PLANNING COMMISSION AGENDA

Thursday, March 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.
Some Commission members may be attending via interactive technology.

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, February 5, 2026

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. February 10, 2026
B. January 24, 2026

6:40 **8. COMMISSION BUSINESS**

6:40 A. **PUBLIC HEARING**: Preliminary Plat and Site Plan Review of *Graco*
7:00 B. **PUBLIC HEARING:** Zoning Map Amendment, Variance, and Preliminary/Final Plat of *Reserve at Vineyard Meadow*
7:30 C. **PUBLIC HEARING:** Preliminary Plat Amendment of *Sundance Greens Twelfth Addition*
8:00 D. Concept Plan of *Dubay Lake Preserve*
9:00 E. Concept Plan of *Stenslie-Stearns*
9:30 ~~F. **Public Hearing:** Zoning Ordinance Amendment, Section 1001.35 – Accessory Buildings and Structures~~

10:00 ~~G. **Public Hearing:** Zoning Ordinance Amendment, Section 1001.19 – Parking Regulations~~

10:30 **9. NOTICES AND ANNOUNCEMENTS**

A. Staff & Commission Updates

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

1. CALL TO ORDER

Browen called the February 5th Planning Commission meeting to order at 6:30 PM.

ROLL CALL:

Present: Browen, Grover, Sargent, and Crosland

Absent: DeMuth

Also in Attendance: Dennis Fisher, Mayor; Hayden Stensgard, Planner II; Jon Sevald, Community Development Director; City Engineer, Jason Quisberg; Assistant City Engineer, Nick Findley

2. PLEDGE OF ALLEGIANCE

3. ROLE OF THE PLANNING COMMISSION

Browen stated the role of the Planning Commission.

4. APPROVAL OF AGENDA

Motion to approve the agenda by Gover, seconded by Crosland. Motion carried 4-0.

5. CONSENT AGENDA

A. Planning Commission Minutes, January 8, 2025

Motion to approve the Planning Commission minutes from January 8, 2025 by Crosland, seconded by Sargent. Motion carried 4-0.

6. OPEN FORUM

No public comments were received.

7. COUNCIL UPDATE

A. January 13, 2026

B. January 27, 2026

Fisher provided updates from the January 13 and January 27 City Council meetings.

Commissioners congratulated Stensgard on his promotion.

8. COMMISSION BUSINESS

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

Stensgard presented the site plan review for a 32-unit assisted living/memory care facility. The site is located on a 2.87-acre property at the southeast corner of Dayton River Road and Balsam Lane North. Stensgard stated the reason for the public hearing:

The proposal includes:

- An L-shaped building design

- 25 parking spaces (exceeding the 16 required spaces)
- A cut into the Balsam Lane median for full access
- Residential-style architectural design with LP horizontal and shake siding with stone accents
- Sitting area with transparent fencing

Staff recommended approval with conditions related to enhanced landscaping for screening.

Browen mentioned the median cut with current low impact use and if Raintree Plaza grew in the future for the road to change. Quisberg noted that it would be a future issue for high impact use. Discussion continued about site line for medians.

The applicant, Jeremy Larson, representing Suite Living Senior Care, stated they were excited about the project.

Browen inquired about possible expansion because not all the land is used for the current proposal. Larson replied it was quickly discussed but will remain extra open area and not be subdivided. Larson confirmed they had no issues with staff recommendations.

Browen opened the Public Hearing at 6:54 PM.

Sargent shared he liked the plans.

Stensgard confirmed the signage is within code.

No public comments were received.

Browen closed the Public Hearing at 6:56 PM.

Motion to recommend approval of the site plan review application for the assisted living/memory care facility at Lot 2, Block 1, Dayton River Commercial Park for Suite Living by Sargent, seconded by Crosland. Motion carried 4-0.

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

Sevald presented proposed amendments to the landscaping requirements, following concerns from a developer and City Council direction to review the ordinance. The main changes included:

- Reduction in the number of required shrubs from 1 per 100 square feet to 1 per 300 square feet
- Addition of language allowing Council discretion to reduce planting requirements based on site conditions

The Commission discussed the proposed tree fund provision, with concerns about its implementation, wording, and possible amount required. After deliberation, they agreed to replace the tree fund language with wording that would allow at Council discretion, Council may reduce the number of plantings due to site conditions with evidence provided by the applicant.

Browen opened the Public Hearing at 7:21 PM.

No public comments were received.

Browen closed the Public Hearing at 7:22 PM.

Motion to approve the zoning amendment with the discussed language changes by Crosland, seconded by Sargent. Motion carried 4-0.

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

Motion to table items C and D to the next meeting by Crosland, seconded by the Chair. Motion carried 4-0.

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

This item was tabled per the previous motion.

9. NOTICES AND ANNOUNCEMENTS

A. Staff & Commission Updates

Sevald provided various city updates.

The next meeting was announced for Thursday, March 3, with a full agenda expected including two concept plans, two preliminary plats, and at least one of the tabled ordinances.

10. ADJOURNMENT

Motion to adjourn by Crosland, seconded by Sargent. Motion carried 4-0.

The meeting was adjourned at 7:27 p.m.

Meeting Date: March 5, 2026
Item Number: 8A

ITEM

Consideration of a Preliminary Plat and PUD Amendment for an Office Building in the I-1, Light Industrial District (PUD Overlay). PID: 30-120-22-22-0008, Legal: Outlot C, French Lake Industrial Center Five

APPLICANT

Kirsten Mussman, o/b/o Graco Minnesota, Inc.
Ben Walters, HGA, Inc.
Nate Pearson, Tegra Group

PREPARED BY

Hayden Stensgard, Planner II

BACKGROUND/OVERVIEW

Graco, an established company within Dayton, has submitted a Preliminary Plat and Planned Unit Development Amendment application to the City regarding a 3-story, 31,684 sq. ft. (footprint) office building, to serve as their new global headquarters. Graco currently has roughly 978,936 sq. ft. of building space on both the North and South of the subject property, split between two buildings including warehousing, distribution, and manufacturing. Graco is anticipating, at full capacity, a total of 258 employees. The expectation in the narrative is closer to 200.

The Planning Commission and City Council reviewed this in late 2025 and provided positive feedback to the applicants as they proceeded with a preliminary plat application. The plans provided for this round of applications is substantially similar to those provided for the concept review.

LAND USE & ZONING

The property is guided Industrial and is currently zoned I-1, Light Industrial District with a Planned Unit Development overlay. Office is a permitted principal use within the I-1 District. This property is also located within the "Current" MUSA Staging Plan area.

The Planned Unit Development was established in 2015 when the first request for development was approved. The PUD has been previously amended in 2021 and 2022, when both buildings adjacent (one to the north and one to the south) were approved. Previous PUD approvals already included the allowance for principal use office in this area, so whereas a CUP would normally be required for this, the previous PUD approvals already established this.

A Planned Unit Development amendment is required due to a Conditional Use requirement related to building height, as well as minimal additional signage, and a reduction in parking stall width from 10 feet to 9 feet.

ANALYSIS

It is anticipated that the development would be required to meet the standards set forth for the I-1 district with any flexibilities requested by way of the Planned Unit Development (PUD). The site plan shows a building with a 31,684 sq. ft. footprint, proposed to be 3-stories tall, approximately 59 feet, with the potential of a screening wall above the roofline for the rooftop equipment. The plans also reference a future building on this property as well. While it is not a part of this initial development, staff anticipates another future round of applications related to that building, to which the applicants would follow this same process.

	Required	Proposed
Minimum lot size[1]	1 acre	9.72 acres
Minimum lot width[1]	150 feet	758 feet
Minimum lot depth[1]	150 feet	515 feet
Maximum impervious surface coverage	80% 25% within the Shoreland Area	50.58% 17.07%
Maximum building footprint coverage	50%	7.48%
Structure height limit	50 feet - above 50 feet requires a CUP 35 feet within the Shoreland Area	50 feet, potentially 59 feet with screening walls for rooftop equipment. Identified flexibility request by way of PUD.
Setbacks[2]		
Building - Principal Structure		
Front yard	30 (50) feet - *Plus 1 foot for every 1 foot of building height over 30 feet (maximum setback of 80 feet)*	146 Feet (East Property Line)
Side yard	15 (40) feet	90 feet (North Property Line) 377 feet (South Property Line)
Rear yard	15 (50) feet	239 feet (West Property Line)
From Ordinary High Water Line of French Lake	75 feet	290 feet
Parking		
Front, side, or rear to a street	20 feet	175 feet
Side interior	5 feet	106 feet
Rear yard	15 feet	20 feet

Parking – The applicants are requesting a reduction in parking. Currently, the number of actual proposed parking is 292 spaces. At a high level, Office space requires a minimum of 1 space per 200 sq ft

of building area (not including stairwells, closets, and things of the like). The applicants have provided detail related to their actual needs for parking, as is allowed per the Zoning Ordinance required. Based on the information provided, Staff concurs with the proposed stall count, as it provides a space for each employee at maximum capacity, as well as additional visitor spaces factored in. The applicants are requesting a reduction in parking stall size from 10 feet in width to 9 feet, while maintaining a 20 foot depth, and 18 foot depth where permitted. The reduction in stall size is a consideration of the PUD amendment, and will be referenced in the draft resolution.

Shoreland District – *A portion of this property falls within the Shoreland District boundary, meaning that part of the parcel is within 1,000 feet of French Lake's ordinary high-water line.*

- The applicant is proposing a height of at least 50 feet, and based on the location of the building in the concept plan, a portion will be located within the Shoreland District. The Shoreland Ordinance for the City includes a height limitation of 35 feet. Being that this is not a required provision by the Minnesota DNR, flexibility can be considered by the City through the PUD amendment.
- Within this area as well, the Shoreland District requires a maximum impervious surface percentage of 25%. The proposal shows a total impervious calculation of 17.07% within the French Lake Shoreland Boundary. The DNR has reviewed these plans for compliance with Shoreland Regulations and responded to City staff that they do not have any concerns with the proposed development plan as shown.

Architecture. The applicants have proposed an exterior finish of significance with this design, including a combination of architectural metal panels, precast concrete panels, and window coverage exceeding 25%. Accent materials, contrasting yet complementary colors provide compliance with the industrial district building design minimum standards. The building is proposed at 59 feet in height. As mentioned previously, any building over 50 feet in the I-1 District requires a Conditional Use Permit. Being that this area is guided by the previously approved PUD, this CUP consideration will be incorporated into the "flexibility" requested within this application.

Landscaping. The applicant is proposing a landscaping schedule in accordance with the City's standard from when the original concept plan was reviewed, and does not incorporate the recent change to the landscaping requirements regarding shrub counts. Parking islands are proposed to be planted in consistency with the requirements, as well as surrounding the building edge. None of the proposed trees are inconsistent with those allowed within the City, as there are specific tree species not permitted to be planted. The applicant is proposing a total of 109 trees (74 overstory and 35 coniferous), as well as 976 shrubs, where 955 was previously required prior to the ordinance amendment in February. Due to the surrounding properties, there are no requirements for this development to have any landscaping buffers at any property lines.

Signage. Proposed are two wall signs totaling 115 sq. ft. Based on the square footage of the east elevation of the building (16,800 sq. ft.), the code would allow for up to 504 square feet worth of wall signage. Wall signage is significantly under what is allowed per the ordinance. Additionally, the applicants are asking for 2 monument signs as part this PUD flexibility request. One is a 7.5' tall monument at the south entrance, and one at the center of the development facing west at the interior of the site. This, along with the previously referenced stall size reduction are the two items requested in the PUD amendment for this development.

Lighting. The applicants submitted a photometric for the parking lot lighting that is set at 20-foot pole heights. The code allows for 30 feet, but the applicants have stated their intent to minimize site lighting that is deemed in excess by them and enhance the interior of the site to showcase the main entrance, where the extra monument sign is provided. Additionally, the applicants have stated that all wall pack lighting and pedestrian lighting will be downcasted to minimize any glare that generally can be a concern with regard to site lighting.

Access. The development is utilizing shared access with both the property to the North and the South. As such, a condition of approval will be to enter these properties into a shared access agreement to solidify this long term.

ROLE OF THE PLANNING COMMISSION

The role of the Planning Commission is to review the preliminary plat and planned unit development request, and consider offering a recommendation to the City Council on this matter.

Notice of public hearing was published in The Press on Thursday, February 19, 2026, and mailed to surrounding property owners within one-quarter of a mile.

STAFF RECOMMENDATION

Staff recommends approval of the application request, with the following conditions:

a. Conditions of approval identified within resolution referenced herein are still applicable.
b. Adherence to the City Zoning Ordinance continued to be met, as the plan set dated February 2, 2026 propose, less the PUD flexibilities identified in this resolution.
c. The Applicant shall enter into shared access agreements with the north and south properties. Such agreements shall be recorded subsequently after the recording of the Final Plat.
d. Adherence to Hennepin County comment letter, dated _____.
e. Adherence to the Engineering Comment letter, dated February 26, 2026.

ATTACHMENTS

Aerial Photo
Draft Resolution for Preliminary Plat and PUD Amd.
Overall Development Package Submittal
Engineering Comment Letter, dated November 6, 2025

CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT
STATE OF MINNESOTA

RESOLUTION NO. XX-2026

GRANTING APPROVAL OF PRELIMINARY PLAT AMENDMENTAND FINAL PLAT, AND PLANNED UNIT DEVELOPMENT AMENDMENT AND SITE PLAN FOR FRENCH LAKE INDUSTRIAL CENTER SIX

WHEREAS, GRACO Minnesota Inc., (hereinafter referred to as the "Developer") has submitted a proposal for a Preliminary and Final Plat, Planned Unit Development and Site Plan Approval and final plans (hereinafter referred to as the "Application") for the development of an approximately 31,684 (footprint) sq. ft. office headquarters on the property situated east of Brockton Lane and west of West French Lake Road to be known as Lot 1, Block 1, French Lake Industrial Center Six, which, along with additional property being platted through this resolution, is shown on attached Exhibit 1 of this resolution (hereinafter referred to as the "Property"); and legally described on Exhibit 2 of this resolution.

WHEREAS, the City staff studied the matter, reports were issued, and information was provided to the City Council regarding the Application; and

WHEREAS, the Planning Commission at its March 5, 2026 meeting considered the matter, held a public hearing, and provided a recommendation of approval to the City Council; and

WHEREAS, the City Council at its March 24, 2026 meeting considered the matter and approved it subject to various conditions, including a draft Developer's Agreement attached to such resolutions.

NOW, THEREFORE, the City Council of the City of Dayton makes the following:

FINDINGS

A. The City Council on November 9, 2015 passed Resolution 65-2015 granting approval of the Development Agreement for the French Lake Industrial Center which this property is included. On May 26, 2015 the City Council approved the Resolution 34-2015 approving the French Lake Industrial Center Final Plat, PUD and site plans. On May 24, 2022, the City Council adopted Resolution 40-2022, Approving a Planned Unit Development Amendment and Site Plan Review for the French Industrial Center Five building, a 515,400 square foot warehouse and distribution facility.

B. The Applicant proposes to develop the Property pursuant to the Preliminary Plat Amendment (shown on Exhibit 3) and Planned Unit Development in a single phase. This French Lake Industrial Center Six Plat – which is the third phase for French Lake Industrial Center undertaken by Graco Minnesota Inc. – phase includes a 31,684 square foot (Footprint), 3-story office building on Lot 1, Block 1, French Lake Industrial Center Six.

C. The Final plat will include private improvements consisting of site grading, installation of sanitary sewer, storm sewer, watermain, and other utilities. These improvements are detailed on plans drafted by HGA (hereinafter referred to as the "Construction Plans").

D. Minn. Stat. § 462.358, grants the City, for the purpose of protecting and promoting the public health, safety and general welfare, the authority to adopt subdivision regulations providing for the orderly, economic and safe development of land within the City.

E. The City Council has adopted Subdivision Regulations for the orderly, economic and safe development of land within the City.

F. Dayton City Code §1002.02 states that "no land shall be subdivided without complying with the provisions of [Chapter 1002]".

G. The proposed subdivision of the Property is governed by Dayton City Code Chapter 1002.

H. The Property is under a PUD approved in 2015. This Resolution extends the PUD to all of the Property and provides for additional flexibility for both the City and Applicant/Developer regarding existing standards and regulations beyond what is established by the underlying zoning district, which in this case will be I-1. The purpose of using the PUD is to provide for flexibility to the Applicant/Developer while achieving other public benefits for the City and future residents (including the construction and reconstruction of public infrastructure).

1. Identified flexibility requested and granted upon approval of this resolution includes the following:
    1. A reduction in parking stall size from 10' x 20' to 9' x 20'.
    2. One Additional Monument sign proposed at the base of the flag poles to be installed.
    3. Total height of 59 feet with the proposed mechanical equipment screening wall, otherwise permitted in the I-1 District by a Conditional Use Permit.

DRAFT

I. The French Lake Industrial Center Six submittal is substantially similar to the proposed Preliminary Plat and PUD Plans reviewed and approved previously by City Council and meets the City Code requirements, provided they are subject to and satisfy the conditions set forth in this Resolution.

DECISION

NOW, THEREFORE, and based upon the information received and the above Findings it is resolved by the City Council of the City of Dayton as follows:

1. That the City Council does hereby conditionally approves the Preliminary Plat Amendment (shown on Exhibit 3) and Final Plat (Shown on Exhibit 1), Planned Unit Development Amendment and Preliminary Plat for French Lake Industrial Center Six, and the Mayor and City Clerk are hereby authorized to execute the same, subject to conditions set forth below that must be met, to the satisfaction of the City, prior to the release of the Final Plat, unless otherwise stated:
    a. Conditions of approval identified within resolution referenced herein are still applicable.
    b. Adherence to the City Zoning Ordinance continued to be met, as the plan set dated February 2, 2026 propose, less the PUD flexibilities identified in this resolution.
    c. The Applicant shall enter into shared access agreements with the north and south properties. Such agreements shall be recorded subsequently after the recording of the Final Plat.
    d. Adherence to Hennepin County comment letter, dated _____.
    e. Adherence to the Engineering Comment letter, dated February 26, 2026.

[Signature Page to Follow]

DRAFT

Adopted by the City Council of the City of Dayton this 24th day of March, 2026

_____
Mayor, Dennis Fisher

ATTEST:

_____
Deputy City Clerk

Motion by Councilmember , Second by Councilmember
Ayes:
Nays:
Resolution

DRAFT

FRENCH LAKE INDUSTRIAL CENTER SIX

R.T. DOC. NO. _____

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Graco Minnesota, Inc., a Minnesota corporation, owner of the following described property:

Outlot C, FRENCH LAKE INDUSTRIAL CENTER FIVE

Has caused the same to be surveyed and platted as FRENCH LAKE INDUSTRIAL CENTER SIX and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Graco Minnesota, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

SIGNED: Graco Minnesota, Inc.

By: _____, its _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by _____, the _____ Graco Minnesota, Inc., a Minnesota corporation, on behalf of the corporation.

_____ _____
Signature Notary Printed Name

Notary Public, _____ County,_____

My Commission Expires_____

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

Dated this _____ day of _____, 20____.

_____
Arlee J. Carlson, Land Surveyor
Minnesota License No. 44900

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20____ by Arlee J. Carlson.

_____ _____
Signature Notary Printed Name

Notary Public, _____ County, Minnesota
My Commission Expires January 31, _____

CITY COUNCIL, CITY OF DAYTON, MINNESOTA

This plat of FRENCH LAKE INDUSTRIAL CENTER SIX was approved and accepted by the City Council of the City of Dayton, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF DAYTON, MINNESOTA

By _____, Mayor By _____, Clerk

COUNTY AUDITOR, Hennepin County, Minnesota

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

Daniel Rogan, County Auditor

By _____, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

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

Chris F. Mavis, County Surveyor

By_____

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of FRENCH LAKE INDUSTRIAL CENTER SIX was recorded in this office this _____ day of _____, 20____ at _____ o'clock ___M.

Amber Bougie, Registrar of Titles

By _____, Deputy

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of FRENCH LAKE INDUSTRIAL CENTER SIX was recorded in this office this _____ day of _____, 20____ at _____ o'clock ___M.

Amber Bougie, County Recorder

By _____, Deputy

PRELIMINARY
SUBJECT TO REVISION

SUNDE LAND SURVEYING

SHEET 1 OF 2 SHEETS

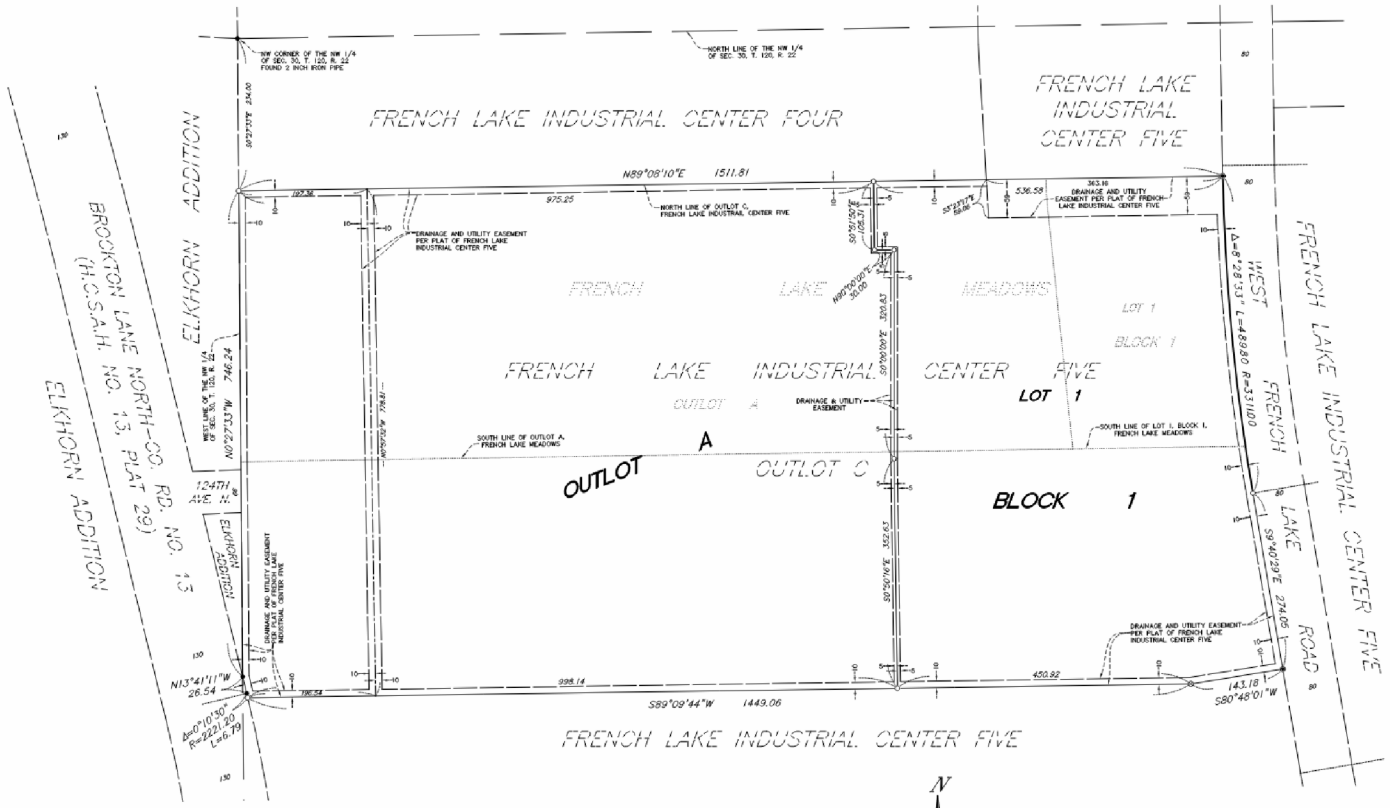
EXHIBIT 1

[This page and the following two pages include the final plat]

FRENCH LAKE INDUSTRIAL CENTER SIX

R.T. DOC. NO._____

C.R. DOC. NO._____



PRELIMINARY
SUBJECT TO REVISION

For the purposes of this plat, the north line of Outlot C, FRENCH LAKE INDUSTRIAL CENTER FIFTH is assumed to have a bearing of N89°08'10"E.

- ○ Denotes 1/2 inch by 14 inch iron pipe monument set marked with PLS 44800
- ◉ Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44800 set
- ⊗ Denotes mag nail set with disc cap affixed stamped LS-44800
- ● Denotes found iron monument

SCALE 80 0 80 160 IN FEET

SUNDE LAND SURVEYING

SHEET 2 OF 2 SHEETS

EXHIBIT 2 – Legal Description

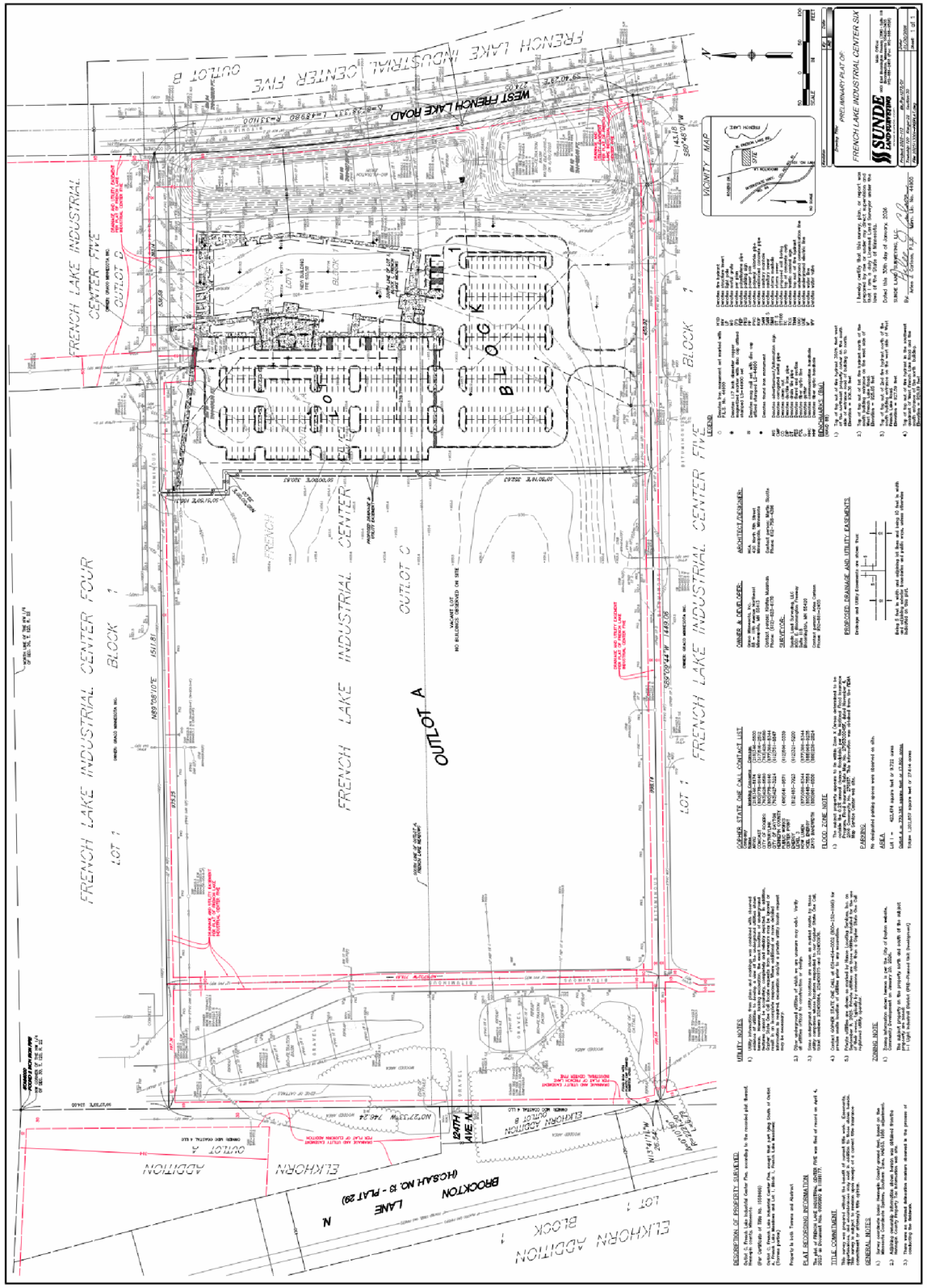
Outloc C, French Lake Industrial Center Five

TO BE PLATTED AS:

Lot 1, Block 1, French Lake Industrial Center Six

DRAFT

EXHIBIT 3 – PRELIMINARY PLAT



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HGA

Graco Global Headquarters

Dayton, MN – Land Use & Development Application

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COVER LETTER AND PROJECT NARRATIVE

HGA

420 North 5th Street, Suite 100 612.758.4000
Minneapolis, MN 55401 HGA.COM

February 2, 2026

Hayden Stensgard
Senior Planner
City of Dayton
12260 S. Diamond Lake Rd
Dayton, MN 55327

Re: Graco Global Headquarters
Land Use & Development Application
HGA Commission Number 0892-010-00

Dear Hayden:

On behalf of our client, Graco Minnesota Inc. (Applicant: Kirsten Mussman), we are pleased to submit this Land Use & Development Application to the City of Dayton, MN. The proposed project is a new office building will support roughly 200 employees and will serve as Graco's new global headquarters. It is located within the existing Graco Dayton Campus and part of the Planned Unit Development (PUD) at French Lake Industrial Center.

This submittal is for the following Land Use and Development applications:

1. Planned Unit Development (PUD) – Amendment
2. Preliminary Plat
3. Final Plat
4. Conditional Use Permit (CUP)

Project Narrative

Graco proposes to subdivide the currently undeveloped Outlot C and develop their new global headquarters on the eastern portion of the site (approximately 9.7 acres). The proposed office building is 3-stories high and approximately 96,000 total gross square feet with a 31,700 square foot footprint. The development will include new parking associated with the building along with landscape improvements.

This application is for an amendment to the existing Planned Unit Development (PUD). It also includes a subdivision to create a new lot for this project and an outlot for future development, as addressed by the enclosed Preliminary Plat and Final Plat. The site is partially within the French Lake shoreland district overlay. Commercial and Industrial project types within the shoreland district require a conditional use permit (CUP).

Zoning & Legal Description
General description: Office building in the I-1, Light Industrial District (PUD Overlay)
PID: 30-120-22-22-0008
Legal: Outlot C, French Lake Industrial Center Five

Land Use & Zoning: I-1, Light Industrial District
Use: Office, which is a permitted principal use within I-1 District

Setbacks: Project meets all setback requirements. Refer to C002 – Overall Site Plan.

Planned Unit Development (PUD) Flexibilities
The following items are requested to allow for flexibility within the PUD amendment:

1. Maximum building height
    a. Proposed Building Height: 50'-0" (maximum allowable height: 50')
        i. A portion of the property and proposed building fall within the 1000' ordinary high water line setback from French Lake. Within this Shoreland District, buildings are limited to 35' high, which is a City requirement, but not a Minnesota DNR requirement.
        ii. The project requests flexibility through the PUD to be a height of 50'.
    b. Screenwall for rooftop mechanical equipment: 59'-3"
        i. The screening of rooftop mechanical equipment is proposed for this office building due to a portion of the building falling within the Shoreland District. The existing PUD does not otherwise require mechanical equipment screening.
        ii. PUD flexibility is requested for the screenwall height above 50' maximum building height.
2. Reduction in Parking Stalls
    a. The project proposes providing 292 parking stalls to support the future growth headcount (full-building capacity) and visitors of the new office building. This is consistent with Zoning Code 1001.19 Subd. 7. 2.d which allows for flexibility based on employee count and building use.
    b. Refer to attached Parking Calculation worksheet for additional information.
3. Parking Stall Size
    a. The project proposes providing 9'x20' parking stalls in lieu of the 10'x20' stalls indicated by the zoning code. The 9'x20' size has been used at both of the adjacent Graco properties (French Lake Building 1 and Graco Distribution Center) and is working well. This size will assist in reducing impervious paving on the site.

Conditional Use Permit (CUP)
French Lake is classified as a Recreational Development (RD) Lake, which allows for Commercial and Industrial land use within the Shoreland District as a Conditional Use. This application requests approval for a Conditional Use Permit for the proposed office building, as outlined throughout this submittal package, which is consistent with the previously approved PUD overlay for this site.

Shoreland District
Within the district area, a maximum impervious surface coverage of 25% is allowed by the Minnesota DNR. The project proposes that a portion of the building and parking to be within this area, with a total impervious surface coverage of 17.07%, meeting this requirement. For additional information, refer to the attached Civil site plans for delineation of the ordinary high-water line and the associated 1000' setback.

Building Design Narrative
Graco's Global Headquarters serves as the central organizing element of the Dayton campus, strengthening connections to French Lake Building 1 and Graco Green to the north, the Distribution Center to the south, and a future building to the west. The project supports a cohesive long-term campus plan while establishing a public-facing architectural presence along West French Lake Road.

The massing is simple and legible: a two-story off-white metal and glass volume set above a darker one-story brick and glass base, reducing perceived scale while creating a durable ground level and lighter upper expression. The building is oriented to capture views of French Lake to the east and present a welcoming public face, with parking located to the west so primary views toward the building emphasize architecture and occupied spaces rather than vehicles.

Framed façade elements, shifts in plane, and material contrast break down scale and create depth through light and shadow.

East Elevation — Lake-Facing Workplace
The east elevation fronts French Lake and contains office and shared spaces, with larger glass areas for views and daylight. A large off-white metal panel frame with blue accents organizes the façade, with a vertical rhythm of windows and gray metal panels adding visual interest.

North Elevation — Campus Connection
The north elevation connects to adjacent campus buildings and open space. Smaller off-white metal panel frames create a consistent enclosure with depth and variation, while an overhang and landscape define a staff patio overlooking the lake and Graco Green.

West Elevation — Primary Entrance
The west elevation features the main entrance, marked by a vertical glass element with blue

metal accents and a wood-look canopy that provides a welcoming, human-scaled feature. The surrounding façade continues the framed metal panel system for consistency.

South Elevation — Workplace and Services
The south elevation maintains the architectural language while screened metal panel enclosures at Level 1 conceal electrical equipment and the loading dock. A smaller staff porch provides additional outdoor space with lake views.

Exterior Materials
Off-white metal panels clad the upper volume in expressed frames with darker gray panels and glass infill for a clean, contemporary appearance. Dark gray brick at the base provides durability and visual grounding. High-performance glazing is used throughout, with larger expanses at the lobby, main entry, and collaboration spaces, and more limited glazing on the west façade for energy performance. Wood-look soffits and blue metal accents highlight key architectural moments and add warmth and contrast.

Landscaping
The landscape design reinforces the headquarters as the campus center and strengthens pedestrian connections. Native and regional plantings define patios, soften building edges, and create outdoor gathering spaces with lake views. Layered planting frames the west entry and walkways, while trees and planting islands in parking areas provide shade, visual interest, and pedestrian comfort.

Signage
Site signage aligns with campus standards while establishing building identity and wayfinding. Building-mounted signs at the east façade and west entry provide branding, with directional signage at the south for navigation. A landscaped monument sign and flagpole mark the west entry, and an additional monument sign and directional sign are planned on the adjacent parcel to the north under a future permit.

Lighting
Site lighting follows the campus strategy for consistency, safety, and wayfinding. Parking areas use 20-foot pole-mounted fixtures per city requirements, while pedestrian-scale lighting highlights walkways and the main entry. All site and pedestrian lighting will be full cut-off to control glare and meet property line limits, with blue accent lighting emphasizing the main entry and east façade. Directional flood lighting at flagpoles, signage, and select landscape features will be used minimally and strategically to highlight site features without compromising cutoff requirements.

List of Consultants

- Owner's Representative
  - Tegra Group
  - 1600 Utica Ave, Suite 410
  - St. Louis Park, MN 55416
- Architect, Landscape Architect, and Engineer (Structural, Civil, Mechanical, Plumbing, Electrical, Lighting)
  - Hammel Green and Abrahamson, Inc (HGA)
  - 420 North 5th Street, Suite 100
  - Minneapolis, MN 55401
- Surveyor
  - Sunde Land Surveying, LLC
  - 9001 E. Bloomington Freeway, Suite 118
  - Bloomington, MN 55420
- Signage
  - ASI Signage Innovations
  - 7624 Boone Avenue North, Suite 100
  - Brooklyn Park, MN 55428

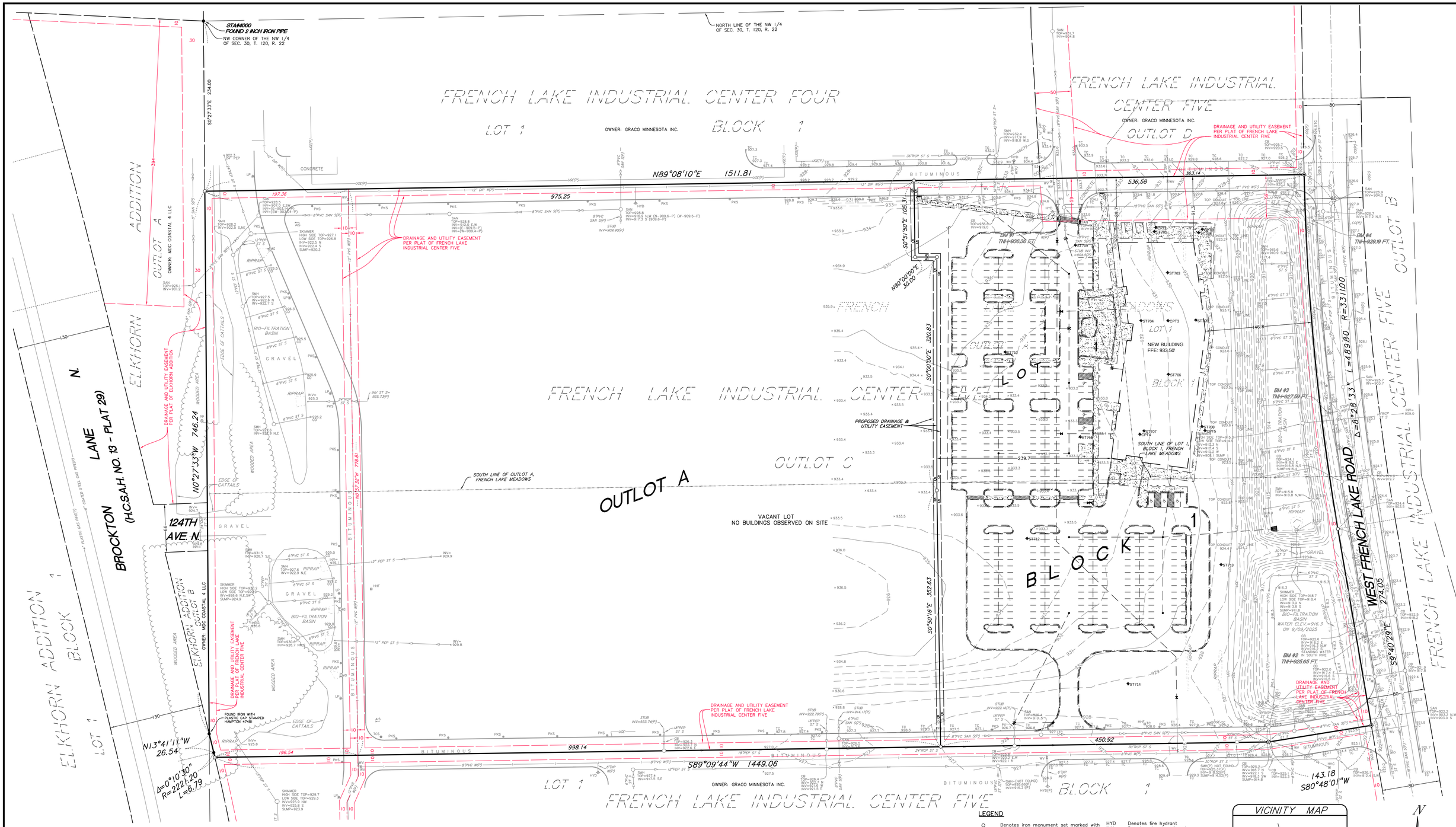
Sincerely,

Ben Walters, AIA
Sr. Project Manager
Vice President
612.758.4313

cc: Jon Sevald, City of Dayton
Jason Quisberg, Stantec (City Engineer)
Kirsten Mussman, Graco (Applicant)
Angie Wordell, Graco
Mary Thongrasamy, Graco
Nate Pearson, Tegra Group
Arlee Carlson, Sunde Land Surveying
John Dickey, Sunde Land Surveying
Tony Manning, ASI Signage Innovations
HGA: Martin Sicotte, Elliot Olney, Josh Stowers, Tamar Ribnick, Ted Lee, Kayla Molkenthin

3

PRELIMINARY PLAT


STA#4000
FOUND 2 INCH IRON PIPE
NW CORNER OF THE NW 1/4 OF SEC. 30, T. 120, R. 22
NORTH LINE OF THE NW 1/4 OF SEC. 30, T. 120, R. 22
FRENCH LAKE INDUSTRIAL CENTER FOUR
LOT 1
BLOCK 1
OWNER: GRACO MINNESOTA INC.
FRENCH LAKE INDUSTRIAL CENTER FIVE
OUTLOT D
OWNER: GRACO MINNESOTA INC.
DRAINAGE AND UTILITY EASEMENT PER PLAT OF FRENCH LAKE INDUSTRIAL CENTER FIVE
N89°08'10"E 1511.81
975.25
197.36
536.58
S0°27'33"E 234.00
S0°51'50"E 105.51
N89°09'00"E 30.00
S0°00'00"E 320.83
S0°50'16"E 352.63
S9°40'29"E 274.05
Δ=8°28'33" R=331.00 L=48.980
BM #1 TNH=936.36 FT.
BM #2 TNH=925.65 FT.
BM #3 TNH=927.59 FT.
BM #4 TNH=929.19 FT.
ELKHORN ADDITION OUTLOT A
OWNER: MDC COASTAL 4 LLC
ELKHORN ADDITION OUTLOT B
ELKHORN ADDITION BLOCK 1 LOT 1
N. BROCKTON LANE (H.C.S.A.H. NO. 13 - PLAT 29)
N0°27'33"W 746.24
N0°27'33"W 776.81
DRAINAGE AND UTILITY EASEMENT PER PLAT OF ELKHORN ADDITION
124TH AVE. N.
EDGE OF CATTAILS
WOODED AREA
RIPRAP
GRAVEL
BIO-FILTRATION BASIN
BITUMINOUS
CONCRETE
FRENCH LAKE INDUSTRIAL CENTER FIVE
OUTLOT C
OUTLOT A
SOUTH LINE OF OUTLOT A, FRENCH LAKE MEADOWS
PROPOSED DRAINAGE & UTILITY EASEMENT
VACANT LOT
NO BUILDINGS OBSERVED ON SITE
NEW BUILDING FFE: 933.50'
BLOCK 1
SOUTH LINE OF LOT 1, BLOCK 1, FRENCH LAKE MEADOWS
239.7
46.8
163.14
WEST FRENCH LAKE ROAD
DRAINAGE AND UTILITY EASEMENT PER PLAT OF FRENCH LAKE INDUSTRIAL CENTER FIVE
FOUND IRON WITH PLASTIC CAP STAMPED HAMPTON 47481
N13°41'11"W 26.54
Δ=0°10'30" R=2221.90 L=6.79
196.54
998.14
S89°09'44"W 1449.06
450.92
143.18
S80°48'01"W
LOT 1
BLOCK 1
OWNER: GRACO MINNESOTA INC.
FRENCH LAKE INDUSTRIAL CENTER FIVE
STUB INV=922.74(P)
STUB INV=922.79(P)
STUB INV=922.66(P)
STUB INV=914.17(P)
STUB INV=909.90(P)
INV ST S= 925.73(P)
INV= 929.9
INV= 924.7
INV= 924.4
INV= 923.7
INV= 923.4
INV= 922.9
INV= 922.4
INV= 921.9
INV= 921.4
INV= 916.3
INV= 909.0
SAN TOP=931.7 INV=914.8
SAN TOP=926.9 INV=904.0
SAN TOP=928.7 INV=912.4 N,S
SAN TOP=925.7 INV=903.7
SAN TOP=924.4 INV=903.9
SAN TOP=923.2 INV=903.4 N,W
SAN TOP=928.4 INV=910.5
SAN TOP=925.1 INV=901.2
SMH TOP=928.2 INV=922.5 S,NE
SMH TOP=927.5 INV=922.6 W INV=922.7 S
SMH TOP=927.6 INV=922.9 NE
SMH TOP=931.5 INV=926.7 S,E
SMH TOP=932.4 INV=917.9 N INV=918.0 W,S
SMH TOP=928.8 INV=918.0 N,W (N-909.6-P) (W-909.5-P)
SMH TOP=927.4 INV=917.5 S,E
SMH TOP=931.2 INV=926.7 W,S
SMH TOP=915.6 INV=910.9 S,W
SMH (NOT FOUND) TOP=926.66(P) INV=916.21(P)
SMH TOP=915.3 INV=914.6
SMH TOP=915.8 INV=910.8 N,W
SKIMMER HIGH SIDE TOP=927.1 LOW SIDE TOP=926.8 INV=922.5 N INV=922.3 S SUMP=920.3
SKIMMER HIGH SIDE TOP=930.2 LOW SIDE TOP=929.9 INV=926.6 N,E,S,W SUMP=924.9
SKIMMER HIGH SIDE TOP=929.7 LOW SIDE TOP=929.3 INV=925.9 NW INV=925.8 S SUMP=923.9
SKIMMER HIGH SIDE TOP=918.7 LOW SIDE TOP=918.4 INV=913.9 N INV=913.8 S SUMP=913.6
SKIMMER HIGH SIDE TOP=916.3 INV=910.5 E INV=910.3 S,W SUMP=910.2
CB TOP=925.7 INV=920.5
CB TOP=922.6 INV=918.2 E INV=918.3 N,W INV=918.2 S STANDING WATER IN SOUTH PIPE
CB TOP=922.0 INV=918.5 E INV=918.5 S INV=918.4 N
CB TOP=924.1 INV=919.6 E INV=919.8 S,W SUMP=919.4
CB TOP=925.2 INV=916.7 N INV=921.1 INV=916.3 SW SUMP=914.5
CB TOP=926.4 INV=921.6 W INV=921.5 S
CB TOP=926.4 INV=912.4 S,W
CB TOP=925.1 INV=920.2 E,W
CB TOP=924.7 INV=919.0 S
CB TOP=924.0 INV=919.2 S
CB TOP=923.7 INV=919.0 S
CB TOP=923.4 INV=919.0 S
CB TOP=922.5 INV=918.2
CB TOP=922.2 INV=917.8
CB TOP=921.9 INV=917.8
CB TOP=921.8 INV=917.6
CB TOP=921.4 INV=917.2
CB TOP=921.2 INV=917.0
CB TOP=921.0 INV=916.8
CB TOP=920.8 INV=916.6
CB TOP=920.6 INV=916.4
CB TOP=920.4 INV=916.2
CB TOP=920.2 INV=916.0
CB TOP=920.0 INV=915.8
CB TOP=919.8 INV=915.6
CB TOP=919.6 INV=915.4
CB TOP=919.4 INV=915.2
CB TOP=919.2 INV=915.0
CB TOP=919.0 INV=914.8
CB

4

FINAL PLAT

FRENCH LAKE INDUSTRIAL CENTER SIX

R.T. DOC. NO._____

C.R. DOC. NO._____

KNOW ALL PERSONS BY THESE PRESENTS: That Graco Minnesota, Inc., a Minnesota corporation, owner of the following described property:

Outlot C, FRENCH LAKE INDUSTRIAL CENTER FIVE

Has caused the same to be surveyed and platted as FRENCH LAKE INDUSTRIAL CENTER SIX and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Graco Minnesota, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

SIGNED: Graco Minnesota, Inc.

By: _____, its _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20___ by _____, the _____ Graco Minnesota, Inc., a Minnesota corporation, on behalf of the corporation.

_____ _____
Signature Notary Printed Name

Notary Public, _____ County,_____

My Commission Expires_____

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

Dated this _____ day of _____, 20___.

_____
Arlee J. Carlson, Land Surveyor
Minnesota License No. 44900

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20___, by Arlee J. Carlson.

_____ _____
Signature Notary Printed Name

Notary Public, _____ County, Minnesota

My Commission Expires January 31, _____

CITY COUNCIL, CITY OF DAYTON, MINNESOTA

This plat of FRENCH LAKE INDUSTRIAL CENTER SIX was approved and accepted by the City Council of the City of Dayton, Minnesota, at a regular meeting thereof held this _____ day of _____, 20___, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF DAYTON, MINNESOTA

By _____, Mayor By _____, Clerk

COUNTY AUDITOR, Hennepin County, Minnesota

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

Daniel Rogan, County Auditor

By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes, Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 20___.

Chris F. Mavis, County Surveyor

By_____

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of FRENCH LAKE INDUSTRIAL CENTER SIX was recorded in this office this _____ day of _____, 20___ at _____ o'clock __.M.

Amber Bougie, Registrar of Titles

By _____ Deputy

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of FRENCH LAKE INDUSTRIAL CENTER SIX was recorded in this office this _____ day of _____, 20___ at _____ o'clock __.M.

Amber Bougie, County Recorder

By _____ Deputy

PRELIMINARY
SUBJECT TO REVISION

SUNDE LAND SURVEYING

FRENCH LAKE INDUSTRIAL CENTER SIX

R.T. DOC. NO. _____

C.R. DOC. NO. _____

NW CORNER OF THE NW 1/4 OF SEC. 30, T. 120, R. 22 FOUND 2 INCH IRON PIPE

NORTH LINE OF THE NW 1/4 OF SEC. 30, T. 120, R. 22

FRENCH LAKE INDUSTRIAL CENTER FOUR

FRENCH LAKE INDUSTRIAL CENTER FIVE

S0°27'33"E 234.00

N89°08'10"E 1511.81

197.38

975.25

NORTH LINE OF OUTLOT C, FRENCH LAKE INDUSTRAIL CENTER FIVE

DRAINAGE AND UTILITY EASEMENT PER PLAT OF FRENCH LAKE INDUSTRIAL CENTER FIVE

S0°51'50"E 105.31

53°23'17"E 59.06

536.58

363.16 DRAINAGE AND UTILITY EASEMENT PER PLAT OF FRENCH LAKE INDUSTRIAL CENTER FIVE

Δ=8°28'33" L=489.80 R=3311.00

WEST LAKE ROAD

FRENCH LAKE INDUSTRIAL CENTER FIVE

FRENCH LAKE MEADOWS

LOT 1

BLOCK 1

N90°00'00"E 30.00

320.83

S0°00'00"E

DRAINAGE & UTILITY EASEMENT

LOT 1

SOUTH LINE OF LOT 1, BLOCK 1, FRENCH LAKE MEADOWS

SOUTH LINE OF OUTLOT A, FRENCH LAKE MEADOWS

OUTLOT A

OUTLOT C

BLOCK 1

S0°50'16"E 352.63

S9°40'29"E 274.05

DRAINAGE AND UTILITY EASEMENT PER PLAT OF FRENCH LAKE INDUSTRIAL CENTER FIVE

WEST LINE OF THE NW 1/4 OF SEC. 30, T. 120, R. 22

N0°27'33"W 746.24

N0°57'32"W 778.81

124TH AVE. N.

66

ELKHORN ADDITION

BROCKTON LANE NORTH-CO. RD. NO. 13 (H.C.S.A.H. NO. 13, PLAT 29)

DRAINAGE AND UTILITY EASEMENT PER PLAT OF FRENCH LAKE INDUSTRIAL CENTER FIVE

N13°41'11"W 26.54

Δ=0°10'30" R=2221.20 L=6.79

196.54

998.14

450.92

143.18 S80°48'01"W

S89°09'44"W 1449.06

FRENCH LAKE INDUSTRIAL CENTER FIVE

130

80

10

5

59

PRELIMINARY
SUBJECT TO REVISION

N

80 0 80 160
SCALE IN FEET

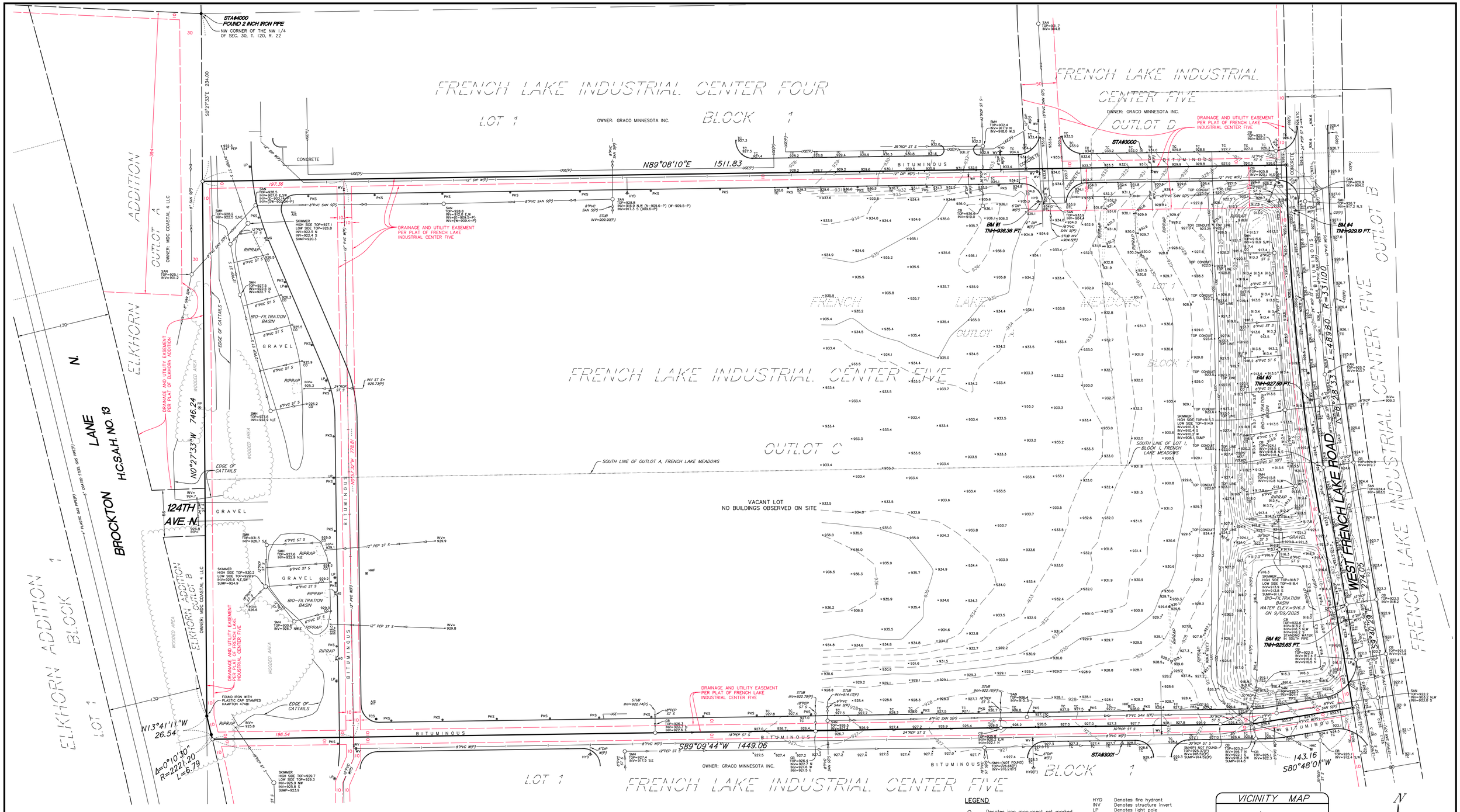
For the purposes of this plat, the north line of Outlot C, FRENCH LAKE INDUSTRIAL CENTER FIFTH is assumed to have a bearing of N89°08'10"E.

- ○ Denotes 1/2 inch by 14 inch iron pipe monument set marked with PLS 44900
- ◉ Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44900 set
- ⊗ Denotes mag nail set with disc cap affixed stamped LS-44900
- ● Denotes found iron monument

SUNDE LAND SURVEYING

5

SITE SURVEY



DESCRIPTION OF PROPERTY SURVEYED

Outlot C, French Lake Industrial Center Five, according to the recorded plat thereof, Hennepin county, Minnesota.

(Per Certificate of Title No. 1558466)

Outlot C, French Lake Industrial Center Five, except that part lying South of Outlot A, French Lake Meadows and Lot 1, Block 1, French Lake Meadows;
(Torrens portion)

Property is both Torrens and Abstract

PLAT RECORDING INFORMATION

The plat of FRENCH LAKE INDUSTRIAL CENTER FIVE was filed of record on April 4, 2023 as Document Nos. 6005960 & 11191177.

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

GENERAL NOTES

1.) Survey coordinate basis: Hennepin County ground feet, based on the Minnesota Coordinate System, Southern Zone, NAD83, 1986 adjustment.

2.) Adjoining ownership information shown hereon was obtained fromthe Hennepin County Property Tax Information web site.

3.) There were no wetland delineation markers observed in the process of conducting the fieldwork.

UTILITY NOTES

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.

2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 252450864, 252450975 and 252450976.

4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

5.) Private utilities are shown as marked by Hance Locating Services, Inc. on September 9, 2025. Private utilities are those utilities installed for the use of their owner, typically by someone other than a Gopher State One Call registered utility operator.

FLOOD ZONE NOTE

1.) The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map No. 27053C0045F, dated November 4, 2016 Community No. 270157. This information was obtained from the FEMA Map Service Center web site.

PARKING

No designated parking spaces were observed on site.

AREA

1,202,857 square feet or 27.614 acres

GOPHER STATE ONE CALL CONTACT LIST

Company Name	Marking Concerns	Damage
ARVIG	(218)346-8174	(218)346-5500
COMCAST	(800)778-9140	(317)516-2512
CITY OF ROGERS	(763)428-8580	(763)428-8580
CENTURYLINK	(800)778-9140	(877)366-8344
CITY OF DAYTON	(763)427-3224	(612)751-8847
HENNEPIN COUNTY PUBLIC WORKS	(406)541-9571	(612)596-0339
CENTER POINT ENERGY LEVEL 3	(812)483-7923	(612)321-5200
NOW LUMEN	(877)366-8344	(877)366-8344
XCEL ENERGY	(800)848-7558	(888)968-9235
ZAYO BANDWIDTH	(800)961-6500	(866)236-2824

SURVEY CONTROL STATIONS

POINT NO.	NORTHING	EASTING	ELEV.
3000	242064.5340	465624.4330	931.23
3001	241237.4250	465597.6410	928.24
4000	242255.1930	464312.9000	922.93

Ticket Number: 252450864
As of 9/08/25 9:45 CDT, participating facility owners have responded to Ticket Check as follows:

Company Name	Facility Types	Status	Time
COMCAST	TV,FO	Clear/No conflict	09/02/25 9:43 AM
CITY OF ROGERS	E,S,W	Clear/No conflict	09/03/25 2:38 PM
CENTURYLINK	TEL	Clear/No conflict	09/05/25 11:49 PM
CITY OF DAYTON	S,W	Marked	09/04/25 11:09 AM
HENNEPIN COUNTY PUBLIC WORKS	TS	Clear/No conflict	09/02/25 10:23 AM
CENTER POINT ENERGY	G	Clear/No conflict	Date Completed: 2025-09-03 15:42:10
LEVEL 3 NOW LUMEN	FO	Clear/No conflict	09/03/25 11:25 AM
XCEL ENERGY		Marked 09/05/25 12:10 PM	
ZAYO BANDWIDTH	FO	Clear/No conflict	09/03/25 6:54 AM Locate support # 800-961-6500

The following is the guide to the facility codes: E – Electric FO – Fiber Optic
G – Gas O – Other S – Sewer SD – Storm Drain SL – Street Lighting SS – Storm Sewer
STM – Steam Tel – Telephone TS – Traffic Signal TV – Television W – Water

LEGEND

- ○ Denotes iron monument set marked with P.L.S. No. 44900
- ◉ Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44900 set
- ⊗ Denotes mag nail set with disc cap affixed stamped LS-44900
- ● Denotes found iron monument

AIS	Denotes advertisement/information sign
CMP	Denotes corrugated metal pipe
CO	Denotes clean out
DIP	Denotes ductile iron pipe
DT	Denotes drain tile pipe
FES	Denotes flared end section
FOL	Denotes fiber optic line
G	Denotes gutter
HHC	Denotes communication handhole
HHF	Denotes fiber optic handhole
HYD	Denotes fire hydrant
INV	Denotes structure invert
LP	Denotes light pole
MG	Denotes metal grate
(P)	Denotes per plan
PEP	Denotes polyethylene pipe
PKS	Denotes parking sign
PP	Denotes power pole
PVC	Denotes polyvinylchloride pipe
RCP	Denotes reinforced concrete pipe
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
SMH	Denotes storm manhole
ST S	Denotes storm sewer
STA	Denotes survey control station
TC	Denotes top of concrete curb
TCS	Denotes traffic control sign
THH	Denotes top nut of fire hydrant
UGC	Denotes underground communication line
UGE	Denotes underground electric line
W	Denotes water line
WV	Denotes water valve

BENCHMARKS (BM)

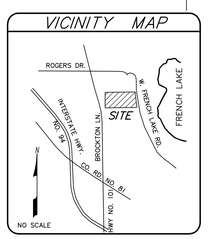
(NAVD 88)

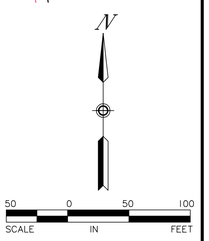
1.) Top of top nut of fire hydrant 350± feet west of the northeast property corner on the south side of entrance road of building to north.
Elevation = 936.36 feet

2.) Top of top nut of 1st fire hydrant north of the south building entrance on the west side of West French Lake Road.
Elevation = 925.65 feet

3.) Top of top nut of 2nd fire hydrant north of the south building entrance on the west side of West French Lake Road.
Elevation = 927.59 feet

4.) Top of top nut of fire hydrant in the southwest quadrant of West French Lake Road and the south entrance of the north building.
Elevation = 929.19 feet





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

Dated this 1st day of October, 2025

SUNDE LAND SURVEYING, LLC

By: Arlee J. Carlson
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

Revision	By	Date
	JMD	

Drawing Title:
BOUNDARY, LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR:
GRACO, INC
OF: DAYTON, MN SITE

SUNDE LAND SURVEYING
Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2450 (Fax: 952-888-3526)
www.sunde.com

Project: 2025-113 Bk/Pg: 1273/01 Date: 10/01/2025
Township: 120 Range: 22 Section: 30
File: 20251130O1.dwg Sheet: 1 of 1

6

CIVIL DRAWINGS

ABBREVIATIONS

AD	AREA DRAIN
ADA	AMERICAN DISABILITY ACT
AGG.	AGGREGATE
ALTA	AMERICAN LAND TITLE ASSOCIATION
ARCH	ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
B/C	BACK OF CURB
BIT	BITUMINOUS
BMP	BEST MANAGEMENT PRACTICE
BOT	BOTTOM
CB	CATCH BASIN
CO	CLEAN OUT
CONC	CONCRETE
CSP	CORRUGATE STEEL PIPE
CY	CUBIC YARD
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWGS	DRAWINGS
ELEC	ELECTRICAL
FES	FLARED END SECTION
FDC	FIRE DEPARTMENT CONNECTION
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HW	HIGH WATER
HYD	HYDRANT
INV	INVERT
LF	LINEAR FOOT
LP	LOW POINT
MAX	MAXIMUM
MECH	MECHANICAL
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
PE	POLYETHYLENE PIPE
PIV	POST INDICATOR VALVE
PSI	POUNDS/SQUARE INCH
PVC	POLY VINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
SAN	SANITARY
SEW	SEWER
SF	SQUARE FOOT
ST	STRUCTURE
STM	STORM
STRUCT	STRUCTURAL
TA	TESTING AGENCY
TOC	TOP OF CONCRETE
T/W	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
WAT	WATER

EROSION AND SEDIMENT CONTROL

1. INSTALL PERIMETER EROSION CONTROLS AS INDICATED IN PLANS PRIOR TO START OF WORK. HAY BALES ARE NOT ALLOWED AS EROSION AND SEDIMENT CONTROL DEVICES.
2. ESTABLISH ROCK CONSTRUCTION ENTRANCES PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES. 1 $\frac{1}{2}$"-3" WASHED AGGREGATE IS RECOMMENDED FOR ROCK ENTRANCES, A GEOTEXTILE FABRIC IS REQUIRED.
3. REMOVE ALL SOILS AND SEDIMENTS DEPOSITED ONTO PUBLIC AND/OR PRIVATE PAVEMENT AREAS WITHIN 24 HOURS OF DEPOSITION. REMOVAL OF TRACKING MATERIALS SHALL BE COMPLETED AT THE END OF EACH WORK DAY WHEN TRACKING OCCURS. SWEEPING MAY BE ORDERED AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION AND IN SUCH A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
4. INSTALL INLET PROTECTION IN ALL DOWNSTREAM CATCH BASINS WHICH RECEIVE RUNOFF FROM THE DISTURBED AREA. CATCH BASIN INSERTS ARE REQUIRED AT ALL LOCATIONS NOT WITHIN THE DISTURBED AREA WHICH RECEIVE RUNOFF (MNDOT TYPE C INLET PROTECTION). NOTE HAY BALES AND SILT FENCE WRAPPED GRATES ARE NOT EFFECTIVE AND ARE NOT APPROVED FOR USE AS INLET PROTECTION DEVICES.
5. LOCATE ALL SOIL AND DIRT PILES NOT LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. ALL STOCK PILES THAT REMAIN IN PLACE FOR 7 DAYS OR MORE SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPING OR OTHER MEANS. TEMPORARY STOCK PILES LOCATED ON PAVED SURFACES MUST BE AT LEAST 2 FEET OR MORE AWAY FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED, IF REMAINING MORE THAN 24 HOURS.
6. MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A WEEKLY BASIS AND REPLACE DETERIORATED, DAMAGED OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
7. MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PERFORMED WHENEVER THE DEVICE IS 30% FULL, FAILURE TO MAINTAIN EROSION CONTROL DEVICES MAY LEAD TO FURTHER ENFORCEMENT ACTION. WEEKLY INSPECTIONS REQUIRED AND AFTER EACH $\frac{1}{2}$" OR MORE RAIN EVENT WITHIN 24 HOURS.
8. READY MIXED CONCRETE AND BATCH PLANT WASHOUTS PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY, DESIGNATE CONCRETE WASHOUT AND MIXING LOCATIONS IN THE EROSION CONTROL PLANS. UNDER NO CIRCUMSTANCES MAY WASHOUT WATER DRAIN ONTO THE PUBLIC RIGHT OF WAY OR INTO THE PUBLIC STORM DRAIN.
9. TEMPORARY OR PERMANENTLY STABILIZE ALL DENUDED AREAS WHICH HAVE BEEN FINISH GRADED WITHIN 7-14 DAYS (SLOPE DEPENDENT). USE SEEDING AND MULCHING, EROSION CONTROL MATTING AND/OR SODDING WITH TEMPORARY STAKING IN GREEN SPACE AREAS. USE EARLY APPLICATION OF GRAVEL BASE FOR AREAS DESIGNATED FOR PAVED SURFACING.
10. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL AND NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION AND PERMANENT VEGETATION HAS BEEN ESTABLISHED, MINIMUM VEGETATION COVER OF 70% REQUIRED, ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED UNTIL THE SITE HAS 70% ESTABLISHED VEGETATIVE COVER AND ALL PAVED AREAS HAVE BEEN STABILIZED WITH THE SELECTED PAVEMENT TYPE.
11. FURNISH AND INSTALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs AS NECESSARY TO PREVENT EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY REMOVAL WORK AND/OR GROUND DISTURBING ACTIVITIES COMMENCE AND SHALL BE MAINTAINED UNTIL THE POTENTIAL FOR EROSION HAS BEEN ELIMINATED. SEDIMENT CONTROL DEVICES MUST BE ESTABLISHED ON ALL DOWN-GRADIENT PERIMETERS BEFORE ANY UP-GRADIENT LAND DISTURBING ACTIVITIES BEGIN.
12. STORM SEWER INLETS SHALL BE PROTECTED AT ALL TIMES WITH THE APPROPRIATE INLET PROTECTION DEVICE FOR EACH SPECIFIC PHASE OF CONSTRUCTION. INLET PROTECTION DEVICES MAY NEED TO BE REPLACED MULTIPLE TIMES IN THE SAME LOCATION OVER THE LIFE OF THE PROJECT. ALL STORM SEWER INLET PROTECTION DEVICES SHALL BE KEPT IN GOOD FUNCTIONAL CONDITION AT ALL TIMES.

GENERAL CIVIL NOTES:

PREPARATION & RESTORATION

1. EXISTING SITE CONDITIONS DEPICTED ON THE DRAWINGS ARE BASED ON TOPOGRAPHIC & UTILITY SURVEY PROVIDED BY THE OWNER. THE CONTRACTOR MUST VISIT THE SITE TO VERIFY EXISTING CONDITIONS.
2. CONTRACTOR MUST OBTAIN ALL REQUIRED PERMITS FROM CITY, STATE AND OTHER REGULATORY AGENCIES.
3. UTILIZE THE STATE ONE CALL SYSTEM @ 1-800-252-1166, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION. EXISTING UNDERGROUND UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS BASED ON INFORMATION PROVIDED BY UTILITY COMPANIES IN RESPONSE TO A LOCATE REQUEST MADE BY THE SURVEYOR. ALL EXISTING UTILITIES MAY NOT BE SHOWN.
4. PRIOR TO CONSTRUCTION, FIELD-VERIFY LOCATION AND ELEVATION OF UTILITIES THAT MAY BE IMPACTED OR DAMAGED BY CONSTRUCTION. REPORT ANY CONFLICTS OR EXISTING DAMAGE TO THE OWNER AND A/E PRIOR TO ORDERING ANY MATERIALS FOR CONSTRUCTION.
5. INSTALL ALL EROSION AND SEDIMENT CONTROL PRACTICES, PRIOR TO COMMENCEMENT OF LAND DISTURBING ACTIVITIES IN ACCORDANCE WITH APPLICABLE PERMIT(S). REFER TO PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
6. PROTECT EXISTING UTILITY PIPES AND APPURTENANCES FROM DAMAGE DUE TO CONSTRUCTION ACTIVITY. PROVIDE TEMPORARY SUPPORT AND BRACING OF UTILITIES IN ACCORDANCE WITH UTILITY OWNER'S REQUIREMENTS AS REQUIRED FOR CONSTRUCTION.
7. COORDINATE DISRUPTION OF UTILITY SERVICES WITH OWNER. LIMIT SERVICE DISRUPTION TO TIMES APPROVED BY OWNER.
8. PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL, LATEST EDITION, AT ALL TIMES THAT CONSTRUCTION ACTIVITY DISRUPTS TRAFFIC ON PUBLIC ROADWAYS.
9. COORDINATE DISRUPTION OF PEDESTRIAN AND VEHICULAR TRAFFIC WITH OWNER. OBTAIN ALL REQUIRED STREET AND SIDEWALK CLOSURE PERMITS. CONTACT CITY OR ROAD AUTHORITY TO VERIFY REQUIREMENTS.
10. CARE MUST BE TAKEN DURING CONSTRUCTION TO PROTECT SURVEY MONUMENTS AND PROPERTY IRONS.
11. PROTECT ALL TREES NOT SPECIFICALLY DESIGNATED FOR REMOVAL.
12. SAWCUT PAVEMENT THAT REMAINS AT REMOVAL LIMITS. SAWCUT MUST BE FULL DEPTH OF PAVEMENT.
13. REMOVE CONCRETE CURB AND PAVEMENT PANELS TO THE NEAREST JOINT BEYOND DEMOLITION LIMITS SHOWN ON PLANS.
14. REMOVE & REPLACE ALL TRAFFIC SIGNS DISTURBED BY CONSTRUCTION ACTIVITY.
15. RESTORE OR REPAIR DAMAGED ROADS, WALKS, CURBS, UTILITIES, OR PLANT MATERIALS TO CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION AND AS REQUIRED BY OWNER.
16. LEGALLY DISPOSE OF ALL WASTE MATERIALS, DEBRIS AND EXCESS EXCAVATED MATERIAL.
17. MAINTAIN ACCURATE RECORDS OF ALL NEW UTILITY CONSTRUCTION INCLUDING SURVEYED ELEVATIONS OF PIPE AND STRUCTURE INVERTS FOR AS-BUILT OR RECORD DOCUMENTS.

LAYOUT & SURFACING

1. ALL DIMENSIONS TO CURBS AND CURB & GUTTER ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. BACK OF CURB IS TYPICALLY 8-INCHES BEHIND THE FACE OF CURB.
2. GUIDELINES FOR CONSTRUCTION OF NEW CONCRETE SURFACING:
   a. MAXIMUM SPACING OF CONTROL JOINTS IN WALKS TO BE 8-FEET, BUT GENERALLY MATCH THE WALK WIDTH.
   b. MAXIMUM SPACING OF CONTROL JOINTS IN CONCRETE TRAFFIC SLABS TO BE 12-FEET.
   c. ALIGN JOINTS WITH WALK CORNERS, HORIZONTAL DEFLECTIONS, BUILDING CORNERS, ETC. AND USE NOMINALLY EQUAL PANEL SIZES.
   d. SEE 4/C900 FOR JOINTING DETAILS.
   e. PROVIDE TYPICAL 2% (MAX) CROSS SLOPE ON ALL PEDESTRIAN WALKWAYS UNLESS DESIGNATED OTHERWISE ON SITE PLANS.
   f. THE ACCESSIBLE ROUTE TO THE BUILDING WITHIN THE CONSTRUCTION LIMITS IS SHOWN ON SHEETS C400-C402. ALL SLOPES WITHIN THE ACCESSIBLE ROUTE LIMITS CANNOT EXCEED 2% CROSS SLOPE AND 5% LONGITUDINAL.
3. DRIVEWAY APRON, SIDEWALK, AND CURB & GUTTER WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE CITY OR STATE DOT STANDARDS.

GRADING

1. SEE SITE SURVEY SHEET(S) FOR BENCHMARKS.
2. ALL EXPOSED SOIL AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED NO MORE THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THAT PORTION OF THE SITE HAS CEASED.
3. SPOT ELEVATIONS ARE TYPICALLY GIVEN AT FINISHED SURFACE. AT TOP OF CONCRETE, ELEVATIONS ARE NOTED WITH A "TOC".
4. PRIOR TO CONSTRUCTION, FIELD-VERIFY EXISTING BUILDING FLOOR ELEVATION(S) TO CONFIRM MATCH WITH NEW FLOOR ELEVATION(S).
5. SEE GEOTECHNICAL EVALUATION REPORT PREPARED BY BRAUN INTERTEC, DATED DECEMBER 29, 2025 FOR INFORMATION ON SOILS AND SUBGRADE PREPARATION.
   a. REMOVE ALL TOPSOIL, FILL, AND UNSUITABLE MATERIAL FROM THE PROPOSED BUILDING AREAS.
   b. OVERSIZE EXCAVATION 1-FOOT LATERALLY FOR EACH FOOT OF EXCAVATION BELOW BOTTOM OF FOOTING ELEVATION.
   c. EXISTING EXCAVATED SOIL WITH MORE THAN 2% ORGANIC CONTENT OR DEBRIS CAN NOT BE USED WITHIN THE BUILDING AREA AS FILL.
   d. REMOVE ALL TOPSOIL, FILL, AND ORGANIC MATERIALS WITHIN 3-FEET OF THE FINISHED PAVEMENT SURFACE.
   e. TEST ROLL SUBGRADE SOILS WITH A FULLY LOADED TANDEM AXLE TRUCK, AND CORRECT ALL UNSTABLE AREAS. CORRECTION OPTIONS INCLUDE SUBCUTTING AND REPLACING WITH CRUSHED AGGREGATE, CHEMICAL STABILIZATION AND/OR USE OF GEOTEXTILES.
6. TESTING AGENCY MUST OBSERVE AND APPROVE ALL BUILDING AND PAVEMENT SUBGRADE SOILS.

UTILITIES

1. VERIFY BUILDING STORM, SANITARY, AND WATER SERVICE LOCATIONS AND ELEVATIONS WITH PLUMBING CONTRACTOR PRIOR TO CONSTRUCTION OF SERVICE LINES.
2. ALL UTILITY DEMOLITION OR ABANDONMENT MUST COMPLY WITH UTILITY OWNER'S REQUIREMENTS.
3. PROVIDE MINIMUM 7.5' COVER ON ALL WATER MAINS. ALL WATER MAIN CONSTRUCTION MUST COMPLY WITH CITY REQUIREMENTS.
4. SANITARY AND STORM SEWER CONSTRUCTION MUST COMPLY WITH CITY REQUIREMENTS.
5. COORDINATE CONNECTIONS TO EXISTING UTILITY SYSTEMS WITH UTILITY OWNER.
6. SEE SHEET C501 FOR NEW UTILITY STRUCTURE INFORMATION
7. ADJUST ALL CASTINGS AND VALVE BOXES WITHIN PROJECT LIMITS TO FINAL ELEVATION 1/4" BELOW FINISHED SURFACE.
9. PROVIDE SUBSOIL DRAINAGE PIPE AT ALL BELOW GRADE BUILDING WALL AND LOW AREAS IN PARKING LOTS.
10. ALL PIPE CONSTRUCTION IS SUBJECT TO VIDEO INSPECTION TO CONFIRM THAT THERE ARE NO SAGS IN THE PIPE PROFILE. PIPES MUST HAVE A CONTINUOUS STRAIGHT SLOPE BETWEEN MANHOLES.
11. MAINTAIN ACCURATE RECORDS OF ALL NEW UTILITY CONSTRUCTION INCLUDING SURVEYED ELEVATIONS OF PIPE AND STRUCTURE INVERTS FOR AS-BUILT OR RECORD DOCUMENTS.
12. SEE ELECTRICAL SITE PLAN.

UTILITY CONTACTS:

CONTACT GOPHER STATE ONE CALL TICKET NOS. 242450864, 252450975, & 252450976 AS SHOWN ON THE PROJECT TOPOGRAPHIC SURVEY BY SUNDE LAND SURVEYING DATED OCTOBER 01, 2025.

HGA

420 North 5th Street, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

GRACO

Graco Minnesota Inc.
Project Gray

French Lake Road West
Dayton, MN 55327

KEYPLAN

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

CIVIL NOTES AND LEGEND

DATE: FEBRUARY 02, 2026

LAND USE APPLICATION

C001

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Owner Information	
Owner	Graco Minnesota Inc
Mailing Address	88 11th Ave
Municipality	Minneapolis
State	Minnesota
Zip Code	55413

Site Information	
State	Minnesota
County	Hennepin
Municipality	City of Dayton
Street Address	TBD
Zip Code	55327
Parcel Number	TBD
Zoning	I-1 Light Industrial District
Overlay Districts	(French Lake Industrial PUD)

Site Statistics

	Area (SF)	Area (AC)
Total Parcel Area	423,474	9.72
Proposed Disturbance Area (Total Project Area)	305,822	7.02
Existing Condition Surface Coverage		
	Area (SF)	**% of Parcel Area**
Total Impervious Area	26,584	6.28%
Buildings	0	0.00%
Pavement	26,584	6.28%
Total Pervious Area	396,890	93.72%
Proposed Condition Surface Coverage		
	Area (SF)	**% of Parcel Area**
Total Impervious Area[1]	209,301	49.42%
Buildings[2]	31,684	7.48%
Pavement	177,617	41.94%
Total Pervious Area	214,173	50.58%
Shoreland Setback Area Summary		
	Area (SF)	**% of Parcel Area**
Total Shoreland Setback Area[3]	182,429	43.08%
Impervious Area Within Shoreland Setback Area[4]		
	Area (SF)	**% of Shoreland Setback Area**
Impervious Coverage[4]	31,140	17.07%
Site Parking Summary		
Stalls Required[5]	397	
Total Stalls Provided[5]	292	
ADA Stalls	7	
Standard Stalls	285	
Setback Summary		
Setback Type	**Building**	**Parking**
Front Yard	30	20
Side Yard (Street)	30	5
Rear Yard	15	15

Notes:
1: Maximum allowable area: 80%
2: Maximum allowable area: 50%
3: % of parcel area within the shoreland setback area
4: % impervious coverage within the shoreland setback area
5: Required parking and (reduced) parking provided based on City ordinance.

NOTE:

1. SEE SHEET C001 FOR CIVIL NOTES AND LEGEND.

N

0 100 200
SCALE IN FEET

HGA

420 North 5th Street, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

GRACO

Graco Minnesota Inc.
Project Gray

French Lake Road West
Dayton, MN 55327

KEYPLAN

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

OVERALL SITE PLAN

DATE: FEBRUARY 02, 2026

LAND USE APPLICATION

C002

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STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

OWNER, PROJECT NAME & LOCATION:

OWNER: GRACO MINNESOTA INC
PROJECT NAME: GRACO DAYTON - HEADQUARTERS
LOCATION: COUNTY: HENNEPIN CITY: DAYTON
ZIP CODE: 55327 STATE: MN
LATITUDE/LONGITUDE: LATITUDE: 45°10'47.31"N /LONGITUDE: 93°31'0.47"W

MPCA CONTACT INFORMATION:

MINNESOTA POLLUTION CONTROL AGENCY
CONSTRUCTION STORMWATER ERMIT PROGRAM
520 LAYFAYETTE ROAD NORTH
ST. PAUL, MN 55155-4194
651-296-6300 OR https://www.pca.state.mn.us/water/construction-stormwater

PROJECT DESCRIPTION/LOCATION:

THIS PROJECT IS LOCATED IN THE CITY OF DAYTON, MN AND WILL CONSIST OF THE CONSTRUCTION OF A NEW BUILDING AND PARKING LOT ALONG WITH APPURTENANT SITE GRADING AND UTILITY INSTALLATIONS.

SWPPP COMPONENTS AND LOCATIONS

THE SWPPP IS A COMBINATION OF NARRITIVE, PLAN SHEETS AND STANDARD DETAIL SHEETS THAT ADDRESS THE FORESEEABLE CONDITIONS THAT MAY OCCUR DURING THE CONSTRUCTION OR POST CONSTRUCTION ACTIVITIES. THE SWPPP COMPONENTS ARE PROVIDED IN THE FOLLOWING LOCATIONS:

DESCRIPTION	LOCATION
CIVIL NOTES AND LEGEND	SHEET C001
SWPPP NARRATIVE	THIS SHEET
LOCATION AND TYPE OF EROSION CONTROL BMPs	SHEETS C101 & C102
ESTIMATED QUANTITIES	THIS SHEET
IMPERVIOUS SURFACE AREA CALCULATIONS	SHEET C002
SITE MAP	THIS SHEET
LOCATIONS OF AREAS NOT TO BE DISTURBED	SHEETS C101 & C200
CONSTRUCTION PHASING	CONSTRUCTION WILL NOT BE PHASED
MAPS OF SURFACE WATERS AND WETLANDS	THIS SHEET
FINAL STABILIZATION	SHEETS L200 AND SPEC SECTION 329200
SITE GRADING	SHEETS C400-C402
EROSION CONTROL	SHEETS C101 & C102

GEOTECHNICAL REPORT & SOIL TYPES

A REPORT OF GEOTECHNICAL EXPLORATION AND REVIEW WAS PREPARED BY BRAUN INTERTEC CORPORATION, DATED DECEMBER 29, 2025 FOR THE PROPOSED PROJECT AND IS AVAILABLE UPON REQUEST.

IN GENERAL, THE BUILDING ADDITION SITE CONSISTS OF HIGHLY VARIABLE DEPTHS OF TOPSOIL AND EXISTING FILL (0.5' - 7') DUE TO PREVIOUS DISTURBANCES AND EXCAVATIONS ON THE SITE. THESE SOILS ARE GENERALLY UNDERLAIN BY ONE OR MORE LAYERS OF LEAN CLAY (CL) OR SANDY LEAN CLAY (CL) TO DEPTH. LEAN CLAY (CL) AND SANDY LEAN CLAY (CL) COMPRISE THE MAJORITY OF THE SITE SOILS IN THE AREA OF THE PROPOSED DEVELOPMENT

POTENTIAL FOR RAINFALL AND SOIL PARTICLE SIZES

TEMPORARY STORMWATER BMPs MUST BE CONSTRUCTED ON SITE TO ADDRESS POTENTIAL RAINFALL. SOIL PARTICLE SIZES RANGE FROM SILTY SAND (FILL) TO CLAY AND SHOULD BE CONSIDERED WHEN PROVIDING TEMPORARY STORMWATER BMPs FOR THIS SITE.

STORMWATER VOLUME REDUCTION REQUIREMENT

THE ELM CREEK WATERSHED MANAGEMENT COMMISSION REQUIRES STORMWATER VOLUME REDUCTION EQUIVALENT TO 1.1-INCHES OF RUNOFF FROM THE IMPERVIOUS AREAS OF THE SITE. VOLUME ABSTRACTION IS PROVIDED BY THE EXISTING STORMWATER MANAGEMENT FACILITIES.

CALCULATIONS FOR TEMPORARY SEDIMENT BASINS AND PERMANENT STORMWATER TREATMENT SYSTEMS

THE CALCULATIONS FOR THE TEMPORARY AND EXISTING PERMANENT STORMWATER TREATMENT SYSTEMS ARE INLCUDED IN THE PROJECT STORMWATER MANAGEMENT PLAN WHICH CAN BE PROVIDED UPON REQUEST.

DESCRIPTION OF PERMANENT STORMWATER TREATMENT SYSTEMS

PERMANENT EXISTING STORMWATER TREATMENT SYSTEMS HAVE ALREADY BEEN CONSTRUCTED FOR THE SITE. THE EXISTING STORMWATER MANAGEMENT FACILITIES WILL COLLECT RUNOFF FROM THE DISTURBED AREAS OF THE SITE INCLUDE AND PROVIDE TREATMENT AS REQUIRED BY THE CITY OF DAYTON, THE ELM CREEK WATERSHED MANAGEMENT COMMISSION, AND THE STATE CONSTRUCTION STORMWATER PERMIT.

PRELIMINARY ESTIMATED QUANTITIES OF BMPs

ITEM	QUANTITY	UNIT
ROCK CONSTRUCTION EXIT/ENTRANCE	2	EACH
SILT FENCE	2300	LF
INLET PROTECTION	12	EACH
EROSION CONTROL BLANKET	2300	SY

SPECIAL AND IMPAIRED RECEIVING WATERS

A SPECIAL AND IMPAIRED WATERS SEARCH WAS CONDUCTED USING THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA) WEBSITE.

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMPAIRED WATER
DIAMOND CREEK	CREEK	NO	YES

THIS RIVER SEGMENT HAS AN EPA-APPROVED IMPAIRMENT FOR: DISSOLVED OXYGEN; ESCHERICHIA COLI (E. COLI); FISH BIOASSESSMENTS.
DIAMOND CREEK
THESE IMPAIRMENT(S) ARE CONSIDERED TO BE CONSTRUCTION RELATED PARAMETERS AND REQUIRE THE ADDITIONAL BEST MANAGEMENT PRACTICES (BMPS) FOUND IN ITEMS 23.9 AND 23.10 OF THE PERMIT IF THE PROJECT HAS A DISCHARGE POINT ON THE PROJECT WITHIN 1 MILE (AERIAL RADIUS MEASUREMENT) OF, AND FLOWS TO THE IMPAIRED STREAM.

23.9:
PERMITTEES MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.

23.10:
PERMITTEES MUST PROVIDE A TEMPORARY SEDIMENT BASIN AS DESCRIBED IN SECTION 14 FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

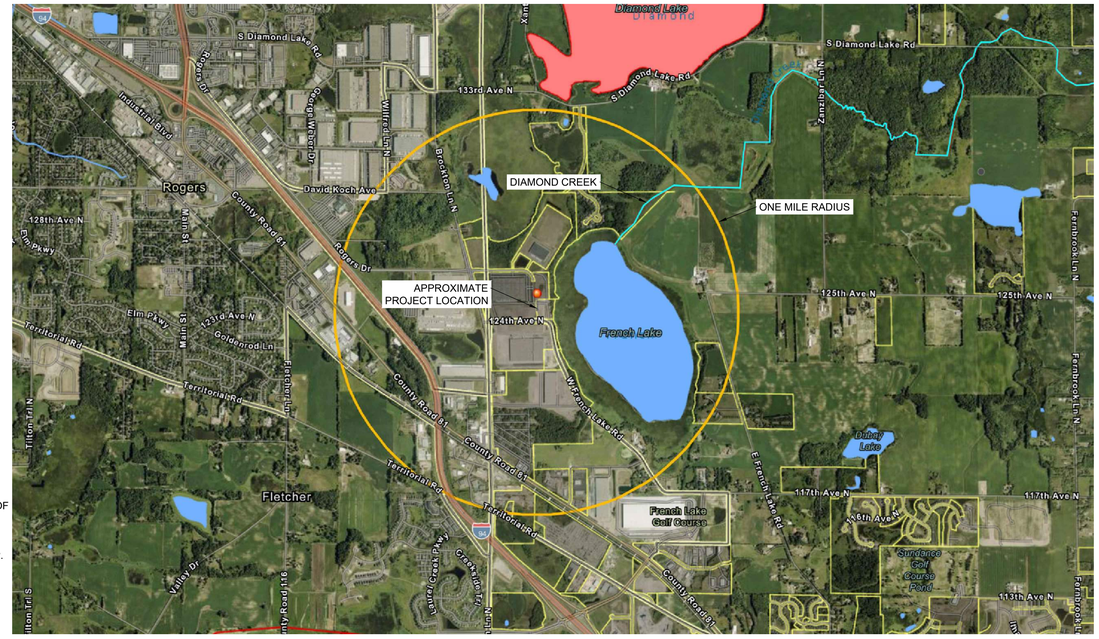
ANTICIPATED CONSTRUCTION SEQUENCING

1. INSTALL STABILIZED CONSTRUCTION EXIT(S)
2. INSTALL SILT FENCE AND/OR SEDIMENT CONTROL LOGS
3. INSTALL INLET PROTECTION
4. STRIP TOPSOIL & EXCAVATE EXISTING FILL AS NECESSARY
9. ROUGH GRADE SITE
10. PREPARE BUILDING PAD FOR NEW CONSTRUCTION
11. CONSTRUCT BUILDING
12. INSTALL UTILITY SERVICES
13. COMPLETE SITE GRADING
14. DURING CONSTRUCTION, STORMWATER MUST BE ROUTED AROUND INFILTRATION AREAS UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETE AND TRIBUTARY SURFACES ARE CLEANED OF SEDIMENT AND DEBRIS.
15. INSTALL SITE PAVING
16. TOP DRESS TURF AREAS
17. REMOVE ACCUMULATED SEDIMENT & DEBRIS FROM BMPs
18. STABILIZE SITE
19. COMPLETE SITE BUILDING AND SITE CONSTRUCTION
20. REMOVE TEMPORARY EROSION & SEDIMENT CONTROLS AFTER A MINIMUM 75% OF CONTRIBUTING PERVIOUS AREA HAS ESTABLISHED VEGETATION
21. REMOVE TEMPORARY STORM WATER BASIN BYPASS

SWPPP TRAINING

THE PROJECT SWPPP WAS PREPARED BY PERSONNEL THAT ARE CERTIFIED IN THE DESIGN OF CONSTRUCTION SWPPP'S. A CERTIFICATION CARD IS AVAILABLE UPON REQUEST.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A CERTIFIED EROSION CONTROL SUPERVISOR THAT IS RESPONSIBLE FOR OVERSEEING THE IMPLEMENTATION OF THE SWPPP.



GENERAL SWPPP NOTES FOR CONSTRUCTION ACTIVITY

1. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL ASPECTS OF THE NPDES STORMWATER CONSTRUCTION PERMIT AT ALL TIMES UNTIL THE NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MPCA. THE CONTRACTOR WILL DEVELOP A CHAIN OF COMMAND WITH ALL OPERATORS ON THE SITE TO ENSURE THAT THE SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE, HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION (N.O.T.) HAS BEEN SUBMITTED TO THE MPCA.
2. THE CONTRACTOR MUST PREPARE WEEKLY AND EVENT-DRIVEN EROSION INSPECTION REPORTS AS NOTED IN THE PERMIT. THE REPORTS MUST BE WRITTEN AND FILED ON SITE.
3. THE CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS OF THE PERMIT REGARDING POLLUTION PREVENTION MANAGEMENT DURING CONSTRUCTION, WHICH INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
   A. CONCRETE WASHOUT AREAS. THE LOCATION OF WASHOUT AREAS MUST BE IDENTIFIED BY SIGNS AND MUST UTILIZE A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER THAT PREVENTS RUNOFF FROM DISCHARGING ON TO ADJACENT SOILS. AN ENGINEERED COLLECTION SYSTEM MAY BE USED IF APPROVED BY THE PERMITTING AUTHORITY.
   B. SOLID WASTE COLLECTION AND REMOVAL
   C. SECONDARY CONTAINMENT
   D. SECURED HAZARDOUS WASTE STORAGE CONTAINERS
   E. CHEMICAL SPILL KITS
   F. PORTABLE RESTROOM FACILITIES THAT ARE ANCHORED TO PREVENT TIPPING

POLLUTION AND SPILL PREVENTION AND MANAGEMENT

1. CHEMICALS MUST BE KEPT IN A SECURE STORAGE AREA WHEN NOT IN USE. CHEMICAL STORAGE CONTAINERS MUST HAVE SECONDARY CONTAINMENT WHEN BEING USED OR STORED ON THE PROJECT SITE. CHEMICAL SPILLS OF ANY KIND (OIL, FUEL, FERTILIZER, ETC.) MUST BE CLEANED UP AND REMOVED FROM THE SITE IMMEDIATELY. THE CONTRACTOR MUST HAVE A SPILL KIT ON SITE AT ALL TIMES. THE FOLLOWING GOOD HOUSEKEEPING SPILL PREVENTION PRACTICES MUST BE FOLLOWED ONSITE THROUGH THE DURATION OF THE CONSTRUCTION PROJECT.
   A. AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH MATERIAL ONSITE TO COMPLETE THE PROJECT.
   B. ALL MATERIALS STORED ONSITE MUST BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE WITH SECONDARY CONTAINMENT.
   C. PRODUCTS MUST BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THEIR ORIGINAL MANUFACTURER'S LABEL.
   D. SUBSTANCES MUST NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
   E. THE ENTIRE PRODUCT MUST BE USED UP, WHENEVER POSSIBLE, BEFORE DISPOSING OF THE CONTAINER.
   F. THE MANUFACTURER'S RECOMMENDATIONS FOR USE AND PROPER DISPOSAL MUST BE FOLLOWED.
   G. THE CONTRACTOR'S SUPERINTENDENT MUST INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.
5. THE FOLLOWING PRACTICES MUST BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS STORED ONSITE:
   A. PRODUCTS MUST BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY CANNOT BE RESEALED.
   B. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHEETS MUST BE RETAINED ON SITE AND ACCESSIBLE AT ALL TIMES.
   C. THE MANUFACTURER'S RECOMMENDED METHODS FOR PROPER DISPOSAL OF SURPLUS PRODUCT MUST BE FOLLOWED.
6. IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES FOR SPILL PREVENTION AND CLEANUP MUST BE FOLLOWED.
   A. IF A SPILL OCCURS, OBSERVE THE MANUFACTURERS' SAFETY PRECAUTIONS ASSOCIATED WITH THE SPILLED MATERIAL. THE MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP MUST BE CLEARLY POSTED AND SITE PERSONNEL MUST BE MADE AWARE OF THE PROCEDURES AND LOCATIONS OF THE INFORMATION AND CLEANUP SUPPLIES.
   B. STOP THE SOURCE OF THE SPILL, IF POSSIBLE. CALL THE LOCAL FIRE AND/OR POLICE DEPARTMENTS IF FIRE OR PUBLIC SAFETY HAZARDS ARE CREATED.
   C. CONTAIN THE SPILLED MATERIAL. TOPSOIL, SAND OR ANY SEMI-IMPERMEABLE MATERIAL MAY BE USED TO CREATE A TEMPORARY CONTAINMENT STRUCTURE TO PREVENT THE SPILLED MATERIAL FROM FLOWING.
   D. SPILLS OF TOXIC OR HAZARDOUS MATERIALS MUST BE REPORTED TO THE APPROPRIATE STATE AND/OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF DISCHARGE. IN ADDITION TO REPORTING TO LOCAL AUTHORITIES, REPORT THE SPILL TO THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA) THROUGH THE STATE DUTY OFFICER. 24 HOUR TELEPHONE NUMBERS ARE: 651-649-5451 OR 800-422-0798.
   E. CLEAN UP THE SPILLED MATERIAL IMMEDIATELY AFTER DISCOVERY AND DISPOSE OF THE WASTES PROPERLY. WITH THE EXCEPTION OF USED OIL, WASTES GENERATED FROM PETROLEUM SPILLS THAT HAVE BEEN REPORTED AND CLEANED UP IMMEDIATELY ARE EXEMPT FROM MINNESOTA'S HAZARDOUS WASTE RULES. WASTE GENERATED FROM USED OIL SPILLS MUST BE SENT TO A FACILITY FOR ENERGY RECOVERY.
   F. THE SPILL AREA MUST BE KEPT WELL VENTILATED AND PERSONNEL MUST WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
   G. SPILLS MUST BE STUDIED TO DETERMINE WHY THEY OCCURRED AND PREVENTATIVE METHODS MUST BE IMPLEMENTED TO ENSURE SIMILAR SPILLS DO NOT OCCUR IN THE FUTURE.
7. IF CONTAMINATED SOILS ARE DISCOVERED DURING THE COURSE OF THE PROJECT, THE STATE DUTY OFFICER SHALL IMMEDIATELY BE CALLED, AT THE NUMBERS NOTED ABOVE, AND EMERGENCY CONTAINMENT ACTIONS SHALL BE TAKEN.
8. TRASH AND CONSTRUCTION DEBRIS MUST BE DISPOSED OF PROPERLY. PROPER MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO KEEP DEBRIS FROM SURFACE WATERS.

EROSION PREVENTION PRACTICES

1. ALL EXPOSED SOIL AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED NO MORE THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. IN MANY INSTANCES THIS WILL REQUIRE STABILIZATION TO OCCUR MORE THAN ONCE DURING ROUGH GRADING. RAPID STABILIZATION METHOD 3, OR OTHER APPROVED METHOD MUST BE USED TO PROVIDE TEMPORARY COVER IN THESE AREAS AS APPROPRIATE.
2. THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS MUST BE INSTALLED AS NECESSARY TO MINIMIZE EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY REMOVAL WORK AND/OR GROUND DISTURBING ACTIVITIES AND SHALL BE MAINTAINED UNTIL THE POTENTIAL FOR EROSION HAS BEEN ELIMINATED.

SEDIMENT CONTROL PRACTICES

1. SEDIMENT CONTROL DEVICES MUST BE ESTABLISHED ON ALL DOWN-GRADIENT PERIMETERS BEFORE ANY UP-GRADIENT LAND DISTURBING ACTIVITIES BEGIN. SEDIMENT CONTROL DEVICES INCLUDE, BUT ARE NOT LIMITED TO:
   A. PERIMETER CONTROL SHALL BE LOCATED ON THE CONTOUR TO CAPTURE OVERLAND LOW-VELOCITY SHEET FLOWS DOWN-GRADIENT OF ALL EXPOSED SOILS AND PRIOR TO DISCHARGING TO SURFACE WATERS.
   B. DITCH CHECKS MUST BE PLACED AS INDICATED ON THE PLANS DURING ALL PHASES OF CONSTRUCTION.
   C. SEDIMENT DAMAGE FROM STOCKPILES MUST BE MINIMIZED BY PLACING A ROW OF SILT FENCE A MAXIMUM OF 5-FEET FROM THE TOE OF THE SLOPE OF THE STOCKPILE.
2. STORM SEWER INLETS MUST BE PROTECTED AT ALL TIMES WITH THE APPROPRIATE INLET PROTECTION DEVICE FOR EACH SPECIFIC PHASE OF CONSTRUCTION. INLET PROTECTION DEVICES MAY NEED TO BE REPLACED MULTIPLE TIMES IN THE SAME LOCATION OVER THE LIFE OF THE PROJECT BUT WILL BE PAID FOR ONLY ONCE PER INLET LOCATION REGARDLESS OF THE NUMBER OF TIMES THE BMP IS REPLACED. AL STORM SEWER INLET PROTECTION DEVICES WILL BE KEPT IN GOOD FUNCTIONAL CONDITION AT ALL TIMES. IF THE PROJECT ENGINEER, CITY OR WATERSHED PERSONNEL DEEM AN INLET PROTECTION DEVICE TO BE NONFUNCTIONAL, IN POOR CONDITION, INEFFECTIVE, OR NOT APPROPRIATE FOR THE CURRENT CONSTRUCTION ACTIVITIES IT WILL BE REPLACED AT NO COST TO THE OWNER.
3. THE CONTRACTOR MUST PLACE CONSTRUCTION EXITS, AS NECESSARY, TO PREVENT TRACKING OF SEDIMENT ONTO PAVED SURFACES AND IN COMPLIANCE WITH PART IV OF THE NPDES PERMIT. CONSTRUCTION EXITS MUST BE SUFFICIENTLY SIZED AND MAINTAINED TO PREVENT TRACK OUT.
4. THE CONTRACTOR SHALL CLEAN ALL TRACKED MATERIALS ON ADJACENT ROADWAYS ON A DAILY BASIS, OR MORE OFTEN IF REQUIRED BY THE PROJECT ENGINEER, CITY AND/OR WATERSHED DISTRICT. PAVEMENT SHALL BE LIGHTLY WETTED PRIOR TO SWEEPING OR AS DIRECTED BY THE PROJECT ENGINEER.
5. THE CONTRACTOR MUST USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT DISCHARGE OR PLACEMENT OF BITUMINOUS GRINDINGS, CUTTINGS, MILLINGS AND OTHER BITUMINOUS WASTES FROM AREAS OF EXISTING OR FUTURE VEGETATED SOILS, AND ALL WATER CONVEYANCE SYSTEMS, INCLUDING INLETS.
6. THE CONTRACTOR MUST USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT CONCRETE DUST, PARTICLES, SAW-CUT SLURRY, AND PLANT WASTE FROM ENTERING STORMWATER CONVEYANCE SYSTEMS, INCLUDING INLETS AND CURB FLOW LINES.
7. DITCHES AND EXPOSED SOILS MUST BE KEPT IN AN EVEN ROUGH GRADED CONDITION IN ORDER TO APPLY EROSION CONTROL MULCHES AND BLANKETS.
8. OUTLETS INTO SURFACE WATERS SHALL BE STABILIZED WITH ENERGY DISSIPATION WITHIN 24 HOURS OF BEING CONSTRUCTED.
9. ALL EXPOSED SOIL AREAS MUST BE STABILIZED PRIOR TO THE ONSET OF WINTER, ANY WORK STILL BEING PERFORMED MUST BE SNOW MULCHED, SEEDED OR BLANKETED WITHIN THE TIME FRAMES IN THE NPDES PERMIT.
10. THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS:
    A. SILT FENCE MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WHEN IT BECOMES NON-FUNCTIONAL OR SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE. REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY.
    B. INLET PROTECTION DEVICES SHOULD BE REPAIRED WHEN THEY BECOME NON-FUNCTIONAL OR SEDIMENT REACHES 1/3 THE HEIGHT OR DEPTH OF THE DEVICE.
    C. ALL OTHER NON-FUNCTIONAL BMPS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITHIN 24 HOURS OF DISCOVERY.
    D. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL BMPS UNTIL WORK HAS BEEN COMPLETED, THE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION (N.O.T.) HAS BEEN SUBMITTED TO THE MPCA IN ACCORDANCE WITH THE CONDITIONS OF THE NPDES PERMIT.
11. IF SEDIMENT DEPOSITS WITHIN WATERS OF THE STATE THE MATERIAL MUST BE REMOVED WITHIN 7 DAYS.
12. CONTRACTOR MUST OBTAIN LGU AND MnDNR APPROVALS AS REQUIRED

DEWATERING AND BASIN DRAINING

1. DEWATERING MAY BE REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN, FOR ANY TEMPORARY SEDIMENT BASINS AND UTILITY CONSTRUCTION, TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF THESE ACTIVITIES. THE DEWATERING PLAN MUST INCLUDE BMP'S TO PREVENT SEDIMENT TRANSPORT, EROSION, AND ADVERSE IMPACTS TO DOWNSTREAM RECEIVING WATERS.
2. ALL STORM SEWER PIPE, MANHOLES AND CATCH BASINS MUST BE CLEANED OF ANY ACCUMULATED SEDIMENT UPON THE COMPLETION OF ALL LAND DISTURBING ACTIVITIES.

RECORD RETENTION

1. ALL OWNERS MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT (THIS DOES NOT INCLUDE RECORDS OF OTHER PERMITS FOR THE PROJECT AFTER SUBMITTAL OF THE NOT).
   1.A. RECORDS OF ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION.
   1.B. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL:
      1.B.A. RIGHT-OF-WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE
      1.B.B. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEM.
2. THE PERMITTEE(S) MUST IMPLEMENT THE ENTIRE SWPPP AND THE REQUIREMENTS OF THE NPDES PERMIT (PART IV A) THE BMP's IDENTIFIED IN THE SWPPP AND IN THIS PERMIT MUST BE SELECTED, INSTALLED AND MAINTAINED IN AN APPROPRIATE AND FUNCTIONAL MANNER THAT IS IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

BUFFER ZONES AND AREAS NOT TO BE DISTURBED

1. NATURAL BUFFER ZONES (50') ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS AND SEDIMENT BASINS AND THEREFORE NOT APPLICABLE TO THIS PROJECT.
2. PERMANENT BUFFER ZONES (100') ARE REQUIRED ADJACENT TO SPECIAL WATERS. THIS SITE IS NOT LOCATED WITHIN 100 FEET OF A SPECIAL WATER AND THEREFORE PERMANENT BUFFER ZONES NOT APPLICABLE TO THIS PROJECT.
3. DELINEATE THE LOCATION OF ALL AREAS NOT TO BE DISTURBED BEFORE CONSTRUCTION BEGINS. GRADING AND CONSTRUCTION LIMITS ARE SHOWN ON THE PLANS. SEE SHEET C101 & C400 FOR CONSTRUCTION AND GRADING LIMITS

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KEYPLAN

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

DATE: FEBRUARY 02, 2026

LAND USE APPLICATION

C100

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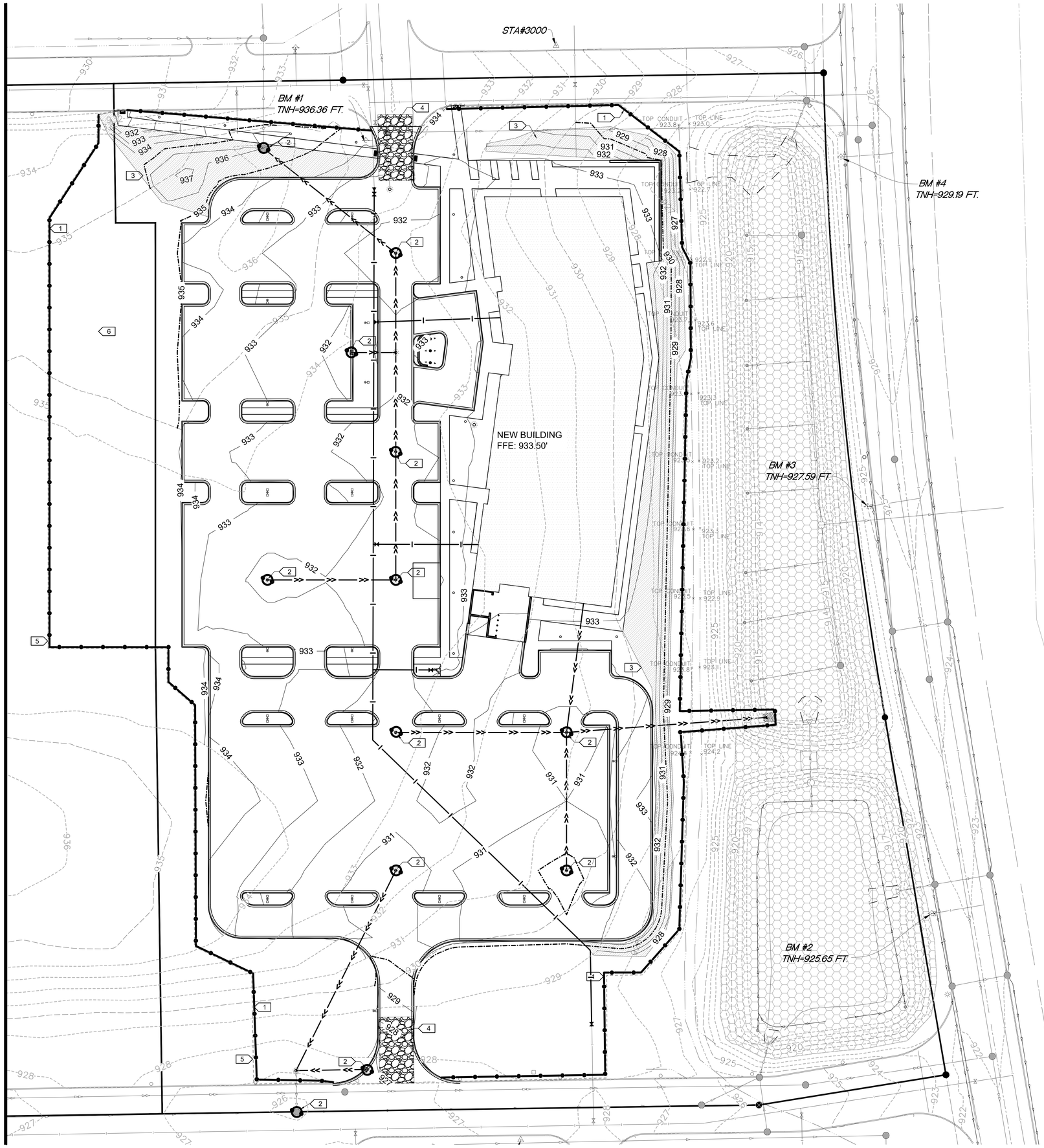

KEY NOTES

1. SILT FENCE - SEE SHEET C102
2. INLET PROTECTION - SEE SHEET C102
3. EROSION CONTROL BLANKET - SEE SHEET C102
4. ROCK CONSTRUCTION EXIT - SEE SHEET C102
5. LIMIT OF DISTURBANCE
6. PROPOSED STOCK PILE LOCATION

NOTE:

1. SEE SHEET C001 FOR CIVIL NOTES AND LEGEND.

PLAN LEGEND

(SEE SITE SURVEY FOR EXISTING FEATURES LEGEND)

- TREE PROTECTION
- CONSTRUCTION LIMITS
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED INDEX CONTOUR (935)
- PROPOSED CONTOUR (936)
- PROPOSED SPOT ELEVATION (+936.00, x951.25)
- EXISTING SPOT ELEVATION
- NEW MANHOLE
- NEW DRAINAGE STRUCTURE
- SILT FENCE
- INLET PROTECTION
- SEDIMENT CONTROL LOG
- EROSION CONTROL BLANKET
- NEW STORM SEWER
- NEW WATERMAIN
- EXISTING STORMWATER MANAGEMENT BASIN

N

0 30 60
SCALE IN FEET

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NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

SITE EROSION AND SEDIMENT CONTROL PLAN

DATE: FEBRUARY 02, 2026

LAND USE APPLICATION

C101

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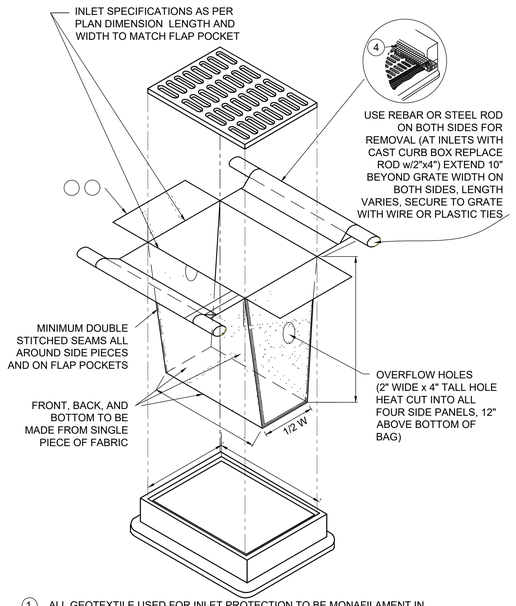
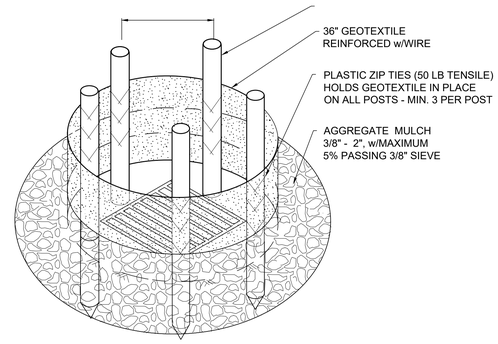
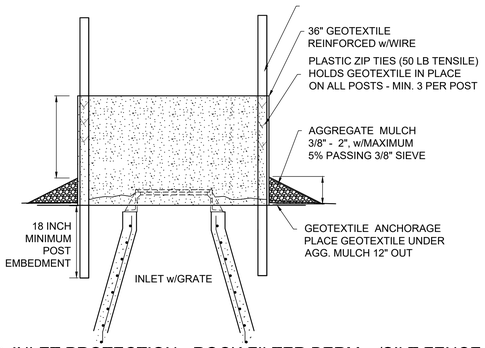


1. ALL GEOTEXTILE USED FOR INLET PROTECTION TO BE MONAFILAMENT IN BOTH DIRECTIONS
2. FINISHED SIZE INCLUDING POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10 INCHES AROUND PERIMETER TO FACILITATE MAINTENANCE AND REMOVAL
3. DO NOT PLACE FILTER BAG INSERT IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE PLACED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE OF 3 INCHES BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES. WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCH SIDE CLEARANCE.
4. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4", OR USE A ROCK SOCK OR SAND BAGS IN PLACE OF FLAP POCKETS

CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX

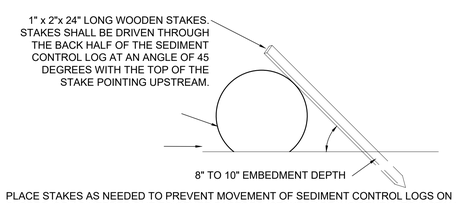
8 INLET PROTECTION - FILTER BAG INSERT





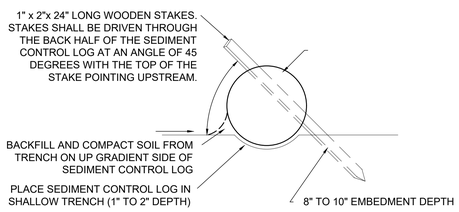
7 INLET PROTECTION - ROCK FILTER BERM w/SILT FENCE

USE WHERE INLET DRAINS AN AREA WITH SLOPES 1:3 OR LESS



PLACE STAKES AS NEEDED TO PREVENT MOVEMENT OF SEDIMENT CONTROL LOGS ON SLOPES, OR AS NEEDED DUE TO OTHER FACTORS (STAKES ARE INCIDENTAL TO INSTALLATION).

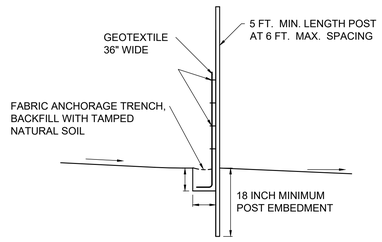
B TYPES: WOOD CHIP, COMPOST, OR ROCK



SPACE BETWEEN STAKES SHALL BE MAXIMUM 1 FOOT FOR DITCH CHECKS, AND 2 FEET FOR OTHER APPLICATIONS

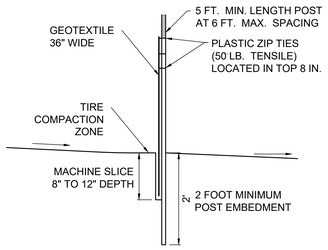
A TYPES: STRAW, WOOD FIBER, OR COIR

6



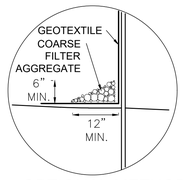
5 SILT FENCE TYPE PA (PREASSEMBLED)

FOR SHEET FLOW WITH MAXIMUM CONTRIBUTING AREA = 0.25 ACRES

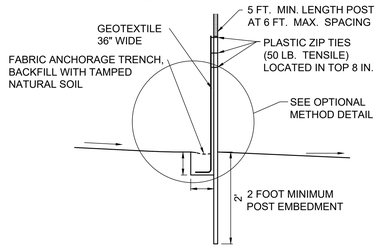


4 SILT FENCE TYPE MS (MACHINE SLICED)

FOR SHEET FLOW WITH MAXIMUM CONTRIBUTING AREA = 1 ACRE

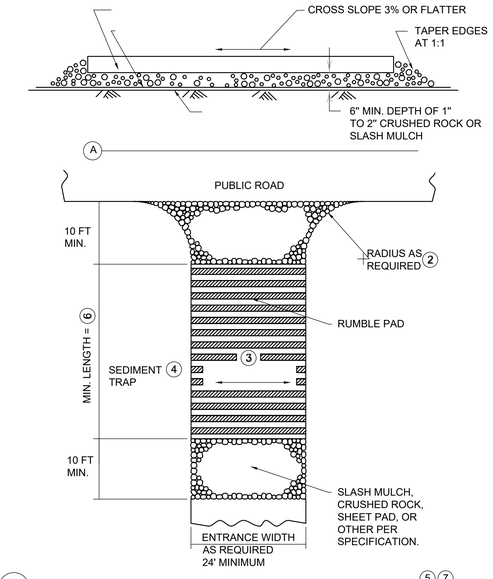


A OPTIONAL METHOD



3 SILT FENCE-TYPE HI (HAND INSTALLED)

FOR SHEET FLOW WITH MAXIMUM CONTRIBUTING AREA = 1 ACRE



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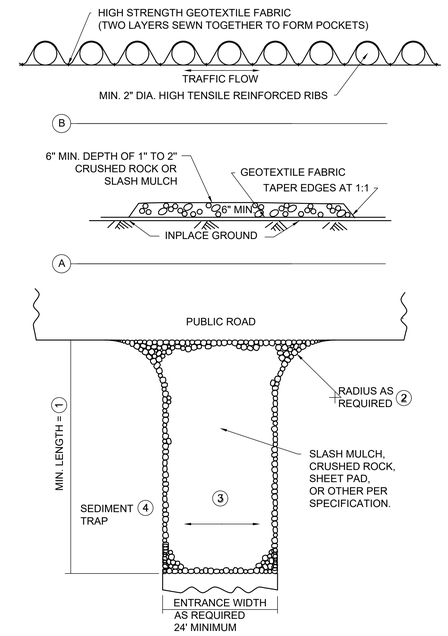
NOTES FOR DETAILS 1 & 2

1. MINIMUM LENGTH IS 50 FEET OR A LENGTH SUFFICIENT TO ALLOW A MINIMUM OF 5 TIRE ROTATIONS ON THE PROVIDED PAD. MINIMUM LENGTH SHALL BE CALCULATED USING THE LARGEST TIRE WHICH WILL BE USED IN TYPICAL OPERATIONS.
2. PROVIDE RADIUS OR WIDEN PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.
3. IF RUNOFF FROM DISTURBED AREAS FLOWS TOWARD CONSTRUCTION EXIT, PREVENT RUNOFF FROM DRAINING DIRECTLY TO PUBLIC ROAD OVER CONSTRUCTION EXIT BY CROWNING THE EXIT OR SLOPING TO ONE SIDE. IF SURFACE GRADING IS INSUFFICIENT, PROVIDE OTHER MEANS OF INTERCEPTING RUNOFF.
4. IF RUNOFF FROM CONSTRUCTION EXIT WILL DRAIN OFF OF PROJECT SITE, PROVIDE SEDIMENT TRAP WITH STABILIZED OVERFLOW.
5. IF A TIRE WASH OFF IS REQUIRED THE CONSTRUCTION EXIT SHALL BE GRADED TO DRAIN THE WASH WATER TO A SEDIMENT TRAP.
6. MINIMUM LENGTH OF RUMBLE PAD IS 20 FEET, OR AS REQUIRED TO REMOVE SEDIMENT FROM TIRES. IF SIGNIFICANT SEDIMENT IS TRACKED FROM THE SITE, THE RUMBLE PAD SHALL BE LENGTHENED OR THE DESIGN MODIFIED TO PROVIDE ADDITIONAL VIBRATION. WASH-OFF LENGTH SHALL BE AS REQUIRED TO EFFECTIVELY REMOVE CONSTRUCTION SEDIMENT FROM VEHICLE TIRES.
7. MAINTENANCE OF CONSTRUCTION EXITS SHALL OCCUR WHEN THE EFFECTIVENESS OF SEDIMENT REMOVAL HAS BEEN REDUCED. MAINTENANCE SHALL CONSIST OF REMOVING SEDIMENT AND CLEANING THE MATERIALS OR PLACING ADDITIONAL MATERIAL (SLASH MULCH OR CRUSHED ROCK) OVER SEDIMENT FILLED MATERIAL TO RESTORE EFFECTIVENESS.



1 CONSTRUCTION EXIT 5 7
(SLASH MULCH, CRUSHED ROCK OR SHEET PAD)

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KEYPLAN

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NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

SITE EROSION AND SEDIMENT CONTROL DETAILS

DATE: FEBRUARY 02, 2026

LAND USE APPLICATION

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KEY NOTES

1. PROTECT EXISTING FEATURE
2. SAWCUT PAVEMENT
3. REMOVE EXISTING PAVEMENT
4. REMOVE EXISTING RIPRAP
5. ADJUST EXISTING STRUCTURE RIM ELEVATION - SEE SHEET C401
6. SAWCUT AND REMOVE EXISTING CURB AND GUTTER

PLAN LEGEND

(SEE SITE SURVEY FOR EXISTING FEATURES LEGEND)

- REMOVE TREE/SHRUB
- REMOVE CURB
- REMOVE UNDERGROUND UTILITY
- ABANDON UTILITY IN-PLACE
- REMOVE PAVEMENT/WALK
- MILL PAVEMENT
- REMOVE BUILDING
- SAWCUT LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION (x951.25)
- OHWL SETBACK

NOTE:

1. SEE SHEET C001 FOR CIVIL NOTES AND LEGEND.
2. EXISTING UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR THROUGHOUT ALL STAGES OF CONSTRUCTION UNLESS INDICATED OTHERWISE ON THE PLANS. ANY REQUIRED TEMPORARY OR PERMANENT RELOCATIONS WHICH ARE NOT INDICATED ON THE PLANS SHALL BE COORDINATED WITH THE UTILITY ENGINEER.

N

0 30 60
SCALE IN FEET

HGA
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Telephone 612.758.4000

GRACO

Graco Minnesota Inc.
Project Gray

French Lake Road West
Dayton, MN 55327

AREA A
AREA B

KEYPLAN

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

SITE DEMOLITION PLAN

DATE: FEBRUARY 02, 2026

LAND USE APPLICATION

C200

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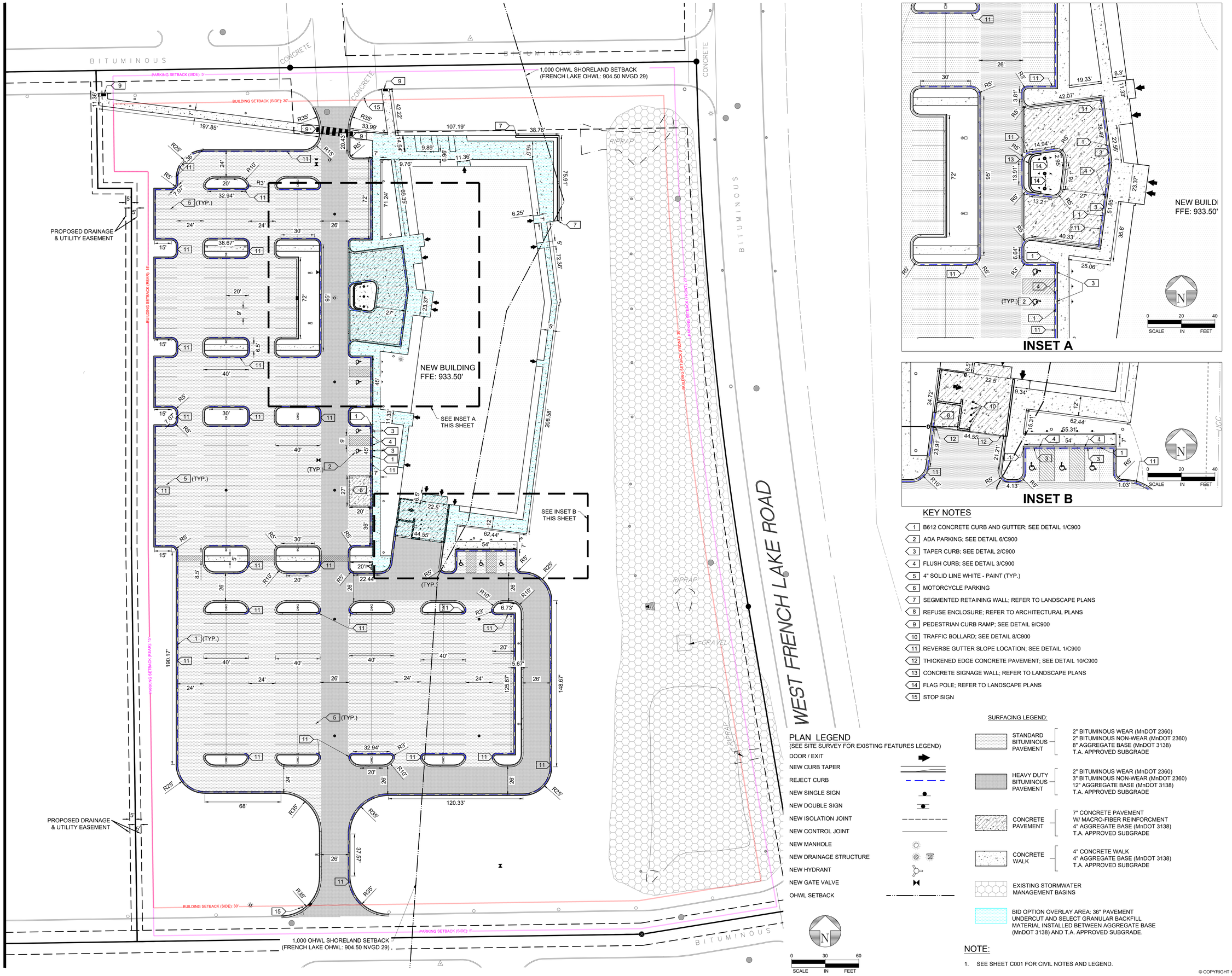

INSET A

INSET B

KEY NOTES

1. B612 CONCRETE CURB AND GUTTER; SEE DETAIL 1/C900
2. ADA PARKING; SEE DETAIL 6/C900
3. TAPER CURB; SEE DETAIL 2/C900
4. FLUSH CURB; SEE DETAIL 3/C900
5. 4" SOLID LINE WHITE - PAINT (TYP.)
6. MOTORCYCLE PARKING
7. SEGMENTED RETAINING WALL; REFER TO LANDSCAPE PLANS
8. REFUSE ENCLOSURE; REFER TO ARCHITECTURAL PLANS
9. PEDESTRIAN CURB RAMP; SEE DETAIL 9/C900
10. TRAFFIC BOLLARD; SEE DETAIL 8/C900
11. REVERSE GUTTER SLOPE LOCATION; SEE DETAIL 1/C900
12. THICKENED EDGE CONCRETE PAVEMENT; SEE DETAIL 10/C900
13. CONCRETE SIGNAGE WALL; REFER TO LANDSCAPE PLANS
14. FLAG POLE; REFER TO LANDSCAPE PLANS
15. STOP SIGN

PLAN LEGEND

(SEE SITE SURVEY FOR EXISTING FEATURES LEGEND)

- DOOR / EXIT
- NEW CURB TAPER
- REJECT CURB
- NEW SINGLE SIGN
- NEW DOUBLE SIGN
- NEW ISOLATION JOINT
- NEW CONTROL JOINT
- NEW MANHOLE
- NEW DRAINAGE STRUCTURE
- NEW HYDRANT
- NEW GATE VALVE
- OHWL SETBACK

SCALE 0 30 60 IN FEET

SURFACING LEGEND:

- STANDARD BITUMINOUS PAVEMENT: 2" BITUMINOUS WEAR (MnDOT 2360); 2" BITUMINOUS NON-WEAR (MnDOT 2360); 8" AGGREGATE BASE (MnDOT 3138); T.A. APPROVED SUBGRADE
- HEAVY DUTY BITUMINOUS PAVEMENT: 2" BITUMINOUS WEAR (MnDOT 2360); 3" BITUMINOUS NON-WEAR (MnDOT 2360); 12" AGGREGATE BASE (MnDOT 3138); T.A. APPROVED SUBGRADE
- CONCRETE PAVEMENT: 7" CONCRETE PAVEMENT W/ MACRO-FIBER REINFORCMENT; 4" AGGREGATE BASE (MnDOT 3138); T.A. APPROVED SUBGRADE
- CONCRETE WALK: 4" CONCRETE WALK; 4" AGGREGATE BASE (MnDOT 3138); T.A. APPROVED SUBGRADE
- EXISTING STORMWATER MANAGEMENT BASINS
- BID OPTION OVERLAY AREA: 36" PAVEMENT UNDERCUT AND SELECT GRANULAR BACKFILL MATERIAL INSTALLED BETWEEN AGGREGATE BASE (MnDOT 3138) AND T.A. APPROVED SUBGRADE.

NOTE:

1. SEE SHEET C001 FOR CIVIL NOTES AND LEGEND.

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AREA A
AREA B

KEYPLAN

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

SITE LAYOUT AND SURFACING PLAN

DATE: FEBRUARY 02, 2026

LAND USE APPLICATION

C300

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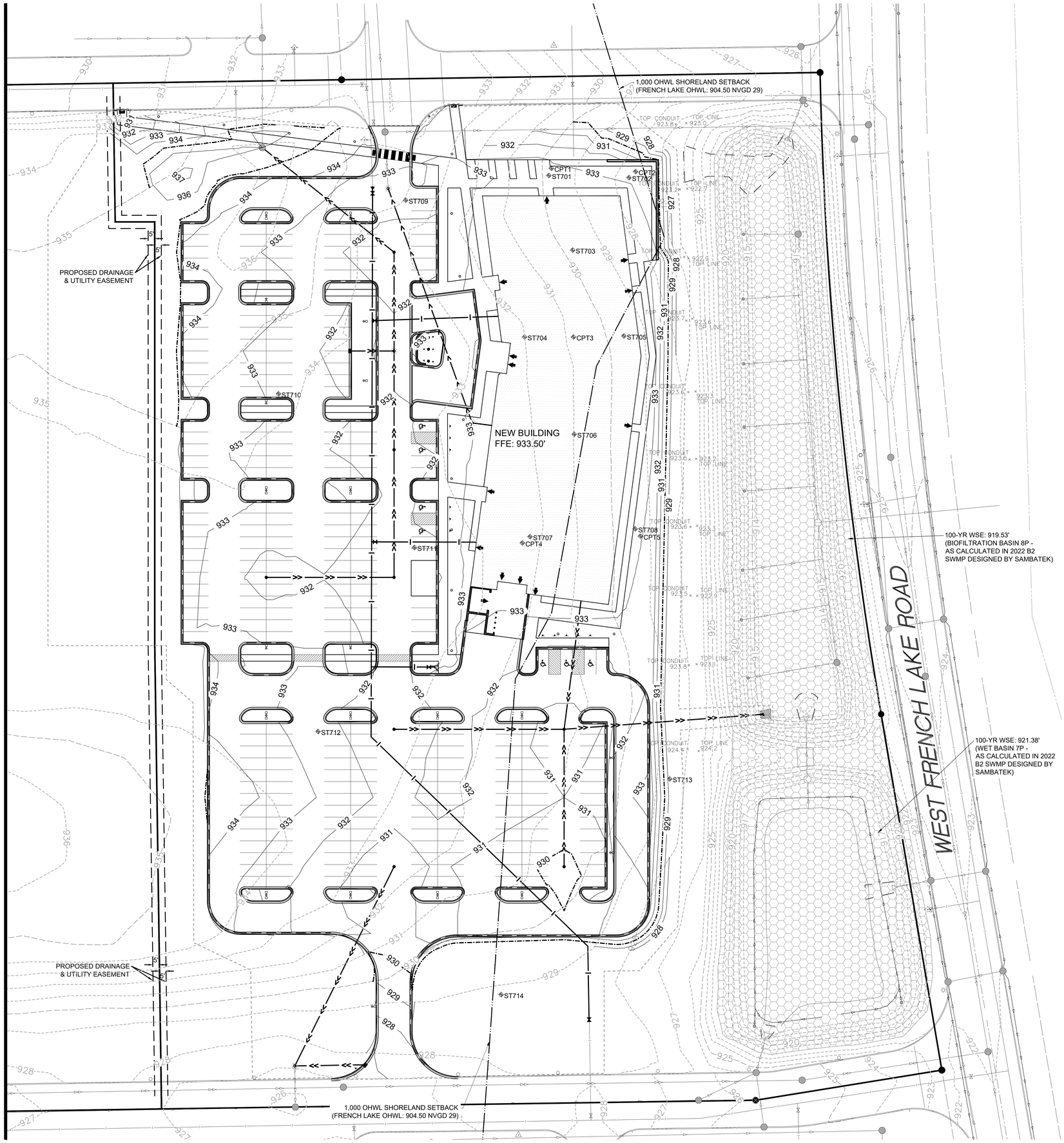

PLAN LEGEND

(SEE SITE SURVEY FOR EXISTING FEATURES LEGEND)

- DOOR / EXIT
- NEW CURB TAPER
- NEW SINGLE SIGN
- NEW DOUBLE SIGN
- NEW ISOLATION JOINT
- NEW CONTROL JOINT
- CONSTRUCTION LIMITS
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED INDEX CONTOUR 935
- PROPOSED CONTOUR 936
- PROPOSED SPOT ELEVATION +936.00
- EXISTING SPOT ELEVATION x951.25
- DRAINAGE ARROW
- DRAINAGE DIVIDE
- NEW MANHOLE
- NEW DRAINAGE STRUCTURE
- NEW HYDRANT
- NEW GATE VALVE
- SOIL BORING SB-02
- NEW SANITARY SEWER
- NEW STORM SEWER
- NEW WATERMAIN
- NEW SUB-DRAIN
- NEW LIGHT FIXTURES
- OHWL SETBACK

NOTE:

1. SEE SHEET C001 FOR CIVIL NOTES AND LEGEND.
2. SEE SHEETS C401 AND C402 FOR ENLARGED GRADING PLANS AND SPOT GRADE ELEVATIONS.

