AGENDA
CITY OF DAYTON, MINNESOTA
12260 S. Diamond Lake Road, Dayton, MN 55327
Tuesday, August 25, 2026
Worksession Long Term Plan- 5:00 P.M.
REGULAR MEETING OF THE CITY COUNCIL - 6:30 P.M.
The invite for Zoom for this meeting can be found on the City's website community calendar

6:30 **CALL TO ORDER**
PLEDGE OF ALLEGIANCE
APPROVAL OF AGENDA
COMMISSIONER ANDERSON: ANNUAL COUNCIL UPDATE
CONSENT AGENDA *These routine or previously discussed items are enacted with one motion. Any questions on items should have those items removed from consent agenda and approved separately.*

- **A.** Approval of Council Meeting Minutes of August 13, 2026
- **B.** Approval of Council Meeting Worksession Minutes of August 13, 2026
- **C.** Approval of the Sale of Rescue 21
- **D.** Approval of Letter Of Credit Reduction for Legacy Woods
- **E.** Approval of Pay Request 1 for South Diamond Lake Road Culvert
- **F.** Approval of Pay Application 27 for the Well Head Treatment Plant
- **G.** Approval to Post for a Lead Pubic Works Position
- **H.** Approval to Pause Flock Camera Program
- **I.** Approve Temporary Construction Agreement for SW Dayton Infrastructure Agreement
- **J.** Approval of 3 Temporary Liquor License for Dayton Lions

OPEN FORUM RESPONSE

OPEN FORUM *Is limited to Three minutes for non-agenda items; state your name and address; No Council Action will be taken and items will be referred back to staff*

STAFF, CONSULTANT AND COUNCIL UPDATES

COUNCIL BUSINESS
Action Items

- **K.** Ordinance 2026-16: Amending City Code Section 112 pertaining to Peddlers, Solicitors and Transient Merchants
- **L.** Approval of Payment of Claims for August 25, 2026
- **M.** Resolution 34-2026; PUD, Preliminary Plat and Final Plat of the Arbor Ridge Neighborhood
- **N.** Consideration of Financial Software Purchase
- **O.** Resolution 35-2026; Comp Plan Amendment Related to the Ultimate Sewer Map, Southwest Dayton
- **P.** Approval of Ord 15-2026; Amending Fee Schedule

ADJOURNMENT

The City of Dayton's mission is to promote a thriving community and to provide residents with a safe and pleasant place to live while preserving our rural character, creating connections to our natural resources, and providing customer service that is efficient, fiscally responsible, and responsive.

CALL TO ORDER

Fisher called to order the regular meeting of the Dayton City Council at 6:30 PM on August 13, 2026.

PRESENT: Dennis Fisher, David Fashant, Stephanie Henderson, Scott Salonek, and Sara Van Asten

ABSENT:

ALSO PRESENT: City Administrator/Finance Director, Zach Doud; Community Development Director, Jon Sevald; Public Works Superintendent, Marty Farrell; Fire Chief, Gary Hendrickson; Police Chief, Paul Enga; City Engineer, Jason Quisberg

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Two additions were made to the agenda: Item T (Dayton Community Foundation gambling permit request) and Resolution 33-2026 added to Item C to memorialize the approval of the agenda as a resolution.

Motion to approve the amended agenda was made by Salonek and seconded by Henderson. The motion carried 5-0.

CONSENT AGENDA

- **A.** Approval of Council Meeting Minutes of July 28, 2026
- **B.** Approval of Council Meeting Worksession Minutes of July 28, 2026
- **C.** Appoint Elm Creek Water Shed Applicant
- **D.** Approval of Gambling Permit for District 10 Hockey
- **E.** Approval of Pay Application 2 for the 2025 Mill and Overlay Project
- **F.** Approval of Pay Application 2 for the 2026 Mill and Overlay Project
- **G.** Approval of Pay Application 6 for Park Improvement Project
- **H.** Approval of Change Order 2 for the Dayton Parkway Traffic Signal Improvement Project
- **I.** Approval of Letter of Credit Reductions for the 1st, 2nd and 3rd Addition of Brayburn East Development
- **J.** Accept Drainage and Utility Easements for Pineview Roundabout Stormwater Improvements

Fashant raised a question regarding the Elm Creek Watershed applicant (Item C), specifically whether her consulting background could create conflicts of interest with watershed business. Doud confirmed the applicant is not in the audience or online. Council determined the applicant appeared well-qualified and agreed to proceed, noting any conflict of interest could be addressed if it arose.

Motion to approve the Consent Agenda was made by Fashant and seconded by Salonek. The motion carried 5-0.

Update

K. Rep. Danny Nadeau House District 34A

Fisher read a letter from the League of Minnesota Cities that Representative Danny Nadeau has received a Minnesota Cities Legislature of Distinction for 2026.

Nadeau started by thanking the mayor and council for serving in one of the fastest growing districts in the state. Nadeau stated items he is serving on and mentioned a possibility for organics. Nadeau shared some legislative updates.

OPEN FORUM RESPONSE

Fisher read the council's collective majority responses to questions raised at the previous meeting, covering the following topics:

Flock Cameras: An informational Q&A session is scheduled for August 18th at 6:00 PM. No council action will be taken at that meeting. The meeting will be recorded and live-streamed.

Stop Signs on Lawndale Lane South of North Diamond Lake Road: Stop signs are not warranted at this time. Residents were encouraged to file speeding complaints with the police department.

Lighted Golf Course Driving Range: No information is available at this time.

OPEN FORUM

Keith Grover of 11320 Fernbrook Lane raised two concerns: the need for state and county funding assistance to address dangerous road intersections throughout the city, and the importance of elected leaders being more responsive to residents when multiple community members raise the same issues.

Jane Trost of 12700 Cedarwood Court followed up on a previous inquiry about a curb appeal grant. Sevald confirmed the EDA would discuss the program the following Tuesday. Doud noted the grant is approximately $70,000 per year with a 2029 deadline. Doud added it takes time to set up a program to get the process moving.

Mandy Hoffmeister of 18740 Robinson Street presented a petition with over 200 signatures requesting removal of Flock Safety ALPR cameras from the city. Hoffmeister argued there is no statistically significant evidence that ALPRs improve crime clearance rates, cited concerns about misidentification errors and civil liberties, and asked that the upcoming August 18th informational meeting allow meaningful public comment rather than repeat a vendor presentation.

Jennifer Zech of 13430 Pineview Court North addressed the characterization of EDA Chair Tim Huttner's text messages in a previous meeting's minutes as "alleged." Zech clarified these messages were received through a public records request and contained in official city documents. Doud acknowledged the word "alleged" was an AI-generated error and apologized for not correcting it prior to the meeting.

Kristen Scott of 18151 Columbus Street expressed concern about the proposed placement of a water tower in McNeil Park in the Historic Village. Scott noted the park has housed a ballfield for over 100 years, described the potential impact on park space and the historic character of the neighborhood. Scott asked that alternate city-owned sites be explored and that the community be given meaningful input before a final decision.

Stephanie Carroll of 13145 Granstrom Circle asked questions about the August 18th Flock camera informational meeting, specifically requesting that it be recorded, that the city attorney be there, that guidelines for public comment be provided in advance, and a copy of the agenda. Enga answered.

Nikki Miller of 18171 County Street online spoke regarding the proposed NW water tower location at McNeil Park. Miller noted the site was not the first-choice location and asked the Council to ensure alternate city-owned properties, including Goodin Park, were formally evaluated before the project advances, and that a neighborhood informational meeting be held prior to final approval.

STAFF, CONSULTANT AND COUNCIL UPDATES

Doud noted that an open house for residents near the proposed Historic Village (NW) water tower site would be coordinated with Quisberg. Doud also reported that engineering and public facilities assessment RFPs were under review, with the engineering firm recommendation expected at the September 8th council meeting. Doud shared that he had spent a day in the life with Public Works and planned similar sessions with the police and fire departments.

Farrell reported a couple updates.

Sevald noted the new associate planner, Cole Hansen, began work the previous week.

Henderson reported a productive meeting with Senator John Hoffman, covering Dayton's growth, water infrastructure, and education topics.

COUNCIL BUSINESS

New Business

L. 2nd Quarter Financial Report

Doud presented the Q2 2026 financial report. Key highlights included:

The General Fund showed a cyclical deficit of approximately $2.9 million, consistent with prior years, as the first-half tax settlement had not yet been received as of Q2 (it was received July 6th). License and permit revenues exceeded budget due to strong residential and commercial permitting activity. Miscellaneous revenue was elevated due to unanticipated LMC insurance and COBRA reimbursements totaling approximately $89,000. Election wages were under budget due to timing, with costs expected to catch up in Q3 and Q4.

The Water Fund remained healthy with a $1.4 million surplus. A minor discrepancy in miscellaneous revenue was identified during the meeting as related to the well treatment grant. The Sewer Fund showed consistent year-over-year performance with no notable concerns.

No action was required; the report was received as a presentation.

M. Review NW Water Tower Paint Options

Quisberg presented several conceptual paint schemes for the proposed NW water tower, including a standard white with city logo, a dark navy option, and baseball-themed designs reflecting the nearby McNeil Park ballfield heritage.

Council discussed the pros and cons of each but reached no strong consensus. Given the public interest in the tower's location, it was agreed that residents attending the planned neighborhood informational meeting would be given the opportunity to provide input on paint options before a final decision is made.

No council action was taken.

COUNCIL BUSINESS

Action Items

N. Ordinance 2026-14 Amending the Zoning Map, Resolution 31-2026 Amending Sundance Greens PUD, and Approving the Preliminary Plat, Final Plat, and Development Agreement of Sundance Greens 12th Addition

Sevald presented the item, which included a zoning map amendment, a PUD amendment, and preliminary and final plat approval for Sundance Greens 12th Addition. The 12th Addition reduces the number of lots from 58 to 48 and reconfigures the street layout, requiring an amendment to the preliminary plat. The

zoning map amendment rezones portions of the site between R-3 Residential and Public Recreation to reflect the updated lot configuration.

The primary point of contention was the proposed location of a golf course maintenance building within the development.

Applicant Tom Dehn presented a revised site plan, received the day of the meeting, that relocates the maintenance building approximately 150 feet to the east of its previously proposed location—moving the building further from existing Brayburn Trail homes and maintaining the required 50-foot setback from the property line. The relocation also flips the stormwater retention pond and building positions.

Eric Seppelt of 11534 Brayburn Trail stated the preliminary plat that was shown at the last meeting was not correct. Seppelt shared slides submitted into the packet.

Doud shared the city attorney's opinion, based on review of the March 28, 2018 council packet, supported the position that the building was part of the approved plan.

Dehn said the plat showed the golf course as one piece of lot lines and would not include the building. Jake Steen, of Larkin Hoffman and Dehn’s attorney, stated the 2018 approval was comprehensive and that the city's own legal counsel had confirmed the building's presence in the approved PUD plan.

Lisa Seppelt of 11534 Brayburn Trail shared her experience in choosing Dayton as a home but does not agree with the proposed maintenance building.

Natalie Miller of 11529 Polaris Lane North online described the changes made and questioned outdoor fuel and fertilizer storage. Miller shared water concerns.

Fisher asked if those who spoke had a preference of the placement of the building.

Eric Seppelt of 11534 Brayburn Trail asked what makes it right for Dayton. Seppelt compared this to a variance and it would not be approved. Seppelt preferred the new location to the previous but two bad locations do not make a right.

Natalie Miller of 11529 Polaris Lane North online stated the parking has been moved so there are different challenges.

Dehn clarified the plan has not changed but reduced the size to be more neighborly and to move it to the south.

Some council members acknowledged uncertainty about the 2018 approval's clarity but deferred to the city attorney's legal opinion. Multiple members credited Dehn for his willingness to voluntarily relocate the building at additional cost to reduce impacts on neighboring residents. Van Asten stated she did not believe the building's specific location was clearly approved in 2018, as preliminary plat show property lines rather than building footprints. The Development Agreement was pulled from the motion to allow staff to incorporate previously agreed-upon credits that were not reflected in the draft.

Alyssa Senescall of 11980 Fernbrook Lane questioned if the council can go back and vote like the H road in the comp plan. Council said it was a contractual agreement and cannot be changed or denied.

Eric Seppelt of 11534 Brayburn Trail questioned the PUD agreement is secondary and if that would be changed.

> *Motion to approve Ordinance 2026-14, Resolution 31-2026, and the Preliminary and Final Plat of Sundance Greens 12th Addition—incorporating the revised maintenance building location as presented by the applicant tonight or back to 2018 location along with the changes dedication fees and*

remove the Development Agreement pending correction, was made by Henderson and seconded by Fashant. The motion carried 4-1, with Van Asten voting no.

O. Approval of Payment of Claims for August 13, 2026

Doud clarified a previous question from Van Asten about a new laptop for the associate planner was clarified as a replacement for aging equipment, not an additional purchase.

Fashant inquired about the following: reimbursement of $3,711 which Doud stated was a payroll deduction, two VFD replacements at River Hills Lift Station totaling approximately $8,326 which Farrell confirmed, and a $10,000 bucket truck repair which Farrell said related to a failing hydraulic motor and particulate system.

Motion to approve the Payment of Claims for August 13, 2026 was made by Van Asten and seconded by Salonek. The motion carried 5-0.

P. Approve Engineering Proposal for the 2027 Pavement Improvements Project

Quisberg presented the engineering proposal for the 2027 Pavement Improvements Project, consistent with the city's Capital Improvement Plan. The project scope and estimated cost were in alignment with—and slightly under—the CIP budget. Bid documents will be prepared this fall with construction planned for summer 2027.

Van Asten confirmed the project is funded through existing pavement reserves, including franchise fees.

Motion to approve the engineering proposal for the 2027 Pavement Improvements Project was made by Fashant and seconded by Salonek. The motion carried 5-0.

Q. Approve Proposal for the Pavement Management Plan Update

Quisberg presented a proposal to update the Pavement Management Plan, noting the current plan (covering 2024–2028) has been largely completed ahead of schedule due to favorable pricing in prior years. The update is recommended every 3–4 years and will include a new road condition evaluation.

An optional right-of-way imaging component ($4,400) was discussed; Quisberg indicated it would be skippable given the city's existing records. Council elected to include only the base scope and exclude the optional imaging.

Motion to approve the Pavement Management Plan Update proposal, base scope only, was made by Fashant and seconded by Van Asten. The motion carried 5-0.

R. Resolution 32-2026; Comprehensive Plan Amendment

Sevald presented a Comprehensive Plan Amendment to update the Future Land Use Map for the DDL property area. The current map reflects a prior transportation alignment (the "X" plan) that was superseded by the current "H" road configuration, making the land use designations inaccurate. Fisher added 2019 plans changed the H or X. The amendment aligns the map with the Council's 2025 moratorium study conclusions, designating the subject area as Industrial to accommodate a planned expansion by the tenant of the Cubes facility. Doud confirmed the amendment for the Comp Plan is required before the associated development project can come before the Council next month.

Motion to approve Resolution 32-2026 amending the Comprehensive Plan to reflect an Industrial land use designation for the DDL property, consistent with the 2025 moratorium study, was made by Van Asten and seconded by Salonek. The motion carried 5-0.

S. Resignation Policy

Council reviewed a proposed formal resignation policy. The policy as drafted would delegate authority to the City Administrator to accept voluntary resignations, with prompt notification to the Council by email.

Henderson raised concerns, noting that the current practice of placing resignations on the consent agenda provides more transparency and the opportunity for public acknowledgment of departing employees. Henderson expressed concern that routing resignations through the administrator first—with only an email notification to council—could obscure situations where resignations may not be entirely voluntary, citing recent precedent.

After discussion, Van Asten proposed an amendment adding that any single council member may request a voluntary resignation be placed on the consent agenda. This amendment was accepted by the maker and seconder as a satisfactory compromise that preserves the efficiency of the policy while protecting council oversight.

Motion to approve the Resignation Policy as amended—to include that any single council member may request a voluntary resignation be placed on the consent agenda—was made by Salonek and seconded by Van Asten. The motion carried 5-0.

T. Dayton Community Foundation Gambling Permit

A gambling permit request from the Dayton Community Foundation was added to the agenda as Item T. Fisher stated it is similar to item D tonight except for Dayton Community Foundation.

Two council members recused themselves due to membership in the organization.

Motion to approve the Dayton Community Foundation gambling permit was made by Fashant and seconded by Van Asten. The motion carried 3-0-2, with two abstentions from Salonek and Fisher.

Doud confirmed it was the wellhead treatment grant for dollars related to that in the Second Quarter Report (Item L) so he did not have to send an email.

ADJOURNMENT

With no objections, Fisher adjourned the meeting at 9:20 PM.

Approved: _____ Attest: Amy Benting

CALL TO ORDER

Fisher called the work session meeting to order at 5:15 p.m.

PRESENT: Mayor Dennis Fisher, Scott Salonek, David Fashant, and Stephanie Henderson

ABSENT: Sara Van Asten

ALSO PRESENT: Public Works Superintendent, Marty Farrell; Assistant City Administrator/City Clerk, Amy Benting; Fire Chief Gary Hendrickson; City Administrator/Finance Director, Zach Doud; Police Chief, Paul Enga; Community Development Director, Jon Sevald; City Engineer, Jason Quisberg

LONG TERM PLAN WORK SESSION

Doud started the conversation continuing in Fund 401 before sending out a new version.
Hendrickson discussed selling Rescue 21. Doud confirmed the extra money would go back in that fund for other purchases.
Moving to Fund 404, Doud mentioned adding a second rink to Central Park in 2028. Farrell confirmed they got the Zamboni at the end of the season for a low price. Farrell explained the funds would be used for boards, lighting, and possibly extending a hydrant there.
Moving to Fund 405, Doud said the dollar amounts stayed the same because it is hard to predict with a flat 200 homes per year for the next 10 years. Fisher requested a split/line item between regional parks. Doud confirmed if the dollars are not spent, they roll over into the following year.
Moving to Fund 406, Doud reminded that it was set up three or four years ago and most items are planned for 2030 and beyond.
Moving to Fund 408, Doud touched on the projects being completed.
Moving to Fund 410, Doud and Hendrickson answered questions about asphalt paving versus concrete lot for training purposes. Hendrickson added a possible joint agreement with other cities for training facility. Discussion over the joint agreement occurred and if communities truly have commitment. Doud confirmed that the first time the training facility was in discussion that it was all funded by Dayton versus now with the possible joint agreement and that is why it is being reopened for discussion. To continue discussion, council requested numbers from other cities, joint powers agreement wording, how we came up with $500,000, the timeframe, and the possibilities for the facility with the money ready to use. Doud heard the council and took the item off the long term plan. Doud also took off the concrete until 2029 with council direction.
Moving to Fund 414, Doud shared it was the same as last year. The project needs bonding and contributions from the county. Different street improvements were discussed.
Doud will make all the changes and share with the council.

ADJOURNMENT

Fisher declared the meeting adjourned at 6:16 p.m.

Approved: _____ Attest: Amy Benting

ITEM: Request to Sell Rescue-21

PREPARED BY: Fire Chief Gary Hendrickson

POLICY DECISION / ACTION TO BE CONSIDERED:
Approve the fire chief's request to sell Rescue 21 and authorize the use of the sale proceeds to purchase and install a wildland fire skid unit in the fire department's existing Rescue 11.

BACKGROUND:
Rescue 21 has served the Dayton Fire Department well and has reached the point where it is no longer needed as part of the department's long-term fleet plan. Rather than continuing to maintain an apparatus that no longer aligns with the department's operational needs, the Fire Department is recommending its sale and reinvesting the proceeds into a resource that will provide greater operational value to the community.

As outlined in the City's Capital Improvement Plan (CIP)**,** the Fire Department removed $100,000 from the capital budget after identifying an opportunity to fund the purchase of a Wildland Fire Skid Unit through the sale of Rescue 21. This strategy allows the city to enhance emergency response capabilities without increasing the overall Capital Improvement Plan.

The Wildland Fire Skid Unit will be installed in the department's existing Rescue 11, creating a versatile quick-response apparatus capable of suppressing grass, brush, and wildland fires while continuing to support medical emergencies, rescues, and other incidents. This investment maximizes the use of an existing vehicle while providing a cost-effective alternative to purchasing a dedicated wildland fire apparatus.

BENEFITS:

1. **Financial Efficiency:**
   By selling the truck now, we can capture its current market value and avoid potential depreciation and increased maintenance costs over the next three years.

2. **Capital Improvement Plan Funding:**
   The purchase of the Wildland Fire Skid Unit will be funded through the sale proceeds from Rescue 21, implementing the strategy identified in the Capital Improvement Plan and eliminating the need for an additional **$100,000** capital expenditure.

3. **Maximizes Existing Resources:**
   Installing the skid unit in Rescue 11 expands the capabilities of an existing apparatus without the expense of purchasing and maintaining an additional emergency response vehicle.

CRITICAL ISSUES: None

RECOMMENDATION:
The Fire Chief recommends that the Dayton City Council approve the sale of Rescue 21 and authorize the use of the sale proceeds to purchase and install a Wildland Fire Skid Unit in Rescue 11. This recommendation fulfills the strategy outlined in the City's Capital Improvement Plan by replacing the planned $100,000 capital expenditure with funding generated through the sale of an existing City asset. It enhances the department's emergency response capabilities, improves preparedness for wildland and grass fire incidents, and demonstrates responsible stewardship of City resources by reinvesting the value of Rescue 21 into equipment that will provide long-term operational benefits to the community.

ATTACHMENT(S): N/A

Garage Appraisal Report

Prepared for: City of Dayton
Prepared by: Garage Technologies, Inc.
Date of Report Creation: Aug 5, 2026

Vehicle Details

Make/Vehicle Type	2016 Danko Ford 4x4 Brush Truck
Year	2016
Mileage	18,450 miles
Additional Details	200 gallon tank Automatic 4WD

Appraisal Value

Based on the provided information, the vehicle has an appraised value of:

$150,000 - $170,000

Disclaimer: This appraisal is provided as a reference point based on current market conditions and comparable listings as of the date of the valuation. Your department retains full control over the listing price.

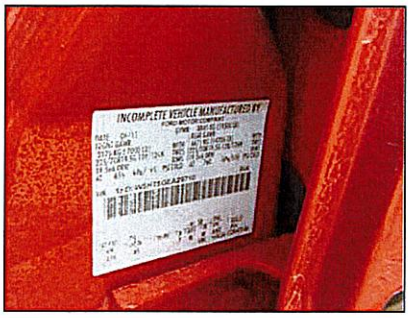
Pictures

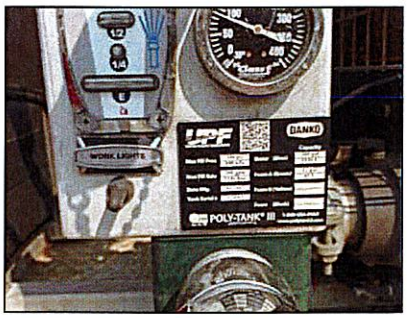


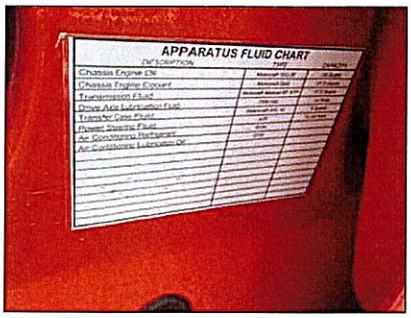




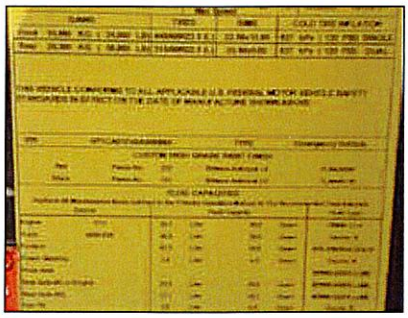



INCOMPLETE VEHICLE MANUFACTURED BY


WORK LIGHTS
DANKO
POLY-TANK III


APPARATUS FLUID CHART
DESCRIPTION
Chassis Engine Oil
Chassis Engine Coolant
Transmission Fluid
Drive Axle Lubrication Fluid
Transfer Case Fluid
Power Steering Fluid
Air Conditioning Refrigerant
Air Conditioning Lubrication Oil





PRESENTER:

Jason Quisberg

ITEM:

Reduction of the Letter of Credit (LOC) for the Legacy Woods Development.

PREPARED BY:

Jason Quisberg, Engineering
Nick Findley, Engineering

POLICY DECISION / ACTION TO BE CONSIDERED:

Reduction of the Letter of Credit for Public Improvements for the Legacy Woods Development.

BACKGROUND:

Grading for the Legacy Woods Development has been substantially completed. Work has started on stormwater utilities and will continue. The remaining work includes street construction, restoration, and punchlist items.

The current LOC balance for Legacy Woods Grading is $211,914.00. We recommend reducing the LOC in the amount of $105,957.00 for a remaining balance of $105,957.00.

CRITICAL ISSUES:

There are no outstanding critical issues.

COMMISSION REVIEW / ACTION (IF APPLICABLE):

60/120-DAY RULE (IF APPLICABLE):

RELATIONSHIP TO COUNCIL GOALS:

BUDGET IMPACT:

None

RECOMMENDATION:

Staff recommends reducing the LOC for Legacy Woods Grading by the amount of $105,957.00 for a remaining balance of $105,957.00.

ATTACHMENT(S):

Legacy Woods Grading Pay Request 2

COMPLETED ITEMS BY PAY PERIOD

Legacy Woods Grading, Dayton MN

PAY PERIOD END DATE - **Thru. 31-Jul**
SR WEIDEMA JOB # 3406

ITEM	DESCRIPTION OF PAY ITEM	QUANTITIES	UNIT	UNIT PRICE	TOTAL BID	PARTIAL PAY ESTIMATE 2		TOTAL TO DATE	
						QUANTITY	AMOUNT	QUANTITY	AMOUNT
	BASE BID								
10	MOBILIZATION	1.00		10,000.00	10,000.00		$0.00	1.00	$10,000.00
20	ROCK ENTRANCE BERM	1.00		2,500.00	2,500.00		$0.00	0.50	$1,250.00
30	SILT FENCE - BEFORE CONSTRUCTION	9,040.00		2.00	18,080.00		$0.00	10,523.00	$21,046.00
40	SILT FENCE - AFTER CONSTRUCTION	1,125.00		2.00	2,250.00		$0.00	0.00	$0.00
50	SILT FENCE REPAIR & CLEANING	2,541.00		2.00	5,082.00		$0.00	0.00	$0.00
60	TREE FENCE	100.00		2.00	200.00		$0.00	0.00	$0.00
70	COMMON EXCAVATION	57,975.00		2.30	133,342.50	29,365.00	$67,539.50	57,975.00	$133,342.50
80	IMPORT SUITABLE FILL MATERIAL 1.3 LV	0.00		0.00	0.00		$0.00	0.00	$0.00
90	SUBCUT UNSUITABLE IN STRUCTURAL FILL AREAS	7,500.00		2.75	20,625.00	8,077.00	$22,211.75	9,577.00	$26,336.75
100	TRENCH BORROW	5,000.00		3.10	15,500.00		$0.00	0.00	$0.00
110	RESPREAD TOPSOIL	9,600.00		2.55	24,480.00	7,803.00	$19,897.65	8,803.00	$22,447.65
120	6" BIO ROLLS	300.00		2.00	600.00		$0.00	0.00	$0.00
130	RESTORATION - SEED AND MULCH TYPE 1	10.00		800.00	8,000.00		$0.00	0.00	$0.00
	TOTAL BASE BID				**$240,659.50**				**$214,422.90**

TOTALS - BASE CONTRACT **$109,648.90** **$214,422.90**

EXTRA WORK

ITEM	DESCRIPTION OF PAY ITEM	QUANTITIES	UNIT	UNIT PRICE	TOTAL BID	PARTIAL PAY ESTIMATE 2		TOTAL TO DATE	
						QUANTITY	AMOUNT	QUANTITY	AMOUNT
1		0.00	0	0.00	0.00		$0.00	0.00	$0.00
2		0.00		0.00	0.00		$0.00	0.00	$0.00
3		0.00		0.00	0.00		$0.00	0.00	$0.00
4		0.00		0.00	0.00		$0.00	0.00	$0.00
5		0.00		0.00	0.00		$0.00	0.00	$0.00
					$0.00		**$0.00**		**$0.00**
	TOTAL BASE BID + EXTRA WORK				**$240,659.50**		**$109,648.90**		**$214,422.90**

Retainage (5%): **$ 10,721.15**

Current LOC: $211,914.00
50% Reduction: $105,957.00

Remaining Balance: $105,957.00

Previous Earned: $ 4,774.00
Earned this Period: $ 209,648.90

Previous Paid: $ 99,535.30
Amount Due: $ 104,166.46

ITEM:
South Diamond Lake Road Culvert Lining Project

PREPARED BY:
Jason Quisberg, Engineering

POLICY DECISION / ACTION TO BE CONSIDERED:

Approve Pay Application No. 1 for the South Diamond Lake Road Culvert Lining project

BACKGROUND:
The South Diamond Lake Road Culvert Lining project involves the installation of a CIPP lining inside the deteriorating existing 48” CMP culvert crossing underneath South Diamond Lake Road.

Subsurface, Inc., has completed a majority of the work on the project. All that remains is to verify any punch list work identified is resolved. Final payment (retainage) will be held until all work is verified and accepted.

BUDGET IMPACT:
The work completed is within the previously approved budget for the project.

RECOMMENDATION:
We recommend payment for the work completed to date, in the amount of $74,708.00.

ATTACHMENT(S):
Pay Application No. 1 form

SECTION 00 62 76
APPLICATION FOR PAYMENT FORM

OWNER: City of Dayton
PROJECT: South Diamond Lake Road Culvert Lining Project
CONTRACTOR: Subsurface, Inc.

PAY ESTIMATE NO. 1

Original Contract Amount:	$ -
Contract Changes approved to Date (1):	$ -
Revised Contract Price :	$ 95,600.00
Work Completed to Date (attached):	$ 3,932.00
Retainage to Date, 5%:	$ 3,932.00
Work Completed to Date Less Retainage to Date:	$ 74,708.00
Total Amount Previously Certified:	$ -
Payment Request This Estimate:	$ 74,708.00

I declare under penalty of perjury that this account, claim, or demand is just and correct and that no part of it has been paid.

Subsurface, Inc.
CONTRACTOR

I hereby certify that the work and the materials supplied to date, as shown on the request for payment, represents the actual value of accomplishment under the terms of the contract dated 3/17/2026 between betweeen the City of Dayton (OWNER) and Subsurface, Inc. (CONTRACTOR) and all authorized changes therto:

By _____

Title _____

Sarah M. Streit
Corporate Secretary & Controller
sarah@subsurface-inc.com 605.261.7375
SUBSURFACE, INC PO BOX 37
Moorhead, MN 56561-0037

Approval:

(CONTRACTOR)	Subsurface, Inc.	Date	8/18/2026
STANTEC CONSULTING SERVICES, INC.		Date	8/18/2026
CITY OF DAYTON		Date	

END OF SECTION

SOUTH DIAMOND LAKE ROAD CULVERT LINING PROJECT
PAYMENT REQUEST FORM
QUANTITY TABULATION

NO.	ITEM DESCRIPTION	UNIT	BID QUANTITY	UNIT PRICE	TOTAL PRICE	COMPLETED TO DATE		LESS PREVIOUS PAYMENTS		PAY REQUEST #1 August 2026	
BASE BID						QTY	PRICE	QTY	PRICE	QTY	PRICE
1	MOBILIZATION	LUMP SUM	1	$8,000.00	$8,000.00	1	$ 8,000.00	0	$ -	1	$ 8,000.00
2	South Diamond Lake Road Culvert Lining Project	LUMP SUM	1	$6,000.00	$6,000.00	1	$ 6,000.00	0	$ -	1	$ 6,000.00
3	Subsurface, Inc.	EACH	1	$1,500.00	$1,500.00	1	$ 1,500.00	0	$ -	1	$ 1,500.00
4	FLOW DIVERSION OR DEWATERING	LUMP SUM	1	$9,000.00	$9,000.00	1	$ 9,000.00	0	$ -	1	$ 9,000.00
5	SEWER PIPE GROUTING	GAL	100	$180.00	$18,000.00	30	$ 5,400.00	0	$ -	30	$ 5,400.00
6	48" SEWER REHABILITATION, CIPP (UV)	LIN FT	85	$580.00	$49,300.00	78	$ 45,240.00	0	$ -	78	$ 45,240.00
7	48" CMP ELBOW	EACH	1	$3,500.00	$3,500.00	1	$ 3,500.00	0	$ -	1	$ 3,500.00
8	SEWER PIPE GROUTING (>100 GALLONS)	GAL	300	$1.00	$300.00	0	$0.00		$ -	0	$ -
			TOTAL BASE BID		**$95,600.00**		**$78,640.00**		**$0.00**		**$78,640.00**

GENERAL CONTRACTOR	COMPLETED TO DATE	LESS PREVIOUS PAYMENTS	PAYMENT REQUEST 1
Subsurface, Inc.	**Subtotal: $78,640.00**	**Subtotal: $0.00**	**Subtotal: $78,640.00**
P.O. Box 37	**5% Retainage: $ 3,932.00**	**5% Retainage: $ -**	**5% Retainage: $ 3,932.00**
Moorhead, MN 56561-0037	**Total: $ 74,708.00**	**Total: $ -**	**Total: $ 74,708.00**

PRESENTER: Marty Farrell

ITEM: Well Head treatment pay application #27 from Magney Construction

PREPARED BY: Marty Farrell

POLICY DECISION/ACTION TO BE CONSIDERED: Payment of Pay Application #27 for $59501.98.

