

**2B. Public Hearing - Consideration of a request for a Preliminary Plat for Jefferson Commons Fifth Addition and Conditional Use Permits for Cross-Access on a 7.01 acre site in a B-4 (Regional Business) district, for a Day Care Center use. Applicant: Kid’s Haven Childcare and Preschool**

<b>Prepared by:</b> Grittman Consulting, Stephen Grittman, City Planner	<b>Meeting Date:</b> 04/07/2026	<b>Council Date (pending Commission action):</b> 04/13/2026
<b>Additional Analysis by:</b> Community Development Director, Economic Development Manager, Assistant City Engineer, Chief Building Official, Community & Economic Development Coordinator		

**ALTERNATIVE ACTIONS**

**Decision 1: Consideration of a request for a Preliminary Plat for Jefferson Commons Fifth Addition**

1. Motion to adopt Resolution No. PC-2026-09 recommending approval of a request for a Preliminary Plat for Jefferson Commons Fifth Addition, subject to the conditions in Exhibit Z and based on findings in said resolution.
2. Motion to adopt Resolution No. PC-2026-09 recommending denial of a request for a Preliminary Plat for Jefferson Commons Fifth Addition based on findings to be made by the Planning Commission and directing staff to prepare the resolution and authorizing the Chair to execute said resolution.
3. Motion to table action on Resolution No. PC-2026-09.

**Decision 2: Consideration of a request for a Conditional Use Permit for cross-access**

1. Motion to adopt Resolution No. PC-2026-10 recommending approval of Conditional Use Permits for cross-access subject to the conditions in Exhibit Z and based on findings in said resolution.
2. Motion to adopt Resolution No. PC-2026-10 recommending denial of a request for Conditional Use Permits for cross-access based on findings to be made by the Planning Commission and directing staff to prepare the resolution and authorizing the Chair to execute said resolution.
3. Motion to table action on Resolution No. PC-2026-10.

**Decision 3: Consideration of a request for a Conditional Use Permit for cross-access**

1. Motion to adopt Resolution No. PC-2026-11 recommending approval of Conditional Use Permit for cross-access subject to the conditions in Exhibit Z and based on findings in said resolution.
2. Motion to adopt Resolution No. PC-2026-11 recommending denial of a request for Conditional Use Permits for cross-access based on findings to be made by the Planning Commission and directing staff to prepare the resolution and authorizing the Chair to execute said resolution.
3. Motion to table action on Resolution No. PC-2026-11.

**REFERENCE AND BACKGROUND**

<b>Property:</b>	Legal Description: Outlot C Jefferson Commons, except that part platted as Jefferson Commons Second Addition] PID #: 155164000030, 155192001011, 155164000070
<b>Planning Case Number:</b>	2026-05
<b>Request(s):</b>	<ol style="list-style-type: none"><li>1. Preliminary Plat for Jefferson Commons Fifth Addition</li><li>2. Conditional Use Permit for Cross-Access</li><li>3. Conditional Use Permit for Cross-Access</li></ol>
<b>Deadline for Decision:</b>	April 3, 2026 (60-day deadline) June 2, 2026 (120-day deadline) – Extension Letter Sent
<b>Land Use Designation:</b>	Regional Commercial
<b>Zoning Designation:</b>	B-4 (Regional Business)
<b>Overlays/Environmental Regulations Applicable:</b>	None
<b>Current Site Uses:</b>	Vacant Land
<b>Surrounding Land Uses:</b>	North: Vacant Commercial East: Vacant Commercial South: Commercial (Monticello Theater) West: Stormwater Ponding
<b>Project Description:</b>	The applicants seek to subdivide a portion of an existing outlot in the Jefferson Commons commercial district to establish a

commercial daycare facility for up to 316 students. The building would be approximately 26,704 square feet in area, on a parcel of 2.93 acres. The remaining undeveloped portion of the existing outlot would be 4.09 acres, and replatted as a new outlot in the “Fifth Addition”, together with the building site.

Because the property was originally developed with specified access points to School Boulevard, along with a shared access easement between this land and the Theater parcel to the south, the consideration of the plat includes Conditional Use Permits to two shared/cross access easements that facilitate access from this parcel and the theater parcel to School Boulevard.

## **ANALYSIS:**

### **Preliminary Plat**

The proposed plat consists of one building parcel (Lot 1, Block 1) which will be developed as a commercial daycare facility, and a residual outlot to the east available for future development. The underlying property is currently owned by the City of Monticello, which has consented to the plat application. Pending approval of the plat and property sale, the easterly outlot will be retained by the City.

In the current condition, the subject property is encumbered by an access easement along its far westerly property line. This easement would be vacated or amended through a separate action of the City Council in coordination with the Council’s Final Plat consideration. This easement would be replaced with two access points, including a revised location for the westerly access, which better facilitates development of the proposed daycare site. One additional benefit of the driveway/easement relocation is the provision of proof-of-parking space for the daycare (discussed more directly in the Site Plan Review comments below). The configuration is further discussed as part of the cross-access analysis below. The service drive located along the south property line is an existing condition and subject to an existing easement.

Apart from confirmation of the various easement descriptions and management of stormwater as reviewed separately by the City Engineer, planning staff believes the Plat to be consistent with the requirements of the Subdivision Ordinance. The applicant has supplied a concurrent application for final plat consideration, which will be forwarded to the City Council for review pending the Planning Commission’s recommendation.

### **Conditional Use Permits for Cross Access**

Intertwined with the proposed plat are the CUPs for cross access. The first CUP establishes shared access from the theater parcel across the daycare site to School Boulevard, and the second CUP establishes access for the daycare site across the undeveloped portion of the adjoining outlot, also to School Boulevard. The access points along School Boulevard are controlled by the City to ensure that School Boulevard traffic is not disrupted by unregulated driveway locations. School Boulevard is a major east-west collector route for the city.

The primary requirement for such cross access permitting relates to assurances that the proper agreements are recorded to manage requirements for shared long-term maintenance of the access routes and ensure permanent access easements across the driveways for the benefitted parcels. As noted above, the locations of driveway access points on School Boulevard are ed by the City, resulting in the need for these CUPs as the subdivision patterns often will not mesh with the prescribed driveway access points.

Staff have made one comment related to improving access circulation, which is discussed below. Other than that revision and the recording of cross easement documents as conditions of approval, planning staff sees no issues with these CUP requests.

### **Site Plan**

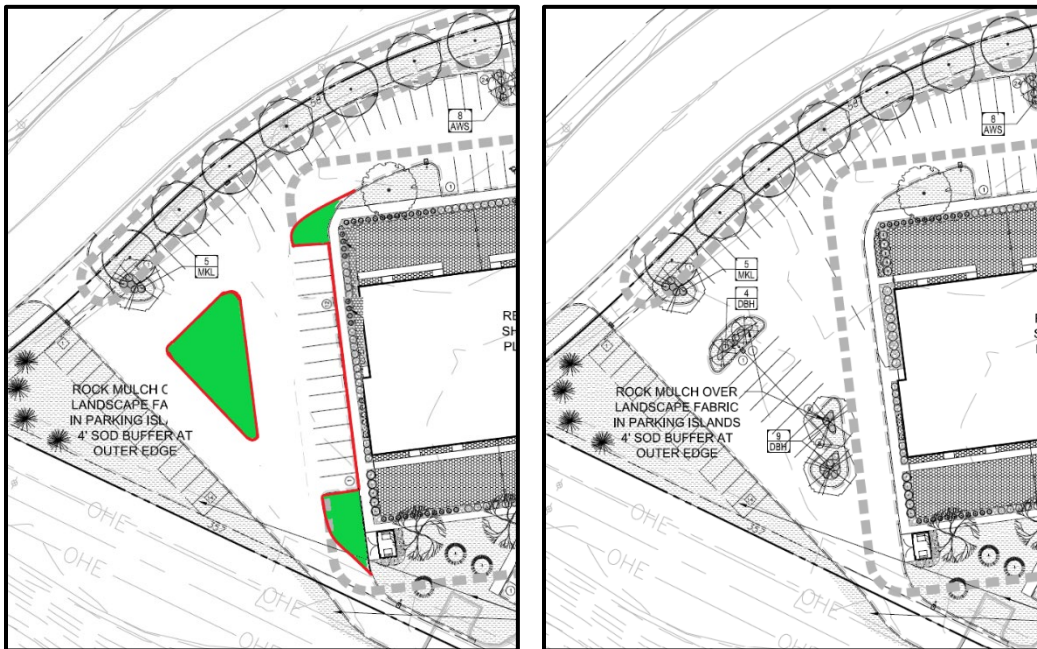
The Preliminary Plat and the Cross-Access CUPs are the formal items for Planning Commission hearing and review. The proposed use of the property as a day care facility is a permitted use in the B-4 (Regional Business) District and consistent with the Regional Business 2040 Plan land use designation.

As a permitted use, an administrative site plan review is required for the use itself. The applicants have prepared site plans to demonstrate the ability to develop the proposed use on the subdivided property. Staff completed a site plan review concurrent with the land use applications and included the site plan review comments here for reference.

*Parking Supply.* Based on student and staff capacity, the Zoning Ordinance would require a total of 99 parking spaces. The applicable parking ratios require one space per 5 students (64 spaces), plus 35 staff spaces on maximum shift, a total of 99. The applicant proposed to construct 85 parking spaces and has illustrated the remaining 14 spaces along the westerly driveway as “proof of parking”, to be constructed if the City observes common overflow on the property. There is no parking permitted on School Boulevard, so the site must be able to contain its parking on site. For daycare facilities of this type, parents typically walk their children into the building (as opposed to more common drop-off circulation for older school students). However, the parking stays are short and turn over rapidly. It is staff’s belief that the 85 spaces should be sufficient for the use, and notes that if needed, the 14 proof-of-parking spaces can be required if needed.

*Circulation.* The site is designed to accommodate access to School Boulevard in two locations – first along the westerly boundary of the site, and second via the extension of a driveway onto the easterly outlot. Both of these access points are shared with adjoining parcels. The building is also accessible for service purposes via a shared service drive along the south boundary of the site, shared with the Theater parcel. One aspect of the parking and circulation design that bears attention is the alignment of the parking immediately to the west of the building. The layout leaves a large triangle of pavement without clear delineation for vehicle use and direction. It further adds impervious surface that serves no circulation or other purpose.

By repositioning the island parking rows along the west building line (adjacent to the sidewalk that abuts the building and planting space, the design could replace the 14 spaces in the island, or even add a few more, and create more defined circulation for all vehicles on the site, as well as those utilizing the shared driveway aisle from the Theater. This triangular island, along with the additional edge islands near the building, would reduce pavement, but not increase planting requirements. An illustration of this idea is shown below, but other alternatives to accomplish a clear circulation path may also be acceptable.



**Staff Option**

**Proposed Plan**

*Pedestrian Circulation.* The plan shows sidewalk construction around the building, as well as pathway along School Boulevard, accommodating the eventual extension of this pathway system to both sides of the collector roadway. The plan shows a private sidewalk connection from the School Boulevard path into the site. However, the location of this sidewalk extension leads to parking spaces, which are the accessible spaces with accessible ramps. By shifting the private sidewalk connection to the east, it could align with the front entrance, and shorten the

distance for pedestrians using that sidewalk across the main driveway. However, that shift would impact the site plan’s current compliance with parking lot island delineator requirements. As such, as a site plan comment, if the applicant can provide an alternative to align the front entrance, the site plan may be adjusted to accommodate this change. As a site plan comment, this is not a condition of approval.

*Lighting.* The applicants have provided a photometric lighting plan for the facility. Site lighting levels appear to be consistent with the standards for commercial areas and should be confirmed at the time of building permit. The Zoning Ordinance requires that all site lighting is hooded and directed downward to avoid direct light source glare onto adjoining property or public right of way. In addition, the Ordinance requires site lighting to be on poles no greater than 25 feet in height. These details are not included on the plans but should also be confirmed at the time of building permit.

*Landscaping.* The applicants have provided an extensive landscaping plan for the building perimeter, parking lot islands, and site perimeter. The plans include a calculation of the Landscaping code requirements, and compliance with the quantities as required. One note to mention – the zoning ordinance prescribes tree planting quantities based on total caliper inches of planting size. Therefore, the 13 boulevard trees along School Boulevard are to be planted at 3 caliper inches (DBH) to meet the standard as the plan notes. It is recommended that the tree species are varied among the four species proposed, rather than just the two as shown. Other trees in the plan are shown to be planted at 2-inch caliper and are accounted for at that size.

*Signage.* Limited signage information has been provided at this time. The site will be required to meet the general ordinance standards, as well as specifics applicable to the Jefferson Commons development.

*Building Materials.* The primary building materials are LP “Cedar Mill Panel” siding, with a series of accent metal and other materials used on the primary building. The front entrance includes an area of cultured stone fascia. All materials meet the requirements of the City’s building materials regulations as shown on the plans.

### **STAFF RECOMMENDED ACTION**

Staff recommends approval of the Preliminary Plat, as well as the two Conditional Use Permits for cross parking, with the conditions identified in Exhibit Z and incorporated into the resolutions. The proposed plat and cross access CUPs are consistent with the zoning and subdivision regulations applicable to the site, as well as the development expectations for the Jefferson Commons commercial area.

### **SUPPORTING DATA**

- A. Resolution PC-2026-09, Preliminary Plat
- B. Resolution PC-2026-10, CUP between City and Kids Haven

- C. Resolution PC-2026-11, CUP between Kids Haven and Monticello Theatre
- D. Aerial Site Image
- E. Applicant Narrative
- F. Preliminary Plat
- G. Final Plat
- H. Plans, Including:
  - 1. Architectural
  - 2. Site Plan
  - 3. Grading & Drainage
  - 4. Sanitary Sewer & Water Plan
  - 5. Storm Sewer Plan
  - 6. SWPPP
  - 7. Existing Conditions & Removal Plan
  - 8. Pipe Size Analysis
  - 9. Drainage Analysis
  - 10. Landscape Plans
  - 11. Photometrics
- I. Easement Exhibits
- J. City Engineer's Letter and Plan Comments, dated February 20, 2026
- K. Chief Building Official's Letter, dated February 20, 2026
- Z. Conditions of Approval

**EXHIBIT Z**  
**Conditions of Approval**

Legal Description: Outlot C Jefferson Commons, except that part platted as Jefferson Commons  
Second Addition

PID #: 155164000030, 155192001011, 155164000070

1. Cross access easement over Lot 1, Block 1 and Outlot A of the plat for access to School Boulevard is prepared and recorded per the direction of the City Attorney, to include language for maintenance requirements for both accesses.
2. Cross Access Easement over Lot 1, Block 1 of the plat, Outlot G, Jefferson Commons and Lot 1, Block 1, Jefferson Commons Second Addition for shared access to School Boulevard and Deegan Avenue is prepared and recorded per the direction of the City Attorney.
3. Amendment of the existing easement recorded with the Wright County as Document Number A925026 to amend the existing roadway easement to align with the shared boundary of Lot 1, Block 1 and Outlot A of the plat and Lot 1, Block 1, Jefferson Commons Second Addition to be prepared and recorded per the direction of the City Attorney, which shall also include language for maintenance and requirements for access.
4. As related to the westerly shared access, develop an alternative configuration to create more defined circulation for the shared driveway aisle from the theater parcel.
5. Site landscaping is completed as approved, with required maintenance securities as specified in the Zoning Ordinance. Compliance with the approved landscaping plan is an ongoing requirement of CUP and site plan approval. Materials that are removed or fail to survive shall be replaced, regardless of landscape guarantees.
6. Approval and recording of the plat is subject to the approval and completion of the pending land sale of the proposed Lot 1, Block 1, Jefferson Commons Fifth Addition.
7. A development contract for the proposed plat is executed and recorded providing for the terms and conditions of the plat development.
8. Compliance with the City ordinance for lighting, signage, landscaping and building materials and other site plan details, to be verified with building permit.
9. Compliance with the terms of the City's Engineering Staff letter dated February 20, 2026.
10. Compliance with the terms of the Chief Building Official's letter dated February 20, 2026.

**CITY OF MONTICELLO  
WRIGHT COUNTY, MINNESOTA  
PLANNING COMMISSION  
RESOLUTION NO. PC 2026-09**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF MONTICELLO RECOMMENDING APPROVAL OF A  
PRELIMINARY PLAT FOR JEFFERSON COMMONS FIFTH ADDITION  
PID: 155164000030**

**WHEREAS**, the applicant is seeking a preliminary plat of a parcel of currently undeveloped land, currently platted as Outlot C of Jefferson Commons; and

**WHEREAS**, the proposed plat would incorporate development opportunity for a commercial daycare land uses as an allowed use in the proposed B-4, Regional Zoning District; and

**WHEREAS**, the plat creates a single commercial development parcel and one outlot reflecting common access area in the commercial district, dedication of public easements, and utilizes existing access easements to public streets along with drainage and utilities; and

**WHEREAS**, the platted parcel will be consistent with requirements of the City's Subdivision and Zoning Ordinance requirements; and

**WHEREAS**, the subject property will be developed under the requirements of the Monticello Comprehensive Plan, which designate the land use for the property as Regional Business; and

**WHEREAS**, the proposed preliminary plat accommodates the proposed commercial daycare under the B-4 zoning structure; and

**WHEREAS**, the Planning Commission has reviewed the application for the plat pursuant to the regulations of the applicable ordinances and land use plans and policies; and

**WHEREAS**, the Planning Commission held a public hearing on April 7th, 2026 on the application and the applicant and members of the public were provided the opportunity to present information to the Planning Commission; and

**WHEREAS**, the Planning Commission has considered all of the comments and the staff report, which are incorporated by reference into the resolution, and make the following Findings of Fact in relation to the recommendation of approval:

1. The proposed uses are consistent with the intent and purpose of the B-4, Regional Business District.
2. The proposed uses will be consistent with the existing and future land uses in the area in which they are located, including the Monticello Comprehensive Plan.
3. The impacts of the improvements are those anticipated by the existing and future land uses and are addressed through standard review and ordinances as adopted.
4. The proposed plat accommodates additional public and private improvements, including pedestrian facilities, utilities, and stormwater controls that ensure the project will continue to be consistent with the City's long-term public service infrastructure.
5. The proposed access and development details, as supplemented in further submissions, meet the intent and requirements of the applicable zoning regulations.
6. As a property with development consistent with both the Comprehensive Plan and the previously approved plat for the site, the proposed plat is not anticipated to negatively impact surrounding residential properties.
7. Approval of the plat will not result in the need for additional road or utility infrastructure other than that being provided by and for the proposed use, and should not otherwise negatively impact the health or safety of the community.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Commission of the City of Monticello, Minnesota recommends to the City Council that the proposed Preliminary Plat for the Jefferson Commons Fifth Addition be approved, subject to the conditions of Exhibit Z of the staff report, as follows:

1. Cross access easement over Lot 1, Block 1 and Outlot A of the plat for access to School Boulevard is prepared and recorded per the direction of the City Attorney, to include language for maintenance requirements for both accesses.
2. Cross Access Easement over Lot 1, Block 1 of the plat, Outlot G, Jefferson Commons and Lot 1, Block 1, Jefferson Commons Second Addition for shared access to School Boulevard and Deegan Avenue is prepared and recorded per the direction of the City Attorney.
3. Amendment of the existing easement recorded with the Wright County as Document Number A925026 to amend the existing roadway easement to align with the shared boundary of Lot 1, Block 1 and Outlot A of the plat and Lot 1, Block 1, Jefferson Commons Second Addition to be prepared and recorded per the direction of the City

Attorney, which shall also include language for maintenance and requirements for access.

4. As related to the westerly shared access, develop an alternative configuration to create more defined circulation for the shared driveway aisle from the theater parcel.
5. Site landscaping is completed as approved, with required maintenance securities as specified in the Zoning Ordinance. Compliance with the approved landscaping plan is an ongoing requirement of CUP and site plan approval. Materials that are removed or fail to survive shall be replaced, regardless of landscape guarantees.
6. Approval and recording of the plat is subject to the approval and completion of the pending land sale of the proposed Lot 1, Block 1, Jefferson Commons Fifth Addition.
7. A development contract for the proposed plat is executed and recorded providing for the terms and conditions of the plat development.
8. Compliance with the City ordinance for lighting, signage, landscaping and building materials and other site plan details, to be verified with building permit.
9. Compliance with the terms of the City's Engineering Staff letter dated February 20, 2026.
10. Compliance with the terms of the Chief Building Official's letter dated February 20, 2026.

**ADOPTED** this 7<sup>th</sup> day of April, 2026 by the Planning Commission of the City of Monticello, Minnesota.

MONTICELLO PLANNING COMMISSION

By: \_\_\_\_\_  
Andrew Tapper, Chair

ATTEST:

\_\_\_\_\_  
Angela Schumann, Community Development Director

**CITY OF MONTICELLO  
WRIGHT COUNTY, MINNESOTA  
PLANNING COMMISSION  
RESOLUTION NO. PC-2026-10**

**RECOMMENDING APPROVAL OF A  
CONDITIONAL USE PERMIT FOR CROSS ACCESS  
IN A B-4, REGIONAL BUSINESS DISTRICT BETWEEN PARCELS  
TO BE PLATTED AS LOT 1, BLOCK 1, AND OUTLOT A JEFFERSON COMMONS FIFTH  
ADDITION**

**WHEREAS**, the applicant has submitted a request for a Conditional Use Permit for cross access over and with an adjoining parcel; and

**WHEREAS**, the proposed access would facilitate the reasonable subdivision of commercial property; and

**WHEREAS**, the proposed cross access is an aspect of the controlled access locations to School Boulevard from adjoining commercial development; and

**WHEREAS**, the site is zoned Regional Business (B-4), which allows cross- and shared-access site development configurations between adjoining commercial parcels; and

**WHEREAS**, the general land use would be consistent with the long term land use plan for the City and the location, including the designation of the site for “Regional Business” uses; and

**WHEREAS**, the applicants have provided materials documenting that the proposed use facilitates long term use of the site for uses in the B-4 zoning district; and

**WHEREAS**, the applicants have provided materials documenting that the proposed use will comply with the terms and standards of the subdivision ordinance with the recommendations approved by the Planning Commission; and

**WHEREAS**, the Planning Commission held a public hearing on April 7th, 2026 on the application and the applicant and members of the public were provided the opportunity to present information to the Planning Commission; and

**WHEREAS**, the Planning Commission has considered all of the comments and the staff report, which are incorporated by reference into the resolution; and

**WHEREAS**, the Planning Commission of the City of Monticello makes the following Findings of Fact in relation to the recommendation of approval:

**CITY OF MONTICELLO  
WRIGHT COUNTY, MINNESOTA  
PLANNING COMMISSION  
RESOLUTION NO. PC-2026-10**

1. The applicant has provided plans demonstrating that the proposed facility will be in compliance with the standards for cross access found in the zoning ordinance.
2. The applicant has provided plans demonstrating that the use will improve long-term use of, and access to, the site for uses in the subject zoning district and Comprehensive Plan land use category.
3. The parcel is intended for commercial uses, which is the existing and proposed use of the property.
4. The operation of the business will benefit from the controlled access configurations through safer public street traffic and more predictable vehicle access maneuvers.
5. The use will improve convenience to customers and to the public, consistent with the City's economic development objectives for commercial property.

***NOW, THEREFORE, BE IT RESOLVED***, by the Planning Commission of the City of Monticello, Minnesota, that the Planning Commission hereby recommends that the Monticello City Council approve the Conditional Use Permit for cross access, subject to the conditions identified in Exhibit Z of the Staff report, as listed below:

1. Cross access easement over Lot 1, Block 1 and Outlot A of the plat for access to School Boulevard is prepared and recorded per the direction of the City Attorney, to include language for maintenance requirements for both accesses.
2. Cross Access Easement over Lot 1, Block 1 of the plat, Outlot G, Jefferson Commons and Lot 1, Block 1, Jefferson Commons Second Addition for shared access to School Boulevard and Deegan Avenue is prepared and recorded per the direction of the City Attorney.
3. Amendment of the existing easement recorded with the Wright County as Document Number A925026 to amend the existing roadway easement to align with the shared boundary of Lot 1, Block 1 and Outlot A of the plat and Lot 1, Block 1, Jefferson Commons Second Addition to be prepared and recorded per the direction of the City Attorney, which shall also include language for maintenance and requirements for access.
4. As related to the westerly shared access, develop an alternative configuration to create more defined circulation for the shared driveway aisle from the theater parcel.

**CITY OF MONTICELLO  
WRIGHT COUNTY, MINNESOTA  
PLANNING COMMISSION  
RESOLUTION NO. PC-2026-10**

5. Site landscaping is completed as approved, with required maintenance securities as specified in the Zoning Ordinance. Compliance with the approved landscaping plan is an ongoing requirement of CUP and site plan approval. Materials that are removed or fail to survive shall be replaced, regardless of landscape guarantees.
6. Approval and recording of the plat is subject to the approval and completion of the pending land sale of the proposed Lot 1, Block 1, Jefferson Commons Fifth Addition.
7. A development contract for the proposed plat is executed and recorded providing for the terms and conditions of the plat development.
8. Compliance with the City ordinance for lighting, signage, landscaping and building materials and other site plan details, to be verified with building permit.
9. Compliance with the terms of the City's Engineering Staff letter dated February 20, 2026.
10. Compliance with the terms of the Chief Building Official's letter dated February 20, 2026.

***ADOPTED*** this 7<sup>th</sup> day of April, 2026 by the Planning Commission of the City of Monticello, Minnesota.

MONTICELLO PLANNING COMMISSION

By: \_\_\_\_\_  
Andrew Tapper, Chair

ATTEST:

\_\_\_\_\_  
Angela Schumann, Community Development Director

**CITY OF MONTICELLO  
WRIGHT COUNTY, MINNESOTA  
PLANNING COMMISSION  
RESOLUTION NO. PC-2026-11**

**RECOMMENDING APPROVAL OF A  
CONDITIONAL USE PERMIT FOR CROSS ACCESS  
IN A B-4, REGIONAL BUSINESS DISTRICT  
PID 155-164-000030 (FOR THAT PORTION TO BE PLATTED AS LOT 1, BLOCK 1, JEFFERSON  
COMMONS FIFTH ADDITION); 155192001011, 155164000070**

**WHEREAS**, the applicant has submitted a request for a Conditional Use Permit for cross access over and with adjoining parcels; and

**WHEREAS**, the proposed access would facilitate the reasonable subdivision of commercial property; and

**WHEREAS**, the proposed cross access is an aspect of the controlled access locations to School Boulevard from adjoining commercial development; and

**WHEREAS**, the site is zoned Regional Business (B-4), which allows cross- and shared-access site development configurations between adjoining commercial parcels; and

**WHEREAS**, the general land use would be consistent with the long term land use plan for the City and the location, including the designation of the site for “Regional Business” uses; and

**WHEREAS**, the applicants have provided materials documenting that the proposed use facilitates long term use of the site for uses in the B-4 zoning district; and

**WHEREAS**, the applicants have provided materials documenting that the proposed use will comply with the terms and standards of the subdivision ordinance with the recommendations approved by the Planning Commission; and

**WHEREAS**, the Planning Commission held a public hearing on April 7th, 2026 on the application and the applicant and members of the public were provided the opportunity to present information to the Planning Commission; and

**WHEREAS**, the Planning Commission has considered all of the comments and the staff report, which are incorporated by reference into the resolution; and

**WHEREAS**, the Planning Commission of the City of Monticello makes the following Findings of Fact in relation to the recommendation of approval:

**CITY OF MONTICELLO  
WRIGHT COUNTY, MINNESOTA  
PLANNING COMMISSION  
RESOLUTION NO. PC-2026-11**

1. The applicant has provided plans demonstrating that the proposed facility will be in compliance with the standards for cross access found in the zoning ordinance.
2. The applicant has provided plans demonstrating that the use will improve long-term use of, and access to, the site for uses in the subject zoning district and Comprehensive Plan land use category.
3. The parcel is intended for commercial uses, which is the existing and proposed use of the property.
4. The operation of the business will benefit from the controlled access configurations through safer public street traffic and more predictable vehicle access maneuvers.
5. The use will improve convenience to customers and to the public, consistent with the City's economic development objectives for commercial property.

***NOW, THEREFORE, BE IT RESOLVED***, by the Planning Commission of the City of Monticello, Minnesota, that the Planning Commission hereby recommends that the Monticello City Council approve the Conditional Use Permit for cross access, subject to the conditions identified in Exhibit Z of the Staff report, as listed below:

1. Cross access easement over Lot 1, Block 1 and Outlot A of the plat for access to School Boulevard is prepared and recorded per the direction of the City Attorney, to include language for maintenance requirements for both accesses.
2. Cross Access Easement over Lot 1, Block 1 of the plat, Outlot G, Jefferson Commons and Lot 1, Block 1, Jefferson Commons Second Addition for shared access to School Boulevard and Deegan Avenue is prepared and recorded per the direction of the City Attorney.
3. Amendment of the existing easement recorded with the Wright County as Document Number A925026 to amend the existing roadway easement to align with the shared boundary of Lot 1, Block 1 and Outlot A of the plat and Lot 1, Block 1, Jefferson Commons Second Addition to be prepared and recorded per the direction of the City Attorney, which shall also include language for maintenance and requirements for access.
4. As related to the westerly shared access, develop an alternative configuration to create more defined circulation for the shared driveway aisle from the theater parcel.

**CITY OF MONTICELLO  
WRIGHT COUNTY, MINNESOTA  
PLANNING COMMISSION  
RESOLUTION NO. PC-2026-11**

5. Site landscaping is completed as approved, with required maintenance securities as specified in the Zoning Ordinance. Compliance with the approved landscaping plan is an ongoing requirement of CUP and site plan approval. Materials that are removed or fail to survive shall be replaced, regardless of landscape guarantees.
6. Approval and recording of the plat is subject to the approval and completion of the pending land sale of the proposed Lot 1, Block 1, Jefferson Commons Fifth Addition.
7. A development contract for the proposed plat is executed and recorded providing for the terms and conditions of the plat development.
8. Compliance with the City ordinance for lighting, signage, landscaping and building materials and other site plan details, to be verified with building permit.
9. Compliance with the terms of the City's Engineering Staff letter dated February 20, 2026.
10. Compliance with the terms of the Chief Building Official's letter dated February 20, 2026.

**ADOPTED** this 7<sup>th</sup> day of April, 2026 by the Planning Commission of the City of Monticello, Minnesota.

MONTICELLO PLANNING COMMISSION

By: \_\_\_\_\_  
Andrew Tapper, Chair

ATTEST:

\_\_\_\_\_  
Angela Schumann, Community Development Director

# Consider Prelim Plat for Jefferson Commons 5th Addn. & CUPs

PID: 155164000030, 155192001011, 155164000070 LEGAL: see notice

Created by: City of Monticello





## Kid's Haven of Monticello – Conditional Use Permit Narrative

### **1. Description of the Proposed Conditional Use**

Kid's Haven of Monticello is a proposed licensed child care and early childhood education center to be located within the City of Monticello, Minnesota. The use is classified as a child care center, which is a conditional use within the applicable zoning district and therefore requires City approval.

The proposed facility will operate as a full-day early childhood education center serving infants, toddlers, preschool-aged children, and school-age children. The center will employ approximately 70 employees in total, with a maximum of approximately 35 employees on-site during any single shift. The building is approximately 27,000 square feet and is designed to accommodate up to 316 children in compliance with Minnesota Department of Human Services (DHS) child care licensing requirements. The center will employ approximately 50 qualified staff members to ensure appropriate supervision, safety, and educational quality.

The facility will utilize the Creative Curriculum framework and Teaching Strategies assessment system to support developmentally appropriate learning outcomes across all age groups. Operations will include structured classroom instruction, supervised indoor and outdoor play, meals and snacks prepared and served in accordance with licensing standards, rest periods, and family drop-off and pick-up activities.

Hours of operation will be Monday through Friday from 5:30 a.m. to 6:30 p.m., consistent with the needs of working families in the community and comparable child care facilities within the City of Monticello. The center will be closed on weekends and major holidays, except as otherwise permitted by licensing requirements.

The site will be developed to safely and efficiently accommodate vehicular traffic associated with staff, parents, and service providers. Design elements will include designated drop-off and pick-up areas, adequate off-street parking, safe pedestrian circulation, and secured outdoor play areas. The property will be maintained in a manner that is compatible with surrounding land uses and consistent with City standards for landscaping, lighting, signage, and stormwater management.

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### **2. Compliance with Conditional Use Permit Approval Criteria**

The proposed conditional use meets the criteria for approval set forth in the Monticello Zoning Ordinance, as outlined below:

#### **A. Consistency with the Comprehensive Plan and Zoning Intent**

The proposed child care center is consistent with the City of Monticello's Comprehensive Plan goals related to supporting families, employment, and community services. Child care facilities are an essential community use that supports workforce participation and residential stability. The use aligns with the intent of the zoning district by providing a service-oriented facility that is compatible with surrounding development.

## **B. Compatibility with Surrounding Land Uses**

Kid's Haven of Monticello is designed to be compatible with adjacent and nearby land uses. The facility will operate primarily during daytime hours and will not generate noise, lighting, or activity levels beyond what is typical for institutional or community service uses. Building design, site layout, and landscaping will minimize potential impacts on neighboring properties.

## **C. Traffic, Parking, and Access**

Traffic generated by the proposed use will be distributed throughout the day. While some activity will occur during typical morning and afternoon periods, parent drop-off and pick-up times will vary due to the center's flexible scheduling model, which helps reduce concentrated peak traffic impacts. The site plan provides adequate on-site parking and clearly designated circulation patterns to promote safe and efficient vehicle movement. Access points and internal drive aisles are designed to reduce congestion and prevent spillover onto public streets.

## **D. Public Health, Safety, and Welfare**

The proposed use will not be detrimental to the public health, safety, or general welfare. The facility will be licensed and regulated by the Minnesota Department of Human Services and will comply with all applicable building codes, fire codes, and safety standards. Outdoor play areas will be fully enclosed and secured, and all children will be supervised by trained staff at all times.

## **E. Adequacy of Public Utilities and Services**

The property is served by existing public utilities and infrastructure, including water, sanitary sewer, stormwater facilities, and roadways, which are adequate to support the proposed use. No extraordinary demand on public services is anticipated.

## **F. Site Design and Operational Standards**

The proposed development meets or exceeds applicable zoning and site design standards, including setbacks, parking requirements, landscaping, lighting, and signage. Operations will be conducted in an orderly and well-managed manner to ensure minimal impact on surrounding properties.

## **G. Compliance with Additional Use-Specific Criteria**

The proposed child care center complies with all additional criteria applicable to child care facilities as outlined in the Monticello Zoning Ordinance, including licensing requirements, outdoor play area standards, and operational controls.

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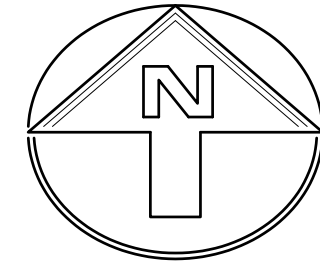
## **Conclusion**

Kid's Haven of Monticello will provide a high-quality, licensed early childhood education and care option that meets a documented community need. The proposed conditional use is compatible with surrounding land uses, consistent with City planning goals, and designed to operate safely and efficiently. For these reasons, the request for approval of the conditional use permit is respectfully submitted for consideration.



# JEFFERSON COMMONS FIFTH ADDITION

PRELIMINARY DRAFT FOR CITY REVIEW - REVISED 01/30/2026

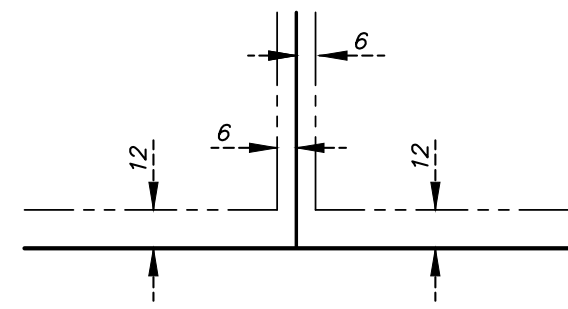


1 INCH = 60 FEET (IF PRINTED FULL SIZE)

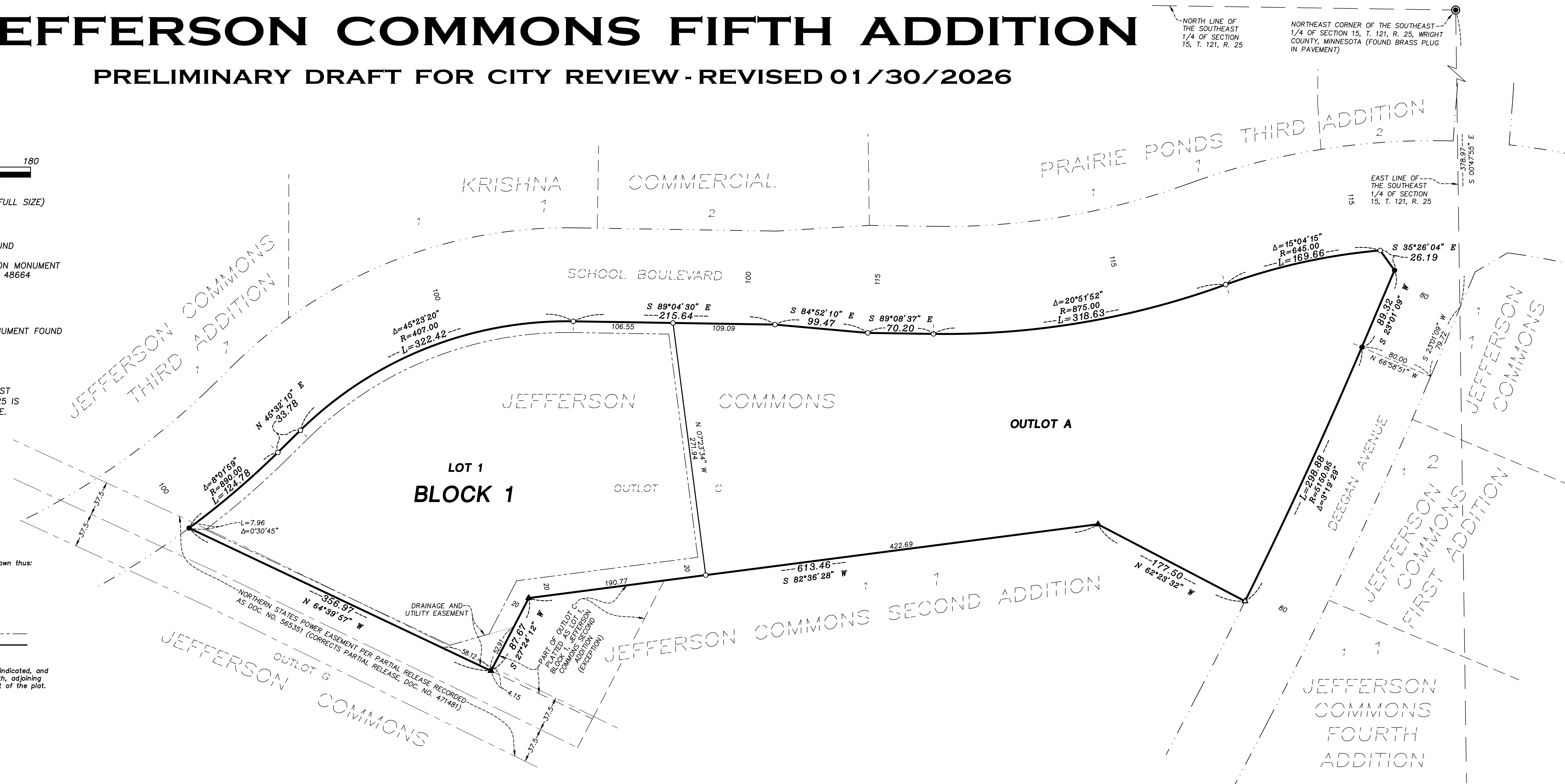
- DENOTES IRON MONUMENT FOUND
- DENOTES 1/2 in. x 14 in. IRON MONUMENT SET, MARKED BY LICENSE NO. 48664
- ▲ DENOTES P.K. NAIL FOUND
- △ DENOTES P.K. NAIL SET
- ◎ DENOTES WRIGHT COUNTY MONUMENT FOUND

BEARING ORIENTATION:  
THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 15, T. 121, R. 25 IS ASSUMED TO BEAR S 00°47'55" E.

Drainage and utility easements are shown thus:



Being 6.00 feet in width, unless otherwise indicated, and adjoining lot lines, and 12.00 feet in width, adjoining right-of-way lines as shown on this sheet of the plat.



KNOW ALL PERSONS BY THESE PRESENTS: That City of Monticello, a Minnesota Municipal Corporation under the laws of the State of Minnesota, owner of the following described property situated in the County of Wright, State of Minnesota, to wit:

Outlot C, JEFFERSON COMMONS, except that part platted as JEFFERSON COMMONS SECOND ADDITION, Wright County, Minnesota.

Has caused the same to be surveyed and platted as JEFFERSON COMMONS FIFTH ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said City of Monticello, a Minnesota Municipal Corporation under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor City Administrator

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, Mayor and \_\_\_\_\_, City Administrator of City of Monticello, a Minnesota Municipal Corporation under the laws of the State of Minnesota, on behalf of the corporation.

\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Name Printed)  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

I, Abram A. Niemela, 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\_\_\_\_. \_\_\_\_\_  
Abram A. Niemela, Licensed Land Surveyor  
Minnesota License No. 48664

STATE OF MINNESOTA  
COUNTY OF WRIGHT

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Abram A. Niemela, Licensed Land Surveyor, Minnesota License No. 48664.

\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Name Printed)  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

CITY OF MONTICELLO PLANNING COMMISSION  
Be it known that at a meeting held on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the Planning Commission of the City of Monticello, Minnesota, did hereby review and approve this plat of JEFFERSON COMMONS FIFTH ADDITION.

\_\_\_\_\_  
Chairperson \_\_\_\_\_ Secretary

CITY COUNCIL, CITY OF MONTICELLO, MINNESOTA  
This plat of JEFFERSON COMMONS FIFTH ADDITION was approved and accepted by the City Council of the City of Monticello, 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.

\_\_\_\_\_  
Mayor \_\_\_\_\_ City Clerk

WRIGHT COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Wright County Surveyor

WRIGHT COUNTY LAND RECORDS

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable for the year 20\_\_\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Wright County Land Records Administrator

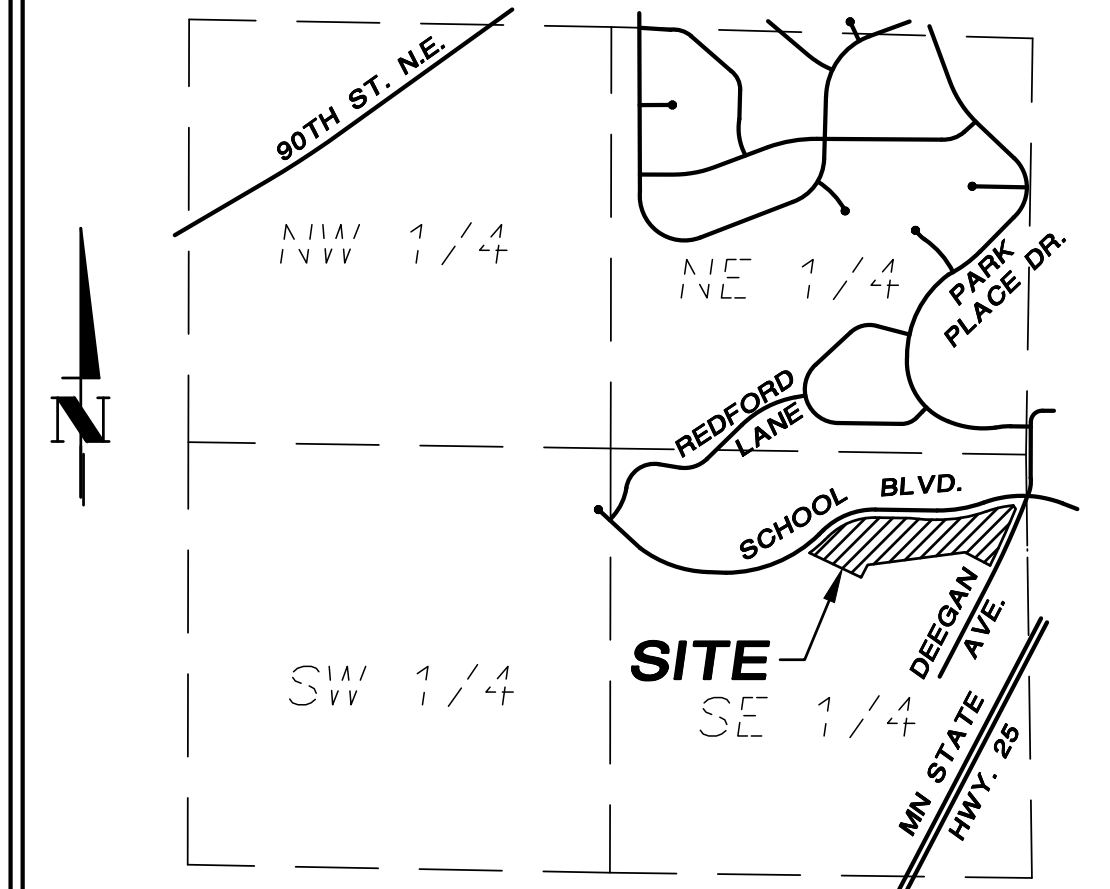
WRIGHT COUNTY RECORDER

I hereby certify that this instrument was filed in the office of the County Recorder for record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_ M., and was duly recorded in Cabinet No. \_\_\_\_\_, Sleeve \_\_\_\_\_, as Document No. \_\_\_\_\_.

\_\_\_\_\_  
Wright County Recorder

## VICINITY MAP

SECTION 15, T. 121, R. 25, WRIGHT COUNTY, MN  
(NO SCALE)



## PROJECT TEAM

### ARCHITECT

Michael J. Thomas Architect, LLC  
Michael Thomas, MN Licensed Architect  
4918 S. Tri Oak Circle NE  
East Bethel, MN 55092  
651-245-2346  
mjtallic2520@gmail.com  
www.michaeljthomasarchitect.com

### OWNER

Missy Sjolín  
Director/Owner of  
Kid's Haven Child Care and Preschool  
302 12th Ave S Buffalo, MN 55313  
763-682-3072  
Msjolín@kidshaven.net

### GENERAL CONTRACTOR

By invitation and approval by the Owner only.

### CIVIL ENGINEER

Civil Engineering Site Design  
Scott Dalke, MN Licensed PE  
118 East Broadway St.  
PO Box 566  
Monticello, MN 55362  
763-314-0929  
sdahlke@civil.com

### LANDSCAPE ARCHITECT

Inside Outside Architecture, Inc.  
Paul Kangas MN Licensed Landscape Architect  
14165 James Road, Suite 200A  
Rogers, MN 55374  
612-237-8355  
www.insideoutsidearchitecture.com

### STRUCTURAL ENGINEER

Innovative Structural Solutions, P.A.  
Shawn Parks, MN Licensed PE  
5279 Tyler Avenue NE  
Albertville, MN 55301  
763-425-9960  
SParks@isseng.com

### MECHANICAL & PLUMBING ENGINEER

Steen Engineering, Inc.  
Richard Becker, MN Licensed PE  
763-235-4802  
Richardb@steeneng.com  
Scott Davis, Sr. Mechanical Designer  
763-235-4791  
Scottd@steeneng.com

## Project & Bidding Information

### SUMMARY AND SCOPE

This a 26,686 SF, single-story, new construction, child care and preschool facility. It is to be constructed of combustible, wood-framed walls and roof, meeting the 2020 MN Building Code Type VB construction. Occupancy Type I-4. It shall be equipped with a fire sprinkler system. There are no fire-rated walls required.