N

0 30 60
SCALE IN FEET

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AREA A
AREA B

KEYPLAN

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

SITE LAYOUT AND GRADING PLAN

DATE: FEBRUARY 02, 2026

LAND USE APPLICATION

C400

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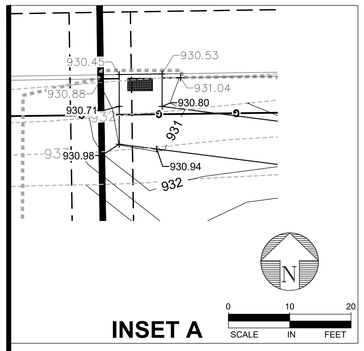
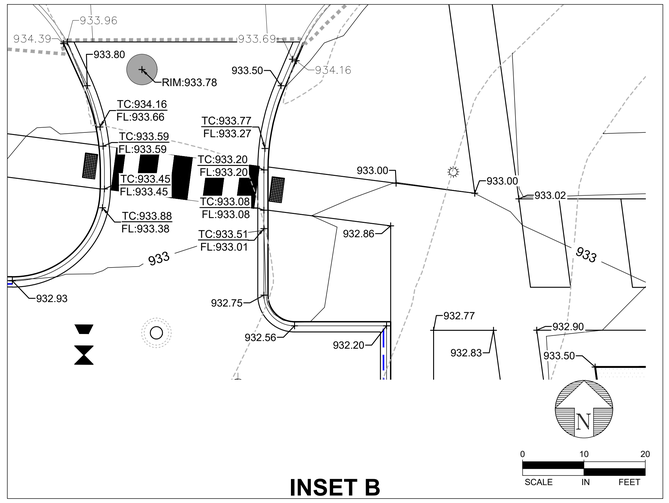


INSET A



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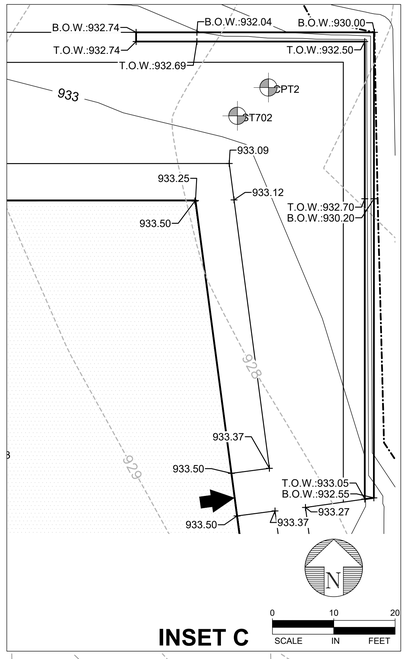

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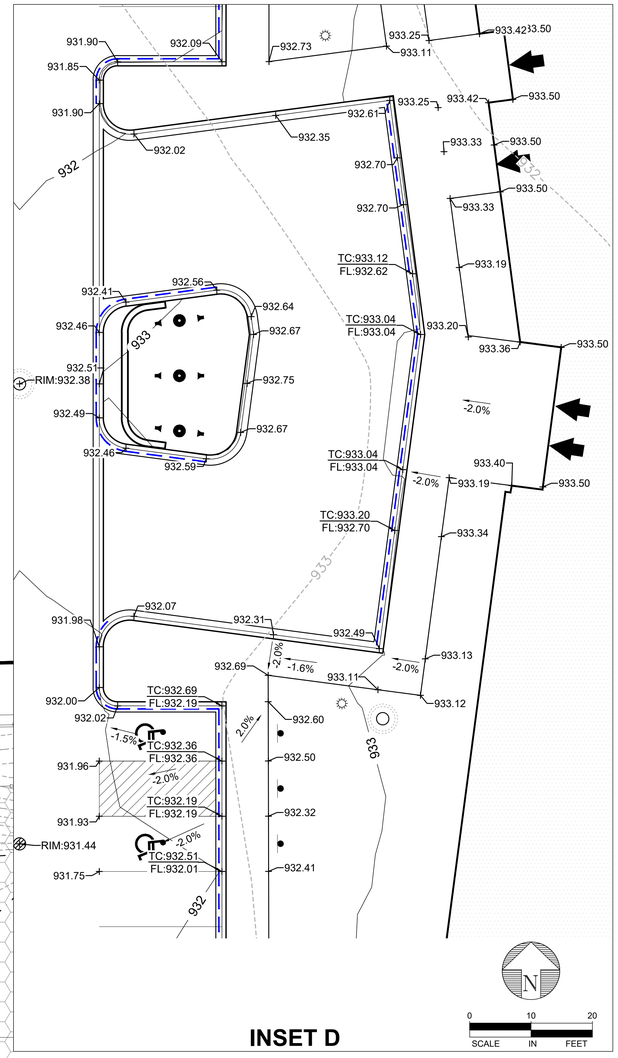
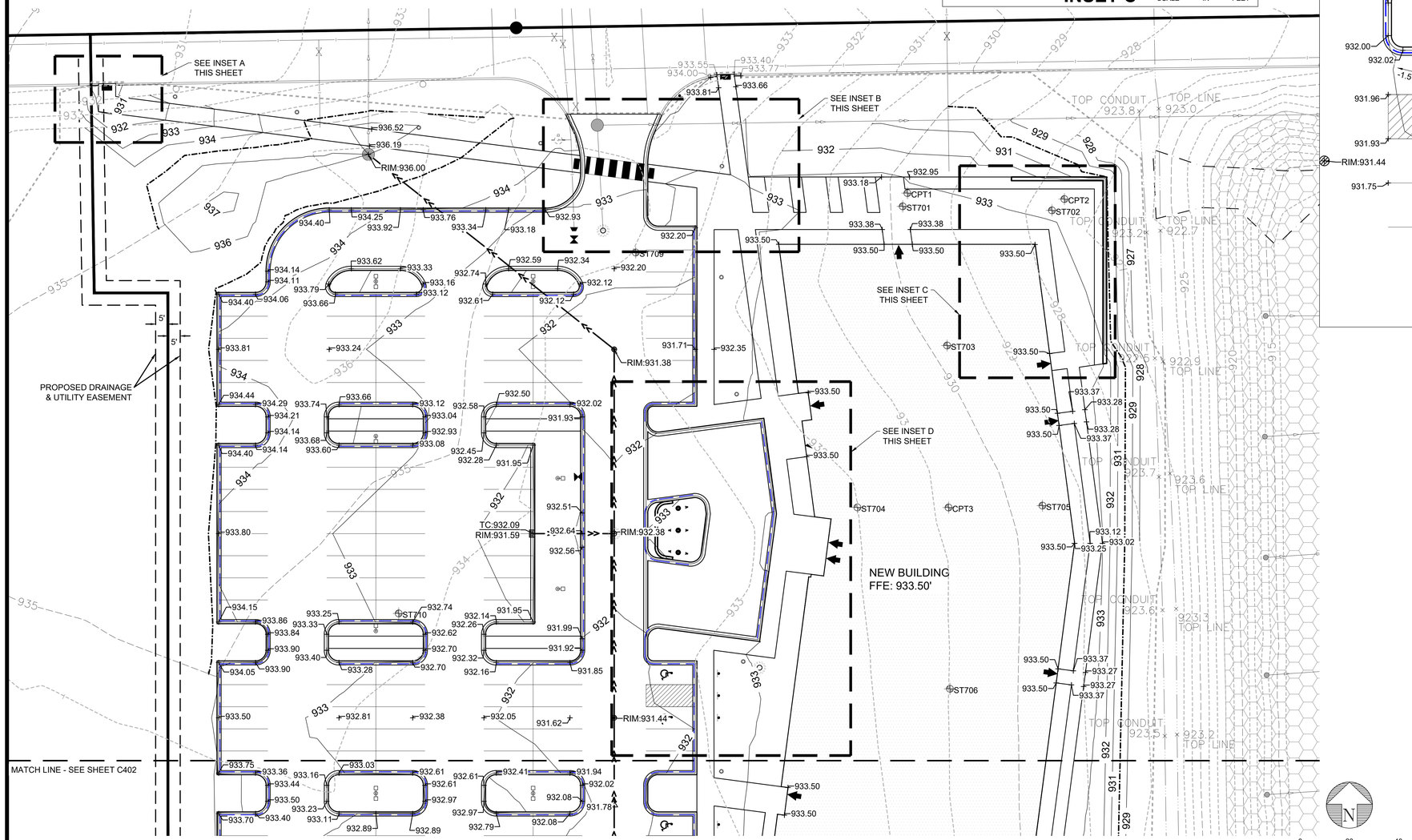


INSET D



NOTE:

1. SEE SHEET C001 FOR CIVIL NOTES AND LEGEND.

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AREA A

AREA B

KEYPLAN

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

SITE GRADING PLAN - NORTH

DATE: FEBRUARY 02, 2026

LAND USE APPLICATION

C401

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MATCH LINE - SEE SHEET C401

SEE INSET A THIS SHEET

SEE INSET B THIS SHEET

PROPOSED DRAINAGE & UTILITY EASEMENT

RIM:931.52 RIM:931.00 RIM:931.12 RIM:930.49 RIM:930.23 RIM:929.67 TC:926.91 RIM:926.41

ST711 ST712 ST714 ST707 ST708 CPT4 CPT5

TOP CONDUIT 923.6 × TOP LINE 923.3

TOP CONDUIT 923.5 × TOP LINE 922.9

TOP CONDUIT 923.8 × TOP LINE 923.1

TOP CONDUIT 924.4 × TOP LINE 924.2

KEY NOTES

1 REVERSE GUTTER SLOPE LOCATION

SCALE 0 20 40 IN FEET

INSET A

TC:932.70 FL:932.20
TC:932.38 FL:932.38
TC:932.20 FL:932.20
TC:932.52 FL:932.02
TC:933.21 FL:933.21
TC:933.50 FL:933.00
TC:932.38 FL:932.38
TC:932.34 FL:932.34
TC:932.53 FL:932.03

SCALE 0 10 20 IN FEET

INSET B

TC:932.36 FL:931.86
TC:931.97 FL:931.97
TC:931.97 FL:931.97
TC:932.29 FL:931.79

SCALE 0 10 20 IN FEET

NOTE:

1. SEE SHEET C001 FOR CIVIL NOTES AND LEGEND.

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AREA A
AREA B

KEYPLAN

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

SITE GRADING PLAN - SOUTH

DATE: FEBRUARY 02, 2026

LAND USE APPLICATION

C402

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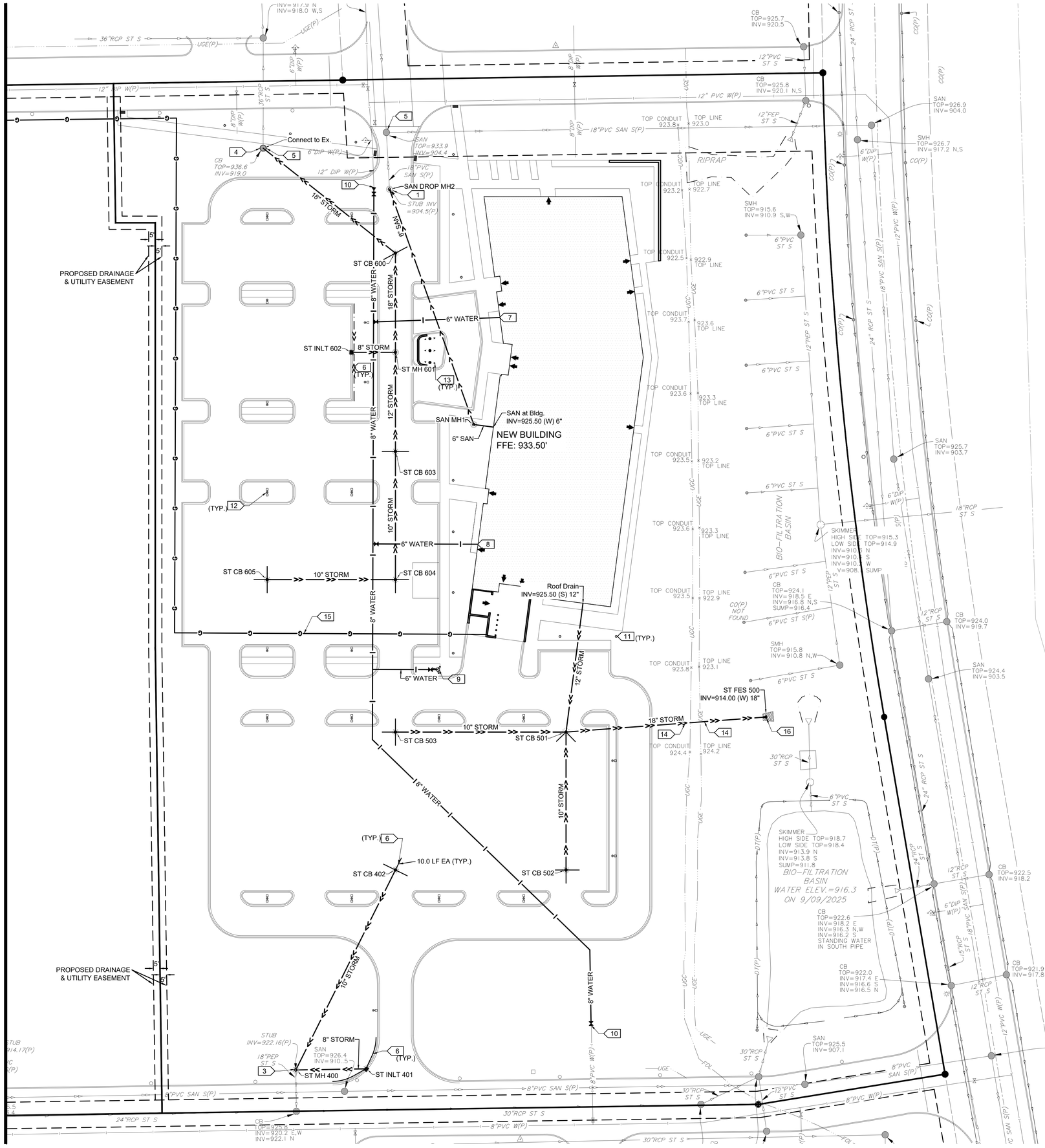

KEY NOTES

1. CONNECT TO EXISTING SANITARY SEWER STUB WITH NEW DROP MANHOLE; LOCATION AND ELEVATION OF EXISTING STUB SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION
2. SANITARY SEWER SERVICE CLEANOUT AT BUILDING CONNECTION; REFER TO PLUMBING PLANS
3. CONNECT TO EXISTING STORM SEWER WITH NEW MANHOLE; LOCATION AND ELEVATION OF EXISTING STUB SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION
4. CORE DRILL AND CONNECT TO EXISTING STORM SEWER CATCH BASIN WITH WATERTIGHT CONNECTION (KOR-N-SEAL BY TRELLEBORG OR APPROVED EQUAL)
5. ADJUST EXISTING STRUCTURE RIM ELEVATION; SEE SHEET C401
6. SUBSOIL DRAIN PIPE; SEE DETAIL 8/C501
7. DOMESTIC WATER SERVICE BUILDING CONNECTION; REFER TO PLUMBING PLANS
8. FIRE PROTECTION WATER SERVICE BUILDING CONNECTION; REFER TO PLUMBING PLANS
9. FIRE HYDRANT; SEE DETAIL 4/C502
10. CONNECT TO EXISTING WATERMAIN
11. PEDESTRIAN LIGHT POLE; REFER TO ELECTRICAL PLANS
12. SITE LIGHT POLE; REFER TO ELECTRICAL PLANS
13. FLAG POLE LIGHT FIXTURE; REFER TO ELECTRICAL PLANS
14. INSTALL STORM SEWER BENEATH EXISTING UTILITIES VIA DIRECTIONAL BORING
15. FINAL ALIGNMENT, DESIGN, AND INSTALLATION OF GAS PIPING SHALL BE BY OTHERS
16. FLARED END SECTION; SEE DETAIL 10/C501

PLAN LEGEND

(SEE SITE SURVEY FOR EXISTING FEATURES LEGEND)

- DOOR / EXIT
- NEW CURB TAPER
- NEW SINGLE SIGN
- NEW DOUBLE SIGN
- NEW ISOLATION JOINT
- NEW CONTROL JOINT
- CONSTRUCTION LIMITS
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED INDEX CONTOUR 935
- PROPOSED CONTOUR 936
- PROPOSED SPOT ELEVATION +936.00 x951.25
- EXISTING SPOT ELEVATION
- NEW MANHOLE
- NEW DRAINAGE STRUCTURE
- NEW HYDRANT
- NEW GATE VALVE
- NEW SANITARY SEWER
- NEW STORM SEWER
- NEW WATERMAIN
- NEW SUB-DRAIN
- NEW LIGHT FIXTURES

NOTE:

1. SEE SHEET C001 FOR CIVIL NOTES AND LEGEND.
2. SEE SHEET C510 FOR UTILITY PLAN & PROFILES - SANITARY SEWER
3. SEE SHEET C520 & C521 FOR UTILITY PROFILES - STORM SEWER
4. SEE SHEET C530 FOR UTILITY PROFILES - WATER

N

0 30 60
SCALE IN FEET

HGA

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Dayton, MN 55327

AREA A
AREA B

KEYPLAN

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

SITE UTILITY PLAN

DATE: FEBRUARY 02, 2026

LAND USE APPLICATION

C500

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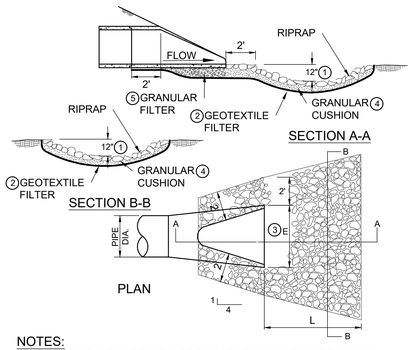


NOTES:
UNLESS DESIGNATED OTHERWISE BY SPECIFICATIONS OR DRAWINGS PROVIDE CLASS II RIPRAP. RIPRAP SHALL BE TRAP ROCK OR GRANITE (MNDOT 3601)

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

(2) GEOTEXTILE FILTER SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIPRAP AND GRANULAR FILTER MATERIALS.

(3) DIMENSION E IS GIVEN IN THE TABLE OF QUANTITIES (BELOW)

(4) GRANULAR FILTER MATERIAL (MNDOT 3601) MAY BE USED AS A CUSHION LAYER.

(5) GRANULAR FILTER MATERIAL OR RIPRAP SHALL EXTEND UNDER ENTIRE OPEN PORTION OF PIPE APRON. DEPTH OF MATERIAL UNDER APRON SHALL MATCH RIPRAP DEPTH. WHEN USING RIPRAP INCREASE QUANTITY ACCORDINGLY AND PLACE A 3" LAYER OF 1.5" CRUSHED ROCK UNDER THE APRON TO AID IN GRADING FOR APRON PLACEMENT.

TABLE OF QUANTITIES

			CLASS II			CLASS III		
DIA. OF ROUND PIPE (IN)	E (FT)	L (FT)	GEO-TEXTILE FILTER	RIPRAP 12" DEPTH	FILTER BLANKET 6" DEPTH	GEO-TEXTILE FILTER	RIPRAP 18" DEPTH	FILTER BLANKET 9" DEPTH
			SQ. YD.	CU. YD.	CU. YD.	SQ. YD.	CU. YD.	CU. YD.
18	3.0	10.0	22.4	4.3	0.3	25.6	6.4	0.4

11 RIPRAP AT OUTLET APRONS

CASTING TYPES

CASTING #	NEENAH FOUNDARY TYPE OR APPROVED EQUAL	TYPICAL APPLICATION
1	R-3067-C, COMBINATION INLET FRAME, GRATE, CURB BOX	CURB & GUTTER INLET
2	R-2577-C; INLET FRAME W/ TYPE C GRATE	CATCH BASIN
3	R-1733-C; FRAME W/ (SOLID) VENTED LID	MANHOLE

STRUCTURE SCHEDULE - STORM SEWER

STRUCT. NUMBER	NORTHING (feet)	EASTING (feet)	RIM ELEV. (feet)	INV. ELEV. OUT (feet)	INV. ELEV. IN (feet)	DESIGN/ DETAIL	CASTING TYPE	NOTES
ST MH 400	241289.85	465427.82	927.06	922.16 (18" S)	922.16 (10" NE) 922.16 (8" E)	9/C501	3	
ST INLT 401	241290.73	465480.86	926.41	922.69 (8" W)	924.41 (4" SW) 924.41 (4" NE)	9/C501	1	
ST CB 402	241441.09	465503.17	930.23	923.85 (10" SW)	928.23 (4" NW) 928.23 (4" SE) 928.23 (4" NE)	9/C501	2	

STRUCTURE SCHEDULE - STORM SEWER

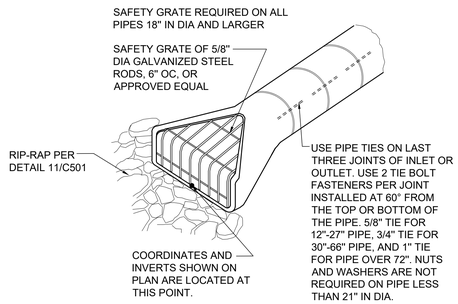
STRUCT. NUMBER	NORTHING (feet)	EASTING (feet)	RIM ELEV. (feet)	INV. ELEV. OUT (feet)	INV. ELEV. IN (feet)	DESIGN/ DETAIL	CASTING TYPE	NOTES
ST CB 501	241545.43	465632.17	930.49	917.05 (18" E)	923.53 (10" W) 923.53 (10" S) 923.53 (12" N) 928.49 (4" SW) 928.49 (4" SE)	9/C501	2	60" Ø STRUCTURE
ST CB 502	241441.09	465632.17	929.67	924.64 (10" N)	927.67 (4" W) 927.67 (4" E) 927.67 (4" S)	9/C501	2	
ST CB 503	241545.43	465503.17	931.12	926.11 (10" E)	929.12 (4" W) 929.12 (4" S) 929.12 (4" N)	9/C501	2	

STRUCTURE SCHEDULE - STORM SEWER

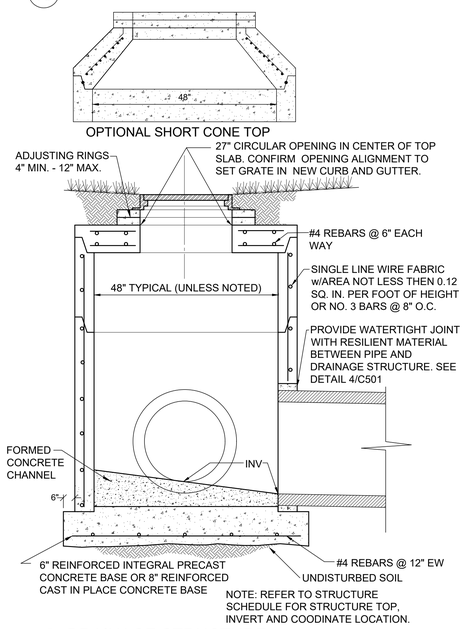
STRUCT. NUMBER	NORTHING (feet)	EASTING (feet)	RIM ELEV. (feet)	INV. ELEV. OUT (feet)	INV. ELEV. IN (feet)	DESIGN/ DETAIL	CASTING TYPE	NOTES
Connect to Ex.	241986.99	465403.13	936.00		919.00 (18" SE)	4/C501	-	ADJUSTED RIM EL.
ST CB 600	241907.59	465503.17	931.38	921.30 (18" NW)	921.30 (18" S) 929.38 (4" SW) 929.38 (4" NE)	9/C501	2	
ST MH 601	241832.59	465503.17	932.38	922.65 (18" N)	922.65 (12" S) 925.91 (8" W)	9/C501	3	
ST CB 603	241757.59	465503.17	931.44	924.00 (12" N)	924.00 (10" S) 929.44 (4" W) 929.44 (4" E)	9/C501	2	
ST CB 604	241660.72	465503.17	931.00	925.74 (10" N)	925.74 (10" W) 929.00 (4" S) 929.00 (4" E)	9/C501	2	
ST CB 605	241660.72	465406.17	931.52	927.49 (10" E)	929.52 (4" N) 929.52 (4" W) 929.52 (4" S)	9/C501	2	
ST INLT 602	241832.59	465470.17	931.59	927.55 (8" E)	929.60 (4" S) 929.60 (4" N)	9/C501	1	

STRUCTURE SCHEDULE - SANITARY SEWER

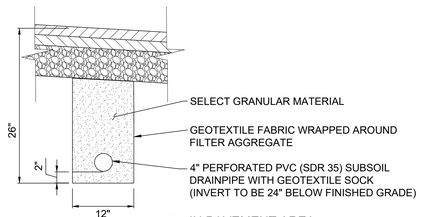
STRUCT. NUMBER	NORTHING (feet)	EASTING (feet)	RIM ELEV. (feet)	INV. ELEV. OUT (feet)	INV. ELEV. IN (feet)	DESIGN/ DETAIL	NOTES
SAN DROP MH2	241955.95	465498.66	932.63	904.50 (18" N)	921.16 (6" S) 904.60 (6" S)	6/C501 7/C501	
SAN MH1	241778.00	465562.39	933.10	925.09 (6" N)	925.19 (6" E)	6/C501	



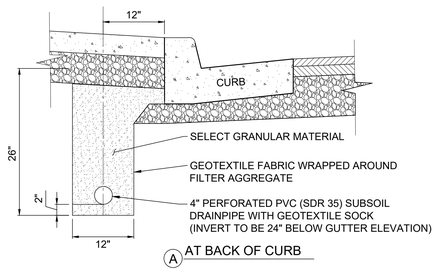
10 RC APRON w/SAFETY GRATE



9 DRAINAGE STRUCTURE

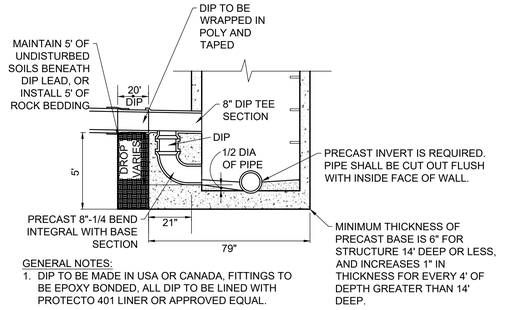


B IN PAVEMENT AREA



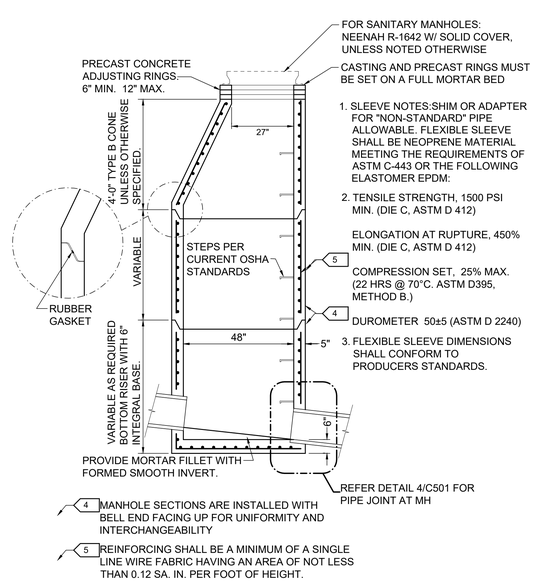
A AT BACK OF CURB

8 PAVEMENT SUBSOIL DRAIN PIPE



GENERAL NOTES:
1. DIP TO BE MADE IN USA OR CANADA, FITTINGS TO BE EPOXY BONDED, ALL DIP TO BE LINED WITH PROTECTO 401 LINER OR APPROVED EQUAL.

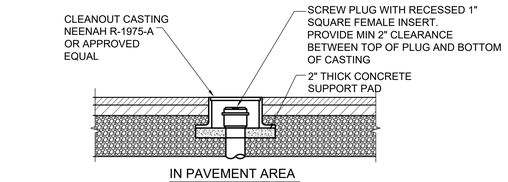
7 DROP CONNECTION AT SANITARY SEWER MANHOLE (CITY OF DAYTON, MN)



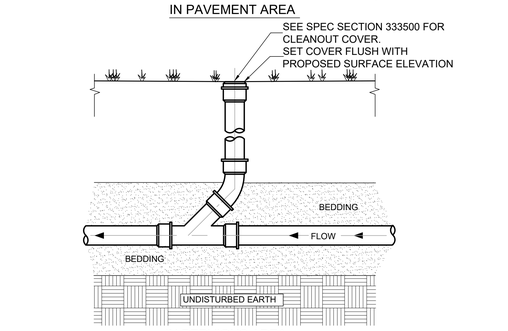
4 MANHOLE SECTIONS ARE INSTALLED WITH BELL END FACING UP FOR UNIFORMITY AND INTERCHANGEABILITY

5 REINFORCING SHALL BE A MINIMUM OF A SINGLE LINE WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SA. IN. PER FOOT OF HEIGHT.

6 PRECAST SANITARY SEWER MANHOLE

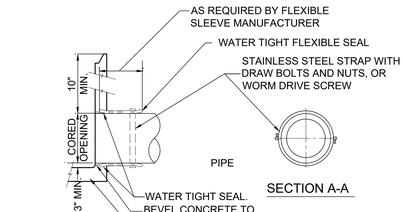


IN PAVEMENT AREA



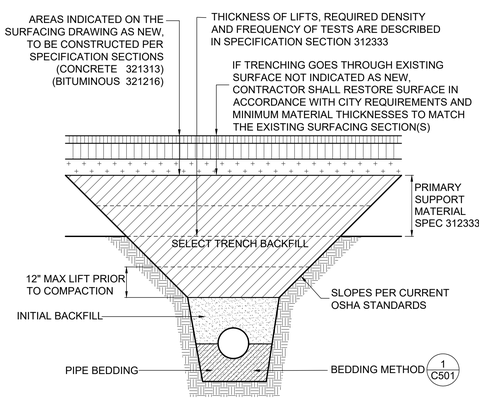
IN PERVIOUS AREA

5 CLEANOUT

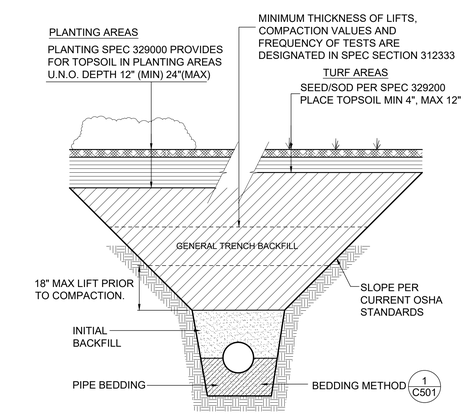


FLEXIBLE SLEEVE SHALL BE NEOPRENE MATERIAL MEETING THE REQUIREMENTS OF ASTM C-443, OR APPROVED EQUAL FLEXIBLE SLEEVE DIMENSIONS SHALL CONFORM TO MANUFACTURER'S STANDARDS

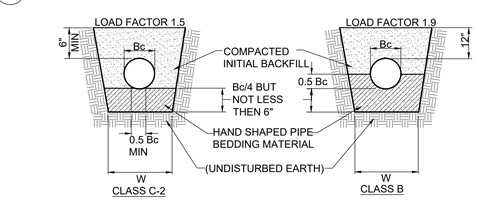
4 PIPE JOINT AT MH OR DRAINAGE STRUCTURE



3 TRENCH UNDER PAVEMENT OR FLOOR SLAB



2 GENERAL TRENCH BACKFILL



GENERAL NOTES:
1. SEE SPECIFICATION SECTION 312333
2. FOR PRESSURE PIPE INSTALLATIONS USE CLASS C-2 BEDDING
3. FOR GRAVITY PIPE INSTALLATIONS USE CLASS B BEDDING
4. W=Bc + 8"(MIN), Bc+24" (MAX) UNLESS NOTED OTHERWISE.
5. WHERE UNSTABLE SOFT OR LOOSE SOIL CONDITIONS OCCUR AT TRENCH BOTTOM, SUBCUT TRENCH BOTTOM 18" AND REPLACE WITH STABILIZATION AGGREGATE OVER TYPE 5 (STABILIZATION) GEOTEXTILE AS DIRECTED BY TESTING AGENCY OR ENGINEER.

1 BEDDING METHODS

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Graco Minnesota Inc.
Project Gray

French Lake Road West
Dayton, MN 55327

AREA A
AREA B

KEYPLAN

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

SEWER STRUCTURE SCHEDULES AND UTILITY DETAILS

DATE: FEBRUARY 02, 2026

LAND USE APPLICATION

C501

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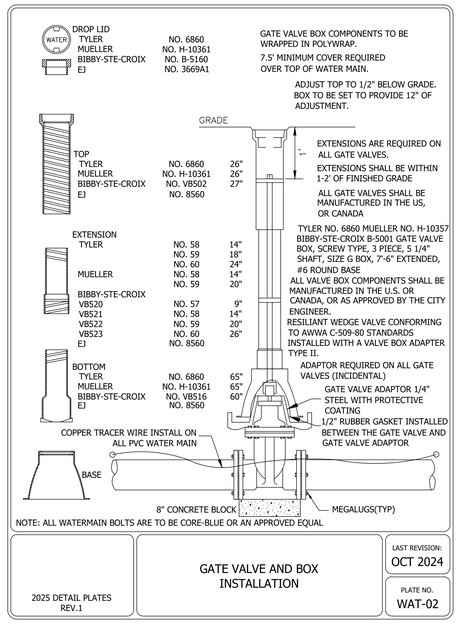
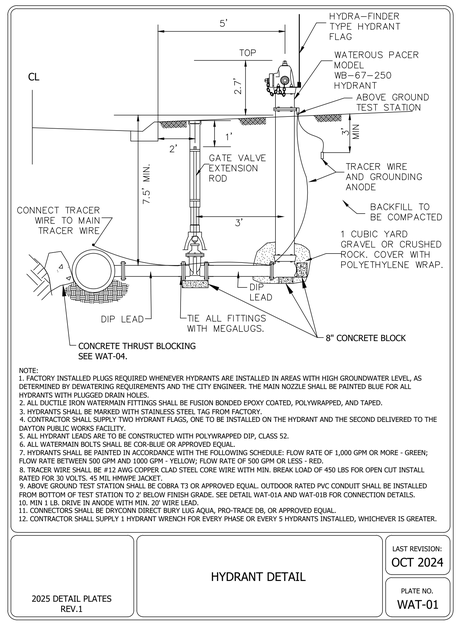
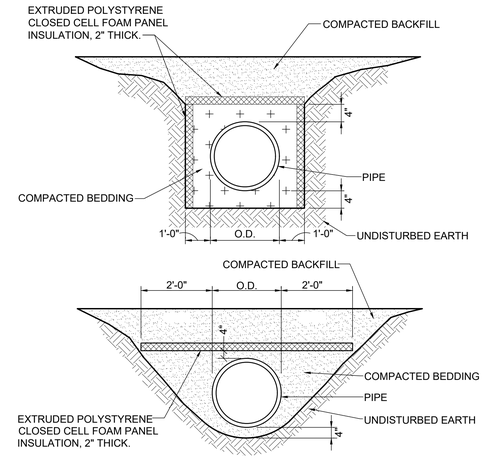


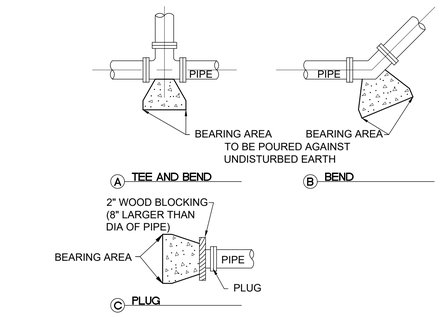
5 GATE VALVE AND BOX INSTALLATION DETAIL



4 HYDRANT DETAIL



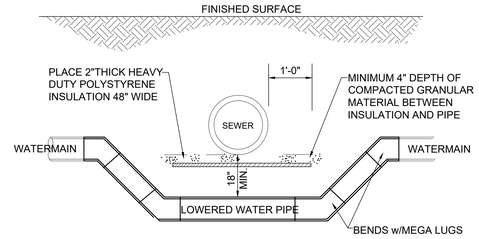
3 PIPE INSULATION



TYPE OF FITTING	REQ'D TOTAL BEARING AREAS (SQ.FT.)			
PIPE SIZE	6"	8"	10"	12"
TEE OR DEAD END	2	3	4.5	6
CROSS AND PLUG	3	4.5	6.5	9
90° ELL	2.5	4	6	9
45° ELL	1.5	2.5	3.5	5
22 1/2° ELL	1	1	2	2.5
CROSS AND PLUGS	2.5	4	6	9
TEE AND PLUG	2.5	4	6	9

NOTE:
1. BEARING AREAS BASED ON 100 PSI SERVICE PRESSURE AND 2000 psf SOIL BEARING CAPACITY. WHERE SOIL CONDITIONS REQUIRE ADJUSTMENTS OF ALLOWABLE BEARING PRESSURE, IN THE OPINION OF THE ENGINEER, REQUIRED BLOCKING AREAS MAY BE ADJUSTED.
2. USE 3000 PSI CONCRETE FOR BLOCKING, POUR AGAINST UNDISTURBED EARTH
3. ALL VERTICAL CHANGES IN DIRECTION REQUIRE BLOCKING
4. CONCRETE THRUST BLOCK SHALL NOT COMPLETELY INUNDATE FITTING
5. RESTRAINED JOINTS MAY BE USED IN LIEU OF CONCRETE BLOCKING, IF APPROVED BY ENGINEER

2 WATERMAIN THRUST BLOCK DETAILS



CENTER FULL PIPE LENGTH ON CROSSING PIPE. SEWER PIPE SHALL HAVE WATER TIGHT JOINTS FOR 10' EACH WAY FROM CENTER LINE OF WATER PIPE

1 WATER PIPE / SEWER CROSSING

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KEYPLAN

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

WATER FIXTURE SCHEDULE AND UTILITY DETAILS

DATE: FEBRUARY 02, 2026

LAND USE APPLICATION

C502

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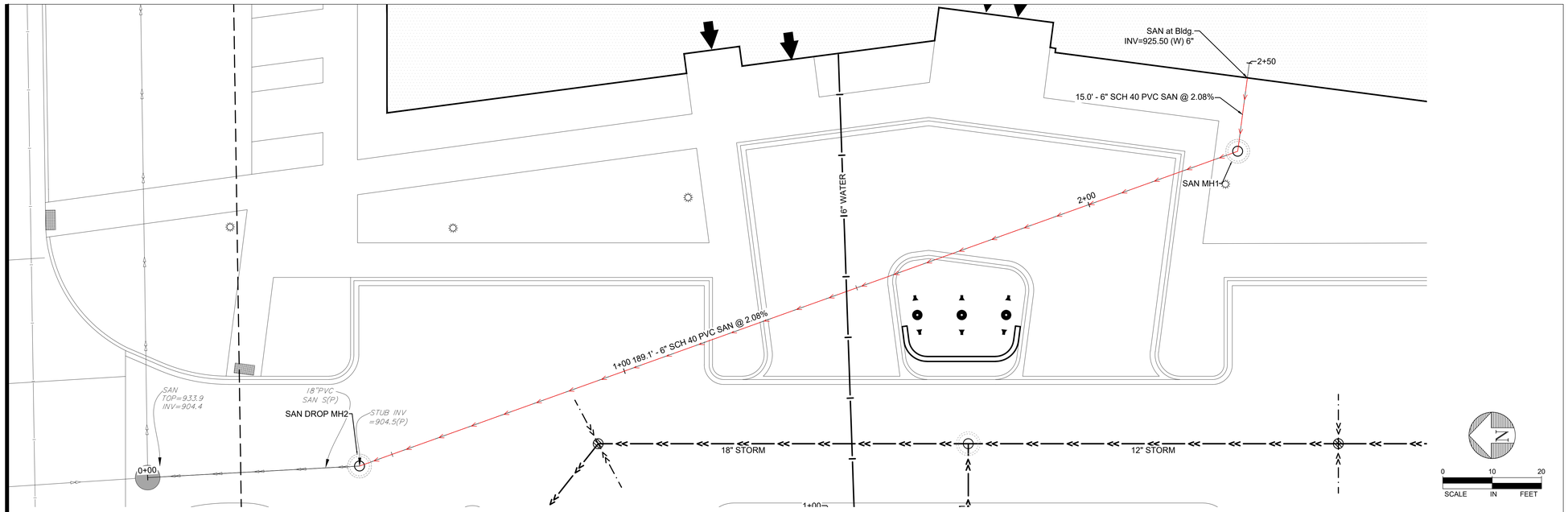
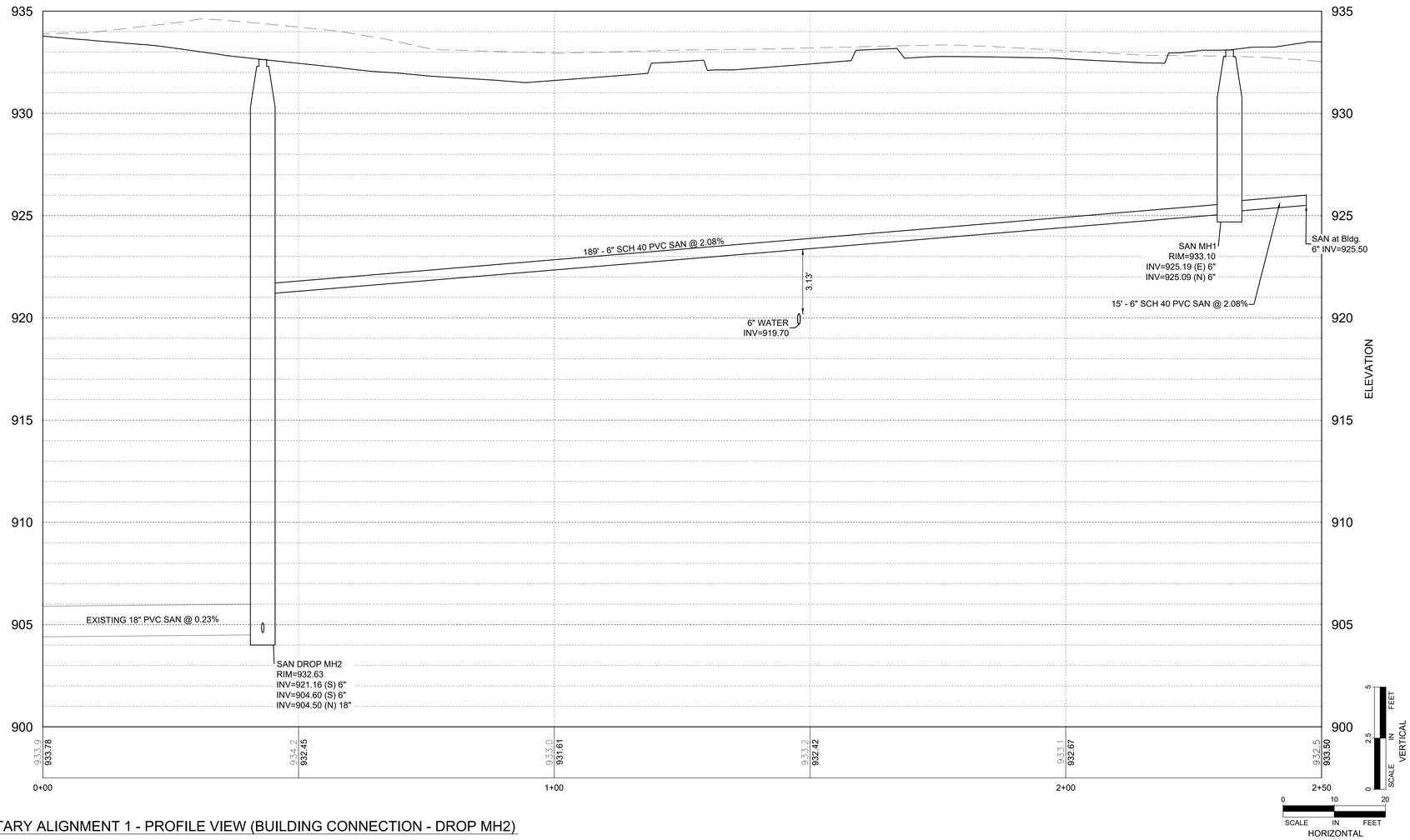


1 SANITARY ALIGNMENT 1 - PLAN VIEW



1 SANITARY ALIGNMENT 1 - PROFILE VIEW (BUILDING CONNECTION - DROP MH2)

NOTE:

1. SEE SHEET C001 FOR CIVIL NOTES AND LEGEND.

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KEYPLAN

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NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

UTILITY PLAN & PROFILES - SANITARY SEWER

DATE: FEBRUARY 02, 2026

LAND USE APPLICATION

C510

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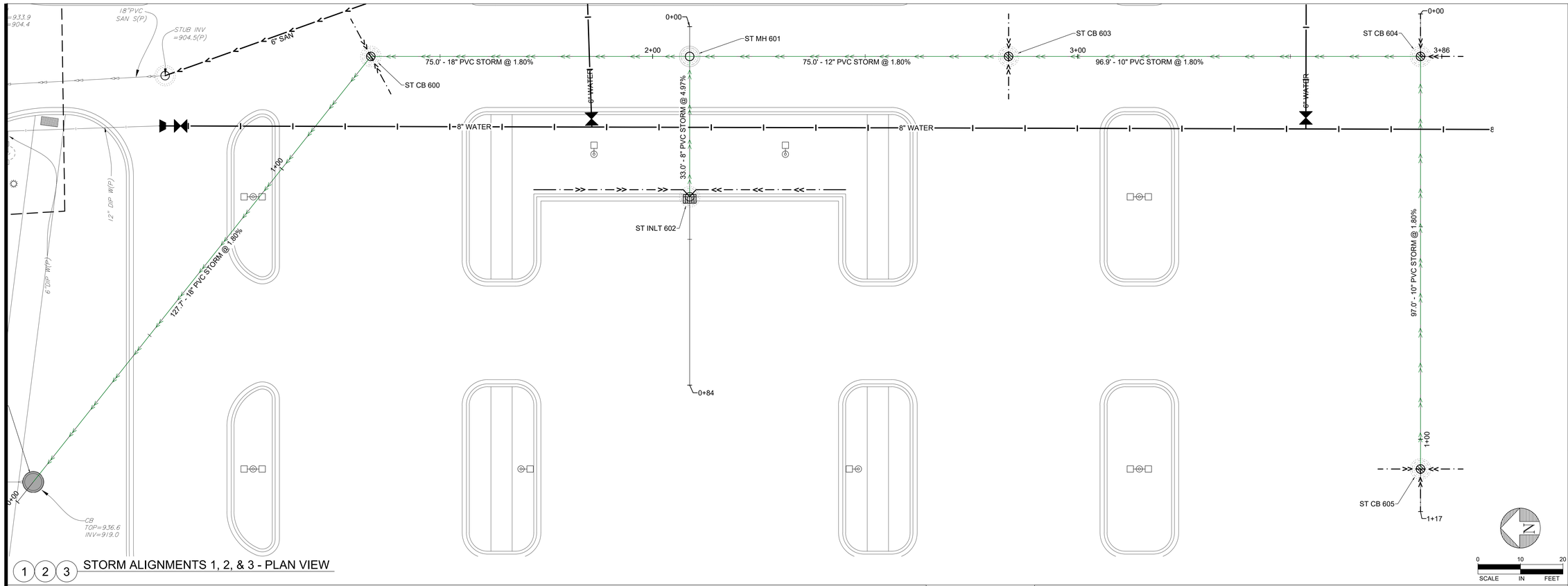
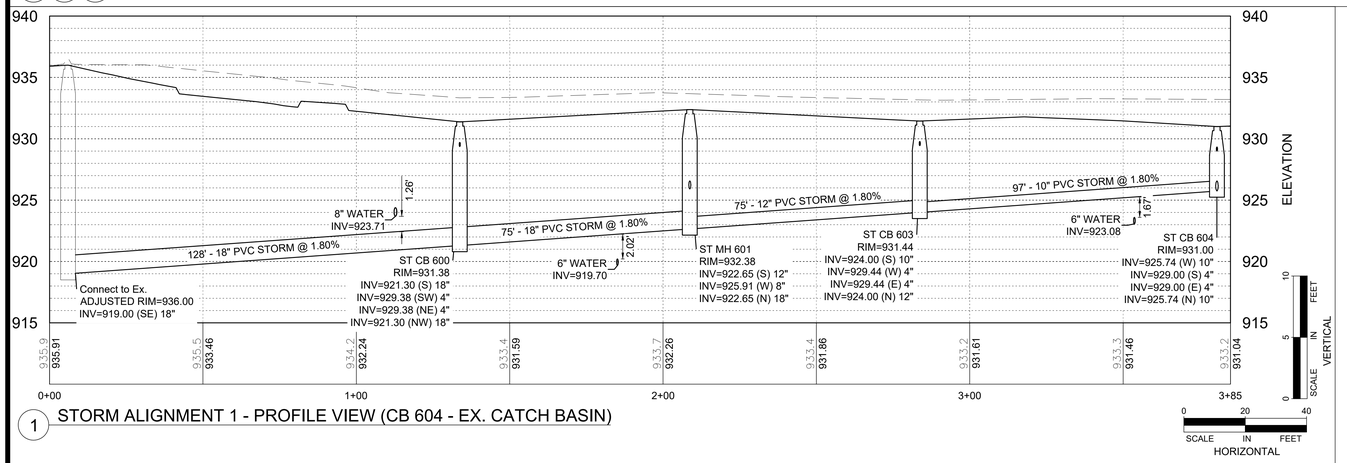
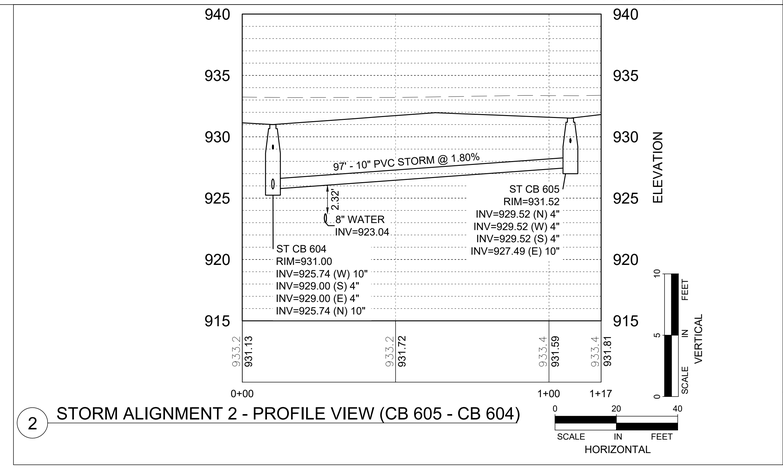


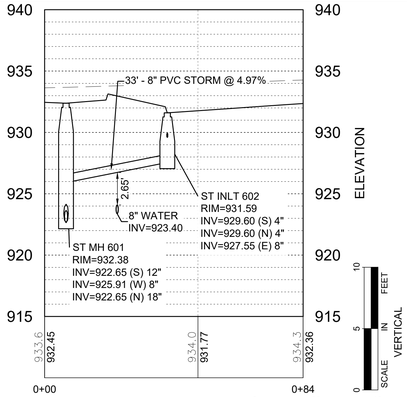
1 2 3 STORM ALIGNMENTS 1, 2, & 3 - PLAN VIEW



1 STORM ALIGNMENT 1 - PROFILE VIEW (CB 604 - EX. CATCH BASIN)



2 STORM ALIGNMENT 2 - PROFILE VIEW (CB 605 - CB 604)



3 STORM ALIGNMENT 3 - PROFILE VIEW (INLT 602 - MH 601)

NOTE:

1. SEE SHEET C001 FOR CIVIL NOTES AND LEGEND.

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KEYPLAN

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NO	DESCRIPTION	DATE

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HGA NO: 0892-010-00

UTILITY PROFILES - STORM SEWER

DATE: FEBRUARY 02, 2026

LAND USE APPLICATION

C520

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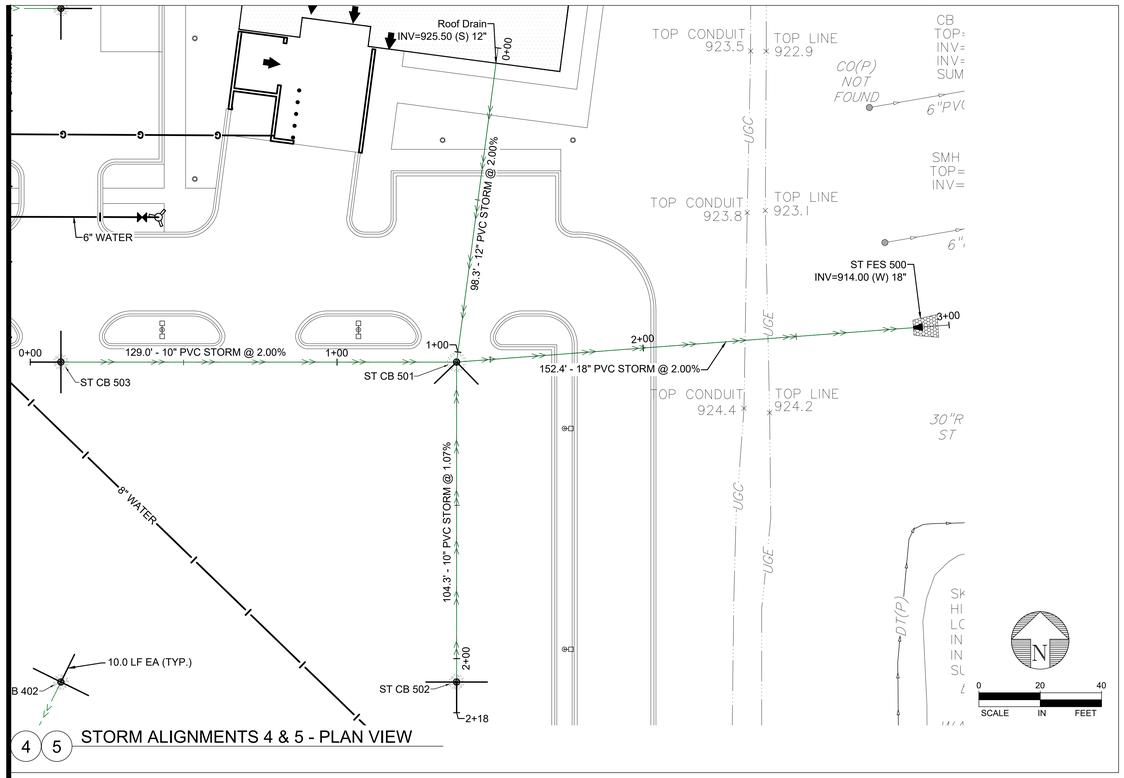
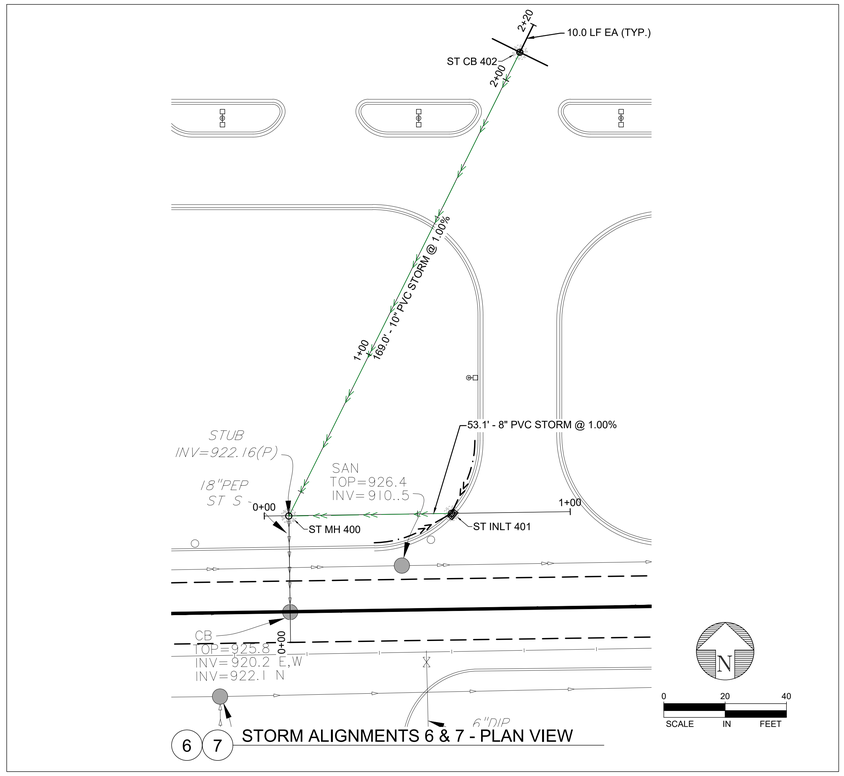
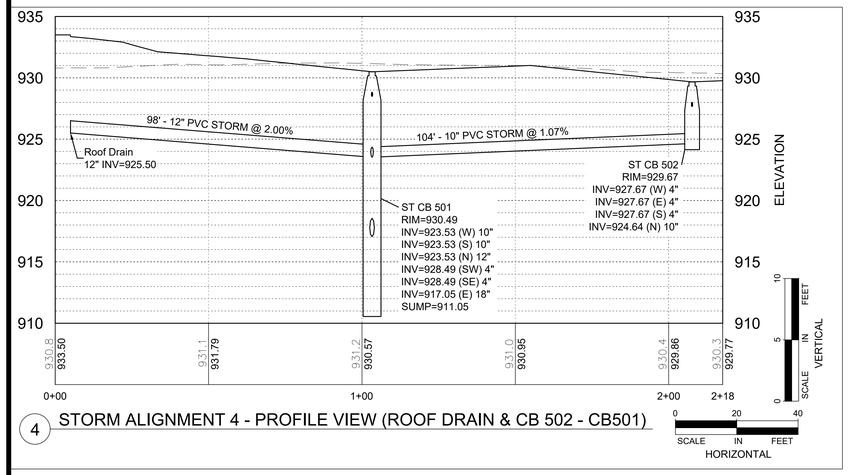


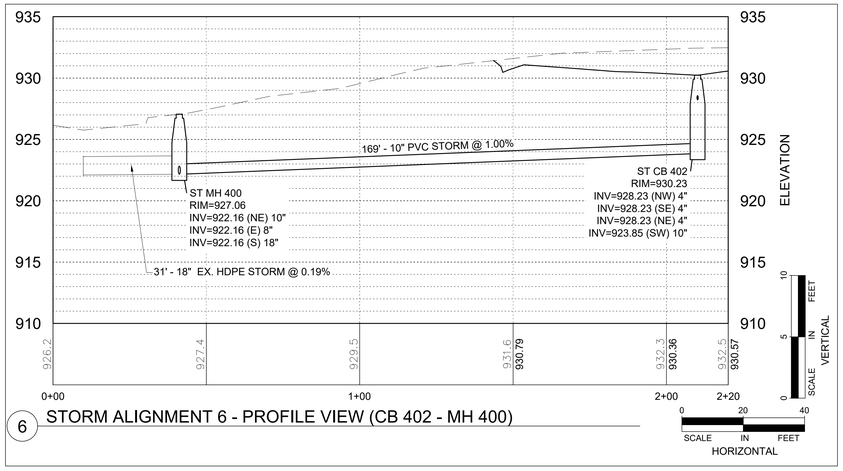
4 5 STORM ALIGNMENTS 4 & 5 - PLAN VIEW



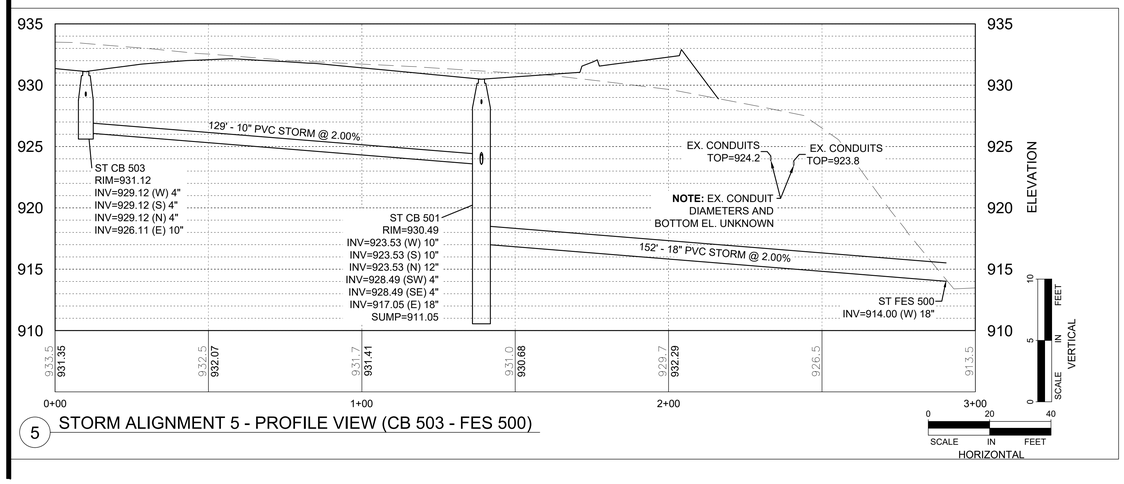
6 7 STORM ALIGNMENTS 6 & 7 - PLAN VIEW



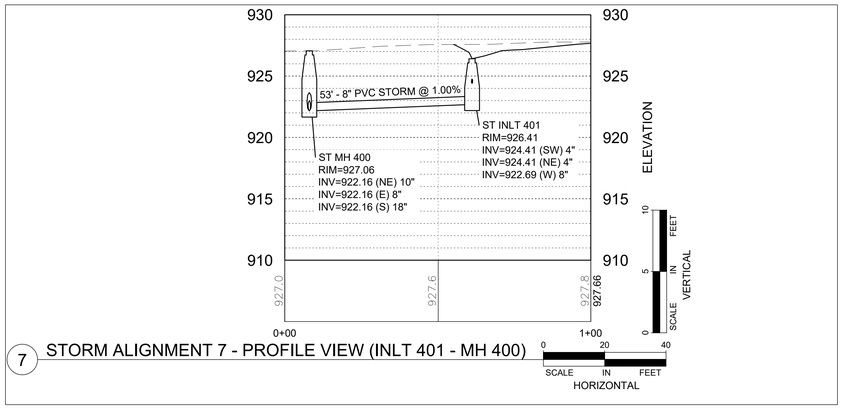
4 STORM ALIGNMENT 4 - PROFILE VIEW (ROOF DRAIN & CB 502 - CB501)



6 STORM ALIGNMENT 6 - PROFILE VIEW (CB 402 - MH 400)



5 STORM ALIGNMENT 5 - PROFILE VIEW (CB 503 - FES 500)



7 STORM ALIGNMENT 7 - PROFILE VIEW (INLT 401 - MH 400)

NOTE:

1. SEE SHEET C001 FOR CIVIL NOTES AND LEGEND.

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KEYPLAN

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NO	DESCRIPTION	DATE

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UTILITY PROFILES - STORM SEWER

DATE: FEBRUARY 02, 2026

LAND USE APPLICATION

C521

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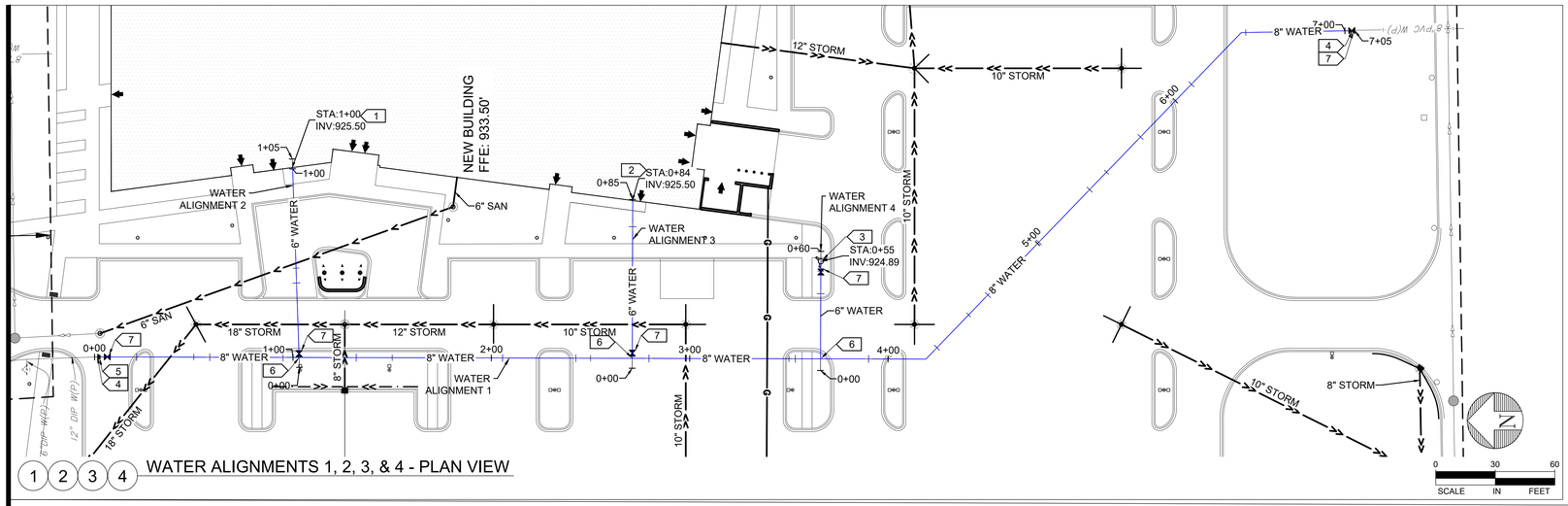
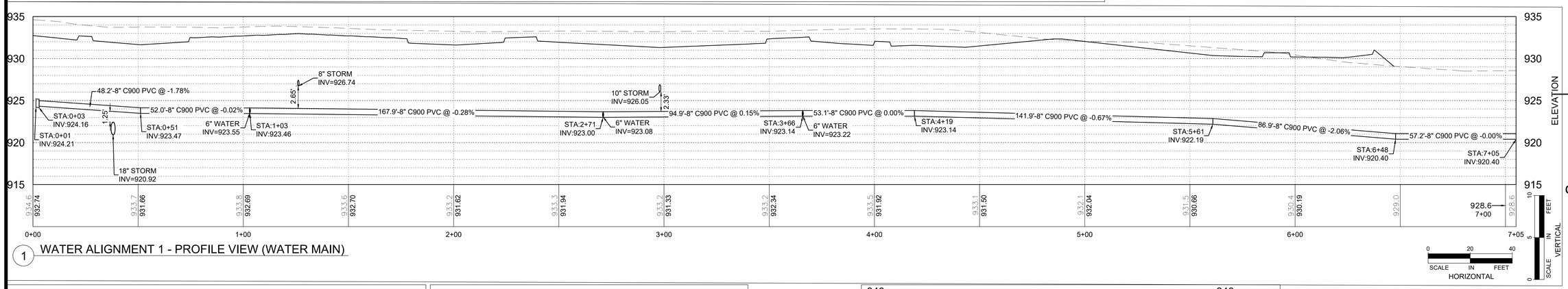
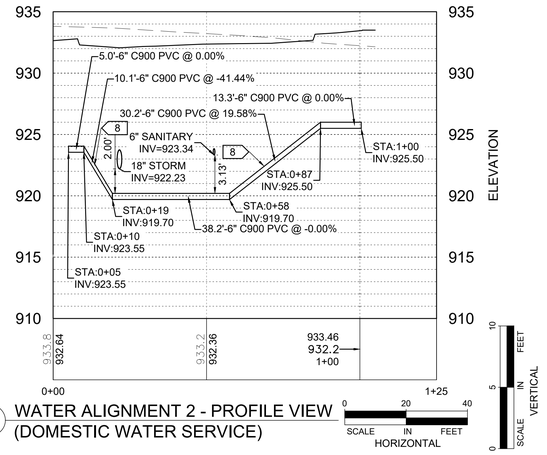


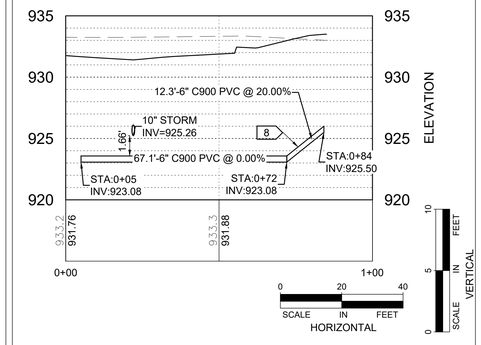
1 2 3 4 WATER ALIGNMENTS 1, 2, 3, & 4 - PLAN VIEW



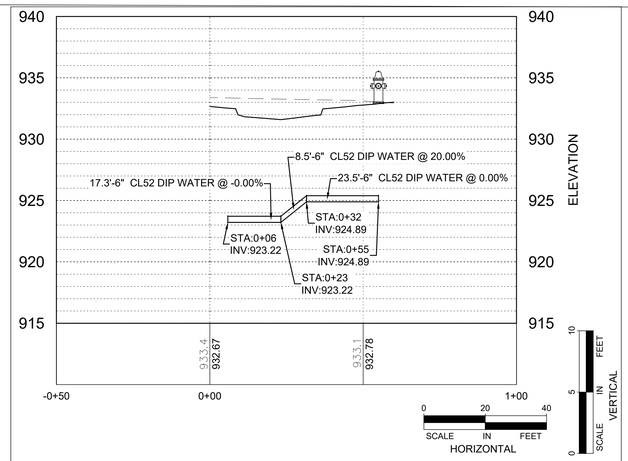
1 WATER ALIGNMENT 1 - PROFILE VIEW (WATER MAIN)



2 WATER ALIGNMENT 2 - PROFILE VIEW (DOMESTIC WATER SERVICE)



3 WATER ALIGNMENT 3 - PROFILE VIEW (FIRE PROTECTION WATER SERVICE)



4 WATER ALIGNMENT 4 - PROFILE VIEW (HYDRANT LEAD)

KEY NOTES

1. DOMESTIC WATER SERVICE BUILDING CONNECTION; REFER TO PLUMBING PLANS
2. FIRE PROTECTION WATER SERVICE BUILDING CONNECTION; REFER TO PLUMBING PLANS
3. FIRE HYDRANT; SEE DETAIL 4/C502
4. CONNECT TO EXISTING WATERMAIN
5. 12"x8" REDUCER
6. 8"x6" TEE
7. GATE VALVE; SEE DETAIL 5/C502
8. LOWER WATER PIPE / SEWER CROSSING; SEE DETAIL 1/C502

FIXTURE SCHEDULE - WATER	
TYPE OF FITTING	QUANTITY (EA.)
12"x8" REDUCER	1
GATE VALVE (8")	2
GATE VALVE (6")	3
8"x6" TEE	3
90° ELBOW (6")	1
45° ELBOW (8")	2
22.5° ELBOW (6")	2
11.25° ELBOW (6")	6

NOTE:

1. SEE SHEET C001 FOR CIVIL NOTES AND LEGEND.

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AREA A
AREA B

KEYPLAN

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

UTILITY PROFILES - WATER

DATE: FEBRUARY 02, 2026

LAND USE APPLICATION

C530

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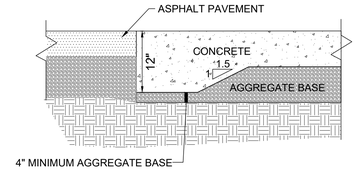
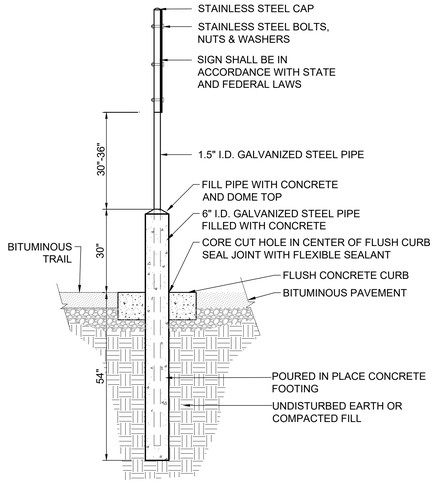
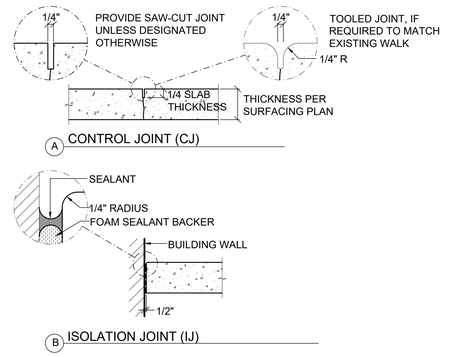


10 THICKENED CONCRETE PAVEMENT EDGE



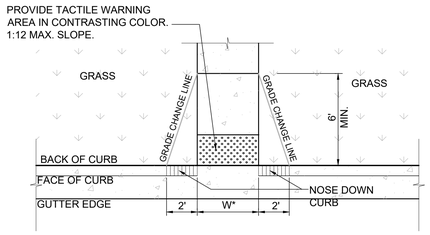
NOTE: PRIME AND PAINT THE BOLLARD WITH TWO COATS OF YELLOW ENAMEL PAINT

7 ADA SIGN BOLLARD

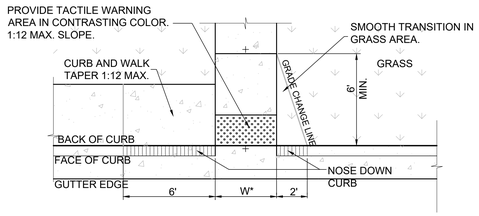


SEE SURFACING PLAN(S) FOR LOCATION OF JOINT TYPES.

4 JOINT DETAILS



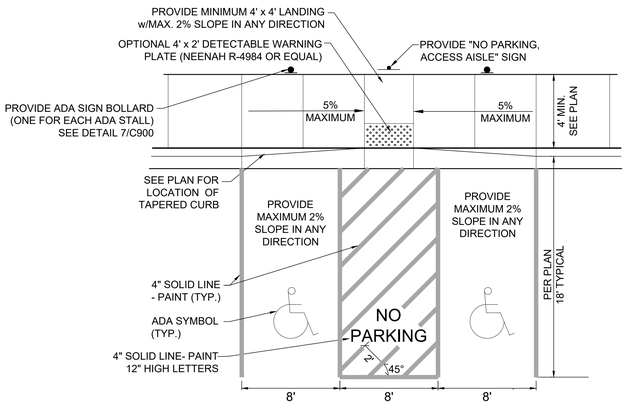
A ADJACENT TO GRASS



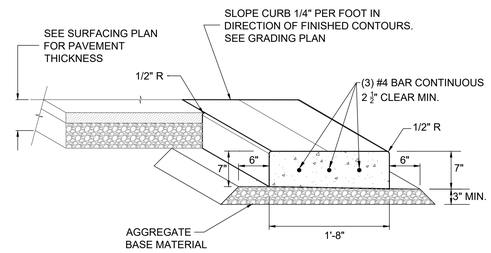
B SIDEWALK INTERSECTION

* WIDTH OF WALK SHOWN ON LAYOUT PLAN.

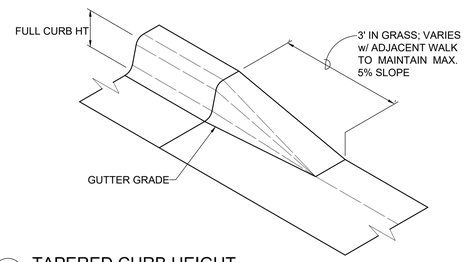
9 CURB RAMP



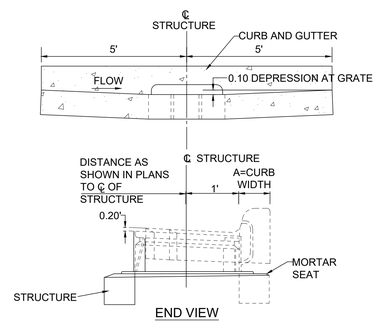
6 ADA PARKING STALLS AND AISLE



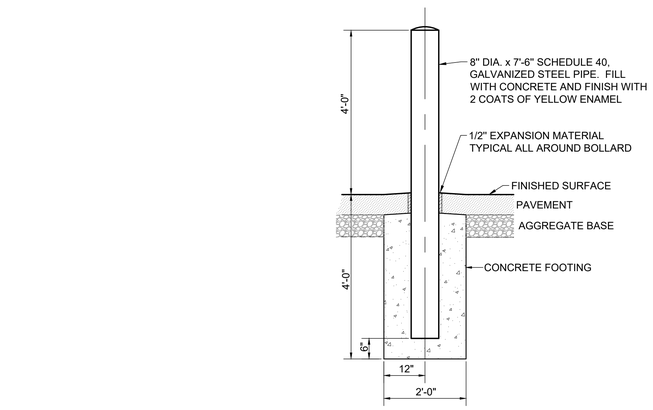
3 FLUSH CURB



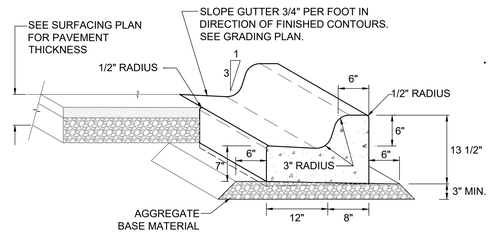
2 TAPERED CURB HEIGHT



5 CURB AND GUTTER CONSTRUCTION AT CATCH BASIN



8 TRAFFIC BOLLARD



NOTES:
1. PROVIDE A CUSHION JOINT WHEREVER CURB ABUTS A VERTICAL CONCRETE SURFACE OR FIXED OBJECT
2. PROVIDE A 1/2" EXPANSION JOINT AT RADII
3. PROVIDE A TOOLED JOINT EVERY 10 FEET (TYPICAL)

1 CONCRETE CURB AND GUTTER (B612)

HGA
420 North 5th Street, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

GRACO

Graco Minnesota Inc.
Project Gray

French Lake Road West
Dayton, MN 55327

KEYPLAN

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

SITE DETAILS

DATE: FEBRUARY 02, 2026

LAND USE APPLICATION

C900

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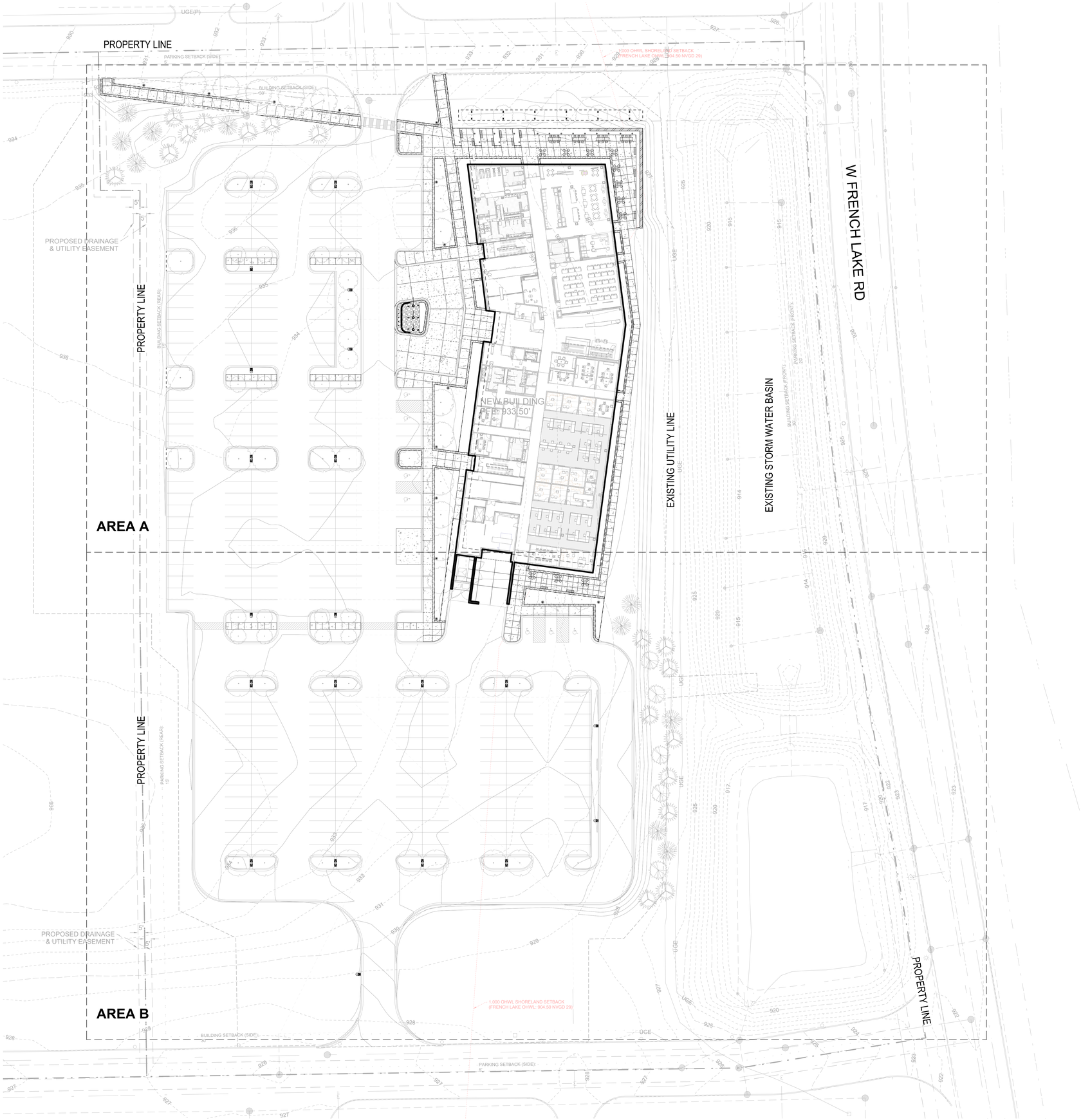
7

LANDSCAPE DRAWINGS



1 OVERALL LANDSCAPE REFERENCE PLAN
1" = 30'-0"

Scale: 1" = 30'-0"
0' 15' 30' 60' 120'

HGA
420 North 5th Street, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

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Dayton, MN 55327

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

NOT FOR CONSTRUCTION

NAME:
DATE:
REGISTRATION NUMBER:

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

OVERALL LANDSCAPE REFERENCE PLAN

DATE: FEBRUARY 2, 2026

LAND USE APPLICATION

L010

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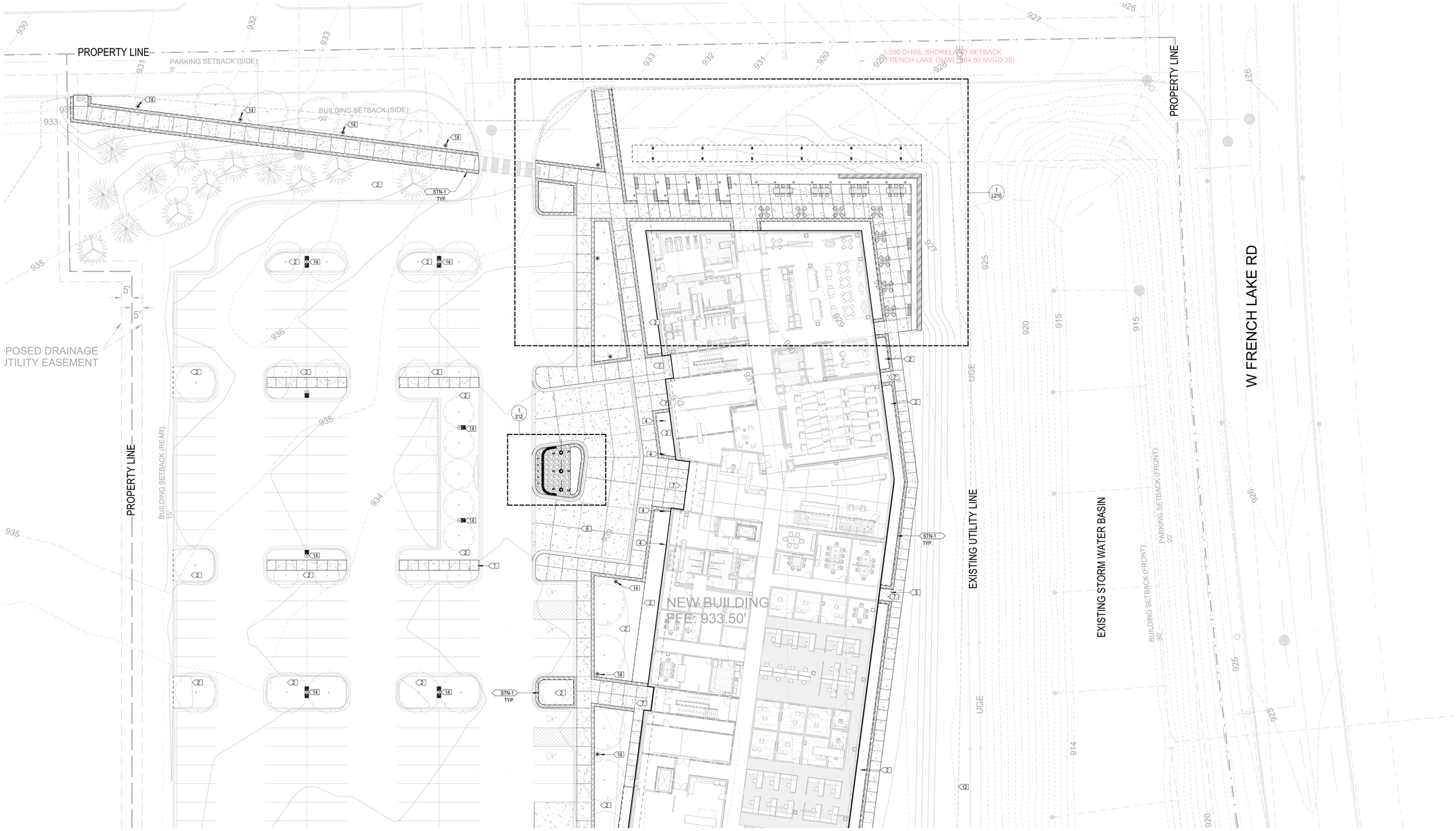

1 LAYOUT & MATERIALS PLAN - AREA A

1" = 20'-0"

GENERAL NOTES - LAYOUT & MATERIALS

1. UTILIZE "CALL 811" UTILITY LOCATION PRIOR TO ALL EXCAVATION ACTIVITY.
2. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION
3. CONTRACTOR TO OBTAIN DIGITAL DRAWING FILE FOR LAYOUT OF LOCATION VERIFICATION OF ALL SITE AND LANDSCAPE FEATURES
4. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL QUANTITIES

KEYNOTES

#	NOTE
1	CONCRETE SIDEWALK, REFER TO CIVIL
2	PLANTING AREA, TYP.
3	BUILDING OVERHANG, REFER TO ARCH
4	CANOPY COLUMNS, REFER TO ARCH & STRUCTURAL.
6	ENTRY DROP OFF AREA
7	STOOP, REFER TO STRUCTURAL.
12	LIMIT OF DISTURBANCE, REFER TO CIVIL.
14	SITE LIGHTING, REFER TO ELECTRICAL DRAWINGS.

LEGEND - LAYOUT & MATERIALS

- EDGING — CLASSIC-ROLL-TOP; 14-GAUGE X 4" HEIGHT; BLACK; COLMET LLC - WWW.COLMET.COM — SITE-1
- STONE SURFACING 1 — 3/4" GRAY TRAP ROCK — STN-1
- STONE SURFACING 2 — 3"-6" DIA. GRAY TRAP ROCK; OVER STONE SURFACING 1 (3/4" GRAY TRAP ROCK) — STN-2
- CONCRETE PAVEMENT — REFER TO CIVIL — CONC FIN-1
- REDI-ROCK SEGMENTAL RETAINING WALL — 2'-6" TALL MAX ABOVE GRADE AT TERRACE; SMOOTH TEXTURE; STAIN TO MATCH BLDG. BASE — LWALL-1
- CONCRETE EXPANSION JOINT
- CONCRETE CONTROL JOINT

Scale: 1" = 20'-0"

0' 10' 20' 40' 80'

HGA

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Project Gray

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Dayton, MN 55327

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NOT FOR CONSTRUCTION

NAME:
DATE:
REGISTRATION NUMBER:

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

LAYOUT & MATERIALS PLAN - AREA A

DATE: FEBRUARY 2, 2026

LAND USE APPLICATION

L200A

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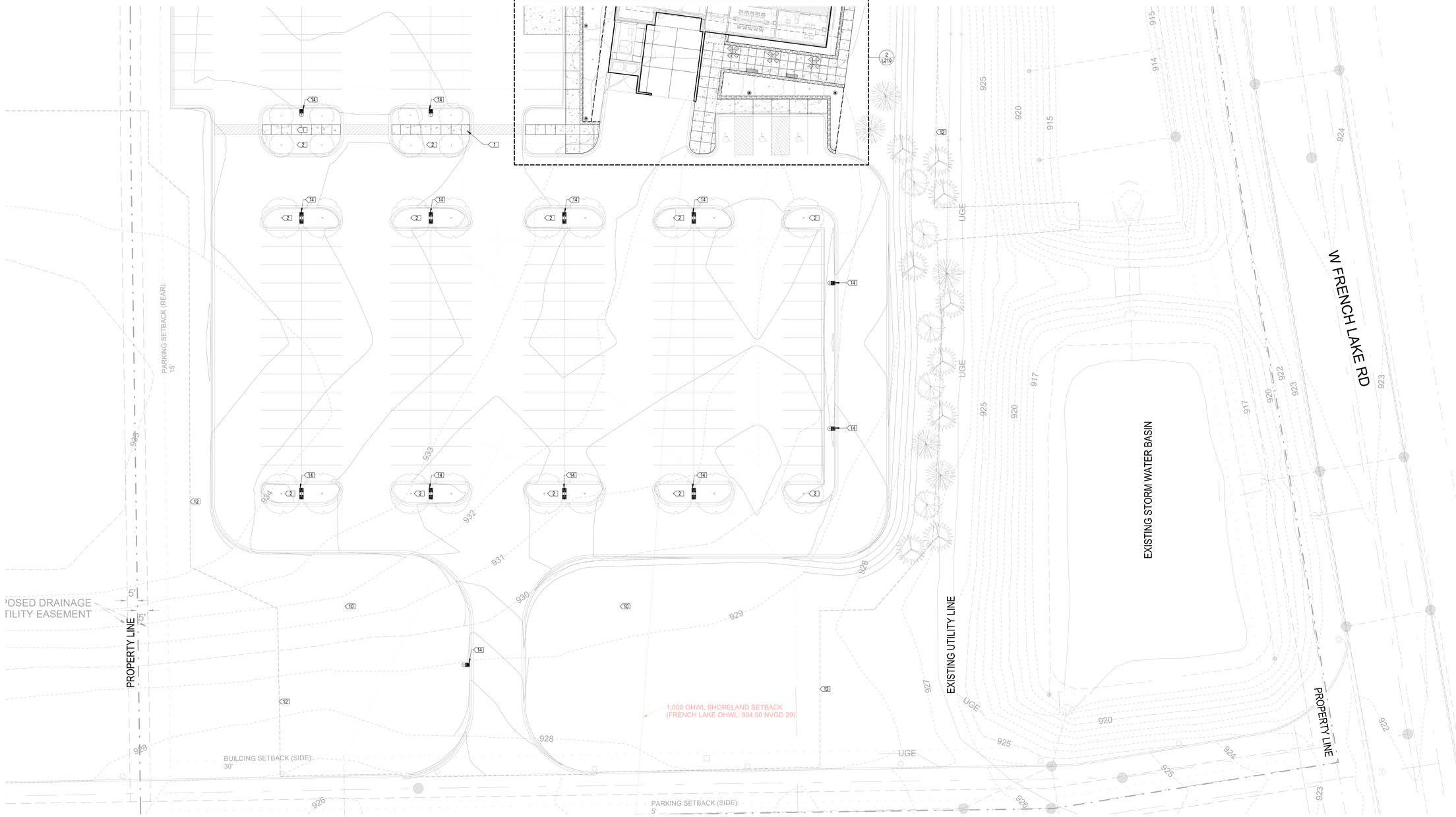

1 LAYOUT & MATERIALS PLAN - AREA B
1" = 20'-0"

GENERAL NOTES - LAYOUT & MATERIALS

1. UTILIZE "CALL 811" UTILITY LOCATION PRIOR TO ALL EXCAVATION ACTIVITY.
2. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION
3. CONTRACTOR TO OBTAIN DIGITAL DRAWING FILE FOR LAYOUT OF LOCATION VERIFICATION OF ALL SITE AND LANDSCAPE FEATURES
4. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL QUANTITIES

KEYNOTES

#	NOTE
1	CONCRETE SIDEWALK, REFER TO CIVIL
2	PLANTING AREA, TYP
10	DISTURBED AREA; SEED WITH NATIVE WILDFLOWER & GRASS MIX.
12	LIMIT OF DISTURBANCE, REFER TO CIVIL.
14	SITE LIGHTING, REFER TO ELECTRICAL DRAWINGS.

LEGEND - LAYOUT & MATERIALS

EDGING
CLASSIC ROLL-TOP; 14-GAUGE X 4" HEIGHT; BLACK;
COLMET LLC - WWW.COLMET.COM — SITE-1

STONE SURFACING 1
3/4" GRAY TRAP ROCK — STN-1

STONE SURFACING 2
3"-6" DIA. GRAY TRAP ROCK;
OVER STONE SURFACING 1 (3/4" GRAY TRAP ROCK) — STN-2

CONCRETE PAVEMENT
REFER TO CIVIL — CONC FIN-1

REDI-ROCK SEGMENTAL RETAINING WALL
2'-6" TALL MAX ABOVE GRADE AT TERRACE;
SMOOTH TEXTURE; STAIN TO MATCH BLDG. BASE — LWALL-1

CONCRETE EXPANSION JOINT

CONCRETE CONTROL JOINT

Scale: 1" = 20'-0"
0' 10' 20' 40' 80'

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NAME:
DATE:
REGISTRATION NUMBER:

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

LAYOUT & MATERIALS PLAN - AREA B

DATE: FEBRUARY 2, 2026

LAND USE APPLICATION

L200B

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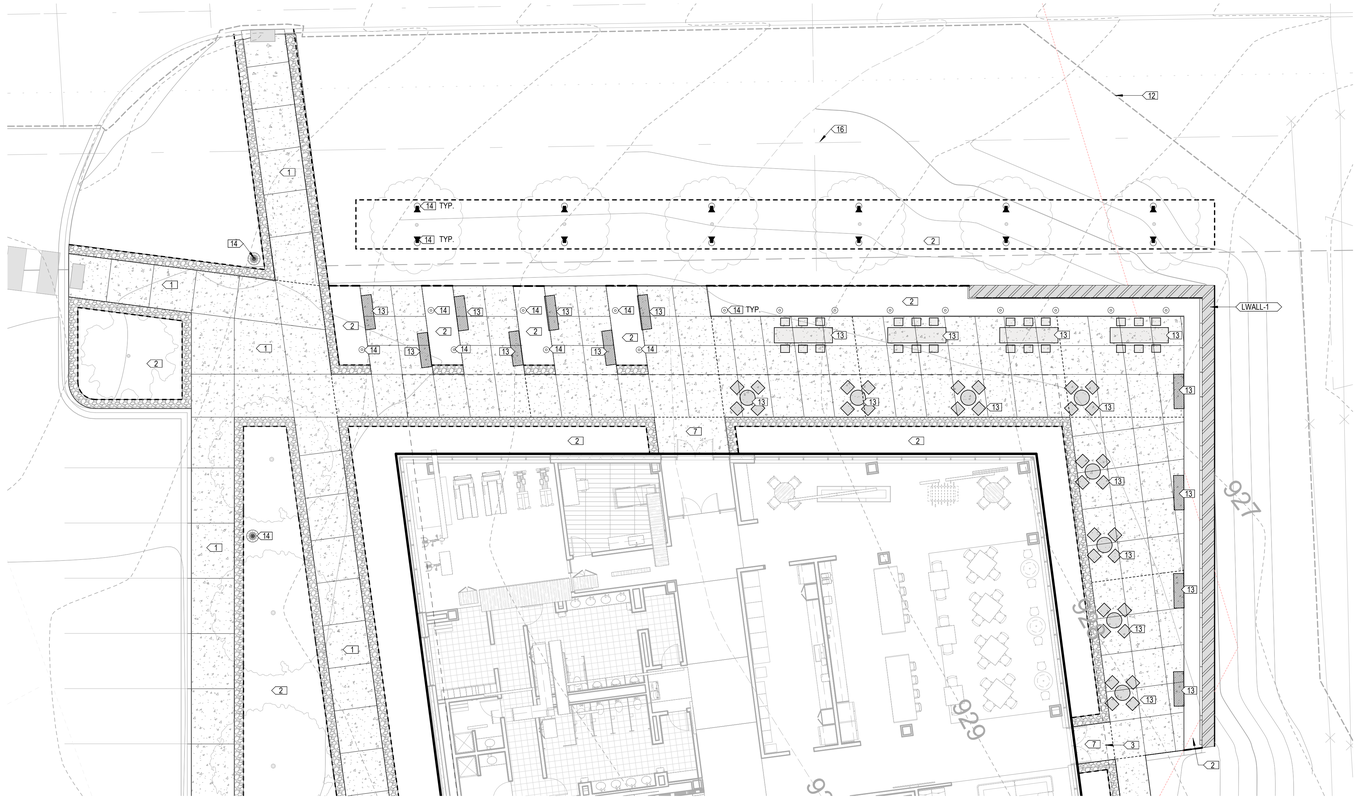
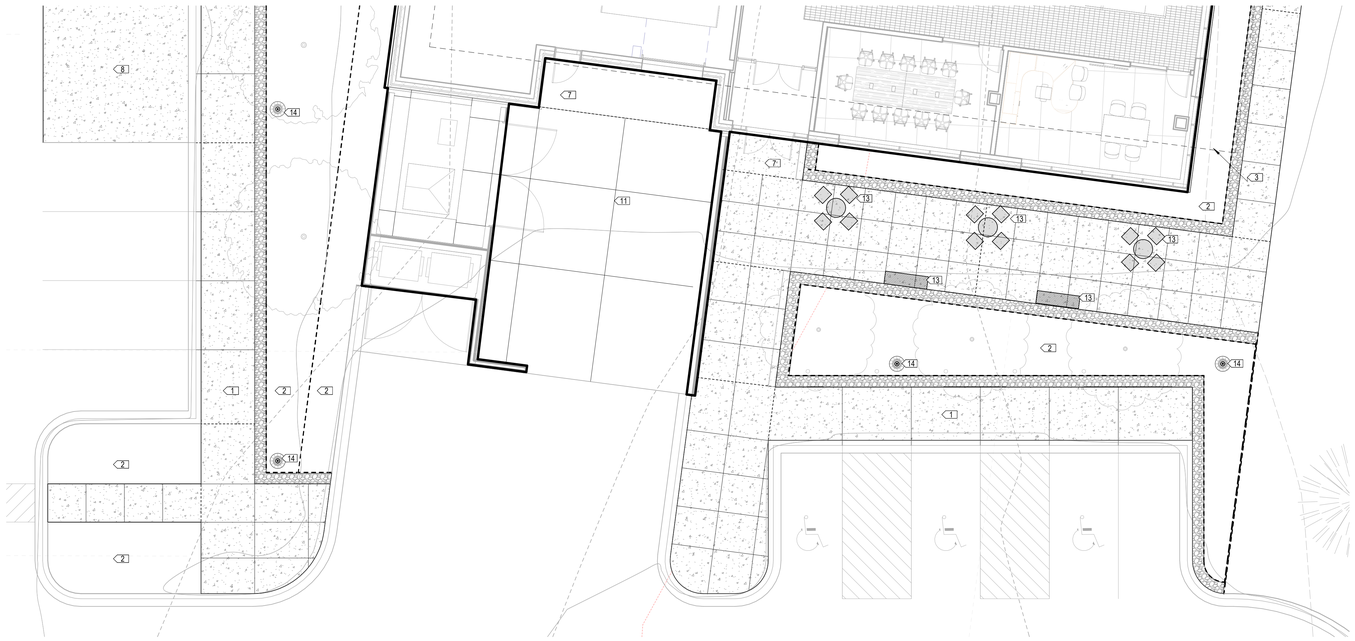


1 LAYOUT & MATERIALS PLAN - AREA A -NORTH PATIO
1" = 10'-0"



2 LAYOUT & MATERIALS PLAN - AREA B - SOUTH PATIO
1/8" = 1'-0"

KEYNOTES

#	NOTE
1	CONCRETE SIDEWALK, REFER TO CIVIL
2	PLANTING AREA, TYP.
3	BUILDING OVERHANG, REFER TO ARCH
7	STOOP, REFER TO STRUCTURAL.
8	MOTORCYCLE PARKING
11	LOADING DOCK, REFER TO ARCH
12	LIMIT OF DISTURBANCE, REFER TO CIVIL.
13	SITE FURNISHING BY OWNER, N.I.C., REFER TO SPEC. 323300
14	SITE LIGHTING, REFER TO ELECTRICAL DRAWINGS.
16	UTILITY LINES, REFER TO CIVIL.

LEGEND - LAYOUT & MATERIALS

EDGING
CLASSIC ROLL-TOP; 14-GAUGE X 4" HEIGHT; BLACK;
COLMET LLC - WWW.COLMET.COM — SITE-1

STONE SURFACING 1
3/4" GRAY TRAP ROCK — STN-1

STONE SURFACING 2
3"-6" DIA. GRAY TRAP ROCK;
OVER STONE SURFACING 1 (3/4" GRAY TRAP ROCK) — STN-2

CONCRETE PAVEMENT
REFER TO CIVIL — CONC FIN-1

REDI-ROCK SEGMENTAL RETAINING WALL
2'-6" TALL MAX ABOVE GRADE AT TERRACE;
SMOOTH TEXTURE; STAIN TO MATCH BLDG. BASE — LWALL-1

CONCRETE EXPANSION JOINT

CONCRETE CONTROL JOINT

NORTH PATIO RENDERING, REFERENCE ONLY.

SOUTH PATIO RENDERING, REFERENCE ONLY.

HGA
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NAME:
DATE:
REGISTRATION NUMBER:

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

ENLARGED LAYOUT & MATERIALS PLANS - NORTH & SOUTH PATIOS

DATE: FEBRUARY 2, 2026

LAND USE APPLICATION

L210

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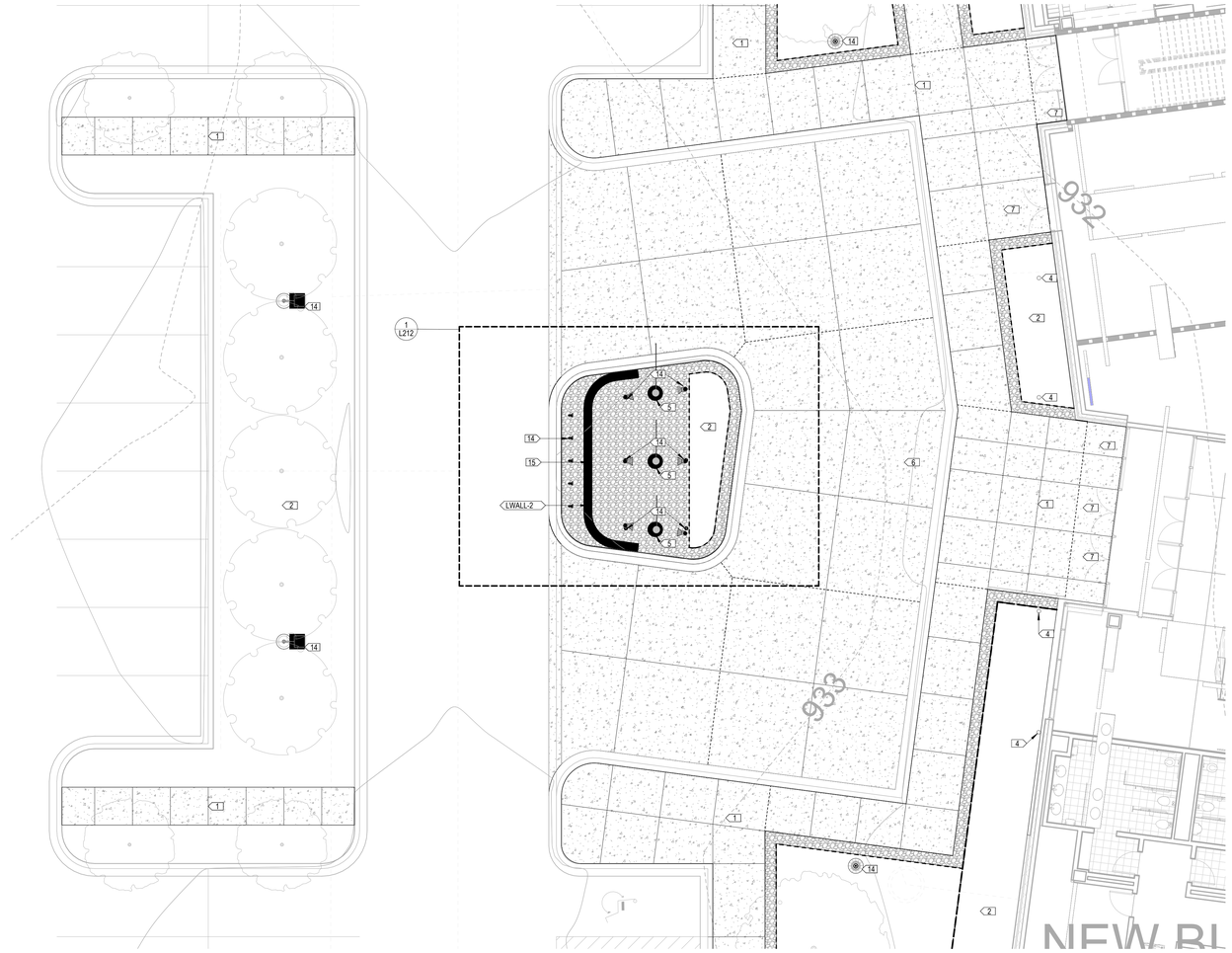

1 LAYOUT & MATERIALS PLAN - AREA A - ENTRY DROP OFF
1/8" = 1'-0"

DROP OFF RENDERING, REFERENCE ONLY.

KEYNOTES

#	NOTE
1	CONCRETE SIDEWALK, REFER TO CIVIL
2	PLANTING AREA, TYP
4	CANOPY COLUMNS, REFER TO ARCH & STRUCTURAL
5	ENTRY FLAG POLE & PLANTING AREA. FLAGPOLE REFER TO SPEC.107500
6	ENTRY DROP OFF AREA
7	STOOP, REFER TO STRUCTURAL
14	SITE LIGHTING, REFER TO ELECTRICAL DRAWINGS.
15	CAST IN PLACE CONCRETE SITE WALL, REFER TO SPEC.033000

LEGEND - LAYOUT & MATERIALS

EDGING
CLASSIC ROLL-TOP; 14-GAUGE X 4" HEIGHT; BLACK;
COLMET LLC - WWW.COLMET.COM — SITE-1

STONE SURFACING 1
3/4" GRAY TRAP ROCK — STN-1

STONE SURFACING 2
3"-6" DIA. GRAY TRAP ROCK;
OVER STONE SURFACING 1 (3/4" GRAY TRAP ROCK) — STN-2

CONCRETE PAVEMENT
REFER TO CIVIL — CONC FIN-1

REDI-ROCK SEGMENTAL RETAINING WALL
2'-6" TALL MAX ABOVE GRADE AT TERRACE;
SMOOTH TEXTURE; STAIN TO MATCH BLDG. BASE — LWALL-1

CONCRETE EXPANSION JOINT

CONCRETE CONTROL JOINT

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NOT FOR CONSTRUCTION

NAME:
DATE:
REGISTRATION NUMBER:

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

ENLARGED LAYOUT & MATERIALS PLAN

DATE: JANUARY 16, 2026

DESIGN DEVELOPMENT

L211

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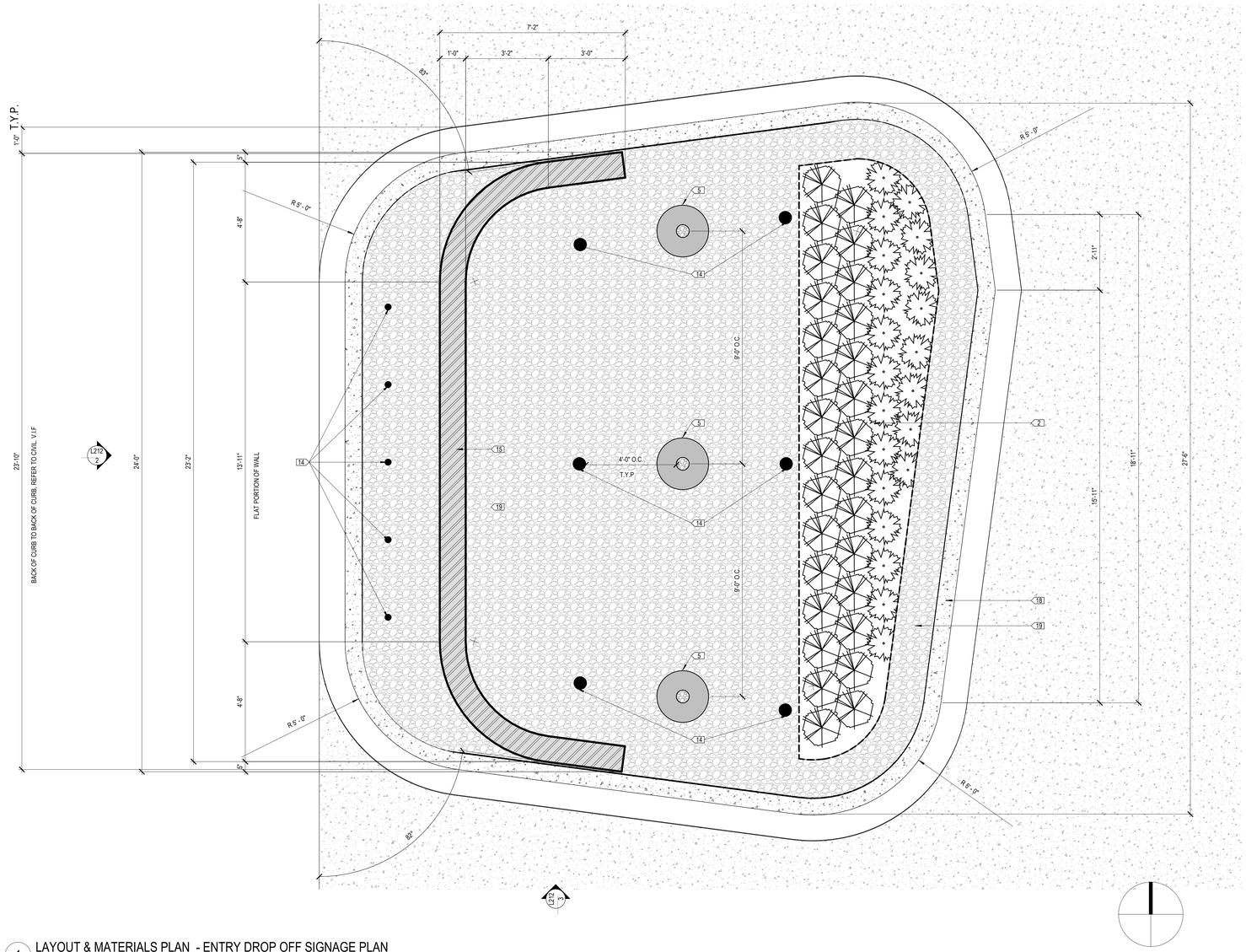
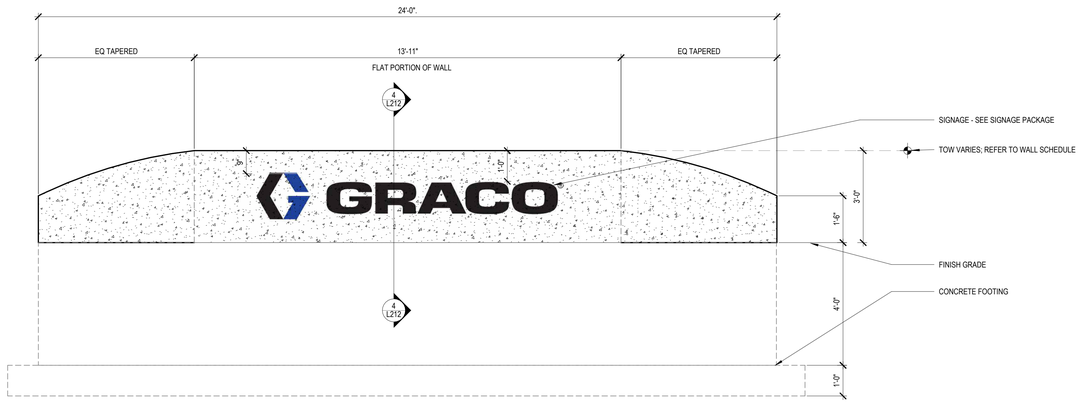
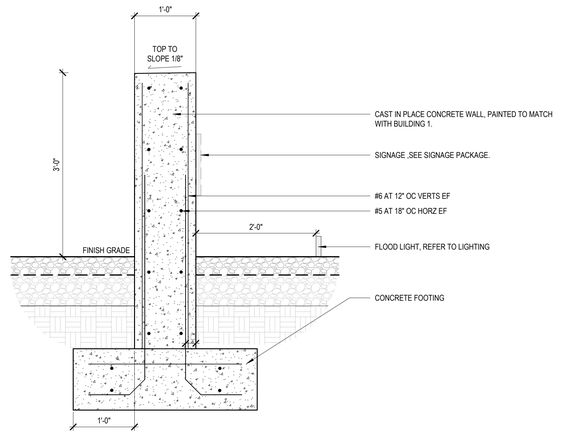


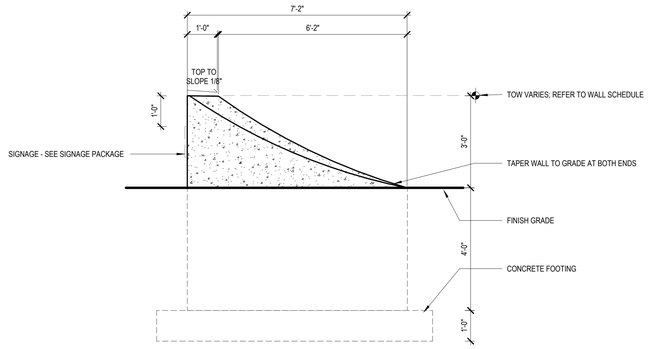
1 LAYOUT & MATERIALS PLAN - ENTRY DROP OFF SIGNAGE PLAN
1/2" = 1'-0"



2 WALL ELEVATION A - FRONT
1/2" = 1'-0"



4 CONCRETE SEATWALL - SECTION B
1" = 1'-0"



3 WALL ELEVATION B - SIDE
1/2" = 1'-0"

KEYNOTES

#	NOTE
2	PLANTING AREA, TYP
5	ENTRY FLAG POLE & PLANTING AREA, FLAGPOLE REFER TO SPEC.107500
14	SITE LIGHTING, REFER TO ELECTRICAL DRAWINGS.
15	CAST IN PLACE CONCRETE SITE WALL, REFER TO SPEC.033000
18	CURB, REFER TO CIVIL
19	STONE SURFACING 2, REFER TO SPEC.321540

LEGEND - LAYOUT & MATERIALS

- EDGING — CLASSIC ROLL-TOP; 14-GAUGE X 4" HEIGHT; BLACK; COLMET LLC - WWW.COLMET.COM — SITE-1
- STONE SURFACING 1 — 3/4" GRAY TRAP ROCK — STN-1
- STONE SURFACING 2 — 3"-6" DIA. GRAY TRAP ROCK; OVER STONE SURFACING 1 (3/4" GRAY TRAP ROCK) — STN-2
- CONCRETE PAVEMENT — REFER TO CIVIL — CONC FIN-1
- REDI-ROCK SEGMENTAL RETAINING WALL — 2'-6" TALL MAX ABOVE GRADE AT TERRACE; SMOOTH TEXTURE; STAIN TO MATCH BLDG. BASE — LWALL-1
- CONCRETE EXPANSION JOINT
- CONCRETE CONTROL JOINT

HGA
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Telephone 612.758.4000

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NAME:
DATE:
REGISTRATION NUMBER:

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

ENLARGED LAYOUT & MATERIAL PLAN & DETAILS - SIGNAGE WALL

DATE: FEBRUARY 2, 2026

LAND USE APPLICATION

L212

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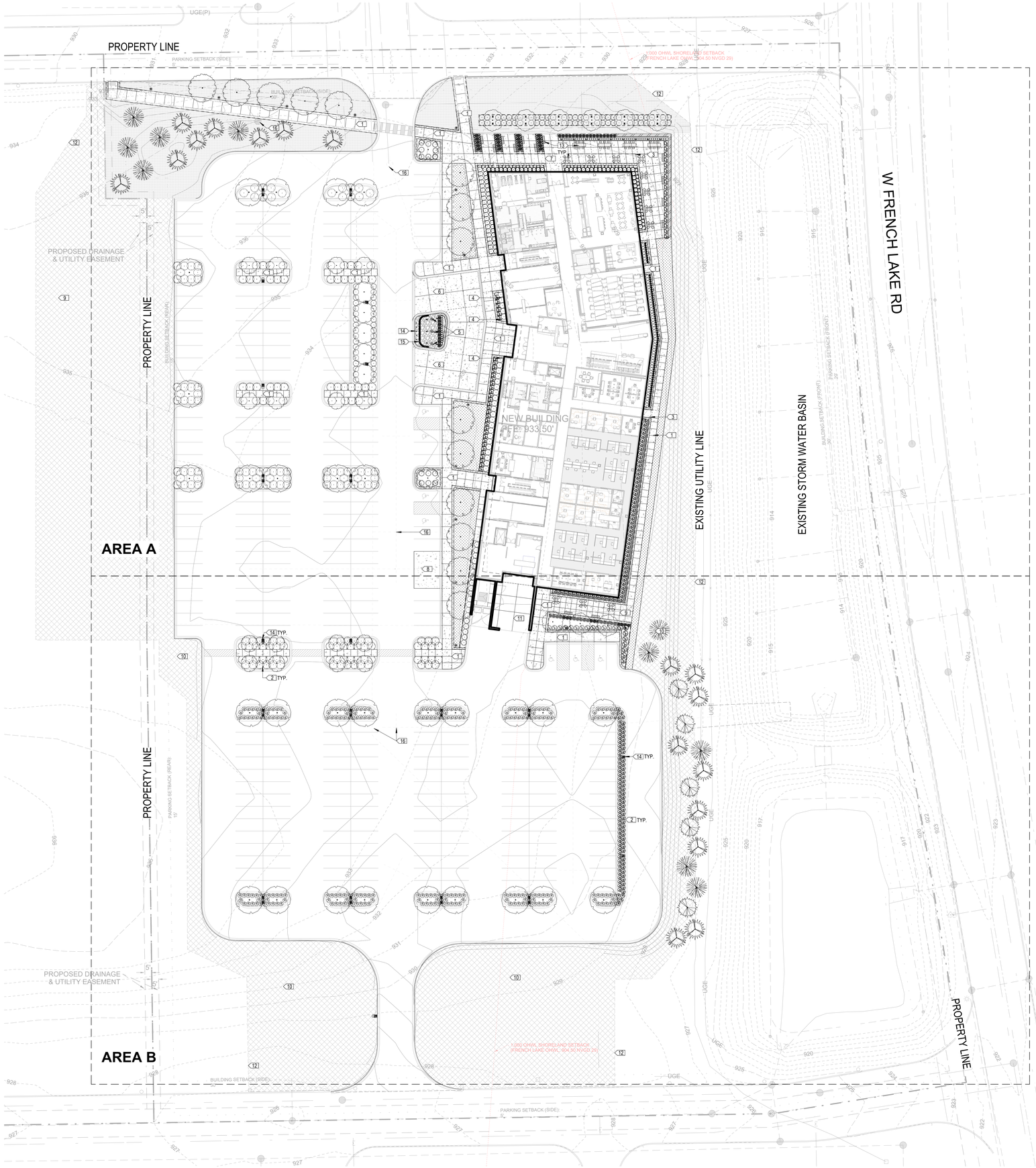

2 OVERALL LANDSCAPE PLAN
1" = 30'-0"

GENERAL NOTES - PLANTING PLAN

1. UTILIZE "CALL 811" UTILITY LOCATION PRIOR TO ALL EXCAVATION ACTIVITY.
2. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION.
3. SITE LIGHT POLES TO BE CENTERED 36" FROM FACE OF CURB OR EDGE OR PAVING.
4. CONTRACTOR TO OBTAIN DIGITAL DRAWING FILE FOR LAYOUT OF LOCATION VERIFICATION OF ALL SITE AND LANDSCAPE FEATURES.
5. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL QUANTITIES.
6. CONTRACTOR TO FIELD COORDINATE PLACEMENT/LAYOUT OF LANDSCAPE WALLS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. IRRIGATE ALL PLANTINGS WITH A WEATHER BASED 2-WIRE IRRIGATION SYSTEM. INSTALL NEW CONTROLLER OR CONNECT TO EXISTING CAMPUS SYSTEM. PROVIDE BACKFLOW PREVENTER AND DEDUCT WATER METER.

KEYNOTES

#	NOTE
1	CONCRETE SIDEWALK, REFER TO CIVIL
2	PLANTING AREA, TYP
3	BUILDING OVERHANG, REFER TO ARCH
4	CANOPY COLUMNS, REFER TO ARCH & STRUCTURAL.
5	ENTRY FLAG POLE & PLANTING AREA. FLAGPOLE REFER TO SPEC.107500
6	ENTRY DROP OFF AREA
7	STOOP, REFER TO STRUCTURAL.
8	MOTORCYCLE PARKING
9	STOCKPILE AREA, SEED WITH NATIVE WILDFLOWER & GRASS MIX AFTER CONSTRUCTION.
10	DISTURBED AREA; SEED WITH NATIVE WILDFLOWER & GRASS MIX.
11	LOADING DOCK, REFER TO ARCH
12	LIMIT OF DISTURBANCE, REFER TO CIVIL.
13	SITE FURNISHING BY OWNER, N.I.C., REFER TO SPEC. 323300
14	SITE LIGHTING, REFER TO ELECTRICAL DRAWINGS.
15	CAST IN PLACE CONCRETE SITE WALL, REFER TO SPEC.033000
16	UTILITY LINES, REFER TO CIVIL.

LEGEND

LAWN SOD
REFER TO SPEC 329200

LAWN SEED
REFER TO SPEC 329200

NATIVE WILDFLOWER & GRASS MIX
REFER TO SPEC 329219

GENERAL LANDSCAPE REQUIREMENTS

Total Parcel Area	423,474		
Building	31684		
Pavement	185664		
Stormwater basin out of scope	110590		
Total Open Green Area	95,536		
Overstory Tree Min	32	**Proposed**	74
Coniferous Tree Min	32	**Proposed**	35
Shurbs Min	955	**Proposed**	976

L-1 LIGHT INDUSTRIAL DISTRICT

Parking Area	141307		
Proposed Landscape in Parking	10289		
Min 3% City Requirment	7%		
Total Parcel Area	423,474		
Total Land Area	312,884		
Proposed Landscape Area	102707		
Min 25% City Requirment	33%		

Scale: 1" = 30'-0"
0' 15' 30' 60' 120'

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NAME:
DATE:
REGISTRATION NUMBER:

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

OVERALL LANDSCAPE PLAN

DATE: FEBRUARY 2, 2026

LAND USE APPLICATION

L400

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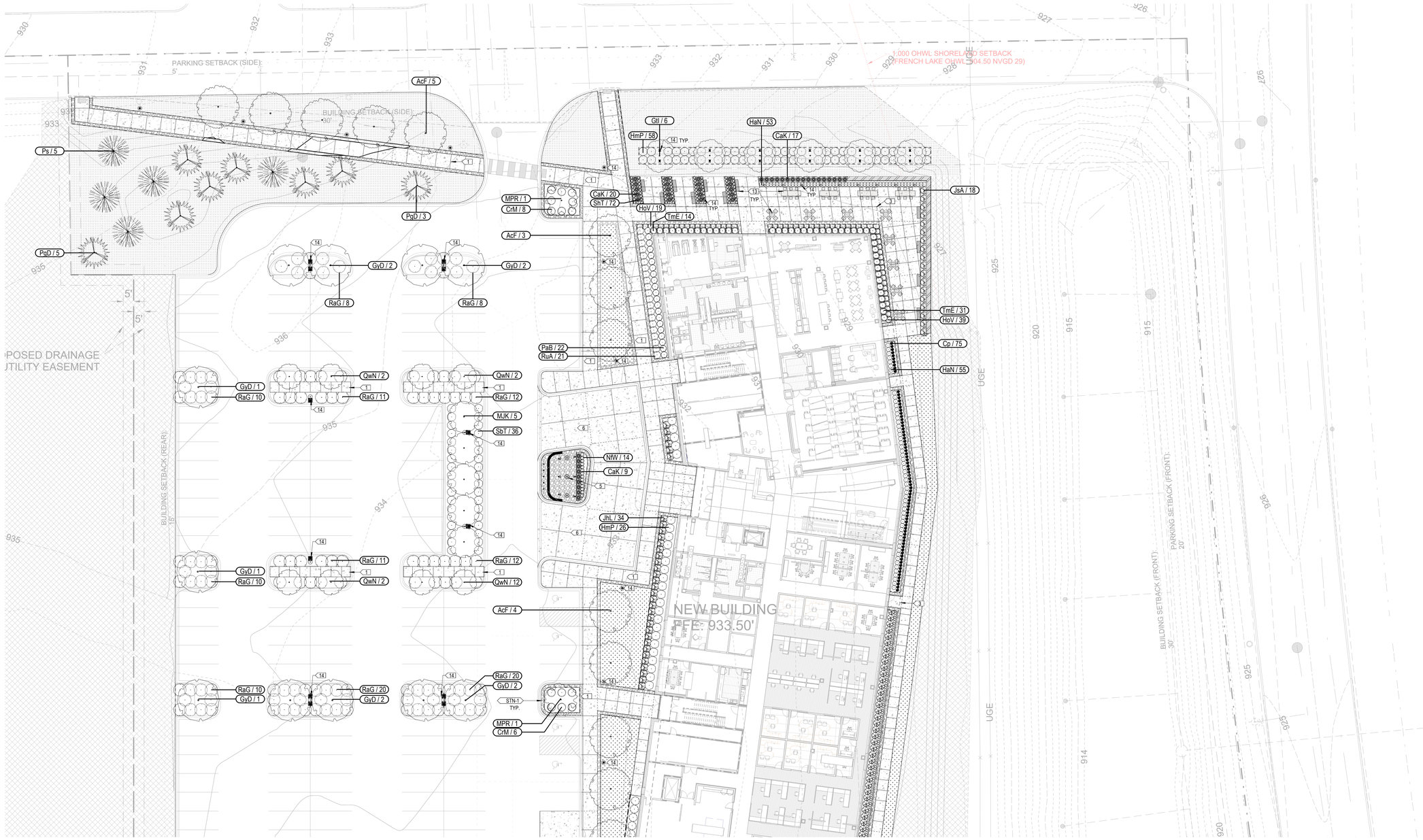

1 PLANTING PLAN - AREA A

1" = 20'-0"

GENERAL NOTES - PLANTING PLAN

1. UTILIZE "CALL 811" UTILITY LOCATION PRIOR TO ALL EXCAVATION ACTIVITY.
2. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION.
3. SITE LIGHT POLES TO BE CENTERED 30" FROM FACE OF CURB OR EDGE OR PAVING.
4. CONTRACTOR TO OBTAIN DIGITAL DRAWING FILE FOR LAYOUT OF LOCATION VERIFICATION OF ALL SITE AND LANDSCAPE FEATURES.
5. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL QUANTITIES.
6. CONTRACTOR TO FIELD COORDINATE PLACEMENT/LAYOUT OF LANDSCAPE WALLS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. IRRIGATE ALL PLANTINGS WITH A WEATHER BASED 2-WIRE IRRIGATION SYSTEM. INSTALL NEW CONTROLLER OR CONNECT TO EXISTING CAMPUS SYSTEM. PROVIDE BACKFLOW PREVENTER AND DEDUCT WATER METER.

KEYNOTES

#	NOTE
1	CONCRETE SIDEWALK. REFER TO CIVIL
3	BUILDING OVERHANG, REFER TO ARCH
5	ENTRY FLAG POLE & PLANTING AREA. FLAGPOLE REFER TO SPEC.107500
6	ENTRY DROP OFF AREA
13	SITE FURNISHING BY OWNER, N.I.C., REFER TO SPEC. 323300
14	SITE LIGHTING, REFER TO ELECTRICAL DRAWINGS.

LEGEND

LAWN SOD
REFER TO SPEC 329200

LAWN SEED
REFER TO SPEC 329200

NATIVE WILDFLOWER & GRASS MIX
REFER TO SPEC 329219

Scale: 1" = 20'-0"

0' 10' 20' 40' 80'

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NAME:
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REGISTRATION NUMBER:

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

PLANTING PLAN - AREA A

DATE: FEBRUARY 2, 2026

LAND USE APPLICATION

L400A

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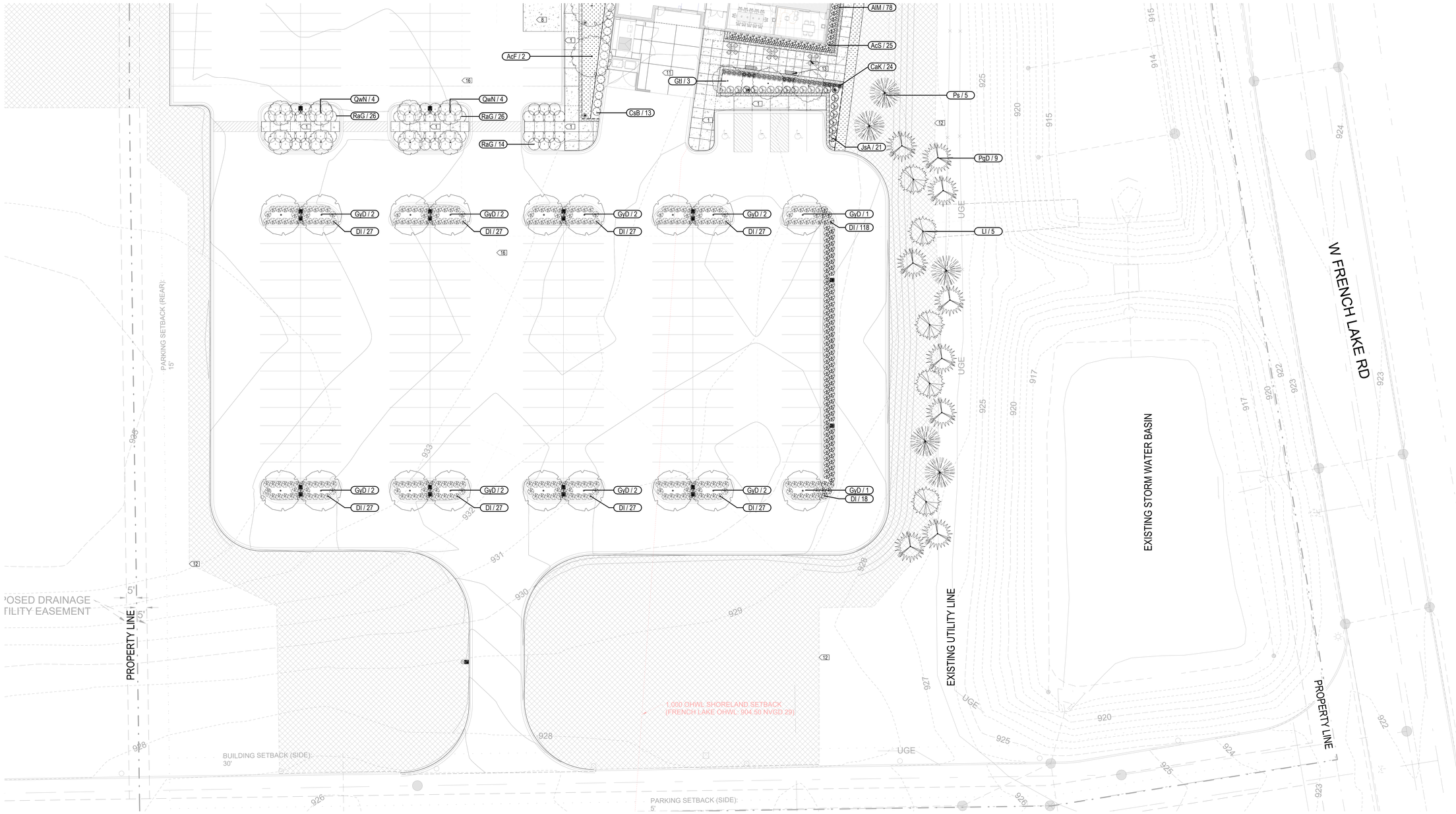

1 PLANTING PLAN - AREA B
1" = 20'-0"

GENERAL NOTES - PLANTING PLAN

1. UTILIZE "CALL 811" UTILITY LOCATION PRIOR TO ALL EXCAVATION ACTIVITY.
2. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION.
3. SITE LIGHT POLES TO BE CENTERED 36" FROM FACE OF CURB OR EDGE OR PAVING.
4. CONTRACTOR TO OBTAIN DIGITAL DRAWING FILE FOR LAYOUT OF LOCATION VERIFICATION OF ALL SITE AND LANDSCAPE FEATURES.
5. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL QUANTITIES.
6. CONTRACTOR TO FIELD COORDINATE PLACEMENT/LAYOUT OF LANDSCAPE WALLS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. IRRIGATE ALL PLANTINGS WITH A WEATHER BASED 2-WIRE IRRIGATION SYSTEM. INSTALL NEW CONTROLLER OR CONNECT TO EXISTING CAMPUS SYSTEM. PROVIDE BACKFLOW PREVENTER AND DEDUCT WATER METER.

KEYNOTES

#	NOTE
1	CONCRETE SIDEWALK, REFER TO CIVIL
8	MOTORCYCLE PARKING
11	LOADING DOCK, REFER TO ARCH
12	LIMIT OF DISTURBANCE, REFER TO CIVIL.
13	SITE FURNISHING BY OWNER, N.I.C., REFER TO SPEC. 323300
16	UTILITY LINES, REFER TO CIVIL.

