

ITEM:

PUBLIC HEARING: Resolution XX-2026, Planned Unit Development and Preliminary Plat of Arbor Ridge Neighborhood (formerly The Parkway Neighborhood)

APPLICANT/PRESENTERS:

Michael Elzufon, Rush Creek Development
Mike Gehling, Rush Creek Development
Ben Delwiche, Kass Wilson
Dave Knaeble, Civil Site Group

PREPARED BY:

Jon Sevald, Community Development Director

POLICY DECISION / ACTION TO BE CONSIDERED:

Motion to recommend Approval of the PUD and Preliminary Plat of Arbor Ridge Neighborhood.

BACKGROUND/OVERVIEW:

The Arbor Ridge Neighborhood is a multi-phased multi-family project consisting of 650 units. The project is located in the south-southeast corner of I-94 and Dayton Parkway. The project received Preliminary Plat approval in 2024¹ and Final Plat approval in 2025.² The project is dependent upon access through the Schany property to Dayton Parkway. Rush Creek (developer) and Schany could not come to an agreement before the one-year expiration of Final Plat approval. Thus, the project is starting over. The city is negotiating an agreement with Schany to purchase land for the necessary right-of-way to access the Arbor Ridge Neighborhood project.

The project is the same as what was approved in 2025, with the exception of the Event Center.

Phase 1	176 units	August review
Phase 2	231 units	September review
Phase 3	IUP-Event Center	September review
Phase 4	___ units+ club house	TBD
Phase 5	___ units	TBD
Phase 6	Retail	TBD

Site work is intended to start in October, thus the developer is submitting plans as they become ready (e.g. why phases 1 & 2 are back-to-back).

Unit Count	9	5%	Studio
	81	46%	1 Bedroom
	<u>86</u>	49%	2 Bedrooms
	176		

¹ Resolution 65-2024, *Approval of Comprehensive Plan Amendment to Amend the 2040 Staging Plan from "2020" to "current"; and, Zoning Map Amendment, from A-1 Agricultural to GMU-5 General Mixed-Use District-5 Southwest Mixed Use; and Planned Unit Development; and Preliminary Plat of The Parkway Neighborhood.*

² Resolution 18-2025, *Approval of the Final Plat of the Parkway Neighborhood and Development Agreement.*

ANALYSIS

Comprehensive Plan	The 2040 Comprehensive Plan guides the properties as Mixed-Use (12-20 unit net density) with a Greenway Overlay. ³
Zoning	GMU-5 General Mixed-Use southwest Mixed-Use. All development requires a Planned Unit Development (PUD).
Density ⁴	12-units per net acre required, minimum 3-stories. 27-units per net acre proposed, 3-stories.
Planned Unit Development ⁵	PUD's allow for deviations from City Code requirements in return for a public benefit. Public Benefits⁶ may include: 1. <i>Preservation or creation of increased public or private open space (above what is excluded in net calculation).</i> 2. <i>Increased park land dedication beyond the required park dedication amount when land is required by the ordinance.</i> 3. <i>Expansion of existing open space or open space corridors and/or linking open space corridors beyond borders of the site.</i> 4. <i>Preservation of existing natural resources, the sites natural topography, existing buffers and woodlands (as may be mapped as the greenway corridor on the land use plan) beyond minimum required by ordinance.</i> 5. <i>Site amenities: private parks, enhanced pedestrian scale and decorative street lighting, tot lots, trails (above what is required by ordinance), recreational facilities, community center, pools or other on-site amenities which serve the entire development.</i> 6. <i>Stormwater re-use system for common area and individual lots irrigation system.</i> 7. <i>Multiple development wide enhanced entry features including the following elements: monument signage with decorative lighting, water feature and enhanced entry landscaping surrounding the monument.</i> Public Benefits include private amenities such as a club house and playground (future phases).

³ 2040 Comprehensive Plan, p 5.16 ... *"if development occurs in areas that are highlighted in the greenway corridor, the City will ensure that high quality natural resources such as significant tree stands of hardwood trees are conserved. Any areas where three preservation is proposed through conservation easements, the city would ensure that these areas could be removed from the net density calculations. The City will ensure that Conservation Subdivision ordinance is utilized where possible."*

⁴ City Code 1001.065, Subd 5(4) (GMU-5, Permitted Uses)

⁵ City Code 1001.10, Subd 1(1) (Planned Unit Development; Purpose) ... *"This section may allow deviations, under appropriate circumstances, to underlying ordinance provisions, if it is proven that public benefits are provided to mitigate any deviations" ...*

⁶ City Code 1001.10, Subd 3(1) (General Standards for Approval)

Not shown on plans, the developer has discussed Arbor Ridge Parkway as a private street and gated community (gated in evenings). If gated, a turnaround is needed outside of the gate. More clarification is needed on the plans.

GMU-5 Setbacks

	Required	Proposed
Building ⁷	20'	10'
Parking	5'*	11'

GMU-5 district does not have a minimum parking setback. 5' is minimum side/rear setback in Residential districts.⁸

Architecture⁹

Design is subjective. Bellow are Staff's interpretation of consistency with the Ordinance's intent.



Minimum design elements		
	Architectural detailing	
	A visually pleasing primary front entrance that is clearly articulated and obvious from the street	<i>Exterior entrances are flush with the façade. The architecture has three layers, in which the entrance is recessed as the 3rd layer and is hidden.</i>
	Contrasting, yet complementary materials and colors	Yes.
Additional design elements that will be evaluated with the PUD:		
	First floor commercial in residential	N/A
	Two stories or greater for office uses	N/A
	A combination of horizontal and vertical design features	<i>Yes. The windows are bumped out and float above the ground floor garages.</i>
	Irregular building shapes	Yes.
	Other architectural features in the overall architectural concept	<i>Yes. Window columns are emphasized.</i>
Multi-story buildings shall have the ground floor distinguished from the upper floors by having one or more of the following:		
	Awning	No
	Trellis	No
	Arcade	No
	Window lintels	No
	Intermediate cornice line	No
	Brick detailing such as quoins or corbels	<i>No. The design is modern Scandinavian, whereas the</i>

⁷ City Code 1001.065, Subd 5(6)(c) (GMU-5; Site design) *Buildings with frontage on a primary street shall orient front facades parallel to the primary street. Buildings shall be setback a minimum of 20 feet from public roadways.*

⁸ City Code 1001.19, Subd 3 (Parking Provisions in Residential Districts; Side or rear yards).

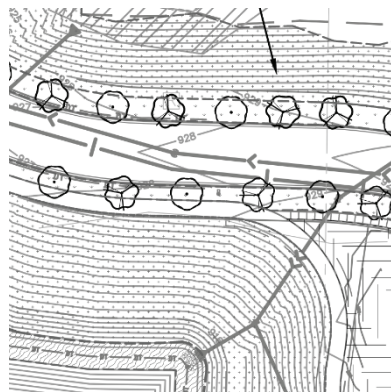
⁹ City Code 1001.065, Subd 5(8) (GMU-5, Building design requirements)



		<i>design requirements are more traditional.</i>
All exterior building walls adjacent to or visible from a public street, public open space or abutting property may not exceed 50' in length without significant visual relief consisting of one of the following:		
	Facade materials. Buildings shall exhibit variation and detail in their facades, including high-quality materials	Yes.
	Horizontal offsets of a least 4' in depth	Yes
	Vertical offsets in the roofline of at least 4' or	Yes
	Fenestration at the first-floor level that is recessed horizontally at least 1' into the facade	<i>No. First floor is dominated by garage doors, which include windows.</i>
<i>Other design requirements.</i>		
	All principal buildings shall have an entry on a street.	<i>Each building has an entrance onto a parking lot alleyway.</i>
	Buildings shall provide a base and top to their architecture.	Yes
	The tops of buildings shall be articulated to minimize the box-like images.	Yes
	Major exterior materials of all walls includes face brick, stone, glass, stucco, synthetic stucco, fiber cement vertical panel siding. Employment uses major exterior materials may also include architectural concrete and precast panels when they are incorporated into an overall design of the building. Major materials must cover at least 60% of the exterior.	<i>Major materials include cement fiberboard horizontal lap siding and board and batten vertical siding. There are four color tones of grays and browns.</i>
	Fiber cement seam lines shall be architecturally integrated into the building design so that they are not visible. Seam lines can be filled, covered by other accent material or other method thereby making the seam lines invisible. Color impregnated decorative block shall also be allowed as a major exterior wall material and shall be required to be sealed. All materials shall be color impregnated with the exception of architectural concrete precast panel systems and fiber cement siding which may be painted.	Yes
	Restricted exterior materials. Unadorned pre-stressed concrete panels, whether smooth or raked, non-decorative concrete block, sheet metal, unfinished metal and/or galvanized and unfinished aluminum surfaces (walls or roofs) shall not be used as exterior	Yes

PLANNING COMMISSION MEETING

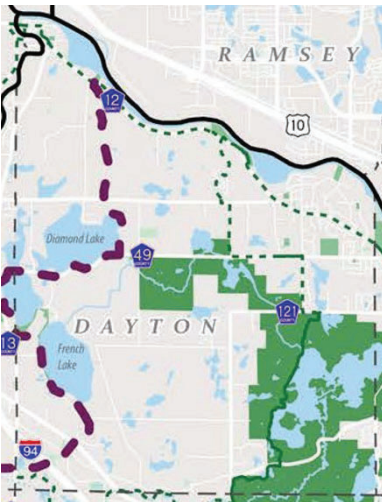
	materials. This restriction shall apply to all principal structures and to all accessory buildings. No more than 25% of any exterior wall on a building shall be fiber cement siding, wood or metal accent material.	
	Building roofs. Mansard or mansard style roofs are not permitted except for mansard style cornices. Acceptable designs include flat, pitched or curved. Building roof styling shall incorporate a minimum of 1 of the following elements:	Yes
	Parapets or cornices;	No
	Varying building height and variety of roof lines while meeting requirements in Section 6(C) Building Heights.	Yes
	Screening.	
	Building mechanical equipment. The view of all roof-top equipment and related piping, ducting, electrical and mechanical utilities abutting a street shall be screened from ground level view. Screening may include parapet walls, penthouses, or other architecturally integrated elements. Wood fencing or chain link with slats shall not be used for screening. The term "ground level view" shall be defined as the view of the building from the furthest point of the width of the right-of-way from the property line(s) that abut a street. A cross-sectional drawing shall be provided that illustrates the sight lines from the ground level view.	TBD
	Ground mechanical equipment. Ground mechanical equipment shall be 100% screened from contiguous properties and adjacent streets by opaque landscaping, or screen wall compatible with the architectural treatment of the principal structure.	TBD
	Trash enclosure service structure. All exterior trash enclosures or other accessory structures shall be constructed of the same	Yes. <i>Interior trash enclosure.</i>



Arbor Ridge Parkway (treelined boulevard).

	materials and colors as the principal building.	
	External loading and service areas. External loading and service areas, including dock doors, must be adequately screened from the ground-level view from adjacent properties and streets, except at access points. No dock doors shall face I-94 or Dayton Parkway.	N/A
	Headlight screening. The light from automobile headlights and other sources shall be 100% screened whenever it may be directed onto adjacent residential windows.	Yes. Most ground units face open space with exception of ground floor ADA units. These units face greenspace but are exposed to headlights.
	Lighting. In addition to the lighting requirements presented in Section 1001.14, lighting in the GMU-5 District shall also be subject to the following requirements:	
	Decorative style lighting a maximum of 14 feet in height shall be used to illuminate all site areas with the exception of parking areas;	Yes. Boulevard lighting along Arbor Ridge Parkway.
	Shoe-box style lighting shall only be permitted in parking areas;	TBD
	Lighting fixtures shall be compatible with the architecture of the building;	TBD
	Wall-mounted lighting shall be used on building fronts to illuminate entry points and highlight architectural features;	TBD
	Downcast or shielded lighting shall be used on all fixtures to limit light pollution.	TBD
	Landscape design. In addition to the landscape requirements presented in Section 1001.24 all plant materials shall be used to create a unified and attractive mixed use environment.	
	Planting areas should be located and designed to avoid visual interference with public signage, intersections, and private commercial communication;	Yes. Generally, the city discourages trees within boulevards to avoid root uplifting of sidewalks. ¹⁰ Arbor Ridge Pkwy is a tree lined Boulevard, and private street. Trails and sidewalks are placed as far back from the street as practical. The boulevard is 18' – 25' wide.

¹⁰ City Code 1001.24, Subd 5(5) (General Landscaping Requirements; Design), *Trees and shrubs shall not be planted in the right-of-way except for designated parkways and streets as determined by the City council.*



TRPD Diamond Lake Regional Trail
(planned)

	Plant materials shall be arranged to provide focal points on the site, and concentrated to signify key site locations such as the primary building entrance, site entrance, around signage, along pedestrian walkways, and along the perimeter of the building.	<i>Parking islands are treed and have 1.5" rock landscaping. There is a line of trees along the south property line adjacent to Maple Grove (Hindu Society property). Staff suggest a larger diameter rock in the islands.</i>
	Signage. Signs in the GMU-5 District shall be subject to requirements in Section 1001.20.	TBD
	Pedestrian environment. Pedestrian connections to the surrounding neighborhood shall be incorporated.	Yes
	Sidewalk connections shall be provided to and through the development to existing and planned bus stops, trails, sidewalks and adjacent properties, where access exists or reasonable connections are possible. If a parking lot lies between the building entry and an adjacent public street, a pedestrian walkway at least 6 feet wide shall be provided between them. Clear internal pedestrian circulation routes shall be provided on the site;	Yes. The project includes TRPD Diamond Lake Regional Trail along Arbor Ridge Pkwy.
	Sidewalks shall be provided along all streets. Sidewalks shall also connect individual developments within the district;	Yes
	Streetscape improvements.	

Parking¹¹

	Required	Proposed
Garage	176	169
Surface	264	226

Studios do not include garages.

Striped parking stalls are 9' X 20', whereas 10' X 20' is required. Stalls in front of garages are double striped with 2' in-between stalls (e.g. 11' X 20' stalls).

Garage stalls vary in size but are about 10' - 11' wide by 21.5' deep.

¹¹ City Code 1001.19, Subd 7 (j)(1)(c) (Parking Regulations; Multiple-family dwellings); *Two spaces per dwelling unit, 1 of which must be enclosed, plus an additional 1/2 parking space per every 5 dwelling units for visitors.*

Landscaping¹²

<i>Provide at least 3 of the following required numbers of trees and shrubs in addition to any trees and shrubs required for screening</i>	Required	Proposed
One over-story tree per 3,000 square feet of open area.	28	14
One ornamental tree per 1,500 square feet of open space.	57	23
One evergreen tree per 3,000 square feet of open area.	28	14
One deciduous or evergreen shrub per 300 square feet of open area.	285	0

Considering the wetland buffer, there are limited options for additional trees.

A minimum 5-foot strip from the building edge must be treated with decorative ground cover and/or foundation plantings, except for garage/loading areas and pedestrian access areas.¹³ It is not clear in the Index what is being proposed.

Boulevards shall be sodded (seed proposed).¹⁴ Parking lot islands and landscaped perimeters shall be irrigated.¹⁵

Tree Preservation¹⁶

661 trees will be removed including 26 Heritage Trees¹⁷ across the total project area.

Impervious Surface Area¹⁸

- 80% maximum allowed
- 80% proposed

Exterior lighting¹⁹

None provided.

CRITICAL ISSUES:

PUD public benefit

- Private amenities.
- Extension of TRPD regional trail.
- Addition of 176 apartment units (98-units currently in Dayton)

A PUD is required because the project is zoned GMU-5 and is within the Greenway Corridor overlay district.

PUD code deviations

- Increased maximum density from 20-units to 27-units per net-acre

¹² City Code 1001.24, Subd 4(5) (Landscape Design Standards and Guidelines)

¹³ City Code 1001.24, Subd 4(3)(b) (Landscape Design Standards and Guidelines; Building ground cover)

¹⁴ City Code 1001.24, Subd 5(1) (General Landscaping Requirements; Sodding and seeding)

¹⁵ City Code 1001.24, Subd 5(7)(e) (General Landscaping Requirements; Parking/planting islands)

¹⁶ City Code 1001.25 Tree Preservation and Replacement, Tree Disease and Landscaping Requirements

¹⁷ City Code 1001.25, Subd 2(e); *Heritage Tree: A healthy hardwood deciduous tree measuring equal to or greater than 27" in diameter or a healthy coniferous evergreen tree greater than 50' in height.*

¹⁸ City Code 1001.065, Subd 5 (6)(g) (GMU-5; Maximum impervious coverage)

¹⁹ City Code 1001.14, Subd 12 (General Regulations; Exterior Lighting)

- Reduced front yard building setback from 20' to 10'.
- Reduction of 7 garage stalls.
- Reduction of 38 parking stalls.
- Reduction of 62 trees, shrubs around building perimeter.

Landscaping

Lot 1 is deficient in number of trees and/or shrubs. A 5' strip of decorative ground cover/plantings is required around buildings. An 8' strip is shown, but missing detail of plantings.

Over-story trees are required in parking lot islands,²⁰ whereas only rock landscaping is proposed for 6' wide islands. Staff recommends salt-tolerant shrubs compatible with rock.

Emergency Access

There is one access for a neighborhood likely to include 1,000+ residents. Historically, the property has utilized a farm road through a neighboring property. That owner has indicated they are not interested in granting an access easement.

Public Parks

The 2040 Comprehensive Plan has no plans for public park amenities in southwest Dayton other than an extension of TRPD trail. The nearest public park is about 1 mile away in Rogers. Southwest Dayton is dependent upon private amenities. None are proposed with Phase 1. Future phases will include private amenities.

Gated Community

The developer has discussed the street being private with a gated entrance, but none is shown. If gated, a cul-de-sac is needed at the entrance.

Snow Storage

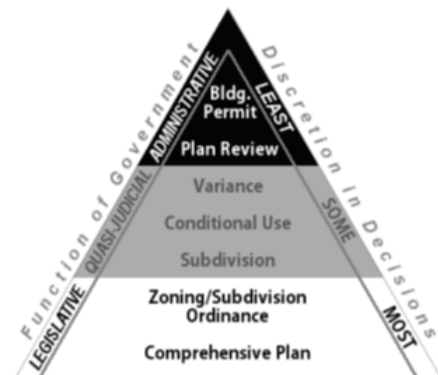
Unknown.

LEVEL OF CITY DISCRETION IN DECISION MAKING

Action taken on the proposed PUD and Preliminary Plat is **quasi-judicial** in nature; the City has broad discretion in making land use decisions based on the comprehensive plan and advancing the health, safety, and general welfare of the community. The basic question of the PUD is if it is consistent with the Comprehensive Plan and intent of GMU-5 zoning.

ROLE OF THE PLANNING COMMISSION:

1. Recommend **Approval**.
2. Recommend **Denial**, with reasoning.
3. **Table** for more information (define what information is needed).



²⁰ City Code 1001.24, Subd 4(3)(d) (Landscape Design Standards and Guidelines; Heat island reduction).

STAFF RECOMMENDATION:

Staff recommends Approval. More discussion is needed regarding if this is to be a gated community and where will the street transition from public to private. The street will be built to public standards.

60/120 DAY RULE

	Complete Application	60-Days	120-Days
PUD/Preliminary Plat	Jul 2, 2026	-	Nov 2, 2026

A Public Hearing notice was published by THE PRESS on July 23, 2026 and mailed to property owners within ¼ mile.

RELATIONSHIP TO COUNCIL GOALS:

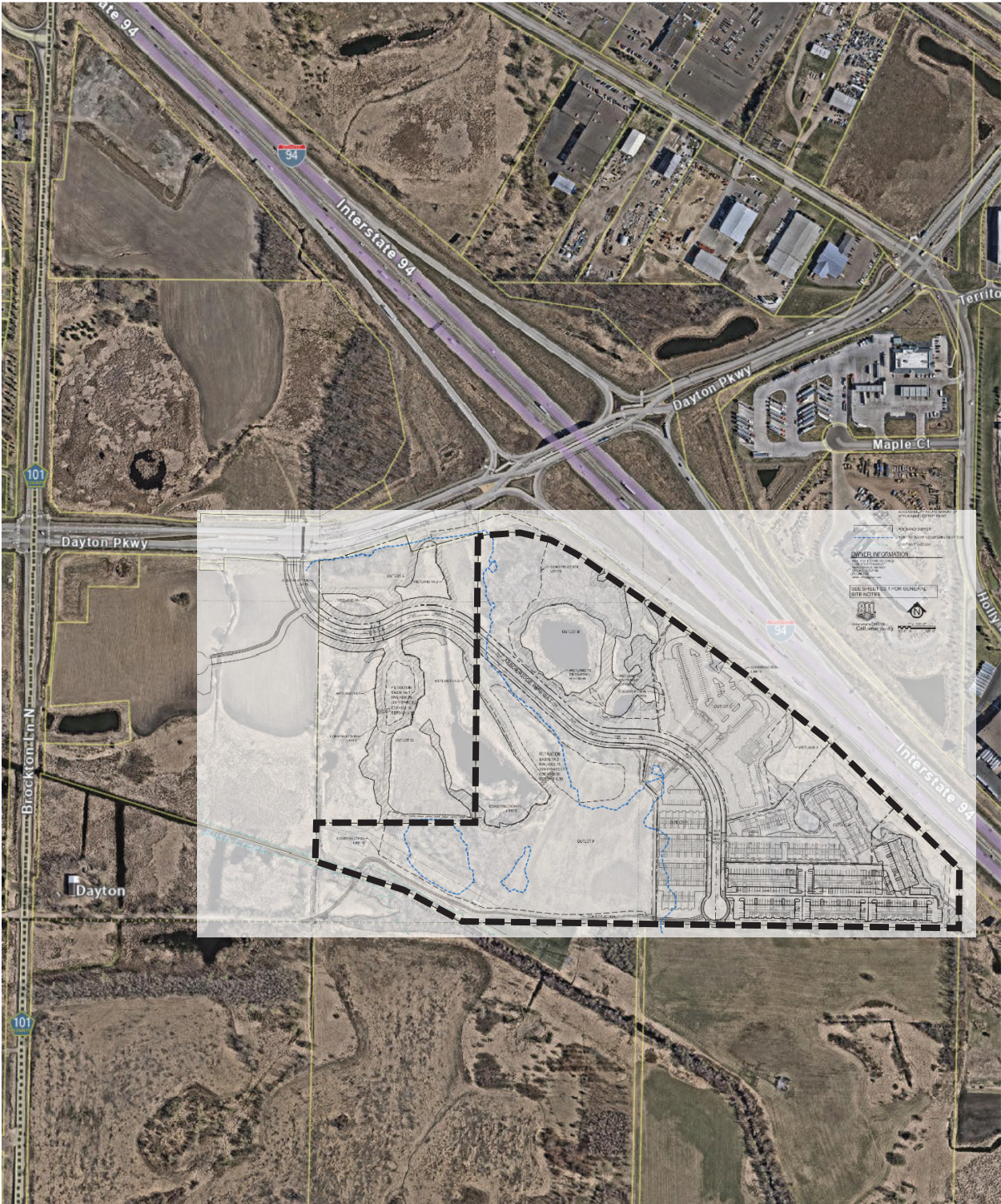
Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Items
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	- Review housing type and lot size by %'s.	- Proportionate housing types available	A) Begin work on Comp Plan – Create Timeline for Completion B) Develop Rental Housing Ordinance C) Seek out businesses more often D) Work with EDA to find niche businesses that are not in surrounding communities E) Complete Lage Area Plan – Breakdown of Comp Pan Decades F) Require Parking Code Requirements
	Encourage healthy lifespan of both residential and commercial operations	- Total amount of Funding provided. - Number of rental available and where they are located.	- Maintain grant program - Manage number of rentals	
	Healthy Commercial Sector with services and job growth	- Net difference of businesses movement including their employment	- Maintain a positive difference in business movement	

BUDGET IMPACT

TBD. As part of the 2025 Final Plat approval, the city agreed to cost share infrastructure. This will be detailed in the Development Agreement.

ATTACHMENT(S):

Aerial Photo
Zoning Map
Public Notice map
Engineering Review, Jul 30, 2026
Civil Plan set, Jul 2, 2026
Architectural Plans, Jul 3, 2025





Zoning Map

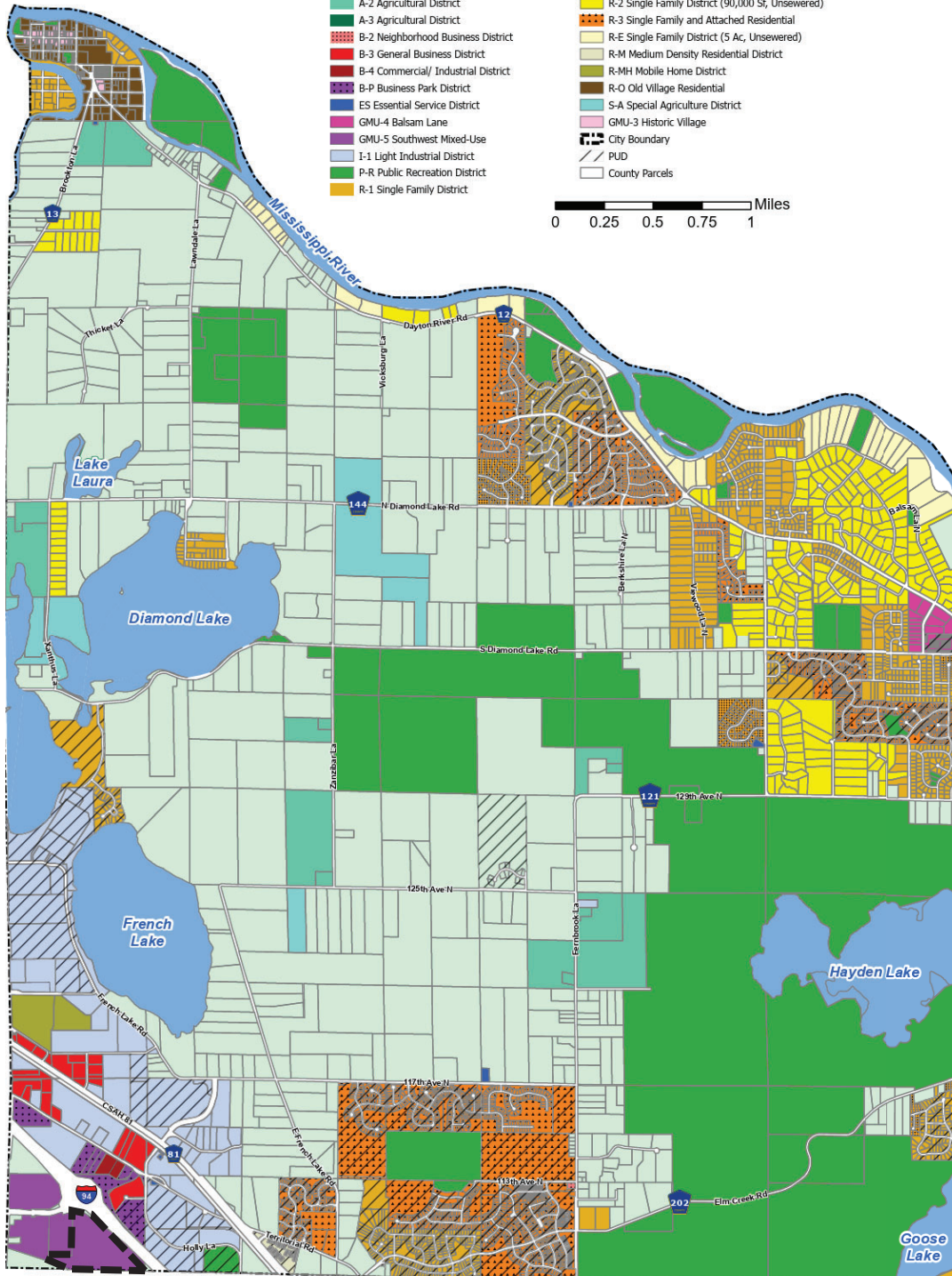
June 9, 2025



Legend

- | | |
|-------------------------------------|---|
| A-1 Agricultural District | R-1A Single Family Residential |
| A-2 Agricultural District | R-2 Single Family District (90,000 SF, Unsewered) |
| A-3 Agricultural District | R-3 Single Family and Attached Residential |
| B-2 Neighborhood Business District | R-E Single Family District (5 AC, Unsewered) |
| B-3 General Business District | R-M Medium Density Residential District |
| B-4 Commercial/ Industrial District | R-MH Mobile Home District |
| B-P Business Park District | R-O Old Village Residential |
| ES Essential Service District | S-A Special Agriculture District |
| GMU-4 Balsam Lane | GMU-3 Historic Village |
| GMU-S Southwest Mixed-Use | City Boundary |
| I-1 Light Industrial District | PUD |
| P-R Public Recreation District | County Parcels |
| R-1 Single Family District | |

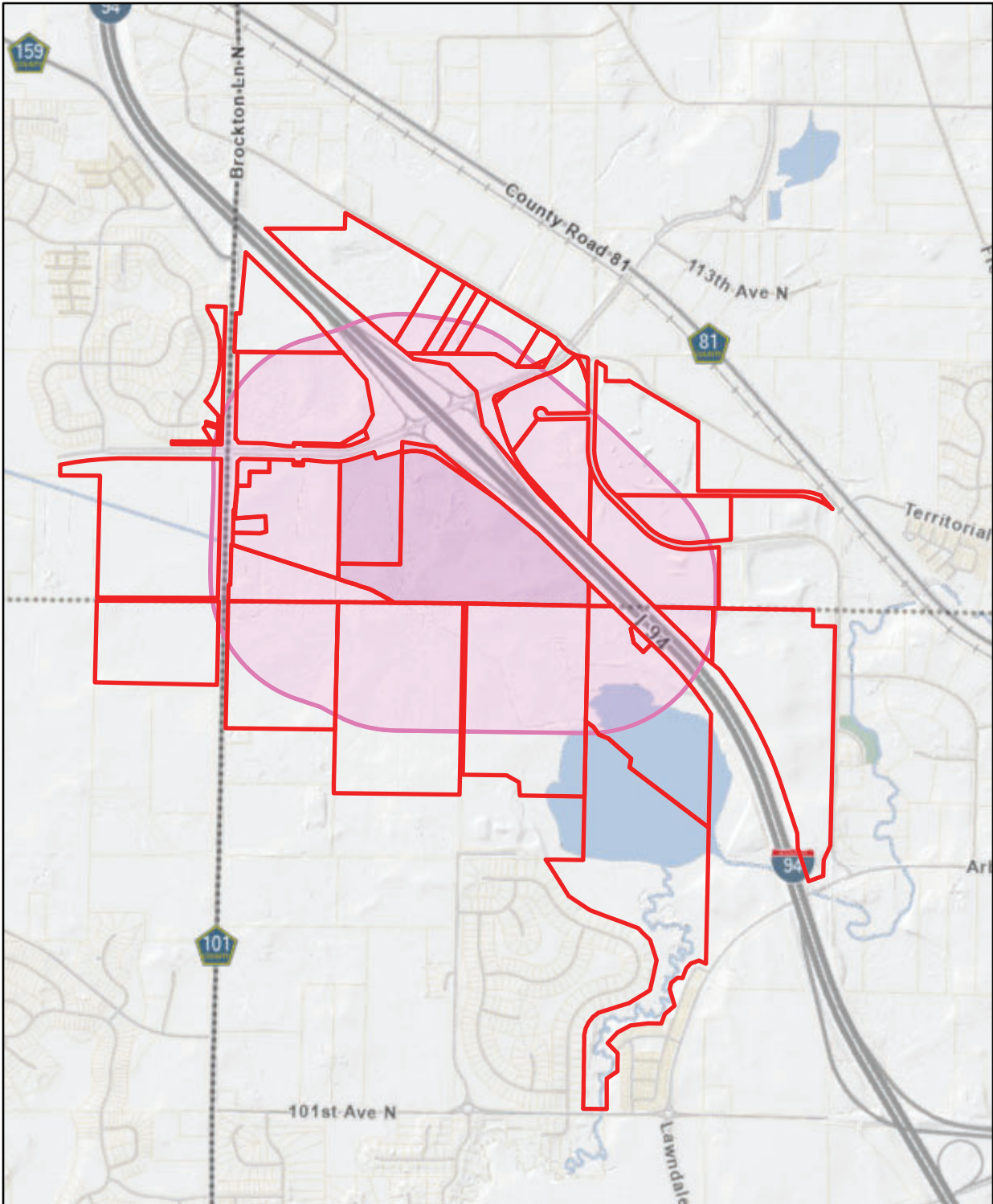
0 0.25 0.5 0.75 1 Miles





Hennepin County Locate & Notify Map

Date: 7/16/2026



Buffer Size: 1320

Map Comments:

0 385770 1,540 Feet
|-----|

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

For more information, contact Hennepin County GIS Office
300 6th Street South, Minneapolis, MN 55487 / gis.info@hennepin.us

To:	Jon Sevald	From:	Jason Quisberg, Engineering Nick Findley, Engineering Ben Otto, Engineering
Project:	The Parkway Neighborhood	Date:	7/30/2026

Exhibits:

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

1. Stormwater management report by Civil Site Group, dated 7/2/2026
2. ALTA/NSPS Land Title Survey by Civil Site Group, dated 7/7/2025
3. Parkway Neighborhood Geo Report Bundle by Haugo Geotechnical Services, dated 3/18/2025
4. The Parkway Neighborhood – Flats by Kass Wilson Architects, dated 7/1/2026
5. The Parkway Neighborhood Preliminary Plat by Civil Site Group, dated 6/30/2026
6. The Parkway Neighborhood Final Plat by Civil Site Group, undated
7. The Parkway Neighborhood City Submittal by Civil Site Group, dated 7/2/2026

Comments:General

1. Consistent with the review process, a comment response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
2. In addition to engineering related comments per these plans, the proposed plans are subject to additional planning, zoning, land-use, and other applicable codes of the City of Dayton.
3. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
4. For any site activity (demo, grading, utilities, etc.) no closures or restrictions of any kind shall be imposed upon the public use of Dayton Parkway without the City's permission. Should any lane restrictions be necessary, the Contractor shall notify the City at least 48 hours in advance and provide a Traffic Control Plan.
5. Any underlying easements no longer necessary must be vacated.
6. Outlots shall be covered by drainage and utility easements.
7. The City of Dayton is currently in the process of bidding a portion of this work. This work should be identified in the plans as completed by others.
 - o The City project plans and cad files should be referenced to ensure that all tie ins are still applicable.
 - o The developer will have to coordinate site access and other items with the City's contractor if the plan to complete work at the same time.

8. The provided plans show site plans and grading information related to the overall site that will be completed as a part of future final plat approvals. A detailed review will be completed as a part of the future plat submittals and will be subject to the current standards at that time.
9. Provide updated 2026 City of Dayton detail plates with the next plan submittal. Detail plates are available on the City's website or by request.

Plat

10. Even where covered by a drainage and utility easement (such as in an outlot), emergency accesses shall have a dedicated easement over them providing access and maintenance rights. This may require coordination with existing easements and adjacent property owners.
 - o Provide a 30' wide emergency access easement along the emergency access.
 - o Provide confirmation land rights have been obtained prior to approval for construction.
11. Revise easement to include hydrant located in the southeast corner of BLDG APT 3A.
12. Provide a 20' easement on center of all proposed storm sewer taking public drainage (city streets). This easement is to run from the location of the public water entering the system to the ponding location.
 - o There is a run of storm sewer located in Outlots E and F that takes drainage from the public road. This will require an easement over the storm sewer when Outlot E develops further.
13. All trails located outside of the ROW and not within an Outlot to be owned by the City of Dayton are to be covered by easement granting access and maintenance rights.
 - o This will be required if the trail is constructed with this phase or when the outlots adjacent to the trail develop further.
14. Drainage and utility easement is to cover the highwater level and buffers of the wetland (whichever is greater).
 - o This will be required when the outlots develop further for areas not contained by this plat.
15. Provide clarification on the 10' dimension on the northeast line of Outlot C.
16. Revise plat road name and plans road name to be consistent.
 - o Final road name to be determined by the Planning Department.

Wetlands

17. The wetland impacts provided within the plans are a part of the City of Dayton's planned improvements. Clearly identify that these impacts are to be completed by others.
18. Discussions with the developer have indicated that onsite wetland mitigation is no longer being considered. If this is the case the seeding and grading should be evaluated to eliminate the low areas with emergent wetland seeding.

Erosion Control/SWPPP

19. Future building sites will need to be stabilized once grading is completed. If the site is planned to be mass graded, stabilization will need to be shown on the erosion control plan.

Transportation

20. The street striping should be revised to be two 12' lanes with 8' shoulders matching the layout provided within the City plan area until the first left proposed by this development where it will switch to the shared turn lane layout provided by this design.
21. The geotechnical report has been provided. Provide bituminous pavement section design on sheet C6.0 Detail 1 based on the geotechnical report per the detail notes.
22. An access for emergency vehicles outside of the main entrance from Dayton Parkway is needed. An access is currently shown utilizing an existing access route to the property through adjacent properties to Brockton Lane N. The feasibility of using this existing access route must be considered in further detail. It must satisfy the requirements of the City of Dayton Fire and Police Departments, this may include the following: operate appropriately in flood conditions, be structurally sound throughout the length (including at an existing crossing of Rush Creek where the condition of the structure is unknown), and accommodate the large turning radius of emergency vehicles.
 - The proposed emergency access is to meet the requirements of standard detail STR-26. The 20' width is required to be maintained throughout the entire length, including the Rush Creek crossing.
 - Provide a turning movement figure to ensure the City of Dayton firetruck can adequately reach and navigate around the site and emergency access route. The firetruck needs to be shown driving around each of the buildings and avoid driving over proposed curb and gutter. Reach out to Engineering staff for firetruck specifications.
 - Ensure the emergency access bridge from the south across Rush Creek is sufficient to serve emergency vehicles of at least 83,000 lbs. Load calculations will need to be provided to ensure this can be met.
23. If proposed emergency access is to be utilized as a trail a maximum of 5% running slope will be required to meet ADA guidelines.

Site Plans

24. The trail, sidewalk, trees, and corridor lighting were not provided with the City project. It is recommended that this is completed with this development.
25. The trail proposed along the western edge of the proposed site is to meet Three Rivers Park District standards previously provided.
 - a. Provide a profile to the trail to verify running slopes and vertical curves are used.
26. The trail proposed along the roadway is expected to be a Three Rivers Park District Regional Trail. Discussions regarding a potential trailhead should continue.
27. Call out commercial driveway entrances for all proposed accesses including the appropriate standard detail.
 - Revise all commercial driveway entrance radii to be a minimum of 30' per City Detail STR-15
28. Ensure sidewalk crossings at the proposed driveways are in ADA compliance.

- Truncated domes won't be required at driveway crossings, however they are to be ADA complaint which may require ramps and curb cuts.
- 29. Phasing the construction of the emergency access is to be discussed with the City and emergency services prior to the commencement of construction.
- 30. A variance has been requested for the size of parking stalls. Currently 9' x 18' and 9' x 20' stalls are shown. The City of Dayton Code states the minimum allowable stall size is 10' x 20'.
- 31. Ensure garage square footage meets applicable City of Dayton code. Coordinate with Planning department.
- 32. Provide building square footages on the site plans.
- 33. Clearly identify all retaining walls with the site plan sheets.
 - All walls 4' or greater are required to be designed by a licensed engineer.
 - Fences are recommended along all walls directly adjacent to parking lots, drive aisles, and public areas. At minimum fences are to be provided as required by all applicable codes and standards.
- 34. Provide crosswalk striping near station 39+80.

Grading /Stormwater

- 35. Provide electronic P8 and HydroCAD models.
- 36. A more detailed review of drainage for the Outlot areas will take place as a part of the subsequent final plat submittals.
 - Drainage appears to be trapped within the club house parking area. Revise drainage or provide a catch basin.
- 37. There are multiple areas where drainage appears to sent towards proposed buildings. All instances are to be corrected, or additional information provided, examples are included below.
 - The south side of BLDG APT 1A
- 38. Shift street low point catch basins to be outside driveway entrances.
- 39. Non-low point inlets located within driveways are to be surmountable castings to allow for access.
- 40. Provide additional information on ADA access stalls grading. Currently some access aisles show grades in excess of the maximum allowed by ADA. Abrupt changes in grade within the drive aisle to account for ADA slopes will not be allowed.
 - The ADA stall on the north side of BLDG APT 2B has a slope greater than 2%, revise slope to ensure ADA compliance is met.
 - Provide additional spot elevations at all four corners of ADA stalls and access aisles to verify acceptable slopes.
- 41. Ensure all ADA stalls have an ADA compliant access route to the building. Curb cuts will likely be needed to ensure this can be met.
 - Concrete curb stops are shown with ADA access aisles, ensure ADA compliant access routes are maintained.