### LUMP SUM BID

The General Contractor (GC) shall provide a lump sum construction contract to include all labor and material for work as shown on the architectural, civil, structural, mechanical, plumbing, & electrical plans. The GC shall also include all labor and material for power, water, sewer, and gas connections required for the food service equipment.

### SITE UTILITIES

The GC shall provide all permanent site water, site sewer, site gas, site power, and site storm sewer connections, phone/ data and related work as shown on the drawings.

### MECHANICAL & PLUMBING

The mechanical and plumbing scope shall be per Steen Engineering drawings.

## Project & Bidding Information (continued)

### DESIGN/BUILD SCOPE

Electrical, fire alarm, and fire sprinkler systems design, materials, and install shall be included by the GC through a design/build bid by applicable sub-contractors.

### DEFERRED SUBMITTALS

Deferred building permit submittals due to design/build scope shall include Electrical Light Fixture Cut Sheets, Electrical Ceiling Plans, Fire Alarm System, & Fire Sprinkler System.

### GEOTECHNICAL REPORT

A geotechnical report dated 01-25-26 has been prepared by Chosen Valley Testing, Inc. It is available for download at the same location as these drawings.

### BUILDING PERMIT AND OTHER FEES

The GC shall:

1. Include all costs for building permit and plan review fees.

2. Provide all temporary measures such as HVAC, trash, toilets, traffic control, and other typical general conditions during construction.

3. Pay for all temporary utility bills/ cost during construction such as natural gas/ propane, electricity, phone/ data up until a certificate of substantial completion is issued or until a certificate of occupancy is issued (whichever comes first).

4. Include and pay for all builders risk insurance.

5. Assist as required with kitchen MN Department of Health and childcare licensing, however the Owner will pay the cost for said permits.

### EXCEPTIONS

The following items will be provided by the Owner outside the GC contract and shall not be included in the GC bid or contract, however the GC shall coordinate this work with the Owner-contracted contractors:

1. Play Area Turf. However, the GC shall include compacted granular base at the play areas set 1 1/2" below the top of stoops.

2. Play Area Fencing.

3. Play Area Equipment.

4. Commercial Food Service Appliances/ Equipment. Note, the feeding rooms and breakroom refrigerators/ microwaves noted on the plans will be provided by the GC. Note, the commercial kitchen exhaust hood will be provided by the food service equipment supplier. However, the install of said hood must be by the GC's HVAC subcontractor and include all ductwork, roof/ wall penetrations, vent cap, fan, power, controls, etc.

5. Low Voltage. The GC shall include in their bid all conduit and junction boxes for all low voltage work as indicated on the Electrical Power & Low Voltage Plan. Include a "ring and sling" in walls to access above suspended ceiling. The Owner, under a separate contract will provide all low voltage wiring, devices, connections, etc..

6. Utility install/ connection fees for electric/power, gas, and phone/data will be paid for by the Owner. However the GC must include coordinating these installs and include applicable connections at the building.

7. Fire extinguishers will be provided by the Owner. GC to provide fire extinguisher cabinets where noted on the drawings.

### ALTERNATES - REQUIRED TO BE INCLUDED IN LUMP SUM BID WITH ALTERNATE PROVIDED TO OMIT FROM BASE BID!!!!

#### Alternate A-1. Exterior Windows

Based Bid: Andersen 100 Series Fibrex Windows  
Alternate: Silverline Vinyl Windows - VI Series or Pella 250 Series

#### Alternate A-2. Weather Barrier

Base Bid: Provide taped/ sealed joints and fastener penetrations per the insulating sheathing manufacturer.  
Alternate: Omit the taped/ sealed joints at the insulating sheathing. Provide a taped, sheet weather barrier over the insulating wall sheathing as detailed and specified. The insulating sheathing shall have untaped/ sealed joints.

#### Alternate A-3. Trash Enclosure Roof

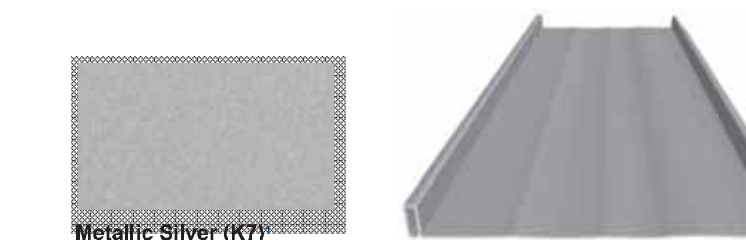
Base Bid: Provide roof at trash enclosure as shown on the drawings.  
Alternate: Omit trash enclosure roof and stud knee walls. Install a prefin. metal parapet cap at the top of the trash enclosure CMU walls.

### VOLUNTARY ALTERNATES

The GC and sub-contractors must include the entire scope of work including materials, equipments, etc. as specified in the lump sum bid. Voluntary deduct alternates may be considered if submitted at time of bidding.

### BID DATE

The lump sum General Contractor bids will be received no later than 3:00 PM Central Time, Tuesday, February 24th, 2026. The bids shall be emailed to the Owner Missy Sjolín at [Msjolín@kidshaven.net](mailto:Msjolín@kidshaven.net) and to the Architect Michael J. Thomas [mjtallic2520@gmail.com](mailto:mjtallic2520@gmail.com).



### Standing Seam Metal Wall Panels

Metal Sales - IMAGE II - 16"  
Panel Coverage  
Color : Metallic Silver



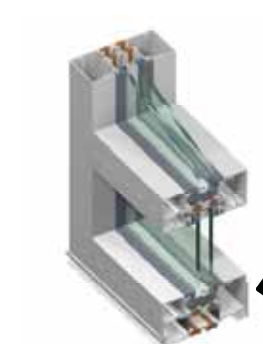
### PREFINISHED METAL

Elevate - UNA Clad  
Kynar finish  
"Bone White"  
Main Roof fascias, soffits, drip caps, and misc. break metal locations.



### Field Painted Sherwin Williams 9047 Forever Lilac

LP Brushed Smooth Panel Accents



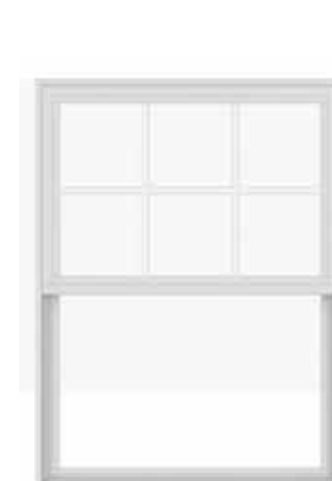
### Aluminum Entry Doors

Clear Anodized Finish



### Prefinished, Wood Grain, Metal Panel

MAC Harrywood Plus - Cork Installed Vertically.



### Base Bid

Fiberglass Windows  
Anderson 100 Series Fibrex  
Color: White



### Alternate Bid

Vinyl Windows  
Silverline Windows - VI Series  
or Pella 250 Series  
Color: White



### LP Prefinished Cavern Steel

Cedar Mill Lap Siding w/ 10" and 4" Exposures



### LP Prefinished Abyss Black

Cedar Mill Panel w/ 5/4" x 4" Battens @ 24" O.C.



### Field Painted Sherwin Williams 6311 Memorable Rose

LP Brushed Smooth Panel Accents



### Field Painted Sherwin Williams 6710 Melange Green

LP Brushed Smooth Panel Accents



### Field Painted Sherwin Williams 6514 Respoite

LP Brushed Smooth Panel Accents



### Manufactured Stone Veneer

Boulder Creek  
Prairie Bluff - Laner S5820-0

1 24005 Kids Haven Monticello 02-02-26 Main Entry View

SHEET INDEX	Date Issued
<b>Cover Sheet</b>	
A0.0 Cover Sheet	Bid_Permit Set 02-02-26
A0.1 Exterior Renderings	Bid_Permit Set 02-02-26
A0.2 Exterior Elevations - Color & Materials	Bid_Permit Set 02-02-26
<b>Architectural General</b>	
A0.3 Code Information	Bid_Permit Set 02-02-26
A0.4 Room Finish Schedule	Bid_Permit Set 02-02-26
A0.5 Door Schedule & Specifications	Bid_Permit Set 02-02-26
A0.6 Wall, Window, Door, & Frame Types	Bid_Permit Set 02-02-26
A0.7 Outline Specifications	Bid_Permit Set 02-02-26
A0.8 Outline Specifications	Bid_Permit Set 02-02-26
<b>Architectural Plans</b>	
A1.1 First Story Floor Plan	Bid_Permit Set 02-02-26
A1.2 Clearstory & Roof Plan	Bid_Permit Set 02-02-26
A1.3 Enlarged Floor Plan - Lower Right First Story	Bid_Permit Set 02-02-26
A1.4 Enlarged Floor Plans - Lower Middle First Story	Bid_Permit Set 02-02-26
A1.5 Enlarged Floor Plan - Lower Left First Story	Bid_Permit Set 02-02-26
A1.6 Enlarged Floor Plan - Upper Right First Story	Bid_Permit Set 02-02-26
A1.7 Enlarged Floor Plans Upper Middle First Story	Bid_Permit Set 02-02-26
A1.8 Enlarged Floor Plans - Upper Left First Story	Bid_Permit Set 02-02-26
A1.9 Enlarged Floor Plans 3/8" Scale	Bid_Permit Set 02-02-26
A1.10 Enlarged Floor Plans 3/8" Scale	Bid_Permit Set 02-02-26
A1.11 Enlarged Floor Plans - 3/8" Scale	Bid_Permit Set 02-02-26
<b>Architectural Elevations</b>	
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A2.2 Enlarged Exterior Elevations	Bid_Permit Set 02-02-26
A2.3 Enlarged Exterior Elevations	Bid_Permit Set 02-02-26
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A3.2 Building Sections	Bid_Permit Set 02-02-26
<b>Architectural Wall Sections</b>	
A4.1 Wall Sections	Bid_Permit Set 02-02-26
A4.2 Wall Sections & Canopy Details	Bid_Permit Set 02-02-26
<b>Details</b>	
A5.1 Exterior Details	Bid_Permit Set 02-02-26
A5.2 Trash Enclosure	Bid_Permit Set 02-02-26
<b>Vertical Circulation</b>	
A6.1 Ship's Ladder & Int Details	Bid_Permit Set 02-02-26
<b>Architectural Reflected Ceiling Plans</b>	
A7.1 Reflected Ceiling Plan - First Story	Bid_Permit Set 02-02-26
<b>Interior Details</b>	
A8.1 Interior Elevations (IE)	Bid_Permit Set 02-02-26
A8.2 Interior Elevations (IE)	Bid_Permit Set 02-02-26
A8.3 Interior Elevations (EI) & Details	Bid_Permit Set 02-02-26
A8.4 First Story FFE & Finish Plan	Bid_Permit Set 02-02-26
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C0 Project Location Map	Bid_Permit Set 02-02-26
C1.1 Site Plan	Bid_Permit Set 02-02-26
C2.1 Grading & Drainage Plan	Bid_Permit Set 02-02-26
C3.1 Sanitary Sewer & Water Plan	Bid_Permit Set 02-02-26
C4.1 Storm Sewer Plan	Bid_Permit Set 02-02-26
C5.1 Storm Water Pollution Prevention Plan	Bid_Permit Set 02-02-26
C6.1 Existing Conditions & Removal Plan	Bid_Permit Set 02-02-26
C7.1 Details	Bid_Permit Set 02-02-26
C7.2 Details	Bid_Permit Set 02-02-26
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L1-2 Planting Details & Schedule	Bid_Permit Set 02-02-26
<b>Structural</b>	
S0.1 General Structural Notes	Bid_Permit Set 02-02-26
S1.1 Foundation Plan	Bid_Permit Set 02-02-26
S2.1 Roof Framing Plan	Bid_Permit Set 02-02-26
S2.2 High Roof Framing Plan & Trash Enclosure	Bid_Permit Set 02-02-26
S3.1 Sections & Details	Bid_Permit Set 02-02-26
S3.2 Sections & Details	Bid_Permit Set 02-02-26
S3.3 Sections & Details	Bid_Permit Set 02-02-26
<b>Electrical</b>	
E0.0 Site Photometrics Calculations	Bid_Permit Set 02-02-26
E1.0 First Story Elec Power & Low Voltage Plan	Bid_Permit Set 02-02-26
<b>Mechanical &amp; Plumbing</b>	
M0.0 Mechanical Title Sheet	Bid_Permit Set 02-02-26
M1.0 Main Level Drain Waste and Vent Plan	Bid_Permit Set 02-02-26
M1.1 Main Level Domestic Water and Gas Plan	Bid_Permit Set 02-02-26
M1.2 Enlarged Plumbing Plans	Bid_Permit Set 02-02-26
M1.3 Enlarged Plumbing Plans	Bid_Permit Set 02-02-26
M1.4 Enlarged Plumbing Plans	Bid_Permit Set 02-02-26
M1.5 Enlarged Plumbing Plans	Bid_Permit Set 02-02-26
M2.0 Main Level HVAC Plan	Bid_Permit Set 02-02-26
M3.0 Roof Mechanical Plan	Bid_Permit Set 02-02-26
M4.0 Mechanical Details	Bid_Permit Set 02-02-26
M4.1 Mechanical Details	Bid_Permit Set 02-02-26
M4.2 Mechanical Details	Bid_Permit Set 02-02-26
M4.3 Mechanical Details	Bid_Permit Set 02-02-26
M5.0 Mechanical Equipment Schedules	Bid_Permit Set 02-02-26
M5.1 Mechanical Equipment Schedules	Bid_Permit Set 02-02-26
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K2 Food Service Equipment Plumbing Rough-In	Bid_Permit Set 02-02-26
K3 Food Service Equipment Electrical Rough-In	Bid_Permit Set 02-02-26
K Food Service Equipment Information	Bid_Permit Set 02-02-26



4918 S. Tri Oak Circle NE  
East Bethel, MN 55092  
Phone: 651-245-2346  
Email: [mjtallic2520@gmail.com](mailto:mjtallic2520@gmail.com)  
[www.michaeljthomasarchitect.com](http://www.michaeljthomasarchitect.com)

### Project No:

24005

### Date Last Revised:

03-25-24, 07-17-25, 10-26-24,  
11-20-25, 12-28-25,  
90% Progress Set 01-26-26  
Bid\_Permit Set 02-02-26

### File Name:

24005 Kids Haven Monticello  
02-02-26.pln

### Drawn By:

MJT

### Minnesota License No.:

23592

### Date Signed:

00-00-0000

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

### Signature

*Michael J. Thomas*

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**KID'S HAVEN**  
CHILD CARE & PRESCHOOL

**Kid's Haven Child Care & Preschool**  
New Building  
School Boulevard  
Monticello, MN

**A0.0**



3 24005 Kids Haven Monticello 02-02-26 SE Aerial View



4 24005 Kids Haven Monticello 02-02-26 SW View



2 24005 Kids Haven Monticello 02-02-26 NW Aerial View



1 24005 Kids Haven Monticello 02-02-26 NE View



4918 S. Tri Oak Circle NE  
 East Bethel, MN 55092  
 Phone: 651-245-2346  
 Email: mjtallic2520@gmail.com  
 Web: michaeljthomasarchitect.com

**Project No:**  
 24005  
**Date Last Revised:**  
 03-25-24, 07-17-25, 10-26-24,  
 11-20-25, 12-28-25,  
 90% Progress Set 01-26-26  
 Bid\_Permit Set 02-02-26

**File Name:**  
 24005 Kids Haven Monticello  
 02-02-26.pln  
**Drawn By:**  
 MJT  
**Minnesota License No.:**  
 23592

**Date Signed:**  
 00-00-0000

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

**Signature**

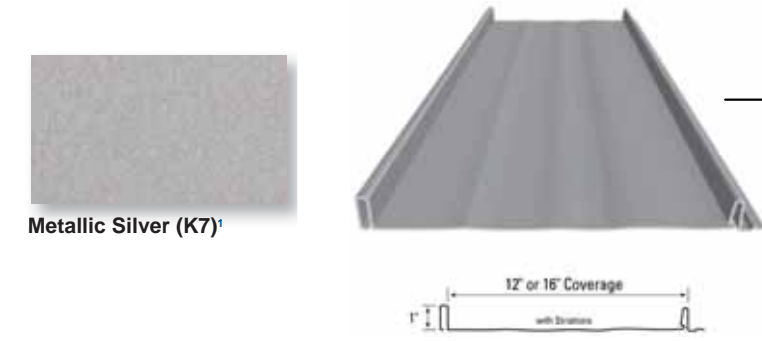
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**KID'S HAVEN**  
 CHILD CARE & PRESCHOOL

**Kid's Haven Child Care & Preschool**  
**New Building**  
 School Boulevard  
 Monticello, MN

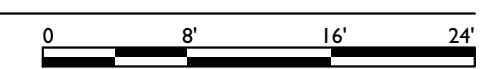
**A0.1**



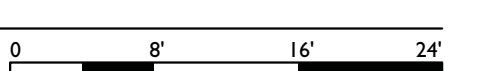
**Standing Seam Metal Wall Panels**  
 Metal Sales - IMAGE II - 16"  
 Panel Coverage  
 Color : Metallic Silver

**Alternate Bid Vinyl Windows**  
 Silverline Windows - VI Series  
 or Pella 250 Series  
 Color: White

**4 East Exterior Colors**  
 SCALE: 3/32" = 1'-0"



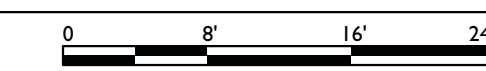
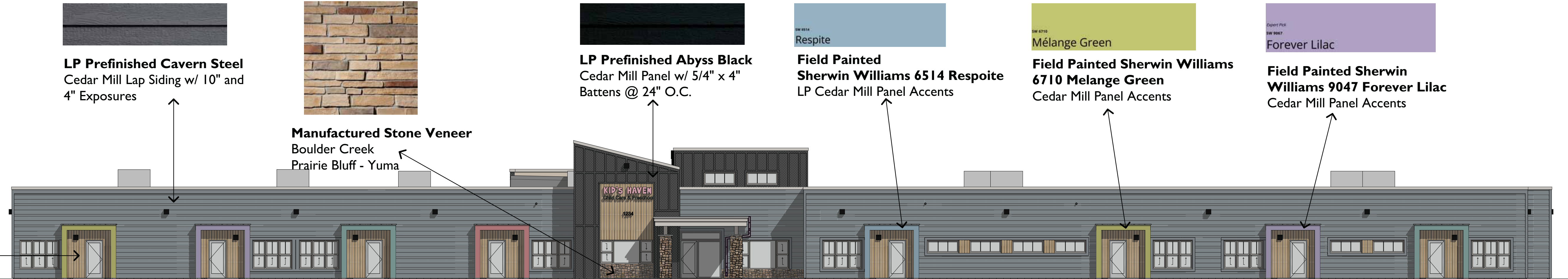
**3 West Exterior Colors**  
 SCALE: 3/32" = 1'-0"



**2 South Exterior Colors**  
 SCALE: 3/32" = 1'-0"



**1 North Exterior Colors**  
 SCALE: 3/32" = 1'-0"



**Aluminum Entry Doors**  
 Clear Anodized Finish

**PREFINISHED METAL**  
 Elevate - UNA Clad  
 Kynar finish  
 "Bone White"  
 Main Roof fascias, soffits, drip caps, and misc. break metal locations.

**Field Painted Sherwin Williams 6479 Drizzle**  
 Cedar Mill Panel Accents

**Field Painted Sherwin Williams 6311 Memorable Rose**  
 Cedar Mill Panel Accents

**BASE BID Fiberglass Windows**  
 Anderson 100 Series Fibrex  
 Color: White

**LP Prefinished Cavern Steel**  
 Cedar Mill Lap Siding w/ 10" and 4" Exposures

**Manufactured Stone Veneer**  
 Boulder Creek  
 Prairie Bluff - Yuma

**LP Prefinished Abyss Black**  
 Cedar Mill Panel w/ 5/4" x 4" Battens @ 24" O.C.

**Field Painted Sherwin Williams 6514 Respite**  
 LP Cedar Mill Panel Accents

**Field Painted Sherwin Williams 6710 Melange Green**  
 Cedar Mill Panel Accents

**Field Painted Sherwin Williams 9047 Forever Lilac**  
 Cedar Mill Panel Accents

**Prefinished, Wood Grain, Metal Panel**  
 MAC Harrywood Plus - Cork  
 Installed Vertically.

**2020 MINNESOTA STATE BUILDING CODE**

**Chapter 3 Use and Occupancy Classification**

Table 302.2 Care Facilities  
 Child Care Center <24 hours per day  
 More than 5 children <2.5 year of age not classified as E.  
 Occupancy Class I-4, Institutional Group I-4, day care ad day service facilities.

Section 308.5.1.3 Child day care. All infants and toddlers (132) are <2.5 years of age, therefore condition (a) is not met and this facility is not an Group E.

**Section 303 Assembly Group A**

303.1.2 Small assembly spaces.  
 Item 1. A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as Group B or as part of that occupancy (I-4). Therefore, the Motor/ Gym with an occupant load of (30) will be considered an I-4 occupancy.

**Chapter 5 General Building Heights and Areas**

Table 504.3 Allowable Building Height in Feet Above Grade Plane  
 Occupancy Class I-4 Group, Type V B, Sprinklered = 60 feet Allowed  
 Actual = 26 feet

Table 504.4 Allowable Number of Stories Above Grade Plane  
 Occupancy Class I-4 Group, Type VB, Sprinklered = 2 Stories Allowed  
 Actual 1 Story

Table 506.2 Allowable Area Factor In Square Feet  
 Occupancy Class I-4 Group, Type VB, Sprinklered, Single Story = 36,000 SF Allowed  
 Actual = 26,686

**Chapter 6 Types of Construction**

Table 601.  
 0 Hour Fire-resistance Rating required for all elements.  
 Type V B.

Table 602.  
 Type VB, I Occupancy  
 Fire Separation Distance required = 10 <+ X <30.  
 Actual:

- Distance from South property line = 29.1'
  - Distance from North property line = 30'+
  - Distance from West property line = 30'+
  - Distance from East property line = 20.7'
- Therefore, 0 fire rating required.

**Chapter 9 Fire Protection Systems**

Section 903.2.6 Group I  
 Although not required per exception 2.  
 An automatic sprinkler system shall be provided throughout to for allowable area per Table 506.2.

**Chapter 10 Means of Egress**

Table 1004.5 Maximum Floor Area Allowances per Occupant  
 Day care = 35 net Occupant Load Factor.

- Infant Younger 1 = 773 SF/35 = 22 Occupants
- Infant Younger 2 = 770 SF/35 = 22 Occupants
- Infant Older/Mobile 1 = 770 SF/35 = 22 Occupants
- Infant Older/Mobile 2 = 790 SF/35 = 22 Occupants
- Toddler 1 = 1,231 SF/35 = 35 Occupants
- Toddler 2 = 1,232 SF/35 = 35 Occupants
- Toddler 3 = 1,187 SF/35 = 33 Occupants
- Toddler 4 = 1,197 SF/35 = 34 Occupants
- School Age 1 = 1,297 SF/35 = 37 Occupants
- School Age 2 = 1,320 SF/35 = 37 Occupants
- Preschool 1 = 840 SF/35 = 24 Occupants
- Preschool 2 = 819 SF/35 = 23 Occupants
- Preschool 3 = 827 SF/35 = 23 Occupants
- Preschool 4 = 873 SF/35 = 24 Occupants

Total Day care = 393

Exercise rooms (Indoor Play Area) = 50 gross Occupant Load Factor  
 1,542 SF/50 = 30 Occupants  
**Total Per Code = 393+30 = 423 Occupants**

Section 1004.5, Exception: Where approved by the building official, the actual number of occupants for whom each occupied space, floor of building is designed, although less than those determined by calculation shall be permitted to be used in the determination of the design occupant load.

Actual Occupant Load based upon day care license and intended building use.

- Infant Younger 1 = 16 Occupants
- Infant Younger 2 = 16 Occupants
- Infant Older/Mobile 1 = 16 Occupants
- Infant Older/Mobile 2 = 16 Occupants
- Total Infants = 64 Occupants
- Toddler 1 = 28 Occupants
- Toddler 2 = 28 Occupants
- Toddler 3 = 28 Occupants
- Toddler 4 = 28 Occupants
- Total Toddlers = 112 Occupants
- School Age 1 = 30 Occupants
- School Age 2 = 30 Occupants
- Total School Age = 60
- Preschool 1 = 20 Occupants
- Preschool 2 = 20 Occupants
- Preschool 3 = 20 Occupants
- Preschool 4 = 20 Occupants
- Total Preschool = 80 Occupants
- Total Infants & Toddlers <= 2 1/2 years of age = 176
- School Age and Preschool = 140
- Infant & Children Occupants = 316 Actual Based Upon Licensing

**Motor/Gym**

Note: Motor/Gym occupancy not included in licensed occupant load.  
 Children will either be in classroom, outside, or Motor/Gym.

**Staff Count**

Per MN Administrative Rules 9503.0040 Staff Ratios and Group Size  
 Infant 1:4 ratio. Therefore (4) classrooms X (16) each = 64 total infants. 64/4 = (16) Infant Teachers  
 Toddler 1:7 ratio. Therefore (4) classrooms X (28) each = 112 total toddlers. 112/7 = (16) Toddler Teachers  
 School Age 1:15 ratio. Therefore (2) classrooms X (30)ea. = 60 total School Age. 60/15 = (4) School Age Teachers  
 Preschool 1:10 ratio. Therefore (4) classrooms X (20)ea. = 80 total Preschooler. 80/10 = (8) Preschooler Teachers

**Support Staff**

Administrative = (8)  
 Food Service/ Custodian = (4)

Total Staff Count = 56 Occupants

**Total Actual Occupant Load 316 + 56 = 372 Occupants**

Section 1006.2.2.4 Group E and I-4 means of egress  
 Rooms or spaces where care is provided for more than 10 children that are 2 1/2 years of ages or less, shall have access to not less than two exits or exit access doors. All care rooms have two exits. Either to corridor or directly to exterior.

**Table 1020.1 Corridor Fire-Resistance Rating**

I-4 Occupancy, with sprinkler system = 0.

**Table 1020.2 Minimum Corridor Width**

Minimum corridor width required is 44"  
 Actual = 72 1/4"

**Chapter 29 Plumbing Systems**

Table 2902.1 Minimum Plumbing Fixtures  
 Institutional Adult day care and child day car  
 372 Occupants by Licensing and Actual Use.  
 Subtract 64 Infants, because infants do not use plumbing fixtures.  
 Therefore the load used for plumbing fixture count will be 372 - 64 = 308

Do to use and licensing requirements, all child toilet and lavatories are shown to be unisex. A separate Men's and separate Women's toilet room will be provided for adult staff and visitors.

**Water Closets**

Required = 308/ 15 = 20.5, round up to 21 required.  
 Provided = 28  
 Child Unisex = 20  
 Men's = 1 Toilet + 1 Urinal  
 Women's = 2

**Lavatories**

Required = 308/ 15 = 20.5, round up to 21 required.  
 Provided = 28  
 (not including Warming Kitchen or classroom counter sinks)  
 Unisex Hand Washing Lavatories = 24  
 Men's Lavatory = 2  
 Women's Lavatory = 2

Bathtub/ Shower = 0 Required. Propose to provide 0.

**Drinking Fountains** = 308/ 100 = 3.8 or round up to 4 Required.  
 Provided = 2

Note, with the building official approval, only 2 provide because each classroom has a counter sink with disposable cups to allow children to access water in each classroom.

Service Sink = 1 Required. 2 Provided.

**2020 Minnesota Provisions to the Minnesota State Building Code**

1302.1.500 Recycling Space, Table 1A  
 Nurseries for children (day care) = .002 factor.  
 26,686 SF x .002 = 53.372 SF required.  
 60 SF provided.

**2024 MINNESOTA ENERGY CODE**

**Section 5.1.4 Climate**

Wright County, Minnesota = 6A

**Section 5.4.2.1 Continuous Air Barrier**

Section 5.4.3.1.1 Whole Building Air Leakage rate of 0.40 cfm/ft.  
 Section 5.4.3.1.2 Continuous Air Barrier Design and Installation.  
 Taped joints and sealed nails at Huber Insulated ZIP-sheathing.

**Section 5.5 Prescriptive Building Envelope Compliance Path**

Prescriptive Method for compliance proposed.

**Table 5.5-6 Building Envelope Requirements for Climate Zone (A,B): Nonresidential**

1302.1.500 Recycling Space, Table 1A  
 Roof, Insulation Entirely Above Deck = R-30 CI  
 Roof, Attic = R-49  
 Walls Above Grade, Wood Framed and other (walls) = R-19 + R-5 CI  
 Below Grade Walls = R-10 CI  
 Fixed Fenestration = 0.36 U-factor or less/ 0.38 SHGC or less  
 Operable Fenestration = 0.42 U-factor or less/ 0.34 SHGC or less  
 Entrance Doors = 0.63 U-factor or less/ 0.34 SHGC or less.

Electrical Systems will be Design/ Build by applicable subcontractor. It shall be said subcontractor's responsibility to design their system to meet all applicable energy code (and other codes) requirements.

**2020 MINNESOTA ACCESSIBILITY CODE**

**Chapter 11 of the 2018 IBC, WITH Amendments**

Section 1104.4 Accessible Route.  
 Multilevel Buildings and Facilities.  
 This is a single story building.

**Section 1105 Accessible Entrances.**

The main entrance is the accessible route. However, all classroom exterior play area doors are designed to be accessible as well.

**Section 1106 Parking and Passenger Loading Facilities**

See Civil plans.  
 Table 1106.1  
 76-100 parking spaces requires 4 to be accessible.  
 Therefore, (4) accessible parking spaces of the total (P) provided.

**1109.2.2 Water closet compartment.**

At least 5% of water closet compartments in each toilet room shall be accessible. If two or more water closets are provided, at least 5% shall be ambulatory accessible. Therefore, all locations where toilet rooms have toilet compartments, all will have one child accessible and one child ambulatory accessible compartments.

**Section 1109.5 Drinking Fountains**

Not fewer than two drinking fountains shall be provided. On drinking fountain shall comply with the requirements for people who use a wheel chair and one drinking fountain shall comply with requirements for standing persons. (2) provided.

**Section 1109.12.3 Point of sale and service counters.**

The main entry/ lobby service counter is accessible. A 34" height portion of the service counter will be provided.

**Section 1109.13 Controls, operating mechanisms and hardware.**

All door hardware is lever handle or stationary/punch/pulls.

**Section 1111 Signage**

To be by Owner, but will comply.

**Chapter 4**

Section 406 Curb Ramps. The main entry and access from accessible parking access isle includes curb ramp to comply.

**Chapter 5**

Section 502 Parking Spaces. (4) accessible parking spaces 9' wide x 19' deep with an 8' minimum wide access isle provided.

**Chapter 6**

Section 602.4 Spout outlet heights for drinking fountains.  
 (1) at 36" max. for wheel chair use and (1) between 38"-43" for standing persons provided.

**Section 603.1 Clearances, door swings, mirrors, operable parts at all adult accessible toilet rooms and child accessible toilet rooms comply.**

Section 604 Water Closets and Toilet Compartments. Clearances an grab bars shown to comply with Adult and Child accessible requirements.

**Section 606 Lavatories and Sinks**

All adult and child accessible toilet rooms include lavatories at 34" height, 27" clearance, & 30" widths.

**Section 804.4 Sinks.**

All counter sinks comply with Section 606.  
 34" Height. Removable sink base or open space to comply with Section 306.

**APPLICABLE CODES:**

- 2020 Minnesota Building Code
- 2024 Minnesota Energy Code
- 2020 Minnesota Accessibility Code
- 2020 Minnesota Mechanical and Fuel Gas Code
- 2020 Minnesota Plumbing Code
- 2020 Minnesota Fire Code
- Minnesota Electrical Coded

2020 Minnesota Provisions to the State Building Code

National Fire Alarm and Signalling Code (NFPA) 72

NFPA 13 Standard for the Installation of Sprinkler Systems



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**Project No:**

24005

**Date Last Revised:**

03-25-24, 07-17-25, 10-26-24,  
 11-20-25, 12-28-25,  
 90% Progress Set 01-26-26  
 Bid\_Permit Set 02-02-26

**File Name:**

24005 Kids Haven Monticello  
 02-02-26.pln

**Drawn By:**

MJT

**Minnesota License No.:**

23592

**Date Signed:**

00-00-0000

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

**Signature**

Michael J. Thomas

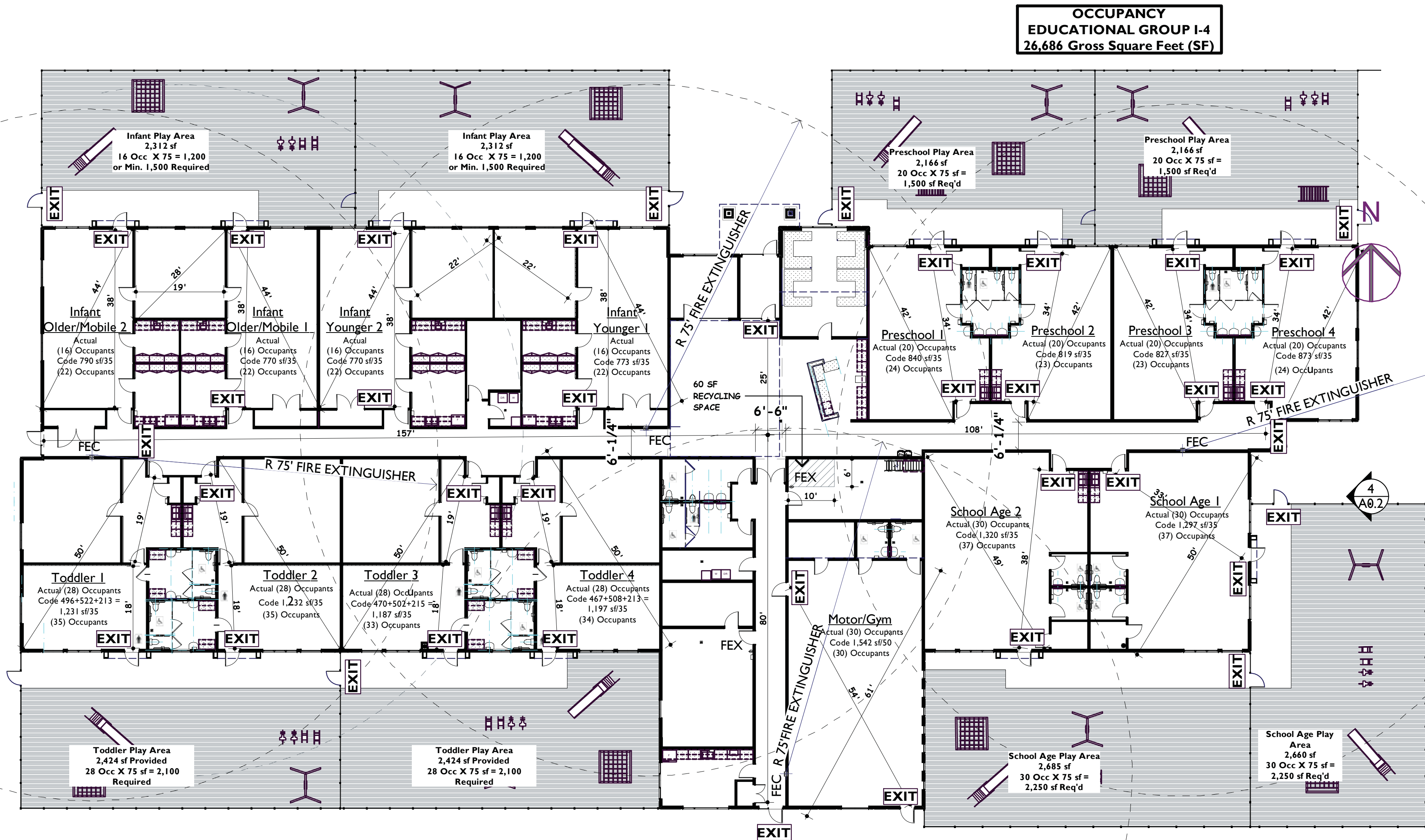
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**KID'S HAVEN**  
 CHILD CARE & PRESCHOOL

**Kid's Haven Child Care & Preschool**  
 New Building  
 School Boulevard  
 Monticello, MN

**A0.3**

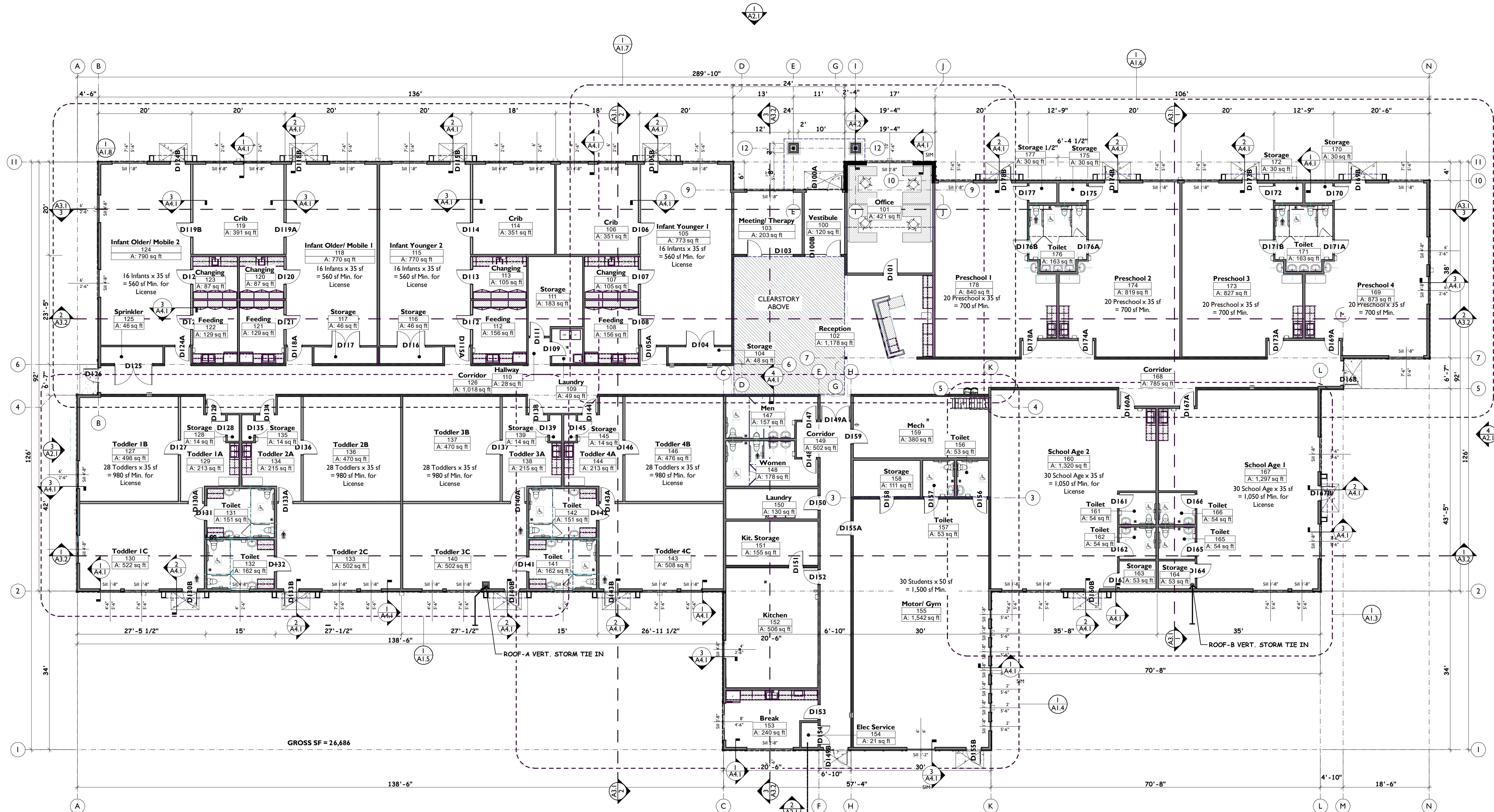
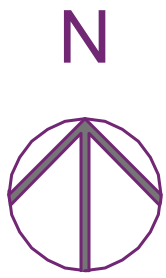


**Code Plan - First Story**

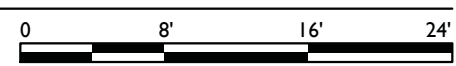
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0' 8' 16' 32'

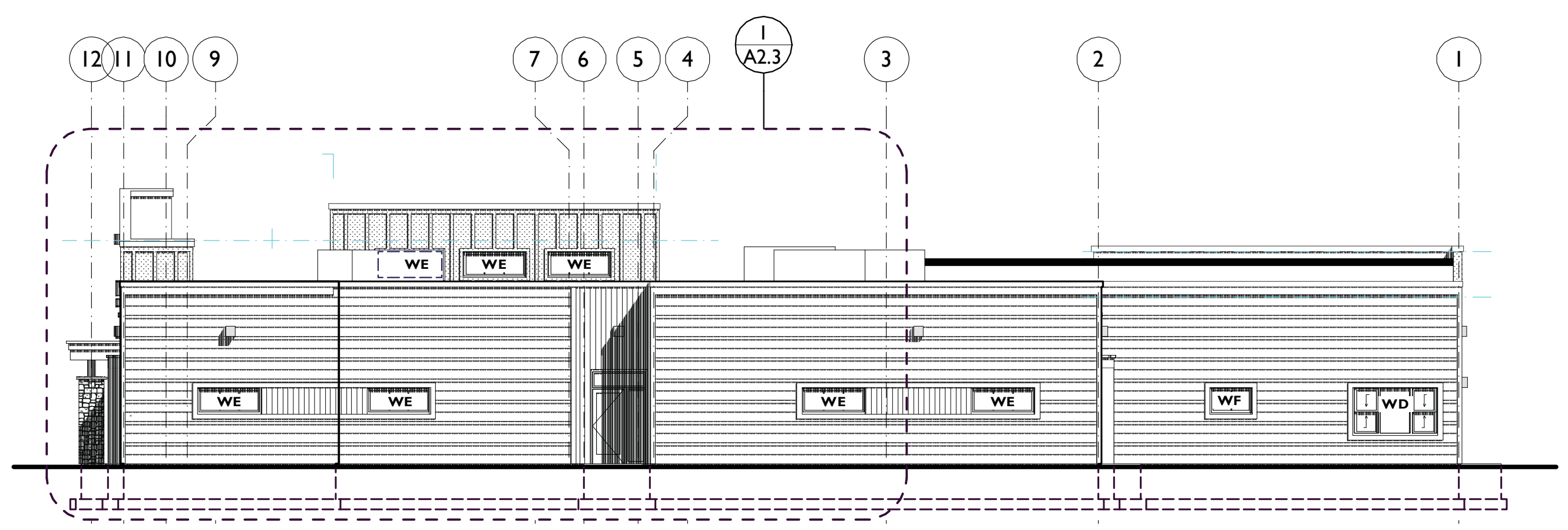
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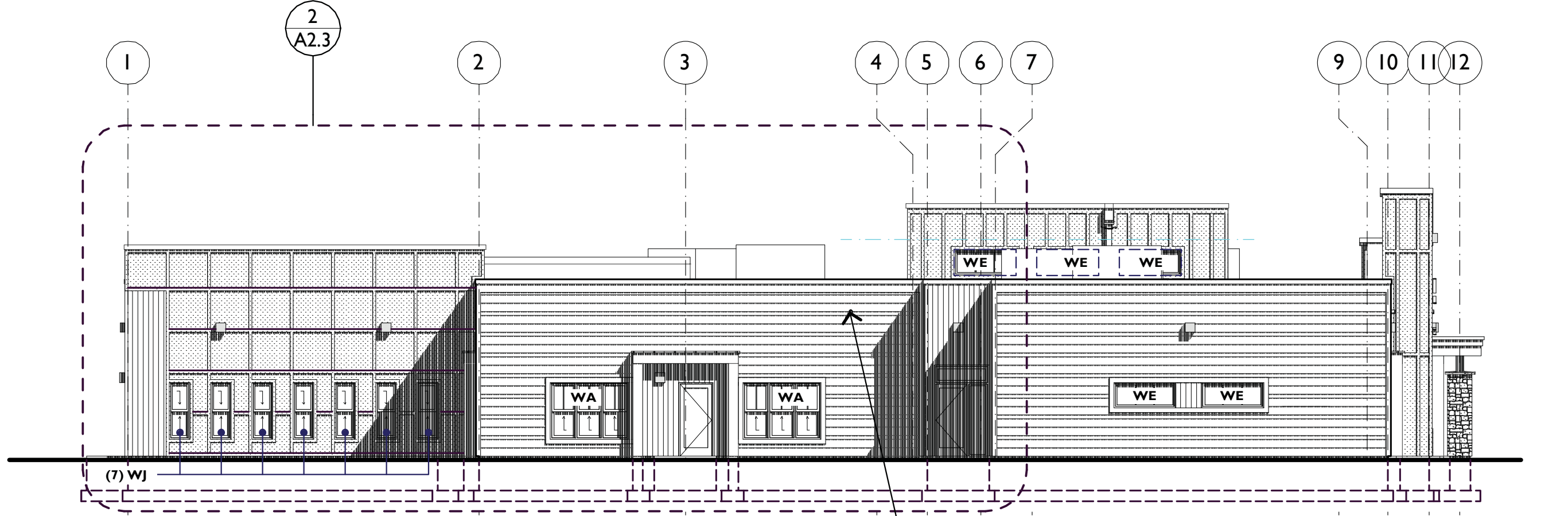
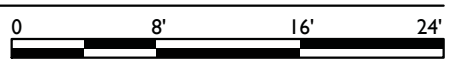
**1 First Story Floor Plan**  
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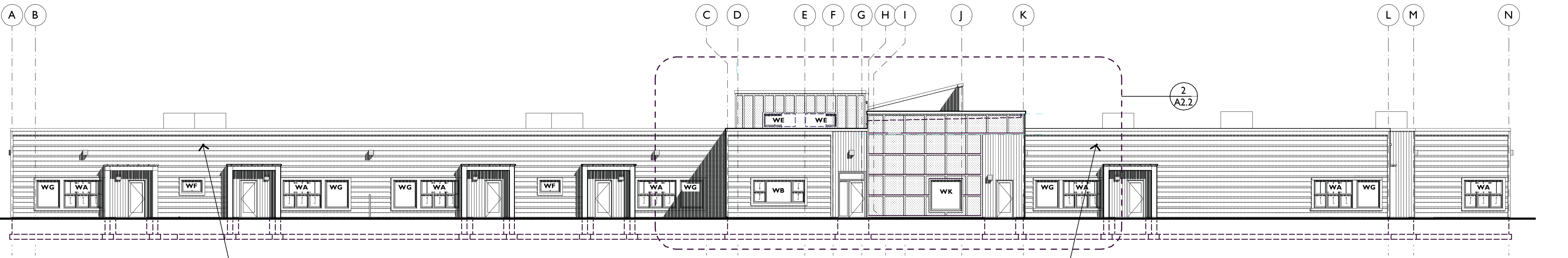
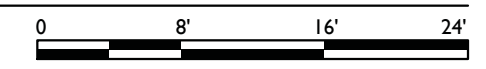
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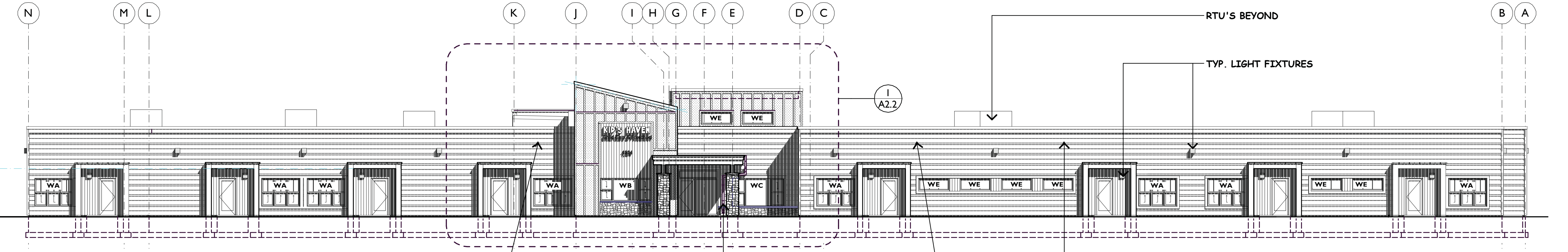
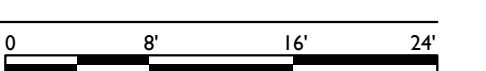
**3 West Exterior Elevation**  
 SCALE: 3/32" = 1'-0"