BACKGROUND: The project includes addition of a new building adjacent to Wellhouse No. 4 that includes horizontal pressure filter equipment. Water from Well 4 and future Well 5 will be filtered to remove Iron and Manganese to improve water quality.

CRITICAL ISSUES: Aligns with the Strategic Initiative to "Build and Maintain Quality Infrastructure".

BUDGET IMPACT:

Magney Contract including COs 1, 2, 3, 4, WCD 6, 7, 8, 9, 10, 11, 12, 13	$7,588,067.53
Magney construction pay application #27	$59,501.98
Total remaining Magney Contract budget	$416,217.07
Total remaining project budget	$583,118.88
Total remaining project contingency	$68,732.47

Project funded from $4,000,000 Federal Grant, $1,750,000 State Grant, and Water Enterprise Fund 601.

RECOMMENDATION: Accept pay application #27 from Magney Construction for a total of $59,501.98.

ATTACHMENT(S): Project balance sheet and Pay application #27.

	Project Financial Breakdown	**Magney**		
Date	Pay Application/Change Order	Magney Pay App Amount	Magney Change Orders	Magney Contract Balance
	Starting Balance			$ 7,256,700.00
	Pay Application 1 (Magney)	$ 220,114.44		$ (220,114.44)
	Pay Application 2 (Magney)	$ 121,201.36		$ (121,201.36)
	Pay Application 3 (Magney)	$ 325,410.38		$ (325,410.38)
	CO#1		$ 33,873.28	$ 33,873.28
2/5/2024	Pay Application 4 (Magney)	$ 475,489.08		$ (475,489.08)
3/1/2024	Pay Application 5 (Magney)	$ 238,137.78		$ (238,137.78)
4/2/2024	Pay Application 6	$ 75,375.85		$ (75,375.85)
5/2/2024	Pay Application 7	$ 237,614.95		$ (237,614.95)
6/3/2024	Pay Application 8	$ 740,678.00		$ (740,678.00)
7/23/2024	Pay Application 9	$ 27,835.00		$ (27,835.00)
7/17/2024	CO#2		$ 45,000.00	$ 45,000.00
12/2/2024	Pay Application 10	$ 505,636.31		$ (505,636.31)
2/19/2025	CO#3		$ 172,182.38	$ 172,182.38
3/31/2025	Pay Application 11	$ 976,450.47		$ (976,450.47)
5/1/2025	Pay Application 12	$ 280,900.97		$ (280,900.97)
5/30/2025	Pay Application 13	$ 239,382.06		$ (239,382.06)
5/20/2025	WCD 03 Non Standard paint cost $231.00 included on CO#4		$ -	$ -
6/13/2025	WCD 04 Plumbing changes $3806.76 included on CO#4	$ -	$ -	$ -
7/16/2025	WCD05 Chemical Feed Changes (MDH Directed) COI#4	$ -	$ -	$ -
7/1/2025	Pay Application 14	$ 191,897.08		$ (191,897.08)
7/17/2025	CO#4 Includes WCD 3,4,5,		$ 12,990.80	$ 12,990.80
9/26/2025	Pay Application 15	$ 477,884.16		$ (477,884.16)
10/3/2025	WCD06 Remove Blower piping not required per manufacturer		$ (1,797.57)	$ (1,797.57)
10/3/2025	Pay Application 16	$ 278,823.62		$ (278,823.62)
10/13/2025	WCD07 Add Gate Valve for WHTP isolation		$ 6,918.03	$ 6,918.03
10/13/2025	Pay Application 17	$ 217,322.67		$ (217,322.67)
11/4/2025	Pay Application 18	$ 277,098.03		$ (277,098.03)
10/25/2025	WCD 08 Watermain pipe reducer piping		$ 2,929.57	$ 2,929.57
11/10/2025	WCD09 Sanitary Line extension		$ 11,903.44	$ 11,903.44
12/1/2025	Pay Application 19	$ 172,755.31		$ (172,755.31)
1/5/2026	Pay Application 20	$ 333,339.80		$ (333,339.80)
2/18/2026	WCD 10 (will be refunded by B&V)		$ 4,471.99	$ 4,471.99
2/18/2026	Pay Application 21	$ 292,194.34		$ (292,194.34)
2/27/2026	Pay Application 22	$ 241,414.00		$ (241,414.00)
4/6/2026	Pay Application 23	$ 28,322.77		$ (28,322.77)
3/13/2026	WCD 11 Filter Effluent Air Release Valve		$ 4,384.44	$ 4,384.44
5/15/2026	WCD 12 MDH Backflow prevention ($34,079.69)			
5/6/2026	Pay Application 24	$ 34,264.60		$ (34,364.60)
6/11/2026	Pay Application 25	$ 89,524.20		$ (89,524.20)
6/30/2026	Pay Application 26	$ 13,181.25		$ (13,181.25)
8/12/2026	Revised WCD 12R (Credit $1,800.03)		$ 32,279.66	$ 32,279.66
8/12/2026	WCD 13 additional blacktop and bollard protectors for AC unit		$ 6,231.51	$ 6,231.51
8/7/2026	Pay Application 27	$ 59,501.98		$ (59,501.98)
	Work Change Directive (WCD)			
		$ 7,171,750.46	**$ 331,367.53**	**$ 416,217.07**

AS OF 07-06-2026		
Contract Balances to Project Close Out		
Magney	$	416,217.07
B&V	$	65,707.44
AET	$	32,461.90
Remaining Contract Balances Total	**$**	**514,386.41**
Project Starting Balance	$	8,194,300.00
Minus total pay apps to date	$	(7,611,181.12)
Remaining Project Balance	**$**	**583,118.88**
Remaining Project Balance	$	583,118.88
Minus remaining Contract Balances	$	(514,386.41)
Contingency	**$**	**68,732.47**

Contractor's Application for Payment No. 27

	Application Period: 7/1/2026 - 7/31/2026	Application Date: 7/31/2026
To (Owner): City of Dayton, MN	From (Contractor): Magney Construction, Inc.	Via (Engineer): Black & Veatch
Project Name: Dayton Filtration Plant Wells 4 & 5	Contract: All Construction	
Owner's Contract No.:	Contractor's Project No.: 00604	Engineer's Project No.: 414098

APPLICATION FOR PAYMENT

Change Order Summary

Approved Change Orders		
No.	Additions	Deductions
CO-1	$ 33,873.28	
CO-2	$ 45,000.00	
CO-3	$ 172,182.38	
WCD-3	$ 231.00	
WCD-4	$ 3,806.76	
WCD-5	$ 8,953.04	
WCD-6		$ (1,797.57)
WCD-7	$ 6,918.03	
WCD-8	$ 2,929.57	
WCD-9	$ 11,903.44	
WCD-10	$ 4,471.99	
WCD-11	$ 4,384.44	
WCD-12	$ 32,279.66	
TOTALS	$ 326,933.59	$ (1,797.57)
NET CHANGE BY CHANGE ORDERS	$ 325,136.02	

1. ORIGINAL CONTRACT PRICE			$ 7,256,700.00
2. Net change by Change Orders			$ 325,136.02
3. CURRENT CONTRACT PRICE (Line 1 +/- 2)			$ 7,581,836.02
4. TOTAL COMPLETED & STORED TO DATE			$ 7,549,211.02
5. RETAINAGE:			
a. 5% x	$ 7,549,211.02	**Work Completed**	$ 377,460.55
b. 5% x	$ -	**Stored Materials**	$ -
c. Total Retainage (Line 5a + Line 5b)			$ 377,460.55
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)			$ 7,171,750.47
7. LESS PREVIOUS PAYMENTS (Line 6 from prior)			$ 7,112,248.49
8. AMOUNT DUE THIS APPLICATION			$ 59,501.98
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Schedule of Values + Line 5c above)			$ 410,085.55

Contractor's Certification

The undersigned Contractor certifies that: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment fee and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By:	Date:
Daniel Fuhrmann	7/31/2026

Payment of: $59,501.98
(Line 8 or other - attach explanation of other amount)

Recommended by: Jack Rasmussen (Engineer) — 8/7/2026 (Date)

Payment of: $59,501.98
(Line 8 or other - attach explanation of other amount)

Approved by: _____ (City of Dayton) — _____ (Date)

Approved by: _____ Funding Agency (if applicable) — _____ (Date)

Schedule of Values For: Dayton, MN - Filtration Plant Wells 4 & 5

Submitted By: Magney Construction, Inc.
1401 Park Road
Chanhassen, MN 55317

Consulting Engineer: Black & Veatch
Project No.: 414098
Contract No.:
General Contractor: Magney Construction, Inc.

Application No.: 27

Date of Application: 7/31/2026
Work Completed Through: 7/31/2026

ITEM			C	D	E	F		G	H
Spec Section	Description of Work	Scheduled Value	From Previous Application (C+D)	THIS PERIOD	Materials Presently stored (not in column D)	Total Completed and Stored to Date (C+D+E)	% Complete	Balance to Finish	Retainage (5%)
01000	Mobilization	$ 220,100.00	$ 210,100.00	$ 5,000.00		$ 215,100.00	98%	$ 5,000.00	$ 10,755.00
01001	General Conditions	$ 390,600.00	$ 388,975.00	$ 1,000.00		$ 389,975.00	99.8%	$ 625.00	$ 19,498.75
01002	Supervision	$ 178,000.00	$ 177,236.00	$ 764.00		$ 178,000.00	100.0%	$ -	$ 8,900.00
01003	Bond & Insurance	$ 78,900.00	$ 78,900.00			$ 78,900.00	100%	$ -	$ 3,945.00
02050	Selective Site Demolition	$ 17,200.00	$ 17,200.00			$ 17,200.00	100%	$ -	$ 860.00
02100	Clearing & Grubbing	$ 9,800.00	$ 9,800.00			$ 9,800.00	100%	$ -	$ 490.00
02202	Excavation & Backfill	$ 252,100.00	$ 252,100.00			$ 252,100.00	100%	$ -	$ 12,605.00
02203	Earth Retention System	$ 68,700.00	$ 68,700.00			$ 68,700.00	100%	$ -	$ 3,435.00
02512	Asphalt Pavement	$ 22,000.00	$ -			$ -	0%	$ 22,000.00	$ -
02600	Site Utilities	$ 220,000.00	$ 220,000.00			$ 220,000.00	100%	$ -	$ 11,000.00
02900	Finish Grade	$ 12,500.00	$ 11,000.00			$ 11,000.00	88%	$ 1,500.00	$ 550.00
02930	Seeding & Sodding	$ 6,000.00	$ 2,500.00			$ 2,500.00	42%	$ 3,500.00	$ 125.00
03200	Concrete Reinforcement	$ 282,700.00	$ 282,700.00			$ 282,700.00	100%	$ -	$ 14,135.00
03300	Cast-in-Place Concrete	$ 736,400.00	$ 736,400.00			$ 736,400.00	100%	$ -	$ 36,820.00
04200	Masonry	$ 326,000.00	$ 326,000.00			$ 326,000.00	100.0%	$ -	$ 16,300.00
05000	Metal Framing & Misc. Metals	$ 201,100.00	$ 201,100.00			$ 201,100.00	100%	$ -	$ 10,055.00
06100	Rough Carpentry	$ 22,300.00	$ 22,300.00			$ 22,300.00	100%	$ -	$ 1,115.00
07185	Masonry Water Repellent Coating	$ 8,000.00	$ -	$ 8,000.00		$ 8,000.00	100%	$ -	$ 400.00
07200	Thermal Insulation	$ 18,900.00	$ 18,900.00			$ 18,900.00	100%	$ -	$ 945.00
07270	Fluid Applied Membrane Air Barrier	$ 15,300.00	$ 15,300.00			$ 15,300.00	100%	$ -	$ 765.00
07415	Standing-Seam Metal Roofing	$ 107,000.00	$ 107,000.00			$ 107,000.00	100%	$ -	$ 5,350.00
07900	Joint Sealants	$ 11,500.00	$ 5,000.00	$ 6,500.00		$ 11,500.00	100%	$ -	$ 575.00
08115	FRP Doors & Frames	$ 40,500.00	$ 40,500.00			$ 40,500.00	100%	$ -	$ 2,025.00
8120	Flush Aluminum Frames	$ 15,500.00	$ 15,500.00			$ 15,500.00	100%	$ -	$ 775.00
08305	Access Doors & Hatches	$ 17,300.00	$ 17,300.00			$ 17,300.00	100%	$ -	$ 865.00
08800	Glass & Glazing	$ 3,500.00	$ 3,500.00			$ 3,500.00	100%	$ -	$ 175.00
09940	Painting / Coatings	$ 103,100.00	$ 94,010.00	$ 9,090.00		$ 103,100.00	100%	$ -	$ 5,155.00
10200	Louvers	$ 3,500.00	$ 3,500.00			$ 3,500.00	100%	$ -	$ 175.00
11150	Submersible Pumps	$ 42,000.00	$ 42,000.00			$ 42,000.00	100%	$ -	$ 2,100.00
11270	Horizontal Pressure Filters	$ 2,204,240.00	$ 2,204,240.00			$ 2,204,240.00	100.0%	$ -	$ 110,212.00
11271	Regenerative Blower	$ 78,700.00	$ 78,700.00			$ 78,700.00	100%	$ -	$ 3,935.00
11370	Floating Decanters	$ 95,000.00	$ 95,000.00			$ 95,000.00	100%	$ -	$ 4,750.00
11530	Static Mixer	$ 25,000.00	$ 25,000.00			$ 25,000.00	100%	$ -	$ 1,250.00
11630	Compressed Air Equipment	$ 50,000.00	$ 50,000.00			$ 50,000.00	100%	$ -	$ 2,500.00
14621	Monorail Chain Hoists	$ 16,510.00	$ 16,510.00			$ 16,510.00	100%	$ -	$ 825.50
15010	Valves	$ 56,600.00	$ 56,600.00			$ 56,600.00	100%	$ -	$ 2,830.00
15061	Process Pipe & Fittings	$ 384,500.00	$ 384,500.00			$ 384,500.00	100%	$ -	$ 19,225.00

15064	Stainless Steel Pipe	$ 24,000.00	$ 24,000.00			$ 24,000.00	100%	$ -	$ 1,200.00		
15250	Mechanical Insulation	$ 5,040.00	$ 5,040.00			$ 5,040.00	100%	$ -	$ 252.00		
15400	Plumbing - General Conditions	$ 11,820.00	$ 11,820.00			$ 11,820.00	100%	$ -	$ 591.00		
15400.1	Plumbing - Permits/Inspections	$ 2,595.00	$ 2,595.00			$ 2,595.00	100%	$ -	$ 129.75		
15400.2	Plumbing - Below Grade Piping & Fixtures	$ 17,015.00	$ 17,015.00			$ 17,015.00	100%	$ -	$ 850.75		
15400.3	Plumbing - Above Grade Waste & Vent	$ 6,975.00	$ 6,975.00			$ 6,975.00	100%	$ -	$ 348.75		
15400.4	Plumbing - Gas Piping	$ 8,260.00	$ 8,260.00			$ 8,260.00	100%	$ -	$ 413.00		
15400.5	Plumbing - Water Piping & Fixtures Above Grade	$ 22,835.00	$ 22,835.00			$ 22,835.00	100%	$ -	$ 1,141.75		
15500	HVAC - General Conditions	$ 8,955.00	$ 8,955.00			$ 8,955.00	100%	$ -	$ 447.75		
15500.1	HVAC - Test & Balance	$ 770.00	$ 770.00			$ 770.00	100%	$ -	$ 38.50		
15500.2	HVAC - Ductwork Insulation	$ 1,650.00	$ 1,650.00			$ 1,650.00	100%	$ -	$ 82.50		
15500.3	HVAC - Controls	$ 28,500.00	$ 28,500.00			$ 28,500.00	100%	$ -	$ 1,425.00		
15500.4	HVAC - Ductwork Labor	$ 4,500.00	$ 4,500.00			$ 4,500.00	100%	$ -	$ 225.00		
15500.5	HVAC - Ductwork Material	$ 4,500.00	$ 4,500.00			$ 4,500.00	100%	$ -	$ 225.00		
15500.6	HVAC - Equipment Labor	$ 11,000.00	$ 11,000.00			$ 11,000.00	100%	$ -	$ 550.00		
15500.7	HVAC - Equipment Material	$ 16,600.00	$ 16,600.00			$ 16,600.00	100%	$ -	$ 830.00		
15500.8	HVAC - Refrigerant Piping Labor	$ 3,100.00	$ 3,100.00			$ 3,100.00	100%	$ -	$ 155.00		
15500.9	HVAC - Refrigerant Piping Material	$ 750.00	$ 750.00			$ 750.00	100%	$ -	$ 37.50		
16050	Electrical - General Conditions & Temp Power	$ 25,085.00	$ 25,085.00			$ 25,085.00	100%	$ -	$ 1,254.25		
16050.1	Electrical - Electrical Work	$ 263,633.00	$ 263,633.00			$ 263,633.00	100%	$ -	$ 13,181.65		
16050.2	Electrical - Electrical Equipment Installation	$ 20,000.00	$ 20,000.00			$ 20,000.00	100%	$ -	$ 1,000.00		
16050.3	Electrical - MCC Installation	$ 15,000.00	$ 15,000.00			$ 15,000.00	100%	$ -	$ 750.00		
16050.4	Electrical - Lightning Protection	$ 11,360.00	$ 11,360.00			$ 11,360.00	100%	$ -	$ 568.00		
16050.5	Electrical - Control Systems	$ 401,707.00	$ 401,707.00			$ 401,707.00	100%	$ -	$ 20,085.35		
CO-1	Added Valves	$ 33,873.28	$ 33,873.28			$ 33,873.28	100%	$ -	$ 1,693.66		
CO-2	De-mobilization & Re-mobilization	$ 45,000.00	$ 45,000.00			$ 45,000.00	100%	$ -	$ 2,250.00		
CO-3	Project Delay Cost Escalations	$ 172,182.38	$ 172,182.38			$ 172,182.38	100%	$ -	$ 8,609.12		
WCD-3	Custom Door Color	$ 231.00	$ 231.00			$ 231.00	100%	$ -	$ 11.55		
WCD-4	Plumbing Updates	$ 3,806.76	$ 3,806.76			$ 3,806.76	100%	$ -	$ 190.34		
WCD-5	Chem Feed Changes	$ 8,953.04	$ 8,953.04			$ 8,953.04	100%	$ -	$ 447.65		
WCD-6	Blowoff Line Deduct	$ (1,797.57)	$ (1,797.57)			$ (1,797.57)	100%	$ -	$ (89.88)		
WCD-7	Gate Valve for Well #5 Influent Line	$ 6,918.03	$ 6,918.03			$ 6,918.03	100%	$ -	$ 345.90		
WCD-8	14x12 Watermain Tie-in	$ 2,929.57	$ 2,929.57			$ 2,929.57	100%	$ -	$ 146.48		
WCD-9	Conc. Pipe Encasement Deduct / Well 5 FI & San. Extension	$ 11,903.44	$ 11,903.44			$ 11,903.44	100%	$ -	$ 595.17		
WCD-10	Masonry Flashing Elevation Change	$ 4,471.99	$ 4,471.99			$ 4,471.99	100%	$ -	$ 223.60		
WCD-11	Added Combo Air/Vac Valve	$ 4,384.44	$ 4,384.44			$ 4,384.44	100%	$ -	$ 219.22		
WCD-12	MDH Additions: Sludge Discharge & Overflow	$ 32,279.66	$ -	**$ 32,279.66**		$ 32,279.66	100%	$ -	$ 1,613.98		
	TOTALS	$ 7,581,836.02	$ 7,486,577.36	**$ 62,633.66**	$ -	$ 7,549,211.02	100%	$ 32,625.00	$ 377,460.55		

PRESENTER: Marty Farrell

ITEM: Approval to Advertise internally for Streets Lead Technician Position

PREPARED BY: Marty Farrell

POLICY DECISION / ACTION TO BE CONSIDERED: Approval to Advertise for Public Works Seasonal Positions

BACKGROUND: As the public works department grows Staff want to establish a more structured approach, by having more defined roles and a robust Department structure. As part of this initiative Staff would like to promote an existing member of Staff to the Street Lead Position this role will support the Public Works Superintendent in the field on a day-to-day basis.

CRITICAL ISSUES: N/A

BUDGET IMPACT: Budgeted in the 2026 budget.

RECOMMENDATION: Approval to Advertise internally for Public Works Lead Technician Position

ATTACHMENT(S): Advertisement, Job Description, and Proposed Department Structure

Internal Advertisement

Public Works Department

Full-Time Streets Lead Technician Position

As the public works department grows Staff want to establish a more structured approach, by having more defined roles and a robust Department structure. As part of this initiative Staff would like to promote an existing member of Staff to the Street Lead Position this role will support the Public Works Superintendent in the field on a day-to-day basis.

Job description available on request, application forms available from Public Works Director.

For consideration, please submit a City application by email to: Amy Benting, Assistant City Administrator/City Clerk at abenting@daytonmn.gov

Resumes not accepted in lieu of a City application. Application deadline is TBD

JOB TITLE: Streets Lead Maintenance Technician	**FLSA CLASSIFICATION:** Non-exempt
DEPARTMENT: Public Works	**REPORTS TO:** Public Works Superintendent
	SUPERVISES:

SUMMARY

The Streets Lead Maintenance Technician is responsible for performing skilled maintenance, repair, and operational work related to the City's streets, right-of-way, stormwater infrastructure, public facilities, and grounds. This position serves as the lead worker for the Streets division and functions as the crew chief for Maintenance Technicians, part-time employees, and seasonal workers. Responsibilities include street and trail maintenance, snow and ice control operations, stormwater and ditch maintenance, equipment operation, minor equipment repairs, and excavation work associated with utility maintenance. The Streets Lead Maintenance Technician is responsible for ensuring assigned projects are completed safely, efficiently, and according to schedule. Work is performed under the direction of the Public Works Superintendent.

ESSENTIAL JOB DUTIES

To perform this job successfully, an individual must be able to perform each duty satisfactorily. The requirements listed below are representative of the knowledge, skill and abilities required. Reasonable accommodation may be made to enable individuals with disabilities to perform the essential functions of the position. The Essential functions listed below are intended as illustrations of the various types of work that may be performed. The omission of specific duties does not exclude them if the work is similar, related or a logical assignment to the position.

- Maintain and repair streets, trails, and rights-of-way, including blacktop patching, crack sealing, sign maintenance, street sweeping, debris removal, tree trimming, ditch mowing, ditch maintenance, gravel road grading, and gravel road maintenance.
- Inspect, maintain, and repair stormwater infrastructure and related drainage systems.
- Perform snow and ice control operations, including plowing, sanding, salting, and snow removal from streets, sidewalks, trails, parking lots, City facilities, and recreational areas.
- Operate a variety of heavy equipment and public works vehicles in support of maintenance and construction activities.
- Perform preventative maintenance and minor repairs on vehicles, equipment, and tools used in daily operations.
- Maintain records related to vehicle and equipment maintenance, repairs, and operational activities.
- Excavate for water and sewer service line maintenance and repair projects.
- Coordinate daily work activities and serve as crew chief for Streets Maintenance Technicians, part-time employees, and seasonal workers.
- Assign work, monitor project progress, and assist in ensuring work is completed safely, efficiently, and according to established schedules.
- Promote and enforce safe work practices and compliance with applicable safety regulations.
- Assist with emergency response activities and public works operations as required.
- Maintain effective working relationships with City staff, contractors, consultants, elected officials, and members of the public.
- Perform other related duties as assigned.

QUALIFICATIONS

Required Knowledge and Experience

- High school diploma or GED.
- Minimum of 5 years' experience of working in relevant aspects of a Public Works Department, or minimum of 5 years' proven experience of managing a team in a similar discipline.
- Experience operating heavy equipment, to include but not limited to Loaders, Back hoes, Tandem and Single axle trucks, Road Grader.
- Experience with safe operation of vehicles and equipment understanding of OSHA standards for PW departments.
- Vehicle and equipment maintenance, or equivalent combination of education and experience.
- Experience with using GIS data to improve work efficiencies.

Required Skills and Abilities

- General knowledge of the tools, materials, methods, and equipment used in the maintenance, repair, and construction of streets, right-of-way, utilities, and related public infrastructure.
- General knowledge of street maintenance techniques, stormwater infrastructure maintenance, and gravel road maintenance practices.
- General knowledge of the safe operation and preventative maintenance of vehicles, heavy equipment, and mechanical equipment.
- General knowledge of occupational hazards associated with Public Works operations and the necessary safety precautions.
- Ability to organize, schedule, direct, and coordinate the work of maintenance employees and seasonal staff.
- Ability to lead work crews and ensure assigned projects are completed safely, efficiently, and on schedule.
- Ability to perform physically demanding manual labor for extended periods and in adverse weather conditions.
- Ability to establish and maintain effective working relationships with coworkers, supervisors, contractors, elected officials, consultants, and the public.
- Ability to communicate effectively, both verbally and in writing.
- Ability to prepare accurate records, reports, and operational documentation.
- Ability to use computer software and technology systems to maintain records, optimize workflow, troubleshoot problems, and support operational activities.
- Ability to exercise sound judgment and make decisions in the field with minimal supervision.

Required Education or Certification

- High school diploma or GED.
- Possesses a current CDL Class A license with appropriate endorsements.
- Must maintain all required licenses and certifications throughout employment.

Preferred Education or Certification

- MS4 Erosion and Stormwater Management certification.
- Construction Site Management certification.
- MDH Class D water operators' license

Physical Demands

This work requires regular exertion of up to 10 pounds of force, frequent exertion of up to 25 pounds of force, and occasional exertion of up to 100 pounds of force. Work regularly requires standing, walking, using hands to handle or feel objects, and reaching with hands and arms. Work frequently requires sitting, speaking, hearing, lifting, pushing, pulling, repetitive motions, and the ability to taste or smell. Work occasionally requires climbing, balancing, stooping, kneeling, crouching, and crawling.

Work requires close vision, distance vision, color perception, peripheral vision, depth perception, night vision, and the ability to adjust focus. Vocal communication is required for expressing or exchanging ideas by means of the spoken word. Hearing is required to perceive information at normal spoken word levels.

Work requires preparing and analyzing written or computer data, conducting visual inspections, using measuring devices, operating machinery and tools, operating motor vehicles and heavy equipment, and observing general surroundings and activities.

Work regularly requires exposure to outdoor weather conditions, vibration, fumes, and airborne particles. Work frequently requires exposure to moving mechanical parts. Work occasionally requires exposure to wet or humid conditions, high or precarious locations, toxic or caustic chemicals, and the risk of electrical shock. Work is generally performed in a loud noise environment.

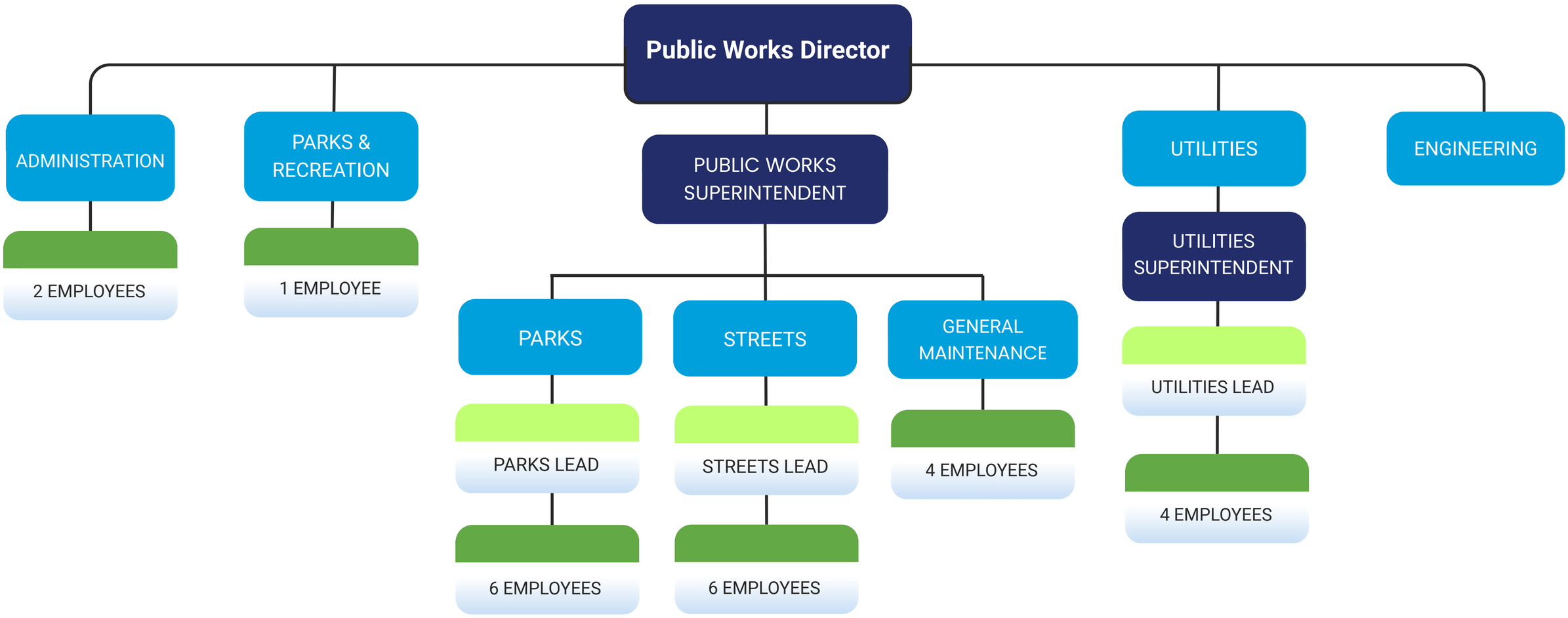
Work Environment: Work is performed in a combination of outdoor field environments, roadways, construction sites, public facilities, and maintenance shop settings. The position routinely requires work in varying weather conditions, including heat, cold, rain, snow, and ice. The employee may be required to respond to emergencies, work extended hours during snow and ice events, and participate in after-hours maintenance activities as necessary to support City operations.

The City of Dayton is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, reasonable accommodations are offered to qualified individuals with disabilities. Prospective and current employees are encouraged to discuss potential accommodations with the employer.

I have read this job description and fully understand the requirements set forth herein. I understand that this is to be used as a guide and that I will be responsible for performing other duties as assigned. I further understand this job description does not constitute an employment contract with the City of Dayton.

Employee Signature	Printed Name	Date

Public Works Organizational Structure



ITEM:
Approval to Pause Flock Camera Program

PREPARED BY:
Zach Doud, City Administrator
Paul Enga, Police Chief

POLICY DECISION / ACTION TO BE CONSIDERED:
Pause Flock Camera Usage

BACKGROUND:
City staff is looking to pause the Flock camera program that is being used today. As of August 20, 2026 all flock cameras have been proactively removed from their locations to avoid future damage occurring and turned off.

BUDGET IMPACT:
None

RECOMMENDATION:
Staff recommends that the program be paused (or a moratorium be placed on their usage).

ATTACHMENT(S):
None

ITEM:
SW Dayton Infrastructure Project – Temporary Construction Easement

PREPARED BY:
Jason Quisberg, Engineering

POLICY DECISION / ACTION TO BE CONSIDERED:
Accept Temporary Easement Agreement for the SW Dayton Infrastructure Project

BACKGROUND:
To complete the improvements included in the City's SW Dayton Infrastructure Project, some excavations (for flood plain mitigation purposes) are required on the adjacent property. The adjacent property being that to be developed as the Parkway Neighborhood.

To document permission for use of the property to complete the work, obtaining a temporary construction easement is recommended. An agreement for said easement is attached.

The land over which the easement is needed is currently owned by Gordon Roberg, however, it is expected that the developer, WME Real Estate Holdings will be the owner very soon. To avoid confusion, it is suggested that the agreement be entered with the developer, after the property has been transferred. This is expected to occur in the upcoming days.

RECOMMENDATION:
Accept and execute the easement agreement as drafted.
.

ATTACHMENT(S):
Temporary Construction Easement Agreement

TEMPORARY CONSTRUCTION EASEMENT

WME Real Estate Holdings, a Minnesota limited liability company ("Landowner") for and in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey to the City of Dayton, a Minnesota municipal corporation ("City"), a temporary construction easement ("Temporary Construction Easement") under, over, across, through and upon the following described land, to wit:

PROPERTY DESCRIPTION:

Real property in Hennepin County, Minnesota, described as follows:

PID: 31-120-22-34-0009

PARCEL DESCRIPTION:
THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 120, RANGE 22, HENNEP IN COUNTY, MINNESOTA, ALSO THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 31, ALL LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 94 AND NORTHERLY OF THE CENTER LINE OF RUSH CREEK EXCEPT THAT PART OF THE WEST 639.57 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 639.57 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SAID SECTION 31 WITH THE SOUTHERLY LINE OF DAYTON INDUSTRIAL BOULEVARD AS DEDICATED IN THE PLAT OF BROCKTON CROSSING; THENCE SOUTH 74 DEGREES 16 MINUTES 41 SECONDS WEST, ASSUMED BEARING, ALONG SAID SOUTHERLY LINE A DISTANCE OF 279.76 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE SOUTH 15 DEGREES 43 MINUTES 19 SECONDS EAST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING OF SAID DESCRIBED LINE; THENCE NORTH 74 DEGREES 16 MINUTES 41 SECONDS EAST A DISTANCE OF 275.35 FEET TO THE EAST LINE OF THE WEST 639.57 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE EASTERLY 414.55 FEET ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTH

HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 50 DEGREES 32 MINUTES 09 SECONDS; THENCE SOUTH 55 DEGREES 11 MINUTES 10 SECONDS EAST, TANGENT TO SAID CURVE, A DISTANCE OF 733.54 FEET TO THE SOUTHWESTERLY LINE OF SAID HIGHWAY NO. 94 AND THERE SAID LINE TERMINATING.