42. Modeling of wetland 3 shall be done to show HWL adjacent to building to ensure freeboard requirements are met. Modeling shall include all offsite drainage areas. Wetland 3 shall be modeled as a pond with storage and natural overflow or pipe shall be included in the model.
 - o No modeling for Wetland 3 has been provided in the latest report submitted.
43. Show CBMH 76A label on Sheet 4.4.
44. Provide storm water information such as rational method, labels, and calculations for Outlot C.
45. Provide storm information for parking lot and greenspace drainage for drainage to MH73.
46. Storm sewer profiles shall show all incoming pipes. For example, CBMH 503 has 2 incoming pipes and only one shown in the profile.
47. Rational method spreadsheet shall be updated to have consistent rim elevations as seen in profile. For example, lines MH 101 to FES 71 and CBMH 79B to MH 72.
48. All downspouts shall be stubbed into privately owned storm sewer system or at catch basins.
 - o The drainage from the downspouts for BLDG APT 1A, 1B, and 1C is to be maintained within the site and cannot be directed offsite to the south.
49. Show all downspout/roof drain locations.
 - o Applicant noted locations will be provided during final construction plans
50. Label all EOF's for low points included within the plans. This includes at road low points and low point catch basins located within the parking areas.
 - o This is still not shown for the street lowpoints. A clearly defined overflow arrow with elevation shall be called out.
51. Include casting types as a part of the structure label or as a part of a structure table.
 - o Provide casting types for CB-64A and CB-63A.
52. Verify total area for subcatchment PR3 is accurate. Total D.A. from measurements appear to be approximately 175,000 sf.
53. Grading is shown encroaching into the lot south of the proposed cul-de-sac, land rights to be coordinated prior to construction.
 - o Provide documentation of land rights coordination prior to construction.
54. Verify the curb type for the north driveway of BLDG APT 2A, the grading does not appear to include high back curb.
55. Provide pipe classification for pipe run from FES51 to FES52C.
56. Provide 3' sumps in the first street catch basin upstream of pond inlet pipes for maintenance. Examples include MH 72A
 - o A sump still needs to be provided for MH-72A
 - o Shift sump from CBMH-77 to CBMH-76
57. Show all daintile cleanouts and verify locations won't conflict with future driveway entrances.
58. Extend the daintile out of CBMH-54 to the full 150 ft required, it is currently shown to be 125 ft upstream of the inlet.

59. Show water and sanitary sewer crossings in the CB79A-CBMH79 storm sewer profile view.
60. Update the profile direction for FES-41 to FES-43 to match the direction provided in plan view.
61. Provide drainage arrows on all grading plans.
62. Starting elevation of model shall start at the lowest constructed outlet and not the sand bottom.
 - Provide filtration basin HWL matching this model.
63. Update model for filtration basin OS 42 to be consistent with the weir outlet invert provided in the detail.
64. Wetland 1B and 1C shall be revised for the following:
 - Wetland 1C and Wetland 1B shall have an equalizer pipe set at the NWL. The equalizer pipe shall be sized appropriately based on the model.
 - Model offsite drainage into Wetland 1C from incoming 24" pipe
 - Remove routing from wetland 1B to filtration 1A-2. Provide a separate storm sewer route from wetland 1B directly to wetland 1A-2.
 - Place a storm manhole in the right of way between the flared end sections to allow for maintenance. If velocity is above 10 fps provide a drop.
 - Remove FES 65 from Wetland 1C. A EOF shall be provided between the two wetlands 1' above the HWL. Armor the EOF path with TRM.

Watermain/Sanitary Sewer

65. Ensure all stubs for future sites provide appropriate depth and sizing to allow for the future development.
66. Multiple gate valves and sanitary manholes are shown within proposed parking spaces. Ensure no parking is allowed in those locations or revise the layout to ensure they are outside of proposed parking areas.
 - Revise valve located on the north side of BLDG APT 1 to be out of the parking stall area, recommend shifting valve 15 ft to the east to where there is a no parking area.
67. It appears the storm sewer, sanitary sewer, and watermain crossings may provide conflicts in portions of the site. Ensure proper separation is maintained throughout the site.
 - There are several instances where the separation between the water main and other utilities is less than 2', insulation will be required for these crossings and should be called out on the plans to adhere to City detail WAT-05.
68. Revise pipe material from SAHMH 1009 to SANMH 1010 to be C900 as required for that depth.
69. Offsetting of the existing watermain may be required for the proposed southern sanitary sewer stub. Shutdowns will need to be coordinated with the City of Dayton

and other applicable entities.

70. Revise hydrant leads at stations 41+40 and at 45+60 to come off the watermain in the street, not the service for the site.
71. Per the City of Dayton Design Guidelines, a hydrant spacing of 150' is required in multi-family areas, revise hydrant spacing to ensure this requirement is met.
72. Shift gate valve located approximately at station 41+50 out of curb line.
73. Provide manhole numbers in the plan view at station 43+60 and 44+90.
74. Per City Standard Detail Plate SAN-03 provide a drop manhole where drops are 2' or greater. This is currently not provided for SANMH 1010A.
75. There are multiple valves and hydrant valves in the private portion of the site that are located in curblines and valley gutters. Revise gate valve locations to be outside of curblines and valley gutters.
76. Provide valves for both domestic and fire service lines for BLDG APT 3A.
77. For future building north of SANMH-305, ensure the proposed sewer service stub will not conflict with the future water service where they cross or eliminate the crossing.

Landscaping

78. Multiple locations show trees in conflict with proposed utilities. Revise tree locations to ensure a minimum of 10 ft of clearance on either side of the utilities.
79. Trees will not be permitted to be installed over the existing watermain along the south side of the site.
80. The notes plan sheets has language on irrigating the site; further discussion will be needed on where the irrigation service will be located and if the intention is to draw water from the storm water ponds or City watermain.
81. Lawn mix provided within the ROW of the public street is to be Southern Boulevard to be consistent with the City project.
82. Install root barrier along proposed public walks and trails (within the ROW or Regional Trail) in accordance with Three River Parks District Standards.

End of Comments

PRELIMINARY PLAT GENERAL NOTES



THE PARKWAY NEIGHBORHOOD

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS, That WNE Real Estate Holdings LLC, a Minnesota limited liability company, the owner of the following described property:

That part of the West of the Southwest Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, also that part of the East of the Southwest Quarter of said Section 31, all lying Southeasterly of the Southeasterly right-of-way line of Highway No. 94 and Northerly of the center line of South Creek, except that part of the West 635.57 feet lying North of the South 400 feet thereof, and except that part lying Northerly of the following described line: Commencing at the intersection of the East line of the West 635.57 feet of the Northeast Quarter of the Southwest Quarter in said Section 31, with the Southerly line of Dayton Industrial Boulevard as indicated on the Plat of Division Crossing, Thence South 74 degrees 10 minutes 41 seconds West, measured bearing, along said Southerly line a distance of 275.76 feet to an angle point in said Southerly line; thence South 12 degrees 42 minutes 18 seconds East, a distance of 13.00 feet to the point of beginning of said described line; thence North 74 degrees 14 minutes 41 seconds East, a distance of 275.76 feet to the East line of the West 635.57 feet of said Southwest Quarter of the Southwest Quarter; thence Southerly 44.45 feet along a tangential curve concave to the South having a radius of 470.00 feet and a central angle of 70 degrees 32 minutes 59 seconds; thence South 55 degrees 11 minutes 10 seconds East, tangent to said curve, a distance of 232.54 feet to the Southeasterly line of said Highway No. 94 and thence northerly.

And that The City of Dayton, a Minnesota municipal corporation, the owner of the following described property:

That part of the West of the Southwest Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, lying Southeasterly of Highway No. 94, also that part of the East of the Southwest Quarter of Section 31, Township 120, Range 22, lying Southeasterly of Highway No. 94 and Northerly of centerline of South Creek.

That part of the West 635.57 feet of the Northeast Quarter of the Southwest Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, lying Southeasterly of the Southeasterly right-of-way line of Interstate Highway No. 94, also, the West 635.57 feet of the Southwest Quarter of the Southwest Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, lying Northerly of the South 400.00 feet thereof.

AND: That part of the Northeast Quarter of the Southwest Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, described as follows: Commencing at the West Quarter corner of said Section 31, thence South 01 degree 09 minutes 18 seconds West, along the West line of said Southwest Quarter, a distance of 890.75 feet; thence South 88 degrees 10 minutes 41 seconds East, a distance of 33.00 feet to the East line of the West 25.00 feet of said Southwest Quarter; thence continuing South 88 degrees 10 minutes 41 seconds East, a distance of 42.51 feet; thence South 31 degrees 58 minutes 30 seconds East, a distance of 41.00 feet; thence South 88 degrees 10 minutes 39 seconds East, a distance of 264.73 feet; thence South 83 degrees 08 minutes 23 seconds East, a distance of 24.20 feet; thence South 88 degrees 10 minutes 39 seconds East, a distance of 100.00 feet; thence North 01 degree 09 minutes 21 seconds West, a distance of 14.00 feet; thence South 88 degrees 10 minutes 39 seconds East, a distance of 275.76 feet; thence South 12 degrees 42 minutes 18 seconds West, a distance of 13.00 feet; thence South 55 degrees 11 minutes 10 seconds East, a distance of 232.54 feet along a tangential curve concave to the North which has a radius of 470.00 feet, central angle of 59 degrees 12 minutes 06 seconds, chord bearing of South 87 degrees 45 minutes 42 seconds East, and chord length of 327.40 feet to the West line of said Northeast Quarter of the Southwest Quarter; and the point of beginning; thence continuing the East curve along its arc with length of 62.23 feet and central angle of 9 degrees 18 minutes 18 seconds, thence 138.00 feet along a non-tangential curve concave to the North which has a radius of 446.00 feet, central angle of 32 degrees 20 minutes 11 seconds, chord bearing of North 71 degrees 10 minutes 42 seconds East, and chord length of 138.00 feet; thence North 01 degree 09 minutes 39 seconds East, a distance of 46.94 feet; thence North 21 degrees 20 minutes 58 seconds West, a distance of 745.42 feet to said West line of the Northeast Quarter of the Southwest Quarter; thence South 0 degrees 40 minutes 07 seconds West, along said West line, a distance of 585.13 feet to the point of beginning.

Being that part of said described property lying Northerly of a line described as commencing at the intersection of the East line of the West 635.57 feet of the Northeast Quarter of the Southwest Quarter of said Section 31, with the Southerly line of Dayton Industrial Boulevard as indicated on Division Crossing, according to the recorded plat thereof; thence South 74 degrees 10 minutes 41 seconds West, measured bearing, along said Southerly line a distance of 275.76 feet to an angle point in said Southerly line; thence South 12 degrees 42 minutes 18 seconds East, a distance of 13.00 feet to the point of beginning of said described line; thence North 74 degrees 14 minutes 41 seconds East, a distance of 275.76 feet to the East line of the West 635.57 feet of said Southwest Quarter of the Southwest Quarter; thence Southerly 44.45 feet along a tangential curve concave to the South having a radius of 470.00 feet and a central angle of 70 degrees 32 minutes 59 seconds; thence South 55 degrees 11 minutes 10 seconds East, tangent to said curve, a distance of 232.54 feet to the Southeasterly line of said Highway No. 94 and thence northerly.

AND: That part of the West 635.57 feet of the Northeast Quarter of the Southwest Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, which lies Southeasterly of the Southeasterly right-of-way line of Interstate Highway No. 94 and which lies Southerly of the following described line: Commencing at the West Quarter corner of said Section 31, thence South 01 degree 09 minutes 18 seconds West, along the West line of said Southwest Quarter, a distance of 890.75 feet; thence South 88 degrees 10 minutes 41 seconds East, a distance of 33.00 feet to the East line of the West 25.00 feet of said Southwest Quarter; thence continuing South 88 degrees 10 minutes 41 seconds East, a distance of 42.51 feet; thence South 31 degrees 58 minutes 30 seconds East, a distance of 41.00 feet; thence South 88 degrees 10 minutes 39 seconds East, a distance of 264.73 feet; thence South 83 degrees 08 minutes 23 seconds East, a distance of 24.20 feet; thence South 88 degrees 10 minutes 39 seconds East, a distance of 100.00 feet; thence North 01 degree 09 minutes 21 seconds West, a distance of 14.00 feet; thence South 88 degrees 10 minutes 39 seconds East, a distance of 275.76 feet; thence South 12 degrees 42 minutes 18 seconds West, a distance of 13.00 feet; thence South 55 degrees 11 minutes 10 seconds East, a distance of 232.54 feet along a tangential curve concave to the North which has a radius of 470.00 feet, central angle of 59 degrees 12 minutes 06 seconds, chord bearing of South 87 degrees 45 minutes 42 seconds East, and chord length of 327.40 feet to the West line of said Southwest Quarter of the Southwest Quarter; thence South 0 degrees 40 minutes 07 seconds West, along said West line, a distance of 585.13 feet to the point of beginning; thence continuing the East curve along its arc with length of 62.23 feet and central angle of 9 degrees 18 minutes 18 seconds, thence 138.00 feet along a non-tangential curve concave to the North which has a radius of 446.00 feet, central angle of 32 degrees 20 minutes 11 seconds, chord bearing of North 71 degrees 10 minutes 42 seconds East, and chord length of 138.00 feet; thence North 01 degree 09 minutes 39 seconds East, a distance of 46.94 feet; thence North 21 degrees 20 minutes 58 seconds West, a distance of 745.42 feet to said West line of the Southwest Quarter of the Southwest Quarter; thence South 0 degrees 40 minutes 07 seconds West, along said West line, a distance of 585.13 feet to the point of beginning.

AND: The West 635.57 feet of the Southwest Quarter of the Southwest Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, lying Northerly of the South 400.00 feet thereof.

Here record the name to be surveyed and plotted as THE PARKWAY NEIGHBORHOOD and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said WNE Real Estate Holdings LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer

This _____ day of _____, 20____

SIGNED: WNE Real Estate Holdings LLC

By: _____ The _____

STATE OF _____ COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____

by _____ the _____ of WNE Real Estate Holdings LLC, a Minnesota limited liability company,

on behalf of the company.

Notary Public, Signature _____ Notary Public, Printed Name _____ My Commission Expires: _____

Notary Public _____ County, _____

In witness whereof said City of Dayton, a Minnesota municipal corporation, has caused these presents to be signed by its proper officer

This _____ day of _____, 20____

SIGNED: City of Dayton

By: _____ The _____

STATE OF _____ COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____

by _____ the _____ of the City of Dayton, a Minnesota municipal corporation,

on behalf of the corporation.

Notary Public, Signature _____ Notary Public, Printed Name _____ My Commission Expires: _____

Notary Public _____ County, _____

SURVEYORS CERTIFICATE

I, Rary L. Synabell, 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 measurements depicted on this plat have been or will be set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 5, as of the date of this certificate are shown and located on this plat, and all public ways are shown and located on this plat.

Dated this _____ day of _____, 20____

Rary L. Synabell, Licensed Land Surveyor
Minnesota License No. 44565

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20____ by Rary L. Synabell, a Licensed Land Surveyor, Minnesota License No. 44565.

Notary Public, Signature _____ Notary Public, Printed Name _____ My Commission Expires: January 31, 20____
Notary Public _____ County, Minnesota

CITY COUNCIL, CITY OF DAYTON, MINNESOTA

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

City Council, City of Dayton, Minnesota

By: _____ Mayor By: _____ Clerk

COUNTY AUDITOR, Hennepin County, Minnesota

I hereby certify that taxes payable to 20____ and prior years have been paid for land described on this plat.

Dated this _____ day of _____, 20____

Daniel Rogien, County Auditor

By: _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 38.08.505 (1989), this plat has been approved this _____ day of _____, 20____

Chris F. Hanks, County Surveyor

By: _____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of THE PARKWAY NEIGHBORHOOD was recorded in this office this _____ day of _____, 20____

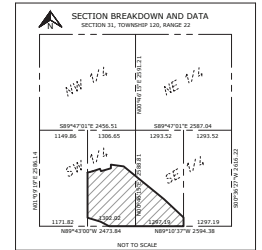
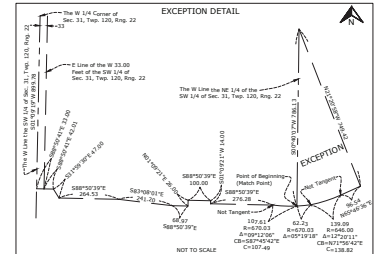
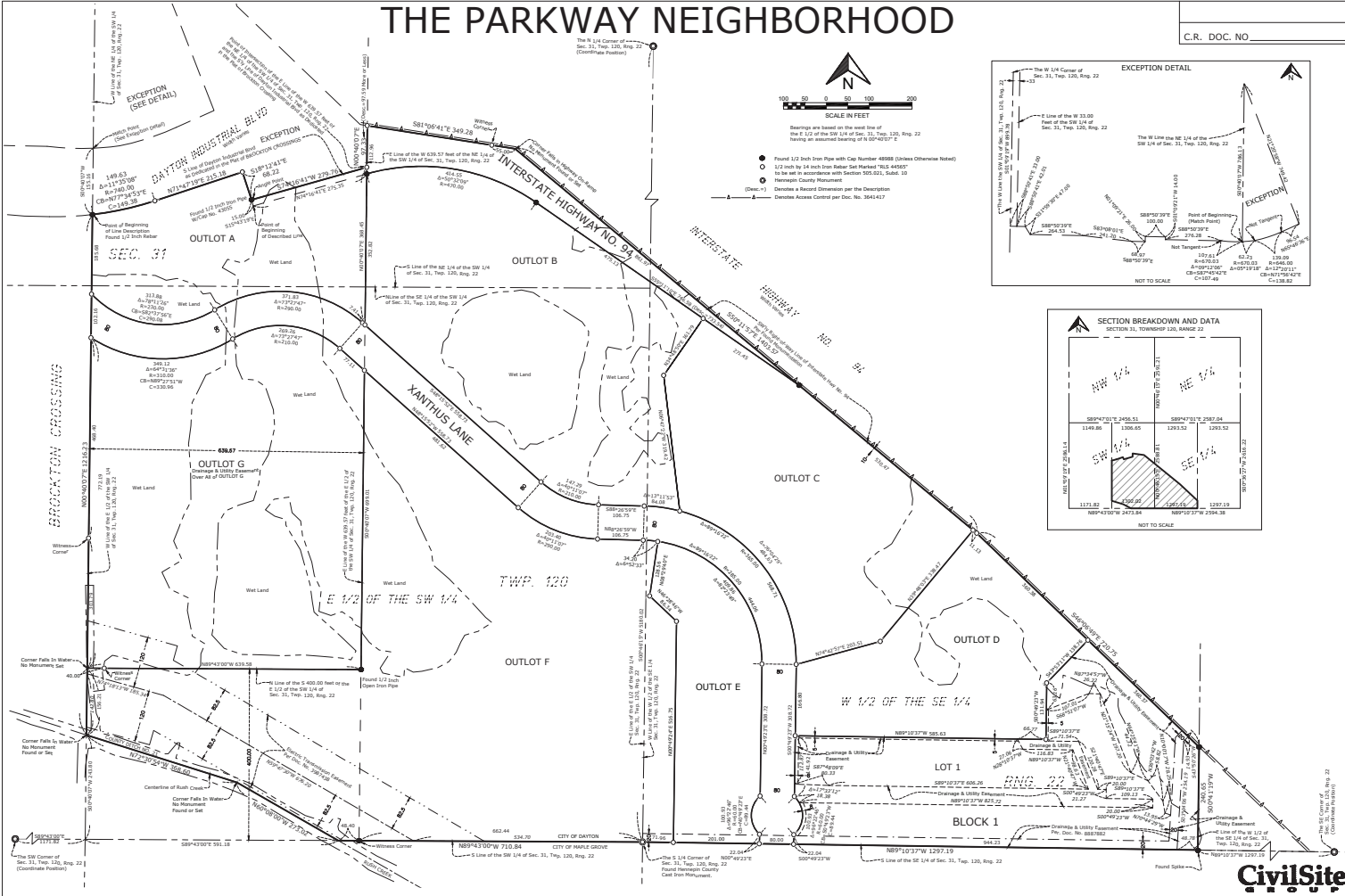
At _____ O'CLOCK _____ P.

Arthur Baughe, County Recorder

By: _____ Deputy

THE PARKWAY NEIGHBORHOOD

C.R. DOC. NO.



[illegible]

TREE SURVEY:

TREE SURVEY												
TREE TAG #	SPECIES	LOCATION	TYPE	TRUNK 1 SIZE CAL. INCHES	TRUNK 2 SIZE CAL. INCHES	TRUNK 3 SIZE CAL. INCHES	TRUNK 4 SIZE CAL. INCHES	SIGNIFICANT TREE	HERITAGE TREE	TREE REMOVAL	TREE REMOVAL CALIPER INCHES	PRESERVED TREES CALIPER INCHES
0001	ASH		H									
0003	ASH		H	10				1	0	Y	10	0
0004	ASH		H	10				1	0	Y	10	0
0005	ASH		H	19				1	0	Y	19	0
0006	ASH		H	13				1	0	Y	13	0
0007	ASH		H	13				1	0	Y	13	0
0009	ASH		H	13				1	0	Y	13	0
0010	ASH		H	13				1	0	Y	13	0
0011	ASH		H	7				1	0	Y	7	0
0013	ASH		H	8				1	0	Y	8	0
0015	ASH		H	9				1	0	Y	9	0
0022	ASH		H	15				1	0	Y	15	0
0025	ASH		H	15				1	0	Y	15	0
0028	ASH		H	20				1	0	Y	20	0
0029	ASH		H	18				1	0	Y	18	0
0030	ASH		H	18				1	0	Y	18	0
0031	ASH		H	9				1	0	Y	9	0
0032	ASH		H	10				1	0	Y	10	0
0033	ASH		H	14				1	0	Y	14	0
0038	ASH		H	12				1	0	Y	12	0
0041	ASH		H	10				1	0	Y	10	0
0042	ASH		H	20				1	0	Y	20	0
0054	ASH		H	20				1	0	Y	20	0
0055	ASH		H	10				1	0	Y	10	0
0056	ASH		H	10				1	0	Y	10	0
0062	ASH		H	13				1	0	Y	13	0
0063	ASH		H	14				1	0	Y	14	0
0067	ASH		H	10				1	0	Y	10	0
0068	ASH		H	13				1	0	Y	13	0
0069	ASH		H	22				1	0	Y	22	0
0070	ASH		H	10				1	0	Y	10	0
1001	ASH		H	10				1	0	N	0	10
1127	ASH		H	12				1	0	N	0	12
1129	ASH		H	8				1	0	N	0	8
1132	ASH		H	11				1	0	N	0	11
1135	ASH		H	12				1	0	N	0	12
1138	ASH		H	13				1	0	Y	13	0
1137	ASH		H	11				1	0	N	0	11
1139	ASH		H	10				1	0	N	0	10
1137	ASH	STM	H	10				1	0	N	0	10
1139	ASH	STM	H	20				1	0	N	0	20
1200	ASH	STM	H	22				1	0	N	0	22
1203	ASH	STM	H	10				1	0	Y	10	0
1205	ASH	STM	H	9				1	0	Y	9	0
1210	ASH	STM	H	10				1	0	Y	10	0
1219	ASH	STM	H	11				1	0	Y	11	0
1234	ASH		H	11				1	0	Y	11	0
1236	ASH		H	9				1	0	N	0	9
1856	ASH		H	16				1	0	N	0	16
2188	ASH	STM	H	11				1	0	Y	11	0
2189	ASH	STM	H	13				1	0	Y	13	0
2192	ASH	STM	H	11				1	0	Y	11	0
2893	ASH	STM	H	6				0	0	Y	6	0
2817	ASH	STM	H	6				0	0	Y	6	0
2331	ASH		H	7				1	0	N	0	7
2655	ASH		H	7				1	0	N	0	7
2657	ASH		H	9				1	0	Y	9	0
1111	BASW		H	11				1	0	N	0	11
1115	BASW		H	16				1	0	N	0	16
1139	BASW		H	14				1	0	N	0	14
1177	BASW		H	12				1	0	N	0	12
1865	BASW		H	8				1	0	Y	8	0
1904	BASW		H	8				1	0	N	0	8
1905	BASW		H	10				1	0	N	0	10
1514	BASW		H	10				1	0	N	0	10
1515	BASW		H	10				1	0	N	0	10
1516	BASW		H	14				1	0	N	0	14
1518	BASW		H	18				1	0	N	0	18
1519	BASW		H	14				1	0	N	0	14
1520	BASW		H	14				1	0	N	0	14
1521	BASW		H	11				1	0	N	0	11
1523	BASW		H	20				1	0	N	0	20
1524	BASW		H	19				1	0	N	0	19
1531	BASW		H	9				1	0	N	0	9
1533	BASW		H	16				1	0	N	0	16
1534	BASW		H	16				1	0	N	0	16
1534	BASW		H	12				1	0	N	0	12
1535	BASW		H	18				1	0	N	0	18
1537	BASW		H	15				1	0	N	0	15
1540	BASW		H	23				1	0	N	0	23
1541	BASW		H	18				1	0	N	0	18
1542	BASW		H	12				1	0	N	0	12
1543	BASW		H	11				1	0	N	0	11
1544	BASW		H	13				1	0	N	0	13
1545	BASW		H	12				1	0	N	0	12
1547	BASW		H	12				1	0	N	0	12
1548	BASW		H	13				1	0	N	0	13
1549	BASW		H	13				1	0	N	0	13
1556	BASW		H	13				1	0	N	0	13
1561	BASW		H	20				1	0	N	0	20
1562	BASW		H	14				1	0	N	0	14
1563	BASW		H	10				1	0	N	0	10
1564	BASW		H	15				1	0	N	0	15
1565	BASW		H	17				1	0	N	0	17
1566	BASW		H	16				1	0	N	0	16
1568	BASW		H	12				1	0	N	0	12
1570	BASW		H	11	11	11		1	0	N	0	11
1571	BASW		H	11				1	0	N	0	11
1573	BASW		H	16				1	0	N	0	16
1574	BASW		H	14				1	0	N	0	14

TREE SURVEY												
TREE TAG #	SPECIES	LOCATION	TYPE	TRUNK 1 SIZE CAL. INCHES	TRUNK 2 SIZE CAL. INCHES	TRUNK 3 SIZE CAL. INCHES	TRUNK 4 SIZE CAL. INCHES	SIGNIFICANT TREE	HERITAGE TREE	TREE REMOVAL	TREE REMOVAL CALIPER INCHES	PRESERVED TREES CALIPER INCHES
1575	BASW/WOOD		H					1	0	N	0	11
1576	BASW/WOOD		H	11				1	0	N	0	11
1577	BASW/WOOD		H	13				1	0	N	0	13
1578	BASW/WOOD		H	13				1	0	N	0	13
1579	BASW/WOOD		H	18				1	0	N	0	18
1583	BASW/WOOD		H	15				1	0	N	0	15
1584	BASW/WOOD		H	16				1	0	N	0	16
1585	BASW/WOOD		H	14				1	0	N	0	14
1587	BASW/WOOD		H	11				1	0	N	0	11
1588	BASW/WOOD		H	12				1	0	N	0	12
1589	BASW/WOOD		H	12				1	0	N	0	12
1590	BASW/WOOD		H	18				1	0	N	0	18
1591	BASW/WOOD		H	14				1	0	N	0	14
1592	BASW/WOOD		H	13				1	0	N	0	13
1593	BASW/WOOD		H	11				1	0	N	0	11
1594	BASW/WOOD		H	13				1	0	N	0	13
1597	BASW/WOOD		H	14				1	0	N	0	14
1598	BASW/WOOD		H	11				1	0	N	0	11
1600	BASW/WOOD		H	12				1	0	N	0	12
1601	BASW/WOOD		H	12				1	0	N	0	12
1602	BASW/WOOD		H	8				1	0	N	0	8
1607	BASW/WOOD		H	12				1	0	N	0	12
1608	BASW/WOOD		H	12				1	0	N	0	12
1619	BASW/WOOD		H	13				1	0	N	0	13
1620	BASW/WOOD		H	15				1	0	N	0	15
1621	BASW/WOOD		H	14				1	0	N	0	14
1642	BASW/WOOD		H	15				1	0	N	0	15
1643	BASW/WOOD		H	9				1	0	N	0	9
1647	BASW/WOOD		H	16				1	0	N	0	16
1648	BASW/WOOD		H	15				1	0	N	0	15
1649	BASW/WOOD		H	20				1	0	N	0	20
1652	BASW/WOOD		H	18				1	0	N	0	18
1654	BASW/WOOD		H	12				1	0	N	0	12
1658	BASW/WOOD		H	16				1	0	N	0	16
1659	BASW/WOOD		H	15				1	0	N	0	15
1660	BASW/WOOD		H	15				1	0	N	0	15
1664	BASW/WOOD		H	9				1	0	N	0	9
1666	BASW/WOOD		H	15				1	0	N	0	15
1670	BASW/WOOD		H	22				1	0	N	0	22
1671	BASW/WOOD		H	24				1	0	N	0	24
1672	BASW/WOOD		H	24				1	0	N	0	24
1676	BASW/WOOD		H	13				1	0	N	0	13
1677	BASW/WOOD		H	15				1	0	N	0	15
1678	BASW/WOOD		H	16				1	0	N	0	16
1679	BASW/WOOD		H	14				1	0	N	0	14
1684	BASW/WOOD		H	18				1	0	N	0	18
1686	BASW/WOOD		H	12				1	0	N	0	12
1687	BASW/WOOD		H	16				1	0	N	0	16
1688	BASW/WOOD		H	14				1	0	N	0	14
1689	BASW/WOOD		H	12				1	0	N	0	12
1690	BASW/WOOD		H	12				1	0	N	0	12
1691	BASW/WOOD		H	22				1	0	N	0	22
1694	BASW/WOOD		H	20				1	0	N	0	20
1695	BASW/WOOD		H	18				1	0	N	0	18
1696	BASW/WOOD		H	13				1	0	N	0	13
1697	BASW/WOOD		H	10				1	0	N	0	10
1698	BASW/WOOD		H	15				1	0	N	0	15
1701	BASW/WOOD		H	10				1	0	N	0	10
1702	BASW/WOOD		H	13	13			1	0	N	0	13
1703	BASW/WOOD		H	16				1	0	N	0	16
1704	BASW/WOOD		H	11				1	0	N	0	11
1705	BASW/WOOD		H	13				1	0	N	0	13
1710	BASW/WOOD		H	24				1	0	N	0	24
1711	BASW/WOOD		H	20				1	0	N	0	20
1712	BASW/WOOD		H	18				1	0	N	0	18
1713	BASW/WOOD		H	17				1	0	N	0	17
1714	BASW/WOOD		H	12				1	0	N	0	12
1715	BASW/WOOD		H	14	14			1	0	N	0	14
1716	BASW/WOOD		H	16				1	0	N	0	16
1717	BASW/WOOD		H	13	13			1	0	N	0	13
1718	BASW/WOOD		H	16				1	0	N	0	16
1720	BASW/WOOD		H	12				1	0	N	0	12
1721	BASW/WOOD		H	17				1	0	N	0	17
1726	BASW/WOOD		H	13				1	0	N	0	13
1727	BASW/WOOD		H	14	14			1	0	N	0	14
1729	BASW/WOOD		H	14				1	0	N	0	14
1730	BASW/WOOD		H	14				1	0	N	0	14
1734	BASW/WOOD		H	21				1	0	N	0	21
1735	BASW/WOOD		H	13				1	0	N	0	13
1736	BASW/WOOD		H	13				1	0	N	0	13
1737	BASW/WOOD		H	13				1	0	N	0	13
1738	BASW/WOOD		H	14				1	0	N	0	14
1739	BASW/WOOD		H	15				1	0	N	0	15
1740	BASW/WOOD		H	15	15			1	0	N	0	15
1742	BASW/WOOD		H	15				1	0	N	0	15
1746	BASW/WOOD		H	16				1	0	N	0	16
1747	BASW/WOOD		H	16				1	0	N	0	16
1748	BASW/WOOD		H	16				1	0	N	0	16
1749	BASW/WOOD		H	15				1	0	N	0	15
1750	BASW/WOOD		H	14				1	0	N	0	14
1751	BASW/WOOD		H	15				1	0	N	0	15
1752	BASW/WOOD		H	9				1	0	N	0	9
1753	BASW/WOOD		H	14				1	0	N	0	14
1754	BASW/WOOD		H	12	12			1	0	N	0	12
1759	BASW/WOOD		H	12				1	0	N	0	12
1760	BASW/WOOD		H	11				1	0	N	0	11
1761	BASW/WOOD		H	9				1	0	N	0	9
1762	BASW/WOOD		H	14				1	0	N	0	14
1763	BASW/WOOD		H	13				1	0	N	0	13

TREE SURVEY

TREE SURVEY												
TREE TAG #	SPECIES	LOCATION	TYPE	TRUNK 1 SIZE CAL. INCHES	TRUNK 2 SIZE CAL. INCHES	TRUNK 3 SIZE CAL. INCHES	TRUNK 4 SIZE CAL. INCHES	SIGNIFICANT TREE	HERITAGE TREE	TREE REMOVAL	TREE REMOVAL CALIPER INCHES	PRESERVED TREES CALIPER INCHES
1980	BASWOOD	H		16	16			1	0	N	0	16
1981	BASWOOD	H		16	16			1	0	N	0	16
1982	BASWOOD	H		13	13	13		1	0	N	0	13
1983	BASWOOD	H		13	13	13	13	1	0	N	0	13
1985	BASWOOD	H		12	12	12		1	0	N	0	12
1987	BASWOOD	H		21				1	0	N	0	21
1988	BASWOOD	H		12				1	0	N	0	12
1989	BASWOOD	H		17	17	17		1	0	N	0	17
2000	BASWOOD	H		17	17	17		1	0	N	0	17
2001	BASWOOD	H		12				1	0	N	0	12
2002	BASWOOD	H		12	12	12	12	1	0	N	0	12
2007	BASWOOD	H		20	20			1	0	N	0	20
2009	BASWOOD	H		16	16			1	0	N	0	16
2013	BASWOOD	H		12	12			1	0	N	0	12
2014	BASWOOD	H		12	12	12	12	1	0	N	0	12
2015	BASWOOD	H		16				1	0	N	0	16
2016	BASWOOD	H		16				1	0	N	0	16
2018	BASWOOD	H		13	13			1	0	N	0	13
2019	BASWOOD	H		11				1	0	N	0	11
2020	BASWOOD	H		15				1	0	N	0	15
2021	BASWOOD	H		17				1	0	N	0	17
2023	BASWOOD	H		10				1	0	N	0	10
2024	BASWOOD	H		12	12			1	0	N	0	12
2025	BASWOOD	H		17				1	0	N	0	17
2026	BASWOOD	H		12				1	0	N	0	12
2027	BASWOOD	H		14				1	0	N	0	14
2029	BASWOOD	H		17				1	0	N	0	17
2030	BASWOOD	H		16				1	0	N	0	16
2031	BASWOOD	H		10				1	0	N	0	10
2032	BASWOOD	H		12				1	0	N	0	12
2033	BASWOOD	H		17				1	0	N	0	17
2034	BASWOOD	H		12				1	0	N	0	12
2035	BASWOOD	H		17				1	0	N	0	17
2036	BASWOOD	H		12				1	0	N	0	12
2037	BASWOOD	H		12				1	0	N	0	12
2038	BASWOOD	H		12				1	0	N	0	12
2039	BASWOOD	H		12				1	0	N	0	12
2040	BASWOOD	H		12				1	0	N	0	12
2041	BASWOOD	H		11	11			1	0	N	0	11
2042	BASWOOD	H		15				1	0	N	0	15
2043	BASWOOD	H		12				1	0	N	0	12
2044	BASWOOD	H		13				1	0	N	0	13
2045	BASWOOD	H		11	11			1	0	N	0	11
2046	BASWOOD	H		11	11	11	11	1	0	N	0	11
2048	BASWOOD	H		15	15			1	0	N	0	15
2049	BASWOOD	H		14				1	0	N	0	14
2051	BASWOOD	H		9				1	0	N	0	9
2052	BASWOOD	H		9				1	0	N	0	9
2053	BASWOOD	H		10				1	0	N	0	10
2054	BASWOOD	H		17				1	0	N	0	17
2057	BASWOOD	H		18				1	0	N	0	18
2059	BASWOOD	H		13	13	13	13	1	0	N	0	13
2060	BASWOOD	H		12				1	0	N	0	12
2064	BASWOOD	H		13	13			1	0	N	0	13
2066	BASWOOD	H		15	15	15		1	0	N	0	15
2067	BASWOOD	H		12				1	0	N	0	12
2069	BASWOOD	H		13	13	13	13	1	0	N	0	13
2070	BASWOOD	H		9	9			1	0	N	0	9
2071	BASWOOD	H		12	12			1	0	N	0	12
2072	BASWOOD	H		8	9	9		1	0	N	0	9
2073	BASWOOD	H		8				1	0	N	0	8
2074	BASWOOD	H		14				1	0	N	14	0
2075	BASWOOD	H		10				1	0	N	0	0
2082	BASWOOD	H		12	12			1	0	N	0	12
2083	BASWOOD	H		16				1	0	N	0	16
2085	BASWOOD	H		10	10	10		1	0	N	0	10
2093	BASWOOD	H		11	11	11	11	1	0	N	0	11
2100	BASWOOD	H		10				1	0	N	0	10
2101	BASWOOD	H		13	13	13	13	1	0	N	0	13
2107	BASWOOD	H		15	15	15		1	0	N	0	15
2108	BASWOOD	H		18	18			1	0	N	0	18
2111	BASWOOD	H		26				1	0	N	0	26
2120	BASWOOD	H		14	14	14		1	0	N	0	14
2127	BASWOOD	H		14	14	14		1	0	N	0	14
2128	BASWOOD	H		12				1	0	N	0	12
2129	BASWOOD	H		11				1	0	N	0	11
2131	BASWOOD	H		12	12	12	12	1	0	N	0	12
2133	BASWOOD	H		14				1	0	N	0	14
2134	BASWOOD	H		14				1	0	N	0	14
2135	BASWOOD	H		12				1	0	N	0	12
2137	BASWOOD	H		12	12	12		1	0	N	0	12
2139	BASWOOD	H		20				1	0	N	0	20
2140	BASWOOD	H		11	11	11	11	1	0	N	0	11
2143	BASWOOD	H		12				1	0	N	0	12
2144	BASWOOD	H		15	15			1	0	N	0	15
2146	BASWOOD	H		12	12			1	0	N	12	0
2148	BASWOOD	H		12				1	0	N	0	12
2150	BASWOOD	H		11				1	0	N	0	11
2151	BASWOOD	H		12	12			1	0	N	0	12
2152	BASWOOD	H		11				1	0	N	0	11
2153	BASWOOD	H		12				1	0	N	0	12
2154	BASWOOD	H		12	12	12		1	0	N	0	12
2157	BASWOOD	H		11	11			1	0	N	0	11
2158	BASWOOD	H		15	15	15	15	1	0	N	0	15
2159	BASWOOD	H		14	14			1	0	N	0	14
2160	BASWOOD	H		14				1	0	N	0	14
2161	BASWOOD	H		16				1	0	N	0	16
2162	BASWOOD	H		10				1	0	N	0	10
2164	BASWOOD	STM		11				1	0	N	0	11
2165	BASWOOD	STM		12				1	0	N	0	12
2166	BASWOOD	STM		18				1	0	N	0	18
2167	BASWOOD	STM		12				1	0	N	0	12
2168	BASWOOD	STM		18				1	0	N	0	18
2169	BASWOOD	STM		11				1	0	N	0	11