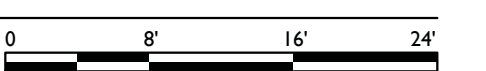
**4 East Exterior Elevation**  
 SCALE: 3/32" = 1'-0"



**2 South Exterior Elevation**  
 SCALE: 3/32" = 1'-0"



**1 North Exterior Elevation**  
 SCALE: 3/32" = 1'-0"



SCALE INDICATED BASED UPON PRINTED 24" X 36" (ARCHITECTURAL D) SHEET



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**Project No:**  
24005  
**Date Last Revised:**  
03-25-24, 07-17-25, 10-26-24,  
11-20-25, 12-28-25,  
90% Progress Set 01-26-26  
 Bid\_Permit Set 02-02-26

**File Name:**  
24005 Kids Haven Monticello  
02-02-26.pln  
**Drawn By:**  
MJT  
**Minnesota License No.:**  
23592

**Date Signed:**  
00-00-0000  
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

**Signature**

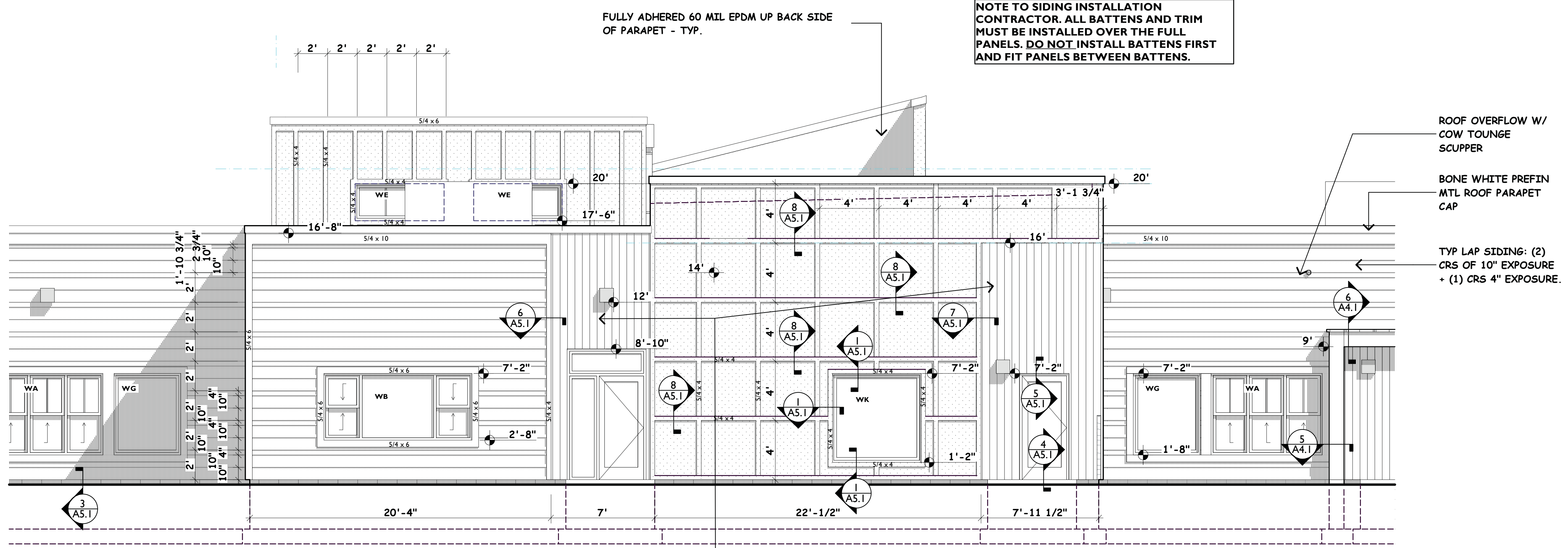
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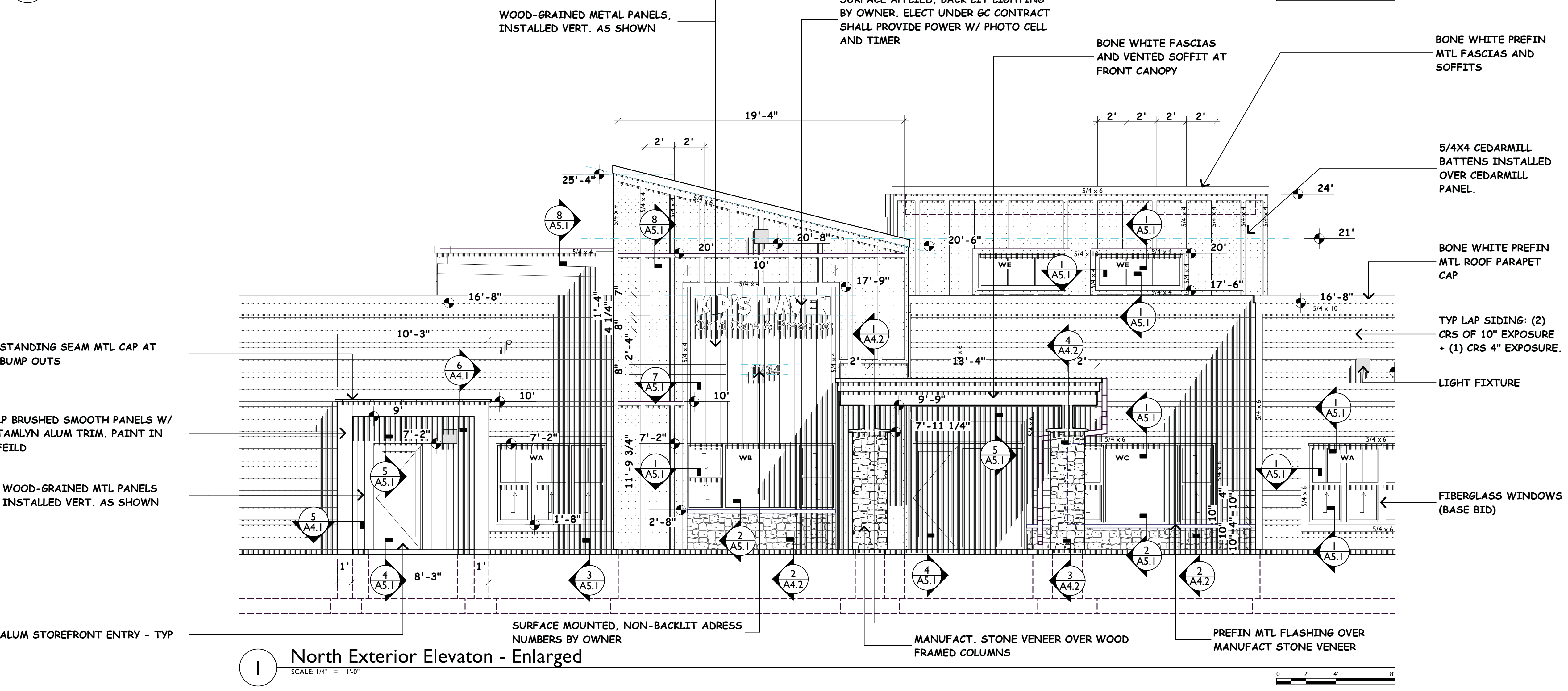
**Kid's Haven Child Care & Preschool**  
 New Building  
 School Boulevard  
 Monticello, MN

**A2.2**

**NOTE TO SIDING INSTALLATION CONTRACTOR. ALL BATTENS AND TRIM MUST BE INSTALLED OVER THE FULL PANELS. DO NOT INSTALL BATTENS FIRST AND FIT PANELS BETWEEN BATTENS.**



**2 South Exterior Elevation - Enlarged**  
 SCALE: 1/4" = 1'-0"



ALUM STOREFRONT ENTRY - TYP

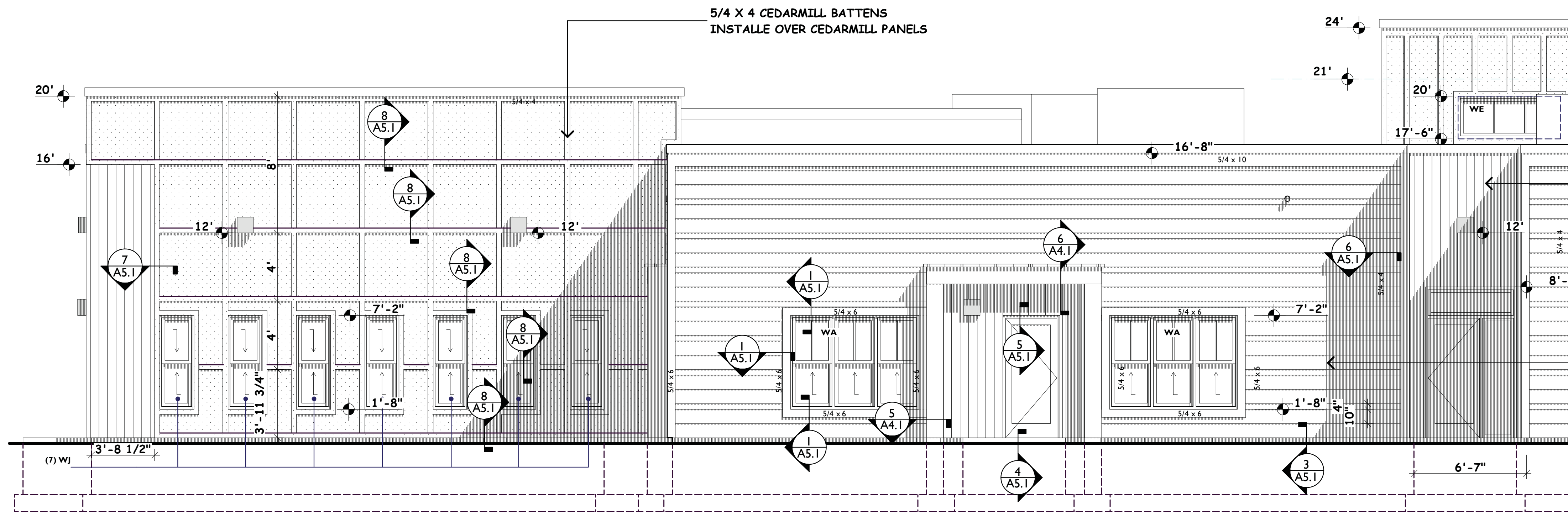
STANDING SEAM MTL CAP AT BUMP OUTS

LP BRUSHED SMOOTH PANELS W/ TAMLYN ALUM TRIM. PAINT IN FEILD

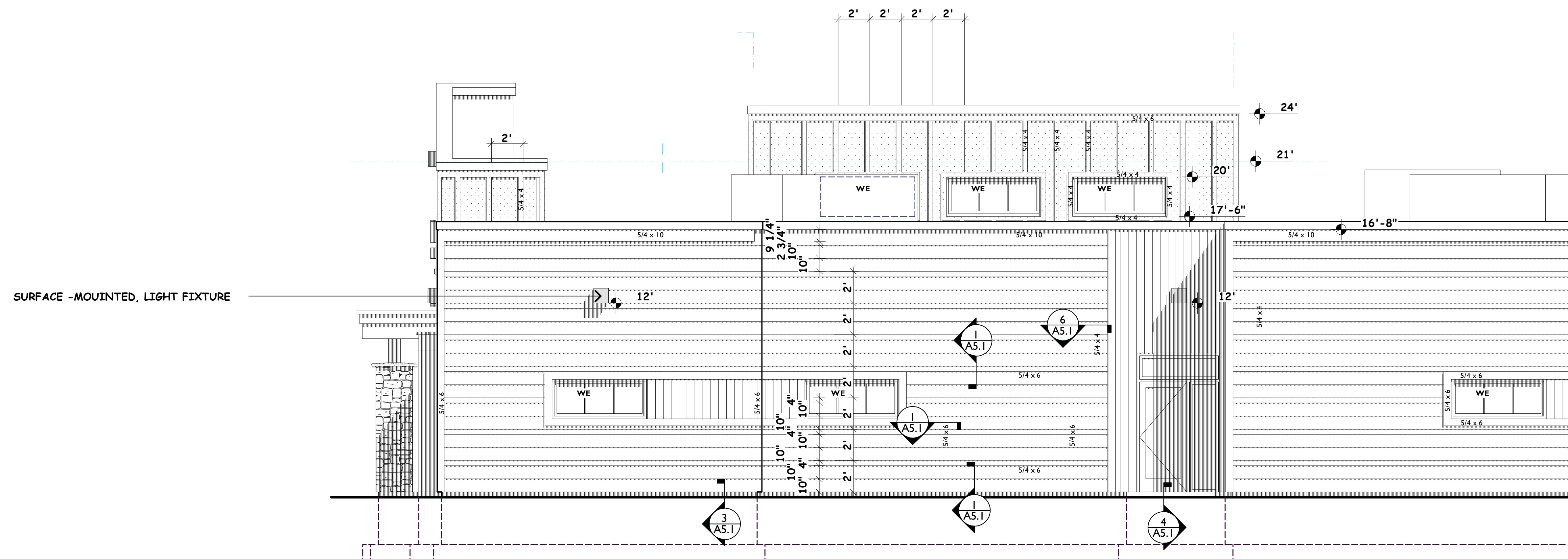
WOOD-GRAINED MTL PANELS INSTALLED VERT. AS SHOWN

ALUM STOREFRONT ENTRY - TYP

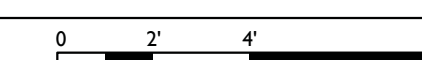
SCALE INDICATED BASED UPON PRINTED 24" X 36" (ARCHITECTURAL D) SHEET



**2 East Exterior Elevation - Enlarged**  
 SCALE: 1/4" = 1'-0"

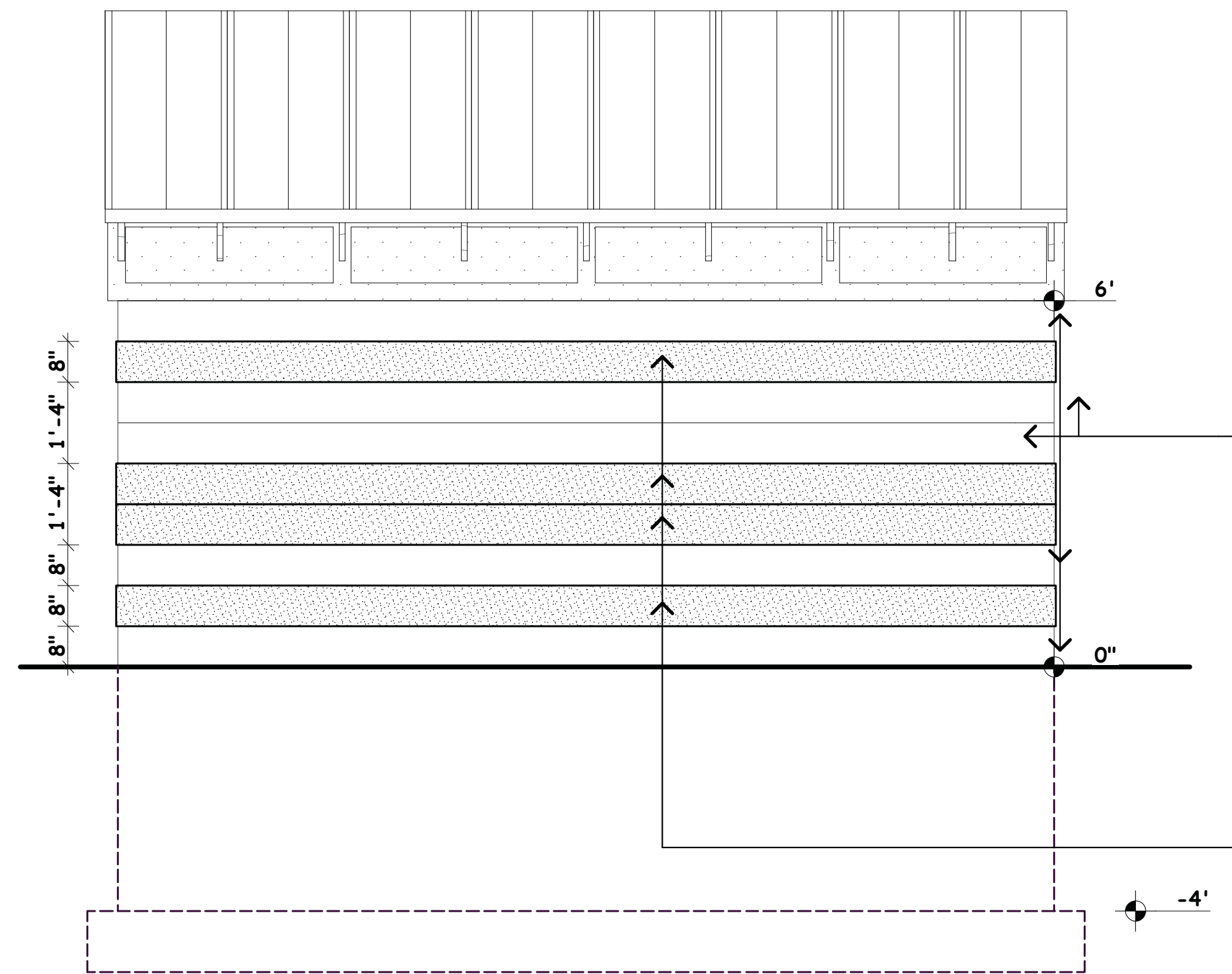


**1 West Exterior Elevation - Enlarged**  
 SCALE: 1/4" = 1'-0"

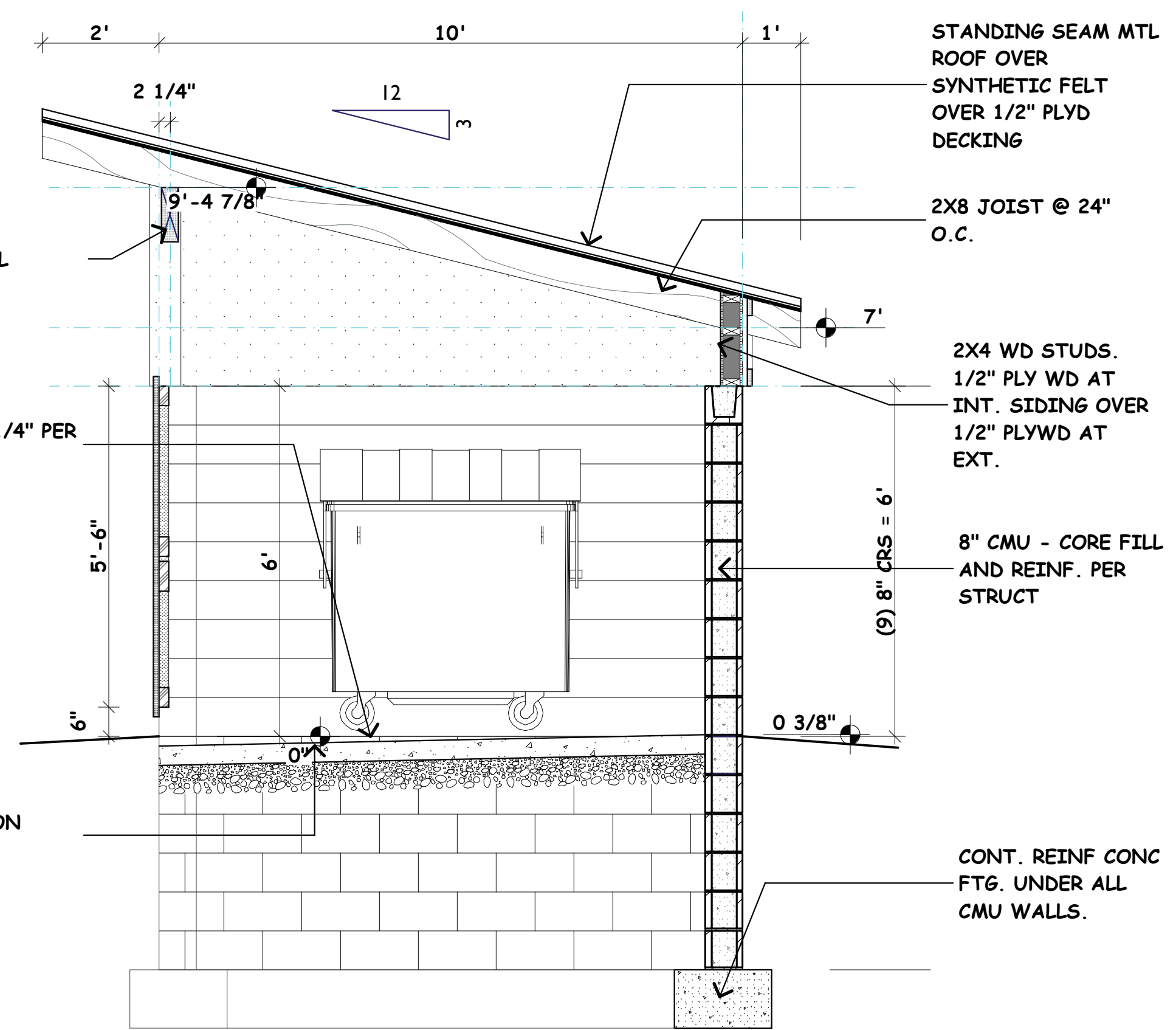




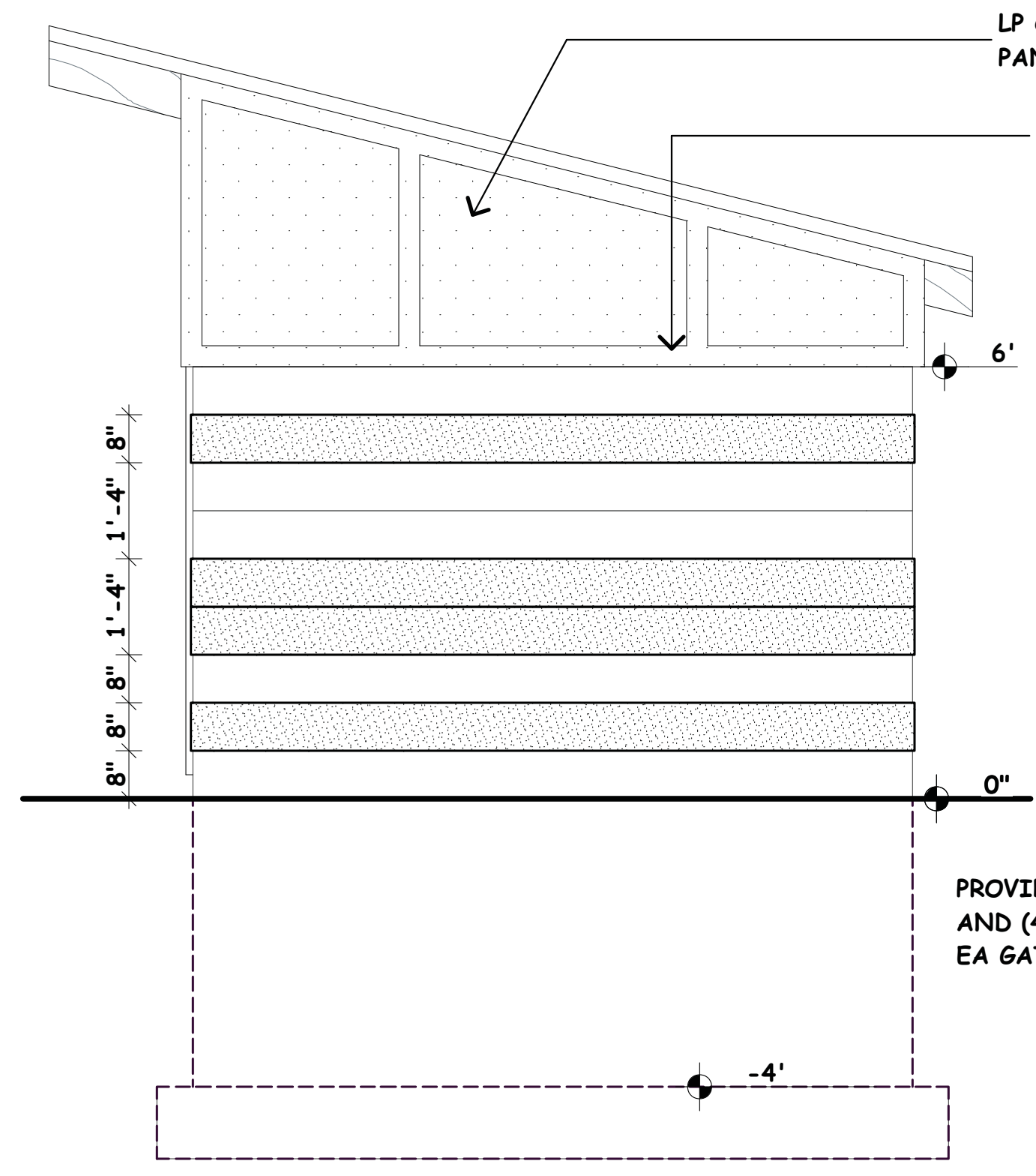
4 Trash Enclosure



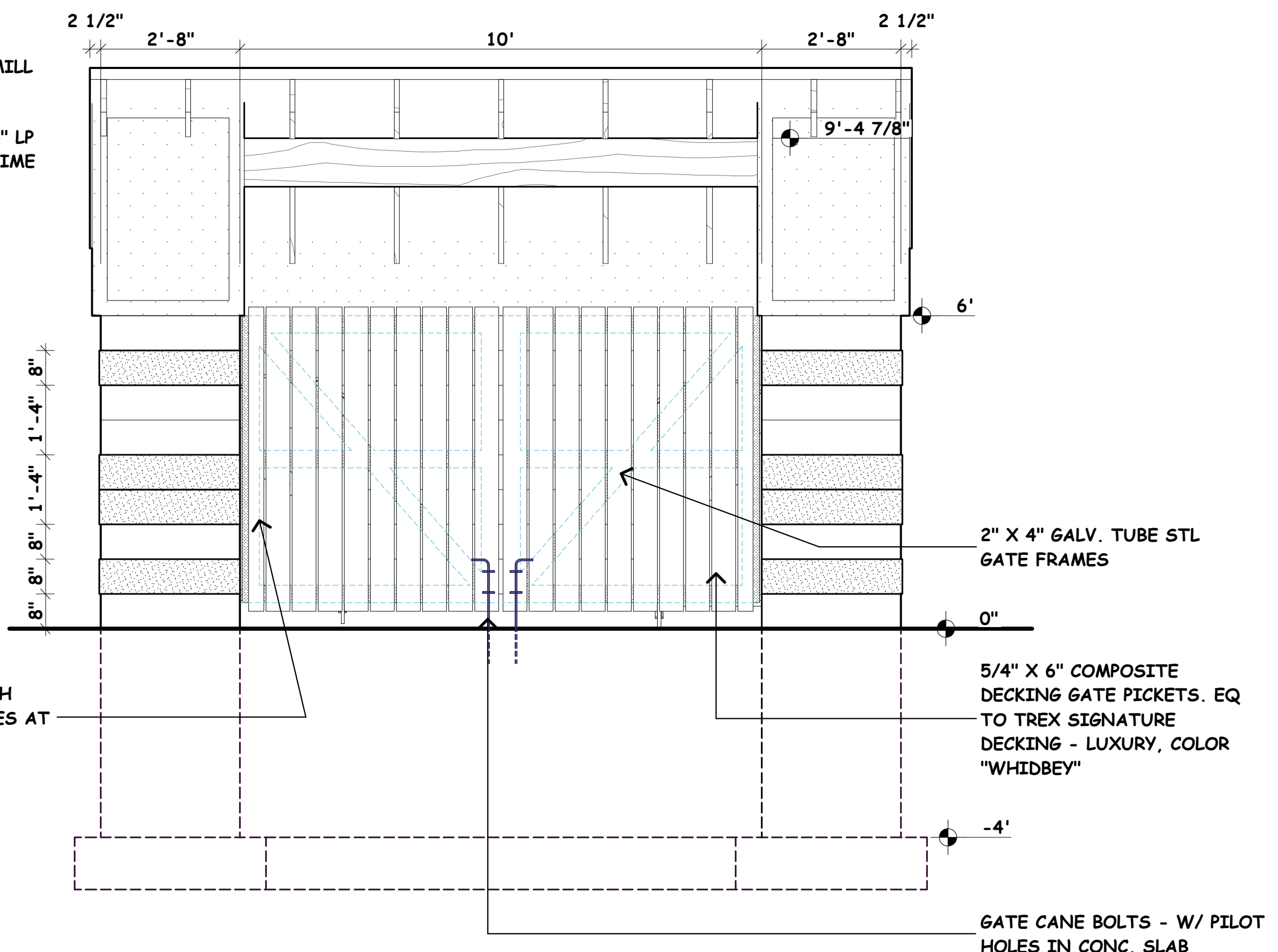
5 Trash Enclosure - Back Elevation  
SCALE: 1/2" = 1'-0"



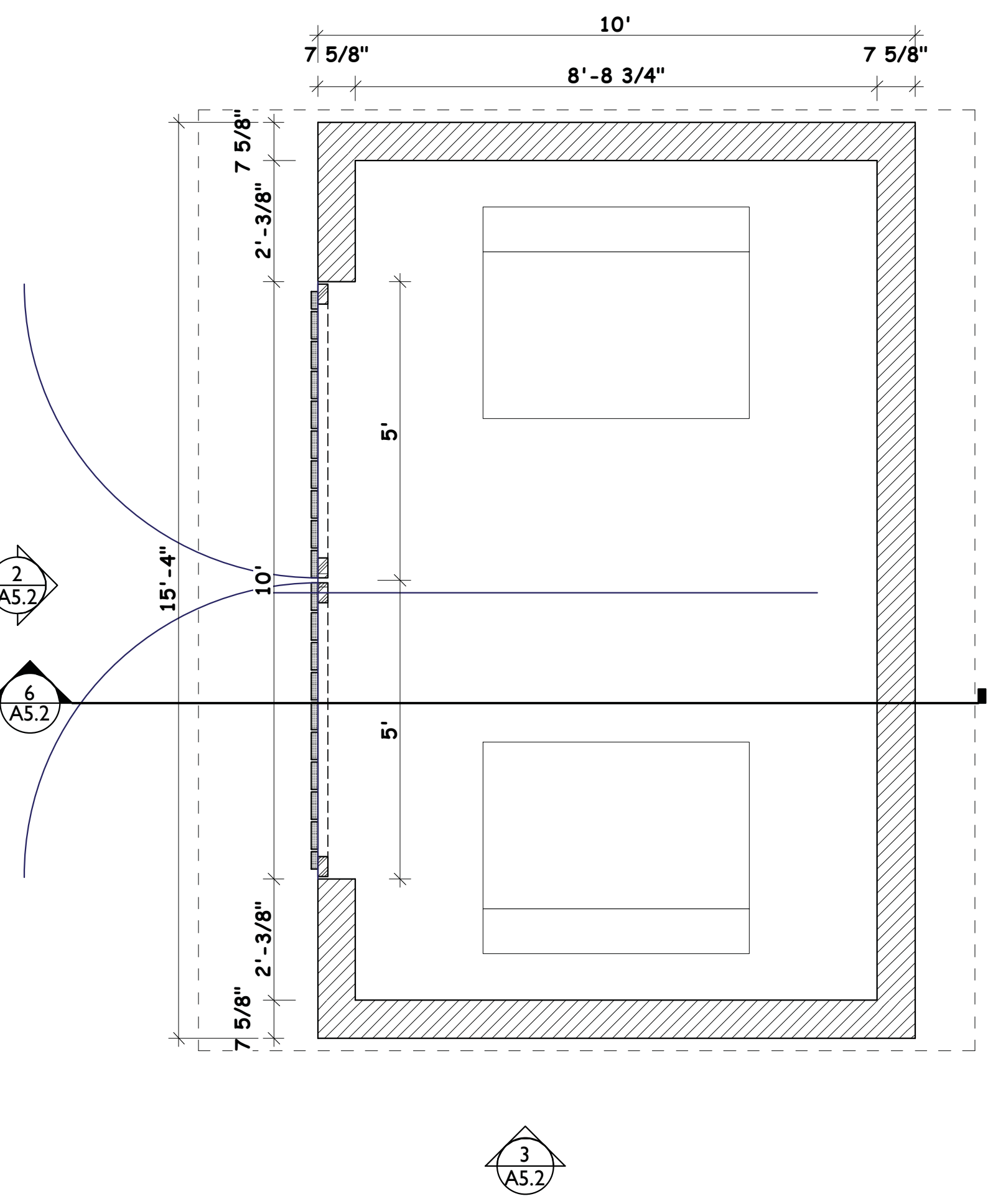
6 Trash Encl Section  
SCALE: 1/2" = 1'-0"



3 Trash Enclosure - Side Elevation  
SCALE: 1/2" = 1'-0"



2 Trash Enclosure - Front Elevation  
SCALE: 1/2" = 1'-0"



1 Trash Enclosure Plan  
SCALE: 1/2" = 1'-0"



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Phone: 651-245-2346  
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Web: michaeljthomasarchitect.com

Project No: 24005  
Date Last Revised: 03-25-24, 07-17-25, 10-26-24, 11-20-25, 12-28-25, 90% Progress Set 01-26-26, Bid\_Permit Set 02-02-26

File Name: 24005 Kids Haven Monticello 02-02-26.pln  
Drawn By: MJT

Minnesota License No.: 23592  
Date Signed: 00-00-0000

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

Signature  
Michael J. Thomas

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Kid's Haven Child Care & Preschool  
New Building  
School Boulevard  
Monticello, MN

A5.2

SCALE INDICATED BASED UPON PRINTED 24" X 36" (ARCHITECTURAL D) SHEET

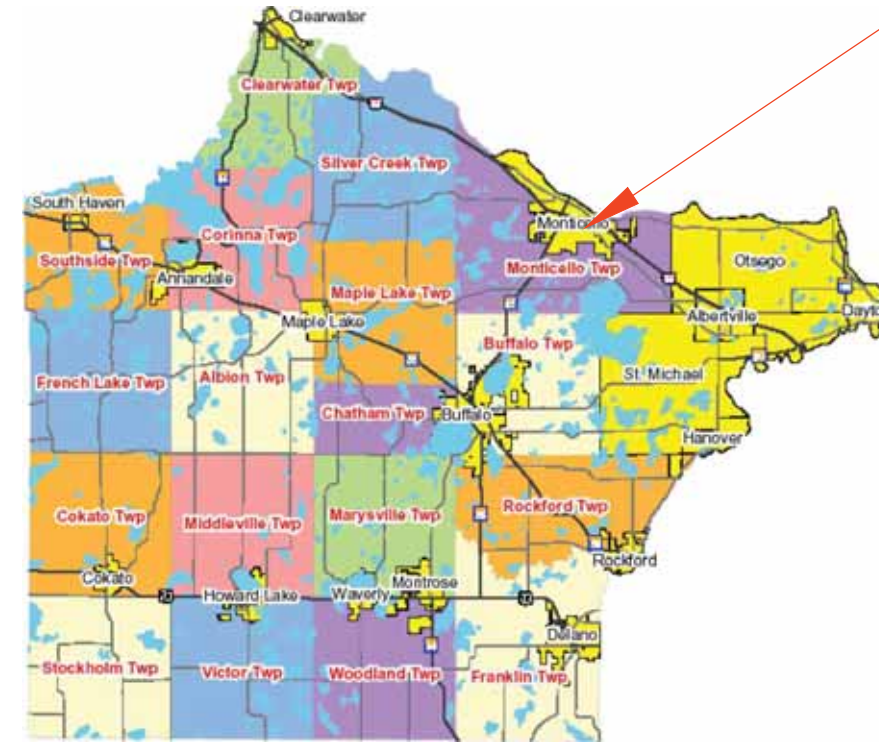
# KID'S HAVEN

## SITE IMPROVEMENT PROJECT

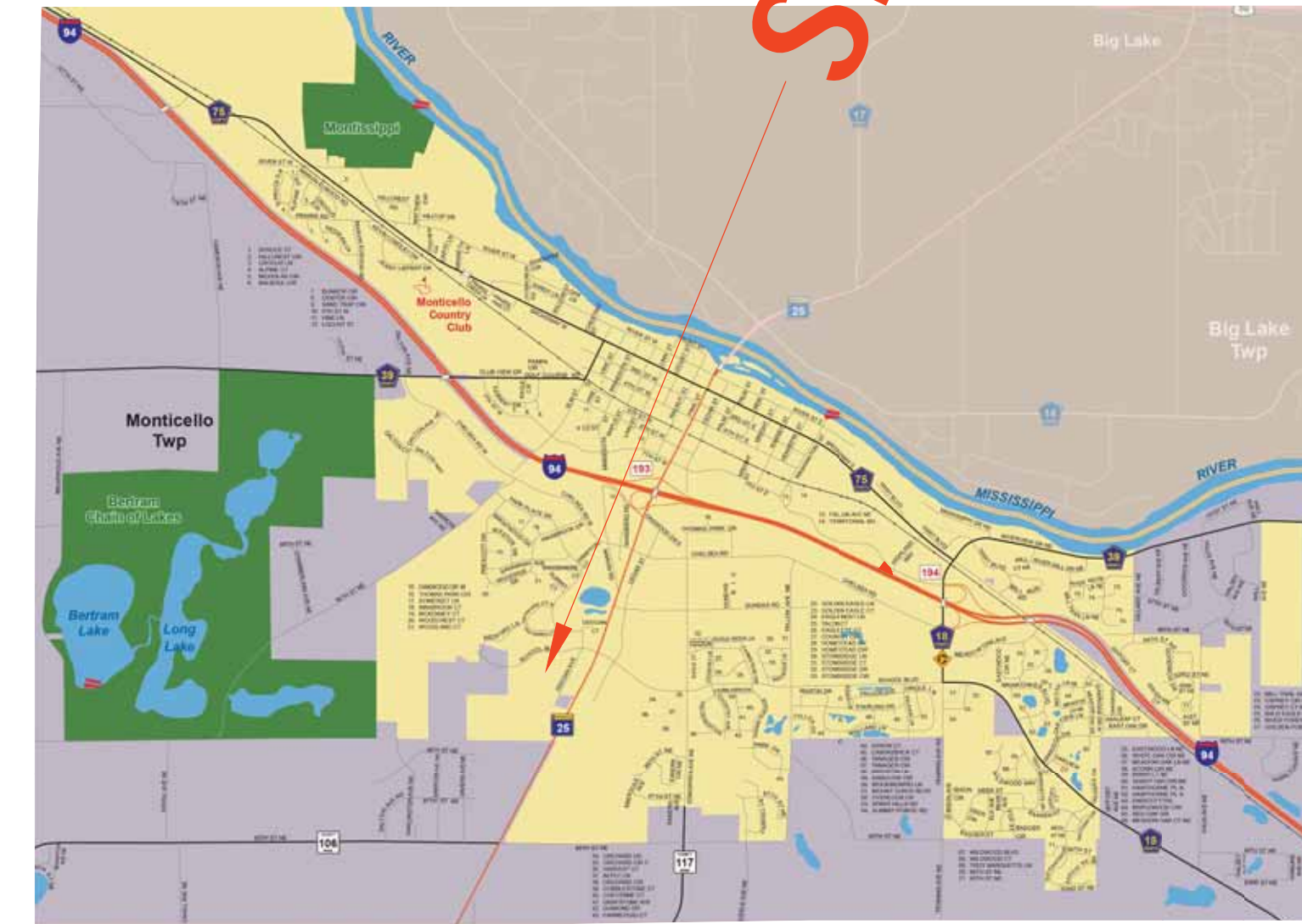
### MONTICELLO, MN



MINNESOTA



WRIGHT COUNTY



CITY OF MONTICELLO



PROJECT LOCATION

**INDEX OF CIVIL SITE DRAWINGS:**

- C0 PROJECT LOCATION PLAN
- C1.1 SITE PLAN
- C2.1 GRADING AND DRAINAGE PLAN
- C3.1 SANITARY SEWER & WATER PLAN
- C4.1 STORM SEWER PLAN
- C5.1 STORM WATER POLLUTION PREVENTION PLAN
- C6.1 EXISTING CONDITIONS & REMOVAL PLAN
- C7.1-C7.2 DETAILS

CLIENT:  
**KID'S HAVEN  
 CHILD CARE AND  
 PRESCHOOL**  
 302 12th Ave S  
 Buffalo, MN 55313  
 Missy Sjolín  
 msjolin@kidshaven.net  
 763-682-3072

**KID'S HAVEN  
 SITE IMPROVEMENT PROJECT**

xxxxx School Blvd  
 Monticello, MN 55362

**PROJECT LOCATION PLAN**

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

Date: 02/02/26 Reg. No. 24348

PREPARED BY: **CIVIL ENGINEERING**  
 SITE DESIGN

1118 East Broadway St.  
 Monticello, Mn 55362  
 Phone: 763-314-0929  
 www.civiled.com

REVISIONS

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
02/02/26	SD	SD	SD

FILE NO. 00992

**CO**

Project Location plan

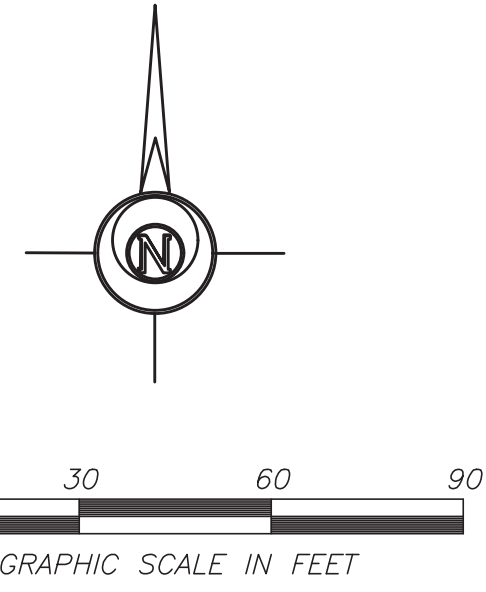
**GENERAL NOTES**

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY THE PERMITTING AUTHORITIES.
- WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATION SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND PIPING, VALVING, ETC.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT IF OWNER HAS PROVIDED SUCH REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED. IF REQUESTED BY THE OWNER, CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, LICENSED WITHIN THE STATE, WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AND PAVEMENT AREAS HAVE BEEN COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

- THE LOCATIONS OF THE UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE SURVEY RECORDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- ALL EXISTING DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- ALL EXISTING CONCRETE CURBING AND PAVEMENT TO REMAIN SHALL BE PROTECTED FROM DAMAGE. CONTRACTOR TO REPAIR ANY DAMAGED EXISTING CURB AND PAVEMENT AT CONTRACTOR'S EXPENSE.
- THE CITY WILL NOT BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED ASSOCIATED WITH VARIATIONS IN THE AS-BUILT ELEVATIONS. THESE ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

**SITE DATA:**

EXISTING ZONING: B-3 BUSINESS DISTRICT	ADDITIONAL PROPOSED IMPERVIOUS LOT 1 AREA: 73,297 SF (building and pavement areas)
TOTAL AREA OUTLOT C: 305,756 SF = 7.02 ACRES	EXISTING IMPERVIOUS AREA: 4,651 SF (includes existing pavement areas)
TOTAL AREA LOT 1: 127,517 SF = 2.93 ACRES	TOTAL IMPERVIOUS AREA: 77,948 SF
PROPOSED BUILDING AREA: 26,704 SF	PERCENT PROPOSED IMPERVIOUS AREA: 61.13% (% of lot area: 77,948/127,517)
FLOOR AREA RATIO (ALL FLOORS): 0.209 (26,704 / 127,517)	TOTAL PEROUS AREA: 49,569 SF (landscape, turf areas)
EXISTING IMPERVIOUS AREA LOT 1: 4,651 SF (includes existing pavement area)	PERCENT PEROUS AREA: 38.87% (% of lot area: 49,569/127,517)
	DISTURBANCE AREA: 38,535 SF 3.26 AC



**LEGEND:**

- EXISTING BOUNDARY
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING R/W LINE
- CONCRETE LIGHT DUTY
- CONCRETE HEAVY DUTY
- BITUMINOUS PAVEMENT
- AGGREGATE SURFACE
- PROPOSED R/W OR LOT LINE
- PROPOSED CURB AND GUTTER STANDARD
- PROPOSED CURB AND GUTTER TIP-OUT
- PROPOSED PARKING STALLS
- PROPOSED PROOF PARKING STALLS

**KEY NOTES:**

- BITUMINOUS PAVEMENT; SEE SECTION ON DETAIL SHEET
- CONCRETE PAVEMENT HEAVY DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET
- PUBLIC SIDEWALK. SEE MONTICELLO DETAIL ON SHEET C7.2
- CONCRETE PAVEMENT LIGHT DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET (PRIVATE SIDEWALK)
- B612 (6") CONCRETE CURB & GUTTER MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
- B612 (6") CONCRETE OUTFLOW CURB & GUTTER. (TIP-OUT FLOWLINE) MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
- PAINT 4" SOLID STRIPE - WHITE LATEX PAINT
- RIBBON CURB CONCRETE CURB & GUTTER MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
- SAWCUT AND REMOVE EXISTING PAVEMENT SURFACE FOR CLEAN EDGE
- EXISTING PAVEMENT TO REMAIN
- EXISTING UTILITIES TO REMAIN IN PLACE. CONTRACTOR TO PROTECT
- COMMERCIAL DRIVEWAY ENTRANCE SEE DETAIL
- PERVIOUS AREA. SEE LANDSCAPE PLAN BY OTHERS.
- 6' TRANSITION RIBBON CURB TO B612 CURB
- PED RAMP TO COMPLY WITH AMERICANS WITH DISABILITIES ACT & MnDOT STANDARD PLAN 5-297.250 INCLUDING CONTRASTING DETECTABLE WARNING DEVICES. DEPRESS BACK OF CURB AT RAMP.
- PAINT 24" HIGH LETTERS - WHITE.
- PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY-WHITE LATEX PAINT.
- ACCESSIBLE PARKING SIGN (MNDOT #'S R7-8A AND R7-8B). CENTER SIGN ON PARKING STALL. LOCATION PER GENERAL CONTRACTOR. MOUNT ON 6" CONCRETE BOLLARD. SEE DETAIL SHEET.
- NO PARKING SIGN (MNDOT # R8-3). CENTER SIGN ON ADA ACCESS AISLE. LOCATION PER GENERAL CONTRACTOR. MOUNT ON STEEL CHANNEL POST. SIGN HEIGHT PER MN ADA REQUIREMENTS.
- METAL FENCE. 4.0 FT HEIGHT. AMERISTAR MONTAGE MAJESTIC WROUGHT IRON OR EQUAL. BLACK COLOR. INSTALL PER MANUFACTURE REQUIREMENTS. SEE EXAMPLE PICTURE THIS SHEET.
- TYPICAL VALLEY GUTTER (SEE DETAIL)
- PLAY GROUND AREA: MASS GRADING OF ALL PLAY AREAS TO HAVE 3.5" HOLD-DOWN FOR PLAYGROUND SURFACE MATERIAL INSTALLED BY OTHERS.
- SAWCUT AND REMOVE EXISTING BITUMINOUS FOR CLEAN EDGE. PROVIDE MIN. 2.0' WIDTH FROM CURB LIP EDGE AT CONCRETE CURB LOCATIONS OR CONCRETE VALLEY GUTTER. PATCH WITH BITUMINOUS PAVEMENT PER CITY REQUIRED SECTION. MATCH EXISTING PAVEMENT ELEVATIONS AND CROSS SLOPE.
- LIGHT POLE. REFER TO LIGHTING AND PHOTOMETRIC PLAN FOR LIGHT LOCATIONS AND SPECIFICATIONS. FOUNDATIONS BY GENERAL CONTRACTOR. VERIFY FOUNDATION SIZE WITH OWNERS ARCHITECT.
- INSTALL TRAFFIC 'STOP' SIGN (MNDOT R1-1) MOUNTED ON STEEL POST. GENERAL CONTRACTOR TO COORDINATE LOCATION.