LEGEND

LAWN SOD
REFER TO SPEC 329200

LAWN SEED
REFER TO SPEC 329200

NATIVE WILDFLOWER & GRASS MIX
REFER TO SPEC 329219

Scale: 1" = 20'-0"
0' 10' 20' 40' 80'

HGA
420 North 5th Street, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

GRACO

Graco Minnesota Inc.
Project Gray

French Lake Road West
Dayton, MN 55327

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

NOT FOR CONSTRUCTION

NAME:
DATE:
REGISTRATION NUMBER:

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

PLANTING PLAN - AREA B

DATE: FEBRUARY 2, 2026

LAND USE APPLICATION

L400B

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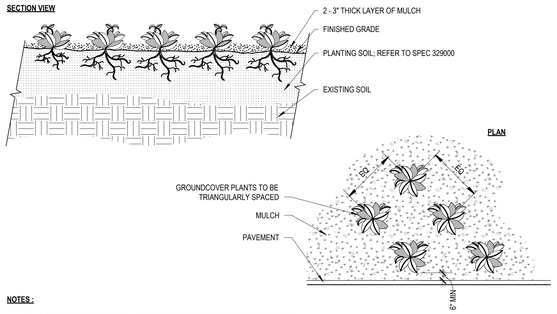
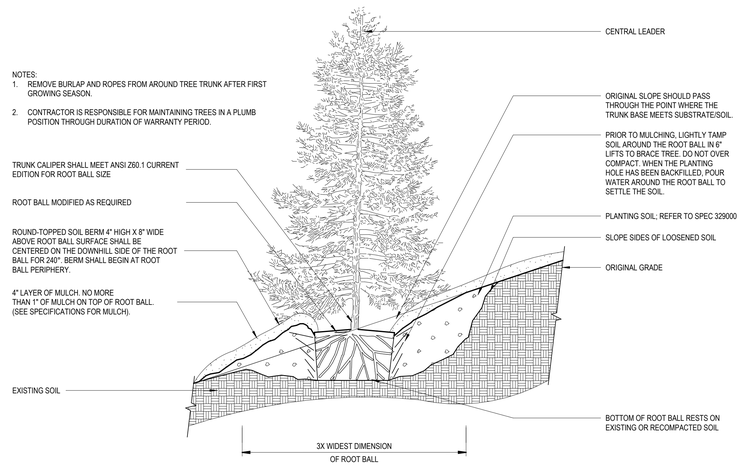


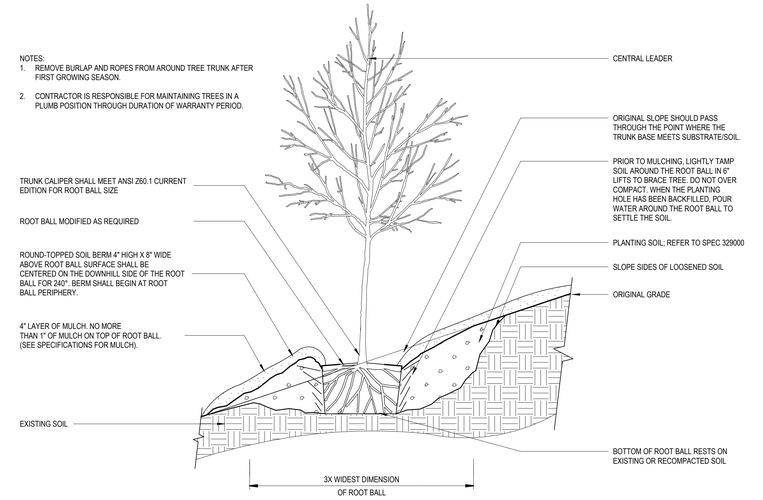
NOTES :

1. SEE PLANT MATERIALS SCHEDULE FOR GROUDCOVER SPECIES, SIZE AND SPACING.
2. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

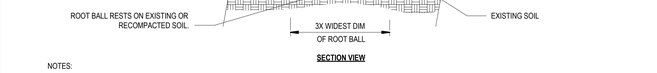
1 PERENNIAL, GROUND COVER PLANTING PLAN AND SECTION
1/4" = 1'-0"



2 CONIFEROUS TREE PLANTING ON SLOPE - SECTION
1/2" = 1'-0"



3 DECIDUOUS TREE PLANTING ON SLOPE - SECTION
1/2" = 1'-0"

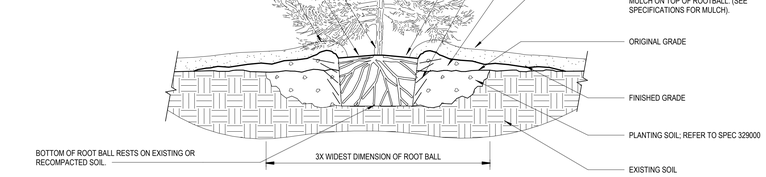


SECTION VIEW

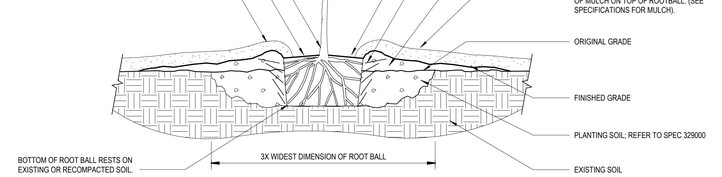
NOTES:

1. PLANTS SHALL BE OF QUALITY PRESCRIBED IN THE SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

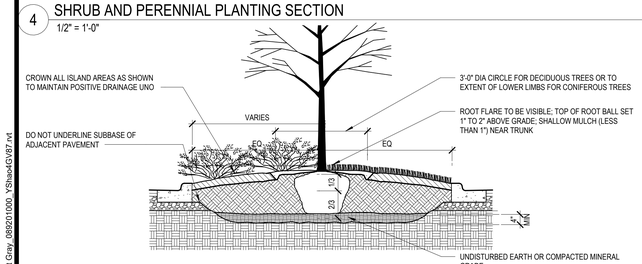
4 SHRUB AND PERENNIAL PLANTING SECTION
1/2" = 1'-0"



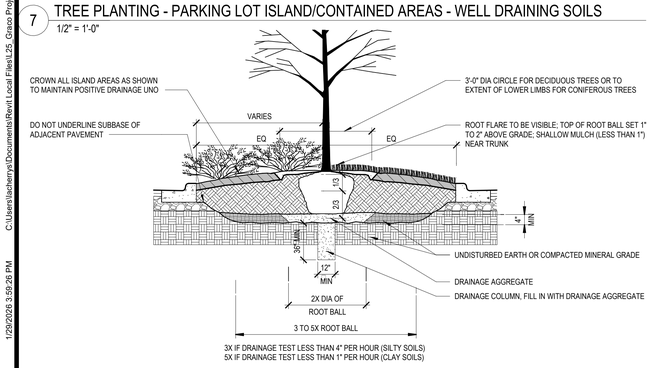
5 CONIFEROUS TREE PLANTING - POORLY DRAINED SOIL
1/2" = 1'-0"



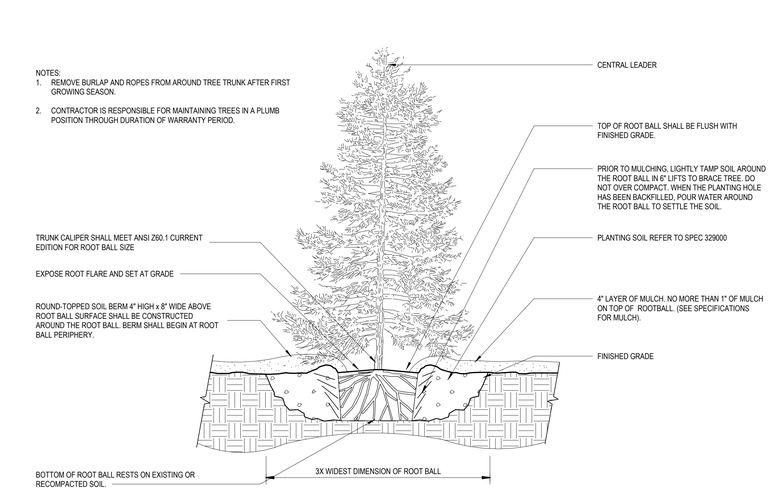
6 DECIDUOUS TREE PLANTING - POORLY DRAINED SOIL
1/2" = 1'-0"



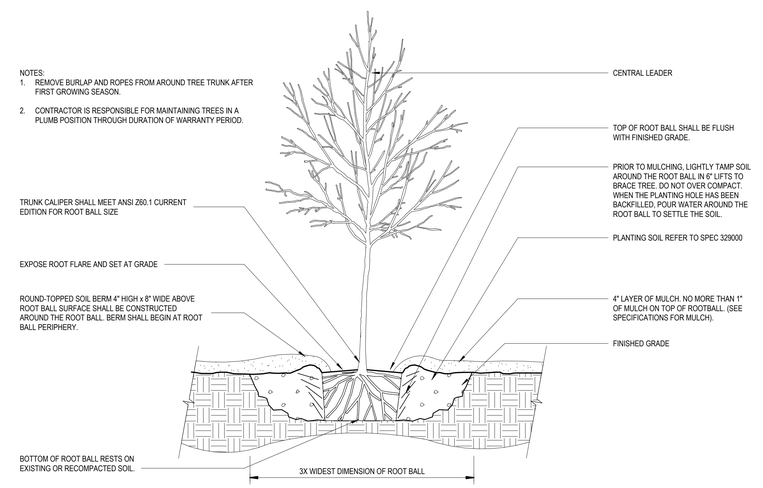
7 TREE PLANTING - PARKING LOT ISLAND/CONTAINED AREAS - WELL DRAINING SOILS
1/2" = 1'-0"



8 TREE PLANTING - PARKING LOT ISLAND/CONTAINED AREAS - POOR DRAINING SOILS
1/2" = 1'-0"



9 CONIFEROUS TREE PLANTING - SECTION
1/2" = 1'-0"



10 DECIDUOUS TREE PLANTING - SECTION
1/2" = 1'-0"

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Project Gray

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Dayton, MN 55327

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NOT FOR CONSTRUCTION

NAME:
DATE:
REGISTRATION NUMBER:

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

PLANTING DETAILS

DATE: FEBRUARY 2, 2026

LAND USE APPLICATION

L420

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PLANT MATERIALS SCHEDULE

Key	Quantity	Common Name	Scientific Name	Size	Spacing
CONIFEROUS TREES					
Ll	5	Tamarack	*Larix laricina*	6' ht.	As Shown
PgD	17	Black Hills Spruce	*Picea glauca 'Densata'*	8' ht.	As Shown
Ps	10	Eastern White Pine	*Pinus strobus*	8' ht.	As Shown
DECIDUOUS TREES					
AcF	14	Firefall Maple	*Acer x freemanii 'AF #1*	3" CAL. B&B	As Shown
Gti	9	Imperial Honeylocust	*Gleditsia triacanthos 'Impcole'*	3" CAL. B&B	As Shown
GyD	29	Kentucky Coffee Tree	*Gymnocladus dioicus 'UMNSynergy'*	2.5" CAL. B&B	As Shown
QwN	16	Kindred Spirit Oak	*Quercus x warei 'Nadler'*	2.5" CAL. B&B	As Shown
DECIDUOUS TREES					
MJK	5	Royal Raindrops Crabapple	*Malus 'JFS-KW5'*	2" CAL. B&B	As Shown
MPR	2	Prairie Rose Crabapple	*Malus 'Prairie Rose'*	2" CAL. B&B	As Shown
CONIFEROUS SHRUBS					
JhL	34	Lime Glow Juniper	*Juniperus horizontalis 'Lime Glow'*	#5 CTNR.	As Shown
JsA	39	Arcadia Juniper	*Juniperus sabina 'Arcadia'*	#5 CTNR.	As Shown
TmE	45	Everlow Yew	*Taxus x media 'Everlow'*	#5 CTNR.	As Shown
DECIDUOUS SHRUBS					
AcS	61	Sun King Aralia	*Aralia cordata ' Sun King'*	#5 CTNR.	As Shown
CrM	14	Muskingum Dogwood	*Cornus racemosa 'Muszam'*	#5 CTNR.	As Shown
CsB	19	Firedance Dogwood	*Cornus sericea 'Baileydeline'*	#5 CTNR.	As Shown
Di	334	Bush Honeysuckle	*Dierviilla lonicera*	#2 CTNR.	As Shown
HaN	108	Invincibelle Hydrangea	*Hydrangea arborescens 'NCHA5'*	#3 CTNR.	As Shown
HmP	84	Bloomstruck Hygrangea	*Hydrangea macrophylla 'PIIHM-II'*	#5 CTNR.	As Shown
RaG	198	Gro-Low Fragrant Sumac	*Rhus aromatica 'Gro-Low'*	#2 CTNR.	As Shown
SbT	36	Tor Spirea	*Spiraea betulifolia 'Tor'*	#5 CTNR.	As Shown
GRASSES					
CaK	70	Karl Foerster Feather Reed Grass	*Calamagrostis x acutiflora 'Karl Foerster'*	#1 CTNR.	As Shown
Cp	75	Pennsylvania Sedge	*Carex pensylvanica*	#1 CTNR.	As Shown
ShT	72	Tara Prairie Dropseed	*Sporobolus heterolepis 'Tara'*	#1 CTNR.	As Shown
PERENNIALS					
AlM	187	Millenium Allium	*Allium 'Millenium*	#1 CTNR.	As Shown
HoV	58	Vulcan Hosta	*Hosta 'Vulcan'*	#1 CTNR.	As Shown
NfW	14	Walker's Low Catmint	*Nepeta Faassenii 'Walker's Low'*	#1 CTNR.	As Shown
PaB	21	Blue Jean Baby Perovskia	*Perovskia atriplicifolia 'Blue Jean Baby'*	#1 CTNR.	As Shown
RuA	21	American Gold Rush Black-Eyed Susan	*Rudbeckia 'American Gold Rush'*	#1 CTNR.	As Shown

HGA

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Project Gray

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Dayton, MN 55327

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NOT FOR CONSTRUCTION

NAME:
DATE:
REGISTRATION NUMBER:

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

PLANT MATERIALS SCHEDULE

DATE: FEBRUARY 2, 2026

LAND USE APPLICATION

L440

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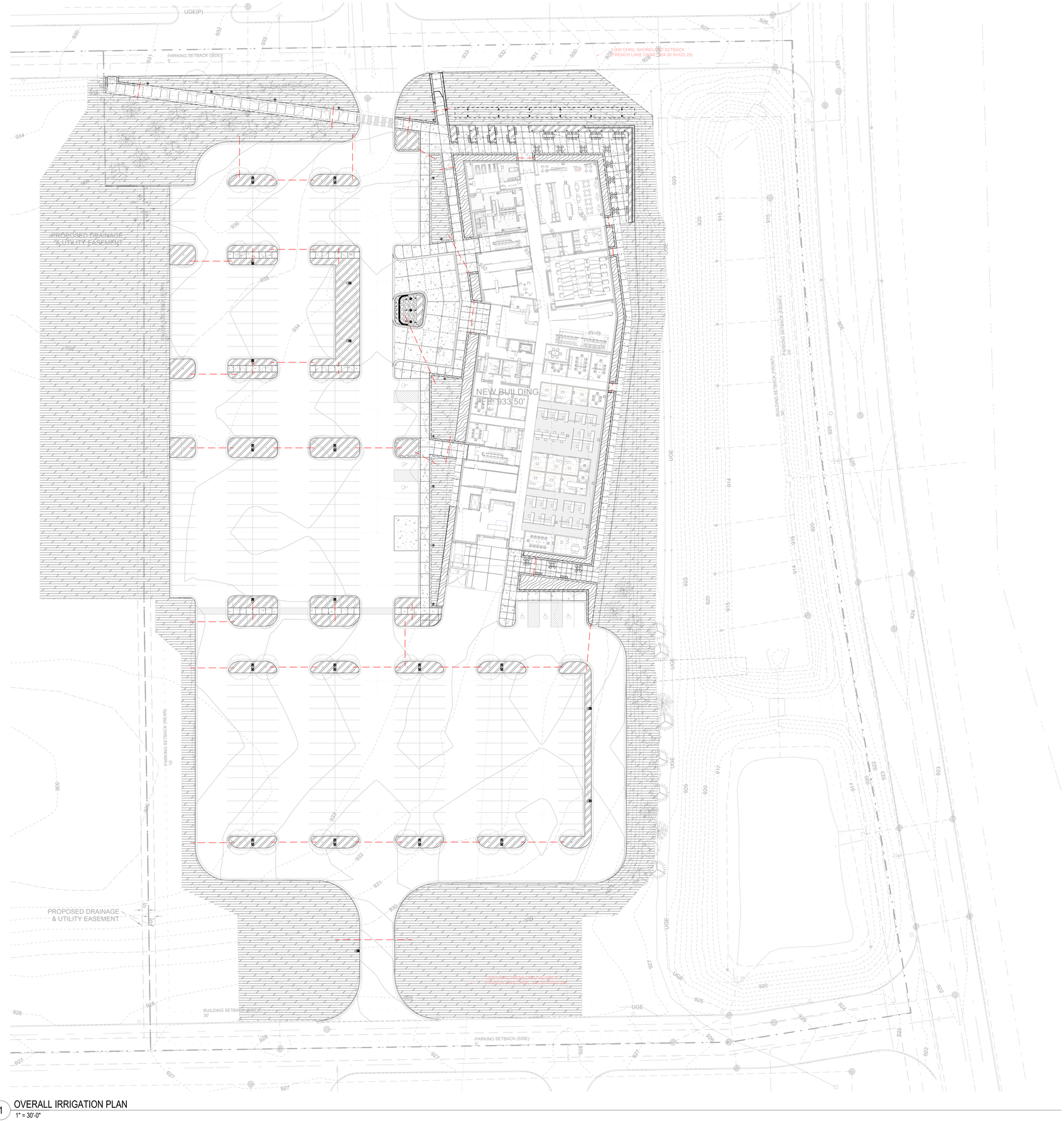

1 OVERALL IRRIGATION PLAN
1" = 30'-0"

GENERAL NOTES - IRRIGATION PLAN

1. UTILIZE "CALL 811" UTILITY LOCATION PRIOR TO ALL EXCAVATION ACTIVITY.
2. REFER TO L440 FOR PLANT MATERIALS SCHEDULE
3. REFER TO L200s & CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION.
4. CONTRACTOR TO OBTAIN DIGITAL DRAWING FILE FOR LAYOUT AND LOCATION VERIFICATION

KEYNOTES

#	NOTE

LEGEND - IRRIGATION

TURF ROTOR/SPRAY IRRIGATION
REFER TO SPEC 328000

SPRAY IRRIGATION
WITH MP ROTATOR NOZZLES. REFER TO SPEC. 328000

DRIP IRRIGATION
REFER TO SPEC 328000

SLEEVE
REFER TO SPEC 328000

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Project Gray

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Dayton, MN 55327

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NAME:
DATE:
REGISTRATION NUMBER:

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

OVERALL IRRIGATION PLAN

DATE: FEBRUARY 2, 2026

LAND USE APPLICATION

L500

Scale: 1" = 30'-0"
0' 15' 30' 60' 120'

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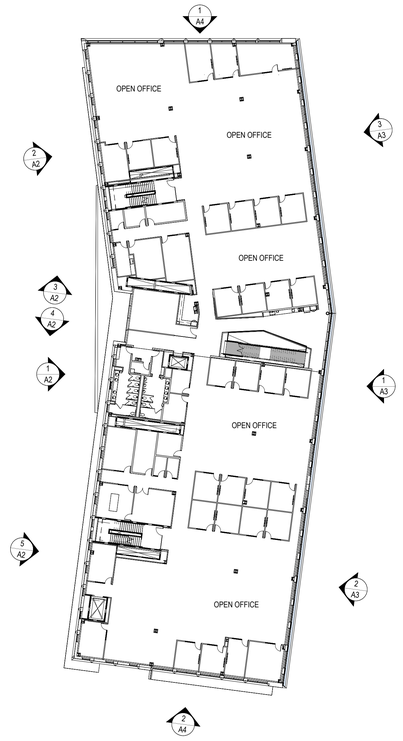
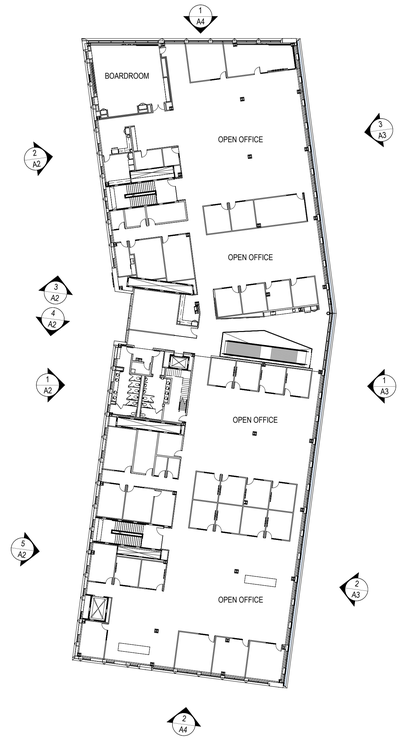
8

ARCHITECTURE DRAWINGS

1 OVERALL FLOOR PLAN - LEVEL 01 - CITY SUBMITTAL
1" = 30'-0"



2 OVERALL FLOOR PLAN - LEVEL 02 - CITY SUBMITTAL
1" = 30'-0"



3 OVERALL FLOOR PLAN - LEVEL 03 - CITY SUBMITTAL
1" = 30'-0"

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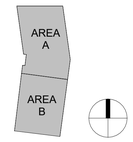

KEYPLAN

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

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FLOOR PLANS

DATE: FEBRUARY 2, 2026

LAND USE APPLICATION

A1

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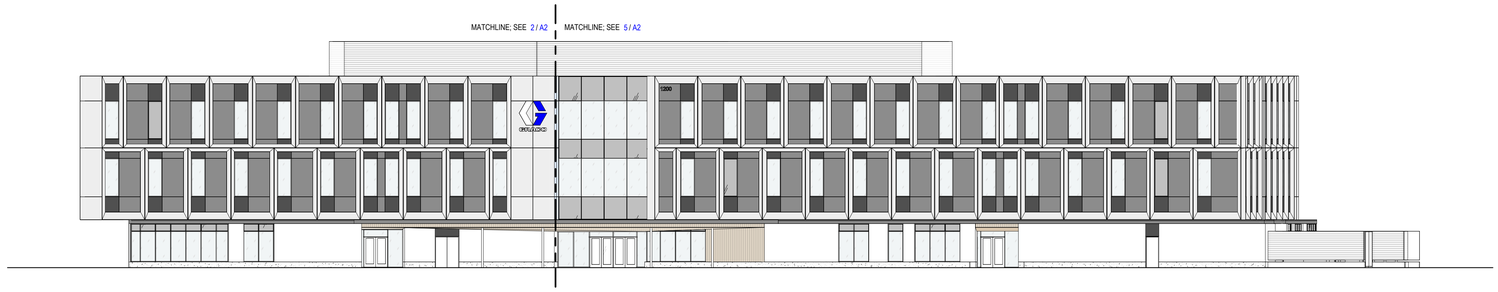

1 OVERALL - WEST ELEVATION - CITY SUBMITTAL
1/16" = 1'-0"

MATERIAL KEYNOTES

#	DESCRIPTION
AFS-1	ALUMINUM STOREFRONT GLAZING SYSTEM
APC-1	ARCHITECTURAL PRECAST CONCRETE PANELS WITH REVEALS; INTEGRAL MEDIUM GREY COLOR
CW-1	ALUMINUM CURTAINWALL SYSTEM
FBR-1	FACE BRICK, RUNNING BOND, DARK GRAY
MP-1A	ARCHITECTURAL METAL WALL PANEL, COMPOSITE, OFF-WHITE
MP-1B	ARCHITECTURAL METAL WALL PANEL, COMPOSITE, LIGHT GRAY
MP-1C	ARCHITECTURAL METAL WALL PANEL, COMPOSITE, DARK GRAY
MP-1D	ARCHITECTURAL METAL WALL PANEL, COMPOSITE, MEDIUM GRAY
MP-2	ARCHITECTURAL METAL WALL PANEL, RIBBED, MEDIUM GRAY
MP-5	ARCHITECTURAL METAL WALL PANEL, COMPOSITE, "GRACO BLUE"
MET CLG-1	PREFINISHED ALUMINUM SOFFIT PLANKS WITH WOODGRAIN FINISH
SMF-1	PREFINISHED ALUMINUM COPING

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Minneapolis, Minnesota 55401
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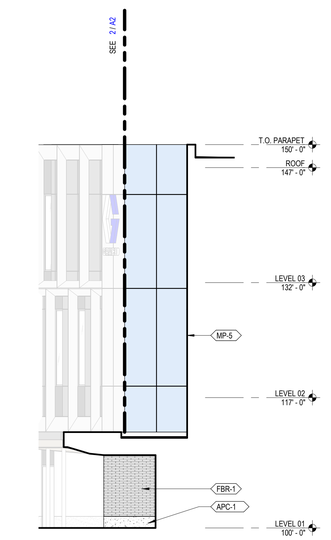
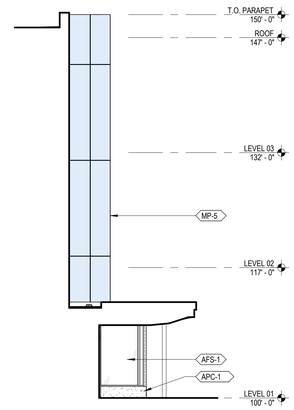
2 ENLARGED - WEST ELEVATION - CITY SUBMITTAL
1/8" = 1'-0"



3 ELEVATION - MAIN ENTRY NORTH - CITY SUBMITTAL
1/8" = 1'-0"



4 ELEVATION - MAIN ENTRY SOUTH - CITY SUBMITTAL
1/8" = 1'-0"

5 ENLARGED - WEST ELEVATION - CITY SUBMITTAL
1/8" = 1'-0"

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Graco Minnesota Inc.
Project Gray
French Lake Road West
Dayton, MN 55327

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NO	DESCRIPTION	DATE

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HGA NO: 0892-010-00

EXTERIOR ELEVATIONS

DATE: FEBRUARY 2, 2026

LAND USE APPLICATION

A2

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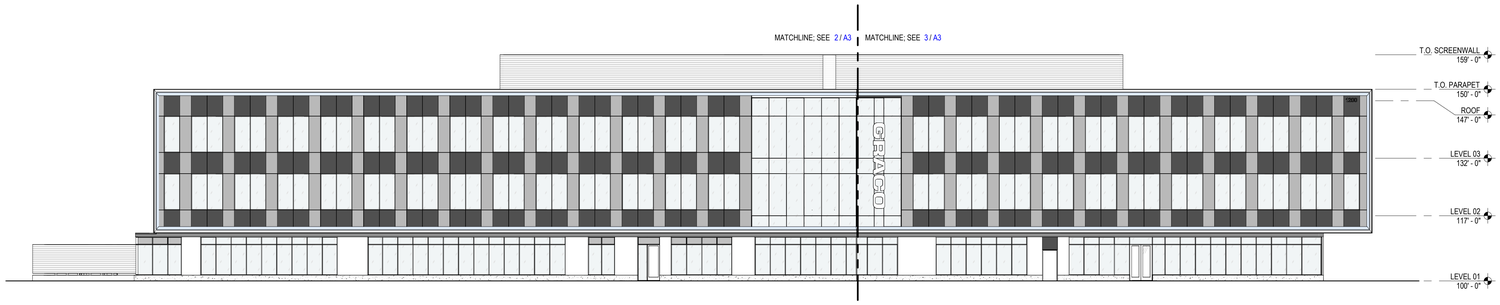
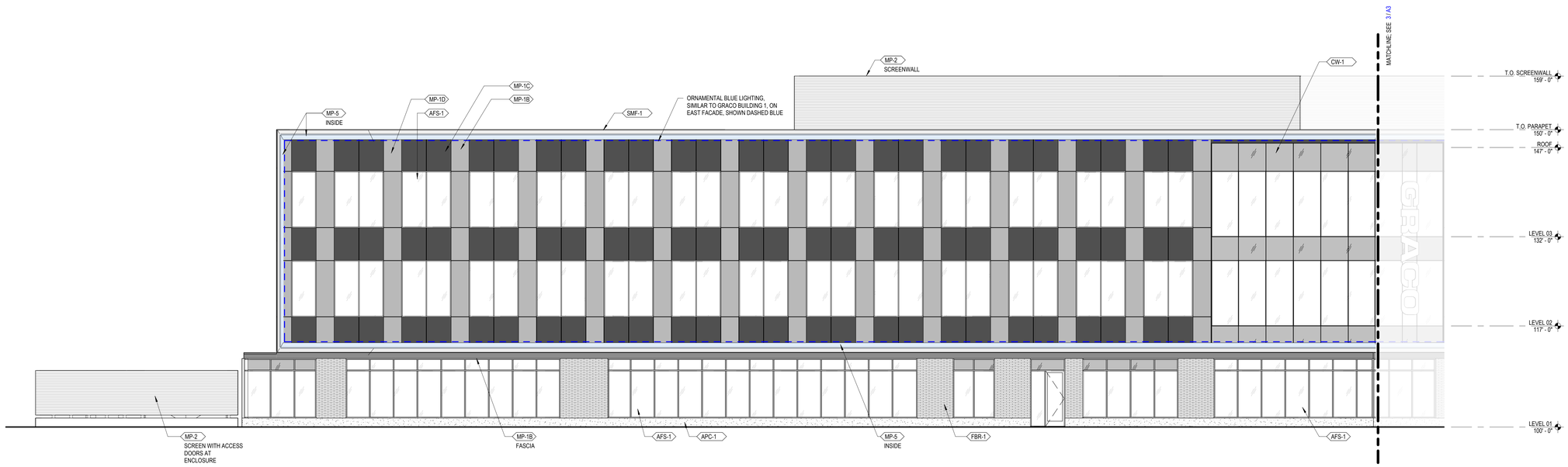
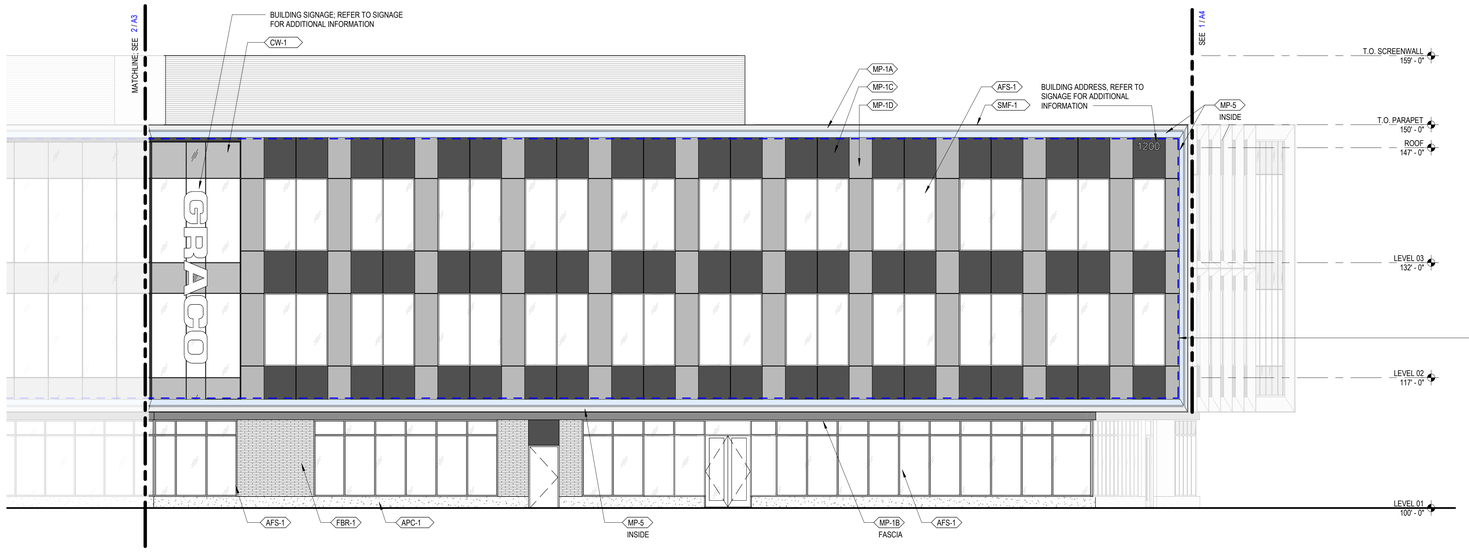


1 OVERALL - EAST ELEVATION - CITY SUBMITTAL
1/16" = 1'-0"



2 ENLARGED - EAST ELEVATION - CITY SUBMITTAL
1/8" = 1'-0"



3 ENLARGED - EAST ELEVATION - CITY SUBMITTAL
1/8" = 1'-0"

ORNAMENTAL BLUE LIGHTING, SIMILAR TO GRACO BUILDING 1, ON EAST FACADE, SHOWN DASHED BLUE

MATERIAL KEYNOTES

#	DESCRIPTION
AFS-1	ALUMINUM STOREFRONT GLAZING SYSTEM
APC-1	ARCHITECTURAL PRECAST CONCRETE PANELS WITH REVEALS; INTEGRAL MEDIUM GREY COLOR
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MP-1D	ARCHITECTURAL METAL WALL PANEL, COMPOSITE, MEDIUM GRAY
MP-2	ARCHITECTURAL METAL WALL PANEL, RIBBED, MEDIUM GRAY
MP-5	ARCHITECTURAL METAL WALL PANEL, COMPOSITE, "GRACO BLUE"
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ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

EXTERIOR ELEVATIONS

DATE: FEBRUARY 2, 2026

LAND USE APPLICATION

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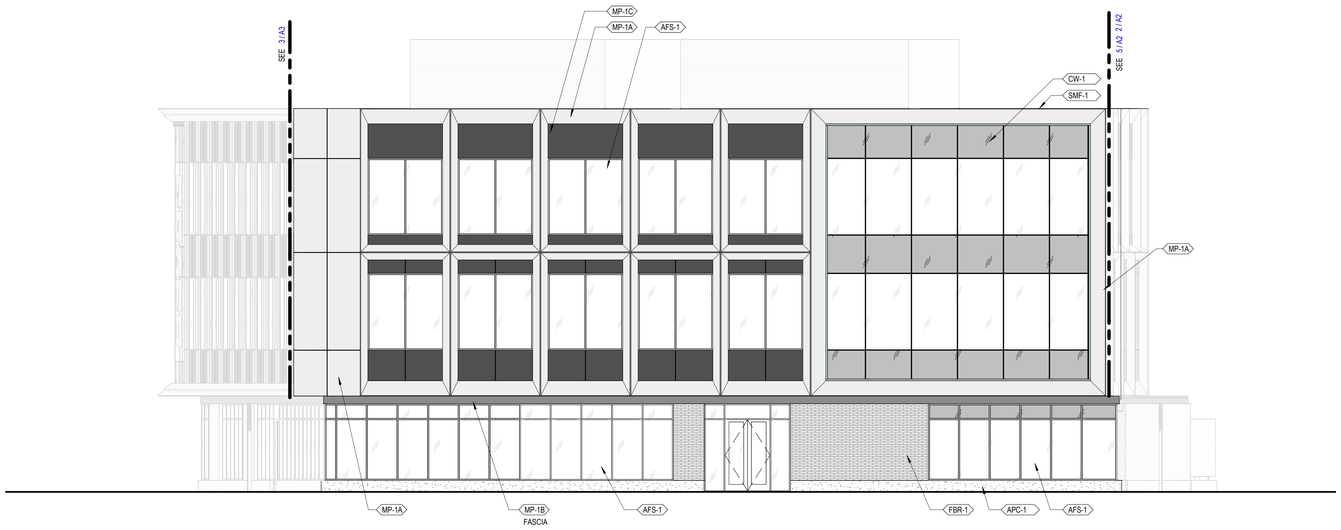

1 ENLARGED - NORTH ELEVATION - CITY SUBMITTAL
1/8" = 1'-0"

2 ENLARGED- SOUTH ELEVATION - CITY SUBMITTAL
1/8" = 1'-0"

MATERIAL KEYNOTES

#	DESCRIPTION
AFS-1	ALUMINUM STOREFRONT GLAZING SYSTEM
APC-1	ARCHITECTURAL PRECAST CONCRETE PANELS WITH REVEALS; INTEGRAL MEDIUM GREY COLOR
CW-1	ALUMINUM CURTAINWALL SYSTEM
FBR-1	FACE BRICK, RUNNING BOND, DARK GRAY
MP-1A	ARCHITECTURAL METAL WALL PANEL, COMPOSITE, OFF-WHITE
MP-1B	ARCHITECTURAL METAL WALL PANEL, COMPOSITE, LIGHT GRAY
MP-1C	ARCHITECTURAL METAL WALL PANEL, COMPOSITE, DARK GRAY
MP-1D	ARCHITECTURAL METAL WALL PANEL, COMPOSITE, MEDIUM GRAY
MP-2	ARCHITECTURAL METAL WALL PANEL, RIBBED, MEDIUM GRAY
MP-5	ARCHITECTURAL METAL WALL PANEL, COMPOSITE, "GRACO BLUE"
MET CLG-1	PREFINISHED ALUMINUM SOFFIT PLANKS WITH WOODGRAIN FINISH
SMF-1	PREFINISHED ALUMINUM COPING

HGA
420 North 5th Street, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

GRACO

Graco Minnesota Inc.
Project Gray

French Lake Road West
Dayton, MN 55327

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

EXTERIOR ELEVATIONS

DATE: FEBRUARY 2, 2026

LAND USE APPLICATION

A4

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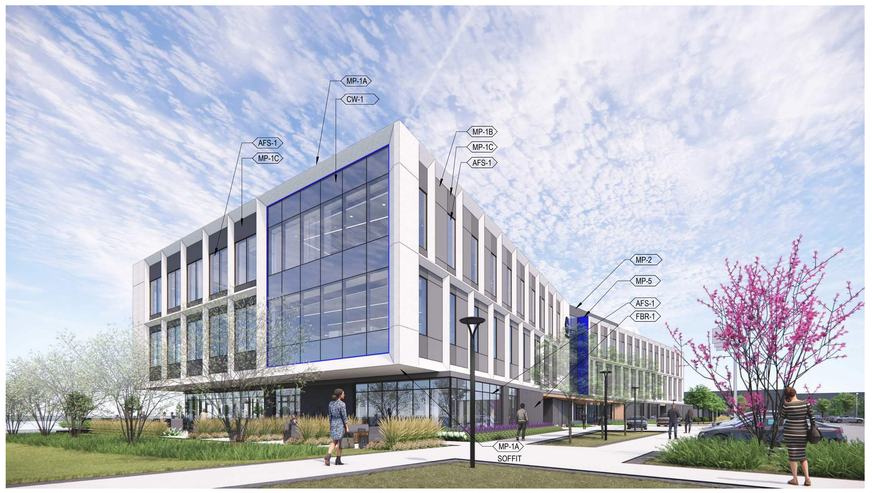
VIEW A

VIEW B

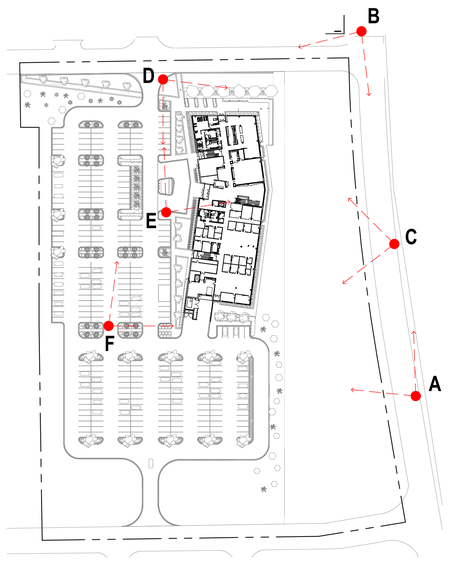
VIEW C



VIEW D

VIEW E

VIEW F



RENDERING KEY

NOTE: RENDERINGS FOR REFERENCE ONLY (NOT FOR CONSTRUCTION)

MATERIAL KEYNOTES

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AFS-1	ALUMINUM STOREFRONT GLAZING SYSTEM
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NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

RENDERINGS - EXTERIOR

DATE: FEBRUARY 2, 2026

LAND USE APPLICATION

A5

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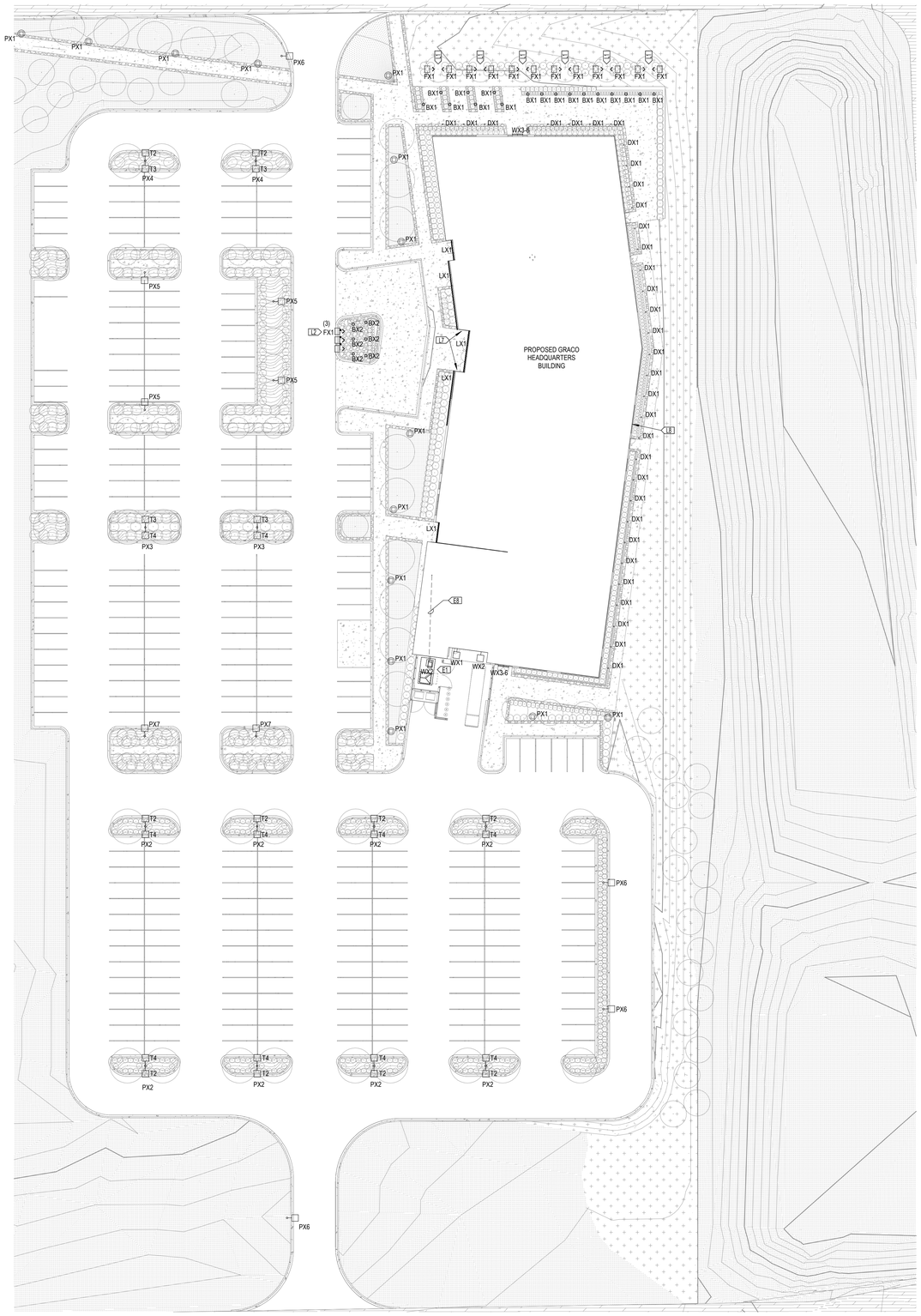
LIGHTING DRAWINGS



1 PRIMARY SERVICE AND MAIN ELECTRICAL ROOM
1" = 30'-0"

GENERAL NOTES

A. SITE UTILITY SCOPE TO BE COORDINATED WITH XCEL ENERGY.

B. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ALL LOCAL UTILITIES FOR ALL REQUIREMENTS AND REQUIRED EQUIPMENT SUCH AS BOXES, VAULTS, METERING, CONDUIT, ETC. AND MEET THEIR REQUIREMENTS.

C. USE 1" PVC CONDUIT AND #10AWG MINIMUM FOR ALL BRANCH CIRCUIT WIRING OTHER THAN HOMERUNS UNLESS NOTED OTHERWISE.

D. REFER TO GROUNDING PLAN FOR GROUNDING REQUIREMENTS.

E. REFER TO LIGHTING DETAIL SHEETS FOR ALL SITE LIGHTING AND RECEPTACLE CIRCUITS, POLE BASE INFORMATION, LIGHTING CONTROL DIAGRAMS, AND ZONE SCHEDULES.

F. CONDUIT ROUTES AS SHOWN ARE DIAGRAMMATIC IN NATURE. FIELD VERIFY ACTUAL CONDUIT ROUTES PRIOR TO INSTALLING CONDUIT. PULLBOXES PROVIDE PULL BOXES FOR SITE CABLING AS REQUIRED, BUT NOT TO EXCEED MORE THAN 200' BETWEEN BOXES.

G. PROVIDE A MINIMUM OF 1" SCH. 80 PVC RACEWAY AND #8 AWG CONDUCTORS FOR ALL SITE LIGHTING AND RECEPTACLE CIRCUITS INCLUDING HOMERUNS AND CONDUCTORS DOWNSTREAM OF HOMERUNS UNLESS NOTED OTHERWISE.

G. COORDINATE LOCATION OF UNDERGROUND CONDUIT ROUTING WITH EXISTING AND NEW SITE UTILITIES.

H. PROVIDE DETECTABLE WARNING TAPE ABOVE UNDERGROUND CONDUITS.

I. PROVIDE SLEEVES FOR PENETRATIONS THROUGH BUILDING FOUNDATION WALLS.

KEYNOTES

#	NOTE
E1	COORDINATE NEW UTILITY TRANSFORMER, CONNECTION CABINET AND COMBINATION METERING PEDESTAL CT CABINET AND SERVICE DISCONNECT WITH UTILITY.
E8	UNDERGROUND FEEDER FROM UTILITY TRANSFORMER (UT-1) TO SWITCHBOARD (SWB-1) IN MAIN ELECTRICAL ROOM. REFER TO ONE-LINE DIAGRAM.
L1	FX1 FLOODLIGHTS TO PROVIDE TREE UPLIGHT AT THIS LOCATION.
L2	SIGN FLOODLIGHTS.
L7	PROVIDE LED UPLIGHT TO ILLUMINATE BLUE METAL FACADE PANELS ABOVE ENTRY. REFER TO ARCHITECTURAL DETAILS FOR DESIGN INTENT INFORMATION.
L8	PROVIDE STATIC BLUE LIGHT TO ILLUMINATE BLUE METAL PANEL ACCENTS ON EAST FACADE. REFER TO ARCHITECTURAL DETAILS FOR DESIGN INTENT INFORMATION.

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Dayton, MN 55327

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NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

ELECTRICAL SITE PLAN

DATE: FEBRUARY 02, 2026

LAND USE APPLICATION

E030

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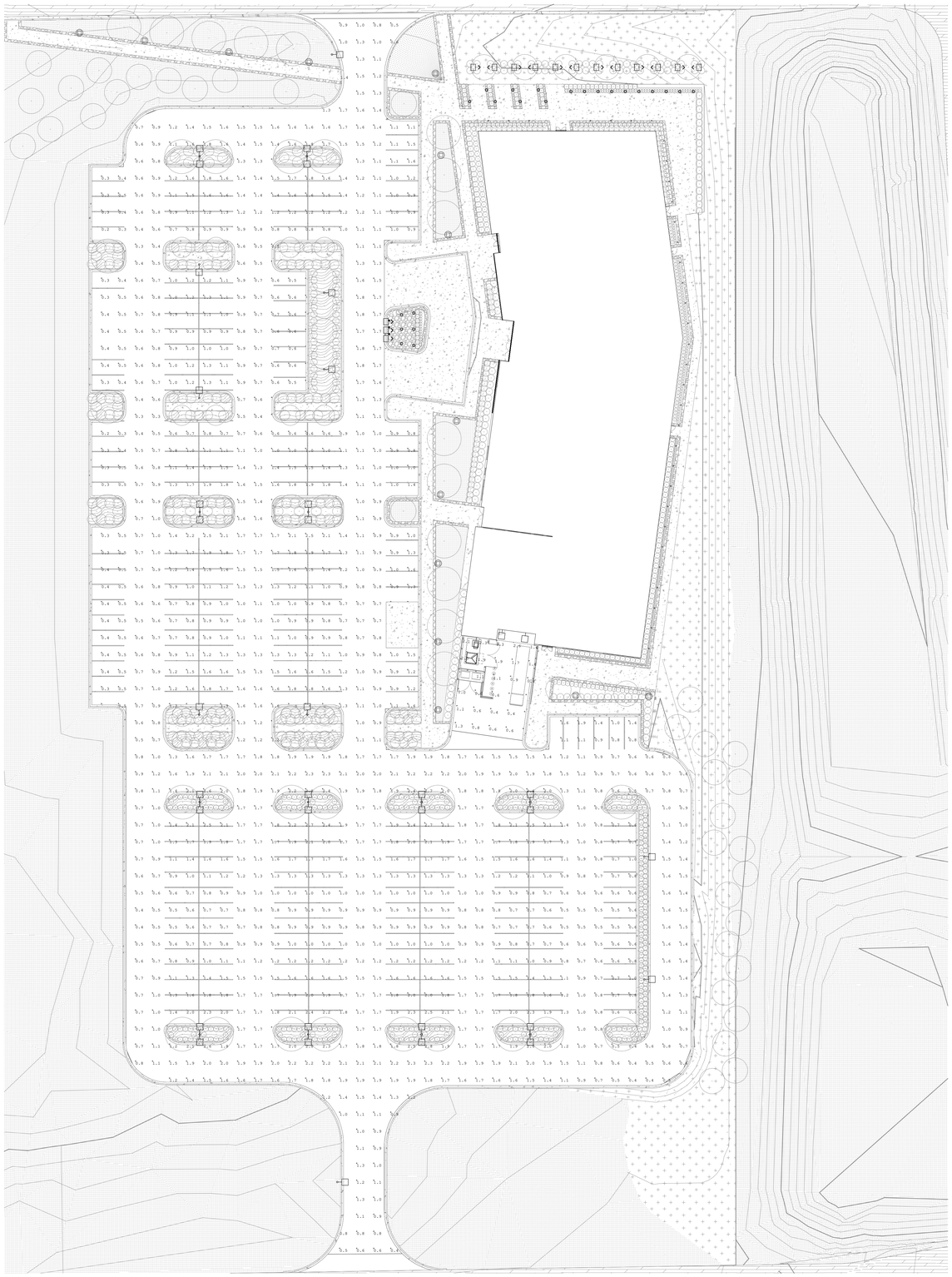

1 SITE PLAN - PHOTOMETRICS
1" = 30'-0"

LUMINAIRE SCHEDULE - EXTERIOR

AUTHOR: KBM

TYPE	DESCRIPTION	MOUNTING	LENS/REFLECTOR	LAMP/LUMENS	BALLAST/POWER SUPPLY	WATTS	VOLTAGE	MANUFACTURER	CATALOG NUMBER
BX1	EXTERIOR GARDEN LIGHT	GROUND MOUNTED	DIRECT DISTRIBUTION, BLACK FINISH	200 LM LED, 4000K 80 CRI	INTEGRAL	3 VA	277 V	BEGA	GARDEN BOLLARD B77276
BX2	EXTERIOR FLAG UPLIGHT	GROUND MOUNTED	BLACK FINISH, ADJUSTABLE	3000 LM LED, 4000K 80 CRI	INTEGRAL	39 VA	277 V	LIGMAN	PARAGON-1 ONGROUND CYLINDER
DX1	EXTERIOR RECESSED LED DOWNLIGHT, 4" APERTURE, WET LOCATION	RECESSED CEILING	SEMI-SPECULAR CLEAR REFLECTOR WITH SELF-FLANGE TRIM	500 LM, LED, 3500K 80 CRI	INTEGRAL, 0-10V DIMMING	14 VA	277 V	GOTHAM	INCITO 4 SERIES
FX1	EXTERIOR FLOOD LIGHT	GROUND MOUNTED	BLACK FINISH	430 LM LED, 4000K 80 CRI	INTEGRAL 0-10V DIMMING TO 1%	5 VA	277 V	ECOSENSE	RISE F080-1R-LO-40-8-40-K-H
LX1	3" WIDE EXTERIOR RECESSED LED SLOT LIGHT, WET LOCATION	RECESSED CEILING	FULLY ILLUMINATED, DIFFUSE LENS, WET LOCATION	300 LM/FT LED, 3500K 90 CRI	INTEGRAL, 0-10V DIMMING TO 1%	0 VA	277 V	ALIGHT	ACCOLED ACL3ST SERIES
PX1	EXTERIOR POST TOP PEDESTRIAN AREA LIGHT, 12' OAH	GROUND MOUNTED ON CONCRETE BASE	ASYMMETRIC DISTRIBUTION, BLACK FINISH, ROUND STEEL POLE	3000 LM LED, 4000K 80 CRI	INTEGRAL	25 VA	277 V	LITHONIA	RADEAN POST TOP SERIES
PX2	EXTERIOR DOUBLE HEAD SITE LIGHT, 20' OAH	GROUND MOUNTED ON CONCRETE BASE	ONE TYPE 4 HEAD AND ONE TYPE 2 HEAD, SQUARE STEEL POLE, BLACK FINISH	8500 LM (T4), 5800 LM (T2) LED, 4000K 80 CRI	INTEGRAL, INTEGRATED BI-LEVEL OCCUPANCY	114 VA	277 V	LITHONIA	DSX0 LED SERIES
PX3	EXTERIOR DOUBLE HEAD SITE LIGHT, 20' OAH	GROUND MOUNTED ON CONCRETE BASE	ONE TYPE 4 HEAD AND ONE TYPE 3 HEAD, SQUARE STEEL POLE, BLACK FINISH	8500 LM (T4), 5900 LM (T3) LED, 4000K 80 CRI	INTEGRAL, INTEGRATED BI-LEVEL OCCUPANCY	114 VA	277 V	LITHONIA	DSX0 LED SERIES
PX4	EXTERIOR DOUBLE HEAD SITE LIGHT, 20' OAH	GROUND MOUNTED ON CONCRETE BASE	ONE TYPE 3 HEAD AND ONE TYPE 2 HEAD, SQUARE STEEL POLE, BLACK FINISH	5900 LM (T3), 4500 LM (T2) LED, 4000K 80 CRI	INTEGRAL, INTEGRATED BI-LEVEL OCCUPANCY	78 VA	277 V	LITHONIA	DSX0 LED SERIES
PX5	EXTERIOR SINGLE HEAD SITE LIGHT, 20' OAH	GROUND MOUNTED ON CONCRETE BASE	TYPE 3, SQUARE STEEL POLE, BLACK FINISH	5800 LM LED, 4000K 80 CRI	INTEGRAL, INTEGRATED BI-LEVEL OCCUPANCY	45 VA	277 V	LITHONIA	DSX0 LED SERIES
PX6	EXTERIOR SINGLE HEAD SITE LIGHT, 20' OAH	GROUND MOUNTED ON CONCRETE BASE	TYPE 2, SQUARE STEEL POLE, BLACK FINISH	5800 LM LED, 4000K 80 CRI	INTEGRAL, INTEGRATED BI-LEVEL OCCUPANCY	45 VA	277 V	LITHONIA	DSX0 LED SERIES
PX7	EXTERIOR SINGLE HEAD SITE LIGHT, 20' OAH	GROUND MOUNTED ON CONCRETE BASE	TYPE 4, SQUARE STEEL POLE, BLACK FINISH	8500 LM LED, 4000K 80 CRI	INTEGRAL, INTEGRATED BI-LEVEL OCCUPANCY	70 VA	277 V	LITHONIA	DSX0 LED SERIES
WX1	SMALL EXTERIOR LED WALL PACK, FULL CUT-OFF, UL WET LOCATION LISTED,	SURFACE WALL	GRAY FINISH, FULL CUTOFF	1200 LM LED 4000K 80 CRI	INTEGRAL, 0-10V DIMMING	6 VA	277 V	LITHONIA	WDGE1 SERIES
WX2	MEDIUM EXTERIOR LED WALL PACK, FULL CUT-OFF, UL WET LOCATION LISTED	SURFACE WALL	GRAY FINISH, FULL CUTOFF	2000 LM LED 4000K 80 CRI	INTEGRAL, 0-10V DIMMING	18 VA	277 V	LITHONIA	WDGE 2 SERIES
WX3-6	3' X 6'-0" EXTERIOR MULLION MOUNT LED SLOT LIGHT, WET LOCATION	MULLION MOUNT	GRAY FINISH, DIRECT DISTRIBUTION	300 LM/FT LED 4000K 80 CRI	INTEGRAL, 0-10V DIMMING	25 VA	277 V	KIM LIGHTING	RND LINEAR MOUNT

HGA

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GRACO

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Project Gray

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Dayton, MN 55327

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 0892-010-00

ELECTRICAL SITE PLAN - PHOTOMETRICS

DATE: FEBRUARY 02, 2026

LAND USE APPLICATION

E031

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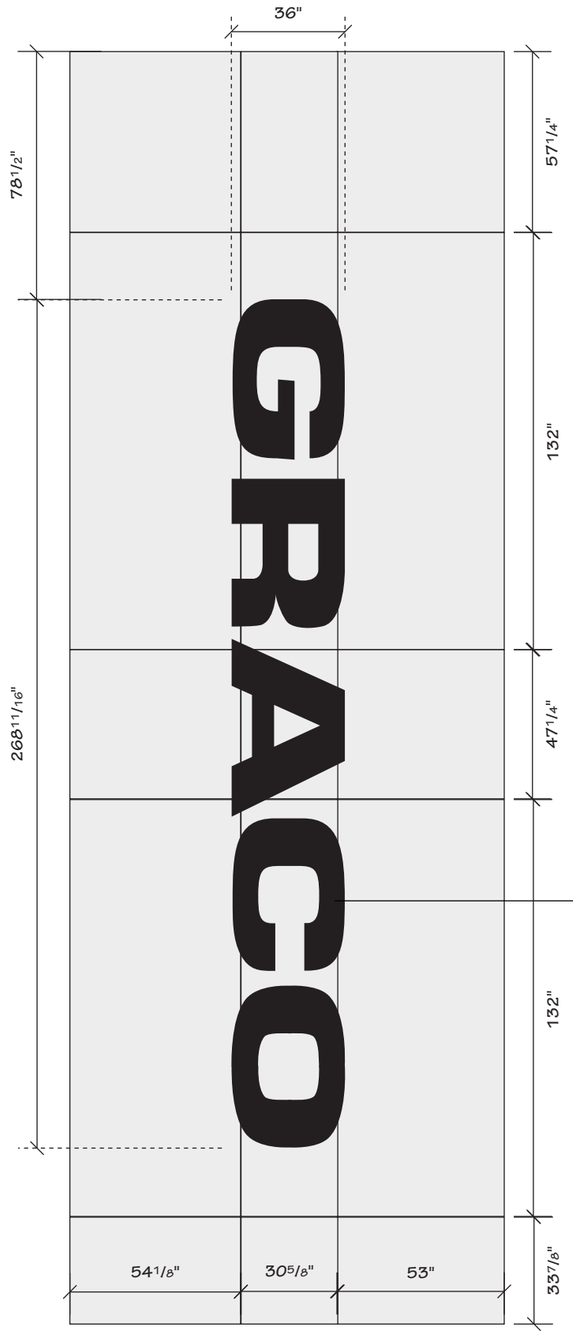
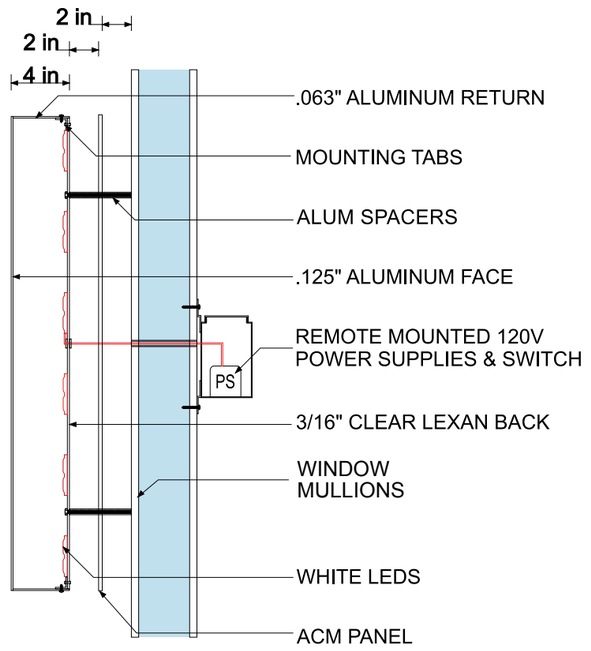
SIGNAGE DRAWINGS



1/1 LAYOUT: TYPE Y.1E - PRIMARY BUILDING LOGO, VERTICAL
QTY: 1 SCALE: 1/4" = 1'



MOUNTING SPEC VIEW

SIGN TYPE Y.1E
PRIMARY BUILDING LOGO ID
(EAST FACADE)

PRIMARY BUILDING LOGO ID

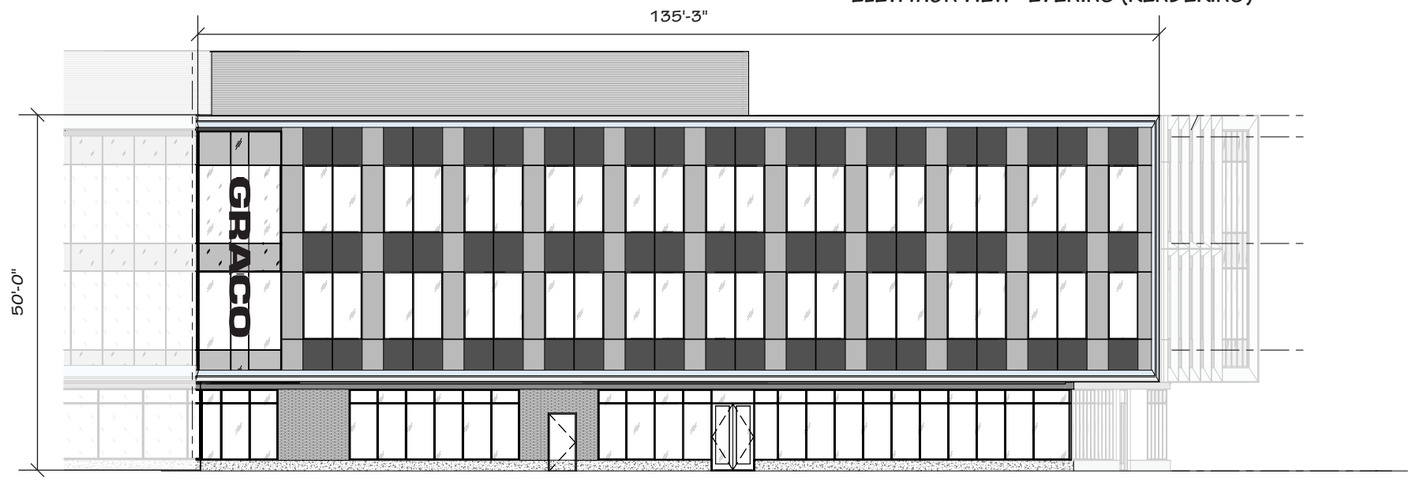
- MECHANICAL MOUNT ONTO GLASS/WINDOW MULLIONS
- DIMMER SWITCH TO BE ADDED

**Overall Sq/Ft: 67.17 sq/ft

FINISH SCHEDULE:

P1 SC-905 BLACK

ELEVATION VIEW - EVENING (RENDERING)



EAST ELEVATION VIEW (RENDERING) SCALE: 3/64" = 1'

asi
Signage Innovations™
7624 Boone Ave N #100
Brooklyn Park, MN 55428
PHONE (612) 332-1223
FAX (763) 561-1004

PROJECT NUMBER
63248

DATE
02/02/2026

SALES/DESIGN
TM / BV

CLIENT
GRACO, INC.

PROJECT
EXTERIOR SIGNAGE

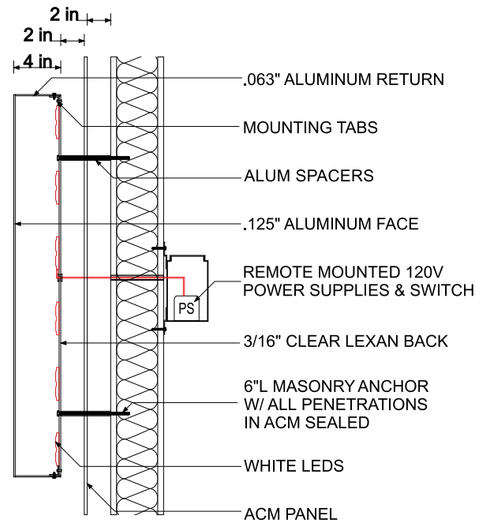
JOB ADDRESS
DAYTON, MN
(GRACO HEADQUARTERS)

A 4"(d) fabricated aluminum half of 'G' logo symbol;
Faces to be surface painted SC-905 Black with Clear Lexan backs,
Returns to be painted aluminum to match SC-905 Black with
White LED halo-lit effect through letter backs only

B 4"(d) fabricated aluminum half of 'G' logo symbol;
Faces to be surface painted to match Pantone 286 C with Clear Lexan backs,
Returns to be painted aluminum to match Pantone 286 C with
White LED halo-lit effect through letter backs only

C 4"(d) fabricated aluminum 'GRACO' letters;
Faces to be surface painted SC-905 Black with Clear Lexan backs,
Returns to be painted aluminum to match SC-905 Black with White LED halo-lit effect through letter backs only

1/1 LAYOUT: TYPE Y.1W - PRIMARY BUILDING LOGO, GRACO LOGO
QTY: 1 SCALE: 1/32" = 1"



MOUNTING SPEC VIEW

SIGN TYPE Y.1W
PRIMARY BUILDING LOGO ID
(WEST FACADE)

PRIMARY BUILDING LOGO ID

- MECHANICAL MOUNT ONTO METAL BUILDING PANELING
- DIMMER SWITCH TO BE ADDED

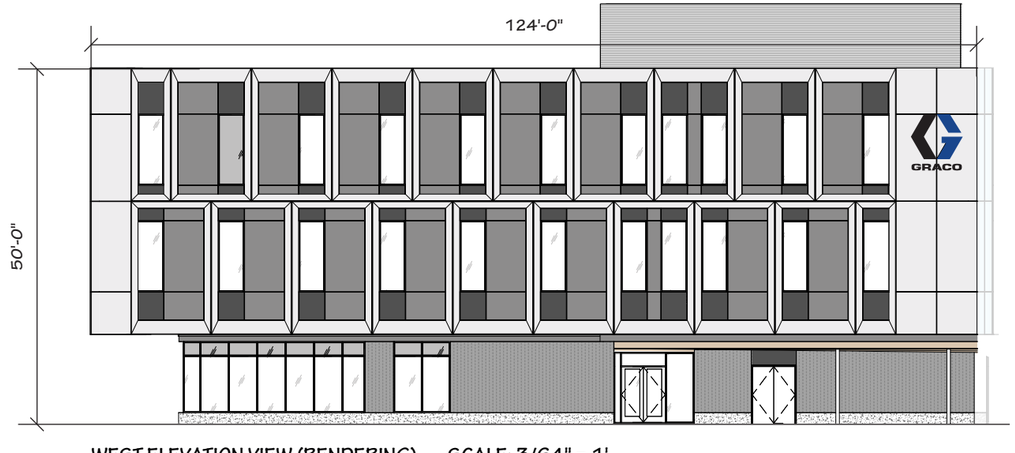
**Overall Sq/Ft: 57.81 sq/ft

FINISH SCHEDULE:

P1 PANTONE 286 C (GRACO BLUE)

P2 SC-905 BLACK

ELEVATION VIEW - EVENING (RENDERING)



WEST ELEVATION VIEW (RENDERING) SCALE: 3/64" = 1'

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PROJECT
EXTERIOR SIGNAGE

JOB ADDRESS
DAYTON, MN
(GRACO HEADQUARTERS)

*EXAMPLE SIGN VIEW (SHOWN IS KOCH CENTER LOCATION ABOVE)

SIGN TYPE ME.1
MAIN ENTRANCE MONUMENT ID

MAIN ENTRANCE MONUMENT ID

A — ALUMINUM LOGO

- 1/2" THICK CUT BRUSHED ALUMINUM (HORIZONTAL GRAIN DIRECTION) LETTERING/LOGO WITH SATIN CLEARCOAT APPLIED

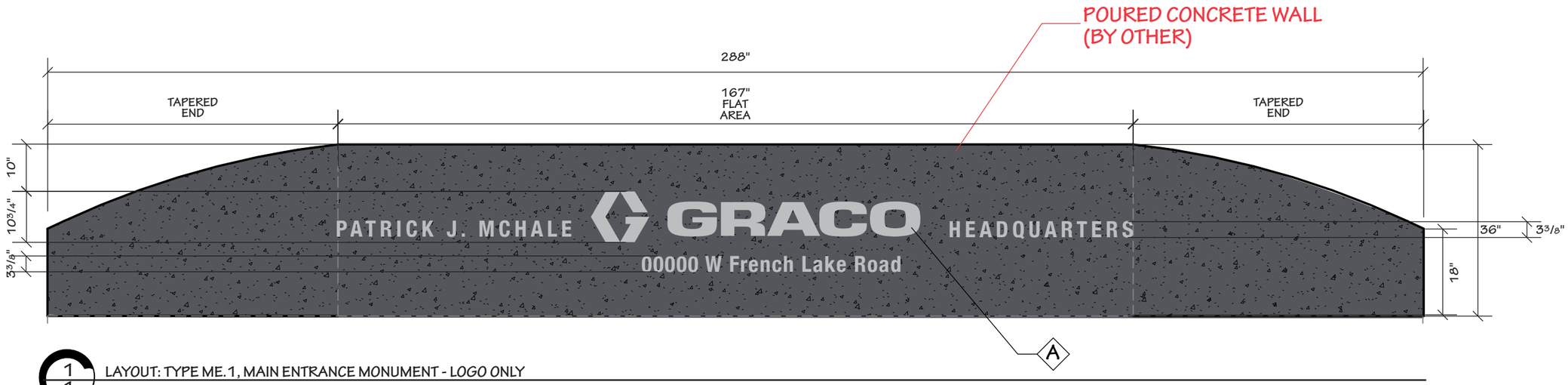
MOUNTING

- STUD MOUNT WITH 1" SPACERS & SILICONE TO MONUMENT FACE

**Overall Sq/Ft:

14.81 sq/ft (GRACO LOGO)

14.81 TOTAL SQ/FT



1/1 LAYOUT: TYPE ME.1, MAIN ENTRANCE MONUMENT - LOGO ONLY
QTY: 1 LOGO SET

SCALE: 1/2" = 1'

ADDRESS TBD BY CLIENT

asi Signage Innovations™
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PROJECT
EXTERIOR SIGNAGE

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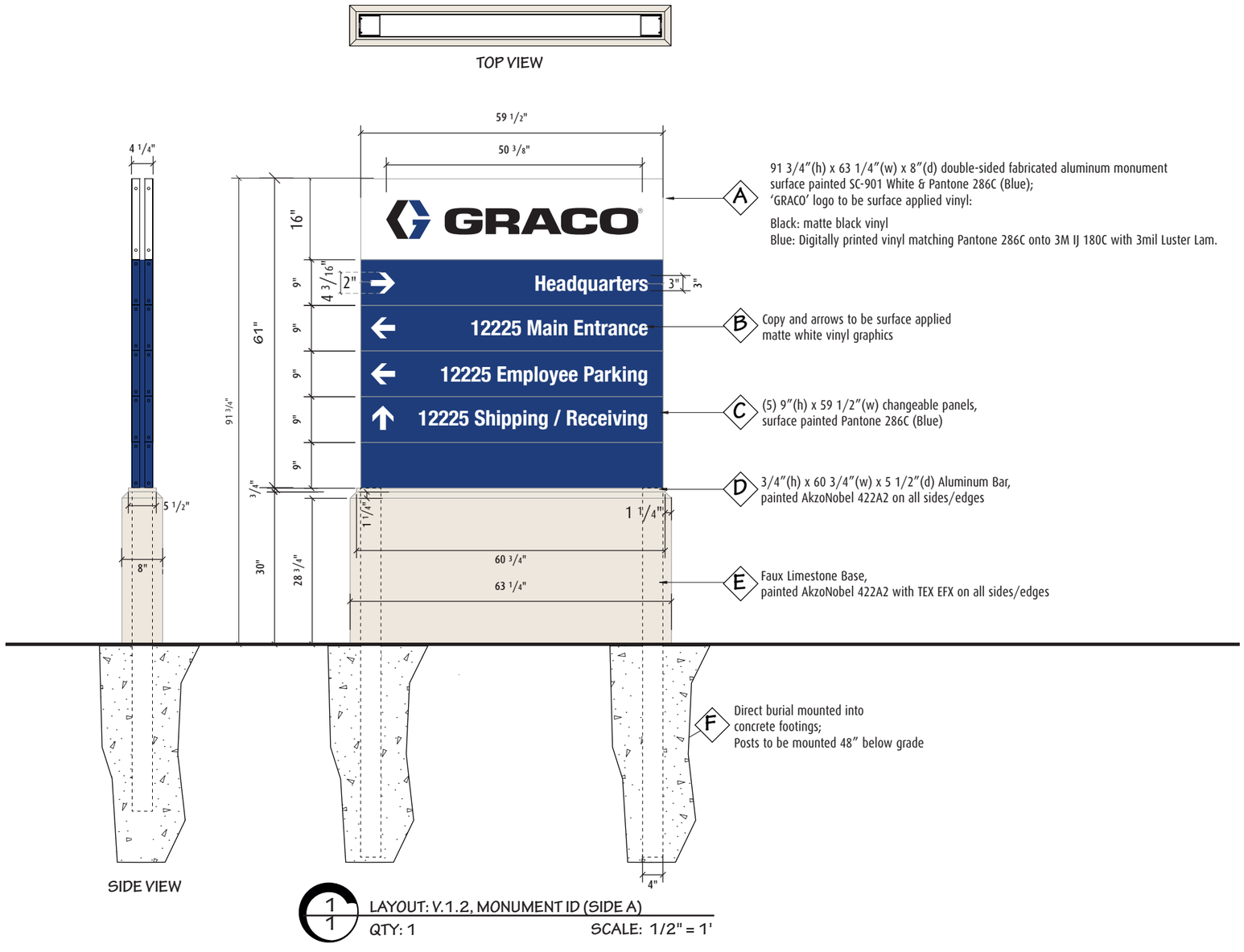
DAYTON, MN
(GRACO HEADQUARTERS)



EXACT COPY TBD BY CLIENT

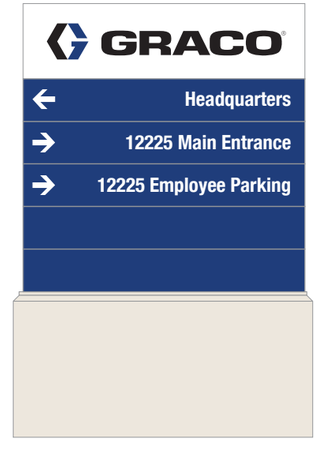
SIGN TYPE V.1.2
VEHICULAR DIRECTIONAL ID

VEHICULAR DIRECTIONAL ID
- DIRECT BURIAL MOUNT BELOW GRADE; POSTS 48" BELOW GRADE

**Overall Sq/Ft: 40.30 sq/ft

FINISH SCHEDULE:

- P1 — PANTONE 286 C (GRACO BLUE)
- P2 — SC-905 BLACK
- P3 — SC-901 WHITE (MATTE FINISH)
- P4 — AKZONOBEL 422A2 WITH TEX EFX
- V1 — MATTE WHITE VINYL
- V2 — MATTE BLACK VINYL
- D1 — PANTONE 286 C (GRACO BLUE)



LAYOUT: V.1.2, MONUMENT ID (SIDE B)

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02/02/2026

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TM / BV

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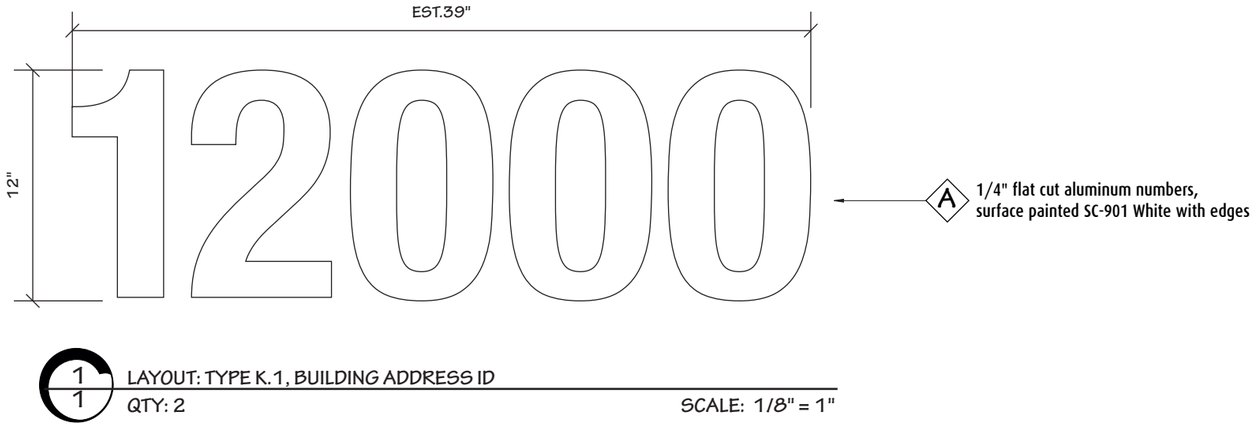
PROJECT
EXTERIOR SIGNAGE

JOB ADDRESS
DAYTON, MN
(GRACO HEADQUARTERS)



1/1 LAYOUT: TYPE K.1, BUILDING ADDRESS ID

QTY: 2 SCALE: 1/8" = 1"

ADDRESS TBD BY CLIENT

PROPOSED (2) LOCATIONS
FOR ADDRESS NUMERALS

SIGN TYPE K.1
BUILDING ADDRESS ID

MOUNTING

- DRILL/TAP; STUD MOUNT WITH SILICONE TO EXTERIOR BUILDING FACADE

**Overall Sq/Ft: Est. 3.25 sq/ft

asi Signage Innovations™
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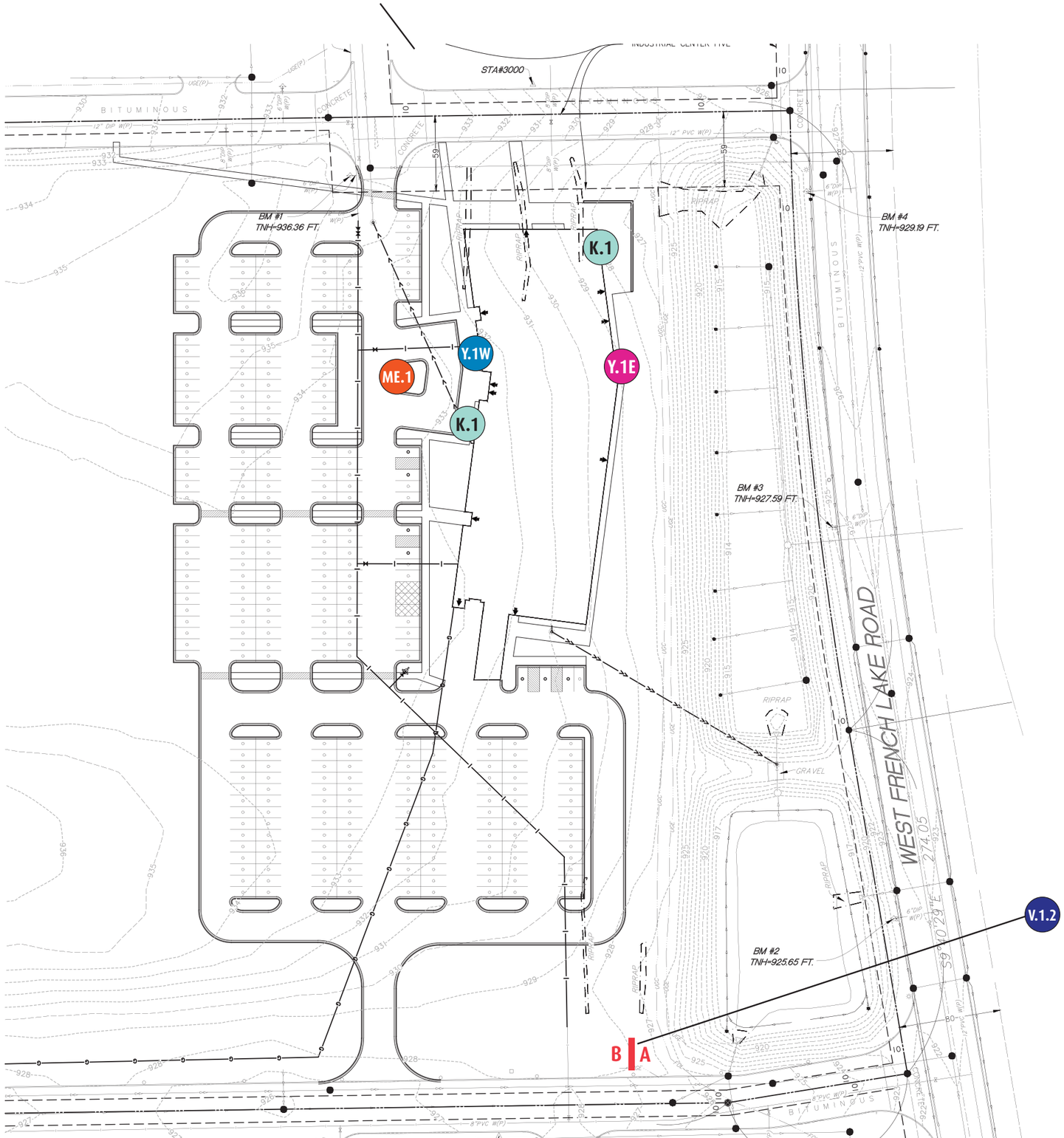
PROJECT
EXTERIOR SIGNAGE

JOB ADDRESS
DAYTON, MN
(GRACO HEADQUARTERS)



N

SIGN INSTALLATION LOCATIONS

asi Signage Innovations™
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TM / BV

CLIENT
GRACO, INC.

PROJECT
EXTERIOR SIGNAGE

JOB ADDRESS
DAYTON, MN
(GRACO HEADQUARTERS)

11.1

PARKING CALCULATION

Client: Graco
Project: Dayton Headquarters
Parking Calculation
2-Feb-2026

	City of Dayton Code Calculation			"Day 1" Staff Headcount	"Day 2" Staff Headcount (Full Building Capacity)	Parking Stalls Provided	
	Area (SF)*	Parking Factor (Dayton)	Parking Stalls	Number of Employees	Number of Employees	Stalls Provided	Notes
Office, Level 1	25,019	200	125				
Office, Level 2	27,114	200	136				
Office, Level 3	27,253	200	136				
Staff Headcount							
Private Offices				56	63		
Workstations + Hotelling				166	195		
Visitor				20	20		
	79,386		**397**	**242**	**278**	**292**	Proposed parking requirement, per Graco employee headcount
1:300 Ratio	79,386	300	265				Suggested parking factor by Planning Commission on 11/6/2025

Section 1001.19 Parking Regulations
Subd. 7 Required Off-Street Parking Spaces and Garages
(2) Calculation of parking requirements.

a. *Floor area* . For the purpose of determining off-street parking requirements, the term “floor area” shall mean the sum of the gross horizontal areas of the several floors of a building, including interior balconies, mezzanines, basements, and attached accessory buildings, **but exempting that area primarily devoted to window display, storage, fitting rooms, stairs,** escalators**, unenclosed porches,** detached accessory buildings utilized for dead storage**, heating and utility rooms,** inside off-street parking**, or loading space. Measurements shall be made from the inside of exterior walls.**

d. *Reduced parking requirement* . The City recognizes reuse of sites and that the strict interpretation of the parking standards of this section may not be appropriate for each specific use or lot. Therefore, the City Council may approve alternative parking standards through the City review process provided the applicant can demonstrate, **based upon documented parking studies and site specific analysis, that a need exists to provide more or fewer parking stalls** than the maximum or minimum parking standards or to deviate from pervious paving/paver system standards. Factors to be considered in such determination include (without limitation) national parking standards, parking standards for similar businesses or land uses, **size of building, type of use, number of employees**, expected volume and turnover of customer traffic and expected frequency and number of delivery or service vehicles and appropriate soils and/or site conditions to support pervious paving/paver systems.

Stantec

Memo

To:	Jon Sevald, Planning	From:	Jason Quisberg, Engineering Nick Findley, Engineering
Project:	Graco Headquarters	Date:	2/26/2026

Exhibits:

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

1. Graco Global Headquarters Land Use & Development Application by HGA, dated 2/2/2026, 70 sheets
2. Graco Global Headquarters Land Use & Development Appendix by HGA, dated 2/2/2026, 1475 sheets

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.
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 W French Lake Road without the City'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. Where referencing the City of Dayton Standard Details utilize the standard detail plate rather than reference it.
    - An example of this is Detail 7 on sheet C501. It refences the City of Dayton in the detail but does not include manhole lining requirements or other applicable information.
6. The City of Dayton Standard Details have been updated this winter. Please coordinate with the engineering department for the current plates.
7. Outlots shall be covered by drainage and utility easements.
8. Record plans for both previous Graco buildings are still outstanding. The building permit for this building will not be issued until the record plans are provided, reviewed, and accepted.

Plat

9. The existing basin on the eastern edge of the property is to be contained within drainage and utility easement as it accepts drainage from public infrastructure and is maintained by the City.
10. The county may require additional ROW along Brockton Lane.

Erosion Control/SWPPP

11. Double row silt fence is recommended along the existing basin due to the existing slopes. If sediment makes it passed the proposed silt fence it will be the responsibility of the contractor to clean the basin.
12. SWPPP shall include contractor information once determined.
13. SWPPP shall include individual responsible for erosion control once determined.
14. SWPPP shall include copy of MPCA permit once acquired.
15. SWPPP shall state that owner(s)/operator(s) must stabilize the normal wetted perimeter of the last 200 linear feet of temporary or permanent drainage ditches or swales that drain water from the site within 24 hours after connecting to a surface water or property edge.

Site Plans

16. Per the city code, parking stalls are to be 10’ wide. Coordinate any variances with the planning department.
17. Provide a commercial entrance meeting standard detail plate STR-14 at the proposed entrances.
18. Include the building square footage on the plans.

Grading /Stormwater

19. Revise the “2026 Proposed Hydrology” HydroCAD model to address the following:
    a. Update the HydroCAD model to include ponds 7P and 8P with as-built elevations and storages.
    b. It appears the overall drainage area to pond 7P increased by approximately 1.5 acres from the previously approved Stormwater Management Report. Verify that the updated model includes revised drainage boundaries with the estimated ultimate impervious cover from future phases.
    c. Update pond 7P and 8P HWLs on the plan set.
    d. Update relevant information/ tables for rate control and water quality volume in the Stormwater Management Report based on changes to the HydroCAD model and drainage areas.
20. In locations where there is a change in pipe size, match crowns where feasible.
21. Revise the Storm sewer plan to route FES 500 into the wet pond (7P) instead of directly to the biofiltration basin (8P).
22. Ensure all proposed pedestrian ramps, trails, sidewalk, and other pedestrian features are constructed to ADA standards.

23. It is recommended that bituminous surfaces drain at a minimum of 1.5% and concrete surfaces drain at a minimum of 0.5% to limit any localized standing water.
24. It is recommended that the proposed draintile inverts are lowered to allow for an increased section if poor soils are encountered.

Watermain/Sanitary Sewer

25. Provide fire department connection at the Northwest corner of the proposed building. Coordinate final location with fire department.
26. Per standard detail Wat-05, 2' minimum of separation must be provided at crossings. Where 2' is not currently maintained utilize the offset detail including insulation to meet the requirements laid out within the detail.
27. Call out fittings in both the plan and profile view.
28. Utilize the city standard detail plates for drop manholes and watermain offsets.

End of Comments

Meeting Date: March 5, 2026
Item Number: 8A

ITEM:
Consideration of Preliminary Plat, Rezoning to A-3, and Variance Requests to Exceed Maximum Density in the A-3 District, and Allow a Single-Family Home on a Parcel with no Road Frontage.

APPLICANT:
Chad Christian

PREPARED BY:
Hayden Stensgard, Senior Planner

ACTION TO BE CONSIDERED:

1. Motion to recommend approval/denial/tabling the Preliminary Plat of the Reserve at Vineyard Meadows.
2. Motion to recommend approval/denial/tabling the Variance request to Exceed A-3 District Standards of 2 lots per 20 gross acres.
3. Motion to recommend approval/denial/tabling the Variance request to allow for a subdivided residential lot without the required street frontage.
4. Motion to recommend approval/denial/tabling the Rezoning request of the Plat Boundary to A-3, Agricultural District.

BACKGROUND/OVERVIEW:
Chad Christian of Christian Builders, on behalf of property owner Jack Bernens, has submitted a Preliminary Plat, Rezoning, and Variance Request for review on a 12-lot unsewered single-family residential development near the corner of Brockton Lane North and Dayton River Road. The total property consists of roughly 117.5 acres and includes one existing single-family home to remain as part of the development. The applicants have also included an area in their calculation that was previously dedicated to Hennepin County Right-of-Way surrounding the properties. This development area also includes land that would eventually be proposed to be an event center with access off of Lawndale Lane North. The residential development does not conflict with the area for the event center. As part of the preliminary plat process, these parcels also require rezoning to A-3. To maintain consistency with the Event Center ordinance, the applicants are proposing Lot 1, Block 4, to be 35 acres in size. Though this property will be platted as a buildable lot, no single-family homes will be permitted to be built on that property, excluding it from the calculations for single-family homes related to the A-3 District's two units per 20-acre average.

The applicants have also applied for two variances to the zoning ordinance, requesting that the plat be granted 12 homes within the development area, as one of them is already existing on site. The applicant is also seeking to parcel off a 4-acre parcel for that existing home, which would not have frontage to a public street if platted as proposed. A review of these requests are also detailed below.

ANALYSIS:
The plan is proposed to be developed under the newly established A-3, Agricultural District Standards.

	A-3 Requirement	Proposed

Minimum Lot Size	1.5 Net Acres	1.08 Acres (Lot 3, Block 1, and Lots 3-5 & 7, Block 2 are under net acreage requirements)
Minimum Lot Frontage	160 feet	Lot 3, Block 1, and Lots 2 and 3, Block 2 do not meet this req.
Minimum Lot Width at Setback	140 feet	143 feet (Lot 3, Block 2)
Minimum Lot Depth	200 feet	260 feet (Lot 7, Block 2)
Minimum Impervious Surface Coverage*	25%	9.7%, Including Event Center Lot Proposed Conditions

* Developed land includes ROW, stormwater ponding and a half-acre building area (assumed).

Minimum lot size. The net acreage on 5 of the 12 proposed parcels does not meet the minimum standard. In the area where the 11 new lots are proposed, there is enough net acreage for all properties to meet this standard (17.6 / 11 lots = 1.6 acres). Staff has already noted to the applicant's engineering team that this will be required to be met with this proposed plat, and they are currently working on those revisions. Their engineering team has stated that they do not have any concerns with making these minor lot line adjustments to have all parcels compliant with these requirements.

A-3 District development shall also incorporate the following guidelines into the proposal. These guidelines offer the ability to show that future subdivision of the development boundary is possible when municipal utilities are available.

a. Land eligible to be zoned to A-3 Agricultural shall include land guided “Unsewered Rural Residential-Interim” in the comprehensive Plan.

   Land eligible for rezoning to A-3, are those properties greater than 20 acres for subdivision and are designated in the Staging Plan as “2040 and Post 2050”. These properties are all Post 2050 properties.

b. Preliminary Plat submittals shall include a ghost plat indicating how the subdivision could be re-developed when municipal sewer/water becomes available with a minimum residential density of two units per net acre. The ghost plat shall take into consideration the most recently City Council adopted Sewer Plan.

   A ghost plat has been provided for the portion that will be subdivided for residential properties immediately, showing a total of 25 lots on the net 17.6 acres on the site. While the density provided for this specific area on the ghost plat is 1.42 units per acre, there is a substantial amount of area remaining to get this overall plat to 2 units per acre. Staff is not concerned with the ghost plat provided.

c. Allow a maximum of 25% of the developable land in a project to be developed. “Developed land” includes right-of-way, stormwater pond (BMP), and house pad (up to ½ acre).

   As mentioned previously, the total developed acreage, as defined above, with this proposal is 9.7% of the total property area.

d. Preserve a minimum of 75% of undeveloped net acres for future sewered development through a temporary development agreement, deed restriction, easement, or similar. The intent of the restriction is to prevent land from being developed prior to connections to municipal sanitary sewer, and shall expire upon the connection to municipal sanitary sewer. This restriction does not prohibit agricultural buildings from being built on agricultural land (e.g. class 2 property tax classification).

   With the outlots not being permitted to be built on, as well as the proposed conditions for development at 9.7%, 75% of the developable land will be preserved for future low-density residential development.

e. Preliminary Plats shall identify a house pad, primary and secondary septic drainfields (with a soil boring log at each drainfield), and well location. Small Community Wastewater Treatment Systems are prohibited.

   This has been provided.

f. Upon the availability of municipal sewer and water, the City shall permit parcels within the A-3 district to be re-zoned to a zoning district with a higher residential density consistent with Metropolitan Council policy.

With the submittal of a ghost plat that incorporates the proposed sewer line as shown in Figure 9.2 in Chapter 9: Wastewater, of the 2040 Comprehensive Plan, the proposed development has the ability to address one or more of the above-noted guidelines, meeting this requirement for A-3 Development.

The plan also shows a .71 acre outlot at the northwest corner of the development boundary. The anticipation is that this outlot would serve a future water treatment building, and in discussions with public work, the proposed outlot provides sufficient space for that facility to be built in the future.

CRITICAL ISSUES:

1. Total Site Acreage and Lots Proposed (**Variance #1**) – The applicant is proposing 12 lots (11 new and 1 existing) as part of this plan. The total site acreage, even including previously dedicated easement area to accommodate expansion of both county roads, is still shy of 120 acres, at 119.5. In order to be consistent with the A-3 zoning district requirements of averaging no more than two lots per 20 acres.

   All requests for a variance shall be subject to a determination that the variance request complies with the requirements of Minn. Stat. § 462.357 and any amendments thereto, which include, but are not limited to (*the italicized text next to each part of the variance requirements are the recommended findings for the variance test)*:

   (1) A variance shall only be permitted when it is in harmony with the general purpose and intent of City Code and consistent with the Comprehensive Plan.

FINDING: *The requests do not appear to conflict with any portion of the 2040 Comprehensive Plan. The area is slated for Low-Density Residential, and is currently in the Post 2050 staging area.*

(2) A variance may only be permitted when the applicant establishes that there are practical difficulties in complying with the zoning ordinance, meaning:

a. The property owner proposes to use the lot or parcel in a reasonable manner not permitted by the zoning code.

FINDING: *The proposed Variance request is a reasonable request that conflicts with the zoning ordinance.*

b. The plight of the property owner must be due to non-economic circumstances that are unique to the lot or parcel and not created by the property owner.

FINDING: *The plight of the property is due to the construction of this home prior to the A-3 Zoning District becoming an opportunity on this parcel. However, the utilization of the larger area to justify the 11 lots that would normally be allowed under the A-3 District provisions, that was recently approved unanimously by the Metropolitan Council, is required to include this existing home on the site. While the City established the A-3 District standards at 2 lots per 20 acres, residents and property owners are subject to thresholds like these in many other areas of the zoning ordinance.*

c. The variance must not alter the essential character of the locality.

FINDING: *The proposed variances will not alter the essential character of the locality.*

Based on the above determinations, specifically in section "b." above, Staff does recommend denial of this request. In the alternative, if the Planning Commission feels this Variance is warranted, Staff will be looking for the Planning Commission to provide a finding of fact related to that to justify the approval of the Variance.

2. Existing Single-Family Home (**Variance #2**) - The applicant's son currently lives on the southeastern 68.5-acre parcel, and wishes to subdivide the lot off into a new 4-acre parcel as part of this plat. The residence currently receives access to Dayton River Road through the north parcel by way of an easement. The current layout of the plan would subdivide this property into a 4-acre landlocked parcel. Being that this development would need to go through the platting process, creation of a landlocked parcel as part of a new preliminary plat is inconsistent with the City's subdivision ordinance.[1]

All requests for a variance shall be subject to a determination that the variance request complies with the requirements of Minn. Stat. § 462.357 and any amendments thereto, which include, but are not limited to (*the italicized text next to each part of the variance requirements are the recommended findings for the variance test)*:

[1] 1002.07 Design Standards for Preliminary Plats, Subd. 4 Lots (4) "Every lot must have frontage on a public street".

(1) A variance shall only be permitted when it is in harmony with the general purpose and intent of City Code and consistent with the Comprehensive Plan.

FINDING: *The requests do not appear to conflict with any portion of the 2040 Comprehensive Plan. The area is slated for Low-Density Residential, and is currently in the Post 2050 staging area.*

(2) A variance may only be permitted when the applicant establishes that there are practical difficulties in complying with the zoning ordinance, meaning:

a. The property owner proposes to use the lot or parcel in a reasonable manner not permitted by the zoning code.

FINDING: *The proposed Variance request is a reasonable request that conflicts with the zoning ordinance.*

b. The plight of the property owner must be due to non-economic circumstances that are unique to the lot or parcel and not created by the property owner.

FINDING: *The plight of the property is due to the construction of this home prior to the A-3 Zoning District becoming an opportunity on this parcel, and understanding potential alternatives to this requirement before the plat was proposed. Staff can see, given the ownership of the parent parcel, the City can establish protections related to this Variance to have it resolved upon future subdivision of the surrounding outlot. These protections would be included in an agreement between the two parcels regarding requiring direct access be provided to the four acre landlocked parcel.*

c. The variance must not alter the essential character of the locality.

FINDING: *The proposed variances will not alter the essential character of the locality.*

Based on the above information, and the mechanisms that the City has given the current ownership situations of these parcels in question, Staff could see findings of fact be adopted as part of a resolution for approval.

3. Parks & Trails - The proposed plan does not include any land dedicated for a park, nor are there any trails shown on the plan. While trails in this area are not shown as part of the Trails Plan within the 2040 Comprehensive Plan, the Comprehensive Plan does, however, call for a roadside trail along Brockton Lane North and Dayton River Road. The City will require a 20' trail easement on all properties directly adjacent to these roadways. Through the review, it was determined that construction of the trail at this time is unnecessary, because there are no adjacent trails for them to connect to. While the trail easement established will be 20 feet in width, the required property setbacks will prohibit anything going in this area that is defined as "developed", thus not subtracting the easement area in the total calculations.

4. This area is shown to have a community park. The designation for a community park also includes the 94-acre parcel to the south of this area, meaning there still remains enough land

within the overall area to accommodate a community park in the future. The applicant is expected to pay full park and trail dedication fees, which are calculated on a per lot basis.

5. Streets - Street lighting is not something that would be required for an A-3 development project. With that being said staff is proposing at least one light be installed at the intersection of the new road (Likely to be Maria Avenue) and Brockton Lane North. Sidewalks are also not a requirement within the A-3, and the recently approved Legacy Woods project did not propose internal sidewalks.

   Hennepin County has yet to submit comments related to this preliminary plat, and it is acknowledged that it could result in the requirement of the turn lanes. The applicants are unsure whether they would proceed with the connection point if full turn lanes are required to be installed. With that being said, any significant change to the connection point, such as requesting the end of Shadyview Ln N., would require rereview of the preliminary plat, where the Planning Commission would see this again.

6. Wetlands – The plans do not currently show a wetland buffer through the extent of the plat. The civil plans will need to be revised to show this area at an average width of 25 feet, with a minimum 10' buffer.

60/120-DAY RULE (IF APPLICABLE):

	60-Days	120-Days
February 12, 2026	4/12/2026	6/12/2026

RELATIONSHIP TO COUNCIL GOALS:

- Planning Ahead to Manage Thoughtful Development
- Preserving our Rural Character
- Create a Sought-After Community

ROLE OF PLANNING COMMISSION:

Conduct a Public Hearing. The Planning Commission is requested to review these requests, and consider providing a recommendation to the City Council on this matter.

A Public Hearing Notice was published by The Press on Thursday, February 19, 2026 and mailed to property owners within 1,320' of the project.

STAFF RECOMMENDATION:

If the Planning Commission feels comfortable moving forward with the proposed Preliminary Plat and Rezoning with the number of conditions of approval within this staff report, and the engineering comment letter, staff recommends approval of the preliminary plat and rezoning. Staff offers the following conditions of approval for the preliminary plat and rezoning:

1. No single-family home will be permitted on Lot 1, Block 4, Reserve at Vineyard Meadows, until it is further subdivided and municipal sewer and water become available.
2. The civil plans will need to be revised to show this area at an average width of 25 feet, with a minimum 10' buffer. Wetland buffer signs will be required to be installed by the developer accordingly.

3. The preliminary plat shall be revised to include a trail easement of 20 feet along both Brockton Lane North and Dayton River Road. Trail segments are not being requested to be installed at this time.
4. The landscape buffer shall be revised to include 12 additional trees to meet the required count.
5. Street light shall be installed at the Shadyview Lane North and Brockton Lane North intersection.
6. Any change to the street connection of Brockton Lane North and Shadyview Lane North will require rereview of the plat, and any necessary variances.
7. Adherence to requirements provided by Hennepin County in their review letter.
8. Adherence to requirements in the Engineering Letter, dated February 26, 2026.

Staff recommends denial of the Variance request related to allowing 12 lots, rather 11 lots. As described above, Staff did not find justification in the review of the request to support all parts of the Variance criteria.

Staff will defer to the Planning Commission on the Variance request related to creating a landlocked parcel for the existing home. Information to support findings of fact for approval can justify this request, and if the Planning Commission recommends approval, Staff offers the following condition:

1. An agreement shall be established at the time of plat recording that will require any subsequent development of the adjacent outlots to provide this parcel with code-compliant street frontage. Such agreement shall be reviewed by the City Attorney prior to execution and recording.

ATTACHMENT(S):
Draft Resolutions for Variance Requests
Aerial Photo
Site Plan
Applicant narrative
Preliminary Plat
Final Plat
Civil Plans
Zoning Map
2040 Future Land Use Map
2040 Sewer Staging Plan
2040 Ultimate Sewer Map
2040 Parks Plan
Engineering Comment Letter, dated February 26, 2026

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

RESOLUTION DENYING A VARIANCE TO SECTION 1001.05, SUBD. 11 OF THE DAYTON CITY CODE REGARDING ALLOWED DENSITY IN THE A-3 ZONING DISTRICT

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

WHEREAS, Chad Christian (hereinafter referred to together as the "Applicant"), has made an application for Variance to Dayton City Code Section 1001.05, Subd. 11, to allow for 12 residential lots in a subdivision of parcels totaling 117.5 acres in size, whereas only 11 are permitted by code (hereinafter referred to as the "Variance"). The parcels legal description upon platting of the properties is as follows:

Reserve at Vineyard Meadows Plat

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 held a public hearing at its March 5th meeting regarding the Variance where the Applicant was present. A Public Hearing notice was published by The Press on Thursday, February 19, 2026 and mailed to property owners within 1,320 feet of the project; and

WHEREAS, the City Council at its March 24th, 2026 meeting reviewed and considered the application.

NOW, THEREFORE, based upon the information from the Public Hearing, 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:

1. The Subject Property is located along Brockton Lane North and Dayton River Road

2. The applicant intended to establish 12 single-family residential lots, whereas only 11 are permitted by the A-3, Agricultural Zoning District.

3. The Preliminary Plat of the Reserve at Vineyard Meadows, as proposed, required the approval of a Variance in order to be legal.

4. Minn. Stat. §462.357, subd. 6, allows variances only when they are in harmony with the general purposes and intent of City Code and is consistent with the City's comprehensive plan. Further, the applicant must establish that there are practical difficulties in complying with the zoning ordinance.

5. City Code §1001.29, subd. 1, states:

The variance process enables the City Council to provide limited relief from the literal provisions of this Subsection in instances where strict enforcement would cause practical difficulties because of circumstances unique to the individual property under consideration and when it is demonstrated that such actions are consistent with this Subsection. Variances shall not be granted to allow a use not permitted by the zoning district, nor to merely remove inconveniences or financial burdens that the requirements of this chapter may impose on property owners in general. Variances are intended to address extraordinary, exceptional, or unique situations that where not caused by the applicant's act or omission. Variances are not to be used in the place of ordinance amendments to address situations applicable to numerous properties.

6. City Code §1001.29, subd. 3, states:

All requests for a variance shall be subject to a determination that the variance request complies with the requirements of Minn. Stat. § 462.357 and any amendments thereto, which include, but are not limited to (*the italicized text next to each part of the variance requirements are the recommended findings for the variance test)*:

(1) A variance shall only be permitted when it is in harmony with the general purpose and intent of City Code and consistent with the Comprehensive Plan.

FINDING: *The requests do not appear to conflict with any portion of the 2040 Comprehensive Plan. The area is slated for Low-Density Residential, and is currently in the Post 2050 staging area.*

(2) A variance may only be permitted when the applicant establishes that there are practical difficulties in complying with the zoning ordinance, meaning:
   a. The property owner proposes to use the lot or parcel in a reasonable manner not permitted by the zoning code.

FINDING: *The proposed Variance request is a reasonable request that conflicts with the zoning ordinance.*

   b. The plight of the property owner must be due to non-economic circumstances that are unique to the lot or parcel and not created by the property owner.

FINDING: *The plight of the property is due to the construction of this home prior to the A-3 Zoning District becoming an opportunity on this parcel. However, the utilization of the larger area to justify the 11 lots that would normally be allowed under the A-3 District provisions, that was recently approved unanimously by the Metropolitan Council, is required to include this existing home on the site. While the City established the A-3 District standards at 2 lots per 20 acres, residents and property owners are subject to thresholds like these in many other areas of the zoning ordinance.*

   c. The variance must not alter the essential character of the locality.

DRAFT

FINDING: *The proposed variances will not alter the essential character of the locality.*

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 herby **Deny** the Applicant's variance request to allow for an additional lot in an A-3, Agricultural District subdivision.

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

_____
Mayor — Dennis Fisher

_____
City Clerk — Amy Benting

Motion by _____ *Second by* _____
Resolution ***approved***
MOTION DECLARED PASSED

DRAFT

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

RESOLUTION APPROVING/DENYING A VARIANCE TO SECTION 1001.05, SUBD. 11 OF THE DAYTON CITY CODE REGARDING REQUIRED STREET FRONTAGE IN THE A-3 ZONING DISTRICT

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

WHEREAS, Chad Christian (hereinafter referred to together as the "Applicant"), has made an application for Variance to Dayton City Code Section 1001.05, Subd. 11, to allow for the subdivisions of a single-family residential parcel without street frontage, whereas 160 feet is required by code (hereinafter referred to as the "Variance"). The parcel's legal description upon platting of the property is as follows:

Lot 1, Block 3, Reserve at Vineyard Meadow

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 held a public hearing at its March 5th meeting regarding the Variance where the Applicant was present. A Public Hearing notice was published by The Press on Thursday, February 19, 2026 and mailed to property owners within 1,320 feet of the project; and

WHEREAS, the City Council at its March 24th, 2026 meeting reviewed and considered the application.

NOW, THEREFORE, based upon the information from the Public Hearing, 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:

1. The Subject Property is located along Brockton Lane North and Dayton River Road

2. The applicant intended to establish 12 single-family residential lots, whereas only 11 are permitted by the A-3, Agricultural Zoning District.

3. The Preliminary Plat of the Reserve at Vineyard Meadows, as proposed, required the approval of a Variance in order to be legal.

4. Minn. Stat. §462.357, subd. 6, allows variances only when they are in harmony with the general purposes and intent of City Code and is consistent with the City's comprehensive plan. Further, the applicant must establish that there are practical difficulties in complying with the zoning ordinance.

5. City Code §1001.29, subd. 1, states:

The variance process enables the City Council to provide limited relief from the literal provisions of this Subsection in instances where strict enforcement would cause practical difficulties because of circumstances unique to the individual property under consideration and when it is demonstrated that such actions are consistent with this Subsection. Variances shall not be granted to allow a use not permitted by the zoning district, nor to merely remove inconveniences or financial burdens that the requirements of this chapter may impose on property owners in general. Variances are intended to address extraordinary, exceptional, or unique situations that where not caused by the applicant's act or omission. Variances are not to be used in the place of ordinance amendments to address situations applicable to numerous properties.

6. City Code §1001.29, subd. 3, states:

All requests for a variance shall be subject to a determination that the variance request complies with the requirements of Minn. Stat. § 462.357 and any amendments thereto, which include, but are not limited to (*the italicized text next to each part of the variance requirements are the recommended findings for the variance test)*:

(1) A variance shall only be permitted when it is in harmony with the general purpose and intent of City Code and consistent with the Comprehensive Plan.

FINDING: *The requests do not appear to conflict with any portion of the 2040 Comprehensive Plan. The area is slated for Low-Density Residential, and is currently in the Post 2050 staging area.*

(2) A variance may only be permitted when the applicant establishes that there are practical difficulties in complying with the zoning ordinance, meaning:

a. The property owner proposes to use the lot or parcel in a reasonable manner not permitted by the zoning code.

FINDING: *The proposed Variance request is a reasonable request that conflicts with the zoning ordinance.*

b. The plight of the property owner must be due to non-economic circumstances that are unique to the lot or parcel and not created by the property owner.

FINDING: *The plight of the property is due to the construction of this home prior to the A-3 Zoning District becoming an opportunity on this parcel, and understanding potential alternatives to this requirement before the plat was proposed. Staff can see, given the ownership of the parent parcel, the City can establish protections related to this Variance to have it resolved upon future subdivision of the surrounding outlot. These protections would be included in an agreement between the two parcels regarding requiring direct access be provided to the four acre landlocked parcel.*

DRAFT

c. The variance must not alter the essential character of the locality.

FINDING: *The proposed variances will not alter the essential character of the locality.*

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 herby **Approve/Deny** the Applicant's variance request to allow for a lot without the required street frontage in an A-3, Agricultural District subdivision.

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

_____
Mayor — Dennis Fisher

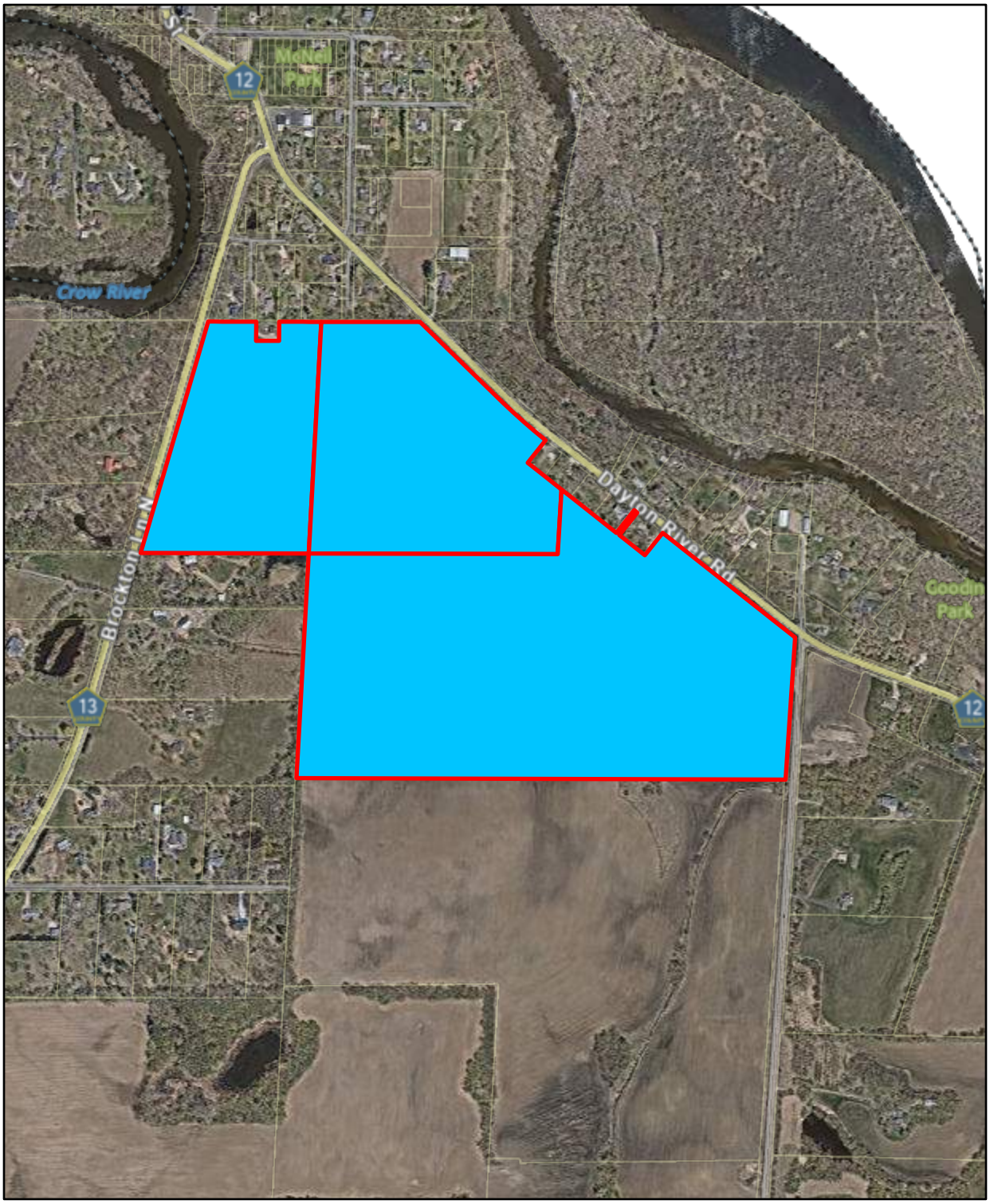
_____
City Clerk — Amy Benting

Motion by _____ *Second by* _____
Resolution ***approved***
MOTION DECLARED PASSED

DRAFT

+HQQHSLQ &RXQW\ /RFDWH 1RW

'DWH¸



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FRPSOHWHQHVV RU DFFXUDF\ LL LV IXQQLVKHG ZLWK
NLQG DQG LLL LV QRWVXLWDEOH IRU OHJDO HQJL
SXUSRVHV +HQQHSLQ &RXQW\ VKDOO QRW EH OLDEOH I
RU ORVV UHVXOWLQJ IURP WKLV GDWD

)RU PRUH LQIRUPDWLRQ FRQWDFW +HQQHSLQ &RXQW\ *
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Summary of Project Description and Variance Requests

Preliminary and Final Plat Application for "Reserve at Vineyard Meadow"

Christian Builders and the Bernens Family are applying for preliminary and final plat of 12 unsewered single family lots (one of which is already built) in the new A-3 zoning at PIDs 06-120-22-21-0002, 06-120-22-12-0008, 06-120-22-13-0002. The plat will also include the platting of an outlot of approximately 52 acres that will have a deed restriction that no houses can be built until city services become available, as well as Lot and Blocking approximately 35 acres for the property owners event center (that will also have the same deed restriction as the 52 acre outlot). We have worked with city staff and our engineers to determine Shadyview Lane was more appropriate to tie into than Maria Ave, so our preliminary and final plat reflect that. Back in May 2025, A concept plan was submitted to the planning commission and city council to review the plan and variances needed and both planning commission and council were in support of these variances. More detail can be obtained on the video links from the planning commission video dated May 1, 2025 and the council meeting video dated May 13th, 2025. Thank you for your consideration.

Summary of Variance Requests

Variance #1- Request for Variance for lack of street frontage on existing home located at 17921 Dayton River RD. This home was built prior to the A-3 zoning coming to fruition. The code requires all new lots to have street frontage, but this is a new lot for an existing home. It doesn't make sense for owners to extend property lines to meet frontage requirements. It would also make things more challenging to connect a future sewered project into the right-of way added in our plat going east into outlot A. There will be an easement in place for the existing driveway and proper language that doesn't interfere with future sewered expansion.

Variance #2- Request for 12 lots including 11 new homes and 1 existing home. The property in total is 119.5 gross acres. The two well sites (.42ac and .28ac) that are adjacent to this project were previously part of this property and if you include that in the plat boundary, you would exceed the 120 acres to accommodate the total of 12 lots.

Preliminary Plat of RESERVE AT VINEYARD MEADOW

CITY OF DAYTON
HENNEPIN COUNTY, MN

SCHEDULE OF DRY BUILDABLE AREAS FOR LOTS

Block	Lot	Total Lot Area (Ac)	Buildable Area (Ac)*
1	1	2.53	1.19
1	2	2.42	1.02
1	3	1.43	0.96
1	4	2.20	1.72
2	1	1.68	1.01
2	2	1.52	1.11
2	3	2.39	0.88
2	4	3.12	1.00
2	5	2.32	1.32
2	6	2.42	1.13
2	7	1.69	1.09
3	1	4.00	2.95
4	1	35.00	N/A
Outlot	A	0.57	N/A
Outlot	B	51.68	N/A
Outlot	C	0.33	N/A

*Note: For the purpose of this plat, dry buildable area is defined by contiguous acreage containing non-hydric soils and void of wetlands, hydric vegetation, floodways, bluffs, right of way and restrictive easements.

I hereby certify that a boundary survey has been completed for the preliminary plat of RESERVE AT VINEYARD MEADOW, Hennepin County, Minnesota.

Signed: _____
Craig A. Wensmann
Date: 12/5/25 Lic. No. 47466

N

0 100
SCALE: 1" = 100'

LEGEND:

- Denotes electrical cabinet
- Denotes septic cleanout
- Denotes sanitary manhole
- Denotes watervalve
- Denotes power pole
- Denotes guy wire
- Denotes telephone pedestal
- Denotes electric meter
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Sec. 6, Twp. 120, Rng. 22
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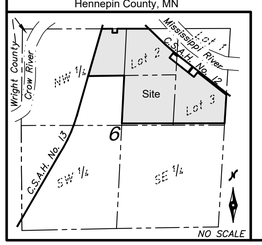


Existing Property Description (Certificate of Trust – Doc. No. 1113355I):

Parcel 1: That part of Government Lot 2, Section 6, Township 120, Range 22, Hennepin County, Minnesota, lying Southwesterly of the centerline of County Road No. 12, except that part beginning at the Intersection of the southwesterly right-of-way line of County Road No.12 as shown and defined on Hennepin County State Aid Highway No. 12, Plat 23 and the east line of said Government Lot 2; thence southerly along said east line 182.67 feet to a line, parallel with and 150.00 feet distant from said southwesterly line as measured at a right angle to said southwesterly line; thence northwesterly along said parallel line and its extension 225.15 feet thence northeasterly deflecting to the right 90 degrees 00 minutes 00 seconds 150.00 feet to said southwesterly right of way line; thence southeasterly 120.56 feet, more or less, along said right-of-way to the point of beginning. Torrens Certificate No.: 1538564

Parcel 2: That part of the North Half of the Northwest Quarter of Section 6, Township 120, Range 22, Hennepin County, Minnesota, lying Easterly of the centerline of State Highway No. 101 except the North 100.00 feet of the West 120.00 feet of the East 352.44 feet of the Northeast Quarter of the Northwest Quarter of said Section 6. Torrens Certificate No.: 1538564

Parcel 3: The Southwest Quarter of the Northeast Quarter of Section 6, Township 120, Range 22, Hennepin County, Minnesota, excepting therefrom the South 47.36 feetthereof.

AND

That part of Government Lot 3, Seaton 6, Township 120, Range 22, Hennepin County, Minnesota, described as follows: Beginning at the Southeast corner of said Government Lot 3; thence West along the South line to the Southwest corner thereof; thence North along the West line thereof to the intersection with a line run parallel with and distant 150 feet Southwesterly thereof as measured at right angles to the Southwesterly line of County Road No. 12, thence Southeasterly along said parallel line a distance of 365.93 feet, thence Northeasterly at right angles a distance of 150 feet to the Southwesterly line of said County Road, thence Southeasterly along said Southwesterly line a distance of 20 feet, thence Southwesterly at right angles a distance of 150 feet, thence Southeasterly parallel with said Southwesterly line of the County Road a distance of 170 feet, thence Northeasterly at right angles a distance of 150 feet to the Southwesterly line of said County Road No. 12, thence Southeasterly along said Southwesterly line to the East line of Government Lot 3; thence along said East line to the point of beginning, except the South 47.36 feet of said Government Lot 3.

Survey Notes:

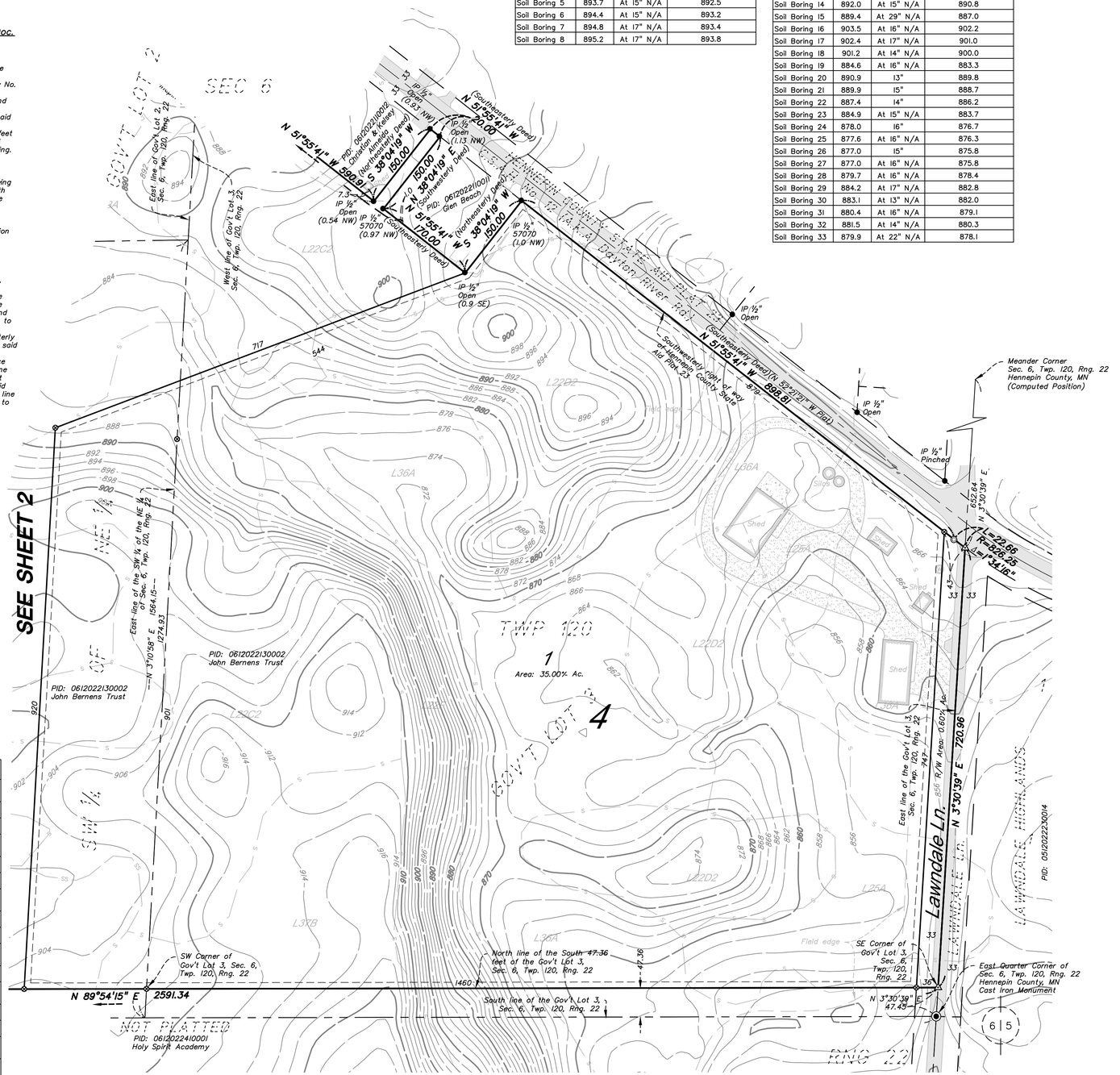
1. *This survey was performed without the benefit of a title report. Limited search for restrictions or easements was made by the surveyor. We reserve the right to update this survey upon receipt of title documentation.*
2. *Portions of field edge and woods edge were digitized from Autodesk Civil 3D 2020 online aerial imagery and are for reference purposes only*
3. *Subject property is part of the shoreland district but not within a flood plain district as mapped by FEMA.*
4. *Contours were created using MNDNR MN/Topo Lidar (NAVD 88).*
5. *A wetland delineation was performed by Sierra Cotter, BWSR Cert. No. 1456, of Bogart, Pederson & Associates, Inc., on 6/25/25.*
6. *Soil borings were conducted by, Bogart, Pederson & Associates, Inc., on 6/24/25.*

SOILS CHART

Map symbol & soil name	Hydrologic group	Water table depth (in)
D12C2: Bygland silt loam, map >25, 6 to 12 percent slopes, eroded	C	36
D11A: Lindaas silt loam, 0 to 2 percent slopes	C/D	11
L36A: Hamel, overwash–Hamel complex, 0 to 3 percent slopes	C/D	12–24
D1C: Anoka and Zimmerman soils, terrace, 6 to 12 percent slopes	A	>80
L34A: Nessel loam, 1 to 3 percent slopes	C	30
D10A: Forada sandy loam, 0 to 2 percent slopes	B/D	0–8
D30A: Seelyeville and Markey soils, depressional, 0 to 1 percent slopes	A/D	0
L61D2: Lester–Metea complex, 12 to 18 percent slopes, eroded	B	>80
L37B: Angus loam, 2 to 6 percent slopes	C	39–51
D20A: Isan–Isan, frequently ponded, complex, 0 to 2 percent slopes	A/D	6
L60B: Angus–Moon complex, 2 to 5 percent slopes	B	43
L22C2: Lester loam, 6 to 10 percent slopes, moderately eroded	C	47–63
L23A: Cordova loam, 0 to 2 percent slopes	C/D	6
L22F: Lester loam, moraiinic, 25 to 35 percent slopes	B	>80
L22D2: Lester loam, 10 to 16 percent slopes, moderately eroded	C	55–71
L36A: Hamel, overwash–Hamel complex, 0 to 3 percent slopes	C/D	12–24
L25A: Le Sueur loam, 1 to 3 percent slopes	C/D	12–24
D12B: Bygland silt loam, map >25, 2 to 6 percent slopes	C	36

SOIL BORING LOG Sierra Cotter – BWSR Cert. No. 1456

Soil Boring #	Elevation	Mottling	Elev. of Mottled Soil
Soil Boring 1	886.5	At 34" N/A	883.7
Soil Boring 2	886.6	At 22" N/A	884.8
Soil Boring 3	885.2	At 21" N/A	883.5
Soil Boring 4	892.5	At 20" N/A	890.9
Soil Boring 5	893.7	At 15" N/A	892.5
Soil Boring 6	894.4	At 15" N/A	893.2
Soil Boring 7	894.8	At 17" N/A	893.4
Soil Boring 8	895.2	At 17" N/A	893.8
Soil Boring 9	895.8	At 15" N/A	894.6
Soil Boring 10	894.7	At 15" N/A	893.5
Soil Boring 11	894.8	At 15" N/A	893.6
Soil Boring 12	895.8	At 15" N/A	894.6
Soil Boring 13	890.8	At 19" N/A	889.2
Soil Boring 14	892.0	At 15" N/A	890.8
Soil Boring 15	889.4	At 29" N/A	887.0
Soil Boring 16	903.5	At 16" N/A	902.2
Soil Boring 17	902.4	At 17" N/A	901.0
Soil Boring 18	901.2	At 14" N/A	900.0
Soil Boring 19	884.6	At 16" N/A	883.3
Soil Boring 20	890.9	13"	889.8
Soil Boring 21	889.9	15"	888.7
Soil Boring 22	887.4	14"	886.2
Soil Boring 23	884.9	At 15" N/A	883.7
Soil Boring 24	878.0	16"	876.7
Soil Boring 25	877.6	At 16" N/A	876.3
Soil Boring 26	877.0	15"	875.8
Soil Boring 27	877.0	At 16" N/A	875.8
Soil Boring 28	879.7	At 16" N/A	878.4
Soil Boring 29	884.2	At 17" N/A	882.8
Soil Boring 30	883.1	At 13" N/A	882.0
Soil Boring 31	880.4	At 16" N/A	879.1
Soil Boring 32	881.5	At 14" N/A	880.3
Soil Boring 33	879.9	At 22" N/A	878.1



Bearings are based on the Hennepin County coordinate system (NAD83 86adj.). For the purpose of this plat, the East–West Quarter line is assumed to bear North 89 degrees 54 minutes 15 seconds East

- ● Denotes found iron monument
- ○ Denotes set iron monument
- ⊗ Denotes ½ inch by 14 inch iron monument with a plastic plug stamped R.L.S. 47466 to be set within one year of platting date
- ◎ Denotes found Hennepin County R/W cast iron monument
- ◉ Denotes found cast iron monument
- ★PK Denotes found PK nail
- △ Denotes set nail

REFERENCE BENCHMARK:
MNDOT Geodetic Monument "OTSEGO MN 053"
Elevation = 906.36 feet (NAVD 88)

PLAT BENCHMARK:
Top nut hydrant easterly of the existing building on PID:06120222I0001
Elevation = 894.59 feet (NAVD 88)

DEVELOPER:
Christian Builders
21000 Rogers Dr Suite 110, Rogers, MN 55374

OWNER:
John Bernens Revocable Trust
14770 Thistel Ln.
Dayton, MN 55327

SURVEYORS & ENGINEERS:
Bogart, Pederson & Associates, Inc.
13076 First Street
Becker, MN 55308–9322
763–262–8822

TOTAL AREA: 119.60±% Acres

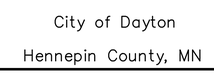
EXISTING ZONING: A–1 and A–2 Agricultural Districts

PROPOSED ZONING: A–3

MINIMUMS:
140' Width
200' Depth
1.5 Ac.

DENOTES BUILDING SETBACKS:
30' Front
10' Side
30' Rear

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining right–of–way lines, also being 10 feet in width and adjoining lot lines, unless otherwise indicated, as shown on plat.

DATE: 11/19/25
FIELD DATE: July 1st, 2025
BK/PG: 27.5/Pg.41–42
DRAWN BY: CK
CHECKED BY: CAW
DWG FILE: 25–0232Prelim
FILE NO: 25–0232.00

REVISIONS:

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

Signed: _____
Craig A. Wensmann
Date: 12/5/25 Lic. No. 47466

WiDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

PRELIMINARY PLAT
for
Christian Builders
RESERVE AT VINEYARD MEADOW
City of Dayton
Hennepin County, MN

Preliminary Plat of RESERVE AT VINEYARD MEADOW

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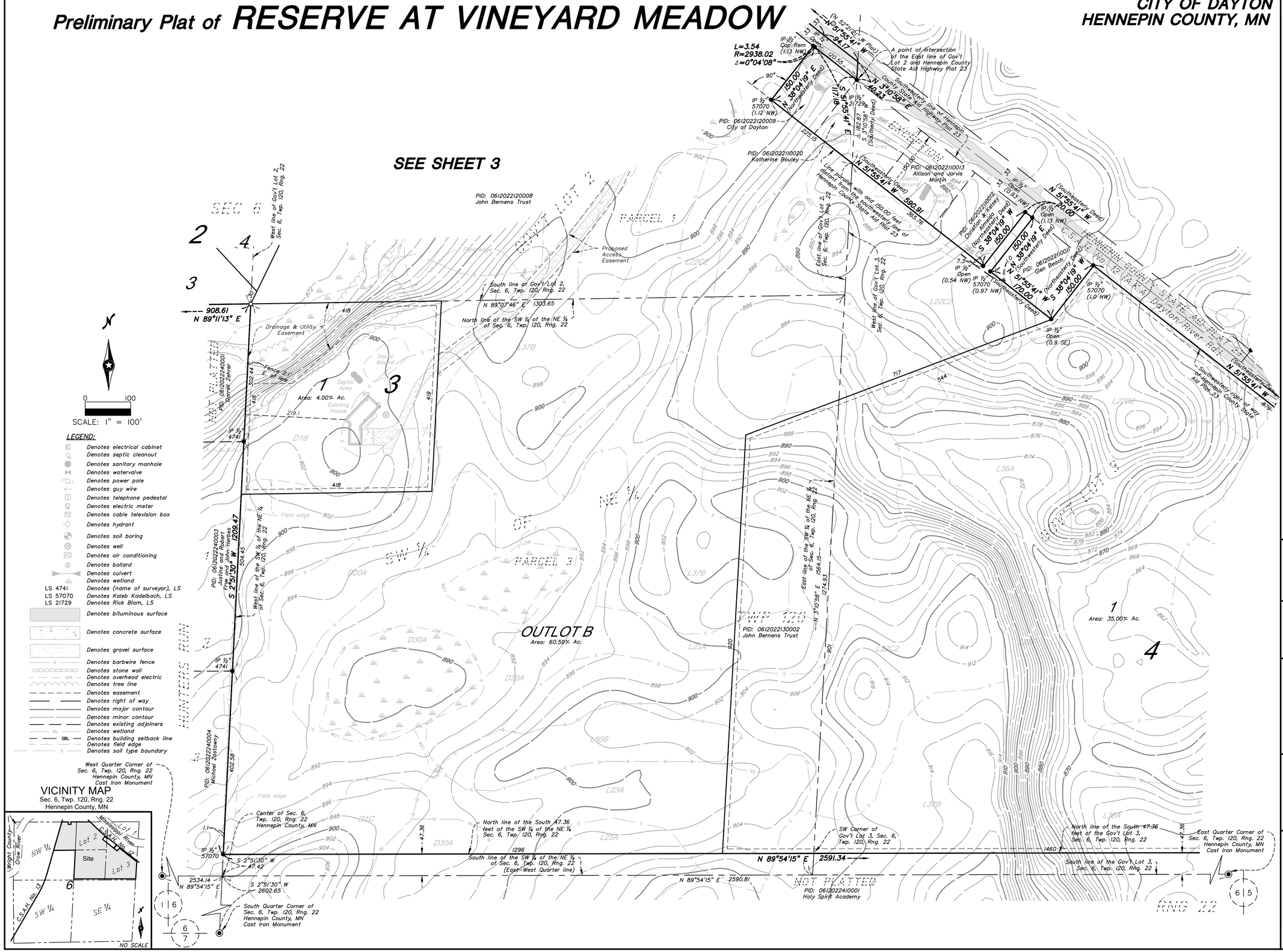

N

0 100

SCALE: 1" = 100'

LEGEND:

- Denotes electrical cabinet
- Denotes septic cleanout
- Denotes sanitary manhole
- Denotes watervalve
- Denotes power pole
- Denotes guy wire
- Denotes telephone pedestal
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VICINITY MAP

Sec. 6, Twp. 120, Rng. 22
Hennepin County, MN

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Elevation = 894.59 feet (NAVD 88)

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Christian Builders
21000 Rogers Dr Suite 110, Rogers, MN 55374

OWNER:
John Bernens Revocable Trust
14770 Thicket Ln.
Dayton, MN 55327

SURVEYORS & ENGINEERS:
Bogart, Pederson & Associates, Inc.
13076 First Street
Becker, MN 55308–9322
763–262–8822

TOTAL AREA: 119.60± Acres

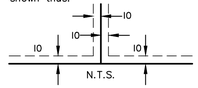
EXISTING ZONING: A–1 and A–2 Agricultural Districts

PROPOSED ZONING: A–3

MINIMUMS:
140' Width
200' Depth
1.5 Ac.

DENOTES BUILDING SETBACKS:
30' Front
10' Side
30' Rear

Drainage and Utility Easements are shown thus:



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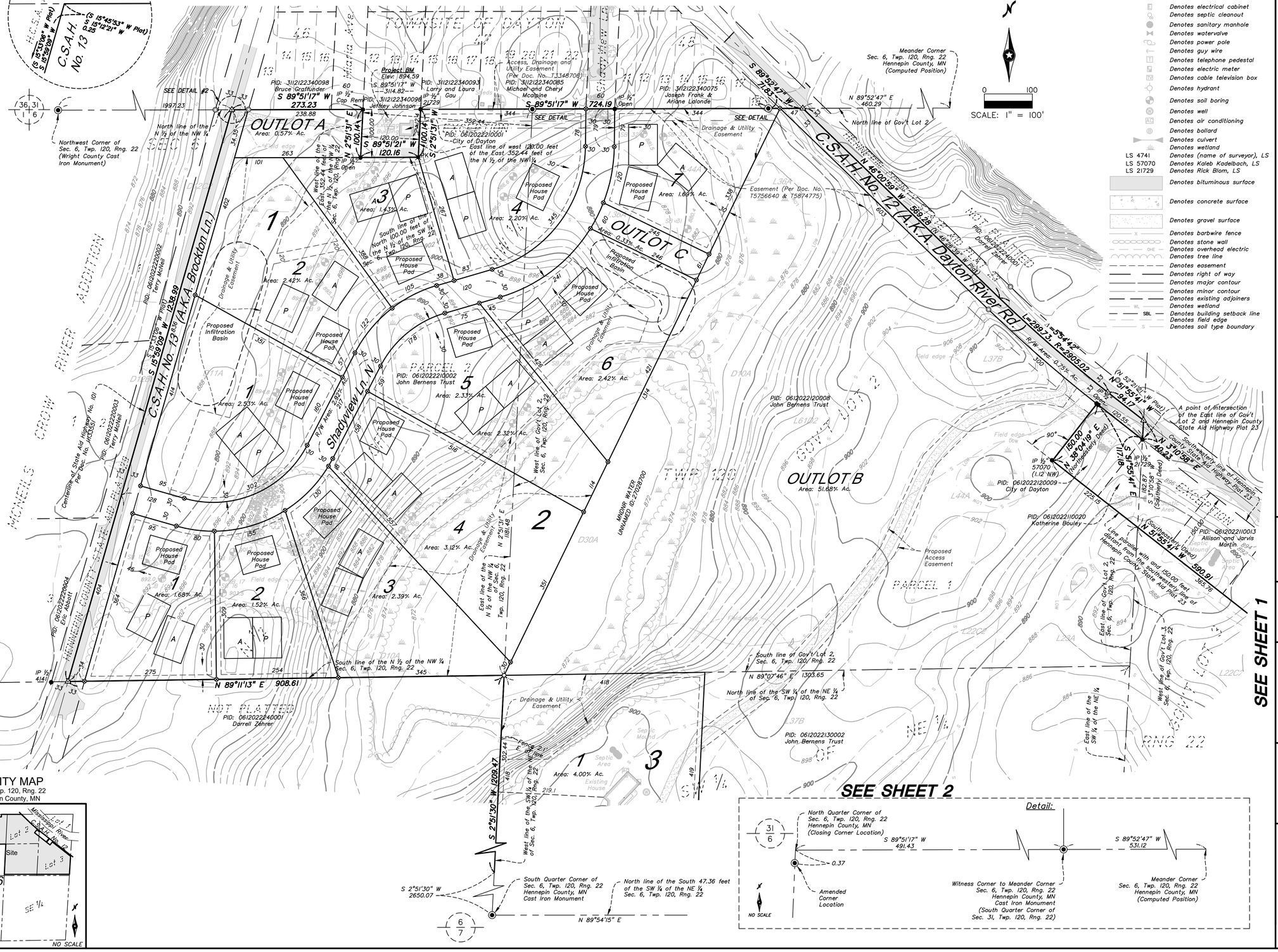

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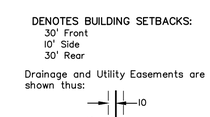

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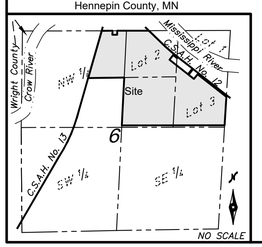


Detail:

South Quarter Corner of Sec. 6, Twp. 120, Rng. 22 Hennepin County, MN Cast Iron Monument

North line of the South 47.36 feet of the SW ¼ of the NE ¼ Sec. 6, Twp. 120, Rng. 22

RESERVE AT VINEYARD MEADOW

R.T. DOC. NO._____
C.R. DOC. NO._____

KNOW ALL PERSONS BY THESE PRESENTS: That Robin Deal Bernens and John Thomas Bernens, as trustees of the Robin Bernens Revocable Trust Dated July 13, 2015, and any amendments thereto, an undivided on-half (1/2) interest; and John Thomas Bernens And Robin Deal Bernens, as Trustees of the John Bernens Revocable Trust Dated July 13, 2015, and any amendments thereto, an undivided on-half (1/2) interest, fee owners of the following described property situated the County of Hennepin, State of Minnesota, to wit:

Parcel 1: That part of Government Lot 2, Section 6, Township 120, Range 22, Hennepin County, Minnesota, lying Southwesterly of the centerline of County Road No. 12, except that part beginning at the Intersection of the southwesterly right-of-way line of County Road No.12 as shown and defined on Hennepin County State Aid Highway No. 12, Plat 23 and the east line of said Government Lot 2; thence southerly along said east line 182.67 feet to a line, parallel with and 150.00 feet distant from said southwesterly line as measured at a right angle to said southwesterly line; thence northwesterly along said parallel line and its extension 225.15 feet thence northeasterly deflecting to the right 90 degrees 00 minutes 00 seconds 150.00 feet to said southwesterly right of way line; thence southeasterly 120.56 feet, more or less, along said right-of-way to the point of beginning.
Torrens Certificate No.: 1538564

Parcel 2: That part of the North Half of the Northwest Quarter of Section 6, Township 120, Range 22, Hennepin County, Minnesota, lying Easterly of the centerline of State Highway No. 101 except the North 100.00 feet of the West 120.00 feet of the East 352.44 feet of the Northeast Quarter of the Northwest Quarter of said Section 6.
Torrens Certificate No.: 1538564

Parcel 3: The Southwest Quarter of the Northeast Quarter of Section 6, Township 120, Range 22, Hennepin County, Minnesota, excepting therefrom the South 47,36 feetthereof.

AND

That part of Government Lot 3, Seaton 6, Township 120, Range 22, Hennepin County, Minnesota, described as follows: Beginning at the Southeast corner of said Government Lot 3; thence West along the South line to the Southwest corner thereof, thence North along the West line thereof to the intersection with a line run parallel with and distant 150 feet Southwesterly thereof as measured at right angles to the Southwesterly line of County Road No. 12, thence Southeasterly along said parallel line a distance of 365.93 feet, thence Northeasterly at right angles a distance of 150 feet to the Southwesterly line of said County Road, thence Southeasterly along said Southwesterly line a distance of 20 feet, thence Southwesterly at right angles a distance of 150 feet, thence Southeasterly parallel with said Southwesterly line of the County Road a distance of 170 feet, thence Northeasterly at right angles a distance of 150 feet to the Southwesterly line of said County Road No. 12, thence Southeasterly along said Southwesterly line to the East line of Government Lot 3; thence along said East line to the point of beginning, except the South 47.36 feet of said Government Lot 3.

Has caused the same to be surveyed and platted as RESERVE AT VINEYARD MEADOW and does hereby dedicate to the County of Hennepin the right to limit access to County State Aid Highway No. 13 as shown on this plat. And also dedicating to the public for public use forever the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Robin Deal Bernens and John Thomas Bernens, as trustees of the Robin Bernens Revocable Trust Dated July 13, 2015, and any amendments thereto, an undivided on-half (1/2) interest; has caused these presents to be signed by its proper officer to be here unto affixed this day of _____, 20_____.

_____
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

STATE OF MINNESOTA COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by Robin Deal Bernens and John Thomas Bernens, as trustees of the Robin Bernens Revocable Trust Dated July 13, 2015, and any amendments thereto.

_____
(Signature) Notary Public, _____ County, Minnesota

_____ My Commission Expires _____
(Printed Name)

In witness whereof said John Thomas Bernens And Robin Deal Bernens, as Trustees of the John Bernens Revocable Trust Dated July 13, 2015, and any amendments thereto, has caused these presents to be signed by its proper officer to be here unto affixed this _____ day of , 20_____.

_____
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

STATE OF MINNESOTA COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by John Thomas Bernens And Robin Deal Bernens, as Trustees of the John Bernens Revocable Trust Dated July 13, 2015, and any amendments thereto,

_____
(Signature) Notary Public, _____ County, Minnesota

_____ My Commission Expires _____
(Printed Name)

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

_____
Craig Wensmann, Land Surveyor
Minnesota License No. 47466

STATE OF MINNESOTA COUNTY OF _____

The foregoing surveyor's certificate was acknowledged before me this _____ day of _____, 20_____, by Craig Wensmann, Land Surveyor, Minnesota License Number 47466.

_____ Notary Public, _____ County, Minnesota
(Signature)

_____ My Commission Expires _____
(Printed Name)

CITY COUNCIL, CITY OF DAYTON, MINNESOTA
This plat was approved by the City Council of the City of Minnetrista, Minnesota, this_____ day of _____, 20_____, and herby certifies compliance with all requirements as set forth in Minnesota Statues, Section 505.03, Subd. 2.

City Council, City of Dayton, Minnesota

_____ _____
Mayor Clerk

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

Daniel Regan, County Auditor By: _____ Deputy

SURVEY DIVISION, HENNEPIN COUNTY, MINNESOTA
Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 20_____.

Chris F. Mavis, County Surveyor By: _____

COUNTY RECORDER
I hereby certify the within this plat of NORTH POINTE AT HALSTED BAY was recorded in this office this _____ day of _____, 20_____, at _____ o'clock __.M.

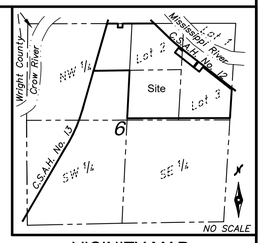
Amden Bovgie, County Recorder By: _____ Deputy

WiDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

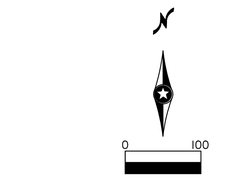
RESERVE AT VINEYARD MEADOW

R.T. DOC. NO. _____

C.R. DOC. NO. _____



VICINITY MAP
Sec. 6, Twp. 120, Rng. 22
Hennepin County, MN



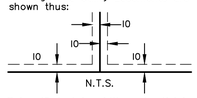
(SCALE IN FEET)
SCALE: 1 INCH = 100 FEET

Bearings are based on the Hennepin County coordinate system (NAD83 86adj.). For the purpose of this plat, the East–West Quarter line is assumed to bear North 89 degrees 54 minutes 15 seconds East.

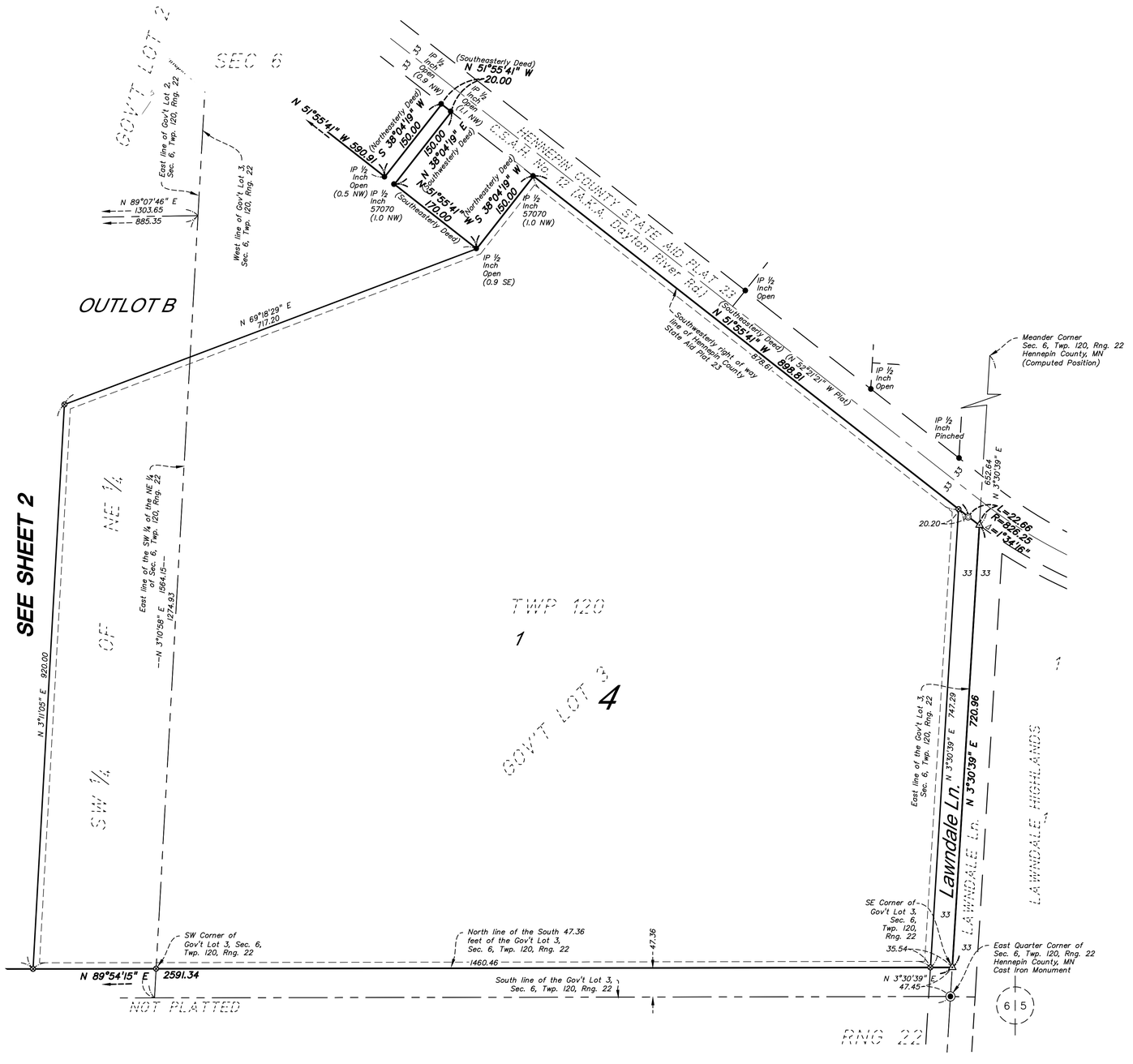
LEGEND:

- ● Denotes found iron monument
- ○ Denotes set iron monument
- ⊗ Denotes ½ inch by 14 inch iron monument with a plastic plug stamped R.L.S. 47466 to be set within one year of platting date
- ◎ Denotes found Hennepin County R/W cast iron monument
- ◉ Denotes found cast iron monument
- ★PK Denotes found PK nail
- △ Denotes set nail
- Denotes wetland
- LS 57070 Denotes Kaleb Kadelbach, LS
- LS 21729 Denotes Rick Blom, LS
- Denotes easement
- Denotes right of way
- Denotes existing adjoiners
- WL Denotes wetland

Drainage and Utility Easements are shown thus:



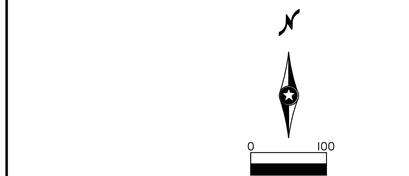
Being 10 feet in width and adjoining right–of–way lines, also being 10 feet in width and adjoining lot lines, unless otherwise indicated, as shown on plat.



WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

RESERVE AT VINEYARD MEADOW

R.T. DOC. NO.
C.R. DOC. NO.



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SEE SHEET 3

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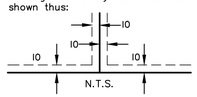
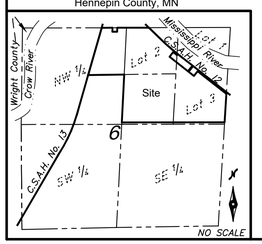


Being 10 feet in width and adjoining right–of–way lines, also being 10 feet in width and adjoining lot lines, unless otherwise indicated, as shown on plat.

