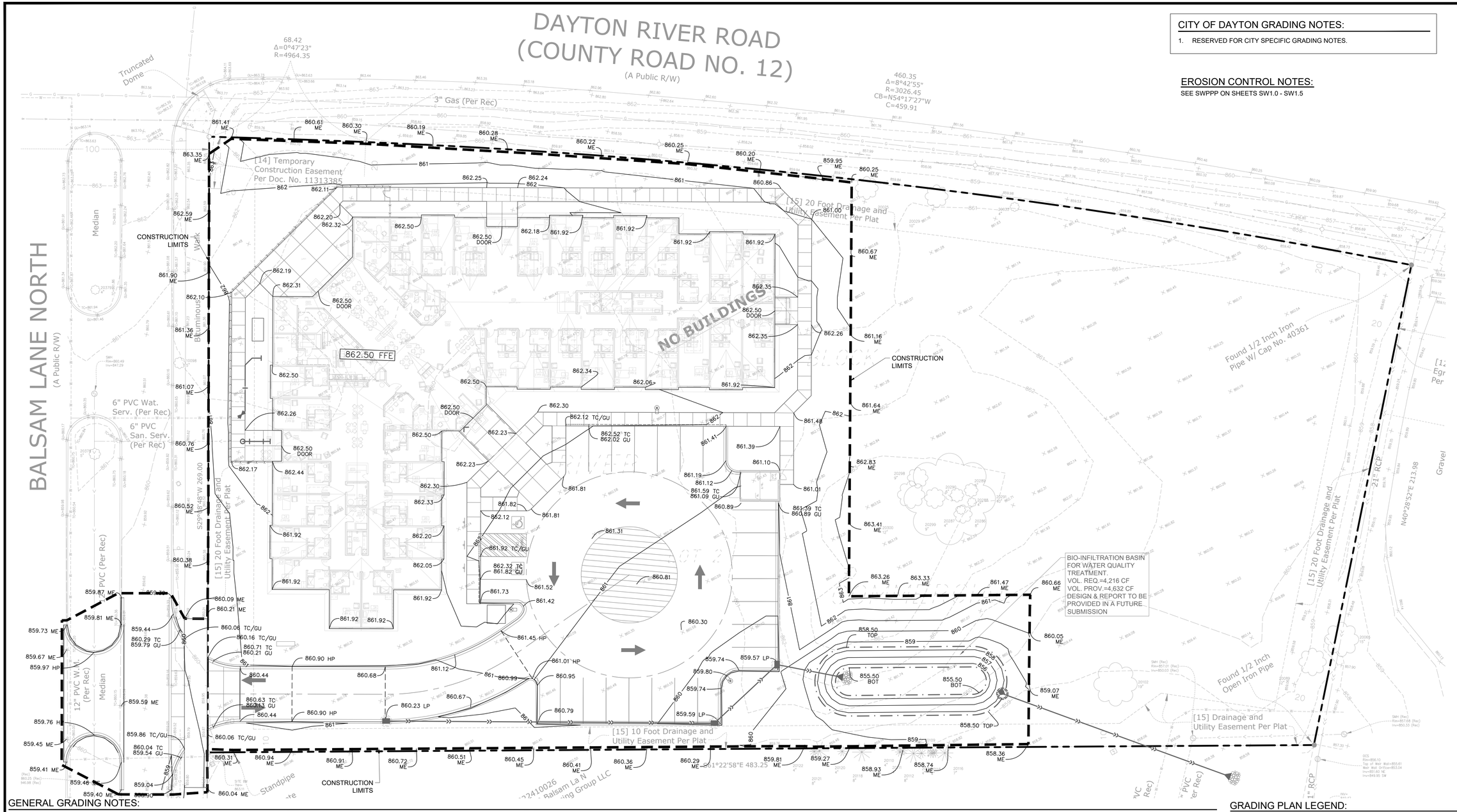

CITY OF DAYTON GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

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.

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
TO	CURB AND GUTTER (T.O = TIP OUT)
EOF=1135.52	EMERGENCY OVERFLOW
	CONSTRUCTION LIMITS

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

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

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Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
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DAYTON RIVER RD & BALSAM LN N, DAYTON, MN 55327

OWNER
HAMPTON COMPANIES, LLC
1824 BUERKLE ROAD, WHITE BEAR LAKE, MN 55110

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Matthew R. Pavek
DATE 01/05/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

PROJECT MANAGER	WILL BRUESTLE
CONTACT NUMBER	612-615-0060
DRAWN BY	MD, WB
REVIEWED BY	MP, RB
PROJECT NUMBER	25407

REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN

C3.0

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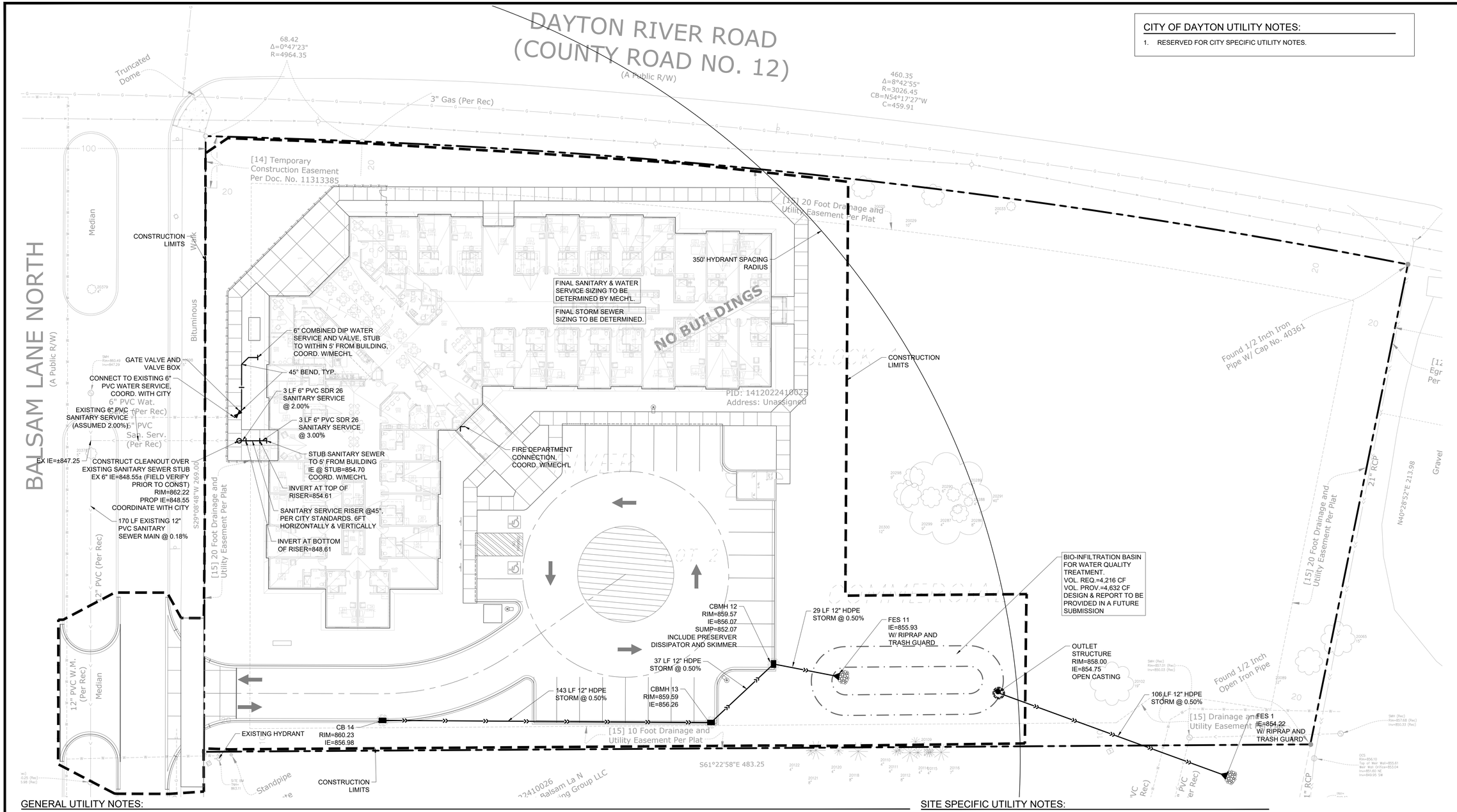

CITY OF DAYTON UTILITY NOTES:

1. RESERVED FOR CITY SPECIFIC UTILITY NOTES.

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.

SITE SPECIFIC UTILITY NOTES:

1. PUBLIC UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
2. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.
3. ALL UTILITIES (SANITARY, STORM SEWER AND WATER) LOCATED ON PRIVATE PROPERTY (OUTSIDE THE RIGHT OF WAY) IS SUBJECT TO AND GOVERNED BY THE 2020 MINNESOTA STATE PLUMBING CODE. CONTRACTOR SHALL MEET REQUIREMENTS RELATED TO MATERIALS, INSTALLATION AND TESTING.
4. SANITARY SEWER MAIN SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034, ASTM F679 WITH ASTM D3034 FITTINGS.
5. STORM SEWER SHALL BE SCHEDULE 40 POLYVINYL CHLORIDE (PVC) ASTM D1785, ASTM D2665, ASTM F794 WITH ASTM F1866, ASTM D2665, ASTM F794 FITTINGS.
6. STORM SEWER PIPE SHALL BE HIGH-DENSITY POLYETHYLENE PIPE (HDPE) ASTM F2306, ASTM D2321 WITH ASTM D3212 FITTINGS PER CITY (ADMINISTRATIVE AUTHORITY) APPROVAL. ALTERNATE MATERIAL REQUEST.
7. STORM SEWER AT CROSSINGS WITH WATERMAIN SHALL BE SCHEDULE 40 POLYVINYL CHLORIDE (PVC) ASTM D1785, ASTM D2665, ASTM F794.
8. STORM SEWER AT CROSSING'S CONNECTIONS FROM HDPE TO SCH40 PVC SHALL MEET ASTM C1173 OR ASTM C1461
9. WATERMAIN SHALL BE DUCTILE IRON PIPE, AWWA C151.

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
- CONSTRUCTION LIMITS

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
SUITE LIVING
DAYTON RIVER RD & BALSAM LN N, DAYTON, MN 55327

OWNER
HAMPTON COMPANIES, LLC
1824 BUERKLE ROAD, WHITE BEAR LAKE, MN 55110

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 01/05/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

PROJECT MANAGER	WILL BRUESTLE
CONTACT NUMBER	612-615-0060
DRAWN BY	MD, WB
REVIEWED BY	MP, RB
PROJECT NUMBER	23487

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN

C4.0

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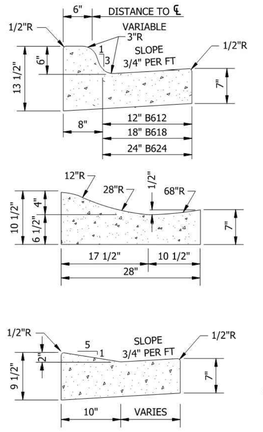
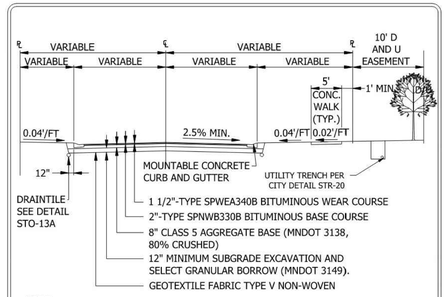


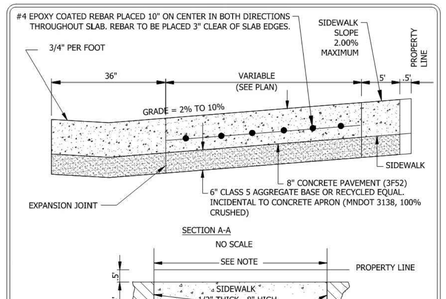
NOTE:
① PLACE A "W" , "S" , AND "CO" STAMP PER CITY PLATE #STR-23 ON FACE OF CURB WHERE CURB & GUTTER CROSSES A WATER OR SEWER SERVICE.

CITY OF Dayton Live the difference. 2025 DETAIL PLATES REV.1	CURB AND GUTTER	LAST REVISION: DEC 2024 / PLATE NO. STR-01



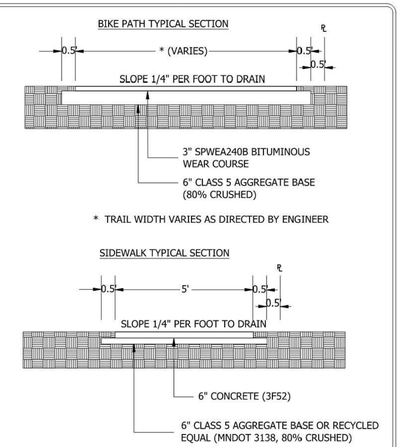
NOTE:
1. TYPICAL SECTION SHOWN IS THE MINIMUM RESIDENTIAL STREET REQUIREMENT. SEE SPECIFICATIONS FOR PROJECT SPECIFIC DETAILS.
2. SCH 40 DRAINTILE SHALL BE INSTALLED BEHIND CURB. DRAINTILE TO BE INSTALLED AS REQUIRED TO ADEQUATELY DRAIN ALL SELECT GRANULAR FILL AREAS.
3. STREET SHALL BE DESIGNED FOR A 30 MPH DESIGN SPEED WITH MINIMUM 0.60% AND MAXIMUM OF 6.00% GRADE.
4. THE CITY RESERVES THE RIGHT TO INCREASE THE STREET SECTION AND ADD DRAINTILE BASED ON SOIL CONDITIONS.
5. SAW & SEAL ACCORDING TO MNDOT SPEC. 3725, AS DIRECTED BY CITY ENGINEER.
6. CITY ENGINEER TO DETERMINE WIDTHS, MINIMUM WIDTHS SHOW ON STR-05A.
7. WEARING COURSES MAY HAVE A MAXIMUM OF 10% RECYCLED ASPHALT PAVEMENT (RAP). NO RECYCLED ASPHALT SHINGLES (RAS) ALLOWED IN WEARING COURSES.
8. NON-WEARING COURSES MAY HAVE A MAXIMUM OF 20% RECYCLED ASPHALT PAVEMENT (RAP).

CITY OF Dayton Live the difference. 2025 DETAIL PLATES REV.1	RESIDENTIAL STREET SECTION	LAST REVISION: DEC 2024 / PLATE NO. STR-05



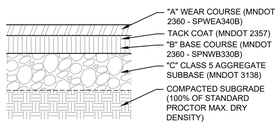
NOTE:
MAX COMMERCIAL DRIVEWAY WIDTH TO BE 32' AT RIGHT-OF-WAY

CITY OF Dayton Live the difference. 2025 DETAIL PLATES REV.1	COMMERCIAL CONCRETE DRIVEWAY APRON WITH SIDEWALK	LAST REVISION: OCT 2024 / PLATE NO. STR-15



NOTE:
1. RUNNING SLOPE OF TRAILS, SIDEWALKS, OR PATHS MUST COMPLY WITH CURRENT ADA GUIDELINES.
2. SIDEWALK TO BE PRIVATELY MAINTAINED.
3. UP TO 10% RECYCLED MATERIAL SHALL BE ALLOWED IN BITUMINOUS WEAR COURSE.

CITY OF Dayton Live the difference. 2025 DETAIL PLATES REV.1	TYPICAL BIKE PATH AND SIDEWALK SECTIONS	LAST REVISION: DEC 2024 / PLATE NO. STR-19

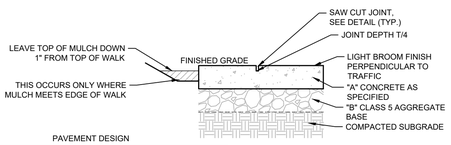


PAVEMENT DESIGN

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



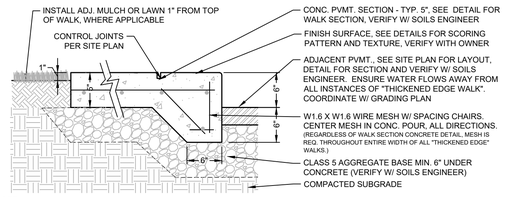
PAVEMENT DESIGN

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.

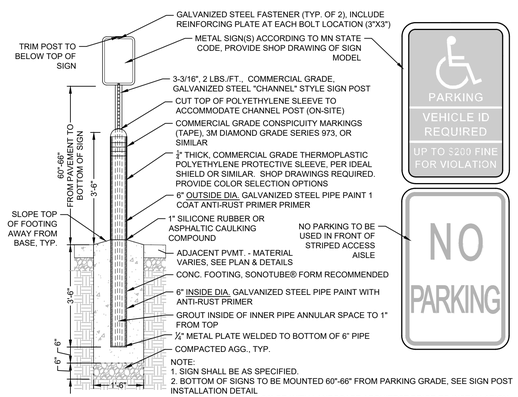
NOTES:
1. INSTALLATION SHALL BE CERTIFIED AND IN ACCORDANCE TO AN ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
2. SEE GEO-TECHNICAL RECOMMENDATIONS FOR GROSS WEIGHT REQUIREMENTS.
3. IF NO DESIGN IS DEFINED IN CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
4. IF DESIGN IS DEFINED IN CHART, IT SHOULD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

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



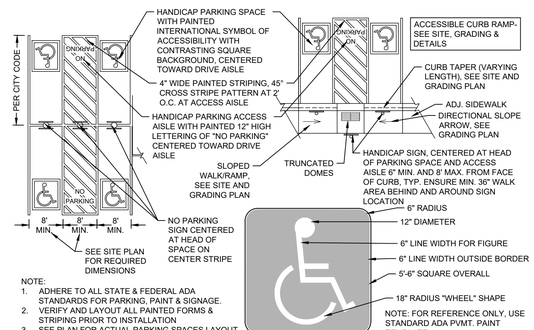
NOTE:
1. INSTALLATION AND REINFORCEMENT SHALL BE IN ACCORDANCE TO A CERTIFIED, ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
2. SEE GEO-TECHNICAL RECOMMENDATIONS FOR SOILS ENGINEER'S PVMT. SECTION REQUIREMENTS.
3. SEE LAYOUT DRAWINGS FOR LIMITS OF WALKS.
4. SEE CONCRETE JOINT DETAIL FOR REQUIREMENTS.
5. 1/2" WIDE EXPANSION JOINT AND SEALANT AT ALL CURBS.
6. WIRE MESH AND CHAIRS REQUIRED FOR ALL WALKS OR IN LOCATIONS FOR VEHICULAR TRAFFIC.

3 THICKENED EDGE CONC. WALK
NTS



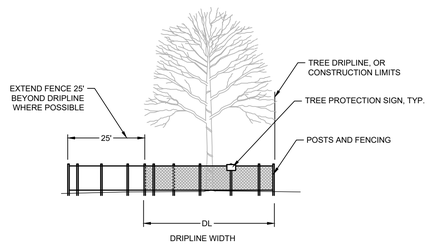
NOTE:
1. SIGN SHALL BE AS SPECIFIED.
2. BOTTOM OF SIGNS TO BE MOUNTED 60"-66" FROM PARKING GRADE, SEE SIGN POST INSTALLATION DETAIL.
3. VERIFY POST PAINT COLOR WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4 ACCESSIBLE SIGN & CHANNEL POST - LOT LOCATION
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

5 ACCESSIBLE PARKING PAVEMENT MARKING
NTS



FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

6 TREE PROTECTION
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
SUITE LIVING
DAYTON RIVER RD & BALSAM LN N, DAYTON, MN 55327

OWNER
HAMPTON COMPANIES, LLC
1824 BUERKLE ROAD, WHITE BEAR LAKE, MN 55110

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 01/05/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

PROJECT MANAGER	WILL BRUESTLE
CONTACT NUMBER	612-615-0060
DRAWN BY	MD, WB
REVIEWED BY	MP, RB
PROJECT NUMBER	25467

REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.0

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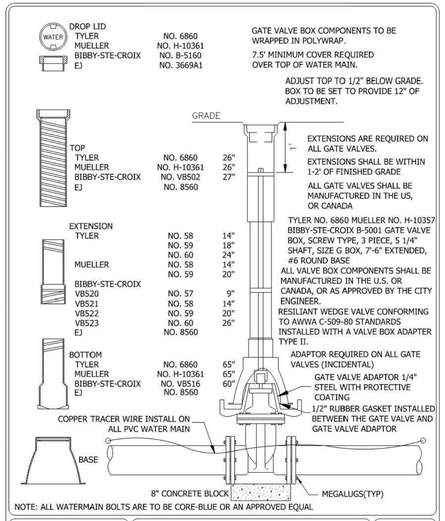


NOTE: ALL WATERMAIN BOLTS ARE TO BE CORE-BLUE OR AN APPROVED EQUAL

CITY OF Dayton Live the difference.
2025 DETAIL PLATES REV.1

GATE VALVE AND BOX INSTALLATION

LAST REVISION: OCT 2024

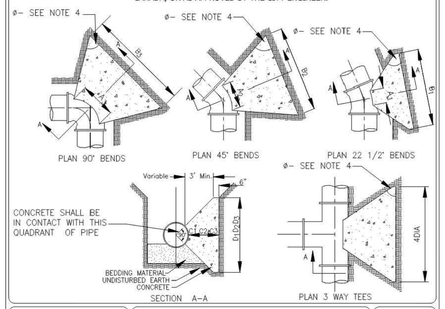
PLATE NO. WAT-02

NOTES:
1. SHAPE OF BACK OF BUTTRESS MAY VERY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION C1,C2,C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE Θ EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1,A2,A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.
4. Θ= 45° MINIMUM.
5. PLACE POLYETHYLENE BETWEEN CONCRETE & PIPE.
6. MEGALUGS SHALL BE INSTALLED ON ALL BENDS.
7. ALL WATER MAIN BOLTS SHALL BE COR-BLUE OR APPROVED EQUAL.

BUTTRESS DIMENSIONS

PIPE SIZE	22 1/2° BEND B_1	22 1/2° BEND D_1	45° BEND B_2	45° BEND D_2	90° BEND B_3	90° BEND D_3
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"
30"	-	-	9'-3"	6'-0"	17'-0"	6'-0"

ALL DUCTILE IRON FITTINGS TO BE FUSION BONDED EPOXY COATED.
ALL DUCTILE IRON PIPE AND FITTINGS TO BE WRAPPED IN POLY AND TAPED.
ALL DUCTILE IRON PIPES AND FITTINGS TO BE MANUFACTURED IN US OR CANADA, OR AS APPROVED BY THE CITY ENGINEER.

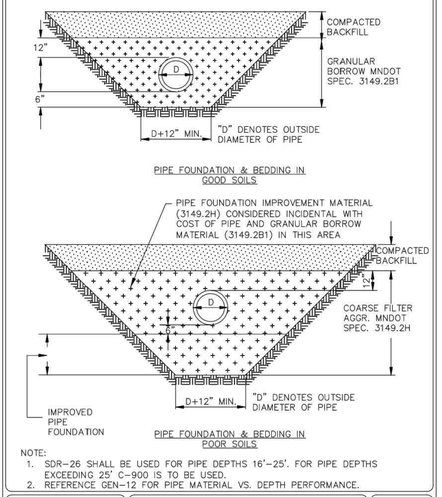


CITY OF Dayton Live the difference.
2025 DETAIL PLATES REV.1

CONCRETE THRUST BLOCKING

LAST REVISION: DEC 2024

PLATE NO. WAT-04



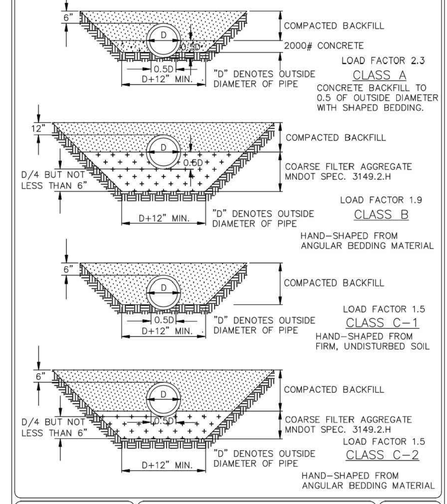
NOTE:
1. SDR-26 SHALL BE USED FOR PIPE DEPTHS 16'-25'. FOR PIPE DEPTHS EXCEEDING 25' C-900 IS TO BE USED.
2. REFERENCE GEN-12 FOR PIPE MATERIAL VS. DEPTH PERFORMANCE.

CITY OF Dayton Live the difference.
2025 DETAIL PLATES REV.1

BEDDING METHODS FOR PLASTIC PIPE

LAST REVISION: OCT 2024

PLATE NO. BED-01

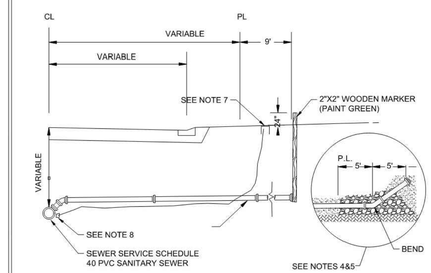


CITY OF Dayton Live the difference.
2025 DETAIL PLATES REV.1

BEDDING METHODS FOR RCP AND DIP

LAST REVISION: OCT 2024

PLATE NO. BED-02



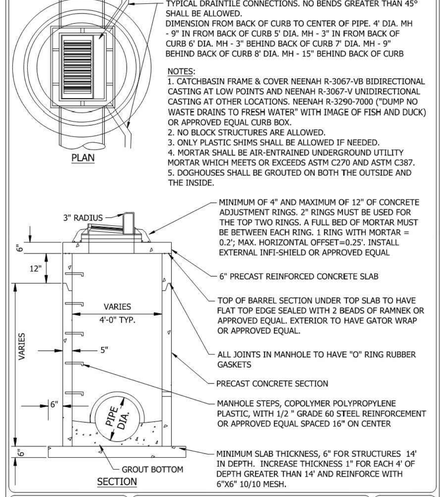
NOTES:
1. SEWER SERVICES. 4" (UNLESS OTHERWISE SPECIFIED ON PLANS) SCHEDULE 40 PVC SEWER PIPE
2. PIPE JOINTS SHALL BE NON GASKETED, SOLVENT WELD TYPE.
3. SLOPE ¼" PER FOOT MINIMUM.
4. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
5. 45 DEGREE BENDS SHALL BE USED AT THE END OF THE SERVICE IF DEPTH EXCEEDS 8' TO BRING SANITARY SERVICE INVERT TO CURBSTOP ELEVATION.
6. INSTALL SANITARY RISER TO MATCH CURB STOP ELEVATION.
7. TRACER WIRE SHALL BE BROUGHT UP ALONG WATERMAIN CURB STOP. INSTALL VALVCO, SNAKEPIT, OR APPROVE EQUAL TRAFFIC RATED TRACER WIRE ACCESS BOX WITH 2 LUGS.
8. MIN OF 1 LB. DRIVE IN ANODES WITH MIN 20' WIRE LEAD ARE TO BE INSTALLED AT EVERY SANITARY SERVICE WYE.
9. TRACER WIRE SHALL BE 12 AWG COPPER CLAD STEEL ORE WIRE WITH MIN BREAK LOAD OF 450 LB FOR OPEN CUT INSTALLATION RATED FOR 30 VOLTS. MIN 45 MIL HMWPE JACKET
10. TRACER WIRE CONNECTOR SHALL BE DRY CONN DIRECT BURY LUG AQUA, PRO-TRACE DB OR APPROVED EQUAL.

CITY OF Dayton Live the difference.
2025 DETAIL PLATES REV.1

SANITARY SEWER SERVICE CONNECTION

LAST REVISION: DEC 2024

PLATE NO. SAN-06



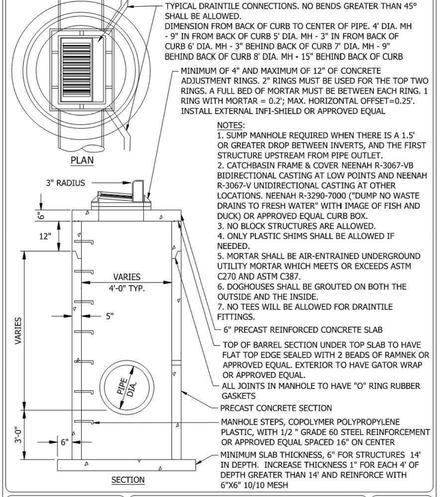
NOTES:
1. CATCHBASIN FRAME & COVER NEENAH R-3067-VB BIDIRECTIONAL CASTING AT LOW POINTS AND NEENAH R-3067-V UNIDIRECTIONAL CASTING AT OTHER LOCATIONS. NEENAH R-3290-7000 ("DUMP NO WASTE DRAINS TO FRESH WATER" WITH IMAGE OF FISH AND DUCK) OR APPROVED EQUAL CURB BOX.
2. NO BLOCK STRUCTURES ARE ALLOWED.
3. ONLY PLASTIC SHIMS SHALL BE ALLOWED IF NEEDED.
4. MORTAR SHALL BE AIR-ENTRAINED UNDERGROUND UTILITY MORTAR WHICH MEETS OR EXCEEDS ASTM C270 AND ASTM C387.
5. DOGHOUSES SHALL BE GROUTED ON BOTH THE OUTSIDE AND THE INSIDE.

CITY OF Dayton Live the difference.
2025 DETAIL PLATES REV.1

CATCH BASIN MANHOLE

LAST REVISION: DEC 2024

PLATE NO. STO-03



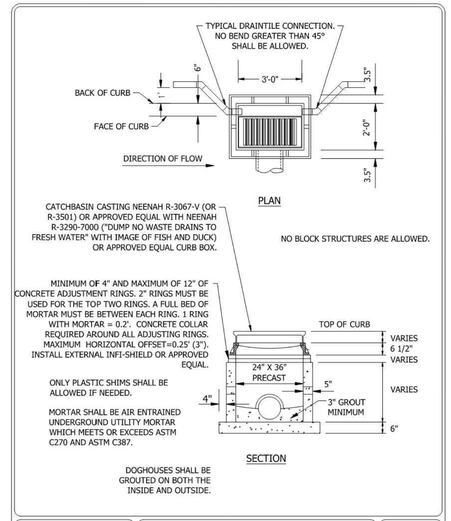
NOTES:
1. SUMP MANHOLE REQUIRED WHEN THERE IS A 1.5' OR GREATER DROP BETWEEN INVERTS, AND THE FIRST STRUCTURE UPSTREAM FROM PIPE OUTLET.
2. CATCHBASIN FRAME & COVER NEENAH R-3067-VB BIDIRECTIONAL CASTING AT LOW POINTS AND NEENAH R-3067-V UNIDIRECTIONAL CASTING AT OTHER LOCATIONS. NEENAH R-3290-7000 ("DUMP NO WASTE DRAINS TO FRESH WATER" WITH IMAGE OF FISH AND DUCK) OR APPROVED EQUAL CURB BOX.
3. NO BLOCK STRUCTURES ARE ALLOWED.
4. ONLY PLASTIC SHIMS SHALL BE ALLOWED IF NEEDED.
5. MORTAR SHALL BE AIR-ENTRAINED UNDERGROUND UTILITY MORTAR WHICH MEETS OR EXCEEDS ASTM C270 AND ASTM C387.
6. DOGHOUSES SHALL BE GROUTED ON BOTH THE OUTSIDE AND THE INSIDE.
7. NO TEES WILL BE ALLOWED FOR DRAINTILE FITTINGS.

CITY OF Dayton Live the difference.
2025 DETAIL PLATES REV.1

CATCH BASIN MANHOLE WITH SUMP

LAST REVISION: DEC 2024

PLATE NO. STO-04



CITY OF Dayton Live the difference.
2025 DETAIL PLATES REV.1

2' X 3' CATCH BASIN

LAST REVISION: DEC 2024

PLATE NO. STO-05

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
SUITE LIVING
DAYTON RIVER RD & BALSAM LN N, DAYTON, MN 55327

OWNER
HAMPTON COMPANIES, LLC
1824 BUERKLE ROAD, WHITE BEAR LAKE, MN 55110

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 01/05/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

PROJECT MANAGER	WILL BRUESTLE
CONTACT NUMBER	612-615-0060
DRAWN BY	MD, WB
REVIEWED BY	MP, RB
PROJECT NUMBER	25407

REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.1

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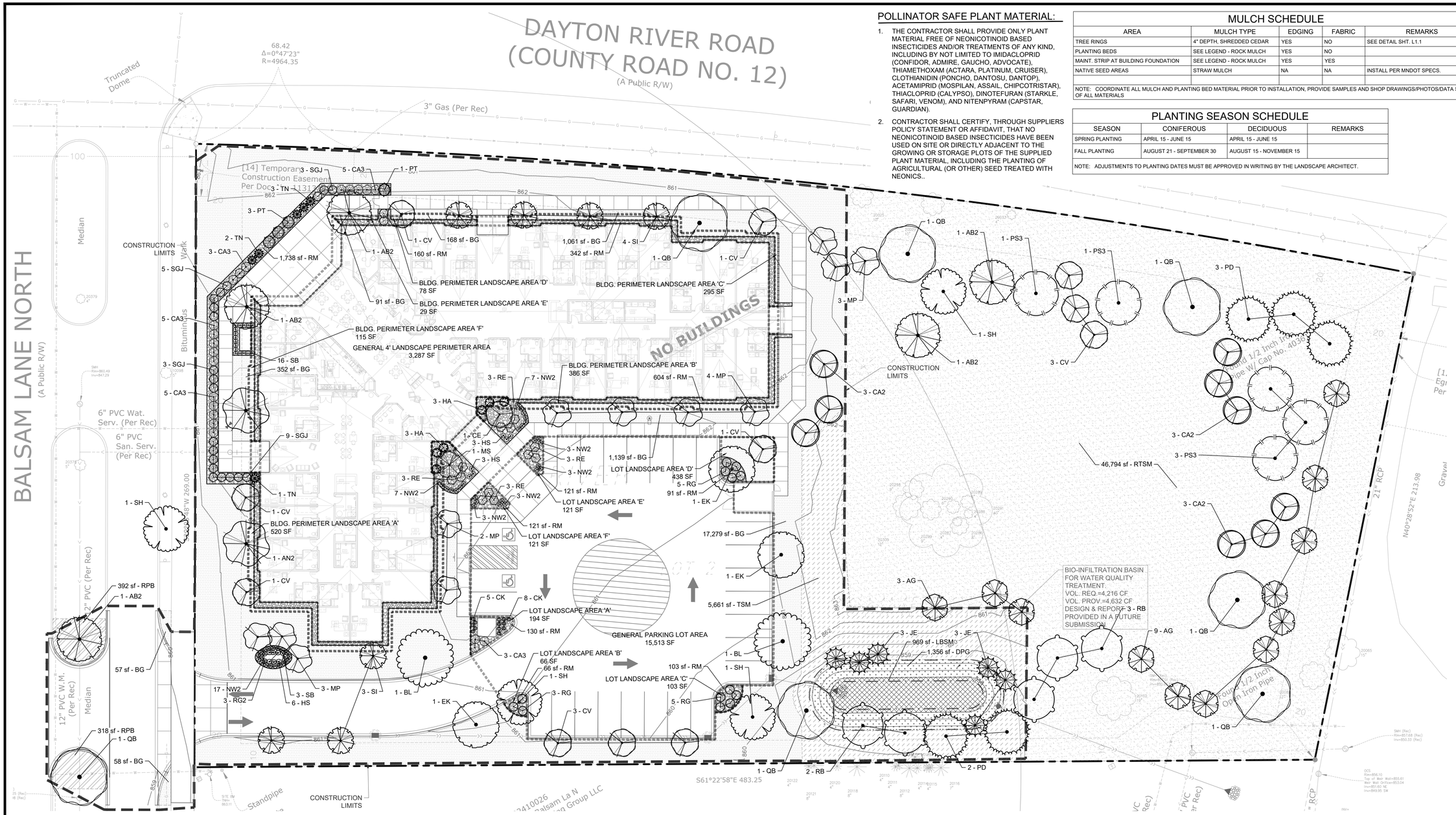

POLLINATOR SAFE PLANT MATERIAL:

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..