**SURVEY DATA**

SURVEY INFORMATION PROVIDED BY: MEYER ROHLIN LAND SERVICES  
708 1st AVENUE NE  
BUFFALO, MN 55313  
DATED: DECEMBER 10, 2025  
BENCHMARK NO. 2:  
TOP NUT HYDRANT  
ELEV.=964.89

**EXISTING DESCRIPTION**

OUTLOT C, JEFFERSON COMMONS EXCEPT THAT PART PLATTED AS JEFFERSON COMMONS SECOND ADDITION, WRIGHT COUNTY, MINNESOTA.

**PROJECT LOCATION**

NE 1/4 of the SE 1/4  
SECTION 15 TOWNSHIP 121, RANGE 25,  
WRIGHT COUNTY, MINNESOTA.

**PARKING DATA**

**REQUIRED PARKING**  
1.0 SPACE FOR EACH EMPLOYEE PLUS  
ONE SPACE PER FIVE CHILDREN  
316 STUDENTS  
35 STAFF MAX SHIFT  
TOTAL REQUIRED STALLS = 99

**PROVIDED PARKING**  
85 STALLS (INCLUDES 4 HANDICAP STALLS)  
14 PROOF PARKING STALLS

**SETBACKS:**

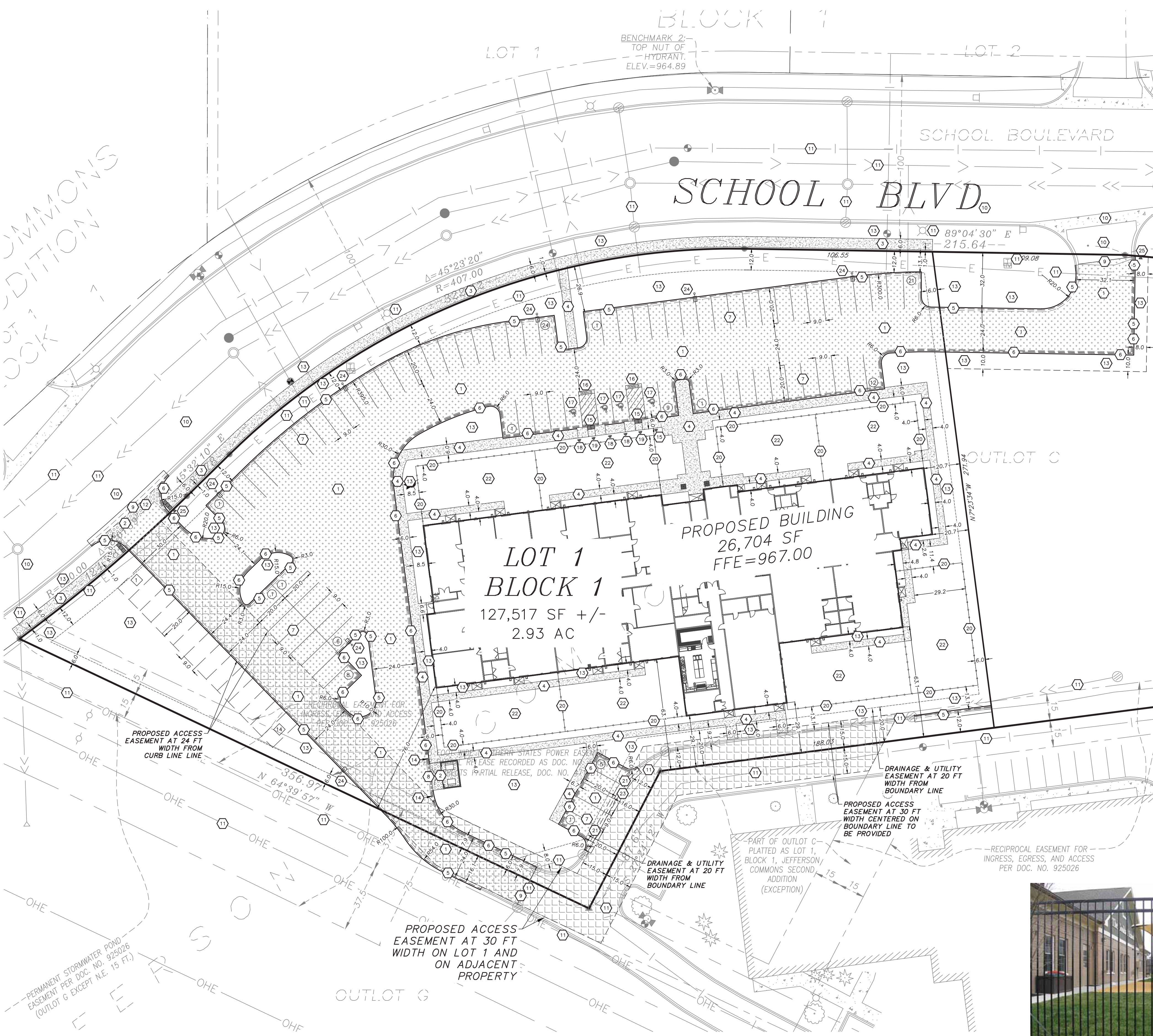
LOCATION:	BUILDING
FRONT:	30'
INTERIOR SIDE YARD:	10'
REAR YARD:	20'
STREET SIDE:	20'

**LOT MINIMUM:**

Base Lot Area	No Minimum
Base Lot Width	100 ft Minimum

**SITE PLAN NOTES**

- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- MATCH EXISTING GRADES AT EXISTING PAVEMENT TO REMAIN.
- EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT FOR CLEAN EDGE. TACK SHALL BE USED ON ALL VERTICAL EDGES PRIOR TO PATCHING.
- CONTRACTOR SHALL VERIFY AND COORDINATE CONDUIT REQUIREMENTS FOR UNDERGROUND UTILITIES IF ANY WITHIN THE WORK ZONE WITH THE OWNER PRIOR TO PAVING.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FIRE MARSHALL FOR POSTING OF FIRE LANES, CURB MARKING AND SIGNAGE AS REQUIRED.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING SITE FEATURES THAT INTERFERE WITH NEW WORK AS SHOWN.



EXAMPLE METAL FENCE

**INDEX OF CIVIL SITE DRAWINGS:**

C0	PROJECT LOCATION PLAN
C1.1	SITE PLAN
C2.1	GRADING AND DRAINAGE PLAN
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CLIENT:  
**KID'S HAVEN  
CHILD CARE AND  
PRESCHOOL**  
  
302 12th Ave S  
Buffalo, MN 55313  
  
Missy Sjoln  
msjoln@kidshaven.net  
763-682-3072

**KID'S HAVEN  
SITE IMPROVEMENT PROJECT**  
  
xxxxx School Blvd  
Monticello, MN 55362  
  
SITE PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
  
Date: 02/02/26 Reg. No. 24348  
PREPARED BY: CIVIL ENGINEERING SITE DESIGN  
1118 East Broadway St.  
Monticello, MN 55362  
Phone: 763-314-0929  
www.civildesign.com

DATE	02/02/26
DRAWN BY	SD
DESIGNED BY	SD
CHECKED BY	SD

FILE NO. 00992

**C1.1**  
Site Plan



**SURVEY DATA**

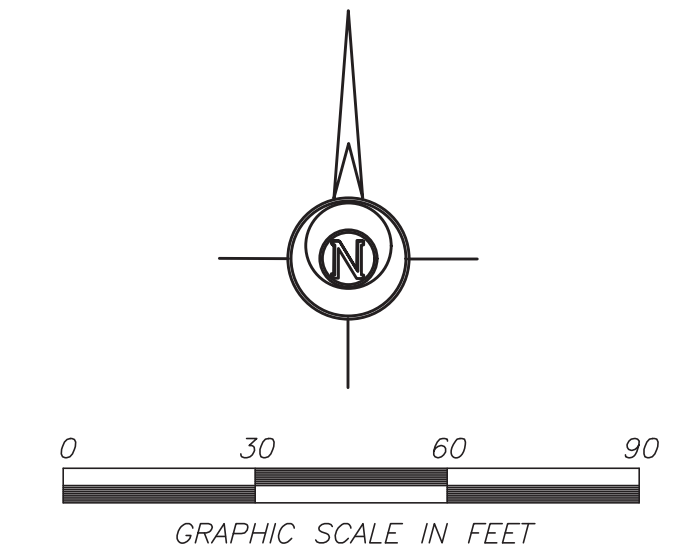
SURVEY INFORMATION PROVIDED BY:  
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708 1st AVENUE NE  
BUFFALO, MN 55313

DATED: DECEMBER 10, 2025

BENCHMARK NO. 2:  
TOP NUT HYDRANT  
ELEV.=964.89

**LEGEND:**

- 908 --- Existing Contours
- Existing Storm Sewer
- Existing Water Main
- Existing Sanitary Sewer
- Existing Trees
- Existing Body Line
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Gate Valve
- Proposed Storm Sewer
- Proposed Fire Hydrant



**GENERAL UTILITY NOTES**

- Specifications applicable for this project: Current standard specifications for the City of Monticello, MN and all Minnesota Department of Health and MPCA requirements except where modified by these contract documents.
- OSHA requirements shall be followed for all work on this project.
- The Contractor shall notify "Gopher State One Call" prior to any excavation (651-454-0002 or 1-800-252-1166 out state.)
- The Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction (storm sewer, sanitary sewer, water, natural gas, telephone, electric, etc.), and immediately notify the Engineer of any conflicts.
- The Contractor shall protect all existing utilities and facilities to allow proper functioning during and after construction. Any required supporting structures shall be supplied by the Contractor as work incidental to the contract.
- The contractor shall immediately notify the Engineer of any conflicts between existing utilities, and the proposed construction. The Engineer will coordinate with the Utility Company in question to determine the need for relocation of the existing utility.
- 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, any repairs necessary shall be performed by the Contractor at the Contractor's expense.
- Final Plot shall govern for easements.
- The Contractor shall coordinate with the local jurisdiction to obtain permits and meter for water source. All associated costs shall be incidental to the Contract, including disposal of test water into City's sanitary sewer system. The Contractor shall not operate gate valves or hydrants on the City's water supply system.
- The Contractor shall notify the City Engineer and the Project Engineer 48 hours prior to starting work or as required by the local jurisdiction or be subject to being shut down.
- The Contractor shall keep access roads clear of soil or other debris, and perform daily street cleaning as required by the NPDES permit. Positive drainage, controlled with erosion control and erosion prevention measures as required by the NPDES permit shall be performed. Inlet protection shall be installed within 48 hours after inlet construction. Unless specified on the plans or as a bid item on the Bid Form, any temporary culverts, ditches, filter fabric, etc. necessary to accomplish this shall be performed as incidental to the Contract.
- The Contractor shall preserve and protect the markers and monuments set for the subdivision of the land.
- The Contractor shall schedule the soils engineer to facilitate certification of all controlled fills in a timely fashion. Density tests shall meet the following:
  - Density tests shall be taken on all trenches at locations as determined by the Engineer or his representative.
  - Within the upper 3' of streets, private drives and parking lots, Contractor shall utilize approved soils that are within 1% optimum moisture content as defined by the Standard Proctor Test-ASTM: D-698 with 100% Standard Proctor Density and not exceeding compaction by more than 1%. Below the upper 3', compaction shall meet 95%. Grading tolerances shall be 0.1".
- The Owner shall pay for all testing of soils compaction. 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.
- All water main shall be installed with a minimum of 7.5 feet of cover.
- Contractor shall provide temporary traffic control in compliance with MN/DOT "Temporary Traffic Control Zone Layouts Field Manual" most recent version for construction adjacent to travel ways.
- Contractor shall be responsible for verification of the depth of existing stubs listed on this plan prior to the ordering of any fittings, structures, castings, etc. Engineer, Owner or City shall not be responsible for any discrepancies found as depths are estimated.
- The contractor shall coordinate schedule with adjacent property owners to minimize disturbance for water shut down and temporary closure of access if necessary.
- The contractor shall be responsible for coordinating with utility companies for power pole and/or line relocation required.
- The contractor shall provide all necessary traffic control.
- The contractor shall be responsible for all grading and restoration required to restore surfaces to like kind existing condition.
- Existing curb and pavement damaged or impacted on adjacent property shall be restored with in-kind materials and section. All match lines are to be saw cut.
- The contractor shall obtain a Utility Excavation Permit from the City Public Works Department prior to commencement of utility connections.
- City will not be responsible for costs incurred that are associated with variations in the utility as-built elevations. These elevations are to be field verified prior to construction.
- Property owners will maintain sanitary sewer mainline and watermain system within the site. Property owners will be responsible for maintenance of storm sewer system.
- Installation of fire suppression systems in buildings to only be installed when deemed necessary by building department based on building use and/or occupier activity.
- Sanitary and storm sewer crossing above or less than 12 inches below a water service shall be PVC pipe ASTM D 1785, ASTM D 2665, ASTM F 891, ASTM F 1488, ASTM F 1760, or ABS pipe ASTM F 1488 with the water service not containing any joints or connections within 10 feet of the crossing.
- Watermain and service line installation to comply with the requirements of Section 2611 of the City Engineers Association of Minnesota (CEAM), 2018 specifications or current edition.
- Tracer wire to be installed in accordance with Appendix D of the City of Monticello, MN General Specifications, revised July 2019 or latest edition.
- Where the watermain crosses either sanitary or storm sewer maintain 18" of separation and insulate with 4" rigid insulation.
- The City shall not be responsible for any additional costs incurred that are associated with variations in the utility as-built elevations. All utility connections shall be verified in the field.
- The City, or agents of the City, are not responsible for errors and omissions on the submitted plans. The Owner and Engineer of Record are fully responsible for changes or modifications required during construction to meet the City's standards.
- All watermain and sanitary sewer testing shall be conducted in accordance with the City standards and specifications. Copies of all test results shall be submitted to the City (Public Works Director, City Engineer), the Owner, and the Engineer of Record.
- Watermain shall have a minimum cover of 7.5'.
- Tracer wire installation shall be in accordance with the latest edition of the MN Rural Water Association Standards. See these standards for further details.
- The City will require televising for sanitary and storm sewer pipe installations prior to accepting a warranty for the utility system; provide report and video files to the City for review.

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CLIENT:

**KID'S HAVEN  
CHILD CARE AND  
PRESCHOOL**

302 12th Ave S  
Buffalo, MN 55313

Missy Sjoln  
msjoln@kidshaven.net  
763-682-3072

**KID'S HAVEN  
SITE IMPROVEMENT PROJECT**

xxxxx School Blvd  
Monticello, MN 55362

**SANITARY SEWER & WATER PLAN**

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

Date: 02/02/26 Reg. No. 24348  
PREPARED BY: CIVIL ENGINEERING SITE DESIGN

111 East Broadway St.  
Monticello, Mn 55362  
Phone: 763-314-0929  
www.civilsd.com

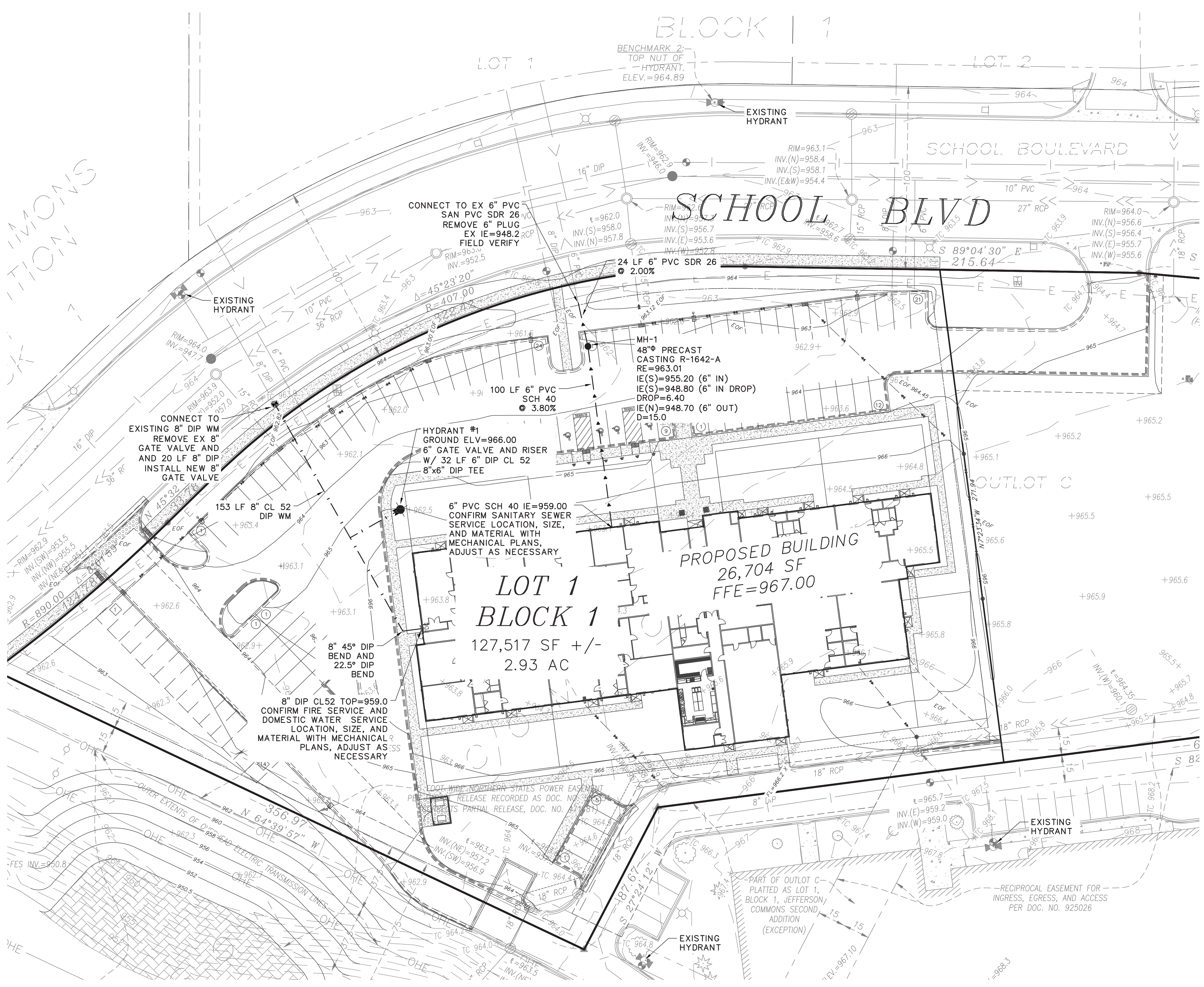
REVISIONS

DATE	BY	SD
02/02/26	SD	SD
	DESIGNED BY	SD
	CHECKED BY	SD

FILE NO. 00992

**C3.1**

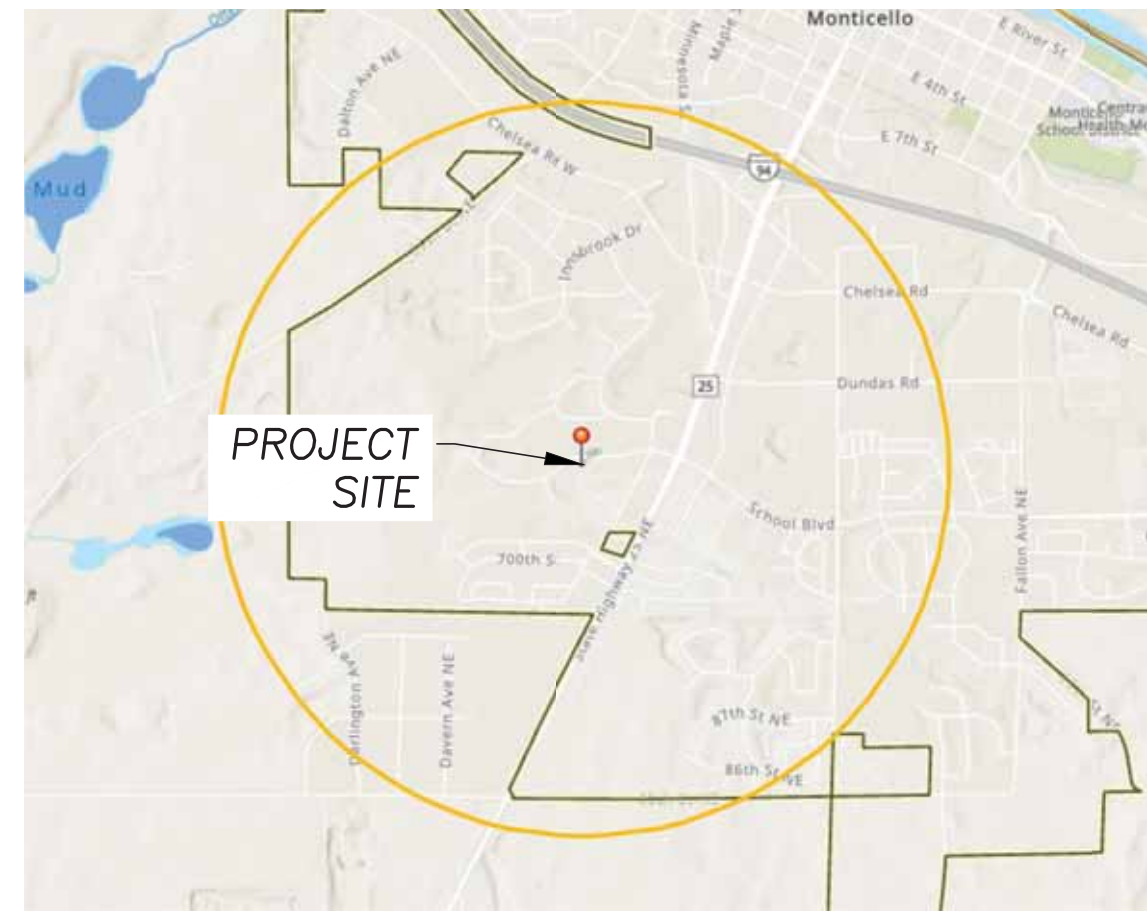
Sanitary Sewer & Water Plan





**SITE DATA:**

EXISTING ZONING: B-3 BUSINESS DISTRICT	ADDITIONAL PROPOSED IMPERVIOUS LOT 1 AREA: 73,297 SF (building and pavement areas)
TOTAL AREA OUTLOT C: 305,756 SF = 7.02 ACRES	EXISTING IMPERVIOUS AREA: 4,651 SF (includes existing pavement areas)
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EXISTING IMPERVIOUS AREA LOT 1: 4,651 SF (includes existing pavement area)	PERCENT PERVIOUS AREA: 38.87%
	DISTURBANCE AREA: 38,535 SF (3.26 AC)



NO IMPAIRED WATER WITHIN 1 MILE RADIUS OF PROJECT SITE

**RESPONSIBLE PARTY**

Contact information for the responsible party for erosion control is:

Owner: MISSY SJOLIN  
302 12TH AVE. S  
BUFFALO, MN 55313

Contractor: NOT KNOWN YET

Manager: NOT KNOWN YET

**DESIGN CALCULATIONS**

Design calculations, including soil types are on file with: Civil Engineering Site Design  
SWPPP Designer: Scott Dahke (Expires 2028)

**SWPPP NARRATIVE**

This commercial project construction will consist of site clearing, grading, utilities, and street construction. Construction is planned for 2026.

The permanent stormwater treatment for this project is part of an off-site regional pond located south of this project.

First, perimeter silt fence and rock construction entrance shall be installed. Then site work shall commence. The contractor shall dispose all debris off-site within 24 hours. Then the site can be graded, utilities installed, building constructed, curbing and pavements installed, final grade tolerance, and landscape final stabilization. Once final grade is established and certified, the site shall be stabilized with seed and mulch or sod. Once vegetation is established, temporary erosion control measures shall be removed.

**POLLUTION PREVENTION NOTES**

Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction debris and other wastes must be disposed of properly off-site and must comply with MPCA requirements.

Hazardous materials: oils, gasoline, paint, and any hazardous substance must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal must be in compliance with MPCA regulations.

External washing of trucks or other construction vehicles is not allowed on site. No engine degreasing is allowed on site. No concrete washouts are allowed on site.

Concrete truck washout is not to be allowed on site unless washout waste is contained with no discharge to ground surface or site drainage facilities. Containment systems are to be located a minimum 50 feet away from drainage facilities and watercourses. Containment systems shall have an impermeable liner. Containment system shall be clearly marked with signage.

All sanitary waste must be collected from portable toilet units on site by a licensed waste management contractor. The units must be secured and shall be maintained on a regular basis as needed to prevent overflowing.

**EROSION CONTROL MAINTENANCE SCHEDULE**

- Erosion control measures shall be inspected by the contractor's representative and maintained by the contractor every Friday and within 24 hours after any rainfall event larger than 1/2" until the project is completed. Maintenance requirements are as follows: silt fence - 1/3 height of fence or damaged, remove sediment and/or repair fence within 24 hours; rock entrance - refresh as necessary to conform to design; inlet protection - inserts - remove sediment after each rain event, clean or replace filter when clogged; surface water - drain and stabilize, within 14 days of discovery; and street sweeping - remove all sediment tracked onto paved surfaces within 24 hours or as directed by City Engineer.
- Replacement - Fabric shall be replaced promptly when it decomposes or becomes ineffective before the barrier is no longer necessary.
- Any sediment remaining in place after silt fence is no longer required shall be dressed to conform with the existing grade, prepared, and seeded with appropriate seed mix, as directed by the engineer.
- Removal of the silt fence - Silt fences shall be removed when they have served their useful purpose, but not before the upward sloping area has been permanently stabilized.

**VEGETATION GROUND COVER SCHEDULE**

- Stabilization of all exposed soil areas must be initiated immediately but in no case completed later than seven (7) days after the construction activity in that portion of the site has temporarily or permanently ceased. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
- Permanent turf ground cover shall include all disturbed areas be covered with a minimum 6" topsoil. Turf seed to be MnDOT mix Sandy Inslope (S) applied at 65 lbs/ac with MnDOT Type 3 mulch to be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket. Stormwater seed to be Wet Ditch (WD) applied at 20 lb/ac within 10 feet of open water. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
- Temporary ground cover to be MnDOT seed mix Crop (TCC) shall be applied at 25 lbs/ac, or equivalent as approved by Township. MnDOT Type 1 mulch shall be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket. Stormwater seed to be Wet Ditch (WD) applied at 20 lb/ac within 10 feet of open water. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
- Fertilizer for turf shall be MnDOT Type 3 22-5-10 and applied at 350 lb/ac. Disc fertilizer into top 3" of soil. Fertilizer for stormwater seed shall be Type 4, 17-10-7 applied at 120 lb/ac. Specification reference is MnDOT 2574.
- Dormant seed mix shall be used after November 1 or when temperatures do not exceed 40° F, using same rates specified above. No seed shall be placed on snow or ice greater than 2" in depth.
- Any seeded areas that do not become established with vegetation shall be re-seeded at Contractor's expense.
- Erosion blanket shall be installed in seed areas with ground surface slopes of 3H:1V or steeper.

**EROSION CONTROL NOTES**

- All devices necessary to control erosion and sediment (i.e. perimeter silt fence, rock construction entrances, swales, ponds, berms, etc.) shall be installed prior to any other construction operation.
- After completion of final grading, exposed soils must be permanently stabilized within 7 days. Stabilization shall consist of disc-anchored seed & mulch, HECF with fiber reinforced matrix, erosion blanket with seed or sod.
- The site must be kept in a well drained condition at all times. The contractor shall be responsible for temporary ditches, or other means necessary to ensure proper drainage. The building pad must be provided with a positive outflow. This work shall be incidental to the grading contract.
- Entering/exiting of the site shall occur only at rock construction entrance to reduce tracking of dirt onto paved streets. Sediment tracked onto streets during working hours must be reclaimed via street scraping and sweeping at the end of each working day.
- Stormwater discharge pipe outlet energy dissipation shall be provided by rip-rap with size, quantity, and placement in accordance with City standards. Rip-rap installation shall be within 24 hours of pipe installation.
- Install silt fence around all temporary inactive stockpiles which are not place within existing silt fence area or other perimeter erosion controls.
- Stabilization of temporary or permanent drainage ditches that drain water from the construction site must be initiated within 24 hours of connecting the drainage ditch to any storm water conveyance system and must be completed within 7 days.
- Sufficient personnel, equipment, and materials shall be mobilized within 24 hours of written order (i.e. email) by the owner or owners representative to conduct corrective work and install temporary erosion control work in the case of an emergency.

**EROSION CONTROL INSTALLATION SCHEDULE**

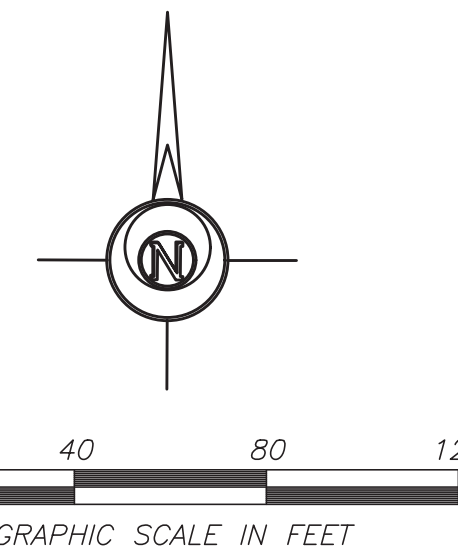
- Silt fence shall be installed or restored prior to any construction. Silt fence shall be located as shown to intercept runoff. The area located beyond the perimeter silt fence shall not be disturbed during construction.
- Rock Construction Entrance shall be installed prior to grading operations.
- All storm sewer inlets shall have inlet protection inserts installed. Inserts shall be "Road Rain-Top Slab" or "Road Drain-Curb & Gutter" inlet protection devices as manufactured by WIMCO (or approved equal) and installed per manufacturer's recommendations.
- All erosion control installations shall remain in place and be maintained in good condition by the contractor until the site has been re-vegetated, at which time it shall be removed by the contractor. For proposed paved surface areas, the contractor may remove necessary silt fencing to construct roadway, while maintaining adequate erosion control in adjacent areas.
- Sufficient topsoil shall be stockpiled to allow for the replacement of 6" topsoil for disturbed areas to be re-vegetated.
- The contractor shall schedule site grading, utility installation and roadway construction so that the general site can be mulched and re-seeded soon after disturbance. Areas that will not be subject to construction traffic for 14 days shall be seeded and mulched within 14 days of final grading.

**TEMPORARY SEDIMENT BASIN**

- A temporary sediment basin must be provided where 10 or more acres of disturbed soil at one time drain to a common location. If within a mile of an impaired water, the temporary basin must be provided where 5 or more acres of disturbed soil at one time drain to a common location.
- The temporary basin must provide 3,600 cubic feet of live storage per acre draining to the basin or calculate the greater volume of 1,800 cubic feet of live storage per acre or runoff volume of the 2-year, 24-hour storm.
- The basin must be constructed prior to disturbing 10 acres or 5 acres within the one mile impaired water zone.
- The basin outlet must be designed to withdraw water from the surface and prevent short-circuiting and the discharge of floating debris.

**SWPPP AMENDMENTS**

- One of the individuals described in Responsible Party information must complete all SWPPP changes. Changes involving the use of a less stringent BMP must include a justification describing how the replacement BMP is effective for the site characteristics.
- NPDES permittees must amend the SWPPP to include additional or modified BMP's as necessary to correct problems identified or address situations whenever there is a change in design, construction, operation, maintenance, weather or seasonal conditions having a significant effect on the discharge of pollutants to surface waters or groundwater.
- NPDES permittees must amend the SWPPP to include additional or modified BMP's as necessary to correct problems identified or address situations whenever inspections or investigations by the site owner or operator, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or significantly minimizing the discharge of pollutants to surface waters or groundwater or the discharges are causing water quality exceedances or the SWPPP is not consistent with the objectives of a USEPA approved TMDL.



**LEGEND:**

- 908 — Existing Contours
- >> — Existing Storm Sewer
- 908 — Proposed Contours
- >> — Proposed Storm Sewer
- >>> — Proposed Silt Fence
- 0 — Proposed Fiber Logs
- >>> — Proposed Storm Sewer Inlet Protection
- >>> — Flow Direction
- >>> — Proposed Erosion Blanket

**SURVEY DATA**

SURVEY INFORMATION PROVIDED BY:  
MEYER ROHLIN LAND SERVICES  
708 1st AVENUE NE  
BUFFALO, MN 55313

DATED: DECEMBER 10, 2025

BENCHMARK NO. 2:  
TOP NUT HYDRANT  
ELEV.=964.89

**EXISTING DESCRIPTION**

OUTLOT C JEFFERSON COMMONS EXCEPT THAT PART PLATTED AS JEFFERSON COMMONS SECOND ADDITION, WRIGHT COUNTY, MINNESOTA.

**PROJECT LOCATION**

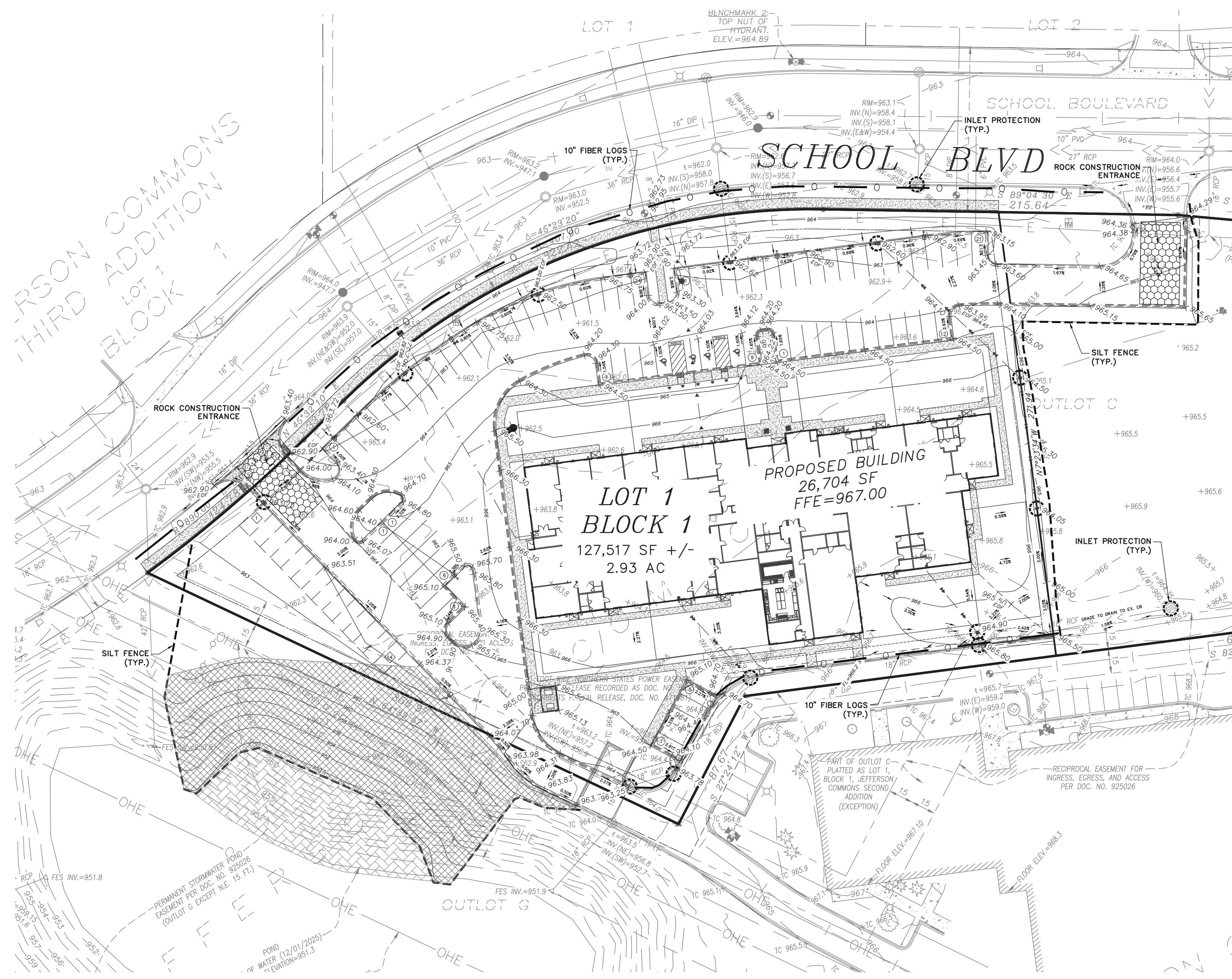
NE 1/4 of the SE 1/4,  
SECTION 15 TOWNSHIP 121, RANGE 25,  
WRIGHT COUNTY, MINNESOTA.

**EROSION CONTROL QUANTITIES:**

ITEM:	QUANTITY	UNIT
ROCK ENTRANCE	2	EA
SILT FENCE	840	LF
WOOD FIBER LOG	905	LF
MULCH TYPE 1 & DISC ANCHOR 1.0	1,760	SY
EROSION BLANKET CAT. 3	17	EA

**LOCATION OF SWPPP REQUIREMENTS IN PLANS**

DESCRIPTION	LOCATION
STANDARD BMP DETAILS	DETAILS ON SHEET C7.1-C7.2
STORM WATER CALCULATIONS	STORM WATER REPORT
SITE MAP	STORM WATER REPORT
	GRADING PLAN SHEET C2



CLIENT:

**KID'S HAVEN  
CHILD CARE AND  
PRESCHOOL**

302 12th Ave S  
Buffalo, MN 55313

Missy Sjoln  
msjoln@kidshaven.net  
763-682-3072

KID'S HAVEN  
SITE IMPROVEMENT PROJECT

xxxxxx School Blvd  
Monticello, MN 55362

STORM WATER POLLUTION  
PREVENTION PLAN

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

Date: 02/02/26 Reg. No. 24348  
PREPARED BY: CIVIL ENGINEERING  
SITE DESIGN

116 East Broadway St.  
Monticello, Mn 55362  
Phone: 763-314-0929  
www.civildesign.com

REVISIONS

DATE	SD	SD	SD
02/02/26			
	DRAWN BY	DESIGNED BY	CHECKED BY

FILE NO. 00992

**C5.1**

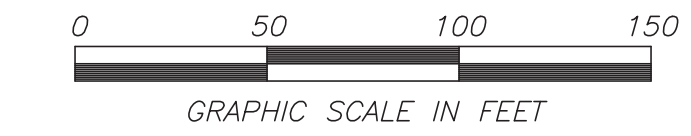
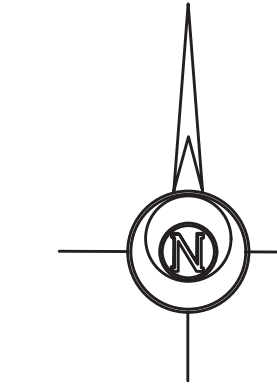
Storm Water Pollution  
Prevention Plan

**INDEX OF CIVIL SITE DRAWINGS:**

- C0 PROJECT LOCATION PLAN
- C1.1 SITE PLAN
- C2.1 GRADING AND DRAINAGE PLAN
- C3.1 SANITARY SEWER & WATER PLAN
- C4.1 STORM SEWER PLAN
- C5.1 STORM WATER POLLUTION PREVENTION PLAN
- C6.1 EXISTING CONDITIONS & REMOVAL PLAN
- C7.1-C7.2 DETAILS

**LEGEND:**

- Existing Contours
- Existing Sanitary Sewer
- Existing Water Main
- Existing Storm Sewer
- Existing Trees
- Existing Bndy Line
- PROPOSED DEMOLITION & REMOVAL AREA
- PROPOSED TREE REMOVAL AREA



CLIENT:  
**KID'S HAVEN  
 CHILD CARE AND  
 PRESCHOOL**  
 302 12th Ave S  
 Buffalo, MN 55313  
 Missy Sjoln  
 msjoln@kidshaven.net  
 763-682-3072

**SURVEY DATA**

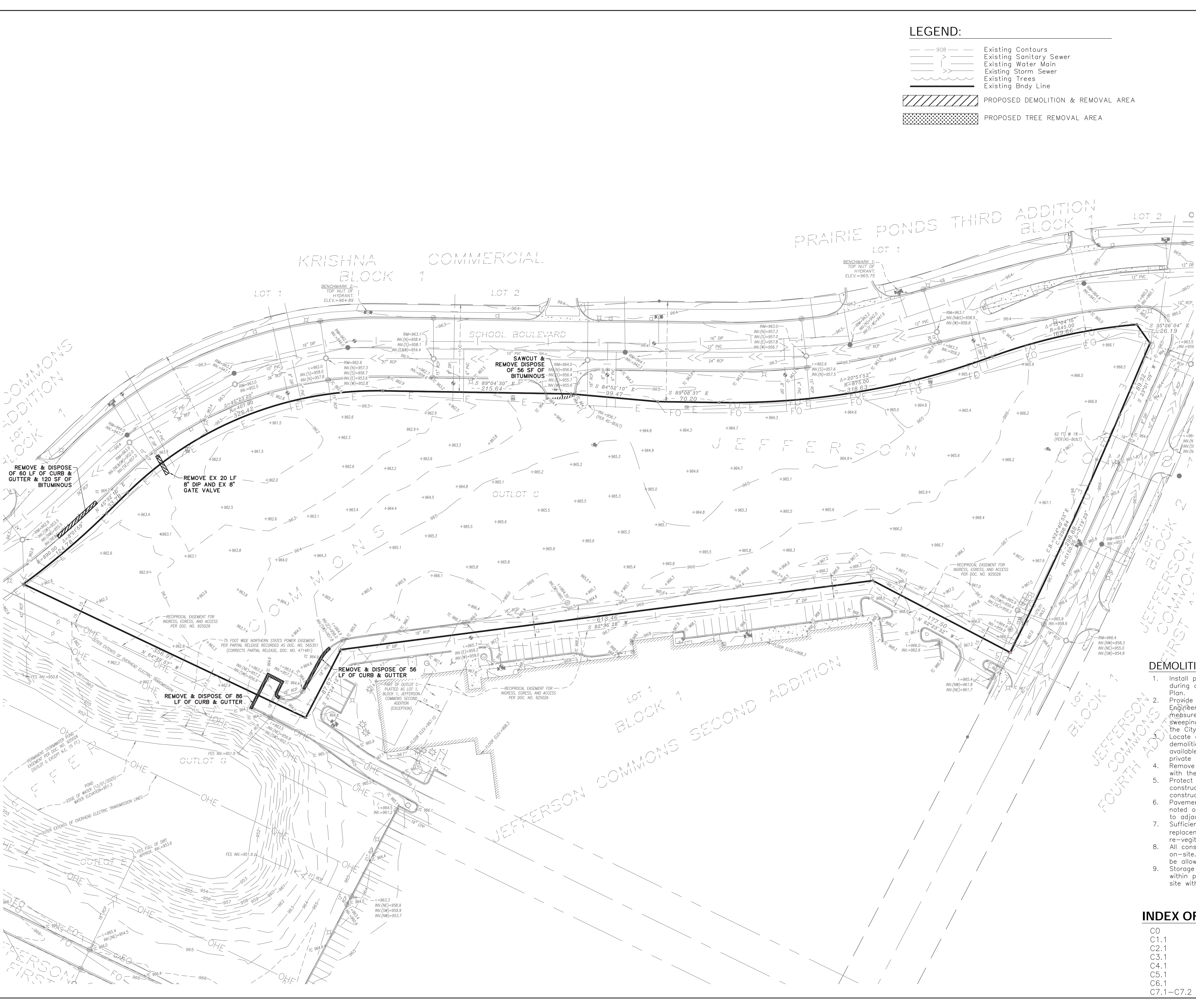
SURVEY INFORMATION PROVIDED BY:  
 MEYER ROHLIN LAND SERVICES  
 708 1st AVENUE NE  
 BUFFALO, MN 55313  
 DATED: DECEMBER 10, 2025  
 BENCHMARK NO. 2:  
 TOP NUT HYDRANT  
 ELEV.=964.89

**EXISTING DESCRIPTION**

OUTLOT C JEFFERSON COMMONS 2ND ADDITION,  
 WRIGHT COUNTY, MINNESOTA.

**PROJECT LOCATION**

NE 1/4 of the SE 1/4  
 SECTION 15 TOWNSHIP 121, RANGE 25,  
 WRIGHT COUNTY, MINNESOTA.



**KID'S HAVEN  
 SITE IMPROVEMENT PROJECT**  
 xxxxxx School Blvd  
 Monticello, MN 55362  
**EXISTING CONDITION &  
 REMOVAL PLAN**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
  
 Date: 02/02/26 Reg. No. 24348  
 PREPARED BY: CIVIL ENGINEERING SITE DESIGN  
 1116 East Broadway St.  
 Monticello, Mn 55362  
 Phone: 763-314-0929  
 www.civilsd.com

**DEMOLITION NOTES**

1. Install perimeter sediment controls as soon as possible during clear and grub operations. See Erosion Control Plan.
2. Provide air quality control measures at the request of the Engineer or City Representatives. Take necessary measures to keep dust levels to a minimum. Provide sweeping of adjacent paving as needed, or as required by the City Engineer.
3. Locate and protect all utility lines prior to and during demolition. Utility locations shown are based on best available information and are not guaranteed. Contact private utility service for disconnection and removal.
4. Remove or relocate all existing site features that interfere with the proposed construction.
5. Protect existing site features that are to remain during construction. Replace anything damaged with new construction.
6. Pavement shall be saw cut at limits of removal unless noted otherwise. Do not impede existing traffic circulation to adjacent businesses or streets.
7. Sufficient topsoil shall be stockpiled to allow for the replacement of 6" of topsoil in disturbed areas to be re-vegetated.
8. All construction and post-construction parking shall be on-site. At no time shall parking, loading, or unloading be allowed on public streets.
9. Storage of materials or equipment shall not be allowed within public Right-of-Way and shall be maintained on site within project boundaries.

**INDEX OF CIVIL SITE DRAWINGS:**

- C0 PROJECT LOCATION PLAN
- C1.1 SITE PLAN
- C2.1 GRADING AND DRAINAGE PLAN
- C3.1 SANITARY SEWER & WATER PLAN
- C4.1 STORM SEWER PLAN
- C5.1 STORM WATER POLLUTION PREVENTION PLAN
- C6.1 EXISTING CONDITIONS & REMOVAL PLAN
- C7.1-C7.2 DETAILS

DATE	SD	SD	SD
02/02/26			
DRAWN BY		DESIGNED BY	
CHECKED BY			

FILE NO. 00992

**C6.1**  
 Existing Conditions &  
 Removal Plan





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*Kids Haven*  
*Site Improvement Project*  
*School Boulevard*  
*Monticello, MN*

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**STORM SEWER PIPE SIZE  
ANALYSIS**

Prepared for:

**Kid's Haven Childcare and Preschool**

Attn: Missy Sjolín

302 12<sup>th</sup> Ave. S.