VICINITY MAP
Sec. 6, Twp. 120, Rng. 22
Hennepin County, MN



SEC 6
2
4
3
1
3
NOT PLATTED
GOVT LOT 2
PARCEL 1
West line of Gov't Lot 2, Sec. 6, Twp. 120, Rng. 22
30.46
908.61
N 89°11'13" E
290.32
127.98
Drainage & Utility Easement
175.00
267.80
N 49°00'00" E
100.00
N 90°00'00" E
243.31
IP ½ Inch 4741
418.70
N 2°51'30" E
418.26
N 89°11'14" E
South line of Gov't Lot 2, Sec. 6, Twp. 120, Rng. 22
N 89°07'46" E 1303.65
885.35
North line of the SW ¼ of the NE ¼ of Sec. 6, Twp. 120, Rng. 22
East line of Gov't Lot 2 Sec. 6, Twp. 120 Rng. 22
West line of Gov't Lot 3, Sec. 6, Twp. 120, Rng. 22
NE ¼
OF
SW ¼
PARCEL 3
OUTLOT B
1
2
HUNTERS RUN
S 2°51'30" W 1209.47
388.58
West line of the SW ¼ of the NE ¼ of Sec. 6, Twp. 120, Rng. 22
IP ½ Inch
402.58
West Quarter Corner of Sec. 6, Twp. 120, Rng. 22 Hennepin County, MN Cast Iron Monument
Center of Sec. 6, Twp. 120, Rng. 22 Hennepin County, MN
IP ½ Inch 57070
S 2°51'30" W 47.42
2534.14
N 89°54'15" E
S 2°51'30" W 2602.65
South Quarter Corner of Sec. 6, Twp. 120, Rng. 22 Hennepin County, MN Cast Iron Monument
1 6
6 7
47.36
North line of the South 47.36 feet of the SW ¼ of the NE ¼ Sec. 6, Twp. 120, Rng. 22
1095.34
South line of the SW ¼ of the NE ¼ of Sec. 6, Twp. 120, Rng. 22 (East–West Quarter line)
N 89°54'15" E 2590.81
N 3°11'05" E 920.00
East line of the SW ¼ of the NE ¼ of Sec. 6, Twp. 120, Rng. 22
N 3°10'58" E 1564.15
1274.93
TWP 120
1
4
SW Corner of Gov't Lot 3, Sec. 6, Twp. 120, Rng. 22
N 89°54'15" E 2591.34
NOT PLATTED
North line of the South 47.36 feet of the Gov't Lot 3, Sec. 6, Twp. 120, Rng. 22
1460.46
South line of the Gov't Lot 3, Sec. 6, Twp. 120, Rng. 22
East Quarter Corner of Sec. 6, Twp. 120, Rng. 22 Hennepin County, MN Cast Iron Monument
6 5
RNG 22
GOVT LOT 3

IP ½ Inch Cap Remnant (1.1 NW)
IP ½ Inch Open
(N 52°21'E Plat)
N 51°55'41" W 94.17
L=3.54
R=2938.02
Δ=0°04'08"
120.95
90°
150.00
N 38°04'19" E (Northeasterly Deed)
S 51°55'41" E 117.18
IP ½" Inch 57070 (1.1 NW)
IP ½" 21729 W
182.87
S 3°10'58" E (Southerly Deed)
225.13
A point of intersection of the East line of Gov't Lot 2 and Hennepin County State Aid Highway Plat 23
N 3°10'58" E 40.23
Southwesterly line of Hennepin County State Aid Highway Plat 23
EXCEPTION
(Southeasterly Deed) N 51°55'41" W 590.91
365.76
Line parallel with and 150.00 feet distant from the southwesterly line of Hennepin County State Aid Plat 23
60.00
IP ½ Inch Open (0.9 NW)
(Southeasterly Deed) N 51°55'41" W 20.00
IP ½ Inch Open (1.1 NW)
C.S.A.H. No. 12 T.H.R.A. Dayton River Rd.)
(Northeasterly Deed) S 38°04'19" W 150.00
150.00 N 38°04'19" W (Southeasterly Deed)
N 51°55'41" W 170.00
S 38°04'19" W 150.00 (Northeasterly Deed)
IP ½ Inch Open (0.5 NW)
IP ½ Inch 57070 (1.0 NW)
IP ½ Inch 57070 (1.0 NW)
IP ½ Inch Open (0.9 SE)
IP ½ Inch Open
(Southeasterly Deed) N 51°55'41" W 898.81
878.61
Southwesterly right of way line of Hennepin County State Aid Plat 23

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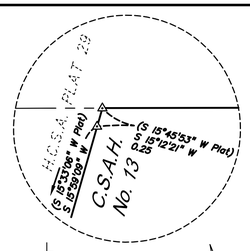
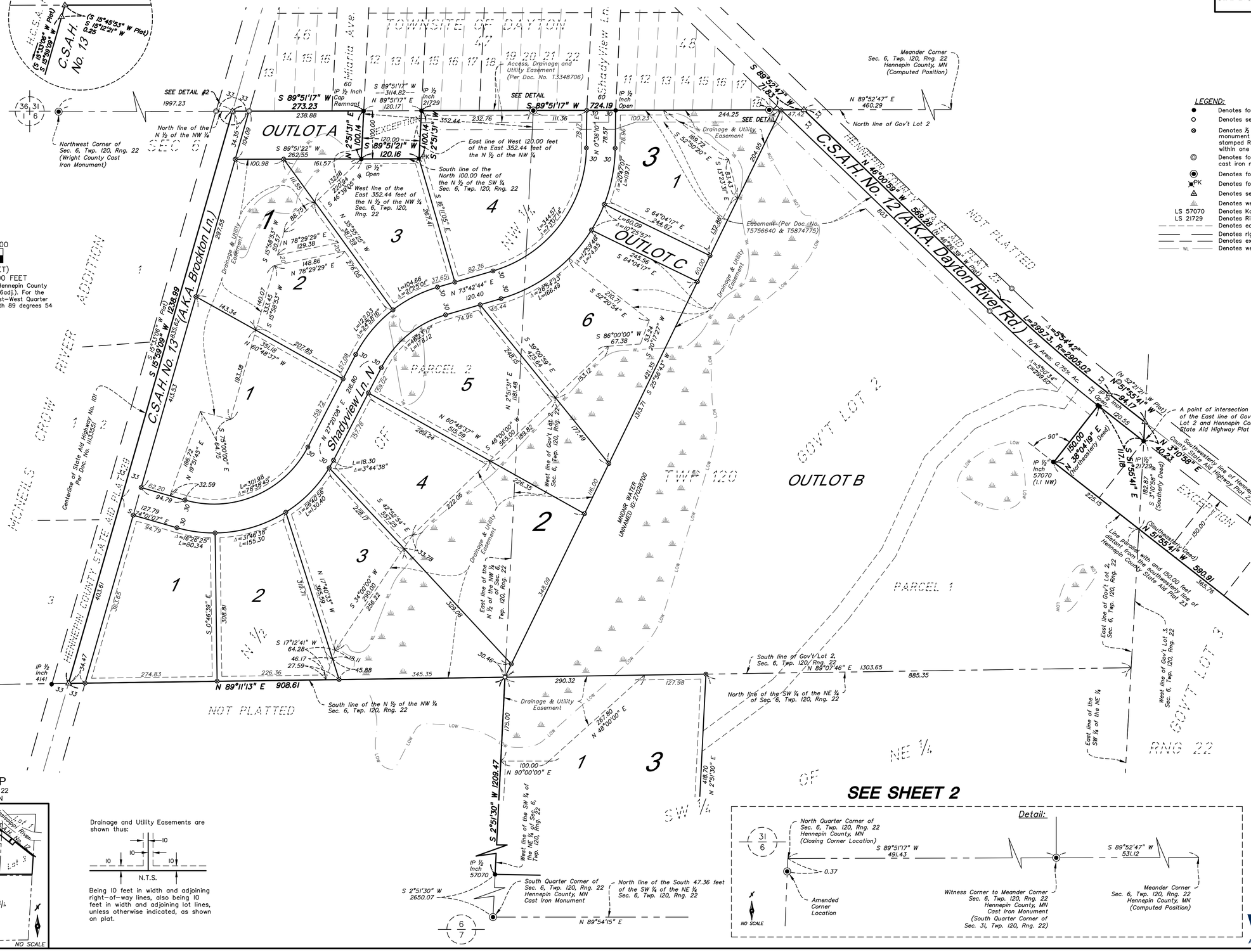
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

RESERVE AT VINEYARD MEADOW

R.T. DOC. NO. _____

C.R. DOC. NO. _____





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N

0 100

(SCALE IN FEET)

SCALE: 1 INCH = 100 FEET

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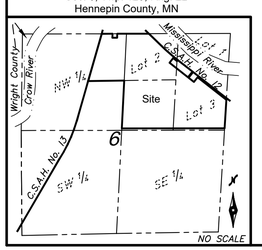
VICINITY MAP

Sec. 6, Twp. 120, Rng. 22
Hennepin County, MN



Drainage and Utility Easements are shown thus:

Being 10 feet in width and adjoining right–of–way lines, also being 10 feet in width and adjoining lot lines, unless otherwise indicated, as shown on plat.

SEE SHEET 2

Detail:

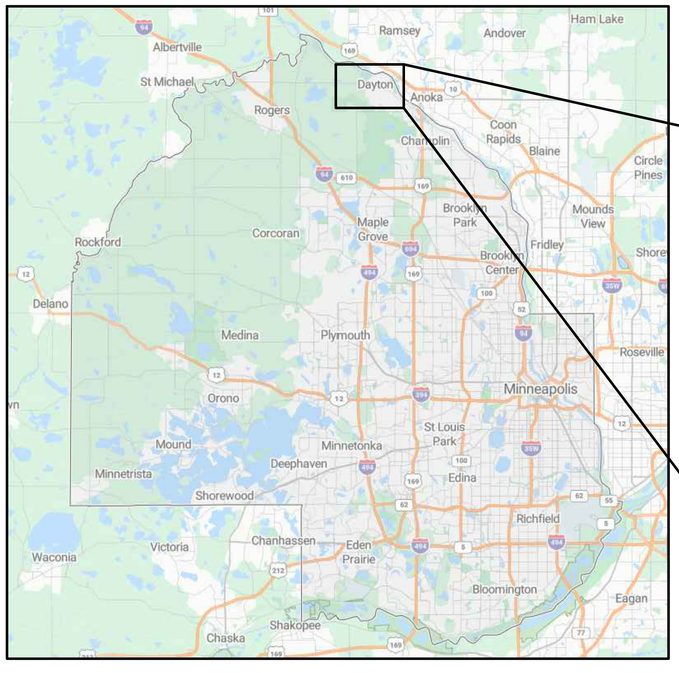
WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

RESERVE AT VINEYARD MEADOW
CHRISTIAN BUILDERS
BROCKTON LN N & SHADYVIEW LN N
CITY OF DAYTON, HENNEPIN COUNTY, MN
FEBRUARY 2026
PRELIMINARY PLANS

CIVIL & SURVEY PLANS PREPARED BY:

WiDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

Civil Plans	
Sheet Number	Sheet Title
	Cover
C1	Demolition Plan
C2	Site Plan
C3	Grading Plan
C4	Utility Plan
C5	Shadyview Ln N Plan & Profile
C6	Shadyview Ln N Plan & Profile
C7	Erosion Control Plan
C8	SWPPP Narrative
C9	Details
C10	Details
C11	Details
C12	Future Density Plan
C13	Tree Preservation Plan
C14	Tree Preservation Table
C15	Landscape Plan



HENNEPIN COUNTY, MINNESOTA

PROJECT LOCATION

VICINITY MAP

REV NO.	DATE	DESCRIPTION

PRIVATE UTILITIES SHOWN ARE QUALITY LEVEL D.
QUALITY LEVEL D PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

W:\Projects\~BPA\23-0222.00 Christian Builders Dayton\Engineering\CAD Files\Cover\SWPPP\Details.dwg
9:58 AM
2/13/2026

LEGEND:

- REMOVE PAVEMENT SECTION (AS INDICATED).
- REMOVE EXISTING TREES (AS INDICATED)
- REMOVE FEATURE (AS INDICATED)
- SALVAGE (AS INDICATED)
- SAW-CUT

NORTH

0' 80' 160'
SCALE: 1"=80'

DEMOLITION GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM OR COORDINATE ALL UTILITY CONNECTIONS AND RELOCATIONS FROM EXISTING UTILITY LOCATIONS TO THE PROPOSED BUILDING, AS WELL AS TO ALL ON-SITE AMENITIES. THESE CONNECTIONS INCLUDE BUT ARE NOT LIMITED TO WATER, SANITARY SEWER, UNDERGROUND GAS, ETC.
2. THE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION. UTILITY CONNECTIONS (UNDERGROUND GAS, WATERMAIN, AND STORM SEWER) MAY REQUIRE A PERMIT FROM THE CITY.
3. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS AT PROPOSED CONNECTIONS TO EXISTING UTILITIES PRIOR TO ANY DEMOLITION.
4. CONTRACTOR SHALL COORDINATE WITH THE CITY OF DAYTON FOR ALL UTILITY DISCONNECTIONS, SERVICE TERMINATIONS AND REMOVALS. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS AND RELOCATIONS WITH THE UTILITY PROVIDERS PRIOR TO THE START OF CONSTRUCTION. ALL SERVICE CONNECTIONS/DISCONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS NECESSARY FOR UTILITY CONSTRUCTION AND WORK WITHIN ADJACENT RIGHT-OF-WAYS.
5. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF-SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER.
6. CONTRACTOR SHALL PROTECT UTILITIES, STRUCTURES AND TREES (NOTED AND NOT NOTED) TO REMAIN AND SHALL BE RESPONSIBLE TO REPAIR DAMAGES TO ANY FEATURES TO REMAIN.
7. TREES 6" AND LARGER AND OTHER NOTABLE VEGETATION WERE IDENTIFIED AND LOCATED DURING THE COURSE OF THE SURVEY. CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS OF THE PROJECT AREA AND REMOVE ALL TREES NOT DESIGNATED TO BE SAVED AND PROTECTED. ALL TREES, DEBRIS, ROOTS, BOULDERS AND TOPSOIL SHALL BE REMOVED FROM THE SITE.

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166

REV NO.	DATE	DESCRIPTION

DATE: 02/05/2026
DESIGN BY: DML
DRAWN BY: DML
CHECKED BY: CJD
DWG FILE: DEMOLITION
FILE NO.: 25-0232.00

NOT FOR CONSTRUCTION

WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

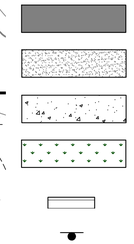
RESERVE AT VINEYARD MEADOW
City of Dayton, Hennepin County, MN

DEMOLITION PLAN

SHEET NO.
C1

W:\Projects\-BP\N2X-0232.00 Christian Builders Dayton\Engineering\CAD Files\Removals.dwg
2/12/2026 9:58 AM

LEGEND:



NORTH

0' 60' 120'
SCALE: 1"=60'

SITE PLAN NOTES:

1. PAINTED PAVEMENT MARKING DIMENSIONS ARE SHOWN TO FACE OF CURB. ALL OTHER DIMENSIONS ARE SHOWN TO BACK OF CURB.
2. ALL CONCRETE RAMPS, SIDEWALKS AND ACCESSIBLE HANDICAPPED PARKING STALLS TO CONFORM TO CURRENT A.D.A. REQUIREMENTS.
3. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REGULATIONS.
6. SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY.
7. LANDSCAPING AND TURF ESTABLISHMENT PER LANDSCAPE PLANS & SPECIFICATIONS.
8. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGLIME, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SEEDED OR SODDED. REFER TO THE EROSION CONTROL PLAN FOR SOD AND SEED LOCATIONS. ALL OTHER AREAS DISTURBED BY CONSTRUCTION NOT SPECIFICALLY IDENTIFIED TO RECEIVE A CERTAIN SEED MIX SHALL BE MIXED WITH SEED MIX 25-131.
9. WHERE NEW SOD MEETS EXISTING SOD, EXISTING SOD EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.

SITE PLAN INFORMATION:

PARCEL AREA:
- 20.17 ACRES ±

EXISTING ZONING:
- A-1 & A-2 AGRICULTURAL DISTRICT

PROPOSED ZONING:
- A-3 AGRICULTURAL DISTRICT

PRINCIPAL STRUCTURE SETBACKS:
- FRONT: 30'
- SIDE: 10'
- REAR: 30'

SITE DATA	EXISTING	PROPOSED
PAVEMENT AREA	0 SF	48,283 SF
BUILDING AREA	0 SF	55,000 SF
PERVIOUS AREA	878,605 SF	775,322 SF
TOTAL AREA	878,605 SF	878,605 SF

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166

REV NO.	DATE	DESCRIPTION

DATE: 02/05/2026
DESIGN BY: DML
DRAWN BY: DML
CHECKED BY: CJD
DWG FILE: SITE BASE
FILE NO.: 25-0232.00

NOT FOR CONSTRUCTION

WIDSETH
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RESERVE AT VINEYARD MEADOW
City of Dayton, Hennepin County, MN

SITE PLAN

SHEET NO.
C2

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2/12/2026 9:58 AM

LEGEND:

	PROPOSED RIP RAP
980.50 TC	NEW TOP-BACK OF CURB ELEVATION
980.50 FL	NEW FLOW LINE OF CURB ELEVATION
980.50 SW	NEW SIDEWALK ELEVATION
980.50 TP	NEW TOP OF PAVEMENT ELEVATION
980.50 TG	NEW TOP OF GRAVEL ELEVATION
980.50 FG	NEW FINISHED GRADE ELEVATION
980.50 EX	EXISTING ELEVATION
984	PROPOSED CONTOUR
	PROPOSED SLOPE
E.O.F.	EMERGENCY OVERFLOW

NORTH

0' 60' 120'
SCALE: 1"=60'

GRADING GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY THE OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SILT AND DEBRIS RUN-OFF DURING GRADING OPERATIONS (I.E. SILT FENCE, STRAW BALES, ETC.).
4. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL PAVEMENTS THAT REMAIN TO THEIR ORIGINAL IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS PRIOR TO BIDDING THE PROJECT.
5. TURF ESTABLISHMENT AREAS SHALL RECEIVE MINIMUM OF 4" DEPTH AS MEASURED IN PLACE OF TOPSOIL. TOPSOIL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL GRADED SLOPES GREATER THAN OR EQUAL TO 5:1 SHALL BE HYDROSEEDED, EROSION CONTROL BLANKETED, OR MULCHED TO HELP STABILIZE THE SLOPES BY GENERAL CONTRACTOR.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL AS REQUIRED. ALL COSTS ASSOCIATED WITH IMPORTING AND EXPORTING MATERIALS SHALL BE INCIDENTAL TO THE CONTRACT.
7. IT IS INTENDED THAT EARTHWORK (CUT VS. FILL) BALANCE ON SITE. THE CONTRACTOR SHALL SUBMIT THE QUANTITY OF MATERIAL AND AMOUNT OF ANTICIPATED GRADE ADJUSTMENT FOR REVIEW BY THE ENGINEER A MINIMUM OF FOUR WEEKDAYS PRIOR TO MAKING ADJUSTMENTS. ALL GRADE ADJUSTMENTS MUST BE APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR WORK ASSOCIATED WITH GRADING ADJUSTMENTS, INCLUDING, BUT NOT LIMITED TO, EARTHWORK OPERATIONS, STORM SEWER PIPING AND STRUCTURE ADJUSTMENTS, CONSTRUCTION SURVEYING FOR ADJUSTING FEATURE LOCATIONS ACCORDINGLY, SILT FENCE, ETC.
8. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
9. CONTRACTOR SHALL MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER (INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, ETC.) AS REQUIRED. EXISTING STORM SEWER SHALL NOT BE REMOVED UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.

FBWO	SUGGESTED BUILDING TYPE
971.2	SUGGESTED LOWEST OPENING ELEVATION
971.2	SUGGESTED LOWEST FLOOR ELEVATION
979.0	SUGGESTED GARAGE FLOOR ELEVATION (SHOWN ON STREET SIDE)

FBWO: DENOTE FULL BASEMENT WALK OUT
FBLO: DENOTE FULL BASEMENT LOOK OUT
FB: DENOTE FULL BASEMENT
SWO: DENOTE SLAB ON GRADE

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RESERVE AT VINEYARD MEADOW
City of Dayton, Hennepin County, MN

GRADING PLAN

SHEET NO.
C3

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2/12/2026 9:59 AM

LEGEND:

- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED SANITARY MANHOLE
- PROPOSED FLARED END SECITON
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED GATE VALVE & BOX
- PROPOSED HYDRANT
- PROPOSED CLEANOUT
- PROPOSED RIP RAP

NORTH

0' 60' 120'

SCALE: 1"=60'

UTILITY GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITY RELOCATIONS.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN AND EXISTING UTILITIES, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN.
4. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AS EXISTING IN THE FIELD AND AS REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.

SEWER:

1. ALL CROSSING ELEVATIONS OF NEW UTILITIES & SIZES OF THE EXISTING UTILITIES ARE BASED ON ASSUMED ELEVATIONS AND SIZES PROVIDED BY THE SURVEY.
2. ALL STORM SEWER SHALL MEET ASTM STANDARDS AS DESCRIBED:
   - 2.1. WHEN PIPE IS PLACED LESS THAN 10 FEET FROM ANY BUILDING, MANHOLE, POTABLE WATER LINE, OR OTHER PIPE LINE, IT SHALL BE SCHEDULE 40 PVC, OR EQUAL. THIS PIPE SHALL MEET OR EXCEED ASTM D1785 AND D2665.
   - 2.2. ALL JOINTS SHALL BE SOLVENT WELDED JOINTS AND USE ASTM F656 PURPLE PRIMER AND ASTM D2564 CEMENT.
3. ALL STORM SEWER PIPE OVER 18" IN DIAMETER SHALL BE RCP, CLASS III (MIN.), WITH FLEXIBLE WATERTIGHT JOINTS IN ACCORDANCE WITH ASTM C-361 OR PVC PIPE (ASTM D3034, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D2321, UNLESS OTHERWISE NOTED.
4. FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:
   - 4.1. IN ACCORDANCE WITH MINNESOTA PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO ALL STORM SEWER STRUCTURES.
   - 4.2. ACCEPTABLE MANUFACTURERS / PRODUCTS:
   - 4.3. FERNCO, "CONCRETE MANHOLE ADAPTORS" OR "LARGE-DIAMETER WATERSTOPS"
   - 4.4. PRESS-SEAL, WATERSTOP GROUTING RINGS" OR APPROVED EQUAI.
5. THE APPLICANT SHALL BE RESPONSIBLE FOR REPLACING ANY CONCRETE PAVEMENT WHICH IS DAMAGED OR REMOVED AS A RESULT OF THE PROPOSED WATER, SANITARY, STORM SEWER SERVICE INSTALLATION.
6. ALL EXISTING CASTINGS FOR STORM STRUCTURES WITHIN PROPOSED WORK AREAS THAT ARE WITHIN THE CITY RIGHT OF WAY SHALL BE REPLACED IN KIND.
7. CONTRACTOR SHALL PROVIDE TEMPORARY TRAFFIC CONTROL PLAN FOR UTILITY INSTALLATION. TRAFFIC CONTROL SHALL BE INSTALLED PRIOR TO PAVEMENT REMOVAL AND REMOVED AFTER REPLACEMENT OF PAVEMENT IS COMPLETED.
8. ALL MANHOLES, CATCH BASINS, STORM SEWER PIPES, DRAINTILE, AND OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER SECTION 609.6.1 MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR).
9. CONTRACTOR SHALL MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER (INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, ETC.) AS REQUIRED. EXISTING STORM SEWER SHALL NOT BE REMOVED UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.

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DWG FILE: UTILITY
FILE NO.: 25-0232.00

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RESERVE AT VINEYARD MEADOW
City of Dayton, Hennepin County, MN

UTILITY PLAN

SHEET NO.
C4

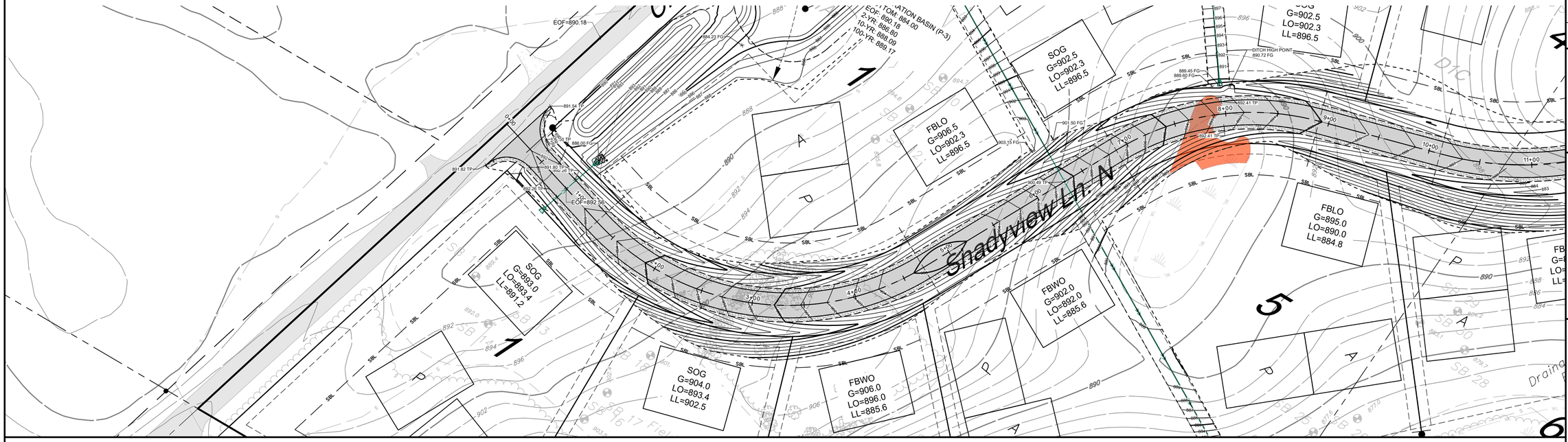
2/13/2026 9:59 AM W:\Projects\-MPA\25-0232.00 Christian Builders Dayton\Engineering\CAD Files\Grading.dwg

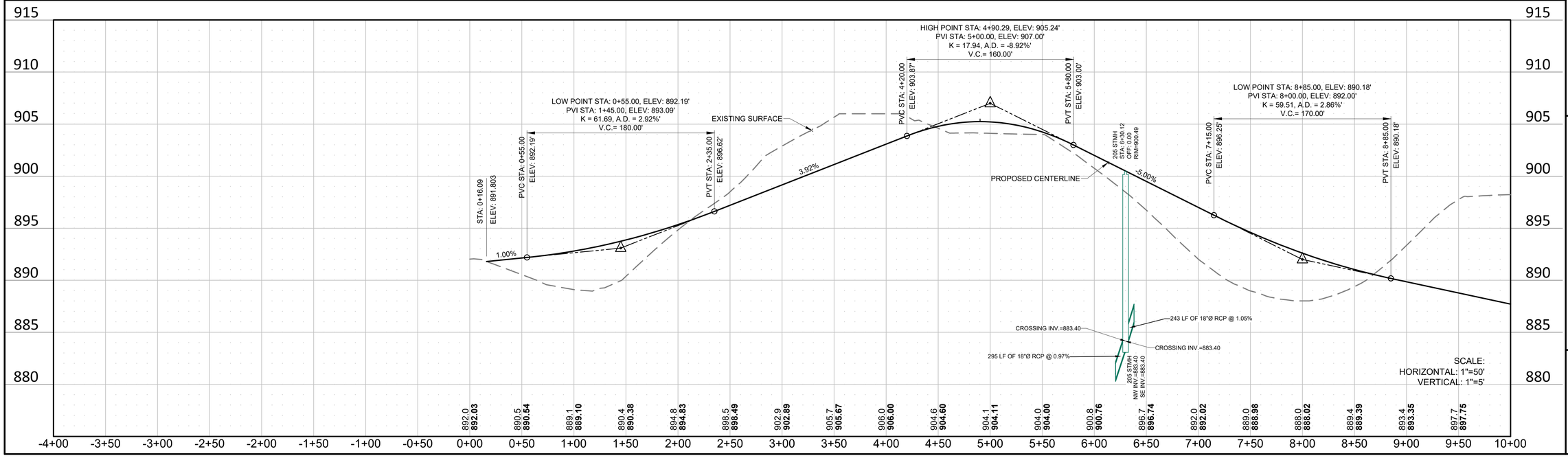
LEGEND:

- PROPOSED RIP RAP
- 984 — PROPOSED CONTOUR
- PROPOSED STORM SEWER
- DT — DT — PROPOSED WATER LINE
- PROPOSED CATCH BASIN
- PROPOSED FLARED END SECITON
- D — PROPOSED STORM MANHOLE

NORTH

0' 50' 100'
SCALE: 1"=50'





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RESERVE AT VINEYARD MEADOW
City of Dayton, Hennepin County, MN

SHADYVIEW LN N PLAN & PROFILE

SHEET NO.
C5

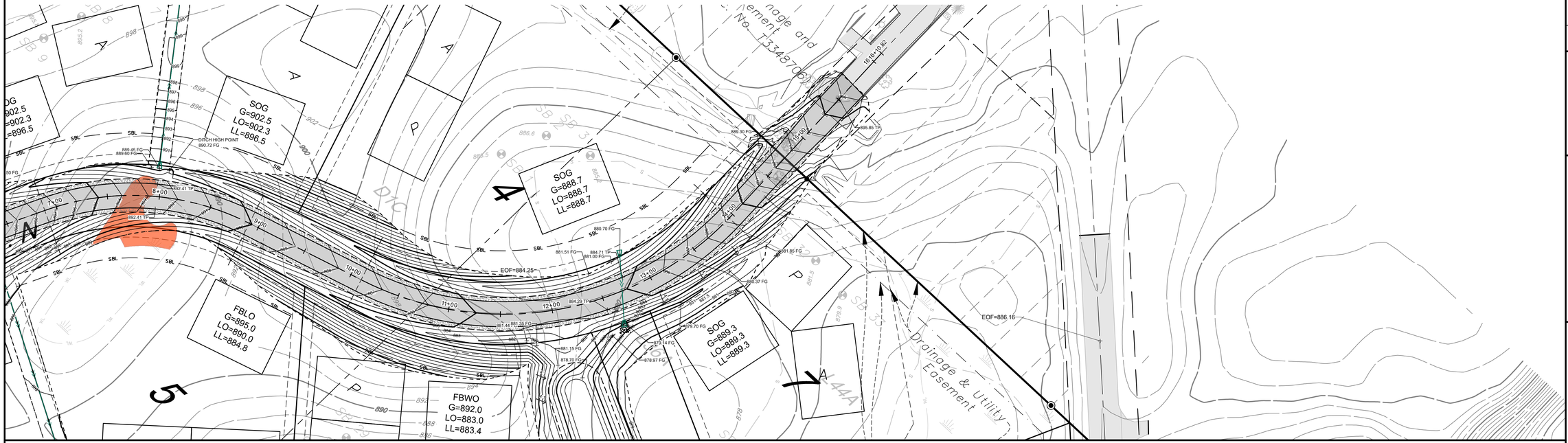
2/12/2026 9:49 AM V:\Projects\-BRK\25-0232.00 Christian Builders Dayton\Engineering\CAD Files\Grading.dwg

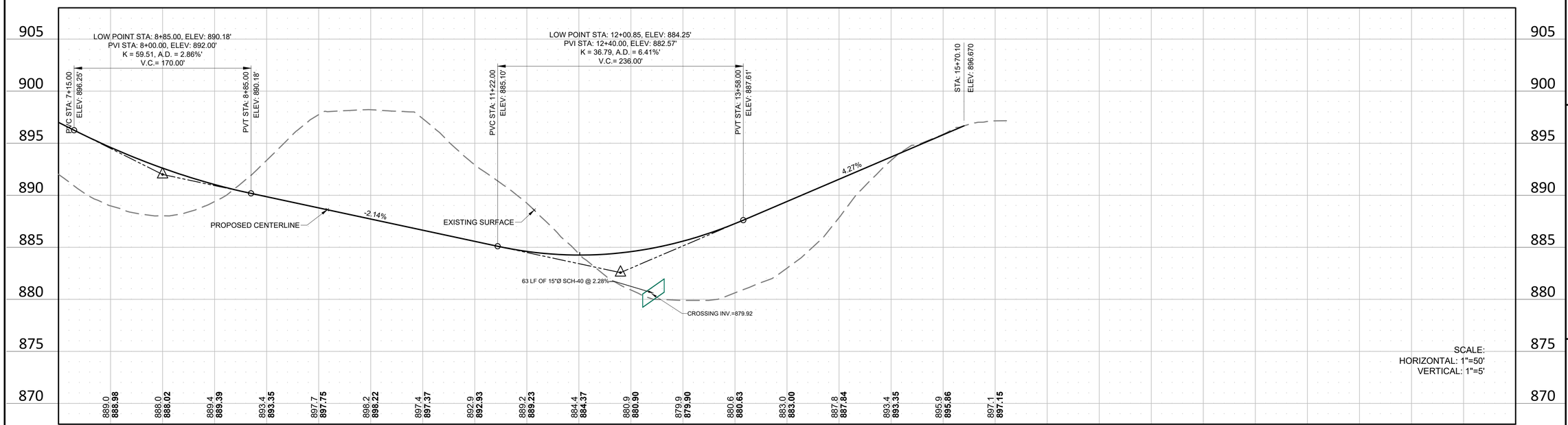
LEGEND:

- PROPOSED RIP RAP
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED CATCH BASIN
- PROPOSED FLARED END SECITON
- PROPOSED STORM MANHOLE

NORTH

0' 50' 100'
SCALE: 1"=50'





SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

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RESERVE AT VINEYARD MEADOW
City of Dayton, Hennepin County, MN

SHADYVIEW LN N PLAN & PROFILE

SHEET NO.
C6

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LEGEND:

0' 60' 120'
SCALE: 1"=60'

- TEMPORARY ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET (CAT. 20)
- SF — GRADING LIMITS AND PROPOSED TEMPORARY SILT FENCE
- FIBER-LOG ROLLS
- PROPOSED RIP RAP
- 984 — PROPOSED CONTOUR
- E.O.F. — EMERGENCY OVERFLOW
- TEMPORARY SEDIMENT FILTER- HIGH FLOW

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL CONFINE CONSTRUCTION OPERATIONS TO THE CONSTRUCTION/GRADING LIMITS SHOWN.
2. ALL WORK SHALL CONFORM TO THE MINNESOTA POLLUTION CONTROL AGENCY'S STORM WATER PERMIT REQUIREMENTS. CONTRACTOR SHALL OBTAIN ALL PERMITS AND COMPLY WITH ALL PERMIT REQUIREMENTS.
3. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION OR GRADING OPERATIONS AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE PERMIT.
4. CONTRACTOR SHALL INSPECT TEMPORARY EROSION CONTROL MEASURES ON THE ENTIRE SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF ANY MEASURABLE RAINSTORM. DAMAGED SILT FENCE OR OTHER EROSION CONTROL DEVICES OR PRACTICES SHALL BE REPAIRED IMMEDIATELY. INSPECTION AND MAINTENANCE OF DEVICES SHALL CONTINUE UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO THE MPCA.
5. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION.
6. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE CITY OF DAYTON AND THE MPCA.
7. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE DISTURBANCE OF ANY AREAS AND MAINTAINED UNTIL ALL TRIBUTARY DISTURBED AREAS ARE RESTORED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION CONTROL MEASURES, INCLUDING SILT FENCE AND BALES, UPON ESTABLISHMENT OF PERMANENT VEGETATION IN SAID AREAS.
9. ALL SOILS TRACKED ONTO PAVEMENT OR ANY OTHER OFF-SITE AREA SHALL BE REMOVED DAILY.
10. THE SITE SEDIMENT CONTROL FACILITIES FOR THE PROJECT MUST BE INSTALLED PRIOR TO ANY GRADING OPERATION.
11. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE. ANY FINISHED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MN/DOT 2575.
12. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MN/DOT SEED MIX, MULCHED, FERTILIZED & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:

FERTILIZER 22-5-10:	350 LB/AC.
MULCH TYPE 3:	2 TONS/AC.

13. CONTRACTOR SHALL INSTALL TEMPORARY SEDIMENT BMP'S SHOWN AND NOT SHOWN ON PLANS DURING PHASING ON PROJECT TO COMPLY WITH MPCA, CITY INSPECTOR AND DEVELOPER REQUEST.

APPROXIMATE EROSION CONTROL DEVICES

• SILT FENCE:	10,717 LF
• BIOLOG:	1,319 LF
• ROCK CONSTRUCTION:	1 EACH
• EROSION CONTROL BLANKET (CAT. 20):	2,790 S.Y.
• RIP RAP (CLASS 3)	113 C.Y.

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RESERVE AT VINEYARD MEADOW
City of Dayton, Hennepin County, MN

EROSION CONTROL PLAN

SHEET NO.
C7

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STORM WATER POLLUTION PREVENTION PLAN NARRATIVE:

GENERAL INFORMATION

THIS STORMWATER POLLUTION PREVENTION PLAN IS PREPARED IN ACCORDANCE TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT NO. MN R1000001 FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.
PROJECT NAME: RESERVE AT VINEYARD MEADOW
LOCATION: BROCKTON LN N & SHADYVIEW LN N, DAYTON, MN 55327
HENNEPIN COUNTY
LAT/LONG: 45.23693/-93.51371

DESCRIPTION OF CONSTRUCTION ACTIVITY:

DEVELOPMENT CONSISTS OF PAVING, GRADING, UTILITY INSTALLATION, AND TURF ESTABLISHMENT.

PROJECT CONTACTS

CHRISTIAN BUILDERS AND THE CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S BEFORE AND DURING CONSTRUCTION.

SWPPP PREPARATION:
SWPPP PREPARER: DYLAN LANNES
-BOGART, PEDERSON & ASSOCIATES
TRAINING: ENGINEER IN TRAINING AND SWPPP DESIGNER (EXP 2026)
ADDRESS: 13076 FIRST STREET
BECKER, MN 53308
TELEPHONE: 763-262-8822
EMAIL; DLANNES@BOGART-PEDERSON,COM
OWNER:
OWNER CONTACT: CHAD CHRISTIAN
ADDRESS: 21000 ROGERS DRIVE, SUITE 110, ROGERS, MN 55374
TELEPHONE: (763)-234-7122
EMAIL; CHAD@CHRISTIANBUILDERS.COM

CONTRACTOR (TO BE FILLED OUT BY THE CONTRACTOR):
BUSINESS NAME _____
OWNER NAME _____
MAILING ADDRESS _____
CITY _____
TELEPHONE _____
EMAIL _____
CONTACT NAME _____
MAILING ADDRESS _____
CITY _____
TELEPHONE _____
EMAIL _____

ESTIMATED DATES OF CONSTRUCTION:

START DATE ___/___/____ (TO BE FILLED IN BY CONTRACTOR)
COMPLETION DATE ___/___/____ (TO BE FILLED IN BY CONTRACTOR)

PERMANENT STORMWATER DESIGN CALCULATIONS:

SEE THE STORM WATER MANAGEMENT REPORT FOR MORE INFORMATION. CONTACT BOGART, PEDERSON & ASSOCIATES FOR REPORT. PROPOSED FLOW RATE IS LIMITED THROUGH USE OF SWALES AND WET SEDIMENTATION BASIN & FILTRATION BASIN.
SOIL GROUP: A, A/D, B/D, C, C/D (PER WEB SOIL SURVEY)

DESCRIPTION OF EROSION CONTROL ACTIVITY:

EROSION CONTROL CONSISTS OF SILT FENCE PERIMETER CONTROL, TURF ESTABLISHMENT THROUGH SEEDING AND EROSION CONTROL BLANKET, AND ROCK CONSTRUCTION ENTRANCE PLACEMENT.

CUMULATIVE IMPERVIOUS SURFACES:

AREA OF DISTURBANCE:	4.14	ACRES
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.55	ACRES (WETLAND AREAS)
POST CONSTRUCTION IMPERVIOUS AREA:	3.45	ACRES
NEW IMPERVIOUS AREA:	2.90	ACRES

RECEIVING WATERS:

STORM WATER FROM THIS SITE WILL BE DISCHARGED TO PROPOSED WET SEDIMENTATION BASIN & FILTRATION BASIN THEN TO THE EXISTING WETLAND.

PLANS AND SPECIFICATIONS

THE PLAN SHEETS OF THIS PLAN SET INDICATE THE FOLLOWING ITEMS:
- THE PROJECT LOCATION AND CONSTRUCTION LIMITS.
- LOCATIONS OF IMPERVIOUS SURFACES.
- LOCATIONS OF AREAS NOT TO BE DISTURBED (E.G., BUFFER ZONES, WETLANDS, ETC.).
- STEEP SLOPE LOCATIONS.
- LOCATIONS OF ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S TO BE INSTALLED ON THE PROJECT.
- THE DETAIL SHEETS INDICATE EROSION AND SEDIMENT CONTROL BMPS TO BE INSTALLED ON THE PROJECT.
- IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF-SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER.

TEMPORARY SEDIMENT CONTROL PRACTICES

DOWN GRADIENT SILT FENCE AND SEDIMENT LOG INSTALLATIONS ARE TO BE INPLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK OPERATIONS.

TOPSOIL IS TO BE WINDROWED ALONG THE CONSTRUCTION LIMITS AND PLACED AS SLOPE DRESSING IMMEDIATELY FOLLOWING COMPLETION OF THE GRADING OPERATIONS, AS THE GRADING OPERATIONS PROCEED.

TOPSOIL PLACEMENT ALONG THE EMBANKMENT SLOPES THOUGH THE WETLANDS AREA IS TO BE SPREAD BY A LOW IMPACT CRAWLER TRACTOR OPERATING UP AND DOWN THE SLOPES SO AS TO PROVIDE TRACK PRINTS PARALLEL WITH THE CONTOURS.

INSTALLATION OF MN/DOT CATEGORY 20 EROSION CONTROL BLANKET ALONG THE EMBANKMENT SLOPES ADJACENT THE WETLANDS AREA.

ALL TEMPORARY SOILS STOCKPILES WILL REQUIRE AN EFFECTIVE MEANS OF SEDIMENT CONTROL SUCH AS AN EROSION CONTROL BLANKET COVERING OR SILT FENCE INSTALLATION ALONG THE TOE OF SLOPE.

ALL COMPLETED SWALES SLOPES AND BOTTOMS NOT DRAINING TOWARDS WETLAND AREAS ARE TO BE STABILIZED WITHIN 7 DAYS.

TEMPORARY STABILIZATION WILL BE REQUIRED IN AREAS WHERE GRADING OPERATIONS ARE SUSPENDED OR CEASED FOR A PERIOD OF 7 DAYS OR GREATER.

A ROCK CONSTRUCTION ENTRANCE FOR SEDIMENT CONTROL IS TO BE PROVIDED AT THE PROJECT ENTRANCE ON BROCKTON LN N.

STREET SWEEPING OF THE PAVED SURFACES SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.

TIMING OF EROSION CONTROL:

SILT FENCE AND SEDIMENT LOGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.

RIPRAP AND FILTER BLANKET SHALL BE PLACED AT THE OUTLETS WITHIN 24 HOURS OF THE OUTLET PLACEMENT.

GRADE TEMPORARY SEDIMENT BASIN PRIOR TO ANY ROAD AND HOUSE GRADING. ONCE GRADING OF THE PERMANENT SEDIMENT BASIN IS COMPLETE, THE TEMPORARY BASIN CAN BE REGRADED.

THE CONTRACTOR MUST STABILIZE ALL EXPOSED SOIL AREAS IMMEDIATELY FOLLOWING CONSTRUCTION WHEREVER CONSTRUCTION SHALL NOT OCCUR FOR A PERIOD GREATER THAN OR EQUAL TO 7 DAYS.

STABILIZATION WORK MUST BE COMPLETE WITHIN 7 CALENDAR DAYS AFTER THE CONSTRUCTION WORK IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.

AREAS THAT ARE WITHIN 200 FT OF A PUBLIC WATER MUST BE STABILIZED WITHIN 24 HOURS OF COMPLETING CONSTRUCTION DURING PERIODS OF "WORK IN WATER RESTRICTIONS" FOR TIME PERIODS DECLARED BY THE DNR.

THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE DISTURBED AREA UNTIL VEGETATION IN ESTABLISHED.

ONCE VEGETATION IS ESTABLISHED AND CONSTRUCTION IS COMPLETE, THE SILT FENCE AND ANY OTHER TEMPORARY EROSION CONTROL THAT IS NOT BIODEGRADABLE SHALL BE REMOVED.

STREET SWEEPING TO BE PROVIDED AS DIRECTED BY THE ENGINEER OR OWNER. THE CITY REQUIRES STREET SWEEPING TO OCCUR WITHIN 8 HOURS OF NOTICE FROM THE CITY.

APPLYING MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES IS NOT ACCEPTABLE STABILIZATION IN ANY PART OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE. BLANKETS OR OTHER APPROVED, BY THE ENGINEER, METHOD SHALL BE USED.

INSPECTION AND MAINTENANCE ACTIVITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING THE WORK OF ALL OPERATIONS, INCLUDING SUBCONTRACTORS AND UTILITY COMPANIES, SUCH THAT EROSION AND SEDIMENT CONTROL MEASURES ARE FULLY EXECUTED FOR EACH OPERATION AND IN A TIMELY MANNER OVER THE DURATION OF THE PROJECT. OPERATORS HAVE DAILY ACCESS TO THE PROJECT SITE. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SWPPP IMPLEMENTATION UNTIL THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION AND N.O.T HAS BEEN SUBMITTED TO THE MPCA.

THE CONTRACTOR IS TO PROVIDE A TRAINED INDIVIDUAL RESPONSIBLE FOR THE IMPLEMENTATION, INSPECTION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL BMPS ON THE PROJECT. THAT INDIVIDUAL IS TO BE IDENTIFIED AT THE PRE-CONSTRUCTION CONFERENCE AND LISTED IN THE MINUTES THEREOF.

THE APPOINTED INDIVIDUAL IS TO PERFORM A ROUTINE INSPECTION OF THE ENTIRE SITE AT LEAST ONCE EVERY SEVEN DAYS DURING CONSTRUCTION OPERATIONS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. A RECORD OF ALL RAINFALL EVENTS ON SITE GREATER THAN 1/2 INCHES IN 24 HOURS SHALL BE AVAILABLE WITH THE INSPECTION FORMS.

A INSPECTION FORM SHALL BE PROVIDED BY THE CONTRACTOR. ANY DEFICIENCIES IN THE EROSION AND SEDIMENT CONTROL BMPS ARE TO BE NOTED ON THE INSPECTION FORM AND CORRECTED BY THE END OF THE NEXT BUSINESS DAY.

PERIMETER CONTROL DEVICES ARE TO BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER EFFECTIVE OR WHEN THE SEDIMENT REACHES ONE-HALF THE HEIGHT OF THE DEVICE.

DISCHARGE FROM DEWATERING AND BASIN DRAINING PRACTICES MUST BE VISUALLY CHECKED AND PHOTOGRAPHED AT THE BEGINNING AND AT LEAST ONCE EVERY 24 HOURS OF OPERATION TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED. PHOTOGRAPHS AND VISUAL INSPECTION RECORDS MUST BE RETAINED TO PROVIDE DOCUMENTATION OF PERMIT COMPLIANCE. DEWATERING DISCHARGES THAT ONLY LAST FOR MINUTES, AS OPPOSED TO HOURS, AND DO NOT REACH A SURFACE WATER, DO NOT REQUIRE PHOTOGRAPHS OR DOCUMENTATION.

TRAINING DOCUMENTATION:
SWPPP IMPLEMENTATION, REVISING, AMENDING, AND INSPECTING (TO BE FILLED IN BY THE CONTRACTOR)
NAME OF INDIVIDUAL
OVERSEEING & INSPECTING _____
DATE OF TRAINING _____
NAME OF INSTRUCTOR _____
ENTITY PROVIDING TRAINING _____
CONTENT OF TRAINING _____
TOTAL HOURS OF TRAINING _____

BMP INSTALLATION, MAINTENANCE, AND REPAIR (TO BE FILLED IN BY THE CONTRACTOR)
NAME OF INDIVIDUAL
OVERSEEING & INSPECTING _____
DATE OF TRAINING _____
NAME OF INSTRUCTOR _____
ENTITY PROVIDING TRAINING _____
CONTENT OF TRAINING _____
TOTAL HOURS OF TRAINING _____

POLLUTION PREVENTION

FERTILIZERS ARE TO BE APPLIED ONLY IN THE AMOUNTS AS SPECIFIED AND WORKED INTO THE SOIL TO MINIMIZE EXPOSURE TO STORMWATER RUNOFF.

ONSITE REFUELING OPERATIONS ARE TO BE CONDUCTED WITH CARE. ANY INADVERTENT SPILLAGE OF FUEL OR CHEMICALS IS TO BE IMMEDIATELY CLEANED UP, REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE TO STATE AND LOCAL REGULATIONS. MAJOR SPILLS ARE TO BE REPORTED TO THE MPCA 24 HOUR NOTIFICATION NETWORK AT 800 422 0798. ALL VEHICLES ON-SITE ARE TO BE MONITORED FOR LEAKS AND SUBJECT TO ROUTINE PREVENTIVE MAINTENANCE EFFORTS TO REDUCE THE LIKELIHOOD OF LEAKAGE AND OR SPILLS.

CONTRACTOR MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. CONTRACTOR MUST PROPERLY DISPOSE SANITARY WASTE BIWEEKLY, OR AS NEEDED.

CONCRETE BATCH TRUCKS SHALL NOT BE ALLOWED TO DISCHARGE DRUM AND CHUTE WASHOUT DIRECTLY ON THE GROUND. A PORTABLE WASHOUT RECEPTACLE IS TO BE PROVIDED BY THE CONTRACTOR AT THE LOCATION AS PROVIDED BY THE OWNER. A SIGN SHALL BE INSTALLED INDICATING THE LOCATION OF THE WASHOUT FACILITY.

FINAL STABILIZATION

FINAL STABILIZATION OCCURS WHEN 70 PERCENT OF THE PERVIOUS AREA IS COVERED WITH UNIFORM, PERMANENT VEGETATION.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL FEATURES ARE TO BE REMOVED AND THE NPDES NOTICE OF TERMINATION IS TO BE PREPARED AND SUBMITTED TO THE MPCA.

LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN

DESCRIPTION	TITLE	LOCATION
EROSION CONTROL DETAILS	CONSTRUCTION DETAILS	C9-11
EROSION CONTROL LOCATIONS	EROSION CONTROL LOCATIONS	C7

24 HOUR MPCA EMERGENCY NOTIFICATION:
TELEPHONE NUMBERS: 651-649-5451 OR 800-422-0798

ESTIMATED QUANTITIES:

THE FOLLOWING QUANITITES IS AN ESTIMATED PRELIMINARY AMOUNT REQUIRED FOR SEDIMENT CONTROL BMP'S AT THE START OF THE PROJECT. THIS ESTIMATE IS PROVIDED AS REQUIRED BY THE MINNESOTA POLLUTION CONTROL AGENCY GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ANY ADDITIONAL AND/OR REPLACEMENT BMP'S QUANTITIES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

ESTIMATED PRELIMINARY QUANTITIES AT START OF PROJECT:

ITEM	UNIT	ESTIMATED INITIAL QUANTITY
TEMPORARY CONSTRUCTION ENTRANCE	EA	1
TEMPORARY SEDIMENT FILTER	EA	2
TEMPORARY CONCRETE WASHOUT	EA	1
TEMPORARY PUMP SEDIMENT CONTROL DEVICE	EA	X
TEMPORARY SEDIMENT LOGS	LF	1,319
TEMPORARY SILT FENCE	LF	10,717
EROSION CONTROL BLANKET (CAT. 20)	SY	2,790

TEMPORARY EROSION AND SEDIMENT CONTROL SPECIFICATIONS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. PREVENTION OF SEDIMENTATION OF WATERWAYS, OPEN DRAINAGE WAYS, AND STORM AND SANITARY SEWERS DUE TO CONSTRUCTION ACTIVITIES.

1.02 REFERENCE STANDARDS

A. GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM. MINNESOTA PERMIT NO: MN R100001.

1.03 PERFORMANCE REQUIREMENTS

A. COMPLY WITH ALL REQUIREMENTS OF THE MINNESOTA POLLUTION CONTROL AGENCY FOR EROSION AND SEDIMENT CONTROL.

B. DO NOT BEGIN CLEARING, GRADING, OR OTHER WORK INVOLVING DISTURBANCE OF GROUND SURFACE COVER UNTIL APPLICABLE PERMITS HAVE BEEN OBTAINED; FURNISH ALL DOCUMENTATION REQUIRED TO OBTAIN APPLICABLE PERMITS.
1. OBTAIN AND PAY FOR PERMITS REQUIRED BY AUTHORITY HAVING JURISDICTION.

C. TIMING: PUT PREVENTIVE MEASURES IN PLACE PRIOR TO DISTURBANCE OF SURFACE COVER AND BEFORE PRECIPITATION OCCURS.

D. EROSION OFF SITE: PREVENT EROSION OF SOIL AND DEPOSITION OF SEDIMENT ON OTHER PROPERTIES CAUSED BY WATER LEAVING THE PROJECT SITE DUE TO CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
1. PREVENT TRACKING OF MUD ONTO PUBLIC ROADS OUTSIDE SITE.
2. PREVENT MUD AND SEDIMENT FROM FLOWING ONTO PAVEMENTS.

E. SEDIMENTATION OF WATERWAYS OFF SITE: PREVENT SEDIMENTATION OF WATERWAYS OFF THE PROJECT SITE, INCLUDING RIVERS, STREAMS, LAKES, PONDS, OPEN DRAINAGE WAYS, STORM SEWERS, AND SANITARY SEWERS.
1. IF SEDIMENTATION OCCURS, INSTALL OR CORRECT PREVENTIVE MEASURES IMMEDIATELY AT NO COST TO OWNER; REMOVE DEPOSITED SEDIMENTS; COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

F. MAINTENANCE: MAINTAIN TEMPORARY PREVENTIVE MEASURES UNTIL PERMANENT MEASURES HAVE BEEN ESTABLISHED.

PART 2 PRODUCTS

2.01 MATERIALS

A. TEMPORARY SILT FENCE: WOVEN POLYPROPYLENE GEOTEXTILE RESISTANT TO COMMON SOIL CHEMICALS, MILDEW, AND INSECTS; NON-BIODEGRADABLE; IN LONGEST LENGTHS POSSIBLE; FABRIC INCLUDING SEAMS WITH THE FOLLOWING MINIMUM AVERAGE ROLL LENGTHS:
1. AVERAGE OPENING SIZE: 20 U.S. STD. SIEVE, MAXIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4751.
2. PERMITTIVITY: 0.05 SEC^-1, MINIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4491.
3. ULTRAVIOLET RESISTANCE: RETAINING AT LEAST 70 PERCENT OF TENSILE STRENGTH, WHEN TESTED IN ACCORDANCE WITH ASTM D4355/D4355M AFTER 500 HOURS EXPOSURE.
4. TENSILE STRENGTH: 100 LB-F, MINIMUM, IN CROSS-MACHINE DIRECTION; 124 LB-F, MINIMUM, IN MACHINE DIRECTION; WHEN TESTED IN ACCORDANCE WITH ASTM D4632.
5. ELONGATION: 15 TO 30 PERCENT, WHEN TESTED IN ACCORDANCE WITH ASTM D4632.
6. TEAR STRENGTH: 55 LB-F, MINIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4533.
7. COLOR: MANUFACTURER'S STANDARD, WITH EMBEDMENT AND FASTENER LINES PREPRINTED.
8. SILT FENCE POSTS: ONE OF THE FOLLOWING, MINIMUM 5 FEET LONG:
a. STEEL U- OR T-SECTION, WITH MINIMUM MASS OF 1.33 LB PER LINEAR FOOT.
b. SOFTWOOD, 4 BY 4 INCHES IN CROSS SECTION.
c. HARDWOOD, 2 BY 2 INCHES IN CROSS SECTION.

B. TEMPORARY SEDIMENT LOGS: FILTER LOGS SHALL CONSIST OF TYPE WOOD FIBER BIOROLLS AND THE REQUIREMENTS OF MNDOT SPEC. 3897.
1. SHALL BE ONE OF THE FOLLOWING.
a. SHALL BE SILTSOXX PERIMETER CONTROL BY FILTREXX, INC., OR EQUAL.

C. TEMPORARY SEDIMENT FILTER.
1. SHALL BE ONE OF THE FOLLOWING.
a. DROP-IN SEDIMENT FILTER UNIT THAT INSERTS INTO THE INLET.
1) SHALL BE FLEXSTORM PURE: PERMANENT INLET FILTER BY ADS, INC., OR EQUAL.
(a)PROVIDE CURB OPENING PROTECTION FOR EXISTING INLETS WITH CURB OPENINGS.

D. TEMPORARY ROCK CONSTRUCTION ENTRANCE.
1. ROCK SHALL BE CLEAN 1 TO 2 INCH WASHED ROCK.

E. TEMPORARY SLOPE EROSION PROTECTION.
1. SHALL BE ONE OF THE FOLLOWING.
a. EROSION CONTROL BLANKET.
1) SHALL CONSIST OF A UNIFORM WEB OF INTERLOCKING STRAW OR WOOD FIBERS SANDWICHED BETWEEN AN ATTACHED TOP AND BOTTOM LAYER OF NET BACKING.
2) THE NETTING SHALL BE BIODEGRADABLE CONTAINING SUFFICIENT UV STABILIZATION FOR BREAKDOWN TO OCCUR WITHIN A NORMAL GROWING SEASON.
3) STAPLES USED TO ANCHOR THE BLANKETS SHALL BE U-SHAPED, 11 GAUGE OR HEAVIER STEEL WIRE HAVING A SPAN WIDTH OF 1 INCH AND A LENGTH OF 8 INCHES OR MORE FROM TOP TO BOTTOM AFTER BENDING.
4) THE EROSION CONTROL BLANKETS ACCEPTABLE FOR USE ON THIS PROJECT INCLUDE:
(a)GEO-SYNTHETICS, INC., - LANDLOK 52.
(b)NORTH AMERICAN GREEN - S150.
(c)OR EQUAL.
b. BONDED FIBER MATRIX.
1) THE FIBERS SHALL BE COMPOSED OF 100% WOOD OR WOOD BY-PRODUCTS. A MINIMUM OF 25% OF THE FIBERS SHALL AVERAGE 10.16 MM (0.4 INCHES) IN LENGTH AND 50% OR MORE SHALL BE RETAINED ON A CLARK FIBER CLASSIFIER 24 MESH SCREEN. FIBERS SHALL BE COLORED WITH A WATER SOLUBLE, NON-TOXIC DYE, TO AID IN UNIFORM APPLICATION OVER THE SITE.
2) THE BINDER SHALL BE A HYDRO COLLOID BASED (GUAR GUM) WITH ADDED SLOW-RELEASE AND AGRICULTURAL BASED FERTILIZERS. THE BINDER SHALL NOT DISSOLVE OR DISPERSE UPON REWETTING.
3) THE BFM SLURRY SHALL DRY TO FORM A CRUST APPROXIMATELY 3-6 MM (1/8 TO 1/4 INCHES) THICK ADHERING TO THE SOIL SURFACE.
4) THE MOISTURE CONTENT OF THE MATRIX SHALL BE 12% +/- 3% BY WEIGHT.
5) THE MATRIX SHALL CONSIST OF MATERIALS THAT ARE 100% BIODEGRADABLE AND 100% BENEFICIAL TO PLANT LIFE.
6) THE MATRIX SHALL PROVIDE 100% CONTINUOUS COVERAGE AND SHALL HAVE NO HOLES GREATER THAN 1MM IN SIZE.
7) THE HYDRATED MIXTURE DENSITY SHALL BE APPROXIMATED BY A SLUMP TEST PRIOR TO APPLICATION.
8) THE BFM MULCH: WATER RATIO SHALL BE AS MANUFACTURER RECOMMENDATIONS. THE MINIMUM BFM MULCH TO WATER RATIO IS 50LBS BFM MULCH AND 100 GALLONS WATER. THE WATER RATE SHALL VARY BETWEEN 100 GALLONS AND 125 GALLONS PER 50LBS, DEPENDING ON WHICH OF THE PRODUCTS IS USED.
9) THE BONDED FIBER MATRIX MULCH PRODUCTS ACCEPTABLE FOR USE ON THIS PROJECT INCLUDE.
(a)ECOAEGIS - MANUFACTURED BY CANFOR.
(b)SOIL GUARD - MANUFACTURED BY MAT, INC.
(c)CONWED 3000 - MANUFACTURED BY CONWED FIBERS, INC.

F. TEMPORARY PUMPED SEDIMENT CONTROL DEVICE.
1. NON-WOVEN GEOTEXTILE FABRIC SEWN INTO A BAG USING A DOUBLE NEEDLE MACHINE AND HIGH STRENGTH THREAD.
a. SEAMS SHALL HAVE AN AVERAGE WIDTH STRENGTH OF 60LB/INCH AS PER ASTM D4883 AND MEET OR EXCEED THE FOLLOWING.
1) GRAB TENSILE OF 205 LBS AS PER ASTM D 4632.
2) PUNCTURE OF 110 LBS AS PER ASTM D 4833.
3) FLOW RATE OF 95 GAL/MIN/SF AS PER ASTM D 4491.
4) PERMITTIVITY OF 1.5 SEC-1 AS PER ASTM D 4491.
5) MULLEN BURST STRENGTH OF 350 PSI AS PER ASTM D 3786.
6) AOS% OF 80% US SIEVE AS PER ASTM D 4751.
2. SPOUT LARGE ENOUGH TO ACCOMMODATE A 4 INCH DISCHARGE HOSE WITH STRAP TO TIE UNIT CLOSED.
3. SHALL BE ONE OF THE FOLLOWING.
a. DIRTBAG.
1) ACF ENVIRONMENTAL, INC., 2831 CARDWELL ROAD, RICHMOND, VIRGINIA 23234, 800-448-3636.
b. DANDY DEWATERING BAG.
1) DANDY PRODUCTS, INC., P.O. BOX 1980, WESTERVILLE, OHIO 43086, 800-591-2284.
c. OR EQUAL.

PART 3 EXECUTION

3.01 PREPARATION

A. SCHEDULE WORK SO THAT SOIL SURFACES ARE LEFT EXPOSED FOR THE MINIMUM AMOUNT OF TIME.

B. THE CONSTRUCTION SITE OPERATOR SHALL FOLLOW ALL REQUIREMENTS OF THE MINNESOTA STORMWATER PERMIT NO. MN R100001.

C. THE CONTRACTOR SHALL COMPLETE AND SIGN THE NOTICE OF INTENT, OBTAIN THE OWNER'S SIGNATURE, AND SUBMIT TO THE MPCA.
1. PROVIDE A SIGNED COPY TO THE OWNER.

3.03 INSTALLATION

A. TEMPORARY ROCK CONSTRUCTION ENTRANCE.
1. THE ROCK AREA SHALL BE A MINIMUM OF 6 INCHES DEEP, EXTEND THE FULL WIDTH OF THE EGRESS AREA AND SHALL BE AT LEAST 50FT LONG, HOWEVER, LONGER ENTRANCES MAY BE REQUIRED TO ADEQUATELY CLEAN THE TIRES.
2. GEOTEXTILE FABRIC MAY BE USED TO PREVENT MIGRATION OF MUD FROM THE UNDERLYING SOIL INTO THE ROCK.

B. TEMPORARY SILT FENCES:
1. STORE AND HANDLE FABRIC IN ACCORDANCE WITH ASTM D4873.
2. USE NOMINAL 30 INCH HIGH BARRIERS, MINIMUM 60 INCH LONG POSTS SPACED AT 6 FEET MAXIMUM SPACING.
3. EMBED BOTTOM OF FABRIC IN A TRENCH ON THE UPSLOPE SIDE OF FENCE, WITH 6 INCHES OF FABRIC LAID FLAT ON BOTTOM OF TRENCH FACING UPSLOPE; BACKFILL TRENCH AND COMPACT.
4. MINIMUM POST EMBEDMENT.
a. STEEL POST = 24 INCHES, MINIMUM.
b. WOOD POST = 18 INCHES, MINIMUM.
5. DO NOT SPLICE FABRIC WIDTH; MINIMIZE SPLICES IN FABRIC LENGTH; SPLICE AT POST ONLY, OVERLAPPING AT LEAST 18 INCHES, WITH EXTRA POST.
6. FASTEN FABRIC TO WOOD POSTS USING ONE OF THE FOLLOWING:
a. FOUR NAILS PER POST WITH 3/4 INCH DIAMETER FLAT OR BUTTON HEAD, 1 INCH LONG, AND 14 GAGE, 0.083 INCH SHANK DIAMETER.
b. FIVE STAPLES PER POST WITH AT LEAST 17 GAGE, 0.0453 INCH WIRE, 3/4 INCH CROWN WIDTH AND 1/2 INCH LONG LEGS.
7. FASTEN FABRIC TO STEEL POSTS USING WIRE, NYLON CORD, OR INTEGRAL POCKETS.

C. TEMPORARY SEDIMENT LOGS:
1. PERIMETER CONTROL SHOULD BE INSTALLED PARALLEL TO THE BASE OF THE SLOPE OR OTHER DISTURBED AREA.
2. STAKES SHOULD BE INSTALLED THROUGH THE MIDDLE OF THE PERIMETER CONTROL ON 10 FT CENTERS, USING 2 IN BY 2 IN BY
3 FT WOODEN STAKES. IN THE EVENT STAKING IS NOT POSSIBLE, I.E., WHEN PERIMETER CONTROL IS USED ON PAVEMENT, HEAVY CONCRETE BLOCKS SHALL BE USED BEHIND THE PERIMETER CONTROL TO HELP STABILIZE DURING RAIN EVENTS.

D. TEMPORARY SEDIMENT FILTERS.
1. DROP-IN SEDIMENT TRAP.
a. PLACE AS RECOMMENDED BY THE MANUFACTURER.

E. TEMPORARY PUMPED SEDIMENT CONTROL DEVICE.
1. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.

F. TEMPORARY SLOPE EROSION PROTECTION.
1. PLACE AT ANY AND ALL FINISH SLOPES THAT ARE STEEPER THAN 10H:1V.
2. SEED AND FERTILIZE PER SPECIFICATION 32 9219 PRIOR TO INSTALLING TEMPORARY SLOPE EROSION PROTECTION.
3. BONDED FIBER MATRIX.
a. INSTALL THE BFM AS PER THE MANUFACTURER'S INSTRUCTIONS WITH THE FOLLOWING MINIMUM GUIDELINES.
1) THE BFM SHALL BE APPLIED WITH HYDRAULIC SPRAY EQUIPMENT BY A MANUFACTURER'S CERTIFIED APPLICATOR.
2) APPLICATION SHALL BE DONE AT LEAST 24 HOURS IN ADVANCE OF PROJECTED RAINFALL TO ALLOW THE BFM MULCH ADEQUATE TIME TO DRY.
3) THE BFM MULCH SHALL BE APPLIED IN TWO STAGES (ONE-HALF RATE) WITH AMPLE TIME TO DEWATER THE FIRST APPLICATION.
4) THE BFM MULCH SHALL BE APPLIED FROM AT LEAST TWO ALTERNATE DIRECTIONS, PREFERABLY 90 DEGREES APART, IF POSSIBLE, TO ENSURE ALL SOIL FACES ARE COVERED.
5) THE INSTALLATION RATE OF THE BFM MULCH SHALL BE 3500 LBS PER ACRE, MINIMUM AND 100% COVERAGE.
4. EROSION CONTROL BLANKET.
a. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.

3.04 MAINTENANCE

A. INSPECT PREVENTIVE MEASURES WEEKLY, WITHIN 24 HOURS AFTER THE END OF ANY STORM THAT PRODUCES 0.5 INCHES OR MORE RAINFALL AT THE PROJECT SITE, AND DAILY DURING PROLONGED RAINFALL.

B. REPAIR DEFICIENCIES IMMEDIATELY.

C. TEMPORARY SILT FENCES:
1. PROMPTLY REPLACE FABRIC THAT DETERIORATES UNLESS NEED FOR FENCE HAS PASSED.
2. REMOVE SILT DEPOSITS THAT EXCEED ONE-THIRD OF THE HEIGHT OF THE FENCE.
3. REPAIR FENCES THAT ARE UNDERCUT BY RUNOFF OR OTHERWISE DAMAGED, WHETHER BY RUNOFF OR OTHER CAUSES.

D. TEMPORARY CONSTRUCTION EXIT.
1. PERIODIC ADDITION OF ROCK, OR REMOVAL AND REPLACEMENT OF PAD SHALL BE PROVIDED AS VOIDS BECOME FILLED WITH SOIL.

E. TEMPORARY PUMPED SEDIMENT CONTROL DEVICE.
1. REPLACE THE UNIT WHEN 1/2 FULL OF SEDIMENT OR WHEN SEDIMENT HAS REDUCED THE FLOW RATE OF THE PUMP DISCHARGE TO AN IMPRACTICAL RATE.

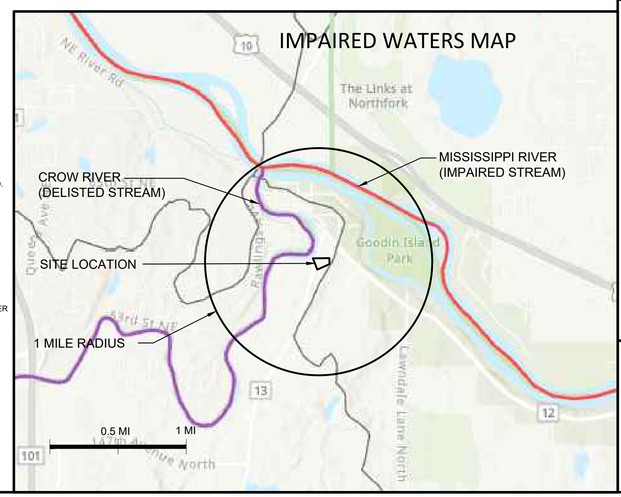
F. PLACE SEDIMENT IN APPROPRIATE LOCATIONS ON SITE; DO NOT REMOVE FROM SITE.

3.05 CLEAN UP

A. REMOVE TEMPORARY MEASURE AFTER PERMANENT VEGETATION HAS BEEN ESTABLISHED.

B. WHERE REMOVAL OF TEMPORARY MEASURES WOULD LEAVE EXPOSED SOIL, SHAPE SURFACE TO AN ACCEPTABLE GRADE AND FINISH TO MATCH ADJACENT GROUND SURFACES.

END OF SECTION



DESCRIPTION | DATE | REV NO.

DATE: 02/05/2026
DESIGN BY: DML
DRAWN BY: DML
CHECKED BY: CJD
DWG FILE: SWPPP
FILE NO.: 25-0232.00

NOT FOR CONSTRUCTION

WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

RESERVE AT VINEYARD MEADOW
City of Dayton, Hennepin County, MN

SWPPP NARRATIVE

SHEET NO.
C8

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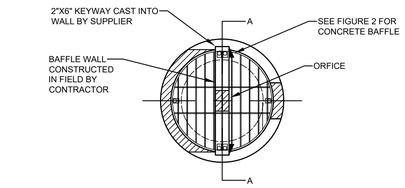
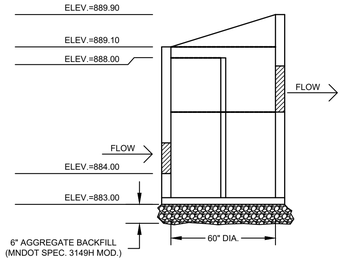
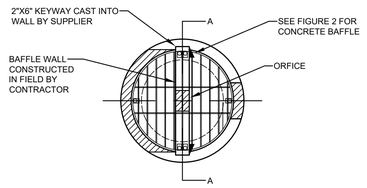
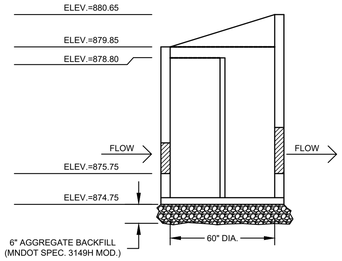




STORMWATER CONTROL STRUCTURE - 204 OCS
N.T.S.





STORMWATER CONTROL STRUCTURE - 212 OCS
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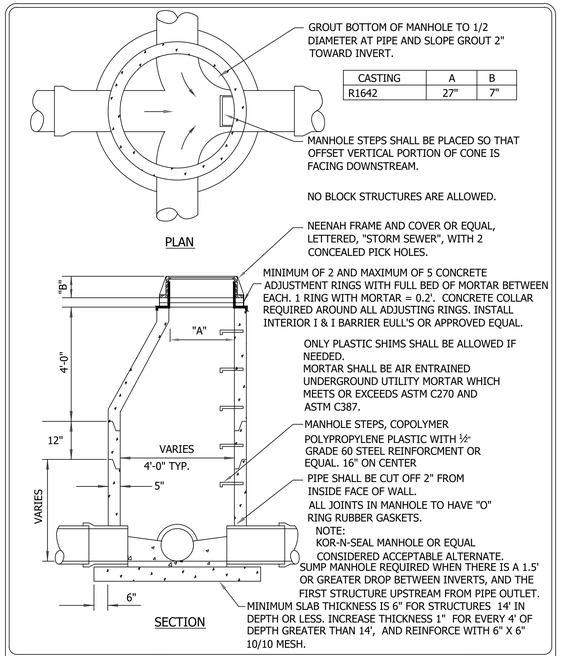
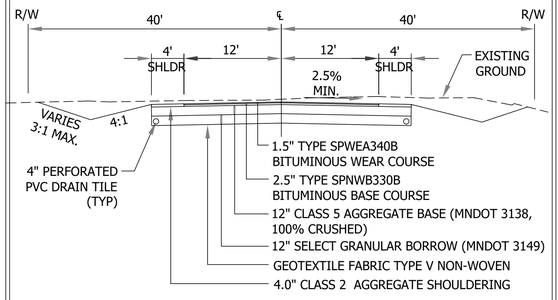


CASTING	A	B
R1642	27"	7"

	STORM SEWER MANHOLE	LAST REVISION: OCT 2024	PLATE NO. STO-01



TYPICAL SECTION

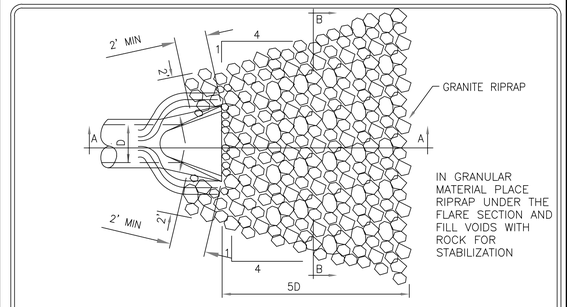
NOTE:
1. TYPICAL SECTION SHOWN IS THE MINIMUM COLLECTOR STREET REQUIREMENT. SEE SPECIFICATIONS FOR PROJECT SPECIFIC DETAILS.
2. PVC DRAINTILE SHALL BE INSTALLED BEHIND CURB. DRAINTILE TO BE INSTALLED AS REQUIRED TO ADEQUATELY DRAIN ALL SELECT GRANULAR FILL AREAS.
3. STREET SHALL BE DESIGNED FOR A 40 MPH DESIGN SPEED WITH MINIMUM 0.60% AND MAXIMUM 6.00% GRADE.
4. THE CITY RESERVES THE RIGHT TO INCREASE THE STREET SECTION AND ADD DRAINTILE BASED ON SOIL CONDITIONS.
6. WEARING COURSES MAY HAVE A MAXIMUM OF 10% RECYCLED ASPHALT PAVEMENT (RAP). NO RECYCLED ASPHALT SHINGLES (RAS) ALLOWED IN WEARING COURSES.
7. NON-WEARING COURSES MAY HAVE A MAXIMUM OF 20% RECYCLED ASPHALT PAVEMENT (RAP).

	RURAL COLLECTOR STREET SECTION W/ AGGREGATE SHOULDER	LAST REVISION: OCT 2024	PLATE NO. STR-06A

REV NO.	DATE	DESCRIPTION

DATE: 02/05/2026
DESIGN BY: DML
DRAWN BY: DML
CHECKED BY: CJD
DWG FILE: DETAILS
FILE NO.: 25-0232.00

NOT FOR CONSTRUCTION



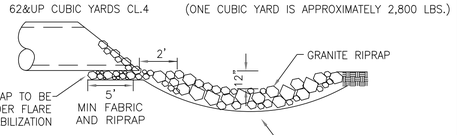
IN GRANULAR MATERIAL PLACE RIPRAP UNDER THE FLARE SECTION AND FILL VOIDS WITH ROCK FOR STABILIZATION

RIPRAP REQUIREMENTS

12" TO 18"	8–10	CUBIC YARDS CL.3
21" TO 27"	12–14	CUBIC YARDS CL.3
30" TO 36"	16–24	CUBIC YARDS CL.3
42" TO 48"	30–38	CUBIC YARDS CL.3
54" AND UP	62&UP	CUBIC YARDS CL.4

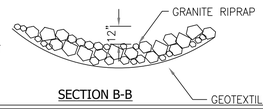
(ONE CUBIC YARD IS APPROXIMATELY 2,800 LBS.)

PLAN



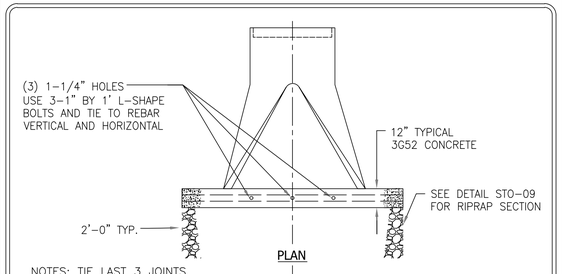
SECTION A-A

NOTES:
1. FILTER BLANKET REQUIRED UNDER RIPRAP OR 2 LAYERS OF 500X MIRAFI FABRIC OR EQUAL.
2. ONLY GRANITE RIPRAP TO BE USED AT OUTLETS.
3. GRADE A SWALE ADJACENT TO BOTH SIDES OF PIPE TO DIRECT WATER AWAY FROM FES.



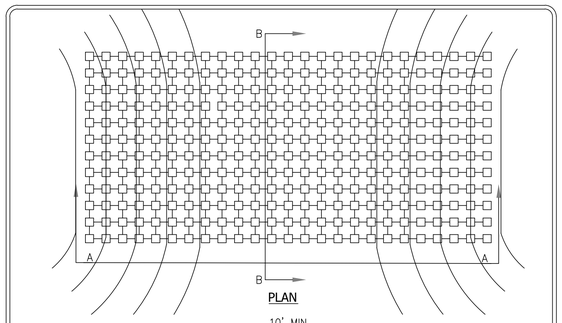
SECTION B-B

	RIPRAP AT OUTLETS	LAST REVISION: OCT 2024	PLATE NO. STO-09



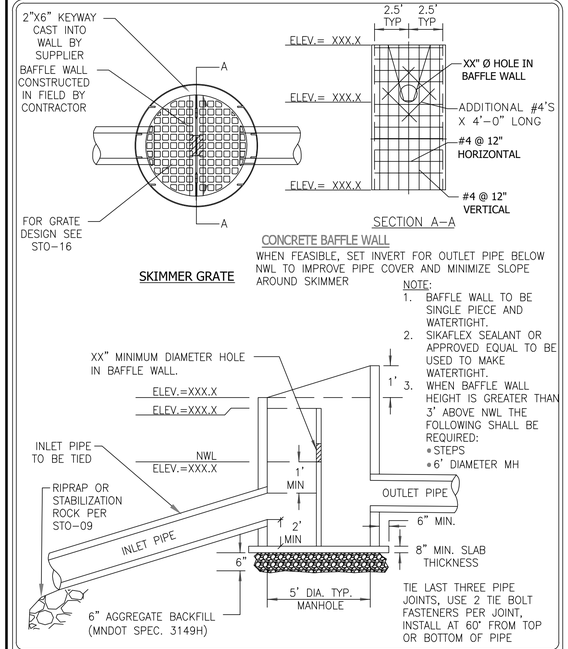
NOTES:
1. FLARED END SECTION 21" IN DIAMETER OR LARGER (TYP.) TRASH GUARDS WILL BE GALVANIZED. SEE DETAIL STO-08.
2. BRING CONCRETE HEADWALL UP TO A POINT THAT WILL NOT HINDER THE OPERATION OF THE TRASH GUARD.

	STORM SEWER PILING & CONCRETE END SECTION	LAST REVISION: OCT 2024	PLATE NO. STO-09A



NOTES:
1. TURF REINFORCEMENT MAT TO BE INSTALLED TO WATER LEVEL ON INLET SIDE AND DISCHARGE ELEVATION ON OUTLET SIDE.
2. TURF REINFORCEMENT MAT SHALL BE MNDOT ROLLED EROSION PREVENTION PRODUCT – CATEGORY 76, SLOPETAME3 BY INVISIBLE STRUCTURES, OR CITY APPROVED EQUAL AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

	TYPICAL POND EOF	LAST REVISION: OCT 2024	PLATE NO. STO-10



NOTE:
1. BAFFLE WALL TO BE SINGLE PIECE AND WATERTIGHT.
2. SIKAFLEX SEALANT OR APPROVED EQUAL TO BE USED TO MAKE WATERTIGHT.
3. WHEN BAFFLE WALL HEIGHT IS GREATER THAN 3' ABOVE NWL THE FOLLOWING SHALL BE REQUIRED:
   • STEPS
   • 6' DIAMETER MH

TIE LAST THREE PIPE JOINTS, USE 2 TIE BOLT FASTENERS PER JOINT, INSTALL AT 60° FROM TOP OR BOTTOM OF PIPE

	STORM SEWER SKIMMER STRUCTURE WITH CONCRETE BAFFLE WALL	LAST REVISION: OCT 2024	PLATE NO. STO-16

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RESERVE AT VINEYARD MEADOW
City of Dayton, Hennepin County, MN

DETAILS

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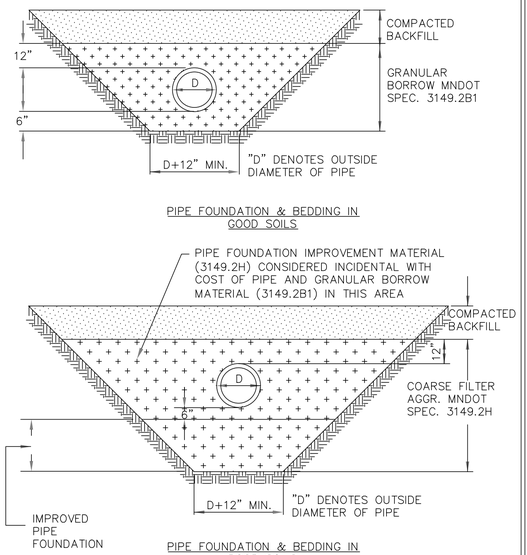
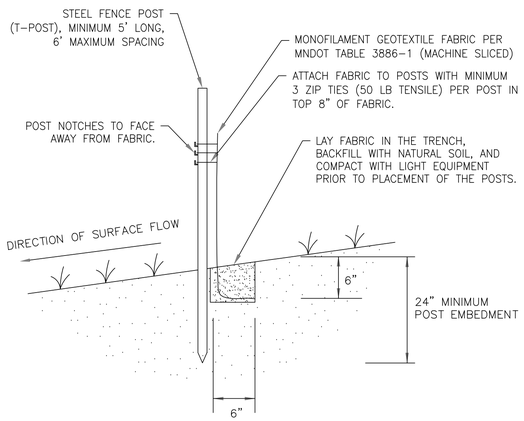


NOTE:
1. SDR-26 SHALL BE USED FOR PIPE DEPTHS 16'-25'. FOR PIPE DEPTHS EXCEEDING 25' C-900 IS TO BE USED.
2. REFERENCE GEN-12 FOR PIPE MATERIAL VS. DEPTH PERFORMANCE.

BEDDING METHODS FOR PLASTIC PIPE

LAST REVISION: OCT 2024

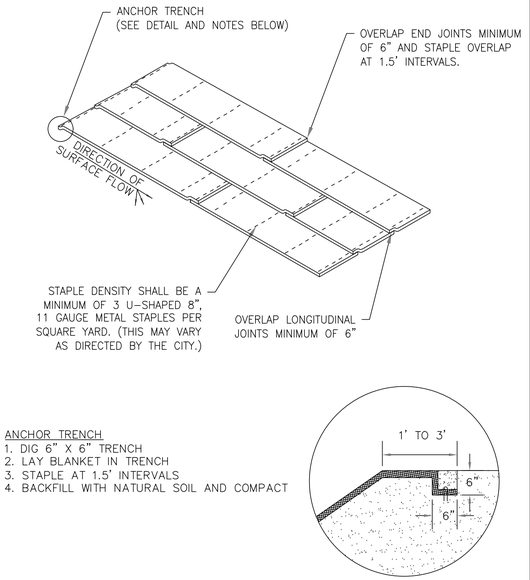
PLATE NO. BED-01



SILT FENCE STANDARD

LAST REVISION: OCT 2024

PLATE NO. ERO-01C

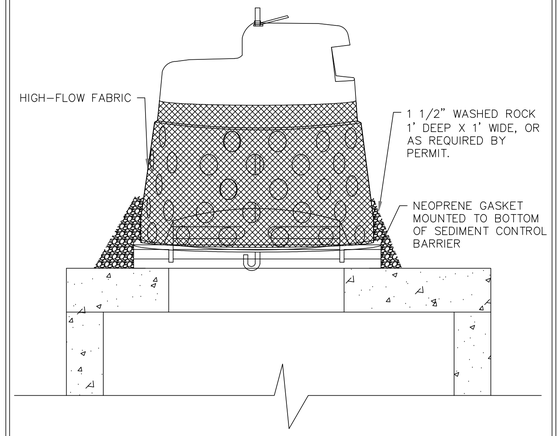


ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT

EROSION CONTROL BLANKET INSTALLATION

LAST REVISION: OCT 2024

PLATE NO. ER0-02

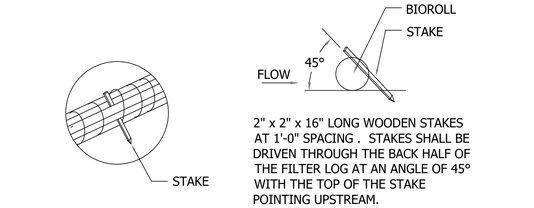


NOTES:
INFRASAFE SEDIMENT CONTROL BARRIER OR CITY-APPROVED EQUAL

INLET PROTECTION SILT BOX FOR BEEHIVE CASTING

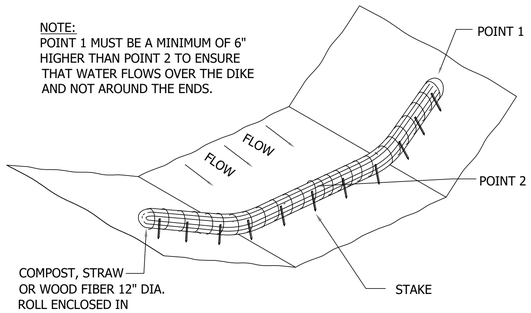
LAST REVISION: OCT 2024

PLATE NO. ERO-04D



2" x 2" x 16" LONG WOODEN STAKES AT 1'-0" SPACING . STAKES SHALL BE DRIVEN THROUGH THE BACK HALF OF THE FILTER LOG AT AN ANGLE OF 45° WITH THE TOP OF THE STAKE POINTING UPSTREAM.

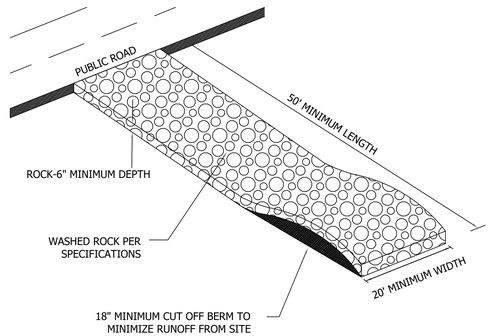
NOTE:
POINT 1 MUST BE A MINIMUM OF 6" HIGHER THAN POINT 2 TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.



FILTER LOG DITCH CHECK

LAST REVISION: OCT 2024

PLATE NO. ERO-06



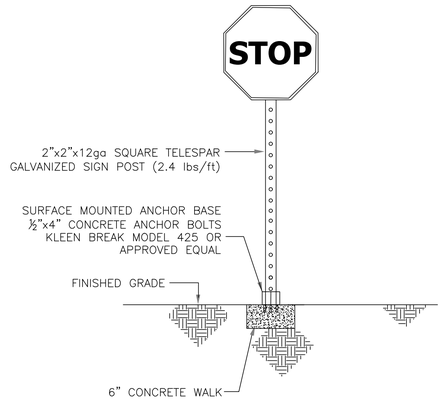
NOTES:
FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK.
ENTRANCE MUST BE MAINTAINED REGULARLY TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS.

CONSTRUCTION ENTRANCE ROCK

LAST REVISION: OCT 2024

PLATE NO. ERO-07

SIGN NAME	DESIGNATION	SIZE
STOP	R1-1	30"X30"
YIELD	R1-2	36"X36"X36"
SPEED LIMIT	R2-1	24"X30"

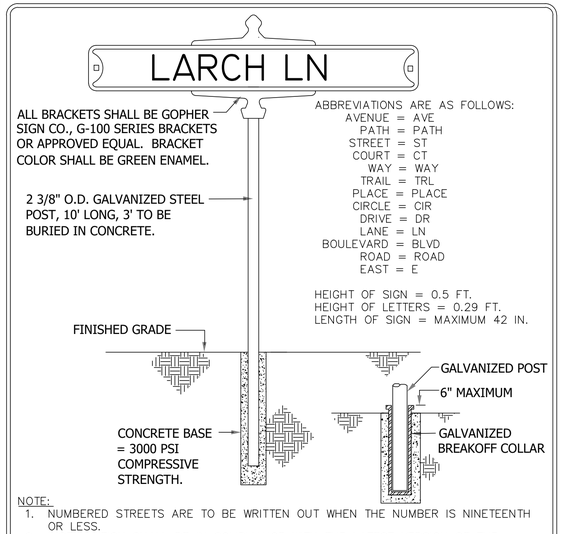


NOTE:
1. DESIGN SHALL CONFORM TO THESE REQUIREMENTS EXCEPT AS OTHERWISE APPROVED BY THE CITY ENGINEER.
2. SIGN SHALL BE REFLECTORIZED AS PER MNDOT 3352.2A2B, STANDARD NO. 2.
3. SIGN SHALL BE CONSTRUCTED OF ALUMINUM PER MNDOT 3352.2A1.
4. INSTALLATION SHALL BE IN COMPLIANCE WITH THE LATEST VERSION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

REGULATORY SIGN DETAIL CONCRETE

LAST REVISION: OCT 2024

PLATE NO. GEN-04A



NOTE:
1. NUMBERED STREETS ARE TO BE WRITTEN OUT WHEN THE NUMBER IS NINETEENTH OR LESS.
2. INSTALLATION SHALL BE IN COMPLIANCE WITH THE LATEST VERSION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. ON STREETS WITH SPEED LIMIT GREATER THAN 30 MPH, A 9" SIGN WITH 6" LETTERS IS REQUIRED.
4. SIGN SHALL BE ALUMINUM PLATE WITH REFLECTORIZED WHITE LETTERS ON A GREEN BACKGROUND WITH TYPE AP BORDER STYLE.
5. TYPICALLY INSTALLED AT SOUTHWEST CORNER OF INTERSECTION. ALL EQUALS MUST BE APPROVED BY CITY ENGINEER BEFORE INSTALLATION.
6. SIGN SHALL BE CONSTRUCTED OF ALUMINUM PER MNDOT 3352.2A1.

STREET SIGN DETAIL

LAST REVISION: OCT 2024

PLATE NO. GEN-06

REV NO.	DATE	DESCRIPTION

DATE: 02/05/2026
DESIGN BY: DML
DRAWN BY: DML
CHECKED BY: CJD
DWG FILE: DETAILS
FILE NO.: 25-0232.00

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RESERVE AT VINEYARD MEADOW
City of Dayton, Hennepin County, MN

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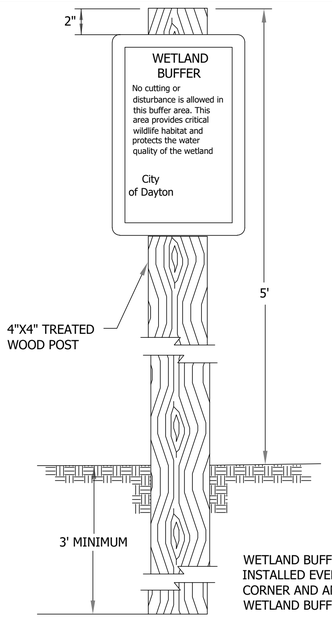

NOTE: ALL SIGNS SHALL BE OBTAINED AT CITY HALL

WETLAND BUFFER CONSERVATION AREA AND CITY NATURAL AREA SIGN

LAST REVISION: OCT 2024

PLATE NO. GEN-10

GENERAL TESTING NOTES:
1. PIPE MATERIAL AND TESTING REQUIREMENTS MAY CHANGE DEPENDING ON SOIL CONDITIONS AND OTHER FACTORS.
2. ALL TESTING TO OCCUR BEFORE BUILDING PERMITS ARE ISSUED OR CONSTRUCTION OF WEAR COURSE PAVEMENT.
3. CITY TO BE NOTIFIED MINIMUM 48 HOURS BEFORE ANY UTILITY TESTING OR BUILDING PERMIT.

SANITARY SEWER TESTING NOTES:
1. A MINIMUM WAITING TIME PERIOD OF 30 DAYS AFTER INSTALLATION IS REQUIRED BEFORE DEFLECTION TEST MAY BE PERFORMED. (SEE GEN-11)
2. TRACER WIRE TEST TO BE PERFORMED ON ALL SANITARY SEWER AND SANITARY SEWER SERVICES BY METROTECH OR APPROVED EQUAL.
3. AIR TEST WILL BE PERFORMED AT A PRESSURE OF 4.0 PSIG GREATER THAN THE AVERAGE BACKPRESSURE OF ANY GROUND WATER PRESENT.
6. *IF GROUNDWATER IS PRESENT, FOR EVERY FOOT OF GROUND WATER ABOVE THE PIPE SPRING LINE, INCREASE THE GAGE TEST PRESSURE BY 0.43 PSI (TO COMPENSATE FOR WATER BACK PRESSURE). (SEE GEN-11)
7. THE SEWER LINE WHICH IS BEING TESTED WILL BE ACCEPTED AS PASSING THE AIR TEST IF THE PRESSURE DOES NOT DROP MORE THAN 0.0 PSI IN LESS TIME THAN 30 SECONDS PER INCH IN DIAMETER OF THE PIPE BEING TESTED.
8. TELEVISING SHALL BE PERFORMED ON ALL NEWLY INSTALLED GRAVITY SEWER FOLLOWING ALL OTHER SUCCESSFUL TESTING.
9. SANITARY SEWER TO BE JETTED PRIOR TO TELEVISING.
6. ALL PROXIMATE STORM SEWER MUST BE INSTALLED BEFORE WATERMAIN TESTING BEGINS.

FORCEMAIN TESTING NOTES:
1. FORCEMAIN HYDROSTATIC TEST PROCEDURE AS FOLLOWS:
   1.1. PUMP SYSTEM TO MINIMUM 75 PSI.
   1.2. THE FORCEMAN SYSTEM WILL BE ACCEPTED AS PASSING IF THE PRESSURE HAS NO DROP IN PRESSURE IN 2 HOURS.
2. GAUGE TO BE USED WILL BE AN ASHCROFT, MODEL 1082, 4 1/2" DIAMETER IN ONE PSI INCREMENTS OR APPROVED EQUAL.
3. TRACER WIRE TEST REQUIRED FOR ALL FORCEMAIN TRACER WIRE

WATERMAIN TESTING NOTES:
1. WATERMAIN TESTING TO INCLUDE ALL CURB STOPS AND HYDRANT LEADS.
2. HYDROSTATIC PRESSURE TEST PROCEDURE AS FOLLOWS:
   2.1. PUMP SYSTEM TO MINIMUM 150 PSI.
   2.2. THE WATERMAIN SYSTEM WILL BE ACCEPTED AS PASSING IF THE PRESSURE HAS NO DROP IN PRESSURE IN 2 HOURS.
   2.3. ALL BUTTERFLY VALVES TO BE INDIVIDUALLY HYDROSTATICALLY TESTED AGAINST BOTH SIDES OF VALVE.
3. BACTERIA TEST (MINIMUM 2 SETS)
   3.1. 1 TEST FOR EVERY 1200 LF
   3.2. 1ST SET OF TESTS 24 HOURS AFTER INITIAL FLUSHING.
   3.3. SECOND SET OF TESTS TO BE TAKEN AFTER PASSING RESULTS FROM FIRST TEST, MINIMUM 24 HOURS AFTER FIRST TEST.
4. TRACER WIRE TEST TO BE PERFORMED BY A METROTECH OR APPROVED EQUAL. TRACER ENTIRE LINE/ALL SERVICES TO CURB STOPS.
5. WATERMAIN TESTING TO MEET MINNESOTA DEPARTMENT OF HEALTH STANDARDS.
6. ALL PROXIMATE STORM SEWER MUST BE INSTALLED BEFORE WATERMAIN TESTING BEGINS.

STORM SEWER TESTING NOTES:
1. TELEVISING SHALL BE PERFORMED ON ALL NEWLY INSTALLED STORM SEWER.
2. TELEVISING SHALL BE PERFORMED ON ALL DRAINTILE AFTER WEAR COURE AND AFTER PRIVATE UTILITIES ARE INSTALLED.
3. TELEVISING SHALL BE PERFORMED ON ALL REAR YARD DRAINTILE AFTER RESTORATION IS COMPLETE.
4. ALL TELEVISING TAPES TO BE EMAILED TO CITY REPRESENTATIVE.

TESTING REQUIREMENTS

LAST REVISION: OCT 2024

PLATE NO. GEN-13

RESIDENTIAL BUILDING PERMIT GRADING REQUIREMENTS

LAND SURVEYS/CERTIFICATES OF SURVEY MUST BE PREPARED BY A MINNESOTA LICENSED LAND SURVEYOR. IT IS RECOMMENDED THAT LAND SURVEYS MEET THE STANDARDS OF THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND AMERICAN CONGRESS OF SURVEYING AND MAPPING (ASCM). COMPLETE AND ACCURATE INFORMATION WILL EXPEDITE THE PLAN REVIEW PROCESS.

1. CERTIFICATE OF SURVEY
A CERTIFICATE OF SURVEY IS REQUIRED TO OBTAIN A BUILDING PERMIT FOR NEW CONSTRUCTION AND MAY BE REQUIRED FOR BUILDING OR ACCESSORY STRUCTURE ADDITIONS OR SIGNIFICANT GRADING CHANGES WHEN A LAND SURVEY IS NOT IN CITY RECORDS.
2. GRADING AS-BUILT
A GRADING AS-BUILT IS REQUIRED TO RELEASE ESCROW HELD ON THE LOT DURING CONSTRUCTION. FOR NEW CONSTRUCTION AND WHEN OTHERWISE REQUIRED BY THE CITY, AFTER FINAL GRADING, A LAND SURVEY OF EXISTING/"AS-BUILT" CONDITIONS MUST BE PREPARED AND SUBMITTED SHOWING CONFORMANCE WITH REQUIRED BUILDING SETBACKS, LOCATIONS, ELEVATIONS, AND GRADING.

PROPOSED SURVEYS MUST SHOW
CERTIFICATION
*LAND SURVEYOR CERTIFICATION
*LEGAL DESCRIPTION
*SCALE AND NORTH ARROW
*PREPARATION DATE AND REVISION DATES

FEATURES
*FOUNDATION TYPE (FULL BASEMENT, WALKOUT, LOOKOUT, ETC.)
*LOT DIMENSIONS
*BUILDING SETBACKS
*PROPERTY AND EASEMENT LINES
*ADJACENT SIDEWALKS, CURBS, AND STREETS
*DELINEATED WETLAND EDGE
*EDGE OF WETLAND BUFFER WITH BUFFER SIGN LOCATIONS
*DRIVEWAYS AND PATHWAYS
*TREE LINES/EDGE OF CANOPY
*WELL, SEPTIC SYSTEMS, TANKS
*LOCATIONS AND DIMENSIONS OF EXISTING AND PROPOSED STRUCTURES
*WETLANDS, PONDS, LAKES, STREAMS, DRAINAGE SWALES, ETC.
*SETBACKS TO OHW/NHW CONTOUR, WETLANDS, PONDS, LAKES, RIVERS
*WATERMAINS, SANITARY AND STORM SEWER, DRAINTILE AND DRAINTILE CLEANOUTS, CATCHBASINS, AND MANHOLES
*DRAINAGE OUTLETS, OUTLET CONTROL STRUCTURES, AND EMERGENCY OVERFLOWS
*VISIBLE AND UNDERGROUND COMPONENTS OF PUBLIC AND PRIVATE UTILITIES INCLUDING WATER AND SEWER STUBS AND SIZES

ELEVATIONS
*LOT CORNER ELEVATIONS, EXISTING LOT ELEVATIONS, AND PROPOSED ELEVATIONS AND CONTOURS PER APPROVED GRADING PLAN
*SPOT ELEVATIONS AT THE MINIMUM REQUIREMENTS SHOWING MINIMUM 2% DRAINAGE: LOWEST GROUND ELEVATION ADJACENT TO THE BUILDING, LOT CORNERS, HIGH POINT DRAINAGE BREAKS, WHERE DRAINAGE SWALES INTERSECT LOT LINES, AND WHERE PONDING EASEMENTS INTERSECT LOT LINES.
*CENTER OF CITY STREET AND TOP OF CURB ELEVATIONS
*PROPOSED DRIVE/ROAD GRADE IN % SLOPE (MINIMUM 2%, NOT TO EXCEED 10%)
*LOWEST FLOOR, LOWEST OPENING, TOP OF FOUNDATION, AND GARAGE FLOOR ELEVATIONS
*DRAINAGE DIRECTION ARROWS ON ALL SIDES AND PROPOSED DRAINAGE PATHS
*DRAINAGE OUTLETS, OUTLET CONTROL STRUCTURES, AND EMERGENCY OVERFLOWS
*TOTAL AREA OF EXISTING AND PROPOSED IMPERVIOUS SURFACE
*NORMAL WATER LEVEL AND HIGH WATER LEVEL ELEVATIONS OF ADJOINING LAKES, WETLANDS, PONDS, AND STREAMS
*UTILITY PEDESTALS (GRADING AS-BUILT ONLY)
*TREES (GRADING AS-BUILT ONLY)

ELEVATIONS MUST BE SHOWN AS SEA LEVEL MEASUREMENTS. FOR AS-BUILT CONSTRUCTION AND GRADING SURVEYS, ELEVATIONS MUST BE CROSS-REFERENCED WITH APPROVED ELEVATIONS.

MINIMUM REQUIRED BUILDING ELEVATIONS

BUILDING OPENINGS AND FLOOR ELEVATIONS
ALL OPENINGS AND FLOOR ELEVATIONS MUST BE CONSTRUCTED AT LEAST TWO (2) FEET ABOVE 100-YEAR FLOOR ELEVATION AND TWO (2) FEET ABOVE HIGHEST ANTICIPATED WATER LEVEL (HWL) ELEVATION AS ESTABLISHED BY THE APPROVED PLANS AND THE CITY ENGINEER.

BUILDING AND GARAGE OPENINGS
ALL LOW ADJACENT GRADE AND GARAGE FLOOR ELEVATIONS MUST BE AT LEAST ONE (1) FOOT ABOVE ALL EMERGENCY OVERFLOWS.

THIS INFORMATIONAL DOCUMENT MAY NOT COMPREHENSIVELY ADDRESS ALL LAWS RELATED TO THE SUBJECT ADDRESSED. IT IS PROVIDED TO SERVE ONLY AS A HELPFUL GUIDE. SITE PREPARATION OR PERMITTED WORK IS NOT ALLOWED UNTIL PERMITS HAVE BEEN ISSUED BY THE CITY OF DAYTON.

CERTIFICATE OF SURVEY AND GRADING AS-BUILT REQUIREMENTS

LAST REVISION: OCT 2024

PLATE NO. GEN-14

REV NO.	DATE	DESCRIPTION

DATE: 02/05/2026
DESIGN BY: DML
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CHECKED BY: CJD
DWG FILE: DETAILS
FILE NO.: 25-0232.00

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RESERVE AT VINEYARD MEADOW
City of Dayton, Hennepin County, MN

DETAILS

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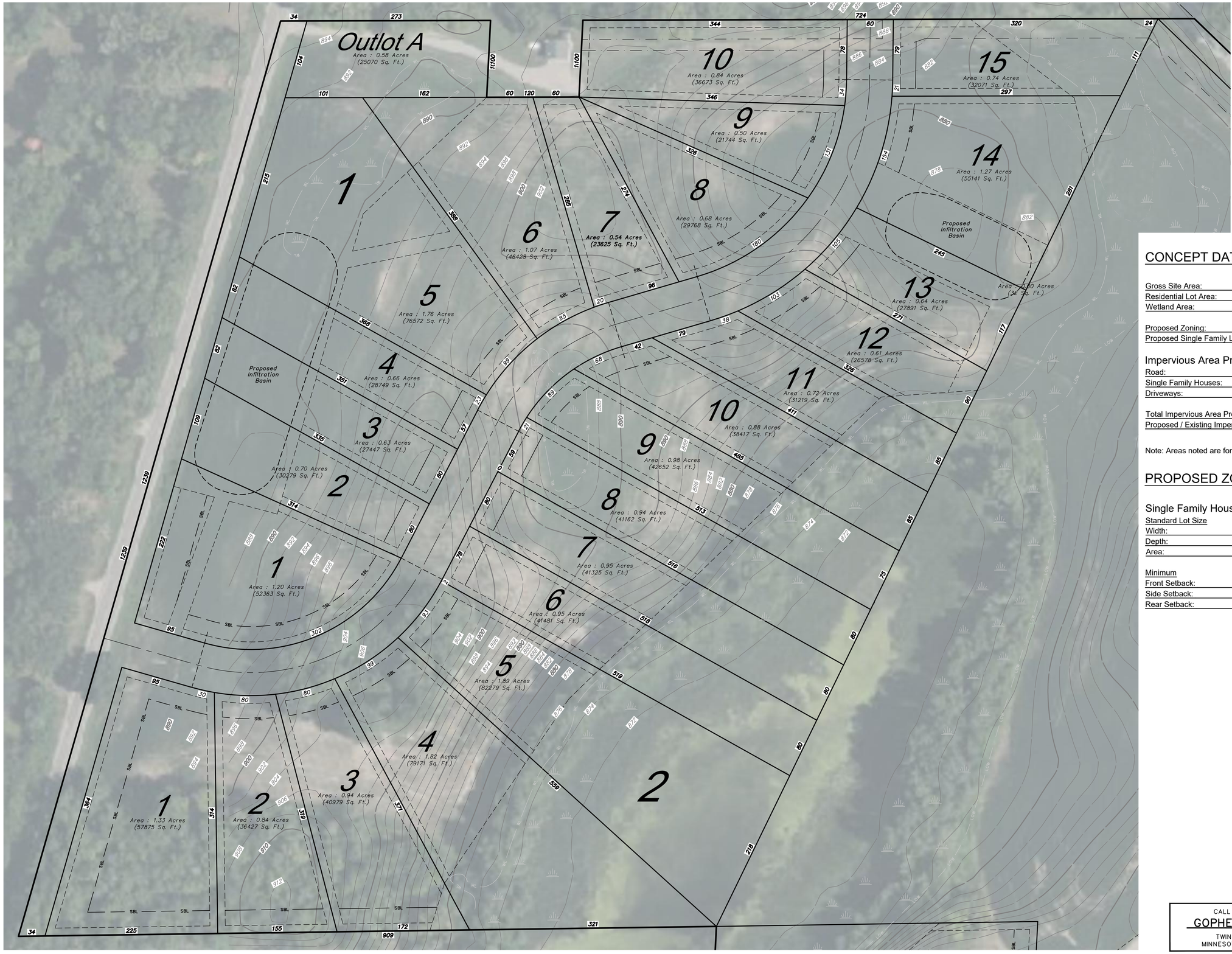

CONCEPT DATA

Gross Site Area:	25.6 Ac ±
Residential Lot Area:	20.1 Ac ±
Wetland Area:	3.5 Ac ±
Proposed Zoning:	R-1
Proposed Single Family Lots:	11 Units

Impervious Area Proposed

Road:	2.0 Ac ±
Single Family Houses:	0.6 Ac ±
Driveways:	Ac ±
Total Impervious Area Proposed:	Ac ±
Proposed / Existing Impervious %:	%

Note: Areas noted are for reference purposes only.

PROPOSED ZONING STANDARDS

Single Family House Lot

Standard Lot Size

Width:	80'
Depth:	120'
Area:	0.35 Ac±

Minimum

Front Setback:	30'
Side Setback:	10'/10' (20' Total)
Rear Setback:	30'

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166

REV NO.	DATE	DESCRIPTION

DATE: 02/05/2026
DESIGN BY: DML
DRAWN BY: DML
CHECKED BY: CJD
DWG FILE: FUTURE_DENSITY
FILE NO.: 25-0232.00

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RESERVE AT VINEYARD MEADOW
City of Dayton, Hennepin County, MN

FUTURE DENSITY PLAN

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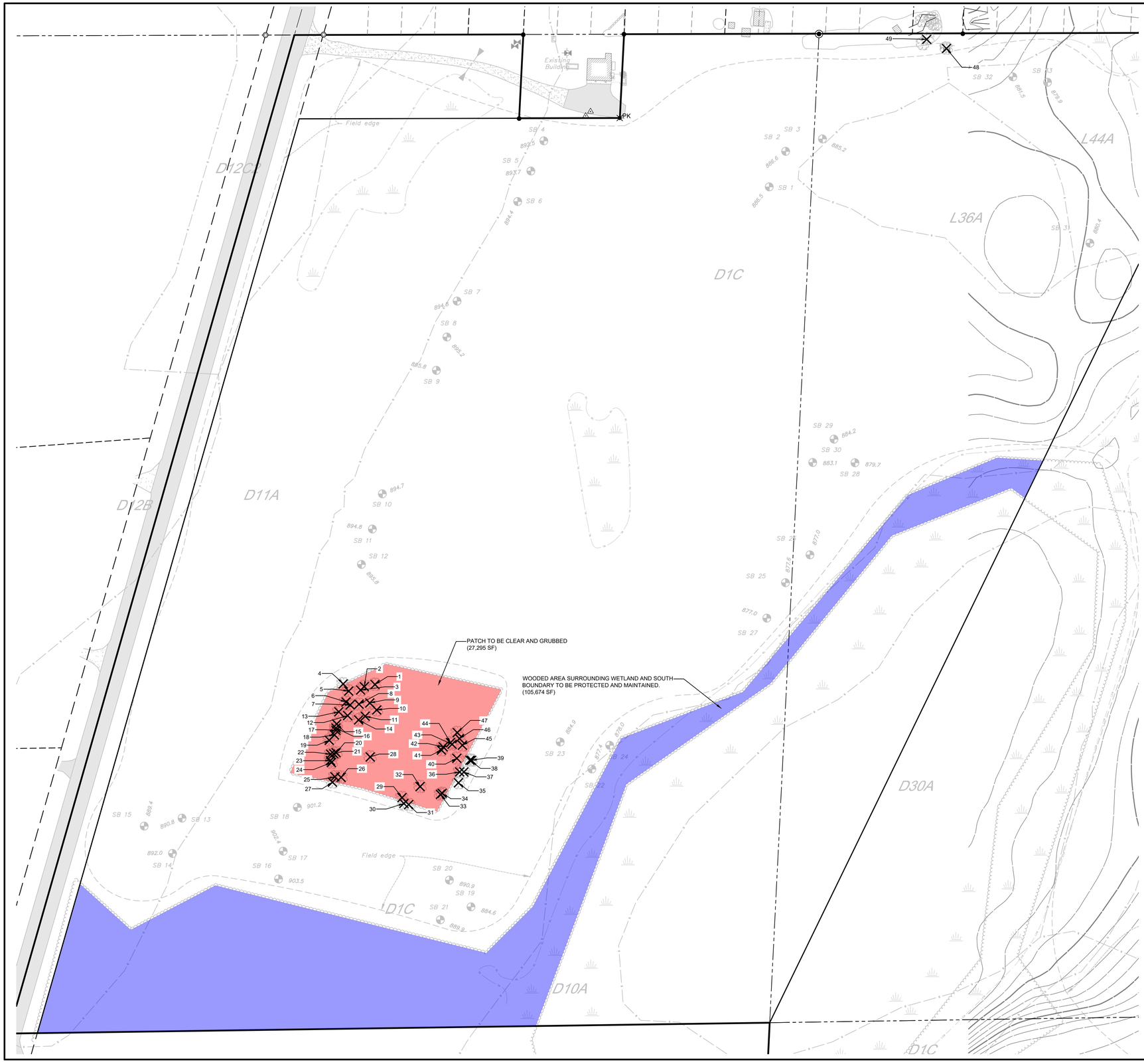

TREE PRESERVATION REQUIREMENTS:

PER CITY OF DAYTON:

1. PRESERVATION PLANS MUST INCLUDE FOLLOWING INFORMATION:
   - 1.1. LOCATION, DIAMETER, AND SPECIES OF ALL SIGNIFICANT TREES ON THE SITE
   - 1.2. IDENTIFICATION OF WHICH TREES ARE:
     - 1.2.1. TO BE PROTECTED, PRESERVED, OR UNDISTURBED
     - 1.2.2. TO BE REMOVED OR DISTURBED
     - 1.2.3. EXEMPT FROM THE CALCULATION
   - 1.3. AREAS PROPOSED TO BE DESIGNATED AS NATURAL PRESERVES WHERE ALL-NATURAL VEGETATION, INCLUDING SIGNIFICANT TREES, WILL BE PROTECTED AND PRESERVED
   - 1.4. PROPOSED DISTURBANCE ZONES, AS IDENTIFIED ON THE PLAN BY CROSS-HATCHING, SHADING, OR OTHER VISUAL SIGNIFIER
   - 1.5. LOCATION AND DIMENSIONS OF BUILDING PLANS, CONSTRUCTION ZONES FOR EACH LOT, AND PROPOSED STREET LAYOUT AND GRADING CONTOURS OF THE SITE
   - 1.6. PROPOSED LOCATIONS AND DETAILS OF THE TREE PROTECTION FENCING TO BE INSTALLED FOR ALL TREES TO BE PRESERVED
   - 1.7. CALCULATION OF REMOVED OR DISTURBED SIGNIFICANT TREE INCHES ON THE SITE (EXCLUDING EXEMPT TREE INCHES) DIVIDED BY THE TOTAL SIGNIFICANT TREE INCHES ON THE SITE (EXCLUDING EXEMPT TREE INCHES)
   - 1.8. REPRESENTATIVE SAMPLING MAY BE ALLOWED FOR AREA WHERE THERE ARE TEN ACRES OF MORE OF CONTIGUOUSLY TREED LAND

2. DEVELOPMENT IN NON-RESIDENTIAL DISTRICTS MAY REMOVE UP TO 60% OF THE TOTAL INCHES OF SIGNIFICANT TREES DBH. ANY REMOVAL OR DISTURBANCE BEYOND SHALL REQUIRE REFORESTATION. SIGNIFICANT TREES REMOVED FOR WATER QUALTIY TREATMENT PONDS, PUBLIC TRAILS, SIDEWALKS AND COLLECTOR OR ARTERIAL ROADS ARE EXEMPT FROM THE REMOVAL THRESHOLD CALCULATION.

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166

REV NO.	DATE	DESCRIPTION

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DWG FILE: TREE PRESERVE
FILE NO.: 25-0232.00

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ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

RESERVE AT VINEYARD MEADOW
City of Dayton, Hennepin County, MN

TREE PRESERVATION PLAN

SHEET NO.
C13

2/12/2026 10:00 AM W:\Projects\-BRK\25-0232.00 Christian Builders Dayton\Engineering\CAD Files\Tree Preservation.dwg

Tree	Type	Name	Diameter (in)	Status
1	Decidious	Boxelder	11	Remove
2	Decidious	Elm	11	Remove
3	Decidious	Ironwood	10	Remove
4	Decidious	Basswood	16	Remove
5	Decidious	Hackberry	8	Remove
6	Decidious	Sugar Maple	8	Remove
7	Decidious	Sugar Maple	10	Remove
8	Decidious	Sugar Maple	10	Remove
9	Decidious	Sugar Maple	10	Remove
10	Decidious	Sugar Maple	19	Remove
11	Decidious	Sugar Maple	18	Remove
12	Decidious	Boxelder	8	Remove
13	Decidious	Ironwood	11	Remove
14	Decidious	Sugar Maple	14	Remove
15	Decidious	Elm	25	Remove
16	Decidious	Burr Oak	15	Remove
17	Decidious	Sugar Maple	8	Remove
18	Decidious	Maple	21	Remove
19	Decidious	Elm	14	Remove
20	Decidious	Maple	11	Remove
21	Decidious	Basswood	19	Remove
22	Decidious	Elm	16	Remove
23	Decidious	Sugar Maple	11	Remove
24	Decidious	Ironwood	9	Remove
25	Decidious	Hackberry	12	Remove
26	Decidious	Hackberry	8	Remove
27	Decidious	Basswood	48	Remove
28	Decidious	Basswood	21	Remove
29	Decidious	Ash	8	Remove
30	Decidious	Silver Elm	16	Remove
31	Decidious	Silver Elm	26	Remove
32	Decidious	Basswood	21	Remove
33	Decidious	Maple	22	Remove
34	Decidious	Maple	23	Remove
35	Decidious	Ash	21	Remove
36	Decidious	Ash	21	Remove
37	Decidious	Ash	17	Remove
38	Decidious	Ash	16	Remove
39	Decidious	Ash	18	Remove
40	Decidious	Sugar Maple	7	Remove
41	Decidious	Red Oak	18	Remove
42	Decidious	Hackberry	6	Remove
43	Decidious	Hackberry	16	Remove
44	Decidious	Hackberry	6	Remove
45	Decidious	Hackberry	12	Remove
46	Decidious	Hackberry	13	Remove
47	Decidious	Ash	9	Remove
48	Decidious	Maple	8	Remove
49	Decidious	Maple	6	Remove

TOTAL:	*712 in*
60%	*427 in*
TOTAL - 60%	**285 in**

Patch Area Removed	Area of trees being removed	27295 S.F.
	Total Diameter of Trees in area	712 in
	DBH Density (712 in / 27295 S.F.)	0.026 In/S.F.
South	Area of trees being removed	105674 S.F.
	DBH Density (From Patch Calc.)	0.026 in/S.F.
	Total Diameter of Trees in area	**2757 in**
Total	Total Diameter of Trees	3469 in
	DBH Removed	712 in
	Percentage Removed	**20.5%**

PERCENTAGE REMOVED < 60% MAXIUMUM PERCENTAGE OF DBH REMOVED.

REV NO.	DATE	DESCRIPTION

DATE: 02/05/2026
DESIGN BY: DML
DRAWN BY: DML
CHECKED BY: CJD
DWG FILE: TREE REPLACE
FILE NO.: 25-0232.00

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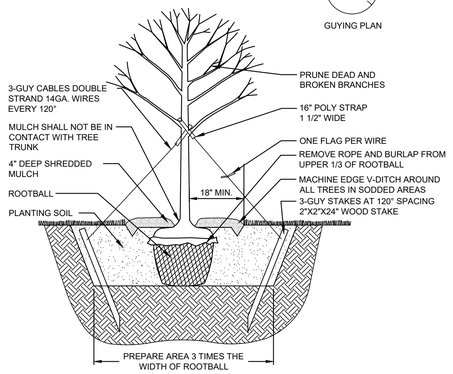
RESERVE AT VINEYARD MEADOW
City of Dayton, Hennepin County, MN

TREE PRESERVATION TABLE

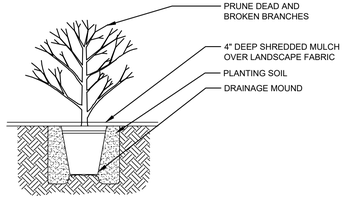
SHEET NO.
C14

2/12/2026 10:09 AM W:\Projects\~MPA\25-0232.00 Christian Builders Dayton\Engineering\CAD Files\Tree Preservation.dwg

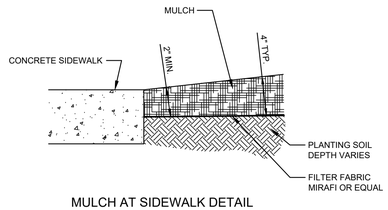
GUYING PLAN



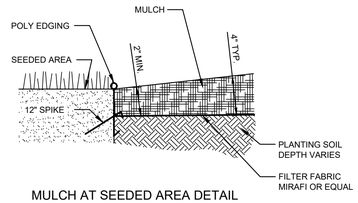
TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



MULCH AT SIDEWALK DETAIL
N.T.S.



MULCH AT SEEDED AREA DETAIL
N.T.S.

LEGEND:

PROPOSED DECIDUOUS TREE

PROPOSED CONIFEROUS TREE

PROPOSED SHRUB

PROPOSED LANDSCAPE BERM

PROPOSED 35' WIDE LANDSCAPE BUFFER AREA

NORTH

0' 60' 120'
SCALE: 1"=60'

LANDSCAPE REQUIREMENTS:

PER CITY OF DAYTON ZONING ORDINANCE:
ALL LANDSCAPING INCORPORATED IN SAID PLAN SHALL CONFORM TO THE FOLLOWING STANDARDS AND CRITERIA:

A. ALL PLANTS MUST AT LEAST EQUAL THE FOLLOWING MINIMUM SIZE:

	POTTED/BARE ROOT OR BALLED & BURLAPPED
SHADE TREES	2 1/2-INCH DIAMETER
HALF TREES	1-1/2 INCH DIAMETER
EVERGREEN	6 FEET HIGH
TALL SHRUBS & HEDGE MAT.	3-4 FEET HIGH
LOW SHRUBS - DECIDUOUS	24 - 30 INCHES
-EVERGREEN	24 - 30 INCHES
-SPREADING EVERGREENS	18 - 24 INCHES

B. LANDSCAPE GUARANTEE: ALL NEW PLANTS SHALL BE GUARANTEED FOR TWO (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 CITY ORDINANCE 1001.24 SUBD. 7.4:

1. PLANT SCREENS SHALL BE FULLY IRRIGATED, A MINIMUM OF 6 FEET IN HEIGHT AND DESIGNED TO PROVIDE A YEAR ROUND VISUAL SCREEN AT TIME OF INSTALLATION. A MINIMUM OF 6 TREES PER 100 FEET OF PROPERTY BOUNDARY.
2. PLANT MATERIAL CENTERS SHALL NOT BE LOCATED CLOSER THAN 5 FEET FROM FENCE LINE AND PROPERTY LINE.
3. LANDSCAPE SCREEN PLANT MATERIAL SHALL BE STAGGERED TO AVOID SINGLE ROWS.
4. SHRUBS SHALL BE ARRANGED TO LESSEN THE VISUAL GAPS BETWEEN TREES. ALL PLANTINGS OF DECIDUOUS TREES SHALL BE SUPPLEMENTED WITH SHRUBS SUCH THAT THE BUFFER YARD CONTAINS A CONTINUOUS BAND OF PLANTS.
5. DECIDUOUS SHRUBS NOT PLANTED MORE THAN 4 FEET ON CENTER AND/OR EVERGREEN SHRUBS SHALL NOT BE PLANTED MORE THAN 3 FEET ON CENTER.
6. DECIDUOUS TREES INTENDED FOR SCREENING SHALL BE PLANTED NOT MORE THAN 40 FEET APART. EVERGREENS INTENDED FOR SCREENING SHALL BE PLANTED NOT MORE THAN 15 FEET APART.

PER CITY ORDINANCE 1001.24 SUBD. 7.5:

7. BERMS SHALL HAVE SIDE SLOPES NO STEEPER THAN 4:1 RATIO.
8. HEIGHT OF BERM SHALL VARY WITH UNDULATING CHARACTER.

LANDSCAPE NOTES:

1. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE. ANY FINISHED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MN/DOT 2575.
2. PLANTING SOIL SHALL CONSIST 1:1:1 CONSISTING OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
3. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MN/DOT SEED MIX, MULCHED, & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:

SEED MIX 25-131: 220 LB/AC.
MULCH TYPE 3: 2 TONS/AC.

QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	AVG. HEIGHT (UMN)	NOTES
NEW DECIDUOUS TREES						
7	**MR**	MAPLE, RED	ACER RUBRUM	2" DIAMETER	40'+	STRAIGHT TRUNK, NO V-CROTCH
7	**TOTAL**					
NEW CONIFEROUS TREES						
17	**EWP**	EASTERN WHITE PINE	PINUS STROBUS	6' HIGH	40'+	
17	**WS**	WHITE SPRUCE	PICEA GLAUCA	6' HIGH	40'+	
34	**TOTAL**					
41	**TOTAL NEW DECIDUOUS & CONIFEROUS TREES PROVIDED**					
NEW SHRUBS						
10	**CL**	COMMON LILAC	SYRINGA VULGARIS	POT	10'	
8	**FD**	FIREDANCE DOGWOOD	CORNUS SERICEA 'BAILADELINE'	POT	3'	
10	**MJ**	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS	POT	6'	
28	**TOTAL**					
41	**TOTAL NEW SHRUBS PROVIDED**					

Length along Property Boundary		
413.5	LF	Lot 1, Block 1
297.5	LF	Lot 2, Block 1
178.4	LF	Lot 1, Block 2 (Without Existing Trees)
889.4	LF	TOTAL

Total Trees Required (6 Trees Per 100 LF)	
53.4	TOTAL TREES REQUIRED
Total Trees Provided for Buffer	
41	TOTAL NEW DECIDUOUS & CONIFEROUS TREES PROVIDED
0.16	Acres of Existing Trees In Landscape Buffer

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166

REV NO.	DATE	DESCRIPTION

DATE: 02/05/2026
DESIGN BY: DML
DRAWN BY: DML
CHECKED BY: CJD
DWG FILE: LANDSCAPE
FILE NO.: 25-0232.00

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RESERVE AT VINEYARD MEADOW
City of Dayton, Hennepin County, MN

LANDSCAPE PLAN

SHEET NO.
C15

2/12/2026 10:01 AM W:\Projects\-BRA\25-0232.00 Christian Builders Dayton\Engineering\CAD Files\Landscape.dwg

Stantec

Memo

To:	Jon Sevald	From:	Jason Quisberg, Engineering Nick Findley, Engineering Ben Otto, Engineering
Project:	Reserve at Vineyard Meadow	Date:	2/26/2026

Exhibits:

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

1. Reserve at Vineyard Meadow Plans by Widseth, dated 2/5/2026, 16 sheets
2. Reserve at Vineyard Meadow Preliminary Plat by Widseth, dated 12/5/2025, 3 sheets
3. Reserve at Vineyard Meadow Final Plat by Widseth, undated, 4 sheets
4. Stormwater Management Report Reserve at Vineyard Meadow by Widseth, dated 2/5/2026, 144 sheets.

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.
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 Shadyview Ln N without the City's permission and Brockton Ln N 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. All work to be completed withing the ROW of Brockton Lane is to be properly coordinated, permitted, and approved with Hennepin County.
6. Any underlying easements no longer necessary must be vacated.
7. Show all existing utilities located within the site on the plans.
8. Outlots shall be covered by drainage and utility easements.
9. The current plans do not show the entirety of the proposed site.
10. It appears that lot splits and/or future clusters of homes could be accommodated.
11. Proposal protects a reasonable utility corridor alignment to service the area in the future.
12. The proposed layout does not appear to prohibit future utility extension to service adjacent areas in the future.

13. The standard detail plates have been updated this winter. Coordinate with the Engineering Department for the current set.

Plat

14. The highwater level of all ponded areas including culvert crossings, ponds, wetlands, and other depressions must be encompassed by drainage and utility easement. Provide HWL contours on plans for reference.
15. The proposed EOF path for Basin (P-3) is to be within a drainage and utility easement. It is currently shown extending into adjacent lots including alternate septic sites.
16. Hennepin County has indicated that an additional 17' ROW is to be provided.

Erosion Control/SWPPP

17. Provide drainage arrows on the erosion control plan.
18. Contours end abruptly near Infiltration Basin P-2.
19. SWPPP shall include contractor information once determined.
20. SWPPP shall include individual responsible for erosion control once determined.
21. Provide infiltration basin protection and installation guidance.
22. Call out seed mixes to be used for restoration including basins and wetlands.

Wetlands

23. Wetland buffers are to be provided meeting the City of Dayton (10' minimum, 25' average) and Elm Creek Watershed Management Commission standards. Provide wetland buffer signage at every property corner and angle points of the wetland buffer per the standard details.
24. All wetlands HWL are to be modeled to ensure HWL is contained within drainage and utility easements.
25. All wetland impacts are to be properly permitted.

Transportation

26. Hennepin County has CSAH 13 on its capital improvement plan for 2027. Coordination with the county is to take place regarding the requirement of turn lanes and if improvements would be allowed after the planned 2027 project, if applicable.
27. Currently the Rural Collector Street Section is provided. The minimum allowable section for the proposed Shadyview Lane extension is as follows:
    - 1.5" SPWEA340B Wear Course
    - 2" SPNWB330B Base Course
    - 12" Class 5 Aggregate
28. Ensure the proposed roadway meets a 30 MPH design speed. The K values are currently out of compliance with the standards in the following locations:
    - HP Sta 4+90.29
    - LP Sta 12+00.85

Site Plans

29. Add street sign on separate post at the intersection of the proposed roadway and Brockton Lane meeting the City of Dayton standard details.

30. Provide a speed limit sign at the proposed entrance from Brockton Lane.
31. No parking signs are to be provided along the proposed roadway.

Grading /Stormwater

32. In comparison of the existing surface to publicly available LiDAR data, it appears the existing surface is based on LiDAR. The existing surface is to be based on field collected survey data in all areas where work is proposed or the elevations may affect the design. This includes street tie ins, existing and proposed EOFs, and other relevant data.
33. Currently the existing contours are shown as 2' and 10' contours, while the proposed contours are shown as 1' and 5' contours. Revise to ensure a consist contour spacing is used across the project.
34. Grades in areas to be maintained are to be a maximum of 4:1 maximum. Areas to be unmaintained are allowed up to 3:1.
    - Currently the proposed ditches and tie in at Shadyview Lane show slopes steeper than 4:1, revise to ensure maintained areas are 4:1 or less.
35. All drainage swales are to be 2% or greater.
36. Approval from Hennepin County will be required for the proposed EOF shown over Brockton Lane.
37. Culverts for proposed driveways are not included in the plans provided. Driveway culverts will be reviewed with the building permits and must comply with City of Dayton standard details. The culverts shall be sized as a part of the stormwater efforts of this plat. Provide with next submittal.
38. Ditch highpoints are called out in some locations but not others. Provide ditch highpoint spot elevations in all applicable locations.
39. Drainage arrows are provided within the site that call out 4:1 while not maintaining 4:1 grading. Ensure all drainage arrows are accurate.
40. All proposed BMPs are to include a maintenance bench and maintenance access meeting the standards laid out in STO-17.
41. The tie in to the existing portion of Shadyview Lane show slopes in excess of 3:1, ensure slopes are a maximum of 4:1. The transition from the existing to proposed development shall be smooth without substantial grade breaks or differences compared to the existing yards.
42. There are multiple locations where the proposed contours tie into existing in a way that does not direct drainage towards the proposed ditch. Some of these locations appear to send drainage towards proposed homes.
43. Shared lot line swales currently do not show a defined ditch. Swales must show a defined ditch directing the flow during building permits. If drainage flows off of one proposed lot to another, a drainage and utility easement will be required covering the flow path.
44. Provide profiles for all proposed utilities included within the planset.
45. A R-3067-V casting is proposed within the greenspace, revise to use a casting appropriate for the greenspace.
46. All proposed storm sewer pipes are required to be RCP.

47. Draintile to be provided 50’ in each direction of low points. Draintile outlet to be daylighted to proposed ditches and include headwalls meeting MNDOT Detail 3131C with rodent guard.
48. Currently the plans use detail STO-09A for flared end sections. Is there a reason not shown within the plans for why standard detail STO-08 is not being used?
49. Potential groundwater interactions with adjacent properties have been identified. To date, it has not been confirmed that improvements on this site will further contribute to downstream concerns related to subsurface interactions. However, if, at any point throughout this project, it is determined that there is direct connection between the downstream evidence of these potential subsurface interactions and the proposed, or completed, improvements on this site, additional improvement modifications, and/or mitigations, may be required.
    - It is recommended that ample geotechnical exploration be conducted, especially in the areas of stormwater conveyance and ponding, prior to construction. Identifying sand seams, or other subsurface features that may be allowing underground flows to adjacent properties, early, could facilitate design modifications to address concerns, rather than relying on mitigation, should detrimental impacts occur downstream post-construction.
50. Provide contour labels on existing and proposed drainage maps.
51. Existing conditions row crops shall use values that represent predevelopment conditions
    - HSG A – 32
    - HSG B – 58
    - HSG C – 72
    - HSG D – 79

    Dual HSG classifications shall use the first letter unless there is evidence of a seasonally high groundwater level within 2 feet of the surface. Proposed conditions such as EX01 that are unchanged from existing conditions can remain the same.

52. Verify the use of Hydrologic Soil groups for existing and proposed conditions. Soils Map and boring show A soils compared to the modeled D soils.
53. Include driveway impervious to maximum length to ensure all impervious is accounted for.
54. City standard OCS detail plate shall be used. Concrete pipes shall be used for all City infrastructure.
55. Trees shall be located outside of the infiltration basin downslope and above the 100-yr HWL elevation.
56. Infiltration basin OCS details show opening below the bottom of the basin. Verify details are correct and update to standard OCS detail plates.
57. Starting water surface elevation shall start at the controlling outlet device such are orifice or weir and not the sand surface.
58. Update Rim elevations and pipe sizes to match the model. Plans should be updated to a 15” RCP to match the pipe shown on plans.

59. Provide a minimum separation of 1’ from the HWL to the EOF and 1’ from the EOF to the top of berm.
60. Road drainage shall be pre-treated with a forebay basin sized to 10% of the WQ volume prior to discharging to the infiltration system.
61. Infiltration P-3 shall model the outlet pipe as a pipe and not an orifice.
62. Provide drawdown calculations for 48-hour drawdown. Infiltration rates over stormwater manual may require infiltration rate testing such as double ring after final construction.
63. Show ultimate EOF flow path and elevation for large wetland P-1. If there is not a defined path, a piped outfall may be required.
64. Provide wetland and basin information including HWL, name, bottom, and EOF elevation on plans.
65. Basement floor elevation is shown 3-4 feet below Wetland 4. To prevent sumps from running the developer may want to revise houses to provide separation between the NWL and the basement floor elevation.
66. Lot 5 L.O. shall provide a minimum of 1’ separation from the EOF of wetland 4 to the L.O. elevation.
67. Include wetland and drainage area from the culvert crossing to the north into the model. It appears that offsite drainage may impact on the infiltration basin P-3.
68. The EOF of P-3 road overtopping is directed at the SOG of lot 1. Show individual lot grading showing water will not impact house.

Watermain/Sanitary Sewer

69. Existing wells or septic systems no longer needed are to be removed in accordance with all applicable regulations.
70. At the north tie into Shadyview LN, the existing watermain gate valve is called out for relocation. Provide clarification on why the valve to be relocated. If relocated, it is anticipated that a new valve will be needed.

Landscaping

71. All landscaping is to be in areas with slopes a maximum of 4:1.
72. Landscaping is shown within the 100-yr HWL of a proposed BMP. All landscaping is to be outside of the 100-yr HWL for all BMPs.
73. The proposed access route and maintenance bench is to be free of all landscaping.

Lighting

74. Provide cobra style street light at the intersection of the proposed roadway and Brockton LN.

Other Comments

75. Specific building and lot grading information is not provided as a part of this submittal. The proposed sites shall meet all of the requirements set forth in the building permit process and will be reviewed at that time. It is recommended that the applicant evaluate the sites and ensure that the standards are able to be met.

- These standards include that grading is to be a maximum of 4:1 in maintained areas and 3:1 in unmaintained areas. Swales are to be 2% or greater.
- This includes driveway slopes between 2-10% as stated within the standard detail plates.
- The proposed homes are also shown as close to the roadway as possible. This may not be realistic for grades, builder preference, etc. This should be taken into account with the design and provided building elevations.

End of Comments

=RQLQJ 0DS

-DQXDU\

CITY OF Dayton Live the difference.