TREE SURVEY												
TREE TAG #	SPECIES	LOCATION	TYPE	TRUNK 1 SIZE CAL. INCHES	TRUNK 2 SIZE CAL. INCHES	TRUNK 3 SIZE CAL. INCHES	TRUNK 4 SIZE CAL. INCHES	SIGNIFICANT TREE	HERITAGE TREE	TREE REMOVAL	TREE REMOVAL CALIPER INCHES	PRESERVED TREES CALIPER INCHES
2469	BASSWOOD		H					1	0	N	0	8
2486	BASSWOOD		H	11				1	0	N	0	11
2499	BASSWOOD		H	7				1	0	N	0	7
2723	BASSWOOD		H	9				1	0	N	0	9
2780	BASSWOOD		H	8				1	0	N	0	8
2799	BASSWOOD		H	9				1	0	N	0	9
2801	BASSWOOD		H	7	7	7		1	0	N	0	7
2806	BASSWOOD		H	7				1	0	N	0	7
2249	BIRCH	STM		9				1	0	N	0	9
2250	BIRCH	STM		11				1	0	N	0	11
2251	BIRCH	STM		11				1	0	N	0	11
2252	BIRCH	STM		10	10			1	0	N	0	10
2262	BIRCH	STM		5				1	0	N	0	5
2267	BIRCH	STM		13	13	13		1	0	N	0	13
2268	BIRCH	STM		10	10	10	10	1	0	N	0	10
2269	BIRCH	STM		8	8			1	0	N	0	8
2269	BIRCH	STM		7	7			1	0	N	0	7
2311	BIRCH	STM		12	12			1	0	N	0	12
2312	BIRCH	STM		11				1	0	N	0	11
2317	BIRCH	STM		9		9		1	0	N	0	9
2318	BIRCH	STM		12				1	0	N	0	12
2319	BIRCH	STM		6				1	0	N	0	6
2320	BIRCH	STM		10				1	0	N	0	10
2331	BIRCH	STM		12				1	0	N	0	12
2335	BIRCH	STM		7				1	0	N	0	7
2336	BIRCH	STM		11				1	0	N	0	11
1763	BITTERNUT			12				1	0	N	0	12
1744	BITTERNUT			14				1	0	N	0	14
1745	BITTERNUT			14				1	0	N	0	14
1551	BLACK WALNUT			10				1	0	N	0	10
1604	BLACK WALNUT			12				1	0	N	0	12
1628	BLACK WALNUT			9				1	0	N	0	9
1631	BLACK WALNUT			10				1	0	N	0	10
1680	BLACK WALNUT			11				1	0	N	0	11
1722	BLACK WALNUT			10				1	0	N	0	10
1723	BLACK WALNUT			12				1	0	N	0	12
1725	BLACK WALNUT			13				1	0	N	0	13
1895	BLACK WALNUT			11				1	0	N	0	11
1898	BLACK WALNUT			11				1	0	N	0	11
1893	BLACK WALNUT			12	12			1	0	N	0	12
2191	BLACK WALNUT			10				1	0	N	0	10
2750	BLACK WALNUT			8				1	0	N	0	8
2751	BLACK WALNUT			8				1	0	N	0	8
2817	BLACK WALNUT			6				1	0	N	0	6
1000	BOXELDER		S	13				1	0	N	0	13
1045	BOXELDER		S	11				1	0	N	0	11
1050	BOXELDER		S	10				1	0	N	0	10
1067	BOXELDER		S	10				1	0	N	0	10
1144	BOXELDER		S	12				1	0	N	0	12
1145	BOXELDER		S	8				1	0	N	0	8
1146	BOXELDER		S	10				1	0	N	0	10
1147	BOXELDER		S	10				1	0	N	0	10
1150	BOXELDER		S	11				1	0	N	0	11
1300	BOXELDER	STM	S	10				1	0	N	0	10
1307	BOXELDER	STM	S	8				1	0	N	0	8
1308	BOXELDER	STM	S	10				1	0	N	0	10
1313	BOXELDER	STM	S	11				1	0	N	0	11
1324	BOXELDER	STM	S	10				1	0	N	0	10
1322	BOXELDER	STM	S	8				1	0	N	0	8
1383	BOXELDER		S	15				1	0	N	0	15
1319	BOXELDER		S	12				1	0	N	0	12
1458	BOXELDER	STM	S	14				1	0	N	0	14
1459	BOXELDER	STM	S	10				1	0	N	0	10
1460	BOXELDER	STM	S	8				1	0	N	0	8
1471	BOXELDER	STM	S	11				1	0	N	0	11
1471	BOXELDER	STM	S	10				1	0	N	0	10
2076	BOXELDER		S	10				1	0	N	0	10
2165	BOXELDER		S	10				1	0	N	0	10
2166	BOXELDER		S	13				1	0	N	0	13
2202	BOXELDER		S	18				1	0	N	0	18
2282	BOXELDER		S	10				1	0	N	0	10
2283	BOXELDER	STM	S	10				1	0	N	0	10
2284	BOXELDER	STM	S	12				1	0	N	0	12
2290	BOXELDER	STM	S	15				1	0	N	0	15
2292	BOXELDER	STM	S	12	12			1	0	N	0	12
2291	BOXELDER	STM	S	10				1	0	N	0	10
2311	BOXELDER	STM	S	11				1	0	N	0	11
2313	BOXELDER	STM	S	10				1	0	N	0	10
2319	BOXELDER	STM	S	10				1	0	N	0	10
2340	BOXELDER	STM	S	10				1	0	N	0	10
2341	BOXELDER	STM	S	10				1	0	N	0	10
2414	BOXELDER		S	12				1	0	N	0	12
2415	BOXELDER		S	9				1	0	N	0	9
2471	BOXELDER		S	11				1	0	N	0	11
2602	BOXELDER	STM	S	8				1	0	N	0	8
2606	BOXELDER	STM	S	8				1	0	N	0	8
2607	BOXELDER	STM	S	12	12			1	0	N	0	12
2608	BOXELDER	STM	S	11				1	0	N	0	11
2609	BOXELDER	STM	S	11				1	0	N	0	11
2655	CATPAH	STM	H	10				1	0	N	0	10
1195	CEDAR		H	14				1	0	N	0	14
1462	CEDAR	STM	H	12				1	0	N	0	12
1476	CEDAR	STM	H	4				1	0	N	0	4
2827	CEDAR	STM	H	9				1	0	N	0	9
2198	CEDAR		H	1				1	0	N	0	1
2827	CEDAR		H	7				1	0	N	0	7
2853	CEDAR	STM	H	7				1	0	N	0	7
2862	CEDAR	STM	H	7				1	0	N	0	7
2870	CEDAR	STM	H	10				1	0	N	0	10
2879	CEDAR	STM	H	9				1	0	N	0	9
2879	CEDAR	STM	H	9	9			1	0	N	0	9

TREE SURVEY

TREE SURVEY												
TREE TAG #	SPECIES	LOCATION	TYPE	TRUNK 1 SIZE CAL. INCHES	TRUNK 2 SIZE CAL. INCHES	TRUNK 3 SIZE CAL. INCHES	TRUNK 4 SIZE CAL. INCHES	SIGNIFICANT TREE	HERITAGE TREE	TREE REMOVAL	TREE REMOVAL CALIPER INCHES	PRESERVED TREES CALIPER INCHES
2890	CEDAR	STM	I	11								
2891	CEDAR	STM	H	9				1	0	Y	9	0
2892	CEDAR	STM	H	10				1	0	Y	10	0
2893	CEDAR	STM	H	7				1	0	Y	7	0
2894	CEDAR	STM	H	8				1	0	Y	8	0
2900	CEDAR	STM	H	11				1	0	Y	11	0
2903	CEDAR	STM	H	10				1	0	Y	10	0
2904	CEDAR	STM	H	10				1	0	Y	10	0
2905	CEDAR	STM	H	10				1	0	Y	10	0
2907	CEDAR	STM	H	13				1	0	Y	13	0
2909	CEDAR	STM	H	10				1	0	Y	10	0
2908	CEDAR	STM	H	7	7			1	0	Y	7	0
2909	CEDAR	STM	H	10				1	0	Y	10	0
2913	CEDAR	STM	H	12				1	0	Y	12	0
2914	CEDAR	STM	H	8				1	0	Y	8	0
2940	CHERRYWOOD	H		28				0	1	N	0	28
2941	CHERRYWOOD	H		9				1	0	N	0	9
2946	CHERRYWOOD	H		7				1	0	N	0	7
2947	CHERRYWOOD	H		10				1	0	N	0	10
2948	CHERRYWOOD	H		8				1	0	N	0	8
2949	CHERRYWOOD	H		8				1	0	N	0	8
2951	CHERRYWOOD	H		9				1	0	N	0	9
2952	CHERRYWOOD	H		14				1	0	N	0	14
2956	CHERRYWOOD	STM	H	13				1	0	N	0	13
2955	CHERRYWOOD	H		10				1	0	N	0	10
2957	CHERRYWOOD	H		8				1	0	N	0	8
2960	CHERRYWOOD	H		13				1	0	N	0	13
2961	CHERRYWOOD	H		12				1	0	N	0	12
2969	CHERRYWOOD	H		11				1	0	N	0	11
2970	CHERRYWOOD	H		12				1	0	N	0	12
2971	CHERRYWOOD	H		11				1	0	N	0	11
2972	CHERRYWOOD	H		12				1	0	N	0	12
2973	CHERRYWOOD	H		11				1	0	N	0	11
2974	CHERRYWOOD	H		12				1	0	N	0	12
2975	CHERRYWOOD	H		11				1	0	N	0	11
2976	CHERRYWOOD	H		12				1	0	N	0	12
2977	CHERRYWOOD	H		11				1	0	N	0	11
2978	CHERRYWOOD	H		12				1	0	N	0	12
2979	CHERRYWOOD	H		11				1	0	N	0	11
2980	CHERRYWOOD	H		12				1	0	N	0	12
2981	CHERRYWOOD	H		11				1	0	N	0	11
2982	CHERRYWOOD	H		12				1	0	N	0	12
2983	CHERRYWOOD	H		11				1	0	N	0	11
2984	CHERRYWOOD	H		12				1	0	N	0	12
2985	CHERRYWOOD	H		11				1	0	N	0	11
2986	CHERRYWOOD	H		12				1	0	N	0	12
2987	CHERRYWOOD	H		11				1	0	N	0	11
2988	CHERRYWOOD	H		12				1	0	N	0	12
2989	CHERRYWOOD	H		11				1	0	N	0	11
2990	CHERRYWOOD	H		12				1	0	N	0	12
2991	CHERRYWOOD	H		11				1	0	N	0	11
2992	CHERRYWOOD	H		12				1	0	N	0	12
2993	CHERRYWOOD	H		11				1	0	N	0	11
2994	CHERRYWOOD	H		12				1	0	N	0	12
2995	CHERRYWOOD	H		11				1	0	N	0	11
2996	CHERRYWOOD	H		12				1	0	N	0	12
2997	CHERRYWOOD	H		11				1	0	N	0	11
2998	CHERRYWOOD	H		12				1	0	N	0	12
2999	CHERRYWOOD	H		11				1	0	N	0	11
3000	CHERRYWOOD	H		12				1	0	N	0	12
3001	CHERRYWOOD	H		11				1	0	N	0	11
3002	CHERRYWOOD	H		12				1	0	N	0	12
3003	CHERRYWOOD	H		11				1	0	N	0	11
3004	CHERRYWOOD	H		12				1	0	N	0	12
3005	CHERRYWOOD	H		11				1	0	N	0	11
3006	CHERRYWOOD	H		12				1	0	N	0	12
3007	CHERRYWOOD	H		11				1	0	N	0	11
3008	CHERRYWOOD	H		12				1	0	N	0	12
3009	CHERRYWOOD	H		11				1	0	N	0	11
3010	CHERRYWOOD	H		12				1	0	N	0	12
3011	CHERRYWOOD	H		11				1	0	N	0	11
3012	CHERRYWOOD	H		12				1	0	N	0	12
3013	CHERRYWOOD	H		11				1	0	N	0	11
3014	CHERRYWOOD	H		12				1	0	N	0	12
3015	CHERRYWOOD	H		11				1	0	N	0	11
3016	CHERRYWOOD	H		12				1	0	N	0	12
3017	CHERRYWOOD	H		11				1	0	N	0	11
3018	CHERRYWOOD	H		12				1	0	N	0	12
3019	CHERRYWOOD	H		11				1	0	N	0	11
3020	CHERRYWOOD	H		12				1	0	N	0	12
3021	CHERRYWOOD	H		11				1	0	N	0	11
3022	CHERRYWOOD	H		12				1	0	N	0	12
3023	CHERRYWOOD	H		11				1	0	N	0	11
3024	CHERRYWOOD	H		12				1	0	N	0	12
3025	CHERRYWOOD	H		11				1	0	N	0	11
3026	CHERRYWOOD	H		12				1	0	N	0	12
3027	CHERRYWOOD	H		11				1	0	N	0	11
3028	CHERRYWOOD	H		12				1	0	N	0	12
3029	CHERRYWOOD	H		11				1	0	N	0	11
3030	CHERRYWOOD	H		12				1	0	N	0	12
3031	CHERRYWOOD	H		11				1	0	N	0	11
3032	CHERRYWOOD	H		12				1	0	N	0	12
3033	CHERRYWOOD	H		11				1	0	N	0	11
3034	CHERRYWOOD	H		12				1	0	N	0	12
3035	CHERRYWOOD	H		11				1	0	N	0	11
3036	CHERRYWOOD	H		12				1	0	N	0	12
3037	CHERRYWOOD	H		11				1	0	N	0	11
3038	CHERRYWOOD	H		12				1	0	N	0	12
3039	CHERRYWOOD	H		11				1	0	N	0	11
3040	CHERRYWOOD	H		12				1	0	N	0	12
3041	CHERRYWOOD	H		11				1	0	N	0	11
3042	CHERRYWOOD	H		12				1	0	N	0	12
3043	CHERRYWOOD	H		11				1	0	N	0	11
3044	CHERRYWOOD	H		12				1	0	N	0	12
3045	CHERRYWOOD	H		11				1	0	N	0	11
3046	CHERRYWOOD	H		12				1	0	N	0	12
3047	CHERRYWOOD	H		11				1	0	N	0	11
3048	CHERRYWOOD	H		12				1	0	N	0	12
3049	CHERRYWOOD	H		11				1	0	N	0	11
3050	CHERRYWOOD	H		12				1	0	N	0	12
3051	CHERRYWOOD	H		11				1	0	N	0	11
3052	CHERRYWOOD	H		12				1	0	N	0	12
3053	CHERRYWOOD	H		11				1	0	N	0	11
3054	CHERRYWOOD	H		12				1	0	N	0	12
3055	CHERRYWOOD	H		11				1	0	N	0	11
3056	CHERRYWOOD	H		12				1	0	N	0	12
3057	CHERRYWOOD	H		11				1	0	N	0	11
3058	CHERRYWOOD	H		12				1	0	N	0	12
3059	CHERRYWOOD	H		11				1	0	N	0	11
3060	CHERRYWOOD	H		12				1	0	N	0	12
3061	CHERRYWOOD	H		11				1	0	N	0	11
3062	CHERRYWOOD	H		12				1	0	N	0	12
3063	CHERRYWOOD	H		11				1	0	N	0	11
3064	CHERRYWOOD	H		12				1	0	N	0	12
3065	CHERRYWOOD	H		11				1	0	N	0	11
3066	CHERRYWOOD	H		12				1	0	N	0	12
3067	CHERRYWOOD	H		11				1	0	N	0	11
3068	CHERRYWOOD	H		12				1	0	N	0	12
3069	CHERRYWOOD	H		11				1	0	N	0	11
3070	CHERRYWOOD	H		12				1	0	N	0	12
3071	CHERRYWOOD	H		11				1	0	N	0	11
3072	CHERRYWOOD	H		12				1	0	N	0	12
3073	CHERRYWOOD	H		11				1	0	N	0	11
3074	CHERRYWOOD	H		12				1	0	N	0	12
3075	CHERRYWOOD	H		11				1	0	N	0	11
3076	CHERRYWOOD	H		12				1	0	N	0	12
3077	CHERRYWOOD	H		11				1	0	N	0	11
3078	CHERRYWOOD	H		12				1	0	N	0	12
3079	CHERRYWOOD	H		11				1	0	N	0	11
3080	CHERRYWOOD	H		12				1	0	N	0	12
3081	CHERRYWOOD	H		11				1	0	N	0	11
3082	CHERRYWOOD	H		12				1	0	N	0	12
3083	CHERRYWOOD	H		11				1	0	N	0	11
3084	CHERRYWOOD	H		12				1	0	N	0	12
3085	CHERRYWOOD	H		11				1	0	N	0	11
3086	CHERRYWOOD	H		12				1	0	N	0	12
3087	CHERRYWOOD	H		11				1	0	N	0	11
3088	CHERRYWOOD	H		12				1	0	N	0	12
3089	CHERRYWOOD	H		11				1	0	N	0	11
3090	CHERRYWOOD	H		12				1	0	N	0	12
3091	CHERRYWOOD	H		11								

TREE SURVEY:

TREE SURVEY												
TREE TAG #	SPECIES	LOCATION	TYPE	TRUNK 1 SIZE CAL. INCHES	TRUNK 2 SIZE CAL. INCHES	TRUNK 3 SIZE CAL. INCHES	TRUNK 4 SIZE CAL. INCHES	SIGNIFICANT TREE	HERITAGE TREE	TREE REMOVAL	TREE REMOVAL CALIPER INCHES	PRESERVED TREES CALIPER INCHES
1513	ELM			9						0	0	9
1516	ELM			13				1	0	N	0	13
1518	ELM			12				1	0	N	0	12
1519	ELM			19				1	0	N	0	19
1546	ELM			10				0	0	N	0	10
1580	ELM			9				0	0	N	0	9
1700	ELM			14				1	0	N	0	14
1708	ELM			18				1	0	N	0	18
1765	ELM			15				1	0	N	0	15
1766	ELM			6				0	0	N	0	6
1787	ELM			10				0	0	N	0	10
1807	ELM			10				0	0	N	0	10
1808	ELM			15				1	0	N	0	15
1814	ELM			14				1	0	N	0	14
1815	ELM			11				0	0	N	0	11
1826	ELM			30				0	1	N	0	30
1888	ELM			12	12			1	0	Y	12	0
1889	ELM			8				0	0	Y	8	0
1890	ELM			17				1	0	Y	17	0
1891	ELM			11				0	0	Y	11	0
1899	ELM			11				0	0	N	0	11
1901	ELM			8				0	0	Y	8	0
1902	ELM			10				0	0	Y	10	0
1911	ELM			11				0	0	Y	11	0
1917	ELM			11	11			0	0	Y	11	0
1959	ELM			8				0	0	Y	8	0
1968	ELM			9				0	0	Y	9	0
1969	ELM			10				0	0	Y	10	0
2050	ELM			11				0	0	N	0	11
2060	ELM			9				0	0	N	0	9
2080	ELM			11				0	0	N	0	11
2086	ELM			10				0	0	N	0	10
2087	ELM			21				1	0	Y	21	0
2094	ELM			8				0	0	N	0	8
2096	ELM			11				0	0	N	0	11
2097	ELM			11				0	0	N	0	11
2098	ELM			13				1	0	N	0	13
2105	ELM			12				1	0	N	0	12
2116	ELM			11				0	0	N	0	11
2126	ELM			10				0	0	N	0	10
2138	ELM			11				0	0	N	0	11
2141	ELM			10				0	0	N	0	10
2142	ELM			8				1	0	N	0	8
2176	ELM	STM		14				1	0	N	14	0
2177	ELM	STM		12				1	0	Y	12	0
2193	ELM	STM		12				1	0	Y	12	0
2194	ELM	STM		16				1	0	Y	16	0
2195	ELM	STM		8				0	0	Y	8	0
2196	ELM			9				0	0	Y	9	0
2197	ELM			9				0	0	Y	9	0
2198	ELM	STM		19				1	0	N	0	19
2201	ELM	STM		14				1	0	N	0	14
2206	ELM	STM		8				0	0	N	0	8
2208	ELM	STM		9				0	0	N	0	9
2200	ELM	STM		14				1	0	Y	14	0
2243	ELM	STM		10				0	0	N	0	10
2261	ELM			7				0	0	Y	7	0
2413	ELM			8				0	0	Y	8	0
2417	ELM			9				0	0	N	0	9
2427	ELM			11				0	0	N	0	11
2447	ELM			8				0	0	N	0	8
2451	ELM			7				0	0	N	0	7
2452	ELM			8				0	0	N	0	8
2461	ELM			7				0	0	N	0	7
2463	ELM			7				0	0	N	0	7
2478	ELM			11				0	0	N	0	11
2479	ELM			8				0	0	N	0	8
2484	ELM			6				0	0	N	0	6
2509	ELM			12				1	0	N	0	12
2522	ELM			8				0	0	N	0	8
2541	ELM			13				1	0	N	0	13
2542	ELM			7				0	0	N	0	7
2551	ELM			12				1	0	N	0	12
2556	ELM			11				0	0	N	0	11
2570	ELM			6				0	0	Y	6	0
2578	ELM			6				0	0	N	0	6
2608	ELM			9				0	0	N	0	9
2619	ELM			8				0	0	N	0	8
2626	ELM			9				0	0	N	0	9
2641	ELM			8				0	0	N	0	8
2678	ELM			11				0	0	N	0	11
2684	ELM			8				0	0	N	0	8
2693	ELM			6				0	0	N	0	6
2709	ELM			7				0	0	N	0	7
2716	ELM			7	7			0	0	N	0	7
2737	ELM			8				0	0	N	0	8
2742	ELM			6				0	0	N	0	6
2753	ELM			7				0	0	N	0	7
2754	ELM			7				0	0	N	0	7
2771	ELM			6				0	0	Y	6	0
2772	ELM			6				0	0	Y	6	0
2773	ELM			6				0	0	Y	6	0
2774	ELM			6				0	0	Y	6	0
2775	ELM			6				0	0	Y	6	0
2776	ELM			6				0	0	N	0	6
2777	ELM			6				0	0	N	0	6
2780	ELM			6				0	0	N	0	6
2781	ELM			6				0	0	N	0	6
2782	ELM			6				0	0	N	0	6
2783	ELM			7				0	0	N	0	7

TREE SURVEY												
TREE TAG #	SPECIES	LOCATION	TYPE	TRUNK 1 SIZE CAL. INCHES	TRUNK 2 SIZE CAL. INCHES	TRUNK 3 SIZE CAL. INCHES	TRUNK 4 SIZE CAL. INCHES	SIGNIFICANT TREE	HERITAGE TREE	TREE REMOVAL	TREE REMOVAL CALIPER INCHES	PRESERVED TREES CALIPER INCHES
2784	ELM		S	6				0	0	N	0	6
2785	ELM		S	6				0	0	N	0	6
2786	ELM		S	7				0	0	N	0	7
2787	ELM		S	6				0	0	N	0	6
2788	ELM		S	6				0	0	N	0	6
2789	ELM		S	9				0	0	N	0	9
2790	ELM		S	10				0	0	N	0	10
2791	ELM		S	6				0	0	N	0	6
2792	ELM		S	7				0	0	N	0	7
2793	ELM		S	8				0	0	N	0	8
2794	ELM		S	6				0	0	N	0	6
2796	ELM		S	6				0	0	N	0	6
2802	ELM		S	10				0	0	N	0	10
2807	ELM		S	7				0	0	N	0	7
2809	ELM		S	6				0	0	N	0	6
2820	ELM		S	6				0	0	N	0	6
2821	ELM		S	7				0	0	N	0	7
2822	ELM		S	6				0	0	N	0	6
1024	HACKBERRY	H	21					1	0	N	0	21
1495	HACKBERRY	H	8					1	0	N	0	8
1981	HACKBERRY	H	13					1	0	N	0	13
2708	HACKBERRY	H	6					0	0	N	0	6
61631	HACKBERRY	H	2					0	0	N	0	2
61632	HACKBERRY	H	2					0	0	N	0	2
61633	HACKBERRY	H	2					0	0	N	0	2
61634	HACKBERRY	H	2					0	0	N	0	2
61635	HACKBERRY	H	2					0	0	N	0	2
61636	HACKBERRY	H	2					0	0	N	0	2
61637	HACKBERRY	H	2					0	0	N	0	2
61638	HACKBERRY	H	2					0	0	N	0	2
61639	HACKBERRY	H	2					0	0	N	0	2
61640	HACKBERRY	H	2					0	0	N	0	2
61641	HACKBERRY	H	2					0	0	N	0	2
61642	HACKBERRY	H	2					0	0	N	0	2
61643	HACKBERRY	H	2					0	0	N	0	2
61644	HACKBERRY	H	2					0	0	N	0	2
61645	HACKBERRY	H	13					0	0	N	0	13
1734	HACKBERRY	H	9					1	0	N	0	9
1815	HACKBERRY	H	12					1	0	Y	12	0
1816	HACKBERRY	H	10					1	0	Y	10	0
1842	HACKBERRY	H	10					1	0	N	0	10
1843	HACKBERRY	H	10					1	0	N	0	10
1846	HACKBERRY	H	10		10			1	0	Y	10	0
1847	HACKBERRY	H	14		14			1	0	Y	14	0
1855	HACKBERRY	H	12					1	0	Y	12	0
1865	HACKBERRY	H	9					1	0	Y	9	0
1867	HACKBERRY	H	11					1	0	Y	11	0
1869	HACKBERRY	H	11					1	0	Y	11	0
1874	HACKBERRY	H	11					1	0	Y	11	0
1884	HACKBERRY	H	10					1	0	Y	10	0
1948	HACKBERRY	H	8		8			1	0	Y	8	0
1950	HACKBERRY	H	8					1	0	Y	8	0
1970	HACKBERRY	H	13					1	0	Y	13	0
2014	HACKBERRY	H	12					1	0	N	0	12
2062	HACKBERRY	H	8					1	0	N	0	8
2112	HACKBERRY	H	10					1	0	N	0	10
2113	HACKBERRY	H	11					1	0	N	0	11
2115	HACKBERRY	H	7		7			1	0	N	0	7
2709	HACKBERRY	H	6					0	0	Y	6	0
2711	HACKBERRY	H	6					0	0	N	0	6
2720	HACKBERRY	H	9					1	0	N	0	9
2721	HACKBERRY	H	11					1	0	N	0	11
2722	HACKBERRY	H	8					1	0	N	0	8
2724	HACKBERRY	H	7					1	0	N	0	7
2725	HACKBERRY	H	6					0	0	N	0	6
2795	HACKBERRY	H	6					0	0	N	0	6
2796	HACKBERRY	H	6					0	0	N	0	6
2797	HACKBERRY	H	6					0	0	N	0	6
1195	BONWOOD	STM	12					1	0	N	0	12
1442	BONWOOD		9					1	0	Y	9	0
2431	BONWOOD		7					1	0	N	0	7
2707	BONWOOD		6					1	0	N	0	6
2435	BONWOOD		7					1	0	N	0	7
2726	BONWOOD		6					0	0	N	0	6
2818	BONWOOD		6					0	0	N	0	6
1506	MAPLE		9					1	0	N	0	9
1507	MAPLE		11					1	0	N	0	11
1522	MAPLE		13					1	0	N	0	13
1525	MAPLE		13					1	0	N	0	13
1529	MAPLE		17					1	0	N	0	17
1530	MAPLE		14					1	0	N	0	14
1539	MAPLE		10					1	0	N	0	10
1550	MAPLE		9					1	0	N	0	9
1567	MAPLE		11					1	0	N	0	11
1569	MAPLE		23					1	0	N	0	23
1572	MAPLE		13					1	0	N	0	13
1580	MAPLE		9					1	0	N	0	9
1581	MAPLE		10					1	0	N	0	10
1582	MAPLE		10					1	0	N	0	10
1586	MAPLE		13					1	0	N	0	13
1595	MAPLE		10					1	0	N	0	10
1596	MAPLE		11					1	0	N	0	11
1599	MAPLE		9					1	0	N	0	9
1600	MAPLE		9					1	0	N	0	9
1609	MAPLE		10					1	0	N	0	10
1610	MAPLE		12					1	0	N	0	12
1618	MAPLE		8					1	0	N	0	8
1622	MAPLE		12					1	0	N	0	12
1623	MAPLE		13					1	0	N	0	13
1645	MAPLE		13					1	0	N	0	13

TREE SURVEY:

TREE SURVEY												
TREE TAG #	SPECIES	LOCATION	TYPE	TRUNK 1 SIZE CAL. INCHES	TRUNK 2 SIZE CAL. INCHES	TRUNK 3 SIZE CAL. INCHES	TRUNK 4 SIZE CAL. INCHES	SIGNIFICANT TREE	HERITAGE TREE	TREE REMOVAL	TREE REMOVAL CALIPER INCHES	PRESERVED TREES CALIPER INCHES
1503	MAPLE	H	12					1	0	N	0	12
1503	MAPLE	H	10					1	0	N	0	10
1707	MAPLE	H	8					1	0	N	0	8
1719	MAPLE	H	10					1	0	N	0	10
1731	MAPLE	H	8					1	0	N	0	8
1732	MAPLE	H	8					1	0	N	0	8
1741	MAPLE	H	9					1	0	N	0	9
1758	MAPLE	H	12					1	0	N	0	12
1764	MAPLE	H	14					1	0	N	0	14
1768	MAPLE	H	8					1	0	N	0	8
1782	MAPLE	H	15					1	0	N	0	15
1786	MAPLE	H	11					1	0	N	0	11
1796	MAPLE	H	16					1	0	N	0	16
1800	MAPLE	H	18					1	0	N	0	18
1819	MAPLE	H	15					1	0	N	0	15
1839	MAPLE	H	11					1	0	N	0	11
1839	MAPLE	H	8					1	0	N	0	8
1839	MAPLE	H	8					1	0	Y	8	0
1841	MAPLE	H	12					1	0	N	0	12
1845	MAPLE	H	14					1	0	Y	14	0
1852	MAPLE	H	8					1	0	Y	8	0
1854	MAPLE	H	9					1	0	Y	9	0
1859	MAPLE	H	9					1	0	Y	9	0
1860	MAPLE	H	25					1	0	Y	25	0
1861	MAPLE	H	8					1	0	Y	8	0
1864	MAPLE	H	11					1	0	Y	11	0
1871	MAPLE	H	12					1	0	Y	12	0
1908	MAPLE	H	11					1	0	Y	11	0
1909	MAPLE	H	13					1	0	Y	13	0
1910	MAPLE	H	8					1	0	Y	8	0
1914	MAPLE	H	14					1	0	Y	14	0
1920	MAPLE	H	10					1	0	Y	10	0
1922	MAPLE	H	12					1	0	Y	12	0
1923	MAPLE	H	12					1	0	Y	12	0
1924	MAPLE	H	12					1	0	Y	12	0
1926	MAPLE	H	13					1	0	Y	13	0
1927	MAPLE	H	13					1	0	Y	13	0
1928	MAPLE	H	8					1	0	Y	8	0
1934	MAPLE	H	9					1	0	N	0	9
1937	MAPLE	H	8					1	0	N	0	8
1938	MAPLE	H	8					1	0	N	0	8
1941	MAPLE	H	9					1	0	Y	9	0
1954	MAPLE	H	9					1	0	Y	9	0
1958	MAPLE	H	8					1	0	Y	8	0
1980	MAPLE	H	12					1	0	Y	12	0
1984	MAPLE	H	11	11				1	0	N	0	11
1985	MAPLE	H	8					1	0	N	0	8
2003	MAPLE	H	13					1	0	N	0	13
2008	MAPLE	H	14					1	0	N	0	14
2010	MAPLE	H	9					1	0	N	0	9
2011	MAPLE	H	9					1	0	N	0	9
2017	MAPLE	H	10					1	0	N	0	10
2028	MAPLE	H	14					1	0	N	0	14
2028	MAPLE	H	8					1	0	N	0	8
2062	MAPLE	H	8					1	0	N	0	8
2063	MAPLE	H	8					1	0	N	0	8
2068	MAPLE	H	13					1	0	N	0	13
2071	MAPLE	H	12					1	0	N	0	12
2114	MAPLE	H	11					1	0	N	0	11
2130	MAPLE	H	10					1	0	N	0	10
2132	MAPLE	H	10					1	0	N	0	10
2136	MAPLE	H	10					1	0	N	0	10
2145	MAPLE	H	12					1	0	Y	12	0
2204	MAPLE	STM	H	10				1	0	Y	10	0
2205	MAPLE	STM	H	10				1	0	Y	10	0
2206	MAPLE	STM	H	11				1	0	Y	11	0
2207	MAPLE	STM	H	7				1	0	Y	7	0
2208	MAPLE	STM	H	11				1	0	Y	11	0
2209	MAPLE	STM	H	13				1	0	Y	13	0
2210	MAPLE	STM	H	13				1	0	Y	13	0
2212	MAPLE	STM	H	7				1	0	N	0	7
2214	MAPLE	STM	H	14				1	0	Y	14	0
2215	MAPLE	STM	H	11				1	0	Y	11	0
2218	MAPLE	STM	H	15				1	0	Y	15	0
2219	MAPLE	STM	H	10				1	0	Y	10	0
2220	MAPLE	STM	H	9				1	0	Y	9	0
2221	MAPLE	STM	H	8				1	0	Y	8	0
2223	MAPLE	STM	H	10				1	0	Y	10	0
2231	MAPLE	STM	H	18				1	0	Y	18	0
2234	MAPLE	STM	H	14				1	0	Y	14	0
2235	MAPLE	STM	H	16				1	0	Y	16	0
2236	MAPLE	STM	H	20				1	0	Y	20	0
2237	MAPLE	STM	H	16				1	0	Y	16	0
2239	MAPLE	STM	H	7	7			1	0	Y	7	0
2244	MAPLE	STM	H	6				1	0	Y	6	0
2245	MAPLE	STM	H	9				1	0	Y	9	0
2246	MAPLE	STM	H	7				1	0	Y	7	0
2247	MAPLE	STM	H	7	7			1	0	Y	7	0
2248	MAPLE	STM	H	9				1	0	Y	9	0
2258	MAPLE	STM	H	15				1	0	Y	15	0
2260	MAPLE	STM	H	8	8			1	0	Y	8	0
2261	MAPLE	STM	H	8				1	0	Y	8	0
2263	MAPLE	STM	H	6				1	0	Y	6	0
2264	MAPLE	STM	H	8				1	0	Y	8	0
2265	MAPLE	STM	H	7	7			1	0	Y	7	0
2266	MAPLE	STM	H	12				1	0	Y	12	0
2267	MAPLE	STM	H	12				1	0	Y	12	0

TREE SURVEY												
TREE TAG #	SPECIES	LOCATION	TYPE	TRUNK 1 SIZE CAL. INCHES	TRUNK 2 SIZE CAL. INCHES	TRUNK 3 SIZE CAL. INCHES	TRUNK 4 SIZE CAL. INCHES	SIGNIFICANT TREE	HERITAGE TREE	TREE REMOVAL	TREE REMOVAL CALIPER INCHES	PRESERVED TREES CALIPER INCHES
2268	MAPLE	STM	H	12				1	0	Y	12	0
2270	MAPLE	STM	H	8				1	0	Y	8	0
2271	MAPLE	STM	H	11				1	0	N	0	11
2272	MAPLE	STM	H	11				1	0	Y	11	0
2274	MAPLE	STM	H	9				1	0	Y	9	0
2275	MAPLE	STM	H	10				1	0	Y	10	0
2276	MAPLE	STM	H	7	7			1	0	Y	7	0
2277	MAPLE	STM	H	8	8			1	0	Y	8	0
2278	MAPLE	STM	H	10				1	0	Y	10	0
2279	MAPLE	STM	H	9	9			1	0	Y	9	0
2280	MAPLE	STM	H	8	8	8		1	0	Y	8	0
2281	MAPLE	STM	H	6	8			1	0	Y	6	0
2282	MAPLE	STM	H	24				1	0	Y	24	0
2421	MAPLE	H	22					1	0	N	0	22
2485	MAPLE	H	7					1	0	Y	7	0
2486	MAPLE	H	6					0	0	Y	6	0
2487	MAPLE	H	6					0	0	Y	6	0
2488	MAPLE	H	6					0	0	Y	6	0
2490	MAPLE	H	6					0	0	Y	6	0
2494	MAPLE	H	6					0	0	N	0	6
2496	MAPLE	H	6					0	0	Y	6	0
2497	MAPLE	H	6					0	0	Y	6	0
2498	MAPLE	H	6					0	0	Y	6	0
2501	MAPLE	H	7					1	0	Y	7	0
2502	MAPLE	H	6					0	0	Y	6	0
2503	MAPLE	H	7					0	0	Y	7	0
2504	MAPLE	H	6					0	0	N	0	6
2505	MAPLE	H	6	6				0	0	N	0	6
2506	MAPLE	H	6					0	0	N	0	6
2507	MAPLE	H	6					0	0	N	0	6
2508	MAPLE	H	6					0	0	N	0	6
2509	MAPLE	H	6					0	0	N	0	6
2510	MAPLE	H	6					0	0	N	0	6
2511	MAPLE	H	6					0	0	N	0	6
2512	MAPLE	H	6					0	0	N	0	6
2513	MAPLE	H	6					0	0	N	0	6
2514	MAPLE	H	6					0	0	N	0	6
2515	MAPLE	H	6					0	0	N	0	6
2516	MAPLE	H	6					0	0	N	0	6
2517	MAPLE	H	6					0	0	N	0	6
2518	MAPLE	H	6					0	0	N	0	6
2519	MAPLE	H	6					0	0	N	0	6
2520	MAPLE	H	6					0	0	N	0	6
2521	MAPLE	H	6					0	0	N	0	6
2522	MAPLE	H	6					0	0	N	0	6
2523	MAPLE	H	6					0	0	N	0	6
2524	MAPLE	H	6					0	0	N	0	6
2525	MAPLE	H	6					0	0	N	0	6
2526	MAPLE	H	6					0	0	N	0	6
2527	MAPLE	H	6					0	0	N	0	6
2528	MAPLE	H	6					0	0	N	0	6
2529	MAPLE	H	6					0	0	N	0	6
2530	MAPLE	H	6	6				0	0	N	0	6
2531	MAPLE	H	6					0	0	N	0	6
2532	MAPLE	H	6					0	0	N	0	6
2533	MAPLE	H	6					0	0	N	0	6
2534	MAPLE	H	7					1	0	N	0	7
2535	MAPLE	H	6					0	0	N	0	6
2536	MAPLE	H	6					0	0	N	0	6
2537	MAPLE	H	6					0	0	N	0	6
2538	MAPLE	STM	H	12				1	0	N	0	12