Buffalo, MN 55313

Phone: (763) 682-3072

[msjolin@kidshaven.net](mailto:msjolin@kidshaven.net)

Prepared by:

**Civil Engineering Site Design**

PO Box 566

118 East Broadway St.

Monticello, MN 55362

Contact: Scott Dahlke.

Phone: (763) 314-0929

[sdahlke@civilesd.com](mailto:sdahlke@civilesd.com)

February 02, 2026

CESD Project # 00992

# TABLE OF CONTENTS

## Narrative

- Proposed Project
- Site Location
- Requirements
- Summary
- Certification

## Pipe Size Calculation Tabulation (Rational Method)

- 10 yr Rainfall Event

## Pipe Size Drainage Areas

- Drawing CB Storm Sewer Drainage Area Plan

# NARRATIVE

## PROPOSED PROJECT:

The project proposes a 2.9-acre industrial site improvement project to be constructed on Lot 1, Block 1, JEFFERSON COMMONS 2ND ADDITION in Monticello, MN. The project will provide building and parking lot improvements, and drainage and erosion control as required by the City of Monticello.

The project proposes to collect a majority of hard surface storm water runoff for the project site and convey storm water to the existing storm water management basin southwest of the project.

## SITE LOCATION:

The project site is located south of School Boulevard and westerly of MN State Highway No. 25 in the City of Monticello, MN. The property is bounded by current and future industrial business sites. An existing storm water management basin is located to the southwest on city property.

The project is in the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 15, Township 121, Range 25, Wright County, MN. Access to the site can be achieved from School Boulevard.

## REQUIREMENTS:

Stormwater management design for the project is subject to review by the City of Monticello. Pipe size analysis for on-site storm drainage is required. According to the City of Monticello regulations, the goal for the pipe size design is to control storm water runoff for the 10-year storm event using Minnesota IDF curve rainfall data.

## SUMMARY:

The attached pipe size calculation tabulations propose to satisfy the City of Monticello requirements.

## CERTIFICATION:

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.



\_\_\_\_\_  
Scott Dahlke, P.E.

2/2/2026

\_\_\_\_\_  
Date

STORM SEWER DESIGN SHEET - RATIONAL METHOD																									
Project Name:		Kids Haven, Monticello, MN																							
Date:		2/2/2026																							
CATCH BASIN CALCULATIONS												PIPE CALCULATIONS								HYDRAULIC CALCULATIONS					
STRUCTURE ID	D.S. STRUCT	DA(acre)	tc(area) (min)	Travel Time (min)	tc(cb) (min)	i -10yr (in/hr)	C	CA	SUM(CA)	MH DIA	RIM ELEV	UPSTREAM		DOWNSTREAM		CIR. Dia (in)	PIPE CALCULATIONS			Actual Q (cfs)	HYDRAULIC CALCULATIONS		DOWNSTREAM HGL		
												STR. ID	IE	IE	STR. ID.		Wall	Lgth(ft)	Grade (%)		V(fps)	Qcap(cfs)		UPSTREAM HGL	HGL(%)
RD-B	CB-111	0.30	10	0.1	10.0	5.8	0.90	0.2743802	0.27	STUB	N/A	RD-B	962.70	960.90	CB-111	10	0.153	49	3.67%	7.7	1.59	4.21	961.57	0.53%	961.32
CB-111	EX CB	0.09	10	0.0	10.1	5.8	0.24	0.0212351	0.30	27	964.90	CB-111	960.70	960.60	EX CB	12	0.167	8	1.25%	5.1	1.71	3.99	961.67	0.23%	961.65
RD-A	EX CB	0.31	10	0.2	10.0	5.8	0.90	0.2772727	0.28	STUB	N/A	RD-A	962.70	960.90	EX CB	10	0.153	62	2.90%	6.9	1.61	3.74	961.65	0.54%	961.32
CB-107	CB-106	0.22	10	0.3	10.0	5.8	0.81	0.1761249	0.18	2x3	963.13	CB-107	959.60	957.60	CB-106	12	0.167	117	1.71%	5.9	1.02	4.67	958.20	0.08%	958.10
CB-106	CB-105	0.25	10	0.3	10.0	5.8	0.63	0.1578512	0.16	2x3	962.40	CB-106	958.90	957.60	CB-105	12	0.167	94	1.38%	5.3	0.92	4.20	958.16	0.07%	958.10
CB-105	EX STUB	0.23	10	0.0	10.3	5.8	0.79	0.18191	0.52	48	962.22	CB-105	957.40	957.40	EX STUB	15	0.188	0	1.00%	5.3	2.99	6.47	958.02	0.21%	958.02
CB-104	CB-103	0.19	10	0.4	10.0	5.8	0.24	0.0463039	0.05	27	964.00	CB-104	960.80	960.40	CB-103	12	0.167	80	0.50%	3.2	0.27	2.52	960.90	0.01%	960.90
CB-103	CB-102	0.11	10	0.4	10.4	5.8	0.24	0.0268136	0.07	48	964.45	CB-103	960.40	958.90	CB-102	12	0.167	120	1.25%	5.1	0.42	3.99	0.21	0.01%	0.19
CB-102	CB-101	0.32	10	0.4	10.8	5.7	0.66	0.2125574	0.29	48	962.50	CB-102	958.90	958.20	CB-101	12	0.167	91	0.77%	4.0	1.63	3.13	0.19	0.21%	0.00
CB-101	EX STUB	0.22	10	0.1	11.2	5.6	0.72	0.159068	0.44	48	962.52	CB-101	957.98	957.91	EX STUB	15	0.188	17	0.41%	3.4	2.49	4.15	958.56	0.15%	958.54



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***Kid's Haven  
Site Improvement Project  
School Boulevard  
Monticello, MN***

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## **DRAINAGE ANALYSIS**

Prepared for:

**Kid's Haven Childcare and Preschool**

Attn: Missy Sjolín  
302 12<sup>th</sup> Ave. S.  
Buffalo, MN 55313  
Phone: (763) 682-3072  
[msjolin@kidshaven.net](mailto:msjolin@kidshaven.net)

Prepared by:

**Civil Engineering Site Design**

Attn: Scott Dahlke  
PO Box 566  
118 East Broadway Street  
Monticello, MN 55362  
Phone: (763) 314-0929  
[sdahlke@civilesd.com](mailto:sdahlke@civilesd.com)

February 02, 2026

CESD Project # 00992

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- Proposed Project
- Site Location
- Requirements
- Existing Pond Conditions
- Proposed Modified Pond Conditions
- Soils Data
- Runoff Calculations
- Basin Water Quality
- Summary
- Certification

## **Appendix A - Existing TP-40 Pond with CN 76 Conditions Analysis**

- DA 1 – Existing Pond Conditions Drainage Area Plan
- 2 yr TP-40 Rainfall Event HydroCAD Calculation
- 10 yr TP-40 Rainfall Event HydroCAD Calculation
- 100 yr TP-40 Rainfall Event HydroCAD Calculation

## **Appendix B - Proposed Atlas 14 Pond Conditions Analysis**

- DA 2 – Proposed Pond Conditions Drainage Area Plan
- 2 yr Atlas 14 Rainfall Event HydroCAD Calculation
- 10 yr Atlas 14 Rainfall Event HydroCAD Calculation
- 100 yr Atlas 14 Rainfall Event HydroCAD Calculation

## **Appendix C – Soils Data**

- Web Soil Survey

## **Appendix D – Basin Water Quality Volume Calculations**

- Infiltration Shelf Volume Worksheet

# NARRATIVE

## PROPOSED PROJECT:

The project proposes a 2.9-acre industrial site improvement project to be constructed on Lot 1, Block 1, JEFFERSON COMMONS 2ND ADDITION in Monticello, MN. The project will provide building and parking lot improvements, and drainage and erosion control as required by the City of Monticello.

The project proposes to collect a majority of hard surface storm water runoff for the project site and convey storm water to the existing storm water management basin southwest of the project.

## SITE LOCATION:

The project site is located south of School Boulevard and westerly of MN State Highway No. 25 in the City of Monticello, MN. The property is bounded by current and future industrial business sites. An existing storm water management basin is located to the southwest on city property.

The project is in the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 15, Township 121, Range 25, Wright County, MN. Access to the site can be achieved from School Boulevard.

## REQUIREMENTS:

Stormwater management design for the project is subject to review by the City of Monticello, MN. The significant requirements are no net increase in runoff volume and water quality treatment in accordance with the National Pollutant Discharge Elimination System (NPDES) permit.

The attached storm water runoff and ponding calculations are based on the Soil Conservation Service Synthetic Unit Hydrograph Method incorporated into the software program HydroCAD 10.00. Calculations use NOAA Atlas 14 rainfall depths and NRCS MSE 3 rainfall distribution.

## EXISTING SITE CONDITIONS:

The existing site is part of JEFFERSON COMMONS plat. Drainage for the existing property is by surface drainage. The site drains northwest to the School Blvd. storm sewer system which drains to the existing storm water management basin southwest of the project.

Existing topography elevation change of the property ranges from minimal to moderate with surface slopes from less than 1% to 20%.

For this drainage analysis, the existing storm water management basin is assumed to have the proposed condition capacity and NURP pond water quality to satisfy stormwater management requirements at the time of the industrial park's development. Since this occurred before Atlas 14 rainfall data, the existing pond model uses a TP-40 Type II rainfall distribution as the existing condition. The project site has an assumed curve number less than 76 per city engineer email dated 10/26/25.

Existing Pond Conditions Drainage Area Map DA 1 and associated HydroCAD calculation model printouts for the pond existing condition with TP-40 rainfall data and curve number 76 can be found in attached Appendix A.

### **PROPOSED SITE CONDITIONS:**

The project proposes a 2.9-acre industrial site improvement project that includes a building, entrance access, and parking lot improvements.

The storm water will be collected by storm sewer from the proposed building and parking lot improvements and routed to the existing storm sewer stubs provided by the School Blvd. storm sewer system which is conveyed to the existing storm water management basin. The existing basin will be expanded to increase capacity to mitigate the increased runoff volume from incorporating Atlas 14 rainfall data from the old, assumed TP-40 rainfall data and from the increased curve number of 81 that is above the assumed value of 76. An infiltration shelf will also be incorporated to satisfy water quality requirements.

Proposed Pond Conditions Drainage Area Map DA 2 and associated HydroCAD calculation model printouts for the pond proposed condition with Atlas 14 rainfall data and resulting curve number of 83 can be found in attached Appendix B.

### **SOILS DATA:**

Based on Web Soil Survey data, soils in the project area are understood to be mainly Hydrologic Soil Group B which are defined as having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Soils data for the site can be found in attached Appendix C.

### **RUNOFF VOLUME CALCULATIONS:**

Calculations have been generated using HydroCAD 10.00 for runoff volume analysis. Refer to attachments of Exhibit A for drainage area plans and hydrographs for the TP-40 rainfall distribution 2-year 50% (2.70") storm event, 10-year 10% (4.10") storm event, and 100-year 1% (5.85") storm event and Exhibit B for hydrographs for the Atlas 14 rainfall distribution 2-year 50% (2.81") storm event, 10-year 10% (4.18") storm event, and 100-year 1% (6.93") storm event.

Individual subcatchment areas have been identified and runoff volumes have been calculated in the HydroCAD model. Increasing the capacity of the existing storm water management basin is proposed, and the basin size and volume capacity has been designed to mitigate the increased storm water runoff from the increase of rainfall from the difference of TP-40 to Atlas 14 rainfall distribution and the increase from the difference of curve numbers from 76 to 81. The site runoff volumes are then tabulated for both the existing pond condition and proposed pond condition. Results indicate the proposed modified pond condition storage is greater than the increase in runoff volume.

The following table summarizes the calculation model results for comparison of storm water runoff volumes and pond storage of existing conditions to proposed conditions:

**CALCULATION SUMMARY**

Item	Subcatchment Area	2 yr (2.81") Runoff Vol. (cf)	10 yr (4.18") Runoff Vol. (cf)	100 yr (6.93") Runoff Vol. (cf)	Pond Storage to Berm (cf)
<b>Existing TP-40 with CN 76 Pond Condition</b>	1S (3.3 ac.) Contributing Project Area	9,845 (2.7" rainfall)	21,824 (4.1" rainfall)	39,073 (5.85" rainfall)	769,637
<b>Proposed Atlas 14 with CN 81 Pond Condition</b>	11S (3.3 ac.) Contributing Project Area	14,070	27,312	56,933	847,250
<b>Increased Pond Condition</b>	Existing to Proposed	4,225	5,488	17,860	77,613

**BASIN WATER QUALITY:**

Basin water quality volume is provided by the existing NURP pond. The expansion of the basin footprint and added infiltration shelf will serve as increased water quality for the proposed condition.

Calculation of the basin water quality volume is to conform with MPCA General Construction Permit requirements. The required water quality volume is equal to one point one inch (1.1") of runoff from the applicable new impervious surfaces created by the project. Pretreatment of the storm water before rising onto the infiltration shelf is provided by the wet basin.

The impervious surface and basin volume calculations are provided in attached Appendix D. The following table summarizes the calculations:

Item	Applicable New Impervious Surface Area (sf)	1.1" Runoff Volume Required (cf)	48 hr Discharge Capacity (cf)	Infiltration Storage Provided (cf)
Basin 11P	79,830	7,277	11,628	8,392

**SUMMARY:**

The project improvements and drainage analysis propose to satisfy the City of Monticello and MPCA NPDES requirements for storm water management.

**CERTIFICATION:**

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.



2/2/2026

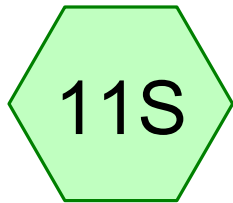
\_\_\_\_\_  
Scott Dahlke, P.E.  
Reg. No. 24348

\_\_\_\_\_  
Date

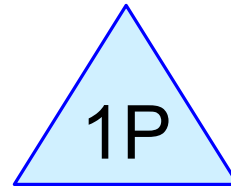
# **APPENDIX A**

## **Existing TP-40 Pond with Curve Number 76 Calculations**

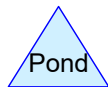
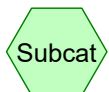




Lot 1 Block 1 Drainage  
Area - TP-40 CN 76



Existing Pond



**00992 Existing Pond TP-40 CN 76**

Prepared by Civil Engineering Site Design

HydroCAD® 10.20-3h s/n 01607 © 2024 HydroCAD Software Solutions LLC

Existing Drainage Condition  
Type II 24-hr 2-Year Rainfall=2.70"

Printed 1/19/2026

Page 2

**Summary for Subcatchment 11S: Lot 1 Block 1 Drainage Area - TP-40 CN 76**

Runoff = 3.21 cfs @ 12.09 hrs, Volume= 0.226 af, Depth= 0.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs  
Type II 24-hr 2-Year Rainfall=2.70"

Area (ac)	CN	Description
* 3.310	76	Overall CN 76
3.310		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					<b>Direct Entry,</b>

**Summary for Pond 1P: Existing Pond**

Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af  
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs  
 Starting Elev= 951.80' Surf.Area= 44,960 sf Storage= 53,612 cf  
 Peak Elev= 951.80' @ 0.00 hrs Surf.Area= 44,960 sf Storage= 53,612 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)  
 Center-of-Mass det. time= (not calculated: no inflow)

Volume	Invert	Avail.Storage	Storage Description
#1	950.50'	769,637 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
950.50	37,520	0	0
951.80	44,960	53,612	53,612
952.00	46,890	9,185	62,797
954.00	56,950	103,840	166,637
956.00	64,840	121,790	288,427
958.00	73,430	138,270	426,697
960.00	83,480	156,910	583,607
962.00	102,550	186,030	769,637

Device	Routing	Invert	Outlet Devices
#1	Primary	951.80'	<b>24.0" Round RCP_Round 24"</b> L= 33.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 951.80' / 951.60' S= 0.0061 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#2	Primary	961.95'	<b>20.0' long + 4.0 '/' SideZ x 8.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50

**00992 Existing Pond TP-40 CN 76**

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Existing Drainage Condition  
*Type II 24-hr 2-Year Rainfall=2.70"*

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Coef. (English) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64  
2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=951.80' (Free Discharge)

└─1=RCP\_Round 24" ( Controls 0.00 cfs)

└─2=Broad-Crested Rectangular Weir ( Controls 0.00 cfs)

**00992 Existing Pond TP-40 CN 76**

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Existing Drainage Condition  
Type II 24-hr 10-Year Rainfall=4.10"

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**Summary for Subcatchment 11S: Lot 1 Block 1 Drainage Area - TP-40 CN 76**

Runoff = 7.43 cfs @ 12.08 hrs, Volume= 0.501 af, Depth= 1.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs  
Type II 24-hr 10-Year Rainfall=4.10"

Area (ac)	CN	Description
* 3.310	76	Overall CN 76
3.310		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					<b>Direct Entry,</b>

**Summary for Pond 1P: Existing Pond**

Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af  
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs  
 Starting Elev= 951.80' Surf.Area= 44,960 sf Storage= 53,612 cf  
 Peak Elev= 951.80' @ 0.00 hrs Surf.Area= 44,960 sf Storage= 53,612 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)  
 Center-of-Mass det. time= (not calculated: no inflow)

Volume	Invert	Avail.Storage	Storage Description
#1	950.50'	769,637 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
950.50	37,520	0	0
951.80	44,960	53,612	53,612
952.00	46,890	9,185	62,797
954.00	56,950	103,840	166,637
956.00	64,840	121,790	288,427
958.00	73,430	138,270	426,697
960.00	83,480	156,910	583,607
962.00	102,550	186,030	769,637

Device	Routing	Invert	Outlet Devices
#1	Primary	951.80'	<b>24.0" Round RCP_Round 24"</b> L= 33.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 951.80' / 951.60' S= 0.0061 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#2	Primary	961.95'	<b>20.0' long + 4.0 '/' SideZ x 8.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50

**00992 Existing Pond TP-40 CN 76**

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Existing Drainage Condition

*Type II 24-hr 10-Year Rainfall=4.10"*

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Coef. (English) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64  
2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=951.80' (Free Discharge)

└─1=RCP\_Round 24" ( Controls 0.00 cfs)

└─2=Broad-Crested Rectangular Weir ( Controls 0.00 cfs)

**00992 Existing Pond TP-40 CN 76**

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Existing Drainage Condition

Type II 24-hr 100-Year Rainfall=5.85"

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**Summary for Subcatchment 11S: Lot 1 Block 1 Drainage Area - TP-40 CN 76**

Runoff = 13.34 cfs @ 12.08 hrs, Volume= 0.897 af, Depth= 3.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs  
Type II 24-hr 100-Year Rainfall=5.85"

Area (ac)	CN	Description
* 3.310	76	Overall CN 76
3.310		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					<b>Direct Entry,</b>

**Summary for Pond 1P: Existing Pond**

Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af  
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs  
 Starting Elev= 951.80' Surf.Area= 44,960 sf Storage= 53,612 cf  
 Peak Elev= 951.80' @ 0.00 hrs Surf.Area= 44,960 sf Storage= 53,612 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)  
 Center-of-Mass det. time= (not calculated: no inflow)

Volume	Invert	Avail.Storage	Storage Description
#1	950.50'	769,637 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
950.50	37,520	0	0
951.80	44,960	53,612	53,612
952.00	46,890	9,185	62,797
954.00	56,950	103,840	166,637
956.00	64,840	121,790	288,427
958.00	73,430	138,270	426,697
960.00	83,480	156,910	583,607
962.00	102,550	186,030	769,637

Device	Routing	Invert	Outlet Devices
#1	Primary	951.80'	<b>24.0" Round RCP_Round 24"</b> L= 33.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 951.80' / 951.60' S= 0.0061 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#2	Primary	961.95'	<b>20.0' long + 4.0 '/' SideZ x 8.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50

**00992 Existing Pond TP-40 CN 76**

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Existing Drainage Condition

*Type II 24-hr 100-Year Rainfall=5.85"*

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Coef. (English) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64  
2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=951.80' (Free Discharge)

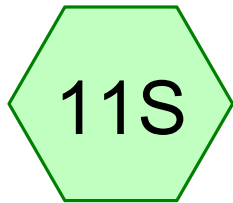
└─1=RCP\_Round 24" ( Controls 0.00 cfs)

└─2=Broad-Crested Rectangular Weir ( Controls 0.00 cfs)

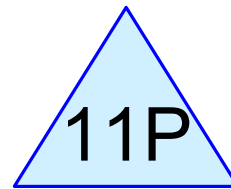
# **APPENDIX B**

## **Proposed Atlas 14 Modified Pond with CN 81 Calculations**

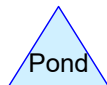
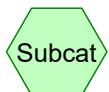




Lot 1 Block 1 Drainage  
Area - Atlas 14



Proposed Modified Pond



**00992 Proposed Pond Atlas 14 CN 81**

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Proposed Drainage Condition  
MSE 24-hr 3 2-Year Rainfall=2.81"

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**Summary for Subcatchment 11S: Lot 1 Block 1 Drainage Area - Atlas 14**

Runoff = 4.79 cfs @ 12.25 hrs, Volume= 0.323 af, Depth= 1.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs  
MSE 24-hr 3 2-Year Rainfall=2.81"

Area (ac)	CN	Description
1.490	61	>75% Grass cover, Good, HSG B
0.610	98	Roofs, HSG B
1.210	98	Paved parking, HSG B
3.310	81	Weighted Average
1.490		45.02% Pervious Area
1.820		54.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

**Summary for Pond 11P: Proposed Modified Pond**

Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af  
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs  
 Starting Elev= 951.80' Surf.Area= 51,410 sf Storage= 62,003 cf  
 Peak Elev= 951.80' @ 0.00 hrs Surf.Area= 51,410 sf Storage= 62,003 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)  
 Center-of-Mass det. time= (not calculated: no inflow)

Volume	Invert	Avail.Storage	Storage Description
#1	950.50'	847,250 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
950.50	43,980	0	0
951.80	51,410	62,003	62,003
952.00	53,350	10,476	72,480
954.00	63,380	116,730	189,210
956.00	71,540	134,920	324,130
958.00	80,420	151,960	476,090
960.00	90,730	171,150	647,240
962.00	109,280	200,010	847,250

Device	Routing	Invert	Outlet Devices
#1	Primary	951.80'	<b>24.0" Round RCP_Round 24"</b> L= 33.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 951.80' / 951.60' S= 0.0061 '/' Cc= 0.900

**00992 Proposed Pond Atlas 14 CN 81**

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Proposed Drainage Condition  
MSE 24-hr 3 2-Year Rainfall=2.81"

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#2	Primary	961.95'	n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
			<b>20.0' long + 4.0 ' SideZ x 8.0' breadth Broad-Crested Rectangular Weir</b>
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00
			2.50 3.00 3.50 4.00 4.50 5.00 5.50
			Coef. (English) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64
			2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=951.80' (Free Discharge)

↑1=RCP\_Round 24" ( Controls 0.00 cfs)

└2=Broad-Crested Rectangular Weir ( Controls 0.00 cfs)

**00992 Proposed Pond Atlas 14 CN 81**

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Proposed Drainage Condition  
MSE 24-hr 3 10-Year Rainfall=4.18"

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**Summary for Subcatchment 11S: Lot 1 Block 1 Drainage Area - Atlas 14**

Runoff = 9.43 cfs @ 12.24 hrs, Volume= 0.627 af, Depth= 2.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs  
MSE 24-hr 3 10-Year Rainfall=4.18"

Area (ac)	CN	Description
1.490	61	>75% Grass cover, Good, HSG B
0.610	98	Roofs, HSG B
1.210	98	Paved parking, HSG B
3.310	81	Weighted Average
1.490		45.02% Pervious Area
1.820		54.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					<b>Direct Entry,</b>

**Summary for Pond 11P: Proposed Modified Pond**

Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af  
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs  
 Starting Elev= 951.80' Surf.Area= 51,410 sf Storage= 62,003 cf  
 Peak Elev= 951.80' @ 0.00 hrs Surf.Area= 51,410 sf Storage= 62,003 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)  
 Center-of-Mass det. time= (not calculated: no inflow)

Volume	Invert	Avail.Storage	Storage Description
#1	950.50'	847,250 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
950.50	43,980	0	0
951.80	51,410	62,003	62,003
952.00	53,350	10,476	72,480
954.00	63,380	116,730	189,210
956.00	71,540	134,920	324,130
958.00	80,420	151,960	476,090
960.00	90,730	171,150	647,240
962.00	109,280	200,010	847,250

Device	Routing	Invert	Outlet Devices
#1	Primary	951.80'	<b>24.0" Round RCP_Round 24"</b> L= 33.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 951.80' / 951.60' S= 0.0061 '/' Cc= 0.900

**00992 Proposed Pond Atlas 14 CN 81**

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Proposed Drainage Condition  
MSE 24-hr 3 10-Year Rainfall=4.18"

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#2	Primary	961.95'	n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
			<b>20.0' long + 4.0 ' SideZ x 8.0' breadth Broad-Crested Rectangular Weir</b>
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00
			2.50 3.00 3.50 4.00 4.50 5.00 5.50
			Coef. (English) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64
			2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=951.80' (Free Discharge)

↑1=RCP\_Round 24" ( Controls 0.00 cfs)

└2=Broad-Crested Rectangular Weir ( Controls 0.00 cfs)

**00992 Proposed Pond Atlas 14 CN 81**

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Proposed Drainage Condition  
MSE 24-hr 3 100-Year Rainfall=6.93"

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**Summary for Subcatchment 11S: Lot 1 Block 1 Drainage Area - Atlas 14**

Runoff = 19.40 cfs @ 12.23 hrs, Volume= 1.307 af, Depth= 4.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs  
MSE 24-hr 3 100-Year Rainfall=6.93"

Area (ac)	CN	Description
1.490	61	>75% Grass cover, Good, HSG B
0.610	98	Roofs, HSG B
1.210	98	Paved parking, HSG B
3.310	81	Weighted Average
1.490		45.02% Pervious Area
1.820		54.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

**Summary for Pond 11P: Proposed Modified Pond**

Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af  
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min  
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs  
 Starting Elev= 951.80' Surf.Area= 51,410 sf Storage= 62,003 cf  
 Peak Elev= 951.80' @ 0.00 hrs Surf.Area= 51,410 sf Storage= 62,003 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)  
 Center-of-Mass det. time= (not calculated: no inflow)

Volume	Invert	Avail.Storage	Storage Description
#1	950.50'	847,250 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
950.50	43,980	0	0
951.80	51,410	62,003	62,003
952.00	53,350	10,476	72,480
954.00	63,380	116,730	189,210
956.00	71,540	134,920	324,130
958.00	80,420	151,960	476,090
960.00	90,730	171,150	647,240
962.00	109,280	200,010	847,250

Device	Routing	Invert	Outlet Devices
#1	Primary	951.80'	<b>24.0" Round RCP_Round 24"</b> L= 33.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 951.80' / 951.60' S= 0.0061 '/' Cc= 0.900

**00992 Proposed Pond Atlas 14 CN 81**

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Proposed Drainage Condition

MSE 24-hr 3 100-Year Rainfall=6.93"

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#2	Primary	961.95'	n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
			<b>20.0' long + 4.0 ' SideZ x 8.0' breadth Broad-Crested Rectangular Weir</b>
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00
			2.50 3.00 3.50 4.00 4.50 5.00 5.50
			Coef. (English) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64
			2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=951.80' (Free Discharge)

↑1=RCP\_Round 24" ( Controls 0.00 cfs)

└2=Broad-Crested Rectangular Weir ( Controls 0.00 cfs)

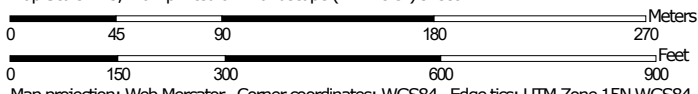
# **APPENDIX C**

## **Soils Data**

Soil Map—Wright County, Minnesota



Map Scale: 1:3,210 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84





## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Wright County, Minnesota

Survey Area Data: Version 19, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 29, 2023—Sep 13, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
406	Dorset sandy loam, 0 to 2 percent slopes	44.4	88.1%
441	Almora loam, 0 to 2 percent slopes	2.0	4.0%
1377B	Dorset-Two Inlets complex, 2 to 6 percent slopes	4.0	7.9%
<b>Totals for Area of Interest</b>		<b>50.4</b>	<b>100.0%</b>

## Wright County, Minnesota

### 406—Dorset sandy loam, 0 to 2 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2w0m2

*Elevation:* 660 to 1,710 feet

*Mean annual precipitation:* 25 to 33 inches

*Mean annual air temperature:* 37 to 48 degrees F

*Frost-free period:* 120 to 170 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Dorset and similar soils:* 80 percent

*Minor components:* 20 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Dorset

##### Setting

*Landform:* Flats

*Landform position (three-dimensional):* Talf

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Loamy glaciofluvial deposits over sandy and gravelly outwash

##### Typical profile

*Ap - 0 to 11 inches:* sandy loam

*Bt - 11 to 20 inches:* sandy loam

*2Bk - 20 to 38 inches:* gravelly coarse sand

*2C - 38 to 79 inches:* gravelly coarse sand

##### Properties and qualities

*Slope:* 0 to 2 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Somewhat excessively drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.60 to 2.00 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 15 percent

*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

*Available water supply, 0 to 60 inches:* Low (about 5.0 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 3s

*Land capability classification (nonirrigated):* 3s

*Hydrologic Soil Group:* B

*Ecological site:* R057XY008MN - Shallow Gravelly Prairie  
*Forage suitability group:* Sandy (G057XN022MN)  
*Other vegetative classification:* Sandy (G057XN022MN)  
*Hydric soil rating:* No

### **Minor Components**

#### **Corliss**

*Percent of map unit:* 10 percent  
*Landform:* Flats  
*Landform position (three-dimensional):* Rise  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Other vegetative classification:* Sandy (G057XN022MN)  
*Hydric soil rating:* No

#### **Oylen**

*Percent of map unit:* 5 percent  
*Landform:* Flats  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Other vegetative classification:* Sloping Upland, Low AWC, Neutral  
(G057XN004MN)  
*Hydric soil rating:* No

#### **Forada**

*Percent of map unit:* 3 percent  
*Landform:* Swales  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Other vegetative classification:* Level Swale, Neutral  
(G057XN001MN)  
*Hydric soil rating:* Yes

#### **Forada, occasionally ponded**

*Percent of map unit:* 2 percent  
*Landform:* Depressions  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Other vegetative classification:* Ponded If Not Drained  
(G057XN013MN)  
*Hydric soil rating:* Yes

## **Data Source Information**

Soil Survey Area: Wright County, Minnesota  
Survey Area Data: Version 19, Sep 10, 2025

## Wright County, Minnesota

### 441—Almora loam, 0 to 2 percent slopes

#### Map Unit Setting

*National map unit symbol:* gkc8

*Elevation:* 870 to 1,130 feet

*Mean annual precipitation:* 23 to 35 inches

*Mean annual air temperature:* 43 to 50 degrees F

*Frost-free period:* 155 to 200 days

*Farmland classification:* All areas are prime farmland

#### Map Unit Composition

*Almora and similar soils:* 90 percent

*Minor components:* 10 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Almora

##### Setting

*Landform:* Outwash plains

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Outwash

##### Typical profile

*Ap - 0 to 10 inches:* loam

*BE - 10 to 14 inches:* fine sandy loam

*Bt - 14 to 36 inches:* loam

*2Bt - 36 to 41 inches:* loamy sand

*2C - 41 to 80 inches:* gravelly coarse sand

##### Properties and qualities

*Slope:* 0 to 2 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water*

*(Ksat):* Moderately high to high (0.60 to 2.00 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 30 percent

*Available water supply, 0 to 60 inches:* Moderate (about 7.7 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 2s

*Hydrologic Soil Group:* B

*Ecological site:* R057XY010MN - Loamy Prairie

*Forage suitability group:* Sloping Upland, Neutral (G091XN002MN)

*Other vegetative classification:* Sloping Upland, Neutral  
(G091XN002MN)  
*Hydric soil rating:* No

**Minor Components**

**Dorset**

*Percent of map unit:* 8 percent  
*Hydric soil rating:* No

**Southaven**

*Percent of map unit:* 2 percent  
*Hydric soil rating:* No

**Data Source Information**

Soil Survey Area: Wright County, Minnesota  
Survey Area Data: Version 19, Sep 10, 2025

## Wright County, Minnesota

### 1377B—Dorset-Two Inlets complex, 2 to 6 percent slopes

#### Map Unit Setting

*National map unit symbol:* glqv

*Elevation:* 850 to 1,150 feet

*Mean annual precipitation:* 23 to 35 inches

*Mean annual air temperature:* 43 to 50 degrees F

*Frost-free period:* 155 to 200 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Dorset and similar soils:* 70 percent

*Two inlets and similar soils:* 20 percent

*Minor components:* 10 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Dorset

##### Setting

*Landform:* Hills on outwash plains, hills on stream terraces

*Landform position (two-dimensional):* Backslope

*Down-slope shape:* Concave

*Across-slope shape:* Concave

*Parent material:* Outwash

##### Typical profile

*Ap,A - 0 to 11 inches:* sandy loam

*Bt - 11 to 19 inches:* sandy loam

*2BC - 19 to 32 inches:* gravelly loamy sand

*2C - 32 to 80 inches:* gravelly coarse sand

##### Properties and qualities

*Slope:* 2 to 6 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* High  
(2.00 to 6.00 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 30 percent

*Available water supply, 0 to 60 inches:* Low (about 4.7 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3s

*Hydrologic Soil Group:* A

*Ecological site:* R057XY008MN - Shallow Gravelly Prairie

*Forage suitability group:* Sloping Upland, Low AWC, Acid  
(G091XN008MN)

*Other vegetative classification:* Sloping Upland, Low AWC, Acid  
(G091XN008MN)

*Hydric soil rating:* No

## Description of Two Inlets

### Setting

*Landform:* Hills on outwash plains, hills on stream terraces

*Landform position (two-dimensional):* Shoulder

*Down-slope shape:* Convex

*Across-slope shape:* Convex

*Parent material:* Outwash

### Typical profile

*Ap - 0 to 9 inches:* loamy sand

*Bt - 9 to 19 inches:* gravelly loamy sand

*C - 19 to 80 inches:* gravelly sand

### Properties and qualities

*Slope:* 2 to 6 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Excessively drained

*Capacity of the most limiting layer to transmit water (Ksat):* High to  
very high (6.00 to 20.00 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 30 percent

*Available water supply, 0 to 60 inches:* Low (about 3.2 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4s

*Hydrologic Soil Group:* A

*Ecological site:* F057XY018MN - Steep Sandy Upland Forest

*Forage suitability group:* Sandy (G091XN022MN)

*Other vegetative classification:* Sandy (G091XN022MN)

*Hydric soil rating:* No

## Minor Components

### Verndale, acid substratum

*Percent of map unit:* 5 percent

*Hydric soil rating:* No

### Southaven

*Percent of map unit:* 5 percent

*Hydric soil rating:* No

## **Data Source Information**

Soil Survey Area: Wright County, Minnesota  
Survey Area Data: Version 19, Sep 10, 2025

# **APPENDIX D**

## **Basin Water Quality Volume Calculations**

**KID'S HAVEN – CITY OF MONTICELLO  
SITE IMPROVEMENT PROJECT  
INFILTRATION WORKSHEET**

**Requirements:**

Infiltration of runoff generated from a 1.1” rainfall over the applicable new impervious surface within 48 hours.

**Step 1:** Determine areas of impervious surfaces area outside of right of way and effective infiltration area.

Proposed impervious surface area = 79,380 sf  
 Total existing impervious surface = 0 sf  
 Net increase of impervious surface = 79,380 sf

Effective Infiltration Area = 6,460 sf  
 Effective Infiltration Area equals infiltration shelf footprint area at 950.5 elevation.

**Step 2:** Calculate water quality volume from increase of impervious surface generated by 1.0” runoff.

$$\begin{array}{rcl}
 79,380 \text{ sf} & \times & 1.0 \\
 \text{Net Increased} & & \text{Coefficient} \\
 \text{Impervious} & & \\
 \text{Surface Area} & & \\
 & \times & 1.1 \text{ inch} \\
 & & \text{Rainfall} \\
 & \times & 1 \text{ ft}/12 \text{ inch} \\
 & & \\
 & = & \mathbf{7,277 \text{ cf}} \\
 & & \text{Volume} \\
 & & \text{Required to be} \\
 & & \text{Treated}
 \end{array}$$

**Step 3:** Calculate volume capacity of being infiltrated on site in 48 hours. Use infiltration rate for Type B soils = 0.45 in/hr.

$$\begin{array}{rcl}
 6,460 \text{ sf} & \times & 0.45 \text{ in/hr} \\
 \text{Effective} & & \text{Infiltration} \\
 \text{Infiltration} & & \text{Rate} \\
 \text{Area} & & \\
 & \times & 48 \text{ hrs} \\
 & \times & 1 \text{ ft}/12 \text{ inch} \\
 & & \\
 & = & \mathbf{11,628 \text{ cf}} \\
 & & \text{Volume} \\
 & & \text{Capacity} \\
 & & \text{in 48 Hours}
 \end{array}$$

**Step 4:** Compare volume capacity to volume required to be treated.

$$\begin{array}{rcl}
 \mathbf{11,628 \text{ cf}} & > & \mathbf{8,392 \text{ cf}} & > & \mathbf{7,277 \text{ cf}} \\
 \text{Volume} & & \text{Volume} & & \text{Volume} \\
 \text{Capacity} & & \text{of Infiltration} & & \text{Required to} \\
 \text{in 48 Hours} & & \text{Storage} & & \text{be Treated}
 \end{array}$$

Additional Basin storage = 8,391 cf (62,003 – 53,612) basin volume below outlet invert of 951.8 in excavated infiltration shelf area at 950.5 elevation (see custom stage data)

TREES WILL BE PLANTED AT THE MINIMUM SIZES AS SHOWN ON THE PLANT SCHEDULE. SOME SPECIES MAY BE LARGER, BUT ABSOLUTE MINIMUM SIZES ARE AS FOLLOWS:

- 2" CAL. FOR DECIDUOUS TREES
- 1.5" CAL. FOR ORNAMENTAL TREES
- 6' HEIGHT FOR CONIFEROUS TREES

PER THE CITY OF MONTICELLO LANDSCAPE ORDINANCE, REQUIRED LANDSCAPE QUANTITIES FOR THIS PROJECT ARE DETERMINED USING A VARIETY OF METHODS BASED ON AUTO USE ZONES, ADJACENT PROPERTY LAND USE, BUILDING PERIMETER LENGTH, AND TOTAL PARCEL SITE AREA. FOR THIS PROJECT, WE ARE INCLUDING THE FOLLOWING LANDSCAPING:

**REQUIREMENT:**

PARKING USE AREA = 469 LF ON NORTH SIDE = 4.69 X 8 ACI PER 100 = 37.52 (ROUNDED TO 38 TOTAL ACI)

**PROVIDED:**

13 TREES AT 3.0 DBH = 39 TOTAL CALIPER INCHES  
NORTH EDGE OF PARKING LOT ADJACENT TO SCHOOL BOULEVARD

**REQUIREMENT:**

SITE LANDSCAPE OVERALL PROJECT AREA = 127,516 SF = 2.38 ACRES = 23.80 ACI (ROUNDED TO 24 TOTAL ACI) PLUS 2 SHRUBS PER 10 LF OF BUILDING PERIMETER = 842 LF/10 = 84.2 x 2 = 168.4 SHRUBS (ROUNDED TO 168 SHRUBS)

**PROVIDED:**

6 OVERSTORY TREES AT 2.0 DBH = 12 TOTAL CALIPER INCHES  
4 ORNAMENTAL TREES AT 1.5 DBH = 6 TOTAL CALIPER INCHES  
8 CONIFEROUS TREES AT 6' HGT = 9 TOTAL CALIPER INCHES  
123 SHRUBS - 25 CONIFEROUS AND 98 DECIDUOUS  
85 ORNAMENTAL GRASSES  
130 MIXED PERENNIALS

**REQUIREMENT:**

PARKING ISLANDS = 1 OVERSTORY OR ORNAMENTAL TREE PER 180 SF, 1,542 SF/180 = 8.6 (ROUNDED TO 9 TREES)

**PROVIDED:**

5 OVERSTORY TREES  
4 ORNAMENTAL TREES

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT	COMMENTS
<b>DECIDUOUS SHRUBS</b>						
AWS	8	ANTHONY WATERER SPIREA	Spiraea x bumalda 'Anthony Waterer'	24" HGT	POT	4' O.C.
DBH	13	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	24" HGT	POT	4' O.C.
MKL	5	MISS KIM LILAC	Syringa patula 'Miss Kim'	24" HGT	POT	5' O.C.

**PLANTING SCHEDULE (THIS PAGE ONLY):**

GRAPHIC	MATERIAL	SPECIFICATION	NOTES
	ROCK MULCH	1.5" DIAMETER GRANITE RIVER ROCK MULCH	3" DEPTH
	SOD	BLUEGRASS PEAT SOD	N/A
	TURF SEED	MN/DON SEED #33-261	35 LBS/ACRE

**GROUNDCOVER SCHEDULE:**

**PARKING USE AREA TREES:**

	HACKBERRY Celtis occidentalis 6 = Quantity @ 3" Caliper
	PRINCETON ELM Ulmus americana 'Princeton' 7 = Quantity @ 3" Caliper

**PARKING LOT TREES:**

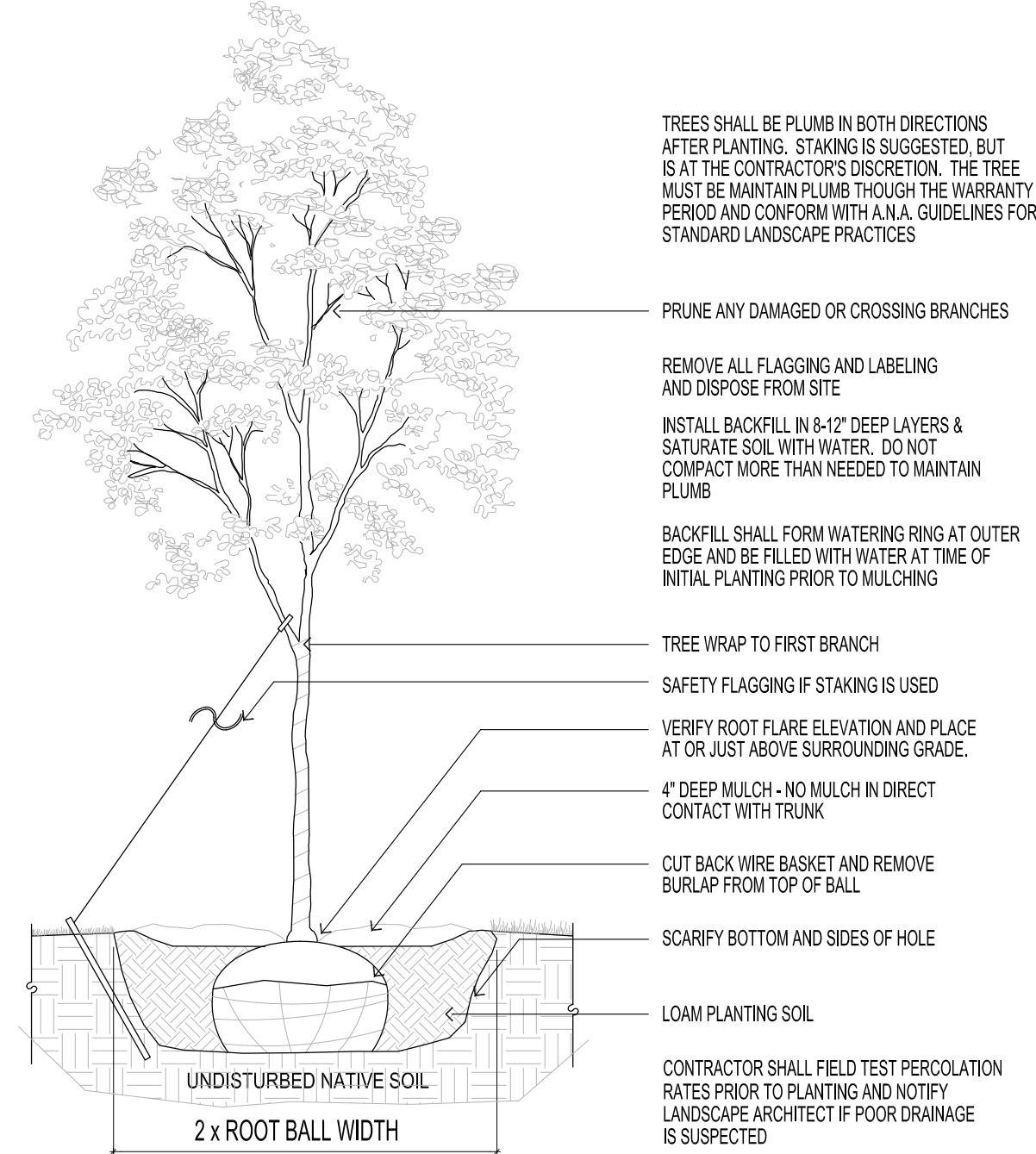
	JAPANESE TREE LILAC Syringa reticulata 4 = Quantity @ 2" Caliper
	KENTUCKY COFFEETREE Gymnocladus dioicus 3 = Quantity @ 2" Caliper
	SWAMP WHITE OAK Quercus bicolor 2 = Quantity @ 2" Caliper

**SITE LANDSCAPE TREES:**

	SPRING SNOW CRABAPPLE Malus x 'Spring Snow' 3 = Quantity @ 1-1/2" Caliper
	RIVER BIRCH Betula nigra 14 = Quantity @ 2-1/2" Caliper
	BOULEVARD LINDEN Tilia americana 'Boulevard' 5 = Quantity @ 2-1/2" Caliper
	BLACK HILL SPRUCE Picea glauca densata 3 = Quantity @ 6' Height
	AUSTRIAN PINE Pinus nigra 5 = Quantity @ 6' Height

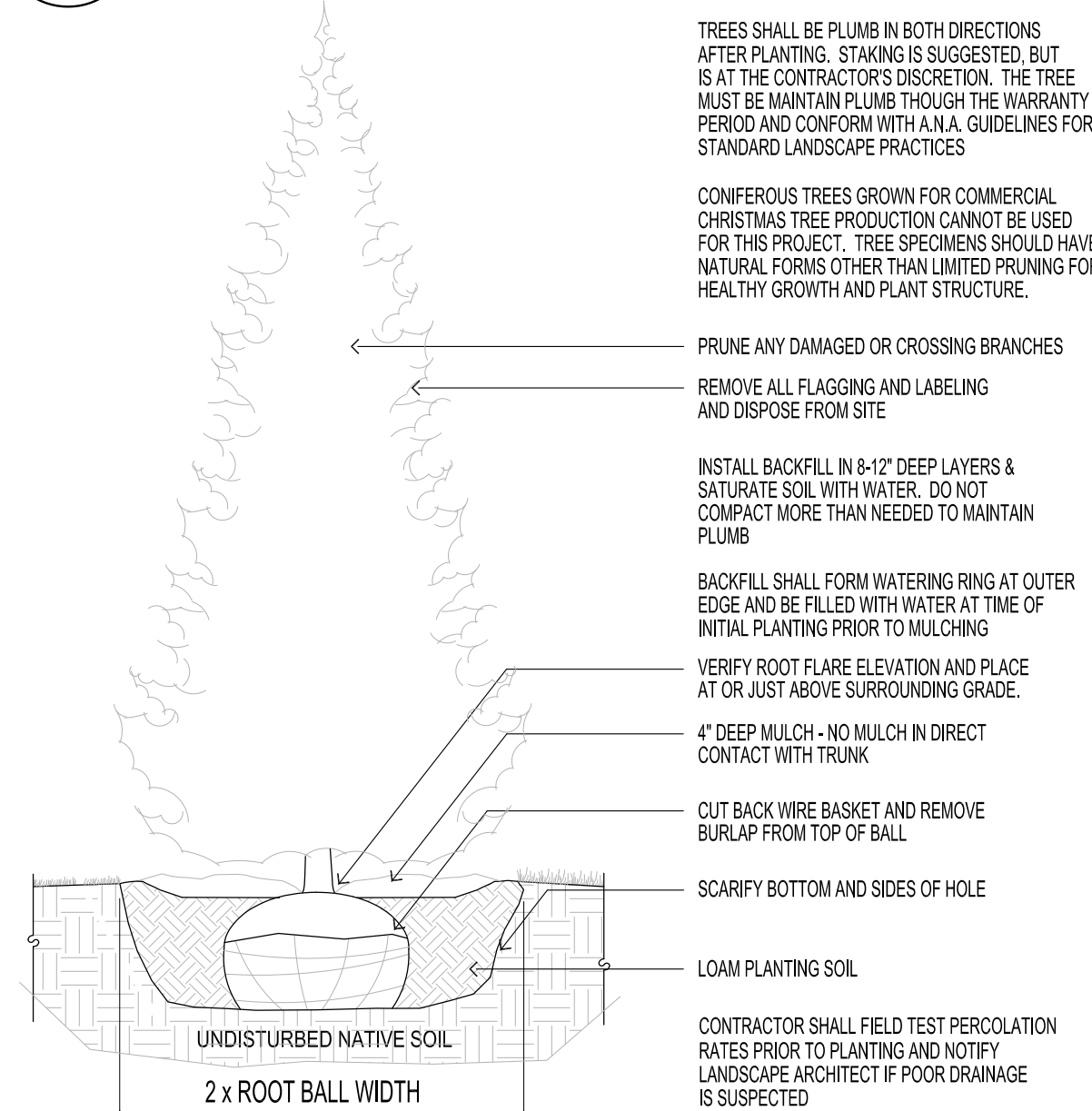
**PLANTING KEYS:**

**LANDSCAPE CALCULATIONS:**



**1 DECIDUOUS TREE PLANTING DETAIL**

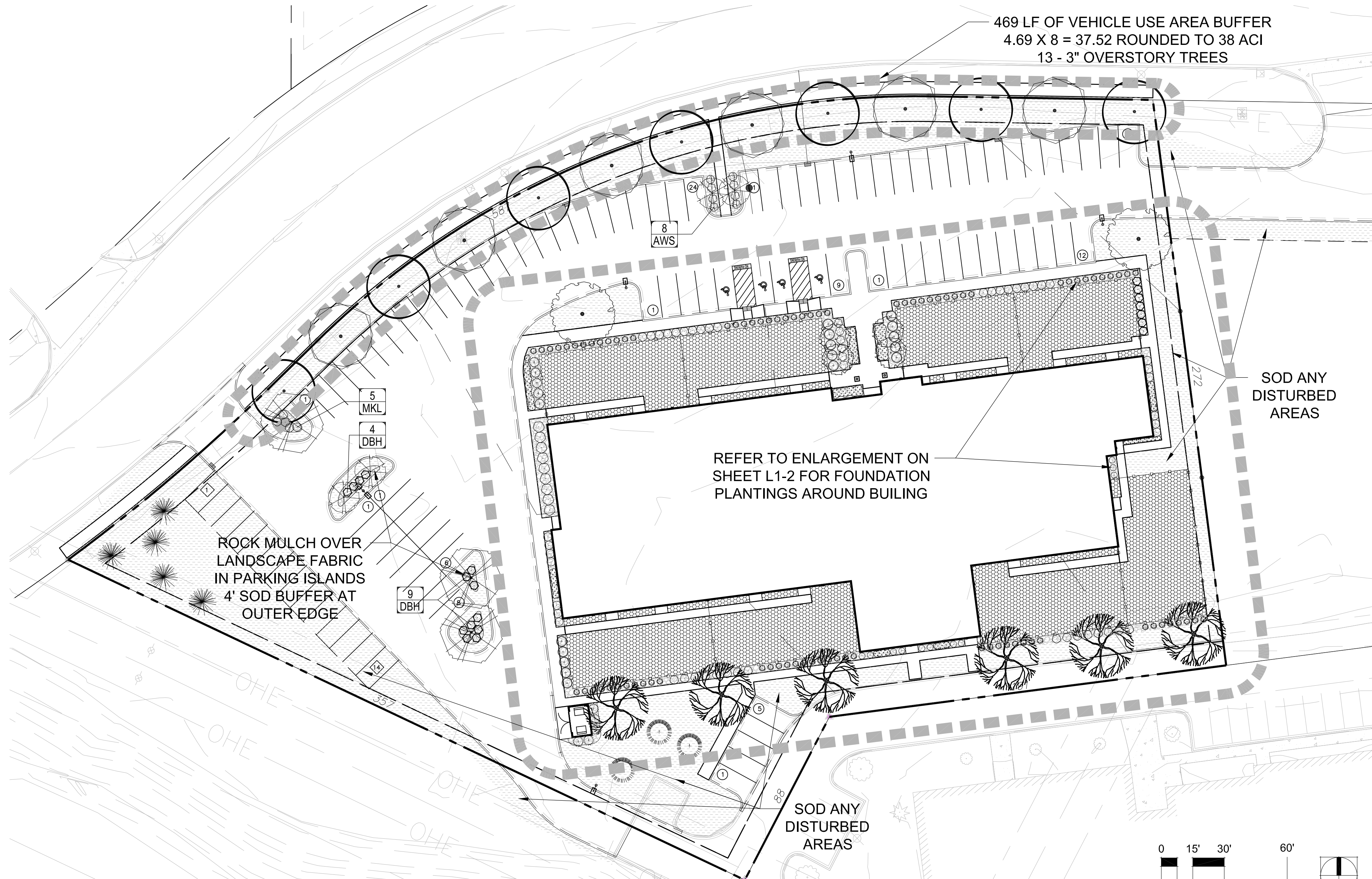
L1-1 SCALE: 1/2" = 1'-0"



**2 CONIFEROUS TREE PLANTING DETAIL**

L1-1 SCALE: 1/2" = 1'-0"

**TREE PLANTING DETAILS:**



**TREE PLANTING PLAN:**

Project Name:

KID'S HAVEN  
CHILDCARE

Monticello, Minnesota

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am Registered Landscape Architect under the laws of the State of Minnesota.