/HJHQG

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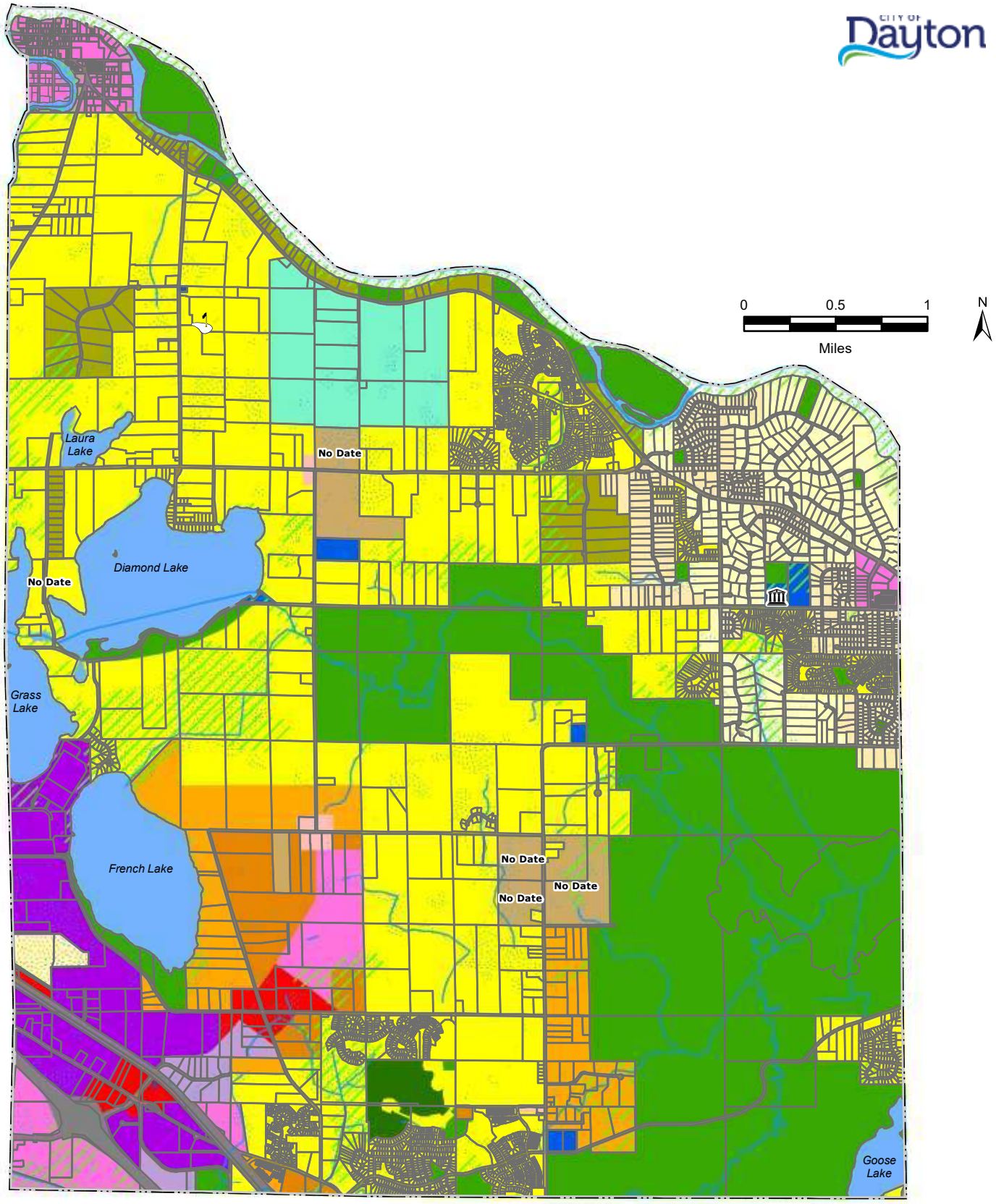
2040 Future Land Use

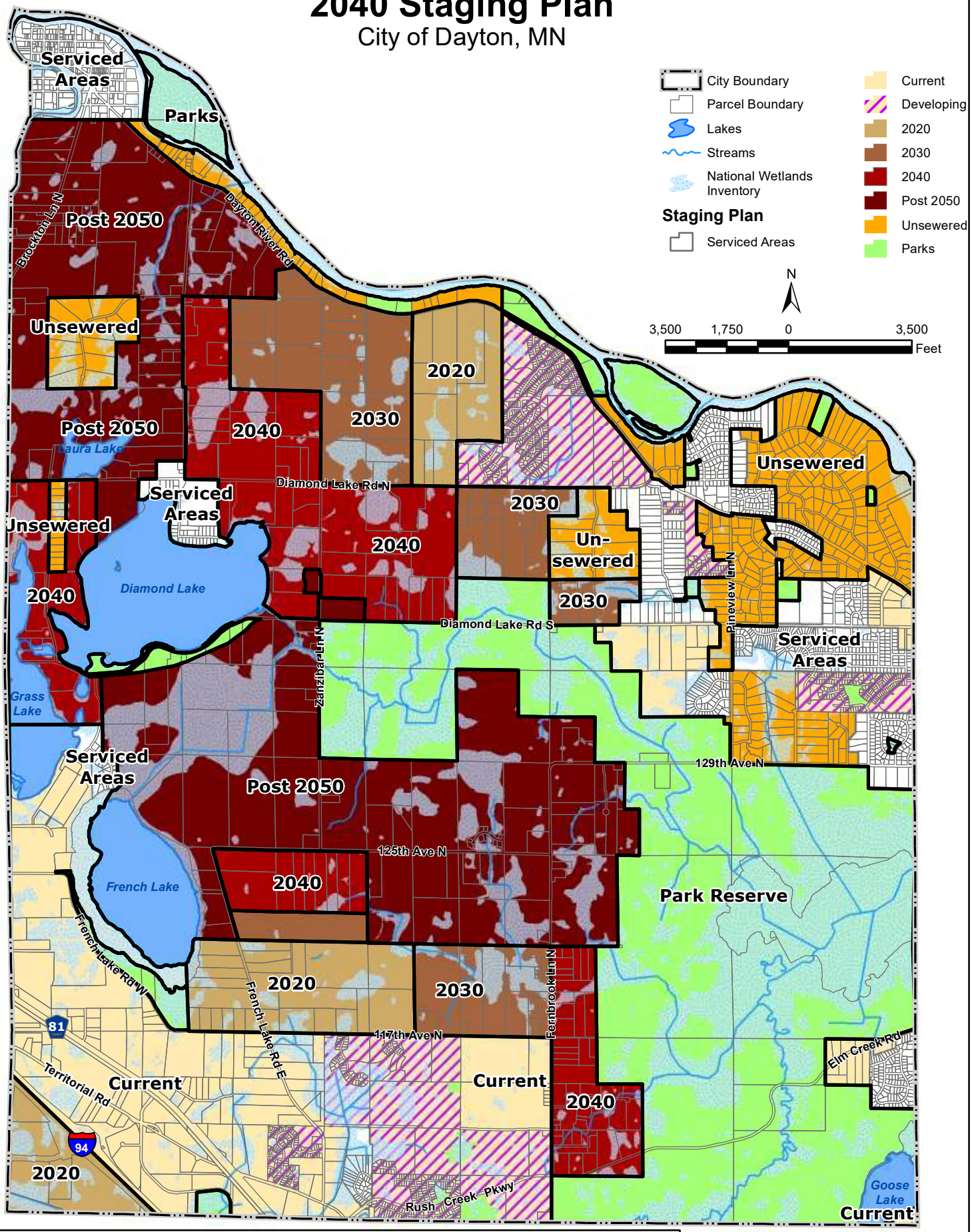


Legend

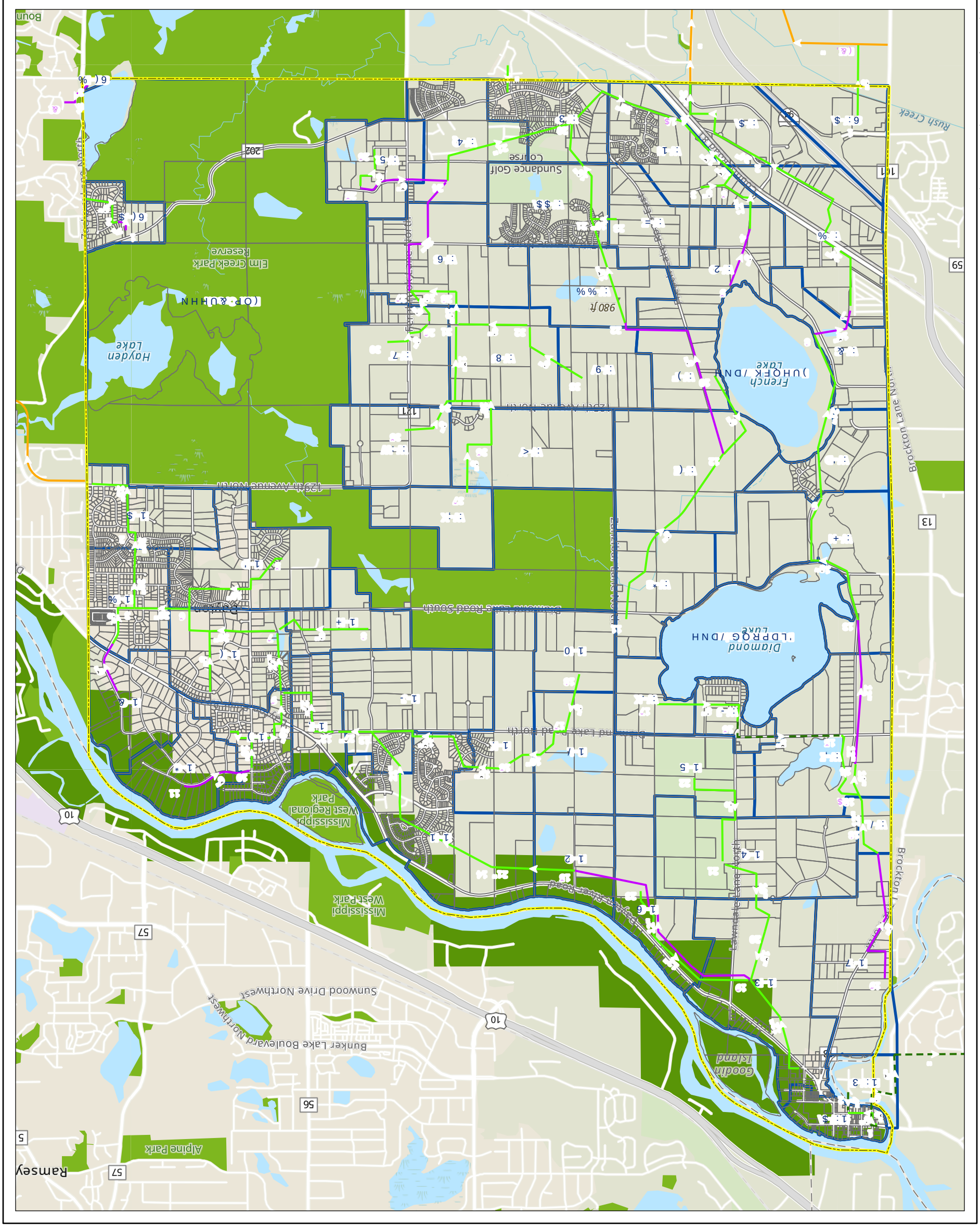
- City Boundary
- Parcel Boundary
- City Hall
- Golf Course
- National Wetlands Inventory
- Greenway Overlay
- Agricultural Preserve
- Existing Unsewered Low Density Residential
- Existing Sewered Low Density Residential
- Rural Estate
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Existing Mobile Home Park
- Master Planned Development
- Neighborhood Commercial
- Commercial
- Mixed Use
- Business Park
- Industrial
- Park & Open Space
- Golf Course
- Public/Institutional
- Open Water
- Right-of-Way

2040 Staging Plan

City of Dayton, MN



Note: The Staging Plan represents a progression of sewer that is based on location of existing sanitary sewer and anticipated extension as development progresses. The city does not commit to extensions occurring.



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- 0XQLFLSDO%RXQGDU\
- 6XEGLVWULFW %RXQGDU\
- 3RLQW 'HVLJQDWLRQ
- 0&(6 ,QWHUFKDQJH
- ([LVWLQJ)UHFHPDLQ
- 3URSRVHG &LW\ 6WUHHW
- 3URSRVHG)UHFHPDLQ
- 3DUFHO

1RWH

&RRUGLQDWH 6\VWHP, 1$' +$51 $GM 01 +HQQHSLQ)HHW
'DWD 6RXUFHV, +HQQHSLQ &RXQW\ (65, :RUN 7RSRJUDSKLF 0DS

7LWOH

&RXQW\ 7UXQN 6DQLWDU\ 6HZHU

&OLHQW 3UHSDUHG
&LW\ RI 'DWRQ

3URMHFW
&RXQW\ 7UXQN 6DQLWDU\ 6HZHU

3UHSDUHG E\ -&6 RQ 3UHSDUHG IRU
'DWRQ +HQQHSLQ &R 01

Stantec

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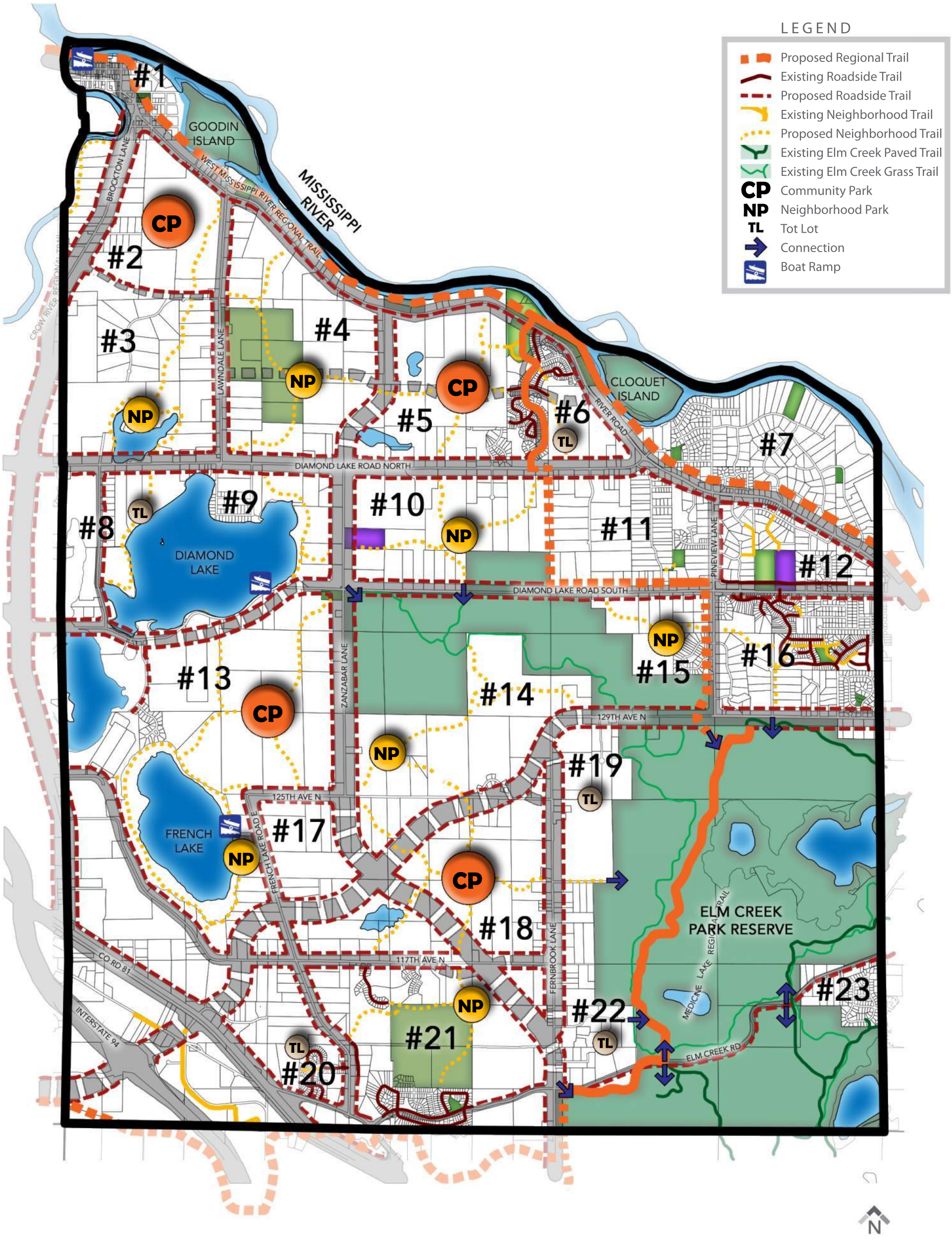

COMPREHENSIVE TRAILS PLAN
Dayton, MN

SEPTEMBER 30, 2020

Meeting Date: March 5, 2026
Item Number: 8X

ITEM:
Consideration of an Amendment to the Sundance Greens Planned Unit Development and Preliminary Plat

APPLICANT:
Sundance Woods, LLC. (Tom Dehn)

PREPARED BY:
Hayden Stensgard, Senior Planner

ACTION TO BE CONSIDERED:
1. Motion to recommend approval of the Sundance Greens Preliminary Plat and Planned Unit Development, subject to the conditions of approval herein.
2. Motion to recommend denial of the Sundance Greens Preliminary Plat and Planned Unit Development, with findings of fact to be provided by the Planning Commission.
3. Motion to Table, with direction to be provided by the Planning Commission.

BACKGROUND/OVERVIEW:
Below is a brief timeline regarding the original approval for the Sundance Greens development, and amendments processed and proposed for this development.

- **March 28, 2018** – City approved the Sundance Greens Preliminary Plat and Planned Unit Development (PUD), which covers the entire Sundance Greens plat as well as the golf course properties.
- **February 24, 2020** - City approved an amendment to the PUD and Preliminary Plat, changing the northeast portion of the plat from twin homes to 4-unit townhome buildings, increasing the total unit count on the plat by 13.
- **March 2026** – The applicant has requested an amendment to the Sundance Greens development, specifically the northernmost portion of the preliminary plat. The request includes a reduction of 10 total lots (Still +3 on net change from original approval), as well as an access from the Polaris Lane North right-of-way, which would be established with the 12th Addition plat, to serve a new maintenance building proposed to be roughly 7,200 square feet in height.

The underlying zoning of the Sundance Golf Course is P-R, Public Recreation, and the underlying zoning of the Sundance Greens residential development is R-3, with flexibility requested from the zoning ordinance as part of the PUD.

Golf courses are classified as Commercial Recreation in the zoning ordinance, and are a conditional principal use in the Public Recreation district. Now guided under the provisions of the PUD, those two approval types are treated very similarly. As such, this is why the golf course property changes are being reviewed under the PUD amendment, and not a CUP amendment.

ANALYSIS:
Plat. As stated above, the proposed change to the preliminary plat is a realignment of lots in the north portion of the development. The extent of the revisions is a reduction in lots from 58 to 48, as well as the deletion of a road connection on to 113th Ave N. the north portion of the road will connect into

Polaris Ln N., where Brayburn Trails ends, and connect to 115th Ave N. in DCM Farms. The applicant is still showing the park dedication area of 2.56 acres, the last quarter of the Dayton Farms Park.

Access and Maintenance Building. The applicant has stated that relocating the maintenance area on the property from the existing location off 113th Ave N. will provide this area to be reused for additional parking as necessary.

When considering the accessory maintenance building on the Golf Course property that is zoned Public Recreation, there are few things to verify from the Zoning Ordinance:

> Maximum lot coverage of all structures is 2% - currently, on the specific parcel in question, there is a total of 17,226 square feet of building footprint, between 3 buildings. Given that the parcel is 1,693,286 sq ft (38.87 acres), 2% of 1,693,286 is 33,865.72 square feet, providing ample room for the addition of a 7,200 square foot maintenance building, even if the existing accessory structures weren't proposed to be removed. The applicant has indicated on the plans that the two existing accessory structures will be removed. One will be removed with the grading of the residential site, and the other will be replaced with the proposed building on the plan.
>
> Accessory Structure Height Limit is 25 feet – The applicant has not provided elevation drawings of the proposed accessory structure. The applicant has stated that the building will have an exterior design that is residential in nature, including cement-board siding and a shed-style roof that slopes in one direction.
>
> Building setbacks from all property lines is 50 feet – The proposed location is setback significantly from all property lines, except for the north property line. The applicant proposes a building setback of 50 feet from the north property line (Brayburn Trails Development).

The applicant will be required to submit a building permit for the construction of the building, at which point these requirements will be reviewed for compliance, as well as any potential conditions of approval to this request that may affect the building.

Through Staff's review, it was determined that this type of accessory structure is more commercial in nature than a public-recreation type building (such as a park maintenance shed). With that being said, Staff would compare this to a commercial accessory use being installed on a property adjacent to single-family residential. While specific requirements aren't laid out as is in the business district code sections for Public-Recreation, those are a good reference point for review of this item. If the Planning Commission felt this request is warranted under the PUD, Staff would recommend the following conditions:

1. All parking and bituminous maneuvering areas be a minimum 20 feet from the north property line.
2. Garage doors on the building be on any elevation except the north-facing elevation.
3. The applicant shall include a buffer consisting of landscaping, fencing, or a combination of both along the north property line at least the extent of the building, parking and maneuvering area.
4. If the additional access is granted, staff would recommend the width of the driveway be confirmed by the Fire Department to confirm usability if ever needed in an emergency capacity, and the driveway be setback a minimum of 10 feet from the north property line. Currently, the closest

setback for the driveway is 3 feet 3 inches. This may result in a slight shift in the proposed preliminary plat, or potentially the loss of a lot.

For reference, when the PUD was approved in 2018, the staff report referenced the following items as benefits received in return for the flexibility offered from the zoning and subdivision ordinance:

- Variety of lot sizes and pricing
- Updated 9-hole golf course that is expected to remain open to the public, but stay privately owned
- Golf cart-friendly streets
- Community pool facility
- Improved access for residents to the Three Rivers trail systems including reference to the connection to the underpass that is planned for construction upcoming across Fernbrook Lane North
- 30+ acres of green space, 20+ acres of preserved wooded areas with paths, 10+ Acre pond with viewing platform
- 100-unit senior living apartment (exact parcel is still vacant, property owner still actively searching for user)
- Retaining the clubhouse/restaurant/bowling alley for the public
- A trail constructed the entire length of 113th Ave N. (to be constructed with DCM Farms as the road is planned for realignment at Fernbrook)

In response to these identified benefits of the Sundance Greens development, the applicant had requested the following flexibilities from the Zoning Ordinance at that time:

- Proposed 50' and 55' wide lots where 65' was the minimum
- Front setback of attached units at 25' where 30' is the minimum
- Wetland buffer proposed 15' where the code requires an average of 25' and minimum of 10'
- Three cul-de-sacs streets longer than 500'

Note that the applicant did not request a reduction in minimum density (2 units per acre in the Low-Density Residential guided areas), the overall development still exceeds 3 units per acre.

Per section 1001.10(9) of the Zoning Ordinance, amendments to a PUD are required to be consistent with the purpose and intent of the approved final development plan. Based on the detailed request, as well as the original PUD benefits listed above, Staff believes that these requests are consistent with the requirements for amending the PUD.

60/120-DAY RULE (IF APPLICABLE):

	60-Days	120-Days
February 10, 2026	4/10/2026	6/10/2026

RELATIONSHIP TO COUNCIL GOALS:

None

LEVEL OF CITY DISCRETION IN DECISION MAKING:

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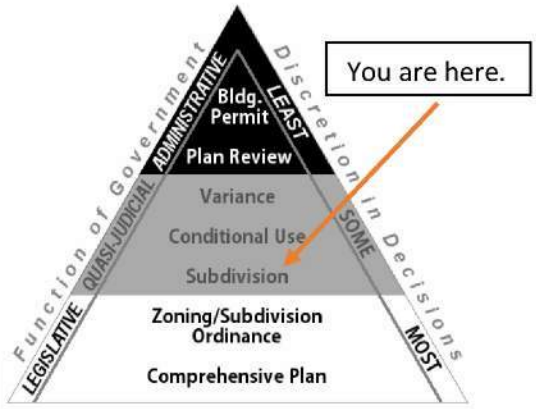
The subdivision (preliminary plat) is a quasi-judicial; the City's role is to determine the facts associated with the request and weigh those facts against the legal standards contained in the City Code and State Statute. In general, if the facts indicate the applicant meets the relevant legal standards of the code and will not compromise the general welfare, the applicant is likely entitled to approval. The City is, however, able to add conditions to the plat approval to ensure that any impacts to parks, roads, utilities, or other public infrastructure on and around the subject property are adequately addressed. Subdivisions may also be modified to promote the public health, safety, and general welfare, and to provide for the orderly, economic, and safe development of land.



ROLE OF PLANNING COMMISSION:

The role of the Planning Commission is to hold a public hearing on this item, consider the requests and the information provided herein, and consider providing a recommendation to the City Council on this matter. In this specific case, because it involves amending a preliminary plat and PUD, the Planning Commission can consider adding or removing conditions of approval that staff has currently drafted. Additionally, the Planning Commission has the ability to provide recommendations on a portion of the request, or all (being the plat amendment, and additional access point).

STAFF RECOMMENDATION:

Staff recommends approval of the Amendment to the Sundance Greens Plat and Planned Unit Development. The reduction in lots is still above the expectation of the original approval, and does not create a problem regarding minimum density, as the net density is still above 3 units per acre. Staff defers to the Planning Commission on the additional access request. If the Planning Commission concurs with the proposal of the additional private access and maintenance building, Staff is offering the following conditions of approval:

1. All parking and bituminous maneuvering areas be a minimum 20 feet from the north property line.
2. Garage doors on the building be on any elevation except the north-facing elevation.
3. The applicant shall include a buffer consisting of landscaping, fencing, or a combination of both along the north property line at least the extent of the building, parking and maneuvering area.
4. If the additional access is granted, staff would recommend the width of the driveway be confirmed by the Fire Department to confirm usability if ever needed in an emergency capacity, and the driveway be setback a minimum of 10 feet from the north and south property line. (May result in the loss of one additional single-family lot).
5. Maximum height of the building shall not exceed 25 feet.
6. Building lighting on the north building wall (if any) shall be downcast so as to not trespass light onto adjacent properties.
7. Compliance with the Engineering Comment Letter, dated February 26, 2026

A Public Hearing notice was published by THE PRESS on February 19, 2026, and mailed to property owners within ¼ mile of the subject property.

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ATTACHMENT(S):

Aerial Photo
Draft Resolution
Applicant's Narrative
Original Preliminary Plat
Overall Development Drawing, Submitted at the time of original Preliminary Plat Application
Civil Plan Set
Engineering Comment Letter, Dated February 26, 2026
Public Comment

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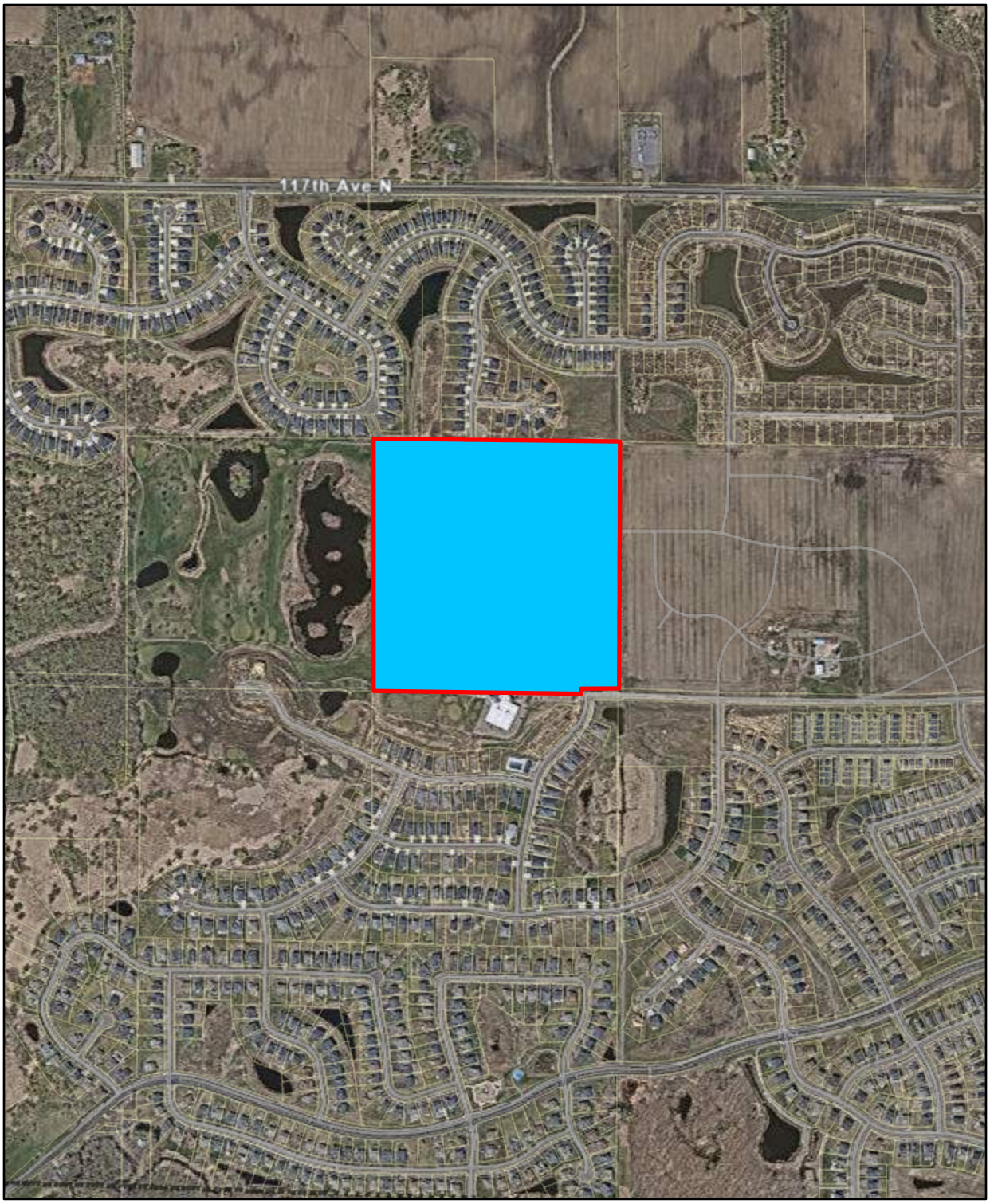

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RESOLUTION NO. XX-2026

RESOLUTION APPROVING PRELIMINARY PLAT AMENDMENT AND PLANNED UNIT DEVELOPMENT AMENDMENT FOR A PORTION OF SUNDANCE GREENS

WHEREAS, Sundance Development, LLC (hereinafter referred to as the "Applicant/Developer") has made an application for preliminary plat amendment and Planned Unit Development amendment for a portion of the development known as Sundance Greens 12th Addition. The parcels involved are legally describe on Exhibit 1(hereinafter referred to as the "Property"); and

WHEREAS, the City staff studied the matter, reports were issued, and information was provided to the Planning Commission and City Council regarding the Application; and

WHEREAS, the City Planning Commission at its March 5, 2026 meeting held a public hearing regarding the Application; and

WHEREAS, the City Council at its March 24, 2026 meeting has considered the matter and approved the Preliminary Plat and Planned Unit Amendment for Sundance Greens.

NOW, THEREFORE, the City Council of the City of Dayton makes the following:

FINDINGS

A. The City Council on March 28, 2018 passed Resolution 23-2018 granting approval with conditions of the Initial General PUD and Preliminary Plat of The Sundance Greens, drafted by Campion Engineering Services, Inc, which is on file with the City (hereinafter referred to as the "Initial Preliminary Plat").
B. The City Council on October 9, 2018, adopted Resolution 54-2018 for the first phase of the development.
C. The City Council approved the Initial Final PUD Development Plans on January 23, 2019.
D. The City Council on May 28,2019, adopted Resolutions 08-2019 and 33-2019 approving development work for Sundance Greens 2nd addition.
E. The City Council on November 26, 2019, adopted Resolution 66-2019 approving the 3rd Addition Final Plat.
F. The City Council on February 24, 2020, adopted Resolution 19-2020, approving an amendment to the Sundance Greens Preliminary Plat in the Northeast area. Revising the home design in this area from twin homes to 4-unit row homes, effectively increasing the overall unit count by 13 units.
G. The City Council on July 14, 2020, adopted Resolution 47-2020, approving the final plat of Sundance Greens 4th Addition.
H. The City Council on April 13, 2021, adopted Resolution 23-2021, Approving the Final Plat of Sundance Greens 5th Addition.

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I. The City Council on July 27, 2021, adopted Resolution 41-2021, Approving the Final Plat of Sundance Greens 6th Addition.

J. The City Council on January 25, 2022, adopted Resolution 11-2022, Approving the Final Plat of Sundance Greens 7th Addition.

K. The City Council on February 22, 2022, adopted Resolution 18-2022, Approving the Final Plat of Sundance Greens 8th Addition.

L. The City Council on July 25, 2023, adopted Resolution 27-2023, Approving the Final Plat of Sundance Greens 9th Addition.

M. The City Council on April 23, 2024, adopted Resolution 18-2024, Approving the Final Plat of Sundance Greens 10th Addition.

N. The City Council on June 25, 2024, adopted Resolution 34-2024, Approving the Final Plat of Sundance Greens 11th Addition.

O. The Applicant has submitted for approval amended Preliminary Plat and PUD plans for the North portion of Sundance Greens development, which proposes to develop the Property pursuant to the revised Preliminary Plat and PUD in a single phase. The revised plans show reconfiguration of the 12th Addition with a slight decrease in single-family lots, and a reconfiguration of roads in the North area of the site, as shown on the Preliminary Plat and preliminary plans drafted by Campion Engineering Services, inc., dated November 26, 2025 (hereinafter referred to as the "Preliminary Plans" as shown on Exhibit 2).

P. The Preliminary Plans also show an additional access off the newly constructed Polaris Lane North, which will serve a new maintenance building to better support the efforts of the Golf Course operations.

Q. The properties are guided Low Density Residential and Golf Course on the Comprehensive Plan. The properties are zoned R-3 and Public Recreation.

R. The outlots which were proposed in the Initial Preliminary Plat will be used as nine-hole golf course and amenities and HOA association-maintained pool and open space. Many site amenities are being planned including a grand entrance area at the main entries with extensive landscaping, nine-hole golf course, HOA maintain pool, trails, sidewalks and preservation of existing wetlands and woodlands within the Greenway Corridor.

S. Minn. Stat. § 462.358 grants the City, for the purpose of protecting and promoting the public health, safety and general welfare, the authority to adopt subdivision regulations providing for the orderly, economic and safe development of land within the City.

T. The PUD provides for additional flexibility for both the City and Developer regarding existing standards and regulations beyond what is established by the

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underlying zoning district, which in this case is R-3. The purpose of using the PUD is to provide for flexibility to the Developer while achieving other public benefits for the City and future residents. The PUD is also required as the property is located within the greenway corridor. The variety of lot sizes, and ultimately house styles, nine-hole golf course, club house/restaurant, preservation of open space, extensive landscaping, HOA amenities, and enhanced entries are all deemed public benefits. Additionally, no structures are proposed to have any vinyl.

U. Deviations to the underlying zoning requirements may be considered as part of the PUD approval. Deviations in this case include:

- Proposed 50' and 55' wide lots (where 65' is the minimum)
- Proposed 4-unit row home lot dimensions and setbacks.
- Front setback of proposed attached units is 25', code states 30'
- Wetland buffer proposed 15' (requirement is average of 25' with a minimum of 10')
- Rear setback proposed 20' (requirement is 30' or 20' if conditions in 1001.05 subd. 5(7)c
- Cul-de-sacs which are longer than 500'
- Attached unit garage sizes below the minimum in the R-3 District.
- Additional access to the Golf Course property from Polaris Lane North

V. The City Council has adopted Subdivision Regulations for the orderly, economic and safe development of land within the City.

W. Dayton City Code §1002.02 states that "no land shall be subdivided without complying with the provisions of [Chapter 1002]".

X. The proposed subdivision of the Property is governed by Dayton City Code Chapter 1002.

Y. The Preliminary Plans are governed by Dayton City Code 1001.10.

Z. The Amended Preliminary Plat and PUD Plans meet the City Code requirements and the Preliminary Plans meet the City Code requirements, provided they are subject to and satisfy the conditions set forth in this Resolution.

DECISION

NOW, THEREFORE, and based upon the information received and the above Findings, it is resolved by the City Council of the City of Dayton as follows:

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1. That the City Council does hereby conditionally approve the Amended Preliminary Plat and PUD of Sundance Greens and Preliminary Plans, subject to the conditions set forth below that must be met, to the satisfaction of the City, prior to release of the Final Plat, unless otherwise expressly stated:

    a. The conditions and requirements of City Resolutions referenced herein shall continue to be adhered to.
    b. All parking and bituminous maneuvering areas be a minimum 20 feet from the north property line.
    c. Garage doors on the building be located on any elevation except the north-facing elevation.
    d. The applicant shall include a buffer consisting of landscaping, fencing, or a combination of both along the north property line at least the extent of the building, parking and maneuvering area.
    e. If the additional access is granted, staff would recommend the width of the driveway be confirmed by the Fire Department to confirm usability if ever needed in an emergency capacity, and the driveway be setback a minimum of 10 feet from the north property line.
    f. Maximum height of the building shall not exceed 25 feet.
    g. The building exterior materials shall be residential in nature, consisting of cement-board siding, similar to the design requirements of the homes in Sundance Greens.
    h. Compliance with the Engineering Comment Letter, dated February 26, 2026

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

_____

Mayor - Dennis Fisher

_____

City Clerk - Amy Benting

Motion by Councilmember _____ , Second by Councilmember _____
Opposed by _____ and the motion passes.

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Exhibit 1 – Legal description of the portion of Sundance Greens being amended

That part of the South Half of the Northwest Quarter of Section 33, Township 120, Range 22, Hennepin County, Minnesota, described as follows: Commencing at the northeast corner of said South Half of the Northwest Quarter; thence South 00 degrees 05 minutes 06 seconds East, along the east line of said South Half of the Northwest Quarter, a distance of 959.52 feet; thence North 89 degrees 59 minutes 44 seconds West a distance of 394.80 feet; thence North 82 degrees 41 minutes 49 seconds West a distance of 58.36 feet; thence North 65 degrees 18 minutes 52 seconds West a distance of 91.51 feet; thence North 44 degrees 20 minutes 05 seconds West a distance of 89.19 feet; thence North 27 degrees 28 minutes 00 seconds West a distance of 56.34 feet; thence North 09 degrees 34 minutes 17 seconds West a distance of 100.58 feet; thence due, North a distance of 180.00 feet; thence North 00 degrees 56 minutes 55 seconds West a distance of 167.09 feet; thence North 67 degrees 39 minutes 41 seconds a distance of 26.73 feet; thence North 86 degrees 28 minutes 22 seconds West a distance of 39.92 feet; thence North 88 degrees 45 minutes 13 seconds West a distance of 49.53 feet; thence North 68 degrees 57 minutes 59 seconds West a distance of 161.98 feet; thence North 21 degrees 49 minutes 39 seconds West a distance of 131.12 feet; thence North 06 degrees 43 minutes 17 seconds East a distance of 142.58 feet; thence North 89 degrees 50 minutes 37 seconds East a distance of 138.57 feet; thence North 00 degrees 24 minutes 28 seconds East a distance of 24.00 feet to the north line of said South Half of the Northwest Quarter; thence North 89 degrees 35 minutes 32 seconds West, along said north line a distance of 800.84 feet to said northeast corner of the South Half of the Northwest Quarter.

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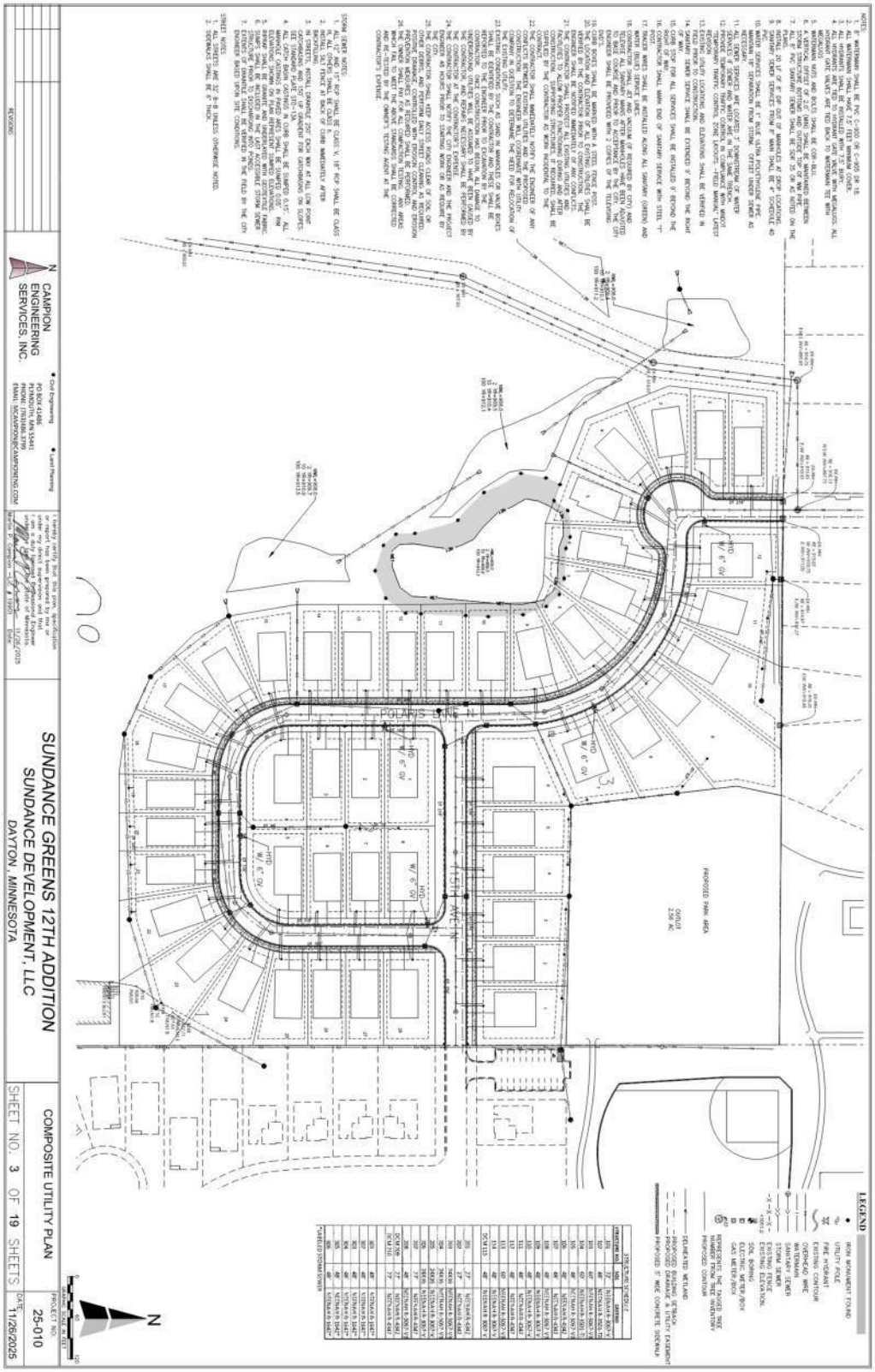
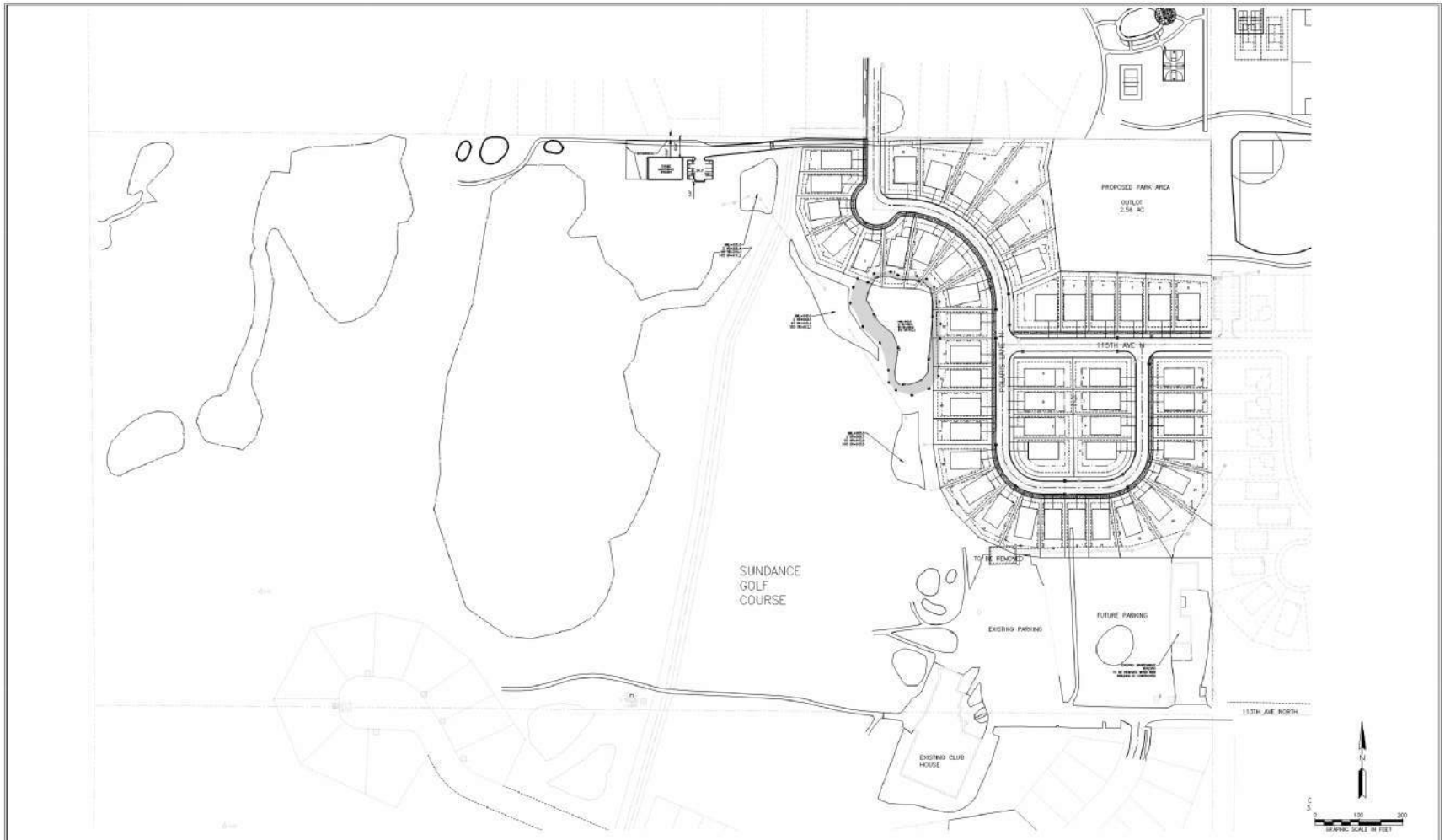
EXHIBIT 2 – Revised Preliminary Plans





REVISIONS			

CAMPION ENGINEERING SERVICES, INC.

• Civil Engineering • Land Planning

PO BOX 41486
PLYMOUTH, MN 55441
PHONE: (763)486-3799
EMAIL: MCAMPION@CAMPIONENG.COM

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Martin P. Campion -Lic. # 19901 — Date: 01/08/2026

SUNDANCE GREENS 12TH ADDITION

SUNDANCE DEVELOPMENT, LLC

DAYTON , MINNESOTA

EXHIBIT

SHEET NO. 1 OF 1 SHEETS

PROJECT NO: 25-010

DATE: 01/08/2026

Project: DCM Farms 2nd Addition

Re: Final Plat Application

Fee Owner: Sundance Development

Date: 2-2-26

Sundance Greens preliminary plat was back in 2018. The last portion of the golf course to be final platted is Sundance Greens Twelfth Addition. Originally there were 56 lots, I'm now proposing to develop 48 lots. This is due to 2 reasons requiring more parking at Sundance Entertainment.

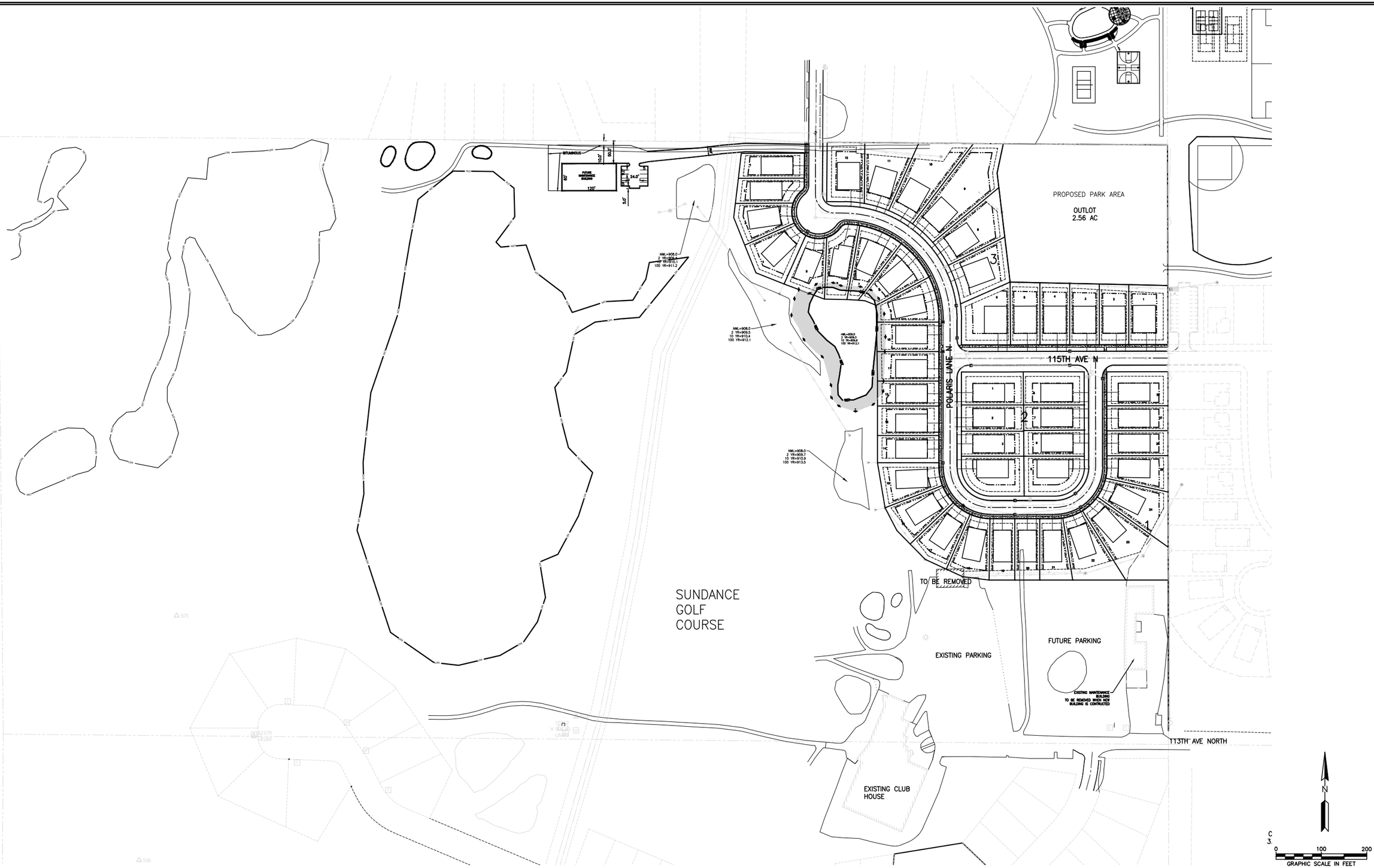
First, the golf industry has rebounded since 2018. At the time of preliminary plat, I questioned if golf would be viable in the future, I since determined golf is very viable in the future.

Secondly, with all the homes built surrounding the golf course, the sports bar and bowling businesses also require more parking.

I hope the City of Dayton will appreciate the growth of a long-term business, Sundance Entertainment and its additional need for parking. I will submit an exhibit showing the net loss in homes from the original preliminary plat will be only one or two homes and, in the end, when the SE corner is platted, it may have an increase of 3-4 homes.

Thanks,

Tom Dehn



REVISIONS		

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PO BOX 41486
PLYMOUTH, MN 55441
PHONE: (763)486.3799
EMAIL: MCAMPION@CAMPIONENG.COM

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Martin P. Campion –Lic. # 19901 Date: 01/08/2026

SUNDANCE GREENS 12TH ADDITION

SUNDANCE DEVELOPMENT, LLC

DAYTON , MINNESOTA

EXHIBIT

SHEET NO. 1 OF 1 SHEETS

PROJECT NO: 25-010

DATE: 01/08/2026

BLUE = APPROVED PRELIMINARY PLAT - 58 LOTS

BLACK = PROPOSED SUNDANCE GREENS 12TH - 48 LOTS

PROPOSED PARK AREA

OUTLOT
2.56 AC

115TH AVE N

POLARIS LANE N

TO BE REMOVED

SUNDANCE
GOLF
COURSE

EXISTING PARKING

FUTURE PARKING

EXISTING MAINTENANCE BUILDING TO BE REMOVED WHEN NEW BUILDING IS CONSTRUCTED

113TH AVE NORTH

EXISTING CLUB HOUSE

GRAPHIC SCALE IN FEET
0 100 200

REVISIONS

CAMPION ENGINEERING SERVICES, INC.

● Civil Engineering ● Land Planning

PO BOX 41486
PLYMOUTH, MN 55441
PHONE: (763)486.3799
EMAIL: MCAMPION@CAMPIONENG.COM

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Martin P. Campion –Lic. # 19901 Date: 01/08/2026

SUNDANCE GREENS 12TH ADDITION

SUNDANCE DEVELOPMENT, LLC

DAYTON , MINNESOTA

EXHIBIT

PROJECT NO: 25-010

SHEET NO. 1 OF 1 SHEETS

DATE: 01/08/2026

SUNDANCE GREENS TWELFTH ADDITION

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Sundance Development, LLC, a Minnesota limited liability company, owner of the following described property:

That part of the South Half of the Northwest Quarter of Section 33, Township 120, Range 22, Hennepin County, Minnesota, described as follows: Commencing at the northeast corner of said South Half of the Northwest Quarter; thence South 00 degrees 05 minutes 06 seconds East, along the east line of said South Half of the Northwest Quarter, a distance of 959.52 feet; thence North 89 degrees 59 minutes 44 seconds West a distance of 394.80 feet; thence North 82 degrees 41 minutes 49 seconds West a distance of 58.36 feet; thence North 65 degrees 18 minutes 52 seconds West a distance of 91.51 feet; thence North 44 degrees 20 minutes 05 seconds West a distance of 89.19 feet; thence North 27 degrees 28 minutes 00 seconds West a distance of 56.34 feet; thence North 09 degrees 34 minutes 17 seconds West a distance of 100.58 feet; thence due, North a distance of 180.00 feet; thence North 00 degrees 56 minutes 55 seconds West a distance of 167.09 feet; thence North 67 degrees 39 minutes 41 seconds a distance of 26.73 feet; thence North 86 degrees 28 minutes 22 seconds West a distance of 39.92 feet; thence North 88 degrees 45 minutes 13 seconds West a distance of 49.53 feet; thence North 68 degrees 57 minutes 59 seconds West a distance of 161.98 feet; thence North 21 degrees 49 minutes 39 seconds West a distance of 131.12 feet; thence North 06 degrees 43 minutes 17 seconds East a distance of 142.58 feet; thence North 89 degrees 50 minutes 37 seconds East a distance of 138.57 feet; thence North 00 degrees 24 minutes 28 seconds East a distance of 24.00 feet to the north line of said South Half of the Northwest Quarter; thence North 89 degrees 35 minutes 32 seconds West, along said north line a distance of 800.84 feet to said northeast corner of the South Half of the Northwest Quarter.

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

In witness whereof said Sundance Development LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: Sundance Development, LLC

By _____
Tom Dehn, Managing Member

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ , by Tom Dehn, Managing Member of Sundance Development, LLC , a Minnesota limited liability company, on behalf of the company.

_____ _____
(Signature) (Name Printed)

Notary Public, _____ County, Minnesota
My Commission Expires _____

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

Dated this _____ day of _____, 20____.

_____
Ernest M. Wirtz Jr, Licensed Land Surveyor
Minnesota License No. 63119

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Ernest M. Wirtz Jr.

_____ _____
(Signature) (Name Printed)

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF DAYTON, MINNESOTA

This plat of SUNDANCE GREENS TWELFTH ADDITION was approved and accepted by the City Council of the City of Dayton, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____ , and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

City Council, City of Dayton, Minnesota

By _____ By _____
Mayor Clerk

COUNTY AUDITOR, Hennepin County, Minnesota

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

Daniel Rogan, County Auditor By _____
Deputy

SURVEY DIVISION, Hennepin County, Minnesota

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

Chris F. Mavis, County Surveyor By _____

COUNTY RECORDER, Hennepin County, Minnesota

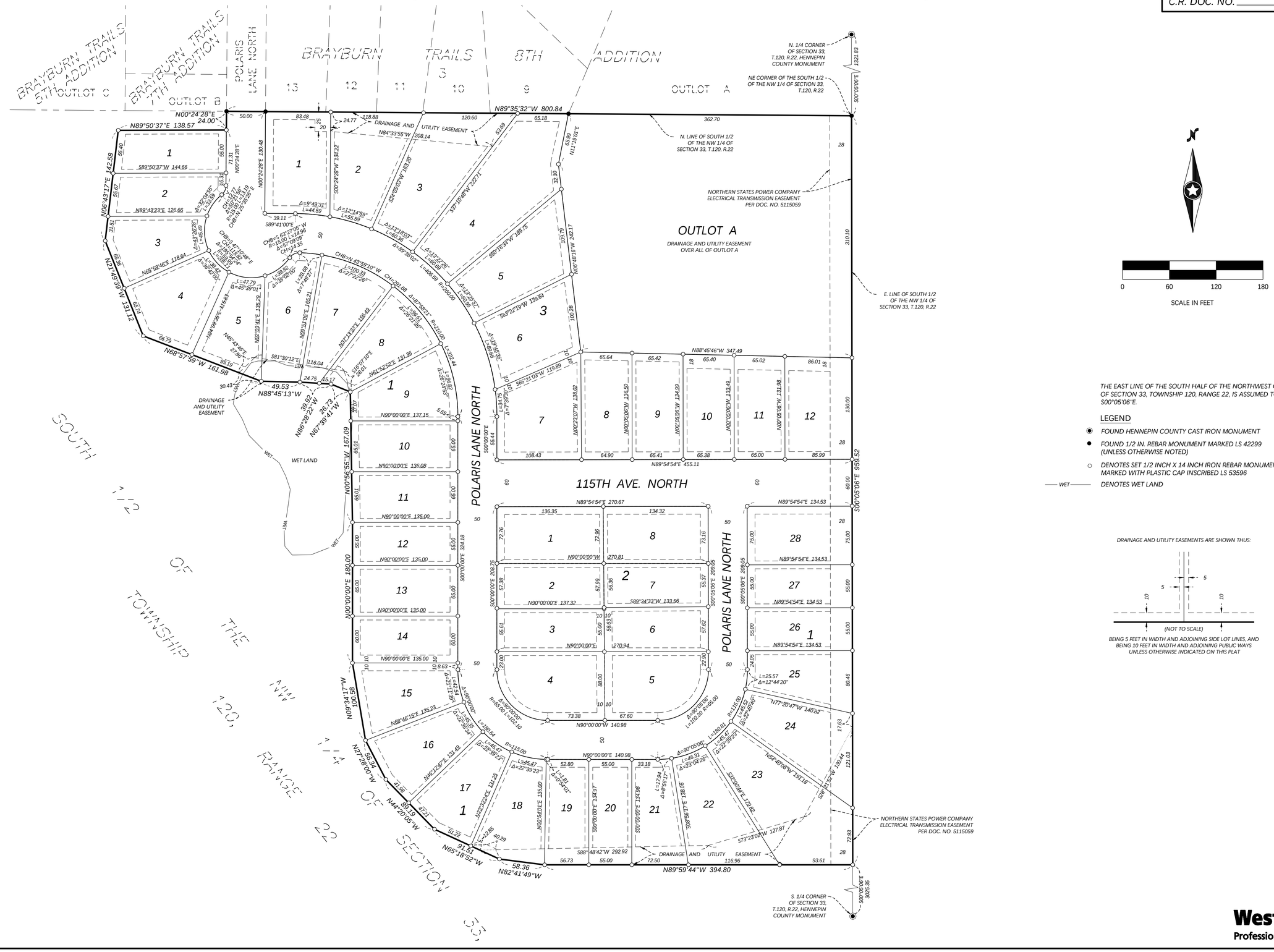
I hereby certify that the within plat of SUNDANCE GREENS TWELFTH ADDITION was recorded in this office this _____ day of _____ _____, 20_____, at __ o'clock ____.M.

Amber Bougie, County Recorder By _____
Deputy

Westwood
Professional Services, Inc.

SUNDANCE GREENS TWELFTH ADDITION

C.R. DOC. NO. _____



0 60 120 180

SCALE IN FEET

THE EAST LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 120, RANGE 22, IS ASSUMED TO BEAR S00°05'06"E.

LEGEND

- *FOUND HENNEPIN COUNTY CAST IRON MONUMENT*
- *FOUND 1/2 IN. REBAR MONUMENT MARKED LS 42299 (UNLESS OTHERWISE NOTED)*
- *DENOTES SET 1/2 INCH X 14 INCH IRON REBAR MONUMENT MARKED WITH PLASTIC CAP INSCRIBED LS 53596*
- WET — *DENOTES WET LAND*

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS UNLESS OTHERWISE INDICATED ON THIS PLAT

Westwood
Professional Services, Inc.

WARNING:

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

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

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

CONSTRUCTION PLANS FOR:
SUNDANCE GREENS 12TH ADDITION
DAYTON, MN

PROJECT DIRECTORY

OWNER/DEVELOPER
SUNDANCE WOODS DEVELOPMENT, LLC
TOM DEHN
6781 HWY 10
RAMSEY, MN 55303
PHONE (612) 328-2215
EMAIL TOM.DEHN@POWERLODGE.COM

ENGINEER
CAMPION ENGINEERING SERVICES, INC.
MARTY CAMPION
PO BOX 41486
PLYMOUTH, MN 55441
PHONE (763) 486-3799
EMAIL MCAMPION@CAMPIONENG.COM

SURVEYOR
MATT HALLS
WESTWOOD
12701 WHITEWATER DR, SUITE 300
MINNETONKA, MN 55343
PHONE (763) 486-7322
EMAIL MATT.HALLS@WESTWOODPS.COM

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

INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS & REMOVAL PLAN
3	COMPOSITE UTILITY PLAN
4	SANITARY SEWER & WATERMAIN PLAN -POLARIS LANE NORTH
5	SANITARY SEWER & WATERMAIN PLAN - POLARIS LANE NORTH
6	SANITARY SEWER & WATERMAIN PLAN - 115TH AVE NORTH
7	STREET & STORM SEWER - POLARIS LANE NORTH
8	STREET & STORM SEWER - POLARIS LANE NORTH
9	STREET & STORM SEWER - 115TH AVE NORTH
10	STREET & STORM SEWER - DETAILS
11	STORM WATER POLLUTION PREVENTION PLAN
12-18	DETAILS
19	DETAILS & SWPPP NOTES

LEGEND

- IRON MONUMENT FOUND
- UTILITY POLE
- FIRE HYDRANT
- EXISTING CONTOUR
- OVERHEAD WIRE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- EXISTING FENCE
- ×1011.2 EXISTING ELEVATION.
- SB SOIL BORING
- ELECTRIC METER/BOX
- GAS METER/BOX
- #133 REPRESENTS THE TAGGED TREE NUMBER FROM TREE INVENTORY
- PROPOSED CONTOUR
- WET DELINEATED WETLAND
- PROPOSED BUILDING SETBACK
- PROPOSED DRAINAGE & UTILITY EASEMENT
- PROPOSED 5' WIDE CONCRETE SIDEWALK

BENCHMARKS:
TOP NUT HYDRANT - ON 112TH NORTH SIDE OF INTERSECTION WITH QUANTICO LANE
ELEV=928.74

TOP NUT HYDRANT - ON 112TH 300' WEST OF INTERSECTION WITH NIAGARA LANE
ELEV=931.14

N

0 1000 2000
GRAPHIC SCALE IN FEET

REVISIONS

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● Civil Engineering ● Land Planning
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11/26/2025
Martin P. Campion -Lic. # 19901 Date:

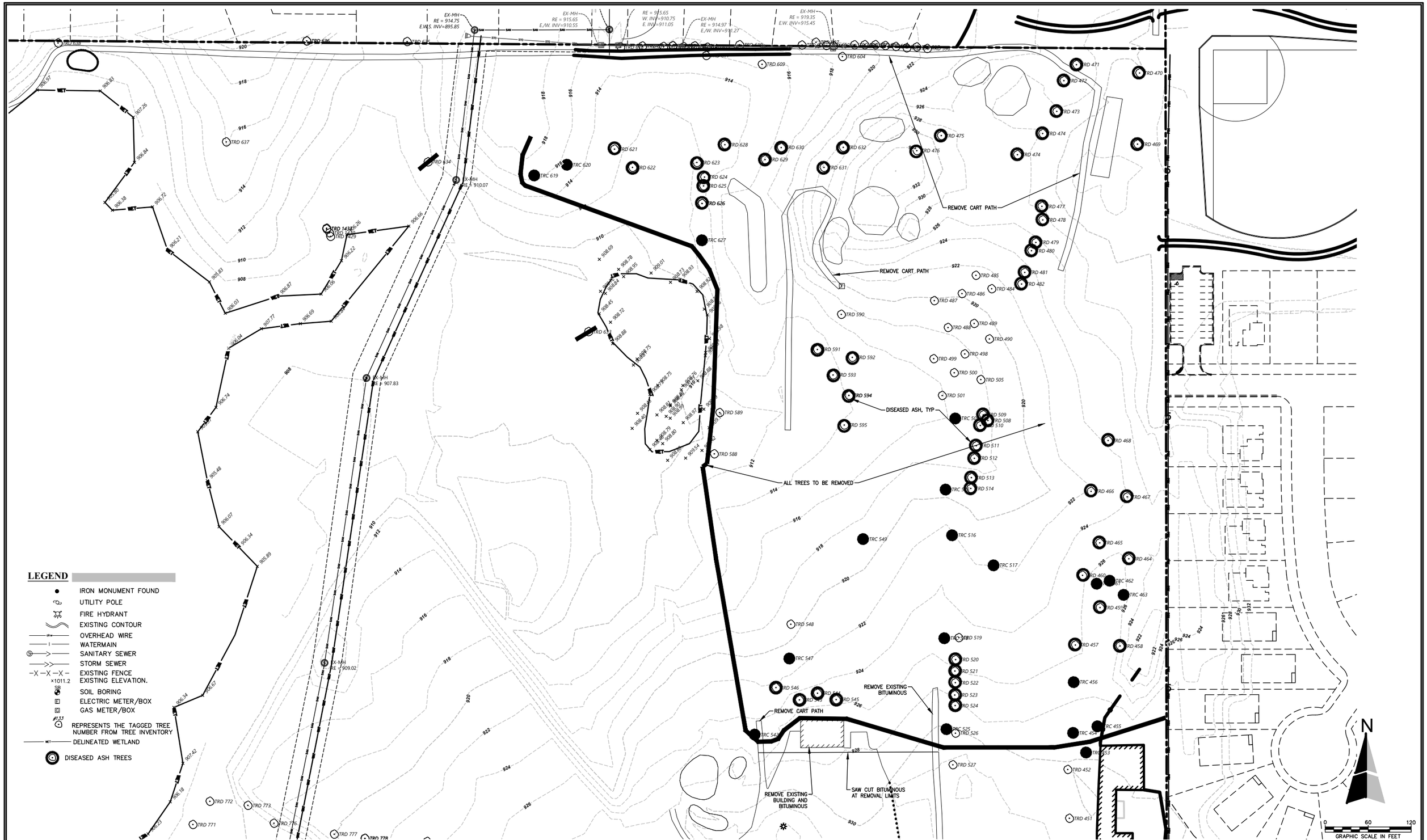
SUNDANCE GREENS 12TH ADDITION
SUNDANCE DEVELOPMENT, LLC
DAYTON , MINNESOTA

COVER SHEET

PROJECT NO: 25-010

SHEET NO. 1 OF 19 SHEETS

DATE: 11/26/2025



LEGEND

- IRON MONUMENT FOUND
- UTILITY POLE
- FIRE HYDRANT
- EXISTING CONTOUR
- OVERHEAD WIRE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- EXISTING FENCE
- EXISTING ELEVATION.
- SOIL BORING
- ELECTRIC METER/BOX
- GAS METER/BOX
- REPRESENTS THE TAGGED TREE NUMBER FROM TREE INVENTORY
- DELINEATED WETLAND
- DISEASED ASH TREES

REVISIONS

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11/26/2025

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SUNDANCE GREENS 12TH ADDITION

SUNDANCE DEVELOPMENT, LLC

DAYTON , MINNESOTA

EXISTING CONDITIONS & REMOVAL PLAN

PROJECT NO: 25-010

SHEET NO. 2 OF 19 SHEETS

DATE: 11/26/2025

NOTES:

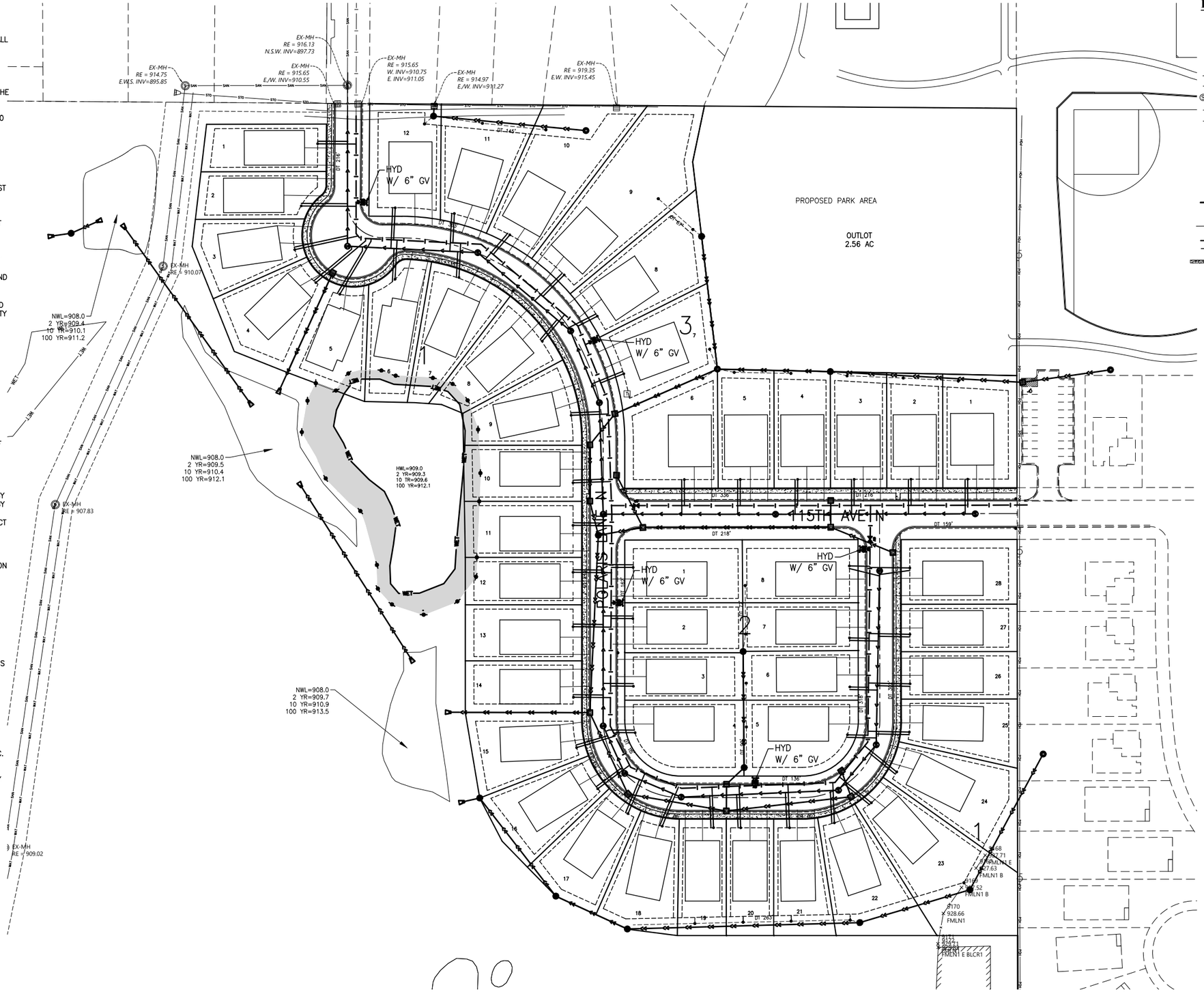
1. 8" WATERMAIN SHALL BE PVC C-900 OR C-905 DR 18.
2. ALL WATERMAIN SHALL HAVE 7.5' FEET MINIMUM COVER.
3. ALL HYDRANTS SHALL BE INSTALLED WITH 7.5' BURY.
4. ALL HYDRANTS ARE TIED TO HYDRANT GATE VALVE WITH MEGALUGS. ALL HYDRANT GATE VALVES ARE TIED BACK TO WATERMAIN TEE WITH MEGALUGS
5. WATERMAIN NUTS AND BOLTS SHALL BE COR-BLU.
6. A VERTICAL OFFSET OF 2.0' (MIN) SHALL BE MAINTAINED BETWEEN STORM STRUCTURE BOTTOMS AND OUTSIDE TOP OF WM PIPE.
7. ALL 8" PVC SANITARY SEWER SHALL BE SDR 35 OR AS NOTED ON THE PLANS.
8. INSTALL 20 LF OF 8" DIP OUT OF MANHOLES AT DROP LOCATIONS.
9. SANITARY SEWER SERVICES FROM 8" MAIN SHALL BE 4" SCHEDULE 40 PVC.
10. WATER SERVICES SHALL BE 1" BLUE ULTRA POLYETHYLENE PIPE. MAINTAIN 18" SEPARATION FROM STORM. OFFSET UNDER SEWER AS NECESSARY.
11. ALL SEWER SERVICES ARE LOCATED 3' DOWNSTREAM OF WATER SERVICES IF SEWER AND WATER ARE IN THE SAME TRENCH.
12. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS -FIELD MANUAL" LATEST REVISION
13. EXISTING UTILITY LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
14. SANITARY SEWER SERVICE SHALL BE EXTENDED 9' BEYOND THE RIGHT OF WAY.
15. CURB STOP FOR ALL SERVICES SHALL BE INSTALLED 9' BEYOND THE RIGHT OF WAY.
16. CONTRACTOR SHALL MARK END OF SANITARY SERVICE WITH STEEL "T" POST.
17. TRACER WIRES SHALL BE INSTALLED ALONG ALL SANITARY (GREEN) AND WATER (BLUE) SERVICE LINES.
18. CONTRACTOR SHALL JET AND VACUUM (IF REQUIRED BY CITY) AND TELEVISE ALL SANITARY MAINS AFTER MANHOLES HAVE BEEN ADJUSTED TO BASE COURSE AND PRIOR TO ACCEPTANCE BY THE CITY. THE CITY ENGINEER SHALL BE PROVIDED WITH 2 COPIES OF THE TELEVISING DVD'S.
19. CURB BOXES SHALL BE MARKED WITH A STEEL FENCE POST.
20. THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY CONFLICTS.
21. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FACILITIES TO ALLOW PROPER FUNCTIONING DURING AND AFTER CONSTRUCTION. SUPPORTING STRUCTURES, IF REQUIRED, SHALL BE SUPPLIED BY THE CONTRACTOR AS WORK INCIDENTAL TO THE CONTRACT.
22. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND THE PROPOSED CONSTRUCTION. THE ENGINEER WILL COORDINATE WITH UTILITY COMPANY IN QUESTION TO DETERMINE THE NEED FOR RELOCATION OF THE EXISTING UTILITY.
23. EXISTING CONDITIONS SUCH AS SAND IN MANHOLES OR VALVE BOXES SHALL BE IDENTIFIED BY THE CONTRACTOR AND THESE SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION BY THE CONTRACTOR. ONCE CONSTRUCTION HAS BEGUN, ALL DAMAGE TO UNDERGROUND UTILITIES WILL BE ASSUMED TO HAVE BEEN CAUSED BY THE CONTRACTOR, AND REPAIRS NECESSARY SHALL BE PERFORMED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
24. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND THE PROJECT ENGINEER 48 HOURS PRIOR TO STARTING WORK OR AS REQUIRE BY THE CITY.
25. THE CONTRACTOR SHALL KEEP ACCESS ROADS CLEAR OF SOIL OR OTHER DEBRIS, AND PERFORM DAILY STREET CLEANING AS REQUIRED. POSITIVE DRAINAGE, CONTROLLED WITH EROSION CONTROL AND EROSION PREVENTION MEASURES AS REQUIRED SHALL BE PERFORMED.
26. THE OWNER SHALL PAY FOR ALL COMPACTION TESTING. ANY AREAS WHICH FAIL TO MEET THE ABOVE STANDARDS SHALL BE CORRECTED AND RE-TESTED BY THE OWNER'S TESTING AGENT AT THE CONTRACTOR'S EXPENSE.

STORM SEWER NOTES:

1. ALL 12" AND 15" RCP SHALL BE CLASS V, 18" RCP SHALL BE CLASS III, ALL OTHERS SHALL BE CLASS II.
2. INSTALL SILT FENCE AT BACK OF CURB IMMEDIATELY AFTER BACKFILLING.
3. IN STREETS, INSTALL DRAINTILE 250' EACH WAY AT ALL LOW POINT CATCHBASINS AND 150' UP GRADIENT FOR CATCHBASINS ON SLOPES. SEE STANDARD PLATE STO-13A.
4. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15'. ALL MANHOLE CASTINGS IN PAVED ARES SHALL BE SUMPED 0.05'. RIM ELEVATIONS SHOWN ON PLAN REPRESENT SUMPED ELEVATIONS.
5. RIPRAP SHALL BE GRANITE AND UNDERLAYED WITH GEOTEXTILE FABRIC.
6. SUMPS SHALL BE INCLUDED IN THE LAST ACCESSIBLE STORM SEWER STRUCTURE PRIOR TO DISCHARGING INTO PONDS.
7. EXTENTS OF DRAINTILE SHALL BE VERIFIED IN THE FIELD BY THE CITY ENGINEER BASED UPON SITE CONDITIONS.

STREET NOTES

1. ALL STREETS ARE 32' B-B UNLESS OTHERWISE NOTED.
2. SIDEWALKS SHALL BE 6" THICK.



LEGEND

- IRON MONUMENT FOUND
- UTILITY POLE
- FIRE HYDRANT
- EXISTING CONTOUR
- OHW — OVERHEAD WIRE
- W — WATERMAIN
- SANITARY SEWER
- STORM SEWER
- EXISTING FENCE
- ×1011.2 EXISTING ELEVATION.
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- ELECTRIC METER/BOX
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- #133 REPRESENTS THE TAGGED TREE NUMBER FROM TREE INVENTORY
- PROPOSED CONTOUR
- DELINEATED WETLAND
- PROPOSED BUILDING SETBACK
- PROPOSED DRAINAGE & UTILITY EASEMENT
- PROPOSED 5' WIDE CONCRETE SIDEWALK

STRUCTURE SCHEDULE		
STRUCTURE NO.	SIZE	CASTING
101	72"	NEENAH R-3067-V
102	48"	NEENAH R-3501-TR
103	60"	NEENAH R-3067-VB
104	60"	NEENAH R-3501-TL
105	48"	NEENAH R-3067-VB
106	48"	NEENAH R-4342
107	48"	NEENAH R-4342
108	48"	NEENAH R-3067-VB
109	48"	NEENAH R-3067-V
110	48"	NEENAH R-3067-V
111	48"	NEENAH R-4342
112	48"	NEENAH R-4342
113	60"	NEENAH R-3067-VB
114	48"	NEENAH R-3067-V
DCM 115	48"	NEENAH R-3067-V
201	27"	NEENAH R-4342
202	27"	NEENAH R-4342
203	24X36	NEENAH R-3067-VB
204	24X36	NEENAH R-3067-VB
205	24X36	NEENAH R-3067-V
206	24X36	NEENAH R-3067-V
207	27"	NEENAH R-4342
208	48"	NEENAH R-3067-VB
DCM 209	27"	NEENAH R-4342
DCM 210	27"	NEENAH R-4342
301	48"	NEENAH R-1642*
302	48"	NEENAH R-1642*
303	48"	NEENAH R-1642*
304	48"	NEENAH R-1642*
305	48"	NEENAH R-1642*
306	48"	NEENAH R-1642*

*LABELED STORM SEWER

N

0 60 120

GRAPHIC SCALE IN FEET

REVISIONS

CAMPION ENGINEERING SERVICES, INC.

● Civil Engineering ● Land Planning

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Martin P. Campion -Lic. # 19901 Date: 11/26/2025

SUNDANCE GREENS 12TH ADDITION

SUNDANCE DEVELOPMENT, LLC

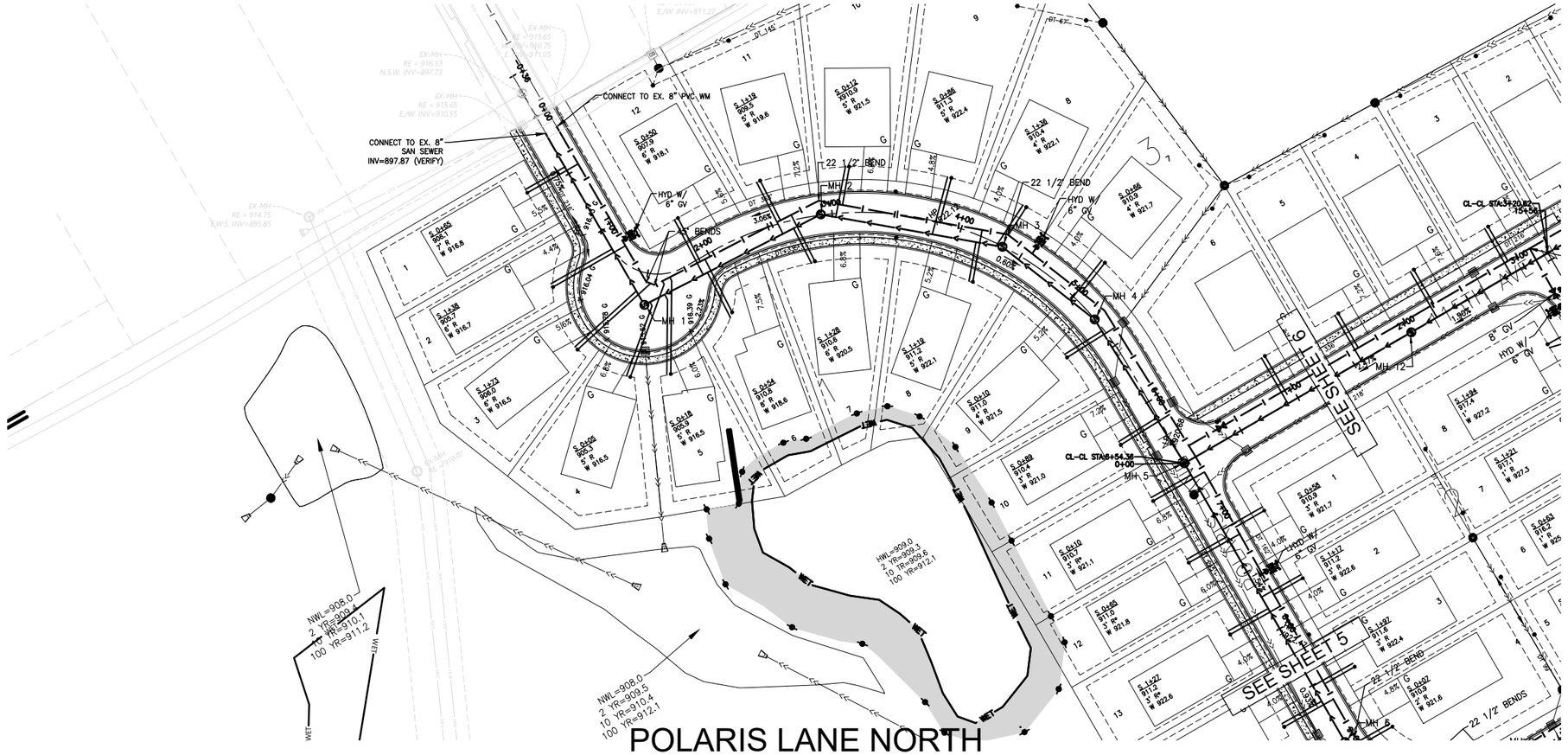
DAYTON , MINNESOTA

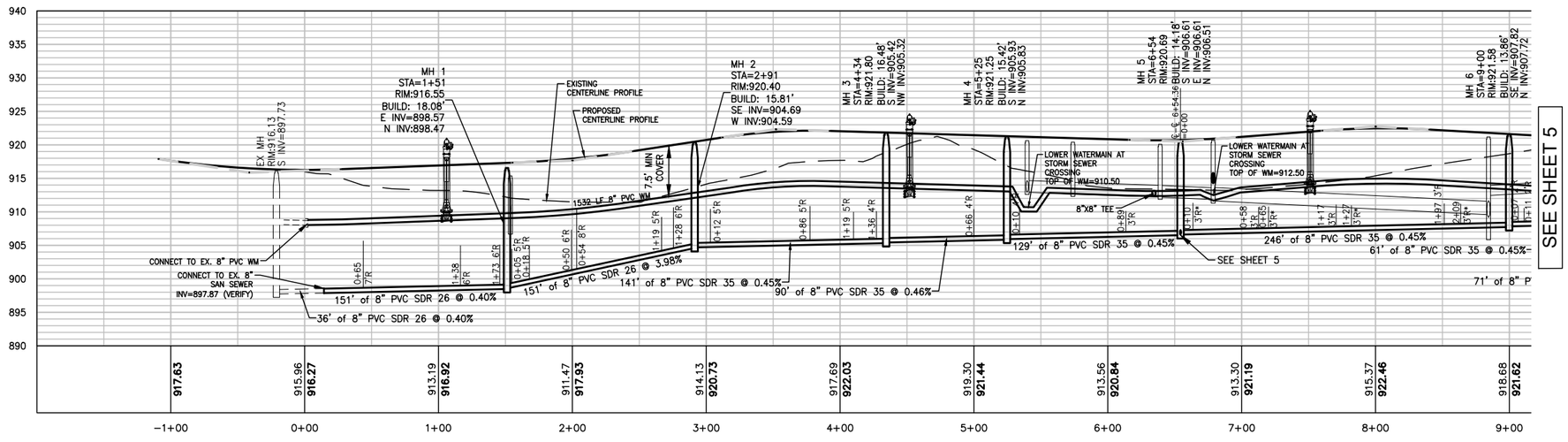
COMPOSITE UTILITY PLAN

PROJECT NO: 25-010

SHEET NO. 3 OF 19 SHEETS

DATE: 11/26/2025





LEGEND

- IRON MONUMENT FOUND
- UTILITY POLE
- FIRE HYDRANT
- EXISTING CONTOUR
- OVERHEAD WIRE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- EXISTING FENCE
- ×912.0 EXISTING ELEVATION.
- SOIL BORING
- ELECTRIC METER/BOX
- PROPOSED CONTOUR
- DELINEATED WETLAND
- PROPOSED BUILDING SETBACK
- PROPOSED DRAINAGE & UTILITY EASEMENT
- PROPOSED 5' WIDE CONCRETE SIDEWALK
- PROPOSED 8' BITUMINOUS TRAIL
- DENOTES INLET PROTECTION
- DENOTES ROCK CONSTRUCTION ENTRANCE
- DENOTES SILT FENCE
- TP TP DENOTES TREE PROTECTION FENCE

S 0+27 — DISTANCE OF SAN SERVICE WYE FROM DOWNSTREAM MH
933.0 — SEWER SERVICE AT 10' PAST PROPERTY LINE
2'R 3'R* — RISER HEIGHT AT MAIN, *RISER HEIGHT AT END
W=944.2 — TOP OF CURB STOP ELEV

N

0 50 100
GRAPHIC SCALE IN FEET

SEE SHEET 3 FOR SANITARY SEWER & WATERMAIN NOTES

REVISIONS

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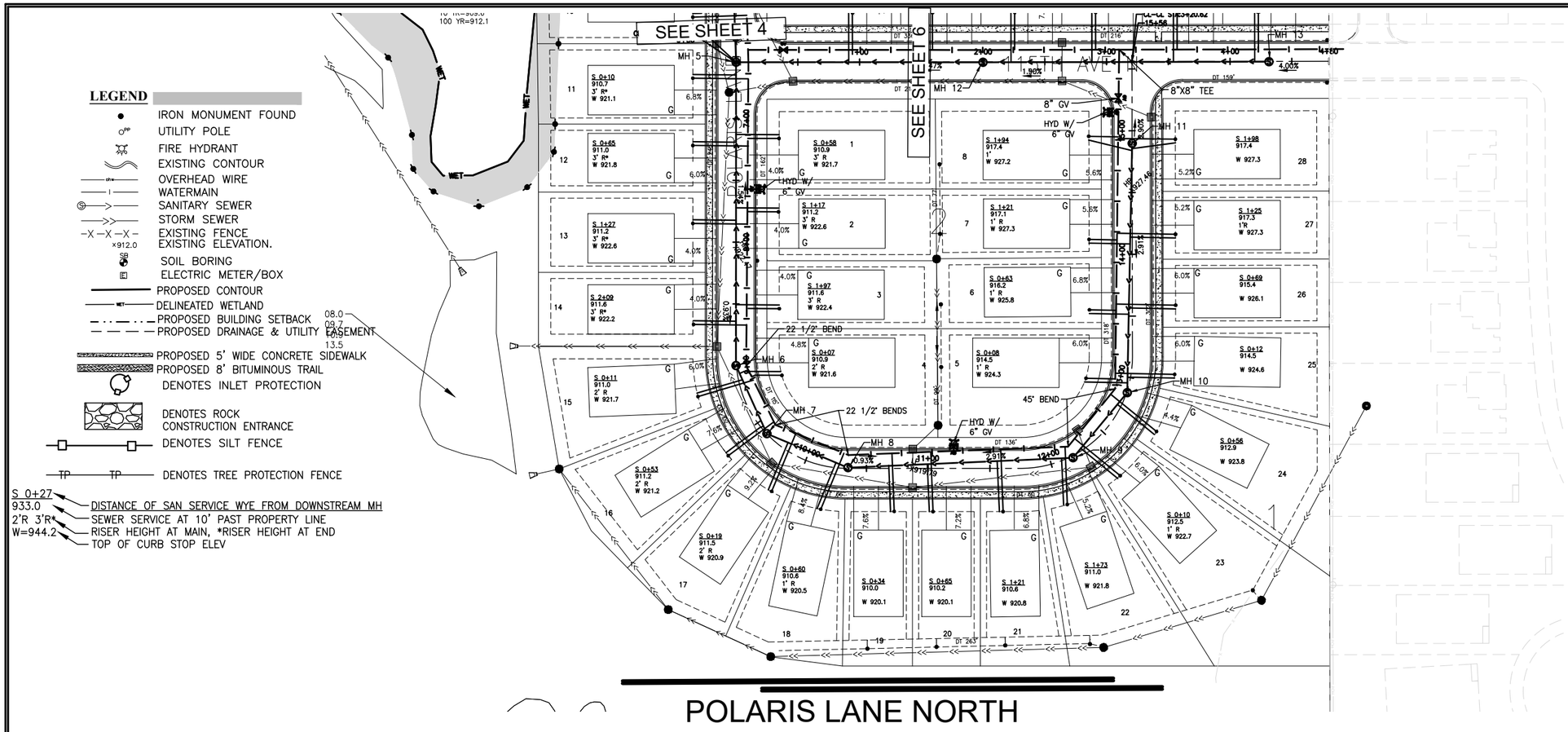
SUNDANCE GREENS 12TH ADDITION
SUNDANCE DEVELOPMENT, LLC
DAYTON , MINNESOTA

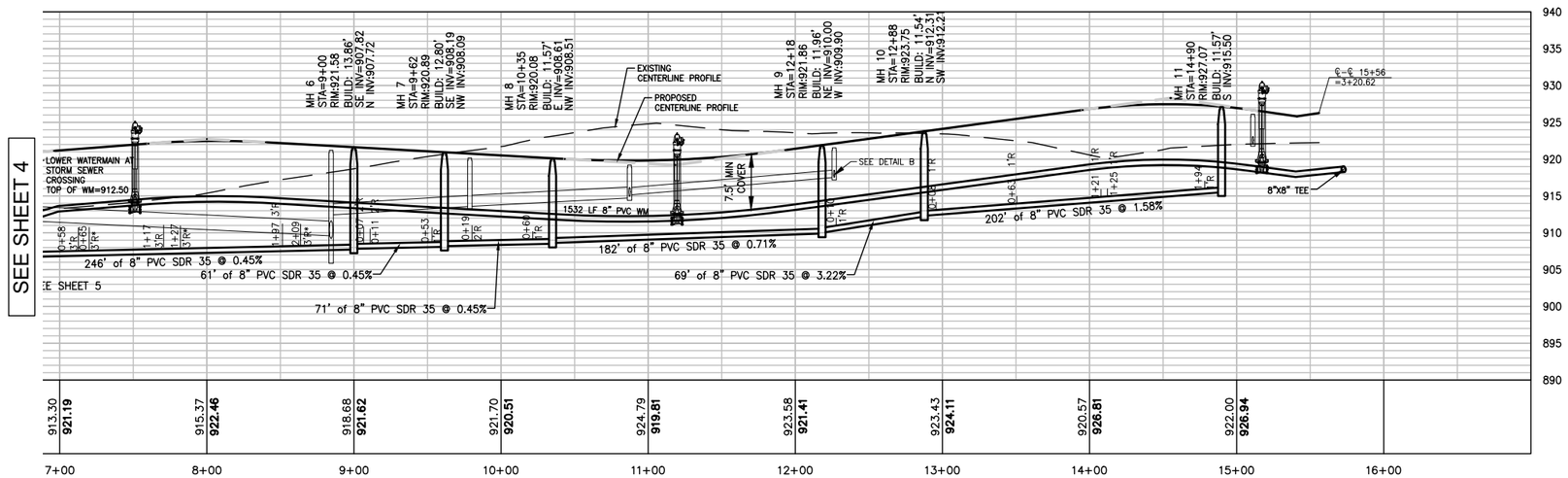
SANITARY SEWER & WATERMAIN PLAN - POLARIS LANE NORTH

PROJECT NO: 25-010

SHEET NO. 4 OF 19 SHEETS

DATE: 11/26/2025





SEE SHEET 3 FOR SANITARY SEWER & WATERMAIN NOTES

GRAPHIC SCALE IN FEET 0 50 100

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SUNDANCE GREENS 12TH ADDITION

SUNDANCE DEVELOPMENT, LLC

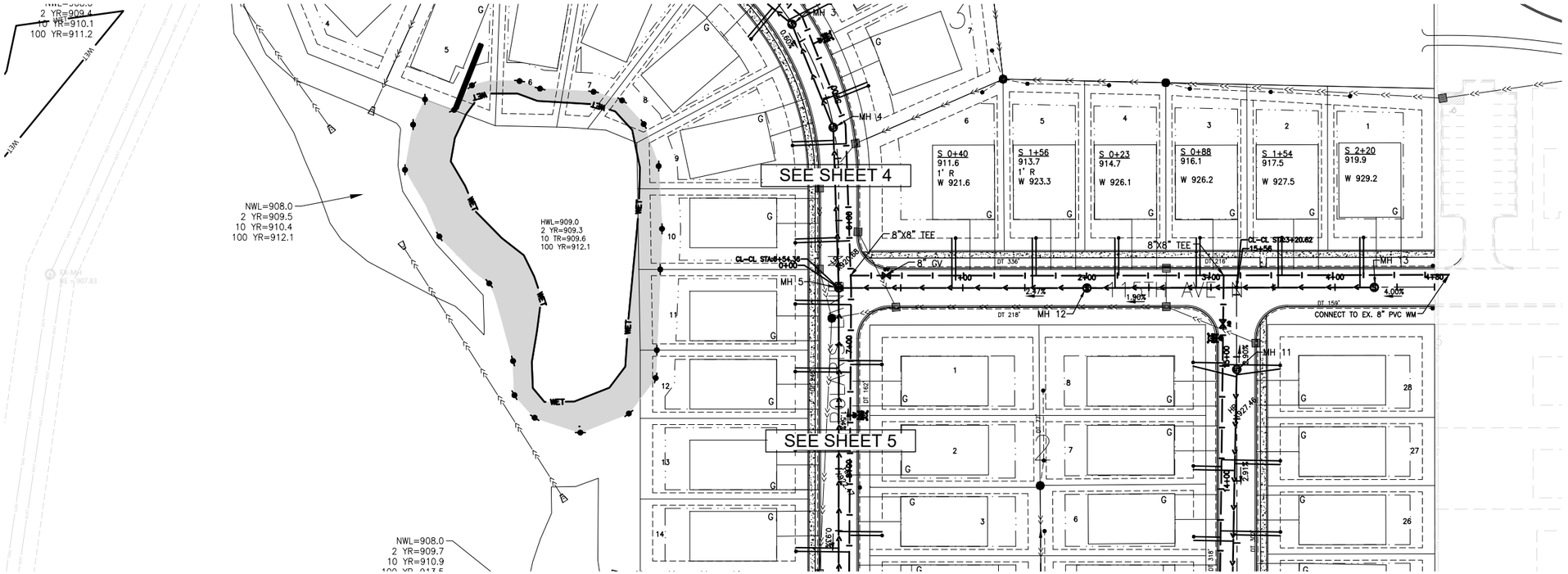
DAYTON , MINNESOTA

SANITARY SEWER & WATERMAIN PLAN - POLARIS LANE NORTH

PROJECT NO: 25-010

SHEET NO. 5 OF 19 SHEETS

DATE: 11/26/2025



LEGEND

- IRON MONUMENT FOUND
- UTILITY POLE
- FIRE HYDRANT
- EXISTING CONTOUR
- OHP — OVERHEAD WIRE
- W — WATERMAIN
- S — SANITARY SEWER
- ST — STORM SEWER
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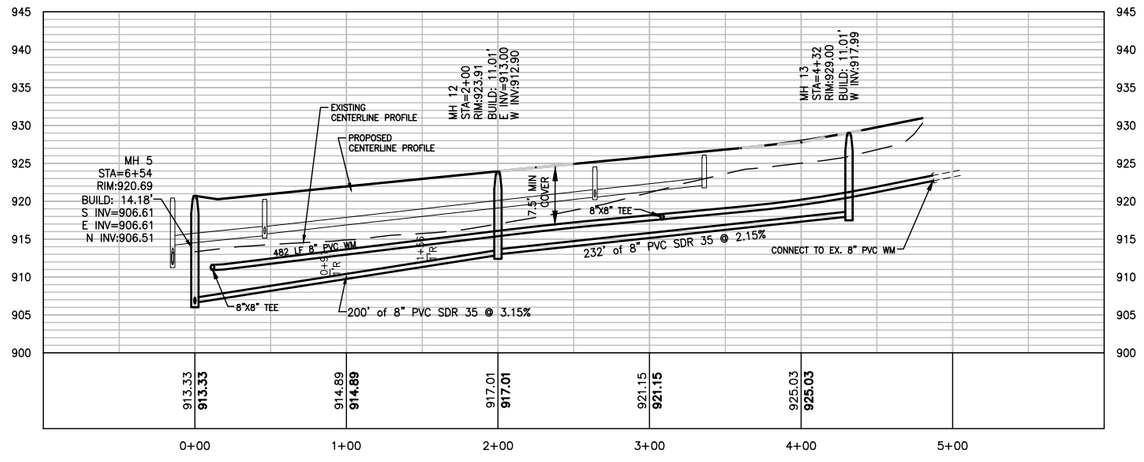
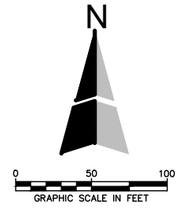
2'R 3'R* — RISER HEIGHT AT MAIN, *RISER HEIGHT AT END
W=944.2 — TOP OF CURB STOP ELEV

NOTES:
1. ALL HYDRANTS ARE TIED TO HYDRANT GATE VALVE WITH MEGALUGS, ALL HYDRANT GATE VALVES ARE TIED BACK TO WATERMAIN TEE WITH MEGALUGS.
2. ALL SEWER SERVICES ARE LOCATED 3' DOWNSTREAM OF WATER SERVICES IF SEWER AND WATER ARE IN THE SAME TRENCH.
3. ALL HYDRANT BENCHMARKS ARE TO TOP NUT OF HYDRANT. (TNH)
4. ALL TIES AND DISTANCES ARE TO CENTER OF SURFACE STRUCTURE.





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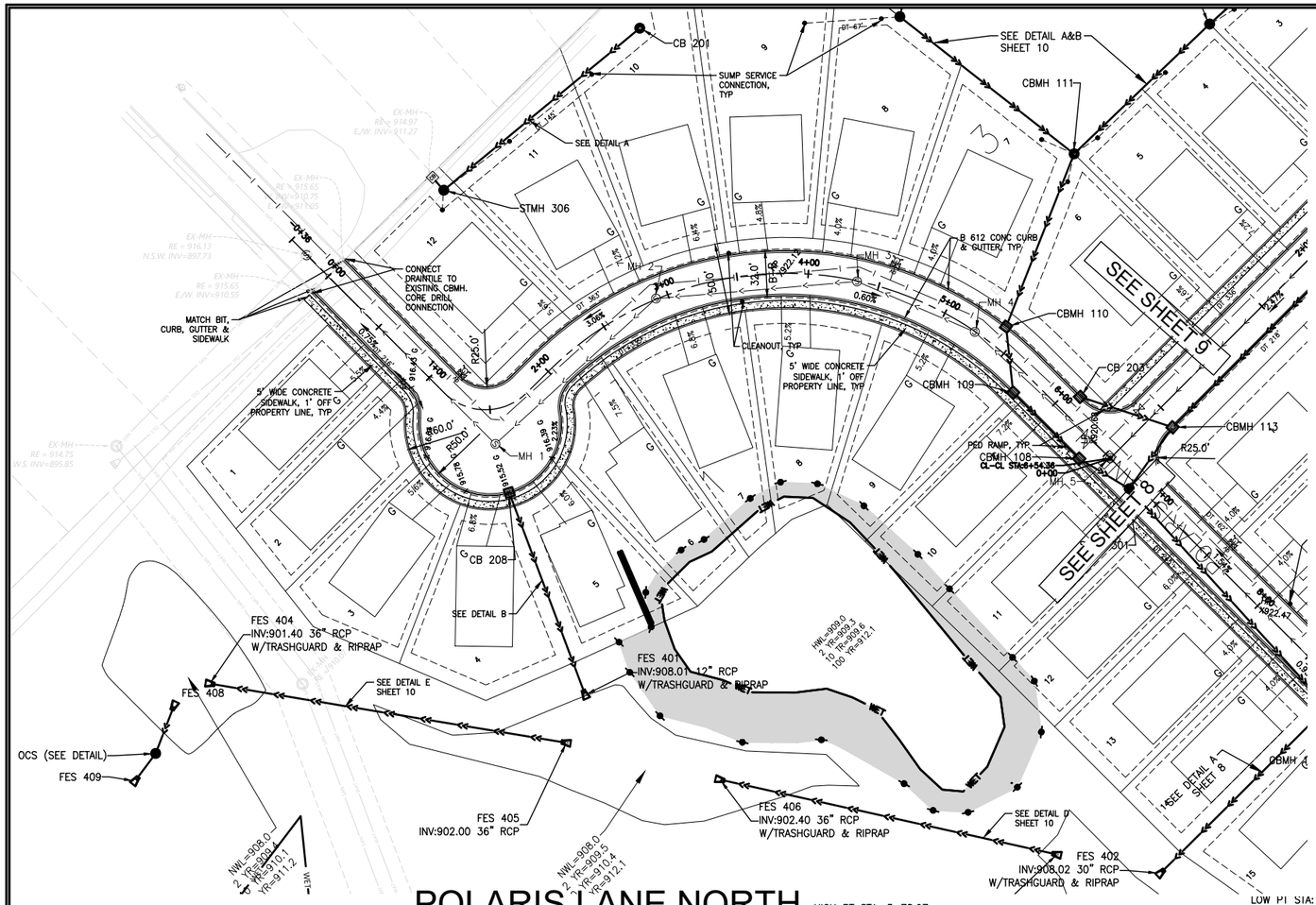
SUNDANCE GREENS 12TH ADDITION
SUNDANCE DEVELOPMENT, LLC
DAYTON , MINNESOTA

SANITARY SEWER & WATERMAIN PLAN - 115TH AVE N

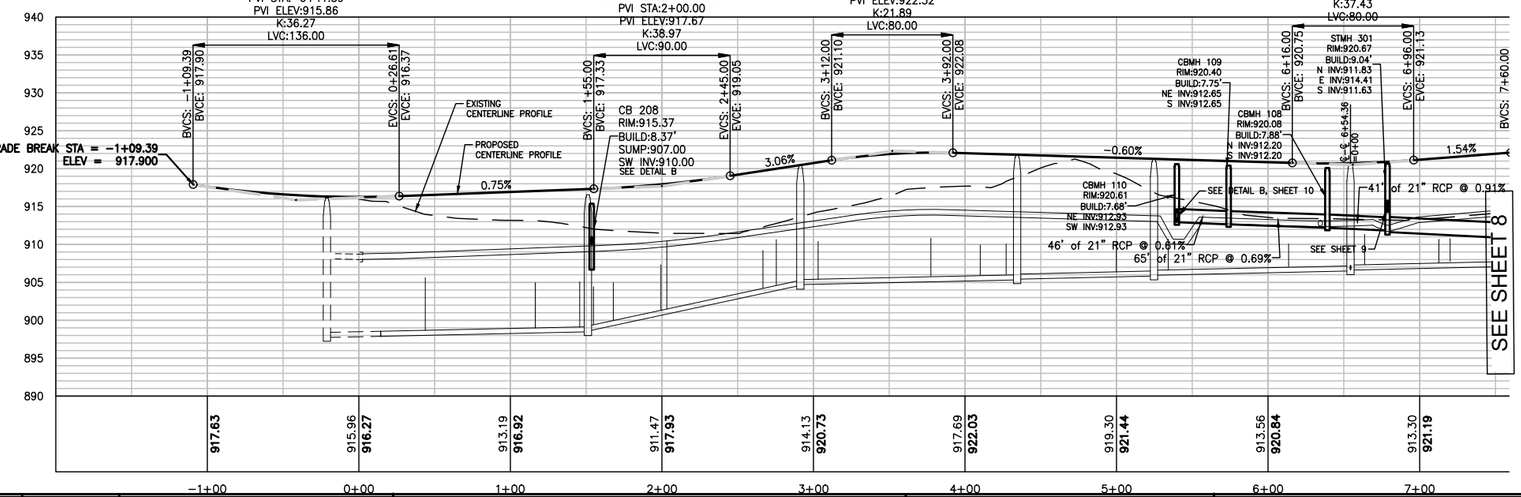
PROJECT NO: 25-010

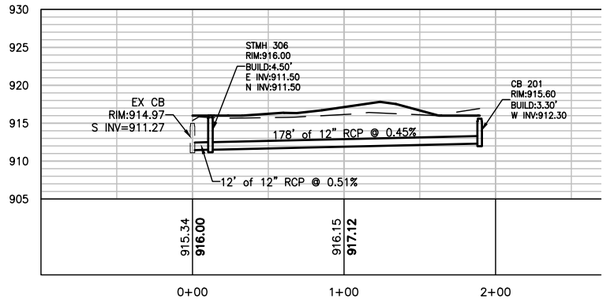
SHEET NO. 6 OF 19 SHEETS

DATE: 11/26/2025

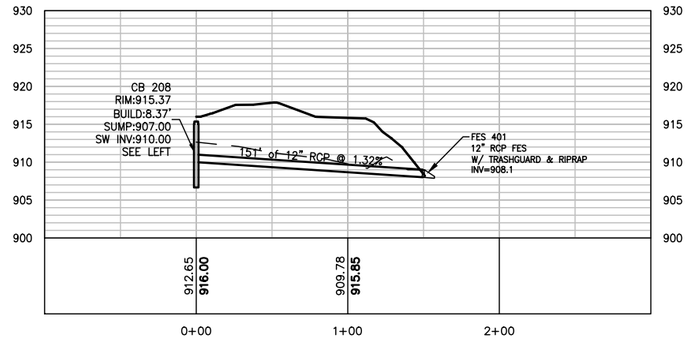


POLARIS LANE NORTH





DETAIL A



DETAIL B

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CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

LEGEND

- IRON MONUMENT FOUND
- UTILITY POLE
- FIRE HYDRANT
- EXISTING CONTOUR
- OVERHEAD WIRE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- EXISTING FENCE
- ×1011.2 EXISTING ELEVATION.
- SB SOIL BORING
- ELECTRIC METER/BOX
- GAS METER/BOX
- 33 REPRESENTS THE TAGGED TREE NUMBER FROM TREE INVENTORY
- PROPOSED CONTOUR
- WET DELINEATED WETLAND
- PROPOSED BUILDING SETBACK
- PROPOSED DRAINAGE & UTILITY EASEMENT
- PROPOSED 5' WIDE CONCRETE SIDEWALK
- PROPOSED 10' BITUMINOUS TRAIL
- PROPOSED STREET LIGHT LOCATION
- PROPOSED STOP SIGN
- PROPOSED STREET NAME SIGN
- PROPOSED "FUTURE THROUGH STREET" SIGN

N

0 50 100
GRAPHIC SCALE IN FEET

SEE SHEET 3 FOR STREET & STORM SEWER NOTES & STRUCTURE SCHEDULE

REVISIONS	

CAMPION ENGINEERING SERVICES, INC.
• Civil Engineering • Land Planning
PO BOX 41486
PLYMOUTH, MN 55441
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EMAIL: MCAMPION@CAMPIONENG.COM

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Martin P. Campion -Lic. # 19901 Date: 11/26/2025

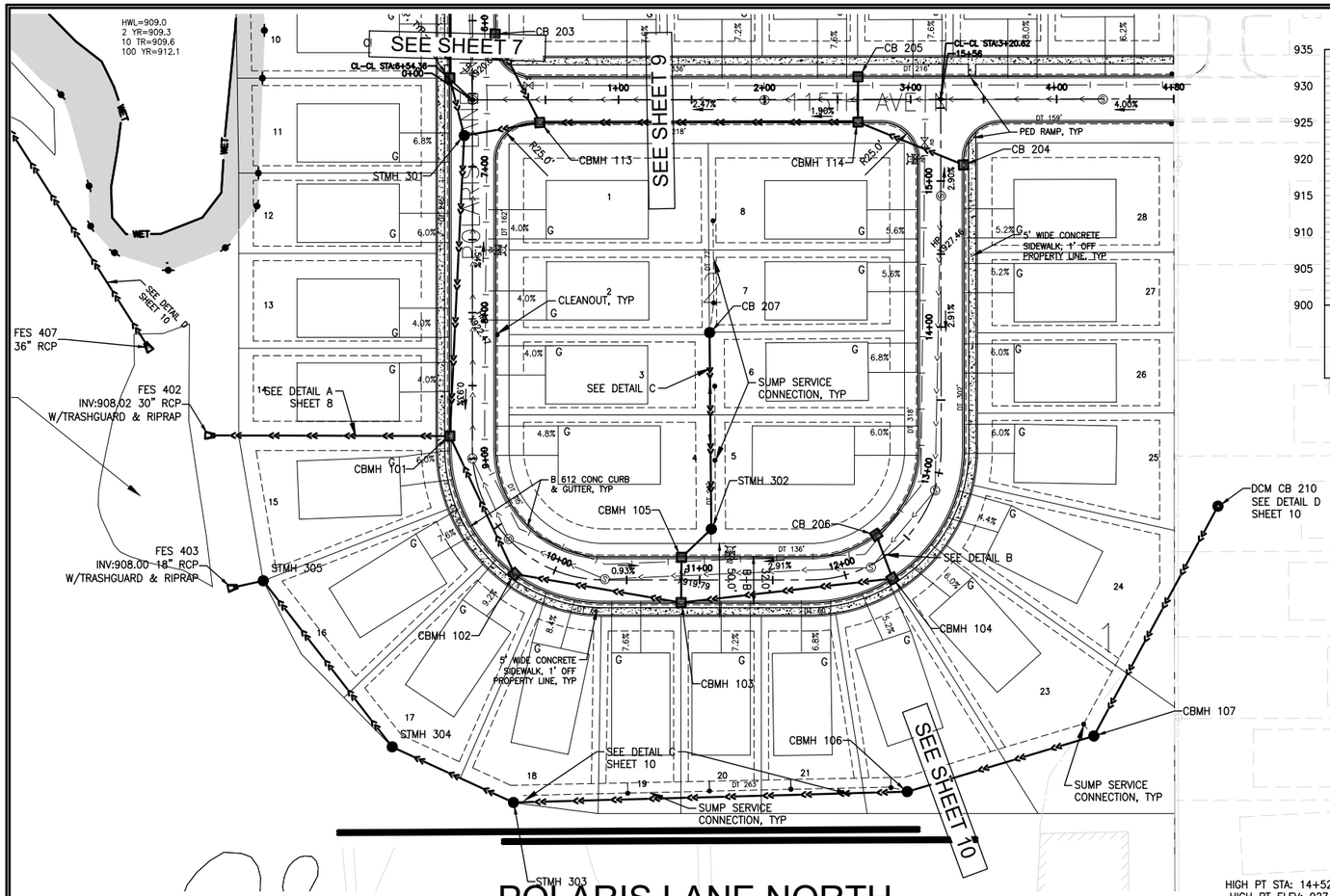
SUNDANCE GREENS 12TH ADDITION
SUNDANCE DEVELOPMENT, LLC
DAYTON , MINNESOTA

STREET & STORM SEWER PLAN
POLARIS LANE NORTH

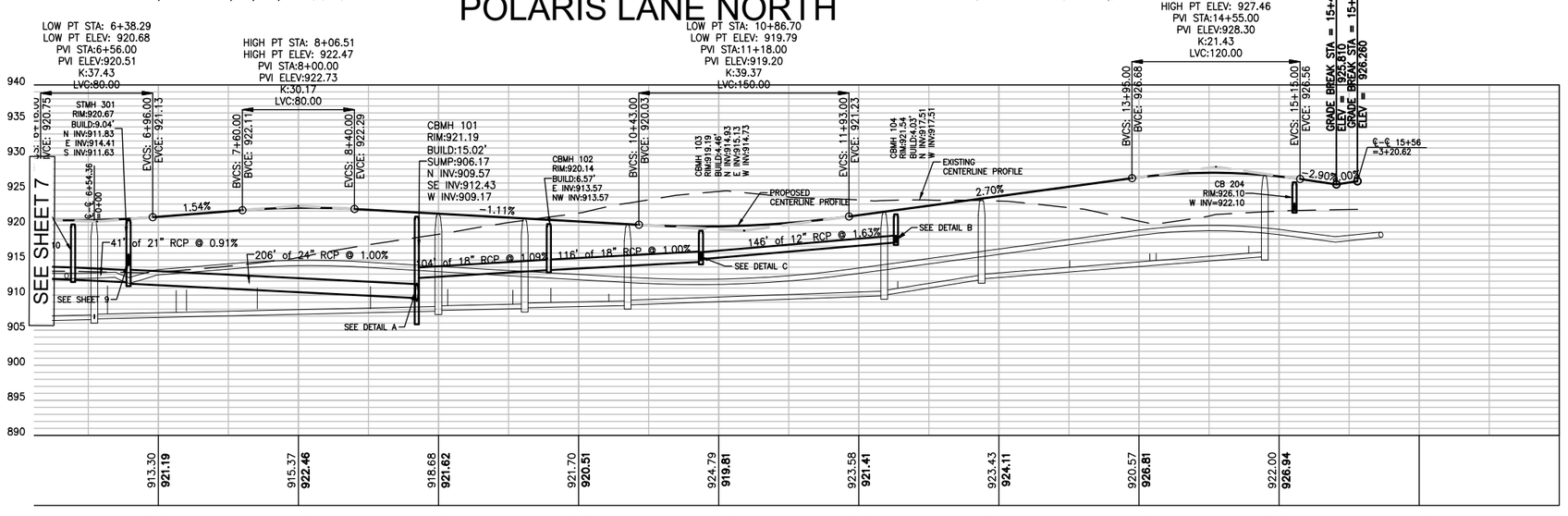
PROJECT NO: 25-010

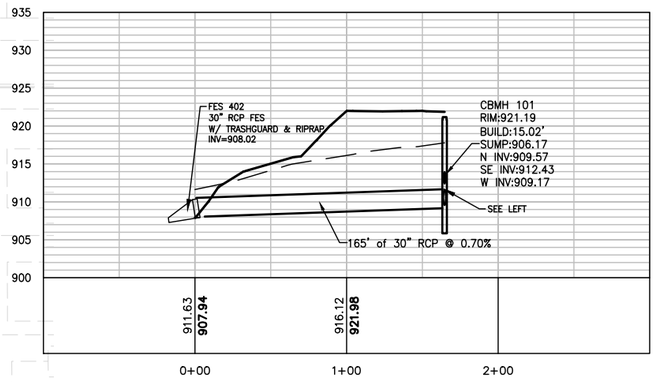
SHEET NO. 7 OF 19 SHEETS

DATE: 11/26/2025

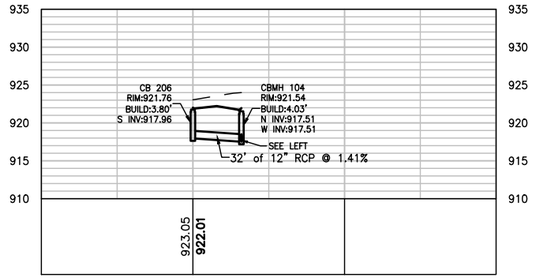


POLARIS LANE NORTH

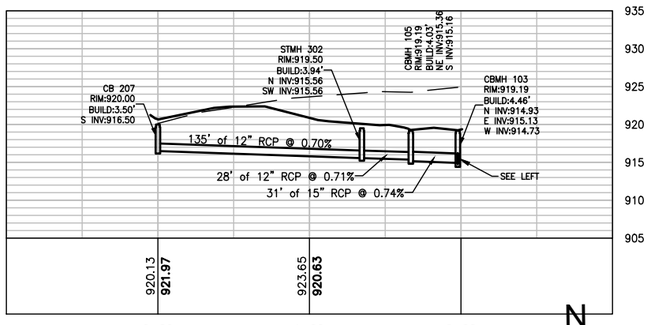




DETAIL A



DETAIL B



DETAIL C

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LEGEND

- IRON MONUMENT FOUND
- UTILITY POLE
- FIRE HYDRANT
- EXISTING CONTOUR
- OHW — OVERHEAD WIRE
- W — WATERMAIN
- S — SANITARY SEWER
- STORM SEWER
- EXISTING FENCE
- x1011.2 EXISTING ELEVATION.
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- E ELECTRIC METER/BOX
- G GAS METER/BOX
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N

0 50 100
GRAPHIC SCALE IN FEET

SEE SHEET 3 FOR STREET & STORM SEWER NOTES & STRUCTURE SCHEDULE

REVISIONS

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● Civil Engineering ● Land Planning
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Martin P. Campion -Lic. # 19901 Date:

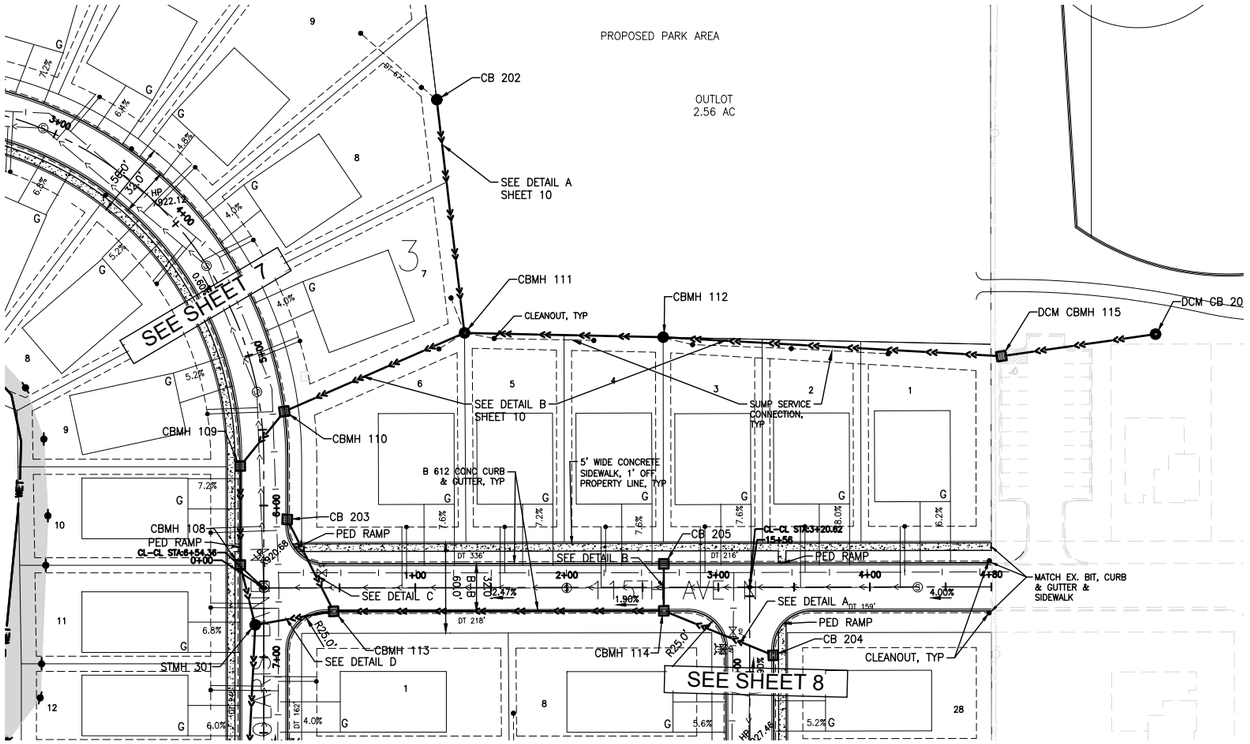
SUNDANCE GREENS 12TH ADDITION
SUNDANCE DEVELOPMENT, LLC
DAYTON , MINNESOTA

STREET & STORM SEWER PLAN
POLARIS LANE NORTH

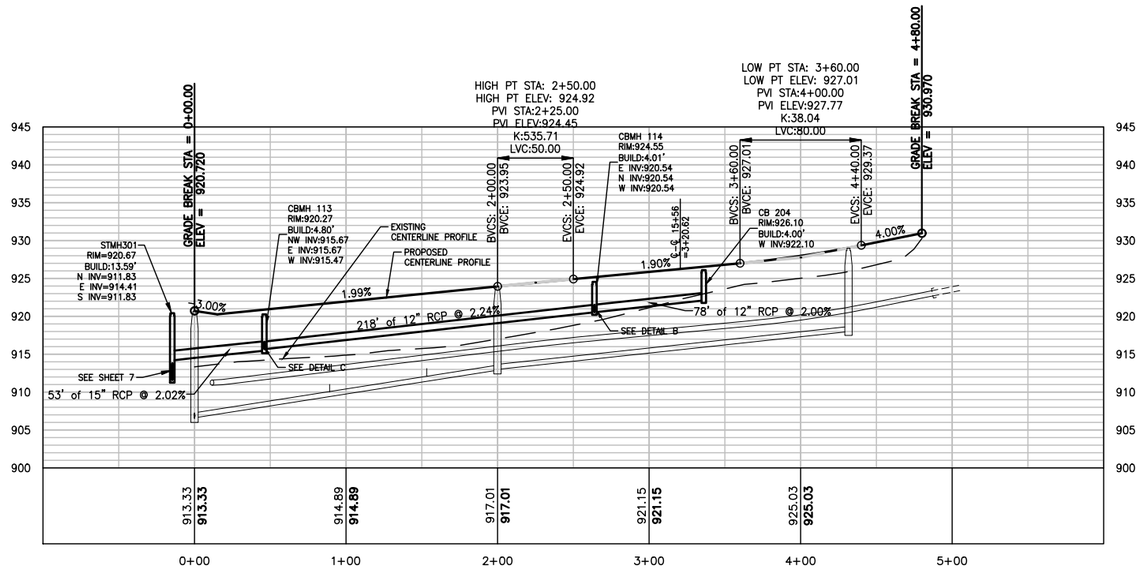
PROJECT NO: 25-010

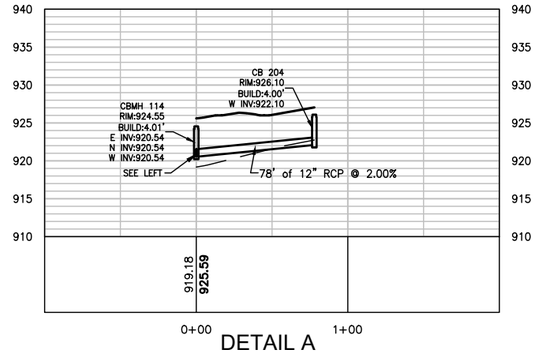
SHEET NO. 8 OF 19 SHEETS

DATE: 11/26/2025



115TH AVE NORTH





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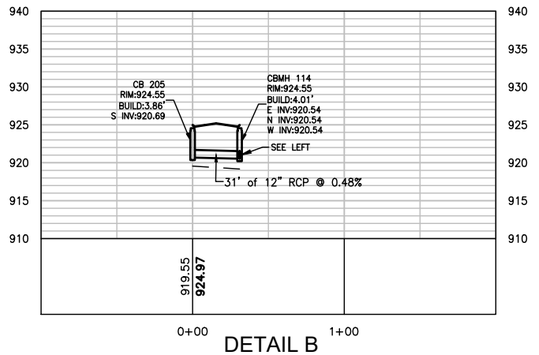
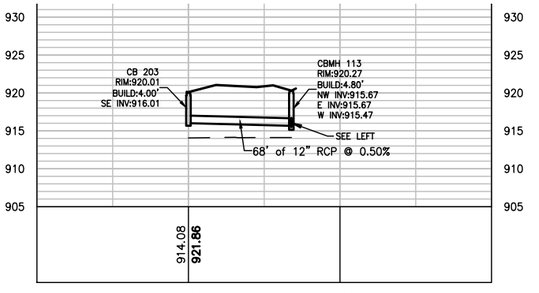
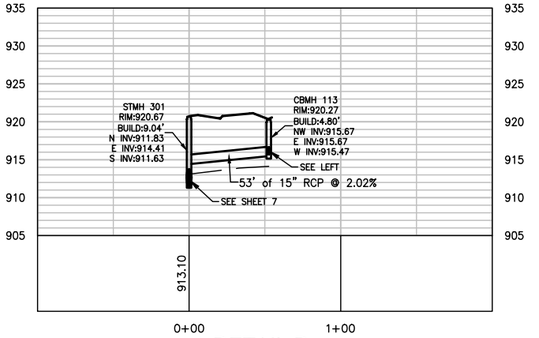


DETAIL B



DETAIL C



DETAIL D

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GRAPHIC SCALE IN FEET

SEE SHEET 3 FOR STREET & STORM SEWER NOTES & STRUCTURE SCHEDULE

REVISIONS

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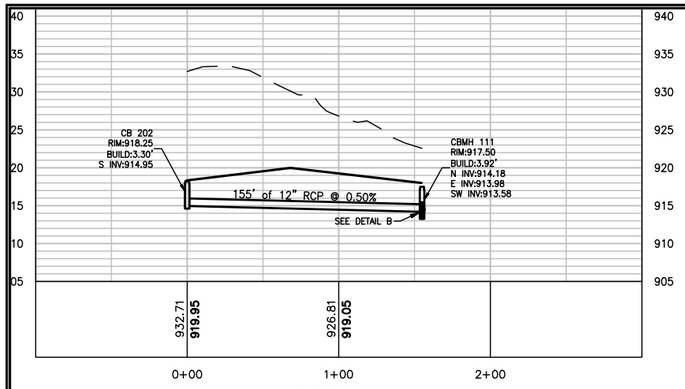
SUNDANCE GREENS 12TH ADDITION
SUNDANCE DEVELOPMENT, LLC
DAYTON , MINNESOTA

STREET & STORM SEWER PLAN
115TH AVE NORTH

PROJECT NO: 25-010

SHEET NO. 9 OF 19 SHEETS

DATE: 11/26/2025



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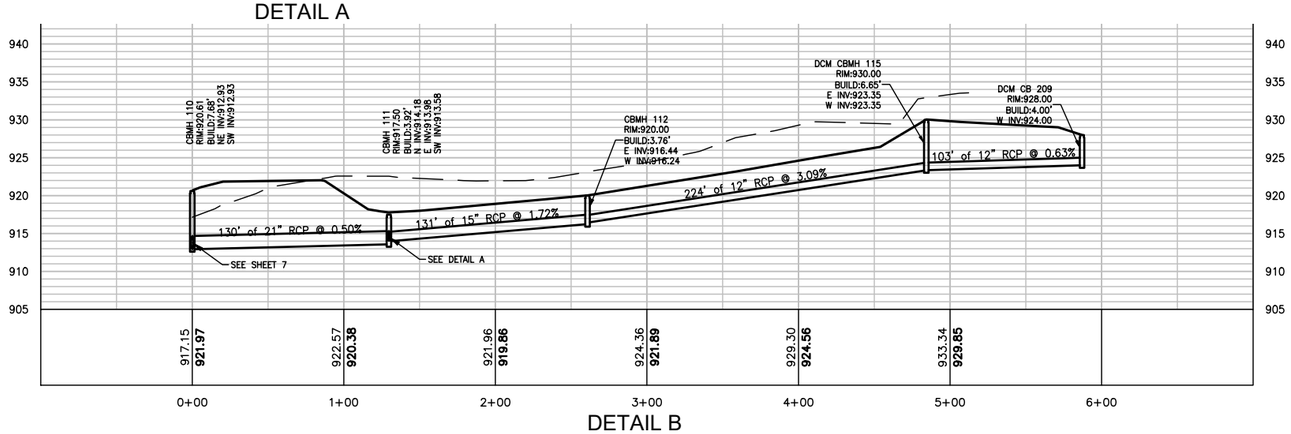

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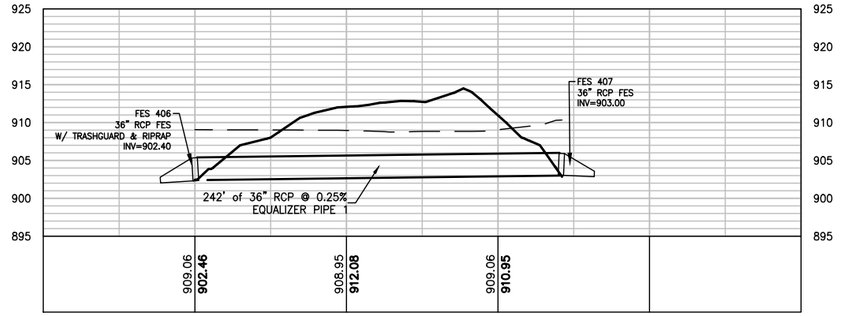

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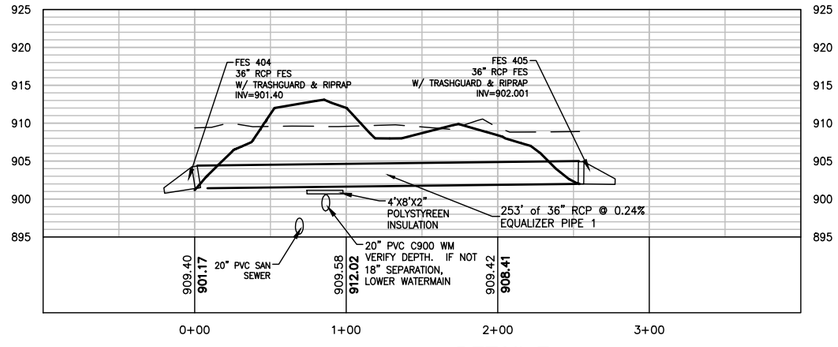
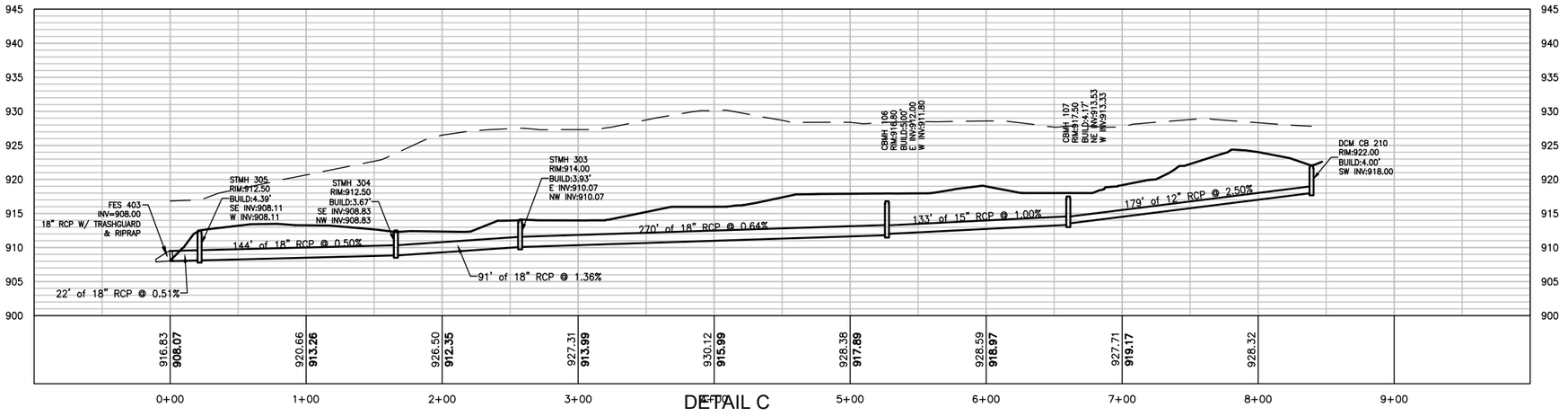


DETAIL E



DETAIL C

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GRAPHIC SCALE IN FEET

SEE SHEET 3 FOR STREET & STORM SEWER NOTES & STRUCTURE SCHEDULE

REVISIONS		

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SUNDANCE GREENS 12TH ADDITION

SUNDANCE DEVELOPMENT, LLC

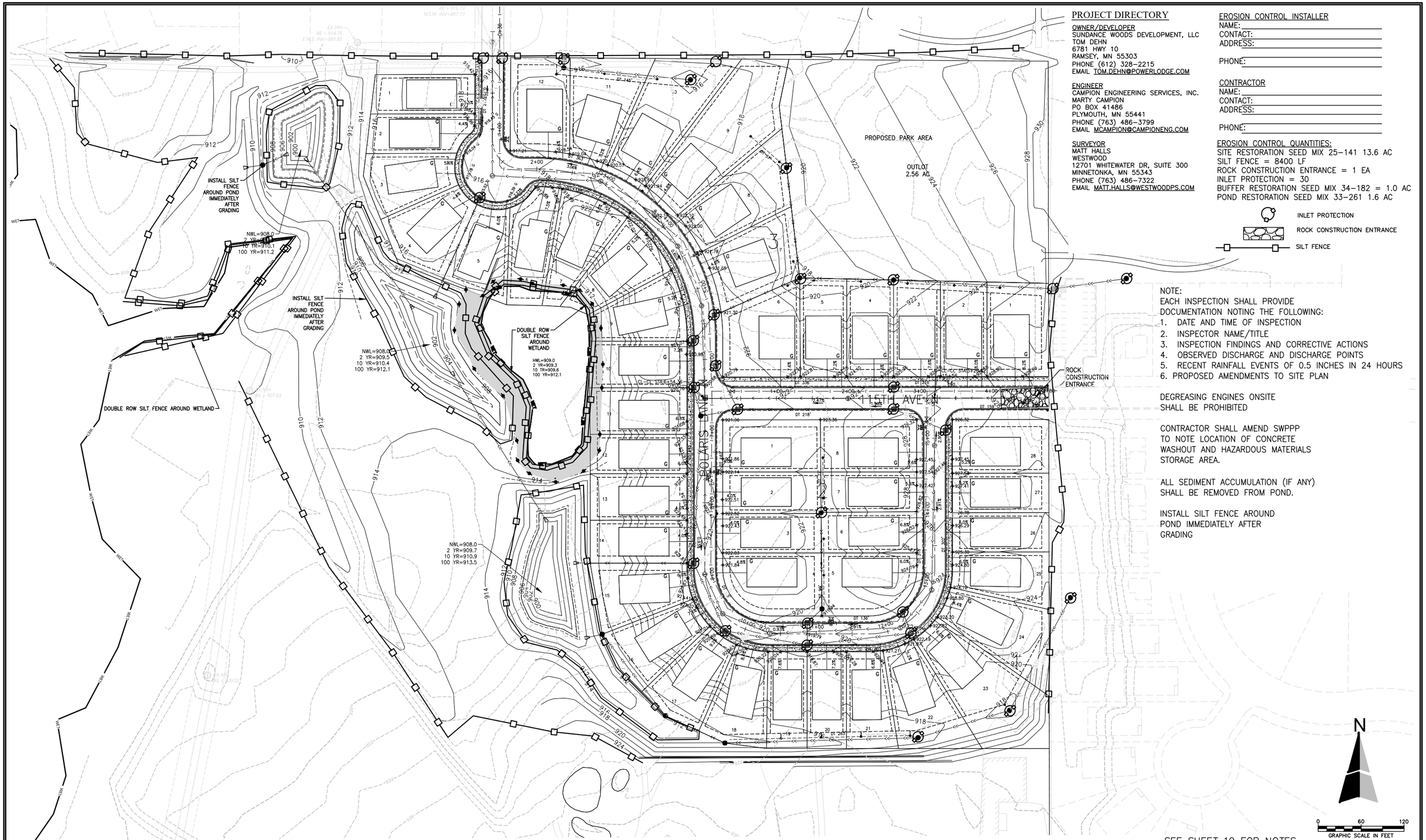
DAYTON , MINNESOTA

STREET & STORM SEWER DETAILS

PROJECT NO: 25-010

SHEET NO. 10 OF 19 SHEETS

DATE: 11/26/2025



PROJECT DIRECTORY

OWNER/DEVELOPER
SUNDANCE WOODS DEVELOPMENT, LLC
TOM DEHN
6781 HWY 10
RAMSEY, MN 55303
PHONE (612) 328-2215
EMAIL TOM.DEHN@POWERLODGE.COM

ENGINEER
CAMPION ENGINEERING SERVICES, INC.
MARTY CAMPION
PO BOX 41486
PLYMOUTH, MN 55441
PHONE (763) 486-3799
EMAIL MCAMPION@CAMPIONENG.COM

SURVEYOR
MATT HALLS
WESTWOOD
12701 WHITEWATER DR, SUITE 300
MINNETONKA, MN 55343
PHONE (763) 486-7322
EMAIL MATT.HALLS@WESTWOODPS.COM

EROSION CONTROL INSTALLER
NAME: _____
CONTACT: _____
ADDRESS: _____
PHONE: _____

CONTRACTOR
NAME: _____
CONTACT: _____
ADDRESS: _____
PHONE: _____

EROSION CONTROL QUANTITIES:
SITE RESTORATION SEED MIX 25-141 13.6 AC
SILT FENCE = 8400 LF
ROCK CONSTRUCTION ENTRANCE = 1 EA
INLET PROTECTION = 30
BUFFER RESTORATION SEED MIX 34-182 = 1.0 AC
POND RESTORATION SEED MIX 33-261 1.6 AC

INLET PROTECTION
ROCK CONSTRUCTION ENTRANCE
SILT FENCE

NOTE:
EACH INSPECTION SHALL PROVIDE DOCUMENTATION NOTING THE FOLLOWING:
1. DATE AND TIME OF INSPECTION
2. INSPECTOR NAME/TITLE
3. INSPECTION FINDINGS AND CORRECTIVE ACTIONS
4. OBSERVED DISCHARGE AND DISCHARGE POINTS
5. RECENT RAINFALL EVENTS OF 0.5 INCHES IN 24 HOURS
6. PROPOSED AMENDMENTS TO SITE PLAN

DEGREASING ENGINES ONSITE SHALL BE PROHIBITED

CONTRACTOR SHALL AMEND SWPPP TO NOTE LOCATION OF CONCRETE WASHOUT AND HAZARDOUS MATERIALS STORAGE AREA.

ALL SEDIMENT ACCUMULATION (IF ANY) SHALL BE REMOVED FROM POND.

INSTALL SILT FENCE AROUND POND IMMEDIATELY AFTER GRADING

N

0 60 120
GRAPHIC SCALE IN FEET

SEE SHEET 19 FOR NOTES

REVISIONS

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SUNDANCE GREENS 12TH ADDITION

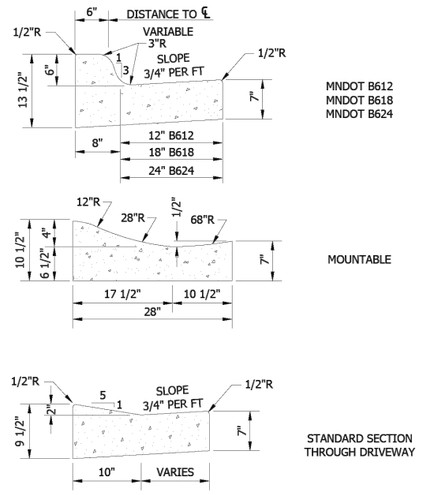
SUNDANCE DEVELOPMENT, LLC

DAYTON , MINNESOTA

STORM WATER POLLUTION PREVENTION PLAN

PROJECT NO: 25-010

DATE: 11/26/2025



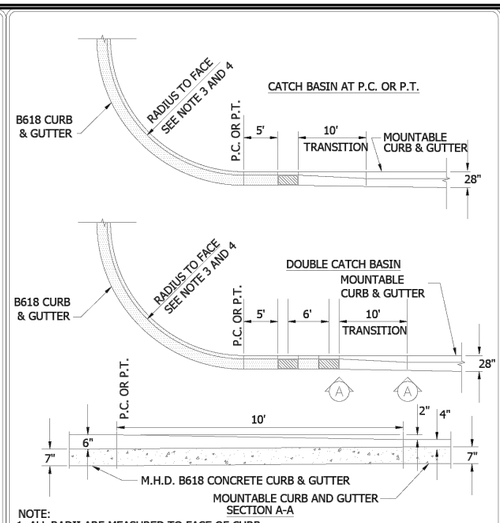
NOTE:
① PLACE A "W" , "S" , AND "CO" STAMP PER CITY PLATE #STR-23 ON FACE OF CURB WHERE CURB & GUTTER CROSSES A WATER OR SEWER SERVICE.

CITY OF Dayton — 2025 DETAIL PLATES REV.1

CURB AND GUTTER

LAST REVISION: DEC 2024

PLATE NO. STR-01



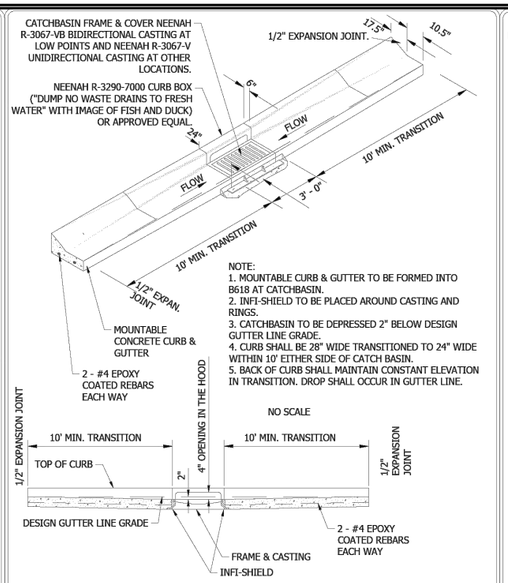
NOTE:
1. ALL RADII ARE MEASURED TO FACE OF CURB.
2. NO CATCH BASINS WILL BE CONSTRUCTED IN THE INTERSECTION RADII.
3. 30' RADII WILL BE REQUIRED AT INTERSECTIONS OF ALL COLLECTOR TO RESIDENTIAL STREETS.
4. 20' RADII WILL BE REQUIRED AT INTERSECTIONS OF ALL RESIDENTIAL TO RESIDENTIAL STREETS.