MULCH SCHEDULE

AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR	YES	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	SEE LEGEND - ROCK MULCH	YES	NO	
MAINT. STRIP AT BUILDING FOUNDATION	SEE LEGEND - ROCK MULCH	YES	YES	
NATIVE SEED AREAS	STRAW MULCH	NA	NA	INSTALL PER MNDOT SPECS.

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

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.

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. ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH 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.

LANDSCAPE PLAN LEGEND:

GROUND COVER SCHEDULE SITE

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE
GROUND COVERS			
	46,794 sf	SUNNY LAWN MIX / RESTORATION & TURF SEED REPAIR EXIST. GROUND, INCLUDING ADDING TOPSOIL AS NEEDED, INSTALL SUNNY LAWN MIX, SHOOTING STAR NATIVE SEED OR EQUIV., 60% Improved Kentucky Bluegrass, 25% Fine-leaf Perennial Ryegrass, 15% Creeping Red Fescue, Installed at +/-225#/ACRE.	Seed Mix
	3,794 sf	1.5" SCREENED ROCK/STONE, 3" DEEP / ROCK MULCH 1.5" SCREENED DECORATIVE ROCK/STONE MULCH 3" DEEP OVER GEOTEXTILE FABRIC, PROVIDE SAMPLES. INSTALL WEEDING AS SHOWN ON LANDSCAPE PLAN.	Mulch
	20,317 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
	5,661 sf	SUNNY LAWN MIX / TURF SEED SUNNY LAWN MIX, SHOOTING STAR NATIVE SEED OR EQUIV., 60% Improved Kentucky Bluegrass, 25% Fine-leaf Perennial Ryegrass, 15% Creeping Red Fescue. Installed at +/-225#/ACRE.	Seed Mix
MNDOT - SEED MIXES			
	1,356 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
	969 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

SEE SHEET L1.1 FOR PLANTING SCHEDULE

GROUND COVER SCHEDULE OFF-SITE (R.O.W.)

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE
GROUND COVERS			
	710 sf	MATCH PLANT MATERIAL / RESTORE PLANTING BED REPAIR EXIST. AND NEW PLANTING BED AREA DISTURBED BY CONSTRUCTION, INCLUDING ADDING TOPSOIL AS NEEDED. MATCH EXISTING PLANT MATERIAL AND LAYOUT.	Seed Mix
	115 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

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.

DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.

CONSTRUCTION LIMITS

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

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

SUITE LIVING

DAYTON RIVER RD & BALSAM LN N, DAYTON, MN 55327

PROJECT

HAMPTON COMPANIES, LLC
1824 BUERKLE ROAD, WHITE BEAR LAKE, MN 55110

OWNER

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

Robert L. Binder
DATE 01/05/25 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

PROJECT MANAGER	WILL BRUESTLE
CONTACT NUMBER	612-615-0060
DRAWN BY	MD, WB
REVIEWED BY	MP, RB
PROJECT NUMBER	25467

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN

L1.0

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PLANT SCHEDULE SITE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
TREES						
	AN2	2	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	5	River Birch / Betula nigra	2.5" Cal. B&B	NATIVE	N
	SH	3	Skyline Thornless Honey Locust / Gleditsia triacanthos inermis `Skycole` TM	2.5" Cal. B&B	NATIVE CULTIVAR	N
	EK	3	Espresso Kentucky Coffeetree / Gymnocladus dioica `Espresso`	2.5" Cal. B&B	NATIVE CULTIVAR	N
	QB	6	Swamp White Oak / Quercus bicolor	2.5" Cal. B&B	NATIVE	Y
	BL	2	Boulevard Linden / Tilia americana `Boulevard`	2.5" Cal. B&B	NATIVE CULTIVAR	Y
		25	SUBTOTAL:			
EVERGREEN TREES						
	JE	6	Eastern Red Cedar / Juniperus virginiana	6` B&B	NATIVE	
	PD	5	Black Hills Spruce / Picea glauca `Densata`	6` B&B	NATIVE CULTIVAR	
	PT	4	Mugo Pine / Pinus mugo `Tannenbaum`	6` B&B	NOT NATIVE	
	PS3	5	White Pine / Pinus strobus	6` B&B	NATIVE	
	TN	6	American Pillar Arborvitae / Thuja occidentalis `American Pillar`	#10 CONT	NOT NATIVE	
		26	SUBTOTAL:			
ORNAMENTAL TREES						
	AG	12	Autumn Brilliance Serviceberry / Amelanchier x grandiflora `Autumn Brilliance`	1.5" Cal. B&B	NATIVE	Y
	CA2	9	American Hornbeam / Carpinus caroliniana	2" Cal. B&B	NATIVE	Y
	CE	1	Eastern Redbud Multi-trunk / Cercis canadensis	#20 CONT.	NOT NATIVE	Y
	CV	11	Thornless Cockspur Hawthorn / Crataegus crus-galli inermis TM	1.5" Cal. B&B	NATIVE	Y
	MP	12	Prairifire Crabapple / Malus x `Prairifire`	1.5" Cal. B&B	NATIVE CULTIVAR	Y
	MS	1	Spring Snow Crabapple / Malus x `Spring Snow`	1.5" Cal. B&B	NATIVE CULTIVAR	Y
	SI	7	Ivory Silk Japanese Tree Lilac / Syringa reticulata `Ivory Silk`	1.5" Cal. B&B	NOT NATIVE	Y
		53	SUBTOTAL:			
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
SHRUBS						
	CA3	21	Arctic Fire Dogwood / Cornus sericea `Arctic Fire`	#5 CONT	NATIVE CULTIVAR	Y
	HA	6	Annabelle Hydrangea / Hydrangea arborescens `Annabelle`	#5 CONT	NOT NATIVE	Y
	SGJ	23	Sea Green Juniper / Juniperus chinensis `Sea Green`	#5 CONT	NOT NATIVE	N
	RG	13	Gro-Low Fragrant Sumac / Rhus aromatica `Gro-Low`	#5 CONT	NATIVE	Y
	RE	12	Como Park Easy Elegance Rose / Rosa x `BAlark` TM	#5 CONT	NOT NATIVE	Y
		75	SUBTOTAL:			
GRASSES						
	CK	13	Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster`	#1 CONT	NOT NATIVE	N
	SB	19	Blue Heaven Little Bluestem / Schizachyrium scoparium `Blue Heaven`	#1 CONT	NATIVE CULTIVAR	Y
		32	SUBTOTAL:			
PERENNIALS						
	HS	12	Stella Supreme Daylily / Hemerocallis x `Stella Supreme`	#1 CONT	NOT NATIVE	Y
	NW2	43	Walkers Low Catmint / Nepeta x faassenii `Walkers Low`	#1 CONT	NOT NATIVE	Y
	RG2	3	Goldsturm Coneflower / Rudbeckia fulgida `Goldsturm`	#1 CONT	NATIVE	Y
		58	SUBTOTAL:			

PLANT SCHEDULE OFF-SITE (R.O.W.)

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
TREES						
	AB2	1	Autumn Blaze Maple / Acer x freemanii `Jeffsred` TM	2.5" Cal. B&B	NATIVE CULTIVAR	
	SH	1	Skyline Thornless Honey Locust / Gleditsia triacanthos inermis `Skycole` TM	2.5" Cal. B&B	NATIVE CULTIVAR	N
	QB	1	Swamp White Oak / Quercus bicolor	2.5" Cal. B&B	NATIVE	Y
		3	SUBTOTAL:			

LANDSCAPE AREAS SUMMARIES:

PARKING LOT LANDSCAPE AREAS SUMMARY	
TOTAL LOT AREA	15,513 SF
LOT LANDSCAPE AREA A	194 SF
LOT LANDSCAPE AREA B	66 SF
LOT LANDSCAPE AREA C	103 SF
LOT LANDSCAPE AREA D	438 SF
LOT LANDSCAPE AREA E	121 SF
LOT LANDSCAPE AREA F	121 SF
SUBTOTAL	1,043 SF
PERCENT OF LOT TOTAL	6.7%

BLDG. PERIMETER LANDSCAPE AREAS SUMMARY	
TOTAL LOT AREA	3,287 SF
BLDG. PERIMETER LANDSCAPE AREA A	520 SF
BLDG. PERIMETER LANDSCAPE AREA B	386 SF
BLDG. PERIMETER LANDSCAPE AREA C	295 SF
BLDG. PERIMETER LANDSCAPE AREA D	78 SF
BLDG. PERIMETER LANDSCAPE AREA E	29 SF
BLDG. PERIMETER LANDSCAPE AREA F	115 SF
SUBTOTAL	1,423 SF
PERCENT OF LOT TOTAL	43.3%

PLANT DIVERSITY SUMMARY:

PLANT DIVERSITY SUMMARY			
CODE	QTY	% OF SUBGROUP	COMMON / BOTANICAL NAME
			TREES
AN2	2	8%	Northwood Red Maple / Acer rubrum `Northwood`
AB2	4	16%	Autumn Blaze Maple / Acer x freemanii `Jeffsred` TM
RB	5	20%	River Birch / Betula nigra
SH	3	12%	Skyline Thornless Honey Locust / Gleditsia triacanthos inermis `Skycole` TM
EK	3	12%	Espresso Kentucky Coffeetree / Gymnocladus dioica `Espresso`
QB	6	24%	Swamp White Oak / Quercus bicolor
BL	2	8%	Boulevard Linden / Tilia americana `Boulevard`
	25	100%	SUBTOTAL
			EVERGREEN TREES
JE	6	23%	Eastern Red Cedar / Juniperus virginiana
PD	5	19%	Black Hills Spruce / Picea glauca `Densata`
PT	4	15%	Mugo Pine / Pinus mugo `Tannenbaum`
PS3	5	19%	White Pine / Pinus strobus
TN	6	23%	American Pillar Arborvitae / Thuja occidentalis `American Pillar`
	26	100%	SUBTOTAL
			ORNAMENTAL TREES
AG	12	23%	Autumn Brilliance Serviceberry / Amelanchier x grandiflora `Autumn Brilliance`
CA2	9	17%	American Hornbeam / Carpinus caroliniana
CE	1	2%	Eastern Redbud Multi-trunk / Cercis canadensis
CV	11	21%	Thornless Cockspur Hawthorn / Crataegus crus-galli inermis TM
MP	12	23%	Prairifire Crabapple / Malus x `Prairifire`
MS	1	2%	Spring Snow Crabapple / Malus x `Spring Snow`
SI	7	13%	Ivory Silk Japanese Tree Lilac / Syringa reticulata `Ivory Silk`
	53	100%	SUBTOTAL
			SHRUBS
CA3	21	28%	Arctic Fire Dogwood / Cornus sericea `Arctic Fire`
HA	6	8%	Annabelle Hydrangea / Hydrangea arborescens `Annabelle`
SGJ	23	31%	Sea Green Juniper / Juniperus chinensis `Sea Green`
RG	13	17%	Gro-Low Fragrant Sumac / Rhus aromatica `Gro-Low`
RE	12	16%	Como Park Easy Elegance Rose / Rosa x `BAlark` TM
	75	100%	SUBTOTAL

REQUIRED LANDSCAPE CALCULATIONS:

SITE INFORMATION		
TOTAL SITE AREA	125,243	SF
OPEN SPACE	79,254	SF
REQUIRED LANDSCAPE CALCULATIONS		
(PROVIDE 3 OF THE 4 REQUIREMENTS BELOW)		
1 OVERSTORY TREE PER 3,000 SF OPEN SPACE	27	TREES
1 ORNAMENTAL TREE PER 1,500 SF OPEN SPACE	53	TREES
1 EVERGREEN TREE PER 3,000 SF OPEN SPACE	27	TREES
1 DECIDUOUS OR EVERGREEN SHRUB PER 100 SF OF OPEN SPACE	793	SHRUBS

LANDSCAPE PROVIDED		
OVERSTORY	25	TREES
EXISTING OVERSTORY TO REMAIN	2	TREES
NET PLANTED	27	TREES
ORNAMENTAL	53	TREES
EVERGREEN	26	TREES
EXISTING EVERGREEN TO REMAIN	1	TREES
NET PLANTED	27	TREES
SHRUB	75	SHRUBS

SEE SHEET L1.0 FOR GENERAL LANDSCAPE NOTES & LEGEND

Know what's below. Call before you dig.

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.

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT: SUITE LIVING
DAYTON RIVER RD & BALSAM LN N, DAYTON, MN 55327
OWNER: HAMPTON COMPANIES, LLC
1824 BUERKLE ROAD, WHITE BEAR LAKE, MN 55110

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 01/05/25 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

PROJECT MANAGER	WILL BRUESTLE
CONTACT NUMBER	612-615-0060
DRAWN BY	MD, WB
REVIEWED BY	MP, RB
PROJECT NUMBER	25467

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN NOTES & DETAILS

L1.1

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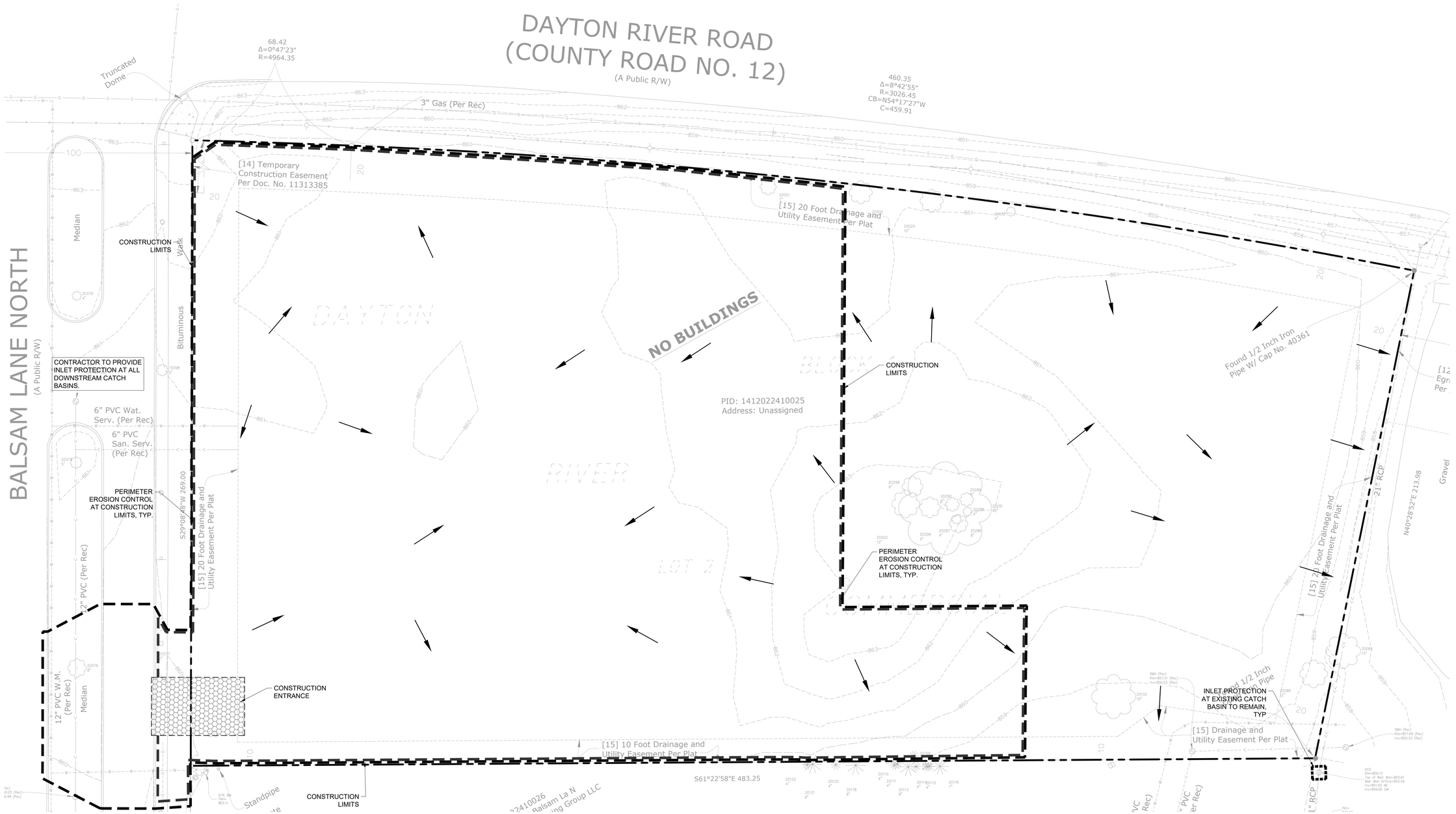

SWPPP NOTES:

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

Know what's below. Call before you dig.

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

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Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

SUITE LIVING

PROJECT: DAYTON RIVER RD & BALSAM LN N, DAYTON, MN 55327

OWNER: HAMPTON COMPANIES, LLC
1824 BUERKLE ROAD, WHITE BEAR LAKE, MN 55110

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Matthew R. Pavek
DATE 01/05/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

PROJECT MANAGER	WILL BRUESTLE
CONTACT NUMBER	612-615-0060
DRAWN BY	MD, WB
REVIEWED BY	MP, RB
PROJECT NUMBER	25427

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS

SW1.0

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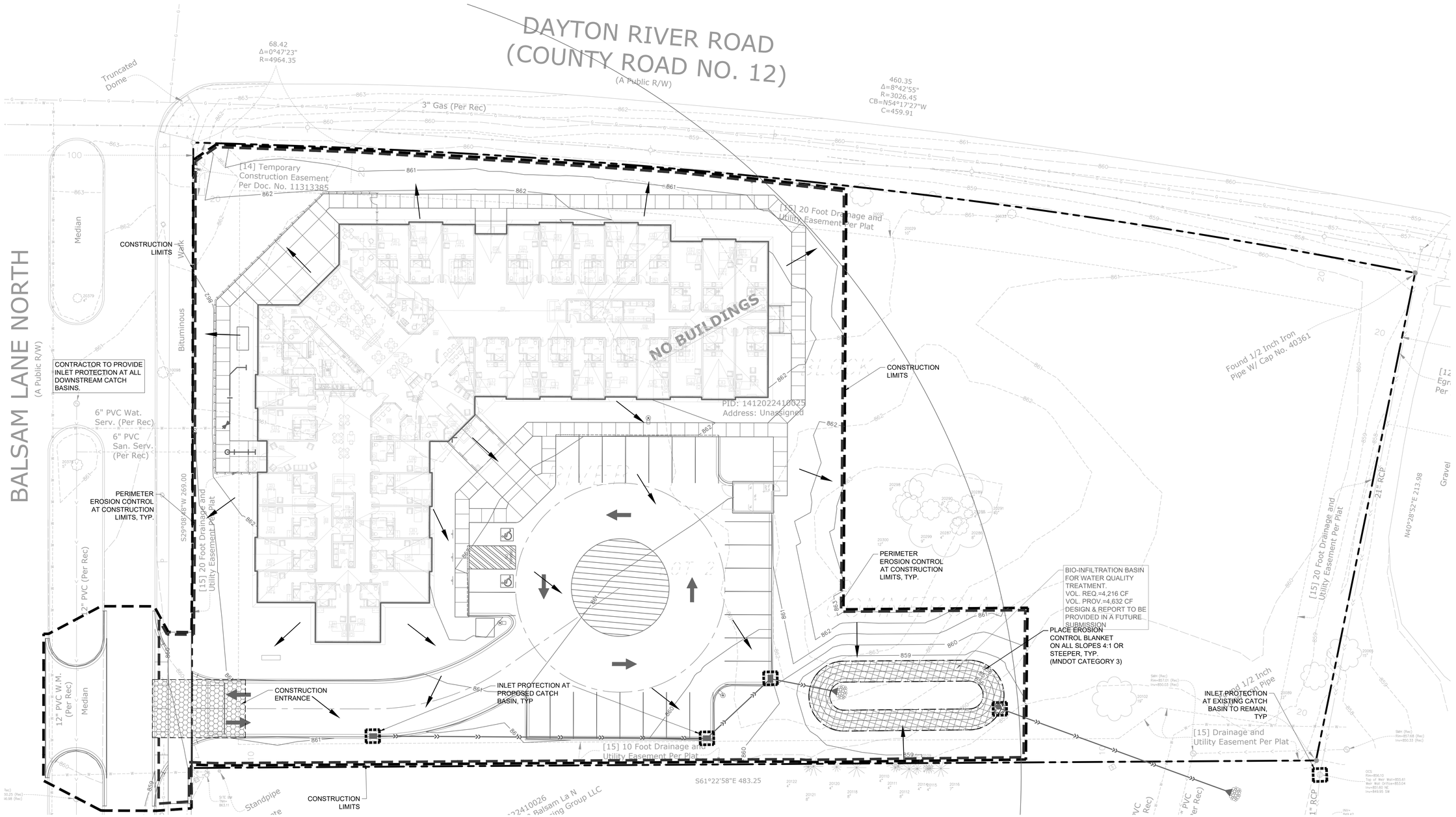

SWPPP NOTES:

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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 DAYTON EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

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

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5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
SUITE LIVING
DAYTON RIVER RD & BALSAM LN N, DAYTON, MN 55327

OWNER
HAMPTON COMPANIES, LLC
1824 BUERKLE ROAD, WHITE BEAR LAKE, MN 55110

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Matthew R. Pavek
DATE 01/05/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

PROJECT MANAGER	WILL BRUESTLE
CONTACT NUMBER	612-615-0060
DRAWN BY	MD, WB
REVIEWED BY	MP, RB
PROJECT NUMBER	25447

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

SW1.1

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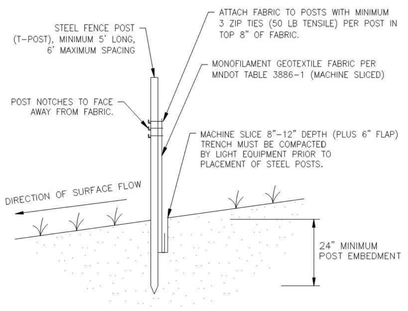
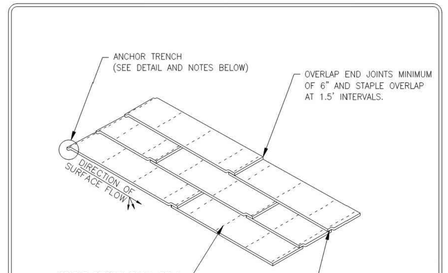
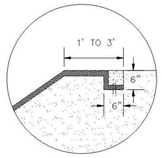


NOTE:
THE MACHINE SLICED METHOD (THIS DETAIL) IS THE STANDARD SILT FENCE INSTALLATION METHOD. HEAVY-DUTY (ERO-1B) OR STANDARD (ERO-1C) SILT FENCE INSTALLATION METHODS SHOULD ONLY BE USED WHEN APPROVED OR DIRECTED BY THE CITY.

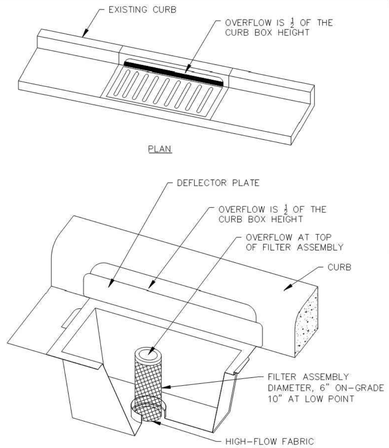
CITY OF Dayton The Fun difference 2025 DETAIL PLATES REV.1	SILT FENCE MACHINE SLICED	LAST REVISION: OCT 2024 PLATE NO. ERO-01A



ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT

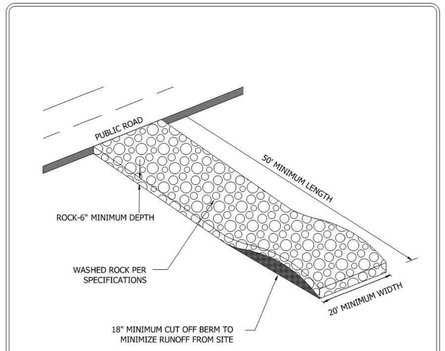


CITY OF Dayton The Fun difference 2025 DETAIL PLATES REV.1	EROSION CONTROL BLANKET INSTALLATION	LAST REVISION: OCT 2024 PLATE NO. ERO-02



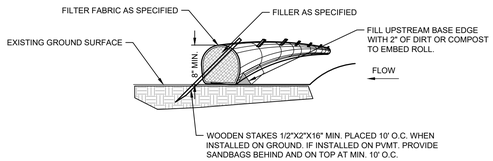
WIMCO ROAD DRAIN CG-3067 HIGH FLOW INLET PROTECTION CURB AND GUTTER MODEL OR CITY-APPROVED EQUAL.

CITY OF Dayton The Fun difference 2025 DETAIL PLATES REV.1	INLET PROTECTION CATCH BASIN INSERT AFTER PAVING	LAST REVISION: OCT 2024 PLATE NO. ERO-04C



NOTES:
FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK.
ENTRANCE MUST BE MAINTAINED REGULARLY TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS.

CITY OF Dayton The Fun difference 2025 DETAIL PLATES REV.1	CONSTRUCTION ENTRANCE ROCK	LAST REVISION: OCT 2024 PLATE NO. ERO-07



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.

1 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
N T S

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
SUITE LIVING
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OWNER
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Matthew R. Pavek
DATE 01/05/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

PROJECT MANAGER	WILL BRUESTLE
CONTACT NUMBER	612-615-0060
DRAWN BY	MO, WB
REVIEWED BY	MP, RB
PROJECT NUMBER	25447

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - DETAILS

SW1.2

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Project Directory

Owner:
Conventry Properties of Dayton, LLC
1824 Buerkle Road
White Bear Lake, MN 55110
rep: Joel Larson

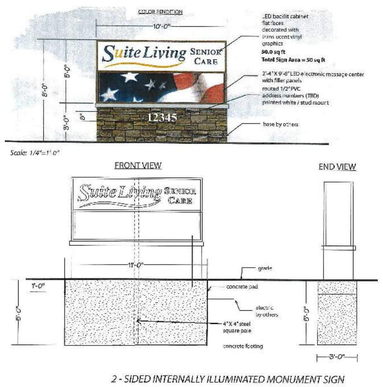
Hampton Construction
rep: Todd Francis
1824 Buerkle Road
White Bear Lake, MN 55110

Architect
Lars Architectural Services, LLC
Larry (Lars) Glockzin - Architect
115 River Street
Hudson, WI 54016
612/240-7009
Lars100@SBCglobal.net
Larsgxyz@gmail.com

Civil Engineer:
Civil Site Group
5000 Glenwood Ave
Golden Valley, MN 55422
612/615-0060
Contact:

Structural:
Stroh Engineering
Bernie Stroh - P.E.
PO Box 1058
Jerome, AZ 86331
(808) 463-2256
strohengineering@1791.com

Mech/Electrical:
By others-Design/Build



2 - SIDED INTERNALLY ILLUMINATED MONUMENT SIGN

Monument Sign
Separate Submit

General Notes
1. SITE PREPARATION TO BE PROVIDED BY SITE CONTRACTOR REVIEW CONDITIONS WITH BUILDING CONTRACTOR.
2. CONTINUOUS SEALANTS AND FLASHING AT ALL EXTERIOR AND INTERIOR OPENINGS.
3. FURNACE FLUE TO BE FIRESTOPPED AT CEILING LEVEL AND MAINTAIN PROPER CLEARANCES
4. PROVIDE OUTSIDE COMBUSTION AIR.
5. 'UL' LISTINGS REQUIRED AND SHALL BE INSTALLED PER MANUFACTURER SPECS.
6. EXHAUST FAN VENTED DIRECTLY OUTSIDE AND MUST TERMINATE AT LEAST 3 FEET FROM ANY BUILDING OPENING
7. EXIT DOORS TO HAVE LEVER ACTION HARDWARE AND CAN BE OPENED FROM THE INSIDE W/O USE OF KEY
8. CONTRACTOR TO PROVIDE AND SUBMIT PRODUCT SUBMITTALS TO OWNER FOR REVIEW AND APPROVAL.
9. SITE DESIGN BY EXCAVATING CONTRACTOR.
10. WORK OF ALL TRADES SHALL CONFORM WITH CURRENT RECOGNIZED STANDARDS AND PRACTICES FOR MATERIALS AND WORKMANSHIP
11. SAFETY GLAZING IS REQUIRED WITHIN 24" OF A DOOR WHERE THE BOTTOM EDGE OF GLAZING IS LESS THAN 60" ABOVE THE FLOOR
12. PROVIDE 4A FIRE EXTINGUISHERS REVIEW WITH FIRE MARSHALL
13. SEE STRUCTURAL FOR BEARING AND ANCHORING REQUIREMENTS
14. ELECTRICAL CONTRACTOR TO COORDINATE WITH OWNER AND PROVIDE OPTIMUM LIGHTING SCHEME PRIOR TO ANY INSTALLATION
15. VERIFY ALL DIMENSIONS. NOTIFY OWNER OF ANY DISCREPANCIES.
16. ALL PAINT COLORS TO BE DETERMINED BY OWNER
17. PROVIDE WATER RESISTANT GYP. BD. AT ALL TOILET ROOMS.
18. PROVIDE BOTTLE WATER OR EQ
19. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND IS RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES AND EASEMENTS
20. SITE, PLUMBING, AND ELECTRICAL DESIGN BY OTHERS
21. CONTRACTOR TO VERIFY ALL DIMENSIONS
22. PROVIDE ILLUMINATED EXIT SIGNS AT EXTERIOR DOORS
23. JOINTS SHALL BE PLACED NO MORE THAN 15' TO 20' O.C. BOTH DIRECTIONS IN CONCRETE SLABS. 20' TO 25' ON CENTER FOR MASONRY WALLS AND 20' TO 30' O.C. BOTH DIRECTIONS FOR GYP. BD. WALLS, SOFFITS, CEILINGS, ETC.
24. PROVIDE IDENTIFICATION UNISEX SIGNAGE AT PUBLIC TOILET/BATHING

BUILDING CODE NARRATIVE
2018 NFPA 101 LIFE SAFETY CODE

CHAPTER 18: NEW HEALTH CARE OCCUPANCY
(1) THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM PER 18.3.5. {PROVIDED}
(2) A FIRE ALARM SYSTEM IS PROVIDED IN ACCORDANCE WITH 18.3.4 {PROVIDED}
(3) SMOKE DETECTORS ARE PROVIDED PER NFPA
BATHTUBS, SHOWERS, AND GRAB BARS SHALL BE PROVIDED IN ACCORDANCE 2020 MN Accessibility Code, Chapter 1341
WIDTH OF CORRIDORS SHALL NOT BE LESS THAN 44" WIDE. {78" PROVIDED}
TRAVEL DISTANCE TO EXITS SHALL NOT EXCEED 200' { PROVIDED MAX. 168'}
HAZARDOUS ARE PROTECTION: BOILER AND FUEL-FIRED HEATER ROOMS - 1 HOUR
CENTRAL LAUNDRY ROOMS - 1 HOUR STORAGE ROOMS 50-100 SF - 1 HOUR STORAGE ROOMS OVER 100 SF - 1 HOUR
INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE:
EXIT ENCLOSURES: CLASS A, LOBBIES AND CORRIDORS: CLASS B, ROOMS AND ENCLOSED SPACES: CLASS B
INTERIOR FLOOR FINISH IN EXIT ENCLOSURES AND EXIT CORRIDORS SHALL NOT BE LESS THAN CLASS II
FIRE ALARM SYSTEM IS REQUIRED {PROVIDED SEE FIRE ALARM PLANS}
APPROVED SMOKE ALARMS SHALL BE INSTALLED INSIDE EVERY SLEEPING ROOM AND OUTSIDE EVERY SLEEPING AREA {PROVIDED SEE FIRE ALARM PLANS}
SMOKE DETECTION SYSTEMS REQUIRED IN CORRIDORS. ARRANGED TO INITIATE AN ALARM IN ALL SLEEPING AREAS. {PROVIDED SEE ALARM PLANS}
CARBON MONOXIDE DETECTORS REQUIRED IN ROOMS WITH FUEL BURNING EQUIPMENT AND APPLIANCES {PROVIDED SEE FIRE ALARM PLANS}
SUBDIVISION OF SPACES, NOT LESS THAN 2 SMOKE COMPARTMENTS IN EACH ASSISTED LIVING FACILITY {PROVIDED 2}
SMOKE COMPARTMENT AREAS TO BE LESS THAN 22,500 SF
{PROVIDED Smoke Compartment 1 (13,681 sq. ft.) Smoke Compartment 2 (7,492 sq. ft.)}
TRAVEL DISTANCE FROM ANY POINT WITHIN A SMOKE COMPARTMENT TO ACCESS ADJACENT SMOKE COMPARTMENT SHALL NOT EXCEED A TRAVEL DISTANCE OF 200' {PROVIDED 198' MAXIMUM TRAVEL DISTANCE}
THERE WILL BE NO STRETCHERS OR BED MOVEMENTS