TREE SURVEY

TREE SURVEY												
TREE TAG #	SPECIES	LOCATION	TYPE	TRUNK 1 SIZE CAL. INCHES	TRUNK 2 SIZE CAL. INCHES	TRUNK 3 SIZE CAL. INCHES	TRUNK 4 SIZE CAL. INCHES	SIGNIFICANT TREE	HERITAGE TREE	TREE REMOVAL	TREE REMOVAL CALIPER INCHES	PRESERVED TREES CALIPER INCHES
2839	MAPLE	STM	H	12				1	0	N	0	12
2840	MAPLE	STM	H	15				1	0	N	0	15
2841	MAPLE	STM	H	10	10			1	0	N	0	10
2842	MAPLE	STM	H	9				1	0	N	0	9
2843	MAPLE	STM	H	9				1	0	N	0	9
2844	MAPLE	STM	H	9				1	0	N	0	9
2845	MAPLE	STM	H	11	11			1	0	N	0	11
2846	MAPLE	STM	H	9	9			1	0	N	0	9
2847	MAPLE	STM	H	10				1	0	N	0	10
2848	MAPLE	STM	H	9				1	0	N	0	9
2849	MAPLE	STM	H	12	12			1	0	N	0	12
2850	MAPLE	STM	H	9				1	0	N	0	9
2851	MAPLE	STM	H	10	10			1	0	N	0	10
2852	MAPLE	STM	H	7				1	0	N	0	7
2853	MAPLE	STM	H	6	6			1	0	N	0	6
2854	MAPLE	STM	H	8				1	0	N	0	8
2855	MAPLE	STM	H	7				1	0	N	0	7
2856	MAPLE	STM	H	10				1	0	N	0	10
2857	MAPLE	STM	H	9				1	0	N	0	9
2858	MAPLE	STM	H	6	6			1	0	N	0	6
2859	MAPLE	STM	H	6				1	0	N	0	6
2860	MAPLE	STM	H	10				1	0	N	0	10
2861	MAPLE	STM	H	9				1	0	N	0	9
2862	MAPLE	STM	H	7	7			1	0	N	0	7
2863	MAPLE	STM	H	6				1	0	N	0	6
2864	MAPLE	STM	H	6	6			1	0	N	0	6
2865	MAPLE	STM	H	6				1	0	N	0	6
2866	MAPLE	STM	H	10				1	0	N	0	10
2867	MAPLE	STM	H	10				1	0	N	0	10
2868	MAPLE	STM	H	10				1	0	N	0	10
2869	MAPLE	STM	H	9				1	0	N	0	9
2870	MAPLE	STM	H	6				1	0	N	0	6
2871	MAPLE	STM	H	6				1	0	N	0	6
2872	MAPLE	STM	H	6				1	0	N	0	6
2873	MAPLE	STM	H	6				1	0	N	0	6
2874	MAPLE	STM	H	6				1	0	N	0	6
2875	MAPLE	STM	H	6				1	0	N	0	6
2876	MAPLE	STM	H	6				1	0	N	0	6
2877	MAPLE	STM	H	6				1	0	N	0	6
2878	MAPLE	STM	H	10				1	0	N	0	10
2879	MAPLE	STM	H	11				1	0	N	0	11
2880	MAPLE	STM	H	6				1	0	N	0	6
2881	MAPLE	STM	H	6				1	0	N	0	6
2882	MAPLE	STM	H	6				1	0	N	0	6
2883	MAPLE	STM	H	6				1	0	N	0	6
2884	MAPLE	STM	H	7				1	0	N	0	7
2885	MAPLE	STM	H	7				1	0	N	0	7
2886	MAPLE	STM	H	6				1	0	N	0	6
2887	MAPLE	STM	H	7				1	0	N	0	7
2888	MAPLE	STM	H	6				1	0	N	0	6
2889	MAPLE	STM	H	6				1	0	N	0	6
2890	MAPLE	STM	H	6				1	0	N	0	6
2891	MAPLE	STM	H	6				1	0	N	0	6
2892	MAPLE	STM	H	6				1	0	N	0	6
2893	MAPLE	STM	H	6				1	0	N	0	6
2894	MAPLE	STM	H	6				1	0	N	0	6
2895	MAPLE	STM	H	6				1	0	N	0	6
2896	MAPLE	STM	H	6				1	0	N	0	6
2897	MAPLE	STM	H	7				1	0	N	0	7
2898	MAPLE	STM	H	7				1	0	N	0	7
2899	MAPLE	STM	H	6				1	0	N	0	6
2900	MAPLE	STM	H	6				1	0	N	0	6
2901	MAPLE	STM	H	6				1	0	N	0	6
2902	MAPLE	STM	H	6				1	0	N	0	6
2903	MAPLE	STM	H	6				1	0	N	0	6
2904	MAPLE	STM	H	6				1	0	N	0	6
2905	MAPLE	STM	H	6				1	0	N	0	6
2906	MAPLE	STM	H	6				1	0	N	0	6
2907	MAPLE	STM	H	6				1	0	N	0	6
2908	MAPLE	STM	H	6				1	0	N	0	6
2909	MAPLE	STM	H	6				1	0	N	0	6
2910	MAPLE	STM	H	6				1	0	N	0	6
2911	MAPLE	STM	H	7				1	0	N	0	7
2912	MAPLE	STM	H	6				1	0	N	0	6
2913	MAPLE	STM	H	6				1	0	N	0	6
2914	MAPLE	STM	H	6				1	0	N	0	6
2915	MAPLE	STM	H	6				1	0	N	0	6
2916	MAPLE	STM	H	6				1	0	N	0	6
2917	MAPLE	STM	H	6				1	0	N	0	6
2918	MAPLE	STM	H	6				1	0	N	0	6
2919	MAPLE	STM	H	6				1	0	N	0	6
2920	MAPLE	STM	H	6				1	0	N	0	6
2921	MAPLE	STM	H	6				1	0	N	0	6
2922	MAPLE	STM	H	6				1	0	N	0	6
2923	MAPLE	STM	H	6				1	0	N	0	6
2924	MAPLE	STM	H	6				1	0	N	0	6
2925	MAPLE	STM	H	6				1	0	N	0	6
2926	MAPLE	STM	H	6				1	0	N	0	6
2927	MAPLE	STM	H	6				1	0	N	0	6
2928	MAPLE	STM	H	6				1	0	N	0	6
2929	MAPLE	STM	H	6				1	0	N	0	6
2930	MAPLE	STM	H	6				1	0	N	0	6
2931	MAPLE	STM	H	6				1	0	N	0	6
2932	MAPLE	STM	H	6				1	0	N	0	6
2933	MAPLE	STM	H	6				1	0	N	0	6
2934	MAPLE	STM	H	6				1	0	N	0	6
2935	MAPLE	STM	H	6				1	0	N	0	6
2936	MAPLE	STM	H	6				1	0	N	0	6
2937	MAPLE	STM	H	6				1	0	N	0	6
2938	MAPLE	STM	H	6				1	0	N	0	6
2939	MAPLE	STM	H	6				1	0	N	0	6
2940	MAPLE	STM	H	7	7			1	0	N	0	7
2941	MAPLE	STM	H	6				1	0	N	0	6
2942	MAPLE	STM	H	6				1	0	N	0	6
2943	MAPLE	STM	H	7				1	0	N	0	7
2944	MAPLE	STM	H	8				1	0	N	0	8
2945	MAPLE	STM	H	8				1	0	N	0	8
2946	MAPLE	STM	H	6				1	0	N	0	6
2947	MAPLE	STM	H	9				1	0	N	0	9
2948	MAPLE	STM	H	9				1	0	N	0	9
2949	MAPLE	STM	H	9				1	0	N	0	9
2950	MAPLE	STM	H	9				1	0	N	0	9
2951	MAPLE	STM	H	9				1	0	N	0	9
2952	MAPLE	STM	H	9				1	0	N	0	9
2953	MAPLE	STM	H	9				1	0	N	0	9
2954	MAPLE	STM	H	9				1	0	N	0	9
2955	MAPLE	STM	H	9				1	0	N	0	9
2956	MAPLE	STM	H	9				1	0	N	0	9
2957	MAPLE	STM	H	9				1	0	N	0	9
2958	MAPLE	STM	H	9				1	0	N	0	9
2959	MAPLE	STM	H	9				1	0	N	0	9
2960	MAPLE	STM	H	9				1	0	N	0	9
2961	MAPLE	STM	H	9				1	0	N	0	9
2962	MAPLE	STM	H	9				1	0	N	0	9
2963	MAPLE	STM	H	9				1	0	N	0	9
2964	MAPLE	STM	H	9				1	0	N	0	9
2965	MAPLE	STM	H	9				1	0	N	0	9
2966	MAPLE	STM	H	9				1	0	N	0	9
2967	MAPLE	STM	H	9				1	0	N	0	9
2968	MAPLE	STM	H	9				1	0	N	0	9
2969	MAPLE	STM	H	9				1	0	N	0	9
2970	MAPLE	STM	H	9				1	0	N	0	9
2971	MAPLE	STM	H	9				1	0	N	0	9
2972	MAPLE	STM	H	9				1	0	N	0	9
2973	MAPLE	STM	H	9				1	0	N	0	9
2974	MAPLE	STM	H	9				1	0	N	0	9
2975	MAPLE	STM	H	9				1	0	N	0	9
2976	MAPLE	STM	H	9				1	0	N	0	9
2977	MAPLE	STM	H	9				1	0	N	0	9
2978	MAPLE	STM	H	9				1	0	N	0	9
2979	MAPLE	STM	H	9				1	0	N	0	9
2980	MAPLE	STM	H	9				1	0	N	0	9
2981	MAPLE	STM	H	9				1	0	N	0	9
2982	MAPLE	STM	H	9				1	0	N	0	9
2983	MAPLE	STM	H	9				1	0	N	0	9
2984	MAPLE	STM	H	9				1	0	N	0	9
2985	MAPLE	STM	H	9				1	0	N	0	9
2986	MAPLE	STM	H	9				1	0	N	0	9
2987	MAPLE	STM	H	9				1	0	N	0	9
2988	MAPLE	STM	H	9				1	0	N	0	9
2989	MAPLE	STM	H	9				1	0	N	0	9
2990	MAPLE	STM	H	9				1	0			

TREE SURVEY

TREE SURVEY												
TREE TAG #	SPECIES	LOCATION	TYPE	TRUNK 1 SIZE CAL. INCHES	TRUNK 2 SIZE CAL. INCHES	TRUNK 3 SIZE CAL. INCHES	TRUNK 4 SIZE CAL. INCHES	SIGNIFICANT TREE	HERITAGE TREE	TREE REMOVAL	TREE REMOVAL CALIPER INCHES	PRESERVED TREES CALIPER INCHES
1487	DAK		H	25				1	0	Y	25	0
1490	DAK		H	10				1	0	Y	10	0
1491	DAK		H	8				1	0	Y	8	0
1492	DAK		H	10				1	0	Y	10	0
1493	DAK		H	11				1	0	Y	11	0
1494	DAK		H	13				1	0	Y	13	0
1495	DAK		H	8				1	0	Y	8	0
1496	DAK		H	10				1	0	Y	10	0
1497	DAK		H	16				1	0	Y	16	0
1498	DAK		H	5				1	0	Y	5	0
1499	DAK		H	10				1	0	Y	10	0
1500	DAK		H	12				1	0	Y	12	0
1501	DAK		H	10				1	0	Y	10	0
1502	DAK		H	8				1	0	Y	8	0
1503	DAK		H	8	8			1	0	Y	8	0
1509	DAK		H	19				1	0	N	0	19
1512	DAK		H	30				0	1	N	0	30
1517	DAK		H	21				1	0	N	0	21
1526	DAK		H	16				1	0	N	0	16
1527	DAK		H	12				1	0	N	0	12
1528	DAK		H	20				1	0	N	0	20
1531	DAK		H	18				1	0	N	0	18
1531	DAK		H	20				1	0	N	0	20
1532	DAK		H	13				1	0	N	0	13
1533	DAK		H	20				1	0	N	0	20
1534	DAK		H	19				1	0	N	0	19
1535	DAK		H	14				1	0	N	0	14
1540	DAK		H	18				1	0	N	0	18
1550	DAK		H	19				1	0	N	0	19
1556	DAK		H	18				1	0	N	0	18
1551	DAK		H	22				1	0	N	0	22
1552	DAK		H	12				1	0	N	0	12
1553	DAK		H	13				1	0	N	0	13
1554	DAK		H	12				1	0	N	0	12
1555	DAK		H	13				1	0	N	0	13
1556	DAK		H	20				1	0	N	0	20
1557	DAK		H	18				1	0	N	0	18
1558	DAK		H	11				1	0	N	0	11
1559	DAK		H	13				1	0	N	0	13
1560	DAK		H	20				1	0	N	0	20
1561	DAK		H	22				1	0	N	0	22
1562	DAK		H	12				1	0	N	0	12
1563	DAK		H	13				1	0	N	0	13
1564	DAK		H	12				1	0	N	0	12
1565	DAK		H	13				1	0	N	0	13
1566	DAK		H	20				1	0	N	0	20
1567	DAK		H	18				1	0	N	0	18
1568	DAK		H	11				1	0	N	0	11
1569	DAK		H	13				1	0	N	0	13
1570	DAK		H	20				1	0	N	0	20
1571	DAK		H	28				0	1	N	0	28
1572	DAK		H	10				1	0	N	0	10
1573	DAK		H	12				1	0	N	0	12
1574	DAK		H	11				1	0	N	0	11
1575	DAK		H	17				1	0	N	0	17
1576	DAK		H	20				1	0	N	0	20
1577	DAK		H	13				1	0	N	0	13
1578	DAK		H	18				1	0	N	0	18
1579	DAK		H	10				1	0	N	0	10
1580	DAK		H	19				1	0	N	0	19
1581	DAK		H	24				1	0	N	0	24
1582	DAK		H	18				1	0	N	0	18
1583	DAK		H	13				1	0	N	0	13
1584	DAK		H	18				1	0	N	0	18
1585	DAK		H	15				1	0	N	0	15
1586	DAK		H	11				1	0	N	0	11
1587	DAK		H	15				1	0	N	0	15
1588	DAK		H	11				1	0	N	0	11
1589	DAK		H	10				1	0	N	0	10
1590	DAK		H	17				1	0	N	0	17
1591	DAK		H	12				1	0	N	0	12
1592	DAK		H	20				1	0	N	0	20
1593	DAK		H	24				1	0	N	0	24
1594	DAK		H	11				1	0	N	0	11
1595	DAK		H	14				1	0	N	0	14
1596	DAK		H	15				1	0	N	0	15
1597	DAK		H	18				1	0	N	0	18
1598	DAK		H	14				1	0	N	0	14
1599	DAK		H	16				1	0	N	0	16
1600	DAK		H	18				1	0	N	0	18
1601	DAK		H	11				1	0	N	0	11
1602	DAK		H	10				1	0	N	0	10
1603	DAK		H	17				1	0	N	0	17
1604	DAK		H	15				1	0	N	0	15
1605	DAK		H	12				1	0	N	0	12
1606	DAK		H	20				1	0	N	0	20
1607	DAK		H	24				1	0	N	0	24
1608	DAK		H	14				1	0	N	0	14
1609	DAK		H	15				1	0	N	0	15
1610	DAK		H	16				1	0	N	0	16
1611	DAK		H	18				1	0	N	0	18
1612	DAK		H	11				1	0	N	0	11
1613	DAK		H	11				1	0	N	0	11
1614	DAK		H	17				1	0	N	0	17
1615	DAK		H	17				1	0	N	0	17

TREE SURVEY												
TREE TAG #	SPECIES	LOCATION	TYPE	TRUNK 1 SIZE CAL. INCHES	TRUNK 2 SIZE CAL. INCHES	TRUNK 3 SIZE CAL. INCHES	TRUNK 4 SIZE CAL. INCHES	SIGNIFICANT TREE	HERITAGE TREE	TREE REMOVAL	TREE REMOVAL CALIPER INCHES	PRESERVED TREES CALIPER INCHES
1594	DAK		NTM	15				1	0	Y	15	0
1595	DAK			13				1	0	Y	13	0
1596	DAK			8				1	0	Y	8	0
1597	DAK			12	12			1	0	Y	12	0
1598	DAK			10				1	0	Y	10	0
1599	DAK			12				1	0	Y	12	0
1600	DAK			14				1	0	N	0	14
1601	DAK			21				1	0	N	0	21
1602	DAK			24	24			1	0	N	0	24
1603	DAK			21				1	0	N	0	21
1604	DAK			21	21			1	0	N	0	21
1605	DAK			13				1	0	N	0	13
1606	DAK			12	12			1	0	N	0	12
1607	DAK			13	13	13		1	0	N	0	13
1608	DAK			14				1	0	N	0	14
1609	DAK			9				1	0	N	0	9
1610	DAK			14				1	0	N	0	14
1611	DAK			15				1	0	N	0	15
1612	DAK			14				1	0	N	0	14
1613	DAK			11				1	0	N	0	11
1614	DAK			11				1	0	N	0	11
1615	DAK			12	2			1	0	N	0	12
1616	DAK			14				1	0	N	0	14
1617	DAK			14	14			1	0	N	0	14
1618	DAK			14				1	0	N	0	14
1619	DAK			20				1	0	N	0	20
1620	DAK			26				1	0	N	0	26
1621	DAK			11				1	0	N	0	11
1622	DAK			11				1	0	N	0	11
1623	DAK			14				1	0	N	0	14
1624	DAK			11				1	0	N	0	11
1625	DAK			11				1	0	N	0	11
1626	DAK			14				1	0	N	0	14
1627	DAK			11				1	0	N	0	11
1628	DAK			14				1	0	N	0	14
1629	DAK			14				1	0	N	0	14
1630	DAK			14				1	0	N	0	14
1631	DAK			14				1	0	N	0	14
1632	DAK			14				1	0	N	0	14
1633	DAK			14				1	0	N	0	14
1634	DAK			14				1	0	N	0	14
1635	DAK			14				1	0	N	0	14
1636	DAK			14				1	0	N	0	14
1637	DAK			14				1	0	N	0	14
1638	DAK			14				1	0	N	0	14
1639	DAK			14				1	0	N	0	14
1640	DAK			14				1	0	N	0	14
1641	DAK			14				1	0	N	0	14
1642	DAK			14				1	0	N	0	14
1643	DAK			14				1	0	N	0	14
1644	DAK			14				1	0	N	0	14
1645	DAK			14				1	0	N	0	14
1646	DAK			14				1	0	N	0	14
1647	DAK			14				1	0	N	0	14
1648	DAK			14				1	0	N	0	14

TREE SURVEY:

TREE SURVEY												
TREE TAG #	SPECIES	LOCATION	TYPE	TRUNK 1 SIZE CAL. INCHES	TRUNK 2 SIZE CAL. INCHES	TRUNK 3 SIZE CAL. INCHES	TRUNK 4 SIZE CAL. INCHES	SIGNIFICANT TREE	HERITAGE TREE	TREE REMOVAL	TREE REMOVAL CALIPER INCHES	PRESERVED TREES CALIPER INCHES
2448	DAK		H					1	0	N	0	8
2445	DAK		H	9				1	0	N	0	9
2446	DAK		H	7				1	0	N	0	7
2448	DAK		H	7				1	0	N	0	7
2449	DAK		H	7				1	0	N	0	7
2453	DAK		H	40	0	1	N	0				40
2457	DAK		H	12				1	0	N	0	12
2458	DAK		H	6				0	0	N	0	6
2459	DAK		H	6				0	0	N	0	6
2460	DAK		H	7				1	0	N	0	7
2462	DAK		H	9				1	0	N	0	9
2464	DAK		H	6				0	0	N	0	6
2465	DAK		H	7				1	0	N	0	7
2466	DAK		H	7				1	0	N	0	7
2467	DAK		H	6				0	0	N	0	6
2468	DAK		H	6				0	0	N	0	6
2470	DAK		H	7				1	0	N	0	7
2472	DAK		H	8				1	0	N	0	8
2473	DAK		H	8				1	0	N	0	8
2474	DAK		H	8				1	0	N	0	8
2475	DAK		H	6				0	0	N	0	6
2476	DAK		H	6				0	0	N	0	6
2477	DAK		H	6				0	0	N	0	6
2480	DAK		H	26				1	0	N	0	26
2481	DAK		H	24				1	0	N	0	24
2482	DAK		H	33				0	1	N	0	33
2483	DAK		H	19				1	0	N	0	19
2530	DAK		H	13				1	0	N	0	13
2511	DAK		H	6				0	0	N	0	6
2512	DAK		H	10				1	0	N	0	10
2515	DAK		H	8				1	0	N	0	8
2516	DAK		H	7				1	0	N	0	7
2530	DAK		H	32				0	1	N	0	32
2531	DAK		H	36				0	1	N	0	36
2536	DAK		H	11				1	0	N	0	11
2544	DAK		H	11				1	0	N	0	11
2547	DAK		H	11				1	0	N	0	11
2548	DAK		H	8				1	0	N	0	8
2549	DAK		H	12				1	0	N	0	12
2550	DAK		H	11				1	0	N	0	11
2552	DAK		H	8				1	0	N	0	8
2553	DAK		H	14				1	0	N	0	14
2554	DAK		H	8				1	0	N	0	8
2555	DAK		H	11				1	0	N	0	11
2564	DAK		H	12				1	0	N	0	12
2566	DAK		H	6				0	0	N	0	6
2568	DAK		H	10				1	0	N	0	10
2569	DAK		H	7				1	0	N	0	7
2572	DAK		H	6				0	0	Y	6	0
2573	DAK		H	7				1	0	Y	7	0
2574	DAK		H	7				1	0	N	0	7
2575	DAK		H	6				0	0	N	0	6
2576	DAK		H	6				0	0	N	0	6
2577	DAK		H	6				0	0	N	0	6
2581	DAK		H	7				1	0	N	0	7
2582	DAK		H	7				1	0	N	0	7
2583	DAK		H	7				1	0	N	0	7
2584	DAK		H	7				1	0	N	0	7
2585	DAK		H	7				1	0	N	0	7
2586	DAK		H	7				1	0	N	0	7
2587	DAK		H	6				0	0	N	0	6
2588	DAK		H	6				0	0	N	0	6
2589	DAK		H	7				1	0	N	0	7
2590	DAK		H	7				1	0	N	0	7
2591	DAK		H	6				0	0	N	0	6
2592	DAK		H	7				1	0	N	0	7
2593	DAK		H	8				1	0	N	0	8
2594	DAK		H	6				0	0	N	0	6
2595	DAK		H	9				1	0	N	0	9
2596	DAK		H	6				0	0	N	0	6
2597	DAK		H	6				0	0	N	0	6
2598	DAK		H	10				1	0	N	0	10
2599	DAK		H	6				0	0	N	0	6
2600	DAK		H	7				1	0	N	0	7
2601	DAK		H	7				1	0	N	0	7
2602	DAK		H	6				0	0	N	0	6
2603	DAK		H	9				1	0	N	0	9
2604	DAK		H	9				1	0	N	0	9
2605	DAK		H	7				1	0	N	0	7
2606	DAK		H	9				1	0	N	0	9
2607	DAK		H	7				1	0	N	0	7
2609	DAK		H	7				1	0	N	0	7
2610	DAK		H	10				1	0	N	0	10
2611	DAK		H	9				1	0	N	0	9
2612	DAK		H	8				1	0	N	0	8
2614	DAK		H	8				1	0	N	0	8
2615	DAK		H	11				1	0	N	0	11
2616	DAK		H	11				1	0	N	0	11
2617	DAK		H	8				1	0	N	0	8
2624	DAK		H	7				1	0	N	0	7
2627	DAK		H	6				0	0	N	0	6
2630	DAK		H	10				1	0	N	0	10
2632	DAK		H	7				1	0	N	0	7
2635	DAK		H	6				0	0	N	0	6
2636	DAK		H	7				1	0	N	0	7
2637	DAK		H	6				0	0	N	0	6
2638	DAK		H	7				1	0	N	0	7
2639	DAK		H	6				0	0	N	0	6
2640	DAK		H	6				0	0	N	0	6
2642	DAK		H	6				0	0	N	0	6

TREE SURVEY												
TREE TAG #	SPECIES	LOCATION	TYPE	TRUNK 1 SIZE CAL. INCHES	TRUNK 2 SIZE CAL. INCHES	TRUNK 3 SIZE CAL. INCHES	TRUNK 4 SIZE CAL. INCHES	SIGNIFICANT TREE	HERITAGE TREE	TREE REMOVAL	TREE REMOVAL CALIPER INCHES	PRESERVED TREES CALIPER INCHES
2643	DAK		H	7				1	0	N	0	7
2644	DAK		H	8				1	0	N	0	8
2645	DAK		H	6				0	0	N	0	6
2647	DAK		H	7				1	0	N	0	7
2648	DAK		H	8				1	0	N	0	8
2649	DAK		H	7				1	0	N	0	7
2650	DAK		H	6				0	0	N	0	6
2651	DAK		H	6				0	0	N	0	6
2652	DAK		H	6				0	0	N	0	6
2653	DAK		H	6				0	0	N	0	6
2654	DAK		H	6				0	0	N	0	6
2655	DAK		H	6				0	0	N	0	6
2656	DAK		H	7				1	0	N	0	7
2658	DAK		H	6				0	0	N	0	6
2659	DAK		H	7				1	0	N	0	7
2664	DAK		H	11				1	0	N	0	11
2665	DAK		H	11				1	0	N	0	11
2666	DAK		H	6				0	0	N	0	6
2667	DAK		H	6				0	0	N	0	6
2668	DAK		H	9				1	0	N	0	9
2669	DAK		H	9				1	0	N	0	9
2670	DAK		H	8				1	0	N	0	8
2671	DAK		H	11				1	0	N	0	11
2672	DAK		H	7				1	0	N	0	7
2674	DAK		H	12				1	0	N	0	12
2675	DAK		H	9				1	0	N	0	9
2676	DAK		H	9				1	0	N	0	9
2679	DAK		H	6				0	0	N	0	6
2680	DAK		H	7				1	0	N	0	7
2681	DAK		H	7				1	0	N	0	7
2682	DAK		H	6				0	0	N	0	6
2683	DAK		H	11	11	11		1	0	N	0	11
2691	DAK		H	6				0	0	Y	6	0
2692	DAK		H	7				1	0	Y	7	0
2779	DAK		H	7				1	0	N	0	7
2805	DAK		H	7				1	0	N	0	7
1026	POPAH		S	12				1	0	N	0	12
1027	POPAH		S	11				0	0	N	0	11
1124	POPAH		S	11				0	0	Y	11	0
1125	POPAH		S	14				1	0	N	0	14
1126	POPAH		S	11				0	0	N	0	11
1251	POPAH		S	8				0	0	N	0	8
1378	POPAH		S	12				1	0	N	0	12
1379	POPAH		S	8				0	0	N	0	8
1401	POPAH		S	9				0	0	N	0	9
1480	POPAH		S	8				0	0	Y	8	0
1635	POPAH		S	13				1	0	N	0	13
1636	POPAH		S	13				1	0	N	0	13
1637	POPAH		S	14				1	0	N	0	14
1638	POPAH		S	11				0	0	N	0	11
1640	POPAH		S	12				1	0	N	0	12
2181	POPAH		S	10	10			0	0	Y	10	0
2184	POPAH		S	13				1	0	N	0	13
2173	POPAH		S	9				0	0	Y	9	0
2174	POPAH		S	10				0	0	Y	10	0
2175	POPAH		S	10				0	0	Y	10	0
2176	POPAH		S	11				0	0	Y	11	0
2177	POPAH		S	11				0	0	Y	11	0
2187	POPAH		S	10				0	0	Y	10	0
2188	POPAH		S	9				0	0	Y	9	0
2189	POPAH		S	8	8	8	8	0	0	Y	8	0
2190	POPAH		S	12				0	0	Y	12	0
2200	POPAH		S	8				0	0	Y	8	0
2201	POPAH		S	12	12	12		0	0	Y	12	0
2213	POPAH	STM	S	12				1	0	Y	12	0
2222	POPAH	STM	S	12				1	0	Y	12	0
2258	POPAH	STM	S	4				0	0	Y	4	0
2348	POPAH	STM	S	7				0	0	N	0	7
2349	POPAH		S	5				0	0	N	0	5
2350	POPAH		S	7				0	0	N	0	7
2377	POPAH		S	6				0	0	Y	6	0
2378	POPAH		S	9				0	0	Y	9	0
2379	POPAH		S	10				0	0	Y	10	0
2379	POPAH		S	10				0	0	Y	10	0
2382	POPAH		S	8				0	0	Y	8	0
2381	POPAH		S	9				0	0	Y	9	0
2382	POPAH		S	9				0	0	Y	9	0
2383	POPAH		S	6				0	0	Y	6	0
2384	POPAH		S	6				0	0	Y	6	0
2385	POPAH		S	7				0	0	Y	7	0
2386	POPAH		S	8				0	0	Y	8	0
2387	POPAH		S	8	9	9		0	0	Y	8	0
2388	POPAH		S	8				0	0	Y	8	0
2389	POPAH		S	11				0	0	Y	11	0
2390	POPAH		S	10				0	0	Y	10	0
2391	POPAH		S	6				0	0	Y	6	0
2392	POPAH		S	9				0	0	Y	9	0
2393	POPAH		S	9	9			0	0	Y	9	0
2394	POPAH		S	12				1	0	Y	12	0
2395	POPAH		S	10	10			0	0	Y	10	0
2396	POPAH		S	12				1	0	Y	12	0
2431	POPAH	STM	S	8				0	0	N	0	8
2434	POPAH	STM	S	8				0	0	N	0	8
2455	POPAH		S	9				0	0	N	0	9
2451	POPAH		S	9				0	0	N	0	9

TREE SURVEY												
TREE TAG #	SPECIES	LOCATION	TYPE	TRUNK 1 SIZE CAL. INCHES	TRUNK 2 SIZE CAL. INCHES	TRUNK 3 SIZE CAL. INCHES	TRUNK 4 SIZE CAL. INCHES	SIGNIFICANT TREE	HERITAGE TREE	TREE REMOVAL	TREE REMOVAL CALIPER INCHES	PRESERVED TREES CALIPER INCHES
2495	POPLAR	S	11	9				0	0	N	0	9
2497	POPLAR	S	8					0	0	N	0	8
2498	POPLAR	S	8					0	0	N	0	8
2499	POPLAR	S	7					0	0	N	0	7
2500	POPLAR	S	7					0	0	N	0	7
2501	POPLAR	S	8					0	0	N	0	8
2505	POPLAR	S	10					0	0	N	0	10
2509	POPLAR	S	11					0	0	N	0	11
2504	POPLAR	S	11					0	0	N	0	11
2505	POPLAR	S	10					0	0	N	0	10
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2508	POPLAR	S	11					0	0	N	0	11
2523	POPLAR	S	26					0	1	N	0	26
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2525	POPLAR	S	17					0	0	N	0	17
2527	POPLAR	S	12					1	0	N	0	12
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2718	POPLAR	STM	8					0	0	Y	6	0
2723	POPLAR	STM	8					0	0	Y	8	0
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1139	WILLOW	S	25					1	0	Y	25	0
1140	WILLOW	S	22				</					

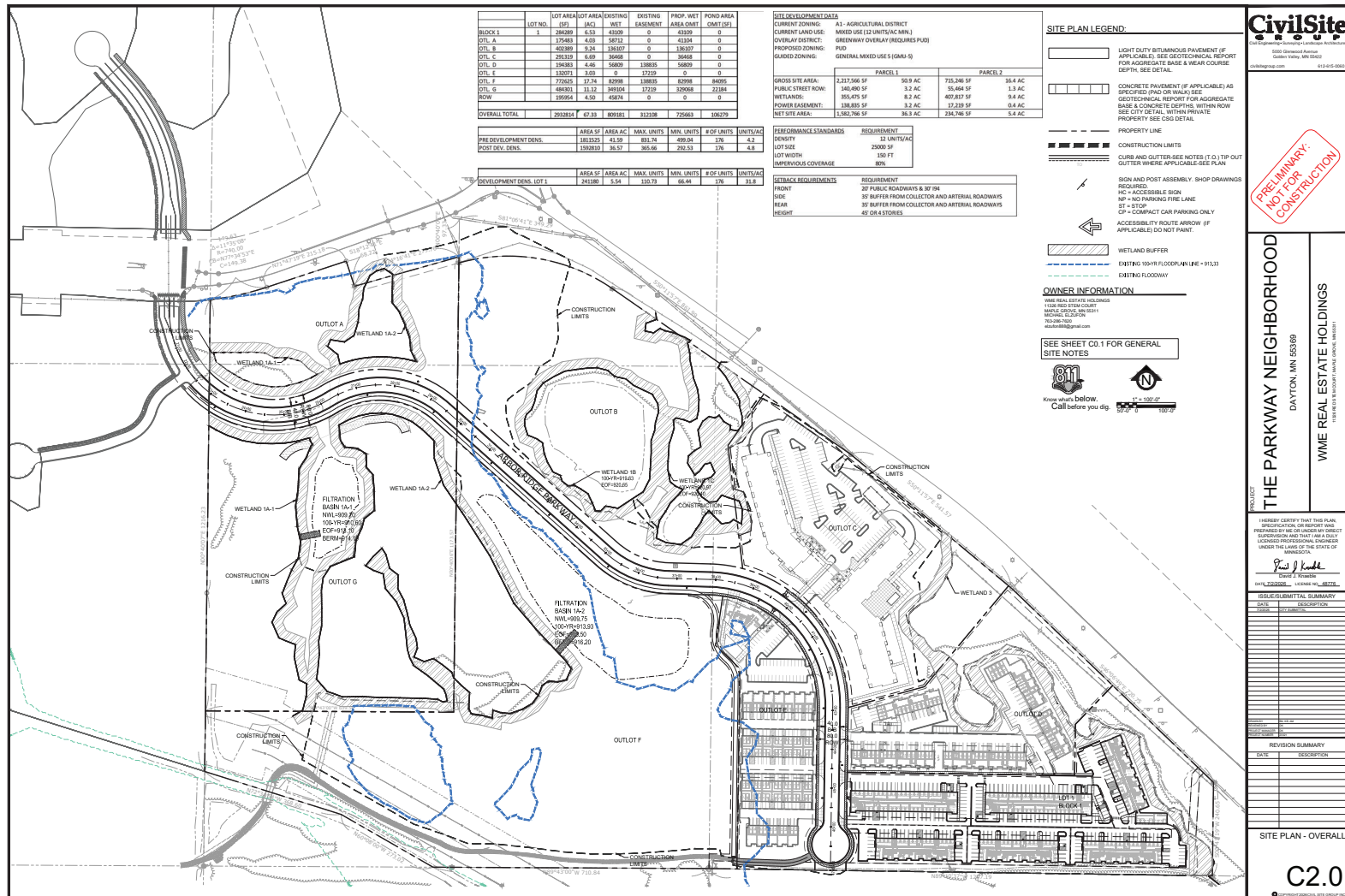
TREE PRESERVATION CALCULATIONS		
	TREE COUNT	CAUPER INCHES
SIGNIFICANT TREES (SEE LISTED IN CALCULATIONS)	1,066	15,520
HERITAGE TREES (SEE LISTED)	36	879
TOTAL TREES (INCLUDED IN CALCULATIONS)	1,092	16,379
COMMON TREES (NOT INCLUDED IN CALCULATIONS)	355	2,921
ALL TREES IN STRM AREAS (INCLUDED IN CALCULATIONS)	305	3,728
(INCLUDED HERITAGE, SIGNIFICANT & COMMON)		
ALLOWABLE TREE REMOVALS OF UP TO 40% OF SIGNIFICANT TREES CAL. INCHES ON SITE		6,702
TREES TO BE REMOVED (SEE LISTED ON TREES)	421	5,160
TREE TO BE PRESERVED	1,036	13,750
TOTAL TREES TO BE REMOVED*	661	
MITIGATION TREES REQUIRED (2.5% C/L)	0	

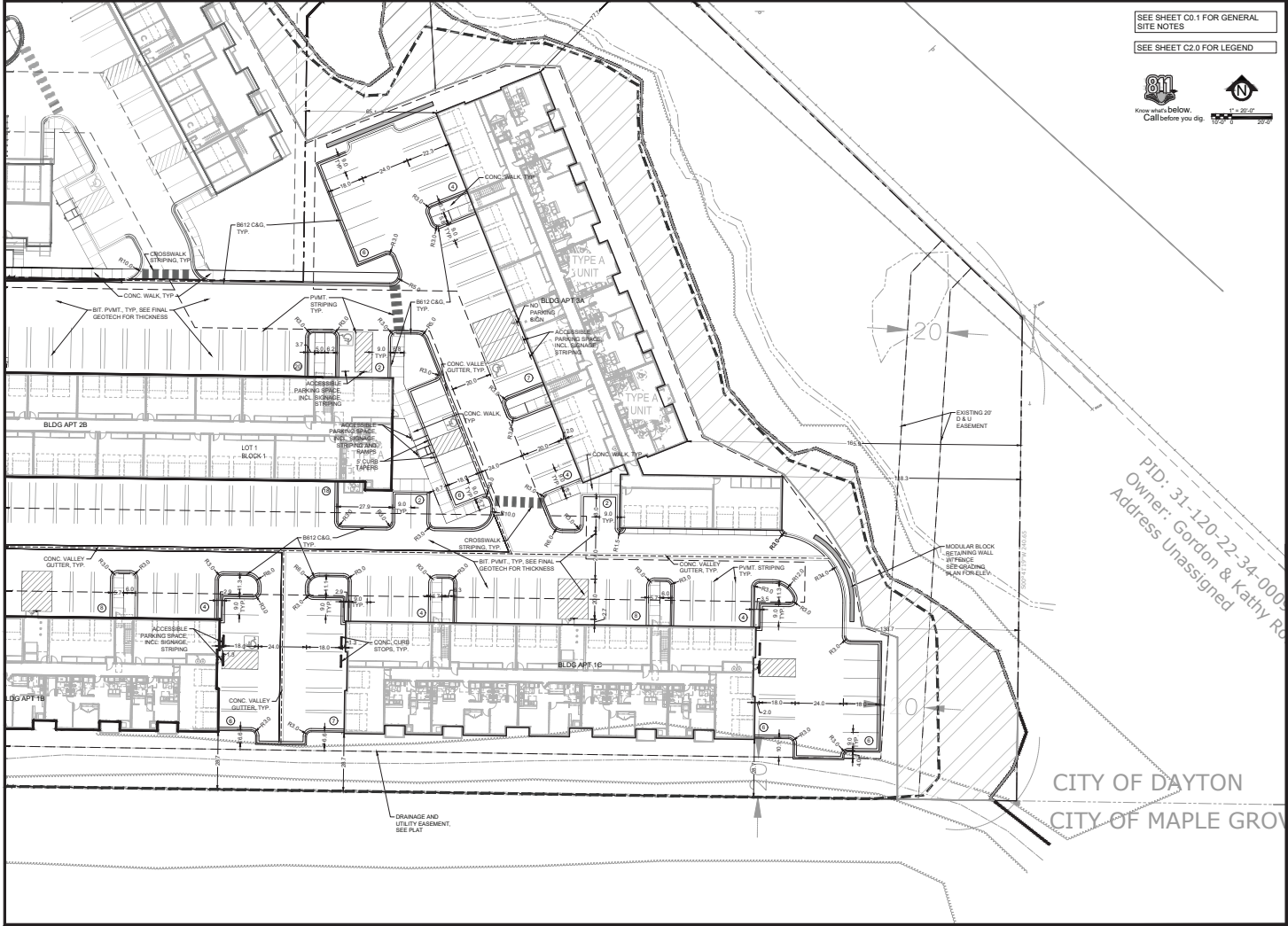
1 LOCATION - If "STMT" is noted in this column, the location of the tree is in the proposed stormwater facility. Per City code it has been removed from the Replacement Calculation.

SEE SHEET C1.1 FOR TREE
PRESERVATION PLAN

Know what's below.
Call before you dig.

[illegible]





SEE SHEET C0.1 FOR GENERAL
SITE NOTES

SEE SHEET C2.0 FOR LEGEND



CivilSite
Civil Engineering & Construction
1000 Commercial Avenue
Carmel, IN 46032
317.615.0000

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

THE PARKWAY NEIGHBORHOOD
DAYTON, IN 45389
WME REAL ESTATE HOLDINGS

PROPOSED LOT 1 - BLOCK 1
OWNER: Gordon & Kathy Ro
Address Unassigned

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Address Unassigned

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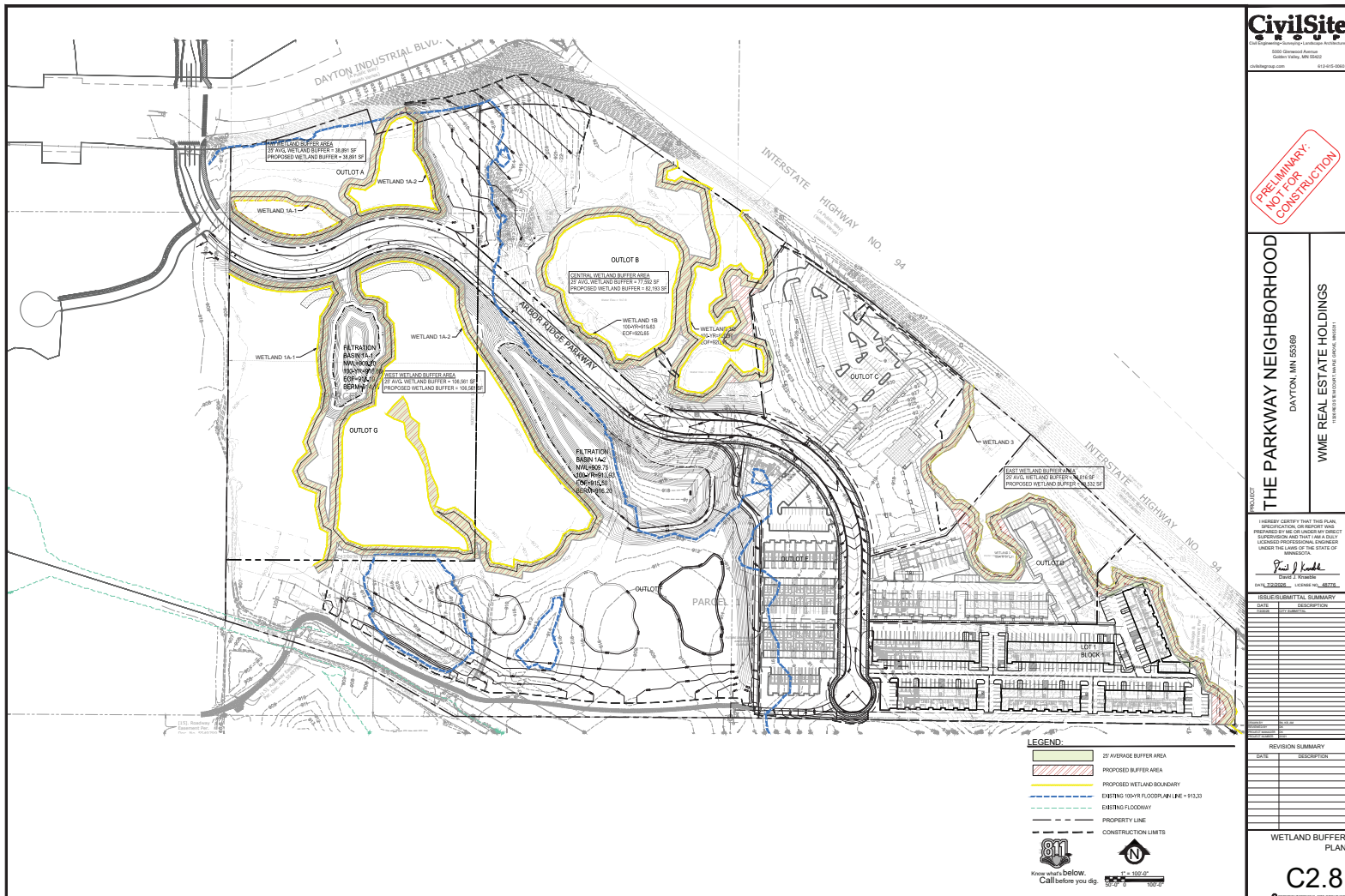
PROPOSED LOT 1 - BLOCK 1
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Address Unassigned

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OWNER: Gordon & Kathy Ro
Address Unassigned



PRELIMINARY:
NOT FOR
CONSTRUCTION

THE PARKWAY NEIGHBORHOOD

DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REDISSEM COURT, MAPLE GROVE, MN 55311

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.