CITY OF Dayton — 2025 DETAIL PLATES REV.1

CONCRETE CURB & GUTTER TRANSITION

LAST REVISION: OCT 2024

PLATE NO. STR-02

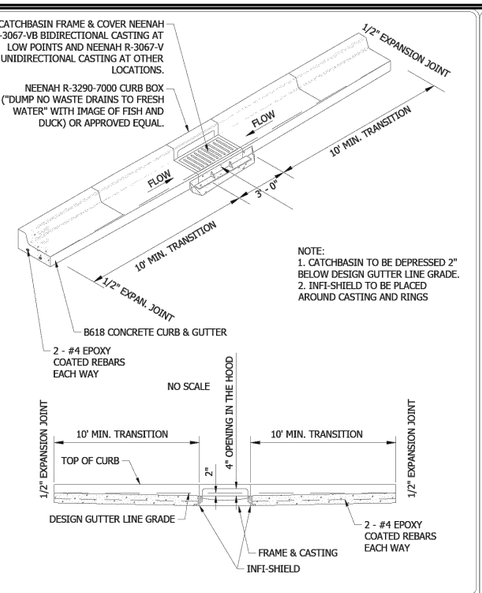


CITY OF Dayton — 2025 DETAIL PLATES REV.1

MOUNTABLE CURB & GUTTER CONSTRUCTION AT CATCH BASIN

LAST REVISION: DEC 2024

PLATE NO. STR-03

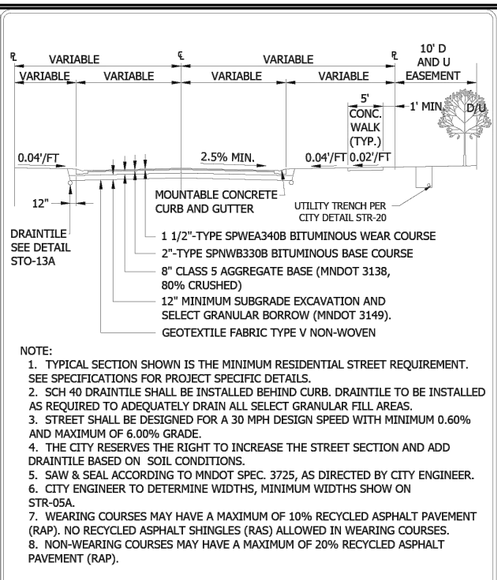


CITY OF Dayton — 2025 DETAIL PLATES REV.1

B618 CURB AND GUTTER CONSTRUCTION AT CATCH BASIN

LAST REVISION: DEC 2024

PLATE NO. STR-04



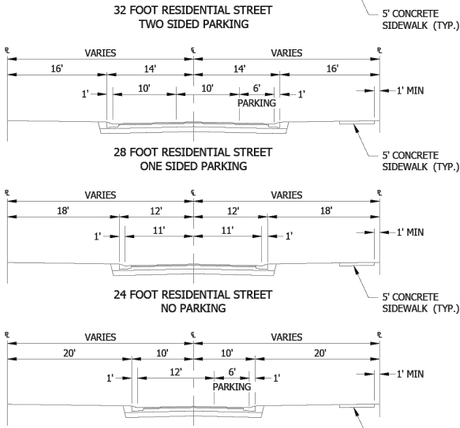
NOTE:
1. TYPICAL SECTION SHOWN IS THE MINIMUM RESIDENTIAL STREET REQUIREMENT. SEE SPECIFICATIONS FOR PROJECT SPECIFIC DETAILS.
2. SCH 40 DRAINTILE SHALL BE INSTALLED BEHIND CURB. DRAINTILE TO BE INSTALLED AS REQUIRED TO ADEQUATELY DRAIN ALL SELECT GRANULAR FILL AREAS.
3. STREET SHALL BE DESIGNED FOR 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 — 2025 DETAIL PLATES REV.1

RESIDENTIAL STREET SECTION

LAST REVISION: DEC 2024

PLATE NO. STR-05

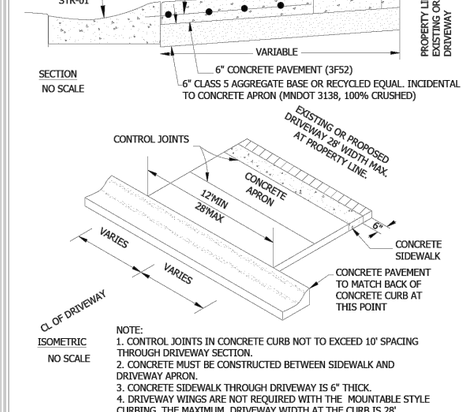


CITY OF Dayton — 2025 DETAIL PLATES REV.1

TYPICAL RESIDENTIAL STREET DIMENSIONS

LAST REVISION: OCT 2024

PLATE NO. STR-05A



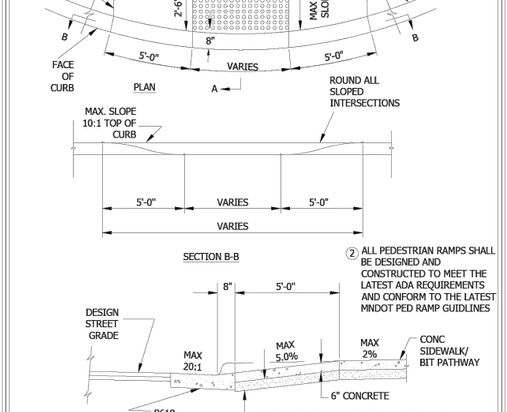
NOTE:
1. CONTROL JOINTS IN CONCRETE CURB NOT TO EXCEED 10' SPACING THROUGH DRIVEWAY SECTION.
2. CONCRETE MUST BE CONSTRUCTED BETWEEN SIDEWALK AND DRIVEWAY APRON.
3. CONCRETE SIDEWALK THROUGH DRIVEWAY IS 6" THICK.
4. DRIVEWAY WINGS ARE NOT REQUIRED WITH THE MOUNTABLE STYLE CURBING. THE MAXIMUM DRIVEWAY WIDTH AT THE CURB IS 28'. MAXIMUM WIDTH OF DRIVEWAY AT THE PROPERTY LINE IS ALSO 28'.

CITY OF Dayton — 2025 DETAIL PLATES REV.1

RESIDENTIAL CONCRETE DRIVEWAY APRON WITH SIDEWALK (MOUNTABLE TYPE CURB)

LAST REVISION: OCT 2024

PLATE NO. STR-13



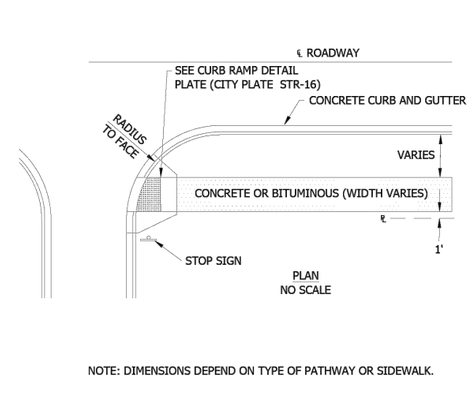
② ALL PEDESTRIAN RAMPS SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE LATEST ADA REQUIREMENTS AND CONFORM TO THE LATEST MNDOT PED RAMP GUIDLINES

CITY OF Dayton — 2025 DETAIL PLATES REV.1

SIDEWALK/BIKE PATH CURB RAMP

LAST REVISION: OCT 2024

PLATE NO. STR-16



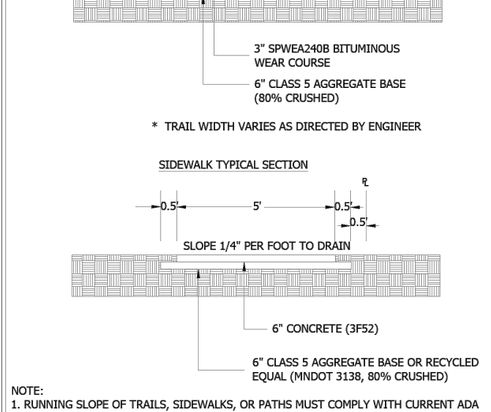
NOTE: DIMENSIONS DEPEND ON TYPE OF PATHWAY OR SIDEWALK.

CITY OF Dayton — 2025 DETAIL PLATES REV.1

SIDEWALK/BIKE PATH CURB RAMP GENERAL LOCATION

LAST REVISION: OCT 2024

PLATE NO. STR-17



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 — 2025 DETAIL PLATES REV.1

TYPICAL BIKE PATH AND SIDEWALK SECTIONS

LAST REVISION: DEC 2024

PLATE NO. STR-19

REVISIONS

CAMPION ENGINEERING SERVICES, INC.
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PLYMOUTH, MN 55441
PHONE: (763)486.3799
EMAIL: MCAMPION@CAMPIONENG.COM

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Martin P. Campion —Lic. # 19901 Date: 11/26/2025

SUNDANCE GREENS 12TH ADDITION

SUNDANCE DEVELOPMENT, LLC

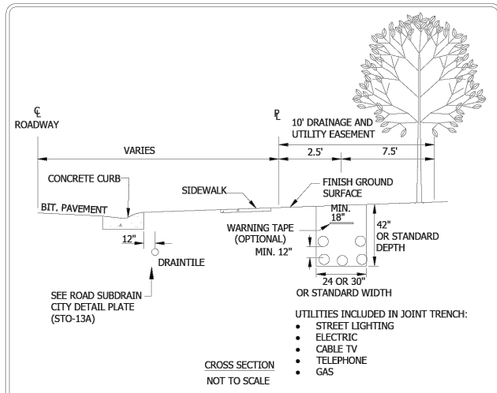
DAYTON , MINNESOTA

DETAILS

PROJECT NO: 25-010

SHEET NO. 12 OF 19 SHEETS

DATE: 11/26/2025



CROSS SECTION

NOT TO SCALE

UTILITIES INCLUDED IN JOINT TRENCH:

- STREET LIGHTING
- ELECTRIC
- CABLE TV
- TELEPHONE
- GAS

NOTE:

1. ALL CONDUIT CROSSINGS UNDER ROADWAYS SHALL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL THE CORRECT SIZE AND NUMBER FOR ALL UTILITIES. THE CONTRACTOR SHALL ALSO INSTALL ONE ADDITIONAL CONDUIT CROSSING FOR FUTURE USE.
2. THE CITY REQUIRES JOINT TRENCHING FOR INSTALLATION OF UTILITIES WITHIN CITY UTILITY EASEMENTS. ALL TRENCHES SHALL BE COMPACTED.
3. ALL CURB STOPS AND BOXES WILL BE LOCATED 9' FROM THE PROPERTY LINE WITHIN THE DRAINAGE AND UTILITY EASEMENT.
4. STREET LIGHTS SHALL BE PLACED AS CLOSE TO 300' INTERVALS AS POSSIBLE IN RESIDENTIAL AREAS AND LOCATED ON PROPERTY CORNERS. ALL STREET LIGHT ELECTRICAL LINES SHALL BE RUGGEDIZED TYPE WIRING OR ENCASED IN CONDUIT AND PLACED WITHIN THE JOINT TRENCH.
5. ALL UTILITY BOXES SHALL BE PLACED ON COMMON PROPERTY CORNERS ON BACK SIDE OF DRAINAGE AND UTILITY EASEMENT.

2025 DETAIL PLATES REV.1

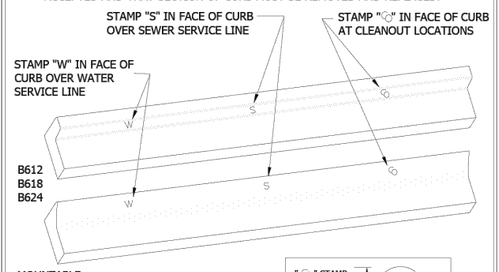
UTILITY AND LANDSCAPE LAYOUT

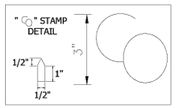
LAST REVISION: OCT 2024

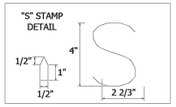
PLATE NO. STR-20

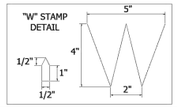
NOTES:

1. ALL NEW AND EXISTING WATER, SEWER SERVICE, AND CLEANOUT LOCATIONS SHALL BE MARKED IN CURB AS SHOWN. STAMPING OF SERVICE LOCATIONS SHALL BE CONSIDERED INCIDENTAL TO THE PRICE OF THE CURB.
2. STAMPS MAY BE BORROWED FROM THE CITY FOR A REFUNDABLE SECURITY DEPOSIT OF $250 EACH.
3. W'S, S'S, AND ◌'S NOT PLACED BY SPECIFIED STAMP WILL NOT BE ACCEPTED AND THAT SECTION OF CURB MUST BE REMOVED AND REPLACED.









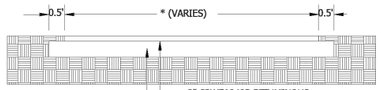
2025 DETAIL PLATES REV.1

SEWER AND WATER SERVICE AND CLEANOUT LOCATION STAMP IN CURB

LAST REVISION: DEC 2024

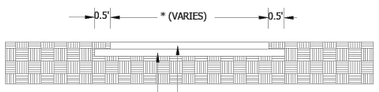
PLATE NO. STR-23

BITUMINOUS DRIVEWAY TYPICAL SECTION



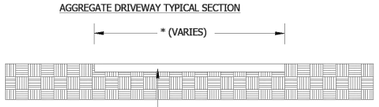
* DRIVEWAY WIDTH VARIES

CONCRETE DRIVEWAY TYPICAL SECTION



* DRIVEWAY WIDTH VARIES

AGGREGATE DRIVEWAY TYPICAL SECTION



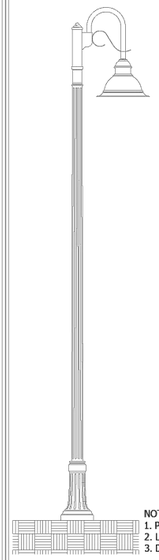
* DRIVEWAY WIDTH VARIES

2025 DETAIL PLATES REV.1

TYPICAL RESIDENTIAL DRIVEWAY SECTIONS

LAST REVISION: DEC 2024

PLATE NO. STR-24



NOTES:

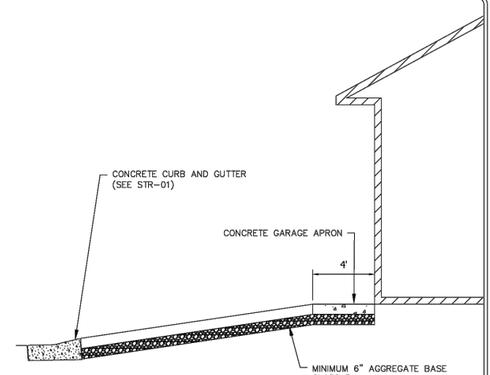
1. PROVIDE LIGHTING PLAN WITH IDENTIFIED PROPOSED LOCATION OF LIGHTS.
2. LIGHTING ACCESSORIES MAYBE ADDED BY THE CITY ENGINEER.
3. DOMUS STYLE LIGHTING WILL BE REQUIRED.

2025 DETAIL PLATES REV.1

RESIDENTIAL STREET LIGHTING

LAST REVISION: OCT 2024

PLATE NO. STR-29



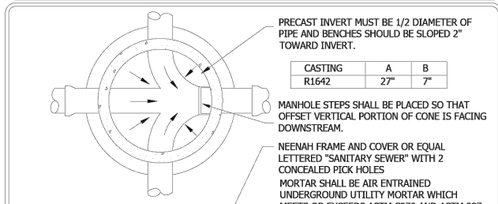
1. PANEL WIDTH SHALL NOT EXCEED 10 FEET WITHOUT A CONTRACTION JOINT.
2. JOINTING TO MATCH INTO DRIVEWAY JOINTING IF APPLICABLE.
3. MAXIMUM DRIVEWAY WIDTH = 28'.
4. MINIMUM DISTANCE FROM LOT LINE = 5' AS MEASURED FROM THE BACK OF CURB.
5. ALL DRIVEWAYS MUST BE AT LEAST 60' FROM INTERSECTIONS MEASURED FROM C-C TO CENTER OF DRIVEWAY.

2025 DETAIL PLATES REV.1

RESIDENTIAL DRIVEWAY AND GARAGE APRON

LAST REVISION: DEC 2024

PLATE NO. STR-30



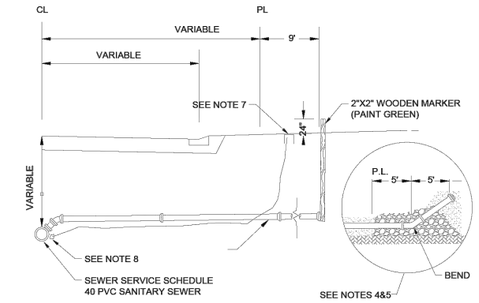
CASTING	A	B
R1642	27"	7"

2025 DETAIL PLATES REV.1

SANITARY SEWER MANHOLE

LAST REVISION: DEC 2024

PLATE NO. SAN-01



NOTES:

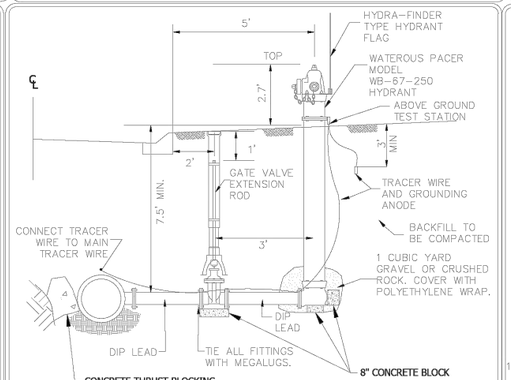
1. SEWER SERVICES. 4" (UNLESS OTHERWISE SPECIFIED ON PLANS) SCHEDULE 40 PVC SEWER PIPE
2. PIPE JOINTS SHALL BE NON GASKETED, SOLVENT WELD TYPE.
3. SLOPE ¼" PER FOOT MINIMUM.
4. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE 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.

2025 DETAIL PLATES REV.1

SANITARY SEWER SERVICE CONNECTION

LAST REVISION: DEC 2024

PLATE NO. SAN-06



NOTE:

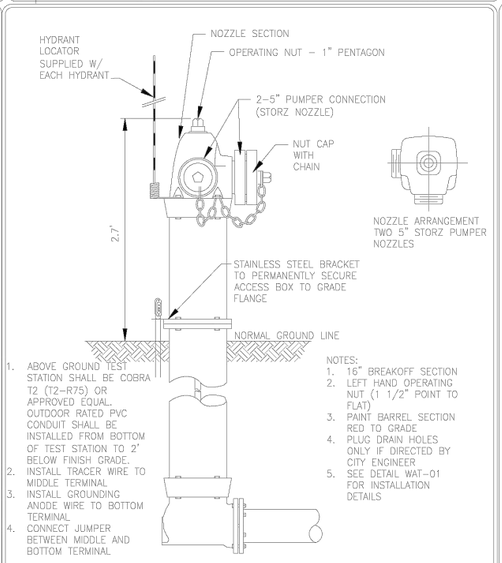
1. FACTORY INSTALLED PLUGS REQUIRED WHENEVER HYDRANTS ARE INSTALLED IN AREAS WITH HIGH GROUNDWATER LEVEL, AS DETERMINED BY DEWATERING REQUIREMENTS AND THE CITY ENGINEER. THE MAIN NOZZLE SHALL BE PAINTED BLUE FOR ALL HYDRANTS WITH PLUGGED DRAIN HOLES.
2. ALL DUCTILE IRON WATERMAIN FITTINGS SHALL BE FUSION BONDED EPOXY COATED, POLYWRAPPED, AND TAPED.
3. HYDRANTS SHALL BE MARKED WITH STAINLESS STEEL TAG FROM FACTORY.
4. CONTRACTOR SHALL SUPPLY TWO HYDRANT FLAGS, ONE TO BE INSTALLED ON THE HYDRANT AND THE SECOND DELIVERED TO THE DAYTON PUBLIC WORKS FACILITY.
5. ALL HYDRANT LEADS ARE TO BE CONSTRUCTED WITH POLYWRAPPED DIP, CLASS 52.
6. ALL WATERMAIN BOLTS SHALL BE COR-BLUE OR APPROVED EQUAL.
7. HYDRANTS SHALL BE PAINTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: FLOW RATE OF 1,000 GPM OR MORE - GREEN; FLOW RATE BETWEEN 500 GPM AND 1000 GPM - YELLOW; FLOW RATE OF 500 GPM OR LESS - RED.
8. TRACER WIRE SHALL BE #12 AWG COPPER CLAD STEEL CORE WIRE WITH MIN. BREAK LOAD OF 450 LBS FOR OPEN CUT INSTALL RATED FOR 30 VOLTS. 45 MIL HMWPE JACKET.
9. ABOVE GROUND TEST STATION SHALL BE COBRA T3 OR APPROVED EQUAL. OUTDOOR RATED PVC CONDUIT SHALL BE INSTALLED FROM BOTTOM OF TEST STATION TO 2' BELOW FINISH GRADE. SEE DETAIL WAT-01A AND WAT-01B FOR CONNECTION DETAILS.
10. MIN 1 LB. DRIVE IN ANODE WITH MIN. 20' WIRE LEAD.
11. CONNECTORS SHALL BE DRYCONN DIRECT BURY LUG AQUA, PRO-TRACE DB, OR APPROVED EQUAL.
12. CONTRACTOR SHALL SUPPLY 1 HYDRANT WRENCH FOR EVERY PHASE OR EVERY 5 HYDRANTS INSTALLED, WHICHEVER IS GREATER.

2025 DETAIL PLATES REV.1

HYDRANT DETAIL

LAST REVISION: OCT 2024

PLATE NO. WAT-01



1. ABOVE GROUND TEST STATION SHALL BE COBRA T2 (T2-R75) OR APPROVED EQUAL. OUTDOOR RATED PVC CONDUIT SHALL BE INSTALLED FROM BOTTOM OF TEST STATION TO 2' BELOW FINISH GRADE.
2. INSTALL TRACER WIRE TO MIDDLE TERMINAL
3. INSTALL GROUNDING ANODE WIRE TO BOTTOM TERMINAL
4. CONNECT JUMPER BETWEEN MIDDLE AND BOTTOM TERMINAL

NOTES:

1. 16" BREAKOFF SECTION
2. LEFT HAND OPERATING NUT (1 1/2" POINT TO FLAT)
3. PAINT BARREL SECTION RED TO GRADE
4. PLUG DRAIN HOLES ONLY IF DIRECTED BY CITY ENGINEER
5. SEE DETAIL WAT-01 FOR INSTALLATION DETAILS

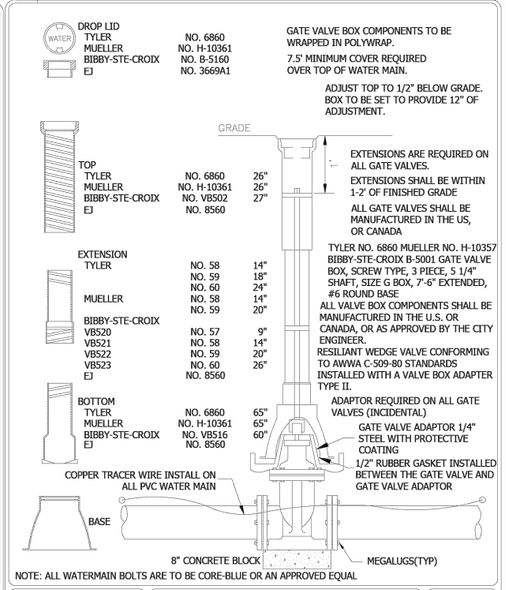
NOTE: HYDRANT SHALL BE PACER MODEL WB-67-250

2025 DETAIL PLATES REV.1

DOUBLE PUMPER PACER HYDRANT DETAIL

LAST REVISION: OCT 2024

PLATE NO. WAT-01A



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

2025 DETAIL PLATES REV.1

GATE VALVE AND BOX INSTALLATION

LAST REVISION: OCT 2024

PLATE NO. WAT-02

REVISIONS

CAMPION ENGINEERING SERVICES, INC.

● Civil Engineering ● Land Planning

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EMAIL: MCAMPION@CAMPIONENG.COM

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

11/26/2025

Martin P. Campion -Lic. # 19901 Date:

SUNDANCE GREENS 12TH ADDITION

SUNDANCE DEVELOPMENT, LLC

DAYTON , MINNESOTA

DETAILS

PROJECT NO: 25-010

SHEET NO. 13 OF 19 SHEETS

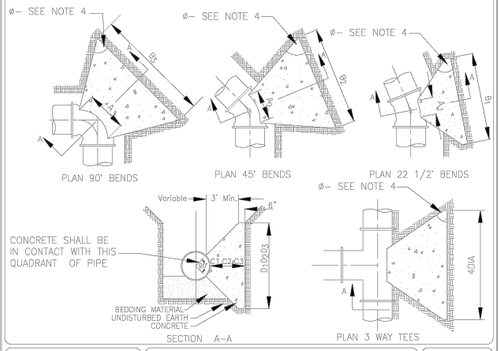
DATE: 11/26/2025

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		45° BEND		90° BEND	
	B_1	D_1	B_2	D_2	B_3	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.

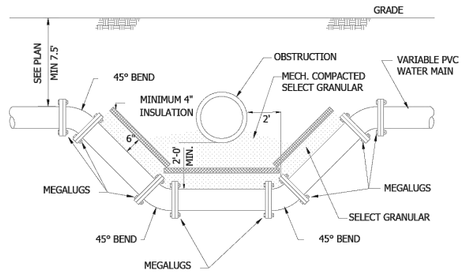


CITY OF Dayton
2025 DETAIL PLATES REV.1

CONCRETE THRUST BLOCKING

LAST REVISION: DEC 2024

PLATE NO. WAT-04



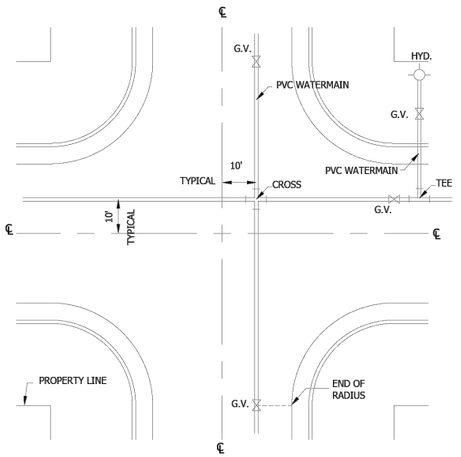
NOTE:
1. ALL FITTINGS SHALL BE FUSION BONDED EPOXY COATED DUCTILE IRON TO MEET OR EXCEED ANSI/AWWA C550 AND C116/A21.116 REQUIREMENTS.
2. MEGALUGS WILL NOT BE ALLOWED ON ANY CIP WATER MAIN.
3. SELECT GRANULAR WILL BE REQUIRED BETWEEN INSULATION, WATER MAIN, AND OBSTRUCTION.
4. ALL BENDS SHALL HAVE MEGALUGS WITH BLOCKING IN ACCORDANCE WITH STANDARD PLATE WAT-04.
5. COPPER TRACER WIRE SHALL BE USED ON PVC WATER MAIN
6. ALL WATER MAIN BOLTS SHALL BE CORE-BLUE OR APPROVED EQUAL.
7. ALL DIP FITTINGS SHALL BE POLY WRAPPED AND TAPED.
8. ALTERNATIVE OFFSET STRATEGIES MAY BE ALLOWED AT THE DISCRETION OF THE ENGINEER.
9. INSULATION AND BACKFILL REQUIREMENTS SHALL APPLY TO ALL CROSSINGS WITH MINIMAL SEPARATION. IF LESS THAN 2' OF SEPARATION IS PRESENT, ADDITIONAL INSULATION WILL BE REQUIRED AT THE DISCRETION OF THE CITY ENGINEER.

CITY OF Dayton
2025 DETAIL PLATES REV.1

WATER MAIN OFFSET

LAST REVISION: DEC 2024

PLATE NO. WAT-05



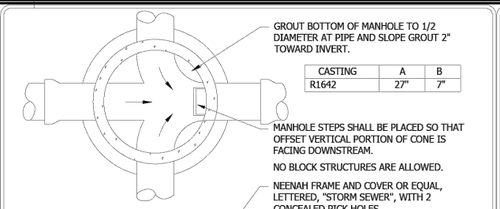
NOTE:
1. SEE DETAIL PLATE WAT-01 FOR TYPICAL HYDRANT AND GATE VALVE LAYOUT.
2. SEE DETAIL PLATE SER-01 FOR TYPICAL WATER SERVICE CONNECTION.
3. ALL WATERMAIN SHALL BE PLACED NORTH AND EAST OF THE CENTER LINE OF ROAD.
4. ALL DUCTILE IRON WATERMAIN FITTINGS SHALL BE FUSION BONDED EPOXY COATED, POLYWRAPPED, AND TAPED.
5. ALL PVC WATERMAIN SHALL HAVE A COPPER TRACER WIRE.
6. TRACER WIRE CONNECTOR SHALL BE DRY CONN DIRECT BURY LUG AQUAL, PRO-TRACE DB OR APPROVED EQUAL.
7. ALL VALVES TO HAVE 3' OF PIPE MINIMUM BETWEEN TEES, CROSSES, & HYDRANTS.

CITY OF Dayton
2025 DETAIL PLATES REV.1

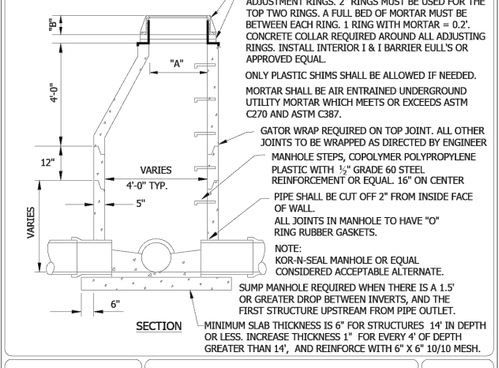
TYPICAL GATE VALVE LAYOUT

LAST REVISION: DEC 2024

PLATE NO. WAT-06



CASTING	A	B
R1642	27"	7"



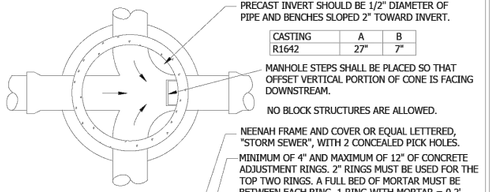
MINIMUM SLAB THICKNESS IS 6" FOR STRUCTURES 14' IN DEPTH OR LESS. INCREASE THICKNESS 1" FOR EVERY 4' OF DEPTH GREATER THAN 14', AND REINFORCE WITH 6" X 6" 10/10 MESH.

CITY OF Dayton
2025 DETAIL PLATES REV.1

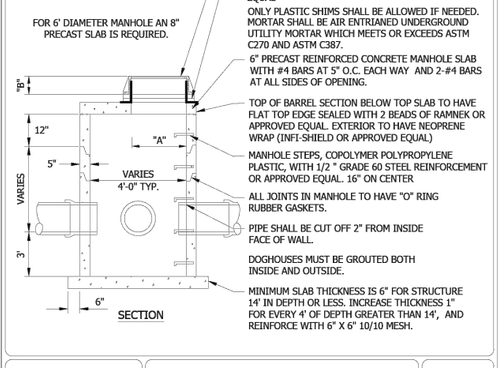
STORM SEWER JUNCTION MANHOLE

LAST REVISION: DEC 2024

PLATE NO. STO-01



CASTING	A	B
R1642	27"	7"



MINIMUM SLAB THICKNESS IS 6" FOR STRUCTURE 14' IN DEPTH OR LESS. INCREASE THICKNESS 1" FOR EVERY 4' OF DEPTH GREATER THAN 14', AND REINFORCE WITH 6" X 6" 10/10 MESH.

CITY OF Dayton
2025 DETAIL PLATES REV.1

STORM SEWER MANHOLE WITH REINFORCED TOP SLAB & SUMP

LAST REVISION: DEC 2024

PLATE NO. STO-02

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.

MINIMUM OF 4" AND MAXIMUM OF 12" OF CONCRETE ADJUSTMENT RINGS. 2" RINGS MUST BE USED FOR THE TOP TWO RINGS. A FULL BED OF MORTAR MUST BE BETWEEN EACH RING. 1 RING WITH MORTAR = 0.2'. CONCRETE COLLAR REQUIRED AROUND ALL ADJUSTING RINGS. INSTALL EXTERIOR I & I OR APPROVED EQUAL.
6" PRECAST REINFORCED CONCRETE SLAB
TOP OF BARREL SECTION UNDER TOP SLAB TO HAVE FLAT TOP EDGE SEALED WITH 2 BEADS OF RAMNEK OR APPROVED EQUAL. EXTERIOR TO HAVE GATOR WRAP OR APPROVED EQUAL.
ALL JOINTS IN MANHOLE TO HAVE "O" RING RUBBER GASKETS
PRECAST CONCRETE SECTION
MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2 " GRADE 60 STEEL REINFORCEMENT OR APPROVED EQUAL SPACED 16" ON CENTER
MINIMUM SLAB THICKNESS, 6" FOR STRUCTURES 14' IN DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14' AND REINFORCE WITH 6"X6" 10/10 MESH.

CITY OF Dayton
2025 DETAIL PLATES REV.1

CATCH BASIN MANHOLE

LAST REVISION: DEC 2024

PLATE NO. STO-03

MINIMUM OF 4" AND MAXIMUM OF 12" OF CONCRETE ADJUSTMENT RINGS. 2" RINGS MUST BE USED FOR THE TOP TWO RINGS. A FULL BED OF MORTAR MUST BE BETWEEN EACH RING. 1 RING WITH MORTAR = 0.2'; MAX. HORIZONTAL OFFSET=0.25'. INSTALL EXTERNAL INFI-SHIELD OR APPROVED EQUAL

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.

6" PRECAST REINFORCED CONCRETE SLAB
TOP OF BARREL SECTION UNDER TOP SLAB TO HAVE FLAT TOP EDGE SEALED WITH 2 BEADS OF RAMNEK OR APPROVED EQUAL. EXTERIOR TO HAVE GATOR WRAP OR APPROVED EQUAL.
ALL JOINTS IN MANHOLE TO HAVE "O" RING RUBBER GASKETS
PRECAST CONCRETE SECTION
MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2 " GRADE 60 STEEL REINFORCEMENT OR APPROVED EQUAL SPACED 16" ON CENTER
MINIMUM SLAB THICKNESS, 6" FOR STRUCTURES 14' IN DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14' AND REINFORCE WITH 6"X6" 10/10 MESH

CITY OF Dayton
2025 DETAIL PLATES REV.1

CATCH BASIN MANHOLE WITH SUMP

LAST REVISION: DEC 2024

PLATE NO. STO-04

CITY OF Dayton
2025 DETAIL PLATES REV.1

2' X 3' CATCH BASIN

LAST REVISION: DEC 2024

PLATE NO. STO-05

MINIMUM OF 4" AND MAXIMUM OF 12" OF CONCRETE ADJUSTMENT RINGS. 2" RINGS MUST BE USED FOR THE TOP TWO RINGS. A FULL BED OF MORTAR MUST BE BETWEEN EACH RING. 1 RING WITH MORTAR = 0.2'. CONCRETE COLLAR REQUIRED AROUND ALL ADJUSTING RINGS. MAXIMUM HORIZONTAL OFFSET=0.25' (3")
MANHOLE STEPS COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR EQUAL, SPACED 16" ON CENTER
MINIMUM SLAB THICKNESS 6" FOR STRUCTURES 14' IN DEPTH OR LESS. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14' AND REINFORCE WITH 6" X 6" 10/10 MESH

CITY OF Dayton
2025 DETAIL PLATES REV.1

DOUBLE CATCH BASIN:
CATCH BASIN MANHOLE WITH 2' X 3' CATCH BASIN

LAST REVISION: DEC 2024

PLATE NO. STO-06

CITY OF Dayton
2025 DETAIL PLATES REV.1

CATCH BASIN MANHOLE IN GREENSPACE

LAST REVISION: DEC 2024

PLATE NO. STO-07

REVISIONS

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● Civil Engineering ● Land Planning
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EMAIL: MCAMPION@CAMPIONENG.COM

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
Martin P. Campion –Lic. # 19901 Date: 11/26/2025

SUNDANCE GREENS 12TH ADDITION
SUNDANCE DEVELOPMENT, LLC
DAYTON , MINNESOTA

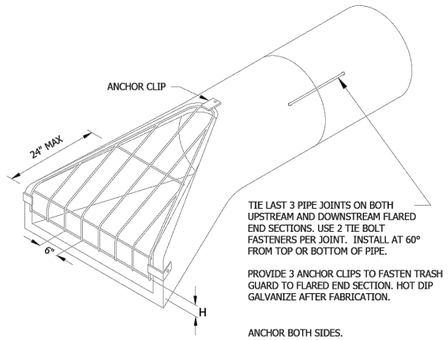
DETAILS

PROJECT NO: 25-010

SHEET NO. 14 OF 19 SHEETS

DATE: 11/26/2025

SEE CITY PLATE NO. STO-09 FOR RIPRAP PLACEMENT.



TIE LAST 3 PIPE JOINTS ON BOTH UPSTREAM AND DOWNSTREAM FLARED END SECTIONS. USE 2 TIE BOLT FASTENERS PER JOINT. INSTALL AT 60° FROM TOP OR BOTTOM OF PIPE.

PROVIDE 3 ANCHOR CLIPS TO FASTEN TRASH GUARD TO FLARED END SECTION. HOT DIP GALVANIZE AFTER FABRICATION.

ANCHOR BOTH SIDES.

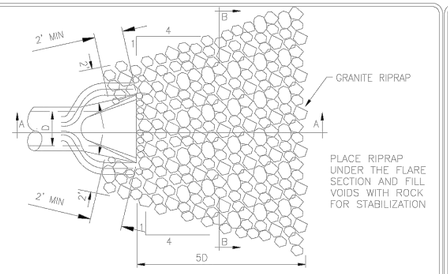
ISOMETRIC

TRASH GUARD SIZING

PIPE SIZE	BARS	'H'	BOLTS
12"-18"	3/4"Ø	4"	5/8"
21"-42"	1"Ø	6"	3/4"
48"-72"	1 1/4"Ø	12"	1"

NOTES:
1. SEE DETAIL STO-09A FOR FLARED END INSTALLATION IN SANDY MATERIAL.
2. INSTALL TRASH GUARD FOR ALL INLET FLARES AND FOR ALL FLARES LESS THAN 42"

2025 DETAIL PLATES REV.1 | FLARED END SECTION AND TRASH GUARD | LAST REVISION: OCT 2024 | PLATE NO. STO-08

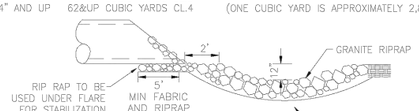


PLAN

RIPRAP REQUIREMENTS

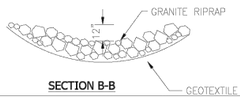
12" TO 18"	8–10 CUBIC YARDS	CL.3
21" TO 27"	12–14 CUBIC YARDS	CL.3
30" TO 36"	16–24 CUBIC YARDS	CL.3
42" TO 48"	30–38 CUBIC YARDS	CL.3
54" AND UP	62&UP CUBIC YARDS	CL.4

(ONE CUBIC YARD IS APPROXIMATELY 2,800 LBS.)



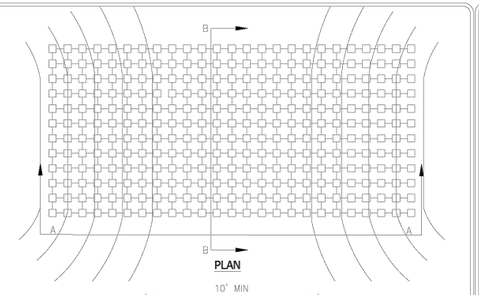
SECTION A-A

NOTES:
1. FILTER BLANKET REQUIRED UNDER RIPRAP OR 2 LAYERS OF 500X MIRAFI FABRIC OR EQUAL.
2. ONLY GRANITE RIPRAP TO BE USED AT OUTLETS.
3. GRADE A SWALE ADJACENT TO BOTH SIDES OF PIPE TO DIRECT WATER AWAY FROM FES.

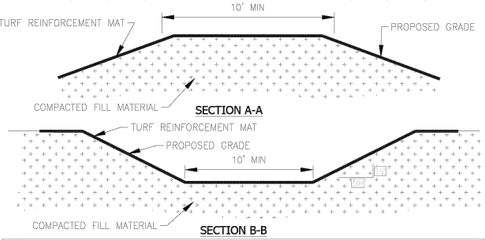


SECTION B-B

2025 DETAIL PLATES REV.1 | RIPRAP AT OUTLETS | LAST REVISION: DEC 2024 | PLATE NO. STO-09



PLAN

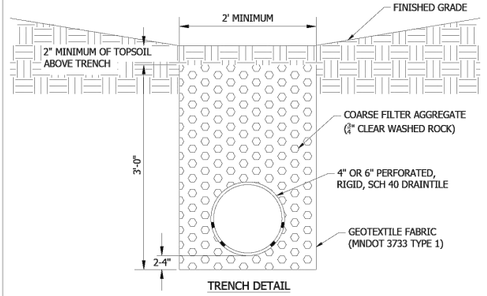


SECTION A-A

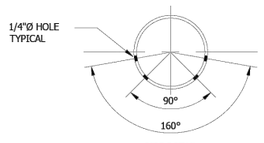
SECTION B-B

NOTES:
1. TURF REINFORCEMENT MAT TO BE INSTALLED TO WATER LEVEL ON INLET SIDE AND DISCHARGE ELEVATION ON OUTLET SIDE.
2. TURF REINFORCEMENT MAT SHALL BE MNDOT ROLLED EROSION PREVENTION PRODUCT – CATEGORY 3N, SUPPETAMES BY INVISIBLE STRUCTURES, OR CITY APPROVED EQUAL AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

2025 DETAIL PLATES REV.1 | TYPICAL POND EOF | LAST REVISION: OCT 2024 | PLATE NO. STO-10



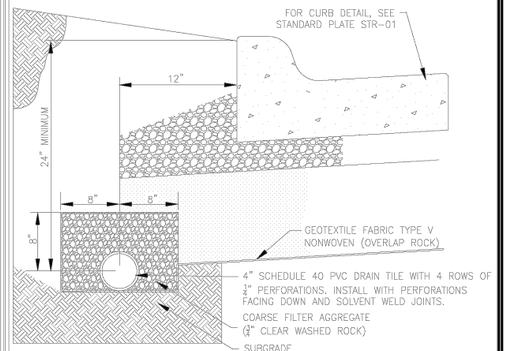
TRENCH DETAIL



PIPE DETAIL

NOTES:
1. FABRIC TO BE WRAPPED ON THE SIDES OF AND UNDER THE FILTER AGGREGATE. DO NOT WRAP FABRIC OVER TOP OF AGGREGATE.
2. PLACE HOLES UP WHEN SUMP PUMP LATERALS ARE PRESENT.
3. DO NOT USE FILTER SOCK AROUND PIPE.

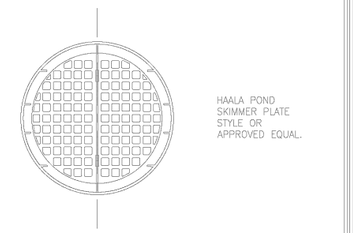
2025 DETAIL PLATES REV.1 | SCH 40 (RIGID) PERFORATED PIPE SWALE INSTALLATION | LAST REVISION: DEC 2024 | PLATE NO. STO-13

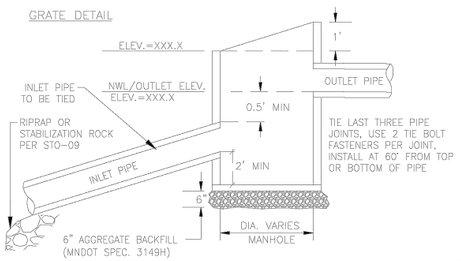


TRENCH DETAIL

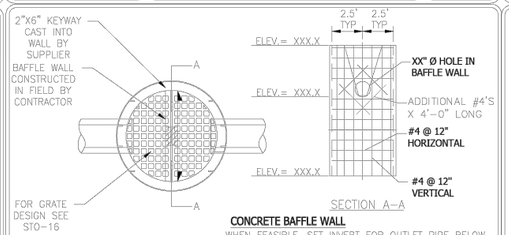
NOTES:
1. PLACE SUB-DRAIN BEHIND ALL CURB & GUTTER 250 LF IN EACH DIRECTION FROM CATCH BASINS LOCATED AT LOCALIZED LOW POINTS AND 150 LF UPSTREAM FROM CATCH BASINS LOCATED IN THE MID-SLOPE.
2. CONNECT SUB-DRAIN TO NEAREST CATCH BASIN. CONNECTION TO BE CORE-DRILLED. DOGHOUSES MUST BE GROUTED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURE.
3. ALL STREETS WITH GRADES LESS THAN 1% WILL REQUIRE STREET DRAIN TILE.
4. SLOPE SUB-DRAIN TO CATCH BASIN.
5. SUB-DRAIN MAY BE DAYLIGHT TO DITCH AS APPROVED BY CITY ENGINEER
6. CLEANOUTS ARE REQUIRED AT A MAXIMUM OF 300 FOOT INTERVALS, AT BENDS, AND AT THE END OF THE RUN. SEE DETAIL STO-18 FOR CLEANOUT FABRICATION.
7. CLEANOUTS TO BE LOCATED AT PROPERTY CORNERS.
8. IF CLEANOUT IS TO BE LOCATED WITHIN 50' OF CATCH BASIN REMOVE CLEANOUT AND TIE DRAIN TILE INTO THE CATCH BASIN.
9. CONTRACTOR TO TELEVISE DRAIN TILE PRIOR TO ACCEPTANCE OF STREET. DRAIN TILE TO BE TELEVISED IN THE PRESENCE OF THE CITY AFTER PRIVATE UTILITIES ARE INSTALLED.

2025 DETAIL PLATES REV.1 | ROAD SUBDRAIN | LAST REVISION: DEC 2024 | PLATE NO. STO-13A





2025 DETAIL PLATES REV.1 | STORM SEWER SKIMMER STRUCTURE | LAST REVISION: OCT 2024 | PLATE NO. STO-15

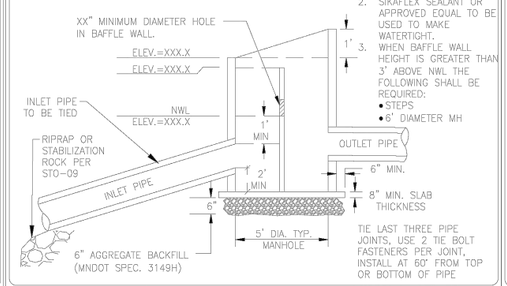


SECTION A–A

CONCRETE BAFFLE WALL

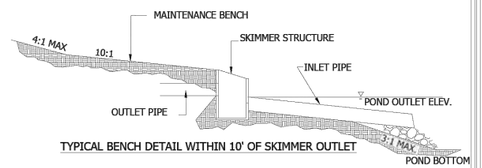
WHEN FEASIBLE, SET INVERT FOR OUTLET PIPE BELOW NWL TO IMPROVE PIPE COVER AND MINIMIZE SLOPE AROUND SKIMMER

SKIMMER GRATE

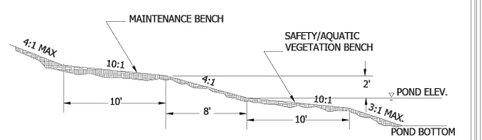


NOTE:
1. BAFFLE WALL TO BE SINGLE PIECE AND WATERTIGHT.
2. SIKAFLEX SEALANT OR APPROVED EQUAL TO BE USED TO MAKE WATERTIGHT.
3. WHEN BAFFLE WALL HEIGHT IS GREATER THAN 3' ABOVE NWL THE FOLLOWING SHALL BE REQUIRED:
   - STEPS
   - 6' DIAMETER MH

2025 DETAIL PLATES REV.1 | STORM SEWER SKIMMER STRUCTURE WITH CONCRETE BAFFLE WALL | LAST REVISION: OCT 2024 | PLATE NO. STO-16



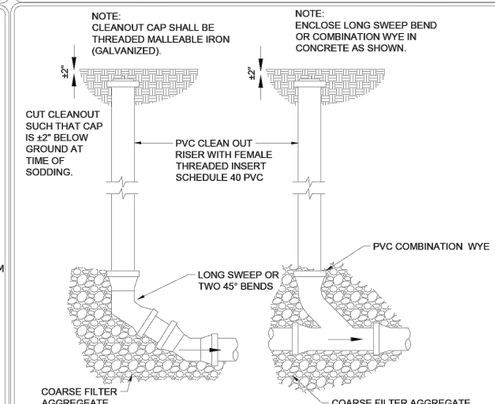
TYPICAL BENCH DETAIL WITHIN 10' OF SKIMMER OUTLET



TYPICAL BENCH DETAIL

NOTES:
1. SEE CITY PLATE STO-15 OR STO-16 FOR SPECIFIC SKIMMER STRUCTURE DETAILS.
2. INLET PIPE SHALL BE TIED AT ALL JOINTS AND ATTACHED TO THE STRUCTURE.

2025 DETAIL PLATES REV.1 | TYPICAL BENCH DETAIL | LAST REVISION: OCT 2024 | PLATE NO. STO-17



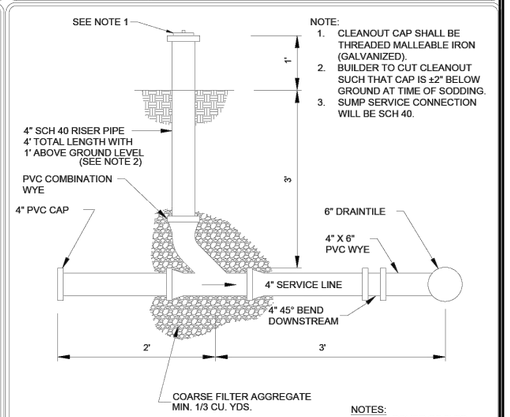
END OF LINE CLEANOUT

IN LINE CLEANOUT

NOTE:
1. IF CLEANOUT IS IN DRIVEWAY, CONTRACTOR MUST INSTALL FORD A-1 CASTING, MARKED WITH "SEWER ON LID".
2. IF CLEANOUT IS IN ROADWAY, CONTRACTOR MUST INSTALL TOP SECTION OF A VALVE BOX WITH LID MARKED "SEWER".

REAR-YARD DRAIN TILE NOTES:
1. CLEANOUTS ARE REQUIRED AT MAXIMUM 300' INTERVALS, AT BENDS, AND AT THE END OF THE RUN. IF CLEANOUT IS LOCATED WITHIN 50' OF CATCHBASIN, TIE DRAINTILE INTO CATCHBASIN
2. CLEANOUTS TO BE INSTALLED AT PROPERTY CORNERS.
3. ADDITIONAL CLEANOUTS TO BE INSTALLED AS DIRECTED BY ENGINEER.

2025 DETAIL PLATES REV.1 | PVC DRAINTILE CLEANOUTS | LAST REVISION: DEC 2024 | PLATE NO. STO-18



NOTES:
1. MIN COVER OF 3' TO TOP OF DRAINTILE FROM FINISH GRADE
2. DRAINAGE SWALES THAT HAVE LESS THAN 2% SLOPE SHALL USE DETAIL STO-13
3. MAINTAIN MINIMUM 2% SLOPE ON SERVICE PIPE TO MAIN.

2025 DETAIL PLATES REV.1 | SUMP SERVICE CONNECTION | LAST REVISION: DEC 2024 | PLATE NO. STO-19

REVISIONS

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EMAIL: MCAMPION@CAMPIONENG.COM

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Martin P. Campion –Lic. # 19901 Date: 11/26/2025

SUNDANCE GREENS 12TH ADDITION

SUNDANCE DEVELOPMENT, LLC

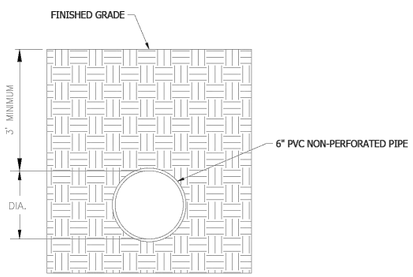
DAYTON , MINNESOTA

DETAILS

PROJECT NO: 25-010

SHEET NO. 15 OF 19 SHEETS

DATE: 11/26/2025



TRENCH DETAIL

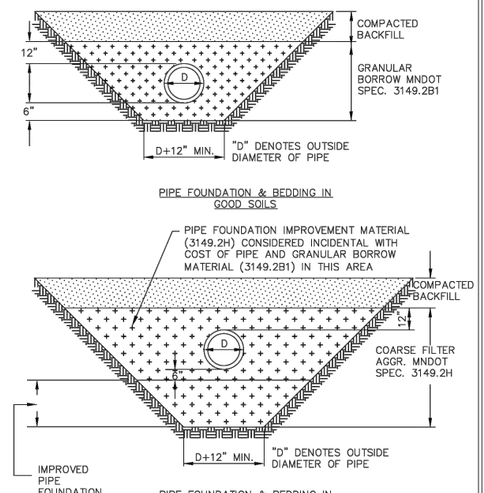
NOTES:
1. MINIMUM COVER OF 3' TO TOP OF DRAINTILE FROM FINISHED GRADE.
2. DRAINAGE SWALES THAT HAVE LESS THAN 2% SLOPE SHALL USE DETAIL STO-13.
3. MAINTAIN MINIMUM 2% SLOPE ON SERVICE PIPE TO MAIN.
4. CONNECTION PER STO-19.

2025 DETAIL PLATES REV.1

BACKYARD DRAIN TILE FOR SUMP CONNECTIONS

LAST REVISION: OCT 2024

PLATE NO. STO-20



PIPE FOUNDATION & BEDDING IN GOOD SOILS

PIPE FOUNDATION & BEDDING IN POOR SOILS

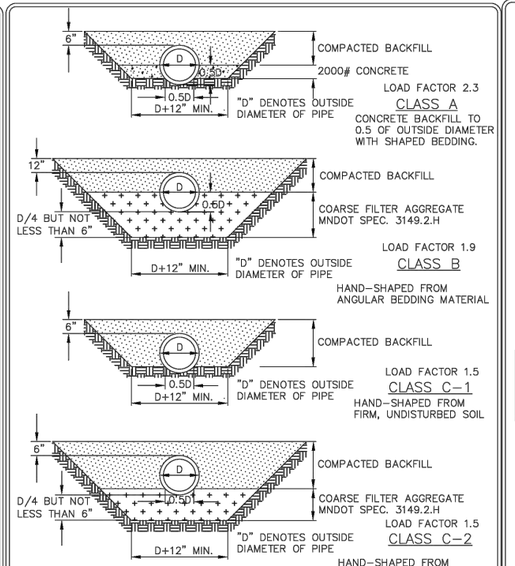
NOTE:
1. SDR-26 SHALL BE USED FOR PIPE DEPTHS 16'-25'. FOR PIPE DEPTHS EXCEEDING 25' C-900 IS TO BE USED.
2. REFERENCE GEN-12 FOR PIPE MATERIAL VS. DEPTH PERFORMANCE.

2025 DETAIL PLATES REV.1

BEDDING METHODS FOR PLASTIC PIPE

LAST REVISION: OCT 2024

PLATE NO. BED-01

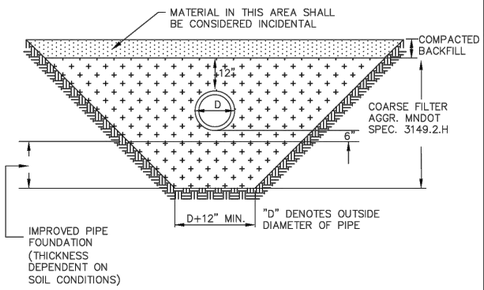


2025 DETAIL PLATES REV.1

BEDDING METHODS FOR RCP AND DIP

LAST REVISION: OCT 2024

PLATE NO. BED-02



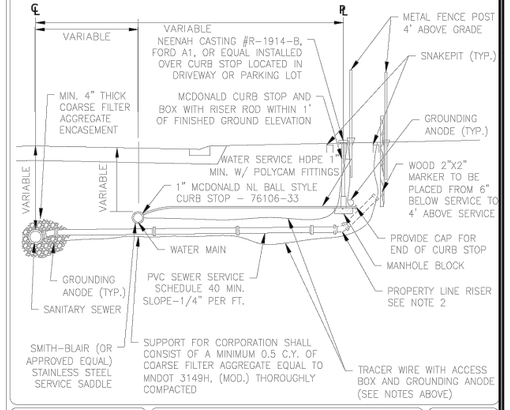
2025 DETAIL PLATES REV.1

IMPROVED FOUNDATION FOR RCP AND DIP

LAST REVISION: OCT 2024

PLATE NO. BED-03

NOTES:
1. ALL NEW CURB BOXES MUST HAVE RISER RODS. WHEN AN EXISTING CURB BOX IS ON A CONSTRUCTION OR RECONSTRUCTION PROJECT, RISER RODS SHALL BE INSTALLED TO ALL CURB BOXES ON THAT PROJECT.
2. INSTALL SERVICE LINES WITH A 45° RISER TO 6' BELOW FINISHED GROUND.
3. PLACEMENT OF CURB STOP AND BOX ON PRIVATE STREETS SHALL BE 9' OUTSIDE OF THE RIGHT OF WAY.
4. TRACER WIRE SHALL BE BROUGHT TO SURFACE ALONG WATERMAIN CURB STOP. INSTALL SNAKEPIT, OR APPROVED EQUAL TRAFFIC RATED TRACER WIRE ACCESS BOX.
5. MIN OF 1 LB. DRIVE IN ANODES WITH MIN 20' WIRE LEAD ARE TO BE INSTALLED AT EVERY TRACER WIRE ACCESS BOX.
6. TRACER WIRE SHALL BE 12 AWG COPPER CLAD STEEL CORE WIRE WITH MIN BREAK LOAD OF 450 LB FOR OPEN CUT INSTALLATION RATED FOR 30 VOLTS. MIN 45 MIL HMWPE JACKET.
7. TRACER WIRE CONNECTOR SHALL BE DRY CONN DIRECT BURY LUG AQUAL, PRO-TRACE DB OR APPROVED EQUAL.
8. SER-01A TO BE USED ON ANY CONSTRUCTION WITH PREVIOUSLY INSTALLED HDPE FUSED FITTINGS. SER-01B SHALL BE USED ON ANY NEW CONSTRUCTION WHERE FUSED FITTINGS HAVE NOT BEEN INSTALLED IN PREVIOUS PHASING OR CONTAINING PREVIOUSLY INSTALLED COMPRESSION FITTINGS



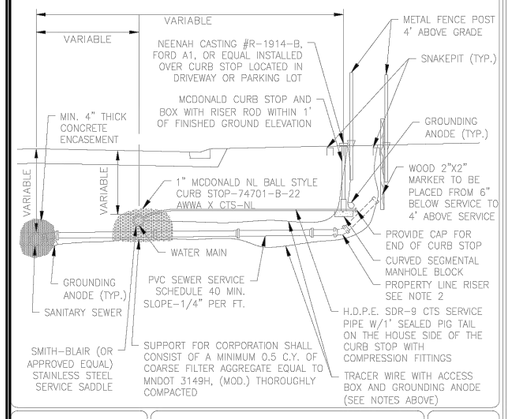
2025 DETAIL PLATES REV.1

SEWER AND FUSED WATER SERVICE CONNECTIONS

LAST REVISION: OCT 2024

PLATE NO. SER-01A

NOTES:
1. ALL NEW CURB BOXES MUST HAVE RISER RODS. WHEN AN EXISTING CURB BOX IS ON A CONSTRUCTION OR RECONSTRUCTION PROJECT, RISER RODS SHALL BE INSTALLED TO ALL CURB BOXES ON THAT PROJECT.
2. INSTALL SERVICE LINES WITH A 45° RISER TO 6' BELOW FINISHED GROUND.
3. PLACEMENT OF CURB STOP AND BOX ON PRIVATE STREETS SHALL BE 9' OUTSIDE OF THE RIGHT OF WAY.
4. TRACER WIRE SHALL BE BROUGHT TO SURFACE ALONG WATERMAIN CURB STOP. INSTALL SNAKEPIT, OR APPROVED EQUAL TRAFFIC RATED TRACER WIRE ACCESS BOX.
5. MIN OF 1 LB. DRIVE IN ANODES WITH MIN 20' WIRE LEAD ARE TO BE INSTALLED AT EVERY TRACER WIRE ACCESS BOX.
6. TRACER WIRE SHALL BE 12 AWG COPPER CLAD STEEL CORE WIRE WITH MIN BREAK LOAD OF 450 LB FOR OPEN CUT INSTALLATION RATED FOR 30 VOLTS. MIN 45 MIL HMWPE JACKET.
7. TRACER WIRE CONNECTOR SHALL BE DRY CONN DIRECT BURY LUG AQUAL, PRO-TRACE DB OR APPROVED EQUAL.
8. WATER SERVICE MUST BE CONTINUOUS WITH NO JOINTS AND STIFFENERS ON ALL FLEXIBLE PLASTIC CONNCECTIONS

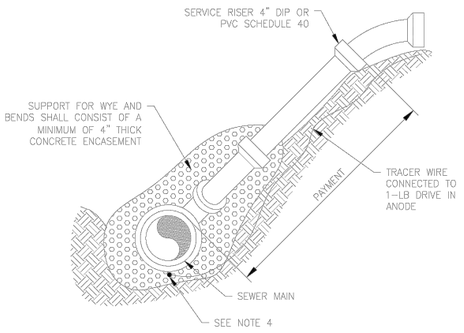


2025 DETAIL PLATES REV.1

SEWER AND COMPRESSION WATER SERVICE CONNECTIONS

LAST REVISION: OCT 2024

PLATE NO. SER-01B



NOTES:
1. WHERE THE SANITARY MAIN IS DEEPER THAN 14.5', SERVICE RISERS SHALL BE REQUIRED.
2. SEE DETAIL SER 1 FOR INFORMATION ON TRACER WIRE AND CONNECTORS.
3. 2' MINIMUM RISER.
4. MIN OF 1 LB. DRIVE IN ANODES WITH 20' WIRE LEAD ARE TO BE INSTALLED AT EVERY SANITARY SERVICE WYE.
5. SEWER DEPTHS OVER 25' AND ALL TRUNK SEWER LINES SHALL USE DUCTILE IRON TEES AND RISERS IN PLACE OF PVC WYES UNLESS OTHERWISE APPROVED BY ENGINEER.
6. WHERE DUCTILE IRON TEE IS USED IN PLACE OF PVC WYE, RISERS TO BE DIP, DIP TO PVC TRANSITION FITTINGS TO BE USED AT TOP OF RISER.
7. ALL SEWER DUCTILE IRON FITTINGS TO BE EPOXY BONDED, ALL SEWER DUCTILE IRON PIPES AND FITTINGS TO HAVE PROTECTO 401 LINER. ALL MATERIALS TO BE AMERICAN MADE.
8. ALL DUCTILE IRON PIPES AND FITTINGS TO BE WRAPPED IN POLY AND TAPED.

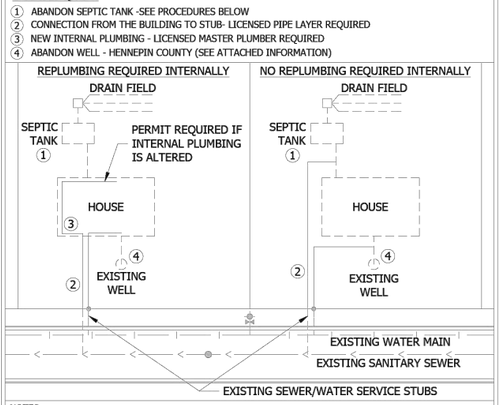
2025 DETAIL PLATES REV.1

SERVICE RISER

LAST REVISION: OCT 2024

PLATE NO. SER-02

PERMITS REQUIRED
1. ABANDON SEPTIC TANK -SEE PROCEDURES BELOW
2. CONNECTION FROM THE BUILDING TO STUB- LICENSED PIPE LAYER REQUIRED
3. NEW INTERNAL PLUMBING - LICENSED MASTER PLUMBER REQUIRED
4. ABANDON WELL - HENNEPIN COUNTY (SEE ATTACHED INFORMATION)



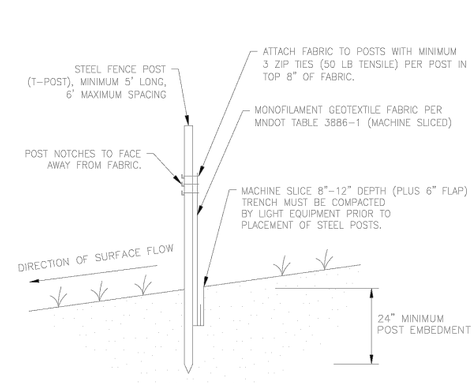
NOTES
1. CURB BOX SHALL NOT BE LOCATED IN DRIVEWAY.
2. ALL SYSTEMS WITH NO FUTURE INTENT FOR USE MUST BE ABANDONED. ALL SOLIDS AND LIQUIDS MUST BE DISPOSED OF ACCORDINGLY BY A LICENSED MAINTENANCE BUSINESS. ALL ELECTRICAL DEVICES AND DEVICES CONTAINING MERCURY MUST BE REMOVED AND DISPOSED OF ACCORDING TO APPLICABLE REGULATIONS. ABANDONED TANKS OR ANY OTHER UNDERGROUND CAVITIES MUST BE REMOVED OR REMAIN IN PLACE AND CRUSHED WITH THE REMAINING CAVITY FILLED WITH SOIL OR ROCK MATERIAL. ACCESS FOR FUTURE DISCHARGE TO THE SYSTEM MUST BE PERMANENTLY DENIED.
3. SANITARY SEWER SERVICE SHALL BE 4" PVC SCHEDULE 40.
4. WATER SERVICE SHALL BE INSTALLED WITH TRACER WIRE.
5. COMPLY WITH MINNESOTA DEPARTMENT OF HEALTH SEPARATION REQUIREMENTS.

2025 DETAIL PLATES REV.1

RESIDENTIAL SEWER AND WATER SERVICE CONNECTIONS FROM STUB TO HOUSE

LAST REVISION: OCT 2024

PLATE NO. SER-05



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.

2025 DETAIL PLATES REV.1

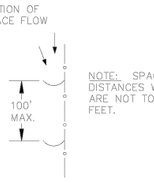
SILT FENCE MACHINE SLICED

LAST REVISION: OCT 2024

PLATE NO. ERO-01A

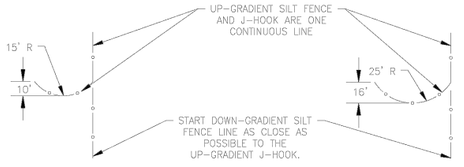
PLAN VIEW

I. SPACING REQUIREMENTS



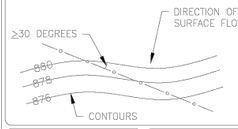
NOTE: SPACING DISTANCES WILL VARY, BUT ARE NOT TO EXCEED 100 FEET.

II. SIZING REQUIREMENTS: J15, J25



J15 - FOR CATCHMENT AREA <0.25 ACRES

J25 - FOR CATCHMENT AREA ≥0.25 ACRES



NOTE:
J-HOOKS SHALL BE USED WHEN THE SILT FENCE IS INSTALLED AT AN ANGLE OF 30 DEGREES OR GREATER FROM PARALLEL TO THE CONTOURS.

2025 DETAIL PLATES REV.1

SILT FENCE J-HOOK

LAST REVISION: OCT 2024

PLATE NO. ERO-01D

REVISIONS

CAMPION ENGINEERING SERVICES, INC.
● Civil Engineering ● Land Planning
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PLYMOUTH, MN 55441
PHONE: (763)486.3799
EMAIL: MCAMPION@CAMPIONENG.COM

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Martin P. Campion -Lic. # 19901 Date: 11/26/2025

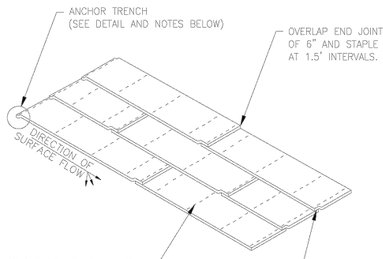
SUNDANCE GREENS 12TH ADDITION
SUNDANCE DEVELOPMENT, LLC
DAYTON , MINNESOTA

DETAILS

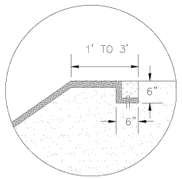
SHEET NO. 16 OF 19 SHEETS

PROJECT NO: 25-010

DATE: 11/26/2025



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

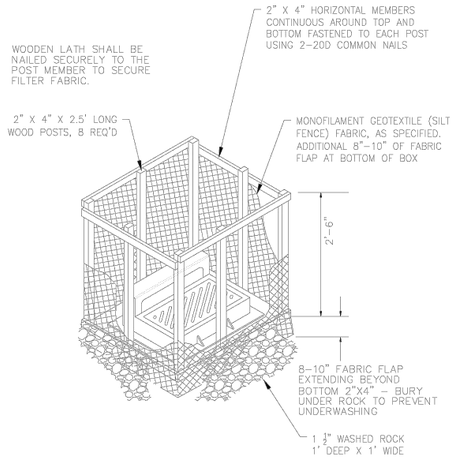


CITY OF Dayton — 2025 DETAIL PLATES REV.1

EROSION CONTROL BLANKET INSTALLATION

LAST REVISION: OCT 2024

PLATE NO. ERO-02



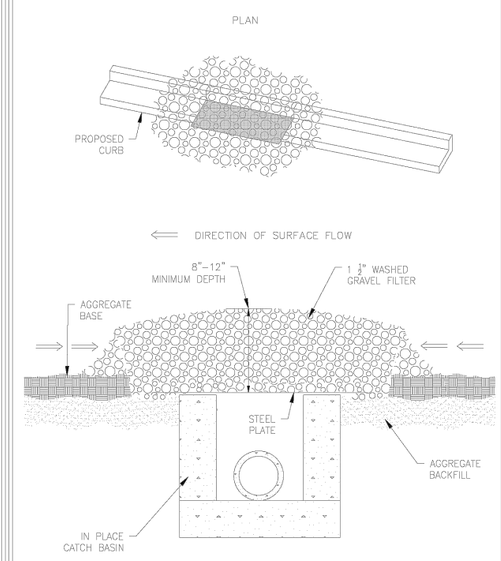
NOTES:
CONTRACTOR SHALL CONSTRUCT SILT BOX TO FIT AROUND THE INLET STRUCTURE WITH 6" MINIMUM CLEARANCE TO EDGES OF STRUCTURE. SILT BOX TO BE PLACED ON AN EVEN SURFACE 6" BELOW STRUCTURE OPENING. TOP OF SILT BOX TO EXTEND 18" MINIMUM ABOVE EXISTING GRADE.

CITY OF Dayton — 2025 DETAIL PLATES REV.1

INLET PROTECTION
SILT BOX FOR CATCH BASIN
BEFORE ROAD CONSTRUCTION

LAST REVISION: OCT 2024

PLATE NO. ERO-04A

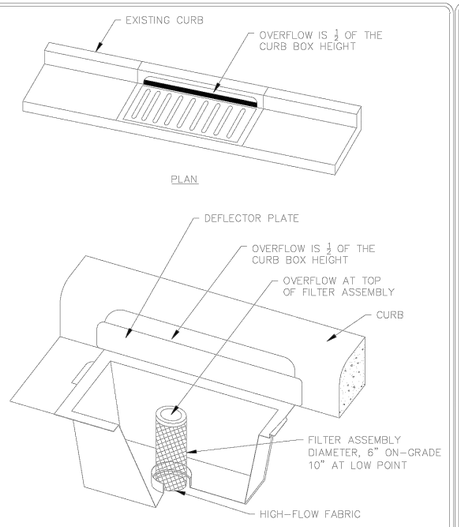


CITY OF Dayton — 2025 DETAIL PLATES REV.1

INLET PROTECTION
ROCK FILTER FOR CATCH BASIN
DURING ROAD CONSTRUCTION

LAST REVISION: OCT 2024

PLATE NO. ERO-04B



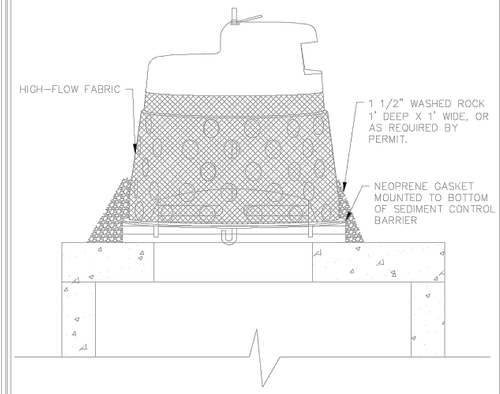
WIMCO ROAD DRAIN CG-3067 HIGH FLOW INLET PROTECTION CURB AND GUTTER MODEL OR CITY-APPROVED EQUAL.

CITY OF Dayton — 2025 DETAIL PLATES REV.1

INLET PROTECTION
CATCH BASIN INSERT
AFTER PAVING

LAST REVISION: OCT 2024

PLATE NO. ERO-04C



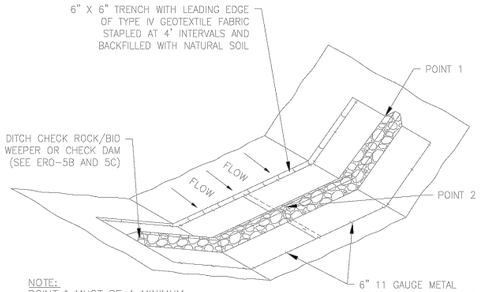
NOTES:
INFRASAFE SEDIMENT CONTROL BARRIER OR CITY-APPROVED EQUAL

CITY OF Dayton — 2025 DETAIL PLATES REV.1

INLET PROTECTION
SILT BOX FOR BEEHIVE CASTING

LAST REVISION: OCT 2024

PLATE NO. ERO-04D



NOTE:
POINT 1 MUST BE A MINIMUM OF 6" HIGHER THAN POINT 2 TO ENSURE THAT WATER FLOWS OVER THE DITCH CHECK AND NOT AROUND THE ENDS.

DITCH CHECK SPACING
(USE FOR DETAILS ERO-5B, 5C, 5D, AND 5E)

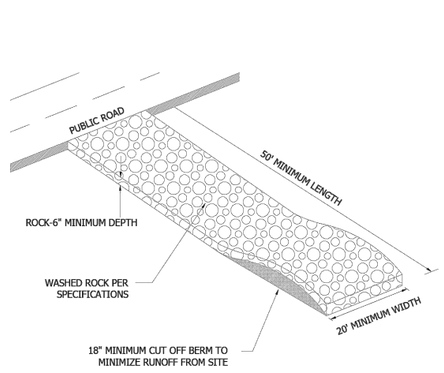
DITCH GRADE (%)	INTERVAL (FT)
2	100
4	75
6	50
8	40
10	25
10+	25

CITY OF Dayton — 2025 DETAIL PLATES REV.1

DITCH CHECK
3D VIEW FOR
5B, 5C SPACING

LAST REVISION: OCT 2024

PLATE NO. ERO-05A



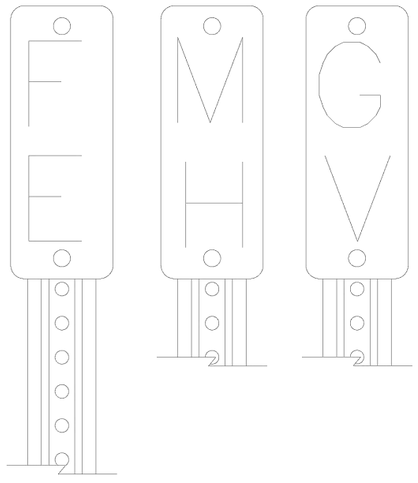
NOTES:
FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK.
ENTRANCE MUST BE MAINTAINED REGULARLY TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS.

CITY OF Dayton — 2025 DETAIL PLATES REV.1

CONSTRUCTION ENTRANCE
ROCK

LAST REVISION: OCT 2024

PLATE NO. ERO-07



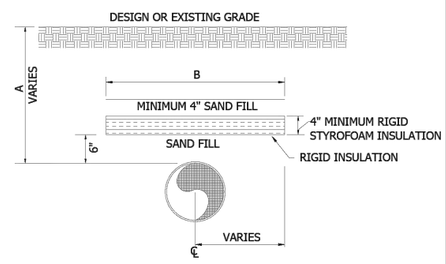
0.063" THICK ALUMINUM SIGN. BLACK LETTERS ON WHITE HIGH INTENSITY REFLECTORIZED BACKGROUND U-CHANNEL POST MINIMUM 3LB/FT 6-6" LONG, PAINTED GREEN. PLACED AS DIRECTED BY CITY ENGINEER.

CITY OF Dayton — 2025 DETAIL PLATES REV.1

STRUCTURE MARKER SIGNS

LAST REVISION: OCT 2024

PLATE NO. GEN-01



NOTE: PIPE SHALL BE CENTERED UNDER INSULATION UNLESS OTHERWISE SPECIFIED.

COVER OVER PIPE - A	WIDTH OF INSULATING BOARD - B
5'	8'
6'	4'

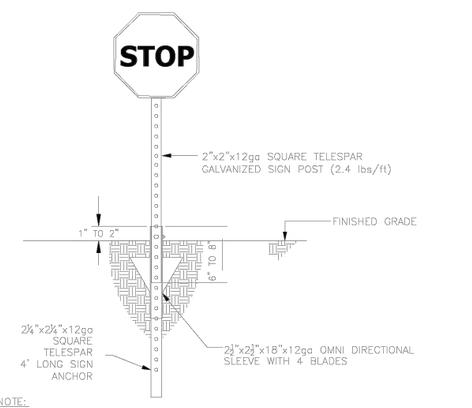
CITY OF Dayton — 2025 DETAIL PLATES REV.1

INSULATION DETAIL

LAST REVISION: OCT 2024

PLATE NO. GEN-02

SIGN NAME	DESIGNATION	SIZE
STOP	R1-1	30"X30"
YIELD	R2-1	36"X36"X36"
SPEED LIMIT	R2-1	24"X30"



NOTE:
1. DESIGN SHALL CONFORM TO THESE REQUIREMENTS EXCEPT AS OTHERWISE APPROVED BY THE CITY ENGINEER.
2. SIGN SHALL BE REFLECTORIZED AS PER MNDOT 3352.2A2B, STANDARD NO. 2.
3. SIGN SHALL BE CONSTRUCTED OF ALUMINUM PER MNDOT 3352.2A1.
4. INSTALLATION SHALL BE IN COMPLIANCE WITH THE LATEST VERSION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

CITY OF Dayton — 2025 DETAIL PLATES REV.1

REGULATORY SIGN DETAIL

LAST REVISION: OCT 2024

PLATE NO. GEN-04

REVISIONS

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I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
Martin P. Campion -Lic. # 19901 Date: 11/26/2025

SUNDANCE GREENS 12TH ADDITION
SUNDANCE DEVELOPMENT, LLC
DAYTON , MINNESOTA

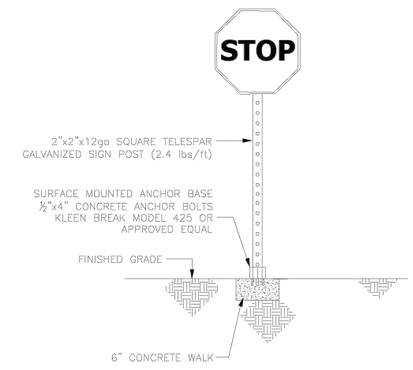
DETAILS

PROJECT NO: 25-010

SHEET NO. 17 OF 19 SHEETS

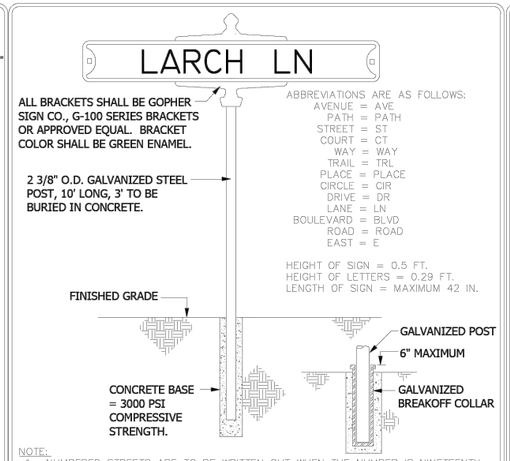
DATE: 11/26/2025

SIGN NAME	DESIGNATION	SIZE
STOP	R1-1	30"X30"
YIELD	R1-2	36"X36"X36"
SPEED LIMIT	R2-1	24"X30"



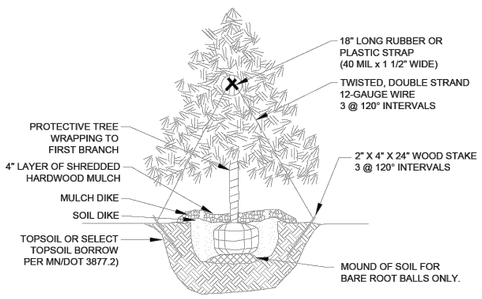
NOTE:
1. DESIGN SHALL CONFORM TO THESE REQUIREMENTS EXCEPT AS OTHERWISE APPROVED BY THE CITY ENGINEER.
2. SIGN SHALL BE REFLECTORIZED AS PER MNDOT 3352.2A2B, STANDARD NO. 2.
3. SIGN SHALL BE CONSTRUCTED OF ALUMINUM PER MNDOT 3352.2A1.
4. INSTALLATION SHALL BE IN COMPLIANCE WITH THE LATEST VERSION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

2025 DETAIL PLATES REV.1	REGULATORY SIGN DETAIL CONCRETE	LAST REVISION: OCT 2024 PLATE NO. GEN-04A



NOTE:
1. NUMBERED STREETS ARE TO BE WRITTEN OUT WHEN THE NUMBER IS NINETEENTH OR LESS.
2. INSTALLATION SHALL BE IN COMPLIANCE WITH THE LATEST VERSION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. ON STREETS WITH SPEED LIMIT GREATER THAN 30 MPH, A 9" SIGN WITH 6" LETTERS IS REQUIRED.
4. SIGN SHALL BE ALUMINUM PLATE WITH REFLECTORIZED WHITE LETTERS ON A GREEN BACKGROUND WITH TYPE AP BORDER STYLE.
5. TYPICALLY INSTALLED AT SOUTHWEST CORNER OF INTERSECTION. ALL EQUALS MUST BE APPROVED BY CITY ENGINEER BEFORE INSTALLATION.
6. SIGN SHALL BE CONSTRUCTED OF ALUMINUM PER MNDOT 3352.2A1.

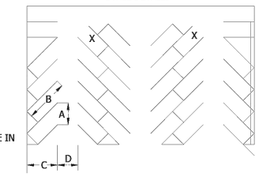
2025 DETAIL PLATES REV.1	STREET SIGN DETAIL	LAST REVISION: OCT 2024 PLATE NO. GEN-06



NOTES:
1. PLANTS TO BE INSTALLED AS PER THE AMERICAN ASSOCIATION OF NURSEYMAN (AAN) STANDARD PLANTING PRACTICES.
2. PROVIDE & INSTALL PLANT MATERIALS THAT ARE THE SIZE, TYPE, AND SPECIES INDICATED IN PLANS.
3. BEFORE PLANTING, REMOVE DEAD OR DAMAGED BRANCHES.
4. DIG HOLE TWO TIMES ROOT BALL WIDTH AND 6" DEEPER THAN BALL HEIGHT.
5. SCARIFY BOTTOM OF HOLE.
6. LOOSEN BURLAP COVERING ON ROOT BALL. REMOVE TOP OF BURLAP ON BALLED & BURLAPPED MATERIALS.
7. IF BARE ROOTED, SET BARE ROOT CROWN ON MOUND & SPREAD ROOTS OVER & DOWN SIDES OF MOUND.
8. PLANT TREE SO TOP OF ROOT BALL IS FLUSH WITH TOP OF SOIL.
9. FILL HOLE ⅔ FULL OF SOIL & TAMP.
10. FILL REMAINING SPACE WITH WATER AND WAIT FOR IT TO SETTLE.
11. FINISH FILLING HOLE WITH SOIL AND MAKE A SOIL DIKE AROUND ROOT BALL.
12. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO DIGGING AND PLANT INSTALLATION.

2025 DETAIL PLATES REV.1	CONIFEROUS TREE PLANTING DETAIL	LAST REVISION: OCT 2024 PLATE NO. GEN-09

STALL DETAILS

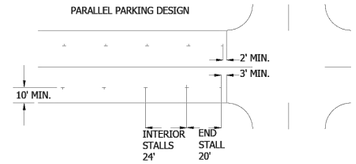


X = STALL NOT ACCESSIBLE IN CERTAIN LAYOUTS

PARKING LAYOUT DIMENSIONS (IN FEET)
FOR 9-FT STALLS AT VARIOUS ANGLES

	DIAGRAM	PARKING ANGLE 30	45	60	90
STALL WIDTH, PARALLEL TO AISLE	A	18.0	12.7	10.5	10.0
STALL LENGTH OF LINE	B	15.1	17.3	18.2	20.0
STALL DEPTH, TO WALL	C	17.4	19.9	21.0	20.0
AISLE WIDTH, ONE-WAY	D	12.0	13.0	18.0	24.0
AISLE WIDTH, TWO-WAY	-	24.0	24.0	24.0	24.0

PARALLEL PARKING DESIGN



2025 DETAIL PLATES REV.1	TYPICAL PARALLEL PARKING AND STALL DETAILS	LAST REVISION: OCT 2024 PLATE NO. GEN-11

MANDREL SIZE

SDR 35 (DEPTH < 16')

PIPE SIZE (IN)	DEFLECTION TEST BASE I.D. (IN)	5% DEFLECTION (IN)	AIR TEST PRESSURE* (PSIG)	TIME (MIN)
4	3.974	3.58	4	2
6	5.782	5.45	4	3
8	7.665	7.28	4	4
10	9.569	9.08	4	5
12	11.383	10.79	4	6
15	13.898	13.20	4	7.5

PS 46 (DEPTH < 15')

PIPE SIZE (IN)	DEFLECTION TEST BASE I.D. (IN)	5% DEFLECTION (IN)	AIR TEST PRESSURE* (PSIG)	TIME (MIN)
18	16.976	16.13	4	9
21	20.004	19.00	4	10.5
24	22.446	21.36	4	12
27	25.327	24.06	4	13.5

SDR 26 (15' < DEPTH < 25')

PIPE SIZE (IN)	DEFLECTION TEST BASE I.D. (IN)	5% DEFLECTION (IN)	AIR TEST PRESSURE* (PSIG)	TIME (MIN)
8	7.682	7.33	4	7
8	7.488	7.12	4	4
10	9.342	8.92	4	5
12	11.102	10.56	4	6
15	13.575	12.90	4	7.5

PS 115 (DEPTH < 15')

PIPE SIZE (IN)	DEFLECTION TEST BASE I.D. (IN)	5% DEFLECTION (IN)	AIR TEST PRESSURE* (PSIG)	TIME (MIN)
18	16.586	15.76	4	9
21	19.545	18.57	4	10.5
24	22.964	20.87	4	12
27	24.744	23.51	4	13.5
30	28.763	27.32	4	15

C-900 DR 18 (DEPTH < 25')

PIPE SIZE (IN)	DEFLECTION TEST BASE I.D. (IN)	5% DEFLECTION (IN)	AIR TEST PRESSURE* (PSIG)	TIME (MIN)
6	5.934	5.69	4	3
8	7.754	7.37	4	4
10	9.687	9.91	4	5
12	11.265	10.70	4	6
14	13.050	12.40	4	7
16	14.835	14.09	4	8
18	16.609	15.78	4	9
20	18.586	17.47	4	10
24	22.540	20.84	4	12

NOTE: SEE GEN-13 FOR SANITARY SEWER TESTING REQUIREMENTS

2025 DETAIL PLATES REV.1	DEFLECTION TEST PIPE MATERIAL AND MANDREL SIZE	LAST REVISION: OCT 2024 PLATE NO. GEN-12

GENERAL TESTING NOTES:
1. PIPE MATERIAL AND TESTING REQUIREMENTS MAY CHANGE DEPENDING ON SOIL CONDITIONS AND OTHER FACTORS.
2. ALL TESTING TO OCCUR BEFORE BUILDING PERMITS ARE ISSUED OR CONSTRUCTION OF WEAR COURSE PAVEMENT.
3. CITY TO BE NOTIFIED MINIMUM 48 HOURS BEFORE ANY UTILITY TESTING OR BUILDING PERMIT.

SANITARY SEWER TESTING NOTES:
1. A MINIMUM WAITING TIME PERIOD OF 30 DAYS AFTER INSTALLATION IS REQUIRED BEFORE DEFLECTION TEST MAY BE PERFORMED. (SEE GEN-12)
2. TRACER WIRE TEST TO BE PERFORMED ON ALL SANITARY SEWER AND SANITARY SEWER SERVICES BY METROTECH OR APPROVED EQUAL.
3. AIR TEST WILL BE PERFORMED AT A PRESSURE OF 4.0 PSIG GREATER THAN THE AVERAGE BACKPRESSURE OF ANY GROUND WATER PRESENT.
6. *IF GROUNDWATER IS PRESENT, FOR EVERY FOOT OF GROUND WATER ABOVE THE PIPE SPRING LINE, INCREASE THE GAGE TEST PRESSURE BY 0.43 PSI (TO COMPENSATE FOR WATER BACK PRESSURE). (SEE GEN-12)
7. THE SEWER LINE WHICH IS BEING TESTED WILL BE ACCEPTED AS PASSING THE AIR TEST IF THE PRESSURE DOES NOT DROP MORE THAN 0.0 PSI IN LESS TIME THAN 30 SECONDS PER INCH IN DIAMETER OF THE PIPE BEING TESTED.
8. TELEVISING SHALL BE PERFORMED ON ALL NEWLY INSTALLED GRAVITY SEWER FOLLOWING ALL OTHER SUCCESSFUL TESTING.
9. SANITARY SEWER TO BE JETTED PRIOR TO TELEVISING.
6. ALL PROXIMATE STORM SEWER MUST BE INSTALLED BEFORE WATERMAIN TESTING BEGINS.

FORCEMAIN TESTING NOTES:
1. FORCEMAIN HYDROSTATIC TEST PROCEDURE AS FOLLOWS:
 1.1. PUMP SYSTEM TO MINIMUM 75 PSI.
 1.2. THE FORCEMAN SYSTEM WILL BE ACCEPTED AS PASSING IF THE PRESSURE HAS NO DROP IN PRESSURE IN 2 HOURS.
2. GAUGE TO BE USED WILL BE AN ASHCROFT, MODEL 1082, 4 1/2" DIAMETER IN ONE PSI INCREMENTS OR APPROVED EQUAL.
3. TRACER WIRE TEST REQUIRED FOR ALL FORCEMAIN TRACER WIRE

WATERMAIN TESTING NOTES:
1. WATERMAIN TESTING TO INCLUDE ALL CURB STOPS AND HYDRANT LEADS.
2. HYDROSTATIC PRESSURE TEST PROCEDURE AS FOLLOWS:
 2.1. PUMP SYSTEM TO MINIMUM 150 PSI.
 2.2. THE WATERMAIN SYSTEM WILL BE ACCEPTED AS PASSING IF THE PRESSURE HAS NO DROP IN PRESSURE IN 2 HOURS.
 2.3. ALL BUTTERFLY VALVES TO BE INDIVIDUALLY HYDROSTATICALLY TESTED AGAINST BOTH SIDES OF VALVE.
3. BACTERIA TEST (MINIMUM 2 SETS)
 3.1. 1 TEST FOR EVERY 1200 LF
 3.2. 1ST SET OF TESTS 24 HOURS AFTER INITIAL FLUSHING.
 3.3. SECOND SET OF TESTS TO BE TAKEN AFTER PASSING RESULTS FROM FIRST TEST, MINIMUM 24 HOURS AFTER FIRST TEST.
4. TRACER WIRE TEST TO BE PERFORMED BY A METROTECH OR APPROVED EQUAL. TRACER ENTIRE LINE/ALL SERVICES TO CURB STOPS.
5. WATERMAIN TESTING TO MEET MINNESOTA DEPARTMENT OF HEALTH STANDARDS.
6. ALL PROXIMATE STORM SEWER MUST BE INSTALLED BEFORE WATERMAIN TESTING BEGINS.

STORM SEWER TESTING NOTES:
1. TELEVISING SHALL BE PERFORMED ON ALL NEWLY INSTALLED STORM SEWER.
2. TELEVISING SHALL BE PERFORMED ON ALL DRAINTILE AFTER WEAR COURSE AND AFTER PRIVATE UTILITIES ARE INSTALLED.
3. TELEVISING SHALL BE PERFORMED ON ALL REAR YARD DRAINTILE AFTER RESTORATION IS COMPLETE.
4. ALL TELEVISING TAPES TO BE EMAILED TO CITY REPRESENTATIVE.

2025 DETAIL PLATES REV.1	TESTING REQUIREMENTS	LAST REVISION: DEC 2024 PLATE NO. GEN-13

REVISIONS		

CAMPION ENGINEERING SERVICES, INC.
• Civil Engineering • Land Planning
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PLYMOUTH, MN 55441
PHONE: (763)486.3799
EMAIL: MCAMPION@CAMPIONENG.COM

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
11/26/2025
Martin P. Campion –Lic. # 19901 Date:

SUNDANCE GREENS 12TH ADDITION
SUNDANCE DEVELOPMENT, LLC
DAYTON , MINNESOTA

DETAILS

PROJECT NO: 25-010

SHEET NO. 18 OF 19 SHEETS

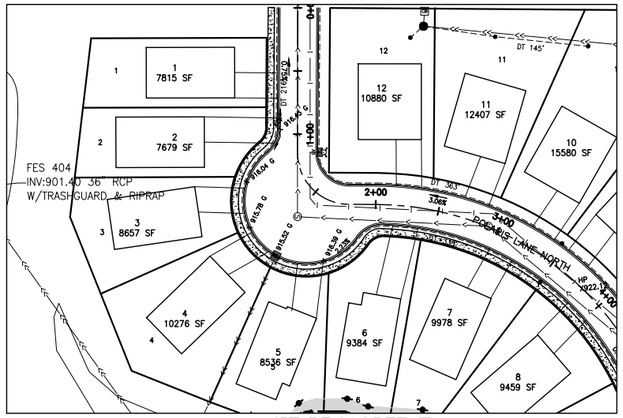
DATE: 11/26/2025

EROSION/SILTATION CONTROL

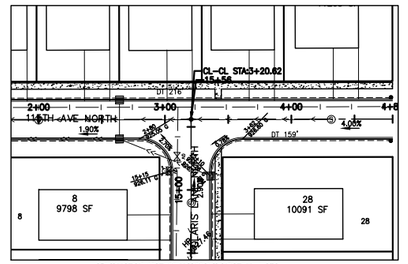
1. ALL EROSION CONTROL AND SILTATION CONTROL WILL COMPLY WITH MINNESOTA'S BEST MANAGEMENT PRACTICES MANUAL AND REGULATIONS OF THE CITY.
2. THE CONTRACTOR SHALL BE FAMILIAR WITH AND FOLLOW ALL REQUIREMENTS OF THE MPCA NPDES PHASE II PERMIT FOR CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO: EROSION CONTROL INSPECTIONS EVERY 7 DAYS, INSPECTION AFTER 0.5" RAINFALL OR MORE AND DOCUMENTATION OF ALL CORRECTIVE MEASURES. INSPECTIONS AFTER RAIN EVENTS SHALL BE CONDUCTED WITHIN 24 HOURS. BY BEGINNING CONSTRUCTION, THE CONTRACTOR ACKNOWLEDGES THE TERMS OF THIS PERMIT AND AGREES TO ABIDE BY THEM.
3. ALL NONFUNCTIONAL BMP'S SHALL BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY OR WHEN FIELD CONDITIONS ALLOW.
4. PERIMETER CONTROL DEVICES SHALL BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN NONFUNCTIONAL OR SEDIMENT REACHES ONE-HALF THE HEIGHT OF THE DEVICE.
5. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT SHALL BE REMOVED WITHIN ONE CALENDAR DAY OF DISCOVERY. REMOVAL FROM EXISTING PAVEMENTS SHALL BE ACCOMPLISHED BY SWEEPING.
6. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION INCLUDING BUT NOT LIMITED TO ROCK ENTRANCES AND/OR SILT FENCES. CONTROL SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY, AT HIS/HER OPTION DIRECT THE CONTRACTOR IN HIS/HER METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS.
7. ALL SEDIMENT DEPOSITS AND DELTAS SHALL BE REMOVED FROM SURFACE WATERS (INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS) AND THE REMOVAL AREAS REESTABLISHED WITHIN 7 DAYS, ALL AT THE EXPENSE OF THE CONTRACTOR. THE SILT FENCES SHALL BE REMOVED AND THE SILT REMOVED FROM THE PONDING AREAS BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
8. CONTRACTOR MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES ½ THE STORAGE VOLUME.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH AND THE MONITORING REQUIREMENTS OF THE MPCA PERMIT.
10. ALL DISTURBED AREAS, EXCEPT ROADWAYS, BUILDING AREAS, AND SIDEWALKS, SHALL BE RESTORED WITH A MINIMUM 6 INCHES TOPSOIL, SEEDED AND MULCHED (TYPE I). SEEDING SHALL BE IN ACCORDANCE WITH MNDOT SPECIFICATION 2575, SEED MIX 25-141 SHALL BE USED TO RESTORE DISTURBED AREAS DORMANT SEEDING AREAS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH MNDOT SPECIFICATIONS, STRAW MULCHING QUANTITY SHALL BE TWO TONS PER ACRE, FERTILIZER (10-10-20) SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE (CAN BE OMITTED IN LANDSCAPED AREAS IF LANDSCAPED SEEDING IS DONE CONCURRENTLY). MNDOT SEED MIX 21-113 APPLIED AT A RATE OF 110 LBS/ACRE SHALL BE USED FOR TEMPORARY SEEDING IF NEEDED. THE POND AREA SHALL BE RESTORED WITH SEED MIX 33-261, THE WETLAND BUFFER SHALL BE RESTORED WITH SEED MIX 34-182.
11. CONSTRUCTION SHALL PROCEED IN THE FOLLOWING SEQUENCE:
    a. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY.
    b. INSTALL EROSION CONTROL MEASURES AND ROCK CONSTRUCTION ENTRANCE.
    c. CONTACT CITY FOR APPROVAL OF EROSION CONTROL INSTALLATION.
    d. MAINTAIN EROSION MEASURE, I.E. SILT FENCE, ROCK CONSTRUCTION ENTRANCE.
    e. COMPLETE SITE GRADING TOLERANCING.
    f. INSTALL SEED AND MULCH ON AREAS THAT ARE NOT TO BE HARD SURFACES.
12. ALL STORM SEWER INLETS AND FLARED END SECTIONS SHALL BE ADEQUATELY PROTECTED BEFORE AND AFTER PAVEMENT CONSTRUCTION UNTIL ALL DISTURBED AREAS ARE STABILIZED. INLET PROTECTION SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAILS.
13. STOCKPILE AREAS WHICH REMAIN ON THE SITE FOR MORE THAN SEVEN DAYS SHALL BE SEEDED, MULCHED, AND SURROUNDED BY SILT FENCE.
14. BIO LOGS SHALL BE INSTALLED AT PIPE INLETS AND OUTLETS UNTIL RIPRAP IS INSTALLED. PERMANENT ENERGY DISSIPATERS SHALL BE INSTALLED WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.
15. EROSION AND SEDIMENT CONTROL PRACTICES MUST REMAIN IN PLACE UNTIL THE SITE SOILS HAVE BEEN PERMANENTLY STABILIZED AND SHALL BE REMOVED WITHIN 30 DAYS THEREAFTER.
16. ALL STOCKPILES OF SOIL OR OTHER MATERIALS SUBJECT TO EROSION BY WIND OR WATER SHALL BE COVERED, VEGETATED, ENCLOSED, FENCED ON THE DOWN GRADIENT SIDE OR OTHERWISE EFFECTIVELY PROTECTED FROM EROSION IN ACCORDANCE WITH THE AMOUNT OF TIME THE MATERIAL WILL BE ON SITE AND THE MANNER OF ITS PROPOSED USE.
17. LOCATION OF CONCRETE WASHOUT AND HAZARDOUS MATERIALS STORAGE SHALL BE DETERMINED PRIOR TO START OF CONSTRUCTION. THE SWPPP WILL BE UPDATED AND LOCATIONS ADDED AT THAT TIME.
18. TEMPORARY OR PERMANENT STABILIZATION SHALL BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION AND SHALL BE COMPLETED NOT LATER THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. INITIATED IMMEDIATELY MEANS TAKING AN ACTION TO COMMENCE STABILIZATION AS SOON AS PRACTICABLE, BUT NO LATER THAN THE END OF THE WORK DAY, FOLLOWING THE DAY WHEN THE EARTH-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. INITIATED STABILIZATION IS DEFINED AS COMPLETING ONE (OR MORE) OF THE FOLLOWING: SOIL PREPARATION FOR VEGETATION, MULCHING (OR OTHER NON-VEGETATIVE BMP), SEEDING/PLANTING, OR SCHEDULING STABILIZATION MEASURES TO BE FULLY INSTALLED AND COMPLETED WITHIN THE 7 DAY TIME FRAME.
19. THE CONTRACTOR SHALL PROVIDE AND INSTALL A SWPPP MAILBOX (INCIDENTAL).
20. THE WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF ALL SWALES MUST BE STABILIZED WITHIN 24 HOURS OF CONNECTING TO A PROPERTY LINE OR SURFACE WATER. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PROTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
21. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.
22. MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE, OR SIMILAR EROSION PREVENTION PRACTICES CANNOT BE USED WITHIN THE NORMAL WETTED PERIMETER OF DRAINAGE DITCHES OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2%.
23. CONTRACTOR SHALL STRIP EXISTING TOPSOIL TO PRESERVE IN SUFFICIENT QUANTITY TO RESPREAD A MINIMUM OF 6" OVER LAWN AND LANDSCAPE AREAS.
24. CONTRACTOR SHALL TAKE CARE TO MINIMIZE COMPACTION IN LAWN AND LANDSCAPE AREAS. CONTRACTOR SHALL SCARIFY THE UPPER 12"-18" TO DECOMPACT AS NECESSARY.
25. DISCHARGES FROM BMP'S SHALL BE DIRECTED TO VEGETATED AREAS.
26. CONTRACTOR SHALL INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMP'S.

EROSION CONTROL BLANKET REQUIREMENTS

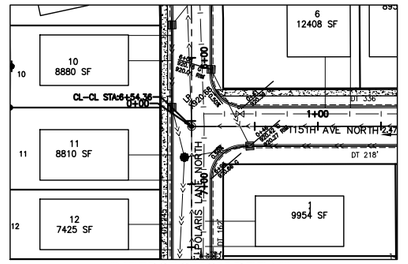
1. TEMPORARY EROSION BLANKET SHALL BE BIODEGRADABLE DOULBE-NET STRAW (NORTH AMERICAN GREEN S150 OR APPROVED EQUAL) AND EROSION MATS SHALL HAVE A MINIMUM FUNCTIONAL LONGEVITY OF 10 MONTHS.
2. EROSION BLANKET PLACED ON SLOPES 4:1 OR GREATER SHALL BE ROLLED DOWN SLOPE AND WITH 4" MINIMUM LAP AND STAPLED AT 1' O.C.
3. CONSTRUCT A 6"X12" ANCHOR TRENCH 3' BEYOND CREST AND TOE OF SLOPE. STAPLE EROSION BLANKET IN TRENCH AT 1' O.C.
4. EOF'S SHALL BE STABILIZED PER CITY PLATE STO-10.



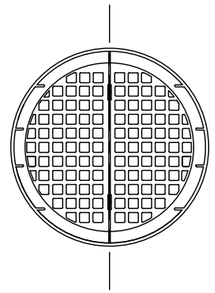
CUL-DE-SAC DETAIL
POLARIS LANE NORTH
1"=60'
NOTE: MAX 2.0% CROSS SLOPE THRU PED RAMPS



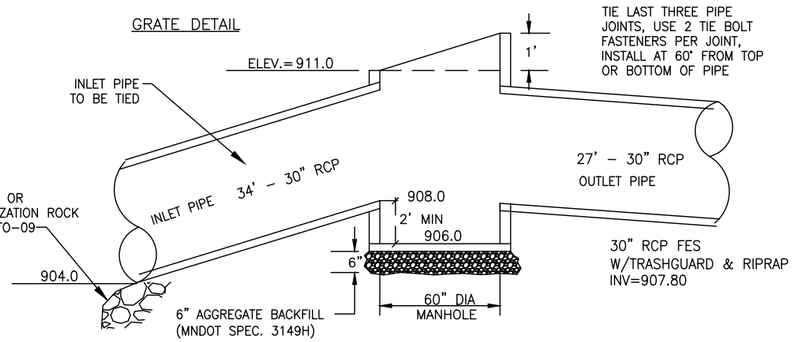
INTERSECTION DETAIL
POLARIS LANE NORTH &115TH AVE NORTH
EAST
1"=60'
NOTE: MAX 2.0% CROSS SLOPE THRU PED RAMPS



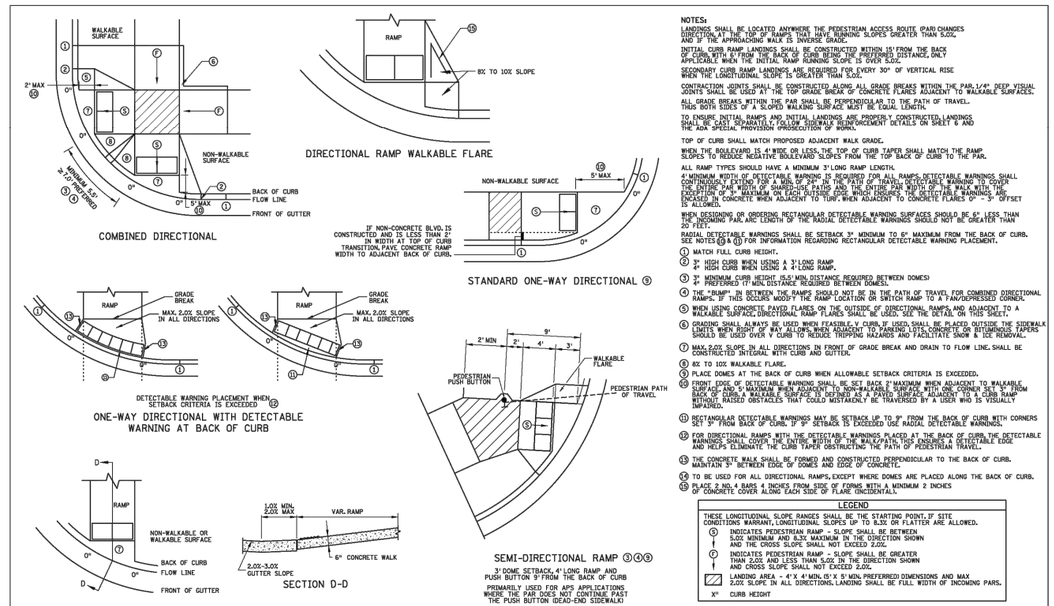
INTERSECTION DETAIL
POLARIS LANE NORTH &115TH AVE NORTH
WEST
1"=60'
NOTE: MAX 2.0% CROSS SLOPE THRU PED RAMPS



HAALA POND
SKIMMER PLATE
STYLE OR
APPROVED EQUAL.



OCS DETAIL



NOTES:
LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.00%, AND AT THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB WITH 4' MIN. FROM THE BACK OF CURB TO THE FURTHEST DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.00%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.00%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR, 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THIS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE ROLLEYARD IS 4'-9"MIN. OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP. SLOPES TO REDUCE NEGATIVE BOULEYARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.
4' MINIMUM WIDTH OF DETECTABLE WARNING TO BE USED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND THE FULL WIDTH OF THE RAMP, EXCEPT WHERE ADJACENT TO CURB RAMP FLARES. 2" MINIMUM WIDTH OF UNPAINTED CONCRETE PATH AND THE ENTIRE FULL WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE. DETECTABLE WARNINGS SHALL BE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES OF 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR. ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑫ & ⑪ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

① MATCH FULL CURB HEIGHT.
② 3" HIGH CURB WHEN USING A 3' LONG RAMP
4" HIGH CURB WHEN USING A 4' LONG RAMP.
③ 35" MINIMUM CURB HEIGHT (5.5" MIN. DISTANCE REQUIRED BETWEEN DOMES)
4" PREFERRED (7" MIN. DISTANCE REQUIRED BETWEEN DOMES).
④ THE 1'-0"MIN. IN BETWEEN THE RAMPS SHOLD NOT USE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.
⑤ WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHALL BE USED. SEE DETAILS ON THIS SHEET.
⑥ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LINE TO MINIMIZE PUSH OF SNOW. V CURB SHALL BE USED TO DIRECT TYPE CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
⑦ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
⑧ 8% TO 10% WALKABLE FLARE.
⑨ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
⑩ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2" MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE AND 6" MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 9" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
⑪ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 9" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.
⑫ FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNING SHALL COVER THE FULL WIDTH OF THE RAMP, EXCEPT WHERE ADJACENT TO CURB RAMP FLARES. THIS DEFINES THE DETECTABLE EDGE AND HELPS ELIMINATE THE CURB "PAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.
⑬ THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 5" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
⑭ TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.
⑮ PLACE 2 NO. 4 BARS 2 INCHES FROM SIDE OF FORMS WITH A MINIMUM 2 INCHES OF CONCRETE COVER ALONG EACH SIDE OF FLARE (INCIDENTAL).

LEGEND
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.
S — INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.00% MINIMUM AND 8.30% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.00%.
P — INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.00% AND LESS THAN 5.00% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.00%.
LANDING AREA - 4'X 4' MIN. (5'X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.00% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
X" CURB HEIGHT

LEAD EXPERT OFFICE	JEFFREY PERKINS OPERATIONS DIVISION	PEDESTRIAN CURB RAMP DETAILS	APPROVED: 11-04-2021 REVISED:	THOMAS M. SYBRIDGE, STATE DESIGN ENGINEER	STANDARD PLAN 5-297.250	2 OF 6
		STANDARD PLAN			STATE PROJ. NO.	SHEET NO.
					TRUNK HWY.	TOTAL SHEETS

REVISIONS

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● Civil Engineering ● Land Planning
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PLYMOUTH, MN 55441
PHONE: (763)486.3799
EMAIL: MCAMPION@CAMPIONENG.COM

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
11/26/2025
Martin P. Campion -Lic. # 19901 Date:

SUNDANCE GREENS 12TH ADDITION
SUNDANCE DEVELOPMENT, LLC
DAYTON , MINNESOTA

DETAILS

PROJECT NO: 25-010

SHEET NO. 19 OF 19 SHEETS

DATE: 11/26/2025

WARNING:

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

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

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

GRADING PLANS FOR: SUNDANCE GREENS 12TH ADDITION

DAYTON, MN

PROJECT DIRECTORY

OWNER/DEVELOPER
SUNDANCE WOODS DEVELOPMENT, LLC
TOM DEHN
6781 HWY 10
RAMSEY, MN 55303
PHONE (612) 328-2215
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ENGINEER
CAMPION ENGINEERING SERVICES, INC.
MARTY CAMPION
PO BOX 41486
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SURVEYOR
MATT HALLS
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12701 WHITEWATER DR, SUITE 300
MINNETONKA, MN 55343
PHONE (763) 486-7322
EMAIL MATT.HALLS@WESTWOODPS.COM

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

INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS & REMOVAL PLAN
3	GRADING PLAN
4	STORM WATER POLLUTION PREVENTION PLAN
5	DETAILS
6	DETAILS, GRADING & SWPPP NOTES

LEGEND

- IRON MONUMENT FOUND
- UTILITY POLE
- FIRE HYDRANT
- EXISTING CONTOUR
- OVERHEAD WIRE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- EXISTING FENCE
- ×1011.2 EXISTING ELEVATION.
- SB SOIL BORING
- ELECTRIC METER/BOX
- GAS METER/BOX
- #133 REPRESENTS THE TAGGED TREE NUMBER FROM TREE INVENTORY
- PROPOSED CONTOUR
- DELINEATED WETLAND
- PROPOSED BUILDING SETBACK
- PROPOSED DRAINAGE & UTILITY EASEMENT
- PROPOSED 5' WIDE CONCRETE SIDEWALK

BENCHMARKS:
TOP NUT HYDRANT - ON 112TH NORTH SIDE OF INTERSECTION WITH QUANTICO LANE
ELEV=928.74

TOP NUT HYDRANT - ON 112TH 300' WEST OF INTERSECTION WITH NIAGARA LANE
ELEV=931.14

N

0 1000 2000
GRAPHIC SCALE IN FEET

REVISIONS

CAMPION ENGINEERING SERVICES, INC.
● Civil Engineering ● Land Planning
PO BOX 41486
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I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
12/09/2025
Martin P. Campion -Lic. # 19901 Date:

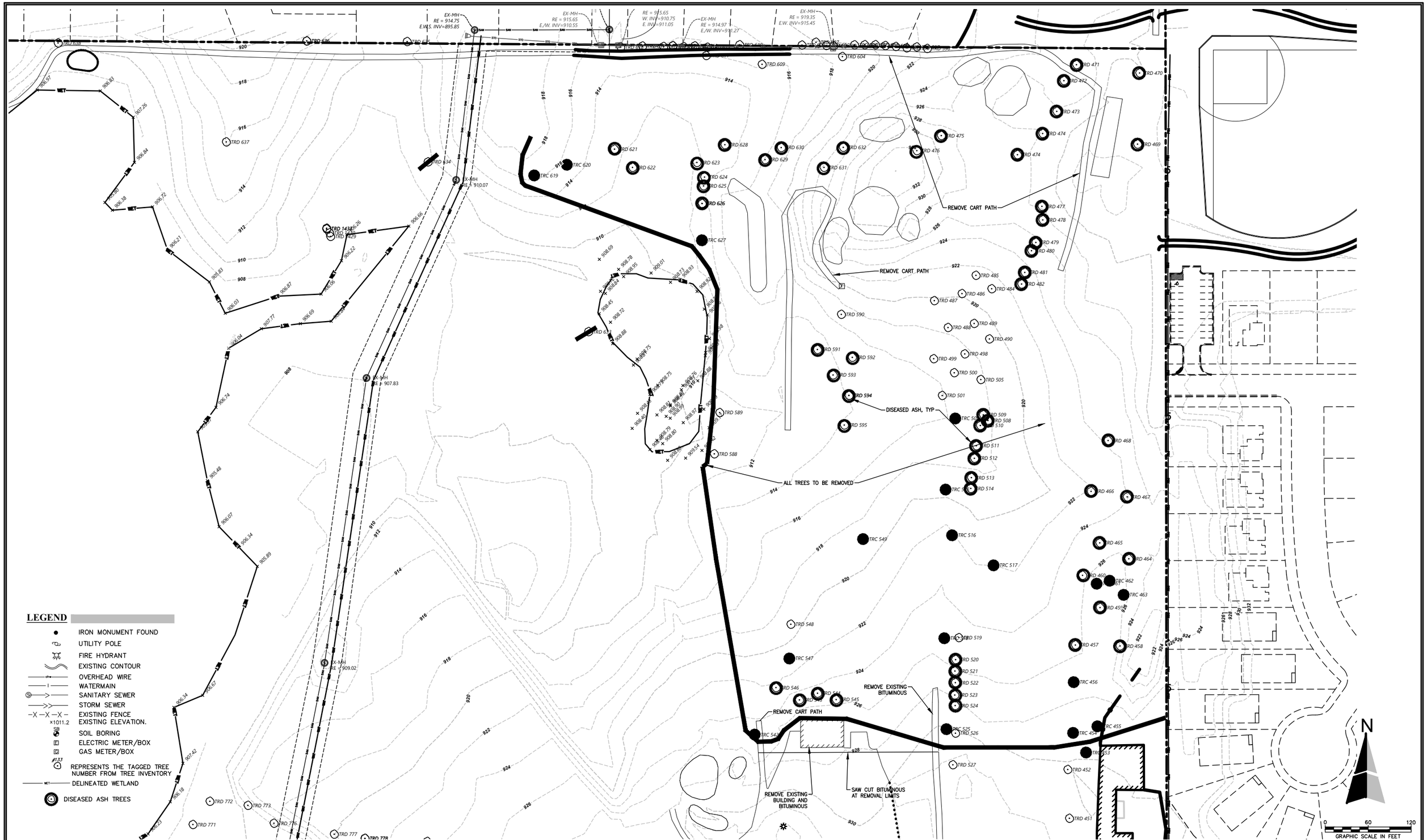
SUNDANCE GREENS 12TH ADDITION
SUNDANCE DEVELOPMENT, LLC
DAYTON , MINNESOTA

COVER SHEET

PROJECT NO: 25-010

SHEET NO. 1 OF 6 SHEETS

DATE: 12/09/2025



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Martin P. Campion –Lic. # 19901 Date: 12/09/2025

SUNDANCE GREENS 12TH ADDITION

SUNDANCE DEVELOPMENT, LLC

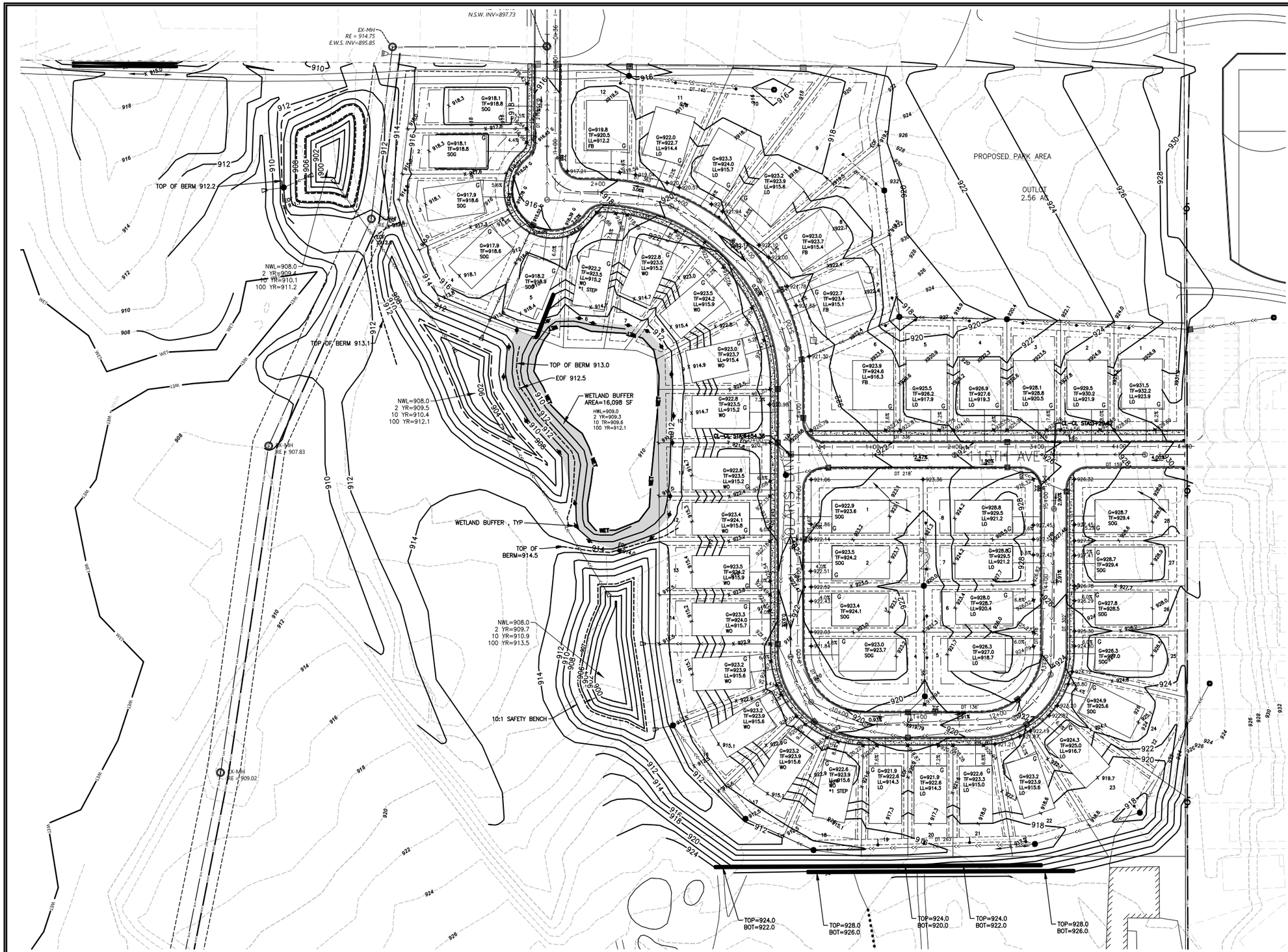
DAYTON , MINNESOTA

EXISTING CONDITIONS & REMOVAL PLAN

SHEET NO. 2 OF 6 SHEETS

PROJECT NO: 25-010

DATE: 12/09/2025



WARNING:

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

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

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

LEGEND

- IRON MONUMENT FOUND
- UTILITY POLE
- FIRE HYDRANT
- EXISTING CONTOUR
- OVERHEAD WIRE
- WATERMAIN
- SANITARY SEWER
- DELINEATED WETLAND
- BUILDING SETBACK
- DRAINAGE & UTILITY EASEMENT
- INLET PROTECTION
- ROCK CONSTRUCTION ENTRANCE
- STORM SEWER
- ×1011.2 EXISTING ELEVATION.
- SB SOIL BORING
- PROPOSED CONTOUR
- SILT FENCE
- 5' WIDE CONCRETE SIDEWALK
- 10' BITUMINOUS TRAIL
- PROVIDED WETLAND BUFFER AREA
- G GARAGE SIDE OF PAD

G=GARAGE ELEV (AT FRONT)
FF=FLOOR ELEV FOR SOG
TF=TOP OF FOUNDATION ELEV
LL=LOWER LEVEL ELEV

SOG=SLAB ON GRADE
WO=FULL BASEMENT WALKOUT
FB=FULL BASEMENT
LO=FULL BASEMENT LOOKOUT

NOTE:
DRIVEWAY GRADES ARE THE GRADE FROM THE PROPERTY LINE TO THE GARAGE.

N

0 60 120
GRAPHIC SCALE IN FEET

SEE SHEET 6 FOR NOTES

REVISIONS

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12/09/2025
Martin P. Campion -Lic. # 19901 Date:

SUNDANCE GREENS 12TH ADDITION

SUNDANCE DEVELOPMENT, LLC

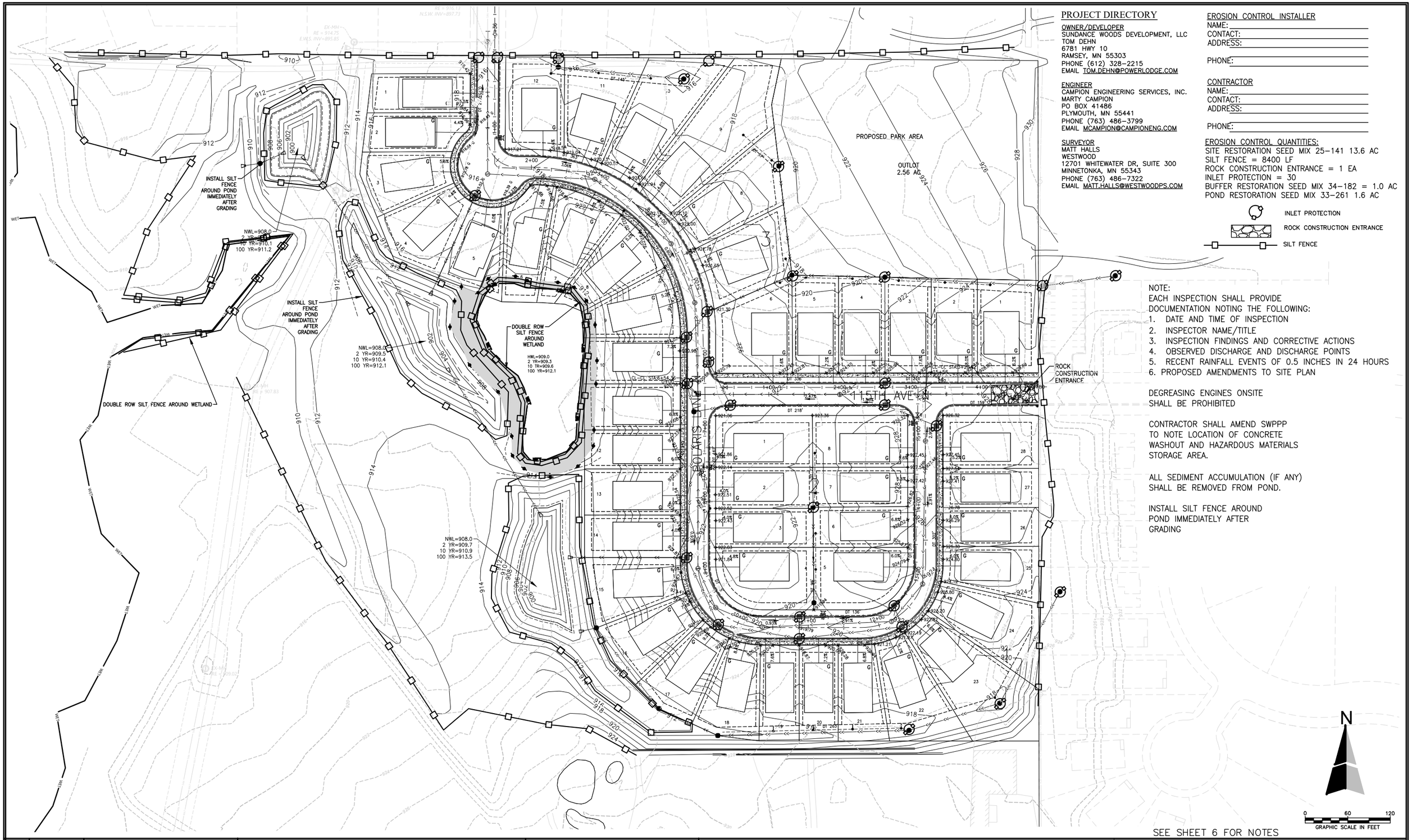
DAYTON , MINNESOTA

GRADING PLAN

PROJECT NO: 25-010

SHEET NO. 4 OF 6 SHEETS

DATE: 12/09/2025



PROJECT DIRECTORY

OWNER/DEVELOPER
SUNDANCE WOODS DEVELOPMENT, LLC
TOM DEHN
6781 HWY 10
RAMSEY, MN 55303
PHONE (612) 328-2215
EMAIL TOM.DEHN@POWERLODGE.COM

ENGINEER
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MARTY CAMPION
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WESTWOOD
12701 WHITEWATER DR, SUITE 300
MINNETONKA, MN 55343
PHONE (763) 486-7322
EMAIL MATT.HALLS@WESTWOODPS.COM

EROSION CONTROL INSTALLER
NAME: _____
CONTACT: _____
ADDRESS: _____
PHONE: _____

CONTRACTOR
NAME: _____
CONTACT: _____
ADDRESS: _____
PHONE: _____

EROSION CONTROL QUANTITIES:
SITE RESTORATION SEED MIX 25-141 13.6 AC
SILT FENCE = 8400 LF
ROCK CONSTRUCTION ENTRANCE = 1 EA
INLET PROTECTION = 30
BUFFER RESTORATION SEED MIX 34-182 = 1.0 AC
POND RESTORATION SEED MIX 33-261 1.6 AC

INLET PROTECTION
ROCK CONSTRUCTION ENTRANCE
SILT FENCE

NOTE:
EACH INSPECTION SHALL PROVIDE DOCUMENTATION NOTING THE FOLLOWING:
1. DATE AND TIME OF INSPECTION
2. INSPECTOR NAME/TITLE
3. INSPECTION FINDINGS AND CORRECTIVE ACTIONS
4. OBSERVED DISCHARGE AND DISCHARGE POINTS
5. RECENT RAINFALL EVENTS OF 0.5 INCHES IN 24 HOURS
6. PROPOSED AMENDMENTS TO SITE PLAN

DEGREASING ENGINES ONSITE SHALL BE PROHIBITED

CONTRACTOR SHALL AMEND SWPPP TO NOTE LOCATION OF CONCRETE WASHOUT AND HAZARDOUS MATERIALS STORAGE AREA.

ALL SEDIMENT ACCUMULATION (IF ANY) SHALL BE REMOVED FROM POND.

INSTALL SILT FENCE AROUND POND IMMEDIATELY AFTER GRADING

N

0 60 120
GRAPHIC SCALE IN FEET

SEE SHEET 6 FOR NOTES

REVISIONS

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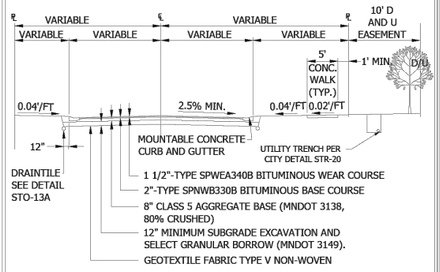
Martin P. Campion –Lic. # 19901 Date: 12/09/2025

SUNDANCE GREENS 12TH ADDITION
SUNDANCE DEVELOPMENT, LLC
DAYTON , MINNESOTA

STORM WATER POLLUTION PREVENTION PLAN

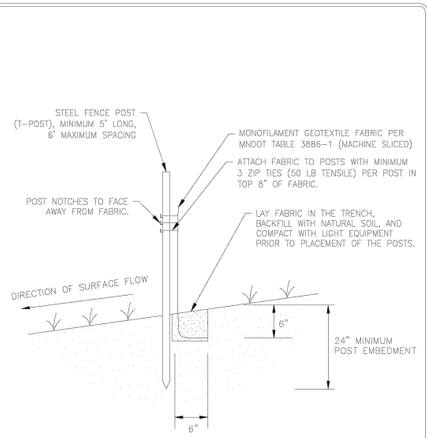
PROJECT NO: 25-010

DATE: 12/09/2025

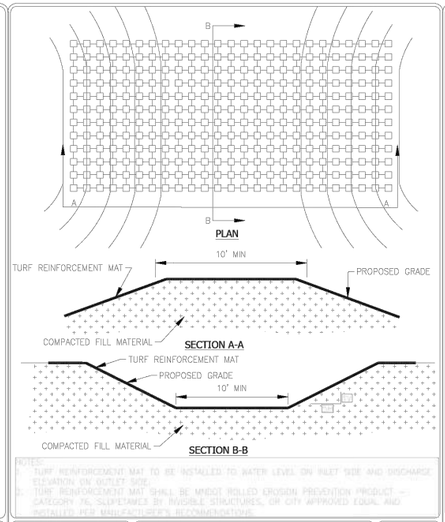


NOTE:
1. TYPICAL SECTION SHOWN IS THE MINIMUM RESIDENTIAL STREET REQUIREMENT. SEE SPECIFICATIONS FOR PROJECT SPECIFIC DETAILS.
2. SCH 40 DRAINTILE SHALL BE INSTALLED BEHIND CURB. DRAINTILE TO BE INSTALLED AS REQUIRED TO ADEQUATELY DRAIN ALL SELECT GRANULAR FILL AREAS.
3. STREET SHALL BE DESIGNED FOR 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).

2025 DETAIL PLATES REV.1	RESIDENTIAL STREET SECTION	LAST REVISION: DEC 2024	PLATE NO. STR-05

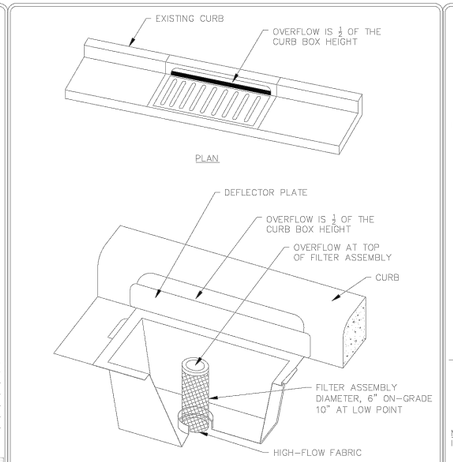


2025 DETAIL PLATES REV.1	SILT FENCE STANDARD	LAST REVISION: OCT 2024	PLATE NO. ERO-01C



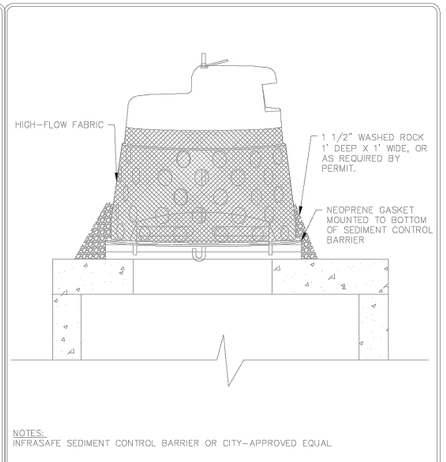
NOTES:
1. TURF REINFORCEMENT MAT TO BE INSTALLED TO WATER LEVEL ON INLET SIDE AND DISCHARGE ELEVATION ON OUTLET SIDE.
2. TURF REINFORCEMENT MAT SHALL BE MNDOT ROLLED EROSION PREVENTION PRODUCT CATEGORY 7N, SLOPETAMER BY INVISIBLE STRUCTURES, OR CITY APPROVED EQUAL AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

2025 DETAIL PLATES REV.1	TYPICAL POND EOF	LAST REVISION: OCT 2024	PLATE NO. STO-10



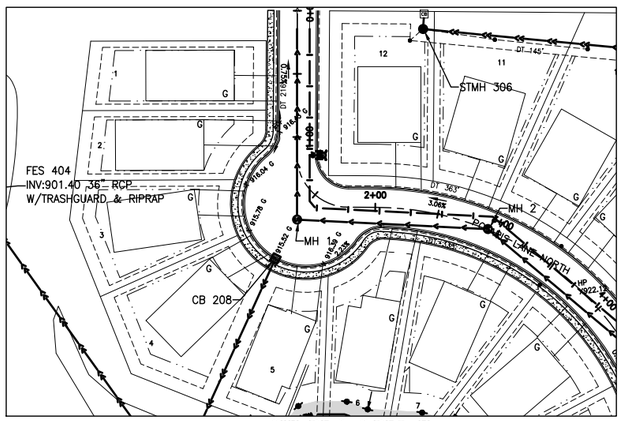
WIMCO ROAD DRAIN CG-3067 HIGH FLOW INLET PROTECTION CURB AND GUTTER MODEL OR CITY-APPROVED EQUAL.

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



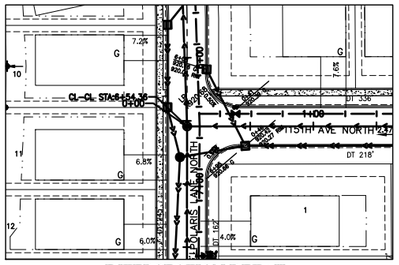
NOTES:
INFRASAFE SEDIMENT CONTROL BARRIER OR CITY-APPROVED EQUAL

2025 DETAIL PLATES REV.1	INLET PROTECTION SILT BOX FOR BEEHIVE CASTING	LAST REVISION: OCT 2024	PLATE NO. ERO-04D



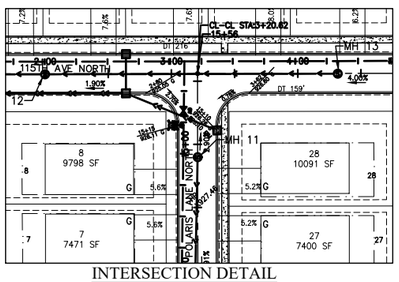
CUL-DE-SAC DETAIL
POLARIS LANE NORTH
1"=60'

NOTE: MAX 2.0% CROSS SLOPE THRU PED RAMPS



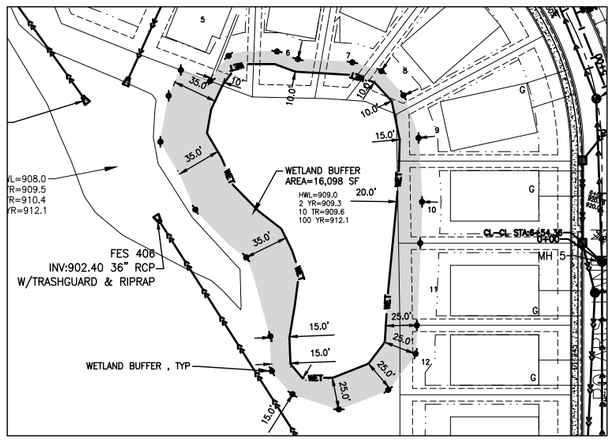
INTERSECTION DETAIL
POLARIS LANE NORTH &115TH AVE NORTH
WEST
1"=60'

NOTE: MAX 2.0% CROSS SLOPE THRU PED RAMPS

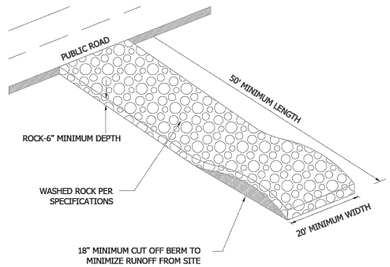


INTERSECTION DETAIL
POLARIS LANE NORTH &115TH AVE NORTH
EAST
1"=60'

NOTE: MAX 2.0% CROSS SLOPE THRU PED RAMPS

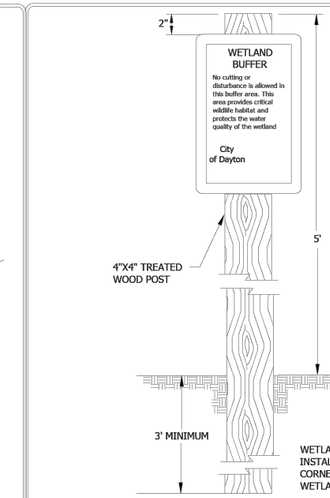


WETLAND BUFFER DETAIL
1"=60'



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.