("Property").

TEMPORARY CONSTRUCTION EASEMENT

This Temporary Construction Easement shall terminate on June 30, 2028.

The Temporary Construction Easement, located on real property legally described on Exhibit A, attached hereto and incorporated herein by reference ("Temporary Construction Easement Area"), shall be used for excavations, grading, sloping, stockpiling and other construction purposes associated with satisfying floodplain fill mitigation requirements necessary to support the construction of a public street and all such purposes ancillary, incident, or related thereto, on the property adjacent to the west.

EXEMPT FROM STATE DEED TAX

The rights also include the right of the City, its contractors, agents and servants:

(a) To enter upon the Temporary Construction Easement Area at all reasonable times for the purposes of accessing and maintaining the Temporary Construction Easement Area;

(b) To remove from the Temporary Construction Easement Area trees, brush, herbage, aggregate, undergrowth and other obstructions interfering with the location, use and maintenance of the Temporary Construction Easement Area;

(c) To enter onto the Temporary Construction Easement Area as needed in order to restore the Temporary Construction Easement Area upon termination of this Temporary Construction Easement.

Nothing contained herein shall be deemed a waiver by the City of any governmental immunity defenses, statutory or otherwise. Further, any and all claims brought by Landowner or their successors or assigns, shall be subject to any governmental immunity defenses of the City and the maximum liability limits provided by Minnesota Statute, Chapter 466.

Landowner, for itself and its successors and assigns, do hereby warrant to and covenant with the City, its successors and assigns, that it has good right to grant and convey the Temporary Construction Easement herein to the City.

This agreement is binding upon the heirs, successors, executors, administrators and assigns of the parties hereto.

[Remainder of this page has been intentionally left blank]

WME REAL ESTATE HOLDINGS, LLC

By:_____
Name: _____
Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ _____, 2026, by _____, the _____, on behalf of the entity.

_____
Notary Public

CITY OF DAYTON

By: _____
Dennis Fisher
Mayor

By:_____
Amy Benting
Assistant City Administrator/City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____ _____, 2026, by Dennis Fisher and Amy Benting, respectively, the Mayor and Assistant City Administrator/City Clerk for the City of Dayton, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
Notary Public

This instrument drafted by:
LeVander, Gillen & Miller, P.A.
1305 Corporate Center Drive, Suite 300
Eagan, MN 55125
651-451-1831

EXHIBIT A
LEGAL DESCRIPTION AND DEPICTION OF
TEMPORARY CONSTRUCTION EASEMENT AREA

A temporary easement for construction purposes over, under, and across the entire property described as follows:

PID: 31-120-22-34-0009

PARCEL DESCRIPTION:
THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 120, RANGE 22, HENNEP IN COUNTY, MINNESOTA, ALSO THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 31, ALL LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 94 AND NORTHERLY OF THE CENTER LINE OF RUSH CREEK EXCEPT THAT PART OF THE WEST 639.57 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 639.57 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SAID SECTION 31 WITH THE SOUTHERLY LINE OF DAYTON INDUSTRIAL BOULEVARD AS DEDICATED IN THE PLAT OF BROCKTON CROSSING; THENCE SOUTH 74 DEGREES 16 MINUTES 41 SECONDS WEST, ASSUMED BEARING, ALONG SAID SOUTHERLY LINE A DISTANCE OF 279.76 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE SOUTH 15 DEGREES 43 MINUTES 19 SECONDS EAST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING OF SAID DESCRIBED LINE; THENCE NORTH 74 DEGREES 16 MINUTES 41 SECONDS EAST A DISTANCE OF 275.35 FEET TO THE EAST LINE OF THE WEST 639.57 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE EASTERLY 414.55 FEET ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 50 DEGREES 32 MINUTES 09 SECONDS; THENCE SOUTH 55 DEGREES 11 MINUTES 10 SECONDS EAST, TANGENT TO SAID CURVE, A DISTANCE OF 733.54 FEET TO THE SOUTHWESTERLY LINE OF SAID HIGHWAY NO. 94 AND THERE SAID LINE TERMINATING.

ITEM:

Approval of Temporary Liquor License for the Dayton Lions.

PREPARED BY:

Amy Benting, City Clerk

POLICY DECISION / ACTION TO BE CONSIDERED:

Approval of temporary liquor licenses

BACKGROUND:

This is a standard Council approval; the events are scheduled for 09/24/2026, 10/10/2026, 10/17/2026. These will take place at Fisher Farms 16900 N Diamond Lake Road.

CRITICAL ISSUES:

There are no outstanding issues.

RECOMMENDATION:

Approval of temporary liquor license

ATTACHMENT(S):

N/A

ITEM:
Approval of Ordinance 2026-16; Amending City Code Chapter 112 Peddlers, Solicitors and Transient Merchants

PREPARED BY:
Amy Benting, Assistant City Administrator, City Clerk

POLICY DECISION / ACTION TO BE CONSIDERED:
Approval of Ordinance amendment

BACKGROUND:
City staff have a growing number of companies who have been soliciting in the City without getting the required permit. Staff have also received numerous complaints from residents that they are getting Peddlers and solicitors coming to their homes late into the evening. After reviewing some of the things that we can help with these situations the adjustments in the ordinance are: removing the high traffic, Danger Zones as this is not something that is an issue nor is it something that we do, if in the future this is needed it can always be added back. The time the permit is issued for was fixed to align with the fee schedule and the hours of this to be changed from 8:00 P.M. to 6:00 P.M. with no door knocking taking place after 6:00 P.M. there is also an update to the Fee schedule that has progressive fines for violations of this Ordinance.

BUDGET IMPACT:
None

RECOMMENDATION:
Staff recommends approval of Ordinance 2026-16

ATTACHMENT(S):
None

ORDINANCE 2026-16

CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT
STATE OF MINNESOTA

AN ORDINANCE AMENDING CITY CODE CHAPTER 112 PEDDLERS, SOLICITORS AND TRANSIENT MERCHANTS

SECTION 1. AMENDMENT. Dayton City Code chapter 112 is hereby amended by adding the following underlined language and deleting the following ~~strikethrough~~ language, which reads as follows:

CHAPTER 112: PEDDLERS, SOLICITORS AND TRANSIENT MERCHANTS

Section

General Provisions

112.01 Purpose

112.02 Definitions

112.03 Exemptions

112.04 Designation of building as “no solicitation” area

112.05 Practices prohibited

~~112.06 High traffic, danger zone~~

112.07 False endorsement prohibited

112.08 Conduct of activity

Permits and Registration

112.20 Permit and registration

112.21 Permit transfer prohibited

112.22 Revocation of permit

112.23 Appeal

112.99 Penalty

GENERAL PROVISIONS

§ 112.01 PURPOSE.

The purpose of this chapter is not to interfere with the legitimate business interests of peddlers, solicitors or transient merchants, as those terms are defined herein, but, for the protection of the interests and safety of residents, including privacy interests and interests against crime, to regulate all illegitimate operators and to regulate and control those who would use their property presence within the city, or their proximity to its residents, for purposes of harassment, nuisance, theft or other unlawful activities which compromise the safety and/or privacy rights of the residents of the city.

§ 112.02 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

PEDDLER. Any person or entity, including officers, directors, employees or agents thereof, whether or not a city resident, who goes from dwelling to dwelling, business to business, place to place or street to street carrying or transporting goods, wares, services or merchandise and offering or exposing them for sale. This definition shall not include vendors of milk, bakery products, groceries or other such items regularly distributed on established routes, those selling products of the farm or garden that they themselves occupy or cultivate, or those selling newspapers.

SOLICITOR. Any person or entity, including officers, directors, employees or agents thereof, whether or not a city resident, who goes from dwelling to dwelling, business to business, place to place or street to street soliciting donations or attempting to take orders for any goods, wares, services or merchandise for future delivery.

TRANSIENT MERCHANT. Any person or entity, including officers, directors, employees or agents thereof, whether or not a city resident, who engages temporarily in the business of selling and delivering goods, wares, services or merchandise within the city and who, in furtherance of such purpose, hires, leases, uses or occupies any building, structure, vacant lot, parking lot, motor vehicle or trailer, or is located in a public place or private place. This shall not include any person or entity who sells such items from within the confines of a lawfully established and operating permanent retail sales operation.

§ 112.03 EXEMPTIONS.

This section does not apply to the following:

(A) Acts of merchants or employees in delivering goods or services, where the city resident authorized the contact via contract, invitation or request;

(B) Children, age 18 years or younger, soliciting for school-sponsored activities or for such organizations as the scouts or little league, where the children are members of the organization and where the proceeds of the sale are mainly devoted to the benefit of children;

(C) Solicitations for donations, money or financial assistance for an organization that is philanthropic, religious, political, non-profit or educational in nature, or selling or distributing literature or merchandise for which a fee is charged or solicited on behalf of such an organization; or

(D) City-approved festivals, community celebrations, farmers markets or fairs.

§ 112.04 DESIGNATION OF BUILDING AS "NO SOLICITATION" AREA.

(A) (1) For purposes of this section, a building owner or manager, firm or a corporation has the right to designate the building and premises as a "no solicitation" area.

(2) This designation would include the entire premises and curtilage of the building including individual apartments and individual business tenants, whether the building is residential or commercial in nature, including whatever other areas the building includes.

(B) The city finds that the interest in keeping people from grounds and common areas to avoid crime, traffic and to protect privacy of residents requires that the designation would control the entire building and premises.

§ 112.05 PRACTICES PROHIBITED.

(A) (1) No peddler or solicitor shall enter, or attempt to enter, into or upon any premises wherein a sign or placard bearing a notice stating "No Solicitors" or "Peddlers or Solicitors Prohibited", or any similar words prohibiting entry, is located, notwithstanding that said peddler or solicitor has a valid permit issued by the city.

(2) In addition, no peddler or solicitor shall enter, or attempt to enter, into or upon any premises where said peddler or solicitor has previously been informed by the resident that his or her presence is not welcome or permitted in the future.

(2) Any sign prohibiting peddlers or solicitors shall serve to prohibit all such actions.

(B) No peddler, solicitor or transient merchant shall call attention to his or her business or merchandise by crying out, blowing a horn, ringing a bell or any loud or unusual noise; nor shall any person engage in business after the hour of ~~8:00 p.m.~~ 6:00 p.m. or before 9:00 a.m. unless a previous appointment has been made; nor shall any person furnish false information on the application required in this section; nor shall any such person sell merchandise or services by means of statements which the person making them knows or should know are false or misleading.

(C) (1) Placard. Any resident of the city who wishes to exclude peddlers from the resident's premises may place near the usual entrance to the premises a printed placard or sign bearing the following notice: "Peddlers prohibited". The placard will be at least three

and three-fourths inches long and three and three-fourths inches wide and the printing will not be smaller than 48-point type.

(2) Exclusion list. Any resident of the city who wishes to exclude peddlers from the resident's premises may request to be placed on a list maintained by the city that would prohibit peddlers from entering onto the resident's premises.

(3) Peddler prohibited. No peddler may enter upon any premises where such a placard or sign is placed or enter upon any premises of any resident whose name and address is listed on the exclusion list.

(4) Placard removal. No person other than the person occupying the premises may remove, injure or deface such a placard or sign.

~~*§ 112.06 HIGH TRAFFIC, DANGER ZONE.*~~

~~(A) No transient merchant shall engage in business in a zone designated by the City Council as "high traffic, danger".~~

~~(B) The City Council shall determine annually those areas within the city deemed to be high traffic and dangerous and a map of all such zones shall be made available to the public.~~

§ 112.07 FALSE ENDORSEMENT PROHIBITED.

A permit holder may not make statements to the people contacted implying or indicating that the city identification or permit constitutes an endorsement of his or her activities or products by the city.

§ 112.08 CONDUCT OF ACTIVITY.

Any permit holder must do the following:

(A) Conduct the regulated activities in a reasonably courteous manner at all times;

(B) Immediately leave private property when requested to do so by the occupant or owner;

(C) Refrain from engaging in offensive, obscene or abusive language;

(D) Refrain from making untrue statements to the people contacted regarding the purpose of the contact or the goods and services offered; and

(E) Abide by all applicable federal, state and local laws.

PERMITS AND REGISTRATION

§ 112.20 PERMIT AND REGISTRATION.

(A) It is unlawful for any peddler, solicitor or transient merchant to engage in any business within the city without first registering with the City Clerk and obtaining a permit in compliance with the provisions of this section.

(1) Persons registering for a permit under this section shall first file an application with the city available on a form to be furnished by the city stating the following, without limitation:

(a) Name and driver's license number or other acceptable identification of the person registering;

(b) Name and addresses of all persons working for or assisting the registrant, as well as authorization for background checks of the registrant and all persons assisting the registrant;

(c) Permanent home address of the applicant and the address of the place of business of the firm or corporation that the applicant represents;

(d) Description of the nature of the business and goods to be sold;

(e) Length of time for which right to do business is requested;

(f) Dates and hours when the activity will be conducted;

(g) Make, model, year, color and state license number of each motor vehicle to be used in connection with the proposed activity;

(h) A list of the three previous municipalities through which the applicant has obtained a permit, license or registration for the proposed activity; and

(i) In cases of transient merchant sales, the applicant must also provide:

1. Proof of appropriate permission to operate on proposed site; and

2. Copy of the firm or individual's sales tax permit that must be posted at the site.

(2) Persons registering shall also be required to pay a registration fee to cover the administrative costs of processing and investigation as determined by the City Council by resolution. The fee shall be for each individual who is registered under the permit.

(3) All registered solicitors, peddlers and transient merchants shall display a registration permit issued by the city.

(4) All registrations shall be valid for the ~~calendar year expiring on December 31 after their issue~~ time selected to conduct business see fee schedule for options. No proration of permit fees shall be allowed.

(5) Investigation. Upon receipt of each application for registration with the required information and fee, the Chief of Police or his or her designee shall immediately institute an investigation of the applicant including criminal history and wanted persons check for the protection of the public.

(6) Except as provided in M.S. § 364.05, as it may be amended from time to time, any applicant may be found to be unsatisfactory, and the application rejected, for reasons in the city's determination, including:

(a) Fraud, misrepresentation, omission or incorrect statement in the application form;

(b) Past fraud, misrepresentation or incorrect statement in the course of business as a solicitor, peddler or transient merchant;

(c) Past conviction of any crime including fraud, theft or moral turpitude, or any crime of violence deemed qualified by the Chief of Police given the age of offense, nature of offense and explanation of any mitigating circumstances;

(d) Conducting the business in an unlawful manner so as to constitute breach of peace or menace to health, safety or general welfare; or

(e) Any other circumstances indicating that the intended recipient may not honestly, lawfully and safely conduct the proposed activity.

(B) The reasons for rejection shall be noted and the applicant notified of the disapproval of the permit. The applicant shall be informed of approval of any application for registration and the Police Department shall promptly communicate said decision to the applicant.

§ 112.21 PERMIT TRANSFER PROHIBITED.

A permit may not be transferred. Each peddler, solicitor or transient merchant must separately register and submit an application under the provisions described in this section. An application to register an additional person to assist, under a previously granted permit, must be made to and approved by the city before any additional person may conduct business in the city.

§ 112.22 REVOCATION OF PERMIT.

The City Administrator or his or her designee may revoke permits issued under this section upon grounds of a violation of this section or any same or similar ordinance of another city or on grounds identical to those for which the initial registration may be disapproved. Written notice of the revocation shall describe the factual basis for and grounds to support the revocation; shall be mailed to the address shown on the permit applicant; and shall become effective seven business days from the date of mailing, unless the party requests a hearing on the proposed revocation within those seven days. If the applicant requests a hearing within the seven days, a date shall be set for the hearing and the aggrieved party shall have the right to be heard before the City Administrator or his or

her designee. The City Administrator or his or her designee shall render a decision and issue written findings which shall be emailed or mailed to the address shown on the permit application. The applicant may appeal to the City Council within five business days of the date of delivery or mailing of the decision and findings. Failure to request either a hearing before the City Administrator or his or her designee or appeal from the City ~~Administrator's~~ City Council or his or her designee's decision shall constitute waiver of all appeal rights.

§ 112.23 APPEAL.

Any person aggrieved by the action of the City Clerk or Chief of Police in denial of a permit or the action of the City Administrator or his or her designee in proposed or actual revocation of a permit may appeal to the City Council by filing within seven days of notice of the action complained of a written statement stating the grounds for the appeal. The City Council shall set a date and time for the hearing on the appeal and notify the aggrieved person as provided in § 112.22 of this chapter for notice of revocation and right to set hearing. No individual may conduct any business regulated hereunder while an appeal is pending.

§ 112.99 PENALTY.

Any person violating any provision of this section shall be guilty of a misdemeanor. Each day on which such violation continues shall constitute a separate offense. Reference City Fee schedule for penalty fees.

Payments to be approved at City Council Meeting August 25, 2026

		Totals
Claims Roster 08-25-2026	**$**	**1,911,975.20**
Prepaid 08-13-2026 EB	**$**	**167,178.46**
Total Payments:	**$**	**2,079,153.66**
Payroll 08-13-2026 Bi-Weekly 17	**$**	**135,254.20**

Check # sequence to be approved by City Council from meeting date of 8/25/2026:

Checks # 081300-081373

Inv Num / Inv Ref#	Vendor / Description / GL Distribution		Inv Date / Entered By	Due Date	Inv Amt
	ABDO LLP		08/11/2026	08/25/2026	7,050.00
	PROFESSIONAL SRVS HR ASSISTANCE AUG-SEPT		CHOYT		
	101-41500-50300	PROFESSIONAL SRVS HR ASSISTANCE			7,050.00
	ACCURATE RADAR SPECIALTIES		08/10/2026	08/25/2026	544.00
	CALIBRATION OF RADAR UNITS		CHOYT		
	101-42120-50308	CALIBRATION OF RADAR UNITS			544.00
	ALYSSA GERR		08/18/2026	08/25/2026	475.00
	DAC RENTAL DEPOSIT REFUND: EVENT CANCELL		CHOYT		
	101-00000-21716	DAC RENTAL DEPOSIT REFUND: EVENT CANCEL			300.00
	101-40500-34111	CITY FACILITY RENTAL REFUND			160.07
	101-00000-20300	SALES TAX PAYABLE REFUND			14.93
	ANCOM COMMUNICATIONS		08/19/2026	08/25/2026	102.00
	M7 STANDARD CHARGER		CHOYT		
	101-42260-50320	M7 STANDARD CHARGER			102.00
	BANK FEE-ADJ		07/31/2026	07/31/2026	65.00
	CASH MGMT/SCANNER FEES; JULY		DBRUNETTE		
	101-41500-50309	BANK FEES; CASH MGMT JULY			25.00
	101-41500-50309	BANK FEES; SCANNER JULY			40.00
	BANK FEE-ADJ		07/09/2026	07/09/2026	40.00
	WIRE TRANSFER FEES		DBRUNETTE		
	101-41500-50309	WIRE TRANSFER FEES			20.00
	101-41500-50309	WIRE TRANSFER FEES			20.00
	BANK FEE-ADJ		07/16/2026	07/16/2026	25.00

STOP PAYMENT CHG; 81070		DBRUNETTE		
101-41500-50309	STOP PAYMENT CHG; 81070			25.00
BANK FEE-ADJ		08/19/2026	08/19/2026	25.00
STOP PAYMENT FEE: CK 81157		DBRUNETTE		
101-41500-50309	STOP PAYMENT FEE: CK 81157			25.00
BAN-KOE SYSTEMS, INC		08/19/2026	08/25/2026	825.84
ADD TWO WIRELESS DURESS BUTTONS		CHOYT		
101-41810-50200	ADD TWO WIRELESS DURESS BUTTONS			825.84
BEAUDRY		08/10/2026	08/25/2026	2,161.87
PW; UNLEADED 87 -646.30		CHOYT		
101-43100-50212	PW; UNLEADED 87 -646.30			2,161.87
BEAUDRY		08/10/2026	08/25/2026	1,478.07
PW; ULS #2 DYED DIESEL B20-330.00		CHOYT		
101-43100-50212	PW; ULS #2 DYED DIESEL B20-330.00			1,478.07
BEAUDRY		08/19/2026	08/25/2026	2,196.82
PW; ULS #2 DYED DIESEL -457.10		CHOYT		
101-43100-50212	PW; ULS #2 DYED DIESEL -457.10			2,196.82
BEAUDRY		08/19/2026	08/25/2026	1,252.50
PW; UNLEADED 87 -341.00		CHOYT		
101-43100-50212	PW; UNLEADED 87 -341.00			1,252.50
BEAUDRY		08/20/2026	08/25/2026	2,537.46
PW; UNLEADED 87 -707.80		CHOYT		
101-43100-50212	PW; UNLEADED 87 -707.80			2,537.46
BLACK & VEATCH		08/12/2026	08/25/2026	28,472.46
WELL 4 & 5 FILTERATION DET DES; APR 2026		CHOYT		
601-00000-16500	WELL 4 & 5 FILTERATION DET DES; APR 2026			28,472.46
CAMPION, BARROW & ASSOCIATES, INC		08/10/2026	08/25/2026	1,200.00
MN PUBLIC SAFETY EVALUATION		CHOYT		
101-42260-50300	MN PUBLIC SAFETY EVALUATION			1,200.00

CENTERPOINT ENERGY		08/10/2026	08/25/2026	30.64
RH WELLHOUSE; 11429952-2 JUL 2026		CHOYT		
601-49400-50383	RH WELLHOUSE; 11429952-2			30.64
CENTERPOINT ENERGY		08/10/2026	08/25/2026	180.94
PW/PD GAS UTILITIES; 10662228-5 JUL 2026		CHOYT		
101-41810-50383	PW/PD GAS UTILITIES; 10662228-5			180.94
CHARTER COMMUNICATIONS		08/17/2026	08/25/2026	191.97
CONTRACT SERVICES; ACCT #175337501		CHOYT		
101-41820-50308	CONTRACT SERVICES; ACCT #175337501			191.97
CINTAS		08/10/2026	08/25/2026	173.95
PW; UNIFORMS		CHOYT		
101-43100-50217	PW; UNIFORMS			173.95
CINTAS CORP		08/17/2026	08/25/2026	173.95
PW; UNIFORMS		CHOYT		
101-43100-50217	PW; UNIFORMS			173.95
CINTAS CORP		08/19/2026	08/25/2026	76.47
PW; EYEWASH SERVICE AGREEMENT		CHOYT		
101-41810-50308	PW; EYEWASH SERVICE AGREEMENT			76.47
CITY OF ANOKA		08/12/2026	08/25/2026	514.10
22-990002-01 STREET LIGHTS;		CHOYT		
101-43100-50230	22-990002-01 STREET LIGHTS;			514.10
CITY OF ANOKA		08/12/2026	08/25/2026	76.11
22-396030-00 BALSAM LANE PED JUL 2026		CHOYT		
101-41810-50381	22-396030-00 BALSAM LANE PED			76.11
CITY OF ANOKA		08/12/2026	08/25/2026	23.50
22-393400-00 SDLR SIREN JUL 2026		CHOYT		
101-41810-50381	22-393400-00 SDLR SIREN			23.50
CITY OF ANOKA		08/12/2026	08/25/2026	1,214.72

22-396000-01 CH; JUL 2026		CHOYT		
101-41810-50381	22-396000-01 CH; JUL 2026			1,214.72
CITY OF ANOKA		08/12/2026	08/25/2026	445.32
22-393200-01 CENTRAL PARK; JUL 2026		CHOYT		
101-41810-50381	22-393200-01 CENTRAL PARK;			445.32
COLLINS BROTHERS TOWING OF ST.CLOUD		08/10/2026	08/25/2026	125.00
PD; TOW 2023 DODGE BLK #2306		CHOYT		
101-42120-50220	PD; TOW 2023 DODGE BLK #2306			125.00
COLLINS BROTHERS TOWING OF ST.CLOUD		08/10/2026	08/25/2026	202.98
PD; TOW 2023 DODGE #2306		CHOYT		
101-42120-50220	PD; TOW 2023 DODGE #2306			202.98
COLLINS BROTHERS TOWING OF ST.CLOUD		08/17/2026	08/25/2026	175.00
PD; TOW 2023 DODGE		CHOYT		
101-42120-50220	PD; TOW 2023 DODGE			175.00
COLLINS BROTHERS TOWING OF ST.CLOUD		08/17/2026	08/25/2026	125.00
PD; TOW 2023 DODGE DURANGO		CHOYT		
101-42120-50220	PD; TOW 2023 DODGE DURANGO			125.00
COMPASS MINERALS AMERICA INC.		08/10/2026	08/25/2026	2,604.01
STREET MAINT-REPAIR		CHOYT		
101-43100-50224	STREET MAINT-REPAIR			2,604.01
COMPASS MINERALS AMERICA INC.		08/11/2026	08/25/2026	23,656.71
STREET MAINT-REPAIR		CHOYT		
101-43100-50224	STREET MAINT-REPAIR			23,656.71
CONNEXUS ENERGY		08/11/2026	08/25/2026	58.22
399445-332040 15199 116TH AVE N-IRR MAY-JU		CHOYT		
101-45200-50381	399445-332040 15199 116TH AVE N-IRR			58.22
CORE & MAIN		08/10/2026	08/25/2026	360.99
PW; OPERATING SUPPLIES		CHOYT		
601-49400-50210	PW; OPERATING SUPPLIES			360.99

CYPRESS COVE HOMEOWNERS ASSO.		08/18/2026	08/25/2026	450.00
DAC RENTAL DEPOSIT REFUND: EVENT 8.12.202(		CHOYT		
101-00000-21716	DAC RENTAL DEPOSIT REFUND: EVENT 8.12			450.00
DCA TITLE		08/18/2026	08/25/2026	20,000.00
PROPERTY ACQUISITION/EASEMENT PURCHASE		CHOYT		
414-41900-50302	PROPERTY ACQUISITION/EASEMENT			20,000.00
ECKBERG LAMMERS PC		08/12/2026	08/25/2026	2,751.00
PROFESSIONAL SRVS-EDA JUL 2026		CHOYT		
225-41710-50300	PROFESSIONAL SRVS EDA			1,668.50
101-41640-50312	LEGAL OTHER-EMINENT DOMAIN			1,082.50
ECM PUBLISHERS, INC		08/11/2026	08/25/2026	70.00
PHN; ORD #2026-13		CHOYT		
101-41110-50352	PHN; ORD #2026-13			70.00
ENTERPRISE FM TRUST		08/10/2026	08/25/2026	11,374.39
MOTOR VEHICLES LEASING PROGRAM-AUG 202(		CHOYT		
401-42120-50550	MOTOR VEHICLES LEASING PROGRAM-AUG 2026			11,374.39
FES, INC. DBA		08/10/2026	08/25/2026	776.99
HANGING NAME PANEL		CHOYT		
101-42260-50217	HANGING NAME PANEL			776.99
FIRE CATT		08/10/2026	08/25/2026	5,099.75
FD; FIRE HOSE TESTING		CHOYT		
101-42260-50300	FD; FIRE HOSE TESTING			5,099.75
FULLY PROMOTED-MAPLE GROVE		08/11/2026	08/25/2026	10.50
CH; UNIFORM ALLOWANCE-B BENTING		CHOYT		
101-41500-50200	CH; UNIFORM ALLOWANCE-B BENTING			10.50
GAME TIME		08/10/2026	08/25/2026	1,558.37
PD; REPAIRS		CHOYT		
101-45200-50220	PD; REPAIRS			1,558.37

GOPHER STATE ONE-CALL		08/10/2026	08/25/2026	565.65
419 BILLABLE TICKETS; JUL 2026		CHOYT		
601-49400-50220	419 BILLABLE TICKETS; JUL 2026			282.83
602-49400-50220	419 BILLABLE TICKETS; JUL 2026			282.82
GUIDANCEPOINT TECHNOLOGIES		08/11/2026	08/25/2026	185.00
IT; PROFESSIONAL SRVS POWER POINT ISSUE		CHOYT		
101-41820-50300	IT; PROFESSIONAL SRVS			185.00
GUIDANCEPOINT TECHNOLOGIES		08/11/2026	08/25/2026	1,214.98
NEW CUBICLE SETUP		CHOYT		
410-41900-50530	NEW CUBICLE SETUP			1,214.98
GUIDANCEPOINT TECHNOLOGIES		08/11/2026	08/25/2026	772.80
OFFICE 365 BILLED MONTHLY-AUG 2026		CHOYT		
101-41820-50205	OFFICE 365 BILLED MONTHLY-AUG 2026			772.80
GUIDANCEPOINT TECHNOLOGIES		08/19/2026	08/25/2026	122.50
2025 TIF DISCLOSURE		CHOYT		
430-41900-50300	2025 TIF DISCLOSURE			24.50
435-41900-50300	2025 TIF DISCLOSURE			24.50
436-41900-50300	2025 TIF DISCLOSURE			24.50
438-41900-50300	2025 TIF DISCLOSURE			24.50
477-41710-50300	2025 TIF DISCLOSURE			24.50
GUIDANCEPOINT TECHNOLOGIES		08/19/2026	08/25/2026	305.00
BACKUP OF SERVER; AUG 2026		CHOYT		
101-41820-50205	BACKUP OF SERVER; AUG 2026			305.00
GUIDANCEPOINT TECHNOLOGIES		08/19/2026	08/25/2026	175.00
BACKUP OF SERVER; AUG 2026		CHOYT		
101-41820-50205	BACKUP OF SERVER; AUG 2026			175.00
HAWKINS, INC		08/18/2026	08/25/2026	10.00
PW; CHEMICALS		CHOYT		
601-49400-50210	PW; CHEMICALS			10.00
HENNEPIN COUNTY		08/10/2026	08/25/2026	2,901.64

PD; RADIO LEASE- JUL 2026		CHOYT		
101-42120-50320	PD; RADIO LEASE- JUL 2026			2,901.64
HENNEPIN COUNTY		08/10/2026	08/25/2026	2,308.20
FD; RADIO LEASE-JUL 2026		CHOYT		
101-42260-50320	FD; RADIO LEASE-JUL 2026			2,308.20
HENNEPIN COUNTY SHERIFFS OFFIC		08/11/2026	08/25/2026	251.04
PD; PER DIEM AND PROCESSING JUL 2026		CHOYT		
101-42120-50306	PD; PER DIEM AND PROCESSING JUL			251.04
HP GROUP HEALTH NON-PATIENT A/R		08/17/2026	08/25/2026	104.30
EAP (CUST#12750101); AUG 2026		CHOYT		
101-41810-50205	EAP NON MEMBER(CUST# 12750101); AUG			66.30
101-41810-50205	EAP MEMBER (CUST# 12750101); AUG			38.00
INNOVATIVE OFFICE SOLUTIONS		08/18/2026	08/25/2026	213.65
CH; SUPPLIES		CHOYT		
101-41810-50200	CH; SUPPLIES			213.65
INVOICE CLOUD		08/17/2026	08/25/2026	754.50
JUL 2026 PROCESSING FEES		CHOYT		
101-41500-50309	EDP, SOFTWARE SVC			65.00
101-41660-50309	EDP, SOFTWARE SVC			6.25
601-49400-50309	EDP, SOFTWARE SVC			341.62
602-49400-50309	EDP, SOFTWARE SVC			341.63
J.P. MORGAN CHASE BANK NA		07/13/2026	08/25/2026	30.00
Graphic Software for Fliers and website		CHOYT		
101-41810-50205	Graphic Software for Fliers and website			30.00
J.P. MORGAN CHASE BANK NA		07/18/2026	08/25/2026	303.80
Firearms Training Supplies		CHOYT		
101-42120-50580	Firearms Training Supplies			303.80
J.P. MORGAN CHASE BANK NA		07/18/2026	08/25/2026	299.99
ID Software yearly subscription		CHOYT		
101-41810-50205	ID Software yearly subscription			299.99

J.P. MORGAN CHASE BANK NA		07/19/2026	08/25/2026	49.89
Current Uniform Allowance		CHOYT		
101-42120-50217	Current Uniform Allowance			49.89
J.P. MORGAN CHASE BANK NA		07/22/2026	08/25/2026	164.21
Dickman Uniform Allowance		CHOYT		
101-42120-50217	Dickman Uniform Allowance			164.21
J.P. MORGAN CHASE BANK NA		07/22/2026	08/25/2026	59.54
Evidence Supplies		CHOYT		
101-42120-50200	Evidence Supplies			59.54
J.P. MORGAN CHASE BANK NA		06/30/2026	08/25/2026	164.96
Tree Trimming pulley		CHOYT		
101-43100-50210	Tree Trimming pulley			164.96
J.P. MORGAN CHASE BANK NA		07/02/2026	08/25/2026	227.78
Gas Can		CHOYT		
101-43100-50210	Gas Can			227.78
J.P. MORGAN CHASE BANK NA		07/02/2026	08/25/2026	873.67
TREE REMOVAL EQUIPMENT		CHOYT		
101-43100-50580	TREE REMOVAL EQUIPMENT			873.67
J.P. MORGAN CHASE BANK NA		07/13/2026	08/25/2026	31.05
Cooker Knob for Rental Property		CHOYT		
101-41810-50223	Cooker Knob for Rental Property			31.05
J.P. MORGAN CHASE BANK NA		07/13/2026	08/25/2026	110.00
weed spraying signs		CHOYT		
101-45200-50210	weed spraying signs			110.00
J.P. MORGAN CHASE BANK NA		07/13/2026	08/25/2026	14.24
OFFICE SUPPLIES		CHOYT		
101-43100-50210	OFFICE SUPPLIES			14.24
J.P. MORGAN CHASE BANK NA		07/23/2026	08/25/2026	(84.49)