Name: Paul Kangas

Registration #: 26017

Signature: Paul Kangas

Project #: --

Date: CITY SUBMITTAL | 02-02-2026

Revision: SCALE CORRECTION | 02-13-2026

Drawn By: PK

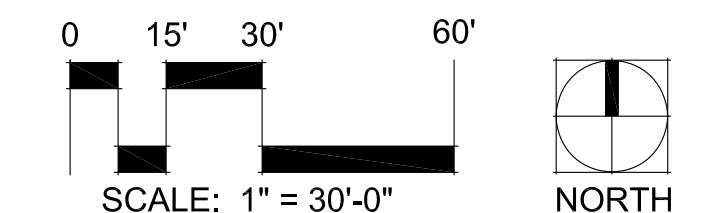
Checked By: PK

Sheet Title:

OVERALL LANDSCAPE  
AND TREE PLANTING  
PLAN

Sheet Number:

L1-1



**THE CONTRACTOR SHALL:**  
VISIT SITE PRIOR TO SUBMITTING BID TO INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE SCOPE OF WORK.

VERIFY THE LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES THAT WOULD COMPROMISE THE DESIGN OR INTENT OF THE PROJECT LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

PROTECT ALL EXISTING FEATURES FROM DAMAGE DURING PLANTING OPERATIONS. ANY DAMAGE SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.

CALL GOPHER-ONE TO VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS.

ESTABLISH TO THEIR SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

**UTILITIES, BACKGROUND INFORMATION, AND LAYOUT:**  
ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN. ADEQUATELY COMPACT ANY EXCAVATED AREAS TO AVOID FUTURE SETTLEMENT.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES THAT WOULD COMPROMISE THE DESIGN INTENT PRIOR TO BEGINNING CONSTRUCTION.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

**LANDSCAPE INSTALLATION AND PHASING:**  
COORDINATE THE LANDSCAPING AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTINGS SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE PLANTING AREAS.

**PLANT MATERIALS:**  
ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE NURSERY STOCK STANDARDS AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).

PLANTS SHALL NOT BE STOCKPILED ON SITE ANY LONGER THAN NECESSARY AND SHALL HAVE ADEQUATE WATERING AT ALL TIMES PRIOR TO PLANTING. PLANTS THAT SHOW OBVIOUS SIGNS OF DISTRESS FROM HEAT, OR LACK OF WATER, SHALL NOT BE INSTALLED. ROOT BALLS FOR ALL TREES SHALL BE COVERED WITH MULCH WHILE AWAITING PLANTING.

UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED SHRUB HEIGHT. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE THE ROOT FLARE. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE THE ROOT FLARE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL HAVE A FULL, NATURAL FORM. CONSISTENT WITH THE SPECIES.

THE LANDSCAPE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF ANY DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE ALL STAKING PRIOR TO ANY DIGGING.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS ARE OCCASIONALLY NEEDED IN THE FIELD. SHOULD AN ADJUSTMENT BE REQUIRED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED IN ADVANCE TO DISCUSS AN ACCEPTABLE MODIFICATION.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL, OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 0-20-20 OF 12 OZ PER 2.5' CALIPER PER TREE AND 6 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-10-10 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 8" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEACOMPOST AND 10 PARTS SAND.

ALL PLANTS SHALL BE INSTALLED PER THE PLANTING DETAILS.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THEIR PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

**EDGING AND MAINTENANCE STRIPS:**  
BLACK POWDER COATED STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.

MAINTENANCE STRIPS SHALL HAVE EDGER AND MULCH AS SPECIFIED OR AS INDICATED ON DRAWINGS.

**MULCHING:**  
ROCK MULCH OR COBBLE SHALL BE CLEAN AND FREE OF ANY SIGNIFICANT DIRT, SOIL, OR ORGANIC MATTER THAT WILL PROMOTE WEED GROWTH. HIGH QUALITY GEOTEXTILE FABRIC, WITH EDGES OVERLAPPED AT LEAST 12", SHALL BE PLACED UNDER ALL ROCK MULCH.

ALL SHRUB BED MASSES SHALL RECEIVE 3" COMPACTED DEPTH LAYER OF BROWN SHREDDED WOOD MULCH WITH A UNIFORM TREATMENT OF PRE-EMERGENT HERBICIDE (PREEN OR EQUAL) APPLIED PRIOR TO MULCHING.

ALL PERENNIAL PLANTING BEDS SHALL RECEIVE 3" COMPACTED DEPTH LAYER OF BROWN SHREDDED WOOD MULCH WITH A UNIFORM TREATMENT OF PRE-EMERGENT HERBICIDE (PREEN OR EQUAL) APPLIED PRIOR TO MULCHING.

ALL TREES SHALL HAVE A MULCH RING (MINIMUM 48" DIAMETER) OF 4" DEEP SHREDDED

PLANTING NOTES:

HARDWOOD MULCH WITH NONE IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDED RATES UNDER ALL MULCHED AREAS INCLUDING TREE MULCH RINGS.

**IRRIGATION:**  
VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

UNLESS SPECIFICALLY NOTED OTHERWISE, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SHOP DRAWING AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THE IRRIGATION SHOP DRAWINGS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIALS OR INSTALLATION.

THE LANDSCAPE CONTRACTOR SHALL INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

TURF OR OTHER SEEDED AREAS SHALL BE ON DIFFERENT ZONES THAN PLANTING BEDS IN ORDER TO CONTROL WATER FLOW TO DIFFERING PLANT SPECIES.

IRRIGATION TRENCHES SHALL BE ADEQUATELY COMPACTED TO AVOID SETTLEMENT IN THE FUTURE.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

**SEEDING AND SODDING:**  
SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED PER MNDOT SPECS UNLESS OTHERWISE NOTED.

ALL SEEDED AREAS WITH SLOPES STEEPER THAN 4:1 SHALL HAVE STRAW MAT, OR OTHER SUITABLE EROSION CONTROL METHODS, IN PLACE IMMEDIATELY AFTER SEEDING.

WHERE SOD OR SEED ABUTS A PAVED SURFACE, FINISHED GRADE SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. SOD MUST BE STAKED WITH WOOD LATH OR METAL STAKES ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES.

**CALENDAR OR CLIMATIC RESTRICTIONS:**  
THE PREFERRED SODDING WINDOW IS FROM AUGUST 15th - OCTOBER 15th. HOWEVER, SOD MAY BE INSTALLED AT ANY TIME PROVIDED ADEQUATE IRRIGATION COVERAGE IS AVAILABLE. IF NO IRRIGATION IS AVAILABLE, THE CONTRACTOR IS RESPONSIBLE FOR SUPPLEMENTAL WATERING AS NEEDED FOR SOD ESTABLISHMENT. THE PREFERRED FALL SEEDING WINDOW, FOR SITES WITHOUT IRRIGATION, IS FROM AUGUST 15th - SEPTEMBER 15th.

DORMANT SEEDING MAY OCCUR AFTER SOIL TEMPERATURES ARE CONSISTENTLY BELOW 45 DEGREES AND SHOULD GENERALLY NOT OCCUR PRIOR TO NOVEMBER 1st.

LANDSCAPE PLANTING SHOULD GENERALLY OCCUR FROM MAY 1st - JUNE 15th OR FROM SEPTEMBER 1st - OCTOBER 15th. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED, BUT CAN OCCUR WITH PROPER CARE OF NURSERY STOCK ON SITE AND WITH AMPLE WATERING.

PLANTING SHALL NOT OCCUR IF TEMPERATURES ARE HIGHER THAN 85 F. DEGREES, OR IF WINDS EXCEED 15 MPH DURING PLANTING OPERATIONS.

PROTECT ALL EXISTING OAKS ON SITE SCHEDULED TO REMAIN. IF EXISTING OAKS ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING. OAKS ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15th AND JULY 1st.

**OWNER ACCEPTANCE AND WARRANTY REQUIREMENTS**  
THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

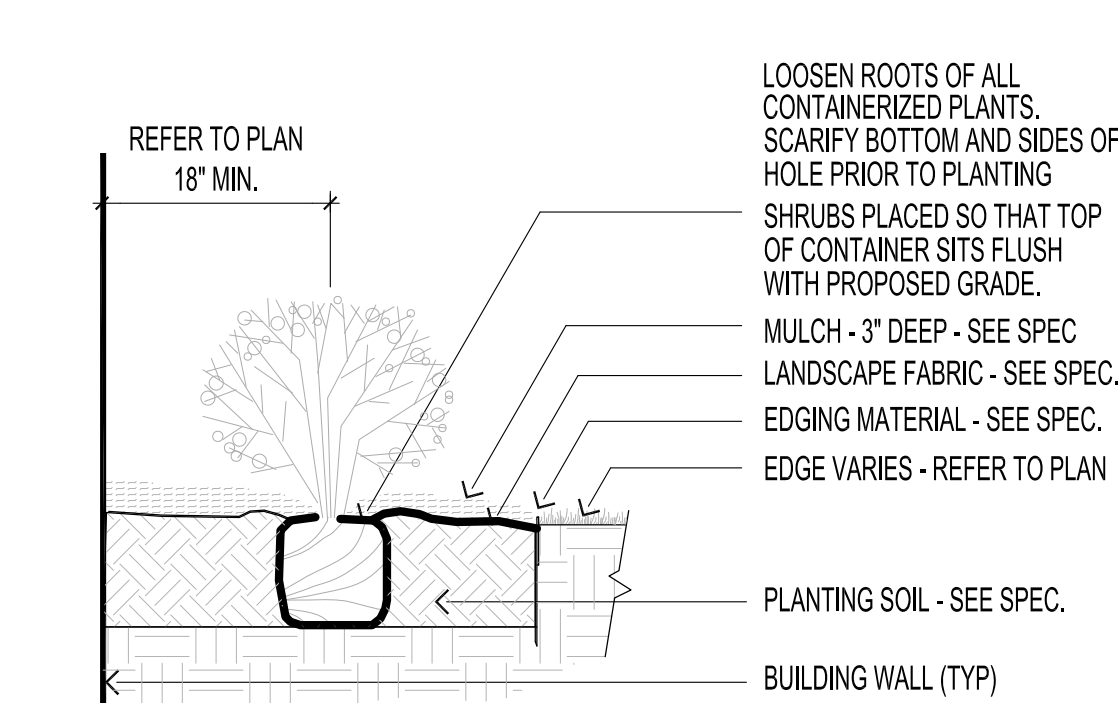
THE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

AT A MINIMUM, THE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE. THE WARRANTY (INCLUDING AT LEAST ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. PARTIAL ACCEPTANCE WILL NOT BE CONSIDERED.

REPRODUCIBLE AS-BUILT DRAWING(S) OF ALL LANDSCAPE INSTALLATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

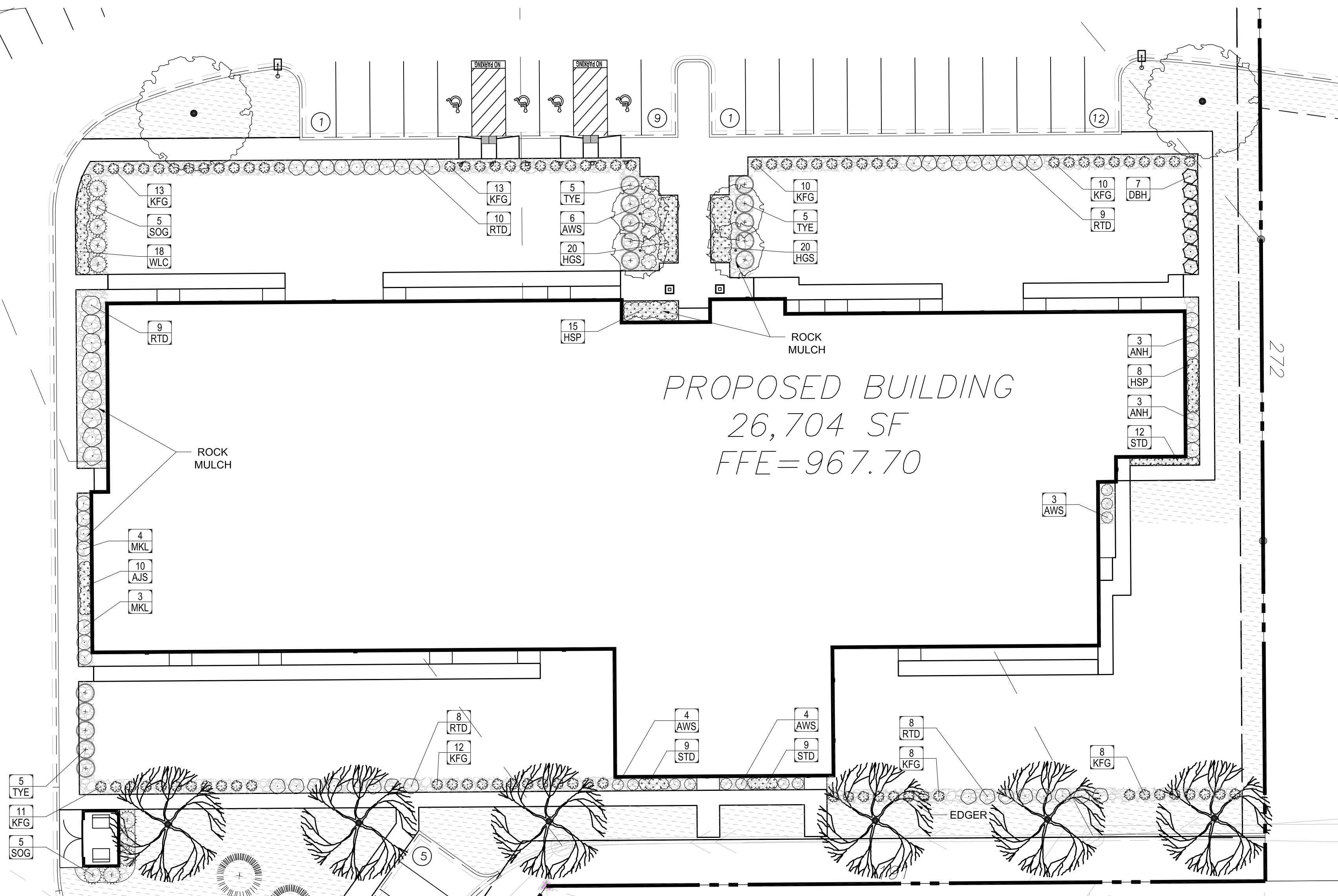
**PLANTING NOTES:**



**1 SHRUB PLANTING DETAIL**

SCALE: 3/4" = 1'-0"

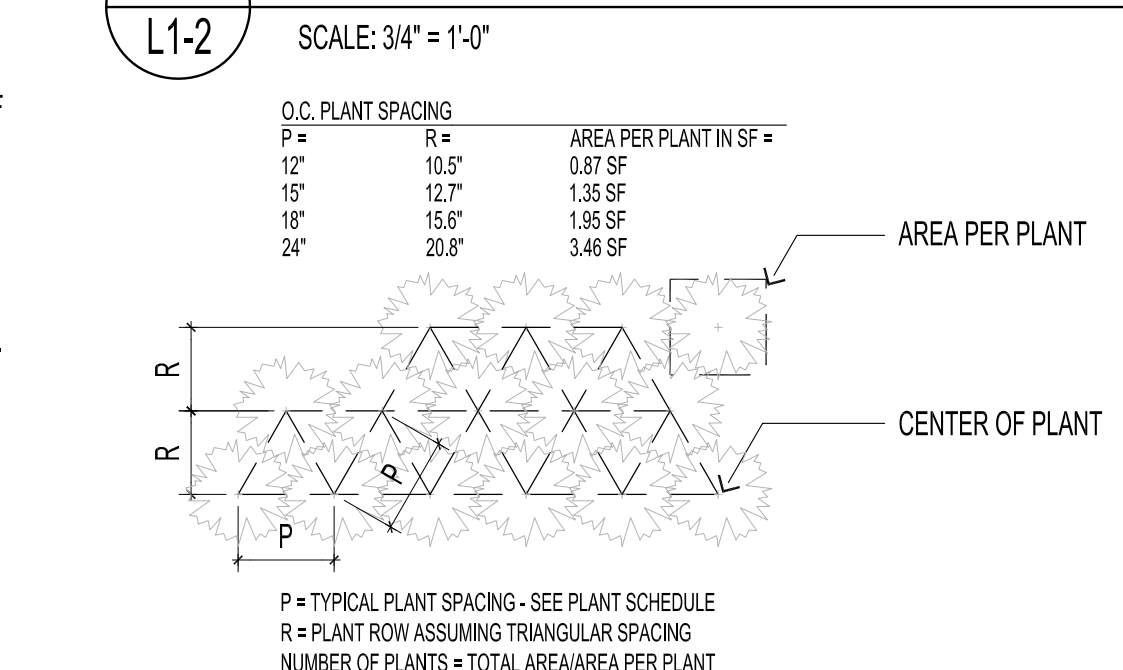
PLANTING DETAILS:



**PLANTING ENLARGEMENT PLAN:**



**2 PERENNIAL PLANTING**

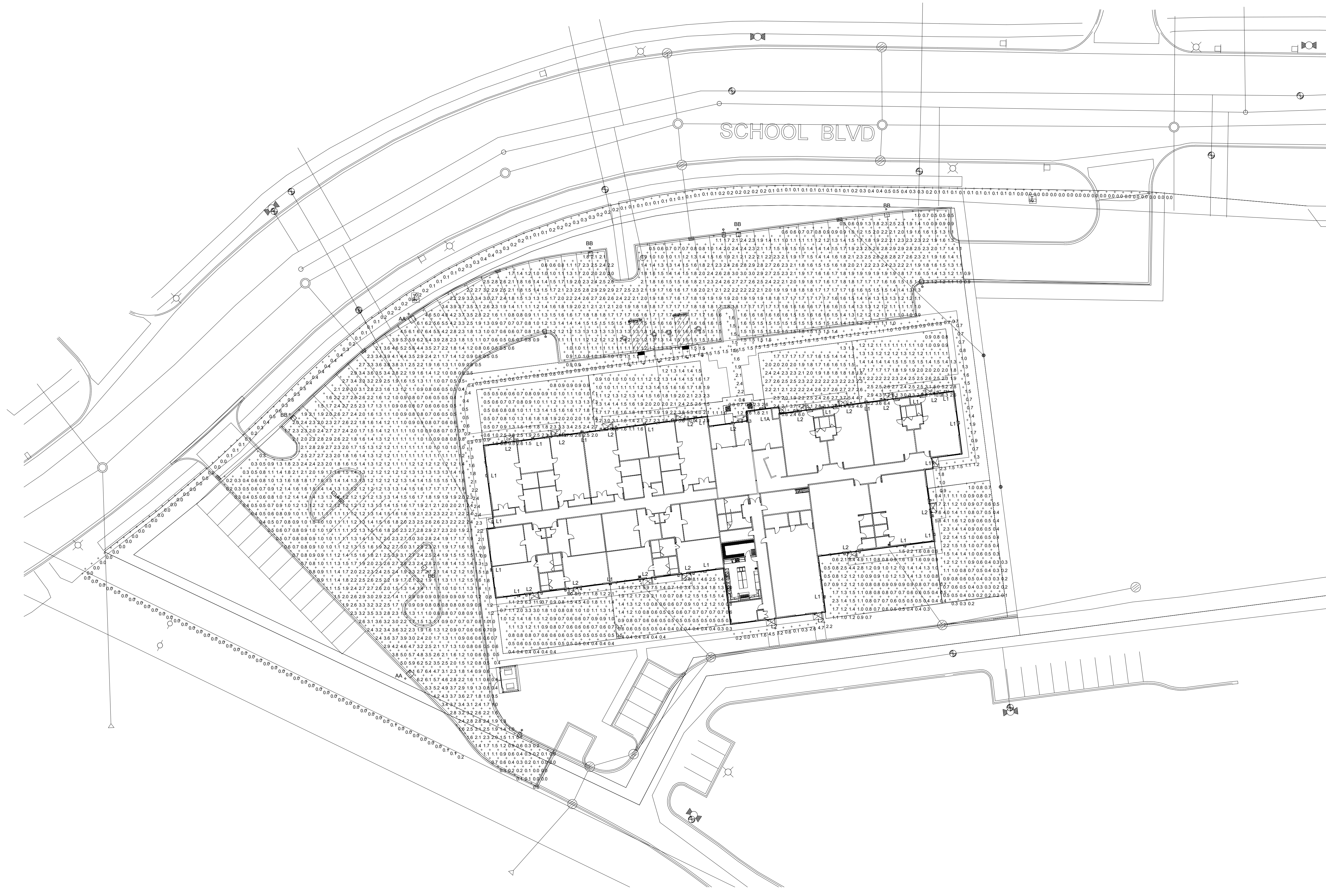


**3 PERENNIAL SPACING GUIDELINES**

SCALE: 3/4" = 1'-0"

PLANTING SCHEDULE (THIS PAGE ONLY):

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT	COMMENTS
<b>DECIDUOUS SHRUBS</b>						
ANH	6	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'	24" HGT	POT	4' O.C.
AWS	17	ANTHONY WATERER SPIREA	Spiraea x bumalda 'Anthony Waterer'	24" HGT	POT	4' O.C.
DBH	7	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	24" HGT	POT	4' O.C.
MKL	7	MISS KIM LILAC	Syringa patula 'Miss Kim'	24" HGT	POT	5' O.C.
RTD	35	RED TWIGGED DOGWOOD	Cornus sericea 'Bailedeine'	24" HGT	POT	4' O.C.
<b>CONIFEROUS SHRUBS</b>						
SOG	10	SEA OF GOLD JUNIPER	Juniperus x pfitzeriana 'MonSan'	5 GAL	POT	5' O.C.
TYE	15	TAUNTON YEW	Taxus x media 'Taunton'	5 GAL	POT	5' O.C.
<b>ORNAMENTAL GRASSES</b>						
KFG	85	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	2 GAL	POT	--
<b>PERENNIALS AND GRASSES</b>						
AJS	10	AUTUMN JOY SEDUM	Sedum x 'Autumn Joy'	1 GAL	POT	24" O.C.
HGS	40	HOSTA - GOLD STANDARD	Hosta x 'Gold Standard'	1 GAL	POT	24" O.C.
HSP	23	HOSTA - SUN POWER	Hosta x 'Sun Power'	2 GAL	POT	30" O.C.
STD	39	STELLA d' ORO DAYLILY	Hemerocallis x 'Stella d' Oro'	1 GAL	POT	18" O.C.
WLC	18	WALKER'S LOW CATMINT	Nepeta faassenii 'Walker's Low'	1 GAL	POT	24" O.C.



1 SITE PHOTOMETRIC CALCULATIONS  
NOT TO SCALE

**STEEN**  
ENGINEERING

763-585-6742  
763-585-6757 fax  
Email: steen@steeneng.com

5430 Douglas Drive North  
Minneapolis, MN 55429

Project No: KHV20501  
Date Last Revised:

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed engineer under the laws of the State of Minnesota

Signature \_\_\_\_\_  
Typed or Printed Name \_\_\_\_\_  
License # xx/xx/2026  
Date

SITE  
PHOTOMETRIC  
CALCULATIONS

**PRELIMINARY Do Not Use For Construction**

**Kid's Haven Child Care & Preschool  
New Building**

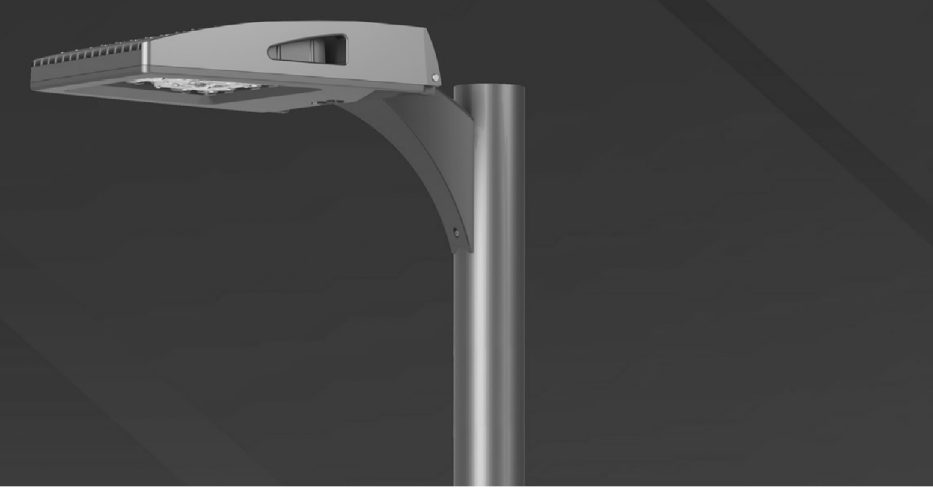
School Boulevard  
Monticello, MN

**E0.0**

## TYPES AA & BB

NLS LIGHTING
NV-1

AREA, SITE & ROADWAY



LED WATTAGE CHART			
Drive Current	14L	32L	64L
400 millamps	21w	-	-
530 millamps	29w	-	-
700 millamps	39w-37w	71w	104w-105w
1050 millamps	56w-55w	109w-107w	136w-139w

**FORM AND FUNCTION**

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

**CONSTRUCTION**

- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- IP65 Rated Against Dust & Water Ingress. IK10 Rated for Tamper/Vandalism/Impact Protection
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

**FINISH**


- 3-5 mils electrostatic powder coat
- NLS standard high quality finishes prevent corrosion, protects against extreme environmental conditions

**WARRANTY**

Five-year limited warranty for drivers and LEDs.

**BUY AMERICAN**

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

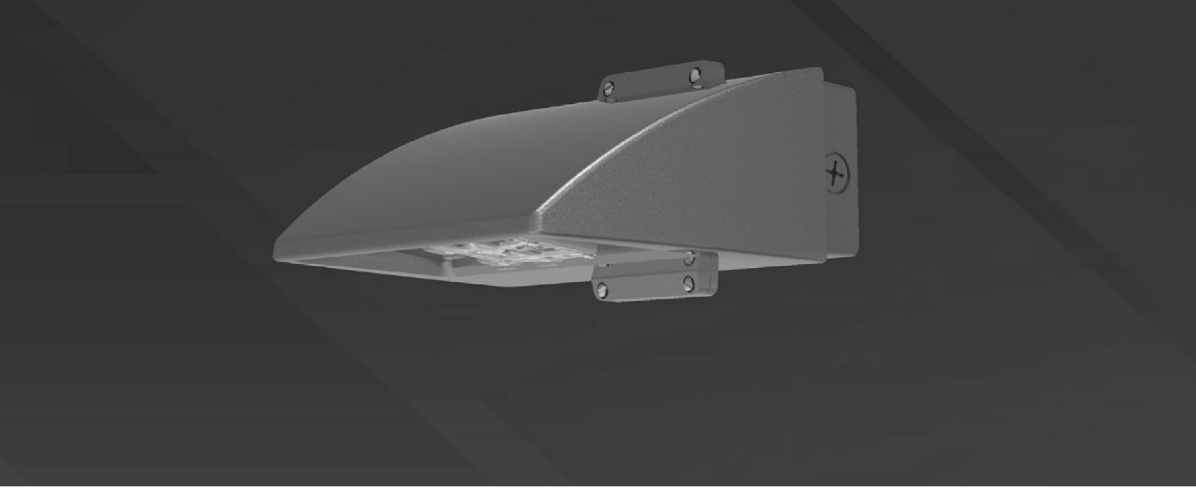


Rev 09/20/20

## TYPE L1

NLS LIGHTING
NV-W

ARCHITECTURAL HIGH PERFORMANCE FULL CUTOFF WALL PAK



LED WATTAGE CHART	
14L	32L
400 millamps	21w
530 millamps	29w
700 millamps	37w
1050 millamps	100w

**KEY FEATURES**


- Ideal for Exterior Walls, Entryways, Pathways, New Construction and Renovation, Warehouse and Receiving Docks, Court Yards, and School Playgrounds
- Environmentally Friendly Product Which Reduces Energy Consumption, L70 > 100,000 hours
- IDA qualified for 3000K CCT and Lower for Down-light Application, Reducing Light Pollution and Trespass
- Buy American(n) Option Available, Quick Mount for Easy Installation
- Cost Competitive and Short Shipping Lead Times in Days & Weeks

**BUY AMERICAN**

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

**Controls Agnostic, Compatible with Most Control Systems and Sensors**

- Environmentally Friendly Product Which Reduces Energy Consumption, L70 > 100,000 hours
- IDA qualified for 3000K CCT and Lower for Down-light Application, Reducing Light Pollution and Trespass
- Buy American(n) Option Available, Quick Mount for Easy Installation
- Cost Competitive and Short Shipping Lead Times in Days & Weeks

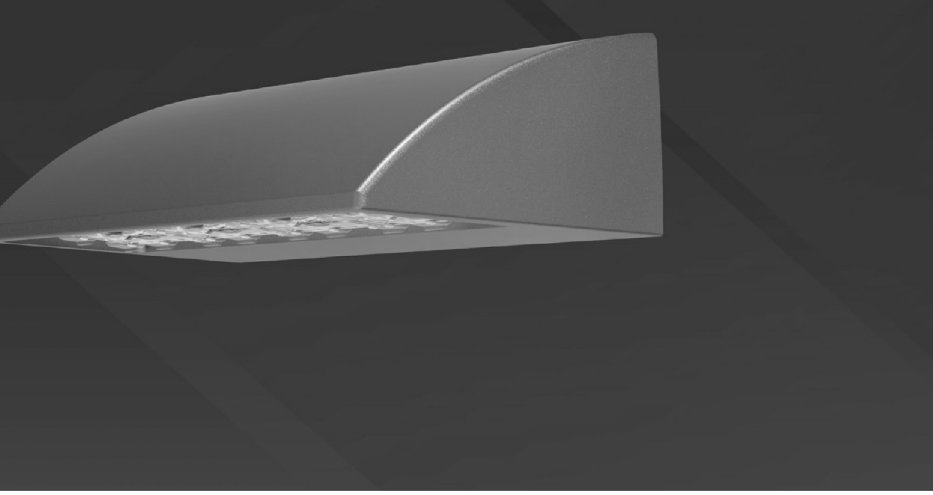


Rev 09/20/20

## TYPE L1A

NLS LIGHTING
NV-W2

ARCHITECTURAL HIGH PERFORMANCE FULL CUTOFF WALL PAK



LED WATTAGE CHART	
Drive Current	64L
530 millamps	39w
700 millamps	136w
1050 millamps	209w

**KEY FEATURES**


- Ideal for Exterior Walls, Entryways, Pathways, New Construction and Renovation, Warehouse and Receiving Docks, Court Yards, and School Playgrounds
- Environmentally Friendly Product Which Reduces Energy Consumption, L70 > 100,000 hours
- IDA qualified for 3000K CCT and Lower for Down-light Application, Reducing Light Pollution and Trespass
- Buy American(n) Option Available, Quick Mount for Easy Installation
- Cost Competitive and Short Shipping Lead Times in Days & Weeks

**BUY AMERICAN**

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

**Controls Agnostic, Compatible with Most Control Systems and Sensors**

- Environmentally Friendly Product Which Reduces Energy Consumption, L70 > 100,000 hours
- IDA qualified for 3000K CCT and Lower for Down-light Application, Reducing Light Pollution and Trespass
- Buy American(n) Option Available, Quick Mount for Easy Installation
- Cost Competitive and Short Shipping Lead Times in Days & Weeks




Rev 09/20/20

## TYPE L2

BROWNLEE

SLOPE SLIM



**SLOPE**

Distribution Options

- Narrow Spot
- Wide Asymmetric
- Forward Throw

**7070 LED**

Slope is a sleek and minimal lighting solution for both interior and exterior spaces. Crafted from stout aluminum, the series features a low-profile tapered form factor and is available in three sizes with various beam spreads. Perfect for architectural entrances, columns, facades, elevator lobbies, patios, and more. Less than 3" projection, ADA-compliant.

FL

BL

MG

SI


WH

TB

TB

TW

T2



Page 1 of 3

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	AA		2	NLS LIGHTING	NV-1-T2-48L-1-40K7-HSS	NV-1 site fixture with version 1 backboards	1	12753	1	156
□	BB		5	NLS LIGHTING	NV-1-T4FTW-48L-1-40K7/HSS	OUTDOOR AREA LIGHT	1	10610	1	156
□	L1		19	NLS LIGHTING	NV-W-T4FTW-16L-4-40K7	OUTDOOR AREA LIGHT	1	2502	1	21
□	L1A		1	NLS LIGHTING	NV-W2-T4FTW-64L-35-40K7	OUTDOOR AREA LIGHT	1	8098	1	68
△	L2		17	BROWNLEE LIGHTING INC	7070-08-PL-U07-FT-35K	Chrome wedge light with single LED	1	673	1	6.86

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Main Entrance	+	1.9 fc	9.0 fc	0.5 fc	18.0:1	3.8:1
Parking	+	1.7 fc	6.7 fc	0.0 fc	N/A	N/A
Play Area 1	+	1.7 fc	11.2 fc	0.5 fc	22.4:1	3.4:1
Play Area 2	+	2.0 fc	12.0 fc	0.9 fc	13.3:1	2.2:1
Play Area 3	+	2.3 fc	10.0 fc	0.8 fc	12.5:1	2.9:1
Play Area 4	+	2.5 fc	9.9 fc	0.6 fc	16.5:1	4.2:1
Play Area 5	+	1.3 fc	11.9 fc	0.4 fc	29.8:1	3.3:1
Play Area 6	+	1.3 fc	9.9 fc	0.3 fc	33.0:1	4.3:1
Play Area 7	+	1.0 fc	7.6 fc	0.1 fc	76.0:1	10.0:1
Play Area 8	+	1.1 fc	8.4 fc	0.3 fc	28.0:1	3.7:1
PROPERTY LINE - APPROX	+	0.1 fc	0.6 fc	0.0 fc	N/A	N/A
Sidewalk 1	+	1.7 fc	4.7 fc	0.0 fc	N/A	N/A
Sidewalk 2	+	1.4 fc	2.4 fc	0.4 fc	6.0:1	3.5:1
Sidewalk 3	+	1.1 fc	2.3 fc	0.4 fc	5.8:1	2.8:1
Sidewalk 4	+	1.7 fc	2.4 fc	0.6 fc	4.0:1	2.8:1

Luminaire Locations										
		Location					Aim			
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	AA	518580.90	212880.80	25.00	25.00	146.05	0.00	518581.70	212879.70	0.00
2	AA	518578.90	212680.80	25.00	25.00	45.94	0.00	518579.90	212661.70	0.00
1	BB	518868.90	212943.90	25.00	25.00	172.64	0.00	518868.10	212942.80	0.00
2	BB	518779.40	212932.00	25.00	25.00	172.55	0.00	518779.60	212930.90	0.00
3	BB	518509.20	212820.30	25.00	25.00	135.47	0.00	518510.00	212819.50	0.00
8	BB	518690.20	212920.50	25.00	25.00	172.55	0.00	518690.30	212919.40	0.00
10	BB	518592.70	212725.30	25.00	25.00	315.88	0.00	518591.90	212726.10	0.00
1	L1A	518794.40	212823.50	20.50	20.50	352.65	0.00	518794.40	212823.60	0.00
1	L1	518655.80	212805.60	12.00	12.00	352.65	0.00	518655.80	212805.80	0.00
2	L1	518631.80	212755.40	12.00	12.00	262.14	0.00	518631.60	212755.40	0.00
3	L1	518897.00	212791.00	12.00	12.00	83.80	0.00	518897.20	212791.00	0.00
6	L1	518685.50	212809.40	12.00	12.00	352.65	0.00	518685.50	212809.60	0.00
7	L1	518723.20	212814.30	12.00	12.00	352.65	0.00	518723.20	212814.50	0.00
8	L1	518754.00	212818.30	12.00	12.00	352.65	0.00	518754.00	212818.50	0.00
1	L2	518815.80	212822.20	7.50	7.50	352.65	0.00	518815.80	212822.60	0.00
2	L2	518868.00	212829.00	7.50	7.50	352.65	0.00	518867.90	212829.40	0.00
3	L2	518845.90	212826.10	7.50	7.50	352.65	0.00	518845.40	212826.50	0.00
4	L2	518897.90	212832.80	7.50	7.50	352.65	0.00	518897.80	212833.20	0.00
5	L2	518747.20	212817.30	7.50	7.50	352.65	0.00	518747.10	212817.70	0.00
6	L2	518699.10	212811.00	7.50	7.50	352.65	0.00	518699.00	212811.40	0.00
7	L2	518672.20	212807.50	7.50	7.50	352.65	0.00	518672.10	212807.90	0.00
8	L2	518639.60	212803.30	7.50	7.50	352.65	0.00	518639.50	212803.70	0.00
9	L2	518895.80	212761.10	7.50	7.50	83.80	0.00	518896.30	212761.10	0.00
20	L1	518831.50	212710.00	12.00	12.00	83.80	0.00	518831.70	212710.00	0.00
21	L1	518880.10	212741.10	12.00	12.00	171.39	0.00	518880.10	212740.90	0.00
22	L1	518904.70	212833.80	12.00	12.00	352.65	0.00	518904.70	212834.00	0.00
23	L1	518882.90	212831.00	12.00	12.00	352.65	0.00	518882.90	212831.20	0.00
24	L1	518856.80	212827.60	12.00	12.00	352.65	0.00	518856.80	212827.80	0.00
25	L1	518830.60	212824.20	12.00	12.00	352.65	0.00	518830.60	212824.40	0.00
26	L1	518759.60	212725.50	12.00	12.00	171.39	0.00	518759.60	212725.30	0.00
27	L1	518647.10	212710.90	12.00	12.00	171.39	0.00	518647.10	212710.70	0.00
28	L1	518702.50	212718.10	12.00	12.00	171.39	0.00	518702.50	212717.90	0.00
29	L1	518897.70	212747.70	12.00	12.00	83.80	0.00	518897.90	212747.70	0.00
30	L1	518628.20	212783.30	12.00	12.00	262.14	0.00	518628.00	212783.30	0.00
31	L1	518631.00	212726.40	12.00	12.00	262.14	0.00	518630.80	212726.40	0.00
32	L1	518912.40	212815.10	12.00	12.00	83.80	0.00	518912.60	212815.10	0.00
10	L2	518845.80	212736.70	7.50	7.50	171.39	0.00	518845.90	212736.30	0.00
11	L2	518825.70	212700.00	7.50	7.50	171.39	0.00	518825.80	212699.60	0.00
12	L2	518797.60	212696.30	7.50	7.50	171.39	0.00	518797.70	212695.90	0.00
13	L2	518750.60	212724.40	7.50	7.50	171.39	0.00	518750.70	212724.00	0.00
14	L2	518722.40	212720.90	7.50	7.50	171.39	0.00	518722.50	212720.50	0.00
15	L2	518682.40	212715.70	7.50	7.50	171.39	0.00	518682.50	212715.30	0.00
16	L2	518654.00	212711.90	7.50	7.50	171.39	0.00	518654.10	212711.50	0.00
17	L2	518776.00	212815.00	7.50	7.50	352.65	0.00	518775.90	212815.10	0.00

SCALE INDICATED BASED UPON PRINTED 24" X 36" (ARCHITECTURAL D) SHEET

**PRELIMINARY Do Not Use For Construction**

PHOTOMETRIC  
DATA AND  
FIXTURES

Kid's Haven Child Care & Preschool  
New Building  
School Boulevard  
Monticello, MN

**STEEN**  
ENGINEERING

763-585-6742  
763-585-6757 fax  
Email: steen@steeneng.com

5430 Douglas Drive North  
Minneapolis, MN 55429

Project No: KH202501  
Date Last Revised:

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed engineer under the laws of the State of Minnesota

Signature  
Typed or Printed Name  
License # xx/xx/2026  
Date

**E0.1**

**EASEMENT EXHIBIT  
 LOCATED IN THE PLAT OF  
 JEFFERSON COMMONS FIFTH ADDITION  
 WRIGHT COUNTY, MN**

**SHEET 1 OF 2 SHEETS**

JEFFERSON COMMONS  
 FIFTH ADDITION

LOT 1  
 BLOCK 1

OUTLOT A

SOUTHEAST OF LOT 1,  
 BLOCK 1, JEFFERSON  
 COMMONS FIFTH ADDITION

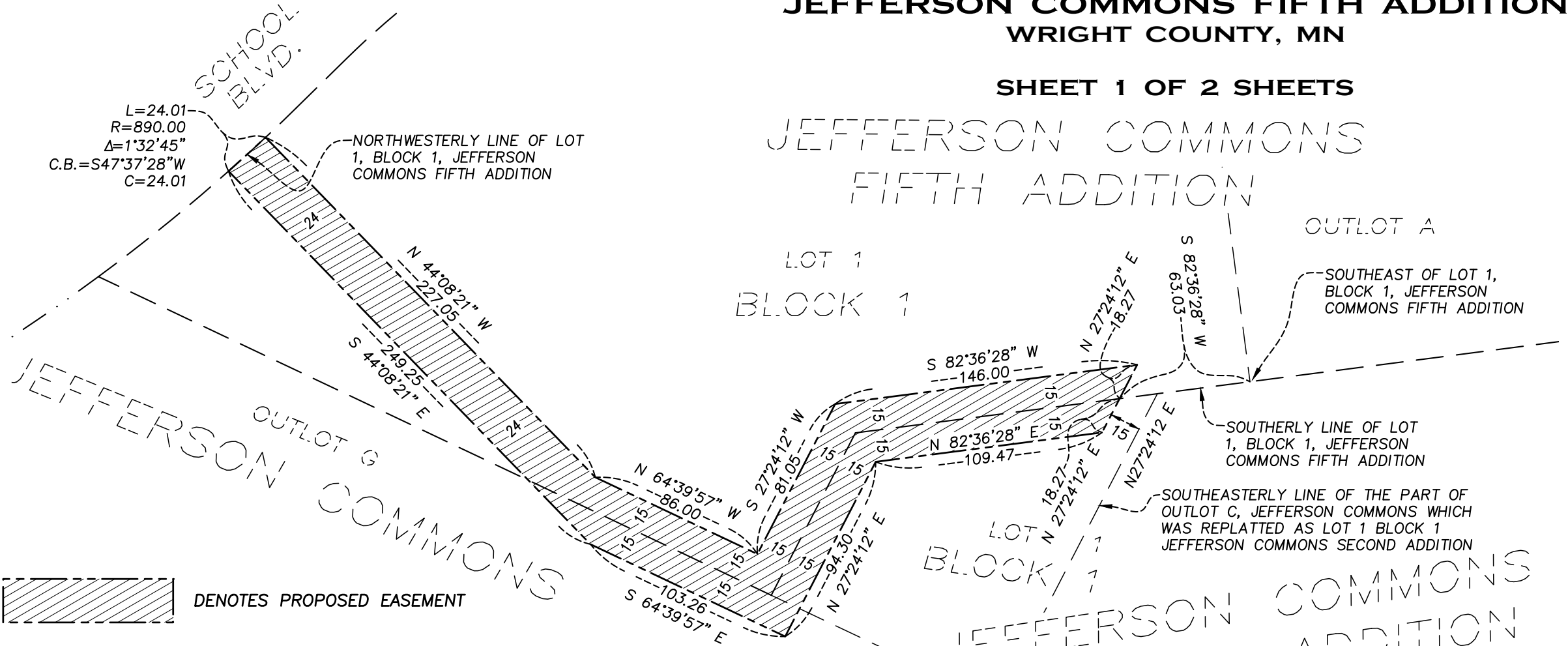
SOUTHERLY LINE OF LOT  
 1, BLOCK 1, JEFFERSON  
 COMMONS FIFTH ADDITION

SOUTHEASTERLY LINE OF THE PART OF  
 OUTLOT C, JEFFERSON COMMONS WHICH  
 WAS REPLATTED AS LOT 1 BLOCK 1  
 JEFFERSON COMMONS SECOND ADDITION

LOT 1  
 BLOCK 1  
 JEFFERSON COMMONS  
 SECOND ADDITION

L=24.01  
 R=890.00  
 $\Delta=1^{\circ}32'45''$   
 C.B.=S47°37'28"W  
 C=24.01

NORTHWESTERLY LINE OF LOT  
 1, BLOCK 1, JEFFERSON  
 COMMONS FIFTH ADDITION



DENOTES PROPOSED EASEMENT



708 1ST AVENUE NE, #1  
 BUFFALO, MN 55313  
 PH. 763.682.1781 WWW.MEYERROHLIN.COM

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

Date 02/02/2026

*Abram A. Niemela*  
 Abram A. Niemela  
 License No. 48664

**DRAWN BY: AAN**  
**FILE NO. 25333**



GRAPHIC SCALE IN FEET



**EASEMENT DESCRIPTION  
LOCATED IN THE PLAT OF  
JEFFERSON COMMONS FIFTH ADDITION  
WRIGHT COUNTY, MN**

**SHEET 2 OF 2 SHEETS**

PROPOSED EASEMENT

That part of Lot 1, Block 1, JEFFERSON COMMONS FIFTH ADDITION, that part of Lot 1, Block 1, JEFFERSON COMMONS SECOND ADDITION, and that part of Outlot G, JEFFERSON COMMONS, according to the recorded plats thereof, Wright County, Minnesota, described as follows: Commencing at the southeast corner of said Lot 1, Block 1, JEFFERSON COMMONS FIFTH ADDITION; thence South 82 degrees 36 minutes 28 seconds West, plat bearing, along the southerly line of said Lot 1, Block 1, JEFFERSON COMMONS FIFTH ADDITION, a distance of 63.03 feet to a point lying 15 feet northwesterly of the southeasterly line of that part of Outlot C of said JEFFERSON COMMONS which was replatted as Lot 1, Block 1, JEFFERSON COMMONS SECOND ADDITION, also being the point of beginning; thence North 27 degrees 24 minutes 12 seconds East, parallel with said southeasterly line of Outlot C, a distance of 18.27 feet; thence South 82 degrees 36 minutes 28 seconds West, a distance of 146.00 feet; thence South 27 degrees 24 minutes 12 seconds West, a distance of 81.05 feet; thence North 64 degrees 39 minutes 57 seconds West, a distance of 86.00 feet; thence North 44 degrees 08 minutes 21 seconds West, a distance of 227.05 feet to the northwesterly line of said Lot 1, Block 1, JEFFERSON COMMONS FIFTH ADDITION; thence southwesterly along said northwesterly line on a non-tangential curve, having a radius of 890.00 feet, a central angle of 1 degree 32 minutes 45 seconds, a chord bearing of South 47 degrees 37 minutes 28 seconds West, and an arc length of 24.01 feet; thence South 44 degrees 08 minutes 21 seconds East, not tangent to said curve, a distance of 249.25 feet; thence South 64 degrees 39 minutes 57 seconds East, a distance of 103.26 feet; thence North 27 degrees 24 minutes 12 seconds East, a distance of 94.30 feet; thence North 82 degrees 36 minutes 28 seconds East, a distance of 109.47 feet to a line bearing South 27 degrees 24 minutes 12 seconds West from the point of beginning; thence North 27 degrees 24 minutes 12 seconds East, a distance of 18.27 feet to the point of beginning.