2025 DETAIL PLATES REV.1	CONSTRUCTION ENTRANCE ROCK	LAST REVISION: OCT 2024	PLATE NO. ERO-07



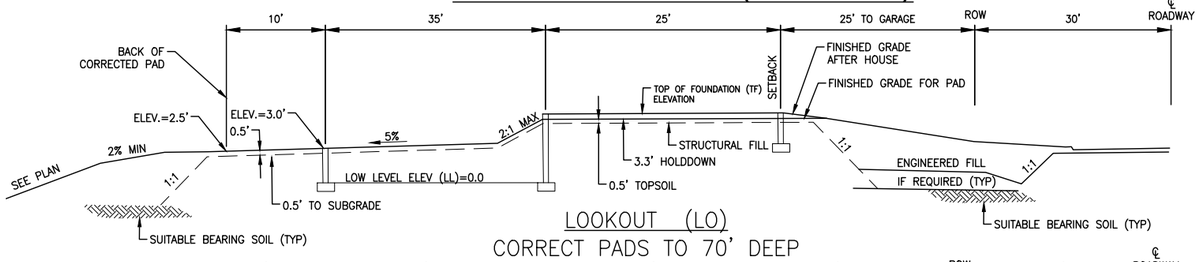
NOTE: ALL SIGNS SHALL BE OBTAINED AT CITY HALL

2025 DETAIL PLATES REV.1	WETLAND BUFFER CONSERVATION AREA AND CITY NATURAL AREA SIGN	LAST REVISION: OCT 2024	PLATE NO. GEN-10

REVISIONS	CAMPION ENGINEERING SERVICES, INC.	• Civil Engineering • Land Planning PO BOX 41486 PLYMOUTH, MN 55441 PHONE: (763)486.3799 EMAIL: MCAMPION@CAMPIONENG.COM	I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota. 12/09/2025 Martin P. Campion –Lic. # 19901 Date:	*SUNDANCE GREENS 12TH ADDITION* *SUNDANCE DEVELOPMENT, LLC* *DAYTON , MINNESOTA*

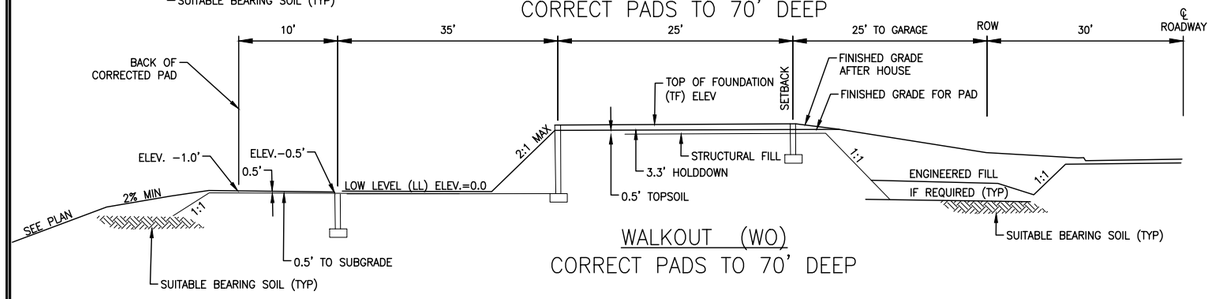
DETAILS	PROJECT NO: 25-010
SHEET NO. 5 OF 6 SHEETS	DATE: 12/09/2025

50' WIDE PADS (BLOCK3)



LOOKOUT (LO)

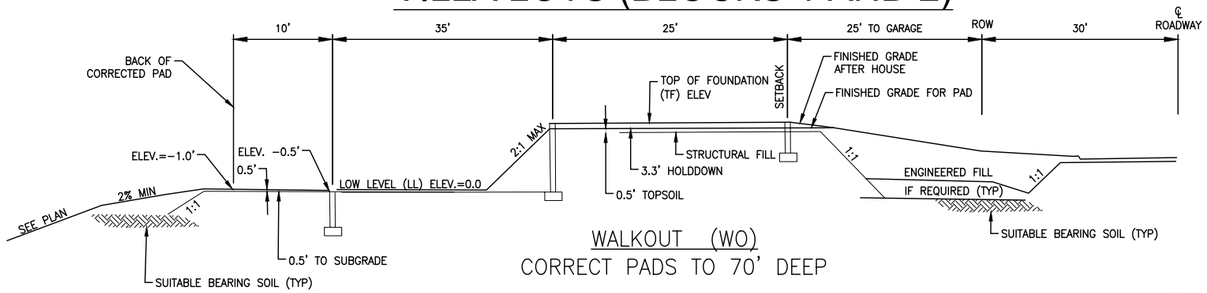
CORRECT PADS TO 70' DEEP



WALKOUT (WO)

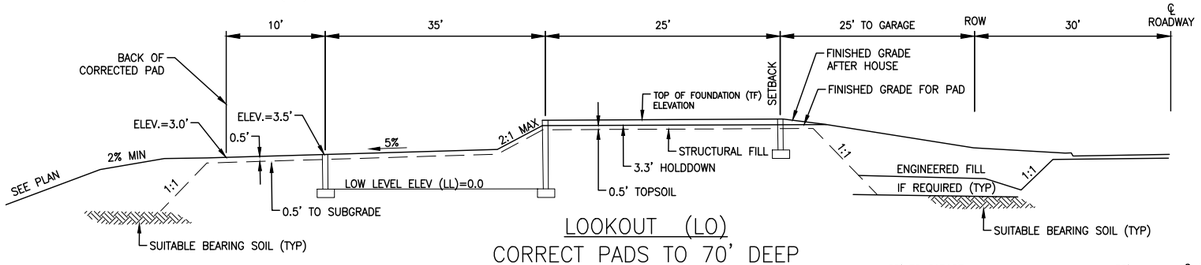
CORRECT PADS TO 70' DEEP

VILLA LOTS (BLOCKS 1 AND 2)



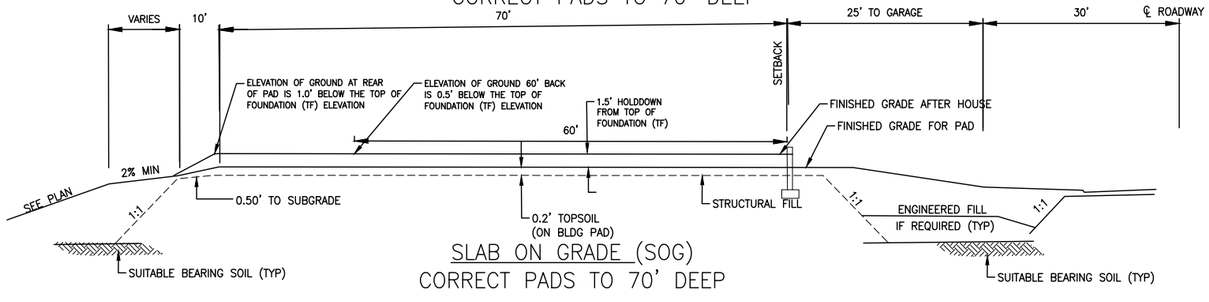
WALKOUT (WO)

CORRECT PADS TO 70' DEEP



LOOKOUT (LO)

CORRECT PADS TO 70' DEEP



SLAB ON GRADE (SOG)

CORRECT PADS TO 70' DEEP

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

GENERAL NOTES

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES.
2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
3. THE CONTRACTOR MUST CONTACT ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING GOPHER STATE ONE CALL (1-800-252-1166).
4. THE CONTRACTOR SHALL MARK THE LOCATIONS OF EXISTING GATE VALVES AND MANHOLES WITH STEEL FENCE POSTS PRIOR TO BEGINNING GRADING.
5. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
7. THE CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES PROHIBITED OUTSIDE THE CONSTRUCTION BOUNDARIES INCLUDE, BUT ARE NOT LIMITED TO: STOCKPILING SOILS AND OTHER MATERIAL, STORING EQUIPMENT OR OTHER MACHINERY, DRIVING VEHICLES, LEAKING OR SPILLING OF ANY "WASHOUT" OR OTHER TOXIC MATERIALS.
8. 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.
9. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A TEST ROLL WILL BE REQUIRED ON THE 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 ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER AND AS SPECIFIED.
10. THE EXISTING TOPSOIL ON THIS SITE VARIES IN DEPTH. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ALL SURFACE VEGETATION AND ANY TOPSOIL OR OTHER LOOSE, SOFT OR OTHERWISE UNSUITABLE MATERIAL BE REMOVED FROM THE PARKING LOT, AND BUILDING PAD AREAS PRIOR TO PLACEMENT OF ANY EMBANKMENT IN ACCORDANCE WITH THE SOILS REPORT AND RECOMMENDATION OF THE SOILS ENGINEER.
11. EMBANKMENT MATERIAL NOT PLACED IN THE PARKING LOT OR BUILDING PAD AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT 2105.3F2 OR AS DIRECTED BY THE SOILS ENGINEER.
12. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. EMBANKMENT MATERIAL PLACED IN THE PARKING LOT SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MN/DOT 2105.3F1. EMBANKMENT MATERIAL PLACED IN THE BUILDING PAD AREA SHALL BE COMPACTED IN ACCORDANCE WITH THE SOILS REPORT.
13. TOLERANCES:
    a. THE STREET 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.
    b. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.20 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED BY THE ENGINEER.
    c. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS ½ INCH OF THE SPECIFIED THICKNESS.
14. ALL DISTURBED UNSURFACED AREAS ARE TO IMMEDIATELY RECEIVE SIX INCHES OF TOPSOIL, SEED AND MULCH AND BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
15. SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADE ELEVATION UNLESS OTHERWISE NOTED.
16. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
17. INSTALL RIPRAP AT ALL PIPE OUTLETS PER DETAIL STO-09
18. GRADES AS SHOWN ARE INTENDED FOR OVERALL GRADING OF THE SITE. FINAL INDIVIDUAL LOT GRADES MUST BE DETERMINED AT THE TIME OF THE INDIVIDUAL LOT BUILD, BUT MUST BE CONSISTENT WITH THE OVERALL DRAINAGE PATTERN AND KEY ELEVATIONS SHOWN ON THIS OVERALL GRADING PLAN.
19. NO FINAL GRADE IN GREEN SPACE MAY EXCEED 3:1, 4:1 PREFERRED.

CAUTION NOTES:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.

THE CONTRACTOR MUST CONTACT ALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING GOPHER STATE ONE CALL AT 800-252-1166 OR 651-454-0002.

EROSION/SILTATION CONTROL

1. ALL EROSION CONTROL AND SILTATION CONTROL WILL COMPLY WITH MINNESOTA'S BEST MANAGEMENT PRACTICES MANUAL AND REGULATIONS OF THE CITY.
2. THE CONTRACTOR SHALL BE FAMILIAR WITH AND FOLLOW ALL REQUIREMENTS OF THE MPCA NPDES PHASE II PERMIT FOR CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO: EROSION CONTROL INSPECTIONS EVERY 7 DAYS, INSPECTION AFTER 0.5" RAINFALL OR MORE AND DOCUMENTATION OF ALL CORRECTIVE MEASURES. INSPECTIONS AFTER RAIN EVENTS SHALL BE CONDUCTED WITHIN 24 HOURS. BY BEGINNING CONSTRUCTION, THE CONTRACTOR ACKNOWLEDGES THE TERMS OF THIS PERMIT AND AGREES TO ABIDE BY THEM.
3. ALL NONFUNCTIONAL BMP'S SHALL BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY OR WHEN FIELD CONDITIONS ALLOW.
4. PERIMETER CONTROL DEVICES SHALL BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN NONFUNCTIONAL OR SEDIMENT REACHES ONE-HALF THE HEIGHT OF THE DEVICE.
5. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT SHALL BE REMOVED WITHIN ONE CALENDAR DAY OF DISCOVERY. REMOVAL FROM EXISTING PAVEMENTS SHALL BE ACCOMPLISHED BY SWEEPING.
6. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION INCLUDING BUT NOT LIMITED TO ROCK ENTRANCES AND/OR SILT FENCES. CONTROL SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY, AT HIS/HER OPTION DIRECT THE CONTRACTOR IN HIS/HER METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS.
7. ALL SEDIMENT DEPOSITS AND DELTAS SHALL BE REMOVED FROM SURFACE WATERS (INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS) AND THE REMOVAL AREAS REESTABLISHED WITHIN 7 DAYS, ALL AT THE EXPENSE OF THE CONTRACTOR. THE SILT FENCES SHALL BE REMOVED AND THE SILT REMOVED FROM THE PONDING AREAS BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
8. CONTRACTOR MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES ½ THE STORAGE VOLUME.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH AND THE MONITORING REQUIREMENTS OF THE MPCA PERMIT.
10. ALL DISTURBED AREAS, EXCEPT ROADWAYS, BUILDING AREAS, AND SIDEWALKS, SHALL BE RESTORED WITH A MINIMUM 6 INCHES TOPSOIL, SEEDED AND MULCHED (TYPE I). SEEDING SHALL BE IN ACCORDANCE WITH MNDOT SPECIFICATION 2575, SEED MIX 25-141 SHALL BE USED TO RESTORE DISTURBED AREAS DORMANT SEEDING AREAS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH MNDOT SPECIFICATIONS, STRAW MULCHING QUANTITY SHALL BE TWO TONS PER ACRE, FERTILIZER (10-10-20) SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE (CAN BE OMITTED IN LANDSCAPED AREAS IF LANDSCAPED SEEDING IS DONE CONCURRENTLY). MNDOT SEED MIX 21-113 APPLIED AT A RATE OF 110 LBS/ACRE SHALL BE USED FOR TEMPORARY SEEDING IF NEEDED. THE POND AREA SHALL BE RESTORED WITH SEED MIX 33-261, THE WETLAND BUFFER SHALL BE RESTORED WITH SEED MIX 34-182.
11. CONSTRUCTION SHALL PROCEED IN THE FOLLOWING SEQUENCE:
    a. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY.
    b. INSTALL EROSION CONTROL MEASURES AND ROCK CONSTRUCTION ENTRANCE.
    c. CONTACT CITY FOR APPROVAL OF EROSION CONTROL INSTALLATION.
    d. MAINTAIN EROSION MEASURE, I.E. SILT FENCE, ROCK CONSTRUCTION ENTRANCE.
    e. COMPLETE SITE GRADING TOLERANCING.
    f. INSTALL SEED AND MULCH ON AREAS THAT ARE NOT TO BE HARD SURFACES.
12. ALL STORM SEWER INLETS AND FLARED END SECTIONS SHALL BE ADEQUATELY PROTECTED BEFORE AND AFTER PAVEMENT CONSTRUCTION UNTIL ALL DISTURBED AREAS ARE STABILIZED. INLET PROTECTION SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAILS.
13. STOCKPILE AREAS WHICH REMAIN ON THE SITE FOR MORE THAN SEVEN DAYS SHALL BE SEEDED, MULCHED, AND SURROUNDED BY SILT FENCE.
14. BIO LOGS SHALL BE INSTALLED AT PIPE INLETS AND OUTLETS UNTIL RIPRAP IS INSTALLED. PERMANENT ENERGY DISSIPATERS SHALL BE INSTALLED WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.
15. EROSION AND SEDIMENT CONTROL PRACTICES MUST REMAIN IN PLACE UNTIL THE SITE SOILS HAVE BEEN PERMANENTLY STABILIZED AND SHALL BE REMOVED WITHIN 30 DAYS THEREAFTER.
16. ALL STOCKPILES OF SOIL OR OTHER MATERIALS SUBJECT TO EROSION BY WIND OR WATER SHALL BE COVERED, VEGETATED, ENCLOSED, FENCED ON THE DOWN GRADIENT SIDE OR OTHERWISE EFFECTIVELY PROTECTED FROM EROSION IN ACCORDANCE WITH THE AMOUNT OF TIME THE MATERIAL WILL BE ON SITE AND THE MANNER OF ITS PROPOSED USE.
17. LOCATION OF CONCRETE WASHOUT AND HAZARDOUS MATERIALS STORAGE SHALL BE DETERMINED PRIOR TO START OF CONSTRUCTION. THE SWPPP WILL BE UPDATED AND LOCATIONS ADDED AT THAT TIME.
18. TEMPORARY OR PERMANENT STABILIZATION SHALL BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION AND SHALL BE COMPLETED NOT LATER THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. INITIATED IMMEDIATELY MEANS TAKING AN ACTION TO COMMENCE STABILIZATION AS SOON AS PRACTICABLE, BUT NO LATER THAN THE END OF THE WORK DAY, FOLLOWING THE DAY WHEN THE EARTH-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. INITIATED STABILIZATION IS DEFINED AS COMPLETING ONE (OR MORE) OF THE FOLLOWING: SOIL PREPARATION FOR VEGETATION, MULCHING (OR OTHER NON-VEGETATIVE BMP), SEEDING/PLANTING, OR SCHEDULING STABILIZATION MEASURES TO BE FULLY INSTALLED AND COMPLETED WITHIN THE 7 DAY TIME FRAME.
19. THE CONTRACTOR SHALL PROVIDE AND INSTALL A SWPPP MAILBOX (INCIDENTAL).
20. THE WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF ALL SWALES MUST BE STABILIZED WITHIN 24 HOURS OF CONNECTING TO A PROPERTY LINE OR SURFACE WATER. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PROTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
21. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.
22. MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE, OR SIMILAR EROSION PREVENTION PRACTICES CANNOT BE USED WITHIN THE NORMAL WETTED PERIMETER OF DRAINAGE DITCHES OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2%.
23. CONTRACTOR SHALL STRIP EXISTING TOPSOIL TO PRESERVE IN SUFFICIENT QUANTITY TO RESPREAD A MINIMUM OF 6" OVER LAWN AND LANDSCAPE AREAS.
24. CONTRACTOR SHALL TAKE CARE TO MINIMIZE COMPACTION IN LAWN AND LANDSCAPE AREAS. CONTRACTOR SHALL SCARIFY THE UPPER 12"-18" TO DECOMPACT AS NECESSARY.
25. DISCHARGES FROM BMP'S SHALL BE DIRECTED TO VEGETATED AREAS.
26. CONTRACTOR SHALL INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMP'S.

EROSION CONTROL BLANKET REQUIREMENTS

1. TEMPORARY EROSION BLANKET SHALL BE BIODEGRADABLE DOULBE-NET STRAW (NORTH AMERICAN GREEN S150 OR APPROVED EQUAL) AND EROSION MATS SHALL HAVE A MINIMUM FUNCTIONAL LONGEVITY OF 10 MONTHS.
2. EROSION BLANKET PLACED ON SLOPES 4:1 OR GREATER SHALL BE ROLLED DOWN SLOPE AND WITH 4" MINIMUM LAP AND STAPLED AT 1' O.C.
3. CONSTRUCT A 6"X12" ANCHOR TRENCH 3' BEYOND CREST AND TOE OF SLOPE. STAPLE EROSION BLANKET IN TRENCH AT 1' O.C.
4. EOF'S SHALL BE STABILIZED PER CITY PLATE STO-10.

REVISIONS

CAMPION ENGINEERING SERVICES, INC.
● Civil Engineering ● Land Planning
PO BOX 41486
PLYMOUTH, MN 55441
PHONE: (763)486.3799
EMAIL: MCAMPION@CAMPIONENG.COM

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Martin P. Campion -Lic. # 19901 Date: 12/09/2025

SUNDANCE GREENS 12TH ADDITION

SUNDANCE DEVELOPMENT, LLC

DAYTON , MINNESOTA

DETAILS & NOTES

SHEET NO. 6 OF 6 SHEETS

PROJECT NO: 25-010

DATE: 12/09/2025

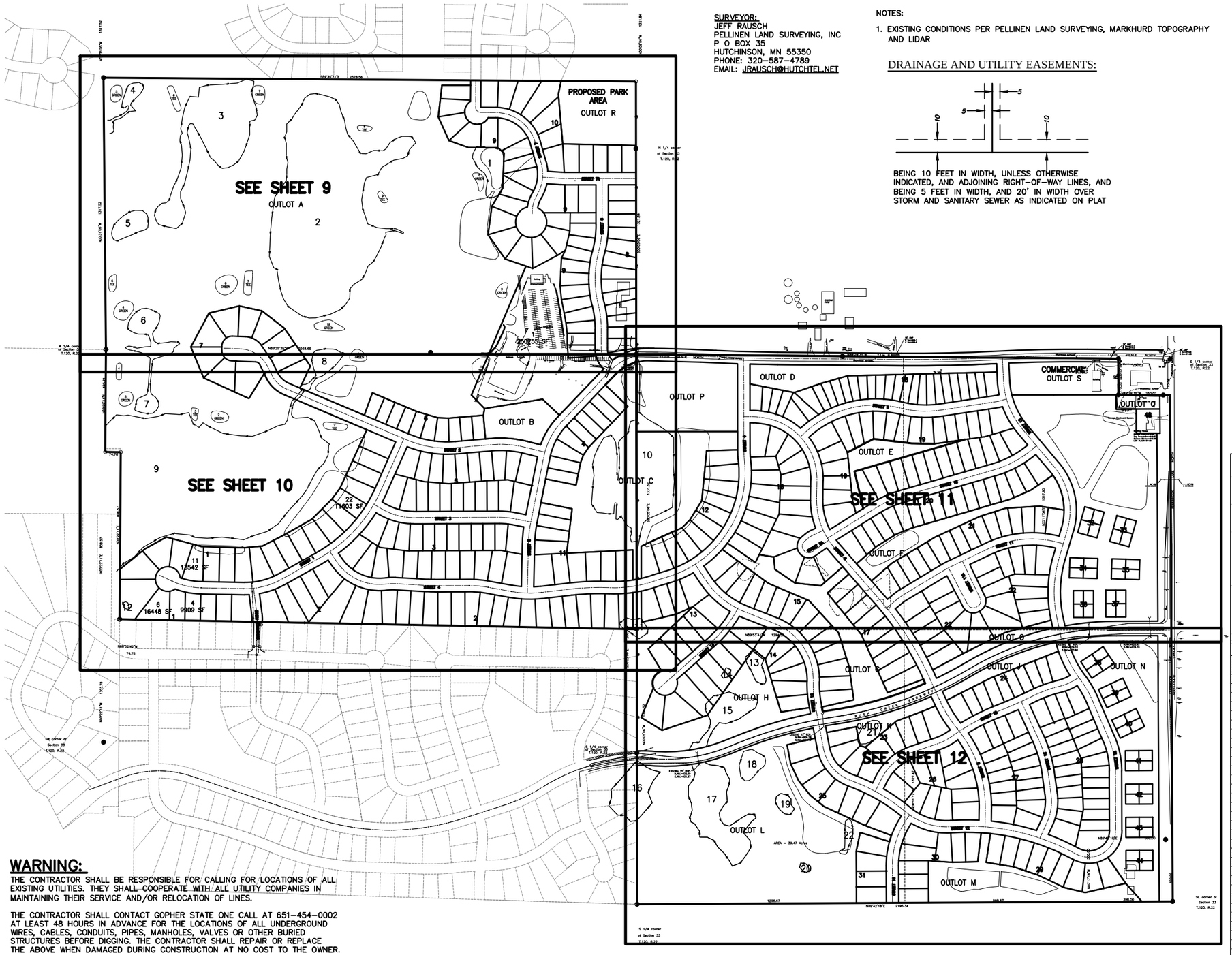
SURVEYOR:
JEFF RAUSCH
PELLINEN LAND SURVEYING, INC
P O BOX 35
HUTCHINSON, MN 55350
PHONE: 320-587-4789
EMAIL: JRAUSCH@HUTCHTEL.NET

NOTES:

1. EXISTING CONDITIONS PER PELLINEN LAND SURVEYING, MARKHURD TOPOGRAPHY AND LIDAR

DRAINAGE AND UTILITY EASEMENTS:

BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 5 FEET IN WIDTH, AND 20' IN WIDTH OVER STORM AND SANITARY SEWER AS INDICATED ON PLAT



WARNING:

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

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

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

OUTLOT AREA TABLE	
OUTLOT	Area (ACRES)
OUTLOT A	79.80
OUTLOT B	1.30
OUTLOT C	9.02
OUTLOT D	1.81
OUTLOT E	1.01
OUTLOT F	1.93
OUTLOT G	2.63
OUTLOT H	4.52
OUTLOT I	9.67
OUTLOT J	0.74
OUTLOT K	0.77
OUTLOT L	16.17
OUTLOT M	3.18
OUTLOT N	5.25
OUTLOT O	0.61
OUTLOT P	3.79
OUTLOT Q	0.33
OUTLOT R	2.58
OUTLOT S	1.92

LEGEND

- IRON MONUMENT FOUND
- UTILITY POLE
- FIRE HYDRANT
- EXISTING CONTOUR
- OHW — OVERHEAD WIRE
- W — WATERMAIN
- SS — SANITARY SEWER
- STM — STORM SEWER
- EXISTING FENCE
- ×1011.2 EXISTING ELEVATION.
- SB — SOIL BORING
- E — ELECTRIC METER/BOX
- G — GAS METER/BOX
- #13,3 REPRESENTS THE TAGGED TREE NUMBER FROM TREE INVENTORY
- PROPOSED CONTOUR
- WET — DELINEATED WETLAND
- PROPOSED BUILDING SETBACK
- PROPOSED DRAINAGE & UTILITY EASEMENT
- PROPOSED 5' WIDE CONCRETE SIDEWALK
- PROPOSED 10' BITUMINOUS TRAIL
- PROPOSED 10' WOODCHIP TRAIL, LOCATION TO BE DETERMINED IN FIELD
- PROVIDED WETLAND BUFFER AREA
- REQUIRED WETLAND BUFFER AREA
- WETLAND IMPACTED AREA

EXISTING ZONING = A-1, P-R
PROPOSED ZONING = PUD

TOTAL PROPERTY	310.32 AC
EXISTING WETLAND AREA	35.1 AC
EXISTING WETLAND AREA - TO REMAIN	34.1 AC
COLLECTOR ROAD RIGHT OF WAY	
RUSH CREEK PARKWAY	4.34 AC
FERNBROOK LANE	2.61 AC
GOLF COURSE PARCEL (UPLAND - EXCLUDES WETLANDS)	53.12 AC
NET DEVELOPABLE AREA	**216.1 AC**
GROSS DENSITY	**2.14 U/A**
NET DENSITY	**3.08 U/A**
PARK	2.58 AC
RESIDENTIAL OPEN SPACE	**55.1 AC**

LOT STANDARDS - PUD ZONING

SETBACKS	
FRONT	25'
REAR	20'
SIDE	7.5'
SIDE - STREET	20'
SETBACK FROM WETLAND BUFFER	15'
SETBACK FROM COUNTY ROAD	35'

BLOCK	75' WIDE	65' WIDE	55' WIDE	50' WIDE	TWIN HOME	QUAD HOME	EXIST HOME	SENIOR HOUSING	EXIST CLUBHOUSE	TOTAL
1	19	7								26
2		26								26
3		12	12							24
4			9							9
5			21							21
6			10							10
7	10									10
8			13							13
9		20	12						1	33
10		12								12
11		6	4							10
12		11								11
13	5	4								9
14	8	6								14
15		14								14
16		19								19
17		9								9
18					28					28
19		6	28							34
20			18							18
21			16							16
22		5	18							23
23		9								9
24				10						10
25	7									7
26		12								12
27				18						18
28				26						26
29		9								9
30		8								8
31	4									4
32-44						52				52
48							1			1
								100		100
TOTAL	53	195	161	54	28	52	1	100	1	645

N

0 250 500
GRAPHIC SCALE IN FEET

REVISIONS

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

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Martin P. Campion -Lic. # 19901 Date:

SUNDANCE GREENS

SUNDANCE DEVELOPMENT, LLC

DAYTON , MINNESOTA

OVERALL PRELIMINARY PLAT

PROJECT NO: 17-014

SHEET NO. 8 OF 45 SHEETS

DATE: 01/05/2018

SUNDANCE / DEHN PROPERTY

DAYTON, MN

SUNDANCE GREENS	PLATTED LOTS
1	14
2	71
3	53
4	33
5	48
6	127
7	36
8	63
9	12
10	1
11	31
12	48
SITSTER'S PROPERTY	7
TOTAL	**544**

SISTER'S PROPERTY - 7 LOTS FROM PRELIM PLAT
NOT YET PLATTED

Stantec

Memo

To:	Jon Selvald, Planning	From:	Jason Quisberg, Engineering Nick Findley, Engineering Ben Otto, Engineering
Project:	Sundance Greens 12th Addition	Date:	2/26/2026

Exhibits:

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

1. Sundance Greens 12th Construction Plans by Campion Engineering Services, Inc., dated 11/26/2025, 19 sheets
2. Sundance Greens Construction 12th Grading Plans by Campion Engineering Services, Inc., dated 11/26/2025, 6 sheets
3. Sundance Greens 12th Addition Plat Amendment Exhibit by Campion Engineering Services, Inc., dated 1/8/2026, 6 sheets
4. Sundance Greens Twelfth Addition Final Plat by Westwood Professional Services, Inc., undated, 2 sheets
5. Stormwater Management Plan Sundance Greens by Civil Methods, Inc., dated 12/8/2025, 289 sheets

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.
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 Polaris Lane and 115th Ave without the City'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. Any underlying easements no longer necessary must be vacated.
6. Outlots shall be covered by drainage and utility easements.
7. Ensure consistent labelling across all utilities both in the plan and profile. Examples of where this is not provided are below. This list is for reference and does not include all instances.
    - FES 409 does not provide invert information and information that is provided with other proposed flared ends within the plan view.

- Sump service connection callout on sheet 9 of the construction drawings do not point to the connections.
- In some locations sump connections are shown, in others they are not. Show sump connections in all proposed locations.
- Furthest west DCM CB label is cutoff, ensure entirety of label is shown.

8. There are multiple locations within the intersection detail that are not legible due to being covered by linework. Revise to ensure all callouts can be read.
9. The standard detail plates have been updated this winter. Coordinate with the Engineering Department for the current set.
10. Grading is shown within adjacent properties, ensure access rights are obtained prior to any work being completed offsite.
11. Coordination will be required as the park plans develop for the area shown in the northwest corner of the site.
12. Approved record plans for all previous additions of the Sundance Greens development are required. Building permits for Sundance Greens 12th Addition will not be issued until the record plans are provided, reviewed, and accepted.

Plat

13. There is an existing overhead power line located along the eastern property line. The existing easement is shown within the plat document but not in any of the construction drawings. Ensure the existing and proposed easements are accurately shown within the plans. These easements are to be taken into account for design of the site, including building setbacks and other applicable standards.
14. The 100-yr HWLs of ponds 3, 3a and 3b shall be encompassed in a Drainage and Utility Easement(s).
15. The 100-yr HWLs of all wetlands are to be contained by drainage and utility easement.
    - Based on the current grading plans this puts the easement within close proximity to proposed homes.
16. There are multiple locations where the proposed property line extends within close proximity of the curb line and does not maintain the proper ROW. Some examples include Lot 12 Block 3, Lot 1 Block 2, and Lot 8 Block 2. This is not an inclusive list, revise all locations.
17. Backyard swales extend outside of drainage and utility easement in multiple areas including Lot 24 Block 1. Ensure all swales that contain shared drainage are located within drainage and utility easement throughout the site.
18. All trails located outside of the ROW and not within an Outlot to be owned by the City of Dayton are to be covered by easement granting access and maintenance rights.

Wetlands

19. Provide a wetland buffer figure showing the buffer area meeting the 10 ft minimum 25’ average. Ensure wetland buffering meets City of Dayton and Elm Creek Watershed Management Commission Standards.

Erosion Control/SWPPP

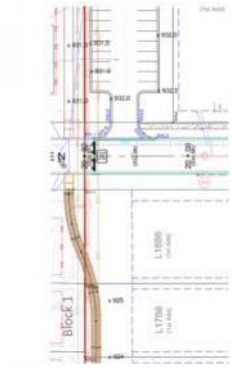
20. Along the western edge of the grading limits there is a break in the silt fence. Provide silt fence through the gap to prevent unstabilized drainage from leaving the site.
21. SWPPP shall include contractors who will engage in land disturbing activities once determined.
22. SWPPP shall include the individual responsible for overseeing implementation of the erosion control plan on site once determined.
23. Include stabilization of 200 linear feet of temporary permanent drainage ditches or swales that drain water from the site within 24 hours after connecting to a surface water or property edge.
24. Provide maintenance frequency and requirements on SWPPP such as removal of silt on perimeter controls.
25. SWPPP shall provide information on storage of chemicals such as pesticides and hazardous waste.
26. SWPPP shall state vehicle washing and equipment is limited to a defined area onsite.
27. SWPPP shall state containment must be provided for all liquid and solid wastes generated by washout operations. Washout wastes shall be prevented from contacting the ground.

Transportation

28. All proposed roadways are to meet a 30 MPH Design speed. This includes the minimum LVC and K values provided in the MNDOT Curve Tables. Revise all instances where this is currently not maintained.
29. Within the intersection details there are areas with less than the minimum of 0.6% slope shown along the curb line. Revise to ensure the minimum slope is met.

Site Plans

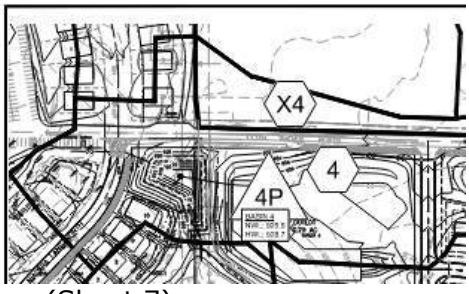
30. Within the plat amendment exhibit a driveway is shown for a future maintenance building. The proposed driveway is shown approximately 1’ from the proposed lot line. Ensure that a minimum of 5’ feet of separation is provided.
31. When tying into the existing Polaris Lane, remove the existing turnaround and restore the area.
32. Trail to be provided connecting the trail proposed by the adjacent development to the proposed park area in the northeast corner of the site. Included below is the alignment shown by the engineer of the adjacent property.

- 

Grading /Stormwater

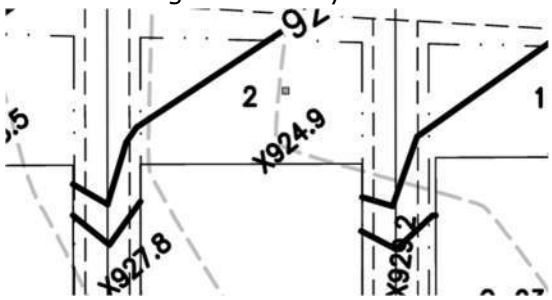
33. Revise the Storm Sewer Calculations to address the following:
    - Verify the inverts on Storm Sewer Calculations spreadsheet. For example, EX CBMH has an invert of 911.27 on Sheet 7 but is 911.44' on the calculations sheet.
    - Revise Storm Sewer from CB 202 to CBMH 111 so that design flow rate is greater than runoff rate. The current design provides no excess flow capacity for the 10-year runoff.
    - Provide incremental flows (cfs) to each catch basin; spread shall be shown for flows over 2.5 cfs. Spread is not to exceed ½ of the drive lane.
34. Revise the Storm Sewer Profile to address the following:
    - Revise the OCS detail at FES 409 (Sheet 19) to provide half a foot of skimming from the inlet crown elevation to the outlet invert elevation. See City Standard Plate STO 15.
35. Identify a graded EOF pathway for each stormwater pond.
36. Revise the EOF elevation for ponds 3, 3a, and 3b to be at least 1 foot above the 100-year HWL. Please note the EOF elevation shall also be at least 1 foot below the top of berm and 1 foot below the low opening of nearby structures.
37. Revise the drainage maps to reflect the amended plat configuration. Sheet 6 indicates the amended plan with proposed parking, but sheet 7 indicates inconsistent drainage delineations and the previous plat proposal (see below).

(Sheet 6)



(Sheet 7)

38. Verify that the proposed impervious for the future parking area (see above, sheet 6) is included in the HydroCAD and p8 models. Due to inconsistent delineations, it appears this area may be excluded from the drainage areas entirely.
39. Provide maintenance access for ponds 3, 3a, and 3p. Access routes shall have a seven percent (7.0%) maximum grade, five percent (5.0%) maximum cross slope, minimum horizontal curve radius of 50 feet, a minimum width of 12 feet.
40. Provide a profile for all proposed storm sewer, and example of where this is not provided is the storm sewer run between FES 408 and FES 409.
41. Plans shall include pond and wetland labels that match the HydroCAD model and Stormwater Management Plan HWL and NWL elevations.
42. The existing flared end located northwest of the property is to be connected to and rerouted to the proposed adjacent pond. This may require changes to the proposed pond design.
43. All rear yard sump draintile located within drainage swale, shall be perforated with the holes facing upwards. The current detail plates include additional information.
44. Storm detail E shows a flare being pointed downward at a substantially different slope than the pipe it is connected to.
45. Revise casting types for STMH 302 and STMH 3026 to be R-4342.
46. STMH 301 is shown within the drive lane, the preference would be it is located within the curb line. Provide clarification on why this structure in located within the street.
47. There are multiple locations where storm sewer manholes are not shown tying into proposed grade. Ensure all manholes tie in.
48. Provide a minimum of 2’ of cover over all storm sewer located within the greenspace.
49. Include rip rap at all flared end outlets. In locations where equalizer pipe is utilized provide rip rap on both flared ends.
50. Where connecting to existing manholes, provide callout indicating connection and referencing the appropriate detail similar to what is being currently done for draintile.
51. Pedestrian ramp details, showing that they meet ADA standards, are to be provided for all proposed ped ramps.
52. All proposed retaining walls are to include top of wall and bottom of wall spot elevations.
53. Provide spot elevations for all proposed or existing inlets and outfalls within the grading plans.
54. There are multiple locations where contours do not tie into existing or end abruptly. All proposed contours are to tie into existing and be shown accurately. An example of this is between Lot 7-8, Block 2 where the 238 contour is not shown on the east side of the highpoint.
55. All grading within maintained areas is to be no steeper than 4:1, unmaintained areas are to be a maximum of 3:1. All drainage swales are to be a minimum of 2%, including side lot swales.
    - There are numerous areas throughout the plans that show maintained areas greater than 4:1.
    - There are numerous areas throughout the plans that show swales less than 2%.

56. There are numerous areas throughout the plans that shows swales that are not contained in drainage and utility easements or direct drainage towards proposed homes.
    - 

57. All EOFs are to be labelled, including curb overtopping at storm sewer inlet low points.
58. A trail is proposed by the adjacent development along the western property line. Ensure grading allows for a transition into the proposed trail, including a 2' shoulder. This may required shifting the swale and providing additional easement.
59. Spot elevations are to be provided for all highpoints including side lot swales.
60. Provide spot elevations on all shared property corners for reference during the building permit process.
61. The intersection detail for Polaris Lane N and 115th Ave show 3 low point catch basins that are not located at the same stationing of the roadway. Provide clarification on how this is to be constructed with a consistent crown.
    - The elevation for CBMH 108 is not provided within the figure.
62. For all locations 2' of separation is to be provided from the HWL and 1' of separation from the EOF, including backyard drainage. Examples where this is not met include:
    - Lots 13-18 Block 1.
    - Lot 24 Block 1 and adjacent property low point EOF.
63. Justify the change of starting elevation and stage storage for Wetland 3 from existing to proposed conditions in the HydroCAD model. The grading plan indicates no alterations to the bottom elevation of the wetland.
64. Provide wetland impact table showing a percent change in volume and HWL bounce in a 1" storm event.
65. Show the existing wetland overflow direction and spot elevation.
66. Provide a detail to show drawdown elevations to corroborate water reuse calculations.
67. Ponds 3 and 3a provide less than 3 feet separation from the groundwater elevations identified in the boring logs. Provide a detail showing impermeable liner for the ponds or revise design.
68. For Lot 9 Block 3, the proposed EOF and high point elevation are the same creating two EOFs. The EOF provided does not have 1' of separation from the proposed low opening of the lot. The EOF spillway is not located within drainage and utility easements. Revise to ensure all identified issues are addressed.

<u>Watermain/Sanitary Sewer</u>

69. There are multiple profiles that do not include utility crossings that are shown within the plan view. Utility crossings shall be shown within all profiles.

70. There are multiple locations where sewer and water services appear to conflict with storm sewer. The list below is for reference and is not inclusive of all instances.
    - Lot 4 Block 1
    - Between station 6+50 and 8+75 of Polaris Lane.
71. There are multiple locations where watermain may be in conflict but is not shown in the storm sewer crossing profile. The list below is for reference and is not inclusive of all instances. Ensure all crossings are provided in profiles and proper separation is provided.
    - Between CB-206 and CBMH-104, unclear if 2' separation is provided vertically or horizontally.
    - Between CBMH-105 and CBMH-103, unclear if 2' separation is provided vertically or horizontally.
72. It appears that some offsets are not shown in the correct location, ensure all offset provide the required amount of separation.
    - Between storm sewer run CBMH-109 and CBMH-110 the watermain crossing appears to be at station 5+47 which is within the 45-degree portion of the offset.
73. Add watermain gate valves in the following locations for isolation.
    - The north leg of the Polaris Lane N and 115th Ave N intersection.
    - Near station 11+00 of Polaris Lane N.
74. Revise the watermain profile or hydrant location to ensure hydrants are located at all watermain highpoints.
75. Storm sewer run CB 203-CBMH 113 is shown within close proximity to a proposed gate valve. Provide appropriate separation to ensure it is constructable.
76. All sanitary sewer pipe material is to meet the standards laid out in Detail Gen 12 (SDR 35 depth<16', SDR 26 16'<depth<25', C-900 DR 18 depth>25'). There are multiple locations where this is not maintained.
77. Minimum of 4" of insulation required when watermain separation is not maintained. See detail Wat-05.
78. Show insulation meeting standard detail Wat-05 at all watermain offsets and other applicable locations.
79. Label all watermain fittings within the profiles.
80. The existing watermain at the connection to the north is 12". A reducer will be required for the proposed connection.
81. Ensure the 10' of horizontal separation is provided between watermain and sewer utilities.
82. Ensure existing manholes located within the site rim elevation is raised to match proposed contours.
83. EOFs are shown within close proximity to existing sanitary sewer manholes. Ensure 1' of separation is provided from the EOF to the manhole and a water tight casting is provide if not existing.
84. MH-7 is shown within cross proximity to proposed storm sewer. Ensure a minimum of 18" of horizontal separation is provided.

Landscape

85. A landscape plan has not been provided with this submittal. A landscape plan must be provided.

End of Comments

Outlook

Sundance greens public hearing resident input

From Eric Seppelt
Date Thu 2/26/2026 9:34 PM
To Hayden Stensgard <hstensgard@daytonmn.gov>
Cc Zach Doud <zdoud@daytonmn.gov>; Jon Sevald <jsevald@daytonmn.gov>

5 attachments (2 MB)

Letter regarding public hearing - Sundance Greens .docx; Maintenance building fire articles .docx; Elm creek watershed rules and standards 2026.pdf; FEMA flood map.pdf; Golf course examples .docx;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Hayden,

I have attached to this email a signed letter outlining shared concerns between my neighbors and I regarding the Sundance Greens/Sundance Golf potential plans related to a driveway access and maintenance building near our homes in Brayburn Trails. While we do not have the luxury of detailed plans, what has been referenced is concerning enough to warrant making our opposition know.

Additionally, I have attached supplemental documents related to the following highlighted concerns:
1. Fire risks. Our letter outlines concerns related to fire safety and references an email sent to Mr. Zach Doud and Fire Chief Gary Hendrickson summer 2025 that contained news articles of golf course maintenance shed fires. Please see document labeled **maintenance building fire articles** for links to these articles. Further, it has been explained by Assistant Fire Chief Kevin Astrup the class of building determines what fire safety measures are required by code and could very well not require fire suppression or fire alarms which increases our concern.
2. Wetland and floodplain impact. Items contained in the Elm Creek Watershed Rules and Standards seem applicable to the proposed area and plans, specifically pertaining to Rule D. stormwater management, Rule F. floodplain alteration, and Rule H. bridge and culvert crossing. This document is attached along with **FEMA flood map** of the area.
3. Atypical maintenance building location. Designing a golf course with a maintenance building directly adjacent to residential homes is not the norm. The document titled **Golf course examples** categorizes a sampling of metro golf courses clearly demonstrating this point.

Please confirm this email was received along with all 5 attached documents and that it was distributed to planning commission members.

Thanks,

Eric Seppelt

11535 Brayburn Trail

Sent from my iPhone

City Council, Planning Commission, and City Administrators,

We are writing as concerned residents of Brayburn Trails neighboring Sundance golf course regarding future construction considerations of a proposed driveway off Polaris Ln N to access proposed future maintenance building. The intent of this letter is to voice our concerns with and opposition to any preliminary plat amendment, ordinance, or variance that would provide conditions allowing driveway access and a maintenance shed at the location immediately adjacent to Brayburn Trails. Plans of a maintenance shed and several hundred foot driveway connecting to future Polaris Ln at this location are non-existent on any documents used to make purchasing decisions, including the approved 2018 preliminary plat site plan, city posted plans of Sundance Greens, or on any plans ever provided to residents inquiring with city administration prior to purchasing their homes.

We feel there are important considerations to point out in this situation. Brayburn Trails, being an HOA community, has regulations related to what a property can look like and what a homeowner can do or put on the property. Many of these regulations are complementary to or stricter than city guidelines and enforced by the HOA board. This community enforcement of standards provides a benefit to the City of Dayton by promoting and maintaining well appearing neighborhoods without the burden of city needed “policing” of overlapping city violations. Storage buildings are not allowed under the current bylaws and there are strict fencing regulations that prevent the use of a fence style providing any degree of screening from an unexpected maintenance building for impacted residents. These regulations cannot be adjusted on a case-by-case basis and require a change to the relevant bylaw. This requires a substantial vote to change, needing 67% of the homeowners in favor of the change, and can come at a cost of a few thousand dollars to the HOA. Even the city’s own residential fencing regulations would make it challenging to adequately screen the view and noises produced by maintenance building operations from any one of our yards and homes. Consequently, Sundance golf course and its patrons are protected from accessory building views on our properties while we remain susceptible to an unsightly accessory building view and its associated activity without means of shielding this year-round. We are at the mercy of Sundance ownership to reciprocate the neighborly courtesy or the city to protect us residents. While we did move into an HOA neighborhood on our own accord, we also moved into the city of Dayton where we should rightfully be protected by relevant city code.

Approving a driveway connecting to Polaris Ln seems to facilitate making a maintenance shed at the proposed location a reality. While the driveway itself is not as burdensome as a stand-alone item, it becomes one when considering what it is servicing and what this entails. Regardless, city zoning and subdivision code 1001.14 General Regulations, Additional Requirements, Exceptions and Modifications, Subd. 9 Driveways, (1) Driveway Permit, Item 1. reads **“no more than 1 access to the City street shall be permitted per parcel.”** This section of the golf course, parcel ID 3312022240005, already has driveway access to a city street at the main club house entrance and therefore a second entrance should not be allowed. The stated intent of 1001.14 is “to provide that all residential and nonresidential uses and related activities shall be established and maintained with proper appearance from streets and adjoining properties and to provide that each use **shall be a good neighbor to adjoining properties** by the control of the **standards set forth below**.” Constructing a driveway between, along, and behind existing residences would not be following the standards set forth and would not be considered a good neighbor gesture to adjoining properties. Since there is a standard set disqualifying this location for a driveway, it is understood in most situations a variance allowing so would need to be granted. Since the area is part of a PUD, conflicting information has been provided as to whether a variance would be needed or if it could simply be presented as an

amendment. There is context in the PUD agreement stating the proposed subdivision is governed by Dayton City Code Chapter 1002 which does reference situations for variances, and therefore this situation would still seem to warrant the need for given this was not listed as an agreed upon deviation from the underlying zoning requirements as itemized in the PUD. Logically, following the guidelines for variances seems most appropriate in making an exception regardless of whether done as a variance or amendment to the preliminary plat. In 1001.29 Variances, the purposes and criteria for a variance are listed. Some highlighted conditions of this section of city code are as follows:

1. Variances shall not be granted to merely remove inconveniences or financial burdens.
2. Variances are intended to address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.
3. A variance shall only be permitted when it is in harmony with the general purpose and intent of City Code.
4. The variance must not alter the essential character of the locality.

At this stage in development and after course work completed to date it would assumably be inconvenient and financially burdensome to determine a new maintenance shed location or an alternative access route to the proposed site. There is nothing unique about this situation as it has been a golf course for several years with a maintenance shed location already established and several phases of development leading up to this point to allocate a different, conforming location with allowable driveway access and therefore this situation is the result of the applicant's actions or omissions. The request is not in harmony with the general purpose and intent of city code as already pointed out and it would undoubtedly alter the essential character of the locality running a driveway between two residences where there would otherwise be a residential lot or outlot. The driveway would not be providing access to a residence, rather a commercial use building, and therefore promote non-residential traffic uses on a residential street. This prompts safety concerns especially considering a neighborhood path crosses this immediate street for access to the new Dayton Farms city park. Allowing a change to the preliminary plat and/or granting a variance to provide driveway access at this location is not in compliance with established city code designed to protect Dayton's infrastructure integrity and most importantly, Dayton's residents.

City code appears to provide City Administration and City Council authority to protect impacted residents from the anticipated repercussions of a maintenance building being built at this location as well. City zoning and subdivision code 1001.35 Accessory Buildings and Structures, Subd. 2 General Regulations, (13) Accessory Building Location, item C states "**Where any question arises as to the location or design of accessory buildings, the City Administrator or designee may refer the matter to the City Council for final determination."** The following are applicable factors calling into question the proposed location:

1. The golf course property where the shed would be constructed is included under a PUD according to Resolution No. 23-2018 adopted March 28, 2018. Section 1001.04 Classification of Districts, Sub 1. Districts, (27) PUD, Planned Unit Development is defined as "an overlay district which allows flexibility from the strict application of zoning standards in exchange for **improved design and public benefit**…" Section 1001.10 Planned Unit Development, Sub 1. Purpose goes on to further establish the purpose of public benefit, preservation of natural resources, and protecting natural site features. This understanding is reflected in Resolution No. 23-2018 under Findings, item G which reinforces the concept of public benefit to the city and residents along with providing flexibility not just to the developer but to the city regarding existing standards and regulations beyond what is established by the underlying zoning district. This shed location does not provide benefit to the nearby residents and poses threats to preserving the natural resources and natural site features at this location. Additionally, under the

Findings section of this document item A states “the applicant proposes to develop the property pursuant to the preliminary plot…” The presented plans for a driveway and maintenance building at this location do not match the approved preliminary plat.

2. Dayton Code of Ordinances Chapter 130: Public Peace and Safety Code, 130.08 Noise Control, (B) Noises Prohibited, (1) General Prohibition states “it is unlawful to make or cause to be made any noise that unreasonably annoys, disturbs, injures or endangers the comfort, repose, health, peace, safety or welfare of others or precludes their enjoyment of property or adversely affects the value of the property.” The addition of a shed and parking lot at this location would undoubtedly lead to new and increased operating noises compared to the current operating noise one would expect on a golf course fairway, thus satisfying the defined nuisance conditions. Grounds work is done on a daily basis, frequently starting early in the morning and the maintenance building would be the hub of this activity. One can expect vehicular noise from the arrival of staff and deliveries along with noise created by equipment operation and maintenance. Given the close proximity to hole 8 fairway and green, added noise is also likely from errant shots hitting the building structure and/or parking lot surface. Several golf balls each week are hit to the left into neighboring yards under the current conditions so it is not unreasonable to anticipate this same pattern will continue or become worse by golfers trying to avoid the water hazard existing to the right of the new fairway. These noise concerns can be particularly harmful to individuals with certain disabilities such as autism and could cause unnecessary triggers to this cohort of our community when using the adjacent neighborhood trail as a primary arterial to the new Dayton Farms city park. To move forward with construction of a maintenance building at this location is willfully allowing anticipated and prohibited noise violations.
3. There is high concern for fire safety considering the anticipated uses of a maintenance building including but not limited to: the storage, operation and repair of gas and battery/electric powered equipment; onsite fuel storage and delivery; and the storage or mixing of fertilizer, pesticide, and herbicide chemicals. A separate email has been sent to City Administrator Mr. Doud and Fire Chief Mr. Hendrickson extensively outlining the fire concerns with reference to at least nine instances of golf course maintenance shed fires since 2019 in Minnesota and across the nation. This is highly concerning given the proposed building’s proximity to some of our homes. The distance from the primary building on the property will make this accessory building even more challenging to monitor and likely place nearby residents at their own mercy should a fire ignite. Physical separation from the main clubhouse by several hundred yards with a separate driveway entrance only accessible via a future neighborhood driveway could cause confusion on a fire call dispatched to “Sundance Entertainment” and delay arrival to the scene. Operations on Sundance property over the past year have illustrated management’s low concern for fire safety or monitoring on the property. On two separate documented occasions, the evening of February 20, 2025 and the overnight of June 21-22, 2025, Dayton Fire had to be dispatched to the property by neighboring residents due to the lack of safe management of allowed burns.
4. There is additional concern for impact on the two National Wetland Inventory wetland areas this site would sit between and ultimately the storm water management impact. The driveway to access the maintenance shed from Polaris Ln would have to cross a low area South of the Brayburn Trails wetland that is additionally connected to a stormwater management pond. There is concern for impact on the Brayburn Trail wetland and stormwater pond with secondary impact on neighboring homes’ sump pump ground water mitigation systems since the driveway would bisect the natural flow of water to the wetland on the golf course. There are approximately 28 homes bordering these two intricately connected water retention areas that could be impacted. It has been

very publicly discussed the water runoff impact from development expansion on the half dozen homes along Fernbrook Ln N between 117th Ave N and 113 Ave, so again not an unreasonable concern when considering this location for a maintenance building. Pollution of these wetlands is the other concern given the nature of anticipated activities carried out and chemical products used at this type of building and runoff from spillage on the parking and driveway surfaces that may result. This wetland area is intricately connected to the stormwater management pond used as part of the Brayburn Trails irrigation source for water applied directly to resident yards.

5. Lastly, the questioning of location is raised in review of Section 1001.064 Additional Non-Residential Districts, Subd. 2 Public Recreation District, (1) permitted uses directing to Subd. 3 Table of Uses. The table lists possible uses with letter codes indicating whether Not Permitted (N), Permitted (P), Conditional/interim use permit (C), or Accessory (A). Accessory building is designated by the letter “F” for the Public Recreation District which is not a letter designation listed, therefore not indicating whether an accessory building is or is not permitted. Additional guidance is provided at the bottom of the final table of this section labeled NOTE stating “any use not listed above as permitted or conditional use is not permitted, however uses that are not listed and are intrinsically similar to a use listed above may be allowed when specifically approved by action of the City Council.” This would seem to imply since accessory building is not listed as permitted denoted by the letter “P” it is by default not permitted or not allowed. While this may be a clerical error, it raises questions as to whether the location is acceptable for this type of accessory building. Additionally, maintenance building is not a listed use and most uses in this table for the Public Recreation District are coded as not permitted or conditional/interim use and therefore there is no other similar use listed that is coded permitted. Should accessory buildings have been listed as conditional/interim use, 1001.35 Accessory Buildings and Structures, Subd 3. Conditional Use Permits, (6) states “Detached accessory buildings shall be maintained in a manner that is compatible with the adjacent residential uses and does not present a hazard to public health, safety and general welfare.” CUP or not, concerns for public health, safety and general welfare certainly add more reasons to call into question the location of this accessory building as it is certainly not compatible with the adjacent residential uses.

As residents and neighbors to Sundance we ask these concerns be taken into thoughtful consideration regarding the applicant’s proposals. As mentioned, there is city code protecting against the proposed plan and therefore the reason for a public hearing in the first place rather than the applicant simply being able to acquire a permit. This is not a typical location for a maintenance building on a golf course, as they are often near the main building or at least have a shared driveway and concealed further within the course. On courses where the maintenance building is distant from the clubhouse, they do not directly neighbor residences and they tend to not be upkept to the same standard as the main clubhouse area which is an additional long-term concern. The location certainly does not seem justified based on the listed concerns so we as residents are looking for city representation, understanding, and support in opposing the location. This is not a situation where there is no different or better solution as there are other less disruptive locations on undeveloped property adjacent to the current parking lot and main building. Should a maintenance shed and associated infrastructure be allowed at the location of concern, may this serve then as a request for enhanced screening, design standards, and setback restrictions beyond the minimum standard.

Thank you for your consideration,

Brayburn Trails residents signed as follows:

Name	Signature	Address
Eric and Lisa Seppelt		11534 Brayburn Trail Dayton, MN
Katy Moen Jim Warne		11525 Polaris Lane N Maple Grove, MN
Natalie Miller		11529 Polaris Ln N Dayton, MN 55369
Ron Torfin		11537 Polaris Lane N. Dayton, MN 55369
Gwen Kilian		15231 115th Ave N Dayton, MN 55369
Matt Schilz Kelly Schilz		11528 Brayburn Trl Dayton, MN 55369
Tim and Kathy Johnson		11532 Brayburn Trail Dayton, MN 55369
NASH ALAM Melinda Alam		11530 Brayburn Trl Dayton, MN 55369
Mike Petersen		11536 Brayburn Trail Dayton, MN 55369

GOLF MAINTEANCE BUILDING FIRE ARTICLES

May 2025 https://www.plymouth-review.com/articles/fire-departments-respond-to-two-structure-fires-in-same-day/

January 2025 https://www.kfornow.com/shed-at-se-lincoln-golf-course-destroyed-by-fire/

January 2025 https://www.nbcboston.com/news/local/firefighters-battle-blaze-at-nh-golf-course-sunday-night/3606968/

April 2024 https://themonroetimes.com/local-news/windy-acres-closed-after-shed-fire/

July 2023 https://kfgo.com/2023/07/01/fire-destroys-shed-containing-29-golf-carts-at-southwest-minnesota-course/

November 2023 https://www.stgeorgeutah.com/flood-and-fire/firefighters-make-quick-work-of-fire-in-golf-cart-shed-at-black-desert-resort/article_4d73c6af-eb3b-5e8a-afc5-007bc8d4b932.html

October 2023 (clubhouse but related to golf cart battery)
https://www.9news.com.au/national/eastern-golf-course-clubhouse-destroyed-in-ferocious-blaze-northeast-of-melbourne-in-yering/72f363b7-376c-415e-8bc5-860415e119b1

October 2022 https://midlandexpress.com.au/featured/2022/10/12/romsey-golf-club-hit-by-fire/

January 2019 https://www.argusleader.com/story/news/crime/2019/01/09/shed-catches-fire-elmwood-golf-course-sending-black-smoke-across-sioux-falls/2527021002/

October 2015 https://krocnews.com/large-store-shed-consumed-by-flames-at-local-golf-course/

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7KLV PDS LPDJH LV YRLG LI WKH RQH RU PRUH HOHPHQWV GR QRW DSSHDU EDVHPDSV DQG ORJHQG VFDOH EDU PDS FUHDWLRQ GDWH),50 SDQHO QXPEHU DQG),50 HIIHFWLYH XQPDSSHG DQG XQPRGHUQL]HG DUHDV UHJXODWRU\ SXUSRVHV

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Appendix C
Rules and Standards

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Elm Creek
Watershed Management Commission

January 2026

Rules and Standards

Adopted: October 8, 2014
Effective: January 1, 2015
Revised: October 14, 2015
Revised: May 11, 2022
Revised: September, 2025
Effective January 14, 2026

Record of Rules Revisions

October 14, 2015:
Minor housekeeping revisions concurrent with the adoption of the Third Generation Watershed Management Plan

May 11, 2022:

- Added definitions for Fully Reconstructed Impervious Surface, Linear Projects, and Low Opening
- Added a stepwise process in Rule D.3.b.i.7 to determine how the minimum Low Floor Elevation would be determined for each project
- Revised Rule D.3.c to add a new requirement for and specify how runoff abstraction volume would be calculated for linear projects
- Other minor housekeeping revisions
- Low floor elevation revisions effective June 1, 2022 and linear project rules revisions effective November 30, 2022.

January 14,2026:

- Housekeeping revisions throughout to simplify language
- Rule D was reorganized for simplicity
- Removed provisions that development/redevelopment projects disturbing less than one acre that impact floodplain or wetland or impact a stream crossing must meet the stormwater management rules in addition to the other rules.
- Added a provision that single family home development/redevelopment that is not part of a larger development plan and which does not disturb more than one acre does not require a Commission project review unless it triggers the floodplain, wetland, crossing, or buffer rules.

ELM CREEK
WATERSHED MANAGEMENT COMMISSION
RULES AND STANDARDS

RULE A. DEFINITIONS 2

RULE B. PROCEDURAL REQUIREMENTS 7

RULE C. GENERAL STANDARDS 9

RULE D. STORMWATER MANAGEMENT 10

RULE E. EROSION AND SEDIMENT CONTROL 17

RULE F. FLOODPLAIN ALTERATION 18

RULE G. WETLAND ALTERATION 19

RULE H. BRIDGE AND CULVERT CROSSINGS 20

RULE I. BUFFER STRIPS 21

RULE J. FEES 25

RULE K. VARIANCES 26

RULE L. ENFORCEMENT 27

RULE M. AMENDMENT OF THESE RULES 27

Appendix A – Wet Pond Design Standards

POLICY STATEMENT

The Elm Creek Watershed Management Commission is a Joint Powers Association of the State under the Minnesota Watershed Act, and a watershed management organization as defined in the Metropolitan Surface Water Management Act. These acts provide the Commission with power to accomplish its statutory purpose: the conservation, protection, and management of water resources in the boundaries of the watershed through sound scientific principles. The Commission has adopted a water resources management plan pursuant to the Acts. These Rules implement the plan's principles and objectives.

Land alteration and utilization can affect the rate and volume and degrade the quality of surface water runoff. Sedimentation from ongoing erosion and construction activities can reduce hydraulic capacity of waterbodies and degrade water quality. Water quality problems already exist in many waterbodies in the watershed. Most of these waterbodies have been designated by the State of Minnesota as Impaired Waters, and do not meet state water quality standards.

Activities that increase the rate or volume of stormwater runoff will aggravate existing flooding problems and contribute to new ones. Activities that degrade runoff quality will cause quality problems in receiving water. Activities that fill floodplain or wetland areas will reduce flood storage and hydraulic capacity of waterbodies, and will degrade water quality by eliminating the filtering capacity of such areas.

These Rules and Standards protect the public health, welfare, and natural resources of the watershed by regulating the alteration of land and waters in the watershed to 1) reduce the severity and frequency of high water, 2) preserve floodplain and wetland storage capacity, 3) improve the chemical and physical quality of surface waters, 4) reduce sedimentation, 5) preserve the hydraulic and navigational capacities of waterbodies, 6) promote and preserve natural infiltration areas, and 7) preserve natural shoreline features. In addition to protecting natural resources, these Rules and Standards are intended to minimize future public expenditures on problems caused by land and water alterations.

RELATIONSHIP WITH MUNICIPALITIES AND COUNTY

The Commission recognizes that the control and determination of appropriate land use is the responsibility of the municipalities. The Commission will review projects involving land-disturbing activities in accordance with these Rules and Standards. The Commission intends to be active in the regulatory process to ensure that water resources are managed in accordance with its goals and policies.

The Commission desires to provide technical advice to the municipalities in the preparation of local stormwater management plans and the review of projects that may affect water resources prior to investment of significant public or private funds.

RULE A. DEFINITIONS

For the purposes of these Rules, unless the context otherwise requires, the following words and terms shall have the meanings set forth below. References in these Rules to specific sections of the Minnesota Statutes or Rules include amendments, revisions or recodifications of such sections. The words "shall" and "must" are mandatory; the word "may" is permissive.

100 Year Event. The rainfall depth with a 1 percent chance of occurring in a given year.

Abstraction. Removal of stormwater from runoff, by such methods as infiltration, evaporation, transpiration by vegetation, and capture and reuse, such as capturing runoff for use as irrigation water.

Agricultural Activity. The use of land for the production of agronomic, horticultural or silvicultural crops, including dairy animals, food animals, nursery stock, sod, fruits, vegetables, flowers, cover crops, grains, Christmas trees, and for grazing.

Alteration or Alter. When used in connection with public waters or wetlands, any activity that will change or diminish the course, current, or cross-section of public waters or wetlands.

Applicant. Any person or political subdivision that submits an application to the Commission for a project review under these Rules.

Best Management Practices (BMPs). Techniques proven to be effective in controlling runoff, erosion and sedimentation including those documented in the Minnesota Stormwater Manual (MPCA 2005) as revised.

Biofiltration. Using living material to capture and/or biologically degrade or process pollutants prior to discharging stormwater, such as directing runoff through a vegetated buffer or to a rain garden or vegetated basin with an underdrain.

Bioretention. A terrestrial-based (upland, as opposed to wetland) water quality and water quantity control process. Bioretention provides opportunity for runoff infiltration, filtration, storage and water uptake by vegetation.

Buffer Strip. An area of natural, unmanaged, vegetated ground cover abutting or surrounding a watercourse or wetland. Woodchip trails, noxious and/or invasive plant removal, and/or planting of native plants is acceptable.

BWSR. The Minnesota Board of Water and Soil Resources.

Commission. The Elm Creek Watershed Management Commission.

Commissioners. The Board of Commissioners of the Elm Creek Watershed Management Commission.

Compensatory Storage. Excavated volume of material below the floodplain elevation required to offset floodplain fill.

County. Hennepin County, Minnesota.

Dead Storage. The permanent pool volume of a water basin or the volume below the runout elevation of a water basin.

Detention Basin. Any natural or manmade depression for the temporary storage of runoff.

Development. Any proposal to subdivide land, any land-disturbing activity or creation of impervious surface.

Directly Connected Impervious Surface. Any hard surface (rooftop, driveway, sidewalk, roadway, etc.) from which runoff is not subject to loss beyond initial abstraction before being routed to the downstream collection and conveyance system.

Disturbance. See Land Disturbing Activity.

Drain or Drainage. Any method for removing or diverting water from waterbodies, including excavation of an open ditch, installation of subsurface drainage tile, filling, diking, or pumping.

Erosion. The wearing away of the ground surface as a result of wind, flowing water, ice movement, or land disturbing activities.

Erosion and Sediment Control Plan. A plan of BMPs or equivalent measures designed to control runoff and erosion and to retain or control sediment on land during the period of land disturbing activities.

Excavation. The artificial removal of soil or other earth material.

Fill. The deposit of soil or other material by artificial means.

Filtration. A process by which stormwater runoff is captured, temporarily stored, and routed through a filter bed to improve water quality and slow down stormwater runoff.

Floodplain. The area adjacent to a waterbody that is inundated during a 1% chance (100-year) flood as defined by the FEMA Flood Insurance Study for the member city.

Flood Area. The area adjacent to a waterbody that is inundated during a 1% chance (100-year) flood as indicated in the Commission's hydrologic and hydraulic flood modeling.

Fully Reconstructed Impervious Surface. Areas where impervious surfaces have been removed down to the underlying soils. Activities such as structure renovation, mill and overlay projects, and other pavement rehabilitation projects that do not expose the underlying soils beneath the structure, pavement, or activity are not considered fully reconstructed. Maintenance activities such as catch basin repair/replacement, utility repair/replacement, pipe repair/replacement, lighting, and pedestrian ramp improvements are not considered fully reconstructed.

Impaired Water. A waterbody that does not meet state water quality standards and that has been included on the MPCA Section 303(d) list of Impaired Waters of the state.

Impervious Surface. A surface compacted or covered with material so as to be highly resistant to infiltration by runoff. Impervious surface shall include roads, driveways and parking areas, whether or not paved, sidewalks greater than 3 feet wide, patios, tennis and basketball courts, swimming pools, covered decks and other structures. Open decks with joints at least ¼ inch wide, areas beneath overhangs less than 2 feet wide, and sidewalks 3 feet or less wide shall not constitute impervious surfaces under these Rules.

Infiltration. The passage of water into the ground through the soil.

Infiltration Area. Natural or constructed depression located in permeable soils that capture, store and infiltrate the volume of stormwater runoff associated with a particular design event.

Interested Party. A person or political subdivision with an interest in the pending subject matter.

Land Disturbing Activity. Any change of the land surface to include removing vegetative cover, excavation, fill, grading, and the construction of any structure that may cause or contribute to erosion or the movement of sediment into waterbodies. The use of land for agricultural activities, or improvements such as mill and overlay or concrete rehabilitation projects that do not disturb the underlying soil shall not constitute a land disturbing activity under these Rules.

Landlocked Basin. A basin that is 1 acre or more in size and does not have a natural outlet at or below the 1% chance (100-year) flood elevation as determined by the 1% chance (100-year), 10-day runoff event.

Linear Project. Linear projects are projects with construction of new or fully reconstructed roads, trails, sidewalks, or rail lines that are not part of a common plan of development or sale.

Low Floor. The finished surface of the lowest floor of a structure.

Low Opening. The low opening is the lowest elevation of an enclosed area, such as a basement, that allows surface water to into the enclosed area. Examples of low openings, include but are not limited to doors and windows. Foundation wall cracks, drainage seepage through drain tile, and sewer backup elevations are not low openings.

Member City. Any city wholly or partly within the Commission's boundary that has executed the Joint Powers Agreement.

MnDOT. The Minnesota Department of Transportation.

MPCA. The Minnesota Pollution Control Agency.

Municipality. Any city wholly or partly within the Commission's boundary.

NPDES. National Pollutant Discharge Elimination System.

NURP. The Nationwide Urban Runoff Program developed by the Environmental Protection Agency to study stormwater runoff from urban development.

Ordinary High Water Level (OHW). The elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the OHW level is the elevation of the top of the bank of the channel. An OHW established for a waterbody by the Minnesota Department of Natural Resources will constitute the OHW under this definition.

Owner. The owner of a parcel of land or the purchaser under a contract for deed.

Parcel. A parcel of land designated by plat, metes, and bounds, registered land survey, auditor's subdivision, or other accepted means and separated from other parcels or portions by its designation.

Person. Any individual, trustee, partnership, unincorporated association, limited liability company or corporation.

Political Subdivision. A municipality, county or other political division, agency or subdivision of the state.

Project. A space, parcel, or parcels of real property owned by one or more than one person which is being or is capable of being developed or redeveloped as a single project.

Public Health and General Welfare. Defined in Minnesota Statutes, Section 103D.011, Subdivisions 23 and 24.

Public Waters. Any waters as defined in Minnesota Statutes, Section 103G.005, Subdivision 15.

Public Waters Wetland. Any wetland as defined in Minnesota Statutes, Section 103G.005, Subdivision 15a.

Redevelopment. Any proposal to re-subdivide land, or any land-disturbing activity or addition of impervious surface to a developed site.

Runoff. Rainfall, snowmelt or irrigation water flowing over the ground surface.

Sediment. Soil or other surficial material transported by surface water as a product of erosion.

Sedimentation. The process or action of depositing sediment.

Shoreland Protection Zone. Land located within a floodplain or within 1,000 feet of the OHW of a public water or public waters wetland or 300 feet of a public waters watercourse.

Site. A space, parcel, or parcels of real property owned by one or more than one person which is being or is capable of being developed or redeveloped as a single project.

Standard. A required level of quantity, quality, or value.

Stormwater Management Plan. A plan for the permanent management and control of runoff prepared and implemented in accordance with the standards set forth in these Rules.

Structure. Anything manufactured, constructed or erected which is normally attached to or positioned on land, including portable structures, earthen structures, walls, roads, water and storage systems, drainage facilities and parking lots.

Subdivision or Subdivide. The separation of a parcel of land into two or more parcels.

TMDL. A Total Maximum Daily Load is the maximum amount of a pollutant that a waterbody can receive and still meet water quality standards. "TMDL" can also refer to a study that calculates that load, or to the allocation of that allowable load to its various sources.

Volume Management. The retention and abstraction of a certain volume of stormwater runoff onsite through techniques such as infiltration, evapotranspiration, and capture and reuse.

Water Basin. An enclosed natural depression with definable banks capable of containing water that may be partly filled with public waters.

Waterbody. All water basins, watercourses and wetlands as defined in these Rules.

Watercourse. Any natural or improved stream, river, creek, ditch, channel, culvert, drain, gully, swale, or wash in which waters flow continuously or intermittently in a definite direction.

Water Resources Management Plan. The watershed management plan for the Commission adopted and implemented in accordance with Minnesota Statutes, Section 103B.231.

Watershed. Region draining to a specific watercourse or water basin.

Wetland. Land transitional between terrestrial and aquatic systems as defined in Minnesota Statutes, Section 103G.005, Subdivision 19.

Wetland Conservation Act (WCA). Minnesota Wetland Conservation Act of 1991 as amended.

RULE B. PROCEDURAL REQUIREMENTS

1. **APPLICATION REQUIRED**. Any person or political subdivision undertaking an activity for which a project review is required by these Rules shall first submit to the Commission a project review application, design data, plans, specifications, fees, and such other information and exhibits as may be required by these Rules. Applications shall be signed by the owner, or the owner's authorized agent. All project review applications must be authorized by the municipality where the proposed project is located before they can be processed by the Commission.

2. **FORMS**. Project review applications shall be submitted on forms provided by the Commission. Forms and procedures are available at the Commission office or Web site. Electronic submittals are preferred.

3. **ACTION BY COMMISSION**. The Commission shall act within 60 days after receipt of a complete application, including all required information, exhibits and fees. If a state or federal law or court order requires a process to occur before the Commission acts on an application, or if an application requires prior approval of a state or federal agency, the deadline for the Commission to act is extended to 60 days after completion of the required process or the required prior approval is granted. The Commission may extend the initial 60-day period by providing written notice of the extension to the applicant. The extension may not exceed 60 days unless approved by the applicant.

4. **SUBMITTAL**. A complete project review application with all required information and exhibits shall be filed with the Commission at least 14 calendar days prior to the scheduled meeting date of the Commission. Late or incomplete submittals will be scheduled to a subsequent meeting date.

5. **CONDITIONS**. A project review may be approved subject to reasonable conditions to assure compliance with these Rules. The conditions may include a requirement that the applicant and owner enter into an agreement with the member city in a form acceptable to the Commission to a) specify responsibility for the construction and future maintenance of approved structures or facilities, b) document other continuing obligations of the applicant or owner, c) grant reasonable access to the proper authorities for inspection, monitoring and enforcement purposes, d) affirm that the member city can require or perform necessary repairs or reconstruction of such structures or facilities, and e) reimburse the reasonable costs incurred to enforce the agreement. Project reviews and agreements may be filed for record to provide notice of the conditions and continuing obligations.

6. **ISSUANCE OF PROJECT REVIEWS**. The Commission will issue a project review approval only after the applicant has satisfied all requirements of these Rules and paid all required fees.

7. **VALIDITY**. Issuance of a project review approval based on plans, specifications, or other data shall not prevent the Commission from thereafter requiring the correction of errors in the approved plans, specifications and data, or from preventing any activity being carried on thereunder in violation of these Rules.

8. **MODIFICATIONS**. The applicant shall not modify the approved activity or plans and specifications on file with the Commission without the prior approval of the Commission.

9. **INSPECTION AND MONITORING**. With permission of the property owner and under the authority of the member city, the Commission may perform such field inspections and monitoring of the approved activity as the Commission deems necessary to determine compliance with the conditions of the project review and these Rules. Any portion of the activity not in compliance shall be promptly corrected. In applying for a project review, the applicant consents to entry upon the land for field inspections and monitoring, or for performing any work necessary to bring the activity into compliance.

10. **SUSPENSION OR REVOCATION**. The Commission may suspend or revoke a project review approved under these Rules whenever the project review approval is issued in error or on the basis of incorrect information supplied, or in violation of any provision of these Rules, or if the preliminary and final project approvals received from the municipality or county are not consistent with the conditions of the approved project review.

11. **EXPIRATION OF COMMISSION APPROVALS.** An approved project review shall expire and become null and void if the approved activity is not commenced within one year from date of approval, or if the approved activity is suspended or abandoned for a period of one year from the date the activity originally commenced. With the approval of the affected member city, applicants may apply for an extension of that period if the city review process is extended beyond the usual review period. Before an activity delayed for one year or more can recommence, the project approval must be renewed. Any applicant may apply for an extension of time to commence the approved activity under an unexpired project review approval.

    An application for renewal or extension must be in writing and state the reasons for the renewal or extension. Any plan changes and required fees must be included with the application. There must be no unpaid fees or other outstanding violations of the approval being renewed or extended. An application for extension must be received by the Commission at least 30 days prior to the approval's expiration. The Commission shall consider the application for renewal or extension on the basis of the Rules in effect on the date the application is being considered. The Commission may extend the time for commencing the approved activity for a period not exceeding one year upon finding that circumstances beyond the control of the applicant have prevented action from being taken.

12. SEVERABILITY. If any provision of these Rules is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of these Rules shall not be affected thereby.

RULE C. GENERAL STANDARDS

1. POLICY. It is the policy of the Commission to protect the water resources of the watershed by requiring that all activities within the watershed comply with minimum standards for the protection of water resources and the environment.

2. REGULATION.

a) All land disturbing activities, whether requiring a project review under these Rules or otherwise, shall be undertaken in conformance with BMPs.

b) Project reviews are required of any land disturbing activity meeting the review thresholds set forth in Rule D Section 2.

c) In areas that drain to Impaired Waters, TMDL Implementation Plans may include site-specific requirements for any land-disturbing activities that are in addition to these rules and standards.

d) Land-disturbing activities must protect adjacent property and waterbodies from erosion, sedimentation, flooding, or other damage.

e) Development shall minimize the extent of disturbed area, runoff velocities, and erosion potential, and reduce and delay runoff volumes. Disturbed areas shall be stabilized and protected as soon as possible and facilities or methods used to retain sediment on-site.

f) Runoff from roof gutters shall discharge onto lawns or other pervious surfaces to promote infiltration where possible.

g) Use of fertilizers and pesticides in the shoreland protection zone shall minimize runoff into public waters. No phosphorus fertilizer shall be used unless a soil nutrient analysis shows a need for phosphorus.

h) The Commission encourages designs using natural surface drainage, vegetation and infiltration rather than buried pipes and man-made materials and facilities.

i) Whenever the Commission determines that any land disturbing activity has become a hazard to any person or endangers the property of another, adversely affects any waterbody, increases flooding, or otherwise violates these Rules, the Commission shall notify the member city where the problem occurs. The member city shall require the owner or agent in control of such land, to repair or eliminate such condition within a specified time period. The owner of the land shall be responsible for the cleanup and any damages. The Commission may require the owner to submit a project review application under these Rules before undertaking any repairs or restoration.

RULE D. STORMWATER MANAGEMENT

1. POLICY. It is the policy of the Commission to manage stormwater runoff by:

a) Requiring peak runoff rates to not exceed existing conditions or the capacity of downstream conveyance facilities or contribute to flooding or streambank erosion.

b) Limiting subwatershed discharge rates and flood storage volumes to protect downstream water and natural resources.

c) Managing stormwater using on-site or regional facilities.

d) Designing stormwater management structures based on the 1% (100-year) critical storm event for the drainage area.

e) Promoting natural infiltration of runoff.

2. REGULATION. No person or political subdivision shall commence a land disturbing activity or the development or redevelopment of land for the following types of projects without first obtaining from the Commission approval of a project review that incorporates a stormwater management plan for the activity, development or redevelopment. This review must be coordinated though the city in which the project is located.

a) Any land development or site development that disturbs more than 1 acre of land.

f) Any land development or site development regardless of size, if such review is requested by a member city.

g) Land disturbing activity that drains to more than one watershed, if the portion of the site draining into the Elm Creek Watershed meets these thresholds.

h) Single family home projects that are not part of an overall plan of development are not required to meet Rule D provisions but must meet other Rule provisions as applicable.

3. CRITERIA. Stormwater management plans shall comply with all criteria in this Rule.

4. MODELING REQUIREMENTS

a) A hydrograph method based on sound hydrologic theory shall be used to analyze runoff for the design or analysis of flows, volumes, water quality, and water levels.

b) The analysis of flood levels, storage volumes, and discharge rates must use the NOAA Atlas 14 values, or its successor, using the online NOAA Precipitation Frequency Data Server or a similar data source, and using a nested rainfall distribution (e.g. MSE 3). The Commission Engineer may require analysis of additional precipitation depths and durations to determine the critical duration flood event.

5. STORMWATER RUNOFF RATE REQUIREMENTS

a) Runoff rates for the proposed activity shall not exceed existing runoff rates for the 2-year, 10-year, and 100-year critical storm events and rainfall distribution for the project

location . Applicant must document the location and event depths used. If an approved local water management plan requires more restrictive rate control, then the more restrictive rate shall govern. Runoff rates may be restricted to less than the existing rates when necessary for the public health and general welfare of the watershed.

b) If detention basins are used to control rate of runoff they shall be designed to provide:

   (1) An outlet structure to control the 2-year, 10-year, and 100-year critical storm events to predevelopment runoff rates. Outlet rates may be restricted to less than the predevelopment rates if downstream facilities have insufficient capacity to handle the increased flow.

   (2) An identified overflow spillway stabilized to convey a 1% (100-year) critical storm event.

   (3) A normal water elevation above the OHW of adjacent waterbodies.

   (4) Access for future maintenance.

   (5) An outlet skimmer to prevent migration of floatables and oils for at least the two year storm event.

   (6) Alternatively, runoff may be directed to a downstream regional facility within the same hydrologic subwatershed that has sufficient capacity to provide the required rate control.

6. STORMWATER RUNOFF VOLUME REQUIREMENTS

a) Stormwater runoff volume shall be infiltrated/abstracted onsite. Applicant must minimize new impervious surface, reduce existing impervious surface where possible, and minimize the amount of directly connected impervious surface.

b) For non-linear projects, the required infiltration/abstraction runoff volume is the amount equivalent to 1.1 inch of runoff from the sum of the new and fully reconstructed impervious surfaces.

c) Linear projects that create one acre or more of new or fully reconstructed impervious surfaces must meet all Commission requirements for 1.1 inches of runoff from the new impervious surface or 0.55-inches from the combination of new and fully reconstructed impervious surfaces, whichever is greater. When this volume cannot be treated within the existing right-of-way, a reasonable attempt to obtain additional right-of-way, easement, or other permission to treat the stormwater during the project planning process must be made. Volume reduction practices must be considered first, but are not required if the practices cannot be provided cost effectively. If additional right-of-way, easements, or other permission cannot be obtained, owners of construction activity must maximize the treatment of the water quality volume.

d) Where infiltration is not advisable or infeasible due to site conditions, biofiltration must be provided for that part of the abstraction volume that is not abstracted by other BMPs. Where biofiltration is infeasible, filtration through a medium that incorporates

organic material, iron fillings, or other material to reduce soluble phosphorus must be provided.

e) Infiltration/filtration requirements:

(1) Runoff must be drawn down within 48 hours. Volumes and facility sizes shall be calculated based on the measured infiltration rate determined by a double-ring infiltrometer test(s) conducted to the requirements of ASTM Standard D3385 at the proposed bottom elevation of the treatment area. Other testing methods may be used with the approval of the Commission's Engineer. The measured infiltration rate shall be divided by the appropriate correction factor selected from the Minnesota Stormwater Manual. This site investigation must be conducted by a licensed soil scientist or engineer.

(2) A post-construction percolation test must be performed on each infiltration/filtration practice and must demonstrate that the constructed infiltration rate meets or exceeds the design infiltration rate prior to project acceptance by the city.

(3) Infiltration/filtration areas will be limited to the horizontal areas subject to prolonged wetting. Areas of permanent pools will not be accepted as an infiltration practice.

(4) Stormwater runoff must be pretreated to remove solids before discharging to infiltration/filtration areas to maintain the long term viability of the infiltration areas.

(5) Design and placement of infiltration BMPs shall be done in accordance with the Minnesota Stormwater Manual and the Minnesota Department of Health guidance "Evaluating Proposed Stormwater Infiltration Projects in Vulnerable Wellhead Protection Areas," as amended.

(6) Constructed infiltration/filtration practices such as rain gardens, trenches, and benches shall not be used in:

(a) Fueling and vehicle maintenance areas;

(b) Areas with less than 3 feet separation from the bottom of the infiltration system to the elevation of seasonal high groundwater;

(c) Areas with runoff from industrial, commercial and institutional parking lots and roads and residential arterial roads with less than 5 feet separation distance from the bottom of the infiltration system to the elevation of seasonal high groundwater;

(d) Areas within 400 feet of a community water well, within 100 feet of a private well, or within a delineated 1-year time of travel zone in a wellhead protection area;

(e) Sites documented to contain contaminated soils or groundwater.

f) Credit towards compliance with the abstraction requirement may be achieved by:

(1) Meeting post construction soil quality and amendment depth requirements. Areas that will be subjected to clearing, grading, or compaction that will not be covered by impervious surface, incorporated into a drainage facility, or engineered as structural fill or slope may be included in the credit calculation if they meet post construction soil quality and amendment depth requirements. Soil amendment areas become part of the site's storm drainage system, and must be protected by a utility and drainage easement and be included in the site's utility maintenance agreement. The applicant may compute a credit of 0.5 inches over the soil amendment area and apply that toward the abstraction volume requirement.

(a) A minimum 8-inch depth of compost amended soil or imported topsoil shall be placed in all areas of the project site being considered for the abstraction credit. Before the soil is placed, the subsoil must be scarified (loosened) at least 4 inches deep, with some incorporation of the amended soil into the existing subsoil to avoid stratified layers.

(b) Soil amendment may be achieved by either mixing 2 inches of approved compost into the 8 inches of soil depth, or by mixing a custom-calculated amount of compost to achieve 8 inches of uncompacted soil depth with a minimum organic content of five percent.

(c) The amended areas must pass a 12-inch probe test during the site final inspection, in accordance with the Commission's testing procedure. Once amended, soil areas must be protected from recompaction.

(2) Preserving undisturbed forest or grassland conservation areas. Conservation areas must remain undisturbed during construction and must be protected by a permanent conservation easement prescribing allowable uses and activities on the parcel and preventing future development. A long-term vegetation management plan must be submitted with the stormwater management plan. The applicant may compute a credit of 0.5 inches over the conservation area and apply that toward the abstraction volume requirement.

(3) Providing wetland buffers in excess of minimum requirements. Areas eligible for credit must meet all wetland buffer requirements, must be monumented and shown on the construction plans. The applicant may compute a credit of 0.5 inches over the excess buffer area and apply that toward the abstraction volume requirement.

(4) Disconnecting impervious surface by redirecting runoff across a pervious surface or into an engineered infiltration facility. Impervious disconnection must be designed to prevent any reconnection of runoff with the storm drain system. The applicant may subtract the disconnected impervious surface area from the total impervious surface area used to compute the required abstraction volume.

g) Alternatively, runoff may be directed to a downstream facility within the same hydrologic subwatershed that has sufficient capacity to provide the required volume management.

7. WATER QUALITY REQUIREMENTS

a) There shall be no net increase in total phosphorus (TP) or total suspended solids (TSS) from pre-development land cover to post-development land cover. Pre-development land cover is defined as the predominant land cover over the previous 10 years. The TP and TSS export coefficients to be used to calculate predevelopment and post-development land use loadings are set forth in Commission project review guidance.

   (1) Full infiltration of 1.1 inches of runoff from all impervious surface will satisfy this requirement.

   (2) If it is not feasible to achieve the full 1.1 inch infiltration requirement, a combination of BMPs may be used to achieve the no-net-increase requirement.

b) Permanent sedimentation and water quality ponds shall be designed to the Wet Pond Design Standards set forth on Appendix A to these Rules. Alternatively, runoff may be directed to a downstream facility within the same hydrologic subwatershed that has sufficient capacity to provide the required treatment.

8. LOW FLOOR AND LOW ENTRY REQUIREMENTS

a) Structures shall be elevated according to the following criteria based on the flooding source:

   (1) Structures that are within the closed basin of naturally landlocked waterbodies and outside of the effective Federal Emergency Management Agency floodplain as shown on the Flood Insurance Rate Map and outside of the Commission's modeled flood areas shall meet the following criteria:

      (a) The low floor must be at minimum one foot above the normal water level and

      (b) The low floor must be at least two feet above the back-to-back 100-year 24-hour flood elevation.

   (2) Within or adjacent to the Federal Emergency Management Agency and/or within the Commission's modeled flood areas (excluding FEMA Zone A areas),

      the low floor must be at minimum two feet above the 100-year flood elevation and at least one foot above the emergency overflow

   (3) Structures that are within the closed basin of naturally landlocked waterbodies and the Federal Emergency Management Agency and/or Commission's modeled flood areas shall have a low floor elevation at whichever elevation highest elevation calculated from the following:

      (a) The low floor must be at minimum one foot above the normal water level and

      (b) The low floor must be at least two feet above the back-to-back 100-year 24-hour flood elevation.

(c) The low floor must be at minimum two feet above the 100-year flood elevation.

(4) Structures near the maximum inundation extents caused during the high-water level of nearby stormwater ponds and/or waterbodies that are outside of a naturally landlocked waterbody basin~~,~~ Federal Emergency Management Agency floodplain, and the Commission's modeled flood areas shall meet the following criteria:

(a) The low floor must be at minimum one foot above the normal water level of hydraulically or hydrologically connected waterbodies (as determined by paragraph d. below) and

(b) The low opening must be at least two feet above the 100-year flood elevation and

(c) The low opening should be at least one foot above the emergency overflow and

(d) Hydrogeological analyses demonstrating a structure is outside of the lateral transmissivity zone of groundwater flow mounding caused by the 100-year event on hydraulically or hydrologically connected waterbodies and based on the duration of the flood hydrograph in those hydraulically or hydrologically connected waterbodies, to the satisfaction of the Commission's engineer, may be used to exempt structures from the above rules.

(e) Structures located greater than 200-feet away from the high- water level inundation of hydraulically or hydrologically connected waterbodies (as determined by paragraph d. above) are exempt from the above rules.

(f) The emergency overflow should be an overland flow section, where possible, but piped outlets with appropriate conveyance capacity that are designed to limit clogging may be used as determined by the Commission's Engineer

(5) Structures adjacent to localized depressions use to route stormwater to waterbodies and stormwater ponds are exempt from these requirements.

9. LANDLOCKED BASIN REQUIREMENTS

a) Landlocked water basins may be provided with outlets that:

(1) Retain a hydrologic regime complying with floodplain and wetland alterations.

(2) Provide sufficient storage below the outlet run-out elevation to retain back-to-back 100-year, 24-hour rainfalls and runoff above the highest anticipated groundwater elevation and prevent damage to property adjacent to the basin.

(3) Do not create adverse downstream flooding or water quality conditions.

10. WAIVERS.

a) The Commission may waive the on-site runoff rate, volume and water quality control design criteria if a municipality has an off-site stormwater facility that provides equivalent control and treatment of runoff that conforms to Commission standards and the municipality consents.

b) The design criteria for runoff rate, volume, and water quality control may be waived for sites with total impervious surface of less than one acre if infiltration BMPs have been incorporated to the maximum extent possible.

11. EXHIBITS. The following exhibits shall accompany the project review application. All plans must be signed by a licensed professional engineer registered in Minnesota.

a) Property lines and delineation of lands under ownership of the applicant.

b) Delineation of the subwatersheds contributing runoff from off-site, proposed and existing subwatersheds on-site, emergency overflows and watercourses.

c) Proposed and existing stormwater facilities location, alignment and elevation.

d) Delineation of existing on-site wetland, shoreland and floodplain areas.

e) Identification and description of infiltration/filtration practices, results of double-ring infiltrometer tests, and permeability and approximate delineation of site soils and seasonal high groundwater elevation in both existing and proposed as-developed condition.

f) Existing and proposed ordinary high and 1% chance (100-year) water elevations on-site.

g) Existing and proposed site contour elevations at 2-foot intervals or less, referenced to NAVD (1988 datum). If NAVD 1988 is not used, applicant must specify the datum used and the appropriate conversion factor.

h) Construction plans and specifications of all proposed stormwater management facilities, including design details for outlet controls.

i) Runoff volume and rate analysis for the 2-year, 10-year, and 100-year critical storm events, existing and proposed using the modeling methods required in Rule D Section 4.

j) Pre-construction and post-construction annual runoff volume (ac-ft), annual total phosphorus (lbs/yr), and annual total suspended solids (lb/yr).

k) All hydrologic, water quality and hydraulic computations made in designing the proposed stormwater management facilities.

l) A narrative describing the pre-and post-construction drainage conditions and the post-construction BMPs incorporated in the plans.

m) Applications requesting a soil management credit must include a Soil Management Plan (SMP) with a figure indicating areas where soils will be amended, calculations for soil volumes to be stockpiled and amounts, and specifications of amendment or topsoil to be imported to achieve specified minimum organic matter content.

n) Delineation of any ponding, flowage or drainage easements, or other property interests, to be dedicated for stormwater management purposes.

o) For linear projects, if requested by the Commission, a description of the alternatives that were considered but deemed not to be cost-effective, in conformance with the applicant's MS4 NPDES Permit.

12. MAINTENANCE. All stormwater management structures and facilities shall be maintained in perpetuity to assure that the structures and facilities function as originally designed. The owner of any water quality treatment device if not a governmental unit shall provide to the member city, in a form acceptable to the Commission, a recordable agreement detailing an operations and maintenance plan that assures that the structure(s) will be operated and maintained as designed.

13. EASEMENTS. The member city shall obtain from the applicant, in form acceptable to the Commission, recordable temporary and perpetual easements for ponding, flowage and drainage purposes over hydrologic features such as waterbodies, wetlands, buffers, floodplain, and stormwater basins and other permanent BMPs. The easements shall include the right of reasonable access for inspection, monitoring, maintenance and enforcement purposes. If preferred by the City a recordable Stormwater Maintenance Agreement conveying the same protections and provisions is acceptable.

14. COVENANTS. The Commission may require as a condition of project review approval that the member city shall require that the land providing land preservation credits be subjected to restrictive covenants or a conservation easement, in form acceptable to the Commission, to prevent a change in land cover and the loss of infiltration and runoff treatment capacity.

RULE E. EROSION AND SEDIMENT CONTROL

1. POLICY. It is the policy of the Commission to control runoff and erosion and to retain or control sediment on land during land disturbing activities by requiring the preparation and implementation of erosion and sediment control plans.

2. REGULATION. No person or political subdivision shall commence a land disturbing activity or the development or redevelopment of land for which a project review is required under these rules without first submitting to and obtaining approval of a project review from the Commission that incorporates an erosion and sediment control plan for the activity, development or redevelopment.

3. CRITERIA. Erosion and sediment control plans shall comply with the following criteria:

a) Erosion and sediment control measures shall be consistent with best management practices as demonstrated in the Minnesota Stormwater Manual and shall be sufficient to retain sediment on-site.

b) Erosion and sediment controls shall meet the standards for the General Permit Authorization to Discharge Storm Water Associated with Construction Activity Under the National Pollutant Discharge Elimination System/State Disposal System Permit Program Permit MN R100001 (NPDES General Construction Permit) issued by the Minnesota Pollution Control Agency, except where more specific requirements are required.

c) All erosion and sediment controls shall be installed before commencing the land disturbing activity, except for those disturbances necessary to effectively install the controls. These controls shall not be removed until final completion.

d) The activity shall be phased when possible to minimize disturbed areas subject to erosion at any one time.

4. **EXHIBITS**. The following exhibits shall accompany the project review application. Erosion and sediment control plans must be prepared by a qualified professional.

a) An existing and proposed topographic map showing contours on and adjacent to the land, property lines, all hydrologic features, the proposed land disturbing activities, and the locations of all runoff, erosion and sediment controls and soil stabilization measures.

b) Plans and specifications for all proposed runoff, erosion and sediment controls, and temporary and permanent soil stabilization measures.

c) Detailed schedules for implementation of the land disturbing activity, the erosion and sediment controls, and soil stabilization measures.

d) Detailed description of the methods to be employed for monitoring, maintaining and removing the erosion and sediment controls, and soil stabilization measures.

e) Soil borings if requested by the Commission.

5. **MAINTENANCE**. The project review applicant shall be responsible for proper operation and maintenance of all erosion and sediment controls and soil stabilization measures, in conformance with best management practices and the NPDES permit. The project review applicant shall, at a minimum, inspect and maintain all erosion and sediment controls and soil stabilization measures daily during construction, weekly thereafter, and after every rainfall event exceeding 0.5 inches, until vegetative cover is established.

RULE F. FLOODPLAIN ALTERATION

1. **POLICY**. It is the policy of the Commission to prevent and control flooding damage by:

a) Preserving existing water storage capacity below the 100-year critical flood elevation on all waterbodies in the watershed to minimize the frequency and severity of high water.

b) Minimizing development in the floodplain that will unduly restrict flood flows or aggravate known high water problems.

c) Requiring compensatory storage for floodplain fill.

2. REGULATION. No person or political subdivision shall alter or fill land below the 100-year critical flood elevation of any public waters watercourse, public waters wetland, or other wetland without first obtaining an approved project review from the Commission.

3. CRITERIA.

a) Floodplain alteration or filling shall not cause a net decrease in flood storage capacity below the projected 1% (100-year) critical flood elevation or alter the timing of flooding unless it is shown that the proposed alteration or filling, together with the alteration or filling of all other land on the affected reach of the waterbody to the same degree of encroachment as proposed by the applicant, will not cause high water or aggravate flooding on other land and will not unduly restrict flood flows.

b) Structures shall be elevated to reduce flood risk as specified in Rule D Section 8.

4. EXHIBITS. The following exhibits shall accompany the project review` application:

a) Site plan showing boundary lines, delineation and existing elevation contours of the work area, ordinary high water level, and 1% (100-year) critical flood elevation. All elevations shall be referenced to the NAVD 1988 datum. If NAVD 1988 is not used, applicant must specify the datum used and the appropriate conversion factor.

b) Grading plan showing any proposed elevation changes.

c) Preliminary plat of any proposed subdivision.

d) Determination by a registered professional engineer of the 100-year critical flood elevation before and after the proposed activity.

e) Computation of the change in flood storage capacity as a result of the proposed alteration or fill.

f) Erosion and sediment control plan which complies with these Rules.

g) Soil boring logs and report if available.

5. EXCEPTIONS. If a municipality has adopted a floodplain ordinance that prescribes an allowable degree of floodplain encroachment, the applicable ordinance shall govern the allowable degree of encroachment and no project review will be required under this Floodplain Alteration Rule.

RULE G. WETLAND ALTERATION

1. POLICY. It is the policy of the Commission to preserve and protect wetlands for their water quality, stormwater storage, habitat, aesthetic, and other attributes by:

a) Achieving no net loss in the quantity, quality and biological diversity of wetlands in the watershed.

b) Increasing the quantity, quality and biological diversity of wetlands in the watershed by restoring or enhancing diminished or drained wetlands.

c) Enforcing mitigation of direct or indirect impacts from activities that destroy or diminish the quantity, quality and biological diversity of watershed wetlands.

d) Replacing affected wetlands where sequencing demonstrates that avoidance is not feasible.

2. REGULATION. No person or political subdivision shall drain, fill, excavate or otherwise alter a wetland without first obtaining the approval of a wetland replacement plan from the local government unit with jurisdiction over the activity. Mitigation of wetland impacts will be considered in the following sequence: 1) mitigated by enhancing the impacted wetland; 2) mitigated within the subcatchment of the impacted wetland; 3) mitigated in the drainage area of the impacted wetland; 4) mitigated in the watershed of the impacted wetland; 5) mitigated through purchase of wetland bank credits.

3. CRITERIA.

a) Any drainage, filling, excavation or other alteration of a wetland shall be conducted in compliance with Minnesota Statutes, section 103G.245, the Wetland Conservation Act, and regulations adopted thereunder.

b) A wetland may be used for stormwater storage and treatment only if pre-treatment is provided and the use will not adversely affect the function and public value of the wetland as determined by the local government unit.

c) Other activities which would change the character of a wetland shall not diminish the quantity, quality or biological diversity of the wetland.

4. LOCAL GOVERNMENT UNIT. Member cities shall serve as the LGU for the administration of the Wetland Conservation Act (WCA), unless they choose to designate the Commission as the LGU for administering the WCA.

RULE H. BRIDGE AND CULVERT CROSSINGS

1. POLICY. It is the policy of the Commission to maintain channel profile stability and conveyance capacity by regulating crossings of watercourses for driveways, roads and utilities.

2. REGULATION. No person or political subdivision shall construct or improve a road, driveway or utility crossing across any public waters watercourse or county ditch without first submitting to the Commission and receiving approval of a project review.

3. CRITERIA. Crossings shall:

a) Retain adequate hydraulic capacity to pass the 100-year flow and maintain the 100-year flow profile, if available.

b) Mimic the existing base flow (1-year, 2-year) conditions.

c) Not adversely affect water quality.

d) Represent the "minimal impact" solution to a specific need with respect to all reasonable alternatives.

e) Allow for future erosion, scour, and sedimentation maintenance considerations.

f) If the project proposes changing the FEMA FIS profile, a FEMA map revision must be obtained.

g) If the project requires a DNR Work in Public Waters permit, the conditions of that permit must be satisfied.

4. EXHIBITS. The following exhibits shall accompany the project review application:

a) Construction plans and specifications.

b) Analysis prepared by a registered professional engineer showing the effect of the project on hydraulic capacity and water quality.

c) An erosion and sediment control plan that complies with these Rules.

5. MAINTENANCE.

a) The maintenance, reconstruction and stabilization of any public crossing shall be the responsibility of the political subdivision with jurisdiction over the crossing.

b) The maintenance, reconstruction and stabilization of any private crossing shall be the responsibility of the owner of the crossing.

c) If a crossing over any public waters watercourse is determined by the Commission to be causing significant erosion, the Commission may notify the member city where said crossing is located and the member city may order the owner of the crossing to make necessary repairs or modifications to the crossing and outlet channel.

RULE I. BUFFER STRIPS

1. POLICY. It is the policy of the Commission to maintain the water quality and ecological functions provided by watercourses, lakes and wetlands by requiring the development of vegetated buffers around them when development and redevelopment occurs, and to encourage the installation of vegetated buffers around all watercourses, lakes and wetlands. Vegetative buffers reduce the impact of surrounding development and land use on watercourse, lake and wetland functions by stabilizing soil to prevent erosion, filtering

sediment from runoff, and moderating water level fluctuations during storms. Buffers provide essential habitat for wildlife. Requiring buffers recognizes that watercourse, lake and wetland quality and function are related to the surrounding upland.

2. REGULATION. No person or political subdivision shall commence a land disturbing activity or the development or redevelopment of land for which a project review is required under Rule D on land that contains or is adjacent to a watercourse, lake or wetland without first obtaining approval of a project review from the Commission that incorporates a vegetated buffer strip between the development or redevelopment and the watercourse, lake or wetland.

3. GENERAL PROVISIONS.

a) This Rule shall apply to all lands containing or abutting watercourses, lakes or wetlands that are subject to a project review under these Rules, in addition to any other applicable federal, state and local ordinances and regulations. If a municipality has a buffer strip requirement that has been reviewed and approved by the Commission, the municipal regulation shall have precedence over the Commission's Rules.

b) An applicant shall determine whether any watercourse, lake or wetland exists, and shall delineate the boundary for any wetland on the land. An applicant shall not be required to delineate wetlands on adjacent property, but must review available information to estimate the wetland boundary.

c) Documentation identifying the presence of any watercourse, lake or wetland on the applicant's land, including wetland delineation and buffer strip vegetation evaluation, must be provided to the Commission with a project review application.

d) Wetland and buffer strip identifications and delineations shall be prepared in accordance with state and federal regulations.

4. CRITERIA. The following standards apply to all lands that contain or abut a watercourse, lake or wetland:

a) BMPs shall be followed to avoid erosion and sedimentation during land disturbing activities.

b) When a buffer strip is required the applicant shall, as a condition to issuance of an approved project review:

i) Submit to the member city, in a form acceptable to the Commission, a recordable drainage and utility easement for protection of approved buffer strips. The easement shall describe the boundaries of the watercourse or wetland and buffer strips, identify the monuments and monument locations, and prohibit any alterations and the removal of the buffer strip monuments.

ii) Submit to the member city, in a form acceptable to the Commission, an executed buffer maintenance plan and agreement for the first two growing seasons

following approval, and providing an escrow or an alternate surety to assure successful vegetation establishment.

iii) Install the wetland monumentation required by this Rule..

c) All open areas within the buffer strip shall be seeded or planted in accordance with this Rule. All seeding or planting shall be completed prior to removal of any erosion and sediment control measures. If construction is completed after the end of the growing season, erosion and sediment control measures shall be left in place and all disturbed areas shall be mulched for protection over the winter season.

5. BUFFER STRIPS.

a) A buffer strip shall be maintained around the perimeter of all watercourses, lakes or wetlands. The buffer strip provisions of this Rule shall not apply to any parcel of record as of the date of this Rule until such parcel is developed or redeveloped or unless required by a previous project review. The Commission does, however, strongly encourage the installation of buffer strips on all parcels in the watershed.

b) Buffer strips on Elm Creek, Rush Creek, South Fork Rush Creek, and Diamond Creek shall be an average of 50 feet wide and a minimum of 25 feet wide, measured from the top of bank. Buffer strips on other watercourses, lakes, and wetlands shall be an average 25 feet wide and a minimum of 10 feet wide. It is recommended that all structures have a minimum 15 foot setback from the buffer strip.

c) Buffer strips shall apply whether or not the watercourse or wetland is on the same parcel as a proposed development.

d) Buffer areas disturbed by grading operations may be finish graded to a slope of 6:1 or less or an increase in width of five (5) feet for each one (1) foot decrease in horizontal width (i.e., a 25 required foot buffer width at a 5:1 slope may be 30 feet wide, 4:1 may be 35 feet wide, and 3:1 may be 40 feet wide.)

e) Buffer strip vegetation shall be established and maintained in accordance with this Rule. Buffer strips shall be identified within each parcel by permanent monumentation in accordance with this Rule.

f) Where not specifically permitted by this Rule, alterations including building, storage, paving, mowing, plowing, introduction of noxious vegetation, cutting, dredging, filling, mining, dumping, grazing livestock, agricultural production, yard waste disposal or fertilizer application, are prohibited within any buffer strip. Noxious vegetation shall be removed to meet state standards. Alterations would not include plantings that enhance the natural vegetation or selective clearing or pruning of trees or vegetation that are dead, diseased or pose similar hazards.

g) The following activities shall be permitted within any buffer strip, and shall not constitute prohibited alterations:

i) Use and maintenance of an unimproved access strip through the buffer, not more than 20 feet in width, for recreational access to the watercourse, lake or wetland and the exercise of riparian rights.

ii) Placement, maintenance, repair or replacement of utility and drainage systems that exist on creation of the buffer strip or are required to comply with any subdivision approval or building permit obtained from the municipality or county, so long as any adverse impacts of utility or drainage systems on the function of the buffer strip have been avoided or minimized to the extent possible.

iii) Construction, maintenance, repair, reconstruction, or replacement of existing and future public roads crossing the buffer strip, so long as any adverse impacts of the road on the function of the buffer strip have been avoided or minimized to the extent possible.

6. ALTERNATE WETLAND PROTECTION METHODS.

a) Should application of the buffer standards in this Rule render a parcel of record as of the date of this Rule unbuildable based on current city ordinances, the Commission engineer may allow alternative methods to protect the wetland. Such methods must include a buffer strip no less than ten feet wide, supplemented by redirection of drainage to a wider area of buffer, or to a Best Management Practice such as a rain garden or vegetated swale.

b) The use of alternative wetland protection methods will be evaluated as part of the review of a stormwater management plan under these Rules. Alternative wetland protection methods must be in keeping with the spirit and intent of this Rule.

7. MONUMENTATION. A monument shall be required at each parcel line where it crosses a buffer strip and shall have a maximum spacing of 200 feet along the edge of the buffer strip. Additional monuments shall be placed as necessary to accurately define the edge of the buffer strip. A monument shall consist of a post and a buffer strip sign meeting Commission standards. The signs shall include warnings about mowing, disturbing or developing the buffer strip.

8. VEGETATION.

a) Where acceptable natural vegetation exists in buffer strip areas, the retention of such vegetation in an undisturbed state is required unless an applicant receives approval to replace such vegetation. A buffer strip has acceptable natural vegetation if it:

i) Has a continuous, dense layer of native vegetation that has been uncultivated or unbroken for at least 5 consecutive years; or

ii) Has an overstory of native trees and/or shrubs that has been uncultivated or unbroken for at least 5 consecutive years; or

iii) Contains a mixture of the plant communities described above that has been uncultivated or unbroken for at least 5 years.

b) Notwithstanding the performance standards set forth above, the Commission may determine existing buffer strip vegetation to be unacceptable if:

i) It contains undesirable plant species including but not limited to common buckthorn, reed canary grass, or species on the Minnesota State Noxious Weeds List; or

ii) It has topography that tends to channelize the flow of runoff; or

iii) For some other reason it is unlikely to retain nutrients and sediment.

c) Buffer strip vegetation shall be established and maintained in accordance with the requirements found in this Rule. During the first two full growing seasons, the owner must replant any buffer strip vegetation that does not survive. The owner shall be responsible for reseeding and/or replanting if the buffer strip changes at any time through human intervention or activities. At a minimum the buffer strip must be maintained as a "no mow" area.

9. VARIANCES.

a) Only variances meeting the standards and criteria set forth in this Rule shall be granted. Variances shall not be granted that would circumvent the intent and purposes of this Rule.

RULE J. FEES

1. POLICY. The Commission finds that it is in the public interest to require applicants to pay the cost of administering and reviewing project review applications, and inspecting approved activities to assure compliance with these Rules, rather than using the Commission's annual administrative levy for such purposes. The Commission shall by resolution establish a schedule of fees that may be amended from time to time to reflect the cost of providing each service.

2. APPLICATION. Each application for the issuance, transfer or renewal of a project review recommendation under these Rules shall be accompanied by an application fee to defray the cost of processing the application.

3. PROJECT REVIEW FEE. A project review applicant under these Rules shall pay a fee for the full cost of the review and analysis of the proposed activity, including services of engineering, legal, and other consultants. The review fee shall be payable upon the submission of the project review application.

4. WETLAND MITIGATION PLAN. A project review applicant under these rules in a municipality where the Commission is the LGU shall pay a fee for the cost of the review

and analysis of a proposed activity involving a wetland mitigation plan. The fee is to cover the full costs of engineering, legal, and other consultants, and shall be payable upon the submission of the project review application.

5. **WETLAND MITIGATION PLAN MONITORING**. A project review applicant under these rules in a municipality where the Commission is the LGU shall deposit an escrow to cover the cost of Commission monitoring and annual monitoring plan review for the five-year period. If the escrow amount is insufficient to cover the costs the Commission may require additional funds from the applicant.

6. **WETLAND MITIGATION SECURITY DEPOSIT**. A project review applicant under these rules in a municipality where the Commission is the LGU shall provide a security to assure that the replacement plan is followed. The amount of the security shall be calculated on a case-by-case basis based on the estimated cost of construction, follow up and contingency. The security may also include an amount determined by the Commission to be sufficient to protect the public in the event the replacement plan does not succeed.

7. **DEPOSITS**. The Commission will maintain an accounting for all deposits made under this Rule. No interest will be paid to applicants for funds held in deposit.

RULE K. VARIANCES

1. **WHEN AUTHORIZED**. The Commission may grant variances from the literal provisions of these Rules. A variance shall only be granted when in harmony with the general purpose and intent of the Rules in cases where strict enforcement of the Rules will cause practical difficulties or particular hardship, and when the terms of the variance are consistent with the Commission's water resources management plan and Minnesota Statutes, chapter 103D.

2. **HARDSHIP**. "Hardship" as used in connection with the granting of a variance means the land in question cannot be put to a reasonable use if used under the conditions allowed by these Rules; the plight of the applicant is due to circumstances unique to the land and not created by the applicant; and the variance, if granted, will not adversely affect the essential character of the locality and other adjacent land. Economic considerations alone shall not constitute a hardship if a reasonable use for the land exists under the terms of these Rules. Conditions may be imposed in the granting of a variance to ensure compliance and to protect adjacent land and the public health and general welfare of the Commission.

3. **PROCEDURE**. An application for a variance shall describe the practical difficulty or particular hardship claimed as the basis for the variance. The application shall be accompanied with such surveys, plans, data and other information as may be required by the Commission to consider the application.

4. **VIOLATION**. A violation of any condition imposed in the granting of a variance shall be a violation of these Rules and shall automatically terminate the variance.

RULE L. ENFORCEMENT

1. **ADMINISTRATION**. These Rules shall be administered by the Commission. The Commission shall consider applications required under these Rules and determine whether such applications should be approved, approved with conditions, or denied. Such determination shall be communicated to the member city in which the project lies and to the applicant.

2. **IMPLEMENTATION BY MEMBER CITIES**. It shall be the duty of each city to enforce and implement such determinations by the Commission under the various permitting processes and regulations of the city. Each city shall make such amendments to its official controls, regulations, and permitting processes as are necessary to provide it with the authority to enforce and implement the determinations of the Commission.

3. **FAILURE BY CITY TO IMPLEMENT**. Upon a determination by the Commission that a city has not enforced or implemented a decision of the Commission in the administration of these Rules, the Commission shall notify the city and direct that appropriate action be taken by the city. If the city does not take such action, the Commission may take such legal steps as are available to it to effect such enforcement or implementation.

RULE M. AMENDMENT OF THESE RULES

1. **AMENDMENT.** These rules may be amended from time to time by the Commission. Proposed amendments shall proceed using the procedure below unless the Commission determines that said amendment is of a minor or technical nature. Minor or technical amendments include recodifying or streamlining the rules, clarifying policies, or other actions that do not adversely affect a member city or impact the Commission's or member cities' ability to meet their water management plan goals.

2. **PROCEDURE.** Proposed major amendments to these rules shall conform to the Minor Plan Amendment process set forth in the Commission's Watershed Management Plan.

ELM CREEK WATERSHED MANAGEMENT COMMISSION
RULES APPENDIX A
WET POND DESIGN STANDARDS

Permanent Pool Depth	Average 4', maximum 10'
Permanent Pond Surface Area	Greater of 2% of watershed's impervious area and 1% of the watershed
Permanent Pool Length to Width Ratio	3:1 or greater with an irregularly shaped shoreline
Side Slopes	10:1 for 10-foot bench centered on the normal water elevation and between 3:1 and 20:1 elsewhere
Side Slope Stabilization	Native seed with MnDOT mix 33-261 or equivalent between NWL and HWL, provide 10' buffer where possible with mix 32-251 or equivalent. Use 33-262 in areas such as swales and dry ponds.
Floatable Removal	Skimming device discharging at no greater than 0.5 fps during the 2-year event or a submerged outlet with a minimum 0.5 feet from the normal water level to the crown of the outlet pipe
Sediment Accumulation Area	Provide maintenance pads to remove sediment deltas at inlets
Permanent Pool Volume	A 4-foot mean depth and equal to 2.5-inch rain over the watershed
Source	Protecting Water Quality in Urban Areas (MPCA 2000)

SUMMARY

Elm Creek Watershed Management Commission
Management Rules and Standards*

	Standard	Purpose	Applicability
Project Reviews Required	A Stormwater Management Plan consistent with all applicable management rules and standards* must be reviewed and approved prior to commencement of land disturbing activities.	To control excessive rates and volumes of runoff; manage subwatershed discharge rates and flood storage volumes; improve water quality; protect water resources; and promote natural infiltration of runoff.	All development or redevelopment projects of the following types: • Projects disturbing more than one acre of land • Projects within the 100-year floodplain** • Projects adjacent to or within a lake, wetland, or watercourse** • Any land disturbing activity requested by a member city to be reviewed regardless of project size • Linear projects creating more than one acre of new or fully reconstructed impervious surface
Rate Control	Peak runoff rates may not exceed existing rates for the 2-year, 10-year, and 100-year critical storm event; or the capacity of downstream conveyance facilities; or contribute to flooding	To control excessive rates and volumes of runoff; manage subwatershed discharge rates and flood storage volumes	All projects disturbing more than one acre of land.
Volume Manage-ment	Non-linear projects: 1.1 inch of impervious surface runoff must be abstracted on site within 48 hours Linear projects: abstract the greater of 1.1 inch from new impervious or 0.55 inches from new and/or fully reconstructed impervious	To control excessive rates and volumes of runoff; manage discharge rates and flood storage volumes; protect stream channels from erosion; and promote natural infiltration of runoff.	All projects disturbing more than one acre of land.
Erosion and Sediment Control	Erosion control plan using Best Management Practices (BMPs) and consistent with the NPDES General Construction Permit is required	To control erosion and sediment so as to protect conveyance systems and water quality	All projects requiring a project review
Floodplain Alteration	Compensating storage is required to mitigate floodplain fill	To prevent and control flooding damage	All development or redevelopment projects within the 100-year floodplain regardless of project size
Water Quality	No net increase in total phosphorus and total suspended sediment annual load	To protect water quality	All projects disturbing more than one acre of land.
Buffer Strips	Vegetated buffer strips average 50 foot, minimum 25 foot wide adjacent to Elm, Diamond, Rush, and South Fork Rush Creeks; average 25 foot, minimum 10 foot wide adjacent to lakes, wetlands and other watercourses	To protect water quality; reduce erosion and sedimentation; reduce pollutants from runoff and debris; and provide habitat	All projects requiring a project review that contain or abut a wetland or watercourse
Wetland	Wetlands may not be drained, filled, excavated, or otherwise altered without an approved wetland replacement plan from the local government unit (LGU) with jurisdiction	To preserve and protect wetlands for their water quality, stormwater storage, habitat, aesthetic, and other attributes	All land disturbing activity impacting a wetland as defined by the Wetland Conservation Act (WCA)

*Important Note: Approved TMDL Implementation Plans may have additional site-specific requirements.

**Single family home projects disturbing under 1 acre and not part of a common development are exempted from rate control, volume management, and water quality requirements but must meet floodplain, buffer, crossing and wetland requirements.

January 2026

LOCAL GOLF COURSE MAINTEANCE BUILDING LOCATIONS

Below are several metro golf courses categorized by whether the maintenance building is adjacent to and/or shares a driveway access with the main clubhouse (Adjacent/Shared access) or whether it is separated by a different driveway (Separated). Google satellite maps were used to determine location.

Adjacent/Shared access:

1. Daytona Golf Course
2. Pheasant Acres
3. Majestic Oaks
4. Baker National
5. Medina Golf and Country Club
6. Edinburgh Golf Course
7. New Hope Village Golf Course
8. Gross National Golf Club
9. Meadowbrook Golf Course

Separated:

1. Links at Northfork – not neighboring residential homes
2. Green Haven Golf Course – not neighboring residential homes
3. Fox Hollow – not neighboring residential homes
4. Rush Creek – not neighboring residential homes
5. Bunker Hills - not neighboring residential homes, contained between course fairways
6. Hiawatha Golf Course - not neighboring residential homes
7. Braemar Golf Course - not neighboring residential homes
8. Columbia Golf Club – not neighboring residential homes, contained between course fairways

Meeting Date: March 5, 2026
Item Number: 8D

ITEM:
Concept Plan, Dubay Lake Preserve, 15820 117th Ave

APPLICANT/PRESENTERS:
Tom Dehn, Sundance Woods LLC

PREPARED BY:
Jon Sevald, Community Development Director

BACKGROUND/OVERVIEW:
Sundance Woods LLC (Developer) is proposing two concepts for a 257-acre project. The project includes the Dehn and Lee properties, and Ghost Plats on the adjacent Bartusiak, Young, and Connexus properties inclusive within the 257-acre project.

A Concept Plan does not include the level of detail compared to a Preliminary Plat, nor has Staff reviewed this Concept Plan at the same level of detail. The intent of a Concept Plan is for the City Council/Planning Commission to provide individual comments and recommendations to the applicant as they prepare a Preliminary Plat.

The project is generally located north of 117th Avenue between Fernbrook Lane and Dubay Lake (aka "Unknown" lake).

ANALYSIS:

Zoning	The project area is zoned A-1 Agricultural,[1] and proposed to be rezoned to R-3 *Single Family and Attached Residential*. R-3 Permitted Uses include single-family, two-family, and four-plexes.
Net Density	Not analyzed. R-3 district permits 2-4 units per acre.
Comprehensive Plan	Low Density Residential, 2-units per acre density. A Comprehensive Plan Amendment is required to amend the 2040 Staging Plan from "2030" to "2020", applicable to the Lee property (east half of project area). The Dehn property is guided for 2020 sewer. The 2040 Staging Plan identifies land guided for development within specific decades based on reasonable land consumption. The Staging Plan allows the city, landowners and developers to plan for coordinated growth and expansion of utilities and services.
EAW	An Environmental Assessment Worksheet (EAW) is mandatory because the project exceeds 250 unattached units.[2] An EAW

[1] The Connexus substation is zoned ES Essential Service and will remain so.
[2] MN Statute 4410.4300, Subp 19(D) (Residential development).

identifies facts and assumptions about the project's environmental effects to determine if the city should require a more detailed Environmental Impact Statement (EIS).

117th Intersection

The city is conducting a Fernbrook Lane corridor study, which will identify needed improvements to the 117th Ave intersection. The developer will be required to contribute a proportionate share of improvement costs.

Lot Design:

	Concept 1	Concept 2
Rowhome	98	104
50' lots	44	-
65' lots	214	248
75' lots	44	44
80' lots	53	54
Shoreland Lots	28	28
TOTAL UNIT COUNT	453	478

R-3 minimum lot size is 6,500sf. Minimum lot width is 50' at lot line, and 55' at the front setback, with overall average of 62' at the front setback.

Staff has not analyzed if each lot complies with lot size and setback requirements. This project is intended to comply with R-3 standards, and not require a Planned Unit Development (PUD).

Architecture:[3]

TBD.

CRITICAL ISSUES:

117th Intersections

Two access points are proposed onto 117th Ave. The easterly access needs to shift west to align with the entrance into Brayburn Trails East.

North-South connection

Concept 1 includes two north-south connections between 117th Ave and 125th Ave, while Concept 2 includes one connection. In

[3] City Code 1001.05, Subd 5(8) (Special minimum requirements – Detached single-family), (9) (Special minimum requirements for attached dwelling units)

Concept 1, the intent of the easterly north-south road is to provide an alternative to Fernbrook. About 2/3's of this road does not directly benefit this project and may not be necessary.

Civic Campus

West of this project, the city purchased 9-acres in 2024 intended for a replacement of Fire Station 2 and/or a park. Staff have discussed suitability of this area for a Civic Campus. "*Civic Campus*" is undefined but could include land for a new City Hall/Police Station, community center, library, playground, splash pad, post office, Veterans memorial and other features (e.g. similar to Maple Grove's 20-acre Central Park and 25-acre City Hall/Town Green campus (acres excludes lake acreage).

As it relates to this project, consideration should be given; (1) to acquire higher ground in the NW corner of this project for parkland with the assumption a Civic Campus would wrap around the westerly side of the lake. (2) Loop trail around Dubay Lake, with connections to 117th Ave trail, and internal trails.

Community Park

This area is within Area 18, identified for 1 of 4 Community Parks (25-100 acres). Since the Comprehensive Plan was adopted (2022), Staff has discussed planning for fewer but larger community parks, e.g. one or two sports complexes inclusive or exclusive of community features, e.g. large playground, splash pad, etc. Ideally, the community parks would be along a north-south corridor (Zanzibar/Dayton Parkway) west of this project.

Neighborhood Park

Depending on a plan for a Community Park, consideration should be given for a Neighborhood park between 117th and 121st Ave, such as north of the wetland complex. The project proposes an HOA park (clubhouse, tot lot, pool) in the west half of the project. A small city park (tot lot & sport court) should be considered along the powerline trail, assuming it could be many years before land is acquired for a Neighborhood Park north of the wetland.

60/120-DAY RULE (IF APPLICABLE):

	60-Days	120-Days
Concept Plan	Apr 2, 2026	Jun 1, 2026

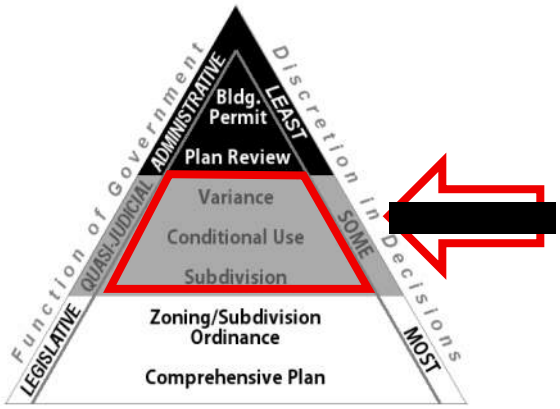
RELATIONSHIP TO COUNCIL GOALS:

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Items
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	• Review housing type and lot size by %'s	• Proportionate housing types available	A) A-3 District B) Begin work on Comp Plan C) Develop Rental Housing Ordinance D) Seek out businesses more often E) Work with EDA to find niche businesses that are not in surrounding communities F) Complete Large Area Plan
	Encourage healthy lifespan of both residential and commercial operations	• Total amount of Funding provided • Number of rentals available and where they are located	• Maintain grant program. • Manage number of rentals	
	Healthy Commercial Sector with services and job growth	• Net difference of business movement including their employment	• Maintain a positive difference in business movement	
Maintain and Enhance the Natural and Rural Community Connection	Facilitate an interconnected trail system	• Number of miles of trails • Number of Resident Homes connected to Elm Creek	• Gaps in trails connected. • Work towards one connection on the comprehensive trail plan	A) Acquire Trail Right of Way B) Water Trails Build-Out C) Environmental Signage on Parks and Trails D) Diamond Lake Improvements Master Plan E) Actively seek opportunities for community park with athletic fields F) Increase Recreation Events and Programing
	Provide and enhance public recreation space	• Acreage of available green space	• Acquire land for community park with athletic fields of 40+ acres	
	Promote Dayton's unique identity and community cohesion	• Participation levels in Events and Programs	• Continuation and Expansion of Recreation Programing	
	Promote awareness of our natural resources	• Resident Response for Park Usage on Community Survey	• Establish and Maintain a 60%	

			Favorable Rating from Residents	G) Look into Partnering with Three Rivers for Kayak/Bike Rentals for Water Trails
	Promote public safety engagement	• Resident Response for Police and Fire on Community Survey	• Establish and Maintain a 90% Favorable Rating from Residents	
	Maintain well-trained workforce	• Training Targets (licenses, certs, performance evals)	• 100% staff meet City-Wide required training	
	Create accessible and inclusive parks & facilities	• ADA compliance	• Continued work towards ADA compliance requirements in parks and facilities as much as feasible	

LEVEL OF CITY DISCRETION IN DECISION MAKING:

Action taken on the proposed Concept Plan is Quasi-Judicial. Subdivisions may be approved with conditions and requirements reasonably related to the provisions of the City Code and city policies.[4]



ROLE OF PLANNING COMMISSION:

Concept Plans do not require formal action. Each Commissioner should provide comments and recommendations, in which the applicant will take under consideration when revising plans, prior to submitting an application for a Preliminary Plat. The Commission's comments and recommendations are non-binding.

STAFF RECOMMENDATION:

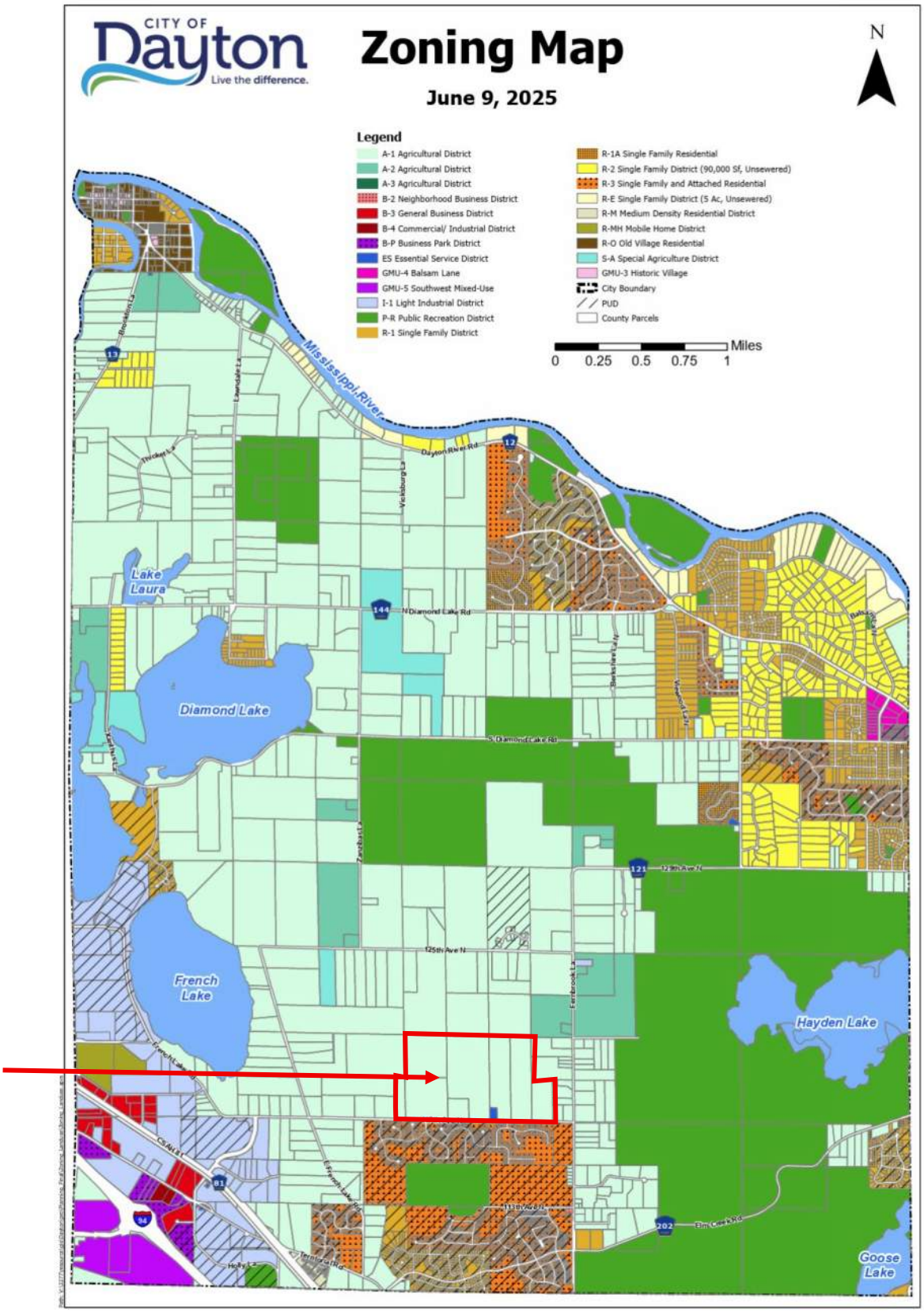
1. North-South roads — Staff recommends against the easterly north-south road in Concept 1 because there is not enough of a benefit to justify the wetland road crossing.
2. 117th Avenue — Right-of-way (ROW) allowing for two-lanes, two shoulders/turn lanes. When Brayburn Trails was approved south of 117th Ave, it was assumed traffic would follow the "X". The X-corridor plan was removed in 2023, resulting in heavier east-west traffic on 117th, 121st, and 125th Avenues. Thus, additional ROW is needed.
3. Trails — (1) Loop trail around easterly wetland complex, including a boardwalk/bridge across the peninsula. (2) Loop trail around Dubay Lake. (3) extension of north-south trail corridor along power-line corridor. (4) consideration of a permanent snowmobile trail. (5) trail along north side of 117th Ave.
4. Parks — (1) Consider including high ground in the NW corner of the project within a future Civic Center or Community Park. (2) Consideration of a Neighborhood Park north of the wetland complex. (3) Consider a small city park along the overhead powerline trail.

[4] MN Statute 462.358, Subd 2a (Terms of regulations)

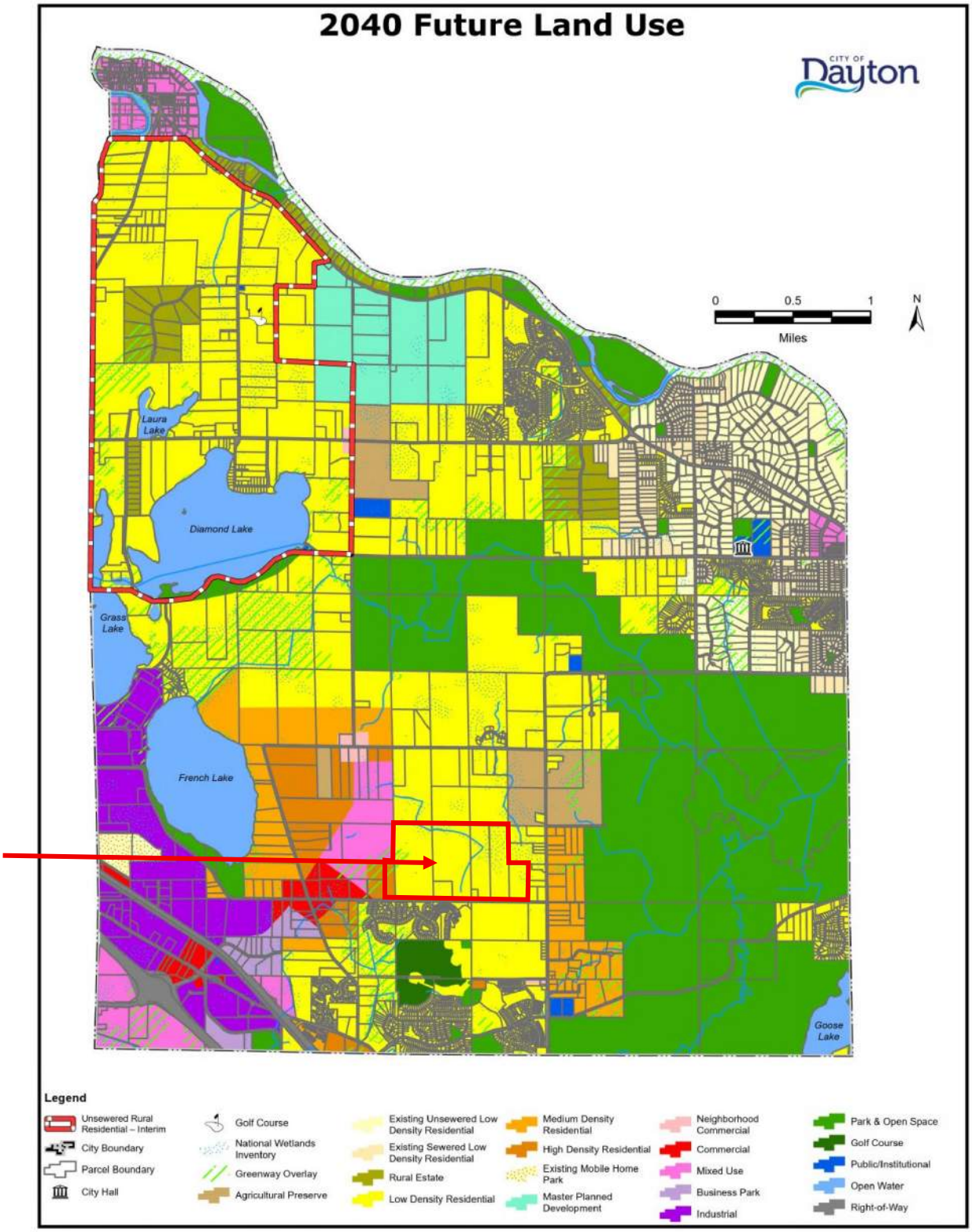
ATTACHMENT(S):

Aerial Photo
Zoning Map
Comprehensive Plan Map
2040 Staging Plan
Public Notice Mailing Map
City Engineer's letter, Feb 26, 2026
Renderings
Concept Plan 1
Concept Plan 2

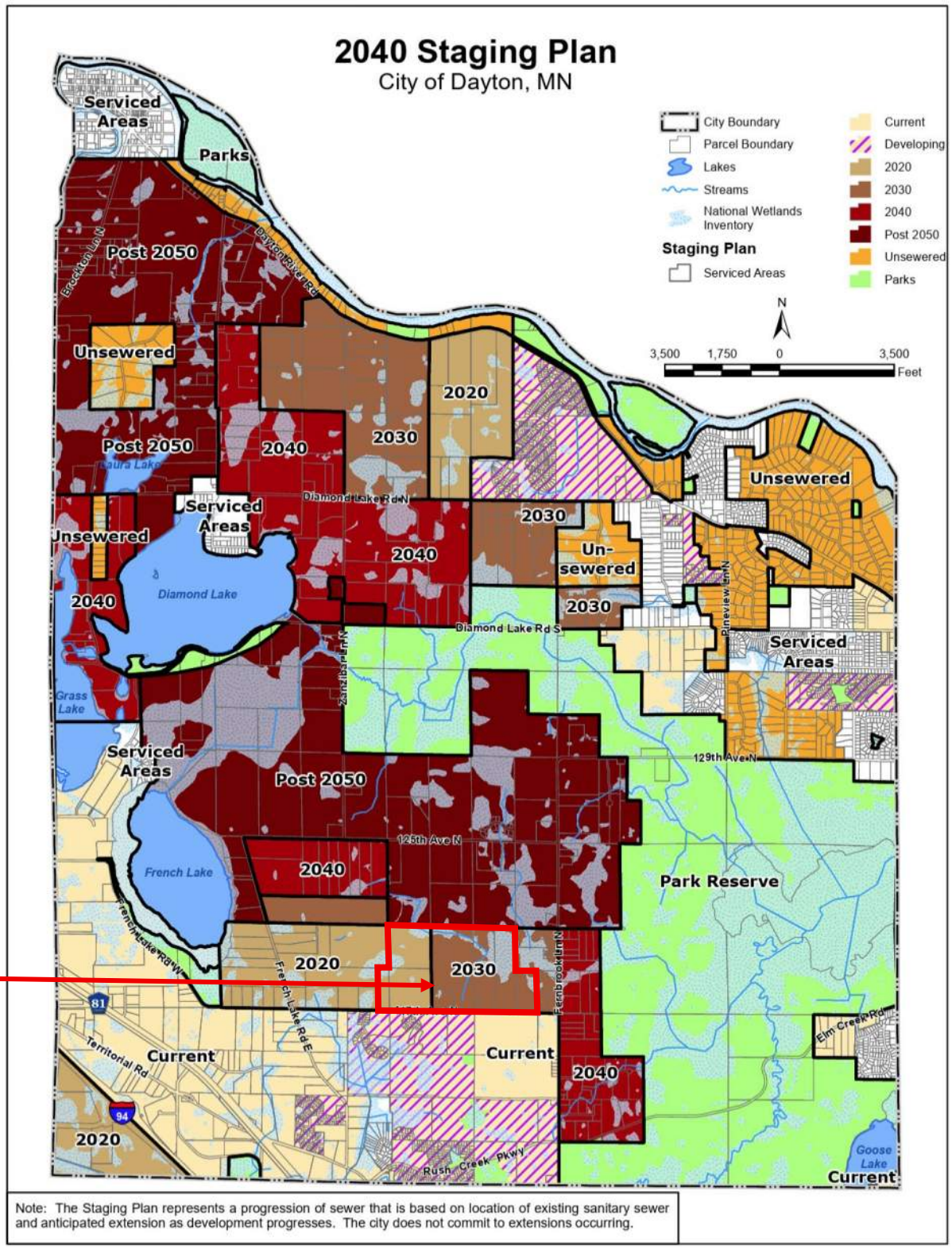
ZONING MAP


CITY OF
Dayton
Live the difference.
Zoning Map
June 9, 2025
N
Legend
A-1 Agricultural District
A-2 Agricultural District
A-3 Agricultural District
B-2 Neighborhood Business District
B-3 General Business District
B-4 Commercial/ Industrial District
B-P Business Park District
ES Essential Service District
GMU-4 Balsam Lane
GMU-5 Southwest Mixed-Use
I-1 Light Industrial District
P-R Public Recreation District
R-1 Single Family District
R-1A Single Family Residential
R-2 Single Family District (90,000 Sf, Unsewered)
R-3 Single Family and Attached Residential
R-E Single Family District (5 Ac, Unsewered)
R-M Medium Density Residential District
R-MH Mobile Home District
R-O Old Village Residential
S-A Special Agriculture District
GMU-3 Historic Village
City Boundary
PUD
County Parcels
Miles
0 0.25 0.5 0.75 1
Mississippi River
Dayton River Rd
Lake Laura
N Diamond Lake Rd
Diamond Lake
S Diamond Lake Rd
125th Ave N
French Lake
Hayden Lake
Goose Lake
Elm Creek Rd
Territorial Rd

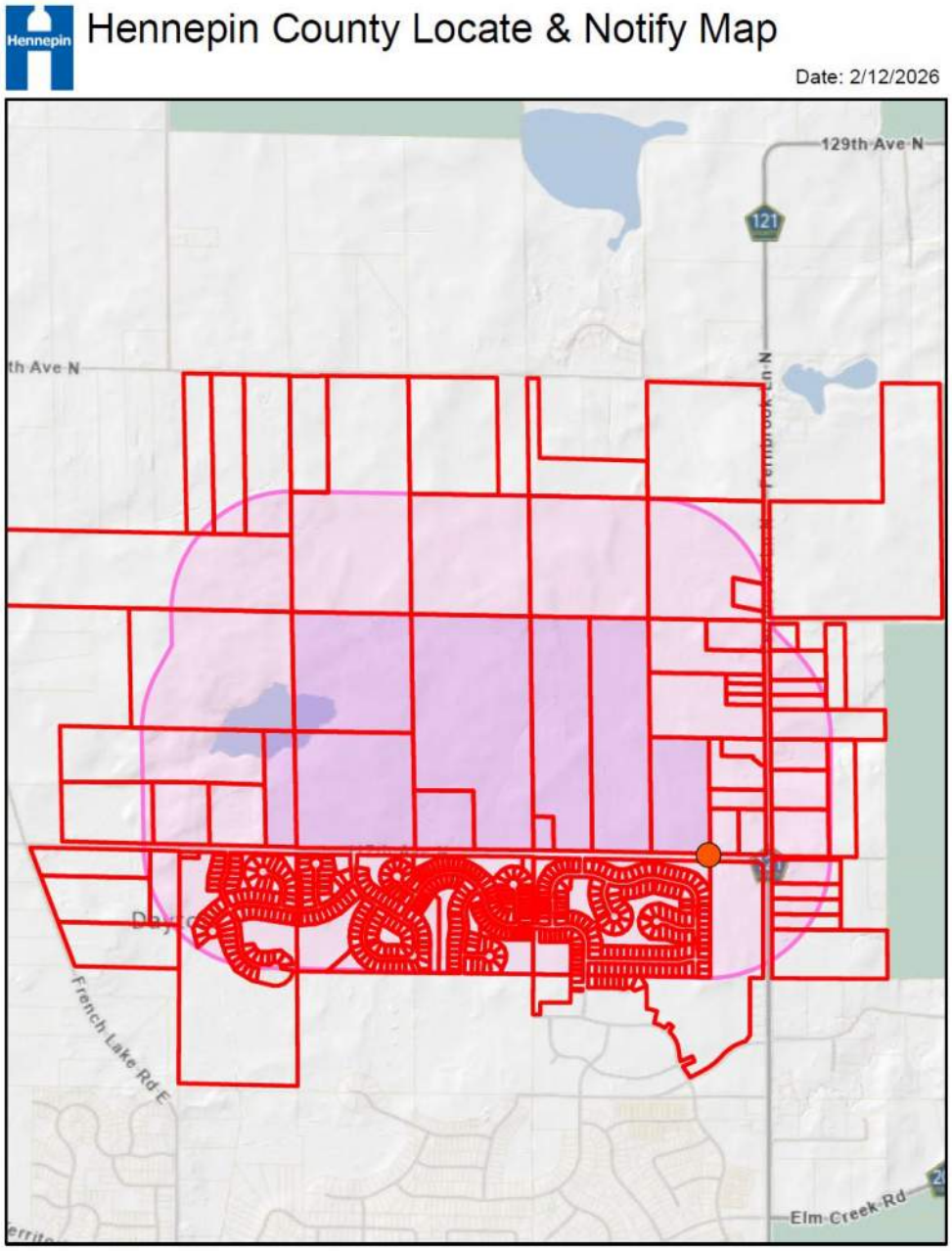
COMPREHENSIVE PLAN MAP



2040 STAGING PLAN



PUBLIC NOTICE MAILING MAP



Stantec

Memo

To:	Jon Sevald, Planning	From:	Jason Quisberg, Engineering Nick Findley, Engineering
Project:	Dubay Lake Residential Concept Plan	Date:	2/26/2026

Exhibits:

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

1. Concept Plan 1 by Sathre-Bergquist, Inc., dated 1/14/2026, 1 sheet
2. Concept Plan 2 by Sathre-Bergquist, Inc., dated 1/22/2026, 1 sheet

Comments:

General

1. The concept reviewed comprises multiple adjacent properties totaling 254.90 acres located north of 117th Ave N, adjacent to the existing Brayburn Trails and Brayburn East Developments. The properties considered include approximately 4,850 ft along 117th Ave N.
2. These review comments are essentially very high level; the concept plan provides little detail beyond the street locations and individual lots. Ultimately, a complete plan submittal will be required, providing site plans that include street and roadway details, grading and drainage plans, water and sewer utilities, a preliminary plat, and other detailed plans as required by the City. Existing easements and any planned or proposed easements, including conservation easements should be identified, and, if present, the layout adjusted accordingly. New easements for utilities, stormwater detention, and other improvements will all be needed as well.
3. 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.
4. 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.
5. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
6. For any site activity (demo, grading, utilities, etc.) no closures or restrictions of any kind shall be imposed upon the public use of 117th Ave without the City'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.
7. It is expected that previous/current plans including the adjacent development plans, site conditions, and other design data will be referenced, particularly with regards to stormwater and drainage.