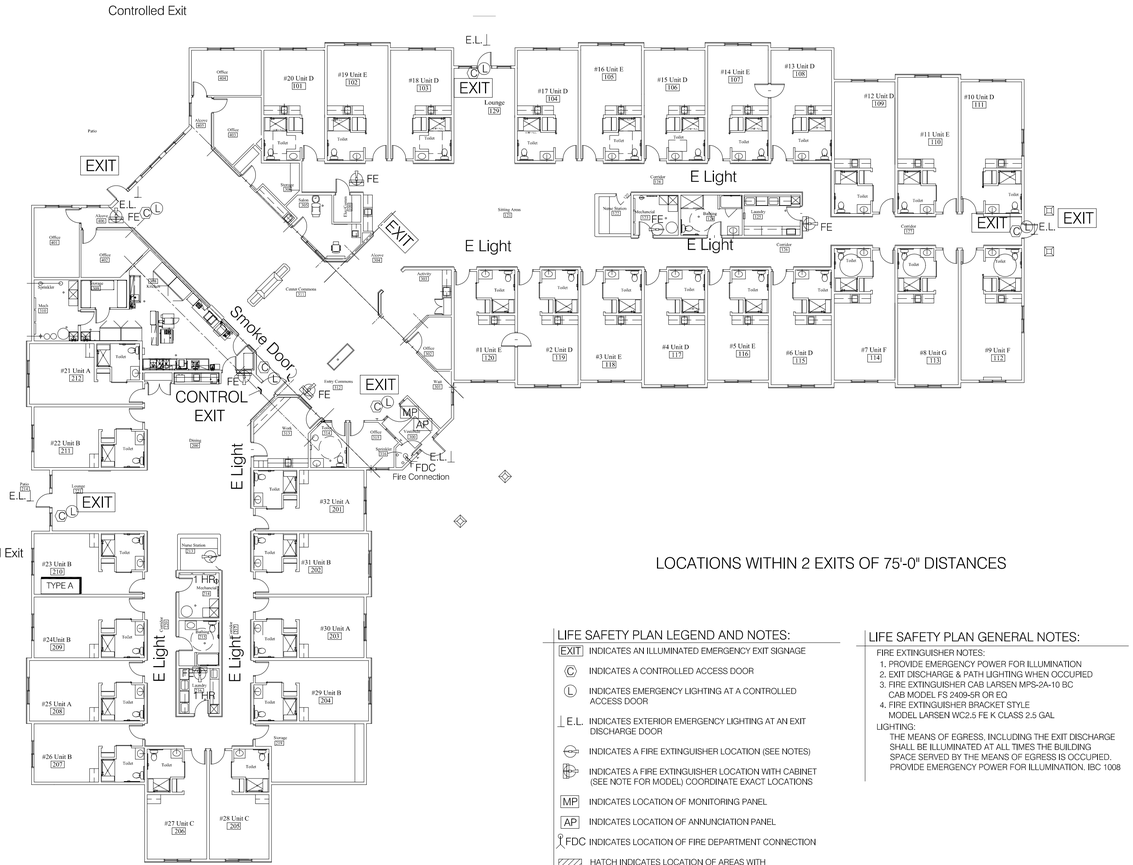
BUILDING INFORMATION:
BUILDING AREA: 22,296 S.F.
BUILDING HEIGHT: 1 STORY
OCCUPANCY CLASSIFICATION: GROUP I-2 CONDITION 1
CONSTRUCTION TYPE: VA
PASSIVE FIRE PROTECTION: AS INDICATED ON THE LIFE SAFETY PLAN, THERE IS A ONE HOUR RATED SMOKE BARRIER. THERE ARE ONE HOUR RATED FIRE BARRIERS, ALL CONSTRUCTION IS ONE HOUR RATED WITH APPROPRIATE ASSEMBLIES, THERE ARE 20 MINUTE AND 60 MINUTE RATED DOORS WHERE REQUIRED.
ACTIVE FIRE PROTECTION: AUTOMATIC SPRINKLER SYSTEM, SMOKE DETECTION SYSTEM, FIRE ALARM SYSTEM, SMOKE AND FIRE DAMPER PROTECTION. ONE HOUR RATED SMOKE BARRIER SEPARATING THE BUILDING INTO TWO SMOKE COMPARTMENTS, ALL COMMON AREA LIGHTING, EMERGENCY LIGHTING, APPLIANCES, EQUIPMENT (INCLUDING KITCHEN EQUIPMENT) SHALL BE CONNECTED TO THE BACKUP GENERATOR. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. PER IBC 1008, EMERGENCY LIGHTING IS PROVIDED WITH BATTERY BACKUP AND AN BACKUP GENERATOR.
AUTOMATIC SPRINKLER SYSTEM: NFPA 13
EXTERIOR CANOPIES/ATTICS TO BE SPRINKLERED
MANUAL AND AUTOMATIC FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH MNSFC SECTION 907.2.6.1 THROUGH 907.2.6.2.4
SLEEPING ROOM SMOKE ALARM - PER 907.2.6.2.4 A SINGLE STATION SMOKE ALARMS SHALL BE INSTALLED IN RESIDENT SLEEPING ROOMS
SPECIAL LOCKING ARRANGEMENTS:
CONTROLLED EGRESS EXITING IS PROVIDED IN LOCATIONS NOTED ON THE PLAN. THESE SYSTEMS ARE PROVIDED TO COMPLY WITH IBC 1010.1.9.7 CONTROLLED EGRESS DOORS IN GROUPS I-2

FGI 2018 (FACILITIES GUIDELINES INSTITUTE
2.4 DESIGN AND CONSTRUCTION REQUIREMENTS
2.4-2.2.6.3 MINIMUM CEILING HEIGHT:
CORRIDORS: 7'-6" {PROVIDED 8'-0"}
ROOMS: 8'-0" {PROVIDED 9'-0"}
2.4-2.2.6.2 WINDOW SILL HEIGHT MIN. 36" { 32" PROVIDED}
2.4-2.2.10.3 HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF CORRIDORS DEFINED BY WALLS. {PROVIDED EACH SIDE OF CORRIDORS
2.4-2.2.10.4 A HANDRAIL SHALL BE PROVIDED FOR EACH CLEAR CORRIDOR WALL EXCEEDING 12' IN LENGTH {PROVIDED}
2.5-2.3.2.1 (2) HANDWASH SINKS - OPEN AREA OF BASIN SHALL NOT BE LESS THAN 144 SQ. INCHES {PROVIDED}
2.5-2.3.2.3 HANDWASH SINK FITTING - THE WATER DISCHARGE POINT OF SINK FAUCET SHALL BE AT LEAST 8.5" ABOVE THE BOTTOM OF THE BASIN FOR RESIDENT ROOMS AND BATHROOMS AND 10" ABOVE THE BOTTOM OF THE BASIN IN ALL OTHER LOCATIONS
2.5-3.1.2.1 ALL OCCUPIED ROOMS AND AREA IN THE FACILITY SHALL BE DESIGNED TO PROVIDE CONTINUOUS VENTILATION {PROVIDED}
2.5-3.1.2.2NATURAL VENTILATION (VIA OPERABLE WINDOWS) SHALL BE PERMITTED. MECHANICAL VENTILATION SHALL BE PROVIDED FOR ALL OCCUPIABLE ROOMS IN THE FACILTY {PROVIDED}
4.1. SPECIFIC REQUIREMENTS FOR ASSISTED LIVING FACILITIES
4.1-1.5.3.3 PARKING REQUIRED, ONE PARKING SPACE FOR EACH LIVING UNIT MINIMUM REQUIRED 20 UNITS = 5 EMPLOYEES = 25 PARKING STALLS. {25 PROVIDED}
4.1-2.3.3.2 DINING AREA TO PROVIDE A MIN. OF 25 SF OF AREA PER RESIDENT DINING AREA: 1100 SQ. FT. = 44 RESIDENTS {TOTAL RESIDENTS = 34}
4.1-4.2.1.1 MEDICINE DISTRIBUTION AND STORAGE: LOCKABLE CABINETS IN NURSE WORK ROOM
4.1-4.2.3.1 BATHING OR SPA ROOM SHALL HAVE AT LEAST ONE SPA TUB, SPACE FOR DRYING, ACCESS TO GROOMING LOCATION WITH A HANDWASH STATION, MIRROR AND COUNTER OR SHELF {PROVIDED EACH WING}
4.1-4.2.3.4 TOILET SHALL BE DIRECTLY ACCESSABLE TO EACH BATHING FACILITY WITHOUT REQUIRING REENTRY TO THE GENERAL CORRIDOR {PROVIDED}

Suite Living of Dayton
Dayton River Rd & Balsam Ln North
Dayton, Minnesota 55327

Conceptual Front Entry View
Bulding Colors: Lyman Lumber or Equal
Actual Sample & Colors to be Submitted
Slight Variables may appy

Stone Base and Extensions = Echo Ridge or Eq Southern Ledge Stone
LP Lap Siding = Shadow or Eq
LP Lap Shakes = Wedgewood or Eq
Trim - Windows Fascia Soffits = White



1 LIFE SAFETY EXITING PLAN
1/16" = 1'-0"

LOCATIONS WITHIN 2 EXITS OF 75'-0" DISTANCES

LIFE SAFETY PLAN LEGEND AND NOTES:
- EXIT — INDICATES AN ILLUMINATED EMERGENCY EXIT SIGNAGE
- © — INDICATES A CONTROLLED ACCESS DOOR
- (L) — INDICATES EMERGENCY LIGHTING AT A CONTROLLED ACCESS DOOR
- E.L. — INDICATES EXTERIOR EMERGENCY LIGHTING AT AN EXIT DISCHARGE DOOR
- FE — INDICATES A FIRE EXTINGUISHER LOCATION (SEE NOTES)
- FE/CAB — INDICATES A FIRE EXTINGUISHER LOCATION WITH CABINET (SEE NOTE FOR MODEL) COORDINATE EXACT LOCATIONS
- MP — INDICATES LOCATION OF MONITORING PANEL
- AP — INDICATES LOCATION OF ANNUNCIATION PANEL
- FDC — INDICATES LOCATION OF FIRE DEPARTMENT CONNECTION
- HATCH INDICATES LOCATION OF AREAS WITH ONE HOUR FIRE BARRIER ASSEMBLY (2) LAYERS 5/8" TYPE 'X' GYP. BD. CEILING DROP WOOD STUD FRAMING 1 1/2" TO INSERT GYP. BD. TO PROVIDE CONTINUOUS FIRE ENVELOPE

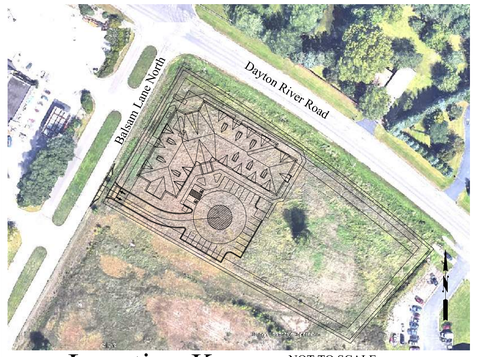
LIFE SAFETY PLAN GENERAL NOTES:
FIRE EXTINGUISHER NOTES:
1. PROVIDE EMERGENCY POWER FOR ILLUMINATION
2. EXIT DISCHARGE & PATH LIGHTING WHEN OCCUPIED
3. FIRE EXTINGUISHER CAB LARSEN MPS-2A-10 BC CAB MODEL FS 2409-5R OR EQ
4. FIRE EXTINGUISHER BRACKET STYLE MODEL LARSEN WC2.5 FE K CLASS 2.5 GAL

LIGHTING:
THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. PROVIDE EMERGENCY POWER FOR ILLUMINATION, IBC 1008

PROJECT INFORMATION
SITE:
BUILDING AREA (FOOTPRINT) 22,296 GSF
TOTAL PARKING = 25
DWELLING UNITS:
MEMORY CARE: 12 UNITS
TYPE 'A' = 4
TYPE 'B' = 6
TYPE 'C' =2
ASSISTED LIVING: 20 UNITS
TYPE 'D' = 8
TYPE 'E' = 6
TYPE 'F' = 4
TYPE 'G' = 2
ALL A.L. UNITS ACCESSIBLE
ALL M.C. UNITS ACCESSIBLE
TOTAL PERMANENT RESIDENT UNITS = 32
FULL & PART TIME EMPLOYEES = 6+-

Building Surface Areas
Windows: 1,503 sq. ft.
Stone: 617 sq. ft.
Shakes: 1,640 sq. ft.
Walls: 8,362 sq. ft.

Percentages:
Stone & Windows = 2,120 sq. ft.
2,120/8,362 = 25.3%



Location Key
NOT TO SCALE
FOR REFERENCE ONLY

Code Review
2020 MN State Building Code, Chapter 1305,
adopted and amends the 2018 International Building Code
2020 MN Accessibility Code, Chapter 1341
adopted and amends the 2009 ANSI 117.1
2020 MN Mechanical and Fuel Gas Code, Chapter 1346
adopted and amends the 2018 IFGC and 2018 IMC
2020 MN State Fire Code, Chapter 7511
adopted and amends the 2018 International Fire Code
2020 MN Energy Code, Chapter 1323, 2018 IECC, 2016 ASHRAE 90.1
2023 MN Electrical Code, Chapter 1315 Effective July 1st, 2023
2020 MN Plumbing Code, Chapter 4714.
ICC500-2014 Storm Shelter Code Standard
2018 IBC Chapter II - ICC/ANSI A117.1-09 with State Amendments
2018 FGI Guidelines Chapter 4.1 Assisted Living Facilites
FACILITY: Suite Living
Dayton River Road & Balsam Lane North
Dayton, Minnesota 55327

Zoning: Comprehensive Plan Land Use - Medium Residential
R4 High Density Residence
Occupant Building Area = 22,296 sq. ft.
Canopy Areas 455 sq. ft. Total = 22,751 sq. ft.
Building Occupancy I-2 Condition 1
Building Type VA
32 Units (50% Accessible Required)
All Assisted Living & Memory Care Units Accessible
Maximum Building Area Allowed:
13 Sprinklered Type VA = (At) 38,000 sq. ft. (NS) = 9,500 sq. ft.
22,953 sq. ft. < than 38,000 sq. ft. therefore ok

NFPA 13 sprinkler system requires the following:
All Shafts to be 2 hour rating
Exterior Canopies/Attics to be Sprinklered
Sleeping Rooms Smoke Alarms - Per 907.2.6.2.4 Single Station
Smoke Alarms shall be installed in Resident Sleeping Rooms
Fire Alarm System - Manual & Automatic Fire Alarm System
System shall be installed in accordance with MNSFC
Section 907.2.6.1 through 907.2.6.2.4
Minimum Fire Resistance of Walls (In Hours)
Demising Walls (Between Units) = 5/8" Gyp. Bd. each side (1 Hour)
Exit Access Corridors - 1 Hour with 20 Min. Openings

Sheet Index

T1.0 Title and Code Review

Civil
See Civil Set For Drawings and Information

Architectural
A1.0 Architectural Site Plan
A2.0 Overall Floor Plan
A2.1 1/8 Scale Floor Plan Area A - Assisted
A2.2 1/8 Scale Floor Plan Area B - Memory Care
A2.3 Unit Plans & Kitchen Floor Plan
A2.4 Plumbing Locate Dimensions
A2.5 Wall Stud Framing Plan
A3.0 Exterior Elevations
A4.0 Room and Door Schedules
A4.1 Interior Elevations
A4.2 Interior Commons Elevations
A5.0 Building Sections
A5.1 Wall Sections & Misc. Details
A5.2 Wall Sections & Misc. Details
A6.0 Reflected Ceiling FF&E Plans
A7.0 FF&E - Furniture Fixtures & Equipment
A8.0 Wall Types UL Listings

Structural
S1.0 Footing & Foundation Plan Structural Notes
S2.0 Roof Framing Plan

Mechanical
M DESIGN BUILD

Plumbing
P DESIGN BUILD

Electrical
E DESIGN BUILD

Lars
Architectural Services, LLC
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612-240-7009
LarsGxyz @ gmail.com

I hereby certify that this sheet, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.
Reg. No. 24240
Signed: Larry Glockzin
Date: 12/29/25

Suite Living of Dayton
Dayton River Rd & Balsam Ln North
Dayton, Minnesota 55327

City Review
Printed
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Title & Code Review

No.	Date	Revision

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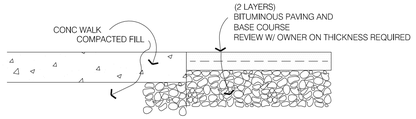
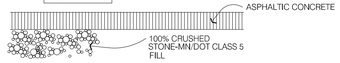
Date
Drawn by Lars

SHEET
T1.0



1 CONC. WALK/BIT. DRIVE
NO SCALE

BY OWNER



2 PARKING AREA BITUMINOUS PAVING
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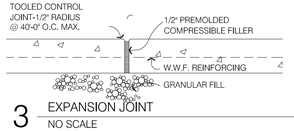

3 EXPANSION JOINT
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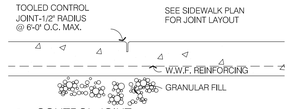
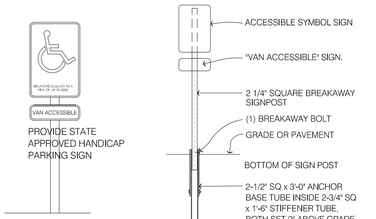
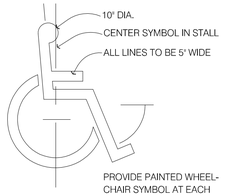


4 CONTROL JOINT
1" = 1'-0"



HANDICAP PARKING SIGN

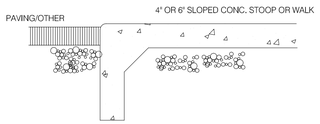


HANDICAP SYMBOL

SIGNAGE BY OWNER

NOTE: SEE CIVIL DRAWINGS FOR ALTERNATE ADDITIONAL SIGNAGE OPTIONS

5 HDCP SIGNAGE
NO SCALE



6 SIDEWALK EDGE DETAIL
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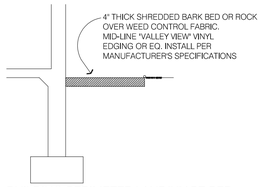
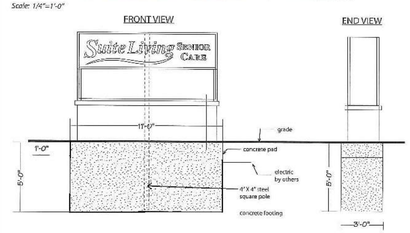


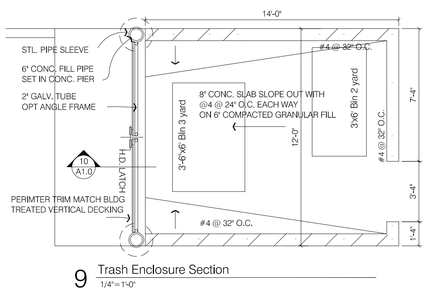
7 BUILDING PERIMETER LANDSCAPE BED
NO SCALE

Scale: 1/4"=1'-0"

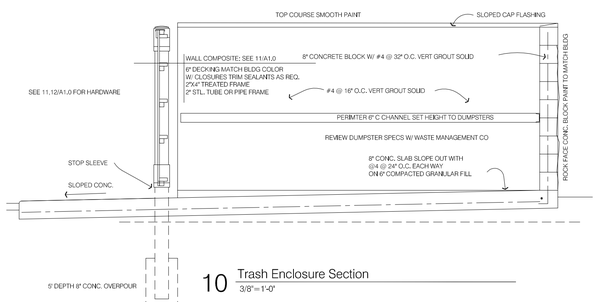


2 - SIDED INTERNALLY ILLUMINATED MONUMENT SIGN

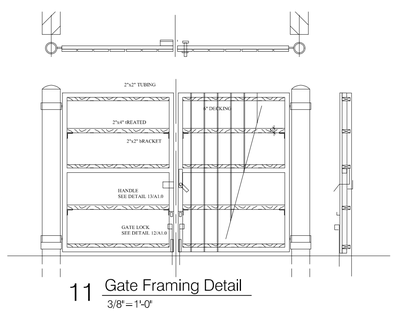
14 Building Monument Sign
N.T.S.



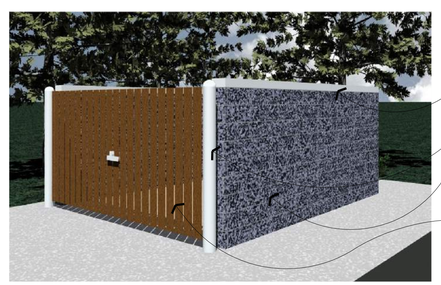
9 Trash Enclosure Section
1/4" = 1'-0"



10 Trash Enclosure Section
3/8" = 1'-0"



11 Gate Framing Detail
3/8" = 1'-0"



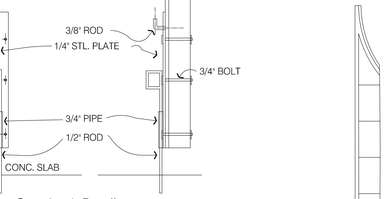
15 Trash Enclosure Rendering
n.t.s.

4" HIGH SMOOTH TOP COURSE CONC. BLOCK
WITH CAP FLASHING TO MATCH TRIM COLOR

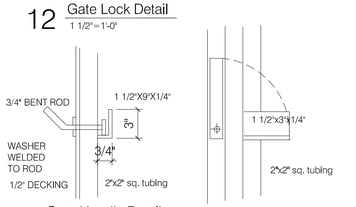
6" PIPE GATE SUPPORTS COLOR TO MATCH TRIM

6'-0" HIGH 8" SPLIT-FACE CONCRETE BLOCK
PAINTED TO MATCH BUILDING

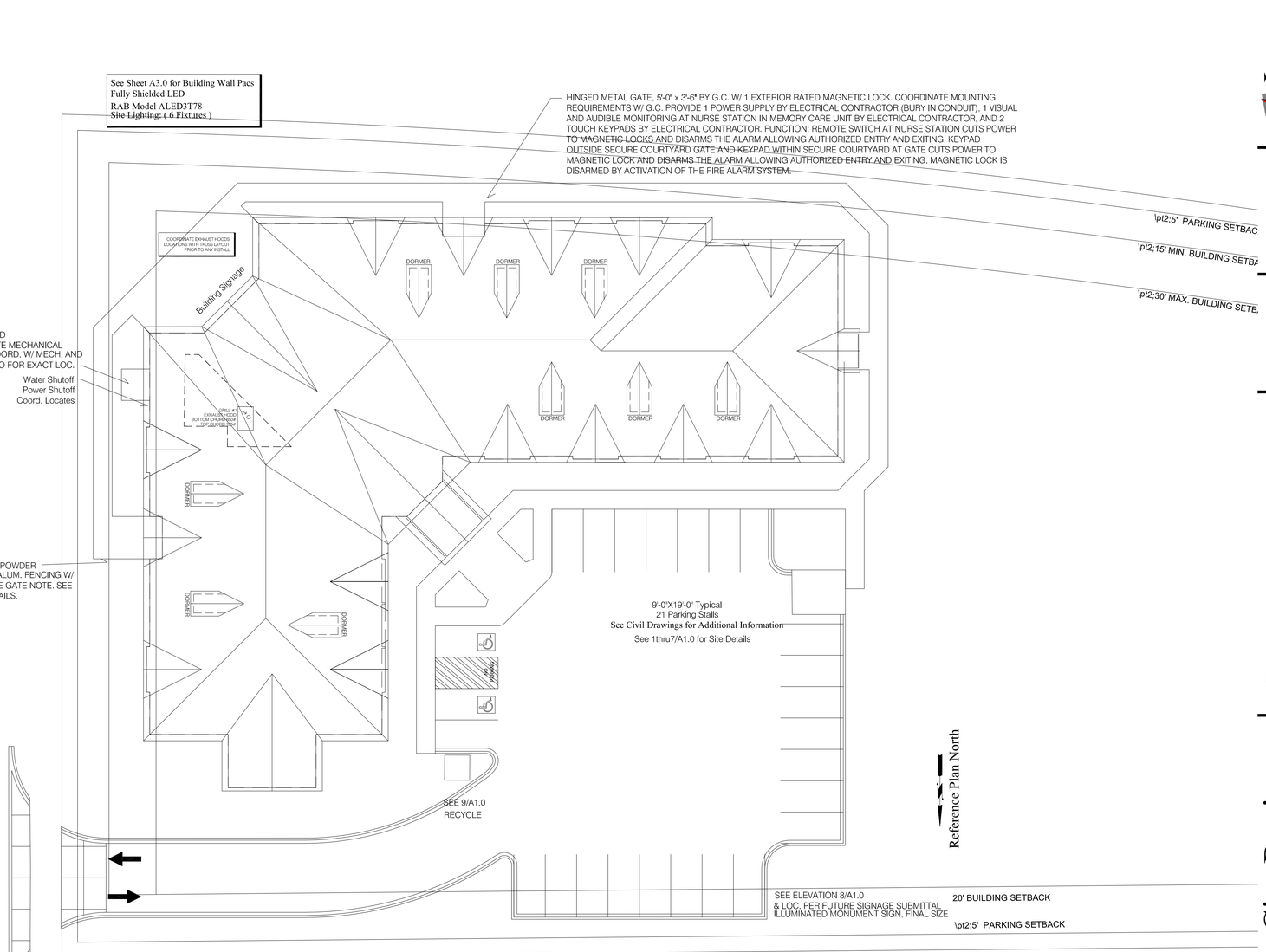
6" TREATED DECKING STAINED



12 Gate Lock Detail
1 1/2" = 1'-0"



13 Gate Handle Detail
1 1/2" = 1'-0"



14 Site Plan
1" = 20'-0"

Lars
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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 Architect under the laws of the State of Minnesota.
Reg. No. 24240
Date 12/29/25
Signed
Larry Gryczan

Suite Living of Dayton
Dayton River Rd & Balsam Ln North
Dayton, Minnesota 55327

City Review
Printed
January 4, 2026

Architectural Site Plan
& Site Details

No.	Date	Revision

Project
Date
Drawn by Lars

SHEET
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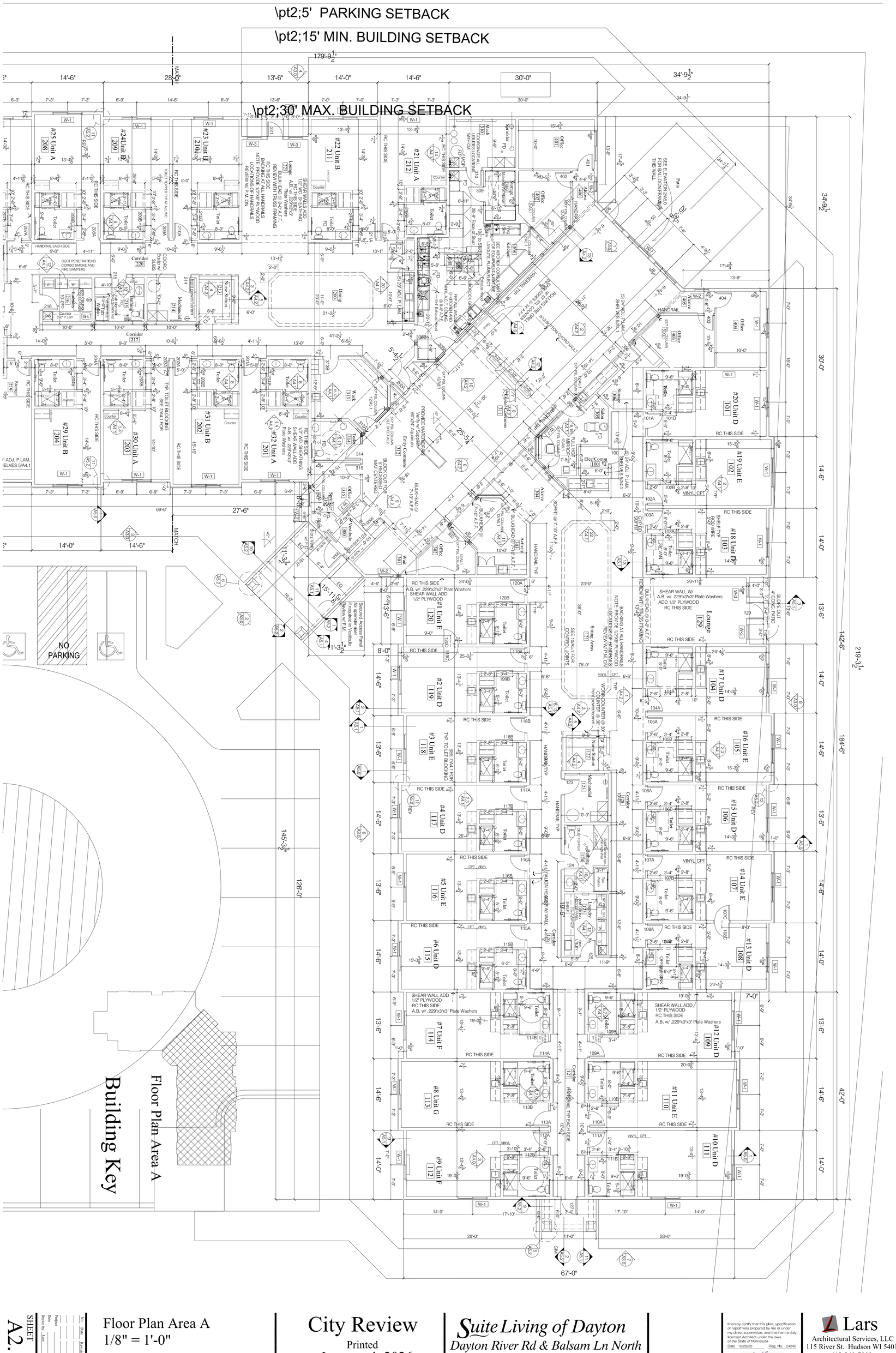

Floor Plan Area A
1/8" = 1'-0"

SHEET
A2.1

No. Date Revisions

Project
Date
Drawn By Lars

City Review

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January 4, 2026

Suite Living of Dayton
Dayton River Rd & Balsam Ln North
Dayton, Minnesota 55327

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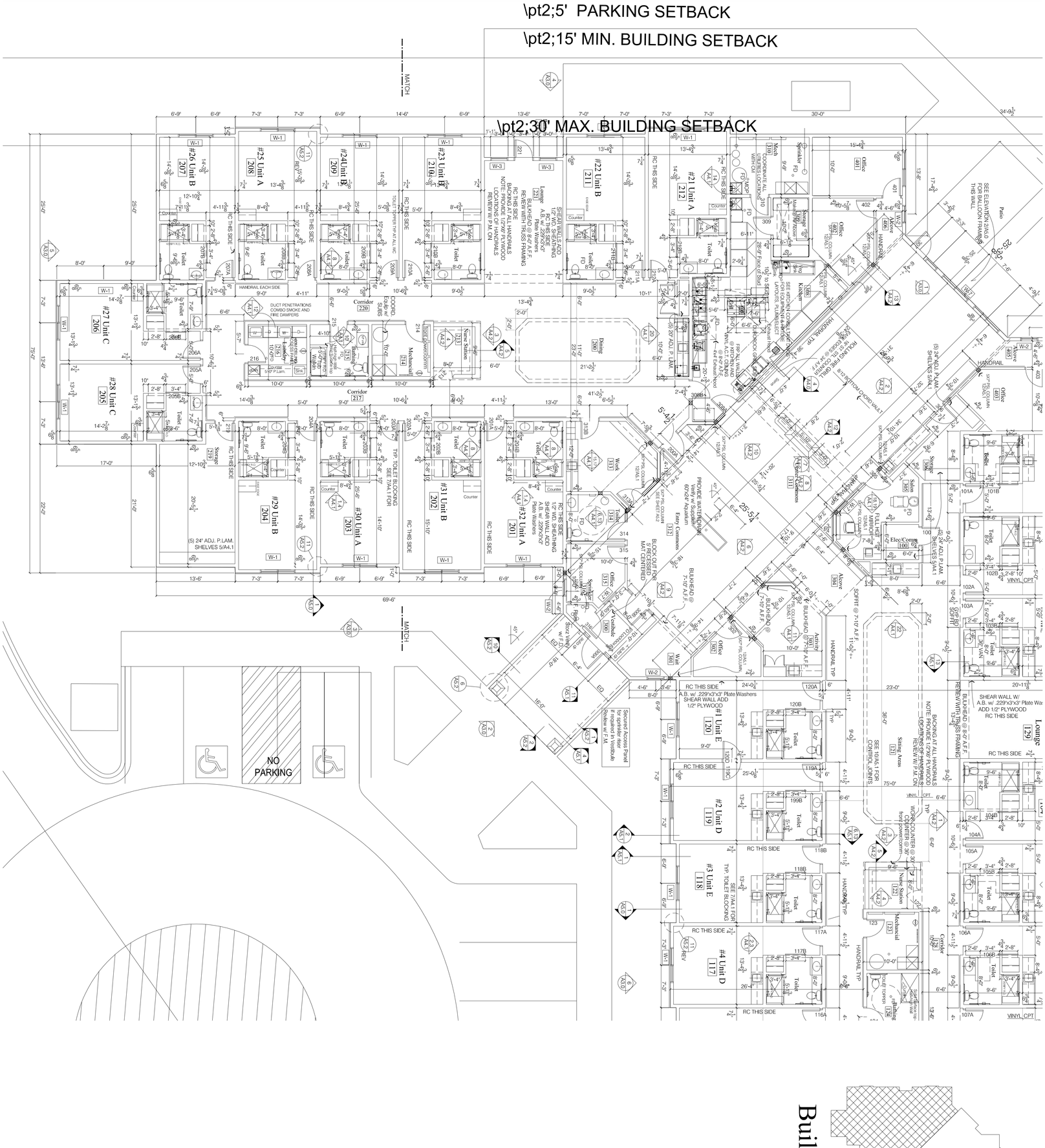

SHEET A2.2

Floor Plan Area B
1/8" = 1'-0"

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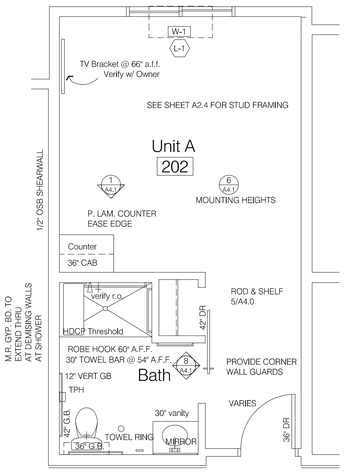
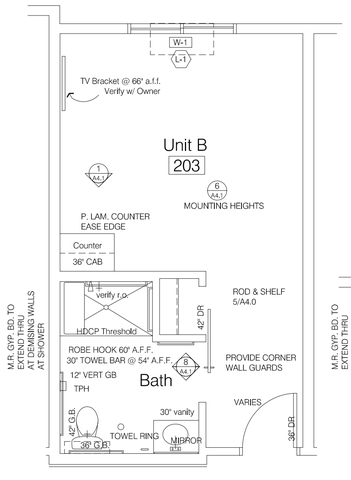
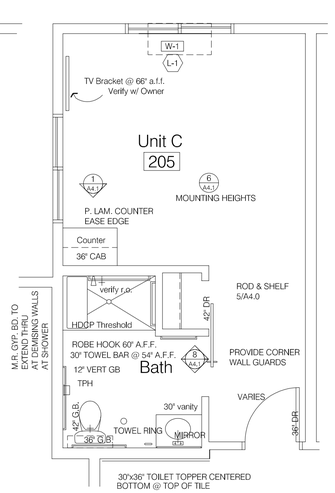


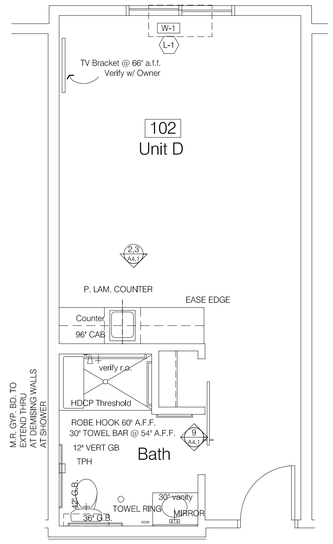
1 UNIT A MEMORY CARE FLOOR PLAN
1/4" = 1'-0"



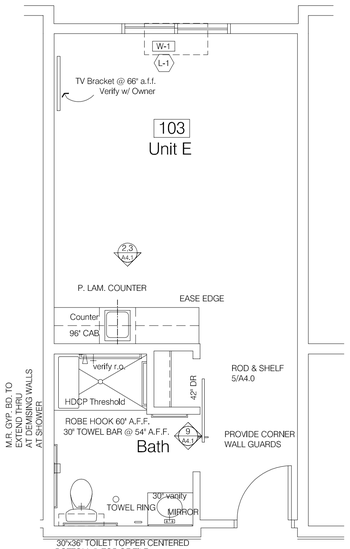
2 UNIT B MEMORY CARE FLOOR PLAN
1/4" = 1'-0"