Earth Auger refund		CHOYT		
101-43100-50580	Earth Auger refund			(84.49)
J.P. MORGAN CHASE BANK NA		07/23/2026	08/25/2026	234.46
Weed Sprayer Parts		CHOYT		
101-45200-50220	Weed Sprayer Parts			234.46
J.P. MORGAN CHASE BANK NA		07/23/2026	08/25/2026	15.99
Boiwls for ribbon cutting		CHOYT		
101-41910-50210	Boiwls for ribbon cutting			15.99
J.P. MORGAN CHASE BANK NA		07/24/2026	08/25/2026	277.09
Auger Replacement		CHOYT		
101-43100-50220	Auger Replacement			277.09
J.P. MORGAN CHASE BANK NA		07/28/2026	08/25/2026	186.16
Voleyball court markers		CHOYT		
101-45200-50210	Voleyball court markers			186.16
J.P. MORGAN CHASE BANK NA		07/29/2026	08/25/2026	8.99
Air Filter Clips for mowers		CHOYT		
101-45200-50220	Air Filter Clips for mowers			8.99
J.P. MORGAN CHASE BANK NA		07/29/2026	08/25/2026	425.00
SEPTIC PUMPING		CHOYT		
101-41810-50300	SEPTIC PUMPING			425.00
J.P. MORGAN CHASE BANK NA		07/16/2026	08/25/2026	12.25
Returning Employee Equipment		CHOYT		
101-42260-50200	Returning Employee Equipment			12.25
J.P. MORGAN CHASE BANK NA		07/22/2026	08/25/2026	51.28
Lunch Meeting		CHOYT		
101-41310-50200	Lunch Meeting			51.28
J.P. MORGAN CHASE BANK NA		07/28/2026	08/25/2026	329.92
Council/Comm Joint Worksession Food		CHOYT		
101-41110-50210	Council/Comm Joint Worksession Food			329.92

J.P. MORGAN CHASE BANK NA		07/28/2026	08/25/2026	46.19
Council/Comm Joint Worksession Food		CHOYT		
101-41110-50210	Council/Comm Joint Worksession Food			46.19
J.P. MORGAN CHASE BANK NA		07/29/2026	08/25/2026	2,799.60
Cubicle Walls for City Hall		CHOYT		
410-41900-50530	Cubicle Walls for City Hall			2,799.60
J.P. MORGAN CHASE BANK NA		07/02/2026	08/25/2026	0.48
duplicate title for FD truck		CHOYT		
101-41420-50352	duplicate title for FD truck			0.48
J.P. MORGAN CHASE BANK NA		07/02/2026	08/25/2026	22.50
duplicate title for FD truck		CHOYT		
101-41420-50352	duplicate title for FD truck			22.50
J.P. MORGAN CHASE BANK NA		07/06/2026	08/25/2026	145.14
Go Daddy		CHOYT		
101-41820-50205	Go Daddy			145.14
J.P. MORGAN CHASE BANK NA		07/14/2026	08/25/2026	146.95
council food 7-14-26		CHOYT		
101-41110-50210	council food 7-14-26			146.95
J.P. MORGAN CHASE BANK NA		07/20/2026	08/25/2026	705.30
digium		CHOYT		
101-41820-50308	digium			705.30
J.P. MORGAN CHASE BANK NA		07/23/2026	08/25/2026	11.00
BI pro		CHOYT		
101-41820-50308	BI pro			11.00
J.P. MORGAN CHASE BANK NA		07/26/2026	08/25/2026	52.09
zoom		CHOYT		
101-41500-50205	zoom			52.09
J.P. MORGAN CHASE BANK NA		07/05/2026	08/25/2026	29.98

coffee		CHOYT		
101-41810-50200	coffee			29.98
J.P. MORGAN CHASE BANK NA		07/16/2026	08/25/2026	39.15
laminating pouches		CHOYT		
101-41810-50200	laminating pouches			39.15
J.P. MORGAN CHASE BANK NA		07/23/2026	08/25/2026	24.95
usb-c ports		CHOYT		
101-41810-50200	usb-c ports			24.95
J.P. MORGAN CHASE BANK NA		07/26/2026	08/25/2026	8.97
display port adapter		CHOYT		
101-41810-50200	display port adapter			8.97
J.P. MORGAN CHASE BANK NA		07/26/2026	08/25/2026	34.78
printable shipping labels		CHOYT		
101-41810-50200	printable shipping labels			34.78
J.P. MORGAN CHASE BANK NA		07/29/2026	08/25/2026	148.50
power strip protectors/battery backup		CHOYT		
101-41810-50200	power strip protectors/battery backup			148.50
J.P. MORGAN CHASE BANK NA		07/30/2026	08/25/2026	15.99
scouring scrub pads		CHOYT		
101-41810-50200	scouring scrub pads			15.99
J.P. MORGAN CHASE BANK NA		07/29/2026	08/25/2026	11.17
tape		CHOYT		
101-41810-50200	tape			11.17
J.P. MORGAN CHASE BANK NA		07/30/2026	08/25/2026	11.99
power strip surge protectors		CHOYT		
101-41810-50200	power strip surge protectors			11.99
J.P. MORGAN CHASE BANK NA		07/30/2026	08/25/2026	15.50
dawn powerwash		CHOYT		
101-41810-50200	dawn powerwash			15.50

J.P. MORGAN CHASE BANK NA		07/09/2026	08/25/2026	59.88
Johnson Uniform Allowance		CHOYT		
101-42120-50217	Johnson Uniform Allowance			59.88
J.P. MORGAN CHASE BANK NA		07/06/2026	08/25/2026	1,800.61
MATERIALS TESTING		CHOYT		
101-43100-50224	MATERIALS TESTING			1,800.61
J.P. MORGAN CHASE BANK NA		07/06/2026	08/25/2026	38.71
TRANSACTION FEE		CHOYT		
101-43100-50224	TRANSACTION FEE			38.71
J.P. MORGAN CHASE BANK NA		07/15/2026	08/25/2026	965.14
Aggreegate		CHOYT		
101-43100-50224	Aggreegate			965.14
J.P. MORGAN CHASE BANK NA		07/15/2026	08/25/2026	2,706.40
Gravel		CHOYT		
101-43100-50224	Gravel			2,706.40
J.P. MORGAN CHASE BANK NA		07/15/2026	08/25/2026	1,397.40
Gravel		CHOYT		
101-43100-50224	Gravel			1,397.40
J.P. MORGAN CHASE BANK NA		07/16/2026	08/25/2026	3,002.20
Gravel		CHOYT		
101-43100-50224	Gravel			3,002.20
J.P. MORGAN CHASE BANK NA		07/27/2026	08/25/2026	24.00
Wood Chip Disposal		CHOYT		
101-43100-50300	Wood Chip Disposal			24.00
J.P. MORGAN CHASE BANK NA		07/27/2026	08/25/2026	1,695.10
Spillway repairs rip rap		CHOYT		
101-43100-50224	Spillway repairs rip rap			1,695.10
J.P. MORGAN CHASE BANK NA		07/27/2026	08/25/2026	96.00

Wood Chip Disposal		CHOYT		
101-43100-50300	Wood Chip Disposal			96.00
J.P. MORGAN CHASE BANK NA		07/27/2026	08/25/2026	963.00
GeoTech for Mill and Overlay		CHOYT		
101-43100-50300	GeoTech for Mill and Overlay			963.00
J.P. MORGAN CHASE BANK NA		07/28/2026	08/25/2026	120.00
Wood Chip Disposal		CHOYT		
101-43100-50300	Wood Chip Disposal			120.00
J.P. MORGAN CHASE BANK NA		07/29/2026	08/25/2026	125.00
Fuel Cloud Subscription		CHOYT		
101-43100-50212	Fuel Cloud Subscription			125.00
J.P. MORGAN CHASE BANK NA		07/08/2026	08/25/2026	1,459.00
Blue Card Training Renewal		CHOYT		
101-42260-50208	Blue Card Training Renewal			1,459.00
J.P. MORGAN CHASE BANK NA		07/16/2026	08/25/2026	42.59
Chief One Car Wash		CHOYT		
101-42260-50220	Chief One Car Wash			42.59
J.P. MORGAN CHASE BANK NA		07/18/2026	08/25/2026	318.56
Cell Phone		CHOYT		
101-42260-50320	Cell Phone			318.56
J.P. MORGAN CHASE BANK NA		07/19/2026	08/25/2026	69.92
Paper Shredder		CHOYT		
101-42260-50200	Paper Shredder			69.92
J.P. MORGAN CHASE BANK NA		07/17/2026	08/25/2026	389.85
Batteries for Radios		CHOYT		
101-42260-50320	Batteries for Radios			389.85
J.P. MORGAN CHASE BANK NA		07/24/2026	08/25/2026	72.29
Phoenix Dog Food		CHOYT		
101-42260-50200	Phoenix Dog Food			72.29

J.P. MORGAN CHASE BANK NA		07/28/2026	08/25/2026	5,454.87
PD; AED's		CHOYT		
101-49999-50429	PD; AED's			5,454.87
J.P. MORGAN CHASE BANK NA		07/29/2026	08/25/2026	97.26
Paper Towel Dispenser		CHOYT		
101-42260-50200	Paper Towel Dispenser			97.26
J.P. MORGAN CHASE BANK NA		07/06/2026	08/25/2026	40.26
Scenario Training Beverages		CHOYT		
101-42120-50331	Scenario Training Beverages			40.26
J.P. MORGAN CHASE BANK NA		07/23/2026	08/25/2026	26.77
Ribbon Cutting supplies		CHOYT		
101-41910-50210	Ribbon Cutting supplies			26.77
J.P. MORGAN CHASE BANK NA		07/28/2026	08/25/2026	32.38
Catering supplies		CHOYT		
101-41910-50210	Catering supplies			32.38
J.P. MORGAN CHASE BANK NA		07/28/2026	08/25/2026	37.78
Mega Sports Camp refreshments		CHOYT		
101-41910-50211	Mega Sports Camp refreshments			37.78
J.P. MORGAN CHASE BANK NA		07/30/2026	08/25/2026	101.14
Refreshments for ribbon cutting		CHOYT		
101-41910-50210	Refreshments for ribbon cutting			101.14
J.P. MORGAN CHASE BANK NA		07/16/2026	08/25/2026	20.00
Training seminar		CHOYT		
101-41710-50208	Training seminar			20.00
J.P. MORGAN CHASE BANK NA		07/27/2026	08/25/2026	25.00
Parking		CHOYT		
101-41710-50208	Parking			25.00
J.P. MORGAN CHASE BANK NA		06/29/2026	08/25/2026	441.49

Replacement UPS		CHOYT		
601-49400-50220	Replacement UPS			441.49
J.P. MORGAN CHASE BANK NA		07/22/2026	08/25/2026	14.34
Water Sample delivery		CHOYT		
601-49400-50322	Water Sample delivery			14.34
J.P. MORGAN CHASE BANK NA		07/14/2026	08/25/2026	2,500.00
In Good Health -PD		CHOYT		
101-49999-50429	In Good Health -PD			2,500.00
J.P. MORGAN CHASE BANK NA		07/14/2026	08/25/2026	1,105.00
In Good Health-PD		CHOYT		
237-42120-50580	In Good Health-PD			1,105.00
J.P. MORGAN CHASE BANK NA		07/15/2026	08/25/2026	123.97
Building Supplies		CHOYT		
101-41810-50223	Building Supplies			123.97
J.P. MORGAN CHASE BANK NA		07/15/2026	08/25/2026	50.79
Wellness Supplies		CHOYT		
101-42120-50392	Wellness Supplies			50.79
J.P. MORGAN CHASE BANK NA		07/15/2026	08/25/2026	44.54
Wellness Supplies		CHOYT		
101-42120-50392	Wellness Supplies			44.54
J.P. MORGAN CHASE BANK NA		07/16/2026	08/25/2026	28.49
Office Supplies		CHOYT		
101-42120-50200	Office Supplies			28.49
J.P. MORGAN CHASE BANK NA		07/21/2026	08/25/2026	114.89
Office Supplies		CHOYT		
101-42120-50200	Office Supplies			114.89
J.P. MORGAN CHASE BANK NA		07/22/2026	08/25/2026	57.98
Wellness Supplies		CHOYT		
101-42120-50392	Wellness Supplies			57.98

J.P. MORGAN CHASE BANK NA		07/25/2026	08/25/2026	200.00
Investigative Data Software		CHOYT		
101-42120-50308	Investigative Data Software			200.00
J.P. MORGAN CHASE BANK NA		07/26/2026	08/25/2026	39.58
Office Supplies		CHOYT		
101-42120-50200	Office Supplies			39.58
J.P. MORGAN CHASE BANK NA		06/30/2026	08/25/2026	50.98
Wiper Blades Chief One		CHOYT		
101-42260-50220	Wiper Blades Chief One			50.98
J.P. MORGAN CHASE BANK NA		07/02/2026	08/25/2026	14.16
FD; FUEL		CHOYT		
101-42260-50212	FD; FUEL			14.16
J.P. MORGAN CHASE BANK NA		07/16/2026	08/25/2026	572.06
Ice Machine Repair		CHOYT		
101-42260-50220	Ice Machine Repair			572.06
J.P. MORGAN CHASE BANK NA		07/16/2026	08/25/2026	1,187.50
Hose adaptors Tower-21		CHOYT		
401-42260-50580	Hose adaptors Tower-21			1,187.50
J.P. MORGAN CHASE BANK NA		07/21/2026	08/25/2026	7.86
Nuts and Bolts for Mounting Tools T-21		CHOYT		
401-42260-50580	Nuts and Bolts for Mounting Tools T-21			7.86
J.P. MORGAN CHASE BANK NA		07/21/2026	08/25/2026	63.81
Glass Cleaner Brooms		CHOYT		
101-42260-50200	Glass Cleaner Brooms			63.81
J.P. MORGAN CHASE BANK NA		07/16/2026	08/25/2026	85.50
Slip n slide supplies		CHOYT		
101-41910-50210	Slip n slide supplies			85.50
J.P. MORGAN CHASE BANK NA		07/16/2026	08/25/2026	33.09

New Keyboard		CHOYT		
101-41910-50210	New Keyboard			33.09
J.P. MORGAN CHASE BANK NA		07/16/2026	08/25/2026	38.99
Laminator for posters		CHOYT		
101-41910-50210	Laminator for posters			38.99
J.P. MORGAN CHASE BANK NA		07/16/2026	08/25/2026	259.48
Slip n slide tarp		CHOYT		
101-41910-50210	Slip n slide tarp			259.48
J.P. MORGAN CHASE BANK NA		07/21/2026	08/25/2026	79.47
Refreshments for ribbon cutting		CHOYT		
101-41910-50210	Refreshments for ribbon cutting			79.47
J.P. MORGAN CHASE BANK NA		07/01/2026	08/25/2026	1,603.47
ELK RIVER UTILITIES-MAY 2026		CHOYT		
101-41810-50381	ELK RIVER UTILITIES-MAY 2026			1,603.47
J.P. MORGAN CHASE BANK NA		07/06/2026	08/25/2026	25.89
Xcel Energy 14666.5 146th SL		CHOYT		
101-43100-50230	Xcel Energy 14666.5 146th SL			25.89
J.P. MORGAN CHASE BANK NA		07/15/2026	08/25/2026	118.96
Adam's Pest Control-18461 Dayton		CHOYT		
101-41910-50208	Adam's Pest Control-18461 Dayton			118.96
J.P. MORGAN CHASE BANK NA		07/20/2026	08/25/2026	443.01
Republic 12260 S Diamond jun		CHOYT		
101-41810-50384	Republic 12260 S Diamond jun			443.01
J.P. MORGAN CHASE BANK NA		07/20/2026	08/25/2026	181.36
Republic-18461 Dayton June		CHOYT		
101-41810-50384	Republic-18461 Dayton June			181.36
J.P. MORGAN CHASE BANK NA		07/20/2026	08/25/2026	47.00
Culligan-12260 Jul		CHOYT		
101-41810-50308	Culligan-12260 Jul			47.00

J.P. MORGAN CHASE BANK NA		07/20/2026	08/25/2026	118.00
Culligan-13700 Zanzibar		CHOYT		
101-41810-50384	Culligan-13700 Zanzibar			118.00
J.P. MORGAN CHASE BANK NA		07/20/2026	08/25/2026	446.11
Republic-16471 Jun-Jul		CHOYT		
101-41810-50384	Republic-16471 Jun-Jul			446.11
J.P. MORGAN CHASE BANK NA		07/20/2026	08/25/2026	49.00
Culligan-18461 July		CHOYT		
101-41810-50308	Culligan-18461 July			49.00
J.P. MORGAN CHASE BANK NA		07/20/2026	08/25/2026	873.84
Republic-13700		CHOYT		
101-41810-50384	Republic-13700			873.84
J.P. MORGAN CHASE BANK NA		07/20/2026	08/25/2026	42.00
Culligan-16471		CHOYT		
101-41810-50308	Culligan-16471			42.00
J.P. MORGAN CHASE BANK NA		07/28/2026	08/25/2026	3,120.00
Trees		CHOYT		
101-45200-50530	Trees			3,120.00
JESSICA HARTFIEL THURSTON		08/10/2026	08/25/2026	2,334.00
EMBEDDED SOCIAL WORKER-JUL 2026		CHOYT		
101-42120-50300	EMBEDDED SOCIAL WORKER-JUL			2,334.00
JOSE ORTIZ		08/12/2026	08/25/2026	300.00
DAC RENTAL DEPOSIT REFUND: 08.08.2026		CHOYT		
101-00000-21716	DAC RENTAL DEPOSIT REFUND: 08.08.2026			300.00
KEYS WELL DRILLING		08/11/2026	08/25/2026	49,570.00
WELL 4 PUMP REPAIR		CHOYT		
601-00000-16400	WELL 4 REPAIR			49,570.00
KNIFE RIVER CORP-NORTH CENTRAL		08/10/2026	08/25/2026	15,233.06

PAY APP 2; 2025 DAYTON MILL & OVERLAY		CHOYT		
414-41900-50530	PAY APP 2; 2025 DAYTON MILL & OVERLAY			16,034.80
414-00000-20600	RETAINAGE PAYABLE			(801.74)
KNIFE RIVER CORP-NORTH CENTRAL		08/10/2026	08/25/2026	660,925.17
PAY APP 2; 2026 DAYTON MILL & OVERLAY		CHOYT		
414-41900-50530	PAY APP 2; 2026 DAYTON MILL & OVERLAY			695,710.70
414-00000-20600	RETAINAGE PAYABLE			(34,785.53)
KWIK TRIP INC		08/11/2026	08/25/2026	116.10
PD; 514204/ CARWASH JUL 2025		CHOYT		
101-42120-50220	PD; 514204/ CARWASH JUL			116.10
LAND 360		08/19/2026	08/25/2026	4,989.00
MCNEIL PARK BATTING CAGES		CHOYT		
101-45200-50530	MCNEIL PARK BATTING CAGES			4,989.00
LANDFORM PROFESSIONAL SVCS, LLC		08/12/2026	08/25/2026	9,887.00
PLANNING; CITY BUSINESS-JULY 2026		CHOYT		
411-43100-50303-6232	PLANNING FEES; PROJ 6232			1,227.00
411-43100-50303-6234	PLANNING FEES; PROJ 6234			83.25
411-43100-50303-6230	PLANNING FEES; PROJ 6230			94.00
101-41710-50300	PLANNING; CITY BUSINESS			8,482.75
LEAGUE OF MN CITIES-INSURANCE		08/17/2026	08/25/2026	1,995.76
WORKERS COMP AGREEMENT #1001311 01/01/2		CHOYT		
101-43100-50361	INV #26427 CLAIM #00530025			1,766.79
101-43100-50361	INV #26471 CLAIM #00531613			228.97
LEAGUE OF MN CITIES-INSURANCE		08/17/2026	08/25/2026	146.09
WORKERS COMP AGREEMENT #1001311 01/01/2		CHOYT		
101-42260-50361	INV #26553-CLAIM #00530521			146.09
LEGACY LAND PARTNERS LLC		08/20/2026	08/25/2026	105,957.00
LEGACY WOODS DEVELOPMENT LOC REDUCTIO		CHOYT		
411-00000-22100	LEGACY WOODS DEVELOPMENT LOC REDUCTION			105,957.00
LYNDE & MCLEOD INC		08/10/2026	08/25/2026	4,939.53

YARD WASTE SITE ACTIVITY; JULY 2026		CHOYT		
101-41650-50387	YARD WASTE BRUSH REMOVAL			4,780.20
101-41650-50387	YARD WASTE GRASS & LEAVES			440.20
101-41650-50387	YARD WASTE COMPOST REBATE			(280.87)
MAGNEY CONSTRUCTION INC		08/19/2026	08/25/2026	59,501.98
PAY APP 27 ; WELL HEAD TREATMENT 4 & 5		CHOYT		
601-00000-16500	PAY APP 27 ; WELL HEAD TREATMENT 4 & 5			62,633.66
601-00000-20600	RETAINAGE PAYABLE			(3,131.68)
MALACHI MOSER		08/19/2026	08/25/2026	324.68
UNIFORM ALLOWANCE- MOSER		CHOYT		
101-42120-50217	UNIFORM ALLOWANCE- MOSER			324.68
MENARDS - MAPLE GROVE		08/11/2026	08/25/2026	294.72
PW; SUPPLIES		CHOYT		
101-43100-50210	PW; SUPPLIES			294.72
METROPOLITAN COUNCIL		08/19/2026	08/25/2026	46,742.85
SAC FEE; JUL 2026		CHOYT		
602-00000-20801	SAC FEE; JUL 2026			47,215.00
602-49450-37270	LESS PROMPT PAYMENT FEE			(472.15)
MN BOARD OF WATER AND SOIL RESOURCE		08/19/2026	08/25/2026	9,574.70
ARBOR RIDGE PKWY CONSTRUCTION		CHOYT		
415-41900-50530	ARBOR RIDGE PKWY CONSTRUCTION			9,574.70
MN DEPT OF REVENUE		08/13/2026	08/13/2026	5,106.00
SALES TAX; JULY 2026		DBRUNETTE		
601-00000-20300	SALES TAX; JULY 2026			5,106.00
MONTICELLO ANIMAL CONTROL		08/10/2026	08/25/2026	55.00
PD; ANIMAL CONTROL 7.14.2026		CHOYT		
101-42140-50308	PD; ANIMAL CONTROL 7.14.2026			55.00
MSA PROFESSIONAL SERVICES, INC.		08/10/2026	08/25/2026	3,199.02
ELSIE STEPHENS PHASE A-AMPHITHEATER IMPR(		CHOYT		
405-41900-50300	ELSIE STEPHENS PHASE A-AMPHITHEATER IMPR			3,199.02

MSA PROFESSIONAL SERVICES, INC.		08/10/2026	08/25/2026	6,281.20
ELSIE STEPHENS PHASE A-AMPHITHEATER IMPR(		CHOYT		
405-41900-50300	ELSIE STEPHENS PHASE A-AMPHITHEATER IMPR			6,281.20
MSA PROFESSIONAL SERVICES, INC.		08/10/2026	08/25/2026	966.00
ELSIE STEPHENS CANOE/KAYAK LAUNCH MAR-A		CHOYT		
408-45300-50300	ELSIE STEPHENS CANOE/KAYAK LAUNCH MAR-AP			966.00
MSA PROFESSIONAL SERVICES, INC.		08/19/2026	08/25/2026	12,137.90
ELSIE STEPHENS-AMPHITHEATER IMPROVEMENT		CHOYT		
405-41900-50300	ELSIE STEPHENS-AMPHITHEATER			12,137.90
POMPS TIRE SERVICE, INC		08/10/2026	08/25/2026	737.16
PD; REPAIRS #2306		CHOYT		
101-42120-50220	PD; REPAIRS #2306			737.16
POMPS TIRE SERVICE, INC		08/11/2026	08/25/2026	737.16
PD; REPAIRS #2308		CHOYT		
101-42120-50220	PD; REPAIRS #2308			737.16
PREMIER WIRELESS BUS TECH SOLUTIONS		08/10/2026	08/25/2026	960.00
CPR3 MDM LICENSE -1YR X40		CHOYT		
101-41810-50321	CPR3 MDM LICENSE -1YR X40			960.00
REPUBLIC SERVICES, INC.		08/11/2026	08/25/2026	20,986.70
CITY RECYCLING- JUL 2026		CHOYT		
101-41650-50386	CITY RECYCLING- JUL 2026			20,986.70
ROGERS TRUE VALUE		08/10/2026	08/25/2026	407.81
PW; OPERATING SUPPLIES-PADLOCKS		CHOYT		
101-43100-50210	PW; OPERATING SUPPLIES-PADLOCKS			407.81
ROGERS TRUE VALUE		08/11/2026	08/25/2026	3.49
PW; OPERATING SUPPLIES-KEY		CHOYT		
101-43100-50210	PW; OPERATING SUPPLIES-KEY			3.49
ROGERS TRUE VALUE		08/11/2026	08/25/2026	49.56

PW; OPERATING SUPPLIES		CHOYT		
101-43100-50210	PW; OPERATING SUPPLIES			49.56
ROSA SEKONGO		08/18/2026	08/25/2026	450.00
DAC RENTAL DEPOSIT REFUND: EVENT 7.3 & 8.1		CHOYT		
101-00000-21716	DAC RENTAL DEPOSIT REFUND: EVENT 2X			450.00
SAMANTHA HICKS		08/11/2026	08/25/2026	300.00
DAC RENTAL DEPOSIT REFUND: 08.08.2026		CHOYT		
101-00000-21716	DAC RENTAL DEPOSIT REFUND: 08.08.2026			300.00
STANTEC CONSULTING SERVICES INC.		08/12/2026	08/25/2026	176,597.50
ENGINEERING SVC; JUN 2026		CHOYT		
101-41630-50303	GEN. ENGINEERING RETAINER;			4,800.00
101-41630-50303	GEN. ENGINEERING;			5,643.40
101-41660-50308	BUILDING PERMIT ACTIVITIES;			16,374.28
601-49400-50303	WATER SUPPLY & DISTRIBUTION;			6,294.20
602-49400-50303	SANITARY SEWER SYSTEM;			2,642.00
415-41900-50300	STORMWATER;			7,595.00
414-41900-50303	TRANSPORTATION;			4,873.60
408-45300-50303	TRAILS;			931.00
601-49400-50303	GIS/MAPPING;			2,279.40
602-49400-50303	GIS/MAPPING;			2,279.40
411-43100-50303-6065	BRAYBURN TRAILS;			320.25
411-43100-50303-6098	SUNDANCE GREENS;			15,721.47
411-43100-50303-6120	SUNDANCE GREENS-LENNAR;			402.00
411-43100-50303-6143	RIVERWALK;			2,116.49
411-43100-50303-6147	BRAYBURN TRLS /LEE PROPERTY;			4,066.47
411-43100-50303-6164	GRACO 2ND;			101.50
411-43100-50303-6180	PKWY NEIGHBORHOOD;			519.75
411-43100-50303-6165	OPUS;			845.50
414-41900-50303	DAYTON 2025 MILL & OVERLAY			210.80
411-43100-50303-6198	TERRITORIAL GROVE;			2,410.24
411-43100-50303-6203	DCM FARMS;			16,038.24
411-43100-50303-6204	SCANY PROPERTY (NORTH);			6,052.14
405-41900-50303	PARKS;			450.00
414-41900-50303	DAYTON PKWY TRAFFIC SIGNALS;			653.80
411-43100-50303-6182	BERNENS			3,066.75

411-43100-50303-6223	GRACO HEADQUARTERS			2,207.14
411-43100-50303-6224	SUITE LIVING			742.00
411-43100-50303-6227	ADESA/CARVANA			2,153.00
411-43100-50303-6227	THICKET HILLS VINEYARD			1,076.50
411-43100-50303-6230	OPPIDAN (MHP)			101.50
411-43100-50303-6232	DAYTON AUTOMOTIVE			657.75
602-49400-50303	113TH AVE TRUNK SEWER EXTENSION			398.60
414-41900-50303-2007	FERNBROOK CORRIDOR STUDY			2,331.60
601-00000-16500	NORTHWEST WATER TOWER			4,861.32
414-41900-50303	2026 MILL & OVERLAY IMPROV.			15,451.01
414-41900-50303	DAYTON ROADWAY EXTENSION			15,493.40
408-45300-50303	DAYTON 2026 TRAIL IMPROVEMENTS			14,819.20
601-00000-16500	DAYTON WELLHOUSE #5			377.00
415-41900-50300	BMP-U1 FEASIBILITY STUDY			3,137.20
415-41900-50300	BMP-U4 IMPLEMENTATION SERVICES			917.48
415-41900-50300	GRASS LAKE ASSESSMENT			2,096.85
415-41900-50300	2026 DIAMOND LAKE INTERNAL PHOSPHORUS			3,088.27
STREICHERS, INC		08/12/2026	08/25/2026	50.98
PD;UNIFORM-MCCARTY		CHOYT		
101-42120-50217	PD;UNIFORM-MCCARTY			50.98
STREICHERS, INC		08/12/2026	08/25/2026	5,857.00
PD; OTHER EQUIPMENT		CHOYT		
101-42120-50580	PD; OTHER EQUIPMENT			5,857.00
SUBSURFACE, INC.		08/19/2026	08/25/2026	74,708.00
PAY APP 1; SOUTH DIAMOND LK ROAD CULVERT		CHOYT		
415-41900-50530	PAY APP 1; SOUTH DIAMOND LK ROAD CULVERT			78,640.00
415-41900-50530	RETAINAGE			(3,932.00)
TOSHIBA BUSINESS SYSTEMS		08/10/2026	08/25/2026	11.72
FD; ESTUDIO JUL CLR 216 -AUG BW 1000		CHOYT		
101-42260-50200	FD; ESTUDIO JUL CLR 216 -AUG BW 1000			11.72
TOSHIBA BUSINESS SYSTEMS		08/10/2026	08/25/2026	398.47
CH; ESTUDIO 2515 FRONT PRINTER MAY-JUL BW		CHOYT		
101-41820-50308	CH; ESTUDIO 2515 FRONT PRINTER MAY-JUL			398.47

TOSHIBA BUSINESS SYSTEMS		08/10/2026	08/25/2026	182.39
CH; ESTUDIO 4525 BACK PRINTER JUL BW 1777/(		CHOYT		
101-41820-50308	CH; ESTUDIO 4525 BACK PRINTER JUL			182.39
VESTAL ENEBELI		08/18/2026	08/25/2026	250.00
CITY FACILITY RENTAL CANCELLED 08.30.2026		CHOYT		
101-40500-34111	CITY FACILITY RENTAL CANCELLATION			228.68
101-00000-20300	SALES TAX PAYABLE			21.32
WEST RONDEAU LAKE DRIVE, LLC		08/19/2026	08/25/2026	445,439.40
ARBOR RIDGE PKWY CONSTRUCTION		CHOYT		
415-41900-50530	ARBOR RIDGE PKWY CONSTRUCTION			445,439.40
XCEL ENERGY		08/11/2026	08/25/2026	0.36
51-0014444653-6;14666 146TH AVE S.L. JUL 202		CHOYT		
101-43100-50230	51-0014444653-6;14666 146TH AVE S.L.			0.36
XCEL ENERGY		08/11/2026	08/25/2026	35.06
51-0013211437-0;SDL TRAIL LIFT JUL 2026		CHOYT		
601-49400-50381	51-0013211437-0;SDL TRAIL LIFT			35.06
XCEL ENERGY		08/11/2026	08/25/2026	5,503.43
51-0011857801-8;PD/PW BLDG JUL 2026		CHOYT		
101-41810-50381	51-0011857801-8;PD/PW BLDG			5,503.43
XCEL ENERGY		08/11/2026	08/25/2026	26.25
51-0014444656-9;14748 CHESHIRE CT S.L. JUL 2		CHOYT		
101-43100-50230	51-0014444656-9;14748 CHESHIRE CT S.L.			26.25
XCEL ENERGY		08/11/2026	08/25/2026	38.11
51-0013923150-3;HOLLY LN JUL 2026		CHOYT		
101-43100-50230	51-0013923150-3;HOLLY LN			38.11
XCEL ENERGY		08/11/2026	08/25/2026	22.85
51-6970693-8;17320 DAYTON SHED JUL 2026		CHOYT		
101-41810-50381	51-6970693-8;17320 DAYTON SHED			22.85

XCEL ENERGY		08/11/2026	08/25/2026	24.09
51-0014423188-8;14678 146TH AVE ST LGT JUL 2		CHOYT		
101-43100-50230	51-0014423188-8;14678 146TH AVE ST LGT			24.09
XCEL ENERGY		08/11/2026	08/25/2026	33.24
51-0014297205-1;14641 U.PASS W/RH PKWY JU		CHOYT		
101-43100-50230	51-0014297205-1;14641 U.PASS W/RH PKWY			33.24
XCEL ENERGY		08/11/2026	08/25/2026	3,046.82
51-0013565432-4; 14695 RIVER/WELLHOUSE JU		CHOYT		
601-49400-50381	51-0013565432-4; 14695 RIVER/WELLHOUSE			3,046.82
XCEL ENERGY		08/11/2026	08/25/2026	27.94
51-0014502550-6 11781 1/2 W FRENCH JUL 202		CHOYT		
101-43100-50230	51-0014502550-6 11781 1/2 W FRENCH			27.94
XCEL ENERGY		08/11/2026	08/25/2026	56.62
51-0013433451-8;BROCKTON LGT JUL 2026		CHOYT		
101-43100-50230	51-0013433451-8;BROCKTON LGT			56.62
XCEL ENERGY		08/11/2026	08/25/2026	33.64
51-0013985527-8; CHESHIRE LGT JUL 2026		CHOYT		
101-43100-50230	51-0013985527-8; CHESHIRE LGT			33.64
XCEL ENERGY		08/11/2026	08/25/2026	51.85
51-0014473382-9 12000.5 W FRENCH LK RD JUL		CHOYT		
101-43100-50230	51-0014473382-9 12000.5 W FRENCH LK RD			51.85
XCEL ENERGY		08/11/2026	08/25/2026	37.57
51-0015591826-7; 14642 146TH/IRR JUL 2026		CHOYT		
601-49400-50381	51-0015591826-7; 14642 146TH/IRR			37.57
XCEL ENERGY		08/17/2026	08/25/2026	77.42
51-0013348079-5;14430 DAYTON RIVER JUL-AU(		CHOYT		
101-45200-50381	51-0013348079-5;14430 DAYTON RIVER			77.42
XCEL ENERGY		08/17/2026	08/25/2026	0.26
51-0014712973-2; 18160 SIREN JUL 2026		CHOYT		

	101-41810-50381	51-0014712973-2; 18160 SIREN	0.26
# of Invoices:	218 # Due: 187	Totals:	1,912,059.69
# of Credit Memos:	1 # Due: 1	Totals:	(84.49)
Net of Invoices and Credit Memos:			1,911,975.20
* 6 Net Invoices have Credits Totalling:			(43,403.97)

--- TOTALS BY PAYMENT CARD ACCOUNT ---

0843	340.98
0983	12,933.56
1425	198.07
1860	59.88
2363	907.43
2499	455.83
3028	7,068.64
3212	40.26
3240	496.53
3356	2,484.90
3926	7,904.34
4473	3,239.24
4971	45.00
4983	1,083.46
5639	4,265.24
9053	1,896.37

--- TOTALS BY FUND ---

101 - GENERAL FUND	192,270.25
225 - EDA	1,668.50
237 - POLICE PUBLIC SAFETY AID	1,105.00
401 - CAPITAL EQUIPMENT	12,569.75
405 - PARK DEDICATION	22,068.12
408 - PARK TRAIL DEVELOPMENT	16,716.20
410 - CAPITAL FACILITIES	4,014.58
411 - DEVELOPER ESCROWS	165,959.94
414 - PAVEMENT MANAGEMENT AND IMPROVEMENTS	735,172.44
415 - STORMWATER	546,556.90

430 - TIF 20 GRACO 2	24.50
435 - TIF 16 SAND COMPANIES	24.50
436 - TIF 17 GRACO	24.50
438 - TIF 14 LIBERTY	24.50
477 - TIF 15 FRENCH LK IND PK	24.50
601 - WATER FUND	161,063.72
602 - SEWER FUND	52,687.30

--- TOTALS BY DEPT/ACTIVITY ---

00000 -	267,309.74
40500 - Charges for Service	388.75
41110 - Council	593.06
41310 - Administration	51.28
41420 - City Clerk	22.98
41500 - Finance	7,332.59
41630 - Engineering Services	10,443.40
41640 - Legal Services	1,082.50
41650 - Recycling Services	25,926.23
41660 - Inspection Service	16,380.53
41710 - Plannning & Economic Dev	10,220.75
41810 - Central Services	14,702.17
41820 - Information Technology	3,072.07
41900 - General Govt	1,343,497.31
41910 - Activity Center	829.55
42120 - Patrol and Investigate	28,174.98
42140 - Animal Control	55.00
42260 - Fire Suppression	14,002.84
43100 - Public Works	114,228.52
45200 - Parks	10,342.62
45300 - Trail Development	16,716.20
49400 - Utilities	19,119.41
49450 - Sewer	(472.15)
49999 - Contingency	7,954.87

ITEM:
Resolution 34-2026, Planned Unit Development, Preliminary Plat and Final Plat of THE PARKWAY NEIGHBORHOOD

APLICANT/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 Approve the PUD Preliminary Plat and Final Plat of THE PARKWAY NEIGHBORHOOD.