David J. Knutson

DATE 7/2/2025 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

[illegible]

REVISION SUMMARY	
DATE	DESCRIPTION

WETLAND BUFFER
PLAN

C2.8



CivilSite
Civil Engineering & Surveying
1000 Commercial Avenue
Carmel, IN 46032
317.833.0000
civilsiteinc.com

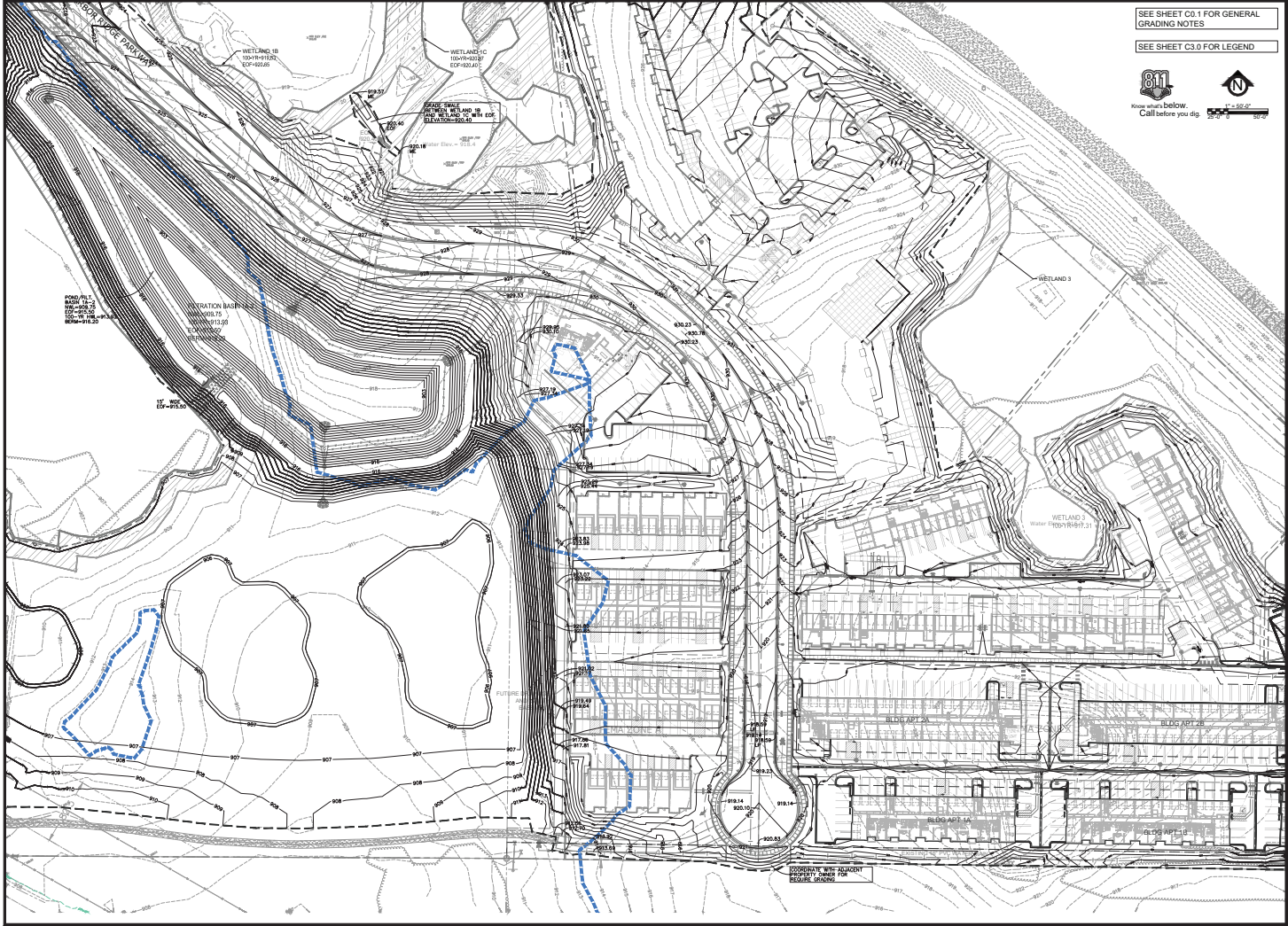
PRELIMINARY:
NOT FOR
CONSTRUCTION

THE PARKWAY NEIGHBORHOOD
DAYTON, IN 45389
WME REAL ESTATE HOLDINGS
1000 E. 10th St., Suite 100, Dayton, IN 45389

ISSUED BY: **Paul J. Kunkle**
DATE: **08/11/2020** LICENSE: **00000000**

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
REVISION SUMMARY
DATE DESCRIPTION

FLOODPLAIN IMPACT PLAN
C2.9



SEE SHEET C0.1 FOR GENERAL
GRADING NOTES

SEE SHEET C3.0 FOR LEGEND



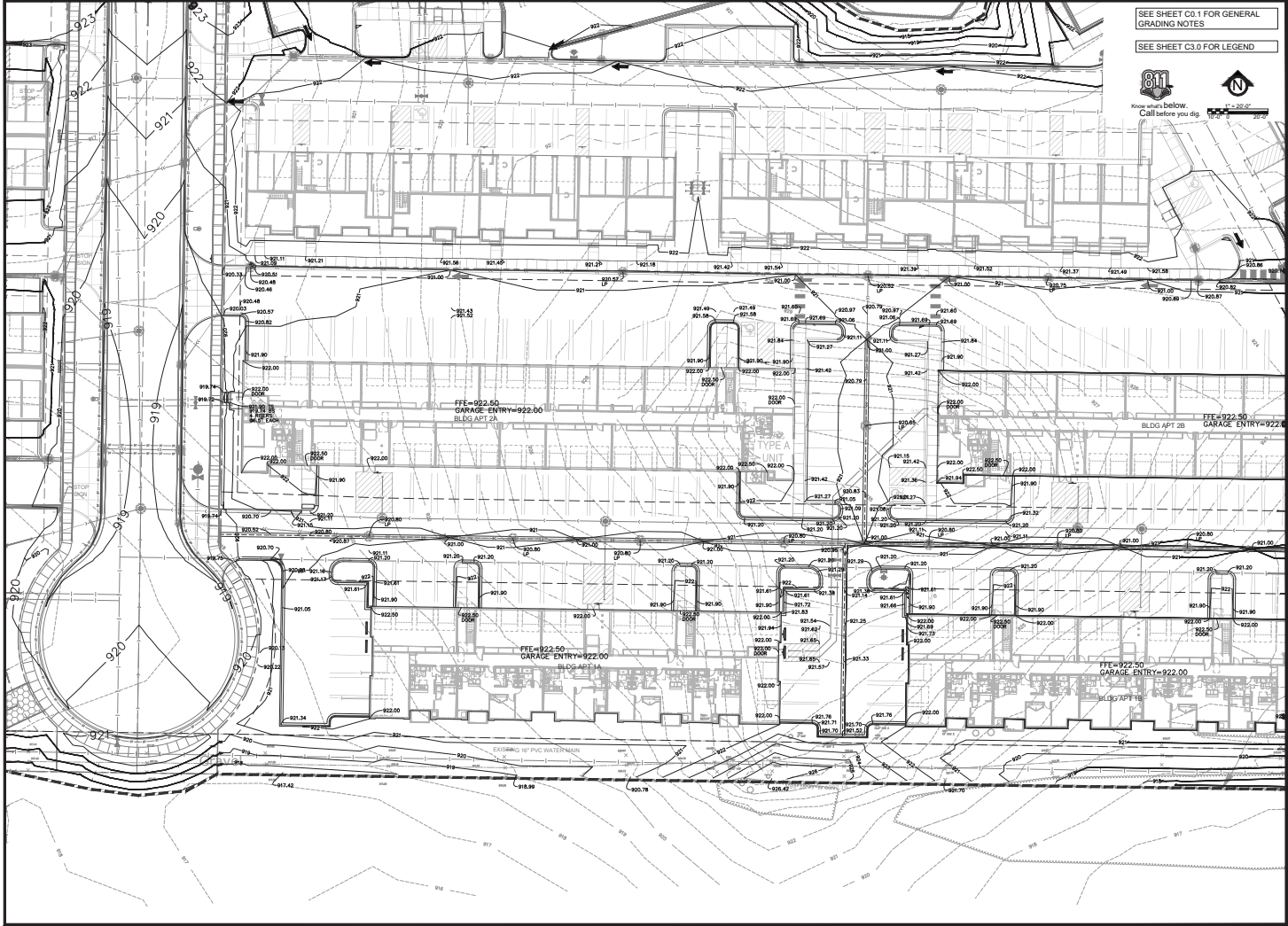
CivilSite
1000 Commercial Avenue
Carmel, IN 46032
317.635.0000

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

THE PARKWAY NEIGHBORHOOD
DAYTON, IN 45389
WME REAL ESTATE HOLDINGS

DESIGNED BY: [Signature] DATE: 10/1/2020
CHECKED BY: [Signature] DATE: 10/1/2020
ISSUED BY: [Signature] DATE: 10/1/2020
REVISION SUMMARY
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C3.4



SEE SHEET C0.1 FOR GENERAL GRADING NOTES

SEE SHEET C3.0 FOR LEGEND



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

CivilSite
Civil Engineering & Surveying
1000 Commercial Avenue
Carmel Valley, MN 55002
507-835-0000

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55389
WME REAL ESTATE HOLDINGS

DESIGNED BY: **Paul J. Knut**
DATE: 08/20/2024
LICENSE #: 00775

ISSUE/SUBMITTAL SUMMARY

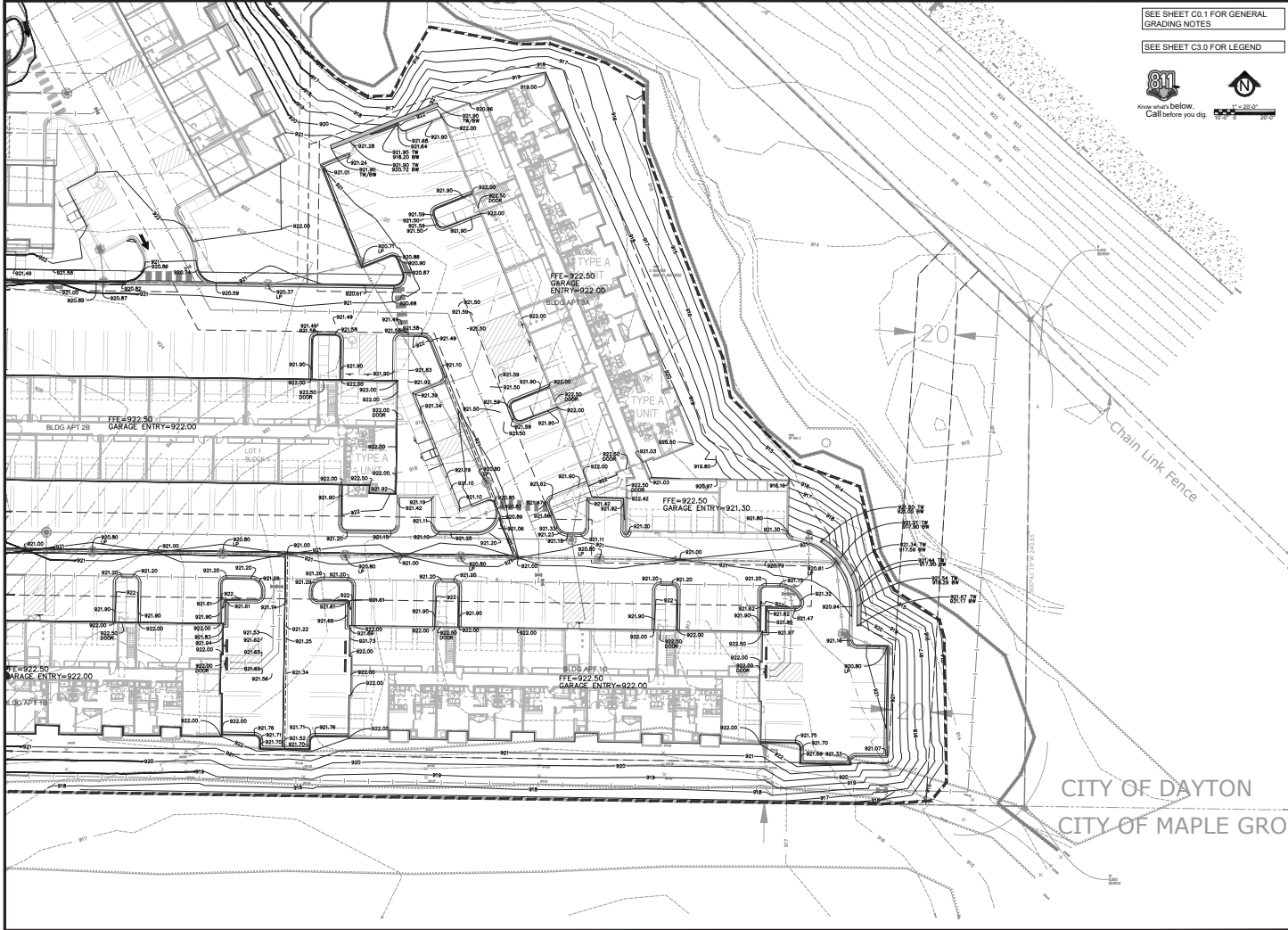
DATE	DESCRIPTION
08/20/2024	ISSUE/SUBMITTAL SUMMARY

REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - LOT 1 WEST

C3.5



SEE SHEET C0.1 FOR GENERAL
GRADING NOTES

SEE SHEET C3.0 FOR LEGEND



CivilSite
Civil Engineering & Surveying
3000 Grandview Avenue
Carmel, IN 46032
317.835.0000

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

THE PARKWAY NEIGHBORHOOD
DAYTON, IN 45399
WME REAL ESTATE HOLDINGS

DESIGNED BY: *Paul J. Knudt*
DATE: 10/20/2016

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
10/20/2016	ISSUE 1: PRELIMINARY

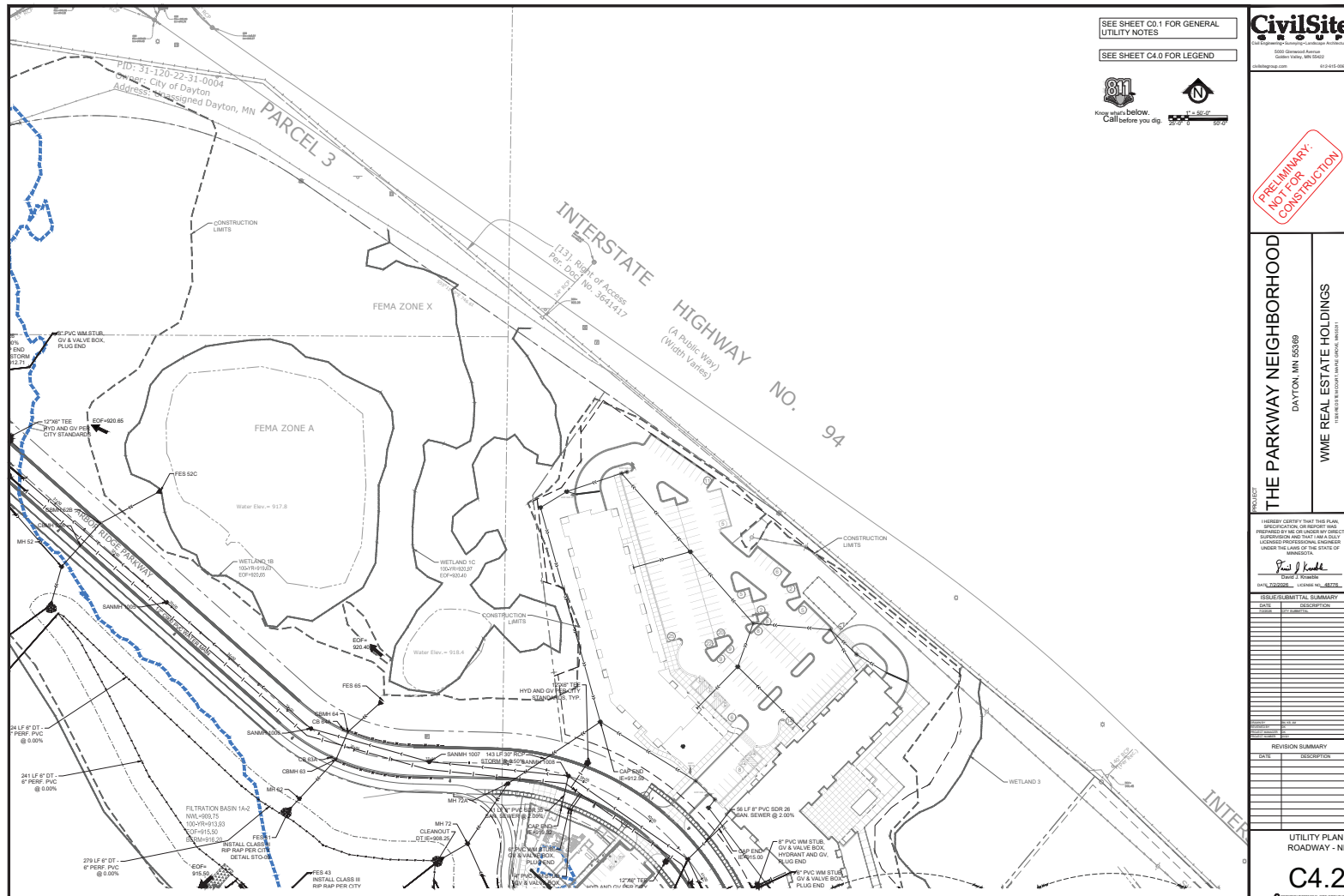
REVISION SUMMARY

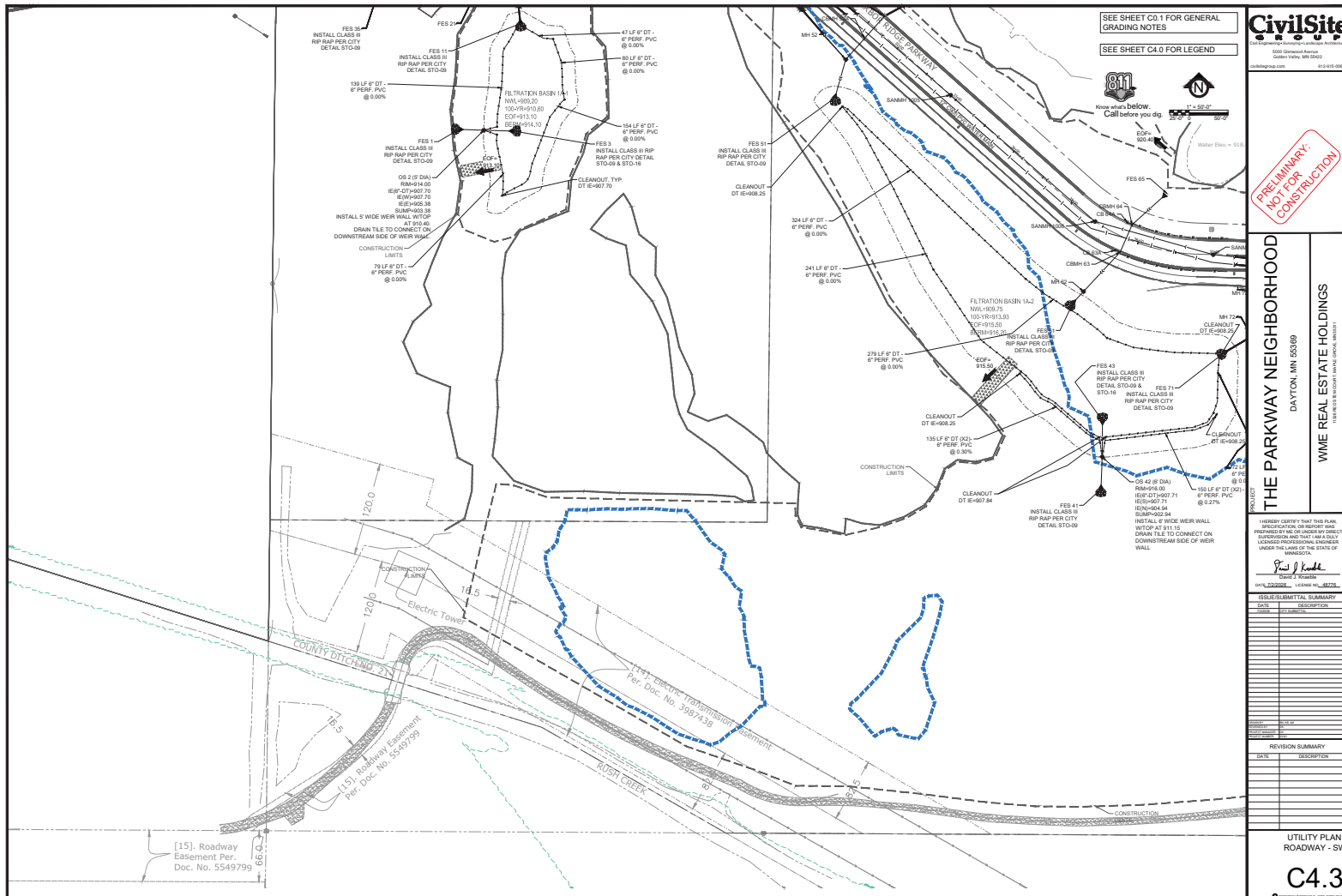
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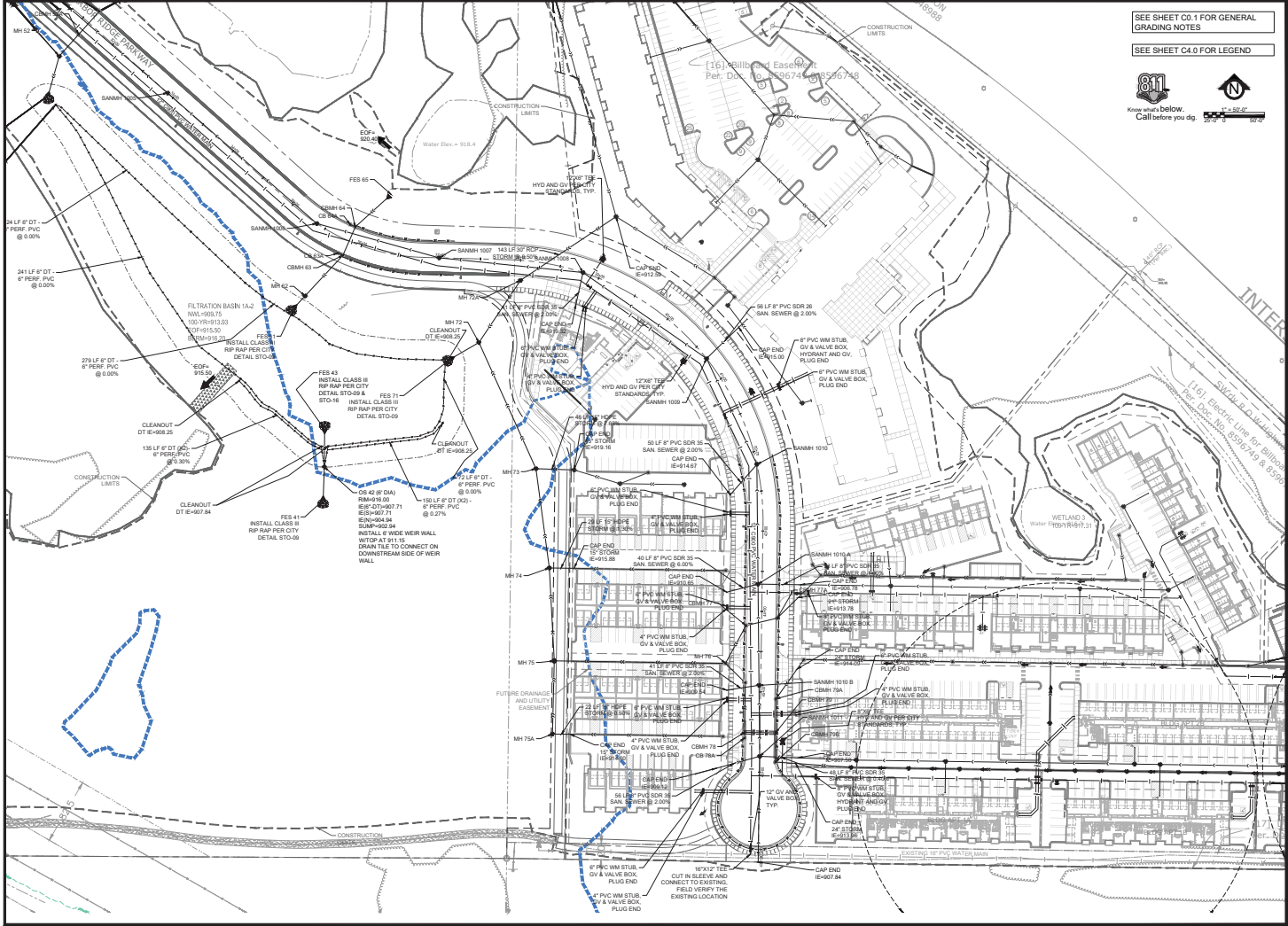
GRADING PLAN - LOT 1
EAST

C3.6

CITY OF DAYTON
CITY OF MAPLE GROVE







SEE SHEET C0.1 FOR GENERAL GRADING NOTES
SEE SHEET C4.0 FOR LEGEND



CivilSite
CONSTRUCTION SOFTWARE

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55389

WME REAL ESTATE HOLDINGS

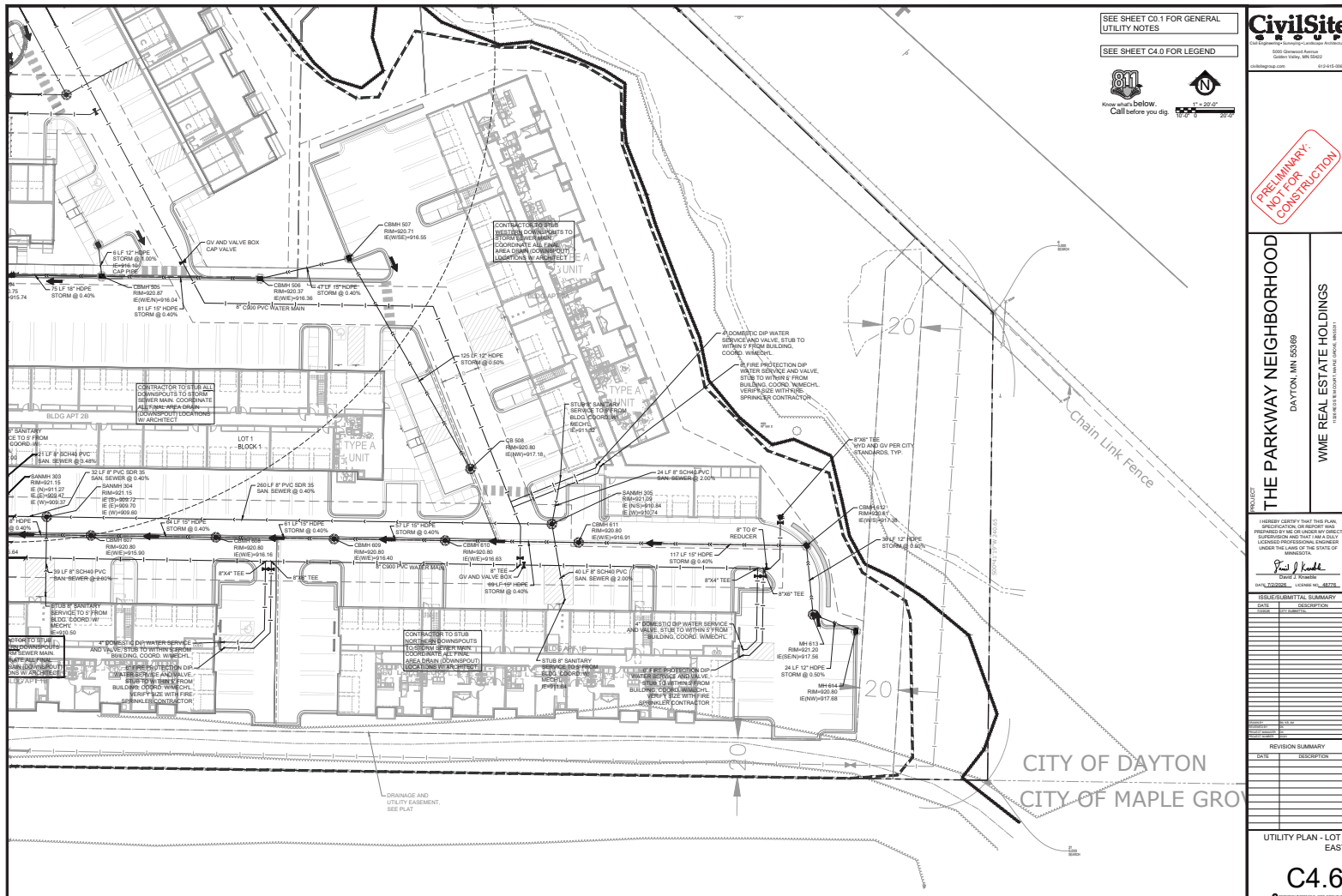
ISSUED BY: CIVIL SITE
DATE: 08/11/2014
PROJECT: THE PARKWAY NEIGHBORHOOD
SHEET: C4.4

NO.	DATE	DESCRIPTION
1	08/11/2014	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION
1	08/11/2014	ISSUED FOR PERMIT

**UTILITY PLAN -
ROADWAY - SE**

C4.4



SEE SHEET C0.1 FOR GENERAL
UTILITY NOTES

SEE SHEET C4.0 FOR LEGEND



Know what's below.
Call before you

[illegible]

CivilSite

5000 Glenwood Avenue
Golden Valley, MN 55422

PRELIMINARY:
NOT FOR
CONSTRUCTION

THE PARKWAY NEIGHBORHOOD

DAVTON LINE 200

WME REAL ESTATE HOLDINGS

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.

David J. Knaeble
David J. Knaeble
DATE 12/22/2006 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION

DATE	DESCRIPTION
2020	CITY SUBMITTAL

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REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - LOT

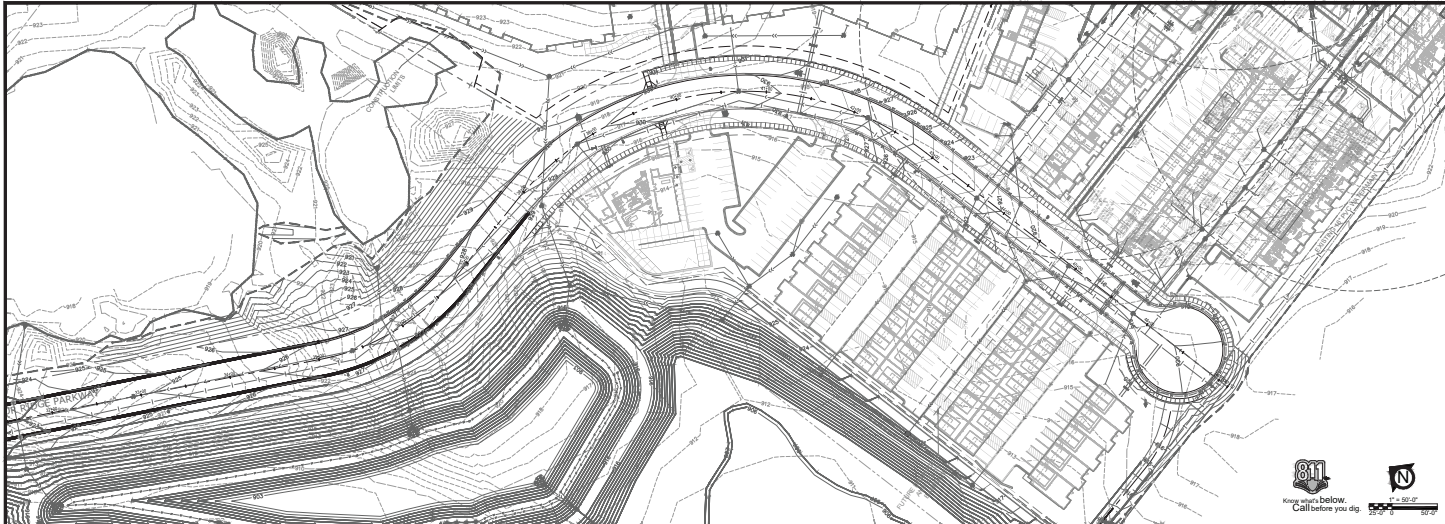
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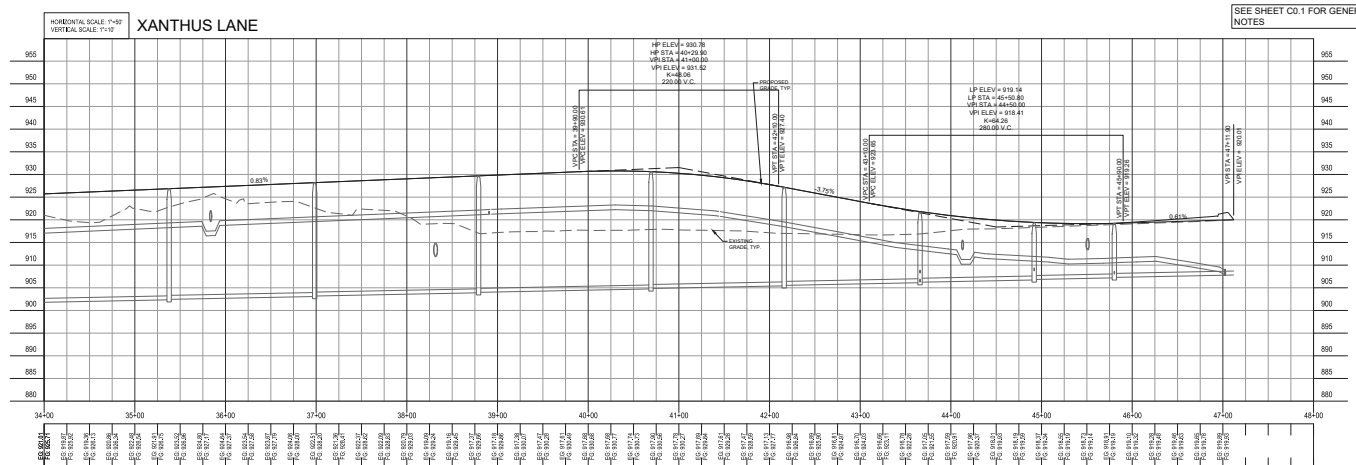


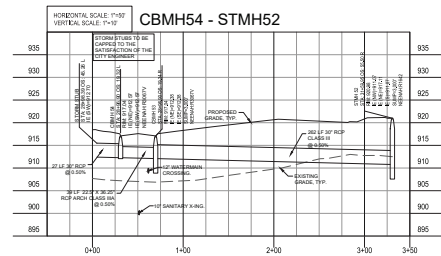
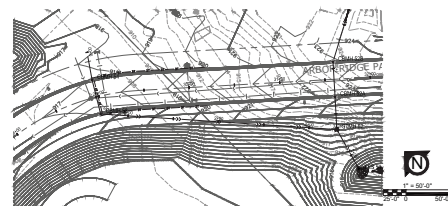
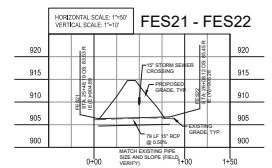
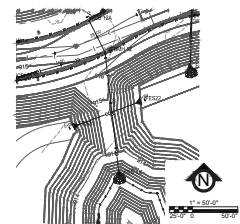


CivilSite
GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422

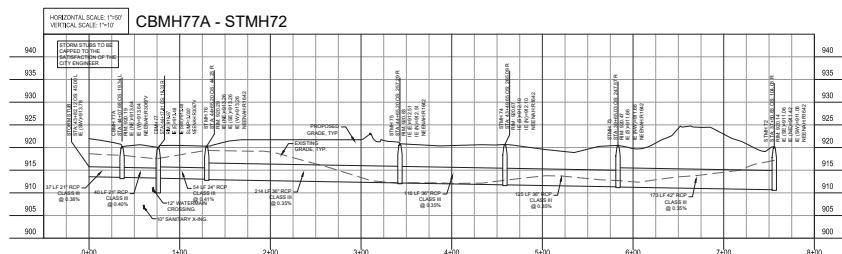
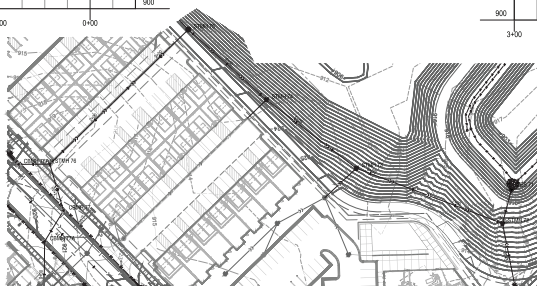
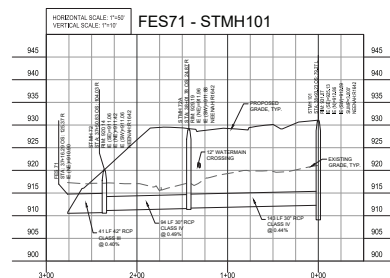
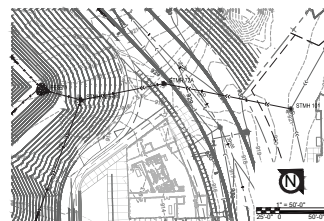
PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT	THE PARKWAY NEIGHBORHOOD DAYTON, MN 55369
	WME REAL ESTATE HOLDINGS 158 RILES WINDOUST WAVE CIRCLE, DAYTON, MN 55311

[illegible]

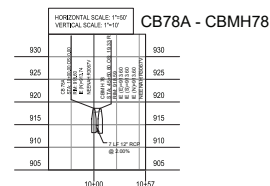
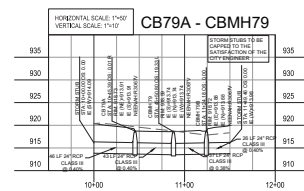
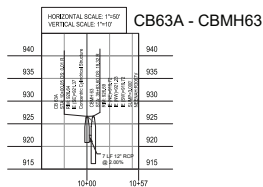
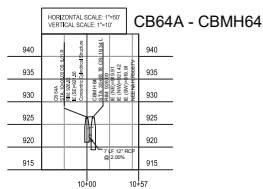
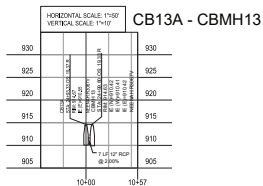
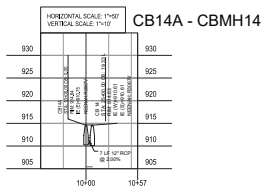


Know what's below.
Call before you dig.