DRAWN BY: AAN

FILE NO. 25333



708 1ST AVENUE NE, #1  
BUFFALO, MN 55313  
PH. 763.682.1781 WWW.MEYERROHLIN.COM

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

Date 02/02/2026

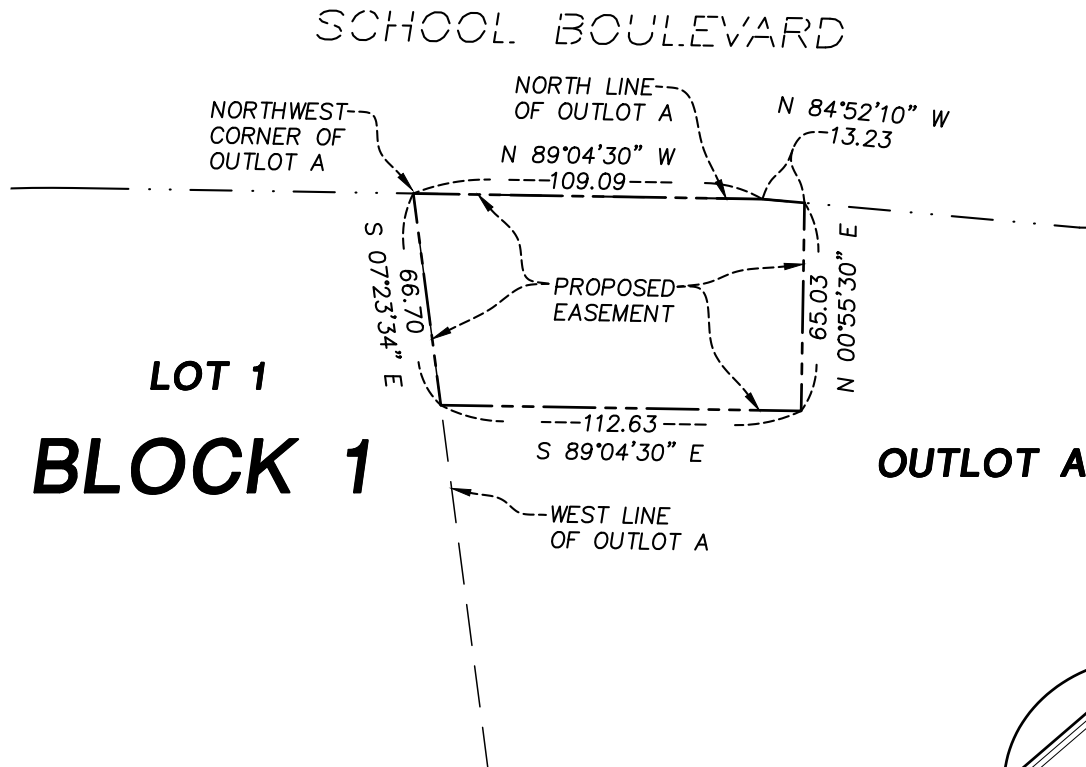


Abram A. Niemela  
License No. 48664

NOTE:

As of the date on this drawing, the plat of JEFFERSON COMMONS FIFTH ADDITION has not been recorded. The above description will not be valid until the plat is recorded.

**EASEMENT EXHIBIT  
LOCATED IN THE PLAT OF  
JEFFERSON COMMONS FIFTH ADDITION  
WRIGHT COUNTY, MN**



**PROPOSED EASEMENT**

That part of Outlot A, JEFFERSON COMMONS FIFTH ADDITION, Wright County, Minnesota, described as follows: Beginning at the northwest corner of said Outlot A; thence South 07 degrees 23 minutes 24 seconds East, assumed bearing, along the west line of said Outlot A, a distance of 66.70 feet; thence South 89 degrees 04 minutes 30 seconds East, a distance of 112.63 feet; thence North 00 degrees 55 minutes 30 seconds East, a distance of 65.03 feet to the north line of said Outlot A, also being the southerly line of School Boulevard; thence North 84 degrees 52 minutes 10 seconds West, along said north line, a distance of 13.23 feet; thence North 89 degrees 04 minutes 30 seconds West, along said north line, a distance of 109.09 feet to the point of beginning.

**NOTE:**

As of the date on this drawing, the plat of JEFFERSON COMMONS FIFTH ADDITION has not been recorded. The above description will not be valid until the plat is recorded.

**DRAWN BY: AAN  
FILE NO. 25333**



GRAPHIC SCALE IN FEET

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

Date 12/22/2025

Abram A. Niemela  
License No. 48664



708 1ST AVENUE NE, #1  
BUFFALO, MN 55313  
PH. 763.682.1781 WWW.MEYERROHLIN.COM



February 20, 2026

Matt Leonard  
City Engineer/Public Works Director  
City of Monticello  
505 Walnut Street, Suite 1  
Monticello, MN 55362

Re: Kids Haven Daycare Development – Prelim/Final Plat & Civil Engineering Plan Review  
City Project No. 2026-005  
WSB Project No. 033402-000

Dear Mr. Leonard:

WSB staff have reviewed the Kids Haven Daycare Development preliminary/final plat and civil plan submittal dated February 2, 2026. The applicant proposes to construct an approximate 27,000 SF childcare/preschool facility on a three acre parcel.

The documents were reviewed for general conformance with the City of Monticello's general engineering standards and Stormwater Design Manual. We have the following comments with regards to engineering and stormwater management matters.

#### **General**

1. City staff will provide comments under separate cover.
2. The Fire Marshall and/or building department will review required fire hydrant location(s) and emergency vehicle access/circulation. Fire truck circulation will need to accommodate the City's ladder truck. Provide a turning movement exhibit to show that a fire truck can access all building structures and parking lots as applicable. Additional comments may be provided under separate cover by the Fire Marshall.
3. The proposed improvements include expanding the existing regional pond to the south of the site. The work is proposed in and around existing electrical transmission poles and overhead lines. The applicant shall coordinate with the utility company that owns/maintains the lines and provide documentation that the proposed grading work within the easement is acceptable.
4. Additional comments have been provided directly on the plan sheets. Not all comments on the plans have been summarized in this review letter.

#### **Site Plan & Streets (Sheets C1.1)**

5. The City will require the construction of a sidewalk along School Boulevard with the City right of way. The applicant is showing a proposed 6' wide sidewalk meeting City standards but continue extension further east and connect with the driveway location.
6. The final pavement section shall be designed by a registered geotechnical engineer for the specific soil conditions found on the site. Confirm whether or not there will be multiple bituminous pavement sections such as "light duty" and/or "heavy duty" and provide

different hatching information. Bituminous patching along for the entrance along School Boulevard shall be noted something to the effect of “match existing pavement section in-kind”.

7. Remove existing eastbound “RIGHT TURN LANE” signs, furnish and install RIGHT LANE MUST TURN RIGHT (R3-7R) signs where full width turn lane begins. At the westerly entrance, restripe the fog line to the east to better match up with the proposed location.

#### **Grading and Erosion Control (Sheet C2.1)**

8. With final plan submittal provide the following
  - a. In general, maintain all surface grades within the minimum of 2% and maximum 33% slopes. Vegetated swale grades shall also be a minimum of 2.0%.
  - b. Drainage arrows on plans showing direction of runoff. Note specifically high points between each side-yard swale.
  - c. Include percent slope in all other swale locations and verify that it meets the City requirement of 2%.
  - d. The City will require a common draitile collection system (rigid PVC Schedule 40 or SDR 26) for sump pump discharges. A separate foundation pipe system in addition to the sump discharge system should be considered where full basements are proposed. The size of the common collection system should be 6” and comprised of PVC schedule 40 or SDR 26.
  - e. Add rip-rap quantities and class notes at each flared end section and pond overflows (if applicable).
  - f. Note the size of proposed storm sewer structures.

#### **Utility Plans (Sheets C3.1-4.1)**

9. Based on the current design within the commercial site, it appears the applicant will also be required to apply for a permit from DLI, provide copies to the City.
10. Hydrant locations shall be reviewed and approved of by the City Fire Marshal; typically, a maximum of 250’ overlapping influence radius (maximum 400’ spacing) is required along roadway (hose length).
11. The watermain connections to the building(s) will be reviewed and approved by the City Fire Marshall.
12. In the City of Monticello, property owners are responsible for maintenance of services up to the main within the city street. The property owner would be responsible for to fix the unused service stubs if they were to leak or burst. The City highly recommends that the developer cap the unused services at the main.
13. Add general notes to the utility plans to the effect of:
  - a. The City shall not be responsible for any additional costs incurred that are associated with variations in the utility as-built elevations. All utility connections shall be verified in the field.
  - b. The City, or agents of the City, are not responsible for errors and omissions on the submitted plans. The Owner and Engineer of Record are fully responsible for changes or modifications required during construction to meet the City’s standards.
  - c. All watermain and sanitary sewer testing shall be conducted in accordance with the City standards and specifications. Copies of all test results shall be submitted

to the City (Public Works Director, City Engineer), the Owner, and the Engineer of Record.

- d. Watermain shall have a minimum cover of 7.5’.
- e. Tracer wire installation shall be in accordance with the latest edition of the MN Rural Water Association Standards. See these standards for further details.

- 14. Where watermain crosses storm or sanitary sewer, add a note at each location to the effect of “Maintain 18” Minimum Separation, 4” Rigid Insulation”.

#### **Erosion Control & SWPPP Plans (Sheets C5.1)**

- 15. The proposed project will disturb more than one acre. Develop and include a SWPPP consistent with the MPCA CSWGP with future plan submittals.
- 16. An NPDES/SDS Construction Storm Water General Permit (CSWGP) shall be provided with the grading permit or with the building permit application for review, prior to construction commencing.
- 17. A detailed review of erosion/sediment control and SWPPP will be conducted with the final plan submittal.

#### **Existing Conditions & Removal Plan (Sheet 6.1)**

- 18. See markups on plan sheets concerning bituminous patching.
- 19. City Public Works to determine required removal or abandonment of unused utility services

#### **Construction Notes & Standard Details Plans (Sheets C7.1-7.2)**

- 20. The proposed pavement section should be reviewed and designed by a geotechnical engineer. Provide soil borings and geotechnical report with final plat submittal.
- 21. Provide details for the proposed stormwater treatment areas.
- 22. Provide specific details for each of the control structures proposed.
- 23. Include City details for the watermain and related work.
- 24. Include the City detail for the proposed drop manhole.
- 25. A full review of standard details will be conducted with the final plan submittal.

#### **Traffic & Access**

- 26. Based on the proposed site plan and 316 students, the anticipated daycare center traffic generation would be 1,198 daily trips, 250 AM peak hour trips and 250 PM peak hour trips.
- 27. Provide a figure showing truck movements throughout the site including the largest truck and the largest fire truck. Design driveways and circulation routes to accommodate these vehicles.

28. A photometric plan has been provided. Label all lighting units, several are unlabeled and it is unclear if they were included in the photometric analysis or shown by mistake (unlabeled ones do not appear to be on the site plan). Include light levels at the property line.
29. Provide intersection sight distance exhibits to verify sight lines will be clear at each access in consideration of both existing roadway geometrics and proposed landscaping improvements.

### **Stormwater Management**

30. The development will need to meet the City's volume control requirement to capture and retain onsite 1.1" of runoff from the net new impervious surface. By satisfying the volume requirement the water quality requirement is considered met. Follow the City's Stormwater Design Manual for alternative credits towards the volume requirement if infiltration is not feasible.

Volume control requirements will be met with a regional pond. The city-wide model assumed the proposed impervious for this site would be 42%. For the 3.31 acre drainage area, this would equate to 1.38 acres (60,052 sq ft) of impervious. Kid's Haven proposes 1.82 ac (79,279 sq ft) of impervious. The applicant will be required to provide 1.1" of additional water quality volume for the increase in impervious area (19,227 sq ft).

$19,227 \text{ sf} * 1.1" * 1/12 = 1,763 \text{ cu ft}$  additional WQV required

8,392 cf of additional water quality volume is provided.

31. The City-wide model includes all tributary areas to the existing stormwater pond. The existing City-wide model shows that this pond has a 100-year HWL of 956.4'. After including the additional storage to be added with the Kids Haven project, the proposed City-wide model shows the pond has a HWL of 955.9'. Include these existing and proposed HWLs on the plan set. Also show the 100-year HWL that results from only the Kids Haven development draining to the pond on the plan set. Include the NWL on the plan set.
32. Provide a cross section through the proposed infiltration shelf. Indicate if soil amendments will be incorporated.
33. The existing outlet for the regional pond is 951.8. The pond typically has a standing water pool based on aerial review. The proposed infiltration shelf will be excavated to 950.5, resulting in 1.3' of infiltration depth. Please provide additional documentation of the feasibility of infiltration in this location given the existing pond has standing water and the survey notes from 12/1/2025 indicate a water elevation of 951.3.
34. The existing storm sewer to the north of the planned development has capacity for the development. However, we assumed that half of the roof of the theater and rear drive aisle are tributary to the existing 18" storm sewer located south of the proposed Kids Haven development. Based on this assumption, the existing 18" pipe does not have any additional capacity for discharge from the proposed development. The entirety of the proposed site will need to be routed to the existing stubs along School Blvd or into a new pipe that will outlet into the stormwater pond.
35. The City requires two feet of freeboard from structure low openings to 100-year high water levels and EOF's. Provide maintenance access to all ponding facilities. Kids Haven currently has over 10' of freeboard from the FFE to the proposed HWL of 955.9'.
36. The City will require a stormwater maintenance agreement.\

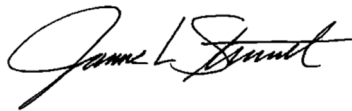
**Wetlands & Environmental**

37. The site is entirely within an upland area and no wetland impacts are proposed.

Please have the applicant provide a written response addressing the comments above. We would be happy to discuss this review in more detail. Please contact me at 612-419-1549 if you have any questions or if you would like to set up a time to meet.

Sincerely,

WSB

A handwritten signature in black ink, appearing to read "James L. Stremel". The signature is fluid and cursive, with a large initial "J" and "S".

Jim Stremel, P.E.  
Senior Project Manager

# KID'S HAVEN

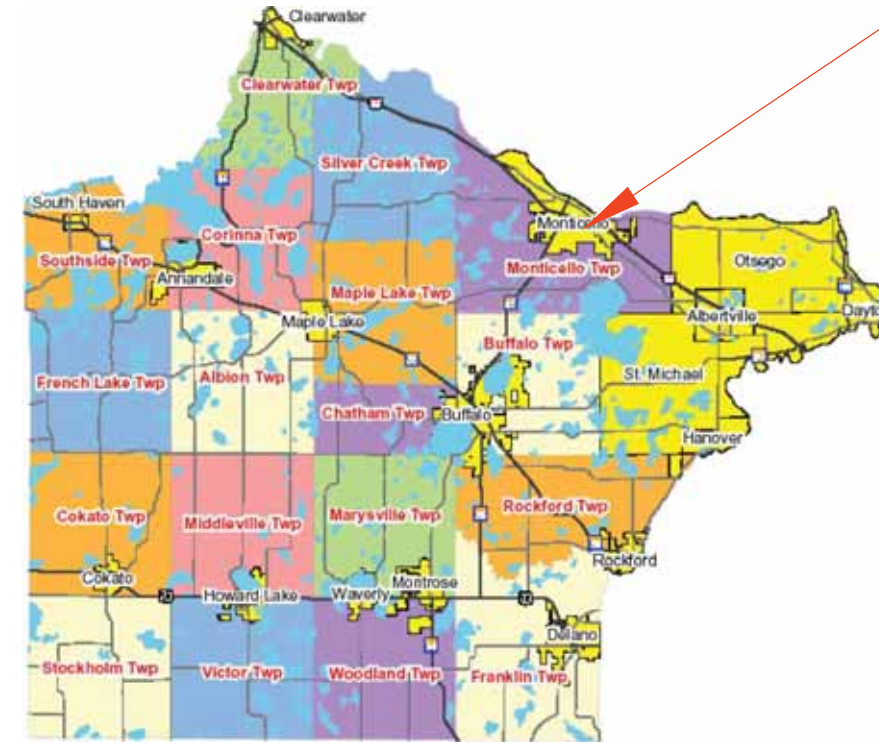
## SITE IMPROVEMENT PROJECT

### MONTICELLO, MN

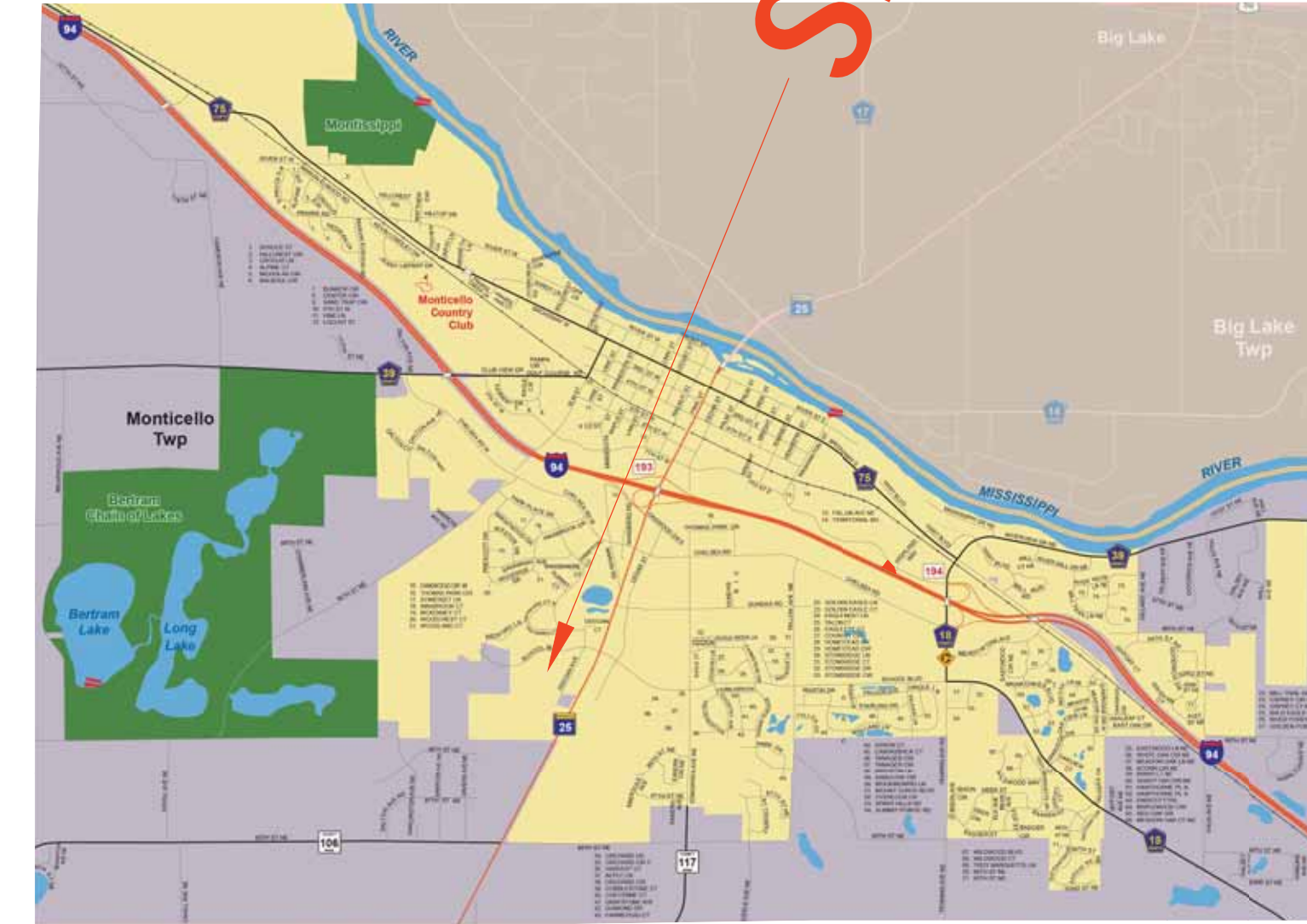
WSB Reviewed February 20, 2026



MINNESOTA



WRIGHT COUNTY



CITY OF MONTICELLO



PROJECT LOCATION

**INDEX OF CIVIL SITE DRAWINGS:**

- C0 PROJECT LOCATION PLAN
- C1.1 SITE PLAN
- C2.1 GRADING AND DRAINAGE PLAN
- C3.1 SANITARY SEWER & WATER PLAN
- C4.1 STORM SEWER PLAN
- C5.1 STORM WATER POLLUTION PREVENTION PLAN
- C6.1 EXISTING CONDITIONS & REMOVAL PLAN
- C7.1-C7.2 DETAILS

CLIENT:  
**KID'S HAVEN  
 CHILD CARE AND  
 PRESCHOOL**  
 302 12th Ave S  
 Buffalo, MN 55313  
 Missy Sjolin  
 msjolin@kidshaven.net  
 763-682-3072

**KID'S HAVEN  
 SITE IMPROVEMENT PROJECT**

xxxxx School Blvd  
 Monticello, MN 55362

**PROJECT LOCATION PLAN**

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

Date: 02/02/26 Reg. No. 24348

PREPARED BY: **CIVIL ENGINEERING**  
 SITE DESIGN

118 East Broadway St.  
 Monticello, Mn 55362  
 Phone: 763-314-0929  
 www.civiled.com

REVISIONS

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
02/02/26	SD	SD	SD

FILE NO. 00992

**CO**

Project Location plan

**GENERAL NOTES**

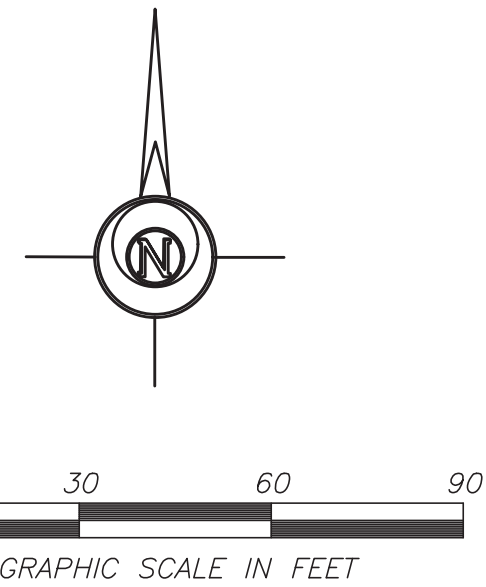
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY THE PERMITTING AUTHORITIES.
- WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATION SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND PIPING, VALVING, ETC.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT IF OWNER HAS PROVIDED SUCH REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED. IF REQUESTED BY THE OWNER, CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, LICENSED WITHIN THE STATE, WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AND PAVEMENT AREAS HAVE BEEN COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

- THE LOCATIONS OF THE UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE SURVEY RECORDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- ALL EXISTING DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- ALL EXISTING CONCRETE CURBING AND PAVEMENT TO REMAIN SHALL BE PROTECTED FROM DAMAGE. CONTRACTOR TO REPAIR ANY DAMAGED EXISTING CURB AND PAVEMENT AT CONTRACTOR'S EXPENSE.
- THE CITY WILL NOT BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED ASSOCIATED WITH VARIATIONS IN THE AS-BUILT ELEVATIONS. THESE ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

**SITE DATA:**

EXISTING ZONING: B-3 BUSINESS DISTRICT  
 TOTAL AREA OUTLOT C: 305,756 SF = 7.02 ACRES  
 TOTAL AREA LOT 1: 127,517 SF = 2.93 ACRES  
 PROPOSED BUILDING AREA: 26,704 SF  
 FLOOR AREA RATIO (ALL FLOORS): 0.209  
 (26,704 / 127,517)  
 EXISTING IMPERVIOUS AREA LOT 1: 4,651 SF  
 (includes existing pavement area)

ADDITIONAL PROPOSED IMPERVIOUS LOT 1 AREA: 73,297 SF  
 (building and pavement areas)  
 EXISTING IMPERVIOUS AREA: 4,651 SF  
 (includes existing pavement areas)  
 TOTAL IMPERVIOUS AREA: 77,948 SF  
 PERCENT PROPOSED IMPERVIOUS AREA: 61.13%  
 (% of lot area: 77,948/127,517)  
 TOTAL PEROUS AREA: 49,569 SF  
 (landscape, turf areas)  
 PERCENT PEROUS AREA: 38.87%  
 (% of lot area: 49,569/127,517)  
 DISTURBANCE AREA: 38,535 SF  
 3.26 AC



**LEGEND:**

- EXISTING BOUNDARY
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING R/W LINE
- CONCRETE LIGHT DUTY
- CONCRETE HEAVY DUTY
- BITUMINOUS PAVEMENT
- AGGREGATE SURFACE
- PROPOSED R/W OR LOT LINE
- PROPOSED CURB AND GUTTER STANDARD
- PROPOSED CURB AND GUTTER TIP-OUT
- PROPOSED PARKING STALLS
- PROPOSED PROOF PARKING STALLS

**KEY NOTES:**

- BITUMINOUS PAVEMENT; SEE SECTION ON DETAIL SHEET
- CONCRETE PAVEMENT HEAVY DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET
- PUBLIC SIDEWALK. SEE MONTICELLO DETAIL ON SHEET C7.2
- CONCRETE PAVEMENT LIGHT DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET (PRIVATE SIDEWALK)
- B612 (6") CONCRETE CURB & GUTTER  
MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461)  
MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
- B612 (6") CONCRETE OUTFLOW CURB & GUTTER. (TIP-OUT FLOWLINE).  
MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461)  
MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
- PAINT 4" SOLID STRIPE - WHITE LATEX PAINT
- RIBBON CURB CONCRETE CURB & GUTTER  
MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461)  
MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
- SAWCUT AND REMOVE EXISTING PAVEMENT SURFACE FOR CLEAN EDGE
- EXISTING PAVEMENT TO REMAIN
- EXISTING UTILITIES TO REMAIN IN PLACE. CONTRACTOR TO PROTECT
- COMMERCIAL DRIVEWAY ENTRANCE SEE DETAIL
- PERVIOUS AREA. SEE LANDSCAPE PLAN BY OTHERS.
- 6" TRANSITION RIBBON CURB TO B612 CURB
- PEDESTAL RAMP TO COMPLY WITH AMERICANS WITH DISABILITIES ACT & MNDOT STANDARD PLAN 5-297.250 INCLUDING CONTRASTING DETECTABLE WARNING DEVICES. DEPRESS BACK OF CURB AT RAMP.
- PAINT 24" HIGH LETTERS - WHITE.
- PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY-WHITE LATEX PAINT.
- ACCESSIBLE PARKING SIGN (MNDOT #'S R7-8A AND R7-8B). CENTER SIGN ON PARKING STALL. LOCATION PER GENERAL CONTRACTOR. MOUNT ON 6" CONCRETE BOLLARD. SEE DETAIL SHEET.
- NO PARKING SIGN (MNDOT # R8-3). CENTER SIGN ON ADA ACCESS AISLE. LOCATION PER GENERAL CONTRACTOR. MOUNT ON STEEL CHANNEL POST. SIGN HEIGHT PER MN ADA REQUIREMENTS.
- METAL FENCE. 4.0 FT HEIGHT. AMERISTAR MONTAGE MAJESTIC WROUGHT IRON OR EQUAL. BLACK COLOR. INSTALL PER MANUFACTURE REQUIREMENTS. SEE EXAMPLE PICTURE THIS SHEET.
- TYPICAL VALLEY GUTTER (SEE DETAIL)
- PLAY GROUND AREA: MASS GRADING OF ALL PLAY AREAS TO HAVE 3.5" HOLD-DOWN FOR PLAYGROUND SURFACE MATERIAL INSTALLED BY OTHERS.
- SAWCUT AND REMOVE EXISTING BITUMINOUS FOR CLEAN EDGE. PROVIDE MIN. 2.0' WIDTH FROM CURB LIP EDGE AT CONCRETE CURB LOCATIONS OR CONCRETE VALLEY GUTTER. PATCH WITH BITUMINOUS PAVEMENT PER CITY REQUIRED SECTION. MATCH EXISTING PAVEMENT ELEVATIONS AND CROSS SLOPE.
- LIGHT POLE. REFER TO LIGHTING AND PHOTOMETRIC PLAN FOR LIGHT LOCATIONS AND SPECIFICATIONS. FOUNDATIONS BY GENERAL CONTRACTOR. VERIFY FOUNDATION SIZE WITH OWNERS ARCHITECT.
- INSTALL TRAFFIC 'STOP' SIGN (MNDOT R1-1) MOUNTED ON STEEL POST. GENERAL CONTRACTOR TO COORDINATE LOCATION.

**SURVEY DATA**

SURVEY INFORMATION PROVIDED BY:  
 MEYER ROHLIN LAND SERVICES  
 708 1st AVENUE NE  
 BUFFALO, MN 55313  
 DATED: DECEMBER 10, 2025  
 BENCHMARK NO. 2:  
 TOP NUT HYDRANT  
 ELEV.=964.89

**EXISTING DESCRIPTION**

OUTLOT C, JEFFERSON COMMONS EXCEPT THAT PART PLATTED AS JEFFERSON COMMONS SECOND ADDITION, WRIGHT COUNTY, MINNESOTA.

**PROJECT LOCATION**

NE 1/4 of the SE 1/4  
 SECTION 15 TOWNSHIP 121, RANGE 25,  
 WRIGHT COUNTY, MINNESOTA.

**PARKING DATA**

**REQUIRED PARKING**  
 1.0 SPACE FOR EACH EMPLOYEE PLUS  
 ONE SPACE PER FIVE CHILDREN  
 316 STUDENTS  
 35 STAFF MAX SHIFT  
 TOTAL REQUIRED STALLS = 99

**PROVIDED PARKING**  
 85 STALLS (INCLUDES 4 HANDICAP STALLS)  
 14 PROOF PARKING STALLS

**SETBACKS:**

LOCATION:	BUILDING
FRONT	30'
REAR YARD	10'
REAR YARD	20'
STREET SIDE	20'

**LOT MINIMUM:**

Base Lot Area	No Minimum
Base Lot Width	100 ft Minimum

**SITE PLAN NOTES**

- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- MATCH EXISTING GRADES AT EXISTING PAVEMENT TO REMAIN.
- EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT FOR CLEAN EDGE. TACK SHALL BE USED ON ALL VERTICAL EDGES PRIOR TO PATCHING.
- CONTRACTOR SHALL VERIFY AND COORDINATE CONDUIT REQUIREMENTS FOR UNDERGROUND UTILITIES IF ANY WITHIN THE WORK ZONE WITH THE OWNER PRIOR TO PAVING.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FIRE MARSHALL FOR POSTING OF FIRE LANES, CURB MARKING AND SIGNAGE AS REQUIRED.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING SITE FEATURES THAT INTERFERE WITH NEW WORK AS SHOWN.

CLIENT:

**KID'S HAVEN  
 CHILD CARE AND  
 PRESCHOOL**

302 12th Ave S  
 Buffalo, MN 55313

Missy Sjolín  
 msjolín@kidshaven.net  
 763-682-3072

**KID'S HAVEN  
 SITE IMPROVEMENT PROJECT**

xxxxx School Blvd  
 Monticello, MN 55362

**SITE PLAN**

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

Date: 02/02/26 Reg. No. 24348  
 PREPARED BY: CIVIL ENGINEERING SITE DESIGN

116 East Broadway St.  
 Monticello, MN 55362  
 Phone: 763-314-0929  
 www.civiled.com

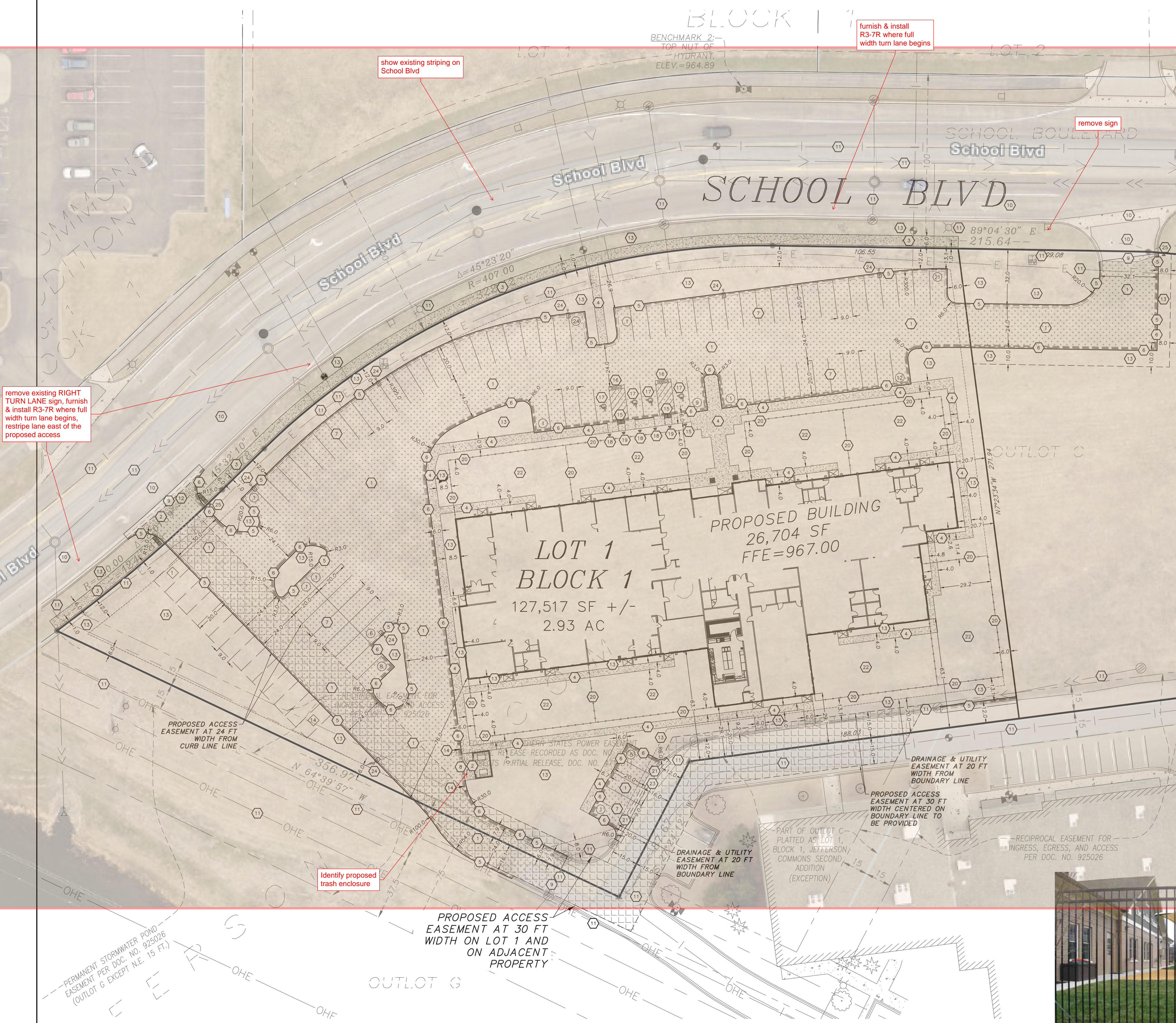
REVISIONS

DATE	02/02/26	SD	SD	SD
DRAWN BY				
DESIGNED BY				
CHECKED BY				

FILE NO. 00992

**C1.1**

Site Plan



EXAMPLE METAL FENCE

**INDEX OF CIVIL SITE DRAWINGS:**

- C0 PROJECT LOCATION PLAN
- C1.1 SITE PLAN
- C2.1 GRADING AND DRAINAGE PLAN
- C3.1 SANITARY SEWER & WATER PLAN
- C4.1 STORM SEWER PLAN
- C5.1 STORM WATER POLLUTION PREVENTION PLAN
- C6.1 EXISTING CONDITIONS & REMOVAL PLAN
- C7.1-C7.2 DETAILS

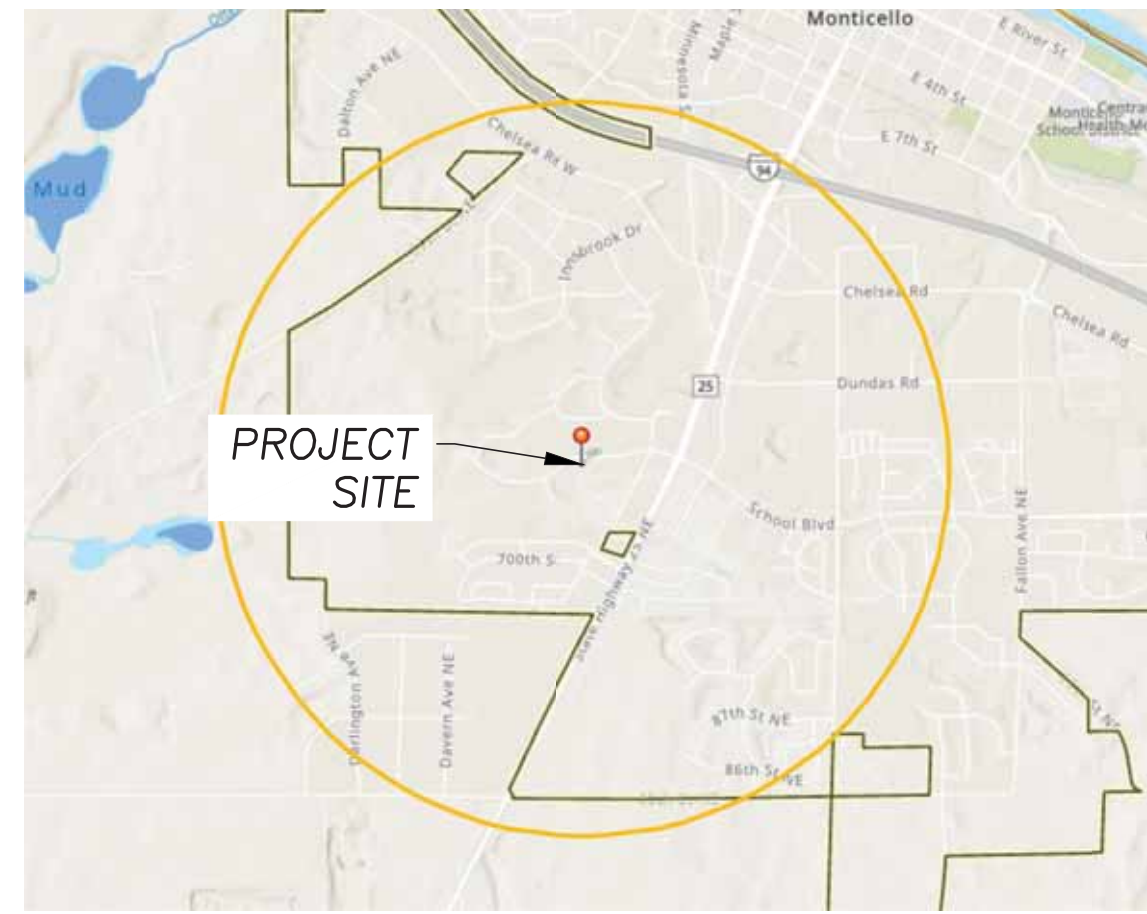






**SITE DATA:**

EXISTING ZONING: B-3 BUSINESS DISTRICT	ADDITIONAL PROPOSED IMPERVIOUS LOT 1 AREA: 73,297 SF (building and pavement areas)
TOTAL AREA OUTLOT C: 305,756 SF = 7.02 ACRES	EXISTING IMPERVIOUS AREA: 4,651 SF (includes existing pavement areas)
TOTAL AREA LOT 1: 127,517 SF = 2.93 ACRES	TOTAL IMPERVIOUS AREA: 77,948 SF (% of lot area: 77,948/127,517)
PROPOSED BUILDING AREA: 26,704 SF	PERCENT PROPOSED IMPERVIOUS AREA: 61.13% (% of lot area: 26,704/127,517)
FLOOR AREA RATIO (ALL FLOORS) (26,704 / 127,517): 0.209	TOTAL PAVEMENT AREA: 49,569 SF (landscape, turf areas)
EXISTING IMPERVIOUS AREA LOT 1: 4,651 SF (includes existing pavement area)	PERCENT PAVEMENT AREA: 38.87% (% of lot area: 49,569/127,517)
	DISTURBANCE AREA: 38,535 SF (3.26 AC)



NO IMPAIRED WATER WITHIN 1 MILE RADIUS OF PROJECT SITE

**RESPONSIBLE PARTY**

Contact information for the responsible party for erosion control is:

Owner: MISSY SJOLIN  
302 12TH AVE. S  
BUFFALO, MN 55313

Contractor: NOT KNOWN YET

Manager: NOT KNOWN YET

**DESIGN CALCULATIONS**

Design calculations, including soil types are on file with: Civil Engineering Site Design  
SWPPP Designer: Scott Dahke (Expires 2028)

**SWPPP NARRATIVE**

This commercial project construction will consist of site clearing, grading, utilities, and street construction. Construction is planned for 2026.

The permanent stormwater treatment for this project is part of an off-site regional pond located south of this project.

First, perimeter silt fence and rock construction entrance shall be installed. Then site work shall commence. The contractor shall dispose all debris off-site within 24 hours. Then the site can be graded, utilities installed, building constructed, curbing and pavements installed, final grade tolerance, and landscape final stabilization. Once final grade is established and certified, the site shall be stabilized with seed and mulch or sod. Once vegetation is established, temporary erosion control measures shall be removed.

**POLLUTION PREVENTION NOTES**

Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction debris and other wastes must be disposed of properly off-site and must comply with MPCA requirements.

Hazardous materials: oils, gasoline, paint, and any hazardous substance must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal must be in compliance with MPCA regulations.

External washing of trucks or other construction vehicles is not allowed on site. No engine degreasing is allowed on site. No concrete washouts are allowed on site.

Concrete truck washout is not to be allowed on site unless washout waste is contained with no discharge to ground surface or site drainage facilities. Containment systems are to be located a minimum 50 feet away from drainage facilities and watercourses. Containment systems shall have an impermeable liner. Containment system shall be clearly marked with signage.

All sanitary waste must be collected from portable toilet units on site by a licensed waste management contractor. The units must be secured and shall be maintained on a regular basis as needed to prevent overflowing.