NOTE: All plans are named THE PARKWAY NEIGHBORHOOD. The project will be known as "Arbor Ridge Parkway Neighborhood". Both names may be used interchangeably (unintended).

BACKGROUND/OVERVIEW:
The Arbor Ridge Parkway 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 2024[1] 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 purchasing land from Schany to construct a public street (Arbor Ridge Parkway) from Dayton Parkway to the Arbor Ridge Parkway property (Roberg property). The Developer will construct the street within the development. Due to a lack of time, Staff was not able to complete a Draft Development Agreement prior to distribution of Council Packets. The Development Agreement will include performance standards requiring the developer to reimburse the city for street construction and will include fee reductions. Performance standards will be similar to what the City Council agreed to in 2025 (Resolution 18-2025).

The project is the same as what was approved in 2025, with the exception of the Event Center IUP (incomplete application).

Phase 1	176 units	August review
Phase 2	231 units + club house	September review
Phase 3	IUP-Event Center	TBD

[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.*

Phase 4	150(?) units	TBD
Phase 5	Retail	TBD

Site work is intended to start in September/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
	86	49%	2 Bedrooms
	176		

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 Benefits[6] may include:

1. *Preservation or creation of increased public or private open space (above what is excluded in net calculation).*
2. *Increased park land dedication beyond the required park dedication amount when land is required by the ordinance.*
3. *Expansion of existing open space or open space corridors and/or linking open space corridors beyond borders of the site.*
4. *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.*
5. *Site amenities: private parks, enhanced pedestrian scale and decorative street lighting, tot lots, trails (above what is required by ordinance), recreational*

[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)

facilities, community center, pools or other on-site amenities which serve the entire development.

6. *Stormwater re-use system for common area and individual lots irrigation system.*
7. *Multiple development wide enhanced entry features including the following elements: monument signage with decorative lighting, water feature and enhanced entry landscaping surrounding the monument.*

Public Benefits include private amenities such as a club house and playground (future phases).

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. This is more pertinent to Phase 2 vs. the current Phase 1.

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]

Architecture[9]

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	*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.*
	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*

[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.*

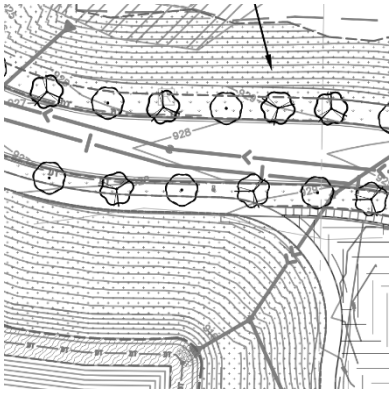
[8] City Code 1001.19, Subd 3 (Parking Provisions in Residential Districts; Side or rear yards).

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



	A combination of horizontal and vertical design features	*Yes. The windows are bumped out and float above the ground floor garages.*
	Irregular building shapes	*Yes.*
	Other architectural features in the overall architectural concept	*Yes. Window columns are emphasized.*
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	*No. The design is modern Scandinavian, whereas the design requirements are more traditional.*
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 tone of the following:		
	Façade 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 lest 1' into the facade	*No. First floor is dominated by garage doors, which include windows.*
Other design requirements.		
	All principal buildings shall have an entry on a street.	*Each building has an entrance onto a parking lot alleyway.*
	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.		*Major materials include cement fiberboard horizontal lap siding and board and batten vertical siding. There are four color tones of grays and browns.*
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		*Yes*

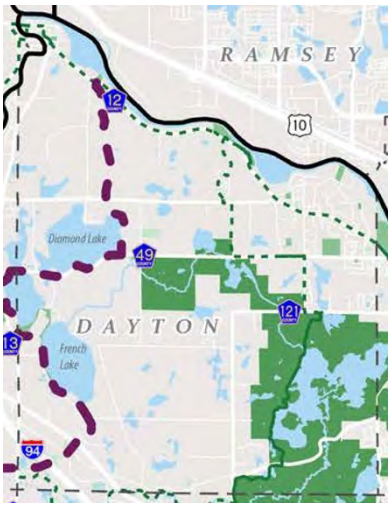
also be allowed as a major exterior wall material and shall be required to be sealed. All materials shall be color impregnated with the exception of architectural concrete precast panel systems and fiber cement siding which may be painted.		
Restricted exterior materials. Unadorned pre-stressed concrete 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 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.		*Yes*
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*



Arbor Ridge Parkway (treelined boulevard).

	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 materials and colors as the principal building.	*Yes. Interior trash enclosure.*
	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.*
	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.	*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.*
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.	



TRPD Diamond Lake Regional Trail (planned)

[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.*

Parking[11]

	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.

Landscaping[12]

Provide at least 3 of the following required numbers of trees and shrubs in addition to any trees and shrubs required for screening	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 Preservation[16] 661 trees will be removed including 26 Heritage Trees[17] across the total project area.

Impervious Surface Area[18] - 80% maximum allowed

[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.*
[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 57)(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)

	- 80% proposed
Exterior lighting[19]	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 - 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.

[19] City Code 1001.14, Subd 12 (General Regulations; Exterior Lighting)
[20] City Code 1001.24, Subd 4(3)(d) (Landscape Design Standards and Guidelines; Heat island reduction).

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 CITY COUNCIL:

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

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission held a Public Hearing at its August 6, 2026 meeting, recommending Approval.

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.

It is the intent that Final Plat approval includes approval of a Development Agreement. Due to a lack of staff time, a Development Agreement could not be drafted and will be provided for City Council approval at a later date. The city will close on the Shany property (portion) on August 31, 2026, and begin street and utility construction on September 2nd. This date is critical to avoid winter conditions. Similarly, the Developer is under the same constraints. Thus, it would not be advantageous to Table Final Plat action until the Development Agreement is completed (September).

60/120 DAY RULE

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

RELATIONSHIP TO COUNCIL GOALS:

Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Items
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	- Review housing type and lot size by %'s.	- Proportionate housing types available	A) 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
	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	- Maintain a positive difference in	

		including their employment	business movement	businesses that are not in surrounding communities E) Complete Lage Area Plan – Breakdown of Comp Pan Decades F) Require Parking Code Requirements

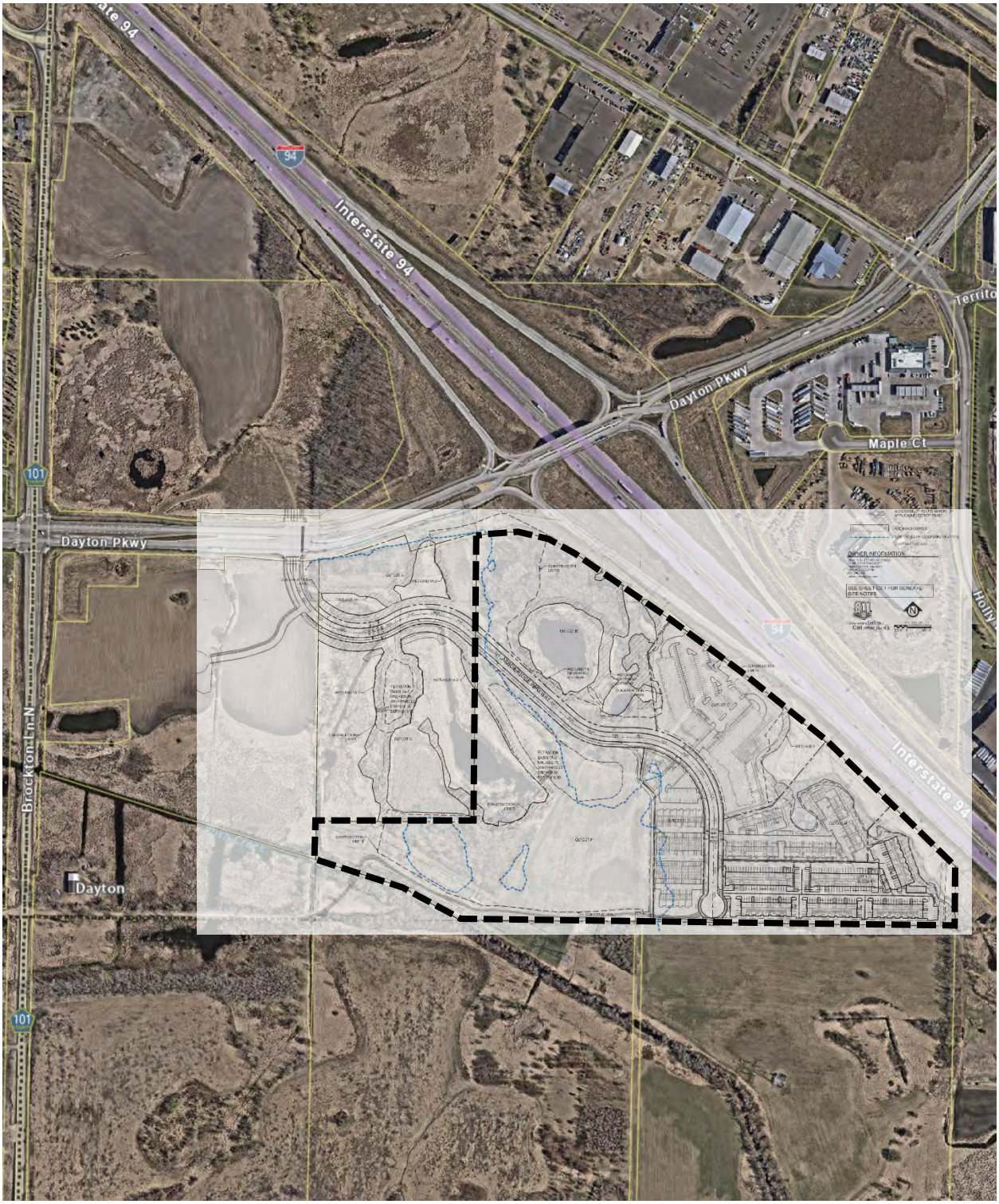
BUDGET IMPACT

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

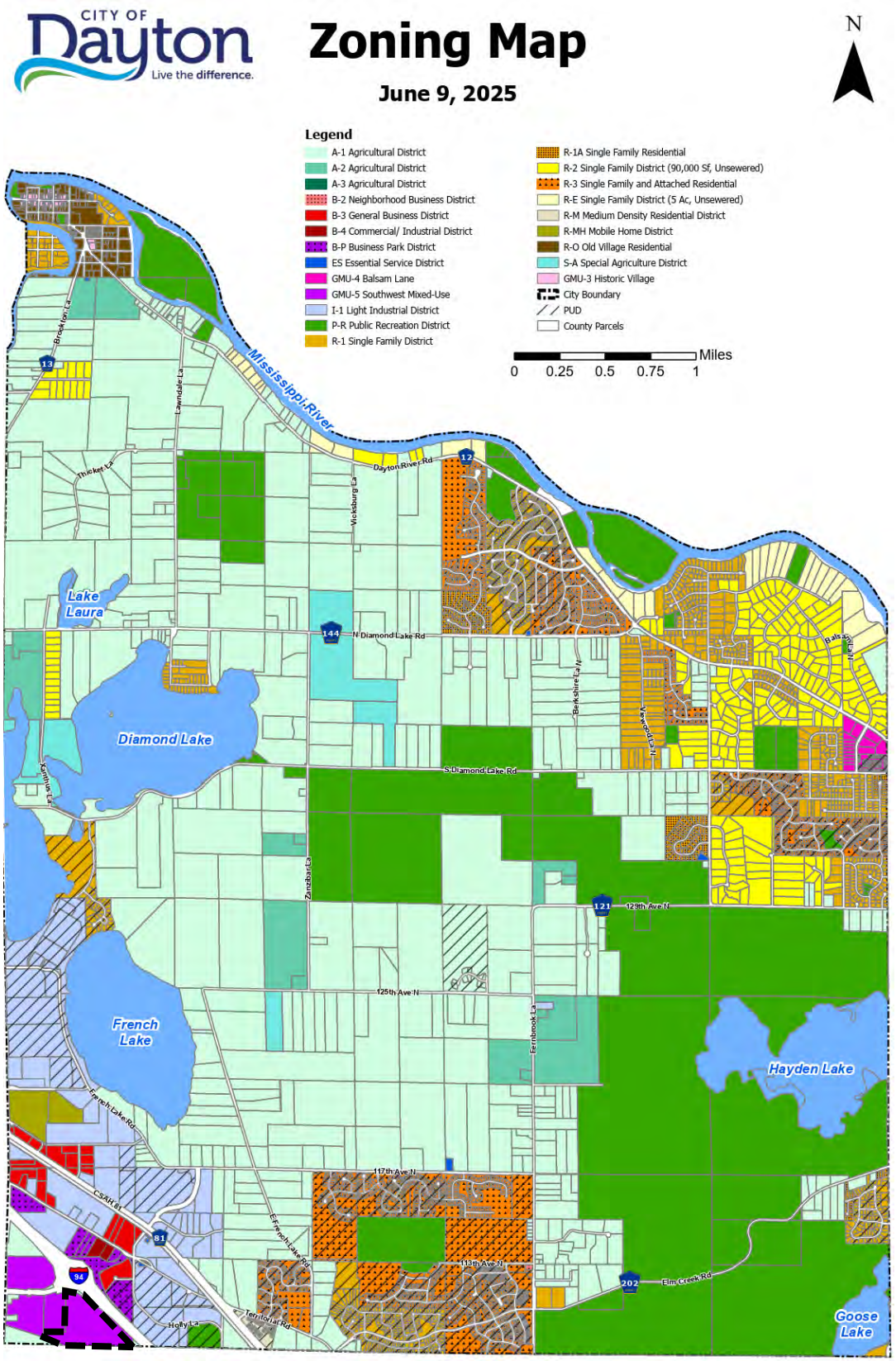
ATTACHMENT(S):

Aerial Photo
Zoning Map
Resolution 34-2026
Engineering Review, Jul 30, 2026
Civil Plan set, Jul 2, 2026
Architectural Plans, Jul 3, 2025

AERIAL PHOTO



ZONING MAP


CITY OF Dayton
Live the difference.
Zoning Map
June 9, 2025
N
Legend
A-1 Agricultural District
A-2 Agricultural District
A-3 Agricultural District
B-2 Neighborhood Business District
B-3 General Business District
B-4 Commercial/ Industrial District
B-P Business Park District
ES Essential Service District
GMU-4 Balsam Lane
GMU-5 Southwest Mixed-Use
I-1 Light Industrial District
P-R Public Recreation District
R-1 Single Family District
R-1A Single Family Residential
R-2 Single Family District (90,000 Sf, Unsewered)
R-3 Single Family and Attached Residential
R-E Single Family District (5 Ac, Unsewered)
R-M Medium Density Residential District
R-MH Mobile Home District
R-O Old Village Residential
S-A Special Agriculture District
GMU-3 Historic Village
City Boundary
PUD
County Parcels
Miles
0 0.25 0.5 0.75 1
Mississippi River
Dayton River Rd
N Diamond Lake Rd
S Diamond Lake Rd
129th Ave N
125th Ave N
117th Ave N
113th Ave N
Elm Creek Rd
French Lake Rd
Territorial Rd
Lake Laura
Diamond Lake
French Lake
Hayden Lake
Goose Lake
Brockton Ln
Lawndale Ln
Thicket Ln
Vicksburg Ln
Berkshire Ln N
Yearling Ln N
Balsam Ln N
Sommue Ln
Zanzibar Ln
Fernbrook Ln
Holly Ln
CSAH 81
13
12
144
121
81
94
202

RESOLUTION 34-2026

CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT
STATE OF MINNESOTA

RESOLUTION APPROVING THE PLANNED UNIT DEVELOPMENT, PRELIMINARY PLAT, AND FINAL PLAT OF THE PARKWAY NEIGHBORHOOD

WHEREAS, Michael Elzufon of WME Real Estate Holdings, LLC (Developer) has applied for a Planned Unit Development, Preliminary Plat, and Final Plat of THE PARKWAY NEIGHBORHOOD, and,

WHEREAS, the project is located on property legally described as:

That part of the West Half of the Southeast Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, also that part of the East Half of the Southwest Quarter of said Section 31, all lying Southwesterly of the Southwesterly right-of-way line of Highway No. 94 and Northerly of the center line of Rush Creek except that part of the West 639.57 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 639.57 feet of the Northeast Quarter of the Southwest Quarter in said Section 31, with the Southerly line of Dayton Industrial Boulevard as dedicated in the Plat of Brockton Crossing; thence South 74 degrees 16 minutes 41 seconds West, assumed bearing, along said Southerly line a distance of 279.76 feet to an angle point in said Southerly line; thence South 15 degrees 43 minutes 19 seconds East, a distance of 15.00 feet to the point of beginning of said described line; thence North 74 degrees 16 minutes 41 seconds East, a distance of 275.35 feet to the East line of the West 639.57 feet of said Northeast Quarter of the Southwest Quarter; thence Easterly 414.55 feet along a tangential curve concave to the South having a radius of 470.00 feet and a central angle of 50 degrees 32 minutes 09 seconds; thence South 55 degrees 11 minutes 10 seconds East, tangent to said curve, a distance of 733.54 feet to the Southwesterly line of said Highway No. 94 and there terminating.

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

> That part of the West Half of the Southeast Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, lying Southwesterly of Highway No. 94; also that part of the East Half of the Southwest Quarter of Section 31, Township 120, Range 22, lying Southwesterly of Highway No. 94 and Northerly of centerline of Rush Creek.
>
> EXCEPT:

That part of the West 639.57 feet of the Northeast Quarter of the Southwest Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, lying Southwesterly of the Southwesterly right of way line of Interstate Highway No. 94, also, the West 639.57 feet of the Southeast 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 19 seconds West, along the West line of said Southwest Quarter, a distance of 899.78 feet; thence South 88 degrees 50 minutes 41 seconds East, a distance of 33.00 feet to the East line of the West 33.00 feet of said Southwest Quarter; thence continuing South 88 degrees 50 minutes 41 seconds East, a distance of 42.01 feet; thence South 31 degrees 59 minutes 30 seconds East, a distance of 47.00 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 264.53 feet; thence South 83 degrees 08 minutes 01 second East, a distance of 241.20 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 68.97 feet; thence North 01 degree 09 minutes 21 seconds East, a distance of 26.00 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 100.00 feet; thence South 01 degree 09 minutes 21 seconds West, a distance of 14.00 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 276.28 feet; thence 107.61 feet along a non-tangential curve concave to the North which has a radius of 670.03 feet, central angle of 09 degrees 12 minutes 06 seconds, chord bearing of South 87 degrees 45 minutes 42 seconds East, and chord length of 107.49 feet to the West line of said Northeast Quarter of the Southwest Quarter and the point of beginning; thence continuing the last curve along an arc with length of 62.23 feet, and central angle of 5 degrees 19 minutes 18 seconds; thence 139.09 feet along a non-tangential curve concave to the Northwest which has a radius of 646.00 feet, central angle of 12 degrees 20 minutes 11 seconds, chord bearing of North 71 degrees 56 minutes 42 seconds East, and chord length of 138.82 feet; thence North 65 degrees 46 minutes 36 seconds East, a distance of 96.54 feet; thence North 21 degrees 20 minutes 58 seconds West, a distance of 749.42 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 786.13 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 639.57 feet of the Northeast Quarter of the Southwest Quarter of said Section 31, with the Southerly line of Dayton Industrial Boulevard as dedicated in Brockton Crossing, according to the recorded plat thereof; thence South 74 degrees 16 minutes 41 seconds West, assumed bearing, along said Southerly line a distance of 279.76 feet to an angle point in said Southerly line; thence South 15 degrees 43 minutes 19 seconds East, a distance of 15.00 feet to the point of beginning of said described line; thence North 74 degrees 16 minutes 41 seconds East, a distance of 275.35 feet to the East line of the West 639.57 feet of said Northeast Quarter of the Southwest Quarter; thence Easterly 414.55 feet along a tangential curve concave to

the South having a radius of 470.00 feet and a central angle of 50 degrees 32 minutes 09 seconds; thence South 55 degrees 11 minutes 10 seconds East, tangent to said curve, a distance of 733.54 feet to Southwesterly line of said Highway No. 94 and there terminating.

AND

That part of the West 639.57 feet of the Northeast Quarter of the Southwest Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, which lies Southwesterly of the Southwesterly right of way line of Interstate Highway 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 19 seconds West, along the West line of said Southwest Quarter, a distance of 899.78 feet; thence South 88 degrees 50 minutes 41 seconds East, a distance of 33.00 feet to the East line of the West 33.00 feet of said Southwest Quarter; thence continuing South 88 degrees 50 minutes 41 seconds East, a distance of 42.01 feet; thence South 31 degrees 59 minutes 30 seconds East, a distance of 47.00 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 264.53 feet; thence South 83 degrees 08 minutes 01 second East, a distance of 241.20 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 68.97 feet; thence North 01 degree 09 minutes 21 seconds East, a distance of 26.00 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 100.00 feet; thence South 01 degree 09 minutes 21 seconds West, a distance of 14.00 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 276.28 feet; thence 107.61 feet along a non-tangential curve concave to the North which has a radius of 670.03 feet, central angle of 09 degrees 12 minutes 06 seconds, chord bearing of South 87 degrees 45 minutes 42 seconds East, and chord length of 107.49 feet to the West line of said Northeast Quarter of the Southwest Quarter; thence South 0 degrees 40 minutes 07 seconds West, along said West line, a distance of 155.16 feet to the point of beginning of the line to be described; thence 149.63 feet along a non-tangential curve concave to the North which has a radius of 740.00 feet, central angle of 11 degrees 35 minutes 08 seconds, chord bearing of North 77 degrees 34 minutes 53 seconds East, and chord length of 149.38 feet; thence North 71 degrees 47 minutes 19 seconds East, a distance of 215.18 feet; thence South 18 degrees 12 minutes 41 seconds East, a distance of 68.22 feet; thence North 74 degrees 16 minutes 41 seconds East, a distance of 279.76 feet to the East line of said West 639.57 feet of said Northeast Quarter of the Southwest Quarter; thence North 0 degrees 40 minutes 07 seconds East, along said East line, a distance of 97.59 feet, more or less to said Southwesterly right of way line of Interstate Highway 94 and there terminating.

AND

The West 639.57 feet of the Southeast Quarter of the Southwest Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, lying Northerly of the South 400.00 feet thereof.

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

WHEREAS, the Planning Commission held a Public Hearing on August 6, 2026; and,

PLANNED UNIT DEVELOPMENT

FINDINGS

1. The 2040 Comprehensive Plan guides the property as *Mixed Use* (12-20 unit density per net-acre) with a *Greenway Overlay*. A PUD is required within the Greenway Overlay (City Code 1002.15, Subd 3 Conservation Subdivision; Planned Unit Development Designation). A Resource Inventory was part of an Environmental Assessment Worksheet completed in 2024 (Negative decision made to require an Environmental Impact Statement (Resolution 28-2024).

2. The project is zoned GMU-5: General Mixed-Use 5 Southwest Mixed Use. A PUD is required (City Code 1001.065, Subd 5(3) (*Planned Unit Development Required*).

3. Areas to be developed were compared to the *Hierarchy of protection standards and development standards* listed in City Code 1002.14, Subd 3(1)(a). The project includes one area of Moderate Quality natural resources (Outlot B), identified by the Minnesota Land Cover Classification System MLCCS). The project minimizes impact, but for roadway construction. Further environmental impacts will be considered as Outlots are evaluated for development.

4. The PUD will include the removal of 661 trees (1,026 trees to be preserved), including the removal of Eight Heritage Trees (19 Heritage Trees to be preserved). In consideration of the Development Guidelines (City Code 1002.15, Subd 3(1)(b), impacts to natural resources are reasonable. The overall PUD will preserve the Rush Creek corridor (primarily floodplain).

5. Lot 1, Block 1 includes the removal of nearly all existing trees for the construction of 176 units of multi-family residential. Natural Resource impacts are reasonable considering much of the project area is undevelopable due to wetlands and floodplain. Lot 1, Block 1 includes no wetland impacts, and maintains a reasonable wetland buffer.

6. PUD's within the Greenway Overlay district allow for deviations from zoning and subdivision requirements in return for incentives (City Code 1001.15, Subd 3(1)(b) and (c) and City Code 1001.10, Subd 1(1).

   Lot 1, Block 1 Deviations include:

   A. Density. Increased density, from 20-units per net-acre to 27-units per net-acre.
   B. Setbacks. Decreased building setbacks from 20' to 10' (- 10').
   C. Parking. Decreased garage parking from 176 stalls to 169 stalls (- 7 garage stalls).
   D. Parking. Decreased surface parking from 264 stalls to 226 stalls (- 38 surface stalls).

E. Landscaping. Decreased landscaping from 28 over-story trees to 14 (- 14 over-story trees), and from 57 ornamental trees to 23 (- 34 ornamental trees), and from 28 evergreen trees to 14 (-14 evergreen trees).

In the event any City Code deviations are not noted in this Resolution, but illustrated in the plan set, dated July 2, 2026, the plan set shall prevail.

Lot 1, Block 1 Public Benefits include:

F. None. Public Benefits (private parks, enhanced pedestrian scale, tot lot, and recreational facilities) will be completed in a future phase of the project.

DECISION

7. Appearance of buildings shall be similar to those illustrated on the Architectural Plans, dated July 3, 2026 and included in the August 25, 2026 City Council packet.

8. Prior to recording the plat, the Developer shall comply with applicable requirements in the City Engineer's letter, dated July 30, 2026.

9. Prior to recording the plat, the Developer shall correct the street name from "Xanthus Lane" to "Arbor Ridge Parkway".

10. Prior recording the plat, the City and Developer shall sign a Development Agreement.

PRELIMINARY PLAT

FINDINGS

11. The project is zoned GMU-5: General Mixed-Use 5 Southwest Mixed Use. A PUD is required (City Code 1001.065, Subd 5(3) (*Planned Unit Development Required*).

12. The Preliminary Plat consisting of Lot 1, Block 1, Outlots A, B, and C (Exhibit A) is consistent with City Code 1002.05 (*Preliminary Plat Procedures*).

DECISION

13. Prior to recording the plat, the Developer shall comply with applicable requirements in the City Engineer's letter, dated July 30, 2026.

14. Prior to recording the plat, the Developer shall correct the street name from "Xanthus Lane" to "Arbor Ridge Parkway", and correct the plat name; PRELIMINARY PLAT: THE PARKWAY NEIGHBORHOOD ~~2ND ADDITION~~.

15. Prior to recording the plat, the Landscape Plan shall be revised to include a 5' perimeter around buildings for landscaping (e.g. mulch and appropriate shrub or plant species).

FINAL PLAT

FINDINGS

16. The Final Plat (Exhibit B) is consist with City Code 1002.08 (*Final Plat Procedures*).

DECISION

17. Prior to recording the plat, the Developer shall comply with applicable requirements in the City Engineer's letter, dated July 30, 2026.

18. Prior to recording the plat, the Developer shall correct the street name from "Xanthus Lane" to "Arbor Ridge Parkway", and correct the plat name; THE PARKWAY NEIGHBORHOOD 2~~ND ADDITION~~.

19. Prior to recording the plat, the Developer shall obtain Approval by the Elm Creek Watershed Management Commission.

20. Prior to recording the plat, the City and Developer shall sign a Development Agreement.

Adopted by the City Council of the City of Dayton, this 25th Day of August 2026.

_____
Dennis Fisher, Mayor

ATTEST:

_____
Amy Benting, City Clerk

Motion by _____. Second by _____.