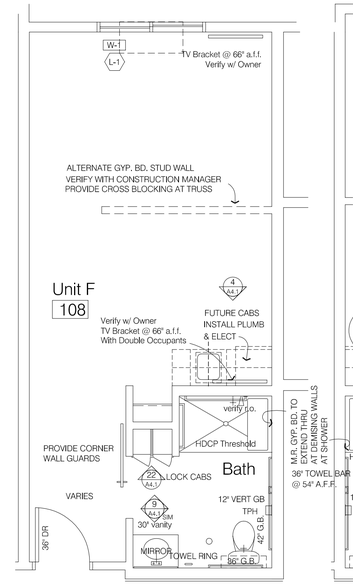
3 UNIT C MEMORY CARE FLOOR PLAN
1/4" = 1'-0"



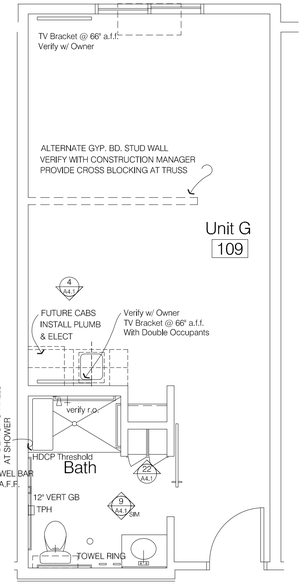
4 UNIT D ASSSITED LIVING FLOOR PLAN
1/4" = 1'-0"



5 UNIT E ASSSITED LIVING FLOOR PLAN
1/4" = 1'-0"



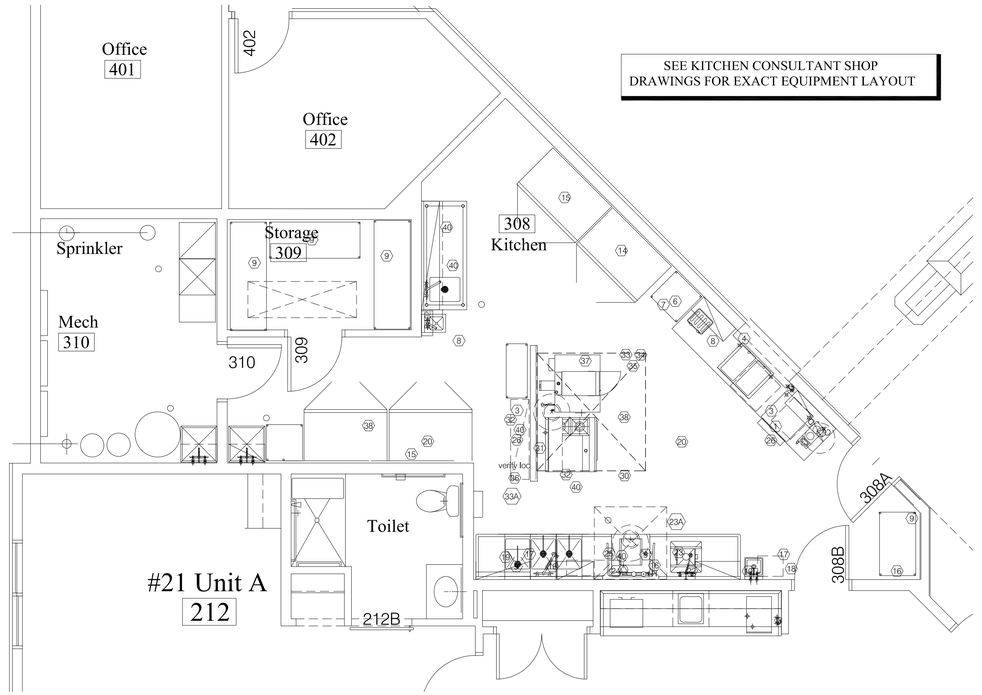
6 UNIT F ASSSITED LIVING FLOOR PLAN
1/4" = 1'-0"



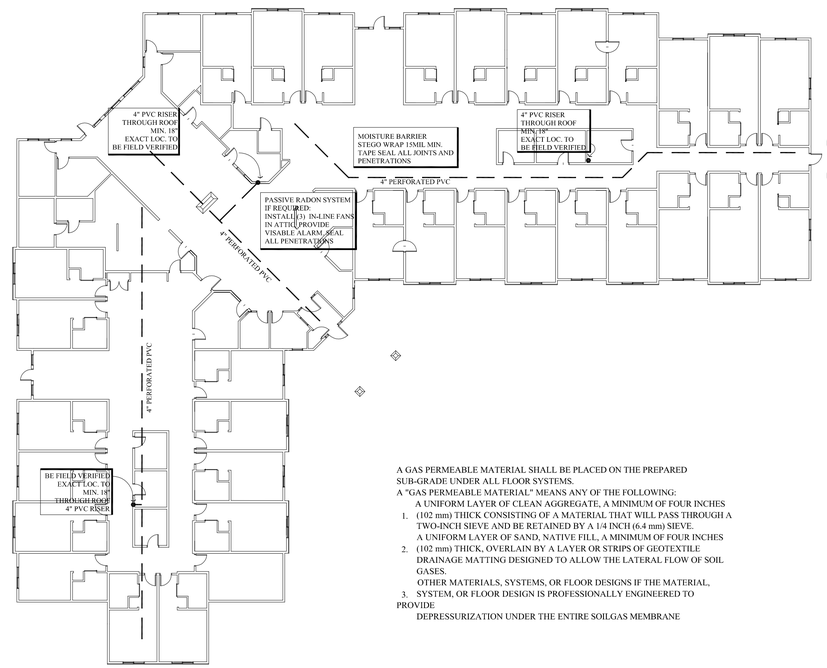
7 UNIT G ASSSITED LIVING FLOOR PLAN
1/4" = 1'-0"

KITCHEN EQUIPMENT (OR EQUAL)

1. 1 COFFEE BREWER OWNER'S VENDOR
2. 1 SERVING COUNTER PREMIER
3. 1 POP-UP TOASTER PREMIER
4. 1 PASS THRU SHELF PREMIER
5. - SPARE NO.
6. 1 OVEN, MICROWAVE PREMIER
7. 1 MICROWAVE OVEN SHELF PREMIER
8. 1 DROP-IN, HOT WELLS. TOP-MOUNT PREMIER
9. LOT DRY STORACE SHELVING YESDIST
10. - SPARE NO.
11. - SPARE NO. -
12. 1 WALL SHELF PREMIER
13. 1 TWO (2) COMPARTMENT SINK PREMIER
14. 2 REFRIGERATOR, REACH-IN PREMIER
15. 2 FREEZER, REACH-IN
16. 1 MOP SINK BY OTHERS
17. 1 SOILED DISHTABLE PREMIER
18. 1 DISHTABLE SORTING SHELF PREMIER
19. 1 DISPOSAL, GARBAGE 1 HP PREMIER
20. 2 MOBILE WORK TABLE PREMIER
21. - SPARE NO.
22. 1 DISHWASHER PREMIER
23. 1 CONDENSATE HOOD PREMIER
- 2IA. 1 CONDENSATE FAN PREMIER
24. 1 WALL SHELF PREIullER
25. 1 CLEAN DISHTABLE PREMIER
- 26. 1 ICE MAKER W/ BIN PREMIER
27. - SPARE NO.
28. - SPARE NO.
29. 1 ICE MAKER/DISPENSER PREMIER
30. 2 HAND SINK PREMIER
31. 1 THREE (3) COMPARTMENT SINK PREMIER
32. 2 WALL SHELVES PREMIER
- 33. 1 EXHAUST HOOD WITH MAKE-UP PLENUM PREMIER
- 3IA. 1HVAC CONTROLS PREMIER
34. 1 HIGH SPEED DiRECT DRIVE CENTRIFUGAL UPBLAST EXHAUST PREMIER
35. 1 MAKE-UP AIR UNIT PREMIER
38. 1 FIRE PROTECTION SYSTEM - WET CHEMICAL TYPE PREMIER
37. 1 RANGE PREMIER
38. 1 STEAMER, LOW PRESSURE PREMIER
39. - SPARE NO.
40. LOT WIRE WALL SHELVES PREMIER



6 KITCHEN FLOOR PLAN
1/4" = 1'-0"



7 RADON DETECTION PLAN
1" = 20'-0"

A GAS PERMEABLE MATERIAL SHALL BE PLACED ON THE PREPARED SUB-GRADE UNDER ALL FLOOR SYSTEMS.
A "GAS PERMEABLE MATERIAL" MEANS ANY OF THE FOLLOWING:
A UNIFORM LAYER OF CLEAN AGGREGATE, A MINIMUM OF FOUR INCHES
1. (102 mm) THICK CONSISTING OF A MATERIAL THAT WILL PASS THROUGH A TWO-INCH SIEVE AND BE RETAINED BY A 1/4 INCH (6.4 mm) SIEVE.
A UNIFORM LAYER OF SAND, NATIVE FILL, A MINIMUM OF FOUR INCHES
2. (102 mm) THICK, OVERLAIN BY A LAYER OR STRIPS OF GEOTEXTILE DRAINAGE MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.
OTHER MATERIALS, SYSTEMS, OR FLOOR DESIGNS IF THE MATERIAL,
3. SYSTEM, OR FLOOR DESIGN IS PROFESSIONALLY ENGINEERED TO PROVIDE
DEPRESSURIZATION UNDER THE ENTIRE SOILGAS MEMBRANE

Lars
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115 River St. Hudson WI 54016
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LarsGryz @ gmail.com

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Signed
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Dayton River Rd & Balsam Ln North
Dayton, Minnesota 55327

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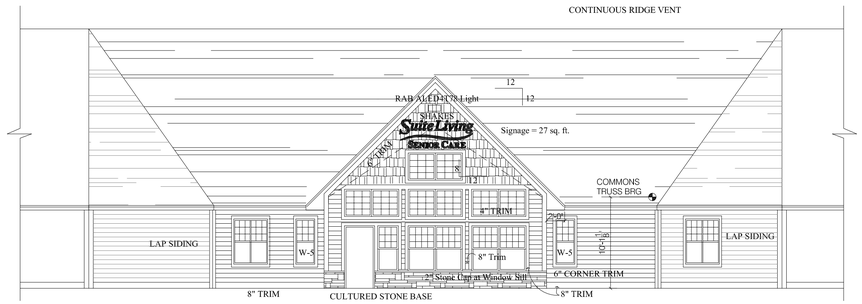
Unit Floor Plans
Kitchen Floor Plan

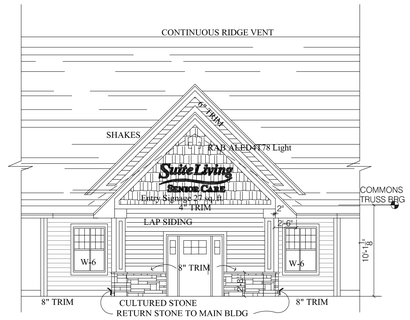
No.	Date	Revision

Project
Date
Drawn by Lars

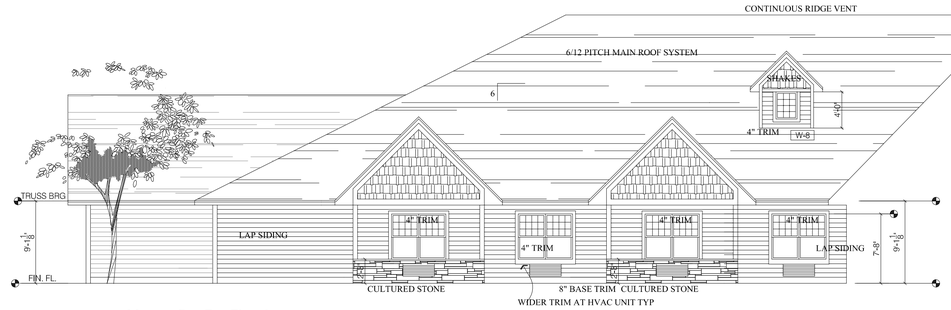
SHEET
A2.3



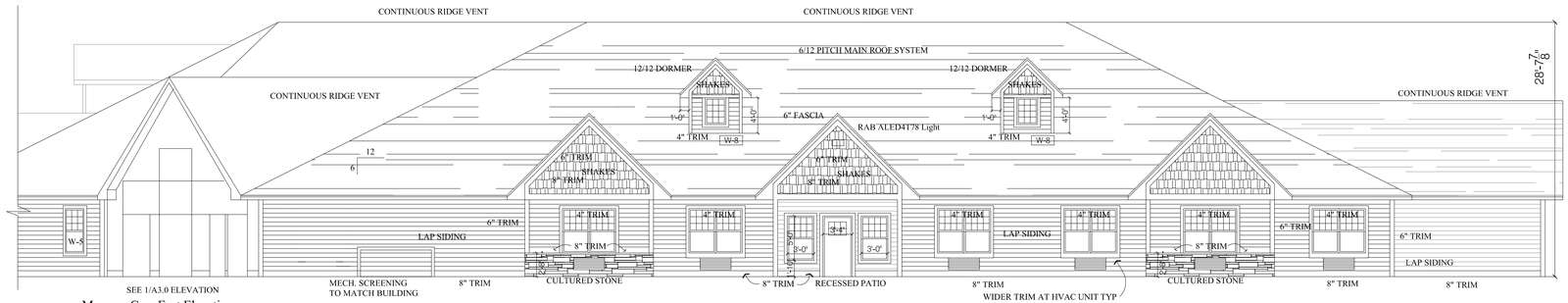
1 Commons SouthWest Elevation
1/8" = 1'-0"



2 Commons NorthEast Elevation
1/8" = 1'-0"

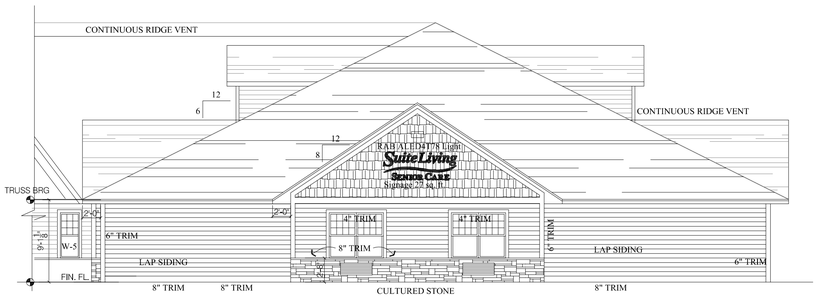


3 Memory Care East Elevation
1/8" = 1'-0"

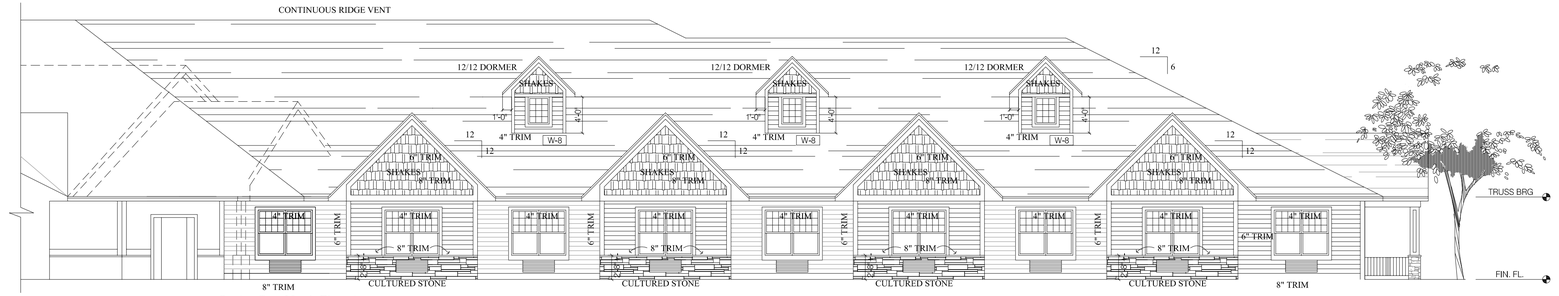


4 Memory Care East Elevation

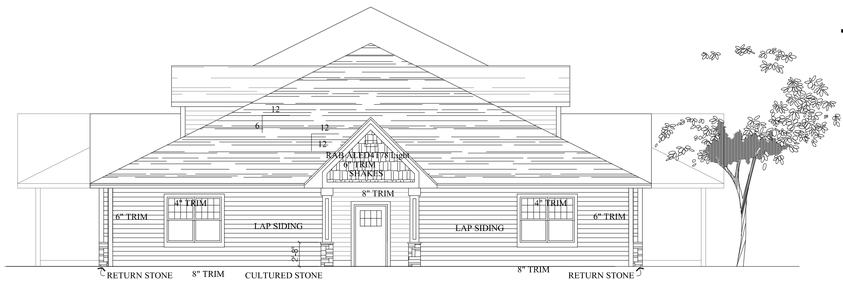
1/8" = 1'-0"



5 Memory Care North Elevation
1/8" = 1'-0"

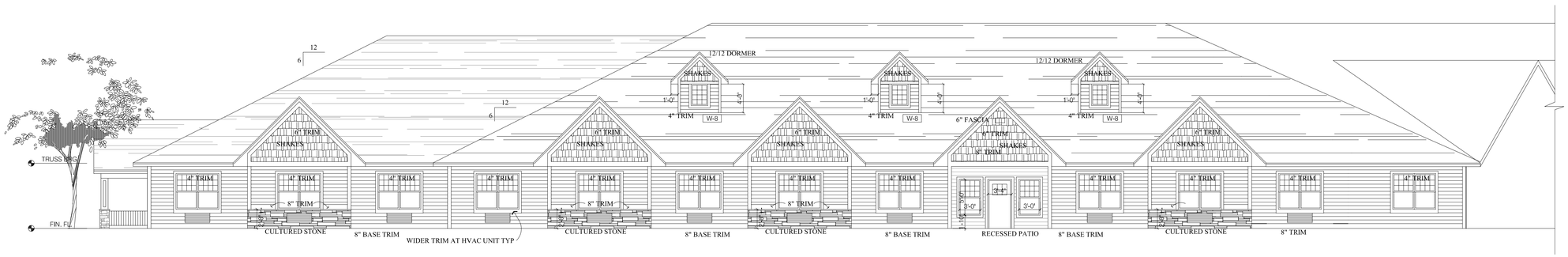


6 Senior Care North Elevation
1/8" = 1'-0"

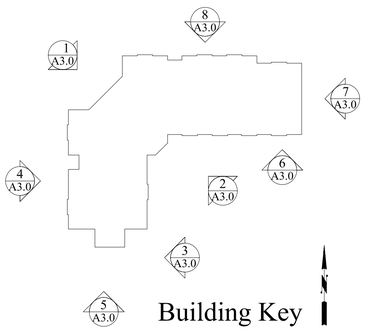


7 Senior Care East Elevation
1/8" = 1'-0"

NOTE: ACTUAL WINDOW GRIDS WILL VARY



8 Senior Care South Elevation
1/8" = 1'-0"



Building Key

Lars
Architectural Services, LLC
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612-240-7009
LarsGryz @ gmail.com

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 Architect under the laws of the State of Minnesota.
Reg. No. 24240
Date 12/22/25
Signed
Larry Gryczan

Suite Living of Dayton
Dayton River Rd & Balsam Ln North
Dayton, Minnesota 55327

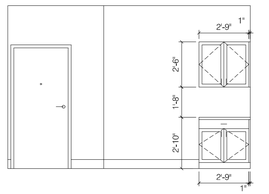
City Review
Printed
January 4, 2026

Exterior Elevations
1/8" = 1'-0"

No.	Date	Revision

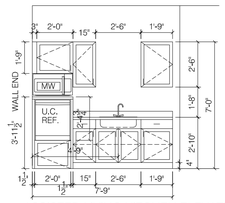
Project
Date
Drawn by Lars

SHEET
A3.0

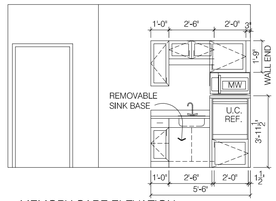


1 MEMORY CARE UNIT CABINET ELEVATION
1/4" = 1'-0"

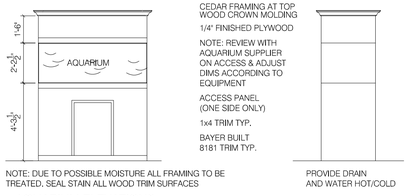
2 Not Used
1/4" = 1'-0"



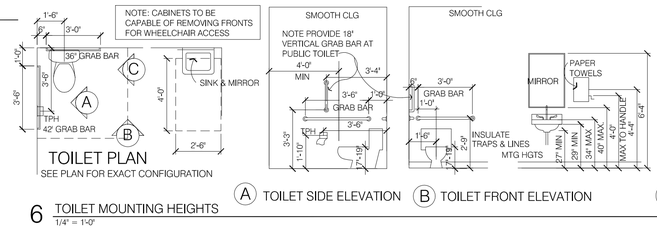
3 ASSISTED LIVING KITCHEN ELEVATION
1/4" = 1'-0"



4 MEMORY CARE ELEVATION
1/4" = 1'-0"

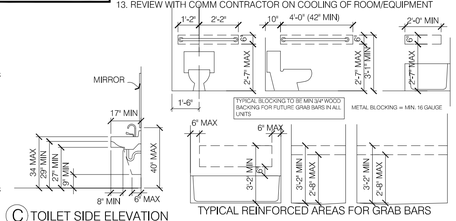


5 AQUARIUM ELEVATIONS
1/4" = 1'-0"



A TOILET SIDE ELEVATION
B TOILET FRONT ELEVATION
C TOILET SIDE ELEVATION

6 TOILET MOUNTING HEIGHTS
1/4" = 1'-0"



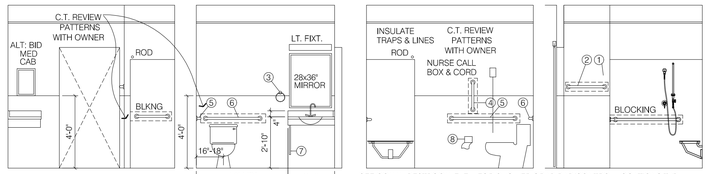
TYPICAL REINFORCED AREAS FOR GRAB BARS

7 TOILET BLOCKING LOCATIONS
1/4" = 1'-0"

1. ALL PENETRATIONS THROUGH FIRE WALLS TO BE FIRE CAULK/SEALED AS REQ TO MAINTAIN FIRE RATING
2. INSTALL 5/8" WR TYPE 'X' GYP. BD. INSIDE OF TUB/SHOWER SURROUNDS PRIOR TO INSTALLATION
3. CABINET SUPPLIER TO VERIFY FINISHED OPENINGS PRIOR TO ANY CONSTRUCTION ADJUST AS REQUIRED

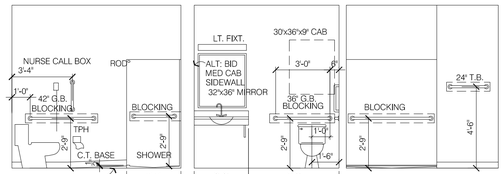
NOTES:
1. ALL CARPET FOR CORRIDORS AND COMMON AREAS - STYLE AND COLOR BY OWNER.
2. SEE 12/A4.0 FOR TYPICAL LAUNDRY ELEVATIONS
3. SEE 5/A4.0 FOR TYPICAL SHELVING
4. SEE REFLECTED CEILING PLAN FOR BULHEADS/SOFFITS
5. WARP C.T. FLOOR TO SHOWER PAN
6. CEILING @ 8'-0" A.F.F.
7. PROVIDE RECESS MAT
8. CEILING TO BE VAULTED SEE BUILDING SECTIONS
9. PROVIDE USDA APPROVE FLOORING
10. PROVIDE BULLNOSE BASE OR OTHER USDA APPROVED BASE
11. INSTALL (2) LAYERS 5/8" TYPE 'X' GYP. BD. CEILING
12. PERIMETER TOP PLATES TO BE FIRE TREATED AT MECH ROOMS 123 AND 214
13. REVIEW WITH COMM CONTRACTOR ON COOLING OF ROOM/EQUIPMENT

ELEVATION KEY
① ROBE HOOK - MOUNT @ 60" A.F.F. EXCEPT AT COMMON RESTROOMS AND ACCESSIBLE UNIT RESTROOMS (48" MAX. IN THESE AREAS) PROVIDE BLOCKING AS REQD.
② 24" TOWEL BAR - MOUNT @ 54" A.F.F. EXCEPT AT ACCESSIBLE UNIT RESTROOMS (48" MAX. IN THESE AREAS) PROVIDE BLOCKING AS REQD.
③ TOWEL RING - MOUNT 50-52" A.F.F. EXCEPT AT ACCESSIBLE UNIT RESTROOMS (48" MAX. TO BOTTOM OF RING IN THESE AREAS) PROVIDE BLOCKING AS REQD.
④ 18" MIN. VERTICAL GRAB BAR - MOUNT @ 40" FROM REAR TOILET WALL AND 39" A.F.F. TYP. PROVIDE BLOCKING AS REQD. MAINTAIN 1 1/2" CLEARANCE TYP.
⑤ 42" MIN. HORIZONTAL GRAB BAR - MOUNT @ 12" MAX. FROM REAR TOILET WALL AND 33" A.F.F. TYP. PROVIDE BLOCKING AS REQD. MAINTAIN 1 1/2" CLEARANCE TYP.
⑥ 36" MIN. HORIZONTAL GRAB BAR - MOUNT SO THERE IS 12" TO SHORT SIDE OF TOILET FROM CENTER OF TOILET (APPROX. 6" FROM SIDE WALL) AND 33" A.F.F. TYP. PROVIDE BLOCKING AS REQD. MAINTAIN 1 1/2" CLEARANCE TYP.
⑦ ANGLED COUNTERTOP SUPPORT BRACKET. SHAPE TO MEET ALL REQUIRED KNEE AND TOE CLEARANCES TYP. PROVIDE BLOCKING AS REQD.
⑧ TOILET PAPER HOLDER/DISPENSER MOUNT 42" FROM REAR TOILET WALL AND 22" A.F.F. TYP. VERIFY 1 1/2" MIN. CLEARANCE TO GRAB BARS TYP.



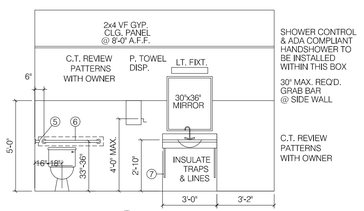
A B C D
SEE COMM. RESTROOM ELEV. FOR SHOWER GRAB BAR/CONTROL LOCATIONS TYP.

8 MEMORY CARE TOILET ELEVATION
1/4" = 1'-0"



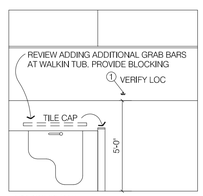
A B C

9 ASSISTED LIVING TOILET ELEVATIONS
1/4" = 1'-0"



A

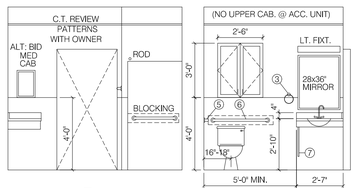
SHOWER CONTROL & ADA COMPLIANT HANDSHOWER TO BE INSTALLED WITHIN THIS BOX
30" MAX. REQD. GRAB BAR @ SIDE WALL
C.T. REVIEW PATTERNS WITH OWNER



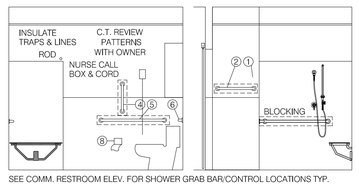
ADA COMPLIANT
TRANSFER TUB

B

10 ASSISTED LIVING BATHING ELEVATIONS
1/4" = 1'-0"

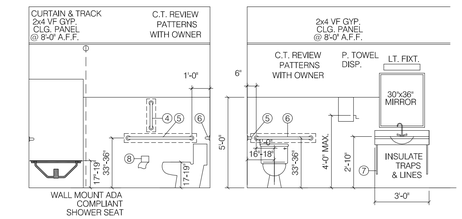


A B

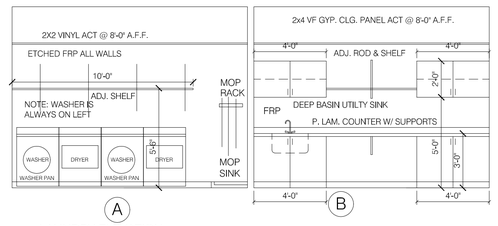


C D
SEE COMM. RESTROOM ELEV. FOR SHOWER GRAB BAR/CONTROL LOCATIONS TYP.

11A MEMORY CARE BATHING ELEVATIONS
1/4" = 1'-0"

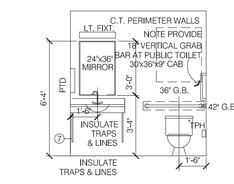


11B MEMORY CARE BATHING ELEVATIONS
1/4" = 1'-0"

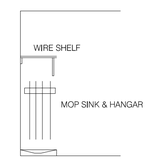


A B

12 LAUNDRY ELEVATION
1/4" = 1'-0"

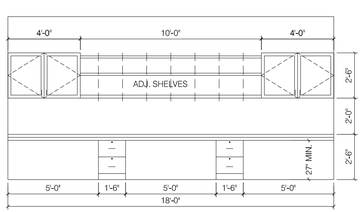


13 PUBLIC TOILET ELEVATION
1/4" = 1'-0"

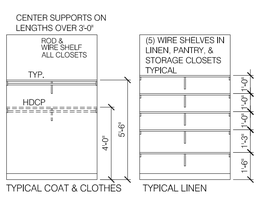


14 KITCHEN ELEV
1/4" = 1'-0"

GENERAL CABINETRY NOTE:
ALL CABINETRY (EXCEPT WITHIN THE KITCHEN) TO BE A PRE-FINISHED MAPLE, WITH ALL COUNTERTOPS TO BE P-LAM TYP., U.N.O.