Know what's below

Know what's below.
Call before you dig.



Know what's below.
Call before you dig.

C5.6



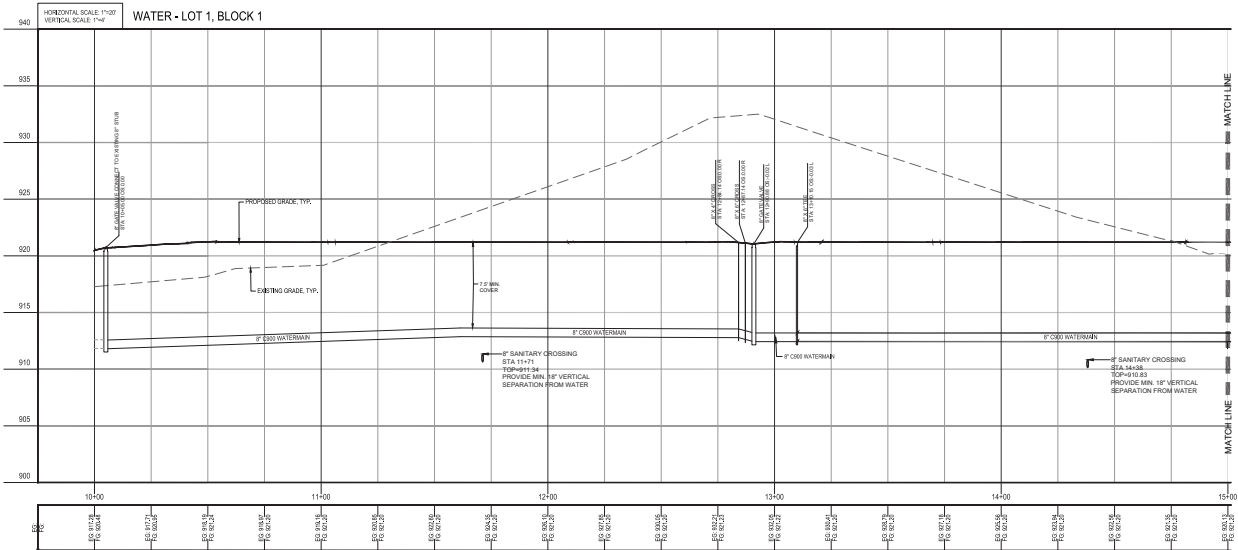
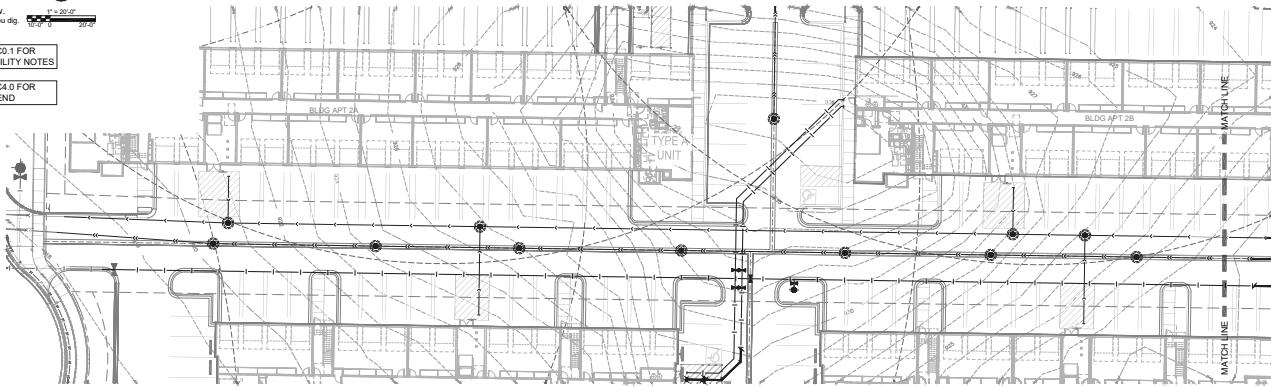
Know what's below.
Call before you dig.



1" = 30' H
1" = 2' V

SEE SHEET C0.1 FOR
GENERAL UTILITY NOTES

SEE SHEET C4.0 FOR
UTILITY LEGEND



1000 Commercial Avenue
Carmel Valley, MN 55002
612.415.0000

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55309
WME REAL ESTATE HOLDINGS
13800 E. 13th St., Burnsville, MN 55337

ISSUED BY: **Paul J. Knudsen**
DATE: **01/11/2018**
PROJECT: **WATER L1, B1**

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
01/11/2018	ISSUED FOR PERMIT

REVISION SUMMARY	
DATE	DESCRIPTION

UTILITY PROFILES -
WATER L1, B1
C5.7



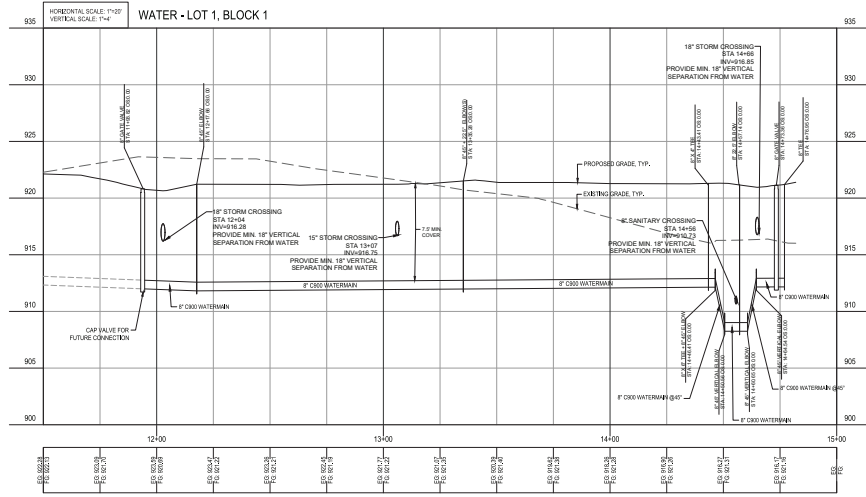
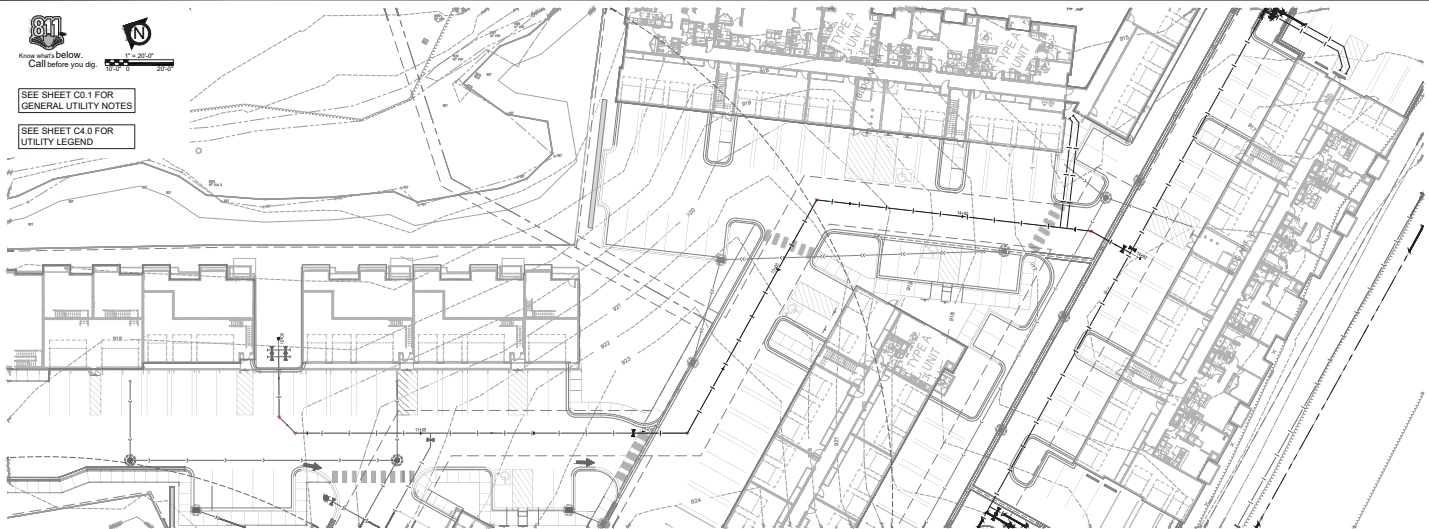
Know what's below.
Call before you dig.



1" = 20' H
1" = 2' V

SEE SHEET C0.1 FOR
GENERAL UTILITY NOTES

SEE SHEET C4.0 FOR
UTILITY LEGEND



1000 Commercial Avenue
Carmel Valley, MN 55002
507-835-0000

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55389
WME REAL ESTATE HOLDINGS
13800 13TH AVE. SUITE 100, DAYTON, MN 55389

DESIGNED BY: J. J. JENSEN
CHECKED BY: J. J. JENSEN
DATE: 10/1/2018

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
10/1/2018	ISSUED FOR PERMIT

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PROFILES -
WATER L1, B1
C5.9



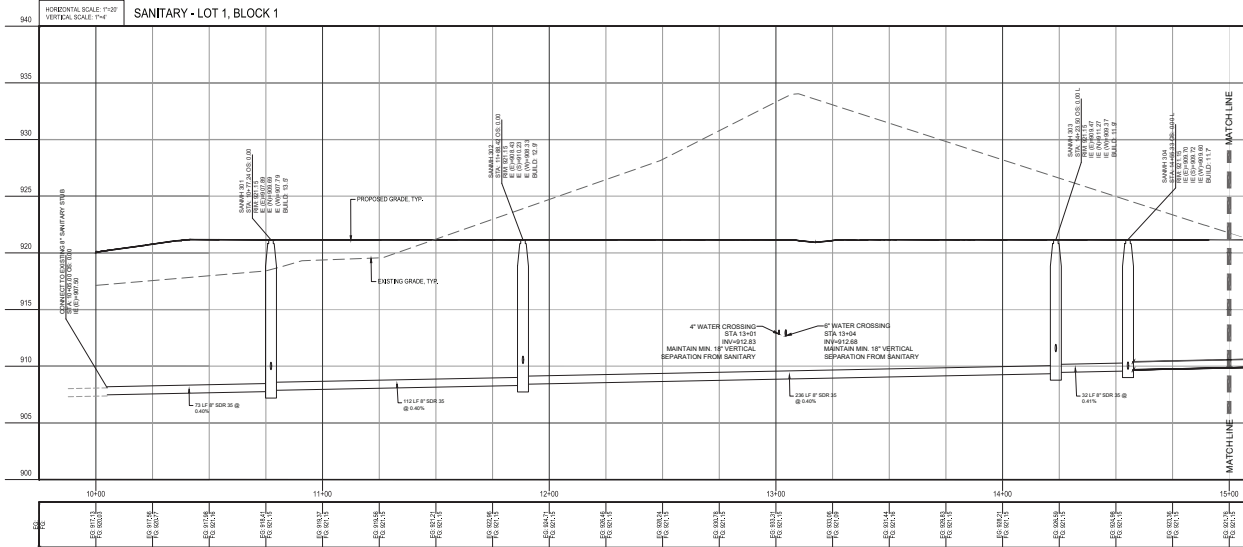
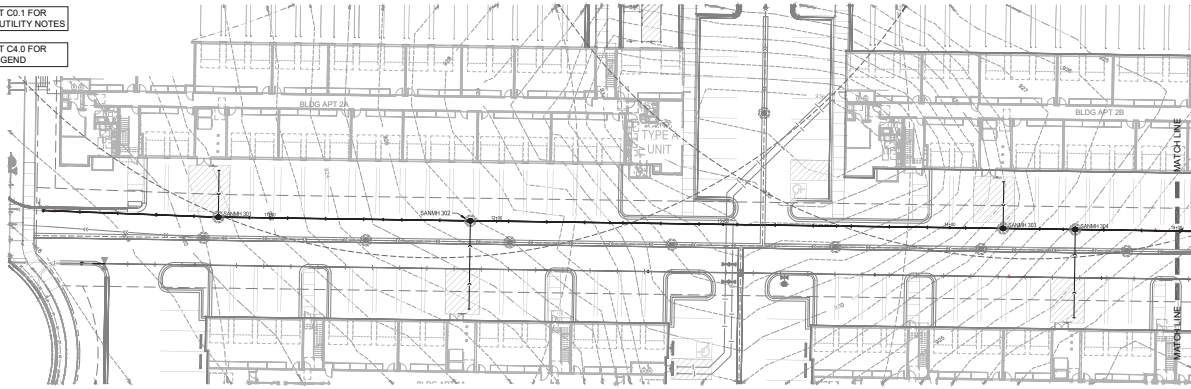
Know what's below.
Call before you dig.



1" = 30' H
1" = 2' V

SEE SHEET C0.1 FOR
GENERAL UTILITY NOTES

SEE SHEET C4.0 FOR
UTILITY LEGEND



1000 Commercial Avenue
Carmel, IN 46032
317.833.0000

PRELIMINARY:
NOT FOR
CONSTRUCTION

THE PARKWAY NEIGHBORHOOD
DAYTON, IN 45399
WME REAL ESTATE HOLDINGS

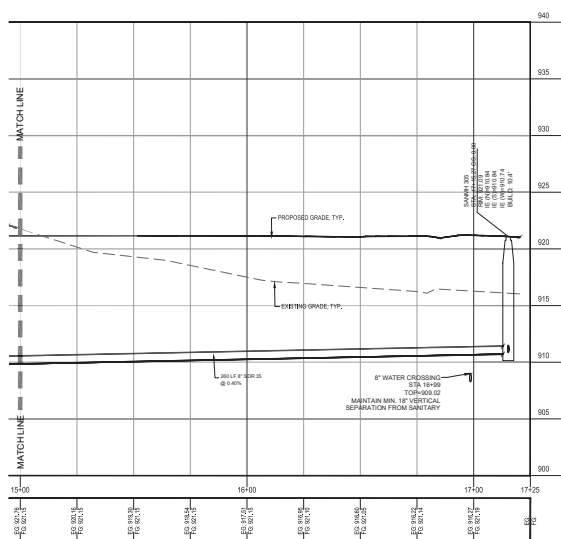
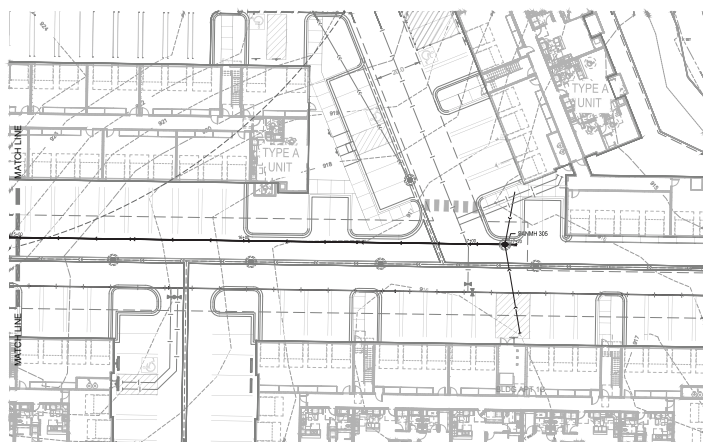
ISSUED FOR THE STATE OF INDIANA
PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF INDIANA

DATE: 08/20/2018
ISSUED FOR THE STATE OF INDIANA

DATE	DESCRIPTION
08/20/2018	ISSUED FOR THE STATE OF INDIANA

DATE	DESCRIPTION
08/20/2018	ISSUED FOR THE STATE OF INDIANA

UTILITY PROFILES -
SANITARY - L1, B1
C5.10



PROJECT

THE PARKWAY NEIGHBORHOOD

DAYTON, MN 55369

WME REAL ESTATE HOLDINGS

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

David J. Knaeble

DATE 7/20/06 LICENSE NO. 48776

[illegible][illegible]

UTILITY PROFILES -
SANITARY - L1, B1

C5.11



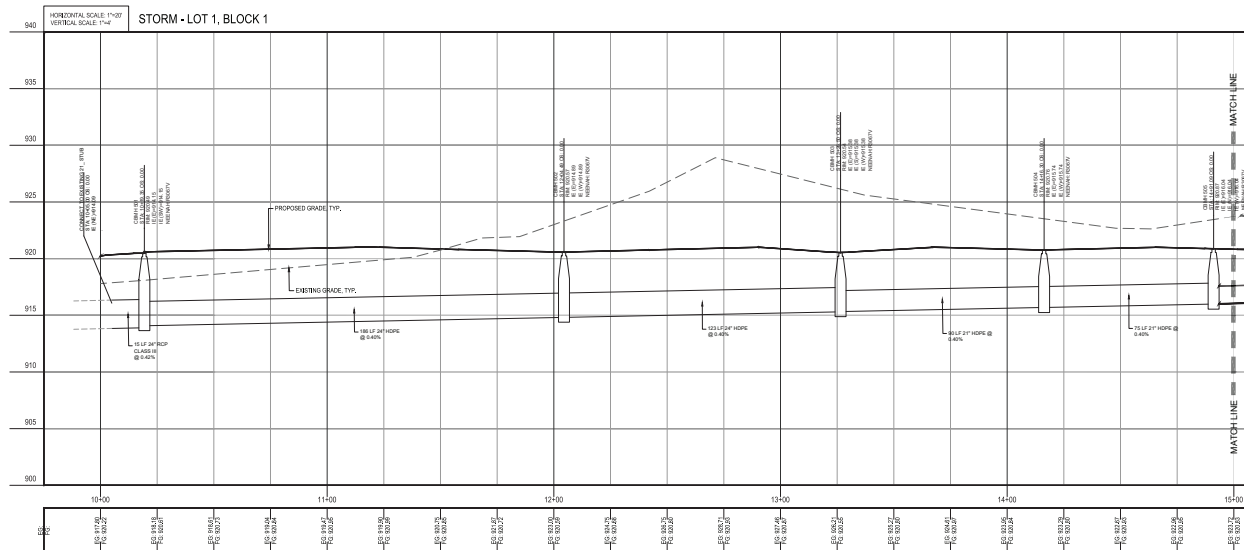
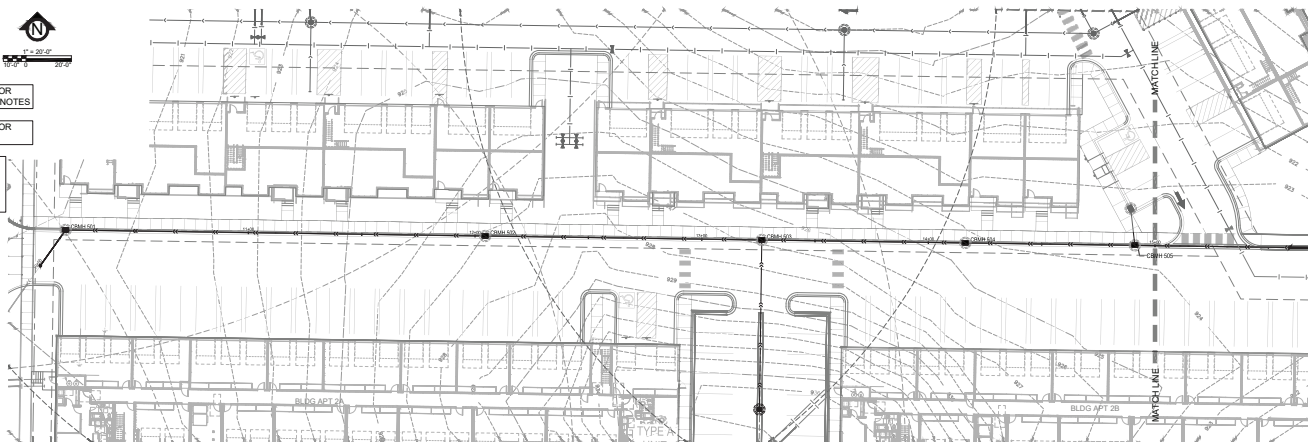
Know what's below.
Call before you dig.



SEE SHEET C0.1 FOR
GENERAL UTILITY NOTES

SEE SHEET C4.0 FOR
UTILITY LEGEND

ALL RCP 12"-18"
SHALL BE CLASS V.
ALL LARGER PIPES
SHALL BE AS CALLED
OUT.



PRELIMINARY:
NOT FOR
CONSTRUCTION

THE PARKWAY NEIGHBORHOOD
DAYTON, OH 45399

WME REAL ESTATE HOLDINGS

ISSUED BY: **Paul J. Kunkle**
DATE: **08/11/2023**
PROJECT: **STORM - LOT 1, BLOCK 1**

REVISION SUMMARY

DATE	DESCRIPTION
08/11/2023	ISSUED FOR CONSTRUCTION

REVISION SUMMARY

DATE	DESCRIPTION
08/11/2023	ISSUED FOR CONSTRUCTION

UTILITY PROFILES -
STORM - L1.B1

C5.12



Know what's below.
Call before you dig.

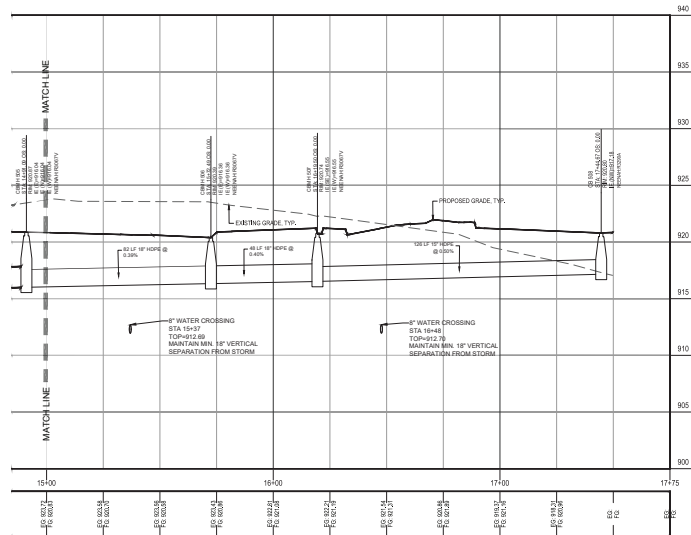
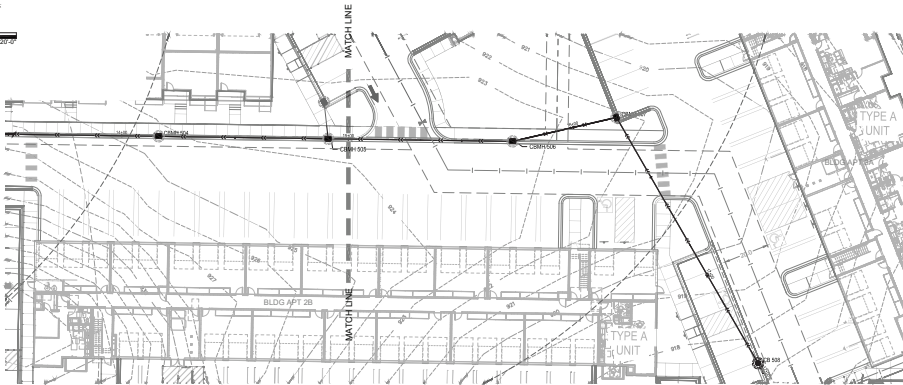


1" = 30' 0"

SEE SHEET C0.1 FOR
GENERAL UTILITY NOTES

SEE SHEET C4.0 FOR
UTILITY LEGEND

ALL RCP 12"-18"
SHALL BE CLASS V.
ALL LARGER PIPES
SHALL BE AS CALLED
OUT.



1000 Commercial Avenue
Green Valley, MN 55042

612-615-0000

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55389
WME REAL ESTATE HOLDINGS

DESIGNER 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.

Paul J. Knut
PAUL J. KNUT, LICENSE #1-00775

DATE: 10/1/2018

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
10/1/2018	ISSUED FOR PERMIT

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PROFILES -
STORM - L1.B1

C5.13



Call before you dig.

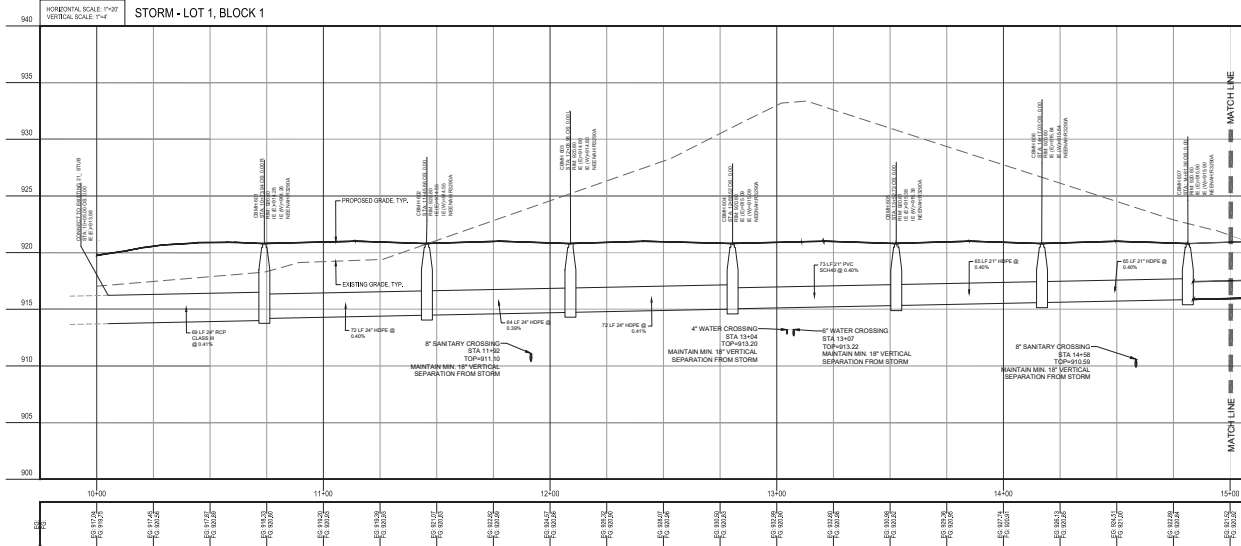
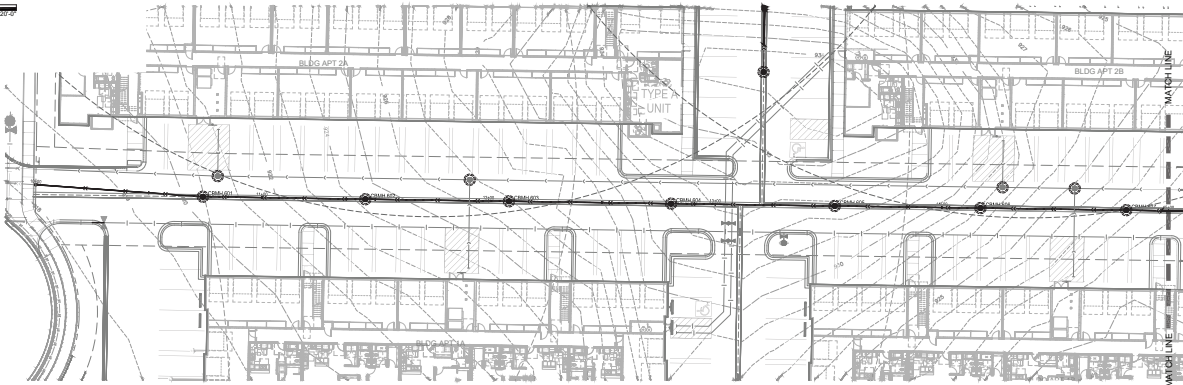


1" = 30' 0"

SEE SHEET C0.1 FOR
GENERAL UTILITY NOTES

SEE SHEET C4.0 FOR
UTILITY LEGEND

ALL RCP 12"-18"
SHALL BE CLASS V.
ALL LARGER PIPES
SHALL BE AS CALLED
OUT.



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Carmel Valley, MN 55002
507-835-0000

PRELIMINARY:
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CONSTRUCTION

THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55389
WME REAL ESTATE HOLDINGS

ISSUES/SUBMITTAL SUMMARY

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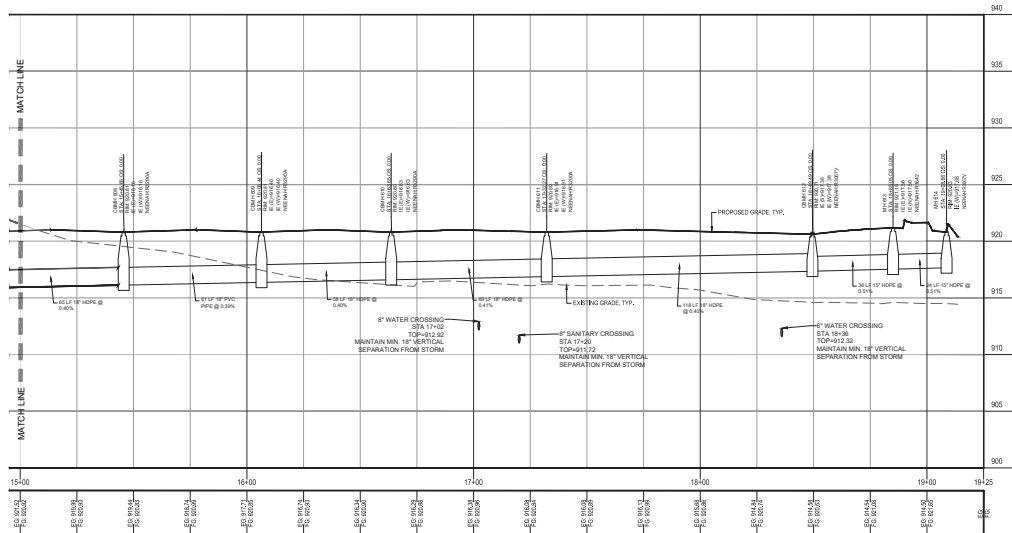
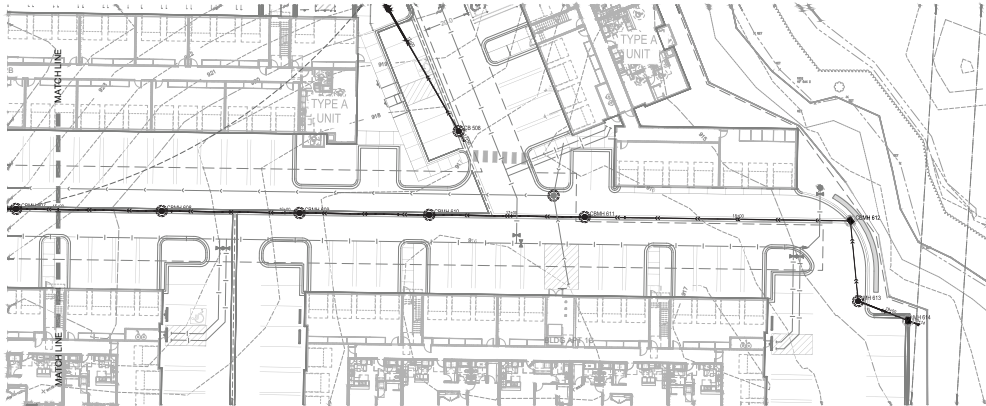


1" = 30' 0"

SEE SHEET C0.1 FOR
GENERAL UTILITY NOTES

SEE SHEET C4.0 FOR
UTILITY LEGEND

ALL RCP 12"-18"
SHALL BE CLASS V.
ALL LARGER PIPES
SHALL BE AS CALLED
OUT.



13000 Highway 100, Suite 100
Dayton, MN 55339
612.415.0000

**PRELIMINARY:
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CONSTRUCTION**

THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55339
WME REAL ESTATE HOLDINGS

ISSUED BY: **Paul J. Kunkle**
DATE: **08/11/2011**
PROJECT: **STORM - L1.B**

REVISION SUMMARY

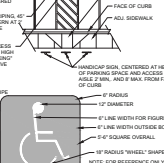
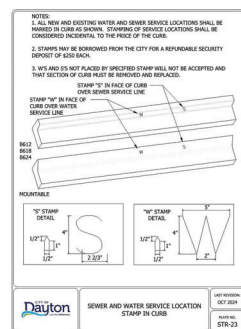
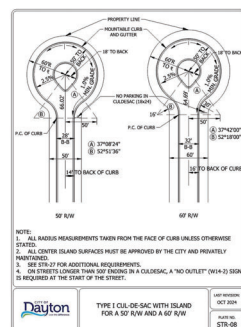
DATE	DESCRIPTION
08/11/2011	ISSUED FOR PERMIT

REVISION SUMMARY

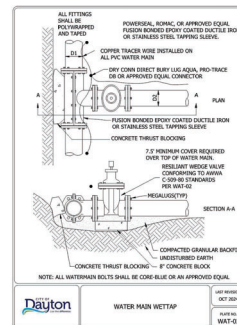
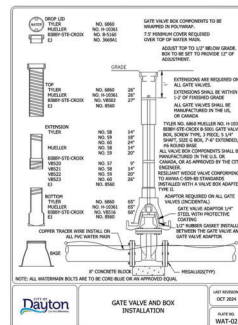
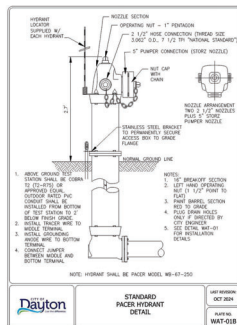
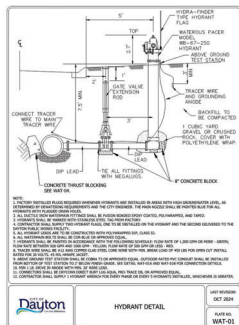
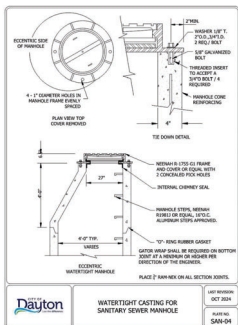
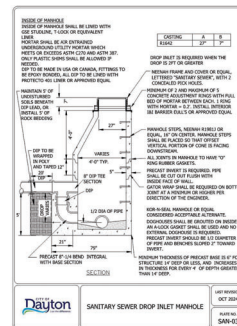
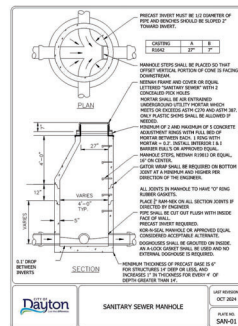
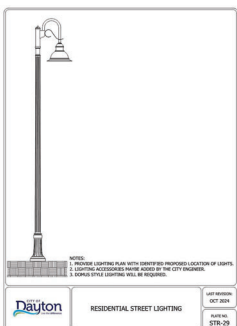
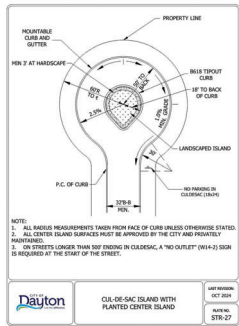
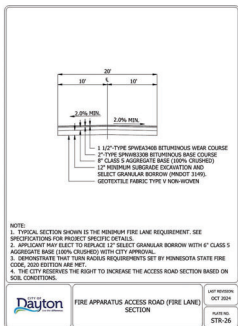
DATE	DESCRIPTION
08/11/2011	ISSUED FOR PERMIT

UTILITY PROFILES -
STORM - L1.B

C5.15



4 ACCESSIBLE PARKING PAVEMENT MARKING



CivilSite
1000 Commercial Avenue
Golden Valley, MN 55427
info@civilsite.com 612-415-0244

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55339
WME REAL ESTATE HOLDINGS

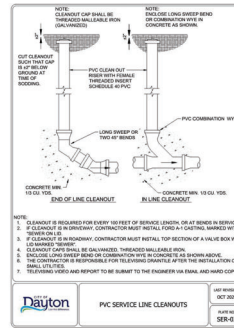
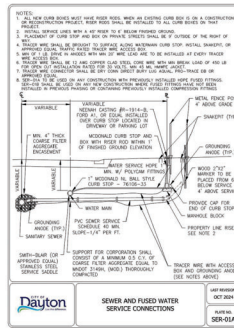
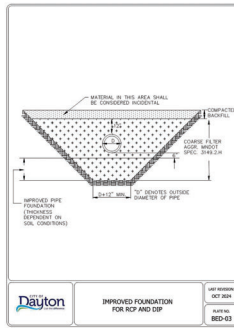
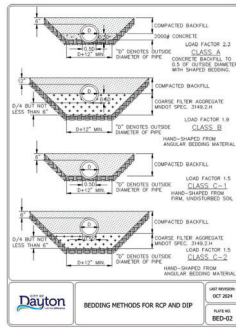
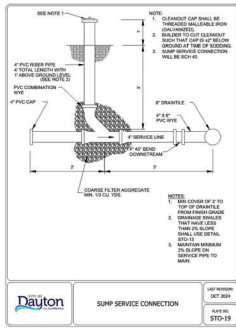
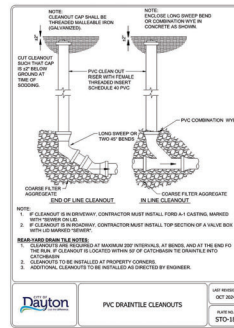
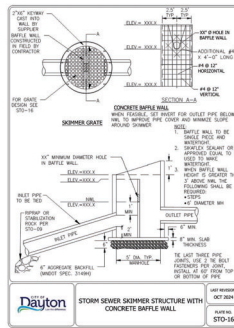
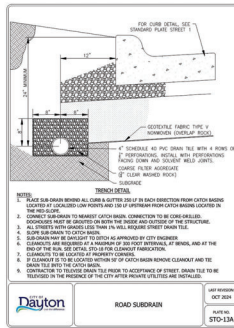
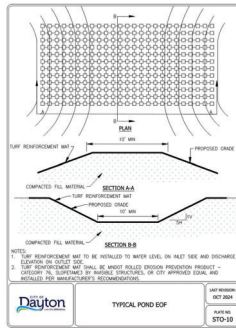
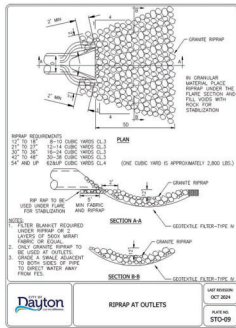
ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
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10/24/24	ISSUE 99: SUBMITTAL
10/24/24	ISSUE 100: SUBMITTAL

CIVIL DETAILS

C6.1

[illegible]



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Engineering & Construction Professionals
5000 Glenview Avenue
Glenview, IL 60025
630.420.0000

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

THE PARKWAY NEIGHBORHOOD
DAYTON, ILL 62535

WME REAL ESTATE HOLDINGS

ISSUE SUBMITTAL SUMMARY

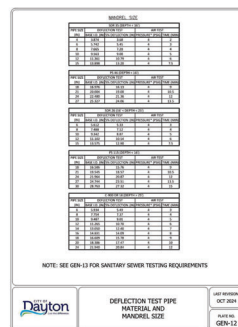
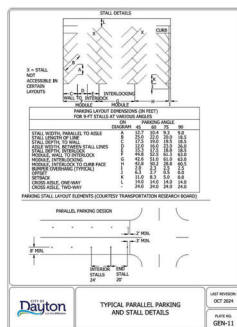
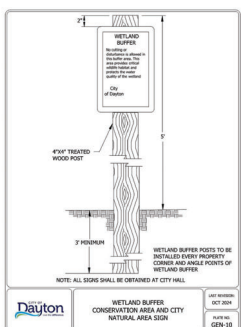
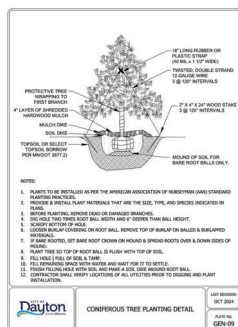
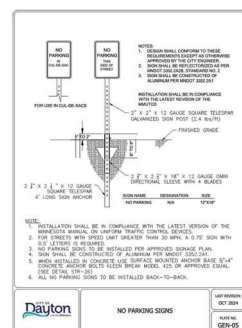
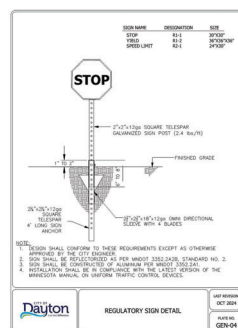
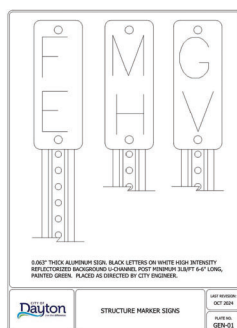
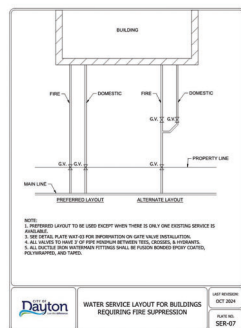
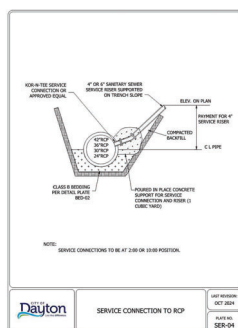
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10/2/2024	ISSUE SUBMITTAL SUMMARY