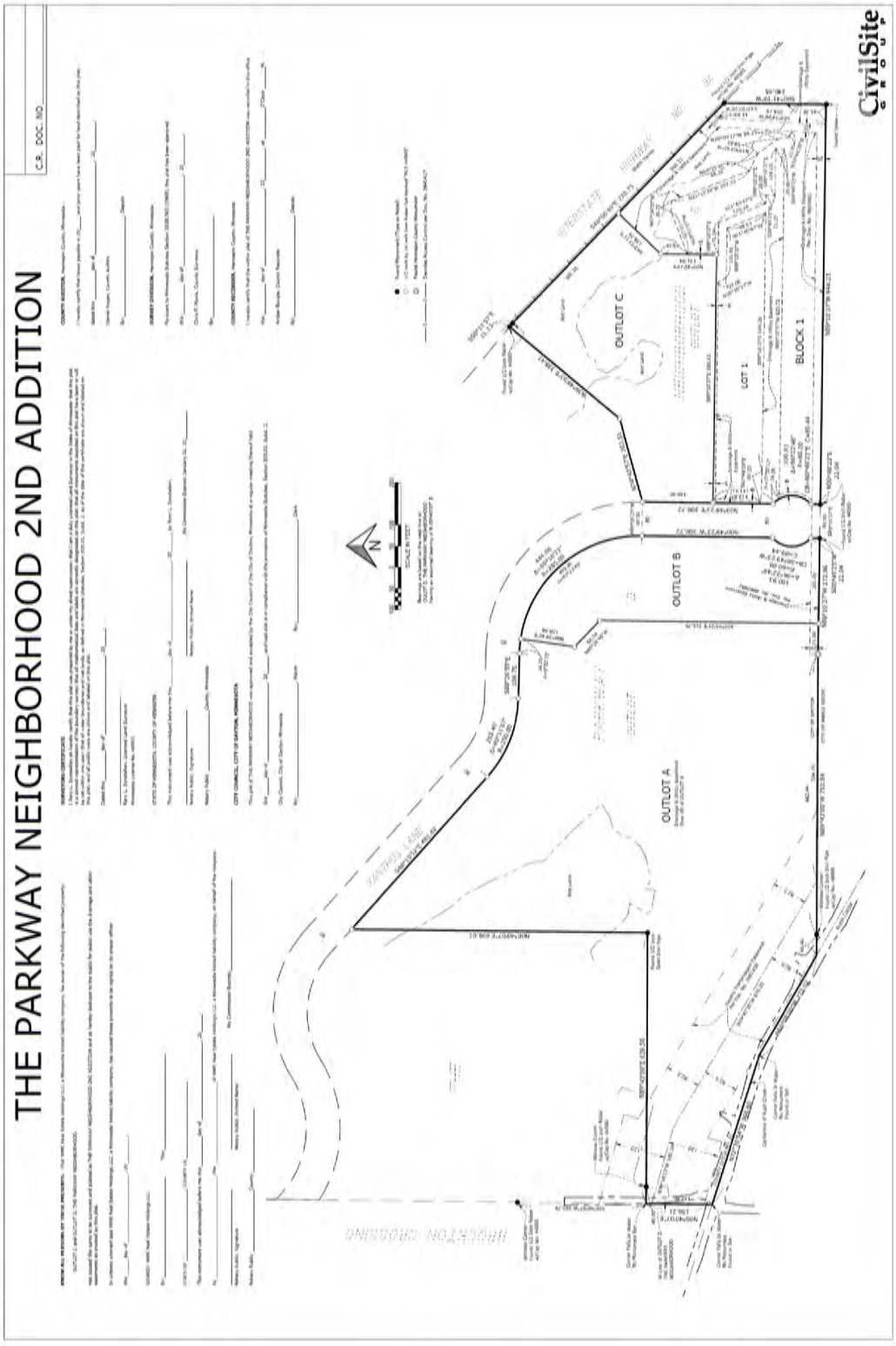
Ayes: ___
Nayes: ___
Motion ***Approved***.

EXHITIB A

Preliminary Plat, July 2, 2026



EXHITIB B
Final Plat



Stantec

Memo

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:

<u>General</u>

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.
    - The City project plans and cad files should be referenced to ensure that all tie ins are still applicable.
    - 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.
    - Provide a 30' wide emergency access easement along the emergency access.
    - 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.
    - 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.
    - 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).
    - 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.
    - 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.

<u>Grading /Stormwater</u>

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.
    - 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.
    - 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.
    - 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.
    - 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.
    - 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.
    - 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
    - A sump still needs to be provided for MH-72A
    - Shift sump from CBMH-77 to CBMH-76
57. Show all draintile cleanouts and verify locations won't conflict with future driveway entrances.
58. Extend the draintile 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.

<u>Watermain/Sanitary Sewer</u>

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.

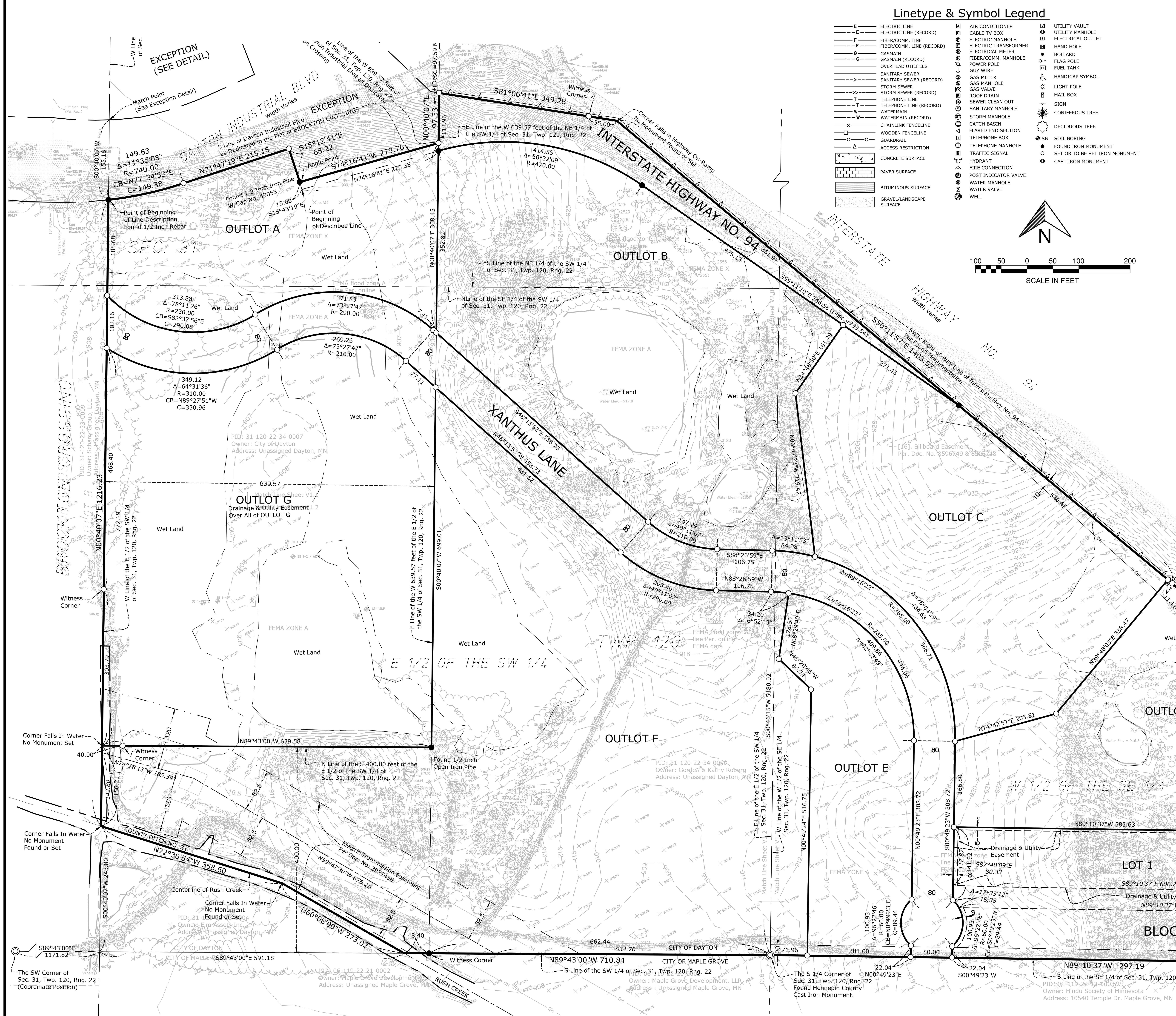
70. Revise hydrant leads at stations 41+40 and at 45+60 to come off the watermain in the street, not the service for the site.
71. Per the City of Dayton Design Guidelines, a hydrant spacing of 150’ us required in multi-family areas, revise hydrant spacing to ensure this requirement is met.
72. Shift 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: THE PARKWAY NEIGHBORHOOD



PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:

Parcel 1

That part of the West half of the Southeast Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, also that part of the East half of the Southwest Quarter of said Section 31, all lying Southwesterly of the Southwesterly right-of-way line of Highway No. 94 and Northerly of the center line of Rush Creek except that part of the West 639.57 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 639.57 feet of the Northeast Quarter of the Southwest Quarter in said Section 31 with the Southerly line of Dayton Industrial Boulevard as dedicated in the Plat of Brockton Crossing; thence South 74 degrees 16 minutes 41 seconds West, assumed bearing, along said Southerly line a distance of 279.76 feet to an angle point in said Southerly line; thence South 15 degrees 43 minutes 19 seconds East a distance of 15.00 feet to the point of beginning of said described line; thence North 74 degrees 16 minutes 41 seconds East a distance of 275.35 feet to the East line of the West 639.57 feet of said Northeast Quarter of the Southwest Quarter; thence Easterly 414.55 feet along a tangential curve concave to the South having a radius of 470.00 feet and a central angle of 50 degrees 32 minutes 09 seconds; thence South 55 degrees 11 minutes 10 seconds East, tangent to said curve, a distance of 733.54 feet to the Southwesterly line of said Highway No. 94 and there terminating.

Parcel 2

The West 639.57 feet of the East Half of the Southwest Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota which lies southwesterly of the southwesterly line of Dayton Industrial Boulevard as dedicated on the plat of BROCKTON CROSSING and which lies Northerly of the South 400.00 feet thereof.

Parcel 3

That part of the West half of the Southeast Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, also that part of the East half of the Southwest Quarter of said Section 31, all lying Southwesterly of the Southwesterly right-of-way line of Highway No. 94 and except that part lying Southerly of the following described line: commencing at the intersection of the East line of the West 639.57 feet of the Northeast Quarter of the Southwest Quarter in said Section 31 with the Southerly line of Dayton Industrial Boulevard as dedicated in the Plat of Brockton Crossing; thence South 74 degrees 16 minutes 41 seconds West, assumed bearing, along said Southerly line a distance of 279.76 feet to an angle point in said Southerly line; thence South 15 degrees 43 minutes 19 seconds East a distance of 15.00 feet to the point of beginning of said described line; thence North 74 degrees 16 minutes 41 seconds East a distance of 275.35 feet to the East line of the West 639.57 feet of said Northeast Quarter of the Southwest Quarter; thence Easterly 414.55 feet along a tangential curve concave to the South having a radius of 470.00 feet and a central angle of 50 degrees 32 minutes 09 seconds; thence South 55 degrees 11 minutes 10 seconds East, tangent to said curve, a distance of 733.54 feet to the Southwesterly line of said Highway No. 94 and there terminating.

This Preliminary Plat was prepared with the benefit of a Commitment for Title Insurance issued by Commercial Partners Title, a Division of Chicago Title Insurance Company as agent for Chicago Title Insurance Company , File No. 59524, (1st Supplement) dated January 18, 2022 for Parcel 1.

The description for Parcels 2 & 3 were compiled by the surveyor per the Hennepin County Interactive Property Map and may not be the description of record. There may be easements or other matters of record for Parcels 2 & 3 that we are not aware of and thus not shown hereon.

DATE OF PREPARATION:

6-30-2026

Background survey information is per a survey performed by us dated 10-27-2023 (last revised 2-5-2024).

APPLICANT:

WME Eeal Estate Holdings
Michael Elzufon
elzufon@gmail.com
763-286-7620
111326 Red Stem Court
Maple Grove, MN 55311

BENCHMARKS:

Elevations are based on the NGVD 29 Datum. Site Benchmark is MnDOT Monument (BROCK MN053) Elevation = 948.78

AREAS:

Proposed Lot 1, Block 1 = 284,289 Sq. Ft. or 6.526 Acres
Proposed Outlot A = 175,483 Sq. Ft. or 4.028 Acres
Proposed Outlot B = 402,390 Sq. Ft. or 9.238 Acres
Proposed Outlot C = 291,320 Sq. Ft. or 6.688 Acres
Proposed Outlot D = 194,383 Sq. Ft. or 4.462 Acres
Proposed Outlot E = 132,071 Sq. Ft. or 3.032 Acres
Proposed Outlot F = 772,624 Sq. Ft. or 17.737 Acres
Proposed Outlot G = 484,301 Sq. Ft. or 11.118 Acres
Proposed Dedicated Right of Way (Public Street) = 195,954 Sq. Ft. or 4.499 Acres
Proposed Dedicated Right of Way (Interstate I-94) = 58,542 Sq. Ft. or 1.344 Acres
Total Property Area = 2,991,357 +/- square feet or 68.672 +/- acres.

FLOOD ZONE:

This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) and Zone A (No base flood elevations determined) per Flood Insurance Rate Maps, Community Panel No's. 272053C0044F & 27053C0045F, effective dates of November 4, 2016.

Rory L. Synstelien — Minnesota License No. 44565
rory@civilsitegroup.com

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

PROJECT

The Parkway Neighborhood

PID: 311202234009

Dayton, Hennepin County, Minnesota 55369

CLIENT

Kaas Wilson Architects

1301 American Blvd. E., Bloomington, Minnesota 55425

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

RORY L. SYNSTELIEN

DATE 6-30-2026 LICENSE NO. 44565

QA/QC

FIELD CREW	.
DRAWN BY	.
REVIEWED BY	.
UPDATED BY	.

VICINITY MAP



REVISION SUMMARY

DATE	DESCRIPTION
.	.
.	.
.	.
.	.
.	.
.	.

PROJECT NO.:23321

PRELIMINARY PLAT

V2.0

©COPYRIGHT 2023 CIVIL SITE GROUP INC.

THE PARKWAY NEIGHBORHOOD

C.R. DOC. NO _____

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

That part of the West Half of the Southeast Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, also that part of the East Half of the Southwest Quarter of said Section 31, all lying Southwesterly of the Southwesterly right-of-way line of Highway No. 94 and Northerly of the center line of Rush Creek except that part of the West 639.57 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 639.57 feet of the Northeast Quarter of the Southwest Quarter in said Section 31, with the Southerly line of Dayton Industrial Boulevard as dedicated in the Plat of Brockton Crossing; thence South 74 degrees 16 minutes 41 seconds West, assumed bearing, along said Southerly line a distance of 279.76 feet to an angle point in said Southerly line; thence South 15 degrees 43 minutes 19 seconds East, a distance of 15.00 feet to the point of beginning of said described line; thence North 74 degrees 16 minutes 41 seconds East, a distance of 275.35 feet to the East line of the West 639.57 feet of said Northeast Quarter of the Southwest Quarter; thence Easterly 414.55 feet along a tangential curve concave to the South having a radius of 470.00 feet and a central angle of 50 degrees 32 minutes 09 seconds; thence South 55 degrees 11 minutes 10 seconds East, tangent to said curve, a distance of 733.54 feet to the Southwesterly line of said Highway No. 94 and there terminating.

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

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

EXCEPT:

That part of the West 639.57 feet of the Northeast Quarter of the Southwest Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, lying Southwesterly of the Southwesterly right of way line of Interstate Highway No. 94, also, the West 639.57 feet of the Southeast 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 19 seconds West, along the West line of said Southwest Quarter, a distance of 899.78 feet; thence South 88 degrees 50 minutes 41 seconds East, a distance of 33.00 feet to the East line of the West 33.00 feet of said Southwest Quarter; thence continuing South 88 degrees 50 minutes 41 seconds East, a distance of 42.01 feet; thence South 31 degrees 59 minutes 30 seconds East, a distance of 47.00 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 264.53 feet; thence South 83 degrees 08 minutes 01 second East, a distance of 241.20 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 68.97 feet; thence North 01 degree 09 minutes 21 seconds East, a distance of 26.00 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 100.00 feet; thence South 01 degree 09 minutes 21 seconds West, a distance of 14.00 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 276.28 feet; thence 107.61 feet along a non-tangential curve concave to the North which has a radius of 670.03 feet, central angle of 09 degrees 12 minutes 06 seconds, chord bearing of South 87 degrees 45 minutes 42 seconds East, and chord length of 107.49 feet to the West line of said Northeast Quarter of the Southwest Quarter and the point of beginning; thence continuing the last curve along an arc with length of 62.23 feet, and central angle of 5 degrees 19 minutes 18 seconds; thence 139.09 feet along a non-tangential curve concave to the Northwest which has a radius of 646.00 feet, central angle of 12 degrees 20 minutes 11 seconds, chord bearing of North 71 degrees 56 minutes 42 seconds East, and chord length of 138.82 feet; thence North 65 degrees 46 minutes 36 seconds East, a distance of 96.54 feet; thence North 21 degrees 20 minutes 58 seconds West, a distance of 749.42 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 786.13 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 639.57 feet of the Northeast Quarter of the Southwest Quarter of said Section 31, with the Southerly line of Dayton Industrial Boulevard as dedicated in Brockton Crossing, according to the recorded plat thereof; thence South 74 degrees 16 minutes 41 seconds West, assumed bearing, along said Southerly line a distance of 279.76 feet to an angle point in said Southerly line; thence South 15 degrees 43 minutes 19 seconds East, a distance of 15.00 feet to the point of beginning of said described line; thence North 74 degrees 16 minutes 41 seconds East, a distance of 275.35 feet to the East line of the West 639.57 feet of said Northeast Quarter of the Southwest Quarter; thence Easterly 414.55 feet along a tangential curve concave to the South having a radius of 470.00 feet and a central angle of 50 degrees 32 minutes 09 seconds; thence South 55 degrees 11 minutes 10 seconds East, tangent to said curve, a distance of 733.54 feet to Southwesterly line of said Highway No. 94 and there terminating.

AND

That part of the West 639.57 feet of the Northeast Quarter of the Southwest Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, which lies Southwesterly of the Southwesterly right of way line of Interstate Highway 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 19 seconds West, along the West line of said Southwest Quarter, a distance of 899.78 feet; thence South 88 degrees 50 minutes 41 seconds East, a distance of 33.00 feet to the East line of the West 33.00 feet of said Southwest Quarter; thence continuing South 88 degrees 50 minutes 41 seconds East, a distance of 42.01 feet; thence South 31 degrees 59 minutes 30 seconds East, a distance of 47.00 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 264.53 feet; thence South 83 degrees 08 minutes 01 second East, a distance of 241.20 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 68.97 feet; thence North 01 degree 09 minutes 21 seconds East, a distance of 26.00 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 100.00 feet; thence South 01 degree 09 minutes 21 seconds West, a distance of 14.00 feet; thence South 88 degrees 50 minutes 39 seconds East, a distance of 276.28 feet; thence 107.61 feet along a non-tangential curve concave to the North which has a radius of 670.03 feet, central angle of 09 degrees 12 minutes 06 seconds, chord bearing of South 87 degrees 45 minutes 42 seconds East, and chord length of 107.49 feet to the West line of said Northeast Quarter of the Southwest Quarter; thence South 0 degrees 40 minutes 07 seconds West, along said West line, a distance of 155.16 feet to the point of beginning of the line to be described; thence 149.63 feet along a non-tangential curve concave to the North which has a radius of 740.00 feet, central angle of 11 degrees 35 minutes 08 seconds, chord bearing of North 77 degrees 34 minutes 53 seconds East, and chord length of 149.38 feet; thence North 71 degrees 47 minutes 19 seconds East, a distance of 215.18 feet; thence South 18 degrees 12 minutes 41 seconds East, a distance of 68.22 feet; thence North 74 degrees 16 minutes 41 seconds East, a distance of 279.76 feet to the East line of said West 639.57 feet of said Northeast Quarter of the Southwest Quarter; thence North 0 degrees 40 minutes 07 seconds East, along said East line, a distance of 97.59 feet, more or less to said Southwesterly right of way line of Interstate Highway 94 and there terminating.

AND

The West 639.57 feet of the Southeast Quarter of the Southwest Quarter of Section 31, Township 120, Range 22, Hennepin County, Minnesota, lying Northerly of the South 400.00 feet thereof.

Have caused the same to be surveyed and platted 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 WME 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: WME Real Estate Holdings LLC

By:_____ The:_____

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me this _____day of _____, 20_____,

by _____, the _____of WME Real Estate Holdings LLC, a Minnesota limited liability company,

on behalf of the company.

_____ _____ My Commission Expires:_____

Notary Public, Signature Notary Public, Printed Name

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.

_____ _____ My Commission Expires:_____

Notary Public, Signature Notary Public, Printed Name

Notary Public _____County,_____

SURVEYORS CERTIFICATE

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

Dated this _____day of _____, 20_____.

_____

Rory L. Synstelien, Licensed Land Surveyor

Minnesota License No. 44565

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____day of_____, 20_____, by Rory L. Synstelien, a Licensed Land Surveyor, Minnesota License No. 44565.

_____ _____ My Commission Expires: January 31, 20_____

Notary Public, Signature Notary Public, Printed Name

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 in 20_____ and prior years have been paid for land described on this plat,

dated this _____day of _____, 20_____.

Daniel Rogan, County Auditor

By:_____, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

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

Chris F. Mavis, County Surveyor

By:_____

COUNTY RECORDER, Hennepin County, Minnesota

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

at _____O'Clock _____M.

Amber Bougie, County Recorder

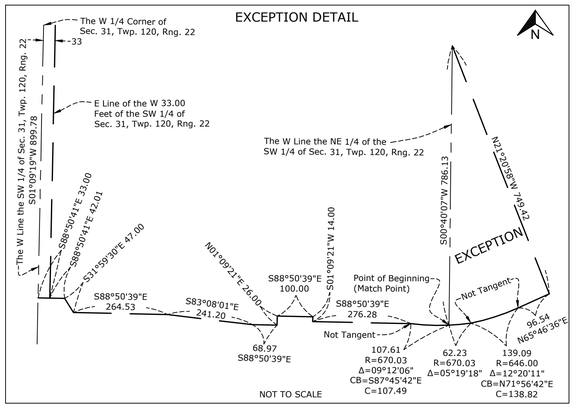
By:_____, Deputy

CivilSite GROUP

THE PARKWAY NEIGHBORHOOD

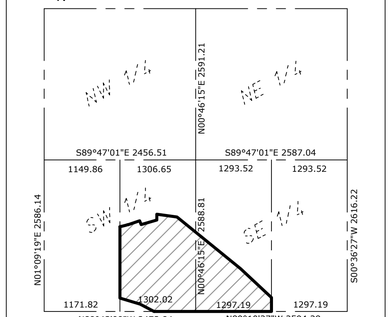
C.R. DOC. NO _____

EXCEPTION DETAIL



SECTION BREAKDOWN AND DATA

SECTION 31, TOWNSHIP 120, RANGE 22



THE PARKWAY NEIGHBORHOOD

DAYTON, MINNESOTA

ISSUED FOR: CITY SUBMITTAL



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C0.1	PROJECT NOTES
C0.2	PROJECT NOTES
C1.0	REMOVALS PLAN
C1.1	TREE PRESERVATION PLAN
C1.2	TREE SURVEY & CALCULATIONS PLAN
C1.3	TREE SURVEY & CALCULATIONS PLAN
C1.4	TREE SURVEY & CALCULATIONS PLAN
C1.5	TREE SURVEY & CALCULATIONS PLAN
C1.6	TREE SURVEY & CALCULATIONS PLAN
C1.7	TREE SURVEY & CALCULATIONS PLAN
C1.8	TREE SURVEY & CALCULATIONS PLAN
C1.9	TREE SURVEY & CALCULATIONS PLAN
C1.10	TREE SURVEY & CALCULATIONS PLAN
C2.0	SITE PLAN - OVERALL
C2.1	SITE PLAN - ROADWAY - NW
C2.2	SITE PLAN - ROADWAY - NE
C2.3	SITE PLAN - ROADWAY - SW
C2.4	SITE PLAN - ROADWAY - SE
C2.5	SITE PLAN - LOT 1 WEST
C2.6	SITE PLAN - LOT 1 EAST
C2.7	WETLAND IMPACT PLAN
C2.8	WETLAND BUFFER PLAN
C2.9	FLOODPLAIN IMPACT PLAN
C3.0	GRADING PLAN - OVERALL
C3.1	GRADING PLAN - NW
C3.2	GRADING PLAN - NE
C3.3	GRADING PLAN - SW
C3.4	GRADING PLAN - SE
C3.5	GRADING PLAN - LOT 1 WEST
C3.6	GRADING PLAN - LOT 1 EAST
C4.0	UTILITY PLAN - OVERALL
C4.1	UTILITY PLAN - ROADWAY - NW
C4.2	UTILITY PLAN - ROADWAY - NE
C4.3	UTILITY PLAN - ROADWAY - SW
C4.4	UTILITY PLAN - ROADWAY - SE
C4.5	UTILITY PLAN - LOT 1 WEST
C4.6	UTILITY PLAN - LOT 1 EAST
C5.0	PROFILES - STREET NORTH
C5.1	PROFILES - STREET SOUTH
C5.2	PROFILES - SANITARY AND WATER NORTH
C5.3	PROFILES - SANITARY AND WATER SOUTH
C5.4	PROFILES - STORM SEWER - ROADWAY
C5.5	PROFILES - STORM SEWER - ROADWAY
C5.6	PROFILES - STORM SEWER - ROADWAY
C5.7	PROFILES - WATER - LOT 1, BLOCK 1
C5.8	PROFILES - WATER - LOT 1, BLOCK 1
C5.9	PROFILES - WATER - LOT 1, BLOCK 1
C5.10	PROFILES - SANITARY- LOT 1, BLOCK 1
C5.11	PROFILES - SANITARY- LOT 1, BLOCK 1
C5.12	PROFILES - STORM- LOT 1, BLOCK 1
C5.13	PROFILES - STORM- LOT 1, BLOCK 1
C5.14	PROFILES - STORM- LOT 1, BLOCK 1
C5.15	PROFILES - STORM- LOT 1, BLOCK 1
C6.0	CIVIL DETAILS
C6.1	CIVIL DETAILS
C6.2	CIVIL DETAILS
C6.3	CIVIL DETAILS
C6.4	CIVIL DETAILS
C6.5	CIVIL DETAILS
C6.6	CIVIL DETAILS
L1.0	LANDSCAPE PLAN - OVERALL
L1.1	LANDSCAPE PLAN - NW
L1.2	LANDSCAPE PLAN - NE
L1.3	LANDSCAPE PLAN - SW
L1.4	LANDSCAPE PLAN - SE
L1.5	LANDSCAPE PLAN - LOT 1 WEST
L1.6	LANDSCAPE PLAN - LOT 1 EAST
L1.7	LANDSCAPE PLAN - NOTES & DETAILS
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE
SW1.4	SWPPP - ATTACHMENTS
SW1.5	SWPPP - ATTACHMENTS

PROJECT CONTACTS		
	NAME & ADDRESS	CONTACT
CIVIL ENGINEER	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	DAVID KNAEBLE 612-615-0060 DKNAEBLE@CIVILSITEGROUP.COM
LANDSCAPE ARCHITECT	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	PATRICK SARVER 612-615-0060 PSARVER@CIVILSITEGROUP.COM
DEVELOPER / PROPERTY OWNER	WME REAL ESTATE HOLDINGS 11326 RED STEM COURT MAPLE GROVE, MN 55311	MICHAEL ELZUFON 763-286-7620 elzufon888@gmail.com
ARCHITECT	KAAS WILSON ARCHITECTS 1301 AMERICAN BLVD E, #100 BLOOMINGTON, MN 55425	BEN DELWICHE 612-387-2809 BEND@KAASWILSON.COM
SURVEYOR	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	RORY SYNSTELIEN 612-615-0060 RORY@CIVILSITEGROUP.COM
GEOTECHNICAL ENGINEER	HAUGO GEOTECHNICAL SERVICES 2825 CEDAR AVENUE S MINNEAPOLIS, MN 55407	PAUL GIONFRIDDO 612-729-2959 PGIONFRIDDO@HAUGOGTS.COM

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

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

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL
DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY	
DATE	DESCRIPTION

TITLE SHEET

C0.0

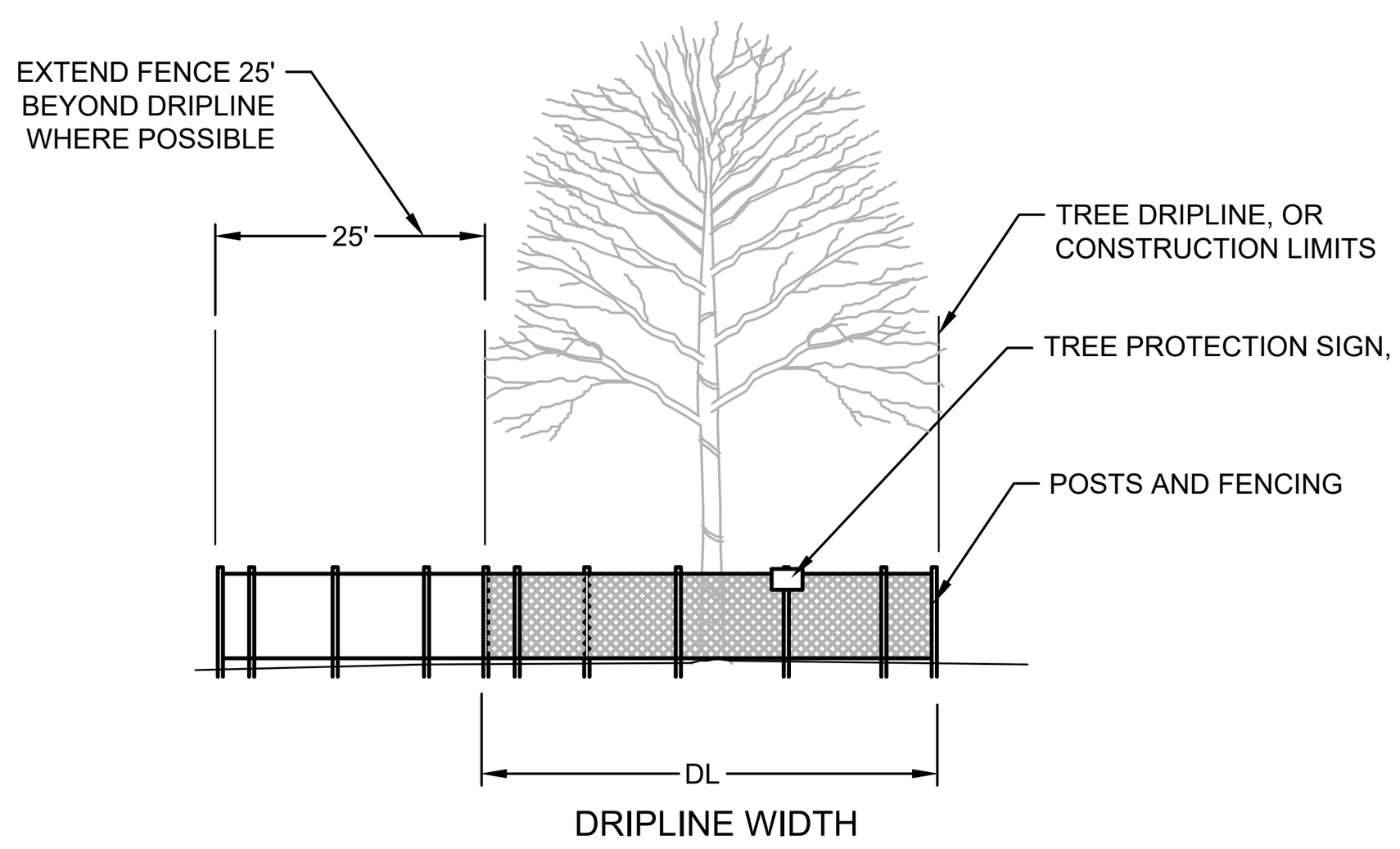
© COPYRIGHT 2026 CIVIL SITE GROUP INC.

REMOVAL NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
9. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
10. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
11. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
12. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
13. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
14. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
15. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
16. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
17. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
18. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CITY OF DAYTON REMOVAL NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.



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

1 TREE PROTECTION
N T S

SITE LAYOUT NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL FOLLOW MNDOT STRIPING DETAIL ON SHEET C5.5.' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
19. CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. **CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.**

OPERATIONAL NOTES	
SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.
TRASH REMOVAL	TRASH WILL BE COLLECTED IN INTERIOR TRASH ROOM. TRASH BINS SHALL BE MOVED TO EXTERIOR ON COLLECTION DAY AND RETURNED TO TRASH ROOM AFTER PICK UP. BUILDING MANAGEMENT TO COORD. W/ COMMERCIAL CO.
DELIVERIES	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

CITY OF DAYTON SITE SPECIFIC NOTES:

1. ~~ALL CLASS V AGGREGATE SHALL BE 100% CRUSHED.~~

GENERAL GRADING NOTES:

1. **CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.**
2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
4. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
5. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR AQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE
6. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
7. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
8. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
9. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
10. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
11. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
13. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
14. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
15. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
16. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CITY ENGINEER, OR A REPRESENTATIVE, MUST BE PRESENT FOR TEST ROLLING. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS. A TEST ROLL OF THE STREET AGGREGATE BASE MUST ALSO BE PERFORMED PRIOR TO PAVING OPERATIONS.
17. TOLERANCES
    - 17.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 17.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    - 17.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    - 17.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
18. MAINTENANCE
    - 18.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
    - 18.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
    - 18.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

CITY OF DAYTON GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

GENERAL UTILITY NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
3. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
4. UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
15. WATERMAIN SHALL BE C900 PVC, ASTM D1785, ASTM D2241, AWWA C900 WITH ASTM D2464, ASTM D2466, ASTM D2467, ASTM F1970, AWWA C907 FITTINGS.
16. ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS OTHERWISE NOTED.
17. ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS OR REINFORCED CONCRETE PIPE (RCP) ASTM C76, ASTM C1479 WITH ASTM C443 UNLESS OTHERWISE NOTED.
18. ALL RCP PIPE 12"-18" TO BE CLASS V. LARGER PIPE SHOULD BE AS SPECIFIED ON THE PLANS.
19. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
20. UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
21. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
22. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
23. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
24. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
25. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
26. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
27. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
28. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
29. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
30. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
31. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
32. CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
33. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
34. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
35. ALL PRIVATE STORM SEWER JOINTS AND CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
36. ALL PUBLIC STORM SEWER JOINTS AND CONNECTIONS SHALL BE GROUTED DOGHOUSE CONNECTION ON BOTH INSIDE AND OUTSIDE OF STRUCTURE, PER CITY DETAILS.
37. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.
38. FOR ALL PRIVATE SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.
39. FOR ALL PUBLIC ROADWAYS LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 250' IN EACH DIRECTION, AND 125' UPSTREAM FOR MID-SLOPE CATCHBASINS PER CITY DETAIL STO-13A. SEE PLAN AND DETAIL.