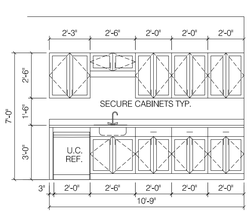


15 NURSE STATION CABINETS
1/4" = 1'-0"

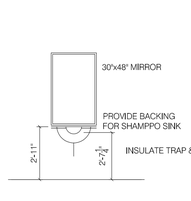


TYPICAL COAT & CLOTHES
TYPICAL LINEN

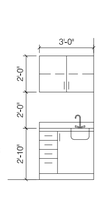
16 CLOSET / SHELVING ELEVATION
1/4" = 1'-0"



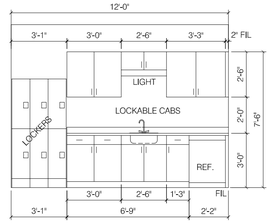
17 NURSE STATION CABINETS
1/4" = 1'-0"



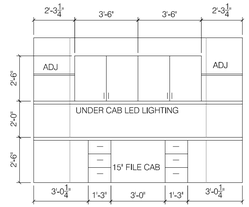
18 SALON SHAMPOO SINK
1/4" = 1'-0"



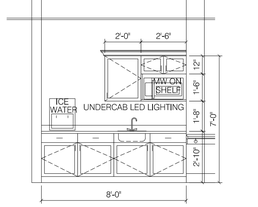
19 SALON CABINET
1/4" = 1'-0"



20 ALT: NURSE STATION CABINETS
1/4" = 1'-0"



21 ALT: NURSE STATION CABINETS
1/4" = 1'-0"



22 ASSISTED LIVING CABINET ELEVATION
1/4" = 1'-0"

Lars
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612-240-7009
LarsGryz @ gmail.com

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 Architect under the laws of the State of Minnesota.
Reg. No. 24240
Signed
Lary Gryzlo

Suite Living of Dayton
Dayton River Rd & Balsam Ln North
Dayton, Minnesota 55327

City Review
Printed
January 4, 2026

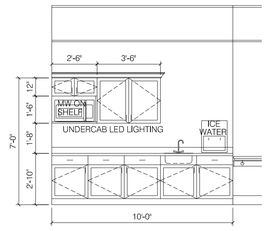
Interior Elevations

No.	Date	Revision

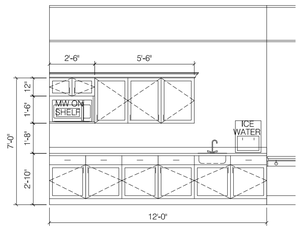
Project
Date
Drawn by Lars

SHEET
A4.1

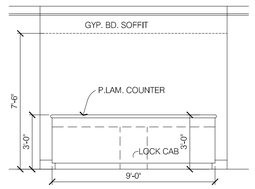
1 MEMORY CARE CORRIDOR ELEVATION - ASSISTED LIVING SIMILAR
1/4" = 1'-0"



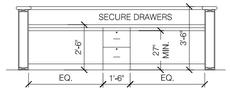
2A KITCHENETTE
1/4" = 1'-0"



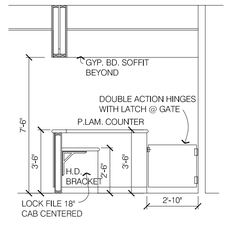
2B KITCHENETTE
1/4" = 1'-0"



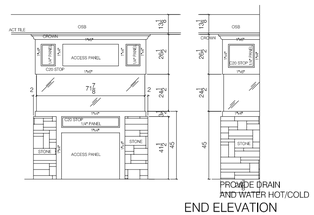
3 NURSE STATION (ASSISTED LIVING SIM)
1/4" = 1'-0"



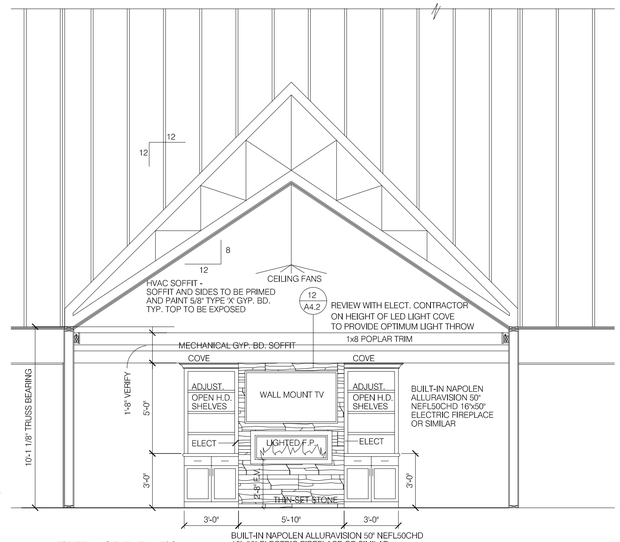
4 NURSE STATION (ASSISTED LIVING SIM)
1/4" = 1'-0"



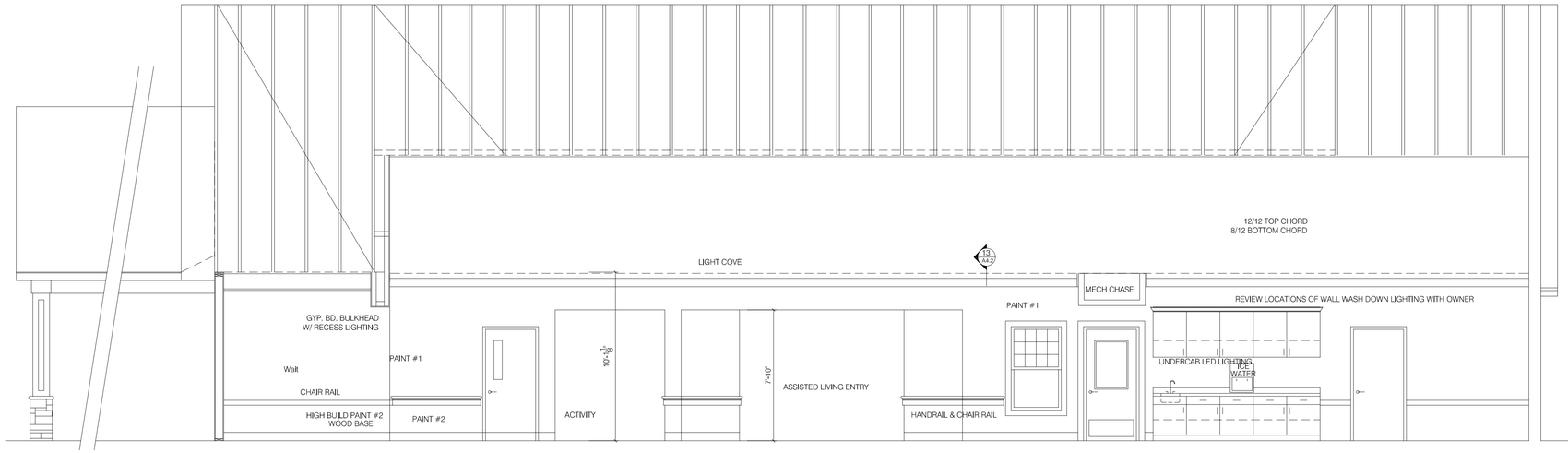
5 NURSE STATION SECTION
1/4" = 1'-0"



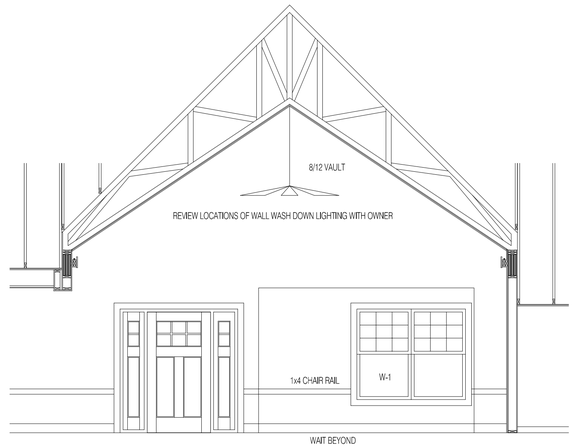
6 AQUARIUM ELEVATION
1/4" = 1'-0"



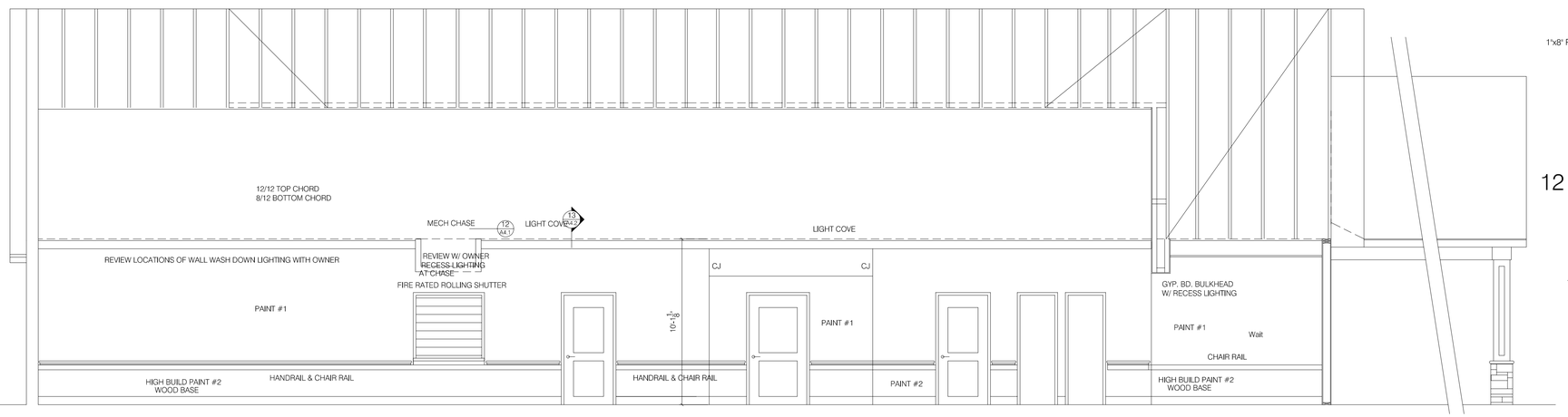
7 FIREPLACE ELEVATION
1/4" = 1'-0"



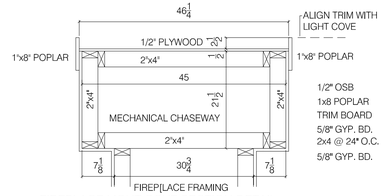
8 COMMONS INTERIOR ELEVATION
1/4" = 1'-0"



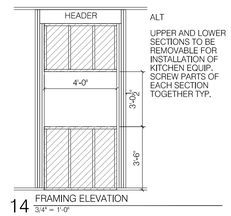
9 ENTRY ELEVATION
1/4" = 1'-0"



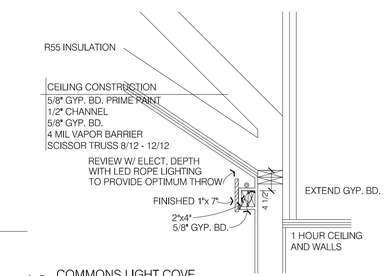
10 COMMONS INTERIOR ELEVATION
1/4" = 1'-0"



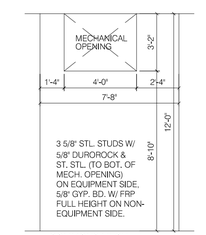
12 FIREPLACE LIGHT COVE SECTION DETAIL
3/4" = 1'-0"



14 FRAMING ELEVATION
3/4" = 1'-0"



13 COMMONS LIGHT COVE
3/4" = 1'-0"



15 COMMONS MECH
3/4" = 1'-0"

Lars
Architectural Services, LLC
115 River St. Hudson WI 54016
612-240-7009
LarsGryz @ gmail.com

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 Architect under the laws of the State of Minnesota.
Reg. No. 24240
Date 12/29/25
Signed
Larry Gryzbon

Suite Living of Dayton
Dayton River Rd & Balsam Ln North
Dayton, Minnesota 55327

City Review
Printed
January 4, 2026

Interior Commons Elevations

No.	Date	Revision

Project
Date
Drawn by Lars

SHEET
A4.2

\pt2;15' MIN. BUILDING SETBACK

\pt2;30' MAX. BUILDING SETBACK

Commons

Memory Care

High Care Assisted Living

1 Furniture & Fixture Floor Plan
1/8" = 1'-0"

NO PARKING

Lars
Architectural Services, LLC
115 River St. Hudson WI 54016
612-240-7009
LarsGryz @ gmail.com

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 Architect under the laws of the State of Minnesota.
Reg. No. 24240
Signed: Larry Gryzbon
Date: 12/23/25

Suite Living of Dayton

Dayton River Rd & Balsam Ln North
Dayton, Minnesota 55327

City Review
Printed
January 4, 2026

FF& E Floor Plan

No.	Date	Revision

Project
Date
Drawn by Lars

SHEET
A7.0

TRASH REMOVAL	AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FEDEX, USPS).

OWNER INF

SUITE LIVING
1934 BUSKIRK RD
WHITE BEAR LAKE, M

JETEMY LARSON
651-253-0014
JETEMY@HAMPTON

BALSAM LANE NORTH
(A Public R/W)

3" Gas (Per Rec)

6" PVC WM. Serv. (Per Rec)

6" PVC San. Serv. (Per Rec)

12" PVC W.M. (Per Rec)

Median

5' PARKING SETBACK

15' MIN. BUILDING SETBACK

30' MAX. BUILDING SETBACK

NO BUILDINGS

PID: 1412822
Address: Unassigned

Power U/G 2400 Open Hole Pole W/ CXD No. 40340

[15] Drainage and Utility Easement Per Plat

SITE LAYOUT NOTES:

SITE PLAN LEGEND:

Scale: 1 inch= 20 Ft.

The Lighting Analysis, eCalyxon, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by ROUZER is a conceptual representation of lighting system performance based upon design parameters and information supplied by others. The Lighting Design may vary from actually constructed conditions. Field measurements may not have been field verified by ROUZER and therefore actual measured results may vary from the Lighting Design. Actual performance of any lighting system may be affected by many factors outside the scope of ROUZER's services, including but not limited to, voltage variations, shading by trees or buildings, and reflectivity of nearby surfaces. Field adjustment or supplementation may be necessary to achieve desired results. ROUZER makes no warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design for any purpose. Any reliance on the Lighting Design by any party indicates acceptance of these terms. ROUZER shall not be responsible for any modifications made to the Lighting Design after its submittal to the client. Acceptance of the Lighting Design must be confirmed in writing by the client or its representative before ROUZER will release the Lighting Design for construction. The Lighting Design is issued solely for the use indicated and should not be relied upon for any other purpose. It is not to be used for construction purposes and is not intended for construction nor as being part of a project's construction documentation package.

Scale: as noted

Date:1/2/2026

Filename: Suite Living Dayton.AGI

Drawn By: Eric Nephew

Job Name:
Suite Living - Dayton
Lighting Layout
Version A

Prepared For: JH Larson

Filename: C:\Users\Eric\Rouzer Group\Rouzer Inside - Rouzer Inside Documents\RAB\Rouzer Layouts\Erics AGI\Suite Living Dayton.AGI

ROUZER GROUP

Stantec

Memo

To:	Jon Sevald, Planning	From:	Jason Quisberg, Engineering Nick Findley, Engineering
Project:	Suite Living Site Plan	Date:	1/30/2026

Exhibits:

This Memorandum is based on a review of the following documents:

1. Suite Living, by Civil Site Group, dated 1/5/2025, 18 sheets
2. Alta/NSPS Land Title Survey, by Civil Site Group, dated 12/10/2025, 1 sheet

Comments:

General

1. Consistent with the review process, a comment response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item. If a comment response memo is not provided for future submittals it will be deemed incomplete.
2. In addition to engineering related comments per these plans, the proposed plans are subject to additional planning, zoning, land-use, and other applicable codes of the City of Dayton.
3. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
4. For any site activity (demo, grading, utilities, etc.) no closures or restrictions of any kind shall be imposed upon the public use of Balsam Lane without the City's permission and Dayton River Road without the City and County's permission. Should any lane restrictions be necessary, the Contractor shall notify the City at least 48 hours in advance and provide a Traffic Control Plan.
5. Irrigation is located within the existing Balsam Lane Island. Ensure existing system is protected as feasible and modified to accommodate portion removed without affecting the overall system.

Plat

6. Appropriate easements to be located over shared ponds and utilities, including storm sewer, watermain, and sanitary sewer. If storm water improvements are deemed private a maintenance access agreement will be required.
7. The current easement located in the southeastern corner of the site is not sufficient to cover the existing watermain. Work with City staff to provide a 20' on center easement over the existing watermain.
8. Hennepin County has discussed a future project along Dayton River Road including trail improvements. Additional right of way or easements may be required depending on the level of improvement.

9. Proposed private sidewalk is located within the existing drainage and utility easement. If work needs to be completed within the easement, the sidewalk would be removed, and it would be the responsibility of the owner to replace at their own cost.

Wetlands

10. The National Wetland Inventory does not show any wetlands within the area. A qualified person is to complete a wetland delineation or provide documentation meeting LGUs requirements confirming there are no wetlands.
    - Ensure if any wetlands are located within or near the site the appropriate double row of perimeter control is provided.

Site Plans

11. The proposed entrance is to conform to the standards shown within the commercial driveway apron detail (STR-15).
    - The current plans show the trail extending through the construction entrance. Provide concrete sidewalk through the commercial entrance matching the width of the existing trail per the standard detail plate.
12. Provide pedestrian ramps at the trail crossing located at the entrance.
13. Any work within Balsam Lane is to match existing with the minimum thickness to match what is indicated in the record drawings. Record drawings indicate the existing section within Balsam Lane is as follows: 1.5” Wearing Course, 2.0” Non-Wearing Course, and 8.0” inches of aggregate.
14. Both the bituminous pavement and concrete pavement detail reference the geotechnical report for pavement thickness. Please provide the geotechnical report for reference.

Grading /Stormwater

15. Provide EOFs for low point catch basins and infiltration basin. EOF for the infiltration basin is to match standard detail plate STO-10.
16. A full stormwater review could not be completed as a stormwater management plan was not included in this submittal. A complete stormwater management plan shall be included in future submittals. The Stormwater Management Plan should follow Dayton and MPCA stormwater rules and regulations. The reports should include rate control for the 2-,5-,10-,100-year 24-hour MSE 3 rainfall events. Dayton requires load reduction achieved by abstracting 1.1 inch from net new impervious or no net increase in TP or TSS, whichever is lower. Information must also be provided showing all high-water levels, proposed building floor elevations, and other critical features. In addition, a stormwater application with the Elm Creek Watershed will be required. The applicant shall ensure that stormwater management devices are provided to meet City of Dayton and Elm Creek Watershed standards.
17. Overall runoff and drainage related to this development will overlap with adjacent properties and previous development phases. The stormwater management plan must show how runoff and detention areas between properties and phases are being routed and accounted for in an overall plan. In other words, the stormwater management plan

must address runoff and discharge from both a local (this development) and a regional approach that includes neighboring properties, and West French Lake Road.

18. For structure CBMH 12, provide design information for structure sizing and pretreatment removals for preserver. A forebay may be a more practical approach considering the drainage area and amount of impervious.
19. Provide soil boring in location of infiltration basin.
20. Engineered media shall be constructed per Minnesota Stormwater Manual specifications for bioretention basins. This shall include filter rock and underdrain.
21. The City of Dayton's Local Surface Water Management plans requires that the storm sewer system must be designed to handle a 10-year event.
22. Upon further design, low floors adjacent to ponds/wetlands/other depressions must have 2 foot of freeboard above the modeled 100-yr high water level (HWL). This includes offsite low and depression areas adjacent to this site.
    - The highwater level and other relevant design information were not provided for the proposed basin.
23. A Hydrocad report shall be submitted with the future submittal documents for complete stormwater review.
24. Please note that the site hydrology or hydraulics should be reflected in the overall SWMP for both this site and adjacent properties. The designer shall provide an updated overall SWMP upon submittal of plans for this site.
25. A City of Dayton Land Disturbance Permit will be required.
26. The maintenance of stormwater detention areas will need to be defined.
27. Maintenance, including irrigation of any common areas shall be discussed. The reuse of water for irrigation purposes is highly encouraged.
28. Any ponds or detention areas shall have a 10' access around the pond with appropriate grading for access using maintenance vehicles.
29. There is an existing regional pond in the area. It appears that there may be capacity for some if not all of the stormwater required for this development. It is the developer's responsibility to ensure that the proposed improvements meet the current standards of both Elm Creek Watershed Management Commission and the City.
30. The infiltration basin outfall is shown within close proximity to the existing BMP for the property to the south. Ensure the BMP is unaffected by the installation of the proposed pipe.
31. Areas to be maintained are to be graded no steeper than 4:1. This includes the area within the infiltration basin.

<u>Watermain/Sanitary Sewer</u>

32. Water services to be split outside of the building per detail plate SER-07.
33. A proposed gate valve and cleanout are shown within private sidewalk, for ADA purposes it is recommended that they be moved outside of the walk.
34. To provide adequate fire coverage, install a hydrant near the existing service utilized for the side. If the existing line is planned to be used for the hydrant, verify existing service

size is adequate to serve the proposed building use, fire suppression system, and hydrant.

35. Relocate the Fire Department Connection to be along Balsam Lane near the existing water service stub. Ensure is located outside of the fenced area. Coordinate with fire department.

Landscaping

36. Planting are not to be located within the 100-yr HWL of the pond.
37. Provide a maintenance access route to the infiltration basin. Ensure there are no conflicts with proposed trees or plantings.

End of Comments

Meeting Date: Feb 5, 2026
Item Number: 8B

ITEM:
PUBLIC HEARING: Amending Zoning Code, Section 1001.24, Landscaping and Screening

APLICANT/PRESENTERS:
Jon Sevald, Community Development Director

PREPARED BY:
Jon Sevald, Community Development Director

BACKGROUND/OVERVIEW:
The Planning Commission conducted a Public Hearing at its January 8, 2026 meeting, Tabling action and directing Staff to obtain opinions from Landscape Architects and add additional cities to the code comparison table.

During the City Council's approval of the Telcom Site Plan review, the Council suggested that landscape standards are too restrictive, specifically regarding shrubs. The Planning Commission discussed this topic at its October 2, 2025 meeting, without a majority opinion to amend or not amend the City Code (1-1-2 opinion).

New development and new building plans require submittal of a landscaping plan. Specific to non-residential uses and districts, the City Code[1] states:

> *Landscaping requirements in multiple family residential, and all non-residential uses*
> *a. General requirements. General requirements that shall apply in all Non-Residential Districts and non-residential uses in Residential Districts include the following:*
>
> *1. Plant diversity. In addition to the 25% plant diversity requirement, the landscape plan design shall, at a minimum, provide at least 3 of the following required numbers of trees and shrubs in addition to any trees and shrubs required for screening in Subdivision 7 of this Subsection:*
>
> *(a) One over-story tree per 3,000 square feet of open area.*
> *(b) One ornamental tree per 1,500 square feet of open space.*
> *(c) One evergreen tree per 3,000 square feet of open area.*
> *(d) One deciduous or evergreen shrub per 100 square feet of open area.*

It is Staff's belief that applicants are mis-interpreting the City Code, that all four are required, not 3 of 4.

Additionally, landscaping is required within parking lot islands,[2] and along a 5' perimeter of buildings (decorative ground cover and/or plantings).[3]

---

[1] City Code 1001.24, Subd 4(3) (Landscape Design Standards and Guidelines)
[2] City Code 1001.19, Subd 6(1)(b); (Parking area design), and Subd 6(3) (Parking area island landscape standards).
[3] City Code 1001.24, Subd 4(3)(b) (Building ground cover).

In practice during Site Plan review, the City Council has allowed landscape reductions without a Variance, in cases where the applicant meets the intent of the City Code, e.g. if adding trees and shrubs to comply with the requirements will lead to overcrowding of plantings.

Attached is a ten-city comparison (expanded from six) of how their requirements would apply to three Dayton projects (Kwik Trip, Scannell, Telcom).

In summary, ordinances vary greatly. About half of the cities have requirements based on open space or building footprint, and about half leave most of it up to the discretion of the City Council. Ramsey (Industrial zoning) has a complex calculation based on tree canopy of every tree species.

Stantec landscape architects reviewed the January 8th Staff Report, providing an opinion (summarized) that Dayton's shrub requirements are excessive. Landscaping is often not maintained. Shrubs are more prone to dying. Stantec recommended reducing the building perimeter landscaping from 5' to 3'. Tree requirements are reasonable, but sites may have unique constraints, and tree canopies may obscure building and signage visibility.

The attached Ordinance Amendment proposes the following:

> *(a) One over-story tree per 3,000 square feet of open area.*
> *(b) One ornamental tree per 1,500 square feet of open space.*
> *(c) One evergreen tree per 3,000 square feet of open area.*
> *(d) One deciduous or evergreen shrub per ~~1~~3300 square feet of open area.*
>
> *2. The developer may plant fewer trees on the site than required by this provision to prevent overcrowding, provided a cash fee is paid toward the Community Tree Fund to make up the difference between the trees required by this provision and the trees actually planted on the site.*

If approved, the city would need to create a Community Tree Fund, e.g. funds would go toward a city tree nursery, intended for trees to be planted on city properties.[4] This is similar to Plymouth's ordinance.

CRITICAL ISSUES:

Minimum Standards	The problem is that the City Code requires 3 of 4 options, and developers are not choosing Option 4 (shrubs). If Option 4 were reduced or eliminated, the result would likely be the same (no shrubs). Solving this problem is not likely to change anything.

60/120-DAY RULE (IF APPLICABLE):

	60-Days	120-Days
N/A	(date)	(date)

[4] Housing First Minnesota v. City of Edina (Aug 2025). Edina requires a 110% escrow (110% of cost of tree replacement). If applicant does not replace trees or trees die within one year, the city keeps the escrow. Housing First argues that there is no nexus between the construction project and the use of the escrowed funds. Case is pending District Court action.

RELATIONSHIP TO COUNCIL GOALS:
None.

LEVEL OF CITY DISCRETION IN DECISION MAKING:
Action taken on the proposed Zoning Ordinance Amendment is **Legislative**. the City has broad discretion in making land use decisions based on the Comprehensive Plan and advancing the health, safety, and general welfare of the community.

ROLE OF PLANNING COMMISSION:
1. Motion to recommend Approval of the Ordinance Amendment.
2. Motion to recommend Denial of the Ordinance Amendment with reasons.
3. Motion to Table and provide direction to Staff to _____.

STAFF RECOMMENDATION:
Staff recommends approval.

A Public Hearing Notice was published by THE PRESS on December, 25, 2025.

ATTACHMENT(S):
Ordinance 2026-XX
City Codes from various cities
Minimum Landscaping Standards, non-residential
Landscape Plans, Kwik Trip, Scannell, Telcom

Ordinance No. 2026-__

City of Dayton
Counties of Hennepin and Wright
State of Minnesota

AN ORDINANCE AMENDING CITY CODE 1001.24, Subd 4
LANDSCAPE DESIGN STANDARDS AND GIDELINES

SECTION 1. AMENDMENT. Dayton City Code Chapter 1001 is hereby amended by adding the following underlined language and deleting the following ~~strikethrough~~ language, which reads as follows:

§1001.24 LANDSCAPING AND SCREENING.

Subd. 4 Landscape Design Standards and Guidelines.
All landscape plans shall adhere to the following:

(3) Landscaping requirements in multiple family residential, and all non-residential uses.

a. General requirements. General requirements that shall apply in all Non-Residential Districts and non-residential uses in Residential Districts include the following:

1. Plant diversity. In addition to the 25% plant diversity requirement, the landscape plan design shall, at a minimum, provide at least 3 of the following required numbers of trees and shrubs in addition to any trees and shrubs required for screening in Subdivision 7 of this Subsection:

(a) One over-story tree per 3,000 square feet of open area.
(b) One ornamental tree per 1,500 square feet of open space.
(c) One evergreen tree per 3,000 square feet of open area.
(d) One deciduous or evergreen shrub per ~~1~~300 square feet of open area.

2. The developer may plant fewer trees on the site than required by this provision to prevent overcrowding, provided a cash fee is paid toward the Community Tree Fund to make up the difference between the trees required by this provision and the trees actually planted on the site.

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

_____
Dennis Fisher, Mayor

ATTEST:

DRAFT

_____
Amy Benting, City Clerk

Motion by _____. Second by _____.
Motion Approved.

Published in THE PRESS on _____.

§ 152.1013 LANDSCAPING STANDARDS, NONRESIDENTIAL.

(A) *Purpose*. Enhance the city's environmental and visual character; preserve and stabilize the ecological balance in the city; establish a healthy environment by using vegetation to mitigate pollution's ill-effects; and protect public and private investments.

(B) *Landscape plan required.* A landscape plan is required prior to the issuance of a building permit for new construction or expansion of a nonresidential or mixed use structure in any district. Landscape plans must be prepared by a landscape architect.

(C) *Installation of landscape materials.*

(1) All landscaped areas must be in conformance with the approved landscaping plan.

(2) Planted landscaped materials must be replaced if it becomes diseased, dies, or removed.

(3) All landscaped areas and adjacent rights-of-way must be maintained in conformance with Chapter 97.

(4) All landscaping elements and plant materials must be installed with current professional horticultural standards.

(5) All landscape materials must comply with the intersection visibility requirements of §152.1007.

(6) Overstory and coniferous trees may not be installed underneath overhead utility lines, nor may any landscape materials be installed over utility lines except in compliance with the city code and policy.

(D) *Landscape areas*. The landscape requirements have been divided into four categories: canopy cover (C), foundation landscape (FL), open areas landscape (OL), landscape screen (LS) and street trees (ST).

(1) *Canopy cover (CC).* The purpose of this requirement is to mitigate the effects of vehicular hardscape by establishing tree canopy cover to intercept rainfall, protect pavement from sun deterioration, reduce the heat island affect, and improve aesthetics. Vehicular hardscape area shall include all loading drives, parking lots, driveways, drop-offs, and other areas covered with a hard surface intended for vehicles.

(a) A minimum of one large tree or two medium trees shall be provided per 360 square feet of required parking lot area green space. These trees shall be located within parking areas and not within any required perimeter landscaping area. Pervious pavements are considered 50% hardscape.

(b) Required canopy trees shall be located within the parking lot area islands (minimum width of six feet and total area of 180 square feet if designed as end island or nine feet in width if designed as continuous island between bays.

(2) *Foundation landscape (FL)*.

(a) The purpose of this requirement is to soften and enhance building architecture, define access points, add color and seasonal interest, and to blend buildings in with the natural environment.

(b) At least 40% of the total building perimeter shall be sodded or landscaped with approved ground cover, low level plantings in an area of no less than six feet in width.

(3) *Open areas landscape (OL).* The purpose of this requirement is to provide general site beautification and high aesthetic quality with a mix of plant materials in open areas. Open areas include all areas not occupied by building or hardscape.

(a) Each development must have at least the minimum percentage open space shown in the following table.

TABLE 152.1013.1 MINIMUM REQUIRED OPEN SPACE

	B-1	***B-2***	***B-3, B-4***	***BP***	***I***	***PI***	***OP***
Total development site	30%	25%	20%	15%	15%	30%	40%

(b) Open space areas must not be covered by a building or other impervious surface, and must be planted with trees, shrubs, flowers, native plant species or similar and covered with sod, landscape rock or mulch. All site areas and areas that have been disturbed during construction must be covered with sod to property lines and/or adjacent rights-of-way. Rock and mulch may be substituted for sod in landscaping planting beds. Areas used for demonstrated parking cannot be used to fulfill the open space requirement. Interior parking lot landscaping provided on site to meet requirements in § 152.1019 counts towards this open space requirement.

(c) *Plant diversity*. No more than 25% of any trees planted shall come from the same family and 15% of the same species. In addition, the landscape plan design shall, at a minimum, provide at least three of the following required numbers of trees and shrubs in addition to any trees and shrubs required for screening in § 152.1024:

1. One overstory tree per 3,000 square feet of open area.
2. One ornamental tree per 1,500 square feet of open space.

3. One evergreen tree per 3,000 square feet of open area, except on sites where security, pedestrian or traffic safety are a concern evergreens may be excluded or installed in a reduced number.

4. One deciduous or evergreen shrub per 100 square feet of open area.

(d) *Street trees (ST).*

1. Street trees are required at the rate of one tree per 70 linear feet of road frontage, within the property line, where the property fronts any public road. Acceptable and unacceptable species are listed in the table below.

2. Evergreens shall not be planted as a street tree.

3. Street trees shall have a minimum trunk diameter of two inches measured six inches above grade.

4. The boulevard (planting area) must be at least eight feet in width.

5. The street tree planting site must be located as follows:

a. 50 feet or greater from street curb intersections as per §152.1007.

b. At least 15 feet from curb on Class-I collector and any arterial streets.

c. At least ten feet from curb on local or Class-II collector streets.

d. At least ten feet from any sewer line, water line, or driveway.

e. At least five feet from a fire hydrant per §93.26 and the International Fire Code.

f. At least five feet from any gas, electric, telephone, cable TV or other underground utility.

g. At least three feet from any sidewalk or trail.

h. At least 20 feet from overhead utility cables or using an approved ornamental dwarf tree noted in Table 152.1013.2 below.

6. Street trees shall be balled and burlapped and a minimum size of two inch caliper unless noted in §152.1013(E).

7. Street tree species and placement will be reviewed and approved by the Operations and Maintenance Department as not to interfere with existing or proposed utility systems.

TABLE 152.1013.2	
Acceptable Shade Trees	***Acceptable Ornamental Dwarf Trees***
Bi-Color Oak (swamp white oak) Columnar Norway Maple Freeman Maple Ginko (no seed producing) Hackberry Imperial Honey Locust Little Leaf Linden New Horizon Elm Northwood Maple Sugar Maple River Birch Triumph Elm (street)	Amur Maple (single stem) Heritage River Birch Ironwood Japanese Lilac Tree Korean Mountain Ash Newport Plum Pink Spire Crabapple Red Splendor Crabapple
Additional species may be allowed with City Manager approval.	
Prohibited Tree and Shrub Species	
American Elm Amur Maple Box Elder Common Buckthorn Cottonwood North American Ash Lomardy Poplar Russian Honeysuckle Siberian Elm	
Above listed trees/plants are prohibited due to their high maintenance costs, surface roots, intolerance to storms, undesirable fruiting habits, or a susceptibility to disease or pests.	

(E) *Minimum size requirements*. The minimum plant size requirements are described in the following table:

TABLE 152.1013.3	
Plant Type	***Minimum Size****
TABLE 152.1013.3	
Plant Type	***Minimum Size****
Large trees	Bare root - 1.75 in. Balled and burlapped or container - 2 in. caliper
Medium and small trees	Bare root - 1.5 in. Balled and burlapped or container - 1.5 in. caliper
Evergreen trees	6 ft. height
Large shrubs	5 gallon container
Medium shrubs, small shrubs and groundcovers	3 gallon container
Ornamental grasses and perennials	4 in. pot
*City may limit bare root plantings in areas of high visibility. In selected situations the city may allow ten whip bare root plantings, or five 3/4 in. caliper bare root plantings to be substituted for 1 large tree. Bare root plantings must be protected with rodent guards.	

(F) *Credits*. Existing healthy trees that are not susceptible to disease, new larger or smaller sized trees, or decorative landscaping may be credited toward the required trees detailed in this section, and the additional trees required for screening as defined in the table below. The following table establishes the landscaping credits.

TABLE 152.1013.4		
Vegetation Type	***Size***	***Exchange Credit***
TABLE 152.1013.4		
Vegetation Type	***Size***	***Exchange Credit***
Existing trees	2 in. bb (caliper) deciduous or between 6 ft. and 14 ft. coniferous	1 tree
	4 in. bb (caliper) deciduous or 14 ft. coniferous or larger	2 trees
New larger trees	4 in. bb (caliper) or 14 ft. coniferous	2 trees
	Two 3 in. bb (caliper)	Three 2 in. trees
Ornamental deciduous trees or smaller overstory deciduous	Min. 1.5 in. (caliper)	2 trees may be substituted for 1 overstory deciduous tree (maximum substitution = 50% of required overstory trees).
Shrubs	10 large shrubs	1 tree
Decorative landscape yard		Exterior sculptures, fountains, decorative walks, courtyards and/or additional ponds beyond those required, shown on a landscape plan that meets the intent of this section to the satisfaction of the City Manager and/or City Council.

(G) *Irrigation system required.*

(1) All landscaped areas, including parking area islands must be equipped with an underground, automatic irrigation system or an alternative if approved by the City Engineer. The irrigation system must include a flow meter, moisture sensing devices and must be calibrated to meet all applicable city codes. Irrigation of adjacent rights-of-way is required; however, irrigation equipment must not be located within the right-of-way without approval from the City Manager.

(2) In lieu of an underground automatic irrigation system, an alternative irrigation plan may be approved. An alternative plan can include, but is not limited to, rain gardens, closed rain barrels, or greywater systems. Any alternative system must ensure that landscaping will be provided with adequate irrigation.

(a) The greywater shall be contained on the site where it is generated.

(b) Greywater shall be directed to and contained within an irrigation or disposal field.

(c) Ponding or runoff is prohibited and shall be considered a nuisance.

(d) Greywater may be released above the ground surface provided at least two inches of mulch, rock, or soil, or a solid shield covers the release point. Other methods which provide equivalent separation are also acceptable.

(e) Greywater systems shall be designed to minimize contact with humans and domestic pets.

(f) Greywater shall not contain hazardous chemicals derived from activities such as cleaning car parts, washing greasy or oily rags, or disposing of waste solutions from home photo labs or similar hobbyist or home occupational activities.

(3) Arid landscaping plans are exempt from irrigation requirements.

(Ord. 2024-1304, passed 7-29-24; Am. Ord. 2025-1310, passed 3-24-25)

Sec. 126-216. - Landscaping.

(a) *Minimum requirements.*

(1) For commercial districts, at least 25 percent of the land area shall be landscaped with grass, approved ground cover, shrubbery, and trees.

(2) For industrial districts, at least 25 percent of the land area within industrial lots that are located around the perimeter of industrial areas and viewable from major arterial roadway corridors shall be landscaped with grass, approved ground cover, shrubbery, and trees. At least 15 percent of the land area within industrial lots located in the interior of industrial areas shall be landscaped.

(3) For commercial and industrial districts, the boulevard area shall be maintained on all city and county roadways by the property owner. The boulevard ground cover shall be similar to that stated in subsections (a)(1) and (a)(2) of this section.

(4) The following minimum standards shall be required:

a. Overstory deciduous trees: 2 1/2-inch diameter;

b. Ornamental trees: 1 1/2-inch diameter;

c. Coniferous trees: eight feet tall; and

d. Major shrub planting: five gallon.

(5) In order to achieve landscaping which is appropriate in scale with the size of a building and site, the following minimum standards shall apply to all commercial and industrial developments:

a. One tree for every 1,000 square feet of total building floor area or one tree for every 50 feet of site perimeter, whichever is greater. A minimum of 30 percent of the trees required will be coniferous;

b. One ornamental tree can be substituted for every 0.6 overstory deciduous shade tree. In no case, shall ornamental trees exceed 50 percent of the required number of trees; and

c. One understory shrub for every 300 square feet of building or one shrub for every 30 feet of site perimeter, whichever is greater.

(b) *Additional landscape requirements for properties fronting Highway 169.* In addition to minimum site planting, screening, and parking lot requirements, the following will be required for every 100 feet of frontage along Highway 169:

(1) One three-inch minimum, overstory deciduous tree;

(2) Two ten-foot minimum, coniferous trees; and

(3) Two two-inch minimum, ornamental trees may be substituted for every one deciduous overstory tree.

(c) *Interior parking area landscaping.*

(1) All parking areas containing over 150 stalls shall include unpaved, landscaped islands that are reasonably distributed throughout the parking area to break up the expanses of paved areas.

(2) All parking areas less than 150 stalls shall include unpaved, landscaped islands along driving aisles that serve as primary circulation to the site. In addition, landscaped islands shall be provided every 225 feet or less of uninterrupted parking stalls.

(3) All landscaped islands shall contain a minimum of 180 square feet and shall be provided with deciduous shade trees, ornamental or evergreen trees, plus ground cover, mulch, and/or shrubbery, in addition to the minimum landscape requirements of this ordinance. Interior parking landscaped area trees shall be provided at the rate of one tree for each 15 surface parking spaces provided or a fraction thereof. Parking area landscaping shall be contained in planting beds bordered by a raised concrete curb or equivalent approved by the planning commission.