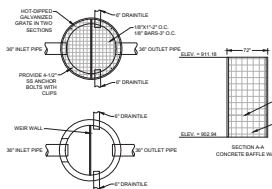
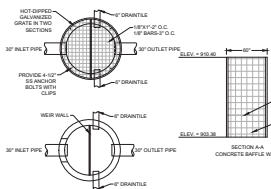
REVISION SUMMARY

DATE	DESCRIPTION
10/2/2024	REVISION SUMMARY

CIVIL DETAILS

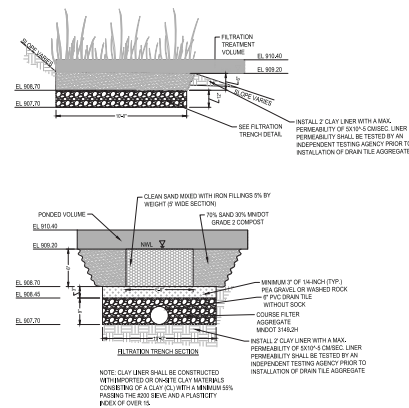
C6.3



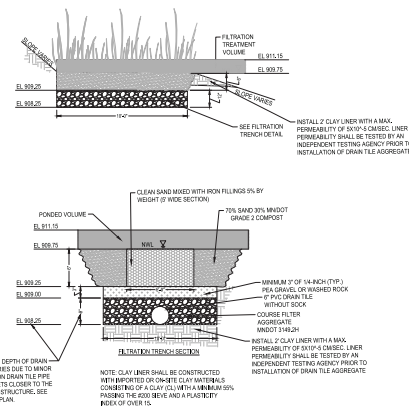


1 CONCRETE OUTLET STRUCTURE - OS 2
N T S

2 CONCRETE OUTLET STRUCTURE - OS 42
N T S



1 POND/FILTRATION BASIN-1A-1
N T S



2 POND/FILTRATION BASIN-1A-2
N T S

1000 Engineering Center Drive, Suite 100
Dayton, OH 45424
937.233.0000

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

THE PARKWAY NEIGHBORHOOD
DAYTON, OH 45408

WME REAL ESTATE HOLDINGS
1380 E. 12th St., Dayton, OH 45402

ISSUED FOR THE PROJECT

PROJECT NO. 2020-001

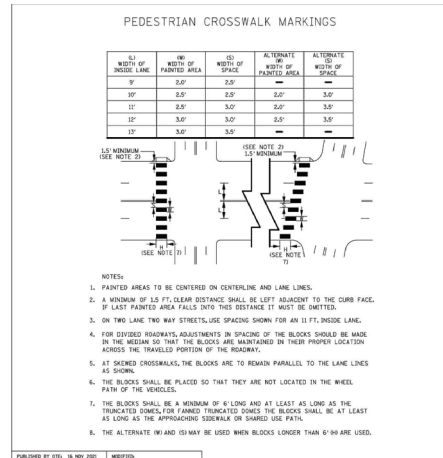
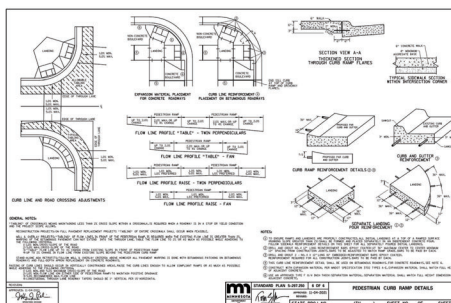
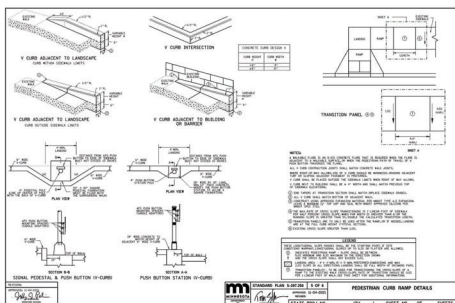
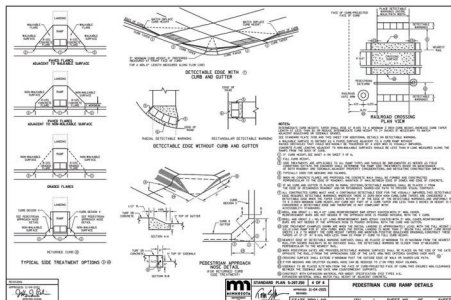
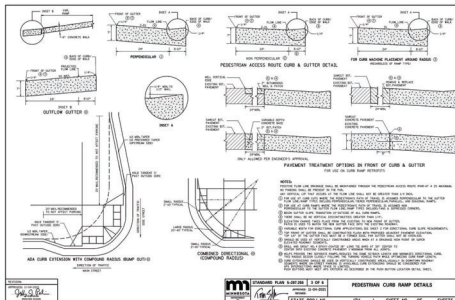
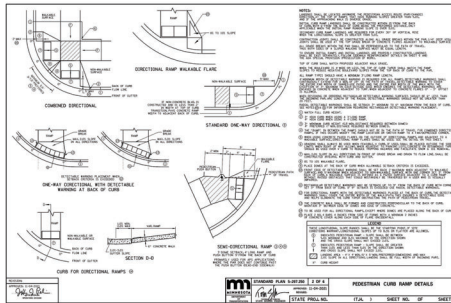
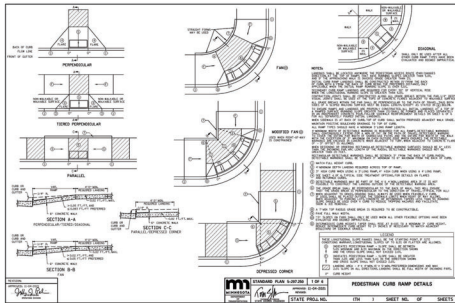
DATE: 01/15/2020

REVISION SUMMARY

DATE	DESCRIPTION
01/15/2020	ISSUED FOR THE PROJECT

CIVIL DETAILS

C6.5



100 Engineering Center
 Dayton, OH 45424
 937.233.0000

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

THE PARKWAY NEIGHBORHOOD
 DAYTON, OH 45389

WME REAL ESTATE HOLDINGS
 1380 S. B. ROAD, DAYTON, OH 45424

ISSUES/SUBMITTAL SUMMARY

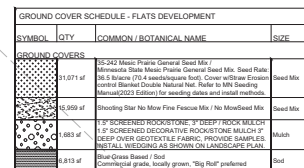
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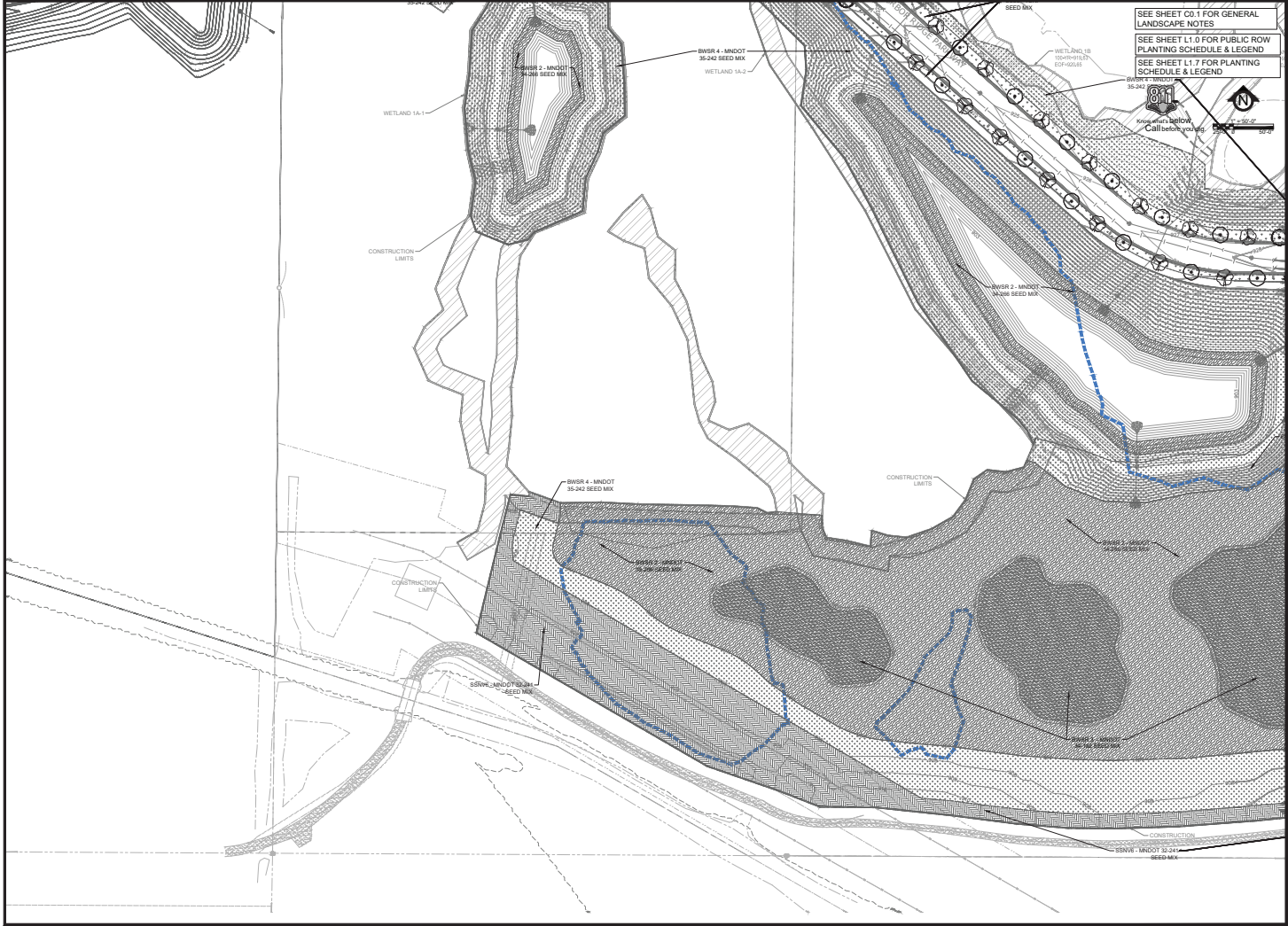
CIVIL DETAILS

C6.6



NBS = National Bureau of Standards

SEE SHEET C0.1 FOR GENERAL
LANDSCAPE NOTES



SEE SHEET C0.1 FOR GENERAL
LANDSCAPE NOTES
SEE SHEET L1.0 FOR PUBLIC ROW
PLANTING SCHEDULE & LEGEND
SEE SHEET L1.7 FOR PLANTING
SCHEDULE & LEGEND

CivilSite
Civil Engineering & Surveying
3000 Glenhurst Avenue
Glenview, IL 60025
630.420.0000
civilsite.com

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55339
WME REAL ESTATE HOLDINGS
10000 13TH AVE S, SUITE 200, DAYTON, MN 55339

DESIGNED BY: [Signature]
DATE: 10/20/2020
PROJECT: [Signature]
DATE: 10/20/2020

ISSUE/SUBMITAL SUMMARY	
DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION

LANDSCAPE PLAN - SW
L1.3

PLANT SCHEDULE - ROAD & WETLAND						
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
DECIDUOUS TREES						
	AP	50	Pinkaton Gold Norway Maple / <i>Acer platanoides</i> 'Pinkaton Gold'	2.5' CAL BAB	NATIVE CULTIVAR	N
	AD	52	Autumn Red Maple / <i>Acer rubrum</i> 'Autumn Red'	2.5' CAL BAB	NATIVE CULTIVAR	N

SEEDING NOTES:

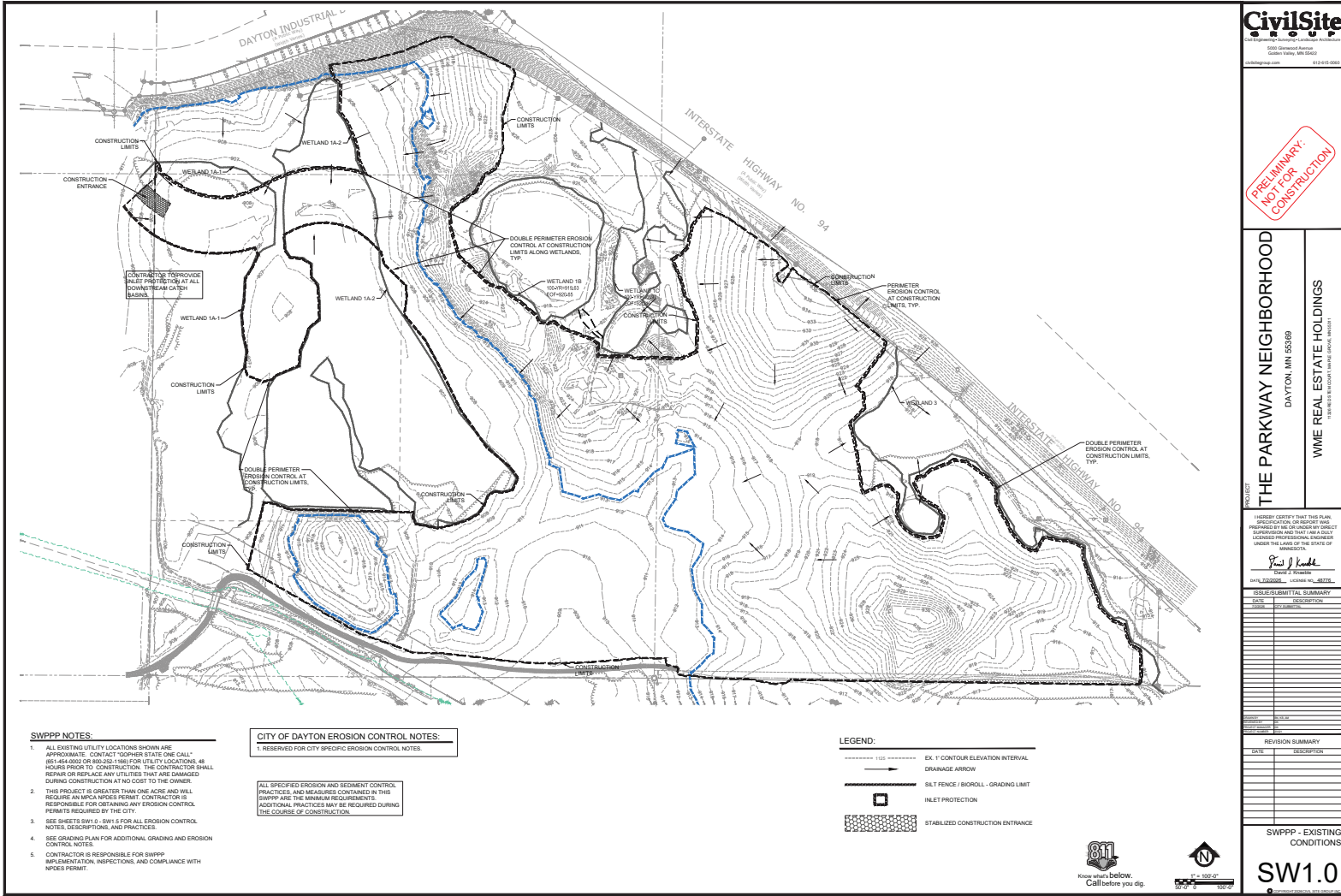
1. SEED MIXES SHALL BE ACQUIRED FROM REPUTABLE NATIVE SEED SUPPLIER(S).
2. SUBSTITUTIONS OF SEED MIXES OR SEED MIX COMPONENTS MUST BE CONSISTENT WITH the MNDOT STATE SEED MIX ACCEPTABLE SUBSTITUTION TABLE PDF AVAILABLE AT <https://www.mndot.gov/Portals/0/Files/2019-01-Seed-Mix-Acceptable-Substitution-Table.pdf> AND THE SUBSTITUTION PROCESS IN SECTION 5 (VEGETATION ESTABLISHMENT) OF THE MINNESOTA BOARD OF WATER AND SOIL RESOURCES WETLAND RESTORATION GUIDE, AVAILABLE AT https://www.state.mn.us/dnr/wetlands/files/2019-01/Sec5_03_02_2014-VegEstablnment.pdf
3. SUBSTITUTIONS OF SEED MIXES OR SEED MIX COMPONENTS MUST BE APPROVED BY THE

SEEDING METHODS

SEE SHEET C0.1 FOR GENERAL
LANDSCAPE NOTES

SEE SHEET L1.0 FOR PUBLIC ROW
PLANT SCHEDULE

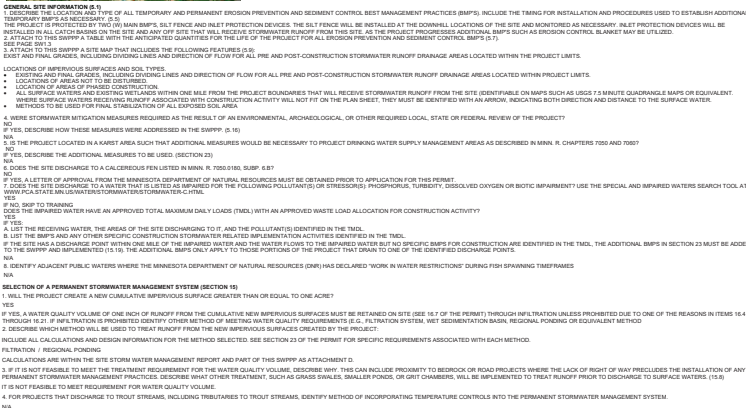
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SOILS INFORMATION

[illegible]

SITE LOCATION MAP

[illegible]

Dewatering and Basin Draining (Section 10.1)

1. WILL THE PROJECT INCLUDE DEWATERING OR BASIN DRAINING?

NO

IF YES, DESCRIBE MEASURES TO BE USED TO TREAT/DISPOSE OF TURBID OR SEDIMENT-LADEN WATER AND METHOD TO PREVENT EROSION OR SCOUR OF DISCHARGE POINTS (SEE 10.2 THROUGH 10.4 OF THE PERMIT)

NO

2. WILL THE PROJECT INCLUDE USE OF FILTERS FOR BACKWASH WATER?

NO

IF YES, DESCRIBE HOW FILTER BACKWASH WATER WILL BE MANAGED ON THE SITE OR PROPERLY DISPOSED (10.5)

3. DISCHARGE OR SEDIMENT CONTROLS FOR EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE TO A SPECIAL, WATERS, AND TEMPORARY SEDIMENT BASIN FOR AREAS THAT ARE MORE ACROSS DISTURBED AT ONE TIME.

4. DISCHARGE THE UNDISTURBED SURFACE WATER TO BE USED NOT LESS THAN 10 LINEAR FEET FROM THE SPECIAL WATER.

5. DISCHARGE HOW THE PERMANENT SURFACE MANAGEMENT SYSTEM WILL ENSURE THAT THE PEAK AND POST-PROJECT RUNOFF RATE AND VOLUME FROM THE 1- AND 2-PEAK 24-HOUR PRECIPITATION

NA
E. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL MINIMIZE ANY INCREASE IN THE TEMPERATURE OF TROUT STREAM RECEIVING WATERS RESULTING IN THE 1- AND 2-YEAR 24-CFS OR FLOOD PROTECTION DESIGN.
NA
F. WETLANDS. DOES YOUR PROJECT DISCHARGE STORMWATER WITH THE POTENTIAL FOR SIGNIFICANT ADVERSE IMPACTS TO A WETLAND (E.G., CONVERSION OF A NATURAL WETLAND TO A STORMWATER POND)?
NO
IF YES, DESCRIBE THE WETLAND MITIGATION SEQUENCE THAT WILL BE FOLLOWED IN ACCORDANCE WITH SECTION 22 OF THE PERMIT.

[illegible]

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

bioRxiv preprint doi: <https://doi.org/10.1101/2019.05.20.256400>; this version posted May 20, 2019. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

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ATTACHMENT B: SWPPP INSPECTION FORM

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

FACILITY INFORMATION

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

INSPECTION INFORMATION

INSPECTOR NAME: _____ PHONE NUMBER: _____
ORGANIZATION/COMPANY NAME: _____
DATE (MM/DD/YYYY): _____ TIME: _____ AM / PM _____ Y N
IS THE INSPECTOR CERTIFIED IN SEDIMENT AND EROSION CONTROL AND IS IT DOCUMENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)? ☐ ☐
IS THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT? ☐ ☐
7 DAY ☐ RAIN ☐

RAINFALL AMOUNT (IF APPLICABLE): _____ Y N
IS SITE WITHIN ONE MILE OF SPECIAL OR SHARPER WATER THAT CAN POTENTIALLY RECEIVE DISCHARGE FROM THE SITE? ☐ ☐
IF YES, FOLLOW SECTION 3 AND OTHER APPLICABLE PERMIT REQUIREMENTS

NOTE: IF NA IS SELECTED AT ANY TIME, SPECIFY WHY IN THE COMMENT AREA FOR THAT SECTION.

EROSION CONTROL REQUIREMENT (SECTION 8.1)

	Y	N	NA
1. ARE SOILS STABILIZED WHERE NO CONSTRUCTION ACTIVITY HAS OCCURRED FOR 14 DAYS (INCLUDING STOCKPILES)? (7 DAYS WHERE APPLICABLE, OR 24 HOURS DURING MINNESOTA DEPARTMENT OF NATURAL RESOURCES (DNR) HIGH SPRINKLING RESTRICTIONS)	☐	☐	☐
2. HAVE THE SLOES BEEN STABILIZED WITH EROSION CONTROL MEASURES?	☐	☐	☐
3. IF THE SLOES ARE STABILIZED, ARE EROSION CONTROL MEASURES DESIGNED FOR THE SLOES USED?	☐	☐	☐
4. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED 200 FEET FROM POINT OF DISCHARGE OR PROPERTY EDGE WITHIN 24 HOURS (EVALUATE HYDROLOGICAL, TACKLING, OR SIMILAR BEST MANAGEMENT PRACTICES (BMPs) ARE NOT ACCEPTABLE IN DISCHARGE AREAS)	☐	☐	☐
5. IF THE SLOES ARE GREATER THAN 10 FEET, APPROPRIATE BMPs MUST BE INSTALLED PROTECTING THE SLOES/TOE	☐	☐	☐
6. IS THERE AN EROSION CONTROL ENERGY DISSIPATION WITHIN 10 FEET OF CONNECTION?	☐	☐	☐
7. TO CONSTRUCTIVE MANAGEMENT BEING FOLLOWED IN ACCORDANCE WITH THE SWPPP	☐	☐	☐
8. ARE AREAS NOT TO BE DISTURBED MARKED OFF (E.G., SIGNS, ETC.)	☐	☐	☐

COMMENTS:

SEDIMENT CONTROL REQUIREMENTS (SECTION 8.1)

	Y	N	NA
1. ARE PERIMETER SEDIMENT CONTROLS INSTALLED PROPERLY ON ALL DOWN GRADIENT PERIMETERS?	☐	☐	☐
2. ARE APPROPRIATE BMPs INSTALLED PROTECTING INLETS, CATCH BASINS, AND COLLECTOR INLETS?	☐	☐	☐
3. IS THERE A TEMPORARY SEDIMENT CONTROL SYSTEM IN PLACE TO PREVENT EROSION AND SEDIMENTATION?	☐	☐	☐
4. IF YES, HAVE REDUNDANT SEDIMENT CONTROLS BEEN INSTALLED?	☐	☐	☐
5. IF YES, HAVE REDUNDANT SEDIMENT CONTROLS BEEN MAINTAINED?	☐	☐	☐
6. IS THERE A TEMPORARY SEDIMENT BASIN ON SITE AND IS IT SIZED AS REQUIRED IN SECTION 12 OF THE PERMIT?	☐	☐	☐
7. IS THE COMPACTION BEING MAINTAINED WITHIN 10 FEET OF CONNECTION?	☐	☐	☐
8. IS THERE A TEMPORARY SEDIMENT BASIN ON SITE AND IS IT SIZED AS REQUIRED IN SECTION 12 OF THE PERMIT?	☐	☐	☐
9. IS THERE A TEMPORARY SEDIMENT BASIN ON SITE AND IS IT SIZED AS REQUIRED IN SECTION 12 OF THE PERMIT?	☐	☐	☐

COMMENTS:

MAINTENANCE AND INSPECTIONS (SECTION 11)

	Y	N	NA
1. ARE ALL PREVIOUSLY STABILIZED AREAS MAINTAINING GROUND COVER?	☐	☐	☐
2. ARE PERIMETER CONTROLS MAINTAINED AND FUNCTIONING PROPERLY? SEDIMENT REMOVED WHEN ONE-KILO FULLY	☐	☐	☐
3. ARE BEST PRACTICES DEVICES MAINTAINED AND ADEQUATELY PROTECTING INLETS?	☐	☐	☐
4. ARE THE TEMPORARY SEDIMENT BASINS MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐
5. ARE EROSION PROTECTING BARS AT SITE EROSION IN PLACE AND MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐
6. IS THERE A TEMPORARY SEDIMENT BASIN ON SITE AND IS IT SIZED AS REQUIRED IN SECTION 12 OF THE PERMIT?	☐	☐	☐
7. IS THERE A TEMPORARY SEDIMENT BASIN ON SITE AND IS IT SIZED AS REQUIRED IN SECTION 12 OF THE PERMIT?	☐	☐	☐
8. IS THERE A TEMPORARY SEDIMENT BASIN ON SITE AND IS IT SIZED AS REQUIRED IN SECTION 12 OF THE PERMIT?	☐	☐	☐
9. IS THERE A TEMPORARY SEDIMENT BASIN ON SITE AND IS IT SIZED AS REQUIRED IN SECTION 12 OF THE PERMIT?	☐	☐	☐

IF YES, RECORD THE LOCATION OF ALL POINTS OF DISCHARGE, PHOTOGRAPH AND DESCRIBE THE DISCHARGE (SEE COLOR, DODGE, FORM, OR SHEET, TIME, ETC.).
DESCRIBE HOW THE DISCHARGE WILL BE ADDRESSED, WAS THE DISCHARGE A SEDIMENT DELTA? IF YES, WILL THE DELTA BE RECOVERED WITHIN SEVEN DAYS AND
IN ACCORDANCE WITH ITEM 11.5 OF THE PERMIT?

COMMENTS:

POLLUTION PREVENTION (SECTION 13)

	Y	N	NA
1. ARE ALL CONSTRUCTION MATERIALS THAT CAN LEACH POLLUTANTS UNDER COVER OR PROTECTED?	☐	☐	☐
2. ARE OILSPILLS MATERIALS BEING PROPERLY STORED?	☐	☐	☐
3. ARE OILSPILLS MATERIALS BEING PROPERLY STORED?	☐	☐	☐
4. ARE OILSPILLS MATERIALS BEING PROPERLY STORED?	☐	☐	☐
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7. ARE OILSPILLS MATERIALS BEING PROPERLY STORED?	☐	☐	☐
8. ARE OILSPILLS MATERIALS BEING PROPERLY STORED?	☐	☐	☐
9. ARE OILSPILLS MATERIALS BEING PROPERLY STORED?	☐	☐	☐

COMMENTS:

OTHER

	Y	N	NA
1. IS A COPY OF THE SWPPP, INSPECTION RECORDS, AND TRAINING DOCUMENTATION LOCATED ON THE CONSTRUCTION	☐	☐	☐
2. IS A COPY OF THE SWPPP, INSPECTION RECORDS, AND TRAINING DOCUMENTATION LOCATED ON THE CONSTRUCTION	☐	☐	☐
3. HAS THE SWPPP BEEN FOLLOWED AND MAINTAINED ON SITE AND AMENDMENTS AS NEEDED?	☐	☐	☐
4. IS ANY EROSION OCCURRING ON SITE?	☐	☐	☐

IF YES, WHAT BARS ARE BEING USED TO ENSURE THAT CLEAN WATER IS LEAVING THE SITE AND THE DISCHARGE IS NOT
CAUSING EROSION OR SLOPE?

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

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

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

7. PROPOSED AMENDMENTS TO THE SWPPP:	☐	☐	☐
--------------------------------------	--------------------------	--------------------------	--------------------------

8. POTENTIAL AREAS OF FUTURE CONCERN:	☐	☐	☐
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9. ADDITIONAL COMMENTS:	☐	☐	☐
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DISCLOSURES

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

ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM

ATTACHMENT C - ABOVE-GROUND
FACILITY MANAGEMENT SCHEDULE

- ALL STORMWATER RETENTION, DETENTION AND TREATMENT BASINS MUST BE INSPECTED AT LEAST ONCE A YEAR TO
DETERMINE THAT BASIN RETENTION AND TREATMENT CHARACTERISTICS ARE ADEQUATE. A STORAGE TREATMENT BASIN
WILL BE CONSIDERED INADEQUATE IF SEDIMENT HAS DECREASED THE NET STORAGE VOLUME BY 25 PERCENT OR DRY
STORAGE VOLUME BY 25 PERCENT OF ITS ORIGINAL DESIGN VOLUME. BASED ON THIS INSPECTION, IF A STORMWATER BASIN
REQUIRES SEDIMENT CLEANOUT, THE BASIN WILL BE RESTORED TO ITS ORIGINAL DESIGN CONTOURS AND VEGETATED
STATE WITHIN ONE YEAR OF THE INSPECTION DATE.
- ALL OUTLET STRUCTURES, CALVERTS, OUTLET STRUCTURES AND OTHER STORMWATER FACILITIES FOR WHICH
MAINTENANCE REQUIREMENTS ARE NOT OTHERWISE SPECIFIED HEREIN MUST BE INSPECTED IN THE SPRING, SUMMER AND
FALL OF EACH YEAR, WITHIN 30 DAYS OF THE INSPECTION DATE. ALL ACCUMULATED SEDIMENT AND DEBRIS MUST BE
REMOVED SUCH THAT EACH STORMWATER FACILITY OPERATES AS DESIGNED AND PERMITTED. CONTRIBUTING DRAINAGE
AREAS MUST BE KEPT CLEAR OF LITTER AND VEGETATIVE DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS KEPT CLEAR,
INLET AREAS KEPT CLEAN, AND UNDESIRABLE VEGETATION REMOVED. EROSION IMPAIRING THE FUNCTION OR INTEGRITY OF
THE FACILITIES, IF ANY, WILL BE CORRECTED, AND ANY STRUCTURAL DAMAGE IMPAIRING OR THREATENING TO IMPAIR THE
FUNCTION OF THE FACILITIES MUST BE REPAIRED.
- VOLUME CONTROL FACILITIES AND CONTRIBUTING DRAINAGE AREAS MUST BE INSPECTED EVERY THREE MONTHS DURING
THE OPERATIONAL PERIOD BETWEEN SPRING SHOWEET AND FIRST SUBSTANTIAL SNOWFALL AND MONITORED AFTER
RAINFALL EVENTS OF 1 INCH OR MORE TO ENSURE THAT THE CONTRIBUTING DRAINAGE AREA IS CLEAR OF LITTER AND
DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS ARE CLEAR, INLET AREAS ARE CLEAN, UNDESIRABLE VEGETATION IS
REMOVED AND THERE IS NO EROSION IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF A FACILITY. IF SEDIMENT
HAS ACCUMULATED IN A INFILTRATION FEATURE, WITHIN 30 DAYS OF INSPECTION DEPOSITED SEDIMENTS MUST BE
REMOVED, THE INFILTRATION CAPACITY OF THE UNDERLYING SOILS MUST BE RESTORED, AND ANY SURFACE DISTURBANCE
MUST BE STABILIZED. INSPECTION MUST ENSURE THAT SEDIMENT TRAPS AND FOREBAYS ARE TRAPPING SEDIMENT AND
THAT MORE THAN 80 PERCENT OF THE STORAGE VOLUME REMAINS. THE CONTRIBUTING DRAINAGE AREA IS STABLE (I.E., NO
EROSION IS OBSERVED), AND INLET AND OUTLET TO/FROM SPILLWAYS ARE IN GOOD CONDITION WITH NO EROSION.
MAINTENANCE TECHNIQUES USED MUST PROTECT THE INFILTRATION CAPACITY OF THE PRACTICE BY LIMITING SOIL
COMPACTION TO THE GREATEST EXTENT POSSIBLE (E.G., BY USING LOW-IMPACT EARTH-MOVING EQUIPMENT).

CivilSite
100 Engineering - Consulting - Landmark Architects
1000 Grandview Avenue
Golden Valley, MN 55422
612-635-0000
civilsite.com

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55389
WME REAL ESTATE HOLDINGS
13875 13TH AVE, SUITE 100, DAYTON, MN 55389

ISSUED BY: CIVIL SITE
DATE: 10/1/2024
REVISION SUMMARY

DATE: 10/1/2024
DESCRIPTION: SW1.5

DATE: 10/1/2024
DESCRIPTION: SW1.5

DATE: 10/1/2024
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DATE: 10/1/2024
DESCRIPTION: SW1.5

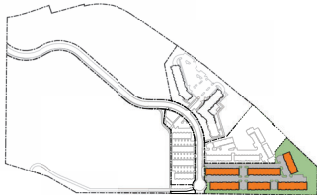
DATE: 10/1/2024
DESCRIPTION: SW1.5

THE PARKWAY NEIGHBORHOOD - FLATS

07/01/2026



Dayton, Minnesota



LOT 8A - THE FLATS
6.53 Acres
176 Apartment Units

PARKING SUMMARY FOR THE FLATS	
(EACH APARTMENT HAS A GARAGE PARKING STALL, EXCEPT FOR STUDIOS WHICH HAVE A DEDICATED SITE PARKING STALL)	
165 Resident Garage Stalls	
3 Resident Garage Stalls ADA	
181 Resident Site Parking Stalls	
4 Resident Site Parking Stalls ADA	
38 Guest parking Site Stalls	
3 Guest Parking Site Stalls ADA	
394 TOTAL PARKINGS STALLS (2.24 Stalls/unit)	



- 1 New Roadway Right-Of-Way**
(3.00 acres)
- 2 Future Retail Site**
(2.54 acres)
- 3 Regional Trail Right-of-Way**
(1.50 acres)
- 4 High Density Residential and/or Hospitality**
(6.38 acres)
- 5 Existing Wetland and Natural Area**
(6.08 acres)
- 6 Project 1: Parkway Apartments**
(5.81 acres)
- 7 Existing Wetland Area**
(3.26 acres)
- 8a Phase II: The Flats**
(6.53 acres)
- 8b Phase II: The Cove**
(4.46 acres)
- 8c Phase II: Townhomes and Clubhouse**
(3.05 acres)
- 9 Floodplain Mitigation Area/Park Land**
(13.17 acres)
- 10 Existing Wetland and New Stormwater Area**
(13.53 acres)

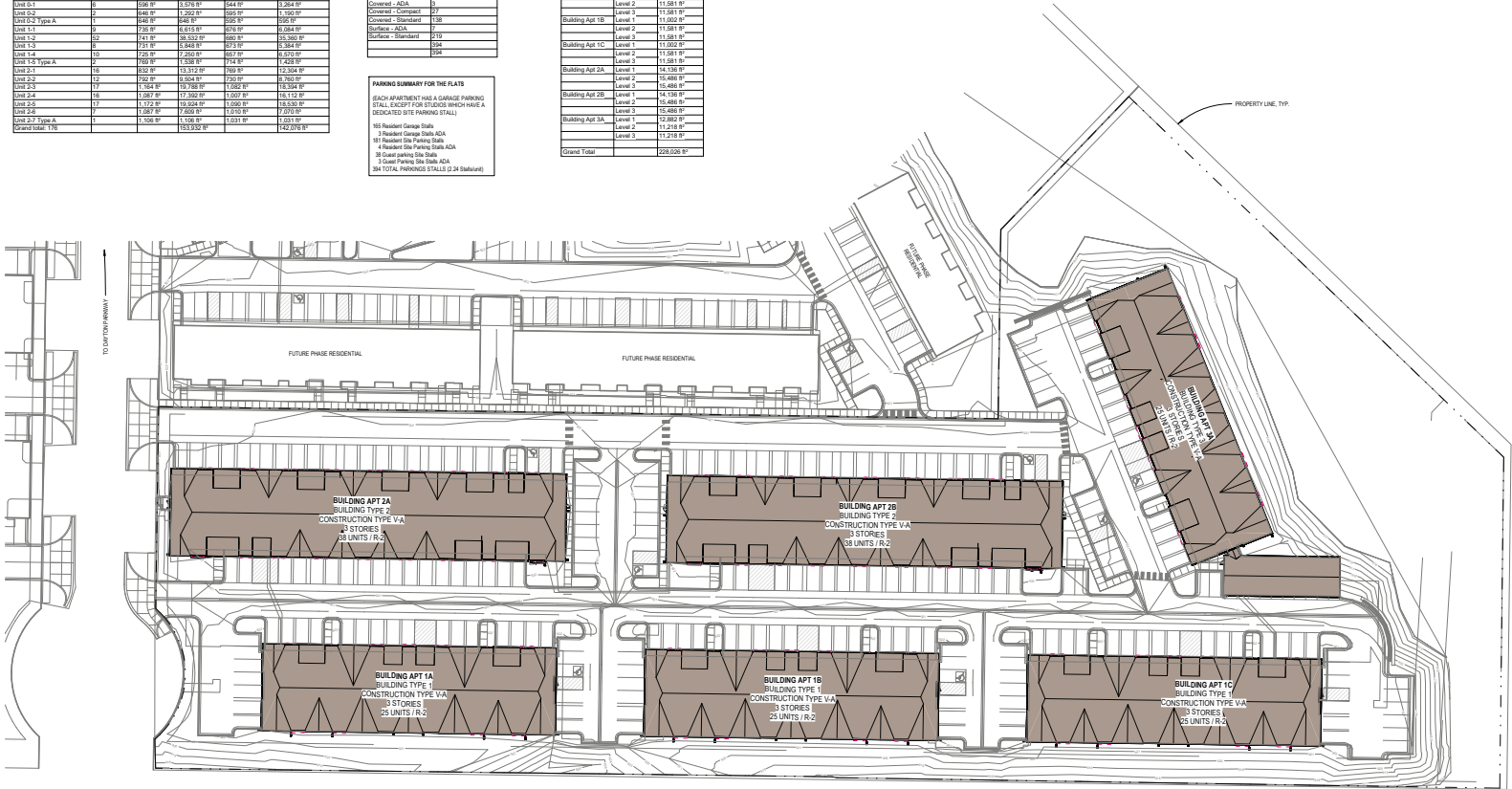
SD Site Plan Drawing
1" = 100'-0"

Residential Unit Mix					
Type	Count	Gross Area	Total Gross	Net Area	Total Net
Unit 0-1	3	1,080 SF	3,240 SF	1,444 SF	1,264 SF
Unit 0-2	2	840 SF	1,680 SF	1,055 SF	1,055 SF
Unit 0-2 Type A	1	840 SF	840 SF	557 SF	557 SF
Unit 1-1	8	1,120 SF	8,960 SF	4,160 SF	3,728 SF
Unit 1-2	12	1,411 SF	16,932 SF	8,885 SF	8,056 SF
Unit 1-3	8	1,120 SF	8,960 SF	4,160 SF	3,728 SF
Unit 1-4	10	1,225 SF	12,250 SF	6,877 SF	6,250 SF
Unit 1-5 Type A	2	852 SF	1,704 SF	1,142 SF	1,142 SF
Unit 2-1	10	852 SF	8,520 SF	4,760 SF	4,300 SF
Unit 2-2	10	1,160 SF	11,600 SF	6,400 SF	5,840 SF
Unit 2-3	10	1,160 SF	11,600 SF	6,400 SF	5,840 SF
Unit 2-4	10	1,160 SF	11,600 SF	6,400 SF	5,840 SF
Unit 2-5	10	1,160 SF	11,600 SF	6,400 SF	5,840 SF
Unit 2-6	10	1,160 SF	11,600 SF	6,400 SF	5,840 SF
Unit 2-7 Type A	1	1,160 SF	1,160 SF	760 SF	760 SF
Grand Total TYP			153,932 SF	81,001 SF	74,285 SF