CITY OF DAYTON UTILITY NOTES:

1. ALL STORM SEWER WITHIN PUBLIC R-O-W WITH LESS THAN 2.5' OF COVER SHALL BE CLASS V RCP.

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

IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
8. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
12. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
20. USE SCREENS ON ALL HEADS.
21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

LANDSCAPE NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CEDAR MULCH.
3. ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
4. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
5. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
6. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
7. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
11. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY	
DATE	DESCRIPTION

PROJECT NOTES

C0.1

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

SITE AREA CALCULATIONS							
	EXISTING CONDITION			PROPOSED CONDITION			
LOT 1 BLOCK 1							
IMPERVIOUS SURFACES							
BUILDING COVERAGE	0 SF	0.0%		75,025 SF	26.4%		
PAVEMENT	0 SF	0.0%		123,637 SF	43.5%		
TOTAL	0 SF	0.0%	0.0 AC	198,662 SF	69.9%	4.6 AC	
PERVIOUS SURFACES							
TOTAL	284,289 SF	100.0%	6.5 AC	85,627 SF	30.1%	2.0 AC	
TOTAL AREA	284,289			284,289			

	EXISTING CONDITION			PROPOSED CONDITION		
OUTLOT A						
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		0 SF	0.0%	
PAVEMENT	0 SF	0.0%		0 SF	0.0%	
TOTAL	0 SF	0.0%	0.0 AC	0 SF	0.0%	0.0 AC
PERVIOUS SURFACES						
TOTAL	175,483 SF	100.0%	4.0 AC	175,483 SF	100.0%	4.0 AC
TOTAL AREA	175,483 SF		4.0 AC	175,483 SF		4.0 AC

	EXISTING CONDITION			PROPOSED CONDITION		
OUTLOT B						
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		0 SF	0.0%	
PAVEMENT	0 SF	0.0%		0 SF	0.0%	
TOTAL	0 SF	0.0%	0.0 AC	0 SF	0.0%	0.0 AC
PERVIOUS SURFACES						
TOTAL	402,389 SF	100.0%	9.2 AC	402,389 SF	100.0%	9.2 AC
TOTAL AREA	402,389 SF		9.2 AC	402,389 SF		9.2 AC

	EXISTING CONDITION			PROPOSED CONDITION		
OUTLOT C						
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		0 SF	0.0%	
PAVEMENT	0 SF	0.0%		0 SF	0.0%	
TOTAL	0 SF	0.0%	0.0 AC	0 SF	0.0%	0.0 AC
PERVIOUS SURFACES						
TOTAL	291,319 SF	100.0%	6.7 AC	291,319 SF	100.0%	6.7 AC
TOTAL AREA	291,319 SF		6.7 AC	291,319 SF		6.7 AC

	EXISTING CONDITION			PROPOSED CONDITION		
OUTLOT D						
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		0 SF	0.0%	
PAVEMENT	0 SF	0.0%		2,928 SF	1.5%	
TOTAL	0 SF	0.0%	0.0 AC	2,928 SF	1.5%	0.1 AC
PERVIOUS SURFACES						
TOTAL	194,383 SF	100.0%	4.5 AC	191,455 SF	98.5%	4.4 AC
TOTAL AREA	194,383 SF		4.5 AC	194,383 SF		4.5 AC

	EXISTING CONDITION			PROPOSED CONDITION		
OUTLOT E						
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		0 SF	0.0%	
PAVEMENT	0 SF	0.0%		0 SF	0.0%	
TOTAL	0 SF	0.0%	0.0 AC	0 SF	0.0%	0.0 AC
PERVIOUS SURFACES						
TOTAL	132,071 SF	100.0%	3.0 AC	132,071 SF	100.0%	3.0 AC
TOTAL AREA	132,071 SF		3.0 AC	132,071 SF		3.0 AC

	EXISTING CONDITION			PROPOSED CONDITION		
OUTLOT F						
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		0 SF	0.0%	
PAVEMENT	0 SF	0.0%		0 SF	0.0%	
TOTAL	0 SF	0.0%	0.0 AC	0 SF	0.0%	0.0 AC
PERVIOUS SURFACES						
TOTAL	772,625 SF	100.0%	17.7 AC	772,625 SF	100.0%	17.7 AC
TOTAL AREA	772,625 SF		17.7 AC	772,625 SF		17.7 AC

	EXISTING CONDITION			PROPOSED CONDITION		
OUTLOT G						
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		0 SF	0.0%	
PAVEMENT	0 SF	0.0%		0 SF	0.0%	
TOTAL	0 SF	0.0%	0.0 AC	0 SF	0.0%	0.0 AC
PERVIOUS SURFACES						
TOTAL	484,301 SF	100.0%	11.1 AC	484,301 SF	100.0%	11.1 AC
TOTAL AREA	484,301 SF		11.1 AC	484,301 SF		11.1 AC

	EXISTING CONDITION			PROPOSED CONDITION		
PUBLIC ROW						
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		0 SF	0.0%	
PAVEMENT	0 SF	0.0%		136,550 SF	69.7%	
TOTAL	0 SF	0.0%	0.0 AC	136,550 SF	69.7%	3.1 AC
PERVIOUS SURFACES						
TOTAL	195,954 SF	100.0%	4.5 AC	59,404 SF	30.3%	1.4 AC
TOTAL AREA	195,954 SF		4.5 AC	195,954 SF		4.5 AC

TOTAL SITE AREA						
TOTAL IMPERVIOUS AREA	0 SF	0.0%	0.0 AC	338,140 SF	11.5%	7.8 AC
TOTAL PERVIOUS AREA	2,932,814 SF	100.0%	67.3 AC	2,594,674 SF	88.5%	59.6 AC
TOTAL SITE AREA GROSS DEVELOPABLE	2,932,814 SF		67.3 AC	2,932,814 SF		67.3 AC
DIFFERENCE (EX. VS PROP.)	338,140 SF	11.5%				
DISTURBED AREA	1,700,000 SF	39.0 AC				

EROSION CONTROL QUANTITIES	
DISTURBED AREA	1,700,000 SF
SILT FENCE/BIO-ROLL	±20,000 LF
EROSION CONTROL BLANKET	±260,000 SF
INLET PROTECTION DEVICES	±26 EA

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

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

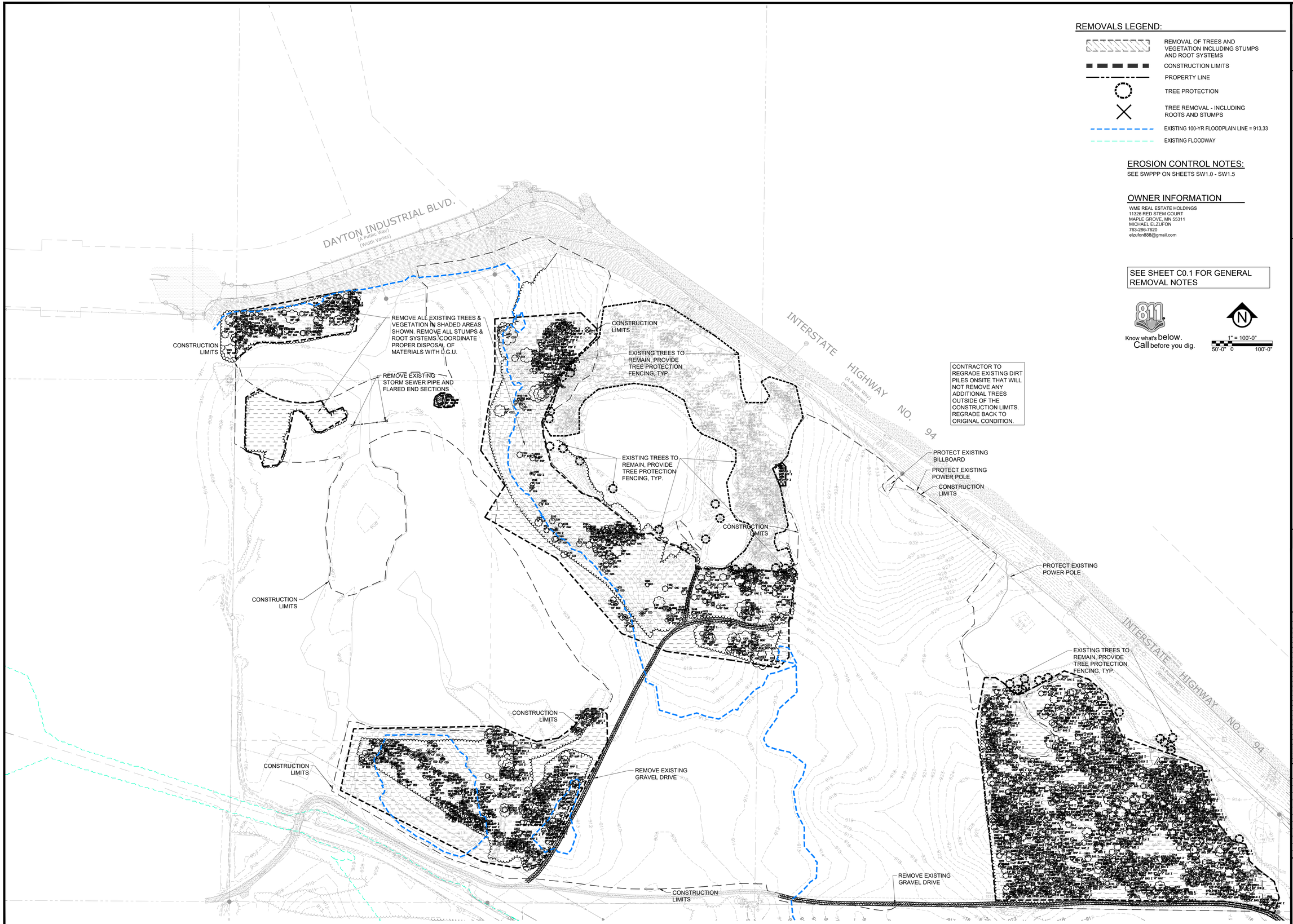
REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NOTES

C0.2

© COPYRIGHT 2026 CIVIL SITE GROUP INC.



REMOVALS LEGEND:

- REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS
- CONSTRUCTION LIMITS
- PROPERTY LINE
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS
- EXISTING 100-YR FLOODPLAIN LINE = 913.33
- EXISTING FLOODWAY

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

OWNER INFORMATION

WME REAL ESTATE HOLDINGS
11326 RED STEM COURT
MAPLE GROVE, MN 55311
MICHAEL ELZUFON
763-286-7620
elzufon888@gmail.com

SEE SHEET C0.1 FOR GENERAL REMOVAL NOTES

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

1" = 100'-0"
50'-0" 0 100'-0"

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN

C1.0

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

TOTAL ACREAGE OF TREE REMOVALS: 17 ACRES

TOTAL ACREAGE OF TREE PRESERVATION: 3.5 ACRES

TREE PRESERVATION PLAN LEGEND:

- ALLOWABLE TREE REMOVALS THRESHOLD (STORMWATER TREATMENT PONDS)
- CONSTRUCTION LIMITS
- PROPERTY LINE
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

SEE SHEET C1.2-C1.3 FOR TREE SURVEY TABLE AND CALCULATIONS

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

OWNER INFORMATION

WME REAL ESTATE HOLDINGS
11326 RED STEM COURT
MAPLE GROVE, MN 55311
MICHAEL ELZUFON
763-286-7620
elzufon888@gmail.com

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

1" = 100'-0"
50'-0" 0 100'-0"

DAYTON INDUSTRIAL BLVD.
(A Public Way)
(Width Varies)

INTERSTATE HIGHWAY NO. 94
(A Public Way)
(Width Varies)

CONSTRUCTION LIMITS

EXISTING TREES TO REMAIN, PROVIDE TREE PROTECTION FENCING, TYP.

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

TREE PRESERVATION PLAN

C1.1

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

TREE SURVEY:

TREE SURVEY

TREE TAG #	SPECIES	LOCATION [1]	TYPE [2]	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
1001	ASH		H	30				0	1	Y	30	0
1003	ASH		H	10				1	0	Y	10	0
1004	ASH		H	12				1	0	Y	12	0
1005	ASH		H	19				1	0	Y	19	0
1006	ASH		H	13				1	0	Y	13	0
1007	ASH		H	13				1	0	Y	13	0
1009	ASH		H	13				1	0	Y	13	0
1010	ASH		H	13				1	0	Y	13	0
1011	ASH		H	7				1	0	Y	7	0
1013	ASH		H	8				1	0	Y	8	0
1015	ASH		H	9				1	0	Y	9	0
1022	ASH		H	15				1	0	Y	15	0
1025	ASH		H	15				1	0	Y	15	0
1028	ASH		H	20				1	0	Y	20	0
1029	ASH		H	18				1	0	Y	18	0
1030	ASH		H	16				1	0	Y	16	0
1031	ASH		H	9				1	0	Y	9	0
1032	ASH		H	10				1	0	Y	10	0
1033	ASH		H	14				1	0	Y	14	0
1038	ASH		H	12				1	0	Y	12	0
1041	ASH		H	10				1	0	Y	10	0
1042	ASH		H	20				1	0	Y	20	0
1054	ASH		H	20				1	0	Y	20	0
1055	ASH		H	10				1	0	Y	10	0
1056	ASH		H	10				1	0	Y	10	0
1062	ASH		H	13				1	0	Y	13	0
1063	ASH		H	14				1	0	Y	14	0
1067	ASH		H	10				1	0	Y	10	0
1068	ASH		H	13				1	0	Y	13	0
1069	ASH		H	22				1	0	Y	22	0
1070	ASH		H	10				1	0	Y	10	0
1101	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
1157	ASH		H	11				1	0	N	0	11
1170	ASH		H	10				1	0	N	0	10
1197	ASH	STM	H	12				1	0	N	0	12
1199	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
1209	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
1224	ASH		H	11				1	0	Y	11	0
1336	ASH		H	9				1	0	N	0	9
1546	ASH		H	16				1	0	N	0	16
2168	ASH	STM	H	11				1	0	Y	11	0
2169	ASH	STM	H	13				1	0	Y	13	0
2192	ASH	STM	H	11				1	0	Y	11	0
2203	ASH	STM	H	6				0	0	Y	6	0
2217	ASH	STM	H	6				0	0	Y	6	0
2231	ASH		H	7				1	0	N	0	7
2435	ASH		H	7				1	0	N	0	7
2437	ASH		H	9				1	0	Y	9	0
1131	BASSWOOD		H	11				1	0	N	0	11
1335	BASSWOOD		H	16				1	0	N	0	16
1339	BASSWOOD		H	14				1	0	N	0	14
1377	BASSWOOD		H	12				1	0	N	0	12
1465	BASSWOOD		H	8				1	0	Y	8	0
1504	BASSWOOD		H	8				1	0	N	0	8
1505	BASSWOOD		H	10				1	0	N	0	10
1514	BASSWOOD		H	10				1	0	N	0	10
1515	BASSWOOD		H	10				1	0	N	0	10
1516	BASSWOOD		H	14				1	0	N	0	14
1518	BASSWOOD		H	18				1	0	N	0	18
1519	BASSWOOD		H	14				1	0	N	0	14
1520	BASSWOOD		H	14				1	0	N	0	14
1521	BASSWOOD		H	11				1	0	N	0	11
1523	BASSWOOD		H	20				1	0	N	0	20
1524	BASSWOOD		H	19				1	0	N	0	19
1531	BASSWOOD		H	9				1	0	N	0	9
1533	BASSWOOD		H	16				1	0	N	0	16
1534	BASSWOOD		H	20				1	0	N	0	20
1535	BASSWOOD		H	18				1	0	N	0	18
1537	BASSWOOD		H	15				1	0	N	0	15
1540	BASSWOOD		H	23				1	0	N	0	23
1541	BASSWOOD		H	16				1	0	N	0	16
1542	BASSWOOD		H	12				1	0	N	0	12
1543	BASSWOOD		H	11				1	0	N	0	11
1544	BASSWOOD		H	13				1	0	N	0	13
1545	BASSWOOD		H	12				1	0	N	0	12
1547	BASSWOOD		H	12				1	0	N	0	12
1548	BASSWOOD		H	13				1	0	N	0	13
1549	BASSWOOD		H	13				1	0	N	0	13
1556	BASSWOOD		H	13				1	0	N	0	13
1557	BASSWOOD		H	16				1	0	N	0	16
1561	BASSWOOD		H	20				1	0	N	0	20
1562	BASSWOOD		H	14				1	0	N	0	14
1563	BASSWOOD		H	10				1	0	N	0	10
1564	BASSWOOD		H	15				1	0	N	0	15
1565	BASSWOOD		H	17				1	0	N	0	17
1566	BASSWOOD		H	16				1	0	N	0	16
1568	BASSWOOD		H	12				1	0	N	0	12
1570	BASSWOOD		H	11	11	11		1	0	N	0	11
1571	BASSWOOD		H	11				1	0	N	0	11
1573	BASSWOOD		H	16				1	0	N	0	16
1574	BASSWOOD		H	14				1	0	N	0	14

TREE SURVEY

TREE TAG #	SPECIES	LOCATION [1]	TYPE [2]	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	BASSWOOD		H	11				1	0	N	0	11
1576	BASSWOOD		H	11				1	0	N	0	11
1577	BASSWOOD		H	13				1	0	N	0	13
1578	BASSWOOD		H	13				1	0	N	0	13
1579	BASSWOOD		H	18				1	0	N	0	18
1583	BASSWOOD		H	15				1	0	N	0	15
1584	BASSWOOD		H	16				1	0	N	0	16
1585	BASSWOOD		H	14				1	0	N	0	14
1587	BASSWOOD		H	11				1	0	N	0	11
1588	BASSWOOD		H	12				1	0	N	0	12
1589	BASSWOOD		H	12				1	0	N	0	12
1590	BASSWOOD		H	18				1	0	N	0	18
1591	BASSWOOD		H	14				1	0	N	0	14
1592	BASSWOOD		H	13				1	0	N	0	13
1593	BASSWOOD		H	11				1	0	N	0	11
1594	BASSWOOD		H	13				1	0	N	0	13
1597	BASSWOOD		H	14				1	0	N	0	14
1598	BASSWOOD		H	11				1	0	N	0	11
1600	BASSWOOD		H	12				1	0	N	0	12
1601	BASSWOOD		H	12				1	0	N	0	12
1602	BASSWOOD		H	8				1	0	N	0	8
1607	BASSWOOD		H	12				1	0	N	0	12
1608	BASSWOOD		H	12				1	0	N	0	12
1619	BASSWOOD		H	13				1	0	N	0	13
1620	BASSWOOD		H	15				1	0	N	0	15
1621	BASSWOOD		H	14				1	0	N	0	14
1642	BASSWOOD		H	15				1	0	N	0	15
1643	BASSWOOD		H	9				1	0	N	0	9
1647	BASSWOOD		H	16				1	0	N	0	16
1648	BASSWOOD		H	15				1	0	N	0	15
1649	BASSWOOD		H	10				1	0	N	0	10
1652	BASSWOOD		H	13				1	0	N	0	13
1654	BASSWOOD		H	12				1	0	N	0	12
1658	BASSWOOD		H	16				1	0	N	0	16
1659	BASSWOOD		H	15				1	0	N	0	15
1660	BASSWOOD		H	15				1	0	N	0	15
1664	BASSWOOD		H	9				1	0	N	0	9
1666	BASSWOOD		H	15				1	0	N	0	15
1670	BASSWOOD		H	22				1	0	N	0	22
1671	BASSWOOD		H	24				1	0	N	0	24
1672	BASSWOOD		H	24				1	0	N	0	24
1676	BASSWOOD		H	13				1	0	N	0	13
1677	BASSWOOD		H	15				1	0	N	0	15
1678	BASSWOOD		H	16				1	0	N	0	16
1679	BASSWOOD		H	14				1	0	N	0	14
1684	BASSWOOD		H	18				1	0	N	0	18
1686	BASSWOOD		H	12				1	0	N	0	12
1687	BASSWOOD		H	16				1	0	N	0	16
1688	BASSWOOD		H	14				1	0	N	0	14
1689	BASSWOOD		H	12				1	0	N	0	12
1690	BASSWOOD		H	12				1	0	N	0	12
1691	BASSWOOD		H	22				1	0	N	0	22
1694	BASSWOOD		H	19				1	0	N	0	19
1695	BASSWOOD		H	16				1	0	N	0	16
1696	BASSWOOD		H	15				1	0	N	0	15
1697	BASSWOOD		H	10				1	0	N	0	10
1698	BASSWOOD		H	15				1	0	N	0	15
1699	BASSWOOD		H	21				1	0	N	0	21
1701	BASSWOOD		H	10				1	0	N	0	10
1702	BASSWOOD		H	13	13	13		1	0	N	0	13
1703	BASSWOOD		H	16				1	0	N	0	16
1704	BASSWOOD		H	11				1	0	N	0	11
1705	BASSWOOD		H	16				1	0	N	0	16
1710	BASSWOOD		H	24				1	0	N	0	24
1711	BASSWOOD		H	10				1	0	N	0	10
1712	BASSWOOD		H	18				1	0	N	0	18
1713	BASSWOOD		H	17				1	0	N	0	17
1714	BASSWOOD		H	12				1	0	N	0	12
1715	BASSWOOD		H	14	14			1	0	N	0	14
1716	BASSWOOD		H	16				1	0	N	0	16
1717	BASSWOOD		H	13	13			1	0	N	0	13
1718	BASSWOOD		H	14				1	0	N	0	14
1720	BASSWOOD		H	10				1	0	N	0	10
1721	BASSWOOD		H	17				1	0	N	0	17
1726	BASSWOOD		H	15				1	0	N	0	15
1727	BASSWOOD		H	14	14			1	0	N	0	14
1729	BASSWOOD		H	14				1	0	N	0	14
1730	BASSWOOD		H	14				1	0	N	0	14
1734	BASSWOOD		H	21				1	0	N	0	21
1735	BASSWOOD		H	13				1	0	N	0	13
1736	BASSWOOD		H	13				1	0	N	0	13
1737	BASSWOOD		H	12				1	0	N	0	12
1738	BASSWOOD		H	14				1	0	N	0	14
1739	BASSWOOD		H	15				1	0	N	0	15
1740	BASSWOOD		H	15	15			1	0	N	0	15
1742	BASSWOOD		H	15				1	0	N	0	15
1746	BASSWOOD		H	12				1	0	N	0	12
1747	BASSWOOD		H	16				1	0	N	0	16
1748	BASSWOOD		H	16				1	0	N	0	16
1749	BASSWOOD		H	15				1	0	N	0	15
1750	BASSWOOD		H	14				1	0	N	0	14
1751	BASSWOOD		H	9				1	0	N	0	9
1752	BASSWOOD		H	9				1	0	N	0	9
1753	BASSWOOD		H	14				1	0	N	0	14
1756	BASSWOOD		H	12	12			1	0	N	0	12
1759	BASSWOOD		H	12				1	0	N	0	12
1760	BASSWOOD		H	11				1	0	N	0	11
1761	BASSWOOD		H	9				1	0	N	0	9
1762	BASSWOOD		H	14				1	0	N	0	14
1763	BASSWOOD		H	15				1	0	N	0	15

SEE SHEET C1.1 FOR TREE PRESERVATION PLAN

Know what's below. Call before you dig.

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

TREE SURVEY & CALCULATIONS PLAN

C1.2

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

TREE SURVEY:

TREE SURVEY

TREE TAG #	SPECIES	LOCATION [1]	TYPE [2]	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
1990	BASSWOOD		H	16	16			1	0	N	0	16
1991	BASSWOOD		H	16	18			1	0	N	0	16
1992	BASSWOOD		H	16				1	0	N	0	16
1993	BASSWOOD		H	13	13	13		1	0	N	0	13
1994	BASSWOOD		H	13	13	13	13	1	0	Y	13	0
1995	BASSWOOD		H	12	12	12		1	0	N	0	12
1997	BASSWOOD		H	21				1	0	N	0	21
1998	BASSWOOD		H	12				1	0	N	0	12
1999	BASSWOOD		H	17	17	17		1	0	N	0	17
2000	BASSWOOD		H	17	17	17		1	0	N	0	17
2001	BASSWOOD		H	12				1	0	N	0	12
2002	BASSWOOD		H	12	12	12	12	1	0	N	0	12
2007	BASSWOOD		H	10	10			1	0	N	0	10
2009	BASSWOOD		H	16	16			1	0	N	0	16
2013	BASSWOOD		H	12	12			1	0	N	0	12
2014	BASSWOOD		H	12	12	12	12	1	0	N	0	12
2015	BASSWOOD		H	12				1	0	N	0	12
2016	BASSWOOD		H	16				1	0	N	0	16
2018	BASSWOOD		H	13	13			1	0	N	0	13
2019	BASSWOOD		H	11				1	0	N	0	11
2020	BASSWOOD		H	15				1	0	N	0	15
2022	BASSWOOD		H	17				1	0	N	0	17
2023	BASSWOOD		H	10	10			1	0	N	0	10
2024	BASSWOOD		H	12	12			1	0	N	0	12
2025	BASSWOOD		H	17				1	0	N	0	17
2026	BASSWOOD		H	12				1	0	N	0	12
2027	BASSWOOD		H	14				1	0	N	0	14
2029	BASSWOOD		H	17				1	0	N	0	17
2030	BASSWOOD		H	16				1	0	N	0	16
2031	BASSWOOD		H	10				1	0	N	0	10
2033	BASSWOOD		H	12				1	0	N	0	12
2035	BASSWOOD		H	12				1	0	N	0	12
2036	BASSWOOD		H	12	12			1	0	N	0	12
2039	BASSWOOD		H	11	11	11		1	0	N	0	11
2040	BASSWOOD		H	15				1	0	N	0	15
2041	BASSWOOD		H	12				1	0	N	0	12
2042	BASSWOOD		H	13				1	0	N	0	13
2043	BASSWOOD		H	17				1	0	N	0	17
2044	BASSWOOD		H	11	11			1	0	N	0	11
2046	BASSWOOD		H	11	11	11	11	1	0	N	0	11
2048	BASSWOOD		H	15	15			1	0	N	0	15
2049	BASSWOOD		H	14				1	0	N	0	14
2051	BASSWOOD		H	9				1	0	N	0	9
2052	BASSWOOD		H	9				1	0	N	0	9
2055	BASSWOOD		H	10				1	0	N	0	10
2056	BASSWOOD		H	17				1	0	N	0	17
2057	BASSWOOD		H	18				1	0	N	0	18
2059	BASSWOOD		H	13	13	13	13	1	0	N	0	13
2060	BASSWOOD		H	12	12			1	0	N	0	12
2064	BASSWOOD		H	13	13	13		1	0	N	0	13
2066	BASSWOOD		H	15	15	15		1	0	N	0	15
2067	BASSWOOD		H	12				1	0	N	0	12
2069	BASSWOOD		H	13	13	13	13	1	0	N	0	13
2070	BASSWOOD		H	9	9			1	0	N	0	9
2071	BASSWOOD		H	12	12			1	0	N	0	12
2072	BASSWOOD		H	9	9	9		1	0	N	0	9
2073	BASSWOOD		H	8				1	0	N	0	8
2074	BASSWOOD		H	14				1	0	Y	14	0
2075	BASSWOOD		H	10				1	0	Y	10	0
2082	BASSWOOD		H	12	12	12		1	0	Y	12	0
2083	BASSWOOD		H	18				1	0	Y	18	0
2085	BASSWOOD		H	10	10	10		1	0	Y	10	0
2093	BASSWOOD		H	11	11	11	11	1	0	N	0	11
2100	BASSWOOD		H	10				1	0	N	0	10
2101	BASSWOOD		H	13	13	13	13	1	0	N	0	13
2107	BASSWOOD		H	15	15	15		1	0	N	0	15
2108	BASSWOOD		H	18	18			1	0	N	0	18
2111	BASSWOOD		H	26				1	0	N	0	26
2120	BASSWOOD		H	14	14	14		1	0	N	0	14
2127	BASSWOOD		H	14	14	14		1	0	N	0	14
2128	BASSWOOD		H	12				1	0	N	0	12
2129	BASSWOOD		H	20				1	0	N	0	20
2131	BASSWOOD		H	12	12	12	12	1	0	N	0	12
2133	BASSWOOD		H	14				1	0	N	0	14
2134	BASSWOOD		H	14				1	0	N	0	14
2135	BASSWOOD		H	12				1	0	N	0	12
2137	BASSWOOD		H	12	12	12		1	0	N	0	12
2139	BASSWOOD		H	20	20			1	0	N	0	20
2140	BASSWOOD		H	11	11	11	11	1	0	N	0	11
2143	BASSWOOD		H	12	12			1	0	N	0	12
2144	BASSWOOD		H	15	15			1	0	N	0	15
2146	BASSWOOD		H	12	12			1	0	Y	12	0
2148	BASSWOOD		H	12	12			1	0	Y	12	0
2150	BASSWOOD		H	11				1	0	Y	11	0
2151	BASSWOOD		H	12	12			1	0	N	0	12
2152	BASSWOOD		H	11				1	0	N	0	11
2153	BASSWOOD		H	12				1	0	N	0	12
2154	BASSWOOD		H	12	12	12		1	0	N	0	12
2157	BASSWOOD		H	11	11			1	0	N	0	11
2158	BASSWOOD		H	15	15	15	15	1	0	N	0	15
2159	BASSWOOD		H	14	14			1	0	N	0	14
2160	BASSWOOD		H	14				1	0	N	0	14
2161	BASSWOOD		H	16				1	0	N	0	16
2162	BASSWOOD		H	10				1	0	N	0	10
2334	BASSWOOD	STM	H	13				1	0	N	0	13
2335	BASSWOOD	STM	H	12				1	0	N	0	12
2336	BASSWOOD	STM	H	18				1	0	N	0	18
2337	BASSWOOD	STM	H	12				1	0	N	0	12
2338	BASSWOOD	STM	H	18				1	0	N	0	18
2456	BASSWOOD		H	11				1	0	N	0	11

TREE SURVEY

TREE TAG #	SPECIES	LOCATION [1]	TYPE [2]	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	8				1	0	N	0	8
2496	BASSWOOD		H	11				1	0	N	0	11
2699	BASSWOOD		H	7				1	0	Y	7	0
2723	BASSWOOD		H	9				1	0	N	0	9
2740	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	H	9				1	0	Y	9	0
2250	BIRCH	STM	H	11				1	0	Y	11	0
2251	BIRCH	STM	H	11				1	0	Y	11	0
2252	BIRCH	STM	H	10	10			1	0	Y	10	0
2262	BIRCH	STM	H	9				1	0	Y	9	0
2307	BIRCH	STM	H	13	13	13		1	0	Y	13	0
2308	BIRCH	STM	H	10	10	10	10	1	0	Y	10	0
2309	BIRCH	STM	H	8	8			1	0	Y	8	0
2310	BIRCH	STM	H	7	7			1	0	Y	7	0
2311	BIRCH	STM	H	12	12			1	0	Y	12	0
2312	BIRCH	STM	H	11				1	0	Y	11	0
2317	BIRCH	STM	H	9	9	9		1	0	Y	9	0
2318	BIRCH	STM	H	12				1	0	Y	12	0
2319	BIRCH	STM	H	6				0	0	Y	6	0
2320	BIRCH	STM	H	10				1	0	Y	10	0
2321	BIRCH	STM	H	12				1	0	Y	12	0
2325	BIRCH	STM	H	7				1	0	Y	7	0
2326	BIRCH	STM	H	11				1	0	Y	11	0
1743	BITTERNUT		H	12				1	0	N	0	12
1744	BITTERNUT		H	14				1	0	N	0	14
1745	BITTERNUT		H	14				1	0	N	0	14
1511	BLACK WALNUT		H	9				1	0	N	0	9
1604	BLACK WALNUT		H	12				1	0	N	0	12
1628	BLACK WALNUT		H	9				1	0	N	0	9
1631	BLACK WALNUT		H	10				1	0	N	0	10
1683	BLACK WALNUT		H	13				1	0	N	0	13
1722	BLACK WALNUT		H	10				1	0	N	0	10
1723	BLACK WALNUT		H	12				1	0	N	0	12
1725	BLACK WALNUT		H	11				1	0	N	0	11
1895	BLACK WALNUT		H	11				1	0	Y	11	0
1898	BLACK WALNUT		H	11				1	0	N	0	11
1983	BLACK WALNUT		H	12	12			1	0	N	0	12
2750	BLACK WALNUT		H	8				1	0	Y	8	0
2751	BLACK WALNUT		H	8				1	0	Y	8	0
2817	BLACK WALNUT		H	6				0	0	N	0	6
1008	BOXELDER		S	13				1	0	N	0	13
1045	BOXELDER		S	11				0	0	N	0	11
1050	BOXELDER		S	10				0	0	N	0	10
1087	BOXELDER		S	18				1	0	N	0	18
1144	BOXELDER		S	12				1	0	Y	12	0
1145	BOXELDER		S	8				0	0	Y	8	0
1146	BOXELDER		S	8				0	0	Y	8	0
1147	BOXELDER		S	10				0	0	Y	10	0
1169	BOXELDER		S	12				1	0	N	0	12
1202	BOXELDER	STM	S	10				0	0	Y	10	0
1207	BOXELDER	STM	S	8				0	0	Y	8	0
1208	BOXELDER	STM	S	10				0	0	Y	10	0
1213	BOXELDER	STM	S	11				0	0	Y	11	0
1214	BOXELDER	STM	S	16				1	0	Y	16	0
1222	BOXELDER		S	8				0	0	Y	8	0
1263	BOXELDER		S	15				1	0	N	0	15
1310	BOXELDER		S	12				1	0	N	0	12
1458	BOXELDER	STM	S	14				1	0	N	0	14
1459	BOXELDER	STM	S	10				0	0	N	0	10
1460	BOXELDER	STM	S	8				0	0	N	0	8
1471	BOXELDER	STM	S	11				0	0	Y	11	0
1473	BOXELDER	STM	S	10				0	0	Y	10	0
2076	BOXELDER		S	10				0	0	Y	10	0
2165	BOXELDER		S	10				0	0	N	0	10
2166	BOXELDER		S	13				1	0	N	0	13
2202	BOXELDER		S	18				1	0	N	0	18
2282	BOXELDER	STM	S	12				1	0	N	0	12
2283	BOXELDER	STM	S	10				0	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
2301	BOXELDER	STM	S	12				1	0	Y	12	0
2331	BOXELDER	STM	S	11				0	0	N	0	11
2333	BOXELDER	STM	S	18				1	0	N	0	18
2339	BOXELDER	STM	S	10				0	0	N	0	10
2340	BOXELDER	STM	S	10				0	0	N	0	10
2341	BOXELDER	STM	S	10				0	0	N	0	10
2414	BOXELDER		S	12				1	0	Y	12	0
2415	BOXELDER		S	9				0	0	Y	9	0
2471	BOXELDER		S	11				0	0	N	0	11
2892	BOXELDER	STM	S	7				0	0	Y	7	0
2906	BOXELDER	STM	S	8				0	0	Y	8	0
2907	BOXELDER	STM	S	12	12			1	0	Y	12	0
2908	BOXELDER	STM	S	13				1	0	Y	13	0
2909	BOXELDER	STM	S	11				0	0	Y	11	0
2855	CATALPA	STM	H	10				1	0	Y	10	0
1191	CEDAR		H	14				1	0	N	0	14
1467	CEDAR	STM	H	12				1	0	Y	12	0
1475	CEDAR	STM	H	6				0	0	Y	6	0
2191	CEDAR	STM	H	9				1	0	Y	9	0
2198	CEDAR		H	8				1	0	Y	8	0
2852	CEDAR	STM	H	7				1	0	Y	7	0
2853	CEDAR	STM	H	7				1	0	Y	7	0
2862	CEDAR	STM	H	7				1	0	Y	7	0
2870	CEDAR	STM	H	10				1	0	Y	10	0
2878	CEDAR	STM	H	7				1	0	Y	7	0
2879	CEDAR	STM	H	9	9			1	0	Y	9	0

SEE SHEET C1.1 FOR TREE PRESERVATION PLAN

Know what's below. Call before you dig.