(d) *Credit for large trees.* The total number of required overstory trees may be reduced by one-half tree for each new deciduous tree measuring 4 1/2 inches or more in diameter, or each new coniferous tree measuring 18 feet or more in height. In no event, however, shall the reduction be greater than 25 percent of the total number of trees required.

(e) *Credit for existing trees.* The total number of required new overstory trees may be reduced by the retention of existing overstory trees; provided that the following conditions are satisfied:

(1)

Such trees fulfill the minimum requirement of this section as to size and species. The community development director shall recommend to the planning commission the amount of the credit for such existing trees based upon their location and distribution in the lot; and

(2) Proper precautions to protect trees during development shall be indicated on grading plans submitted for plan review. These precautions shall be included in the landscape survey.

(f) *Landscape yard credit.* A landscape yard credit shall be given to a site plan which contains exterior sculptures, fountains, decorative walks, additional ponds beyond those required for storm drainage purposes, courtyards, and decorative accent lighting for the building. The community development director will recommend a credit be given on a case-by-case basis, depending upon the nature and scope of such a facility proposed for credit.

(g) *Grass and ground cover.* All open areas of a site not occupied by building, parking, walkways, or storage shall be grass or approved ground cover. Ground cover shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within 12 months after planting, with proper erosion control during plant establishment period. Exception to this is undisturbed areas containing natural vegetation that can be maintained free of foreign and noxious materials.

(h) *Slopes and berms.*

(1) Final slope grades steeper than 3:1 will not be permitted without special approval of treatment such as terracing or retaining walls.

(2) Earth berm screening parking lots and other open areas shall not have slopes exceeding 3:1. A minimum two-foot berm is required.

(i) *Placement of plant materials and utilities.*

(1) All required screening or buffering shall be located on the lot occupied by the use, building, facility, or structures to be screened. No screening or buffering shall be located on any public right-of-way or within eight feet of the traveled portion of any street or highway.

(2) All utilities are required to be underground. Plant materials shall be located to provide reasonable access to all utilities.

(j) *Maintenance.* The property owner shall be responsible for replacement of any dead trees, shrubs, ground covers, and sodding. If any plant materials are not maintained or replaced, the city shall maintain or replace said plant materials and assess the property for the costs thereof.

(k) *Irrigation.* Underground irrigation shall be required in all industrial and commercial districts.

(l) *Performance surety.* The owner shall provide the city with cash, corporate surety bond, approved letter of credit or other surety satisfactory to the city to guarantee the proper installation and vigorous growth of all landscape elements and screening required herein. Said surety shall remain in effect for two full growing seasons. The first year, the amount of surety will be equal to 110 percent of the estimated costs of plant material, installation, and tree preservation. The second year, said surety will be equal to 25 percent of the estimated costs of plant material, installation, and tree preservation. Further:

(1) A growing season shall include the period May 1 through October 31;

(2) The two-year guarantee period for plant material installed after June 1 shall commence the following year; and

(3) Lots provided with an irrigation system covering 100 percent of the area improved with landscaping need only provide a surety for one growing season.

(Code 1977, § 13-111.7)

1060.070 – LANDSCAPING

Subd. 1. Purpose. The purpose of this Ordinance is to provide for a diversity of landscaping plant materials and design elements within the City through the establishment of minimum standards for landscape plans and maintenance requirements for required landscaping.

Subd. 2. Required Landscaping and Maintenance. Prior to approval of a building permit, all semi-public, non-residence uses, and residential developments of four units or more, shall be subject to a mandatory landscape plan and specification requirements. Residential developments of less than 4 units shall not require a landscape plan but shall be required to install a minimum number of trees as outlined in this Section, item G.

A. The landscape plan shall be developed with an emphasis upon the boundary or perimeter of the proposed site at points adjoining other property and the immediate perimeter of the structure.

B. Required Ground Cover. The lot area remaining after providing for off-street parking, off-street loading, sidewalks, driveways, building site and/or other requirements shall be sodded or seeded and mulched within 30 days of building occupancy or a financial guarantee shall be provided to guarantee said installation.

C. Required Plantings. In addition to required ground cover specified in Subd. 2(B) above and exclusive of required buffering or screening, all new development shall be landscaped using ornamental grass, shrubs, trees or other acceptable vegetation or treatment generally used in landscaping within one year following the date of building occupancy. Where landscaping is required as part of City approvals, any plant material that is diseased or dies shall be replaced with a like kind of the original size. No landscaped area shall be used for the parking of vehicles or for the storage or display of materials, supplies or merchandise, unless specifically approved by the City.

D. Minimum Size Requirements. All plants must at least equal the following minimum size:

Table 1 – Minimum Plant Size Requirements	
	Potted/Bare Root or Balled and Burlapped
Shade Trees (overstory)	2.5-inch diameter
Ornamental Trees (understory)	1.5-inch diameter
Evergreen Trees (overstory)	4-6 feet high
Tall Shrubs and Hedge Material (deciduous or coniferous)	3-4 feet high
Low Shrubs (deciduous)	5 gallon

E. Spacing. Plant material centers shall not be located closer than 3 feet from the fence line or property line and shall not be planted to conflict with public plantings based on the judgment of the City staff.

F. Types of Plantings. The landscape plan shall be reviewed by City staff to ensure that appropriate plant materials are used to accomplish the intent of the landscaping, including screening where required.

G. Number of Plantings. The minimum number of plantings on any given site shall be as follows:

1. Residential uses shall provide a minimum of one overstory tree per dwelling unit.

2. Non-Residential Uses. Non-residential uses shall contain at a minimum:

   a. One overstory tree per 1,000 square feet of gross building floor area or one tree per 50 lineal feet of site perimeter, whichever is greater.

   b. One understory shrub for each 300 square feet of building or one tree per 30 lineal feet of site perimeter, whichever is greater.

3. Understory Trees. Up to 50 percent of the required number of overstory trees may be substituted with the use of understory trees in combination with other design elements. In such cases, not less than 3 understory trees shall be provided for each one required overstory tree substituted.

4. At the sole discretion of the City, a portion of the total number of required trees for any development may be planted at a public location when it is determined by the City that site constraints or existing vegetation limit the ability to plant on site. Cash fees based on the estimated cost of materials and installation of required

materials may be substituted for public location planting at the discretion of the City.

5. No more than 33 percent of the required number of trees shall be of one species.

H. Irrigation. Underground irrigation shall be required on all new multi-family and non-residential development where municipal water is available.

I. Landscape Guarantee. All new plants shall be guaranteed for 2 full years from the time planting has been completed. All plants shall be alive and in satisfactory growth at the end of the guarantee period or be replaced per the approved plan. Security in the form of letter of credit or cash shall be provided to guarantee the installation per the approved plan.

J. Required Screening and Buffering.

1. Buffer Yards.

a. Definition. For the purpose of this Section, a buffer yard shall be a land area containing landscaping, berms, fences, or some combination thereof used to promote orderly transition between developments and to minimize the adverse impacts of differing land uses. Buffer yards shall be preserved in perpetuity by an easement or an outlot.

b. Required Buffer Yard. A buffer yard shall be required when a developing property is adjacent to or across a local street from property in a less intensive zoning district.

i. The buffer yard standards only apply to the parcels abutting the conflicting zoning district.

ii. Parcels within the same development are not required to adhere to the buffer yard requirements. The buffer yard requirement applies only to the perimeter of the development.

iii. A buffer yard shall not be required for new developments adjacent to or across a local street from a permanently undevelopable parcel, such as an outlot for stormwater ponds, but shall be required adjacent to outlots that may be developed in the future.

Subd. 1 Purpose and Objectives.

The preservation of existing trees and vegetation as well as the planting of new trees and vegetation can significantly add to the quality of the physical environment of the community. This section provides for the health, safety and welfare of the residents of the City and is intended to:

(1) Promote the reestablishment of vegetation in urban areas for aesthetic, health and urban wildlife reasons;

(2) Establish and enhance a pleasant visual character which recognizes aesthetics and safety issues;

(3) Promote compatibility between land uses by reducing the visual, noise and lighting impacts of specific development on users of the site and abutting uses;

(4) Unify development, and enhance and define public and private spaces;

(5) Promote the retention and use of existing vegetation;

(6) Aid in energy conservation by providing shade from the sun and shelter from the wind;

(7) Reduce flooding and erosion by stabilizing soils with trees and vegetation; and

(8) Work in conjunction with the tree preservation ordinance.

Subd. 2 Landscaping Plan.

A landscaping plan shall be submitted at the time of site plan/preliminary plat review for any:

(1) New development or new building construction in any commercial, industrial, single-family residential, multiple-family residential, public/institutional or planned unit development.

a. Modification or expansion of a building or improvements to a site that affect greater than 10% of the existing non-residential structure/site, and/or when there is a change in land use. Landscaping requirements shall be applied to those portions of the site that are directly affected by the proposed improvements, or change in land use, as determined by the Zoning Administrator. In all cases appropriate screening and buffering shall be provided for the entire site.

b. No building permit for any non-single family residential construction shall be issued until a landscape plan, if necessary, is approved and a security is obtained by the City.

Subd. 3 General Plan Requirements.

Landscape plans for new developments shall be prepared by a landscape architect or other qualified person acceptable to the Zoning Administrator at a legible scale and shall include the following:

(1) Boundary lines of the property with accurate dimensions;

(2) Locations of existing and proposed buildings, parking lots, islands, sidewalks, roads and other features or improvements affecting and screening of the site;

(3) Proposed grading plan with 2-foot contour intervals;

(4) Location, size and common name of all existing significant trees at least 6 inches in diameter or greater as measured 54 inches above the ground. (For changes to developed sites, the location, size and common name of all trees and shrubs on the site must be identified.);

(5) A planting schedule containing symbols, quantities, common and botanical names, size of plant materials at installation and full maturity, root condition and special planting instructions;

(6) Planting details illustrating proposed locations of all new plant materials;

(7) Locations and details of other landscape features including berms, screening, fences and planter boxes;

(8) Details of restoration of disturbed areas including areas to be sodded or seeded;

(9) Location and details of irrigation systems; and

(10) Details and cross-sections of all required screening.

Subd. 4 Landscape Design Standards and Guidelines.

All landscape plans shall adhere to the following:

(1) *General landscaped requirements.*

a. All open areas of a lot which are not used or improved for required parking areas, drives or storage shall be landscaped with a combination of over-story trees, under-story trees, coniferous trees, shrubs, flowers and ground cover materials.

(2) *Landscaping requirements in Single-Family Residential Districts.*

a. Lots must maintain vegetation in the City's right-of-way and along the 5-foot perimeter of the property, except in areas where the required driveway access is located. An exception to this restriction would be landscape materials (2 to 3 feet in width) adjacent

to a residential driveway.

b. *Number of trees.* The minimum number of major or over-story trees on any given site shall be as indicated below with a minimum percentage of landscape area for Non-Residential Use Districts. These are the minimum substantial plantings, in addition to other under-story trees, shrubs, flowers, and ground cover, deemed appropriate for a complete quality landscape treatment of the site.

c. Each 1 and 2-family residential dwelling unit shall contain trees totaling at least 8 inches in diameter at installation with a minimum of 2 trees located in front of the home. Each tree must meet minimum size requirements as indicated in the table in Subdivision 5(3). The Zoning Administrator may authorize the placement of some of the required trees within the side or rear yard if, due to the shape of the lot, there are unique circumstances.

(3) *Landscaping requirements in multiple family residential, and all non-residential uses.*

a. *General requirements.* General requirements that shall apply in all Non-Residential Districts and non-residential uses in Residential Districts include the following:

1. *Plant diversity.* In addition to the 25% plant diversity requirement, the landscape plan design shall, at a minimum, provide at least 3 of the following required numbers of trees and shrubs in addition to any trees and shrubs required for screening in Subdivision 7 of this Subsection:

(a) One over-story tree per 3,000 square feet of open area.

(b) One ornamental tree per 1,500 square feet of open space.

(c) One evergreen tree per 3,000 square feet of open area.

(d) One deciduous or evergreen shrub per 100 square feet of open area.

b. *Building ground cover.* A minimum 5-foot strip from the building edge must be treated with decorative ground cover and/or foundation plantings, except for garage/loading areas and pedestrian access areas.

c. *Softening of walls and fences.* Plants shall be placed intermittently against long expanses of building walls, fences, and other barriers to create a softening effect. Plantings shall also be proportionate to the height of the building. Additional depth along buildings may be required to accommodate this landscaping.

d. *Heat island reduction.* To minimize impact on microclimate, human and wildlife habitat, shading of parking lots is required. At least 1 over-story tree shall be planted for every 10 parking stalls on site. To satisfy this requirement trees must be located at least 4 feet and within 10 feet of a curb adjacent to any internal parking or drive area. The trees shall count toward meeting the overall site green space and landscaping requirements identified by this chapter for the underlying zoning district.

(4) *Parking lot landscaping requirements.* The following shall apply to all new development and redevelopment of parking lots for expansions creating 5,000 square feet or more of impervious surface or disturbance of 1/2 acre or more of land.

a. *Parking lot screening.* Parking lot screening shall be designed to reduce the visual impact of surface parking lots; mitigate glare from headlights; improve the aesthetic quality of the area for users of the site, adjacent sites, roadways, and sidewalks; and define the perimeter of the parking lot as follows:

1. *Off street parking containing 4 or more parking spaces.* Between those portions of an off street parking area containing 4 or more parking spaces and a different zoning district or a public street.

(a) *Waiver.* Parking lot screening requirements may be waived in circumstances where perimeter screening is provided or where the elevation of the parking area relative to the elevation of the street and sidewalk would make the screening ineffectual as determined by the Zoning Administrator.

b. *Parking lot screening standards.*

1. Parking lot screening must be provided within 10 feet of the perimeter of the parking lot to be screened, except for parking lots adjacent to rain gardens/bio-retention systems, other landscape features, or where the traffic sight visibility triangle may be impacted.

2. Parking lot screening shall be not less than eighty percent (100%) opaque and be a minimum of 3 1/2 feet and a maximum of 4 feet in height as measured from the adjacent finished surface of the parking area. When shrubs are used to provide the screen, such shrubs must be at least 2 feet tall at planting and anticipated to grow to at least 3 1/2 feet tall at maturity.

3. No landscaping or screening shall interfere with driver or pedestrian visibility for vehicles entering or exiting the premises.

c. *Content.* Parking lot screening must consist of at least 2 of the following:

1. A compact hedge of evergreen or densely twigged deciduous shrubs spaced to ensure closure into a solid hedge at maturity;

2. A berm with plantings described above;

3. Transit shelters, benches, bicycle racks and similar features may be integrated as a part of the screen;

4. Fencing may be integrated as part of the screen. All wood fencing shall be stained and sealed with a weatherproof product.

(5) *Landscape requirements specific to Business Districts.*

a. B-1 Office Business District:

1. At least 30% of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.

2. At least 8% of the internal parking area shall be landscaped. This area is counted as part of the overall required "landscape area."

b. B-2 Neighborhood Commercial District business:

1. At least 30% of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.

2. At least 8% of the internal parking area shall be landscaped. This area is counted as part of the overall required "landscape area."

c. B-3 General Business District:

1. At least 25% of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.

2. At least 3% of the internal parking area shall be landscaped. This area is counted as part of the overall required "landscape area."

d. B-4 Commercial/Industrial District:

1. At least 25% of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.

2. At least 3% of the internal parking area shall be landscaped. This area is counted as part of the overall required "landscape area."

(6) *Landscape requirements specific to Industrial Districts.*

a. I-1 Light Industrial District:

1. At least 25% of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.

2. At least 3% of the internal parking area shall be landscaped. This area is counted as part of the overall required "landscape area."

b. I-2 Heavy Industrial District:

1. At least 25% of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.

2. At least 3% of the internal parking area shall be landscaped. This area is counted as part of the overall required "landscape area."

c. B-P Business Park District:

1. At least 30% of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.

2. At least 8% of the internal parking area shall be landscaped. This area is counted as part of the overall required "landscape area."

Subd. 5 General Landscaping Requirements

(1) *Sodding and seeding.* All front (including boulevards), side or rear yards facing a right-of-way shall be sodded with the following exceptions:

a. Single-family residential lots are not required to be sodded, but turf must be established within the front yard thereof within 120 days of the City issuing a certificate of occupancy (excluding time between October 1 and May 1). All silt fence or hay bale erosion controls must be maintained until turf is established. A financial security in an amount determined by the City will be required if turf is not established within the front yard (including to the rear of the structure abutting the street on a corner lot) prior to occupancy. Turf must be established for all portions of a yard within 1 year of the issuance of a certificate of occupancy.

b. Seeding may be used when the City determines sod is not practical or desirable such as, but not limited to, campus areas of schools, recreational playfields and open space, sites that are rough graded and areas that cannot be developed (such as those in a power line easement).

c. Seeding of future expansion areas as shown on approved plans.

d. Undisturbed areas containing existing viable natural vegetation that can be maintained free of foreign and noxious plant materials.

e. Areas designated as open space or future expansion areas properly planted and maintained with prairie grass.

(2) *Tree preservation*.

a. A tree preservation plan shall be submitted in conjunction with any proposal that includes a subdivision application, in accordance with Section 1001.25.

b. As a condition of subdivision approval or the issuance of grading or building permit, the City may require the applicant to replace any significant trees which are damaged or destroyed as a result of development or construction activities. Significant trees that are damaged or destroyed shall be replaced by at least 2 trees meeting the minimum planting requirements.

(3) *Minimum size.* All plants must at least equal the following minimum size in conformance with American Nursery Association standards:

	Potted/Bare Root	***Balled and/or Burlapped***
	Potted/Bare Root	***Balled and/or Burlapped***
Shade trees*	2-1/2 inch diameter	2-1/2 inch diameter
Ornamental trees (flowering crabs, Russian olive, hawthorn and the like)	6 to 7 feet	2 inch diameter
Evergreen trees	N/A	6 feet
Tall shrubs and hedge materials (evergreen or deciduous)	3 to 4 feet	3 to 4 feet
Low shrubs - deciduous	18 to 24 inch	24 to 30 inch
Low shrubs - evergreen	18 to 24 inch	24 to 30 inch
Low shrub - spreading evergreens	18 to 24 inch	18 to 24 inch
NOTE:		
*** Type and mode are dependent upon time of planning season, availability, and site conditions (soils, climate, ground water, manmade irrigation, grading, and the like)**		

(4) *Spacing.*

a. Plant material centers shall not be located closer than 3 feet from the fence line or property line and shall not be planted to conflict with public plantings, sidewalks, trails, fences, parking areas, and driveways based on the judgment of the Zoning Administrator.

b. Where plant materials are planted in 2 or more rows, plantings shall be staggered in rows unless otherwise approved by the Zoning Administrator.

c. Deciduous trees intended for screening shall be planted not more than 20 feet apart. Evergreen trees intended for screening shall be planted not more than 15 feet apart.

d. Where massing of plants or screening is intended, large deciduous shrubs shall be planted 4 feet on center or closer, and/or, evergreen shrubs shall be planted 3 feet on center or closer.

(5) *Design.*

a. Design (except for pond slopes which shall be subject to the review and approval of the City Engineer or Zoning Administrator):

1. The landscape plan must show some form of designed site amenities (i.e., composition of plant materials, and/or creative grading, decorative lighting, exterior sculpture, and the like) which are largely intended for aesthetic purposes.

2. All areas within the property lines (or beyond, if site grading extends beyond) shall be treated. All exterior areas not paved or designated as roads, parking, or storage must be planted into ornamental vegetation (lawns, ground covers, or shrubs) unless otherwise approved by the Zoning Administrator.

3. Turf slopes in excess of 3:1 are prohibited.

4. All ground areas under the building roof overhang must be treated with a decorative mulch, rock cover and/or foundation plantings.

5. All principal buildings must have an exterior water spigot or irrigation system (if required by Subd. 5(10) of this section) to ensure that landscape maintenance can be accomplished.

6. Trees and shrubs shall not be planted in the right-of-way except for designated parkways and streets as determined by the City Council.

7. All plants required as part of an approved landscaping plan shall be maintained and kept alive. Dead plants shall be replaced in accordance with the approved landscape plan.

(6) *Species.*

a. All trees and plantings used in site developments shall be indigenous to the appropriate hardiness zone and physical characteristics of the site.

b. All deciduous trees proposed to satisfy the minimum requirements of this policy shall be long-lived hardwood species.

c. The complement of trees fulfilling the requirements of this section shall be not less than 25% deciduous and not less than 25% coniferous. Single-family residential development is exempt from this requirement.

d. No required tree shall be any of the following:

1. A species of the genus Ulmus (elm), including Siberian Elm, except those elms bred to be immune to Dutch Elm disease;
2. Box Elder;
3. All species of the genus Populous (poplar) except when counted as an under-story tree;
4. Female ginko;
5. Norway Maple;
6. Species of Ash;
7. Amur Maple;
8. Russian Olive;
9. Block Locust; or
10. Tree of Heaven.

(7) *Parking lots/planting islands.* All parking lots shall meet the design requirements in Subsection 1001.19, Subd. 6(1) and (3). In addition the following requirements shall be met:

a. Landscape parking lot islands shall be required at the beginning and end of each parking row and shall contain a minimum of 180 square feet and a minimum width of 9 feet. Such islands shall be bounded by a raised concrete curb or approved equivalent and shall contain mulch (wood, bark, or decorative rock) or turf grass to retain soil moisture. An exception will be made for use of rain gardens with parking lot islands. This provision shall not apply to parking structures.

b. A minimum of 1 over-story tree shall be provided for each island. This provision may be waived for islands utilized for stormwater management or other utility or safety issues as determined by the City Engineer.

c. Shrubs, perennials or ornamental grass shall be incorporated in each landscaped island.

d. Islands shall be prepared with topsoil to a depth of 2 feet and improved to ensure adequate drainage, nutrient and moisture retention levels for the establishment of plantings.

e. All perimeter and interior landscaped areas in parking lots shall be equipped with a permanent irrigation system, unless drought tolerant plant materials are used exclusively. Where drought tolerant plant materials are used, irrigation shall be required only for the 2 year period following plant installation and may be accomplished using hoses, water trucks, or other nonpermanent means.

(8) *Detention/retention ponds.* Storm water ponds shall be landscaped with an average of a 10-foot buffer strip of shade and ornamental trees, evergreens, shrubbery, natural grasses, groundcover and/or other plant materials to provide an aesthetically appealing setting. This landscaping shall be in addition to the required landscaping.

(9) *Slopes and berms.* Final slopes of greater than 3:1 will not be permitted without special treatment such as terracing or retaining walls. All berms must incorporate trees and plantings into the design. In no situation shall berms be used as the sole means of screening.

(10) *Irrigation system.* All new irrigation systems, whether required by this section or not, shall be required to include a rain sensor and a soil moisture sensor to prevent overwatering. Irrigation systems shall include backflow preventer devices. Irrigation systems shall be required in all landscaped common areas and landscaped parking lot islands.

a. *New Residential developments.* An irrigation system shall be installed in all landscaped common areas, or areas maintained by an HOA.

b. *New Commercial or Industrial developments.* An irrigation system shall be installed in all landscaped areas unless otherwise indicated by this section.

(11) *Landscape guarantee.* All new plants shall be guaranteed for 12 months from the time planting has been completed. All plants shall be alive, of good quality, and disease-free at the end of the warranty period or be replaced. Any replacements shall be warranted for 12 months from the time of planting.

Subd. 6 Parkway Landscaping.

The following requirements shall apply to all lots abutting parkways and the ground area within the street right-of-way.

(1) The abutting property owner shall be responsible for improving and maintaining the ground surface of the parkway boulevard with turf or other plant material and parkway trees.

(2) Parkway trees shall be provided not more than 20 feet apart in the right-of-way adjacent to the parcel and within the median of the parkway.

(3) A variety of over-story species should be included in the planting plan for a specific development.

ELK RIVER

Subdivision IV. Screening, Landscaping, Lighting, Architectural Standards, Storage and Outdoor Displays

Sec. 30-931. Definitions.

The definitions in section 30-1 are applicable in this subdivision.
(Code 1982, § 900.30(2))

Cross reference—Definitions generally, § 1-2.

Sec. 30-932. Intent and purpose of subdivision.

(a) The purpose of this subdivision is to clearly express the city's intent for all properties to be landscaped and maintained with great care. Properties shall be landscaped to express sensitivity to environmental conditions as well as aesthetic needs of the general public.

(b) All landscaping must be designed to add visual beauty to the property. The quantity and quality of the design should be compatible with each zoning district and the intended use of the property. Individual review of the landscape design will require consistency with areas which have established unique concepts, design patterns, and a high level of aesthetic value.

(c) The preservation of desirable vegetation is a goal which should be addressed prior to new construction or expansion of an existing use.
(Code 1982, § 900.30(1))

Sec. 30-933. Screening.

(a) All nonresidential principal and accessory uses, including off-street parking, except business signs, which are situated within 50 feet of a residential district shall be screened from such district by a wall, fence and/or landscaping of not less than 80 percent opacity.

(b) Walls, fences or planting screens may be permitted if the nature or extent of the use being screened is such that a lesser degree of screening will adequately promote and protect the use and enjoyment of the properties in the adjacent residential district, or that screening of the type required by this subdivision would interfere with the provision of adequate amounts of light and air to such properties.

(c) Double fronted residential buildings and lots along collector or arterial streets shall be screened with a 15-foot easement area for landscaping. Screening shall be accomplished by a combination of earth berming and planting.

(d) In all districts, mechanical equipment and other similar features shall be screened from adjacent properties and public streets with the application of landscaping designed to be compatible with the architectural treatment of the principal structure or, if this cannot be accomplished, painting of equipment to match the building.

(e) All external loading and service areas accessory to buildings shall be screened from the ground level view when facing a residential district or public streets, except at access points, with architectural enhancements, walls and/or landscaping.
(Code 1982, § 900.30(3))

Sec. 30-934. Landscaping.

(a) *General requirements.* The following general requirements are applicable to all districts:

(1) All exposed ground areas surrounding or within a principal or accessory use, including street boulevards, which are not devoted to drives, sidewalks, patios, or other such uses shall be landscaped with grass, shrubs, trees, other living ornamental landscape materials, mulch, or rock.

(2) All landscaped areas shall be kept neat, clean and uncluttered.

(3) No landscaped area shall be used for the parking of motor vehicles, trailers, boats, and RVs or the storage or display of materials, supplies or merchandise.

a. *Exception:* In all residential zoning districts the parking of a combination of no more than two motor vehicles, trailers, boats and RVs shall be allowed on landscaped areas behind the rear of the home provided they are setback not less than ten feet from all side and rear property lines and are fully operable and

licensed as required by the state. Additionally, the area beneath and around the parked motor vehicle, trailer, boat or RV must be maintained in accordance with all city codes, kept in a neat and orderly appearance, and comply with all other city codes with respect to such items.

(4) Undisturbed areas of existing natural vegetation maintained free of noxious weeds need not be altered.

(5) A reasonable attempt shall be made to preserve as many existing trees as is practical and to incorporate them into the proposed development plan.

(6) Slopes greater than three feet horizontal to one foot vertical (3:1) will not be permitted without approval by the city. Only under special conditions or unique circumstances will steeper slopes be permitted. Slopes adjacent to pedestrian systems, inslopes of roadways, ponding, sedimentation areas, and other water or wetland features may not have a slope greater than 4:1.

(7) In all multifamily, commercial and industrial zoning districts, the maintained/manicured landscaped areas shall have inground/underground irrigation systems. Native grasses and plant areas need not be irrigated.

(b) *All zoning districts except permitted single-family uses in all districts.* Landscaping requirements for all zoning districts except permitted single-family uses in all districts are as follows:

(1) *Applicability of requirements.* All properties shall comply with the requirements of this subdivision when new development or expansions are to occur on these properties, except for single-family dwelling units.

(2) *Landscape plan.* Landscape plans shall be prepared by a landscape architect or other qualified individual acceptable to the city. Landscape plans shall be drawn to a scale of not less than one inch equals 50 feet and shall include the following information:

a. The name and address of the property owner and/or developer.

b. The name of the project.

c. The name of the preparer of the plan.

d. The date of plan preparation.

e. Boundary lines of the property with accurate dimensions, and note with scale and north arrow.

f. The locations of existing and proposed buildings, parking lots, public roads, easements and other improvements.

g. The location, approximate size and common name of existing trees.

h. A planting schedule containing:

1. Symbols.
2. Quantities.
3. Common names and botanical names.
4. Size of plant materials.
5. Root condition specifications.
6. Special planting instructions.

i. Planting details illustrating proposed locations of all new plant material, including proposed walls, fences, planters, landscaped islands, and other landscaping-related improvements.

j. Details of restoration of disturbed areas, including areas to be sodded and seeded.

k. Location of existing wetlands.

(3) *Minimum requirements.* All open areas of a lot which are not used and improved for required parking areas, drives or storage shall be landscaped with a combination of overstory trees, ornamental trees, coniferous trees, shrubs, flowers, and turf or ground cover materials. The number of trees on the lot, tract, or

parcel shall not be less than three plus the perimeter of the described area as measured in feet divided by 40.

a. *Overstory trees.* Fifty percent of the required trees shall be overstory trees.

b. *Ornamental trees.* Twenty-five percent of the required trees shall be ornamental trees.

c. *Coniferous trees.* Twenty-five percent of the required trees shall be coniferous trees.

d. *Additional landscaping.* In order to accomplish an adequate buffer or screening, additional landscaping over and above the required amount may be required by the city.

e. *Credits.*

1. *For oversizing trees.* The total number of required overstory trees may be reduced by one tree for each new deciduous tree measuring four and one-half inches or more in diameter, or each new coniferous tree measuring ten feet or more in height, which is planted on the lot or tract.

2. *For existing trees*. The total number of required new trees may be offset by the retention of existing trees on the lot provided that such trees satisfy the requirements of this section as to size and species. The existing tree credit chart shall be used to determine the amount of credit for existing trees. Existing trees closer than 15 feet together shall be considered one tree and the largest diameter tree will be utilized to calculate the tree credit. The diameter of and distance between trees shall be measured six inches above the ground.

Existing Tree Credit Chart	
Deciduous Tree Diameter	*Deciduous Tree Credit*
2" to < 4 1/2"	One (1)
4 1/2" to < 8"	Two (2)
8" or more	Three (3)
Coniferous Tree Height	Coniferous Tree Credit
6' to < 10'	One (1)
10' to < 15'	Two (2)
15' or more	Three (3)

Subsection 30-934(d)(3) pertaining to approved tree species shall apply to the types of trees given credit.

3. *For native grasses and plant communities*. The total number of required trees may be offset by the provision of native grasses and wildflowers. Planting or preservation of native planting communities will receive credit for one tree per 500 square feet of native grass area. Credits may not exceed 50 percent of the total requirements. A native grass and plant community maintenance plan shall be submitted to the city every year by March 1.

f. *Reserved.*

g. *Maintenance.* The property owner of the lot upon which required landscaping or screening is located shall maintain all materials in a sightly and healthy growing condition. Plant material removed due to damage, disease, or death shall be replaced.

(c) *Permitted single-family uses in all districts.* Landscaping requirements for permitted single-family uses in all districts are as follows:

(1) *Applicability of requirements.* All permitted single-family properties shall comply with the requirements of this subdivision when new development or expansions are to occur on these properties.

(2) *Minimum requirements.* All open areas of a lot which are not used and improved shall be landscaped with a combination of overstory trees, ornamental trees,

coniferous trees, shrubs, flowers, and turf or permitted ground cover materials. The minimum number of trees in the front yard is two.

a. Location of required front yard trees.

1. One tree must be located in the boulevard area and shall be an overstory type tree.

2. A second tree shall be located in the front yard area. Overstory, evergreen, and ornamental tree species are permitted.

(d) *Species.*

(1) All required trees shall be of species which are classified as overstory, ornamental, and coniferous trees by the American Nurseryman's Association.

(2) Not more than 50 percent of the required number of overstory or ornamental trees shall be composed of one species.

(3) All required trees shall be selected from the University of Minnesota Extension Service's list of recommended trees for Southeast Minnesota, or as approved by the city's planning department.

(e) *Minimum size and root condition of trees.* Minimum size and root condition of required trees shall be as follows:

(1) Overstory trees shall be two inches in diameter as measured six inches above the ground, and trees must be balled and burlapped.

(2) Ornamental trees shall be one and one-half inches in diameter as measured six inches above the ground, and trees must be balled and burlapped.

(3) Coniferous trees shall be six feet in height, and trees must be balled and burlapped.

(f) *Placement of plant materials.*

(1) All required landscaping shall be located on the lot occupied by the use, building, facility, or structures. No landscaping shall be located within any public right-of-way unless approved by the city.

(2) Plant materials shall be located to provide reasonable access to all utilities.

(3) At all intersections, sight visibility triangles shall be kept clear of landscape materials that would obstruct the sight lines of motorists at intersecting streets.

(g) *Installation.* All landscape improvements required by this subsection shall be installed by the owner no later than one year after the issuance of a building permit for the subject property. Replacement of any dead trees, shrubs, ground covers and sodding shall be responsibility of the property owner.

(h) *Inspection.* Twelve months after the date of issuance of a building permit, the city may conduct a field inspection of the subject site to assure compliance with the requirements of this subdivision and implementation of the approved landscape plan.

(i) *Exceptions and adjustments.* Where a strict application of this subsection is not possible due to unique topographic landform, irregular lot shape or historic features worthy of preservation, the applicant may present an alternative landscape and screening plan to the city for alternate approval.

(j) *Performance guarantee.* If required landscape improvements have not been completed at the time a certificate is requested for occupancy of a property, a financial guarantee to ensure completion of the improvements shall be supplied prior to issuance of the certificate of occupancy. The financial guarantee shall be in an amount equal to approximately 100 percent of the value of the uncompleted landscape improvements, and shall be released one year after completion of the required landscape improvements following written request from the property owner. Developers who have posted a previous financial guarantee in connection with the installation of public improvements shall not be required to post a separate guarantee, but the financial guarantee shall remain in place in an amount equal to approximately 100 percent of the value of uncompleted landscape improvements until all required landscape improvements are completed.

(Code 1982, § 900.30(4), (5); Ord. No. 02-09, § 1, 6-17-2002; Ord. No. 02-11, § 1, 6-10-2002; Ord.

No. 12-03, §§ 1—3, 2-21-2012; Ord. No. 14-12, §§ 1, 2, 10-20-2014; Ord. No. 16-22, § 1, 9-19-2016; Ord. No. 20-07, § 3, 7-20-2020)

Sec. 30-935. Landscaped islands in off-street parking areas.

(a) All off-street parking areas shall include unpaved, landscaped islands that are reasonably distributed throughout the parking area. These islands should be located to break up expanses of paved areas and facilitate traffic control. Islands shall be provided in a ratio of at least one island per 15 parking spaces.

(b) Landscaped islands shall be equal to the size of a parking stall, at minimum. The provision of fewer, but larger parking lot islands is encouraged.
(Code 1982, § 900.30(6); Ord. No. 12-03, § 4, 2-21-2012)

Sec. 30-936. Tree preservation plan.