**EROSION CONTROL MAINTENANCE SCHEDULE**

- Erosion control measures shall be inspected by the contractor's representative and maintained by the contractor every Friday and within 24 hours after any rainfall event larger than 1/2" until the project is completed. Maintenance requirements are as follows: silt fence - 1/3 height of fence or damaged, remove sediment and/or repair fence within 24 hours; rock entrance - refresh as necessary to conform to design; inlet protection - inserts - remove sediment after each rain event, clean or replace filter when clogged; surface water - drain and stabilize, within 14 days of discovery; and street sweeping - remove all sediment tracked onto paved surfaces within 24 hours or as directed by City Engineer.
- Replacement - Fabric shall be replaced promptly when it decomposes or becomes ineffective before the barrier is no longer necessary.
- Any sediment remaining in place after silt fence is no longer required shall be dressed to conform with the existing grade, prepared, and seeded with appropriate seed mix, as directed by the engineer.
- Removal of the silt fence - Silt fences shall be removed when they have served their useful purpose, but not before the upward sloping area has been permanently stabilized.

**VEGETATION GROUND COVER SCHEDULE**

- Stabilization of all exposed soil areas must be initiated immediately but in no case completed later than seven (7) days after the construction activity in that portion of the site has temporarily or permanently ceased. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
- Permanent turf ground cover shall include all disturbed areas be covered with a minimum 6" topsoil. Turf seed to be MnDOT mix Sandy Inslope (S) applied at 65 lbs/ac with MnDOT Type 3 mulch to be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket. Stormwater seed to be Wet Ditch (WD) applied at 20 lb/ac within 10 feet of open water. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
- Temporary ground cover to be MnDOT seed mix Crop (TCC) shall be applied at 25 lbs/ac, or equivalent as approved by Township. MnDOT Type 1 mulch shall be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket. Stormwater seed to be Wet Ditch (WD) applied at 20 lb/ac within 10 feet of open water. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
- Fertilizer for turf shall be MnDOT Type 3 22-5-10 and applied at 350 lb/ac. Disc fertilizer into top 3" of soil. Fertilizer for stormwater seed shall be Type 4, 17-10-7 applied at 120 lb/ac. Specification reference is MnDOT 2574.
- Dormant seed mix shall be used after November 1 or when temperatures do not exceed 40° F, using same rates specified above. No seed shall be placed on snow or ice greater than 2" in depth.
- Any seeded areas that do not become established with vegetation shall be re-seeded at Contractor's expense.
- Erosion blanket shall be installed in seed areas with ground surface slopes of 3H:1V or steeper.

**EROSION CONTROL NOTES**

- All devices necessary to control erosion and sediment (i.e. perimeter silt fence, rock construction entrances, swales, ponds, berms, etc.) shall be installed prior to any other construction operation.
- After completion of final grading, exposed soils must be permanently stabilized within 7 days. Stabilization shall consist of disc-anchored seed & mulch, HECFP with fiber reinforced matrix, erosion blanket with seed or sod.
- The site must be kept in a well drained condition at all times. The contractor shall be responsible for temporary ditches, or other means necessary to ensure proper drainage. The building pad must be provided with a positive outflow. This work shall be incidental to the grading contract.
- Entering/exiting of the site shall occur only at rock construction entrance to reduce tracking of dirt onto paved streets. Sediment tracked onto streets during working hours must be reclaimed via street scraping and sweeping at the end of each working day.
- Stormwater discharge pipe outlet energy dissipation shall be provided by rip-rap with size, quantity, and placement in accordance with City standards. Rip-rap installation shall be within 24 hours of pipe installation.
- Install silt fence around all temporary inactive stockpiles which are not place within existing silt fence area or other perimeter erosion controls.
- Stabilization of temporary or permanent drainage ditches that drain water from the construction site must be initiated within 24 hours of connecting the drainage ditch to any storm water conveyance system and must be completed before erosion blanket.
- Sufficient personnel, equipment, and materials shall be mobilized within 24 hours of written order (i.e. email) by the owner or owners representative to conduct corrective work and install temporary erosion control work in the case of an emergency.

**EROSION CONTROL INSTALLATION SCHEDULE**

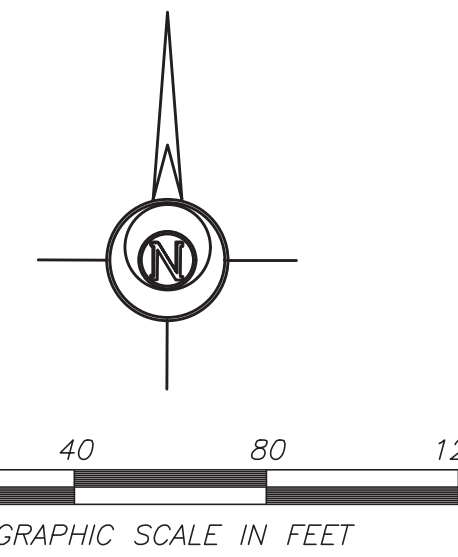
- Silt fence shall be installed or restored prior to any construction. Silt fence shall be located as shown to intercept runoff. The area located beyond the perimeter silt fence shall not be disturbed during construction.
- Rock Construction Entrance shall be installed prior to grading operations.
- All storm sewer inlets shall have inlet protection inserts installed. Inserts shall be "Road Rain-Top Slab" or "Road Drain-Curb & Gutter" inlet protection devices as manufactured by WIMCO (or approved equal) and installed per manufacturer's recommendations.
- All erosion control installations shall remain in place and be maintained in good condition by the contractor until the site has been re-vegetated, at which time it shall be removed by the contractor. For proposed paved surface areas, the contractor may remove necessary silt fencing to construct roadway, while maintaining adequate erosion control in adjacent areas.
- Sufficient topsoil shall be stockpiled to allow for the replacement of 6" topsoil for disturbed areas to be re-vegetated.
- The contractor shall schedule site grading, utility installation and roadway construction so that the general site can be mulched and re-seeded soon after disturbance. Areas that will not be subject to construction traffic for 14 days shall be seeded and mulched within 14 days of final grading.

**TEMPORARY SEDIMENT BASIN**

- A temporary sediment basin must be provided where 10 or more acres of disturbed soil at one time drain to a common location. If within a mile of an impaired water, the temporary basin must be provided where 5 or more acres of disturbed soil at one time drain to a common location.
- The temporary basin must provide 3,600 cubic feet of live storage per acre draining to the basin or calculate the greater volume of 1,800 cubic feet of live storage per acre or runoff volume of the 2-year, 24-hour storm.
- The basin must be constructed prior to disturbing 10 acres or 5 acres within the one mile impaired water zone.
- The basin outlet must be designed to withdraw water from the surface and prevent short-circuiting and the discharge of floating debris.

**SWPPP AMENDMENTS**

- One of the individuals described in Responsible Party information must complete all SWPPP changes. Changes involving the use of a less stringent BMP must include a justification describing how the replacement BMP is effective for the site characteristics.
- NPDES permittees must amend the SWPPP to include additional or modified BMP's as necessary to correct problems identified or address situations whenever there is a change in design, construction, operation, maintenance, weather or seasonal conditions having a significant effect on the discharge of pollutants to surface waters or groundwater.
- NPDES permittees must amend the SWPPP to include additional or modified BMP's as necessary to correct problems identified or address situations whenever inspections or investigations by the site owner or operator, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or significantly minimizing the discharge of pollutants to surface waters or groundwater or the discharges are causing water quality exceedances or the SWPPP is not consistent with the objectives of a USEPA approved TMDL.



**LEGEND:**

- 908 — Existing Contours
- >> — Existing Storm Sewer
- 908 — Proposed Contours
- >> — Proposed Storm Sewer
- — Proposed Silt Fence
- 0 — Proposed Fiber Logs
- — Proposed Storm Sewer Inlet Protection
- — Flow Direction
- — Proposed Erosion Blanket

**SURVEY DATA**

SURVEY INFORMATION PROVIDED BY:  
MEYER ROHLIN LAND SERVICES  
708 1st AVENUE NE  
BUFFALO, MN 55313

DATED: DECEMBER 10, 2025

BENCHMARK NO. 2:  
TOP NUT HYDRANT  
ELEV.=964.89

**EXISTING DESCRIPTION**

OUTLOT C JEFFERSON COMMONS EXCEPT THAT PART PLATTED AS JEFFERSON COMMONS SECOND ADDITION, WRIGHT COUNTY, MINNESOTA.

**PROJECT LOCATION**

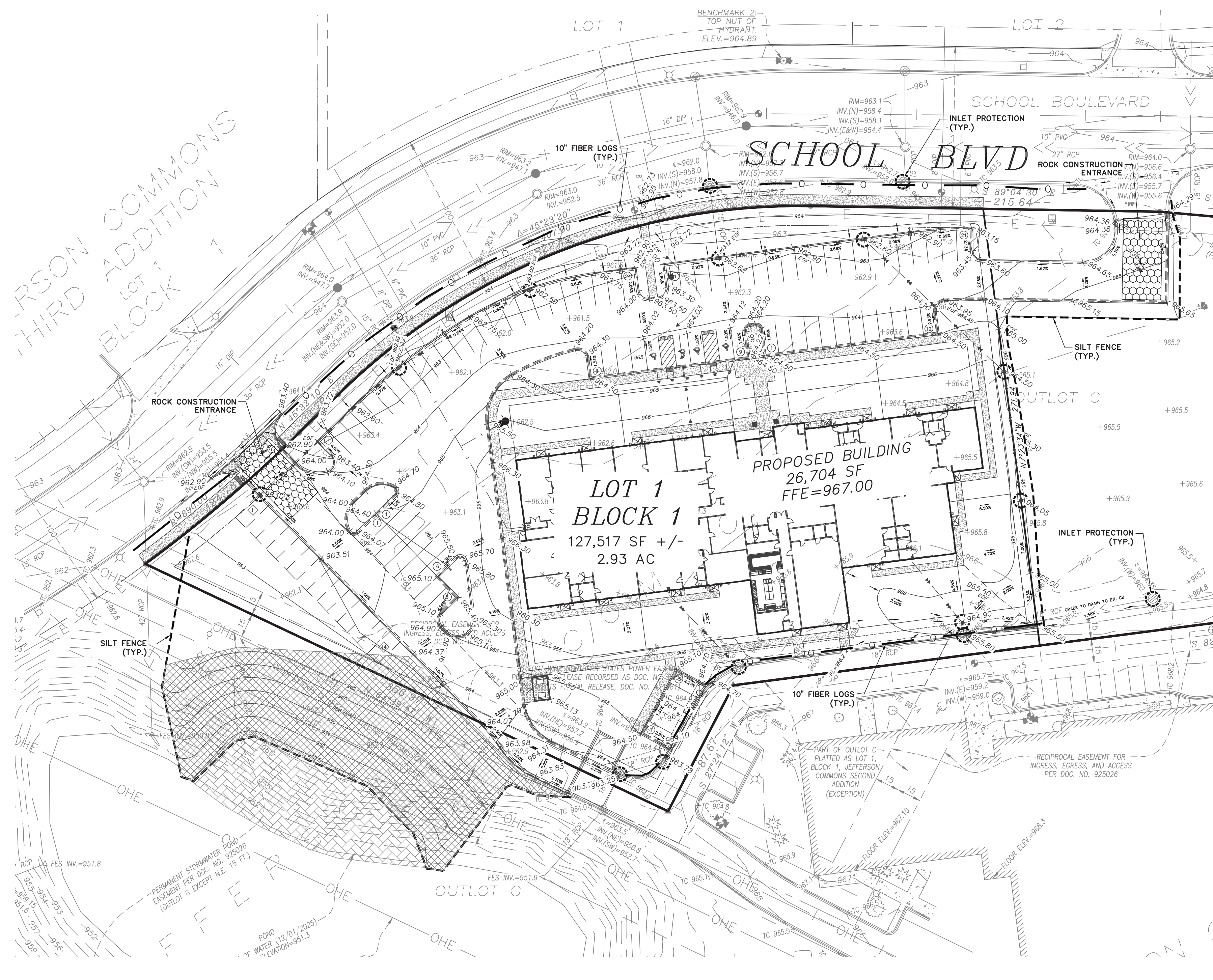
NE 1/4 of the SE 1/4,  
SECTION 15 TOWNSHIP 121, RANGE 25,  
WRIGHT COUNTY, MINNESOTA.

**EROSION CONTROL QUANTITIES:**

ITEM:	QUANTITY	UNIT
ROCK ENTRANCE	2	EA
SILT FENCE	840	LF
WOOD FIBER LOG	905	LF
MULCH TYPE 1 & DISC ANCHOR 1.0	1,760	SY
EROSION BLANKET CAT. 3	17	EA

**LOCATION OF SWPPP REQUIREMENTS IN PLANS**

DESCRIPTION	LOCATION
STANDARD BMP DETAILS	DETAILS ON SHEET C7.1-C7.2
STORM WATER CALCULATIONS	STORM WATER REPORT
SITE MAP	STORM WATER REPORT
	GRADING PLAN SHEET C2



CLIENT:

**KID'S HAVEN  
CHILD CARE AND  
PRESCHOOL**

302 12th Ave S  
Buffalo, MN 55313

Missy Sjoln  
msjoln@kidshaven.net  
763-682-3072

**KID'S HAVEN  
SITE IMPROVEMENT PROJECT**

xxxxxx School Blvd  
Monticello, MN 55362

**STORM WATER POLLUTION  
PREVENTION PLAN**

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

Date: 02/02/26 Reg. No. 24348  
PREPARED BY: CIVIL ENGINEERING SITE DESIGN  
116 East Broadway St.  
Monticello, Mn 55362  
Phone: 763-314-0929  
www.civildesign.com

REVISIONS

DATE	SD	SD	SD
02/02/26			
	DRAWN BY	DESIGNED BY	CHECKED BY

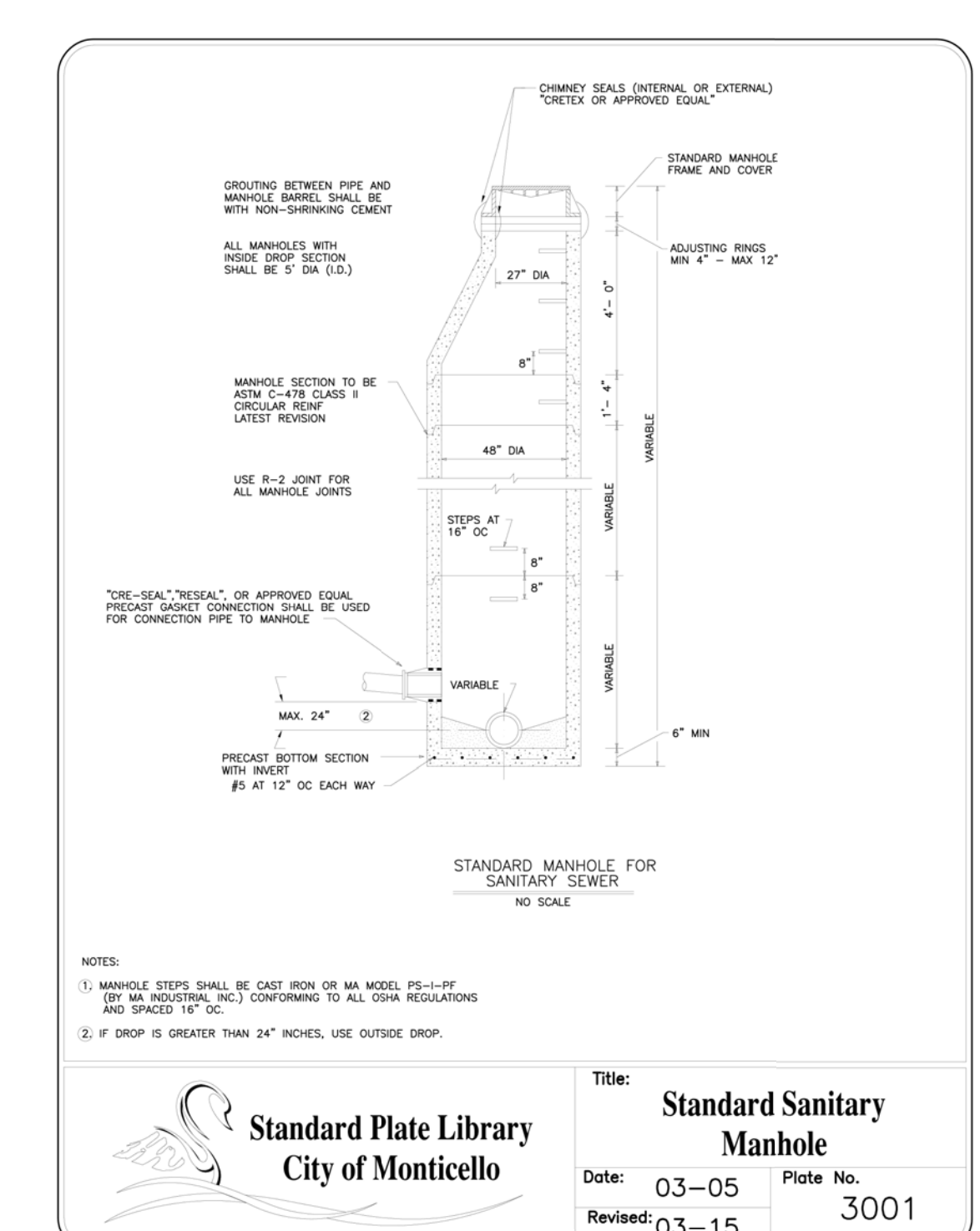
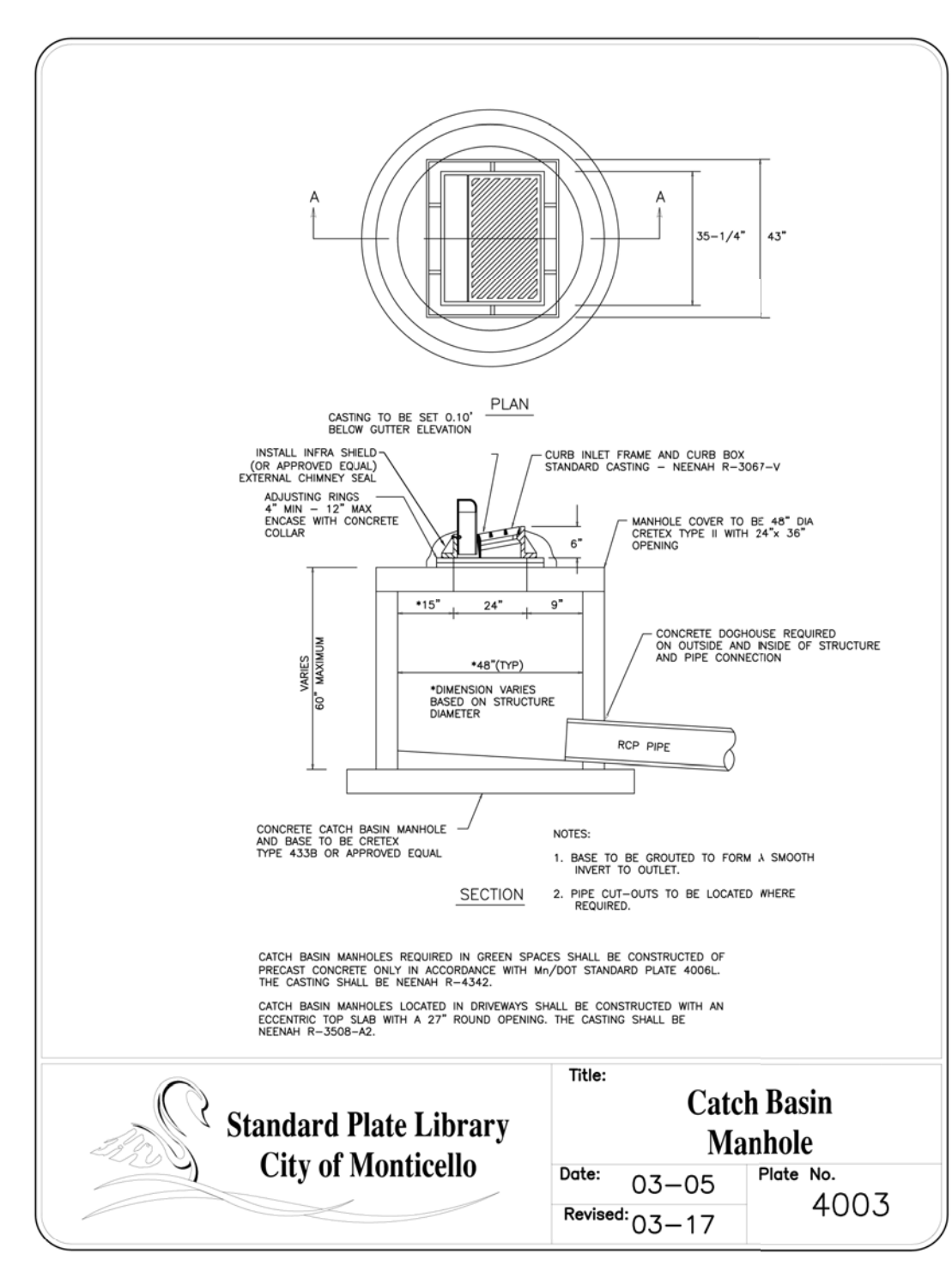
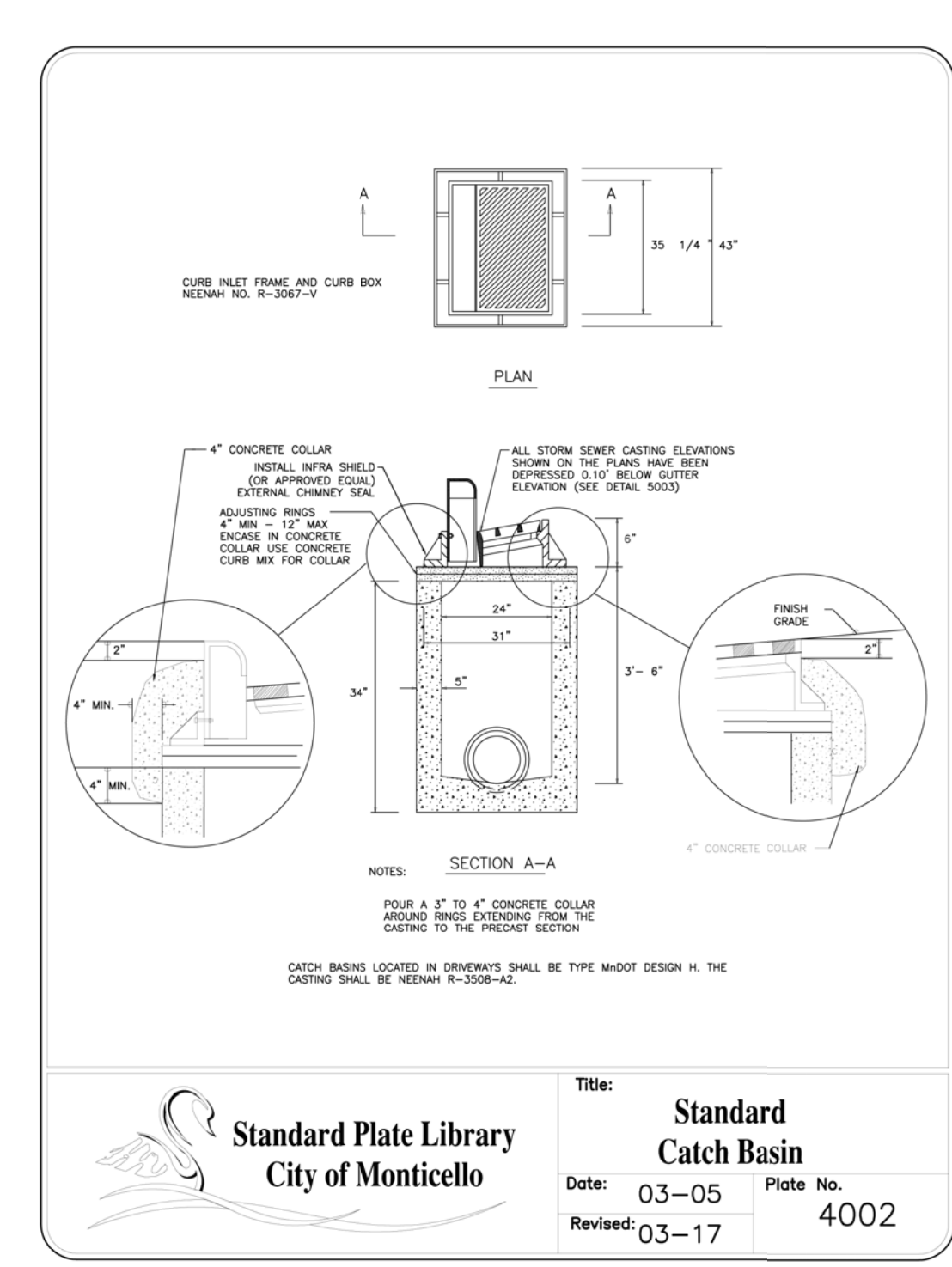
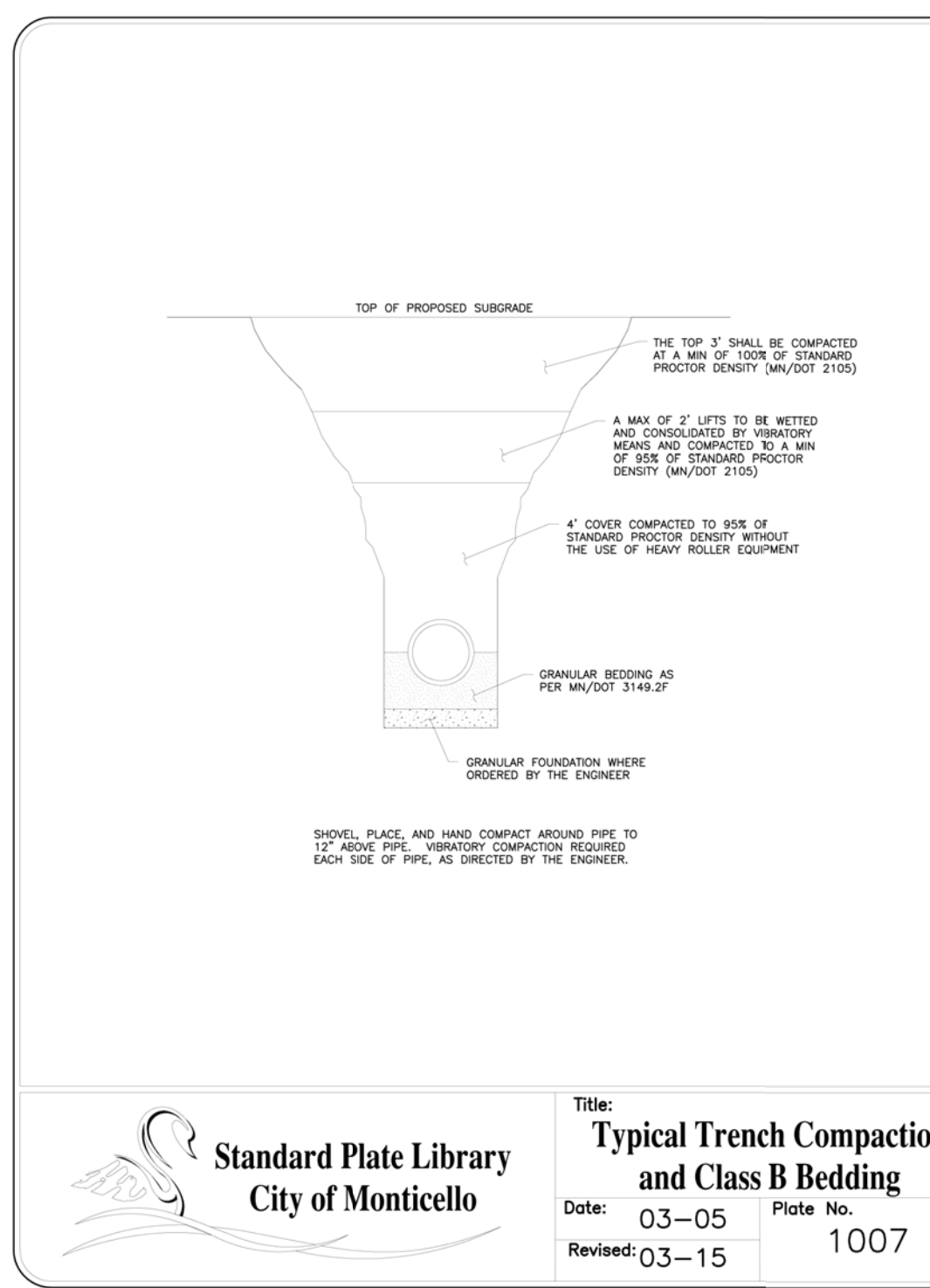
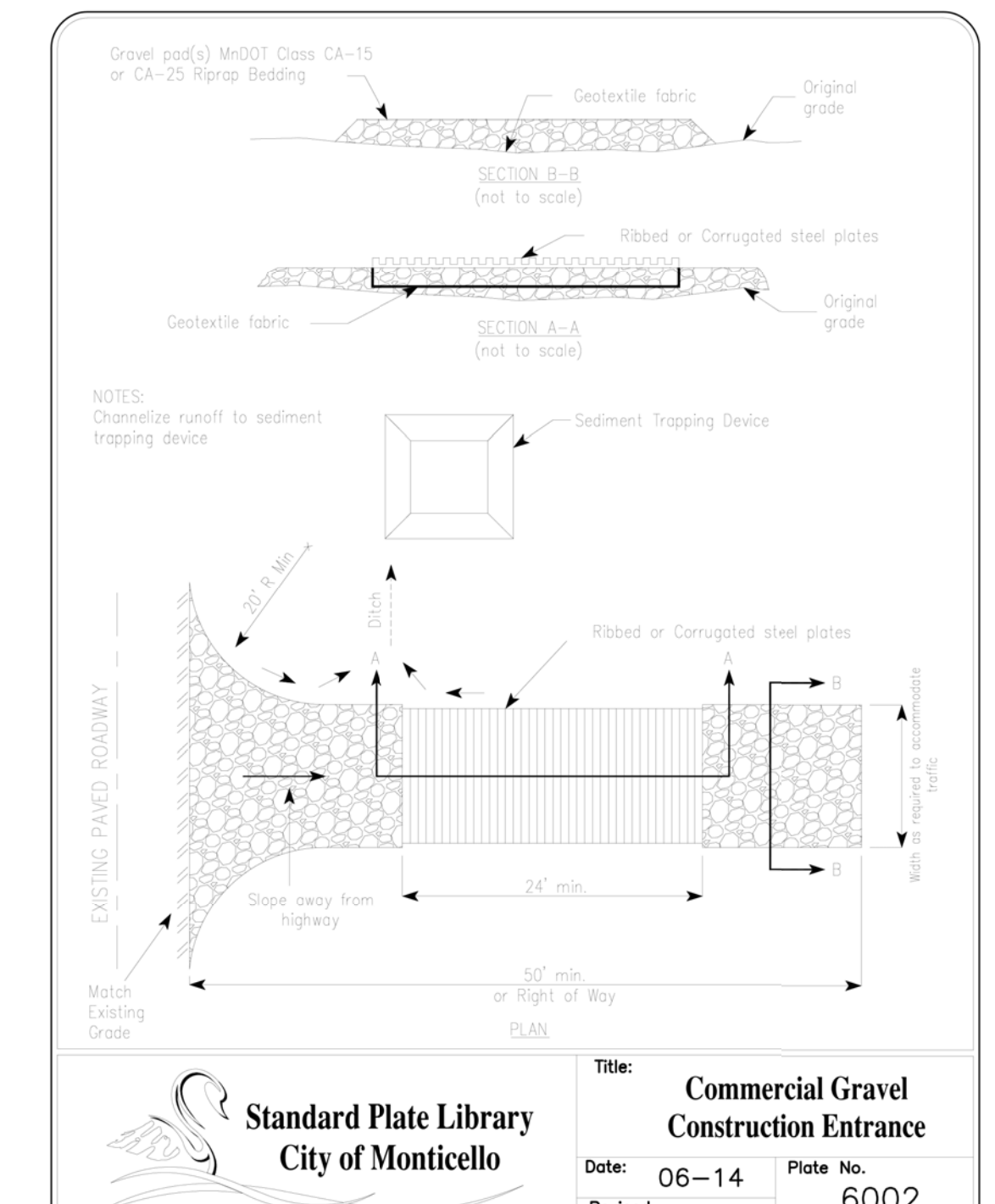
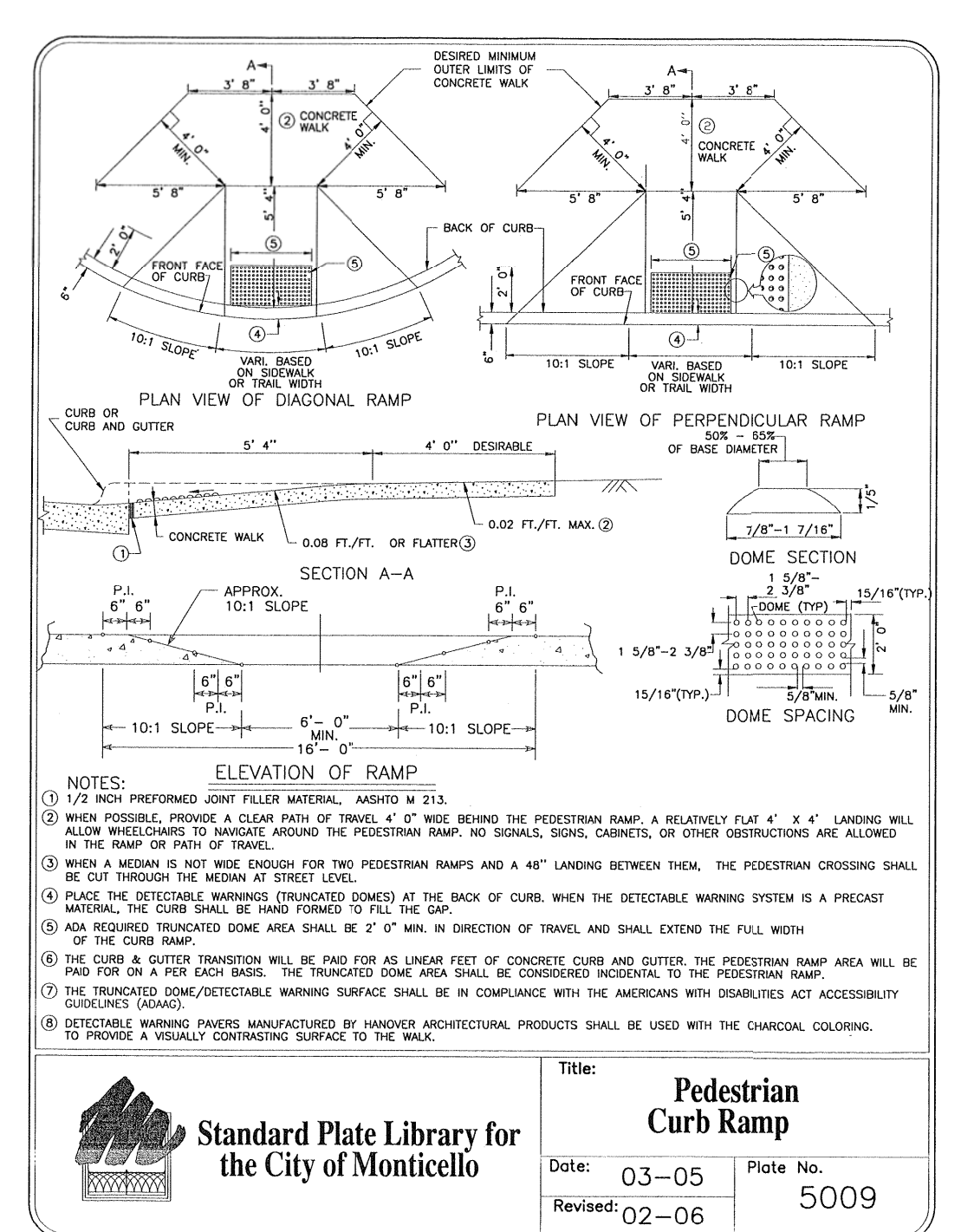
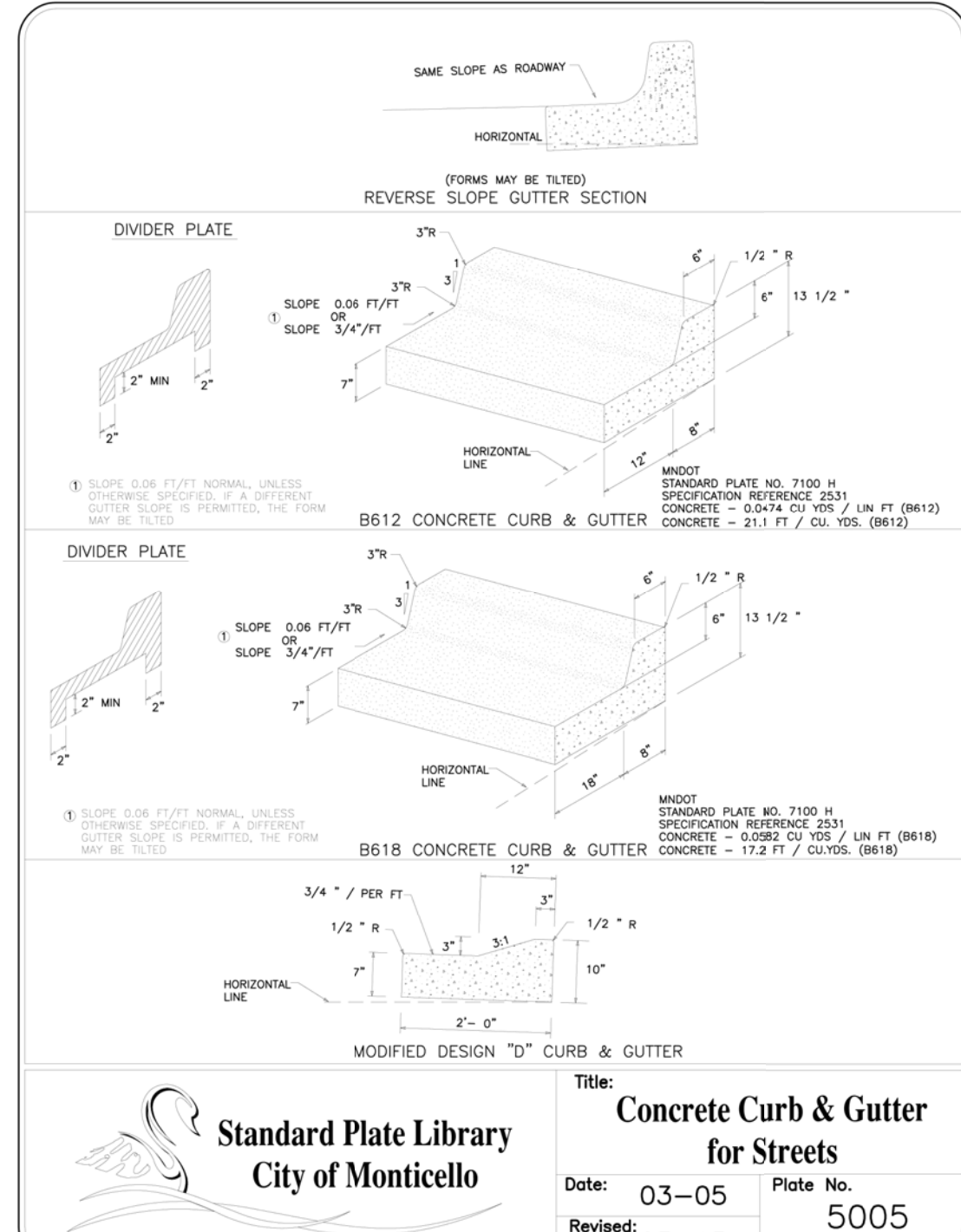
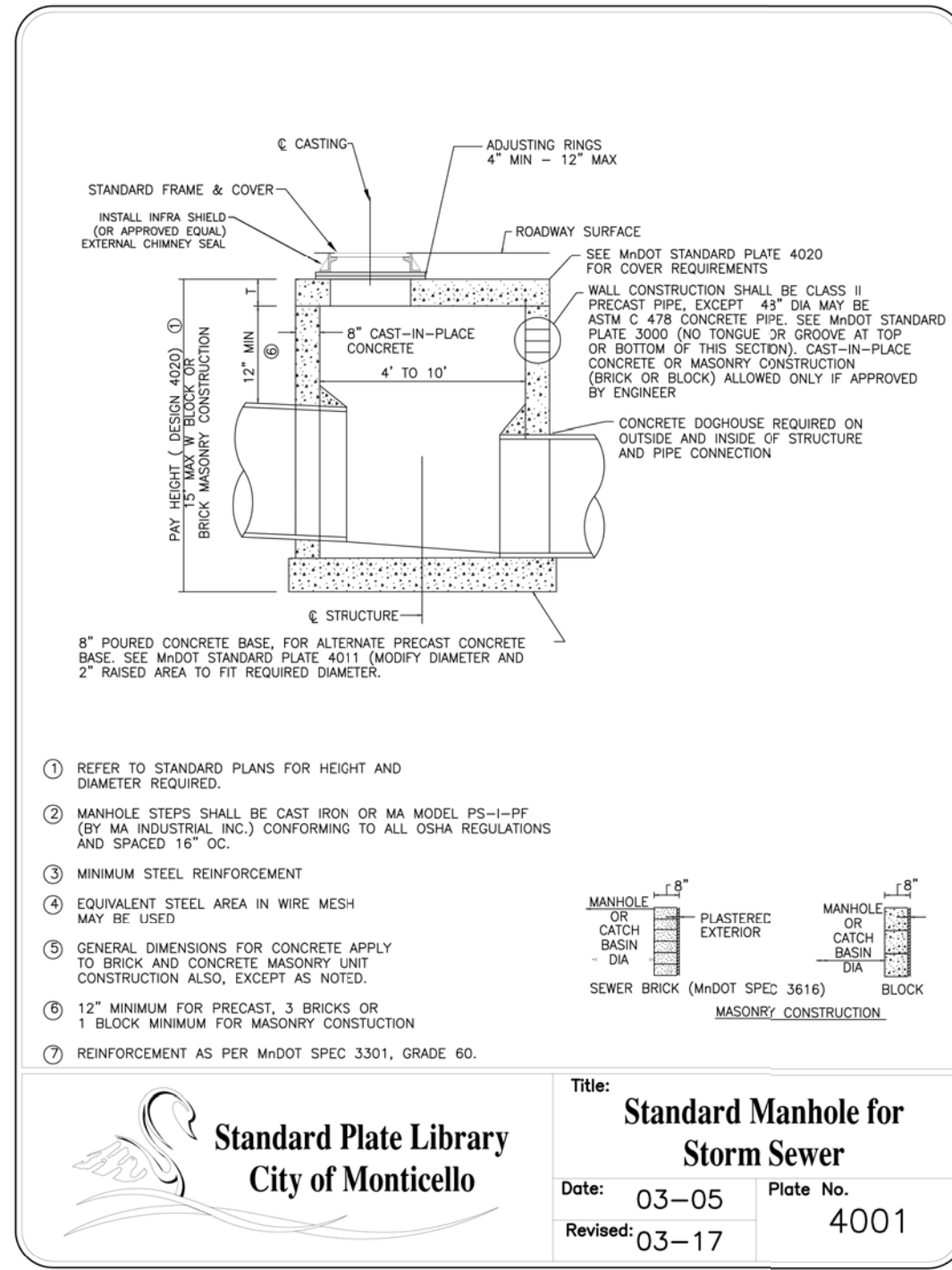
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**C5.1**  
Storm Water Pollution  
Prevention Plan

**INDEX OF CIVIL SITE DRAWINGS:**

C0	PROJECT LOCATION PLAN
C1.1	SITE PLAN
C2.1	GRADING AND DRAINAGE PLAN
C3.1	SANITARY SEWER & WATER PLAN
C4.1	STORM SEWER PLAN
C5.1	STORM WATER POLLUTION PREVENTION PLAN
C6.1	EXISTING CONDITIONS & REMOVAL PLAN
C7.1-C7.2	DETAILS





Add details for the watermain work

INDEX OF CIVIL SITE DRAWINGS:

- C0 PROJECT LOCATION PLAN
- C1.1 SITE PLAN
- C2.1 GRADING AND DRAINAGE PLAN
- S3.1 SANITARY SEWER & WATER PLAN
- C4.1 STORM SEWER PLAN
- C5.1 STORM WATER POLLUTION PREVENTION PLAN
- C6.1 EXISTING CONDITIONS & REMOVAL PLAN
- C7.1-C7.2 DETAILS

CLIENT:  
**KID'S HAVEN  
 CHILD CARE AND  
 PRESCHOOL**  
 302 12th Ave S  
 Buffalo, MN 55313  
 Missy Sjolin  
 msjolin@kidshaven.net  
 763-682-3072

**KID'S HAVEN  
 SITE IMPROVEMENT PROJECT**  
 xxxxxx School Blvd  
 Monticello, MN 55362  
**DETAILS**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 Scott D. Johnson  
 Date: 02/02/26 Reg. No. 24348  
 PREPARED BY: CIVIL ENGINEERING SITE DESIGN  
 118 East Broadway St.  
 Monticello, Mn 55362  
 Phone: 763-314-0929  
 www.civildesign.com

DATE	BY	REVISIONS
02/02/26	SD	
	DRAWN BY	
	DESIGNED BY	
	CHECKED BY	

FILE NO. 00992

**C7.1**  
 Details





PHONE: 763-295-2711 FAX: 763-295-4404

505 Walnut Street | Suite 1 | Monticello, MN 55362

February 20, 2026

Re: Kids Haven

General Comments

The City is not responsible for errors and omissions on the submitted plans. The Owner/ Developer, and Engineer of record are fully responsible for changes or modifications required during construction to meet the City Standards and the applicable Minnesota codes.

1. The applicant will verify that all access drive space in the parking lots is at least 26ft wide for aerial apparatus access and circulation within these lots.
2. The applicant will verify and provide full turning radius in access roads for the City's aerial apparatus.
3. A 13 Fire suppression system is required; consult your design professional to verify fire hydrant spacing. The Fire Inspector must approve hydrant location prior to installation.
4. The City of Monticello has adopted appendix P of the fire code. This requires that your proposed building provides adequate first responder radio coverage. Please work with the Department of Building Safety to comply with this section.
5. The City requires you to install a fire key box on the outside of your building. Please contact the Department of Building Safety/Fire Inspector for these requirements. This Knox Box must be purchased from the city of Monticello.
6. Fire suppression system is required; work with the Fire Inspector/Fire Chief on locating your Fire Department Connection for the sprinkler system. The Fire Inspector must approve the location prior to installation.



PHONE: 763-295-2711 FAX: 763-295-4404

505 Walnut Street | Suite 1 | Monticello, MN 55362

7. Prior to excavation and construction, the permittee shall submit to the department of building safety through certificate of survey that the proposed construction follows all land use, zoning, conditional use, or planned use as part of the building permit application. The certificate of survey shall be signed by a registered Minnesota land surveyor.
8. The Monticello Department of Building Safety Requires Foundation As Built Surveys prior to the start of framing and final grading as Built Survey prior to the issuance of the Certificate of Occupancy.
9. The Monticello Department of Building Safety is requesting collaboration with the State Fire Marshals office related to their plan review and inspections for this project relative to this being a Licensed Child Care Facility.
10. The Monticello Department of Building Safety is requesting collaboration with the Minnesota Department of Health related to their plan review and inspections for this project relative to this being a Licensed Child Care Facility.

These items are subject to approval of the Monticello Department of Building Safety. This is a preliminary list of items that need to be addressed.

Sincerely,

Bob Ferguson

Chief Building Official/Zoning Administrator