8. Public and privately maintained facilities (streets, utilities, detention ponds, etc.) will need to be identified clearly, including maintenance responsibilities (City, owner, etc.).
9. Any underlying easements no longer necessary must be vacated.
10. Outlots shall be covered by drainage and utility easements.
11. The scale appears to be incorrect for both concept plans based on the street data provided. Ensure scale is correct and street layouts meet the standards laid out within the details.

Plat

12. Appropriate easements to be located over shared ponds and utilities, including storm sewer, watermain, and sanitary sewer located outside of ROW. If storm water improvements are deemed private a maintenance access agreement will be required.
    - This included the 100 yr HWL of all depressions including ponds, wetlands, and lakes being within drainage and utility easement.
13. The City wishes to maintain land rights on the northern part of the north easternly outlot to support future infrastructure needs.
14. Any trails not within ROW or an outlot owned by the City of Dayton are to be included within easement that provides rights for trail access and maintenance.

Erosion Control/SWPPP

15. Over an acre is disturbed requiring a SWPPP.
16. A MPCA/NPDES construction stormwater permit is required for the site. Sediment and erosion control plans shall be consistent with the general criteria set forth by the most recent versions of the Minnesota Stormwater Manual and the NPDES Construction site permit.

Wetlands

17. As the design progresses out of concept level delineations and impacts will need to be permitted.
18. Wetland buffer signage will be required, meeting the layouts provided in the detail plates and requirements of Elm Creek Watershed Management Commission.
19. Landlocked wetlands are currently shown within this plan. The proposed grading plan shall provide design information regarding the drainage path from the wetland, including maintaining the EOF elevation.
20. A pond is shown located within a wetland that appears to act as a drainage way for the area to the south. Ensure drainage path is not disrupted by proposed improvements.

Transportation

21. Improvements along 117th Ave N are expected with this project. 117th shall be widened to a 40’ F-F urban section with 12’ lanes and 6’ paved shoulders outside of the areas needing turn lanes. A trail corridor shall be provided along the north portion of the road with appropriate ROW to allow for these improvements. To limit disruptions to the existing traffic flow, the existing roadway shall be widened to the north by extending the existing crown.

22. Right and left turn lanes are required at the proposed entrances to this development.
23. The proposed entrances to this development shall be revised to align with the existing entrances to the developments to the south.
24. The funding for future improvements to the 117th Ave N and Fernbrook Lane intersection is still being identified. It is expected that this development will contribute to the construction of said improvements.
25. Provide temporary turnarounds at all streets longer than 150' without an outlet or turnaround.
26. The north-west roadway is to be reconfigured to be continuous, rather than stopping the flow of traffic for turns. A rough sketch is included below for reference.

27. The proposed roadway extending to the northeast does not appear to be warranted based on the surrounding wetland/future land use. A section may still be warranted for the proposed park area. A boardwalk or other park feature may be beneficial through the proposed cooridor.

Site Plans

28. Trails are shown within buffer areas, ensure all trail layouts meet the applicable setback standard. Trails are to have 1' of separation from the highwater level of ponds/wetlands/other depressions.
29. Provide speed limit signs at all entrances to the proposed development.
30. Provide no outlet signs for dead end cul-de-sac streets longer than 500' in length.
31. Entrance islands are to be reviewed with the fire department; lanes may need to be enlarged as necessary to allow access for emergency vehicles.

Grading /Stormwater

32. A complete stormwater management plan shall be included in the preliminary plat application. 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 assure that stormwater management devices are provided to meet City of Dayton and Elm Creek Watershed standards.

33. 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.
34. 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.
35. 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.
36. A Hydrocad report and model shall be submitted with the preliminary plat documents for complete stormwater review.
37. 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.
38. A City of Dayton Land Disturbance Permit will be required.
39. The maintenance of stormwater detention areas will need to be defined.
40. Maintenance, including irrigation of any common areas shall be discussed. The reuse of water for irrigation purposes is highly encouraged.
41. Any ponds or detention areas shall have a 10' access around the pond with appropriate grading for access using maintenance vehicles.
42. EOFs are to follow the standard detail plates.
43. Landlocked basins are shown within the proposed development, ensure the design follows the standards laid out in the Dayton Engineering Design Guidelines.
44. For the preliminary plat application, a complete grading plan shall be provided which includes proposed grades, elevations at lot corners, identification, and labeling of all emergency overflow elevations (EOF's), identification of proposed grades and all drainage swales, and any other topographic information relevant to site design.
45. Grading to be a maximum of 4:1 within maintained areas, in unmaintained areas a maximum of 3:1 will be allowed. A minimum of 2% is to be maintained within drainage swales.

<u>Watermain/Sanitary Sewer</u>

46. Any wells or septic systems located within the site are to be removed or abandoned in accordance with all applicable standards.
47. Ultimate sewer locations have been discussed in this area. This coordination is to continue as the plans develop.
48. Hydrants are to provide 250' coverage of the proposed homes. Hydrants are to be located at highpoints for flushing.
49. Gate valve and watermain layout to meet the configuration shown within the standard details.
50. Existing or proposed utility stubs for this area are included below:
    - 117th Ave and Yuma Lane: 20" Sanitary Sewer Stub and 12" Watermain Stub
    - 117th Ave and Brayburn Trl: 8" Watermain Stub
    - 117th Ave and Fernbrook Ln: 12" Watermain Stub South of 117th Ave proposed with development currently within review process.
    - 117th Ave and Lanewood Lane: 6" Watermain located within Lanewood Lane
51. As a part of this development a 12" Trunk loop to be provided from the connections located at Yuma Lane and Fernbrook Lane in accordance with the Water Supply and Distribution Plan.

Lighting

52. Provide cobra style lighting located at the proposed entrances from 117th Ave N.

End of Comments

Dubay Lake Preserve

Dayton, Minnesota

Sundance Woods, LLC

Dubay Lake

117th Street

Dubay Lake Preserve

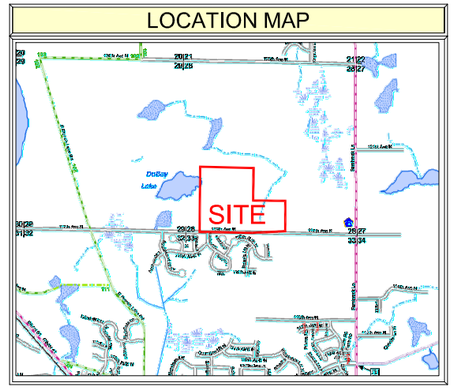
Dayton, Minnesota

Sundance Woods, LLC

Dubay Lake

117th Street

LOCATION MAP


SITE
Dubay Lake
117th Ave N
Ryburn Ave N
Zachary Ln N
Zachary Ct N
Yukon Ave N
Xavier St NW
Wren Ln N
Wren Ct N
Weaver Lake Rd
Weaver Lake Ct
Vinewood Ln N
Vinewood Ct N
Upton Ave N
Upton Ct N
Troy Ln N
Troy Ct N
Territorial Rd
Terrace Ln N
Terrace Ct N
Sunset Ln N
Sunset Ct N
Sumter Ln N
Sumter Ct N
Sumter Ave N
Sumter Cir N
Rush Creek
Quinn Ln N
Quinn Ct N
Pomerleau Ln N
Pomerleau Ct N
Orchard Ln N
Orchard Ct N
Oak Grove Pkwy
Nowthen Blvd
Nowthen Ln NW
Nowthen Ct NW
Nowthen Cir NW
Nowthen Ave NW
Nowthen Ave N
Nowthen Ct N
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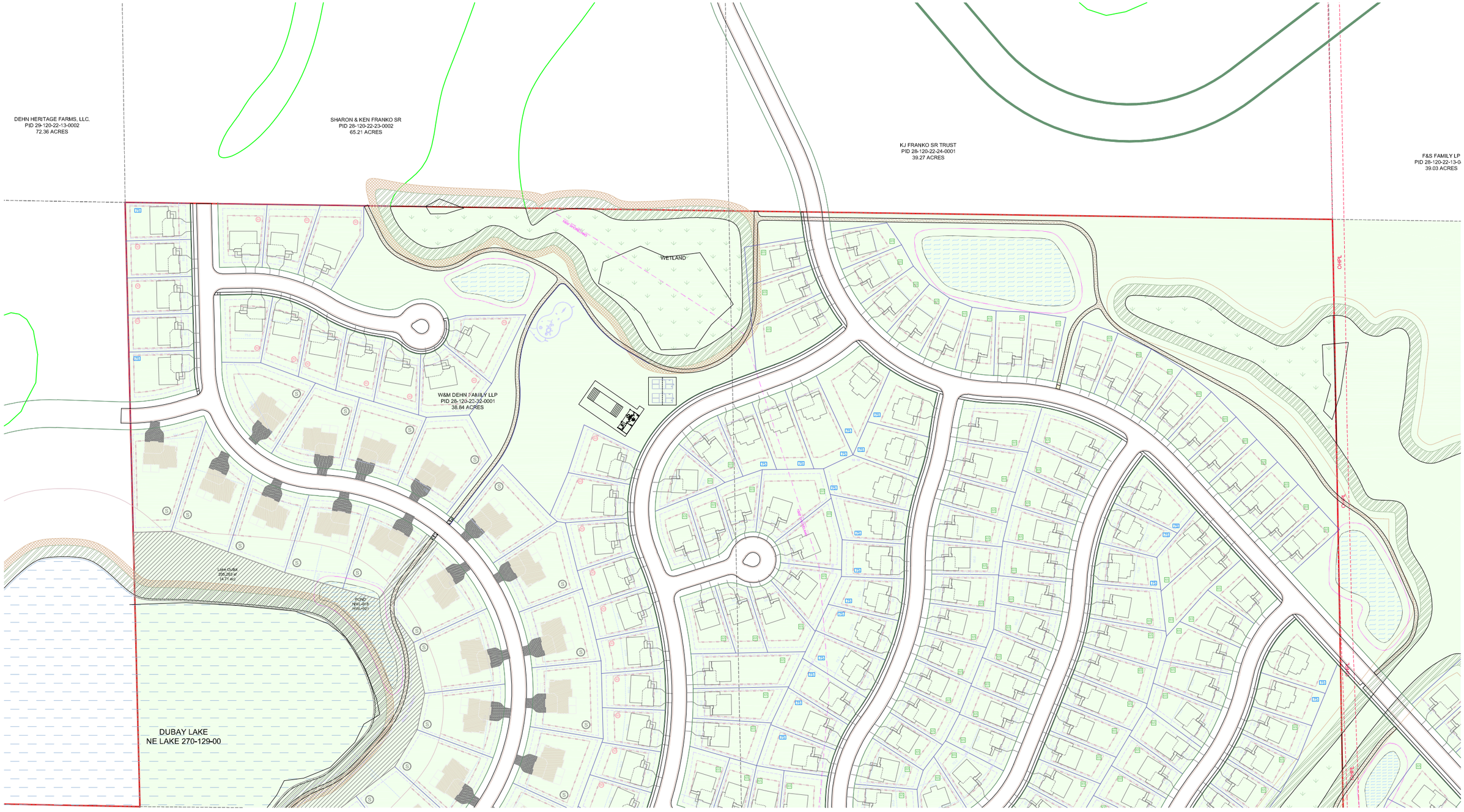
Hemlock Ln N
Hemlock Ct N
Hemlock Ave N
Hemlock Ave
Hayden Lake Rd
Hayden Lake Ct
Hayden Lake Cir
Hayden Lake Blvd
Hayden Lake Ave
Hayden Lake Ave N
Hayden Lake Ave



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
Layout-117thN	1	RSM	02-11-26	"Ghost Plat" - Bartusiak and Young Parcels
DRAWN BY				
ERJ				
CHECKED BY				
RSM				
DATE				
12-01-25				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Name, P.E.
Date: _____ Lic. No. _____

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

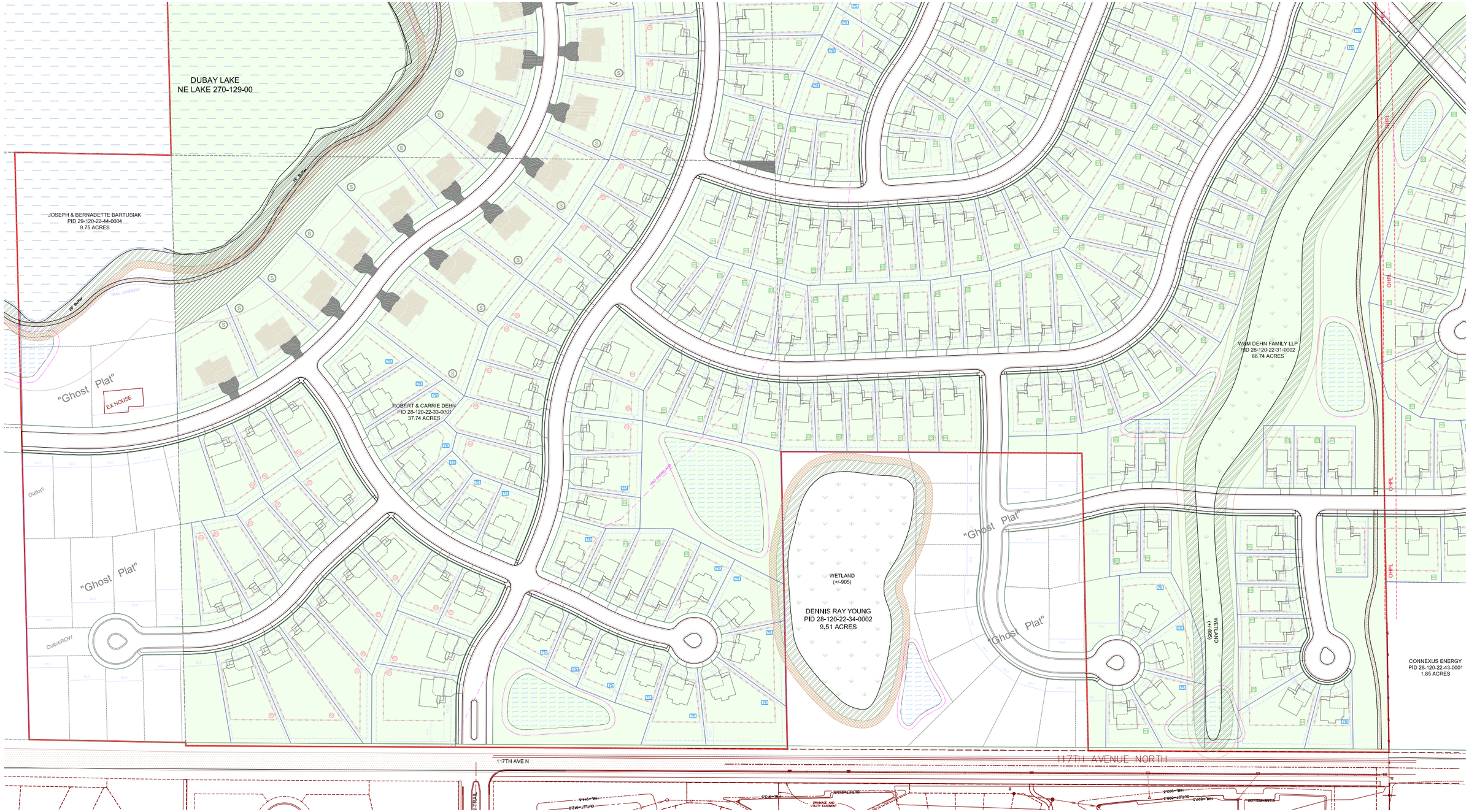
CITY PROJECT NO.
--

DAYTON,
MINNESOTA

CONCEPT PLAN 02/11/2026
117TH AVE N
SUNDANCE WOODS, LLC.

FILE NO.
19214-008

C-2



NORTH

100 50 0 50 100 200
SCALE IN FEET

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DRAWN BY				
ERJ				
CHECKED BY				
RSM				
DATE				
12-01-25				

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Name, P.E.
Date: _____ Lic. No. _____

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--

DAYTON, MINNESOTA

CONCEPT PLAN 02/11/2026

117TH AVE N

SUNDANCE WOODS, LLC.

FILE NO.
19214-008

C-3

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DRAWN BY				
ERJ				
CHECKED BY				
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DATE				
12-01-25				

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SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--

DAYTON,
MINNESOTA

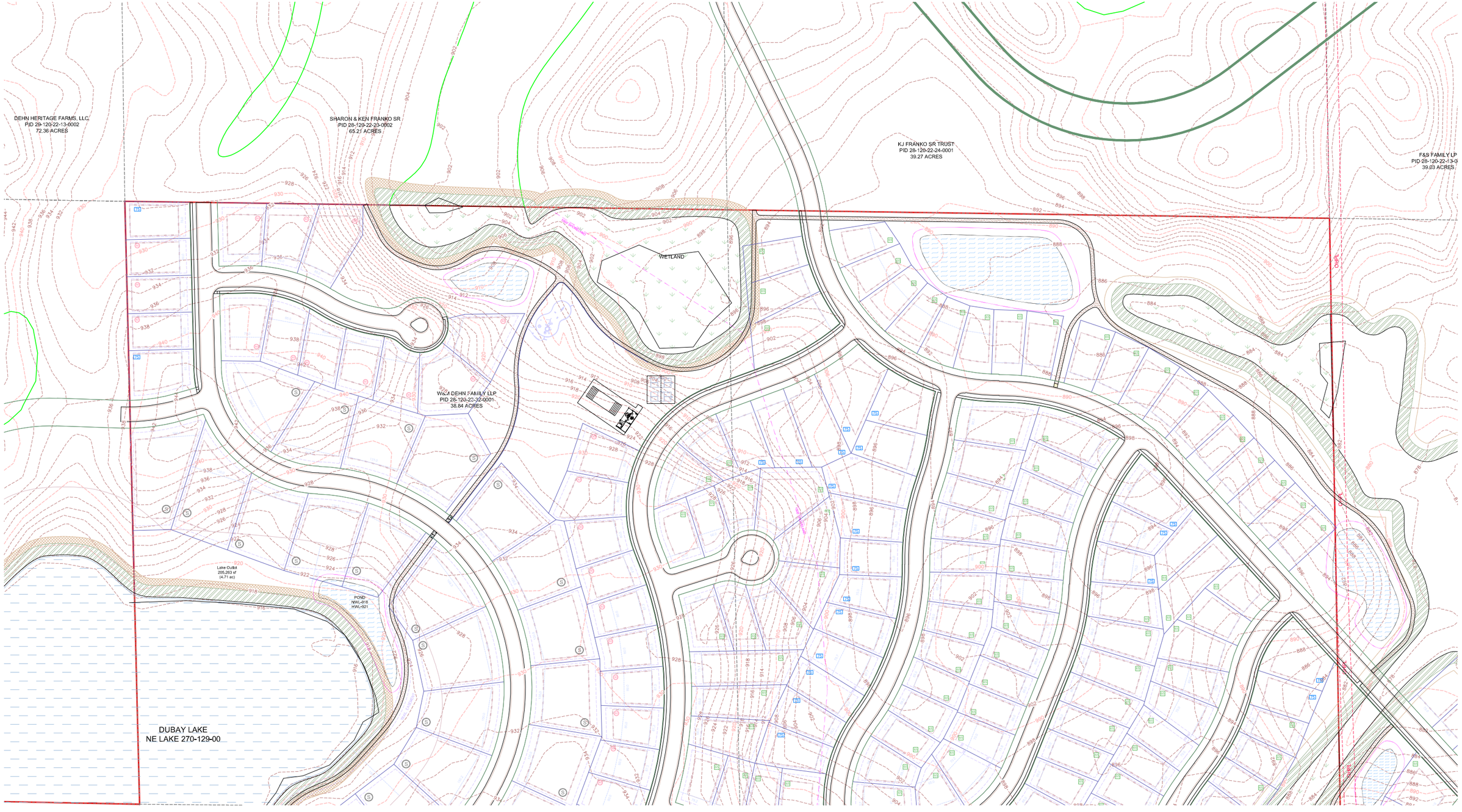
CONCEPT PLAN 02/11/2026

117TH AVE N

SUNDANCE WOODS, LLC.

FILE NO.
19214-008

C-4



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SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
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DAYTON, MINNESOTA

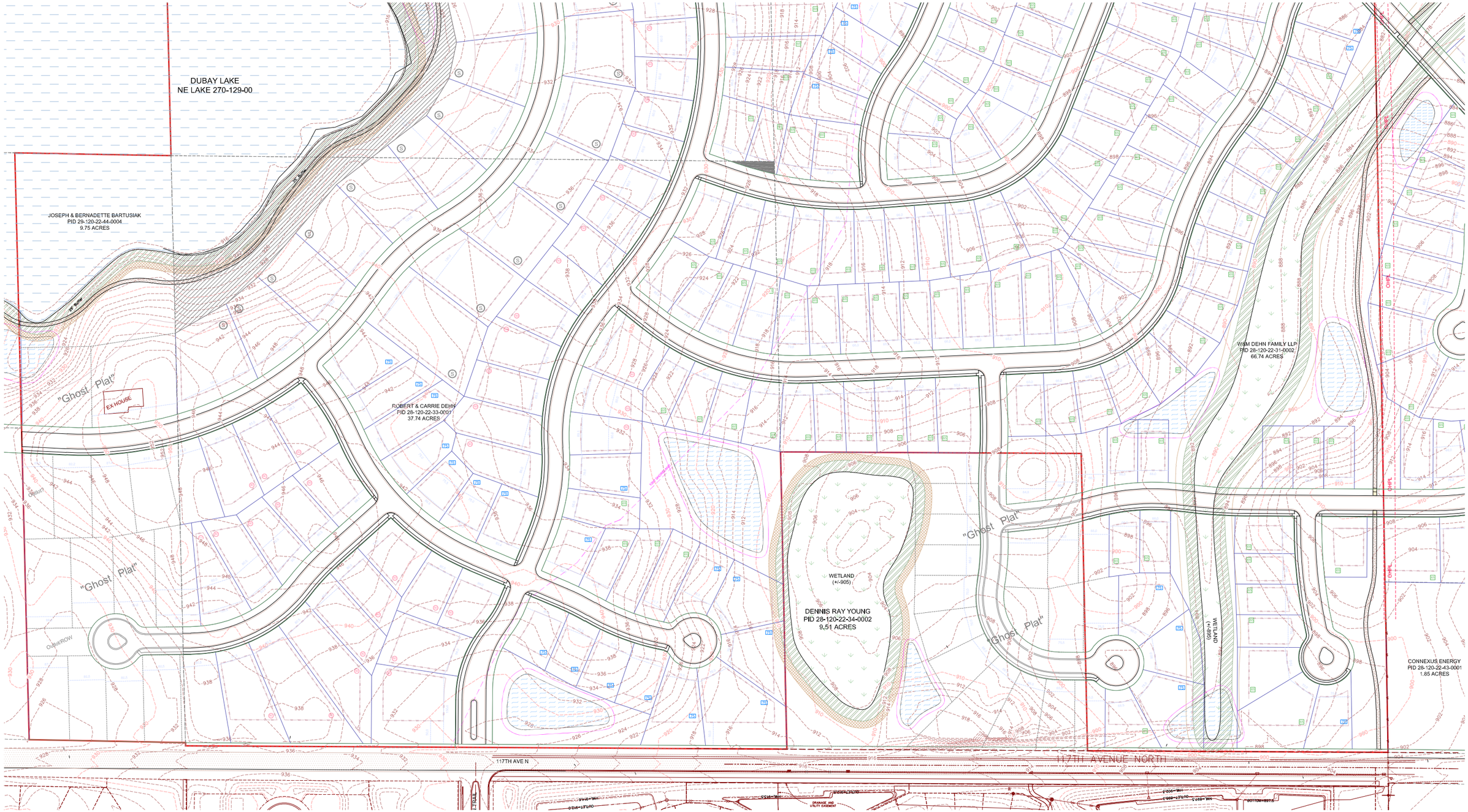
CONCEPT PLAN 02/11/2026

117TH AVE N

SUNDANCE WOODS, LLC.

FILE NO.
19214-008

CT-1



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Layout-117thN	1	RSM	02-11-26	"Ghost Plat" - Bartusiak and Young Parcels
DRAWN BY				
ERJ				
CHECKED BY				
RSM				
DATE				
12-01-25				

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Name, P.E.
Date: _____ Lic. No. _____

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--

DAYTON, MINNESOTA

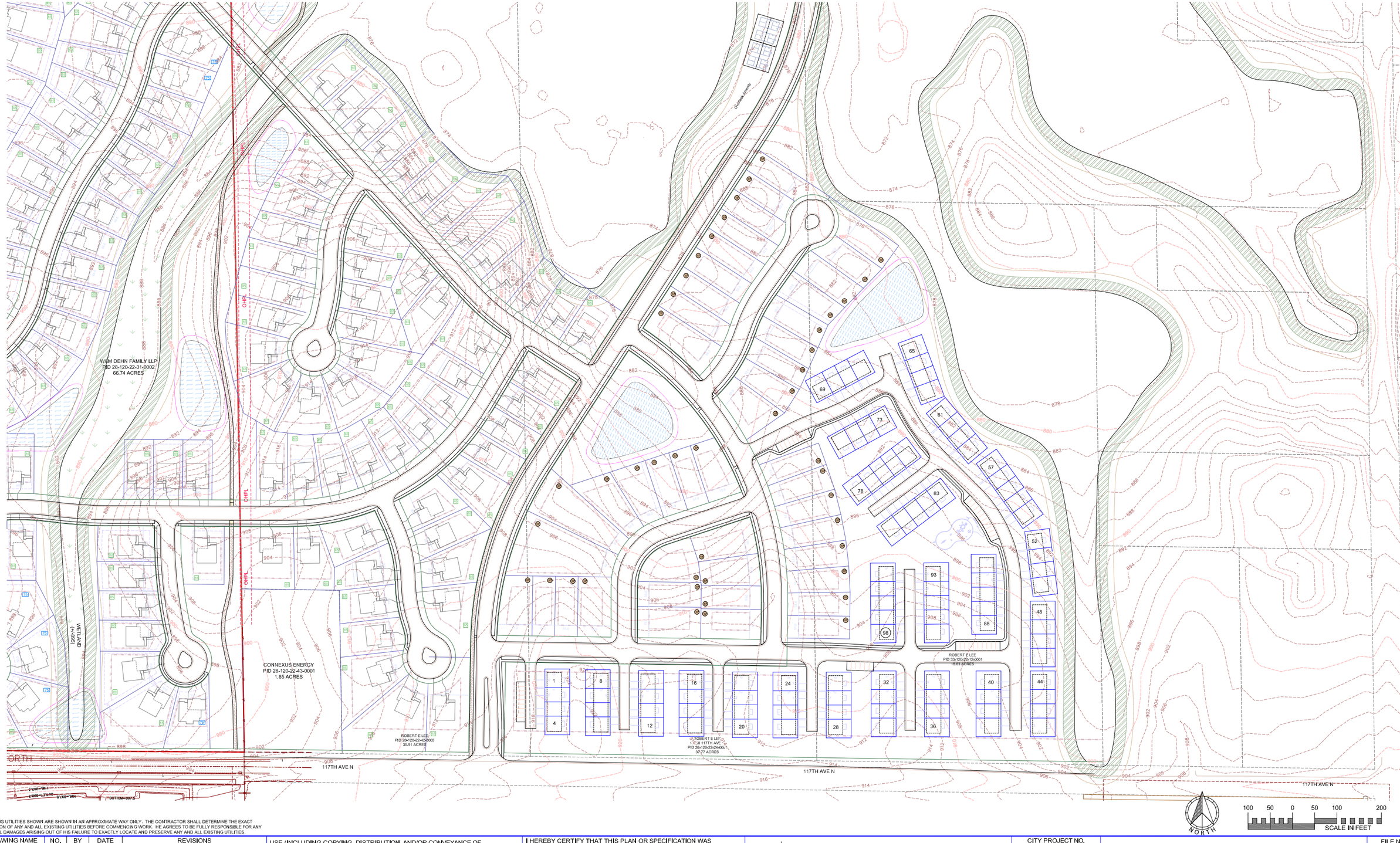
CONCEPT PLAN 02/11/2026

117TH AVE N

SUNDANCE WOODS, LLC.

FILE NO.
19214-008

CT-2



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SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
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DAYTON,
MINNESOTA

CONCEPT PLAN 02/11/2026

117TH AVE N

SUNDANCE WOODS, LLC.

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19214-008

CT-3

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CITY PROJECT NO.
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DAYTON, MINNESOTA

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117TH AVE N

SUNDANCE WOODS, LLC.

FILE NO.
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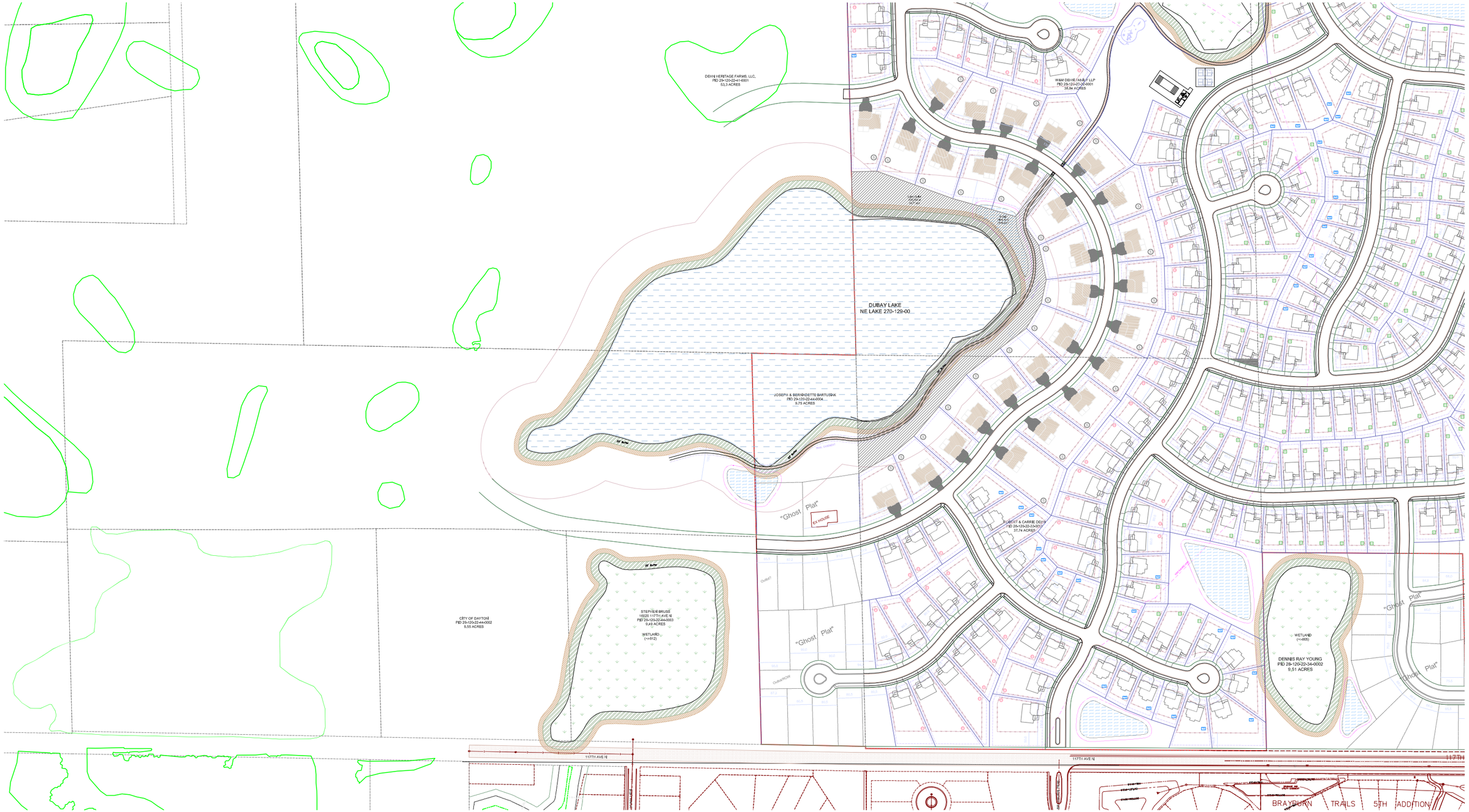

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14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
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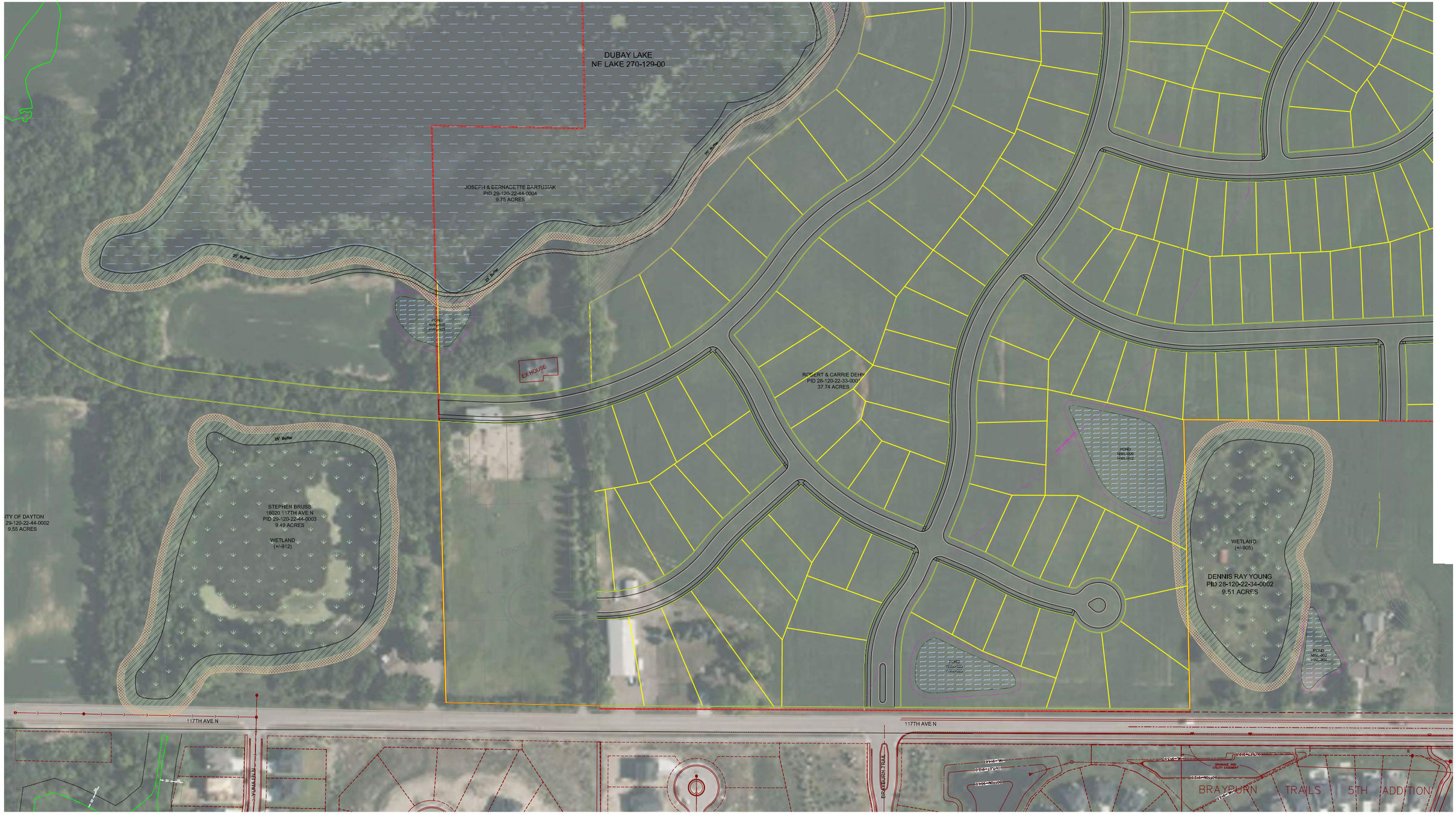
DAYTON, MINNESOTA

CONCEPT PLAN 04/09/2025
GHOST LAYOUT
117TH AVE N
SUNDANCE WOODS, LLC.

FILE NO.
19214-008

G



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14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
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DAYTON,
MINNESOTA

CONCEPT PLAN 02/11/2026

117TH AVE N

SUNDANCE WOODS, LLC.

FILE NO.
19214-008

CAA

NORTH

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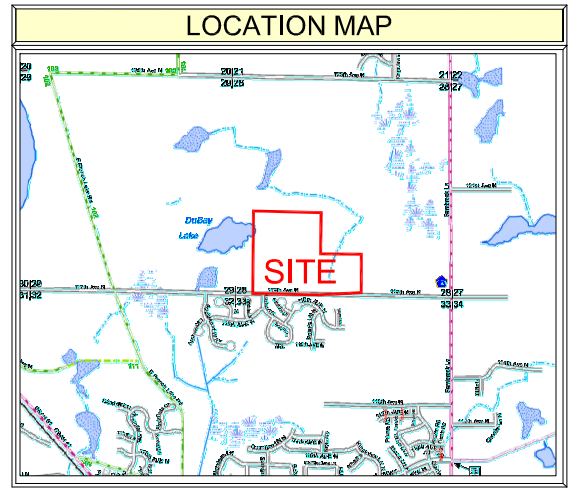
SCALE IN FEET

LOCATION MAP



PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 14000 25th Ave N, Suite 120 Plymouth, MN 55447 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : ROBERT S. MOLSTAD, P.E. EMAIL: MOLSTAD@SATHRE.COM	DEVELOPER SUNDANCE WOODS, LLC. 6701 Highway 10 NW Ramsey, MN 55303 CONTACT: TOM DEHN PHONE: (612) 328-2215 EMAIL: TOM.DEHN@POWERLODGE.COM

NORTH

150 75 0 75 150 300
SCALE IN FEET

DEVELOPMENT DATA
478 Lots
Rowhome Units - 104
65' Lots - 248
75' Lots - 44
80' Lots - 54
Shoreland Lots - 28

Street:
Public
60' ROW - 32' B-B
CDS - 50' R
15.5' Island

24' Private Streets

SETBACKS
65 / 75 / 80 / FT LOTS
Frontyard Setback: 25'
Corner Setback: 20'
Side yard Setback: 7.5'/7.5'
Rear yard Setback: 25'

SHORELAND LOTS
Frontyard Setback: 25'
Corner Setback: 20'
Side yard Setback: 7.5'/7.5'
Rear yard Setback: 25'

DUBAY LAKE
NE LAKE 270-125-00

"Ghost Plat"

117TH AVENUE NORTH

BRAYBURN TRAILS 5TH ADDITION

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SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
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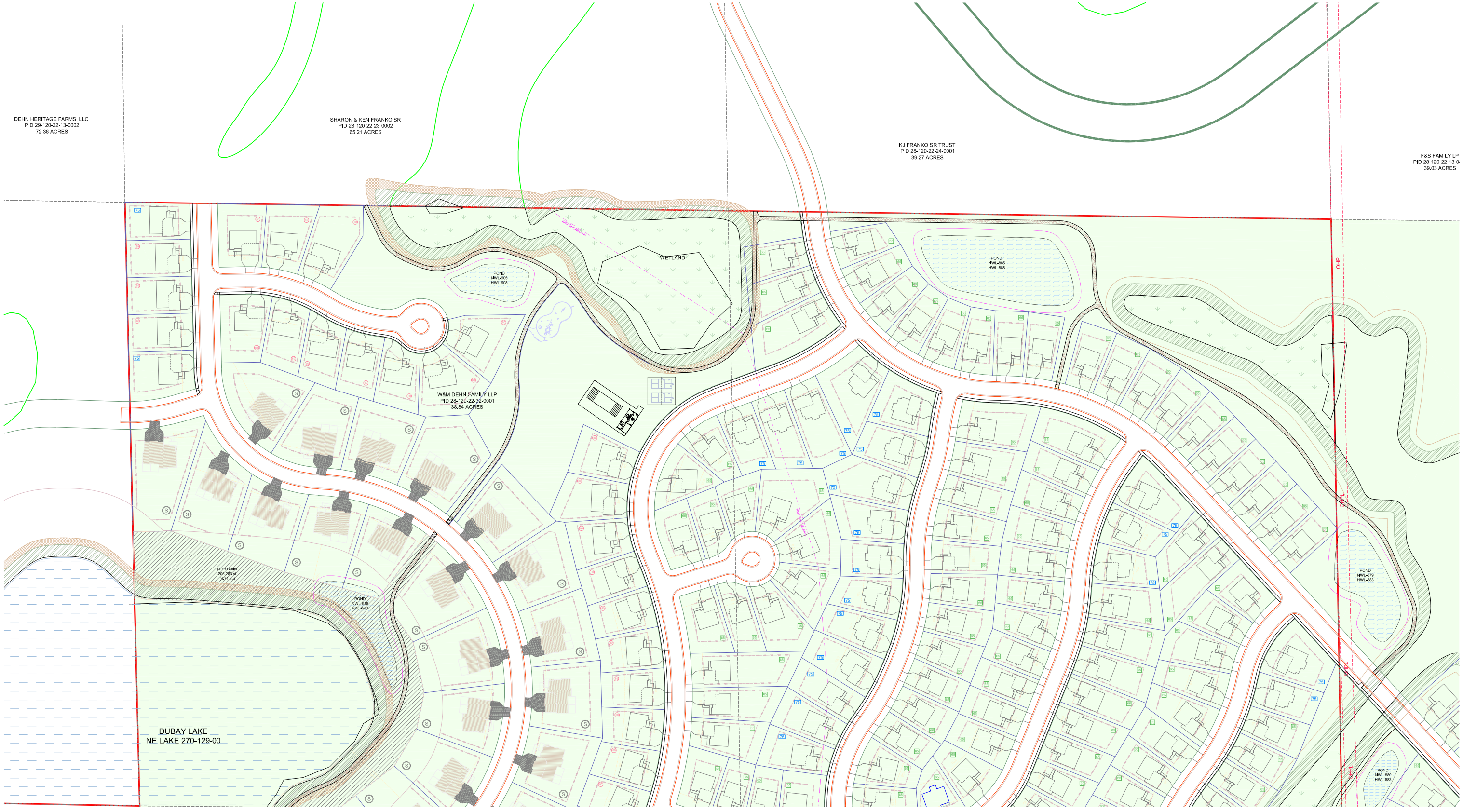
DAYTON, MINNESOTA

CONCEPT PLAN 02/11/2026 (west conn)
117TH AVE N
SUNDANCE WOODS, LLC.

FILE NO.
19214-008

C1-O



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DAYTON,
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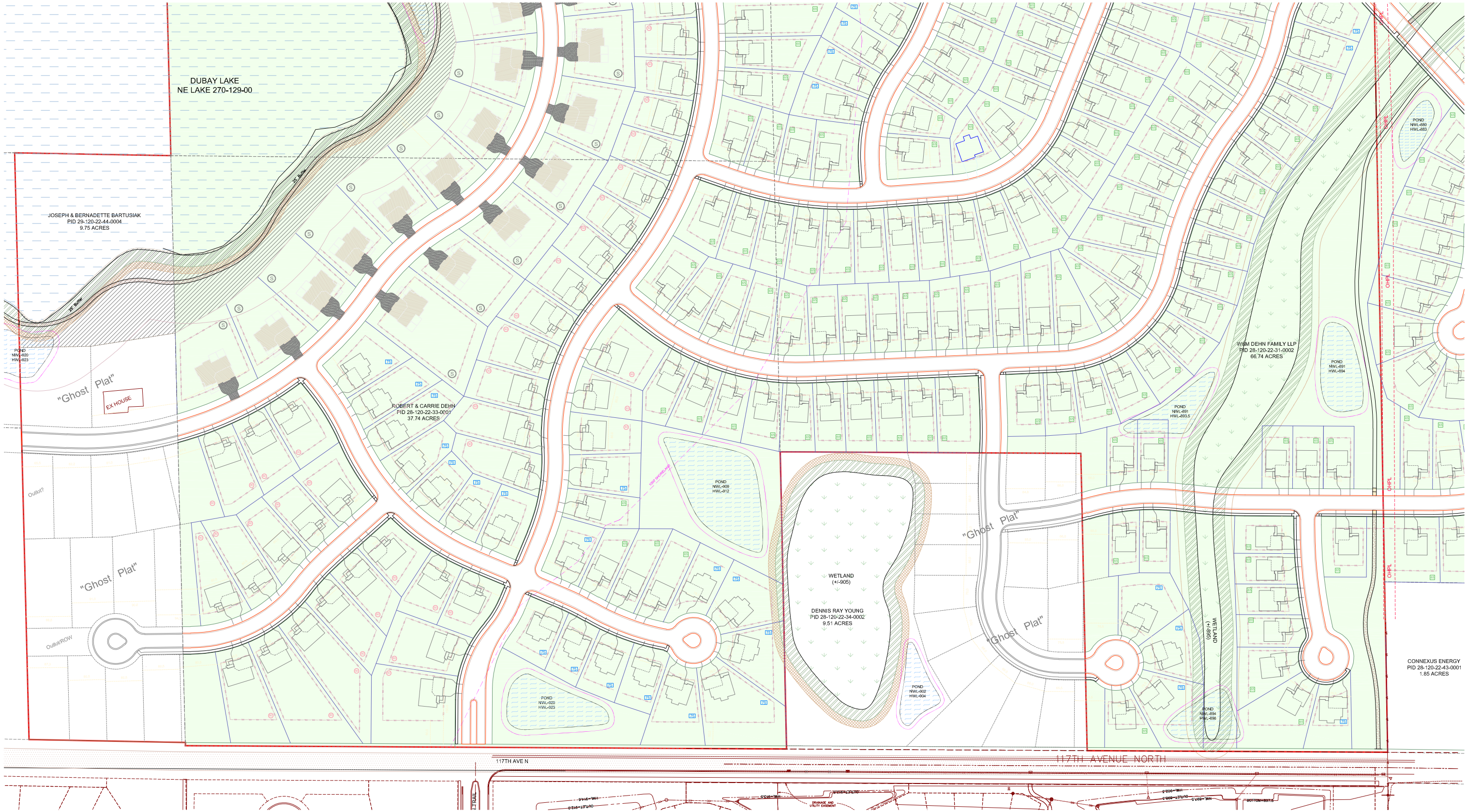
C-2



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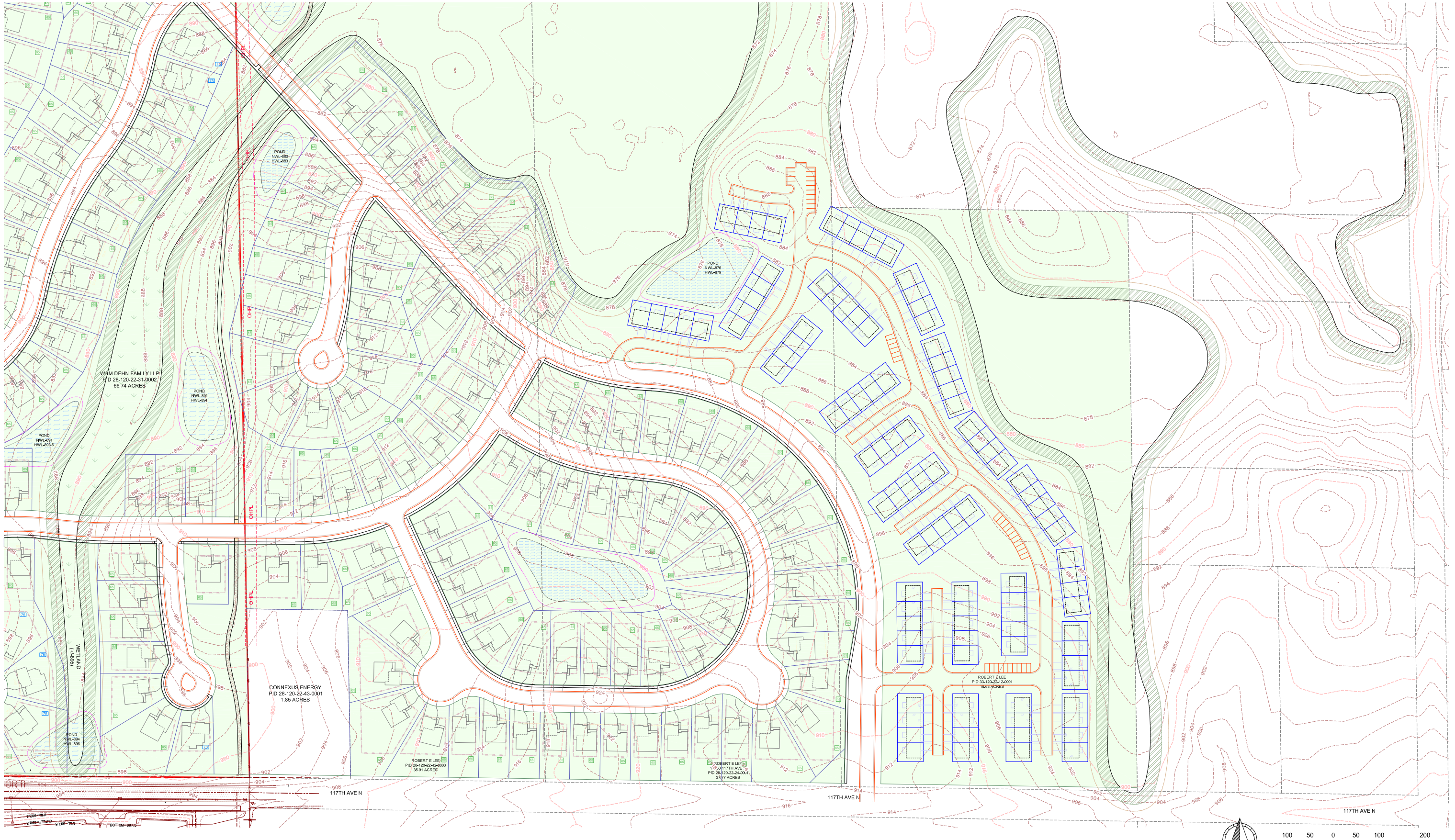

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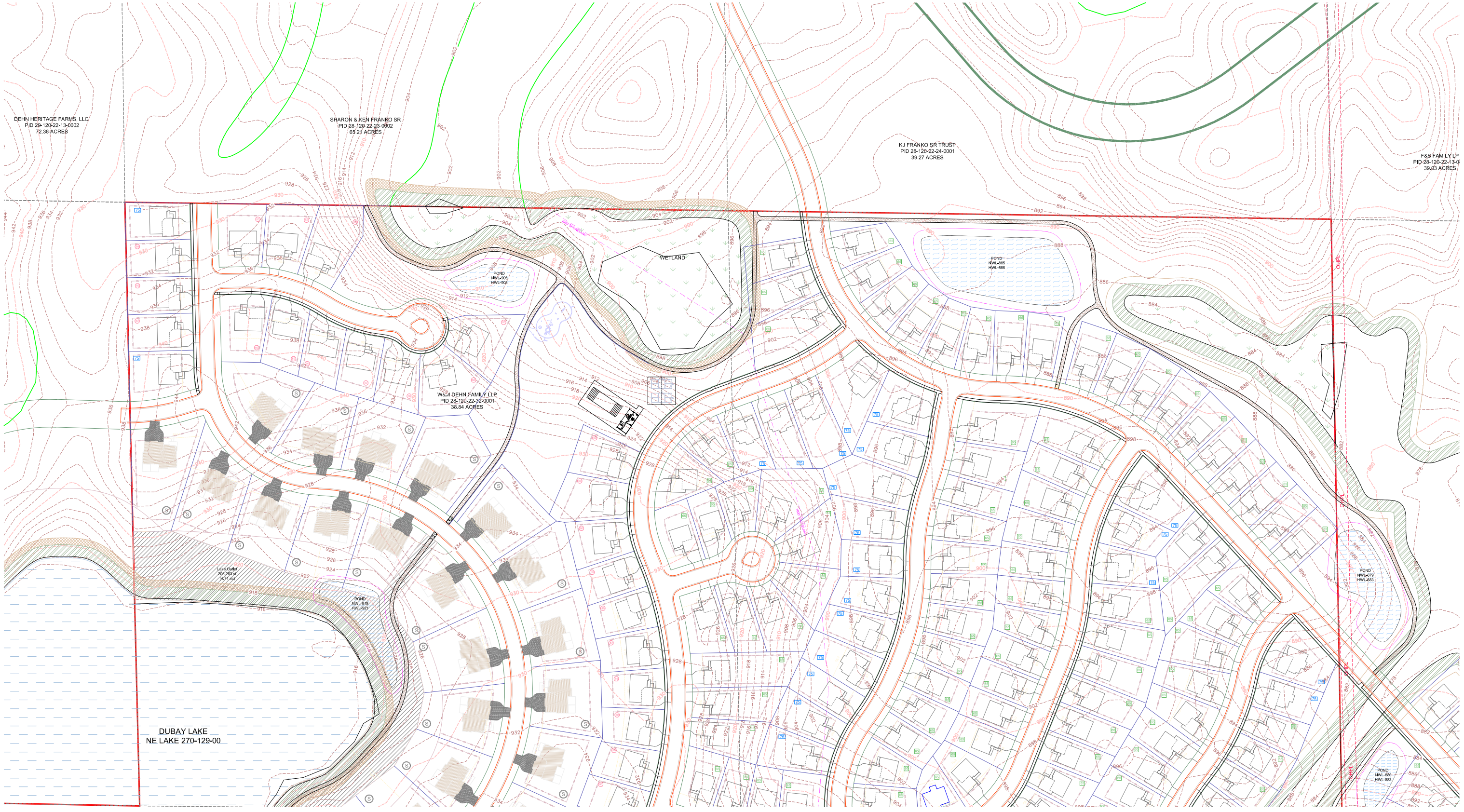

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DAYTON, MINNESOTA

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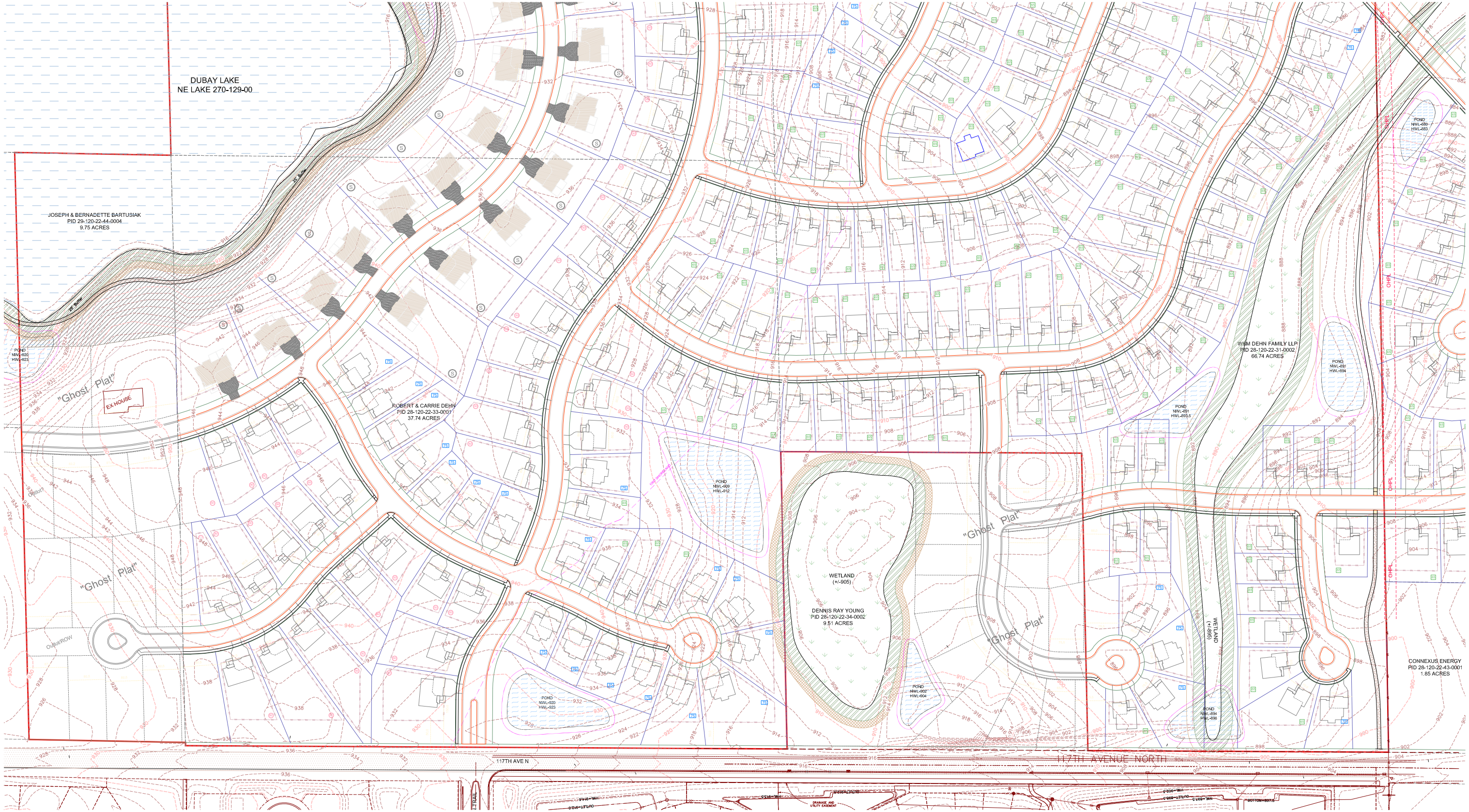

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14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

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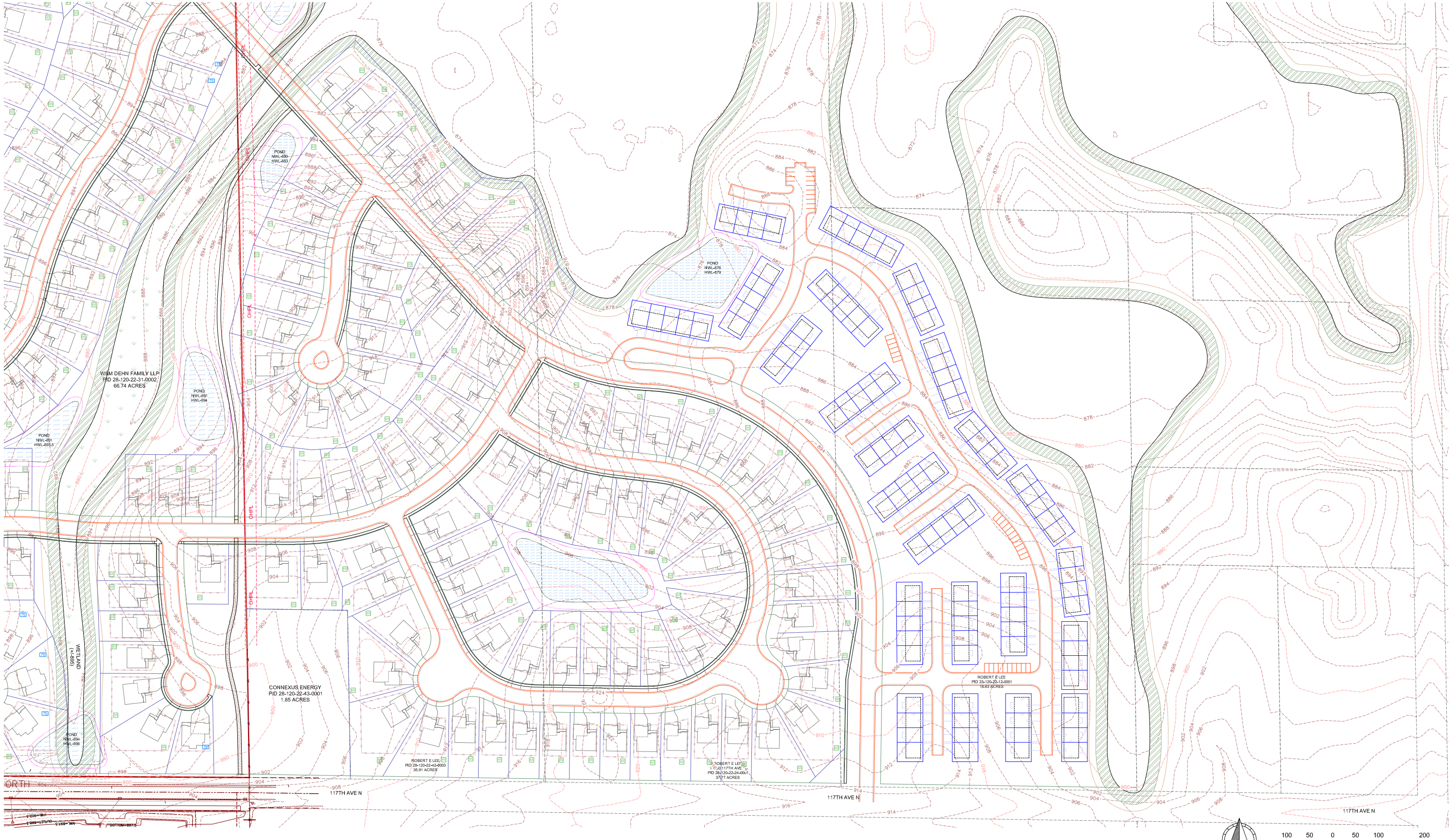

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Name, P.E.
Date: _____ Lic. No. _____

ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--

DAYTON,
MINNESOTA

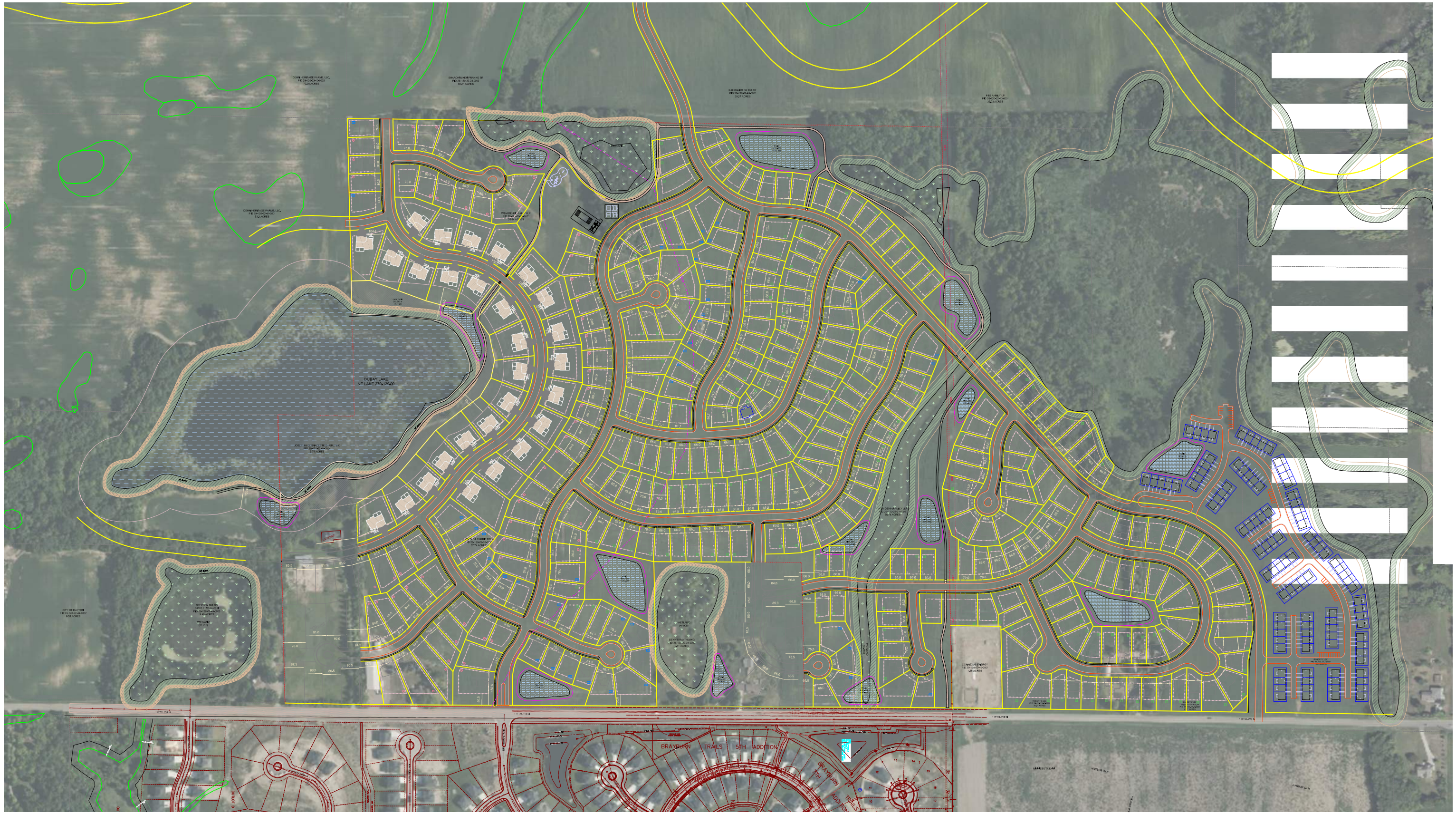
CONCEPT PLAN 02/11/2026 (west conn)

117TH AVE N

SUNDANCE WOODS, LLC.

FILE NO.
19214-008

CT-3



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
Layout-117thN	1	RSM	02-11-26	"Ghost Plat" - Bartusiak and Young Parcels
DRAWN BY				
ERJ				
CHECKED BY				
RSM				
DATE				
12-01-25				

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Name, P.E.
Date: _____ Llc. No. _____

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--

DAYTON, MINNESOTA

CONCEPT PLAN 02/11/2026 (west conn)

117TH AVE N

SUNDANCE WOODS, LLC.

FILE NO.
19214-008

CA

Meeting Date: March 5, 2026
Item Number: 8E

ITEM:
Concept Plan, Stenslie-Stearns, 16850 Territorial Road

APPLICANT/PRESENTERS:
Joe Flynn, David Weekley Homes
Amanda Dagenhardt, David Weekley Homes
Mark Rausch, Alliant Engineering

PREPARED BY:
Jon Sevald, Community Development Director

BACKGROUND/OVERVIEW:
The applicant is proposing a Concept Plan for 172 townhomes. The project is located on 25.7 acres at 16850 Territorial Road.

A Concept Plan does not include the level of detail compared to a Preliminary Plat, nor has Staff reviewed this Concept Plan at the same level of detail. The intent of a Concept Plan is for the City Council/Planning Commission to provide individual comments and recommendations to the applicant as they prepare a Preliminary Plat.

ANALYSIS:

Zoning:	A-1 Agricultural. The City Code's intent is for this property to be rezoned to *GMU-1 General Mixed Use District-1, Highway 81 Corridor*.[1] GMU-1 Permitted Uses include multiple-family dwellings with a minimum density of 8 units per net acre.
Net Density:[2]	10.7 units.

[1] City Code 1001.065, Subd 1(General Mixed Use District-1: Highway 81 Corridor): *(1) Purpose. The purpose of the General Mixed Use District-1 (GMU-1) is to provide an area for compact, walkable, mixed-use development along key community corridors and to support high quality development and site flexibility due to the unique site conditions in these areas. The mixture of land uses within the district is essential to establishing the level of vitality and intensity needed to support retail and service uses. A combination of retail, office, service and residential land uses are encouraged although not required. New residential uses may also be entirely residential. The mix of uses can occur vertically and horizontally. The placement of buildings and the relationship of the building, parking, landscaping, and pedestrian spaces is essential to creating the pedestrian-friendly environment envisioned for the GMU-1 District. (2) Design character. The character of the GMU-1 District shall reflect high quality design due to the high visibility of these areas. Although development in this mixed-use district will be more auto-oriented in design than a traditional downtown area, pedestrian connections and amenities will still be required to provide connections to existing to use, future transit while providing for safe pedestrian circulation within the site and between sites. Landscaping, signage, and architectural details shall be used to unify sites within the GMU-1 District area.*

[2] Metcouncil Local Planning Handbook (2015); Net Density = Gross Density minus wetlands and water bodies, public parks and open space, arterial road rights-of-way, other areas that are protected from development by local ordinances.

Comprehensive Plan: Mixed Use, 60% of the district residential, 12-20 unit net density.

There is inconsistency between the GMU-1 district (8-units), and Comprehensive Plan (12-units), regarding density.

Access: Right-in, right-out on CSAH 81. Proposed access is pending review by Hennepin County.

Full access from Territorial Road. The city proposes realignment of the CSAH 81 & Territorial Road intersection, including a roundabout on Territorial Road. The Roundabout would be a cost-share with the developer.

CSAH 81 has a 13,226 average daily traffic count (ADT). Territorial Road has a 2,129 ADT. No traffic signal is planned for this intersection.

Lot Design

	Min Req	Proposed
Lot Area	25,000 sf	1,680 sf
Lot Width	150’	24’
Front Building Setback	20’	22’
Side Building Setback	35’	20’
Rear Building Setback	35’	35’
Maximum Height	45’	?

The GMU-1 district regulations are written more in favor of Mixed-Use, and less in favor of residential only (e.g. lot area, lot width regulations).

Where multiple buildings are proposed on a single site, the buildings shall be designed with varying heights.[3] This is more applicable for non-residential development in GMU-1 (e.g. City Code has specific minimum & maximum requirements). But the intent can be applied to multi-unit townhomes by requiring varying building heights of one, two, and three-story buildings.

Architecture[4] All new building fronts shall include a minimum of 4 of the following elements:

1. *Architectural detailing, such as cornice, awning, parapet, or columns;*
2. *A visually pleasing primary front entrance that, in addition to doors, shall be accented a minimum of 150 square feet around*

[3] City Code 1001.065, Subd 1(6)(c) (Building heights).

[4] City Code 1001.065, Subd 1(8) Building design requirements)

the door entrance for single occupancy buildings and a minimum of 300 square feet total for the front of multi-tenant buildings (this area shall be counted as one element). Entrances shall be clearly articulated and obvious from the street;

3. *A minimum of 30% window coverage on each front that faces a street;*
4. *Contrasting, yet complementary material colors;*
5. *A combination of horizontal and vertical design features;*
6. *Irregular building shapes;*
7. *Horizontal offsets of at least 4 feet in depth;*
8. *Vertical offsets in the roofline of at least four feet;*
9. *Fenestration at the first floor level which is recessed horizontally at least 1 foot into the facade;*
10. *Other architectural features in the overall architectural concept.*

Building Elevations, The Linderman and The Sylvan

The Concept Plan does not provide enough detail to determine if building design complies with GMU-1 architectural requirements.

Parking

Townhomes are required to have two enclosed parking spaces and two surface spaces, plus ½ parking space per unit (visitor parking).[5] For 172 units, 86 visitor parking spaces is required, whereas 76 visitor stalls are proposed (includes on-street).

Parks

The project is within Area 20 search area. A need for a Tot Lot (less than 1 acre) is shown in the Comprehensive Plan. A location has not been identified and could be part of this project or a future development. Without reasonable access to a public park, an HOA playground should be considered.

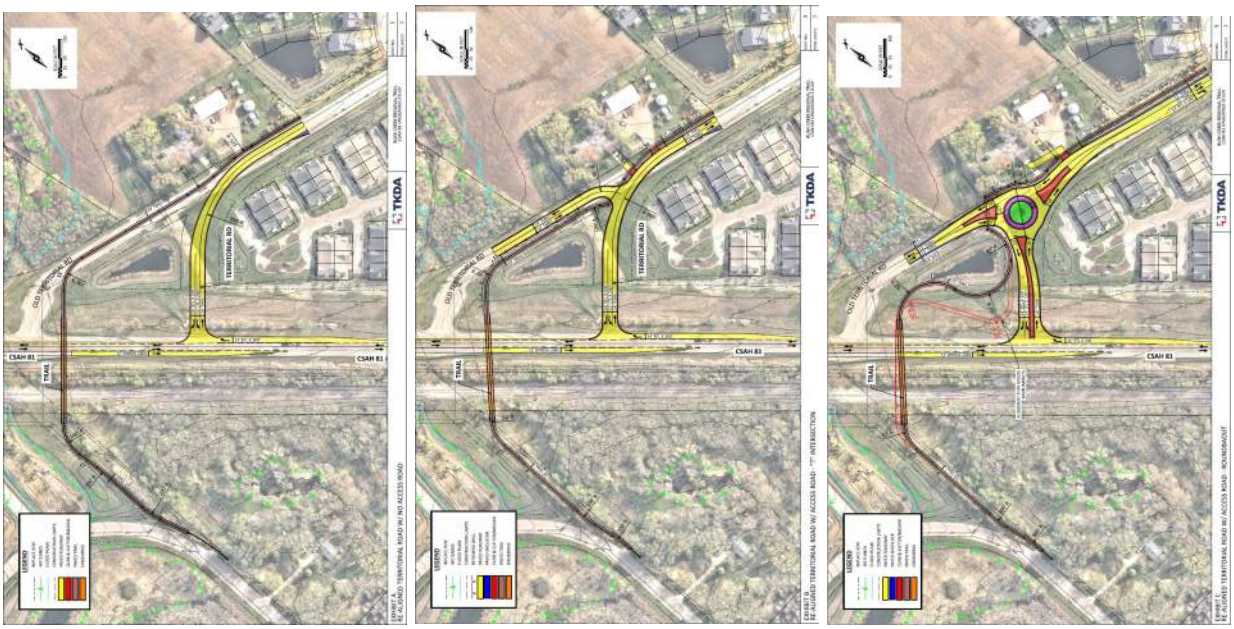
[5] City Code 1001.19, Subd 7(2)(j)(b) (Townhouses).

City Code allows 15% of land to be dedicated for parks, trails and open space, based on a net density of 10.1-12.5 units per acre.[6] 15% = 2.7 acres.

Staff have discussed if more than a Tot Lot is needed for Area 20 (something similar to Area 21, e.g. 10 acres with playground, sport court, ball field, soccer field, open space, parking). The Park Commission will discussion at its March 3rd meeting.

Rush Creek Regional Trail

Three Rivers Park District's (TRPD) planned Rush Creek Regional Trail includes a tunnel under CSAH 81 and the BNSF railroad near this project. The tunnel project has no timeline. TRPD is considering three trail options. The trail will be within or adjacent to existing Territorial Road right-of-way. Options B and C should not impact the Stenslie-Stearns project. Option A assumes Stenslie-Stearns does not connect to Territorial Road.



CR 81 Grade Separation at Territorial Road Feasibility Report, Exhibit A, B, C (January 16, 2026).

CSAH 81 Buffer

A 35' wide landscaped buffer is required along CSAH 81.[7] The project shows a 30'-35' building setback from CSAH 81 ROW.

CRITICAL ISSUES:

Roundabout

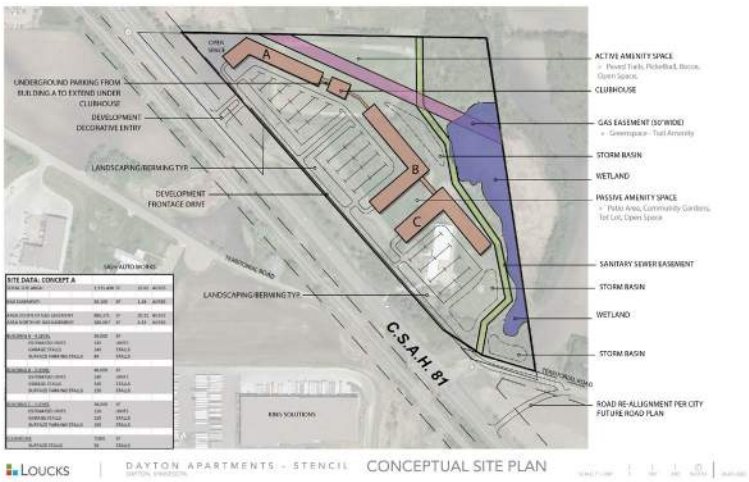
In 2024, the city completed the Dayton Intersection Inventory and Safety Assessment, identifying 30 intersections for improvements, and a top ten ranking of priorities. The CSAH 81 & Territorial Road intersection is tied at #5. A roundabout is necessary on

[6] City Code 1002.08, Subd 10 (Dedication of Lands for Public Purposes)

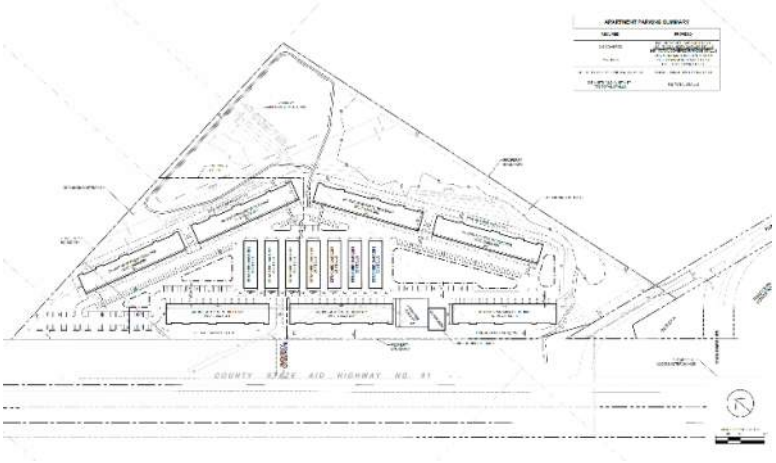
[7] City Code 1001.24, Subd 7(2)(d)(2) (Buffer yards with screening)

	Territorial Road to serve this project. The developer will be required to contribute toward its cost.
Visitor Parking	Required parking is 4.5 parking stalls per unit (two garage stalls, two driveway stalls, ½ visitor parking stall), whereas very few visitor parking stalls are proposed.
Snow Storage	Snow storage should be considered.
Site Complexity	Complications of this site include (1) access (roundabout costs), (2) 50' wide pipeline easement, and (3) wetlands/floodplain. Previous formal development proposals have included;

Rores, 2021/2022. 56-unit townhomes.



Stencil, 2022. 410-unit apartments.



Enclave, 2023. 363-unit apartments

60/120-DAY RULE (IF APPLICABLE):

	60-Days	120-Days
Concept Plan	Apr 2, 2026	Jun 2, 2026

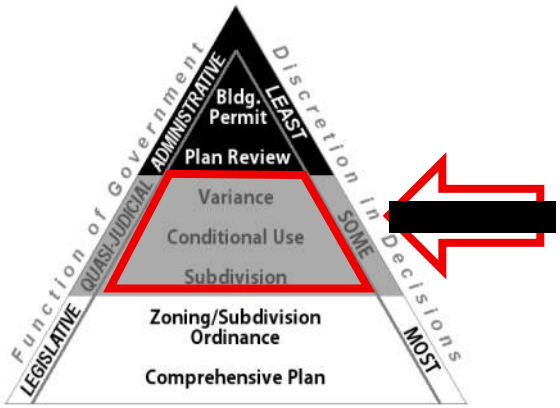
RELATIONSHIP TO COUNCIL GOALS:

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Items
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	• Review housing type and lot size by %'s	• Proportionate housing types available	A) A-3 District B) Begin work on Comp Plan C) Develop Rental Housing Ordinance D) Seek out businesses more often E) Work with EDA to find niche businesses that are not in surrounding communities F) Complete Large Area Plan
	Encourage healthy lifespan of both residential and commercial operations	• Total amount of Funding provided • Number of rentals available and where they are located	• Maintain grant program. • Manage number of rentals	
	Healthy Commercial Sector with services and job growth	• Net difference of business movement including their employment	• Maintain a positive difference in business movement	
Maintain and Enhance the Natural and Rural Community Connection	Facilitate an interconnected trail system	• Number of miles of trails • Number of Resident Homes connected to Elm Creek	• Gaps in trails connected. • Work towards one connection on the comprehensive trail plan	A) Acquire Trail Right of Way B) Water Trails Build-Out C) Environmental Signage on Parks and Trails D) Diamond Lake Improvements Master Plan E) Actively seek opportunities for community park with athletic fields F) Increase Recreation Events and Programing
	Provide and enhance public recreation space	• Acreage of available green space	• Acquire land for community park with athletic fields of 40+ acres	
	Promote Dayton's unique identity and community cohesion	• Participation levels in Events and Programs	• Continuation and Expansion of Recreation Programing	
	Promote awareness of our natural resources	• Resident Response for Park Usage on Community Survey	• Establish and Maintain a 60% Favorable Rating from Residents	

	Promote public safety engagement	• Resident Response for Police and Fire on Community Survey	• Establish and Maintain a 90% Favorable Rating from Residents	G) Look into Partnering with Three Rivers for Kayak/Bike Rentals for Water Trails
	Maintain well-trained workforce	• Training Targets (licenses, certs, performance evals)	• 100% staff meet City-Wide required training	
	Create accessible and inclusive parks & facilities	• ADA compliance	• Continued work towards ADA compliance requirements in parks and facilities as much as feasible	

LEVEL OF CITY DISCRETION IN DECISION MAKING:

Action taken on the proposed Concept Plan is Quasi-Judicial. Subdivisions may be approved with conditions and requirements reasonably related to the provisions of the City Code and city policies.[8]



ROLE OF PLANNING COMMISSION:

Concept Plans do not require formal action. Each Commissioner should provide comments and recommendations, in which the applicant will take under consideration when revising plans, prior to submitting an application for a Preliminary Plat. The Commission's comments and recommendations are non-binding.

STAFF RECOMMENDATION:

1. **Private Streets**. Streets should be all private streets. Proposed; public primary street with 24' wide private side streets. Staff's reasoning is that the HOA can plow all streets concurrently.
2. **Parking**. Additional visitor parking is needed.
3. **Architecture**. The architecture is monotonous. More variety should be considered, including varying unit sizes, e.g. one, two, and three story units. Varying building heights, roof lines, and façade colors.
4. **CSAH 81 Buffer**. Increase the building setback from CSAH 81 to accommodate a 35' wide landscaped buffer.
5. **North Buffer.** Adjacent properties to the north include an automobile recycling company with a car crusher (Minnesota Towing).[9] This property has densely planted pine trees along the property adjacent to the project. However, there is no guarantee those trees will remain. Staff recommend a similar double row of pine trees on the townhome side of the property line to ensure visual screening.

[8] MN Statute 462.358, Subd 2a (Terms of regulations)

[9] Resolution 69-2021, *Resolution Granting Conditional Use Permit for an Auto Wrecking, Junky Yard, Used Auto Parts (Open Storage) Business at 17201 and 17171 113th Avenue for MN Home Solutions, Inc.* Condition #14 required a staggered double row of pine trees along the Stenslie property line.

6. **½ mile Trail**. A trail should be included within the 30' sanitary sewer easement along the west side of the wetland, for future extension along the east side of the wetland when the adjacent Stearns property is developed.
7. **Area 20 Park.** Consideration should be given for a park in the NE corner of the Stenslie property and SW corner of the Dehn property. The City should consider completing a park concept plan prior to Preliminary Plat approval of this project.

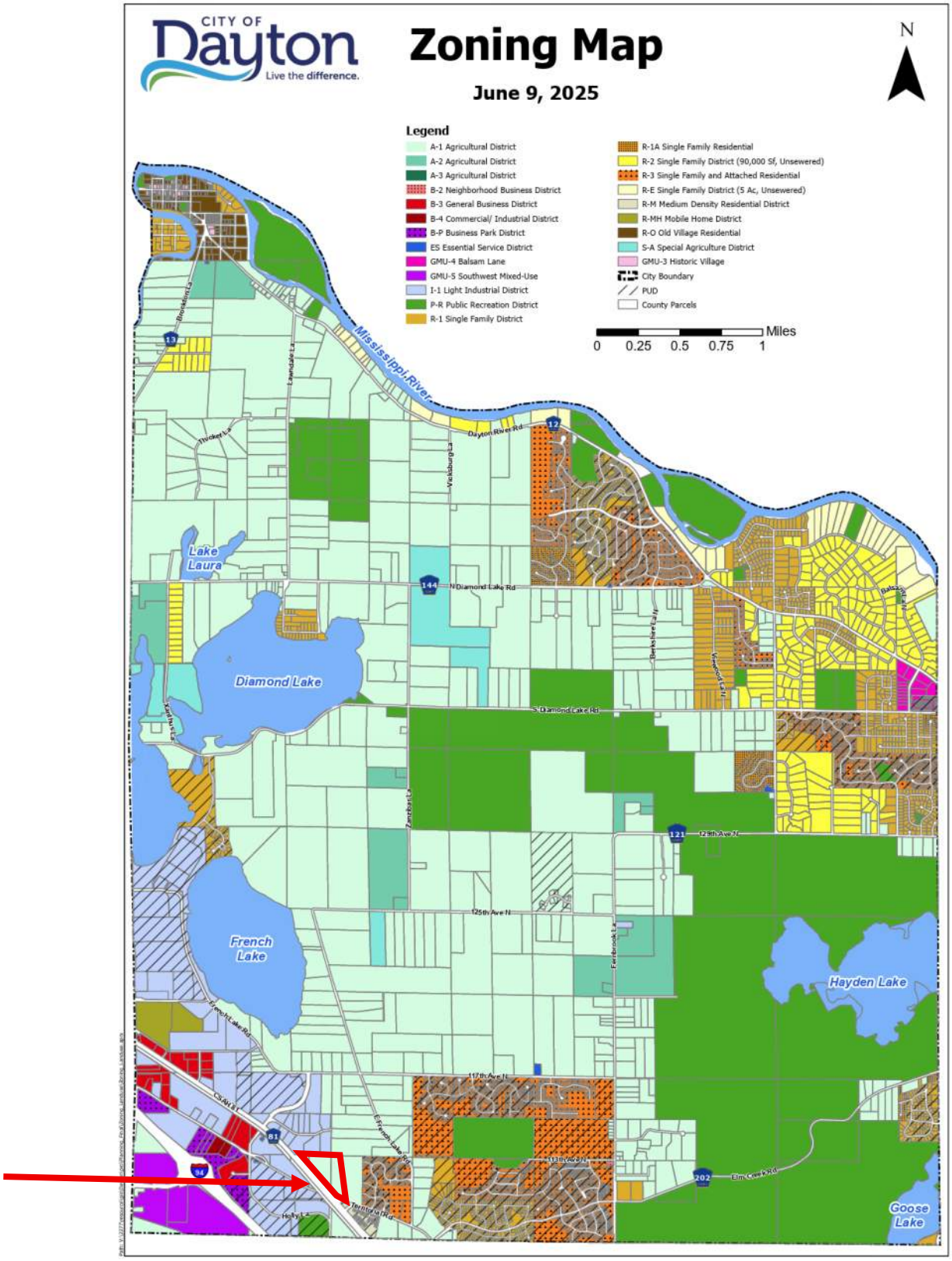
Area 20 Park search area.

ATTACHMENT(S):

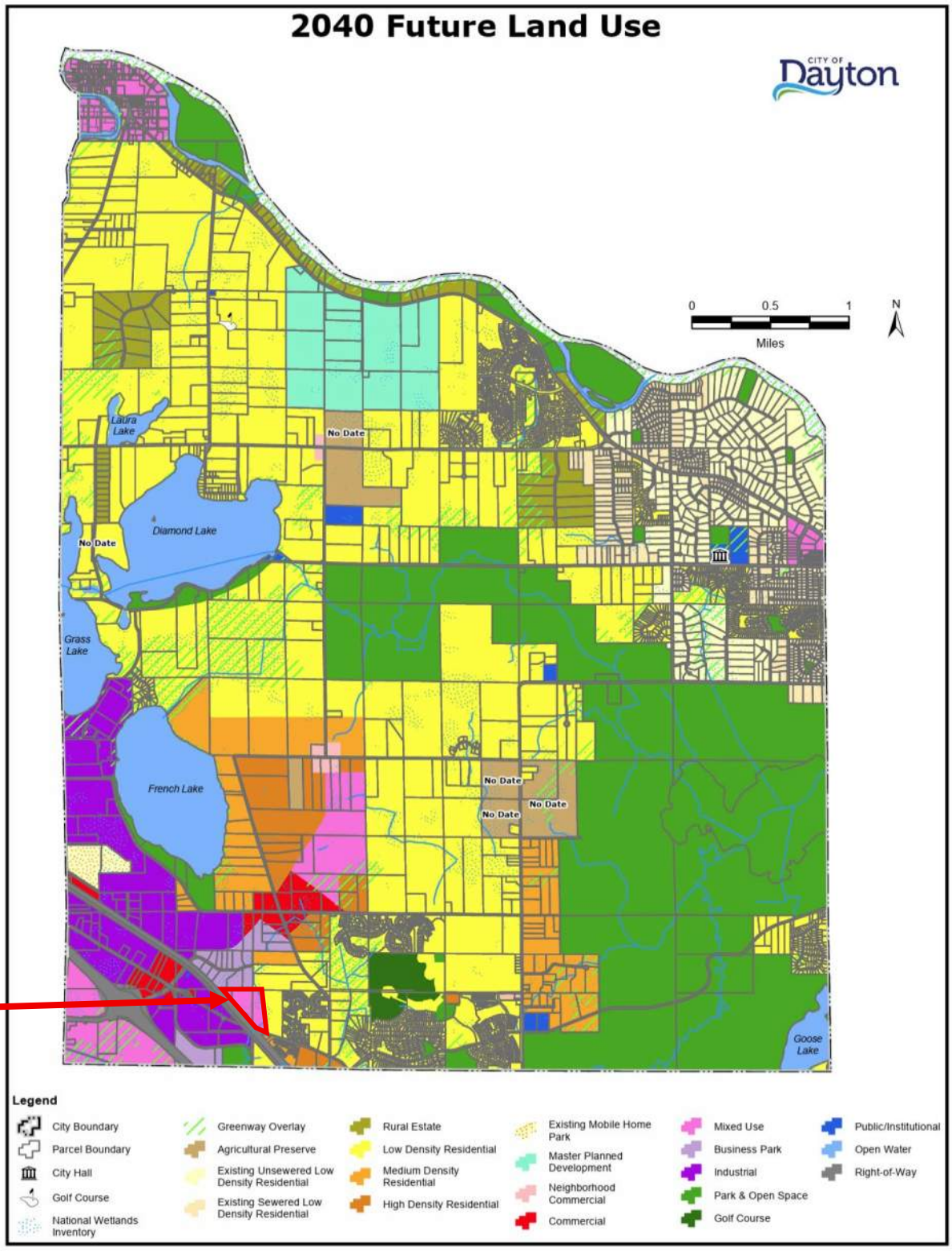
Aerial Photo
Zoning Map
Comprehensive Plan Map
Notice Mailing Map
City Engineer's letter, Feb 26, 2026
Developers Narrative
Stenslie/Stern Properties – Concept Plan
City of Dayton Intersection Inventory & Safety Assessment, Figure 8: CSAH 81 & Territorial Rd
2025 Moratorium Preferred Land Use Plan

AERIAL PHOTO

ZONING MAP


CITY OF Dayton
Live the difference.
Zoning Map
June 9, 2025
N
Legend
A-1 Agricultural District
A-2 Agricultural District
A-3 Agricultural District
B-2 Neighborhood Business District
B-3 General Business District
B-4 Commercial/ Industrial District
B-P Business Park District
ES Essential Service District
GMU-4 Balsam Lane
GMU-5 Southwest Mixed-Use
I-1 Light Industrial District
P-R Public Recreation District
R-1 Single Family District
R-1A Single Family Residential
R-2 Single Family District (90,000 Sf, Unsewered)
R-3 Single Family and Attached Residential
R-E Single Family District (5 Ac, Unsewered)
R-M Medium Density Residential District
R-MH Mobile Home District
R-O Old Village Residential
S-A Special Agriculture District
GMU-3 Historic Village
City Boundary
PUD
County Parcels
0 0.25 0.5 0.75 1 Miles
Mississippi River
Dayton River Rd
N Diamond Lake Rd
S Diamond Lake Rd
125th Ave N
117th Ave N
113th Ave N
French Lake Rd
E French Lake Rd
Elm Creek Rd
Lake Laura
Diamond Lake
French Lake
Hayden Lake
Goose Lake

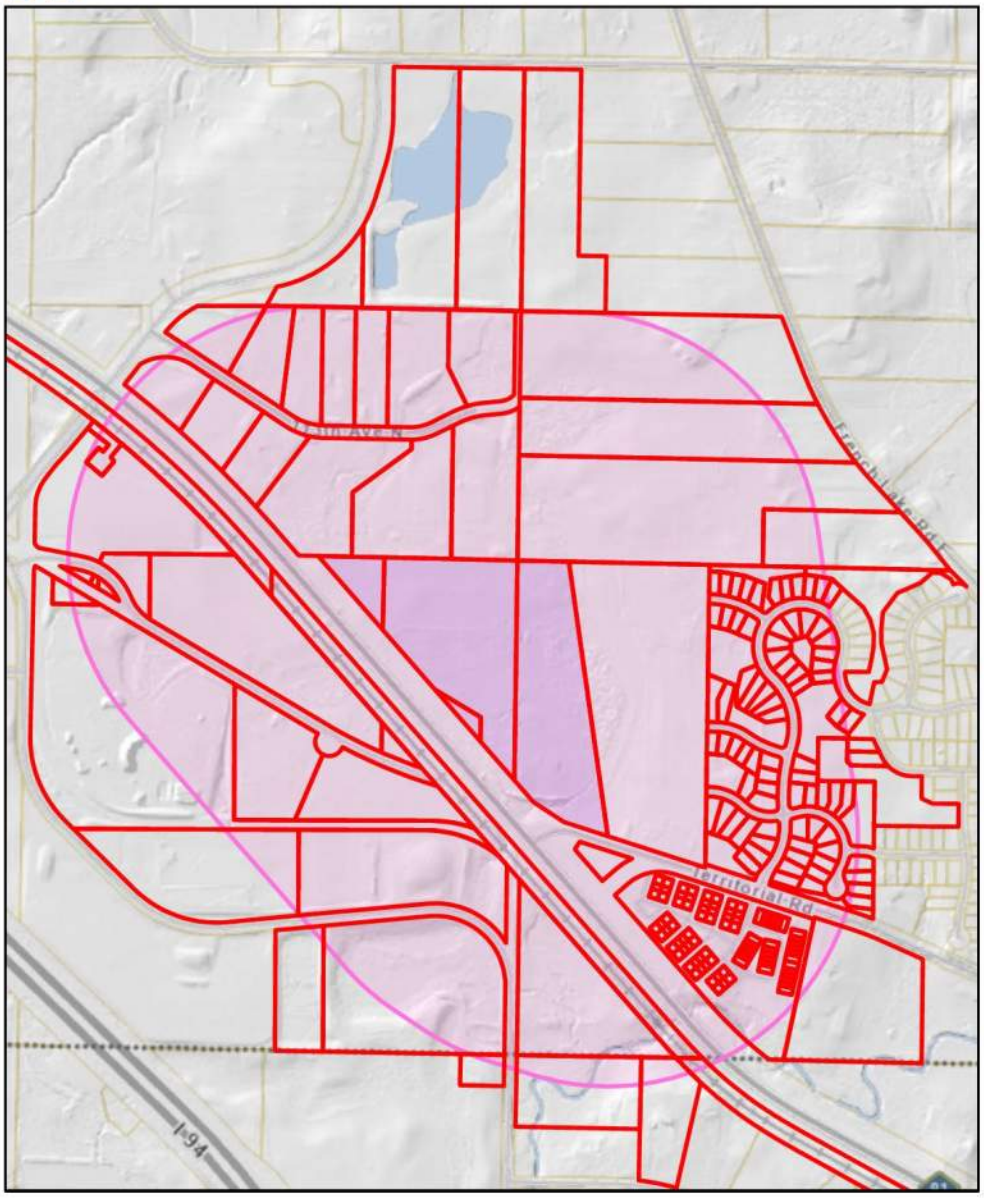
COMPREHENSIVE PLAN MAP



PUBLIC NOTICE MAILING MAP

Hennepin County Locate & Notify Map

Date: 2/12/2026



Buffer Size: 1320

Map Comments:

0 205 410 820 Feet

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is notsuitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

For more information, contact Hennepin County GIS Office
300 6th Street South, Minneapolis, MN 55487 / gis.info@hennepin.us

Stantec

Memo

To:	Jon Sevald, Planning	From:	Jason Quisberg, Engineering Nick Findley, Engineering
Project:	Stensile/Stern Property Concept Plan	Date:	2/26/2026

Exhibits:

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

1. Stensile/Stern Concept Plan by Alliant Engineering, Inc., dated 2/2/2026, 1 sheet
2. Stensile/Stern Survey by Alliant Engineering, Inc., dated 11/14/2025, 1 sheet

Comments:

General

1. The concept reviewed comprises three properties totaling 25.61 acres located north of CSAH 81 and Territorial Road. The properties considered include approximately 1,850 ft along CSAH 81.
2. These review comments are essentially very high level; the concept plan provides little detail beyond the street locations and individual lots. Ultimately, a complete plan submittal will be required, providing site plans that include street and roadway details, grading and drainage plans, water and sewer utilities, a preliminary plat, and other detailed plans as required by the City. Existing easements and any planned or proposed easements, including conservation easements should be identified, and, if present, the layout adjusted accordingly. New easements for utilities, stormwater detention, and other improvements will all be needed as well.
3. 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.
4. 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.
5. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
6. For any site activity (demo, grading, utilities, etc.) no closures or restrictions of any kind shall be imposed upon the public use of Territorial Road without the City's permission and CSAH 81 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.
7. Public and privately maintained facilities (streets, utilities, detention ponds, etc.) will need to be identified clearly, including maintenance responsibilities (City, owner, etc.).
    - Initial indication from staff is that the proposed public street is to be private.
8. Any underlying easements no longer necessary must be vacated.

9. Outlots shall be covered by drainage and utility easements.

Plat

10. Appropriate easements to be located over shared ponds and utilities, including storm sewer, watermain, and sanitary sewer located outside of ROW. If storm water improvements are deemed private a maintenance access agreement will be required.
11. Drainage and utility easement to be provided meeting the typical private street detail plate (STR-07).
12. 100-yr HWL for ponds, wetland, and other depressions are to be within drainage and utility easements.
13. Hennepin County may require additional ROW along CSAH 81.

Wetlands

14. As the design progresses out of concept level delineations and impacts will need to be permitted.
15. Wetland buffers and appropriate signage will be required, meeting the layouts provided in the detail plates and requirements of Elm Creek Watershed Management Commission.

Erosion Control/SWPPP

16. Over an acre is disturbed requiring a SWPPP.
17. A MPCA/NPDES construction stormwater permit is required for the site. Sediment and erosion control plans shall be consistent with the general criteria set forth by the most recent versions of the Minnesota Stormwater Manual and the NPDES Construction site permit.

Transportation

18. The funding for future improvements to Territorial Road and CSAH 81 improvements is still being identified. It is expected that this development will contribute to the construction of said improvements. Coordination for access will be needed.
19. Private street layout to meet the standard detail plates (STR-07). Currently the streets are show as 24’ F-F while the minimum shown in the detail is 26’ F-F.
20. County approval will be required for the proposed right in/right out connection.
21. A cobra style streetlight will be required at the connection to CSAH 81, if allowed.

Site Plans

22. Provide speed limit signs at all entrances to the proposed development.
23. Pedestrian routes throughout the site are to be evaluated as the plans continue to progress.
24. Where the curb terminates for the connection CSAH 81 provide a 3’ of ribbon curb to prevent washouts.

Grading /Stormwater

25. A complete stormwater management plan shall be included in the preliminary plat application. 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 assure that stormwater management devices are provided to meet City of Dayton and Elm Creek Watershed standards.

26. 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.
27. 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.
28. 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.
29. A Hydrocad report and model shall be submitted with the preliminary plat documents for complete stormwater review.
30. 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.
31. A City of Dayton Land Disturbance Permit will be required.
32. The maintenance of stormwater detention areas will need to be defined.
33. Maintenance, including irrigation of any common areas shall be discussed. The reuse of water for irrigation purposes is highly encouraged.
34. Any ponds or detention areas shall have a 10' access around the pond with appropriate grading for access using maintenance vehicles.
35. EOFs are to follow the standard detail plates.
36. For the preliminary plat application, a complete grading plan shall be provided which includes proposed grades, elevations at lot corners, identification, and labeling of all emergency overflow elevations (EOF's), identification of proposed grades and all drainage swales, and any other topographic information relevant to site design.
37. Grading to be a maximum of 4:1 within maintained areas, in unmaintained areas a maximum of 3:1 will be allowed. A minimum of 2% is to be maintained within drainage swales.
38. Driveway grades are to be between 2% and 10% per the standard detail plates.

<u>Watermain/Sanitary Sewer</u>

39. Any wells or septic systems located within the site are to be removed or abandoned in accordance with all applicable standards.

40. Hydrants are to provide 250’ coverage over the proposed homes. Hydrants are to be located at highpoints for flushing.
41. Gate valve and watermain layout to meet the configuration shown within the standard details.
42. Connections to existing manholes are to be made via core-drill with watertight boot. Due to the depth of the existing system an outside drop may be required.
43. The current plans show only one watermain connection to service this site. Additional watermain stubs or connections for looping should be anticipated as a part of this work.

End of Comments

Minneapolis/St. Paul Division
12900 Whitewater Drive
Suite 180
Minnetonka, MN 55343
612-260-2310

David Weekley Homes

January 30th, 2026

City of Dayton Planning Department
12260 S. Diamond Lake Rd
Dayton, MN 55327

RE: Concept Plan Submittal – David Weekley Homes Townhome Community

Dear Planning Department Members,

David Weekley Homes is pleased to submit the Concept Plan application for the proposed Townhome Community, located along Territorial Rd on the Stenslie and Stern parcels. As one of the nation's largest privately held homebuilders, David Weekley Homes has been "Building Dreams, Enhancing Lives" for five decades and proudly celebrates over ten years of serving homeowners across the Minneapolis–St. Paul metro. Our purpose-driven approach and commitment to design excellence have made us a Top 100 Best Company to Work For (Fortune Magazine, 2025) and a trusted builder in 19 markets nationwide.

The proposed David Weekley community envisions a thoughtfully designed 172-unit townhome neighborhood on approximately 25.6 acres. Stormwater management areas and wetland buffers are carefully incorporated to protect the site's natural features. Homes will feature high-quality architecture and materials consistent with David Weekley's standards, with floorplans ranging from 1,885 to 1,958 square feet, each offering attached two-car garages and private outdoor living spaces.

This neighborhood will help fulfill the City's vision for diversified housing options by offering attainable, low-maintenance townhomes that appeal to young professionals, growing families, and right-sizing homeowners. The community's layout and design emphasize curb appeal, open green areas, and an inviting streetscape that complements surrounding residential uses.

We appreciate the opportunity to present this concept and to collaborate with City staff through the review process. We believe that this townhome community represents a balanced, high-quality residential development that aligns with the City of Dayton's comprehensive plan goals. Please do not hesitate to contact me with any questions or requests for additional information.

Sincerely,

Joe Flynn
Division President | David Weekley Homes
jflynn@dwhomes.com | (281) 254-0209

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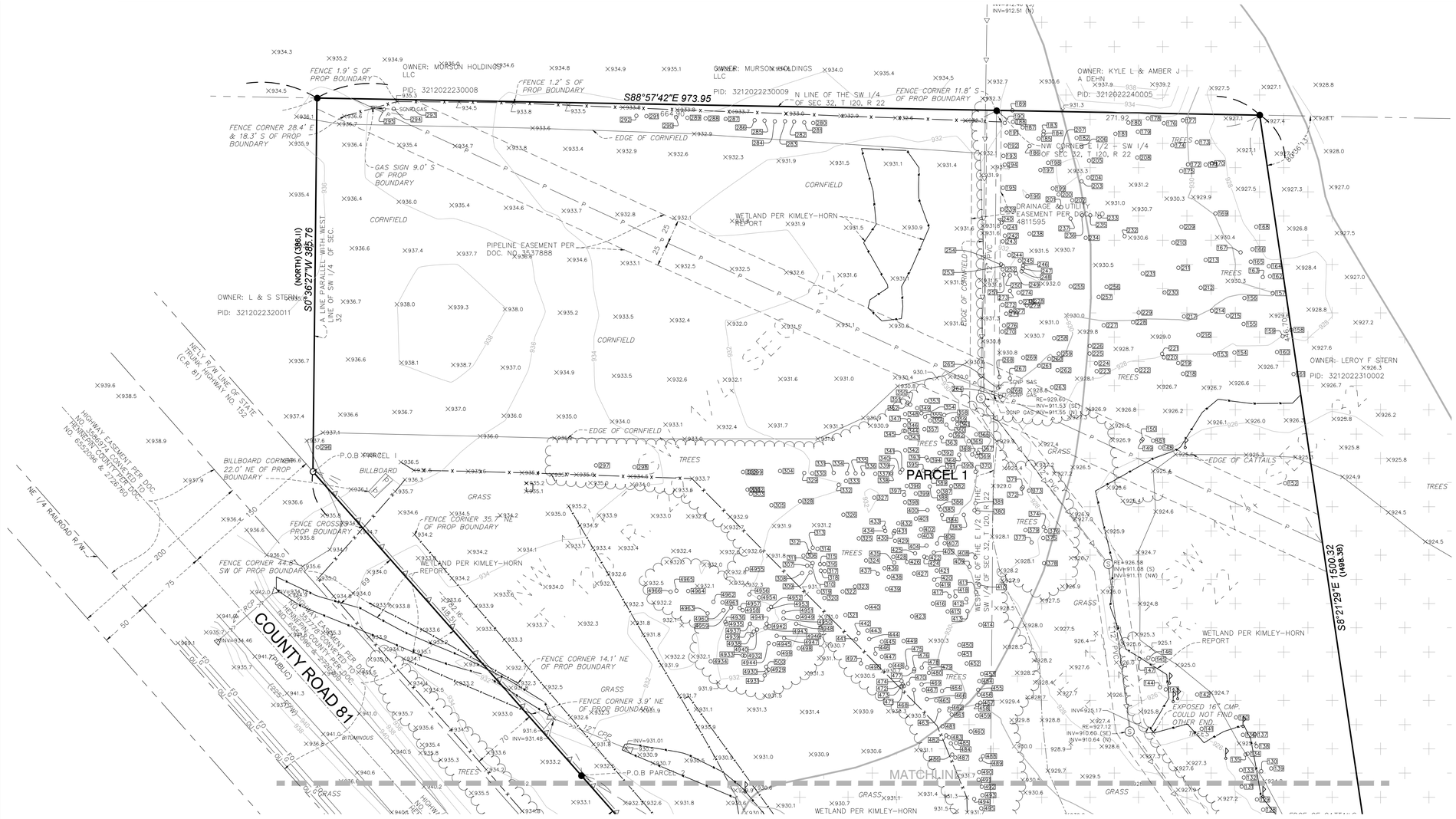

PROPERTY DESCRIPTION

Real property in the City of Dayton, County of Hennepin, State of Minnesota, described as follows:

PARCEL 1:
That part of the Northwest Quarter of the Southwest Quarter and that part of the East Half of the Southwest quarter of Section 32, Township 120, Range 22, all described as beginning at the intersection of the Northeasterly right of way line of State Trunk Highway No. 152 and a line drawn South parallel to the West line of the Southwest Quarter of said Section 32 from a point on the North line of said Southwest Quarter, distant 594 feet East from the Northwest corner of said Southwest Quarter; thence North along said parallel line 386.11 feet more or less to the North line of said Southwest Quarter; thence East along said North line to a point thereon 271.92 feet East from the Northwest corner of said East Half of the Southwest Quarter; thence Southeasterly, deflecting to the right 80 degrees, 36 minutes, 13 seconds, a distance of 1498.38 feet more or less to the center line of the Town Road; thence Westerly along said center line to the Northeasterly right of way line of State Trunk Highway No. 152; thence Northwesterly along said Northeasterly right of way line to a point thereon 782.16 feet Southeasterly from the point of beginning; thence North deflecting to the right 42 degrees, 05 minutes, 10 seconds, a distance of 128.2 feet; thence Northwesterly 281.78 feet more or less to a point on said Northeasterly right-of-way line 418.51 feet Southeasterly from the point of beginning; thence Northwesterly along said Northeasterly right-of-way line to the point of beginning, according to the Government Survey thereof.

TORRENS PROPERTY: Certificate of Title No. 794567.

PARCEL 2:
That part of Section 32, Township 120, Range 22, Hennepin County, Minnesota, described as follows: Beginning at a point in the northeasterly line of Highway No. 152 a distance of 418.51 feet Southeasterly from its intersection with a line drawn parallel with the west line of the Northwest Quarter of the Southwest Quarter from a point in the north line thereof a distance of 594 feet East from the northwest corner thereof; thence Southeasterly along said northeasterly line 363.65 feet; thence deflect left 137 degrees 54 minutes 50 seconds a distance of 128.2 feet; thence Northwesterly to the point of beginning.

ABSTRACT PROPERTY.

NOTES

1. This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by First American Title Insurance Company, file no. NCS-1281206-MPLS, dated October 14, 2025.
2. The basis of bearings is Hennepin County Coordinate System NAD83(86 adj.).
3. All distances are in feet.
4. The property has access to C.R. 81 via driveway, however, per Doc. No. 3577798, 6552096, and 2726760, there is an access restriction to C.R. 81. Per said documents, the abutting owner retains right of access by way of public road which this surveyor interprets to be Territorial Road.
5. Multiple wetland delineation flags were observed on site and are depicted. Wetland linework is approximate per report by Kimley-Horn. Verify wetland location prior to design or mitigation.

LEGEND

- IRON MONUMENT FOUND
- MAG NAIL FOUND
- SET IRON 57366
- SET MAG
- AIR CONDITIONER
- HANDHOLE
- LIGHT POLE
- GUY WIRE
- GUY POLE
- POWER POLE
- TELEPHONE BOX
- CULVER
- FIRE HYDRANT
- SANITARY MANHOLE
- MONITORING WELL
- WATER VALVE
- WETLAND FLAG
- POST
- SIGN
- TREE WITH TAG #
- STORM SEWER
- GAS
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- WATERMAIN
- SANITARY SEWER
- FENCES
- FIBER OPTICS
- EDGE OF DELINEATED WETLAND
- EDGE OF TREES
- RESTRICTED ACCESS PER DOC. NO. 3577798, 6552096, AND 2726760
- PIPELINE
- DEED DIMENSION
- CONCRETE
- GRAVEL
- ZONE A (FEMA)

N

0 25 50 100
SCALE IN FEET

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

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

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

Print Name

Signature

Date License Number

DANIEL PAUL EKREM
LICENSED LAND SURVEYOR
57366
STATE OF MINNESOTA

FOR REVIEW

ALLIANT
www.alliant-inc.com

CLIENT
WEEKLEY HOMES, LLC

PROPERTY ADDRESS
16850 TERRITORIAL RD
DAYTON , MN

DOCUMENT
EXISTING CONDITIONS SURVEY

DATE	DESCRIPTION

JOB NO.	DRAWN BY:	CHECKED BY:	FIELD CREW:
4000899	ND	DE	MS
SCALE			
1"=40'			
FIELD DATE:			
11/14/25			

Sheet ---- of

File Location: X:\4000899-500\Survey\Drawings\ALTA-ECON.dwg Plotted By: Mark Travenick on January 30, 2026 at 11:07:18 AM

MATCHLINE
P.O.B PARCEL 2
PARCEL 2
PARCEL 1
COUNTY ROAD 81
(PUBLIC)
(225' R/W)
N41°27'37"W 1202.14
S56°56'02"E 192.75
S41°27'37"E 64.17
N72°24'27"W 205.63
TERRITORIAL ROAD
PUBLIC
NE 1/4 RAILROAD R/W
WETLAND PER KIMLEY-HORN REPORT
EXPOSED 16" CMP. COULD NOT FIND OTHER END.
FENCE CORNER 25.3' NE OF PROP BOUNDARY
FENCE CROSSES PROP BOUNDARY
FENCE CORNER 9.4' SW OF PROP BOUNDARY
FENCE 31.5' SW OF PROP BOUNDARY
FENCE CROSSES PROP BOUNDARY
CONCRETE CORNER 4.9' SW OF PROP BOUNDARY
EXPOSED 24" RCP. COULD NOT FIND OTHER END.
DRAINAGE & UTILITY EASEMENT PER DOC. NO 4811595
1-STORY POLE BARN/GARAGE 16850 TERRITORIAL RD 1406 SQUARE FEET
LIVESTOCK CONFINEMENT BLDG 16850 TERRITORIAL RD 864 SQUARE FEET
2-STORY HOUSE 16850 TERRITORIAL RD 1078 SQUARE FEET
WATER VALVE
POWER POLE
RETAINING WALLS
STREAM PER KIMLEY-HORN REPORT
EDGE OF CATTAILS
EDGE OF TREELINE
EDGE OF CORNFIELD
POLE 3.9' W OF PROP BOUNDARY
NE'LY R/W LINE OF STATE TRUNK HIGHWAY 152 (C.R.81)
OWNER: LEROY F STERN
PID: 3212022310002
HIGHWAY EASEMENT PER DOC. NO. 6552096 & 2726760 & CONVEYED PER DOC. NO. 2726760
TRAIL
GRASS
TREES
BITUMINOUS
CORNFIELD
TREELINE
RE=926.03 INV=909.75 (S) INV=909.79 (NW)
RE=926.62 INV=909.39 (SW) INV=909.42 (N)
RE=927.13 INV=909.22 (S) INV=909.24 (NE)
RE=933.00 INV=886.80 (S) INV=887.00 (E) INV=888.75 (N)
INV=933.23
INV=932.99
INV=930.41
INV=927.95
INV=923.30
INV=922.40
INV=922.06
INV=920.01
INV=931.99
INV=931.80
INV=928.60
INV=932.15
INV=932.11
INV=931.79
INV=931.78
INV=931.75
INV=931.72
INV=931.68
INV=931.65
INV=931.62
INV=931.59
INV=931.56
INV=931.53
INV=931.50
INV=931.47
INV=931.44
INV=931.41
INV=931.38
INV=931.35
INV=931.32
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INV=931.23
INV=931.20
INV=931.17
INV=931.14
INV=931.11
INV=931.08
INV=931.05
INV=931.02
INV=930.99
INV=930.96
INV=930.93
INV=930.90
INV=930.87
INV=930.84
INV=930.81
INV=930.78
INV=930.75
INV=930.72
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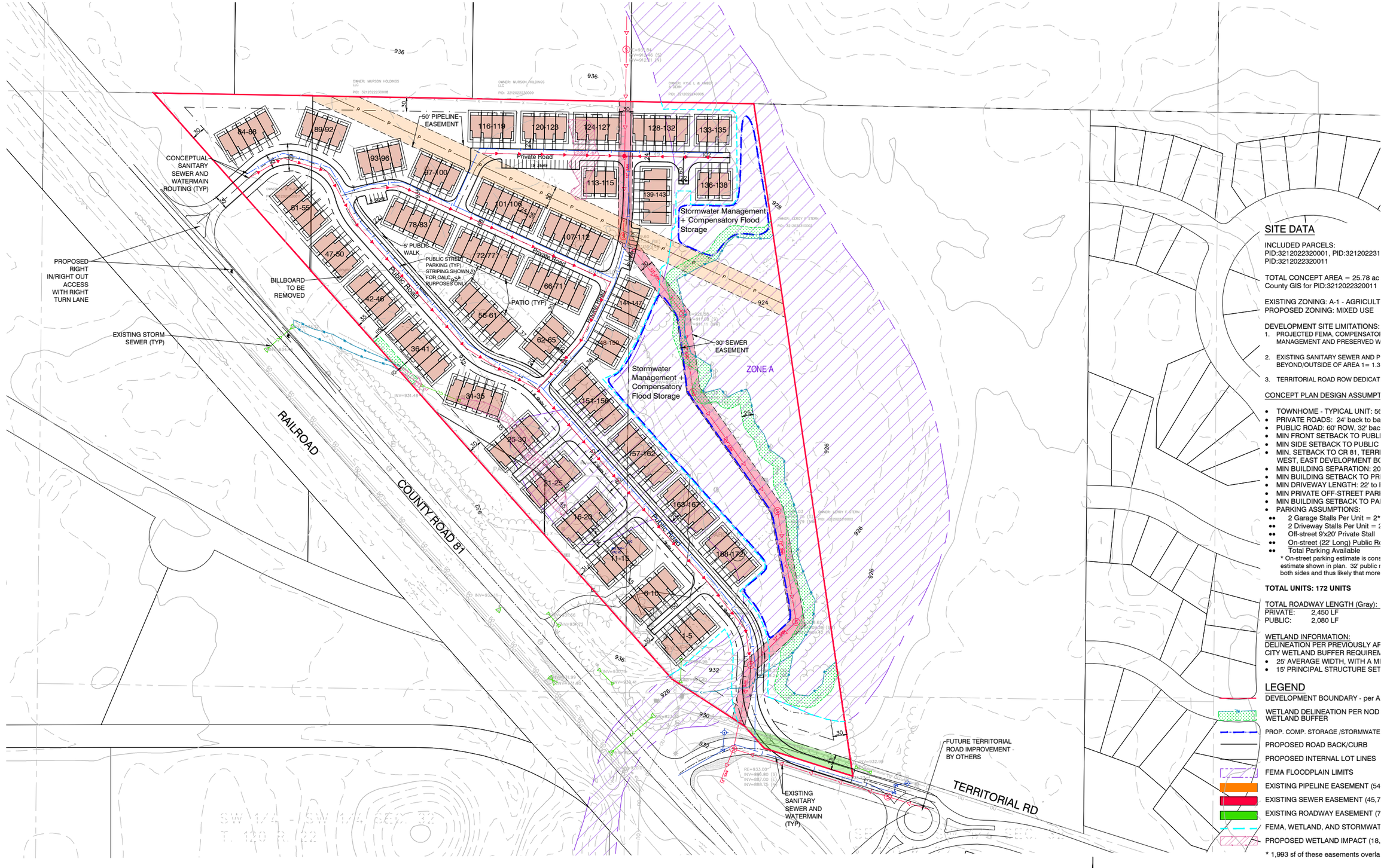

SITE DATA

INCLUDED PARCELS:
PID:3212023320001, PID:321202231
PID:3212023320011

TOTAL CONCEPT AREA = 25.78 ac
County GIS for PID:3212023320011

EXISTING ZONING: A-1 - AGRICULT
PROPOSED ZONING: MIXED USE

DEVELOPMENT SITE LIMITATIONS:
1. PROJECTED FEMA, COMPENSATOI MANAGEMENT AND PRESERVED W
2. EXISTING SANITARY SEWER AND P BEYOND/OUTSIDE OF AREA 1= 1.3
3. TERRITORIAL ROAD ROW DEDICAT

CONCEPT PLAN DESIGN ASSUMPT

- TOWNHOME - TYPICAL UNIT: 5
- PRIVATE ROADS: 24' back to ba
- PUBLIC ROAD: 60' ROW, 32' bac
- MIN FRONT SETBACK TO PUBLI
- MIN SIDE SETBACK TO PUBLIC
- MIN. SETBACK TO CR 81, TERRI WEST, EAST DEVELOPMENT BC
- MIN BUILDING SEPARATION: 20
- MIN BUILDING SETBACK TO PR
- MIN DRIVEWAY LENGTH: 22' to I
- MIN PRIVATE OFF-STREET PARI
- MIN BUILDING SETBACK TO PA
- PARKING ASSUMPTIONS:
  - 2 Garage Stalls Per Unit = 2*
  - 2 Driveway Stalls Per Unit = 2
  - Off-street 9'x20' Private Stall
  - On-street (22' Long) Public R
  - Total Parking Available

* On-street parking estimate is cons estimate shown in plan. 32' public r both sides and thus likely that more

TOTAL UNITS: 172 UNITS

TOTAL ROADWAY LENGTH (Gray):
PRIVATE: 2,450 LF
PUBLIC: 2,080 LF

WETLAND INFORMATION:
DELINEATION PER PREVIOUSLY AF
CITY WETLAND BUFFER REQUIREN

- 25' AVERAGE WIDTH, WITH A MI
- 15' PRINCIPAL STRUCTURE SET

LEGEND

DEVELOPMENT BOUNDARY - per A
WETLAND DELINEATION PER NOD WETLAND BUFFER
PROP. COMP. STORAGE /STORMWATE
PROPOSED ROAD BACK/CURB
PROPOSED INTERNAL LOT LINES
FEMA FLOODPLAIN LIMITS
EXISTING PIPELINE EASEMENT (54
EXISTING SEWER EASEMENT (45,7
EXISTING ROADWAY EASEMENT (7
FEMA, WETLAND, AND STORMWAT
PROPOSED WETLAND IMPACT (18,

* 1,993 sf of these easements overla

STENSLIE/STERN PROPERTIES - CONCEPT PLAN with Aerial Overlay

DAYTON, MINNESOTA

N

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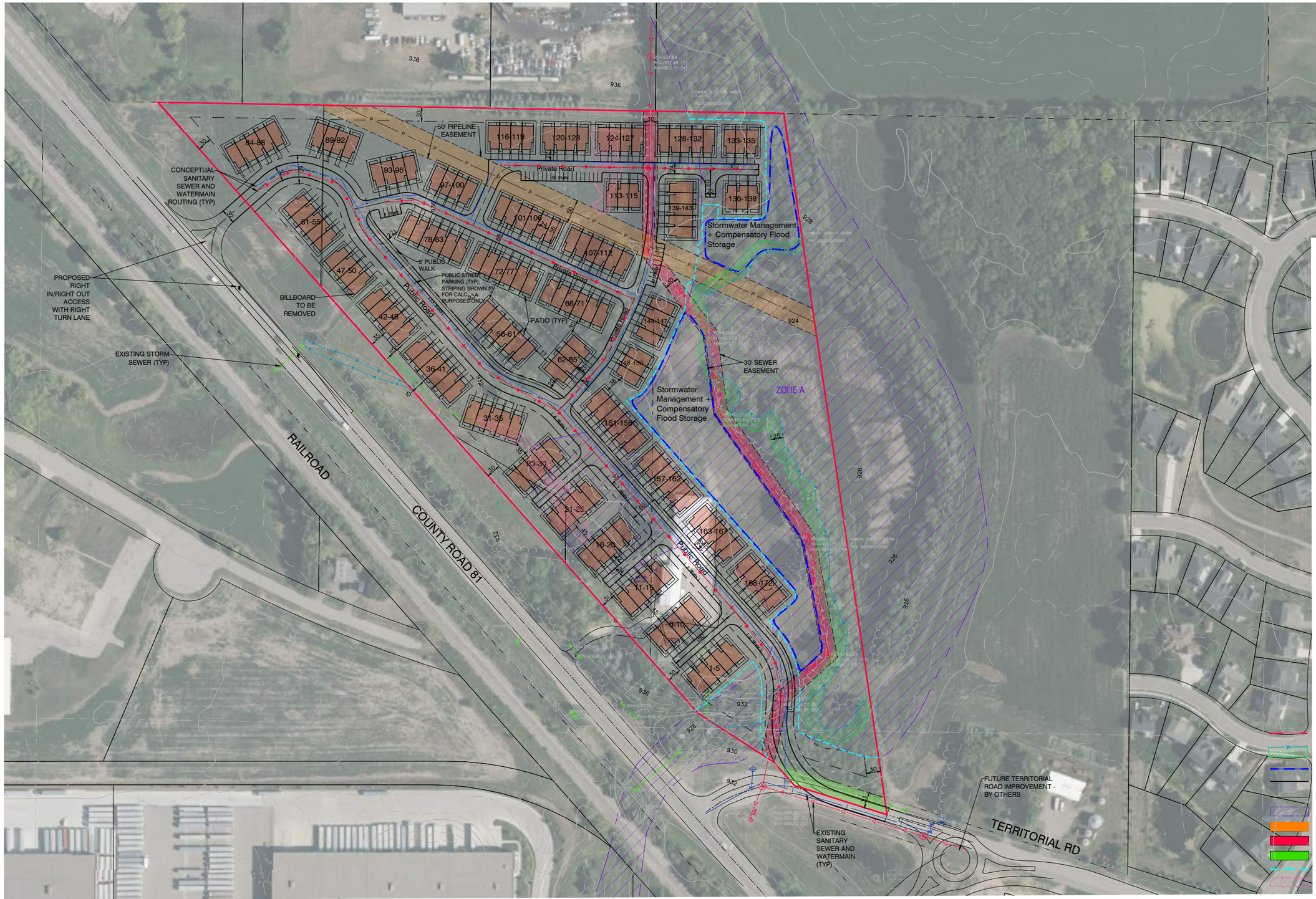
SCALE IN FEET

DATE: 2-2-26 - Concept Plan Submittal

ALLIANT ENGINEERING

73
Mi
61
61
ww

Drawing name: X:\4000899-00\Concepts\Concept Plan - C.dwg Jan 30, 2026 - 9:34am



SITE DATA

INCLUDED PARCELS:
PID:3212022320001, PID:3212022310003, PID:3212022320002, PID:3212022320011

TOTAL CONCEPT AREA = 25.78 ac (Red) - Per ALTA and per County GIS for PID:3212022320011

EXISTING ZONING: A-1 - AGRICULTURAL DISTRICT
PROPOSED ZONING: MIXED USE

DEVELOPMENT SITE LIMITATIONS:
1. PROJECTED FEMA, COMPENSATORY STORAGE/STORMWATER MANAGEMENT AND PRESERVED WETLAND AREA = 6.91 ac
2. EXISTING SANITARY SEWER AND PIPELINE EASEMENTS BEYOND/OUTSIDE OF AREA 1= 1.31 ac
3. TERRITORIAL ROAD ROW DEDICATION = 0.17 ac

CONCEPT PLAN DESIGN ASSUMPTIONS SUMMARY:

- TOWNHOME - TYPICAL UNIT: 56' deep x 24' width
- PRIVATE ROADS: 24' back to back width
- PUBLIC ROAD: 60' ROW, 32' back to back width
- MIN FRONT SETBACK TO PUBLIC ROW: 22'
- MIN SIDE SETBACK TO PUBLIC ROW: 20'
- MIN. SETBACK TO CR 81, TERRITORIAL ROAD, NORTH, WEST, EAST DEVELOPMENT BOUNDARY: 30'
- MIN BUILDING SEPARATION: 20'
- MIN BUILDING SETBACK TO PRIVATE ROADWAY: 15'
- MIN DRIVEWAY LENGTH: 22' to Private Road TBC/Public ROW
- MIN PRIVATE OFF-STREET PARKING STALL DIM: 9'x20'
- MIN BUILDING SETBACK TO PARKING STALL: 10'
- PARKING ASSUMPTIONS:
  - 2 Garage Stalls Per Unit = 2*172 = 344
  - 2 Driveway Stalls Per Unit = 2*172 = 344
  - Off-street 9'x20' Private Stall = 34
  - On-street (22' Long) Public Road Stall = 42*
  - Total Parking Available = 764 Stalls (5.4/Unit)

  * On-street parking estimate is conservative and based on stall estimate shown in plan. 32' public roadways do allow parking on both sides and thus likely that more parking will be available.

TOTAL UNITS: 172 UNITS

TOTAL ROADWAY LENGTH (Gray):
PRIVATE: 2,450 LF
PUBLIC: 2,080 LF

WETLAND INFORMATION:
DELINEATION PER PREVIOUSLY APPROVED NOD
CITY WETLAND BUFFER REQUIREMENTS:
- 25' AVERAGE WIDTH, WITH A MIN OF 10'
- 15' PRINCIPAL STRUCTURE SETBACK TO BUFFER

LEGEND

DEVELOPMENT BOUNDARY - per ALTA

WETLAND DELINEATION PER NOD + WETLAND BUFFER

PROP. COMP. STORAGE /STORMWATER MANAGEMENT AREA

PROPOSED ROAD BACK/CURB

PROPOSED INTERNAL LOT LINES

FEMA FLOODPLAIN LIMITS

EXISTING PIPELINE EASEMENT (54,946 sf)*

EXISTING SEWER EASEMENT (45,738 sf)*

EXISTING ROADWAY EASEMENT (7,429 sf)

FEMA, WETLAND, AND STORMWATER MANAGEMENT AREA

PROPOSED WETLAND IMPACT (18,171 sf)

* 1,993 sf of these easements overlap

STENSLIE/STERN PROPERTIES - CONCEPT PLAN with Aerial Overlay

DAYTON, MINNESOTA

N

0 50 100 200
SCALE IN FEET

DATE: 2-2-26 - Concept Plan Submittal

ALLIANT ENGINEERING
733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

Drawing name: X:\4000899-00\Concepts\Concept Plan - C.dwg Jan 30, 2026 - 9:26am

THE LINDERMAN

1,885 - 1,889 Sq. Ft. | 2 Stories | 3 Bedrooms | 2 Full Baths | 1 Half Bath | 2 Car Garage | 24' Width x 56' Depth

FIRST FLOOR

SECOND FLOOR

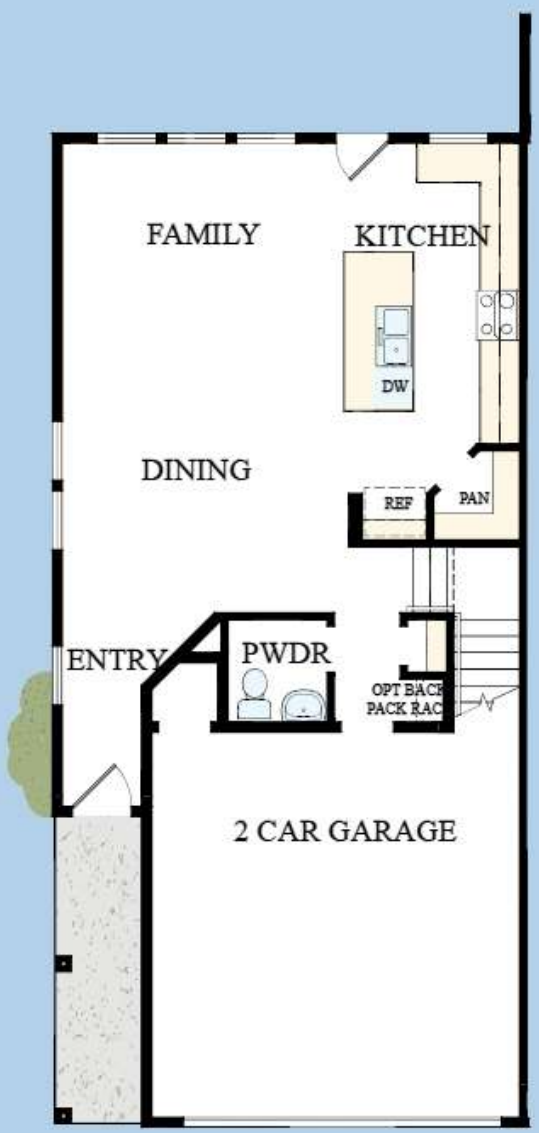
ELEVATION A

ELEVATION B

A596

THE SYLVAN

1,928-1,958 Sq. Ft. | 2 Stories | 3 Bedrooms | 2 Full Baths | 1 Half Bath | 2 Car Garage | 24' Width x 56' Depth

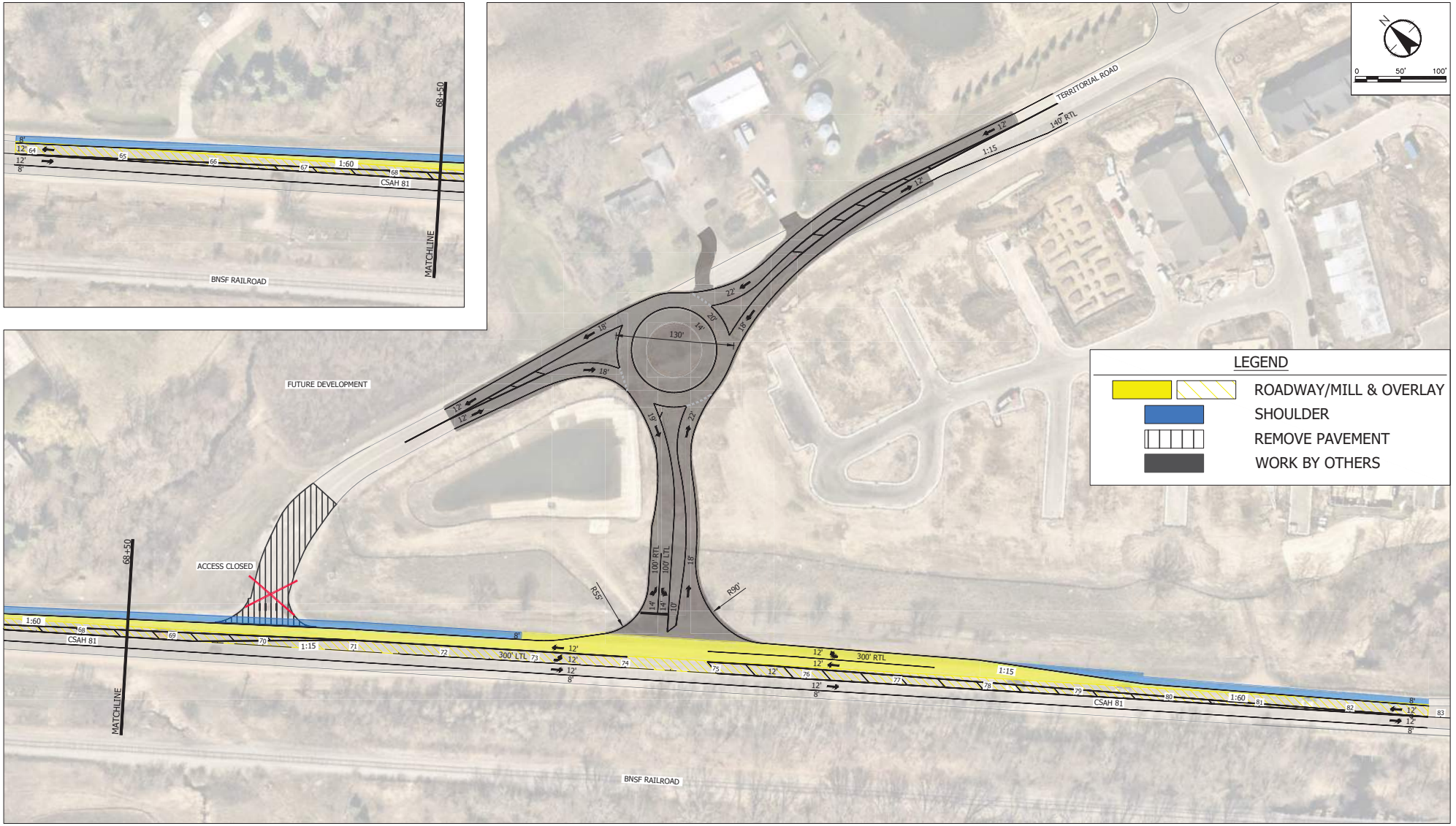


FIRST FLOOR

SECOND FLOOR

ELEVATION B

A597



CSAH 81 & TERRITORIAL RD

CITY OF DAYTON, MN

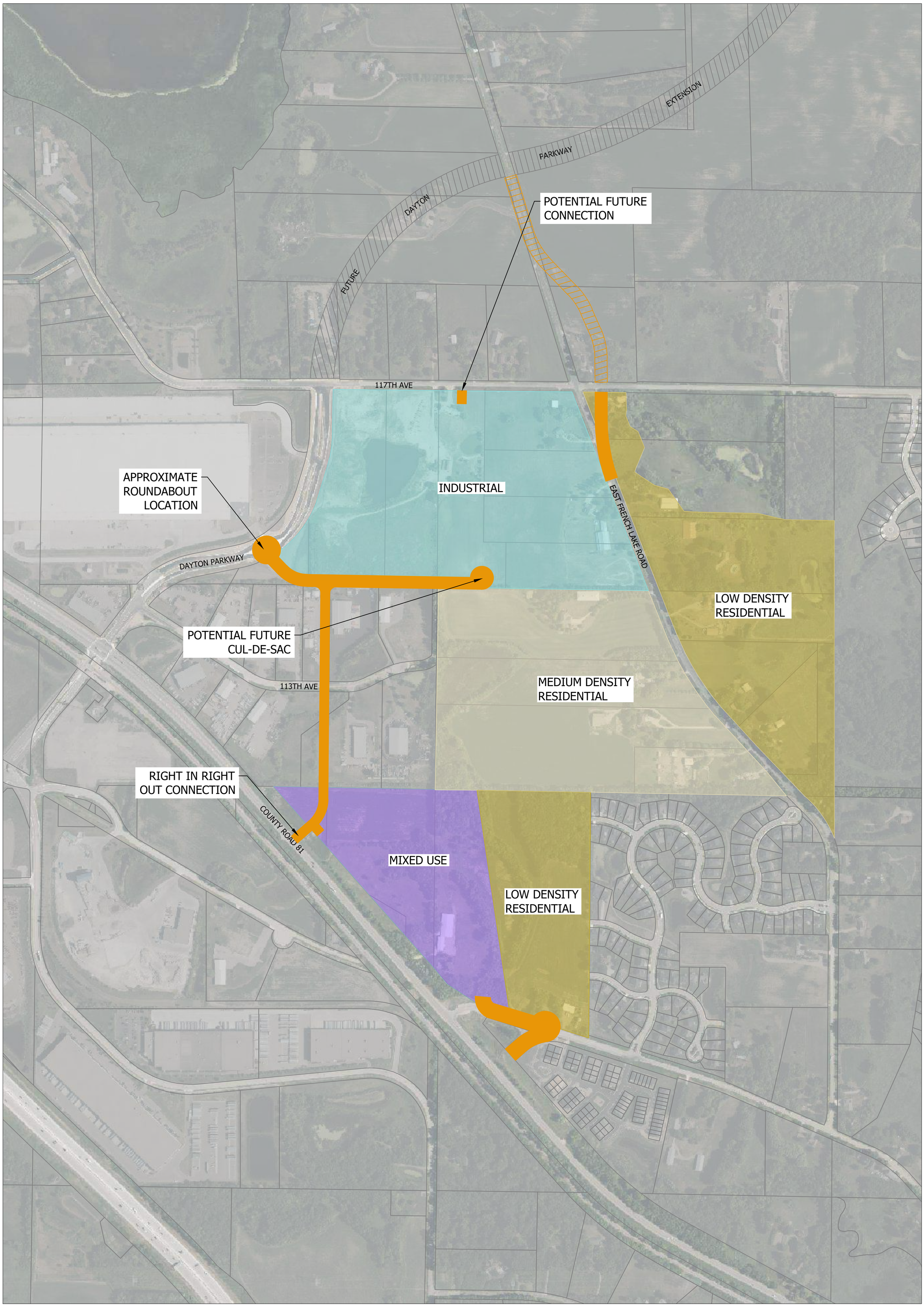
INTERSECTION INVENTORY & SAFETY ASSESSMENT

FIGURE 8

DATE 4/10/2024 PROJ. NO. 193806685

Stantec
733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
www.stantec.com

Plot Date: 04/15/2024 - 1:07pm
Drawing name: \\10709-FPP501\shared_project\s\193806685\CAD\Dwgs\LAYOUT\8_Territorial\193806685_8_Territorial.dwg
Xrefs: \\193806722\LSAT - 193806685-APPG-Client.rst



PREFERRED LAYOUT

CITY OF DAYTON

EFLR MORATORIUM AREA

FIGURE 1

DATE 09/10/2025

PROJ. NO. 193807478

Stantec
733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
www.stantec.com

Plot Date: 09/10/2025 - 3:38pm
Drawing name: I:\193807478\CAD\Dwg\PLANSHEETS\EFLR Moratorium Area Concept Figure Area Industrial Heavy.dwg
Xrefs:, Wetlands, Parcels, BORDER, Street Layout, Housing Layout - Industrial Heavy

From: Naomi Bretz
To: Jon Sevald
Subject: Response for meeting on 3/5/2026
Date: Thursday, February 26, 2026 5:52:10 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

Re: David Weekly Homes for a Concept Residential Townhome Subdivision

Unfortunately, I will be out of town for this meeting. Can you please accept this as my written testimony.

Dear Planning Commission Members,

I would like to voice my opinion in opposition to this development for the following reasons.

1. One of the exits for their subdivision is onto Territorial Rd, close to the intersection of County Rd 81.
    1. This is already a very dangerous intersection. The City of Dayton Council Members have recognized this as does Kevin Anderson, Hennepin County Commissioner.
    2. Going onto County Rd 81 from Territorial Rd is already congested. The new development, Territorial Grove, that is being built will add to the traffic on this small road. Then, wanting to add the traffic of an entire townhome subdivision seems extreme.
    3. The traffic on County Rd 81 is already bad in the morning and afternoon around this area. Once again, adding more vehicles is a strain on the already lacking infrastructure.
2. Too many multi housing complexes.
    1. I know the builders are trying to make as much money as they can. But cramming another townhome subdivision into a small area is not aesthetically appealing to the City of Dayton. I am hoping we are different from the overpopulated stacks of townhomes and homes up the street off Fernbrook Ln N and 105th Ave N/Arbor Rdg Parkway.
    2. I am worried that these types of homes are going to bring down the market value of my single-family home.
    3. Are schools able to keep up with overpopulation?

Thank you for your time and consideration.

Sincerely,

Naomi Bretz
16770 112th Ave N
Dayton, MN 55369
(612) 834-0154