In order to retain, as far as practicable, substantial tree stands as part of urban development, a tree preservation plan should be submitted to the city prior to removing trees or commencing construction.
(Code 1982, § 900.30(7))

Sec. 30-937. Lighting.

Artificial lighting shall be planned, designed, constructed and maintained consistent with the following standards:

(1) Lighting shall be directed away from the public right-of-way and nearby or adjacent residential or agricultural conservation districts.

(2) Commercial parking lots shall be lighted to a minimum level of three footcandles. Other parking lots shall be lighted to a minimum level of 1½ footcandles.

(3) All sources of artificial lights shall be so fixed, directed, designed or sized that the minimum subtotal of their illumination will not increase the level of illumination on any nearby residential property by more than 0.1 footcandle in or within 25 feet of a dwelling or by more than 0.5 footcandle on any part of the property.

(4) Glare, whether direct or reflected, as different from general illumination, shall not be visible from beyond the limits of the immediate site from which it originates.

(Code 1982, § 900.30(8))

Sec. 30-938. Architectural standards.

Except as otherwise provided, all multifamily, commercial and industrial construction shall be developed in accordance with the following design standards:

(1) *Architectural plans.* Construction plans shall be prepared and submitted to include:

a. Elevations of all sides of the building.

b. Type and color of exterior building materials.

c. A typical floor plan and dimensions of all structures.

d. Location of trash containers and heating, air conditioning and ventilation systems.

e. Proposed screening of trash containers and heating, air conditioning and ventilation systems.

(2) *Exterior building finish.*

a. In the C-1, C-2 and C-3 districts, the exterior building finish shall consist of at least two of the exterior building finishes, at least two shall be used per wall:

1. Face brick.

2. Natural stone.

3. Architectural glass. (i.e. curtain wall)

4. Wood.

5. Stucco.

6. Siding. (metal, fiber-cement or vinyl)

Sec. 36-805. - Required landscaping.

(a) *Applicability.* All development except single-family detached and two-family shall comply with the requirements of this section.

(b) *Landscape plans.* Landscape plans shall be prepared by a landscape architect or other qualified individual acceptable to the department of community development. Landscape plans shall be drawn to a scale of not less than one inch equal to 50 feet and shall include the following information:

(1) Location, approximate size and common name of existing trees and shrubs.

(2) Planting schedule containing:

a. Symbols.

b. Quantities.

c. Common names and botanical names.

d. Size of plant materials.

e. Root condition (balled and burlapped, bare root, container, etc.).

f. Special planting instructions.

(3) Planting details illustrating proposed locations of all new plant material.

(4) Locations and details of other landscape features, including, but not limited to, berms, fences and planter boxes.

(5) Location and details of irrigation systems.

(6) Details and cross sections of all required screening.

(7) Such other information as the city may require.

(c) *Minimum requirements.* All areas of a lot which are not used or improved for buildings, parking areas, driveways or storage areas shall be landscaped with a combination of overstory trees, understory trees, shrubs, ground cover and flowers.

(1) *Minimum number of overstory trees.* The minimum number of overstory trees on a lot shall be the figure determined by dividing by 40 the number of feet in the perimeter of the lot. Overstory trees include, but are not limited to, those listed in Extension Folder 298-1974, published by the Agricultural Extension Service of the University of Minnesota, except those listed as "Trees—Small—under 25 feet."

(2) *Understory trees and shrubs.* In addition to the required number of overstory trees, a full complement of understory trees and shrubs such as, but not limited to, those listed as "Trees—Small—under 25 feet" in Extension Folder 298-1974, published by the Agricultural Extension Service of the University of Minnesota, shall be provided as determined by the city council so as to complete a quality landscape treatment of the site.

(3) *Minimum size and root condition of required overstory trees.*

a. The trunks of deciduous trees shall be at least 1½ inches in diameter breast height.

b. Coniferous trees shall be at least five feet in height.

c. All plant materials shall meet minimum standards as stated in the American Association of Nurserymen Publication No. ANSI Z60.1-1980, titled "American Standard for Nursery Stock."

(4) *Species.*

a. Trees which are considered as half trees, small upright trees, small spreading trees, shrubs, understory trees or ornamental trees shall not be included in the count of required overstory trees.

b. Not more than 20 percent of the total number of overstory trees shall be composed of one genus.

c. No required overstory trees shall include:

1. Any species of the genus *Ulmus* (elm), except that such species may be allowed if proof, acceptable to the city, is submitted showing that the proposed trees are resistant to Dutch elm disease. Such proof shall originate from, or be supplied by, a nursery approved by the department of community development or a college or university conducting research on Dutch elm disease, or an equivalent source.

2.

Box elder (*Acer negundo*), Ash (any tree of the genus *Fraxinus*), Amur maple (*Acer ginnala*), Norway maple (*Acer platanoides*), Russian olive (*Elaegnus angustifolia*), Black locust (*Robinia pseudoacacia*), female Ginko (*Gingko biloba*).

d. No shrub shall include Japanese barberry (*Berberis thungbergii*), Siberian peashrub (*Caragana arborescens*), Tatarian honeysuckle (*Lonicera tatarica*), Common buckthorn (Rhamnus cathartica), Glossy buckthorn (*Rhamnus frangula*).

e. All plant materials shall be indigenous to the hardiness zone of the area in which the city is located.

(5) *Ground cover.* All unimproved portions of a lot shall be sodded to the curb or street surface, except that:

a. Areas reserved for future city-approved building expansions may be seeded.

b. Undisturbed areas containing existing viable natural vegetation which can be maintained free of weeds may be left undisturbed.

c. Seeding may be used when the city determines sod is not practical or desirable, in areas such as, but not limited to, campus areas of schools, recreational playfields and open space, sites that are rough-graded and areas that cannot be developed (such as those in a power line easement).

1. Seeding shall be confined to the rear yard area of a lot.
2. On any lot on which a building is located as the principal use of the property, seeding shall not be used within 50 feet of the building.
3. For purposes of the surety required in subsection (k) of this section, seeding will be considered properly installed and vigorously growing when it looks like healthy sod.

(d) *Credit for large trees.* The total number of required overstory trees may be reduced by one-half tree for each new deciduous tree measuring 4½ inches or more in diameter, or each new coniferous tree measuring ten feet or more in height, which is planted on the lot. In no event, however, shall this credit result in a reduction in the total number of required trees by more than 25 percent. Measurements shall be taken as set forth in subsection (c)(3) of this section.

(e) *Credit for existing trees.* The total number of required new overstory trees may be offset by the retention of existing overstory trees on the lot, provided that such trees satisfy the requirements of subsection (c) of this section as to size and species. The department of community development shall recommend to the planning commission the amount of the credit for such existing trees based upon their location and distribution on the lot.

(f) *Parking lot planting islands.* Planting islands within parking lots shall be required to visually break up expanses of hard-surface parking areas, to allow safe and efficient traffic movement, and to define rows of parking. Planting islands shall be landscaped and shall occupy at least four percent of the parking area.

(g) *Irrigation system.* All affected properties shall install and maintain an irrigation system upon the property serving at least all turfed areas thereon, whether sodded or seeded.

(h) *Interference with utilities.* The location of landscaping improvements required in this section shall be such that their placement and size at maturity will not interfere with any existing underground or overhead utility system or public right-of-way.

(i) *Protection of existing vegetation during construction.* All existing vegetation to be saved upon a lot under development shall be protected from damage and/or destruction occurring as a result of activity which takes place during the construction process. No soil or other material shall be allowed to accumulate or be placed near any such vegetation in such a manner that the deterioration or death of such vegetation may result.

(j) *Maintenance.* The owner of a lot upon which landscaping or screening is required by this Code shall maintain all plant materials in a sightly and healthy growing condition and promptly replace all dead or dying plant material. Plant materials located within the boulevard area shall be similarly maintained by the abutting property owner. If any plant material in the boulevard is not maintained or replaced as required in this subsection, the city may maintain or replace the plant material and assess the abutting property for the costs thereof.

(k) *Performance surety.* The owner shall provide the city with cash, an approved letter of credit or other surety satisfactory to the city to guarantee the proper installation and vigorous growth of all landscaping elements and screening. Such surety shall remain in effect for two years after the actual installation of the materials and shall be in an amount equal to 100 percent of the estimated cost of material and installation of all proposed landscaping.

(Code 1984, § 375:12(21); Code 2003, § 36-831; Ord. No. 14-03, § 1, 6-16-2014; Ord. No. 14-05, § 1, 8-4-2014; Ord. No. 18-03, § 1, 2-5-2018)

Otsego

11-19-2: LANDSCAPING:

A. Generally: Landscaping of all properties shall be installed and maintained in accordance with section 5-2-3 of this Code.

B. New Residential Subdivision, Semipublic, And All Income Producing Property Uses:

1. Single-family dwelling units shall provide a minimum of two (2) deciduous shade trees per lot.

2. All other uses shall be subject to mandatory landscape plan and specifications with a landscape plan required to be developed and installed with an emphasis upon the following areas:

a. The boundary or perimeter of the proposed site at points adjoining other property.

b. The immediate perimeter of the structure.

c. The perimeter of parking and loading areas.

3. All landscaping incorporated in said plan shall conform to the following standards and criteria:

a. Approved Plants Required: Plantings suitable for complying with this chapter shall be as approved by the Zoning Administrator.

b. Minimum Size: All plants must at least equal the following minimum size in conformance with American Nursery Association standards measured from the top of the ball or container to the top of the tree/shrub or bottom of the evergreen leader:

		Potted/Bare Root Or Balled And Burlapped
		Potted/Bare Root Or Balled And Burlapped
Evergreen trees (evergreen or deciduous)		3 feet to 4 feet high
Low shrubs:		
	Deciduous	24 inches to 30 inches
	Evergreen	24 inches to 30 inches
	Spreading evergreen	18 inches to 24 inches
Ornamental trees		$1\frac{1}{2}$ inch diameter
Shade trees		2 inch diameter
Tall shrubs and hedge material (evergreen or deciduous)		3 feet to 4 feet high

c. Spacing:

(1) Plant material centers shall not be located closer than three feet (3') from the fence line or property line and shall not be planted to conflict with public plantings based on the judgment of the Zoning Administrator.

(2) Where plant materials are planted in two (2) or more rows, plantings shall be staggered in rows unless otherwise approved by the Zoning Administrator.

(3) Where massing of plants or screening is intended, large deciduous shrubs shall not be planted more than four feet (4') on center, and/or evergreen shrubs shall not be planted more than three feet (3') on center.

d. Design:

(1) The landscape plan must show some form of designed site amenities (i.e., composition of plant materials, and/or creative grading, decorative lighting, exterior sculpture, etc., which are largely intended for aesthetic purposes).

(2) All areas within the property lines (or beyond, if side grading extends beyond) shall be treated. All exterior areas not paved or designated as drives, parking or storage, must be planted into ornamental vegetation (lawns, ground covers or shrubs) unless otherwise approved by the Zoning Administrator.

(3) Turf slopes in excess of two to one (2:1) are prohibited unless approved by the Zoning Administrator.

(4) All ground areas under the building roof overhang must be treated with a decorative mulch and/or foundation planting.

(5) All buildings must have an exterior water spigot to ensure that landscape maintenance can be accomplished.

e. Landscape Guarantee: All new plants shall be guaranteed for one year from the time planting has been completed. All plants shall be alive and in satisfactory growth at the end of the guarantee period or be replaced by the property owner.

f. Tree Preservation: Prior to the issuance of building permits for all new and/or expanded multiple-family residential, commercial, industrial and institutional uses, a tree preservation plan shall be submitted. The plan and its implementation shall be in accordance with the City's adopted tree preservation guidelines and requirements as outlined in the subdivision ordinance, as may be amended, and shall be subject to review and approval of the City Engineer and Zoning Administrator. The Zoning Administrator

may exempt an applicant from the submission of a tree preservation plan upon demonstration that a tree preservation plan is not considered relevant to the site in question. (Prior Code § 20-19-2)

21130.03. - Required Fencing, Screening and Landscaping.

Subd. 1. **Fencing and Screening.**

(a) Multiple Family Uses.

(1) Where any townhouse, manor home, manufactured home park or apartment dwelling structure abuts property zoned for less dense residential use, the higher density residential use shall provide screening along all off-street parking or formal outdoor recreational activity areas to mitigate possible adverse impacts. Housing of similar types and densities shall not be subject to special screening requirements for formal outdoor recreational activity areas.

(2) Along boundaries where parking or formal outdoor recreational activity areas exist, all the fencing and screening specifically required by this Chapter shall be subject to Section 21105.05 and shall consist of either a fence or a green belt planting strip as provided for below.

a. A green belt planting strip shall consist of evergreen trees and/or deciduous trees and plants and shall be of sufficient width and density to provide an effective visual buffer. This planting strip shall be designed to provide complete visual screening to a minimum height of six feet. Alternatively, earth mounding or berms may be used to achieve all or a portion of the required buffer. The screening plan including type of plantings and berming shall require the approval of the City, as part of the site plan review pursuant to Section 21045 of this Chapter.

b. A required screening fence shall be constructed of masonry, brick, wood or metal. Such fence shall provide a solid screening effect of six feet in height. The design and materials used in constructing a required screening fence shall be subject to the approval of the City as part of the site plan review pursuant to Section 21045 of this Chapter. Fences in excess of height limitations established in Section 21130.01 shall be subject to approval pursuant to required procedures. The City Council may also require plantings of shrubs or trees in association with required fencing.

(b) Non-Residential Uses.

(1) Where any non-residential use (i.e., structure, parking or storage) abuts property zoned for residential use, the non-residential use shall provide screening along its boundary with the residential property. Screening shall also be provided where a non-residential use is across the street from a residential zone, but not on that side of a non-residential use considered to be the front (as determined by the Zoning Administrator). All the fencing and screening specifically required by this Chapter shall be subject to Section 21105.05 and shall consist of either a fence or a green belt strip as provided for in Section 21130.03, Subd. 1.a.2.a and Subd. 1.a.2.b.

Subd. 2. **Landscaping—Public, Semi-Public, Institutional, Single Family, Two Family, Multiple Family, Manufactured Home Park, Commercial, and Industrial Uses.** Prior to approval of a building permit, all above referenced uses shall be subject to mandatory landscape plan and specification requirements. Except for single- and two-family development, said landscape plan shall be developed with an emphasis upon the boundary or perimeter of the proposed site at points adjoining other property and the immediate perimeter of the structure. All landscaping incorporated in said plan shall conform to the following standards and criteria:

(a) Landscape Design Elements. Elements of landscape design may include:

(1) Existing topographical and vegetative features.

(2) Berming.

(3) Plantings, including the required minimum number of overstory trees, understory trees, shrubs, flowers, and ground cover materials.

(b) Types and Species of New Trees.

(1) All tree species shall be indigenous to the appropriate hardiness zone and physical characteristics of the site, as specified by the City Forester.

(2) To the extent possible, native drought-resistant trees shall be planted.

(3) All types and species of overstory and understory deciduous and coniferous trees and their cultivars shall be consistent with the City of Plymouth's Landscape Tree List, as provided by the City Forester.

(4)

The complement of trees fulfilling the requirements of this Section shall be not less than 25 percent deciduous and not less than 25 percent coniferous.

(c) Number of Trees. The minimum number of new trees on any given site shall be as follows:

(1) Residential Uses. Single family and two family dwellings shall require two trees (may be new trees or preserved pre-existing trees) within the front yard, at least one of which must be an overstory tree. Townhouse dwellings, manor home dwellings, and manufactured home parks shall require a minimum of two new overstory trees per dwelling unit. Apartment developments shall require trees as follows:

a. Developments with 50 or fewer dwelling units shall require a minimum of two new overstory trees per dwelling unit;

b. Developments with more than 50 dwelling units shall require a minimum of 1.5 new overstory trees per dwelling unit; and

c. Developments within the RMF-5 district shall require 0.75 new overstory trees per dwelling unit.

d. If the planting provision results in overcrowding, as determined by the City, the developer may plant fewer trees on the site, provided a cash fee in accordance with Section 530 of the City Code is deposited in the Community Planting Fund to make up the difference between the trees required by this provision and the trees actually planted on the site.

(2) Non-Residential Uses — New Development. New non-residential developments or uses shall require at a minimum the greater of:

a. One new overstory tree per 50 lineal feet of site perimeter; or

b. One new overstory tree per 1,000 square feet of gross building floor area. If the floor area ratio (FAR) for the site would be 0.5 or greater, the developer may plant fewer trees on the site than required by this provision to prevent overcrowding, provided a cash fee in accordance with Section 530 of the City Code is deposited in the Community Planting Fund to make up the difference between the trees required by this provision and the trees actually planted on the site.

(3) Non-Residential Uses — Expansion to Existing Development. Expansion of existing non-residential developments or uses shall require at a minimum one new overstory tree per 1,000 square feet of expanded gross floor area.

(4) Overstory Trees/Equivalency. Up to 50 percent of the required number of overstory trees on a site may be substituted with an equivalent number of understory trees or shrubs. In such case, three understory trees or ten shrubs shall be equivalent to one overstory tree.

(d) Planting Size.

(1) Required trees shall be of the following minimum planting size:

a. Deciduous Trees. Two and one-half inches in diameter as measured from six inches above the ground.

b. Coniferous Trees. Six feet in height.

(2) A minimum of 15 percent of the required minimum number of trees for multi-residential developments shall be long-lived deciduous trees, 3.5 inches in diameter as measured six inches off the ground.

(3) Evergreen shrubs used for screening purposes including those used in conjunction with berming shall be a minimum of 36 inches in height.

(e) Spacing.

(1) Plant material centers shall not be located closer than three feet from the fence line or property line, and any plantings located within or near a traffic sight visibility triangle shall comply with the sight clearance regulations set forth in Section 21105.05 of this Chapter.

(2) Where plant materials are planted in two or more rows, plantings shall be staggered in rows unless otherwise approved by the Zoning Administrator.

(3) The spacing of trees shall be appropriate to the type of tree species provided. Where massing of plants or screening is intended, large deciduous shrubs shall not be planted more than four feet on center, and/or evergreen shrubs shall not be planted more than three feet on center, unless otherwise approved by the City Forester.

(f) Sodding and Ground Cover. For single- and two-family developments, all yard areas not otherwise improved shall be sodded. For other developments, all areas not otherwise improved in accordance with an approved site plan shall be sodded. Exceptions to this requirement are as follows:

(1) Seeding may be provided in lieu of sod in any of the following cases:

a. Where the seed is applied to future building expansion areas, as shown on an approved site plan.

b. Where the seed is applied adjacent to natural areas or wetlands, or where seed is applied within or to create natural preserves as regulated by Section 811 of the City Code.

c. Where the seed is applied to low maintenance areas alongside principal arterial roadways, as defined by the Comprehensive Plan.

d. Where the Zoning Administrator determines that certain site characteristics (e.g., steep slopes or retained areas) would make it difficult to establish or maintain sod for specific portions of a site.

(2) Undisturbed areas containing existing viable natural vegetation which can be maintained free of foreign and noxious plant materials.

(3) Areas designated as open space or future expansion areas properly planted and maintained with prairie grass.

(4) Use of mulch materials such as bark and wood chips in support of shrubs and foundation plantings.

(5) For single-family residential properties, portions of rear yards which lie beyond 25 feet of the lot's principal building may be seeded, except in cases where the rear yard abuts a public street. Where a rear yard abuts a public street, that portion of the rear yard within 25 feet of the lot line shall be sodded. Proper erosion control measures shall be implemented and maintained until vegetation is established.

(g) Slopes and Berms.

(1) Final slope grades steeper than the ratio of 3:1 shall not be permitted without special approval treatment such as ground cover, terracing or retaining walls.

(2) Berming used to provide required effective screening of parking lots and other open areas shall have a maximum slope ratio of 3:1.

(h) Planting Method. All trees shall be planted in a method, and pursuant to specifications, as prescribed by the City Forester.

(i) Landscape Guarantee. All required plantings (includes trees and sod) shall be guaranteed for one full year from the time planting has been completed. All plants shall be alive and in satisfactory growth at the end of the guarantee period or be replaced.

(Amended by Ord. No. 99-5, 01/19/99; Ord. No. 2002-02, 01/22/02; Ord. No. 2002-32, 11/26/02; Ord. No. 2008-09, 03/25/08; Ord. No. 2009-07, 05/12/09; Ord. No. 2011-08, 04/12/11; Ord. No. 2013-11, 04/23/13; Ord. No. 2021-04, § 5, 2/23/2021)

RAMSEY

Sec. 106-570. Business landscaping standards.

(a) *Intent.* The City of Ramsey recognizes the advantages that landscaping and screening can provide, including enhanced health, safety, aesthetic, ecological and economic value. The intent of this section is to:

(1) Enhance the quality of life within the city;

(2) Enhance aesthetic view of development(s) from public roads;

(3) Maintain and enhance property values;

(4) Improve air quality and buffer against noise, glare, and heat;

(5) Reduce the potential for crime and violence;

(6) Improve energy efficiency;

(7) Add visual interest to blank building facades and soften appearance of hardscaping and buildings with accent plantings;

(8) Complement adjacent land uses;

(9) Improve the visual quality and continuity within and between developments;

(10) Reduce stormwater runoff;

(11) Encourage the establishment and/or restoration of native landscapes.

(b) *Goals and objectives.* Landscaping for any project is intended to achieve the following goals and objectives:

(1) Provide immediate aesthetic enhancements to a development site while also considering space and input needs of plantings well into the future;

(2) Encourage a healthy environment and landscape in the future;

(3) Ensure a diverse mixture of species to protect against future pests and pathogens;

(4) Encourage native landscapes in suitable locations with appropriate management plans.

(c) *Ramsey Tree Book.* The city has developed the Ramsey Tree Book, which includes landscape design and maintenance principles and promotes the use of appropriate plant materials.

(1) The Ramsey Tree Book includes lists of preferred, acceptable, and prohibited trees and shrubs.

(d) *Landscaping requirements.*

(1) *Topsoil and ground cover.* All exposed ground areas, including boulevards and areas not devoted to off-street parking, driveways, sidewalks, trails, patios or other such

impervious improvements, shall be landscaped with turf, shrubs, trees, native grasses and wildflowers and/or other ornamental landscape materials within six months of the date of issuance of the certificate of occupancy.

a. *Topsoil.* In all zoning districts, a minimum of four inches of topsoil shall be applied across all exposed ground areas to the edge of improved streets, sidewalks, driveways and other impervious surfaces, excluding natural areas that are left undisturbed, whenever a building permit is issued for the construction of a principal building.

1. The depth of topsoil at the time of inspection shall be not less than four inches.

2. Alternatives to the import of topsoil, such as compost or other soil amendments known to improve soil water holding capacity may be permitted, but only with the prior approval of the city engineer.

b. *Required ground cover.* In all zoning districts, all portions of a site not covered by structures, concrete, or asphalt, but excluding natural areas that are left undisturbed, shall be finished with sod and plantings, up to the edge of improved streets and other impervious surfaces. Any alternative to the sod requirement shall require city council approval.

(2) *Irrigation.* If a landscape irrigation system is provided, the system shall be equipped with the following:

a. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).

b. One or more water efficient technologies. This could include, but is not limited to, WaterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.

(3) *Existing trees.* A reasonable attempt shall be made to preserve as many existing trees as is practicable and incorporate them into a development (see sections 106-350—106-354, tree preservation for inventory and preservation requirements). For each healthy significant tree retained on site and not identified on the city's list of prohibited trees, one overstory tree, or the equivalent canopy square footage, can be deducted from the minimum planting requirements.

(4) *Planting types.* Acceptable planting types shall be determined by the Ramsey Tree Book or, if not in the Ramsey Tree Book, have approval of the city. The complement of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous. Not more than 25 percent of the required plantings shall consist of ornamental or understory trees. Projects should attempt to limit the planting of any one genus to no more than 20 percent of the total plantings.

(5) *Tree stock*. Required plantings shall be free of insects, diseases, and mechanical injuries and shall have a straight trunk and form that is characteristic of the species.

(6) *Minimum planting sizes*. The minimum planting sizes for all zoning districts shall be:

a. Deciduous overstory tree: Two-inch caliper;

b. Deciduous understory/ornamental tree: 1.5 inch caliper;

c. Coniferous tree and multi-stem deciduous tree: Six feet in height; and

d. Shrubs: 24 inches in height or width, dependent upon growth characteristics.

(7) *Planting requirements for business districts.*

a. *Business districts (B-1, B-2, and B-3).* The minimum number of trees required are outlined in the table below. These are minimum requirements and can be supplemented with other plantings, as well as flowers and various ground covers that would be appropriate to produce a complete and quality landscape.

Planting Type	*Required Numbers*
Deciduous/coniferous trees	1 tree per 50 lineal feet of site perimeter, or 1 tree per 1,000 square feet of building footprint, whichever is greater. For building expansions, 1 additional tree is required for each 1,000 square feet of new building footprint area.
Shrubs	1 shrub per 30 lineal feet of site perimeter or 1 shrub per 300 square feet of building footprint area, whichever is greater.

b. *Industrial districts (I-1 and I-2).* The minimum number of plantings required shall be determined based on canopy cover. To fulfill the planting requirements, a combination of trees and shrubs shall meet or exceed the minimum required canopy cover square footage. The minimum canopy cover required shall be as follows:

1. Determine ratio of impervious area (including stormwater ponds below the 100-year flood elevation) to entire site.

2. Multiply the impervious area/site area ratio by the square footage of the pervious area to calculate the required canopy cover square footage for the project area.

3. The following formula shall be utilized to determine the average canopy cover of a species: $[(\text{minimum} + \text{maximum spread}) \div 4]^2 \times \pi \times (0.65$ for preferred species or 0.50 for acceptable species, as identified in the Ramsey Tree Book).

4. Due to the unique nature of the COR district, flexibility with the minimum planting standards may be approved if space is a limiting factor.

c. *Road frontage plantings.* For every 35 feet of public road frontage, one overstory tree shall be planted adjacent to the road right-of-way on private property. These plantings are credited toward the minimum planting requirements for the district.

d. *Parking lot landscaping.* All parking lots are required to provide internal and/or adjacent overstory tree plantings in an effort to shade parking surfaces and provide visual relief. The planting schedule is established to provide an acceptable number of plantings that may be planted in regular symmetrical patterns or irregular clusters or groupings. Plantings are required at the following minimum schedule and are credited toward the minimum planting requirements for the district:

1. One tree per every ten parking spaces.
2. Every overstory tree planting shall be provided with a planting area of at least 162 square feet (equivalent of a nine foot by 18 foot parking stall).
3. Acceptable ground cover materials include sod, mulch, and other natural ground cover. Landscaping rock and plastic underlayment is prohibited in planting islands.

e. *Bufferyards.* Bufferyards help to achieve screening between differing uses with varied intensities and impacts that are not always complementary when adjacent to one another. When a bufferyard is required, the yard space and planting requirements are not to be reduced for other purposes such as future parking and driveways, building expansions, or other activities that are not in keeping with the purposes of buffering and screening.

1. Bufferyards are intended to provide additional screening of businesses that are adjacent to residential areas. The following table details the width of the bufferyard along the common adjacent property line. An additional increase of landscape plantings is required in the bufferyard. The table below outlines the minimum required additional plantings, expressed as a percentage of the total required site landscaping (the percentage is applied to the total number of trees and shrubs for the proposed development).

Proposed Development	*Existing Adjacent Development*		
	RR, MR, R-1A, R-1B, R-1C	*R-2*	*R-3*
Business (B-1, B-2, B-3) Bufferyard width	40 feet	40 feet	40 feet
% increase in plantings	30%	30%	30%
Industrial (I-1, I-2)	60 feet	60 feet	60 feet
% increase in plantings	30%	30%	30%

2. As an alternative method for screening within the bufferyard, fences that are 100 percent opaque may be used to mitigate the impacts of businesses that are adjacent to residential areas. When a fence is used for screening purposes, the bufferyard planting requirements may be reduced by 50 percent from the stated minimum requirement.

f. Credit for preservation or establishment of native grasses and plant communities. The total number of required trees may be offset by the provision of native grasses and wildflowers. Establishment or preservation of native plant communities can reduce the required number of tree plantings by one tree per 500 square feet of native grass/plant community area. Credit may not exceed 50 percent of the total requirements.

1. This area(s) must be shown on both the landscape plan and the grading plan.

2. Species, quantities, and application method and rates, shall all be provided as part of the landscape plan.

3. A three-year management plan shall be submitted for review and approval by the city as part of the civil plan set. Thereafter, an annual management plan shall be submitted to the city every year by March 1.

(Ord. No. 23-14, § 3, 11-14-2023)

Secs. 106-571—106-574. Reserved.

Sec. 106-575. Screening.

(a) Rooftop HVAC and other mechanical units must be screened from views from the property lines using the following means:

(1) Proper placement on the roof.

(2) An integrated screen panel that is architecturally compatible with the building.

(3) Parapet heights sufficient for screening the views.

(b) Ground-mounted HVAC and other mechanical units must be screened from views from the property lines using the following means:

(1) Privacy fencing.

(2) An integrated screen panel that is architecturally compatible with the building.

(3) Landscaped berms.

(c) Loading docks and designated loading areas shall be screened from adjacent residential uses using the following means:

(1) Wing walls.

(2) Privacy fencing.

Sec. 125-90. - Landscaping and Tree Preservation

(a) *Landscaping.*

(1) *Landscaping.*

a. All properties within the City subject to subdivision, development or redevelopment, or renovation shall be subject to the requirements of this Section.

b. The front, side and rear yards of each site not utilized for building, parking (where permitted) or other improvements shall be landscaped utilizing an effective combination of street trees, grass, ground cover and shrubbery. Undeveloped areas in the interior of the site shall be seeded with appropriate grasses and maintained neat and orderly so as to control dust on sites. All tree trimmings, stumps, and construction debris shall be promptly removed and not be accumulated or stored on-site.

(2) *Open areas.*

a. All open areas of developed lots which are not devoted to buildings, patios, off-street parking, loading and driving areas shall be irrigated and landscaped with grass ground cover, trees, shrubs or other ornamental landscape material except that natural grasses and vegetation for undeveloped portions of the lot reserved for future expansion is allowed providing the portions of lot are kept free of litter, debris, and noxious or unsightly weeds. All areas used for parking, circulation, display, storage or open sales shall be paved with asphalt or concrete. Concrete curbing shall be used in the collection of stormwater runoff and protection of all landscaped areas. Crushed rock is not a permitted material in any zoning district other than AG or R1 for areas used for circulation, open sales display or storage.

(3) *Planting plan.*

a. A planting plan shall be submitted with development and redevelopment applications. The planting plan shall be prepared on the proposed site grading plan and shall indicate the location, quantity and common name of all proposed plantings as well as other pertinent landscape features such as retaining walls, berms, swales, lighting, irrigation extents etc. Plantings specified in this Section represent minimum requirements.

(4) *Planting requirements, minimum size.*

a. The landscape plan shall be reviewed by City staff to ensure that appropriate plant materials are used to accomplish the intent of the landscaping, including screening where required. Size requirements are presented in Table 26. Planting Size Requirements.

TABLE 27. PLANTING SIZE REQUIREMENTS

Tree Type	Minimum Size
Shade Trees (overstory)	2.5-inch caliper
Ornamental Trees (understory)	1.5-inch caliper
Evergreen Trees (overstory)	4-6 feet
Tall Shrubs and Hedge Material (deciduous or coniferous)	3-4 feet
Low Shrubs (deciduous)	5 gallon

(b) *Tree and woodland preservation.* The following restrictions shall apply to all residential development occurring in wooded areas:

(1) Structures shall be located in such a manner that the maximum number of trees shall be preserved.

(2)

Prior to the granting of a building permit, it shall be the duty of the person seeking the permit to demonstrate that there are no feasible or prudent alternatives to the clear-cutting of trees on the site and that if trees are cut, the person will restore the density of trees to that which existed before development but in no case shall the person be compelled to raise the density above 10 trees per acre.

(3) Forestation, reforestation or landscaping shall utilize a variety of tree species and shall not utilize any species presently under disease epidemic. Species planted shall be hardy under local conditions and compatible with the local landscape.

(4) A tree inventory will be prepared.

Minimum Landscaping Standards, non-residential

	Lot Area	Net Area	Building Footprint	Lot Perimeter	Impervious	Open Space
Kwik Trip #1187	447,509	447,509	14,383	3,240	243,692	203,817
Scannell	612,834	578,365	126,000	3,612	290,342	322,492
Telcom	366,903	316,777	26,096	2,733	145,079	221,824

Brooklyn Park (5)				Champlin				Corcoran				Dayton (5)				Elk River (6)				Maple Grove				Otsego				Plymouth (7)				Ramsey (8, 9)				Rogers			
Overstory Trees	Ornamental Trees	Evergreen Trees	Shrubs	Overstory Trees	Ornamental Trees (1)	Evergreen Trees	Shrubs	Overstory Trees (2)	Ornamental Trees (3)	Evergreen Trees (2)	Shrubs	Overstory Trees	Ornamental Trees	Evergreen Trees	Shrubs	Overstory Trees	Ornamental Trees	Evergreen Trees	Shrubs	Overstory Trees (2)	Ornamental Trees (4)	Evergreen Trees (2)	Shrubs (4)	Overstory Trees	Ornamental Trees	Evergreen Trees	Shrubs	Overstory Trees	Ornamental Trees	Evergreen Trees	Shrubs	Overstory Trees	Ornamental Trees	Evergreen Trees	Shrubs	Overstory Trees	Ornamental Trees	Evergreen Trees	Shrubs
68	136	68	2,038	101	13	22	108	72	-	72	108	68	136	68	2,038	44	23	23	-	41	-	40	-	-	-	-	-	14	-	-	-	24	24	16	108	-	-	-	-
107	215	107	3,225	882	113	189	420	630	-	630	420	107	215	107	3,225	48	26	26	-	45	-	45	-	-	-	-	-	72	-	-	-	TBD	TBD	TBD	-	-	-	-	-
74	148	74	2,218	183	23	39	91	131	-	131	91	74	148	74	2,218	37	20	20	-	34	-	34	-	-	-	-	-	26	-	-	-	TBD	TBD	TBD	-	-	-	-	-

(1) Champlin: assumes substituting Ornamental Trees for 50% of Evergreen Trees

(2) Corcoran, Maple Grove: Overstory = both deciduous and coniferous. Assumes Overstory Trees = half deciduous and half coniferous.

(3) Corcoran: Allows understory trees to substute up to 50% of overstory trees (3 ornimental for every overstory tree substitued.