Parking Schedule	
Type	Count
Covered - ADA	3
Covered - Commuter	20
Covered - Standard	138
Surface - ADA	4
Surface - Standard	219
Site	204

PARKING SUMMARY FOR THE FLATS
EACH APARTMENT HAS A GARAGE PARKING STALL, EXCEPT FOR STUDIOS WHICH HAVE A DEDICATED SITE PARKING STALL.
60 Resident Garage Stalls
10 Resident Garage Stalls ADA
4 Resident Site Parking Stalls ADA
10 Guest Parking Site Stalls ADA
94 TOTAL PARKING STALLS (2.24 Spaces)

Gross Building Areas		
Building	Level	Area
Building Apt 1A	Level 1	11,002 SF
	Level 2	11,002 SF
	Level 3	11,002 SF
Building Apt 1B	Level 1	11,002 SF
	Level 2	11,002 SF
	Level 3	11,002 SF
Building Apt 1C	Level 1	11,002 SF
	Level 2	11,002 SF
	Level 3	11,002 SF
Building Apt 2A	Level 1	14,138 SF
	Level 2	14,138 SF
	Level 3	14,138 SF
Building Apt 2B	Level 1	14,138 SF
	Level 2	14,138 SF
	Level 3	14,138 SF
Building Apt 3A	Level 1	11,002 SF
	Level 2	11,002 SF
	Level 3	11,002 SF
Grand Total		228,028 SF



1 Site Plan - The Flats

1/32" = 1'-0"

SITE PLAN - THE FLATS

THE PARKWAY NEIGHBORHOOD - FLATS



- Color Scheme Legend
- 0 BR (Studio)
 - 1 BR
 - 2BR
 - Building Services
 - Circulation
 - Parking

OVERALL PLAN - GROUND FLOOR
1/32" = 1'-0"

FLOOR PLANS - LEVEL 1 - THE FLATS

THE PARKWAY NEIGHBORHOOD - FLATS

Color Scheme Legend

- 0 BR (Blue)
- 1 BR
- 1 BR + Den
- 2BR
- Building Services
- Circulation



① OVERALL PLAN - TYP. LEVELS 2 AND 3
1/32" = 1'-0"



① Building Type 1 - 25 Units - North Elevation
3/32" = 1'-0"



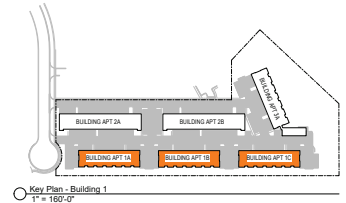
② Building Type 1 - 25 Units - East Elevation
3/32" = 1'-0"



③ Building Type 1 - 25 Units - West Elevation
3/32" = 1'-0"



④ Building Type 1 - 25 Units - South Elevation
3/32" = 1'-0"



EXTERIOR MATERIALS

Material Mark	Description
3.1	Cast-in-Place Concrete Foundation - Pigmented (Dark Charcoal Gray)
3.2	Cast-in-Place Concrete Patio with Aluminum Railing
4.1	3" Adhered Stone Veneer (Charcoal)
5.1	Aluminum Balcony
7.1	Cement Fiber Board - Lap Siding (Color 1 - Charcoal)
7.2	Cement Fiber Board and Batens Vertical Siding (Color 2 - White)
7.3	Cement Fiber Board Wood-Tone Lap Siding - Light (Color 3)
7.4	Cement Fiber Board - Trim (Color 1 - Charcoal)
7.5	Asphalt Shingles
7.6	Manufactured Metal Roof Outlets and Downspouts - Charcoal Gray



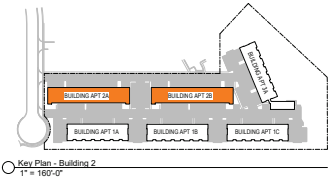
① Building Type 2 - 38 Units - North Elevation
3/32" = 1'-0"



② Building Type 2 - 38 Units - East Elevation
3/32" = 1'-0"



③ Building Type 2 - 38 Units - West Elevation
3/32" = 1'-0"



○ Key Plan - Building 2
1" = 160'-0"

EXTERIOR MATERIALS

Material Mark	Description
3.1	Cast-in-Place Concrete Foundation - Pigmented (Dark Charcoal Gray)
3.2	Cast-in-Place Concrete Patio with Aluminum Railing
4.1	3" Adhered Stone Veneer (Charcoal)
5.1	Aluminum Balcony
7.1	Cement Fiber Board - Lap Siding (Color 1 - Charcoal)
7.2	Cement Fiber Board and Batten Vertical Siding (Color 2 - White)
7.3	Cement Fiber Board Wood-Tone Lap Siding - Light (Color 3)
7.4	Cement Fiber Board - Trim (Color 1 - Charcoal)
7.5	Asphalt Shingles
7.6	Manufactured Metal Roof Gutters and Downspouts - Charcoal Gray



④ Building Type 2 - 38 Units - South Elevation
3/32" = 1'-0"



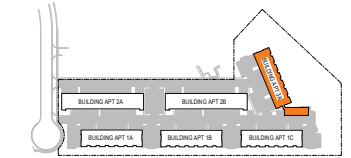
① Building Type 3 - 25 Units - West Elevation
3/32" = 1'-0"



② Building Type 3 - 25 Units - North Elevation
3/32" = 1'-0"



④ Building Type 3 - 25 Units - South Elevation
3/32" = 1'-0"



○ Key Plan - Building 3
1" = 160'-0"

EXTERIOR MATERIALS

Material Mark	Description
3.1	Cast-in-Place Concrete Foundation - Pigmented (Dark Charcoal Gray)
4.1	3" Adhural Stone Veneer (Charcoal)
5.1	Aluminum Balcony
7.1	Cement Fiber Board - Lap Siding (Color 1 - Charcoal)
7.2	Cement Fiber Board and Batens Vertical Siding (Color 2 - White)
7.3	Cement Fiber Board Wood-Tone Lap Siding - Light (Color 3)
7.4	Cement Fiber Board - Trim (Color 1 - Charcoal)
7.5	Asphalt Shingles
7.6	Manufactured Metal Roof Gutters and Downspouts - Charcoal Gray

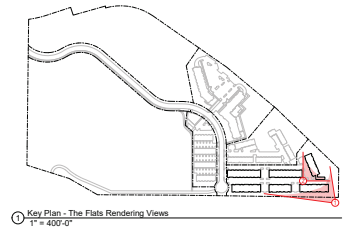


③ Building Type 3 - 25 Units - East Elevation
3/32" = 1'-0"

BLDG III - 25 UNITS - EXTERIOR ELEVATIONS THE PARKWAY NEIGHBORHOOD PHASE II - FLATS



1. FLATS FROM THE SOUTHEAST



2. FLATS FROM THE PARKING LOOP



ITEM:

PUBLIC HEARING: Resolution XX-2026, Amending the 2040 Comprehensive Plan related to the Ultimate Sewer Map, Southwest Dayton

APPLICANT/PRESENTERS:

Jon Sevald, Community Development Director
Jason Quisberg, City Engineer

PREPARED BY:

Jon Sevald, Community Development Director

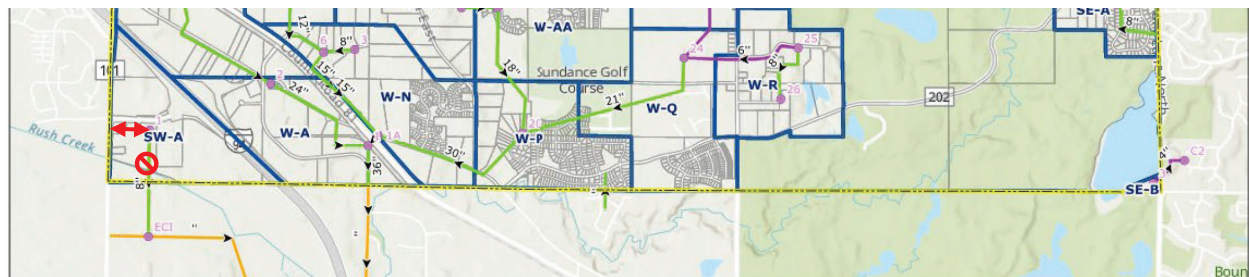
POLICY DECISION / ACTION TO BE CONSIDERED:

Motion to recommend Approval of an Amendment to the 2040 Comprehensive Plan, Figure 9.2.

BACKGROUND/OVERVIEW:

The 2040 Comprehensive Plan includes several chapters on various topics. Chapter 9 is Wastewater and includes Figure 9.2 Ultimate Sewer Map. This map divides the city into sewer districts, identifying Metcouncil sewer interceptors, and existing and proposed sewer mains.

In June, the Metcouncil notified the city that the area of the Ultimate Sewer Map serving southwest Dayton (SW-A) is incorrect and that an Amendment is needed. The map shows the sewer main accessing the Elm Creek Interceptor in Maple Grove, when it should show accessing the Metcouncil Interceptor in Rogers. The mapping error causes an error in Metcouncil's sewer metering and billing.



Legend

- Municipal_Boundary
- Subdistrict Boundary
- Point Designation
- MCES Interceptor
- Existing Forcemain
- Proposed City Sewer
- Proposed Forcemain
- Parcels

0 1,600 3,200 Feet
(At original document size of 11x17)
1:38,400



Project Location
Dayton, Hennepin Co., MN

Prepared by JCS on 2022-09-16

Client/Project
City of Dayton
Ultimate Trunk Sanitary Sewer

Proposed Amendment affects SW-A sewer district, from Maple Grove Interceptor to Metcouncil Interceptor in Rogers. The green line will go east-west, instead of north-south.

ANALYSIS

None.

CRITICAL ISSUES:

None.

LEVEL OF CITY DISCRETION IN DECISION MAKING

Action taken on the proposed Comprehensive Plan Amendment is **legislative** in nature; the City has broad discretion in making land use decisions based on the comprehensive plan and advancing the health, safety, and general welfare of the community. The basic question of the Comprehensive Plan Amendment is if it is consistent with the intent of the Comprehensive Plan.



ROLE OF THE PLANNING COMMISSION:

1. Recommend **Approval**.
2. Recommend **Denial**, with reasoning.
3. **Table** for more information (define what information is needed).

STAFF RECOMMENDATION:

Staff recommends Approval.

60/120 DAY RULE

	Complete Application	60-Days	120-Days
N/A			

A Public Hearing notice was published by THE PRESS on July 23, 2026 and mailed to property owners within ¼ mile of the project area.

RELATIONSHIP TO COUNCIL GOALS:

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Items
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	- Review housing type and lot size by %'s.	- Proportionate housing types available	A) Begin work on Comp Plan – Create Timeline for Completion
	Encourage healthy lifespan of both residential and commercial operations	- Total amount of Funding provided. - Number of rental available and where they are located.	- Maintain grant program - Manage number of rentals	B) Develop Rental Housing Ordinance C) Seek out businesses more often
	Healthy Commercial Sector with services and job growth	- Net difference of businesses movement including their employment	- Maintain a positive difference in business movement	D) Work with EDA to find niche businesses that are not in surrounding communities E) Complete Lage Area Plan – Breakdown of Comp Pan Decades F) Require Parking Code Requirements

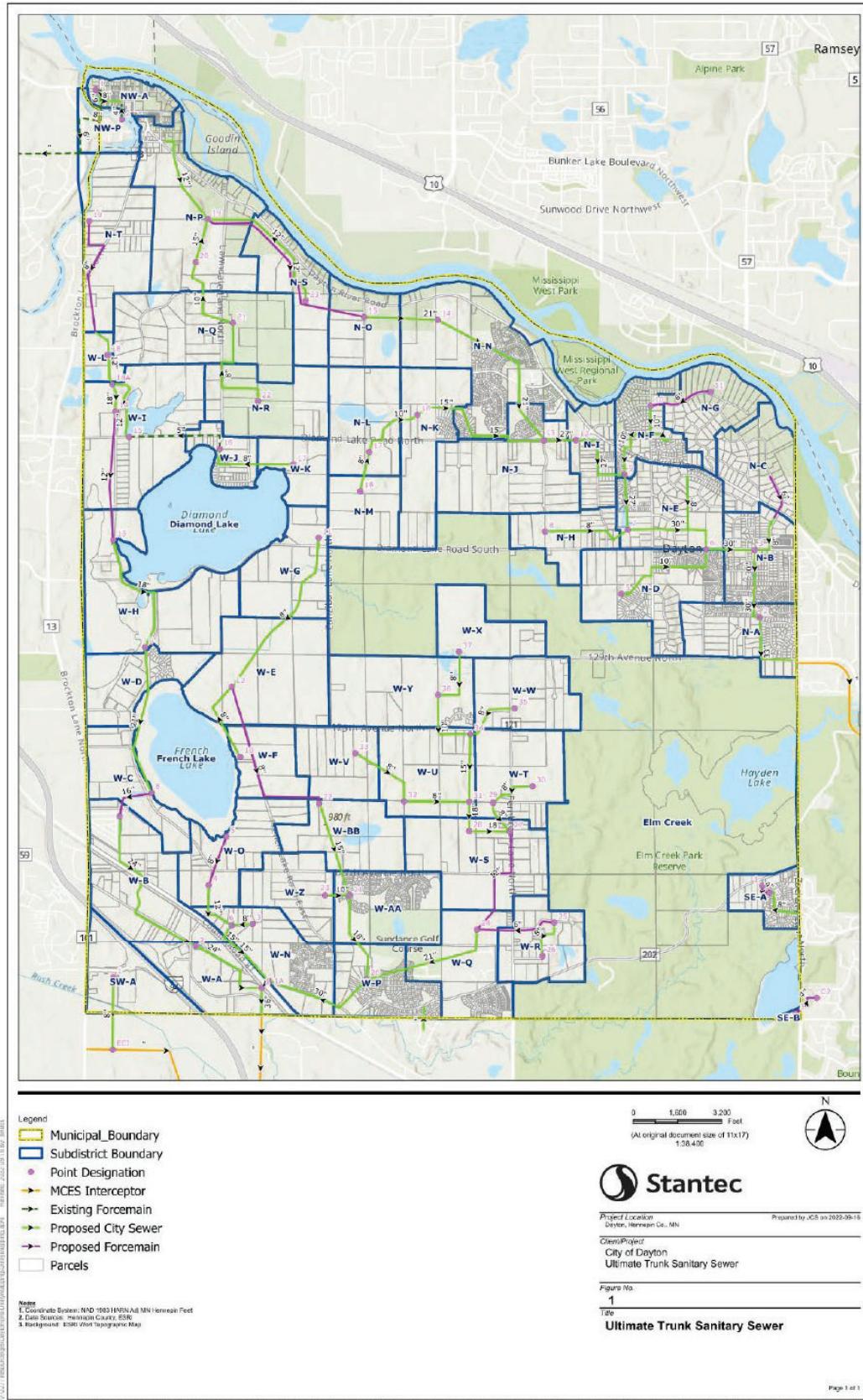
BUDGET IMPACT

N/A

ATTACHMENT(S):

2040 Comprehensive Plan Figure 9.2
Public Hearing Notice map

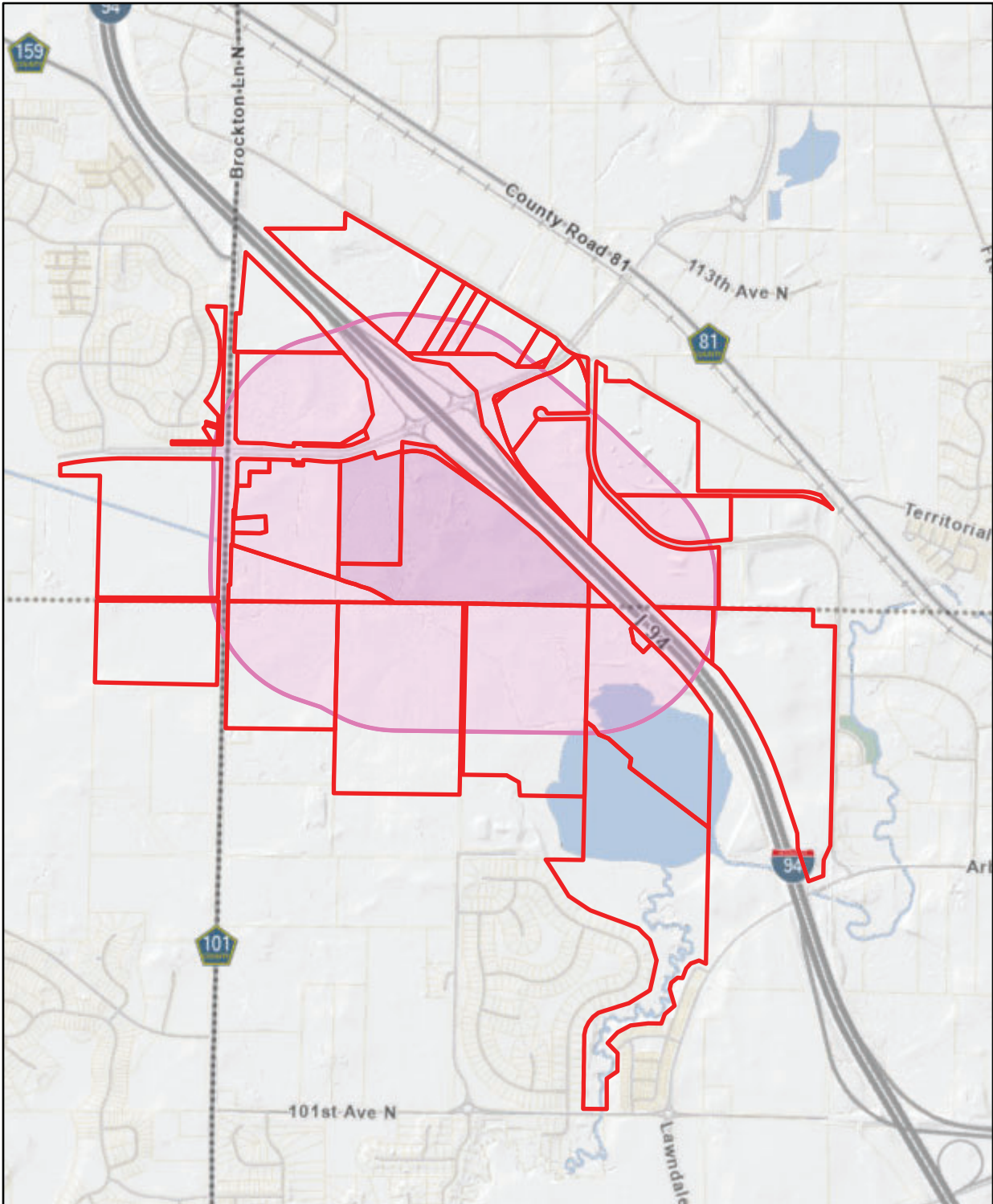
Figure 9.2 Ultimate Sewer Map





Hennepin County Locate & Notify Map

Date: 7/16/2026



Buffer Size: 1320

Map Comments:

0 385770 1,540 Feet
|-----|

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

For more information, contact Hennepin County GIS Office
300 6th Street South, Minneapolis, MN 55487 / gis.info@hennepin.us

ITEM:

PUBLIC HEARING: Resolution XX-2026, Amending the 2040 Comprehensive Plan related to the Future Land Use Plan, 17051 117th Ave.

APPLICANT/PRESENTERS:

City of Dayton

PREPARED BY:

Jon Sevald, Community Development Director

POLICY DECISION / ACTION TO BE CONSIDERED:

Motion to Recommend Approval of an Amendment to the 2040 Comprehensive Plan, Figure 3: Future Land Use Map

BACKGROUND/OVERVIEW:

Hempel (developer) has applied for land use approvals for a 352,000 sq ft building for Forgent Power Solutions to be located at the southeast corner of Dayton Parkway and 117th Avenue. Forgent manufactures electrical switches and transformers for industrial users and is one of the largest employers in Dayton. The new building will add 300+ employees. Pending planning approvals, Hempel plans to start site work in October and construction in November. To accommodate this aggressive schedule and considering the time it takes for a Comprehensive Plan Amendment, the city pre-emptively applied to amend Figure 3: Future Land Use Map.

The project includes three properties. The 2040 Comprehensive Plan guides the properties for *Industrial, Business Park, and Commercial*.



Legend

	City Boundary		Greenway Overlay		Rural Estate		Existing Mobile Home Park		Mixed Use		Public/Institutional
	Parcel Boundary		Agricultural Preserve		Low Density Residential		Master Planned Development		Business Park		Open Water
	City Hall		Existing Unsewered Low Density Residential		Medium Density Residential		Neighborhood Commercial		Industrial		Right-of-Way
	Golf Course		Existing Sewered Low Density Residential		High Density Residential		Commercial		Park & Open Space		
	National Wetlands Inventory								Golf Course		

2040 Comprehensive Plan, Figure 3: Future Land Use Map

At the time the Future Land Use Map was created (2021), Dayton Parkway was planned for a northeast-southwest corridor, with a “city center” planned near the intersection of 117th Avenue and East French Lake Road. In 2023, Dayton Parkway was expanded as a north-south orientation instead as part of The Cubes project. Also in 2023, the city conducted a land use

study for the city center. This study was not accepted by the City Council, providing a consensus that the city center should move further north. Without a clear plan, the Future Land Use Map was left as-is. In 2025, the city completed a land use and transportation study of the area included in the Hemple project. The City Council's direction was for the Hemple properties to be an industrial use (vs. commercial or residential).

ANALYSIS

The Hemple project will include manufacturing, distribution, and offices. These uses are compatible with both *Business Park* and *Industrial* land use categories. **The City Council/Planning Commission needs to choose which category.**

Business Park¹ *This category is intended to accommodate larger office buildings and corporate campus development, as well as **light-industrial** and **office-warehouse** development that require larger sites.*

Industrial² *This category is intended to provide areas for industrial related businesses including **manufacturing, warehousing**, automotive, trucking, **office**, and other related industrial uses.*

CRITICAL ISSUES:

Zoning Map The intent of the Zoning Map is to be consistent with the Future Land Use Map. There are two industrial-type zoning districts;

I-1 Light Industrial³

*Intent. The purpose of the I-1, Light Industrial District is to provide for the establishment of **manufacturing, warehousing, and office** developments. Uses allowed in this district shall be limited to those **which can compatibly exist adjacent to retail/service-related uses and residential uses**. Uses shall not produce exterior noise, glare, fumes, obnoxious byproducts or wastes, or create no other objectionable impact on the environment.*

BP Business Park⁴

*Intent. The purpose of the B-P, Business Park District is to provide for multi-use building and/or the establishment of business **offices, wholesale showrooms, and related uses** in an environment which provides a high level of amenities, including landscaping, preservation of natural features, increased architectural design, pedestrian facilities and other features.*

¹ 2040 Comprehensive Plan, Table 3: Land Use Categories.

² 2040 Comprehensive Plan, Table 3: Land Use Categories.

³ City Code 1001.063, Subd 1(1) (*Light Industrial District, Intent*)

⁴ City Code 1001.063, subd 2(1) (*Business Park District; Intent*)

LEVEL OF CITY DISCRETION IN DECISION MAKING

Action taken on the proposed Comprehensive Plan Amendment is **legislative** in nature; the City has broad discretion in making land use decisions based on the comprehensive plan and advancing the health, safety, and general welfare of the community. The basic question of the Comprehensive Plan Amendment is if it more accurately reflects the City Council's vision for Dayton's future compared to the current (2022) Future Land Use map.

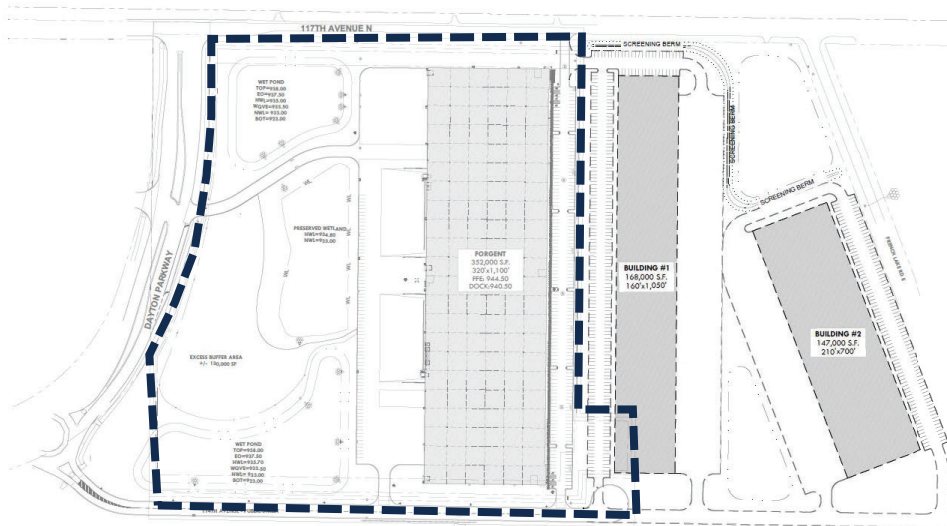


ROLE OF THE PLANNING COMMISSION:

1. Recommend **Approval**.
2. Recommend **Denial**, with reasoning.
3. **Table** for more information (define what information is needed).

STAFF RECOMMENDATION:

Staff recommends Amending the Future Land Use Map to *Industrial*. The proposed 352,000 sq ft building is more likely to remain an industrial user vs. office-showroom.



Hempe Ghost Plat, illustrating how industrial buildings could be oriented on land east of the proposed Forgent building.

The City Council/Planning Commission should consider the intent of the city guiding the 113th Avenue area for *Business-Park* (vs. *Industrial*), and any ramifications of extending the Hempel land use category (whichever you choose) east to East French Lake Road.

60/120 DAY RULE

	Complete Application	60-Days	120-Days
N/A			

A Public Hearing notice was published by THE PRESS on July 23, 2026 and mailed to property owners within ¼ mile.

RELATIONSHIP TO COUNCIL GOALS:

PLANNING COMMISSION MEETING

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Items
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	- Review housing type and lot size by %'s.	- Proportionate housing types available	A) Begin work on Comp Plan – Create Timeline for Completion
	Encourage healthy lifespan of both residential and commercial operations	- Total amount of Funding provided. - Number of rental available and where they are located.	- Maintain grant program - Manage number of rentals	B) Develop Rental Housing Ordinance C) Seek out businesses more often
	Healthy Commercial Sector with services and job growth	- Net difference of businesses movement including their employment	- Maintain a positive difference in business movement	D) Work with EDA to find niche businesses that are not in surrounding communities E) Complete Lage Area Plan – Breakdown of Comp Pan Decades F) Require Parking Code Requirements

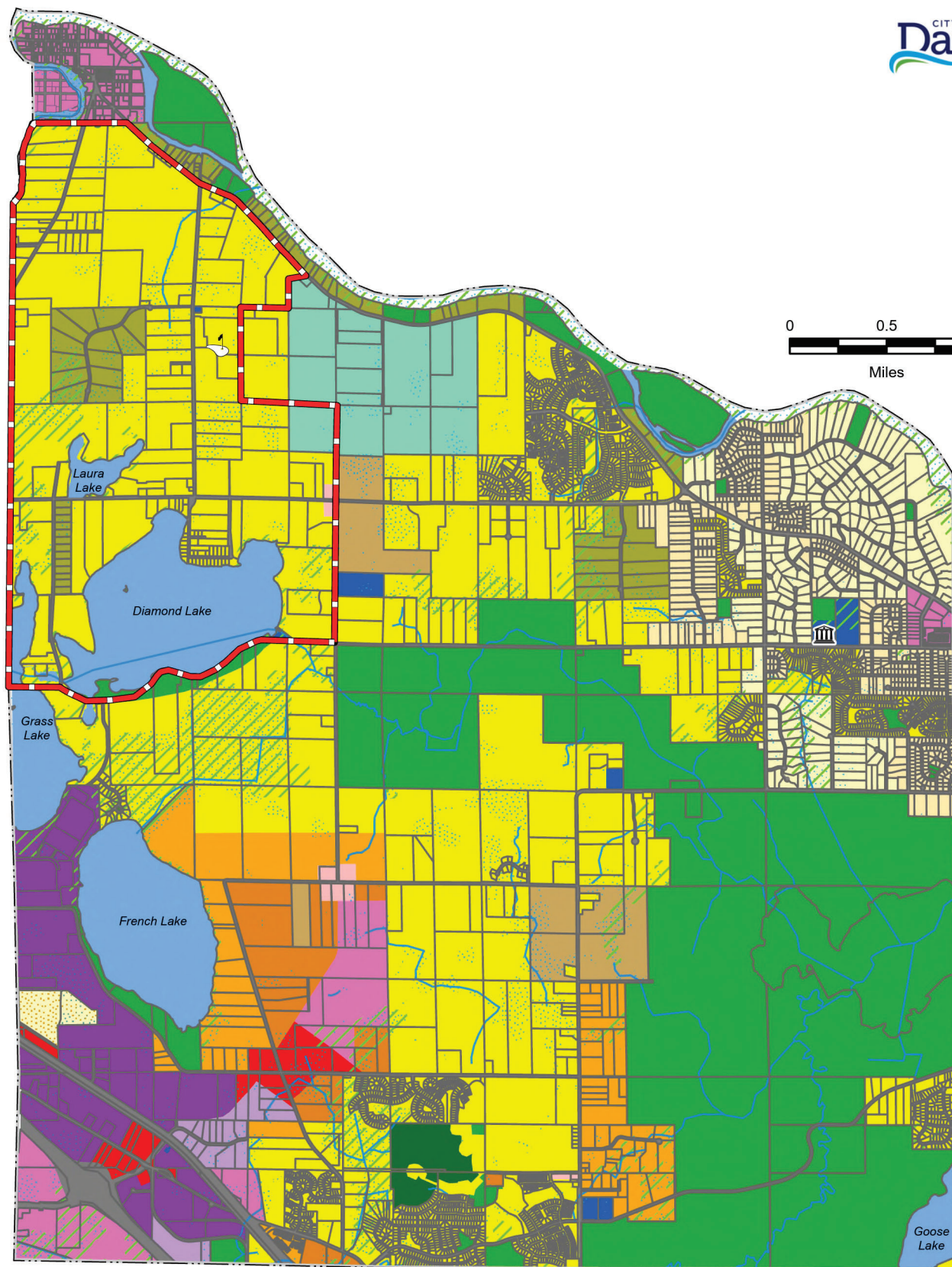
BUDGET IMPACT

None

ATTACHMENT(S):

2040 Comprehensive Plan, Figure 3: Future Land Use Map
Public Hearing Notice map

2040 Future Land Use



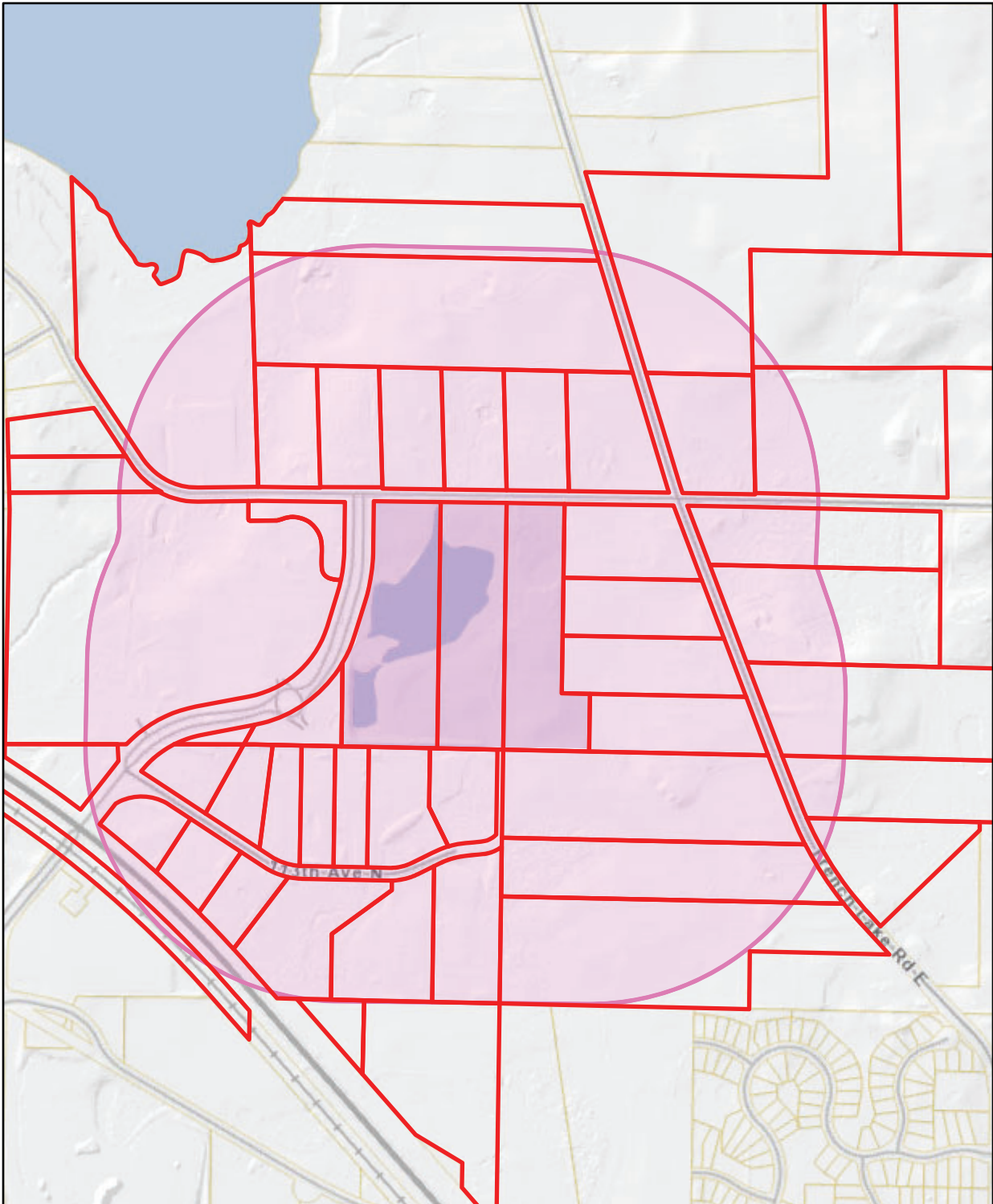
Legend

- | | | | | | |
|---------------------------------------|-----------------------------|--|----------------------------|-------------------------|----------------------|
| Unsewered Rural Residential – Interim | Golf Course | Existing Unsewered Low Density Residential | Medium Density Residential | Neighborhood Commercial | Park & Open Space |
| City Boundary | National Wetlands Inventory | Existing Sewered Low Density Residential | High Density Residential | Commercial | Golf Course |
| Parcel Boundary | Greenway Overlay | Rural Estate | Existing Mobile Home Park | Mixed Use | Public/Institutional |
| City Hall | Agricultural Preserve | Low Density Residential | Master Planned Development | Business Park | Open Water |
| | | | | Industrial | Right-of-Way |



Hennepin County Locate & Notify Map

Date: 7/16/2026



Buffer Size: 1320

Map Comments:

0 205 410 820 Feet
|-----|-----|-----|

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

For more information, contact Hennepin County GIS Office
300 6th Street South, Minneapolis, MN 55487 / gis.info@hennepin.us

ITEM: PUBLIC HEARING: Ordinance 2026-XX, Amending City Code 1001.19 (Parking Regulations, and 1001.05 (Residential Districts) related to minimum garage size

APPLICANT/PRESENTERS:

Jon Sevald, Community Development Director

PREPARED BY:

Jon Sevald, Community Development Director

POLICY DECISION / ACTION TO BE CONSIDERED:

Motion to Table

BACKGROUND/OVERVIEW:

During the Planning Commission's June 4, 2026 discussion amending the City Code related to two-family dwellings (22' X 20' with basements vs. 22' X 24' without basements), the Commission directed Staff to draft an Amendment related to residential parking for further discussion.

Staff needs more time to research and is requesting the Commission Table this item (again).

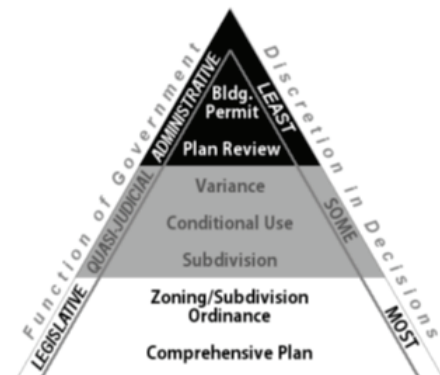
ANALYSIS

1. Current City Code requirements.
2. Comparison of what is being built.
3. Comparison of other cities' requirements.

CRITICAL ISSUES:

LEVEL OF CITY DISCRETION IN DECISION MAKING

Action taken on the proposed Ordinance Amendment is **legislative** in nature; the City has broad discretion in making land use decisions based on the comprehensive plan and advancing the health, safety, and general welfare of the community. The basic question of the Ordinance Amendment is what should be the minimum attached garage dimensions and area.



ROLE OF THE PLANNING COMMISSION:

1. Recommend **Approval**.
2. Recommend **Denial**, with reasoning.
3. **Table** for more information (define what information is needed).

STAFF RECOMMENDATION:

Table.

60/120 DAY RULE

	Complete Application	60-Days	120-Days
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PLANNING COMMISSION MEETING

N/A

A Public Hearing notice was published by THE PRESS on June 26, 2026.

RELATIONSHIP TO COUNCIL GOALS:

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Items
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	- Review housing type and lot size by %'s.	- Proportionate housing types available	A) Begin work on Comp Plan – Create Timeline for Completion
	Encourage healthy lifespan of both residential and commercial operations	- Total amount of Funding provided. - Number of rental available and where they are located.	- Maintain grant program - Manage number of rentals	B) Develop Rental Housing Ordinance C) Seek out businesses more often
	Healthy Commercial Sector with services and job growth	- Net difference of businesses movement including their employment	- Maintain a positive difference in business movement	D) Work with EDA to find niche businesses that are not in surrounding communities E) Complete Lage Area Plan – Breakdown of Comp Plan Decades F) Require Parking Code Requirements

BUDGET IMPACT

ATTACHMENT(S):

ITEM: PUBLIC HEARING: Ordinance 2026-XX, Amending City Code 1001.20 related to Temporary Signs

APPLICANT/PRESENTERS:

Jon Sevald, Community Development Director

PREPARED BY:

Jon Sevald, Community Development Director

POLICY DECISION / ACTION TO BE CONSIDERED:

Motion to Table

BACKGROUND/OVERVIEW:

The City Council directed Staff to research temporary signs related to real estate advertisements.

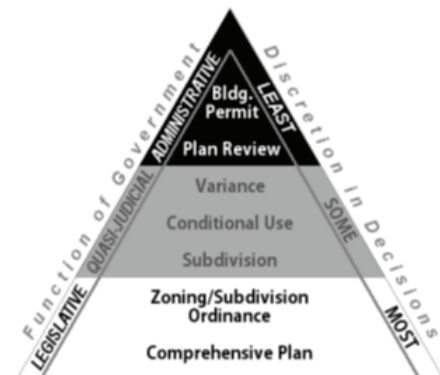
Staff needs more time to research and prepare a draft Ordinance Amendment.

ANALYSIS

CRITICAL ISSUES:

LEVEL OF CITY DISCRETION IN DECISION MAKING

Action taken on the proposed Ordinance Amendment is **legislative** in nature; the City has broad discretion in making land use decisions based on the comprehensive plan and advancing the health, safety, and general welfare of the community. The basic question of the Ordinance Amendment is what is the maximum size of signs necessary for temporary advertisements.



ROLE OF THE PLANNING COMMISSION:

1. Recommend **Approval**.
2. Recommend **Denial**, with reasoning.
3. **Table** for more information (define what information is needed).

STAFF RECOMMENDATION:

Table.

60/120 DAY RULE

	Complete Application	60-Days	120-Days
N/A			

A Public Hearing notice was published by THE PRESS on July 23, 2026.

RELATIONSHIP TO COUNCIL GOALS:

N/A

BUDGET IMPACT

N/A

ATTACHMENT(S):