(4) Maple Grove: TBD by City council

(5) Brooklyn Park, Dayton: Choose 3 of 4 requirements

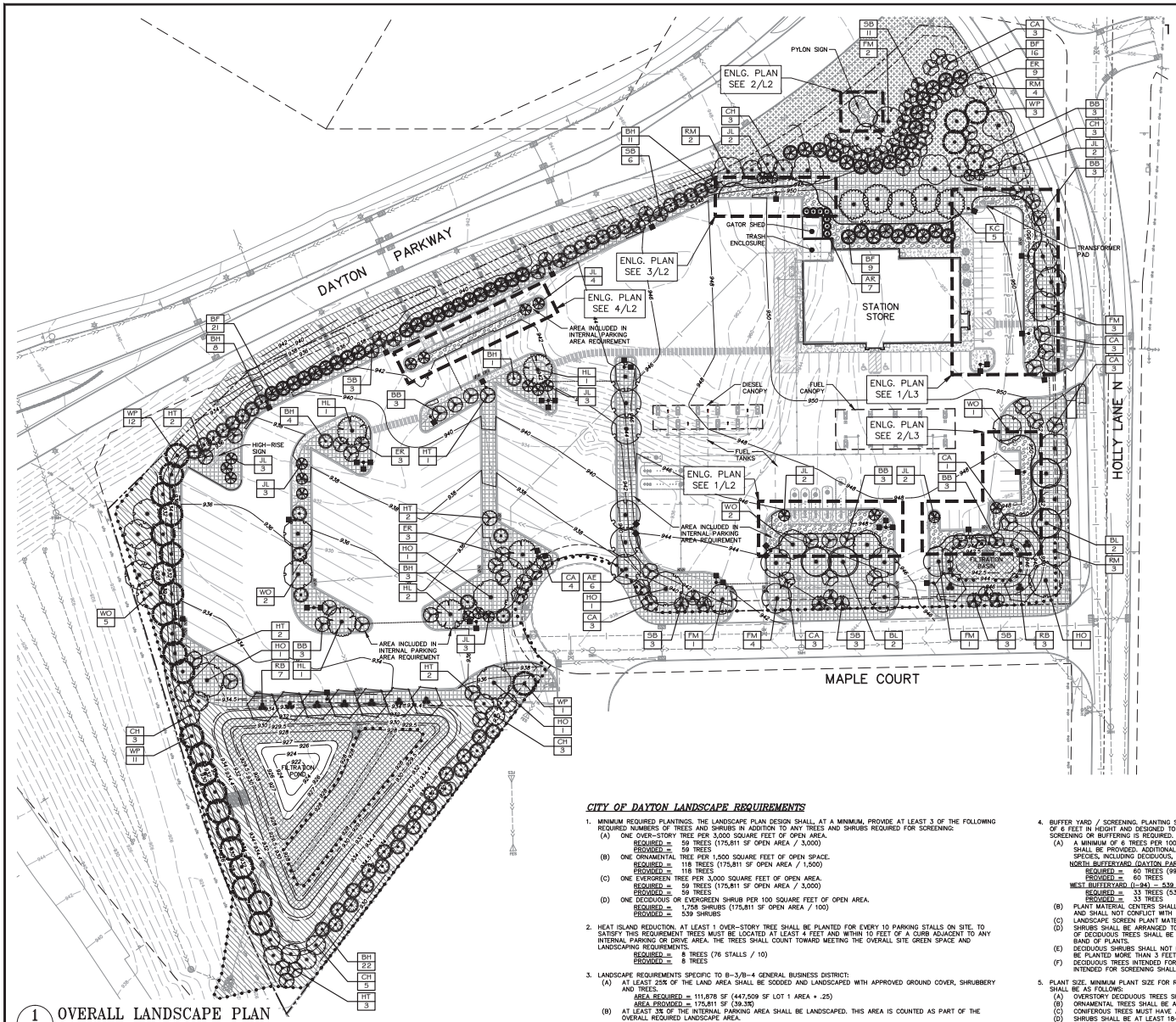
(6) Elk River: 3 trees + lot perimeter divided by 40. Total number then divided by Overstory (50%), Ornemental (25%), Coniferous (25%)

(7) Plymouth: 1 overstory tree per 1,000' lot perimeter, OR 1 overstory tree per 1000sf of groos floor area (whichever was smaller was choosen for this chart)

(8) Ramsey Commercial: Total # of trees shall consisit of not less than 25% deciduous, 25% coniferous, and not more than 25% ornamental. For this chart, assumed 37.5% deciduous, 37.5% coniferous, and 25% ornimental.

(9) Ramsey Industrial: formula based on average canopy of specific tree species (e.g. different calculation for each species)

Otsego and Rogers: No minimum standards for # of plantings



1 L1 OVERALL LANDSCAPE PLAN

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
    2. LANDSCAPE SPECIFICATIONS.
    3. PLAN DRAWINGS.
    4. PLANT / MATERIAL SCHEDULES.
    5. CITY STANDARD SPECIFICATIONS AND DETAILS.
    6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

CALL BEFORE YOU DIG

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

CITY OF DAYTON LANDSCAPE REQUIREMENTS

1. MINIMUM REQUIRED PLANTINGS. THE LANDSCAPE PLAN DESIGN SHALL, AT A MINIMUM, PROVIDE AT LEAST 3 OF THE FOLLOWING REQUIRED NUMBERS OF TREES AND SHRUBS IN ADDITION TO ANY TREES AND SHRUBS REQUIRED FOR SCREENING:
   (A) ONE OVER-STORY TREE PER 3,000 SQUARE FEET OF OPEN AREA.
   REQUIRED = 59 TREES (175,811 SF OPEN AREA / 3,000)
   PROVIDED = 59 TREES
   (B) ONE ORNAMENTAL TREE PER 1,500 SQUARE FEET OF OPEN SPACE.
   REQUIRED = 118 TREES (175,811 SF OPEN AREA / 1,500)
   PROVIDED = 118 TREES
   (C) ONE EVERGREEN TREE PER 3,000 SQUARE FEET OF OPEN AREA.
   REQUIRED = 59 TREES (175,811 SF OPEN AREA / 3,000)
   PROVIDED = 59 TREES
   (D) ONE DECIDUOUS OR EVERGREEN SHRUB PER 100 SQUARE FEET OF OPEN AREA.
   REQUIRED = 1,758 SHRUBS (175,811 SF OPEN AREA / 100)
   PROVIDED = 539 SHRUBS
2. HEAT ISLAND REDUCTION. AT LEAST 1 OVER-STORY TREE SHALL BE PLANTED FOR EVERY 10 PARKING STALLS ON SITE. TO SATISFY THIS REQUIREMENT TREES MUST BE LOCATED AT LEAST 4 FEET AND WITHIN 10 FEET OF A CURB ADJACENT TO ANY INTERNAL PARKING OR DRIVE AREA. THE TREES SHALL COUNT TOWARD MEETING THE OVERALL SITE GREEN SPACE AND LANDSCAPING REQUIREMENTS.
   REQUIRED = 8 TREES (76 STALLS / 10)
   PROVIDED = 8 TREES
3. LANDSCAPE REQUIREMENTS SPECIFIC TO B-3/B-4 GENERAL BUSINESS DISTRICT:
   (A) AT LEAST 25% OF THE LAND AREA SHALL BE SODDED AND LANDSCAPED WITH APPROVED GROUND COVER, SHRUBBERY AND TREES.
   AREA REQUIRED = 111,878 SF (447,509 SF LOT 1 AREA * .25)
   AREA PROVIDED = 175,811 SF (39.3%)
   (B) AT LEAST 3% OF THE INTERNAL PARKING AREA SHALL BE LANDSCAPED. THIS AREA IS COUNTED AS PART OF THE OVERALL REQUIRED LANDSCAPE AREA.
   AREA REQUIRED = 6,882 SF (229,394 SF PARKING AREA * .03)
   AREA PROVIDED = 39,582 SF (17.3%)
4. BUFFER YARD / SCREENING. PLANTING SCREENS SHALL BE FULLY IRRIGATED, CONSIST OF HEALTHY, HARDY PLANTS, A MINIMUM OF 6 FEET IN HEIGHT AND DESIGNED TO PROVIDE A YEAR ROUND VISUAL SCREEN AT THE TIME OF INSTALLATION WHENEVER SCREENING OR BUFFERING IS REQUIRED.
   (A) A MINIMUM OF 6 TREES PER 100 FEET OF PROPERTY BOUNDARY ADJACENT TO IMPACTED PROPERTY OR THE ROADWAY SHALL BE PROVIDED. ADDITIONAL TREES MAY BE REQUIRED TO ACCOMPLISH REQUIRED SCREENING. A VARIETY OF SPECIES, INCLUDING DECIDUOUS, NON- DECIDUOUS TREES AND SHRUBS SHALL BE PROVIDED.
   NORTH BUFFERYARD (DAYTON PARKWAY) - 995 LF
   REQUIRED = 60 TREES (995 LF / 100 X 6)
   PROVIDED = 60 TREES
   WEST BUFFERYARD (I-94) - 539 LF
   REQUIRED = 33 TREES (539 LF / 100 X 6)
   PROVIDED = 33 TREES
   (B) PLANT MATERIAL CENTERS SHALL NOT BE LOCATED CLOSER THAN 5 FEET FROM THE FENCE LINE AND PROPERTY LINE, AND SHALL NOT CONFLICT WITH PUBLIC PLANTINGS, SIDEWALKS, TRAILS, AND THE LIKE.
   (C) LANDSCAPE SCREEN PLANT MATERIAL SHALL BE STAGGERED TO AVOID SINGLE ROWS.
   (D) SHRUBS SHALL BE ARRANGED TO LESSEN THE VISUAL GAPS BETWEEN TREES. ALONG ARTERIAL STREETS, ALL PLANTINGS OF DECIDUOUS TREES SHALL BE SUPPLEMENTED WITH SHRUBS SUCH THAT THE BUFFER YARD CONTAINS A CONTINUOUS BAND OF PLANTS.
   (E) DECIDUOUS SHRUBS SHALL NOT BE PLANTED MORE THAN 4 FEET ON CENTER, AND/OR EVERGREEN SHRUBS SHALL NOT BE PLANTED MORE THAN 3 FEET ON CENTER.
   (F) DECIDUOUS TREES INTENDED FOR SCREENING SHALL BE PLANTED NOT MORE THAN 40 FEET APART. EVERGREEN TREES INTENDED FOR SCREENING SHALL BE PLANTED NOT MORE THAN 15 FEET APART.
5. PLANT SIZE. MINIMUM PLANT SIZE FOR REQUIRED PLANTINGS USED TO SATISFY THE MINIMUM REQUIREMENTS OF THIS POLICY SHALL BE AS FOLLOWS:
   (A) OVERSTORY DECIDUOUS TREES SHALL BE AT LEAST TWO AND ONE-HALF INCHES IN DIAMETER.
   (B) ORNAMENTAL TREES SHALL BE AT LEAST TWO INCHES IN DIAMETER.
   (C) CONIFEROUS TREES MUST HAVE A MINIMUM HEIGHT OF SIX FEET.
   (D) SHRUBS SHALL BE AT LEAST 18-24" IN HEIGHT.
6. UNDERGROUND IRRIGATION SHALL BE REQUIRED FOR ALL LANDSCAPE AREAS. SUCH IRRIGATION SHALL EXTEND TO INCLUDE PUBLIC BOULEVARDS AND INTO LANDSCAPED PARKING ISLANDS, EXCEPT NATURAL AREAS TO BE PRESERVED.

KWIK TRIP

KWIK STAR

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CARLSON McCAIN
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7500 \ FAX 763.489.7559 \ CARLSONMCCAIN.COM

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.

Name: Ryan J. Ruttger, RLA
Signature:
Date: 08/18/21 License #: 56346

LANDSCAPE PLAN

CONVENIENCE STORE #1187
WITH SIDE DIESEL

MAPLE COURT & HOLLY LANE N
DAYTON, MINNESOTA

#	DATE	DESCRIPTION
1	10/25/21	Per City Comments
2	05/21/24	Per City Comments

DRAWN BY	RJR
SCALE	GRAPHIC
PROJ. NO.	9354-00
DATE	2021-08-18
SHEET	1187 L1

PLANT SCHEDULE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	SIZE	QTY
TREES						
	AB	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	B & B	2.5"Cal		11
	RB	Betula nigra 'Cully' TM / Heritage Birch	B & B	2.5"Cal		17
	IH	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	B & B	2.5"Cal		16
	QA	Populus tremuloides / Quaking Aspen	B & B	2.5"Cal		9
	SO	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		11
	RP	Quercus robur x warei 'Long' / Regal Prince Oak	B & B	2.5"Cal		19
	PE	Ulmus americana 'Princeton' / American Elm	B & B	2.5"Cal		8
CONIFERS						
	BF	Abies balsamea / Balsam Fir	B & B		6'	15
	NS	Picea abies / Norway Spruce	B & B		6'	12
	BS	Picea glauca densata / Black Hills Spruce	B & B		6'	9
	WP	Pinus strobus / White Pine	B & B		6'	10
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT			
GROUND COVERS						
	SB	MNDOT Seed Mix Southern Boulevard / Formerly MNDOT seed mix 25-131	Seed			
	SSR	MNDOT Seed Mix Southern Shortgrass Roadside / Formerly MNDOT Seed Mix 35-221/36-211	Seed			
	WD	MNDOT Seed Mix Wet Ditch / Formerly MNDOT Seed Mix 33-261	Seed			
	TUR HIG	Turf Sod Highland Sod / Sod	Sod			

DAYTON LANDSCAPE CODE

BUILDING GROUND COVER: A MINIMUM 5-FOOT STRIP FROM THE BUILDING EDGE MUST BE TREATED WITH DECORATIVE GROUND COVER AND/OR FOUNDATION PLANTINGS, EXCEPT FOR GARAGE/LOADING AREAS AND PEDESTRIAN ACCESS AREAS.

CALCULATIONS	REQUIRED	PROPOSED
LANDSCAPE AREA FOR I-1 (25%): TOTAL SITE AREA (612,834 SF) - WETLANDS 1 & 2 (72,350 SF) + WETLAND IMPACT AREA (4,531 SF) = **545,015 SF NET AREA**	**136,253 SF**	**198,231 SF**
INTERNAL PARKING LOT LANDSCAPE (3%) 47,476 SF	1,425 SF	XXX SF

CALCULATIONS (**136,253 SF** OF REQUIRED LAND AREA) PICK 3	REQUIRED	PROPOSED
ONE OVERSTORY TREE PER 3,000 SF OF LAND AREA	46	46
ONE CONIFEROUS TREE PER 3,000 SF OF LAND AREA	46	46
ONE ORNAMENTAL TREE PER 1,500 SF OF LAND AREA	92	0*
ONE SHRUB PER 100 SF OF LAND AREA	1,362	1,362

PARKING LOT TREES: 146 PARKING STALLS

ONE OVERSTORY TREE PER 10 PARKING STALLS.	15	15**

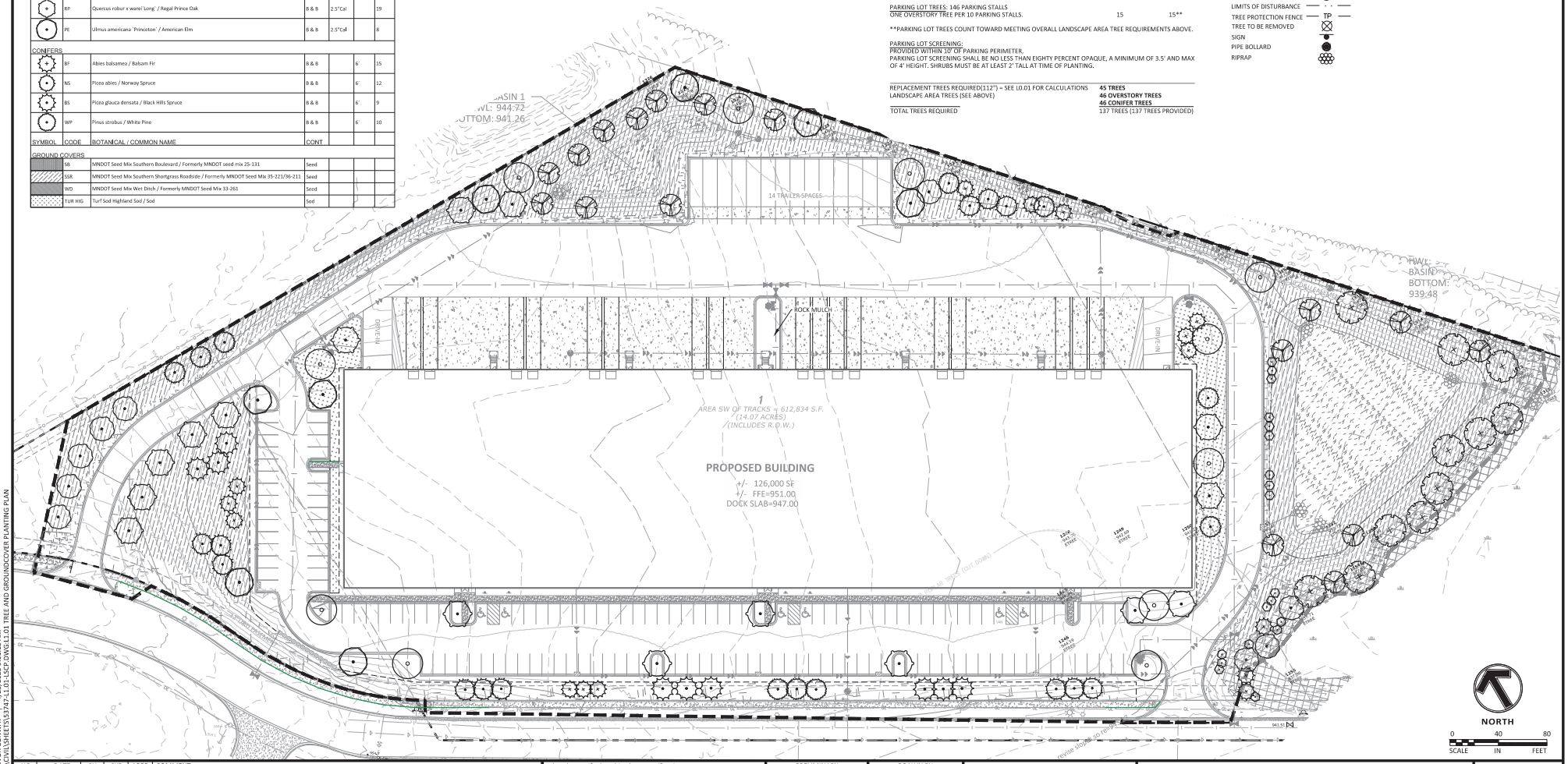
**PARKING LOT TREES COUNT TOWARD MEETING OVERALL LANDSCAPE AREA TREE REQUIREMENTS ABOVE.

PARKING LOT SCREENING:
PROVIDED WITHIN 10' OF PARKING PERIMETER,
PARKING LOT SCREENING SHALL BE NO LESS THAN EIGHTY PERCENT OPAQUE, A MINIMUM OF 3.5' AND MAX OF 4' HEIGHT. SHRUBS MUST BE AT LEAST 2' TALL AT TIME OF PLANTING.

REPLACEMENT TREES REQUIRED(112") = SEE L0.01 FOR CALCULATIONS	**45 TREES**
LANDSCAPE AREA TREES (SEE ABOVE)	**46 OVERSTORY TREES**
	46 CONIFER TREES
TOTAL TREES REQUIRED	137 TREES (137 TREES PROVIDED)

LEGEND

	PROPOSED	EXISTING	
PROPERTY LIMIT			STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			
EASEMENT			CONCRETE PAVING
BUILDING			
RETAINING WALL			CONCRETE SIDEWALK
WETLAND LIMITS		WL	
TREELINE			
LANDSCAPE EDING			
STORM SEWER			
SANITARY SEWER			
FORCEMAIN (SAN.)			
WATERMAIN			
YARDDRAIN			
LIMITS OF DISTURBANCE			
TREE PROTECTION FENCE		TP	
TREE TO BE REMOVED			
SIGN			
PIPE BOLLARD			
RIPRAP			



NO	DATE	BY	CKD	APPR	COMMENT

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Print Name: _____

Date _____ License # _____

PRELIMINARY	DRAWN BY
DESIGN REVIEW	DESIGNED BY
PERMIT SUBMITTAL	CHECKED BY
CONSTRUCTION DOCUMENTS	PROJECT NO. 53747

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TREE AND GROUNDCOVER PLANTING PLAN

SCANNELL PROPERTIES
DAYTON INTERCHANGE BUSINESS CENTER
PERMIT SUBMITTAL
DAYTON, MN

SHEET
L1.01
26 OF 28
REV.

24 15 (LMS TECH) | TREVOR CONWAY | 4/23/2025 9:01:15 AM
L:\PROJECTS\53747\CAD\CIVIL\SHEETS\53747-L1.01-LSCP.DWG L1.01 TREE AND GROUNDCOVER PLANTING PLAN

PLANT SCHEDULE

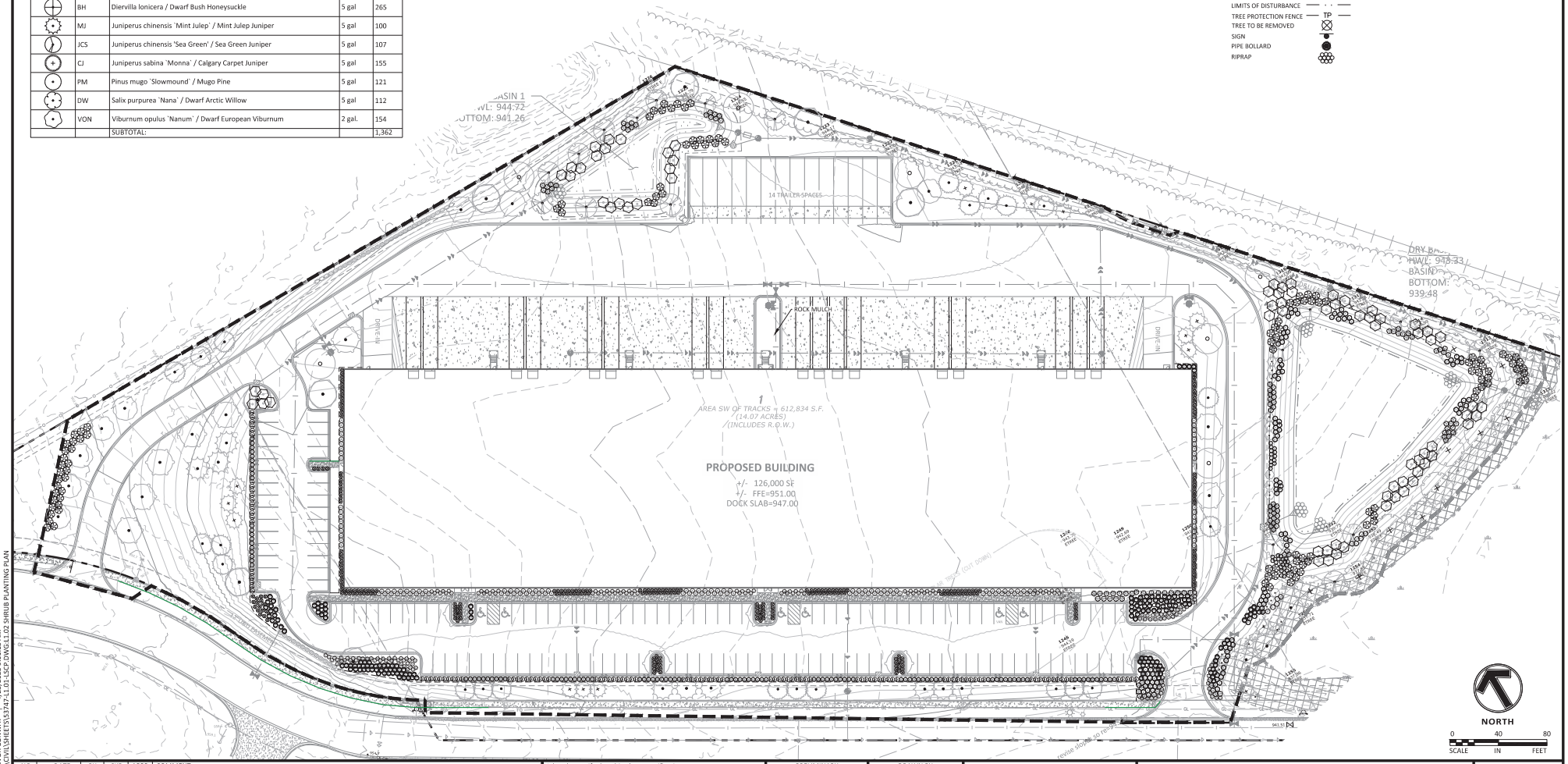
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS				
	BC	Aronia melanocarpa `Autumn Magic` / Autumn Magic Black Chokeberry	5 gal	113
	CR	Clethra alnifolia `Ruby Spice` / Ruby Spice Clethra	5 gal	35
	YD	Cornus alba `Bud`s Yellow` / Bud`s Yellow Dogwood	5 gal	115
	RD	Cornus baileyi / Bailey`s Red-twig Dogwood	5 gal	74
	CD	Cornus sericea `Alleman`s Compact` / Dwarf Red Twig Dogwood	5 gal	11
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal	265
	MJ	Juniperus chinensis `Mint Julep` / Mint Julep Juniper	5 gal	100
	JCS	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal	107
	CJ	Juniperus sabina `Monna` / Calgary Carpet Juniper	5 gal	155
	PM	Pinus mugo `Slowmound` / Mugo Pine	5 gal	121
	DW	Salix purpurea `Nana` / Dwarf Arctic Willow	5 gal	112
	VON	Viburnum opulus `Nanum` / Dwarf European Viburnum	2 gal.	154
		SUBTOTAL:		1,362

LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		WL
TREELINE		
LANDSCAPE EDING		
STORM SEWER		
SANITARY SEWER		
FORCEMAIN (SAN.)		
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		
TREE PROTECTION FENCE	TP	
TREE TO BE REMOVED		
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING
CONCRETE PAVING
CONCRETE SIDEWALK



NO	DATE	BY	CKD	APPR	COMMENT

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Print Name: _____

Date _____ License # _____

PRELIMINARY	DRAWN BY
DESIGN REVIEW	DESIGNED BY
PERMIT SUBMITTAL	CHECKED BY
CONSTRUCTION DOCUMENTS	PROJECT NO. 53747

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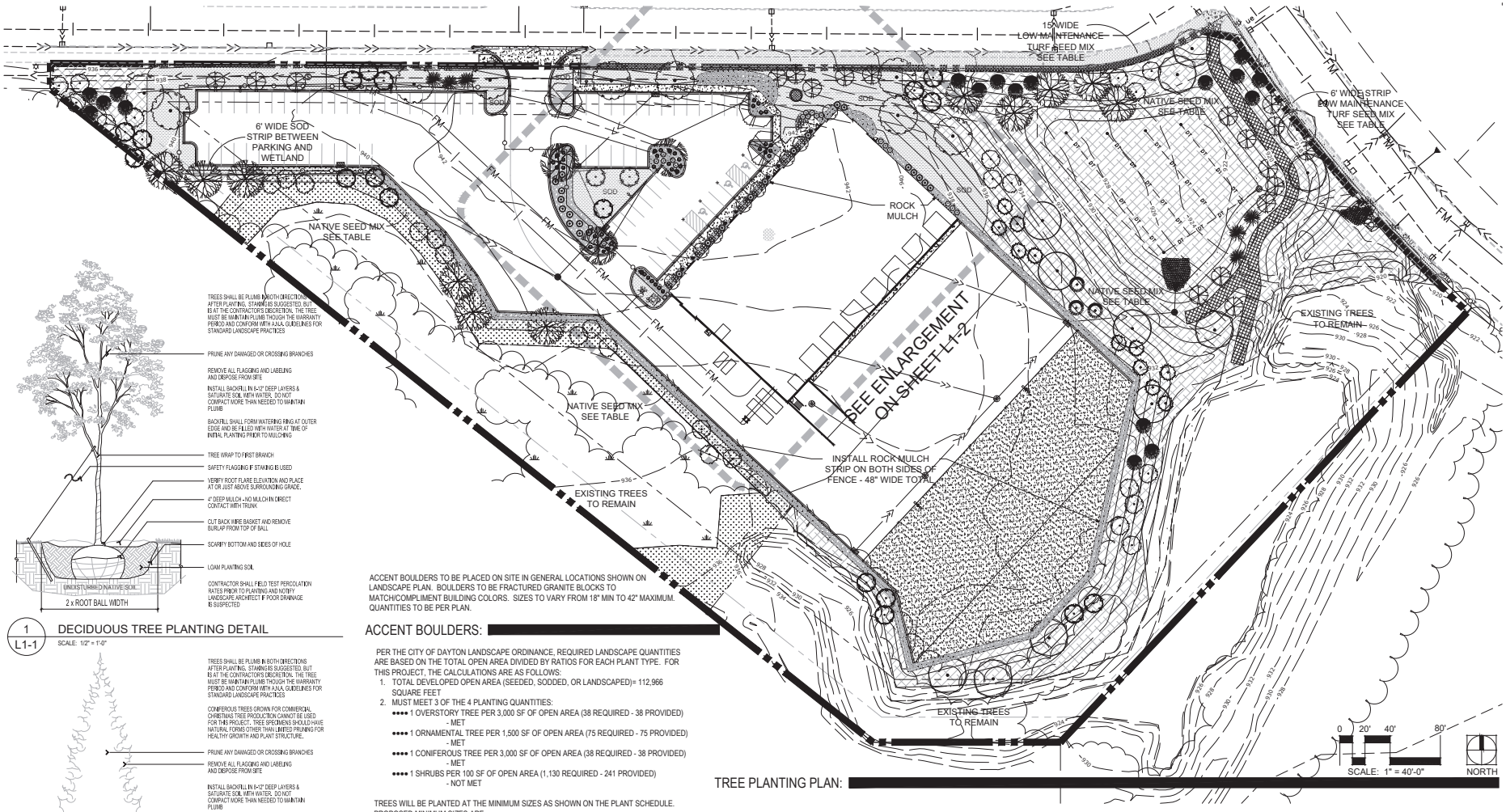
SHRUB PLANTING PLAN

SCANNELL PROPERTIES
DAYTON INTERCHANGE BUSINESS CENTER
PERMIT SUBMITTAL
DAYTON, MN

SHEET
L1.02
27 OF 28
REV.

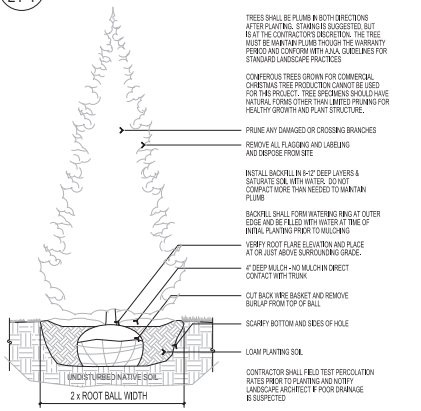
24 1S (LMG TECH) | TREVOR CONWAY | 4/23/2025 9:01:15 AM
L:\PROJECTS\53747\CAD\CIVIL\SHEETS\53747-L1.01-LSCP.DWG L1.02 SHRUB PLANTING PLAN



TREE PLANTING PLAN:

1 L1-1 DECIDUOUS TREE PLANTING DETAIL

SCALE: 1/2" = 1'-0"



2 L1-1 CONIFEROUS TREE PLANTING DETAIL

SCALE: 1/2" = 1'-0"

LANDSCAPE DETAILS:

ACCENT BOULDERS TO BE PLACED ON SITE IN GENERAL LOCATIONS SHOWN ON LANDSCAPE PLAN. BOULDERS TO BE FRACTURED GRANITE BLOCKS TO MATCH/COMPLIMENT BUILDING COLORS. SIZES TO VARY FROM 18" MIN TO 42" MAXIMUM. QUANTITIES TO BE PER PLAN.

ACCENT BOULDERS:

PER THE CITY OF DAYTON LANDSCAPE ORDINANCE, REQUIRED LANDSCAPE QUANTITIES ARE BASED ON THE TOTAL OPEN AREA DIVIDED BY RATIOS FOR EACH PLANT TYPE. FOR THIS PROJECT, THE CALCULATIONS ARE AS FOLLOWS:

1. TOTAL DEVELOPED OPEN AREA (SEEDED, SODDED, OR LANDSCAPED)= 112,966 SQUARE FEET
2. MUST MEET 3 OF THE 4 PLANTING QUANTITIES:
   - •••• 1 OVERSTORY TREE PER 3,000 SF OF OPEN AREA (38 REQUIRED - 38 PROVIDED) - MET
   - •••• 1 ORNAMENTAL TREE PER 1,500 SF OF OPEN AREA (75 REQUIRED - 75 PROVIDED) - MET
   - •••• 1 CONIFEROUS TREE PER 3,000 SF OF OPEN AREA (38 REQUIRED - 38 PROVIDED) - MET
   - •••• 1 SHRUBS PER 100 SF OF OPEN AREA (1,130 REQUIRED - 241 PROVIDED) - NOT MET

TREES WILL BE PLANTED AT THE MINIMUM SIZES AS SHOWN ON THE PLANT SCHEDULE. PROPOSED MINIMUM SIZES ARE:

1. 2.5" CAL. FOR DECIDUOUS TREES
2. 2" CAL. FOR ORNAMENTAL TREES
3. 6' HEIGHT FOR CONIFEROUS TREES

LANDSCAPE CALCULATIONS:

GRAPHIC	MATERIAL	SPECIFICATION	NOTES
	ROCK MULCH	1.5" DIAMETER CRUSHED GRANITE MULCH COLOR TO MATCH/COMPLIMENT BUILDING	3" DEPTH
	SOD	BLUEGRASS PEAT SOD	N/A
	TURF SEED	LOW MAINTENANCE TURF SEED MNDOT SEED MIX SB - SOUTHERN BOULEVARD	160 LBS/ACRE
	NATIVE SEED	NATIVE SEED MIX MNDOT SEED MIX WD - WET DITCH	20 LBS/ACRE

GROUNDCOVER SCHEDULE:

TREE PLANTING KEY:

DECIDOUS OVERSTORY TREES (38 TOTAL)

SWAMP WHITE OAK Quercus bicolor 9 = Quantity @ 2-1/2" Caliper	RIVER BIRCH Betula nigra 11 = Quantity @ 2-1/2" Caliper
PRINCETON ELM Ulmus americana 'Princeton' 4 = Quantity @ 2-1/2" Caliper	BOULEVARD LINDEN Tilia americana 'Boulevard 3 = Quantity @ 2-1/2" Caliper
FALL FIESTA MAPLE Acer sacharum 'Bailsta' 3 = Quantity @ 2-1/2" Caliper	HACKBERRY Celtis occidentalis 8 = Quantity @ 2-1/2" Caliper

ORNAMENTAL TREES (75)

SPRING SNOW CRABAPPLE Malus x 'Spring Snow' 28 = Quantity @ 2" Caliper
JAPANESE TREE LILAC Syringa reticulata 19 = Quantity @ 2" Caliper
THORNLESS HAWTHORNE Crataegus crusgalli var. inermis 20 = Quantity @ 2" Caliper
RED ROCKET MAPLE Acer rubrum 'Red Rocket' 8 = Quantity @ #15 Cont.

CONIFEROUS TREES (38)

BLACK HILLS SPRUCE 3 = Quantity @ 6' Height
COLORADO SPRUCE 18 = Quantity @ 6' Height
AUSTRIAN PINE 6 = Quantity @ 6' Height
SCOTCH PINE 11 = Quantity @ 6' Height

Inside Outside Architecture Inc.

14165 James Road - Suite 200A
Rogers, MN 55374

Phone: 612-237-8355
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Project Name:
TELCOM

Dayton, Minnesota

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Name: Paul Kangas
Registration #: 26017

Signature:

Project #:
Date: CITY SUBMITTAL | 08-01-2025
Revision: CITY COMMENTS | 09-05-2025
CITY COMMENTS | 10-19-2025
Drawn By: PK
Checked By: PK

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L1-1