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

TREE SURVEY & CALCULATIONS PLAN

C1.3

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

TREE SURVEY:

TREE SURVEY

TREE TAG #	SPECIES	LOCATION [1]	TYPE [2]	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
2880	CEDAR	STM	H	11				1	0	Y	11	0
2881	CEDAR	STM	H	9				1	0	Y	9	0
2882	CEDAR	STM	H	10				1	0	Y	10	0
2883	CEDAR	STM	H	7				1	0	Y	7	0
2884	CEDAR	STM	H	9				1	0	Y	9	0
2910	CEDAR	STM	H	11				1	0	Y	11	0
2913	CEDAR	STM	H	10				1	0	Y	10	0
2914	CEDAR	STM	H	10				1	0	Y	10	0
2915	CEDAR	STM	H	10				1	0	Y	10	0
2917	CEDAR	STM	H	13				1	0	Y	13	0
2920	CEDAR	STM	H	10				1	0	Y	10	0
2928	CEDAR	STM	H	7	7			1	0	Y	7	0
2932	CEDAR	STM	H	10				1	0	Y	10	0
2933	CEDAR	STM	H	12				1	0	Y	12	0
2934	CEDAR	STM	H	9				1	0	Y	9	0
1040	CHERRYWOOD		H	28				0	1	N	0	28
1043	CHERRYWOOD		H	9				1	0	N	0	9
1046	CHERRYWOOD		H	7				1	0	N	0	7
1047	CHERRYWOOD		H	10				1	0	N	0	10
1048	CHERRYWOOD		H	8				1	0	N	0	8
1049	CHERRYWOOD		H	8				1	0	N	0	8
1051	CHERRYWOOD		H	9				1	0	N	0	9
1052	CHERRYWOOD		H	14				1	0	N	0	14
1196	CHERRYWOOD	STM	H	13				1	0	N	0	13
1225	CHERRYWOOD		H	10				1	0	Y	10	0
1337	CHERRYWOOD		H	8				1	0	N	0	8
1390	CHERRYWOOD		H	9				1	0	N	0	9
1397	CHERRYWOOD		H	13				1	0	N	0	13
1398	CHERRYWOOD		H	12				1	0	N	0	12
1399	CHERRYWOOD		H	12				1	0	N	0	12
1403	CHERRYWOOD		H	11				1	0	Y	11	0
1404	CHERRYWOOD		H	12				1	0	Y	12	0
1411	CHERRYWOOD		H	13				1	0	Y	13	0
1412	CHERRYWOOD		H	10				1	0	Y	10	0
1413	CHERRYWOOD		H	9				1	0	Y	9	0
1414	CHERRYWOOD		H	14				1	0	Y	14	0
1441	CHERRYWOOD		H	9				1	0	Y	9	0
1452	CHERRYWOOD		H	9				1	0	Y	9	0
1453	CHERRYWOOD		H	10				1	0	Y	10	0
1456	CHERRYWOOD		H	12				1	0	Y	12	0
1462	CHERRYWOOD		H	12	12			1	0	N	0	12
1472	CHERRYWOOD	STM	H	11				1	0	Y	11	0
1486	CHERRYWOOD		H	8				1	0	Y	8	0
1488	CHERRYWOOD		H	10				1	0	Y	10	0
1489	CHERRYWOOD		H	8				1	0	Y	8	0
1510	CHERRYWOOD		H	14				1	0	N	0	14
1755	CHERRYWOOD		H	22				1	0	N	0	22
1757	CHERRYWOOD		H	10				1	0	N	0	10
1781	CHERRYWOOD		H	11				1	0	N	0	11
1827	CHERRYWOOD		H	16				1	0	N	0	16
1848	CHERRYWOOD		H	9				1	0	Y	9	0
1972	CHERRYWOOD		H	12				1	0	Y	12	0
1988	CHERRYWOOD		H	14				1	0	N	0	14
2012	CHERRYWOOD		H	12				1	0	N	0	12
2037	CHERRYWOOD		H	12				1	0	N	0	12
2061	CHERRYWOOD		H	10				1	0	N	0	10
2077	CHERRYWOOD		H	10				1	0	Y	10	0
2078	CHERRYWOOD		H	11				1	0	Y	11	0
2079	CHERRYWOOD		H	11				1	0	N	0	11
2095	CHERRYWOOD		H	10				1	0	N	0	10
2167	CHERRYWOOD	STM	H	11				1	0	Y	11	0
2211	CHERRYWOOD	STM	H	9				1	0	N	0	9
2216	CHERRYWOOD	STM	H	8				1	0	Y	8	0
2238	CHERRYWOOD	STM	H	8				1	0	Y	8	0
2241	CHERRYWOOD	STM	H	11				1	0	Y	11	0
2242	CHERRYWOOD	STM	H	7				1	0	Y	7	0
2243	CHERRYWOOD	STM	H	8				1	0	Y	8	0
2257	CHERRYWOOD	STM	H	6				0	0	Y	6	0
2273	CHERRYWOOD	STM	H	10				1	0	Y	10	0
2342	CHERRYWOOD	STM	H	10				1	0	N	0	10
2357	CHERRYWOOD		H	7				1	0	Y	7	0
2411	CHERRYWOOD		H	13				1	0	Y	13	0
2412	CHERRYWOOD		H	11				1	0	Y	11	0
2450	CHERRYWOOD		H	9				1	0	N	0	9
2454	CHERRYWOOD		H	7				1	0	N	0	7
2487	CHERRYWOOD		H	8				1	0	N	0	8
2489	CHERRYWOOD		H	10				1	0	N	0	10
2507	CHERRYWOOD		H	18				1	0	N	0	18
2519	CHERRYWOOD		H	8	8	8		1	0	N	0	8
2529	CHERRYWOOD		H	9				1	0	N	0	9
2532	CHERRYWOOD		H	8				1	0	N	0	8
2543	CHERRYWOOD		H	24				1	0	N	0	24
2555	CHERRYWOOD		H	10				1	0	N	0	10
2557	CHERRYWOOD		H	16				1	0	N	0	16
2563	CHERRYWOOD		H	11				1	0	N	0	11
2567	CHERRYWOOD		H	6	6			0	0	N	0	6
2571	CHERRYWOOD		H	6				0	0	Y	6	0
2579	CHERRYWOOD		H	7				1	0	N	0	7
2778	CHERRYWOOD		H	7				1	0	N	0	7
2854	CHERRYWOOD	STM	H	6				0	0	Y	6	0
1074	COTTONWOOD		S	21				1	0	Y	21	0
1075	COTTONWOOD		S	40				0	1	Y	40	0
1082	COTTONWOOD		S	36				0	1	Y	36	0
1083	COTTONWOOD		S	24				1	0	Y	24	0
1084	COTTONWOOD		S	19				1	0	Y	19	0
1137	COTTONWOOD		S	22				1	0	Y	22	0
1143	COTTONWOOD		S	24				1	0	Y	24	0
1227	COTTONWOOD		S	24				1	0	N	0	24
1228	COTTONWOOD		S	19				1	0	N	0	19
1229	COTTONWOOD		S	18				1	0	N	0	18

TREE SURVEY

TREE TAG #	SPECIES	LOCATION [1]	TYPE [2]	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
1246	COTTONWOOD		S	28				0	1	N	0	28
1247	COTTONWOOD		S	26				1	0	N	0	26
1387	COTTONWOOD		S	28				0	1	N	0	28
1692	COTTONWOOD	STM	S	24				1	0	Y	24	0
1693	COTTONWOOD	STM	S	30				0	1	Y	30	0
1849	COTTONWOOD	STM	S	8				0	0	Y	8	0
1894	COTTONWOOD	STM	S	8				1	0	Y	8	0
2224	COTTONWOOD	STM	S	21				1	0	Y	21	0
2225	COTTONWOOD	STM	S	20				1	0	Y	20	0
2226	COTTONWOOD	STM	S	21				1	0	Y	21	0
2227	COTTONWOOD	STM	S	11				0	0	Y	11	0
2229	COTTONWOOD	STM	S	17				1	0	Y	17	0
2230	COTTONWOOD	STM	S	14				1	0	Y	14	0
2232	COTTONWOOD	STM	S	20				1	0	Y	20	0
2240	COTTONWOOD	STM	S	8				0	0	Y	8	0
2256	COTTONWOOD	STM	S	7				0	0	Y	7	0
2269	COTTONWOOD	STM	S	7				0	0	Y	7	0
2285	COTTONWOOD	STM	S	22				1	0	N	0	22
2287	COTTONWOOD	STM	S	36				0	1	N	0	36
2288	COTTONWOOD	STM	S	24				1	0	N	0	24
2289	COTTONWOOD	STM	S	20				1	0	N	0	20
2293	COTTONWOOD	STM	S	24				1	0	N	0	24
2294	COTTONWOOD	STM	S	18				1	0	N	0	18
2295	COTTONWOOD	STM	S	16				1	0	N	0	16
2297	COTTONWOOD	STM	S	16				1	0	N	0	16
2299	COTTONWOOD	STM	S	20				1	0	N	0	20
2303	COTTONWOOD	STM	S	18				1	0	Y	18	0
2304	COTTONWOOD	STM	S	11				0	0	Y	11	0
2305	COTTONWOOD	STM	S	21				1	0	Y	21	0
2306	COTTONWOOD	STM	S	8				0	0	Y	8	0
2313	COTTONWOOD	STM	S	14				1	0	Y	14	0
2314	COTTONWOOD	STM	S	9				0	0	Y	9	0
2315	COTTONWOOD	STM	S	8				0	0	Y	8	0
2316	COTTONWOOD	STM	S	20				1	0	Y	20	0
2322	COTTONWOOD	STM	S	12				1	0	Y	12	0
2323	COTTONWOOD	STM	S	22				1	0	Y	22	0
2324	COTTONWOOD	STM	S	20				1	0	Y	20	0
2327	COTTONWOOD	STM	S	8				0	0	N	0	8
2328	COTTONWOOD	STM	S	18				1	0	Y	18	0
2329	COTTONWOOD	STM	S	16				1	0	Y	16	0
2330	COTTONWOOD	STM	S	12				1	0	N	0	12
2332	COTTONWOOD	STM	S	30				0	1	N	0	30
2344	COTTONWOOD	STM	S	22				1	0	N	0	22
2345	COTTONWOOD	STM	S	20				1	0	N	0	20
2346	COTTONWOOD	STM	S	20				1	0	N	0	20
2368	COTTONWOOD		S	30				0	1	Y	30	0
2371	COTTONWOOD		S	20				1	0	Y	20	0
2904	COTTONWOOD	STM	S	13				1	0	Y	13	0
2905	COTTONWOOD	STM	S	18				1	0	Y	18	0
1012	ELM		S	11				0	0	N	0	11
1014	ELM		S	9				0	0	Y	9	0
1016	ELM		S	10				0	0	Y	10	0
1017	ELM		S	10				0	0	Y	10	0
1018	ELM		S	10				0	0	Y	10	0
1023	ELM		S	9				0	0	Y	9	0
1034	ELM		S	9				0	0	Y	9	0
1035	ELM		S	12				1	0	Y	12	0
1037	ELM		S	15				1	0	Y	15	0
1060	ELM		S	16				1	0	Y	16	0
1078	ELM		S	14				1	0	Y	14	0
1100	ELM		S	12				1	0	N	0	12
1102	ELM		S	10				0	0	N	0	10
1103	ELM		S	9				0	0	N	0	9
1198	ELM	STM	S	10				0	0	N	0	10
1201	ELM	STM	S	13				1	0	Y	13	0
1204	ELM	STM	S	26				1	0	Y	26	0
1212	ELM	STM	S	18				1	0	Y	18	0
1215	ELM	STM	S	9				0	0	Y	9	0
1216	ELM	STM	S	10				0	0	Y	10	0
1217	ELM	STM	S	14				1	0	Y	14	0
1218	ELM	STM	S	10				0	0	Y	10	0
1221	ELM		S	14				1	0	Y	14	0
1226	ELM		S	18				1	0	N	0	18
1230	ELM		S	22				1	0	N	0	22
1295	ELM		S	10				0	0	N	0	10
1305	ELM		S	15				1	0	N	0	15
1340	ELM		S	10				0	0	N	0	10
1353	ELM		S	13				1	0	N	0	13
1354	ELM		S	10				0	0	N	0	10
1355	ELM		S	9				0	0	N	0	9
1356	ELM		S	11				0	0	N	0	11
1362	ELM		S	13				1	0	N	0	13
1391	ELM		S	12				1	0	N	0	12
1392	ELM		S	8				0	0	N	0	8
1400	ELM		S	18				1	0	N	0	18
1402	ELM		S	10				0	0	N	0	10
1407	ELM		S	8				0	0	Y	8	0
1408	ELM		S	12				1	0	Y	12	0
1409	ELM		S	20				1	0	N	0	20
1410	ELM		S	10				0	0	N	0	10
1415	ELM		S	12				1	0	Y	12	0
1416	ELM		S	11				0	0	Y	11	0
1417	ELM		S	12				1	0	Y	12	0
1426	ELM		S	12				1	0	N	0	12
1443	ELM		S	10				0	0	Y	10	0
1444	ELM		S	9				0	0	Y	9	0
1449	ELM		S	15				1	0	Y	15	0
1454	ELM		S	12				1	0	Y	12	0
1461	ELM		S	24				1	0	N	0	24
1508	ELM		S	9				0	0	N	0	9

SEE SHEET C1.1 FOR TREE PRESERVATION PLAN

Know what's below. Call before you dig.

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

TREE SURVEY & CALCULATIONS PLAN

C1.4

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

TREE SURVEY:

TREE SURVEY

TREE TAG #	SPECIES	LOCATION [1]	TYPE [2]	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		S	9				0	0	N	0	9
1536	ELM		S	13				1	0	N	0	13
1538	ELM		S	12				1	0	N	0	12
1559	ELM		S	19				1	0	N	0	19
1646	ELM		S	10				0	0	N	0	10
1680	ELM		S	9				0	0	N	0	9
1700	ELM		S	14				1	0	N	0	14
1728	ELM		S	18				1	0	N	0	18
1765	ELM		S	15				1	0	N	0	15
1766	ELM		S	8				0	0	N	0	8
1787	ELM		S	10				0	0	N	0	10
1807	ELM		S	10				0	0	N	0	10
1808	ELM		S	15				1	0	N	0	15
1814	ELM		S	14				1	0	N	0	14
1815	ELM		S	11				0	0	N	0	11
1826	ELM		S	30				0	1	N	0	30
1888	ELM		S	12	12			1	0	Y	12	0
1889	ELM		S	8				0	0	Y	8	0
1890	ELM		S	17				1	0	Y	17	0
1891	ELM		S	11				0	0	Y	11	0
1899	ELM		S	11				0	0	N	0	11
1901	ELM		S	8				0	0	Y	8	0
1902	ELM		S	10				0	0	Y	10	0
1931	ELM		S	11				0	0	Y	11	0
1957	ELM		S	11	11			0	0	Y	11	0
1959	ELM		S	8				0	0	Y	8	0
1968	ELM		S	9				0	0	Y	9	0
1969	ELM		S	10				0	0	Y	10	0
2050	ELM		S	11				0	0	N	0	11
2065	ELM		S	9				0	0	N	0	9
2080	ELM		S	11				0	0	N	0	11
2086	ELM		S	10				0	0	Y	10	0
2087	ELM		S	21				1	0	Y	21	0
2094	ELM		S	8				0	0	N	0	8
2096	ELM		S	11				0	0	N	0	11
2097	ELM		S	11				0	0	N	0	11
2098	ELM		S	13				1	0	N	0	13
2105	ELM		S	12				1	0	N	0	12
2106	ELM		S	11				0	0	N	0	11
2126	ELM		S	10				0	0	N	0	10
2138	ELM		S	11				0	0	N	0	11
2141	ELM		S	10				0	0	N	0	10
2142	ELM		S	8				0	0	N	0	8
2170	ELM	STM	S	14				1	0	Y	14	0
2171	ELM	STM	S	12				1	0	Y	12	0
2193	ELM	STM	S	12				1	0	Y	12	0
2194	ELM	STM	S	16				1	0	Y	16	0
2195	ELM	STM	S	8				0	0	Y	8	0
2196	ELM		S	9				0	0	Y	9	0
2197	ELM		S	9				0	0	Y	9	0
2286	ELM	STM	S	19				1	0	N	0	19
2291	ELM	STM	S	14				1	0	N	0	14
2296	ELM	STM	S	8				0	0	N	0	8
2298	ELM	STM	S	9				0	0	N	0	9
2300	ELM	STM	S	14				1	0	Y	14	0
2343	ELM	STM	S	10				0	0	N	0	10
2361	ELM		S	7				0	0	Y	7	0
2413	ELM		S	8				0	0	Y	8	0
2422	ELM		S	9				0	0	N	0	9
2427	ELM		S	11				0	0	N	0	11
2447	ELM		S	8				0	0	N	0	8
2451	ELM		S	7				0	0	N	0	7
2452	ELM		S	8				0	0	N	0	8
2461	ELM		S	7				0	0	N	0	7
2463	ELM		S	7				0	0	N	0	7
2478	ELM		S	11				0	0	N	0	11
2479	ELM		S	8				0	0	N	0	8
2484	ELM		S	6				0	0	N	0	6
2509	ELM		S	12				1	0	N	0	12
2522	ELM		S	8				0	0	N	0	8
2541	ELM		S	13				1	0	N	0	13
2542	ELM		S	7				0	0	N	0	7
2551	ELM		S	12				1	0	N	0	12
2556	ELM		S	11				0	0	N	0	11
2570	ELM		S	6				0	0	Y	6	0
2578	ELM		S	6				0	0	N	0	6
2608	ELM		S	9				0	0	N	0	9
2619	ELM		S	8				0	0	N	0	8
2626	ELM		S	9				0	0	N	0	9
2641	ELM		S	8				0	0	N	0	8
2678	ELM		S	11				0	0	N	0	11
2684	ELM		S	8				0	0	N	0	8
2693	ELM		S	6				0	0	N	0	6
2709	ELM		S	7				0	0	N	0	7
2716	ELM		S	7	7			0	0	N	0	7
2737	ELM		S	8				0	0	N	0	8
2742	ELM		S	6				0	0	N	0	6
2753	ELM		S	7				0	0	N	0	7
2754	ELM		S	7				0	0	N	0	7
2771	ELM		S	6				0	0	Y	6	0
2772	ELM		S	6				0	0	Y	6	0
2773	ELM		S	7				0	0	Y	7	0
2774	ELM		S	6				0	0	Y	6	0
2775	ELM		S	6				0	0	Y	6	0
2776	ELM		S	6				0	0	N	0	6
2777	ELM		S	6				0	0	N	0	6
2780	ELM		S	6				0	0	N	0	6
2781	ELM		S	6				0	0	N	0	6
2782	ELM		S	6				0	0	N	0	6
2783	ELM		S	7				0	0	N	0	7

TREE SURVEY

TREE TAG #	SPECIES	LOCATION [1]	TYPE [2]	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
2798	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
1685	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	2				0	0	N	0	2
1754	HICKORY		H	9				1	0	N	0	9
1831	HICKORY		H	12				1	0	Y	12	0
1838	HICKORY		H	16				1	0	Y	16	0
1842	HICKORY		H	10				1	0	N	0	10
1843	HICKORY		H	10				1	0	Y	10	0
1846	HICKORY		H	10	10			1	0	Y	10	0
1847	HICKORY		H	14	14			1	0	Y	14	0
1855	HICKORY		H	12				1	0	Y	12	0
1865	HICKORY		H	9				1	0	Y	9	0
1867	HICKORY		H	11				1	0	Y	11	0
1869	HICKORY		H	11				1	0	Y	11	0
1874	HICKORY		H	11				1	0	Y	11	0
1884	HICKORY		H	10				1	0	Y	10	0
1948	HICKORY		H	8	8			1	0	Y	8	0
1950	HICKORY		H	8				1	0	Y	8	0
1970	HICKORY		H	13				1	0	Y	13	0
2034	HICKORY		H	12				1	0	N	0	12
2092	HICKORY		H	8				1	0	N	0	8
2112	HICKORY		H	10				1	0	N	0	10
2113	HICKORY		H	9				1	0	N	0	9
2695	HICKORY		H	7	7			1	0	N	0	7
2700	HICKORY		H	6				0	0	Y	6	0
2711	HICKORY		H	6				0	0	N	0	6
2720	HICKORY		H	9				1	0	N	0	9
2721	HICKORY		H	7				1	0	N	0	7
2722	HICKORY		H	8				1	0	N	0	8
2724	HICKORY		H	7				1	0	N	0	7
2732	HICKORY		H	6				0	0	N	0	6
2795	HICKORY		H	6				0	0	N	0	6
2796	HICKORY		H	6				0	0	N	0	6
2797	HICKORY		H	6				0	0	N	0	6
1195	IRONWOOD	STM	H	12				1	0	N	0	12
1442	IRONWOOD		H	9				1	0	Y	9	0
2431	IRONWOOD		H	7				1	0	N	0	7
2707	IRONWOOD		H	6				0	0	N	0	6
2745	IRONWOOD		H	7				1	0	N	0	7
2752	IRONWOOD		H	6				0	0	N	0	6
2810	IRONWOOD		H	6				0	0	N	0	6
1506	MAPLE		H	9				1	0	N	0	9
1507	MAPLE		H	12				1	0	N	0	12
1522	MAPLE		H	13				1	0	N	0	13
1525	MAPLE		H	15				1	0	N	0	15
1529	MAPLE		H	17				1	0	N	0	17
1530	MAPLE		H	14				1	0	N	0	14
1539	MAPLE		H	10				1	0	N	0	10
1550	MAPLE		H	9				1	0	N	0	9
1567	MAPLE		H	12				1	0	N	0	12
1569	MAPLE		H	23				1	0	N	0	23
1572	MAPLE		H	11				1	0	N	0	11
1580	MAPLE		H	9				1	0	N	0	9
1581	MAPLE		H	10				1	0	N	0	10
1582	MAPLE		H	10				1	0	N	0	10
1586	MAPLE		H	13				1	0	N	0	13
1595	MAPLE		H	20				1	0	N	0	20
1596	MAPLE		H	12				1	0	N	0	12
1599	MAPLE		H	9				1	0	N	0	9
1603	MAPLE		H	9				1	0	N	0	9
1609	MAPLE		H	10				1	0	N	0	10
1610	MAPLE		H	12				1	0	N	0	12
1618	MAPLE		H	8				1	0	N	0	8
1622	MAPLE		H	12				1	0	N	0	12
1623	MAPLE		H	12				1	0	N	0	12
1645	MAPLE		H	13				1	0	N	0	13

SEE SHEET C1.1 FOR TREE PRESERVATION PLAN

Know what's below. Call before you dig.

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

TREE SURVEY & CALCULATIONS PLAN

C1.5

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

TREE SURVEY:

TREE SURVEY

TREE TAG #	SPECIES	LOCATION [1]	TYPE [2]	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
1653	MAPLE		H	12				1	0	N	0	12
1663	MAPLE		H	10				1	0	N	0	10
1707	MAPLE		H	9				1	0	N	0	9
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
1785	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
1820	MAPLE		H	11				1	0	N	0	11
1829	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	1				0	0	N	0	1
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
1929	MAPLE		H	12				1	0	Y	12	0
1932	MAPLE		H	12				1	0	Y	12	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	N	0	9
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
1996	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
2058	MAPLE		H	10				1	0	N	0	10
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
2091	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	10				1	0	Y	10	0
2149	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
2233	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				0	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
2259	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				0	0	Y	6	0
2264	MAPLE	STM	H	8				1	0	Y	8	0
2265	MAPLE	STM	H	7	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 [1]	TYPE [2]	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	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	8	8			1	0	Y	8	0
2302	MAPLE	STM	H	24				1	0	Y	24	0
2421	MAPLE		H	22				1	0	N	0	22
2685	MAPLE		H	7				1	0	Y	7	0
2686	MAPLE		H	6				0	0	Y	6	0
2687	MAPLE		H	6				0	0	Y	6	0
2688	MAPLE		H	6				0	0	Y	6	0
2690	MAPLE		H	6				0	0	Y	6	0
2694	MAPLE		H	6				0	0	N	0	6
2696	MAPLE		H	6				0	0	Y	6	0
2697	MAPLE		H	6				0	0	Y	6	0
2698	MAPLE		H	6				0	0	Y	6	0
2701	MAPLE		H	7				1	0	Y	7	0
2702	MAPLE		H	6				0	0	Y	6	0
2703	MAPLE		H	7				1	0	Y	7	0
2704	MAPLE		H	6				0	0	N	0	6
2705	MAPLE		H	6	6			0	0	N	0	6
2706	MAPLE		H	6				0	0	N	0	6
2710	MAPLE		H	6	6			0	0	N	0	6
2712	MAPLE		H	6				0	0	N	0	6
2713	MAPLE		H	7				1	0	N	0	7
2714	MAPLE		H	8				1	0	N	0	8
2715	MAPLE		H	6				0	0	N	0	6
2717	MAPLE		H	8				1	0	N	0	8
2718	MAPLE		H	6				0	0	N	0	6
2719	MAPLE		H	6				0	0	N	0	6
2725	MAPLE		H	6				0	0	N	0	6
2726	MAPLE		H	6				0	0	N	0	6
2727	MAPLE		H	6				0	0	N	0	6
2728	MAPLE		H	7				1	0	N	0	7
2729	MAPLE		H	6				0	0	N	0	6
2730	MAPLE		H	6				0	0	N	0	6
2731	MAPLE		H	6				0	0	N	0	6
2733	MAPLE		H	6				0	0	N	0	6
2734	MAPLE		H	6				0	0	N	0	6
2735	MAPLE		H	7				1	0	N	0	7
2736	MAPLE		H	7				1	0	N	0	7
2738	MAPLE		H	7				1	0	N	0	7
2739	MAPLE		H	6				0	0	N	0	6
2741	MAPLE		H	6				0	0	N	0	6
2743	MAPLE		H	6				0	0	N	0	6
2744	MAPLE		H	6				0	0	N	0	6
2746	MAPLE		H	6				0	0	N	0	6
2747	MAPLE		H	7				1	0	N	0	7
2748	MAPLE		H	6	6			0	0	y	6	0
2749	MAPLE		H	6				0	0	Y	6	0
2755	MAPLE		H	6				0	0	N	0	6
2756	MAPLE		H	6				0	0	Y	6	0
2757	MAPLE		H	6				0	0	N	0	6
2758	MAPLE		H	6				0	0	N	0	6
2759	MAPLE		H	6				0	0	N	0	6
2760	MAPLE		H	6				0	0	N	0	6
2761	MAPLE		H	6				0	0	N	0	6
2762	MAPLE		H	6				0	0	N	0	6
2763	MAPLE		H	6				0	0	N	0	6
2764	MAPLE		H	6				0	0	N	0	6
2765	MAPLE		H	6				0	0	Y	6	0
2766	MAPLE		H	7				1	0	Y	7	0
2767	MAPLE		H	7				1	0	Y	7	0
2768	MAPLE		H	6				0	0	Y	6	0
2769	MAPLE		H	6				0	0	Y	6	0
2770	MAPLE		H	6				0	0	Y	6	0
2800	MAPLE		H	9				1	0	N	0	9
2803	MAPLE		H	7				1	0	N	0	7
2804	MAPLE		H	6				0	0	N	0	6
2808	MAPLE		H	7				1	0	N	0	7
2811	MAPLE		H	6				0	0	N	0	6
2812	MAPLE		H	6				0	0	N	0	6
2813	MAPLE		H	7				1	0	N	0	7
2815	MAPLE		H	8				1	0	N	0	8
2816	MAPLE		H	6				0	0	N	0	6
2818	MAPLE		H	6				0	0	N	0	6
2819	MAPLE		H	6				0	0	N	0	6
2823	MAPLE		H	7				1	0	N	0	7
2824	MAPLE		H	7				1	0	N	0	7
2825	MAPLE		H	6				0	0	N	0	6
2826	MAPLE		H	6				0	0	N	0	6
2827	MAPLE		H	6				0	0	N	0	6
2828	MAPLE		H	6				0	0	N	0	6
2829	MAPLE		H	6				0	0	N	0	6
2830	MAPLE		H	6	6			0	0	N	0	6
2831	MAPLE		H	6				0	0	N	0	6
2832	MAPLE		H	6				0	0	N	0	6
2833	MAPLE		H	6				0	0	N	0	6
2834	MAPLE		H	7				1	0	N	0	7
2835	MAPLE		H	6				0	0	N	0	6
2836	MAPLE		H	6				0	0	N	0	6
2837	MAPLE		H	6				0	0	N	0	6
2838	MAPLE	STM	H	12				1	0	N	0	12

SEE SHEET C1.1 FOR TREE PRESERVATION PLAN

Know what's below. Call before you dig.

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

TREE SURVEY & CALCULATIONS PLAN

C1.6

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

TREE SURVEY:

TREE SURVEY

TREE TAG #	SPECIES	LOCATION [1]	TYPE [2]	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	6				0	0	N	0	6
2849	MAPLE	STM	H	12	12			1	0	N	0	12
2850	MAPLE	STM	H	9				1	0	Y	9	0
2851	MAPLE	STM	H	10	10			1	0	Y	10	0
2856	MAPLE	STM	H	7				1	0	Y	7	0
2857	MAPLE	STM	H	6	6	6		0	0	Y	6	0
2858	MAPLE	STM	H	8				1	0	Y	8	0
2859	MAPLE	STM	H	7				1	0	Y	7	0
2860	MAPLE	STM	H	10				1	0	Y	10	0
2861	MAPLE	STM	H	9				1	0	Y	9	0
2863	MAPLE	STM	H	7	7			1	0	Y	7	0
2864	MAPLE	STM	H	6	6			0	0	Y	6	0
2865	MAPLE	STM	H	6	6			0	0	Y	6	0
2866	MAPLE	STM	H	10				1	0	Y	10	0
2867	MAPLE	STM	H	10				1	0	Y	10	0
2868	MAPLE	STM	H	10				1	0	Y	10	0
2869	MAPLE	STM	H	9				1	0	Y	9	0
2871	MAPLE	STM	H	6				0	0	Y	6	0
2872	MAPLE	STM	H	6				0	0	Y	6	0
2874	MAPLE	STM	H	6				0	0	Y	6	0
2875	MAPLE	STM	H	6				0	0	Y	6	0
2876	MAPLE	STM	H	6				0	0	Y	6	0
2877	MAPLE	STM	H	6				0	0	Y	6	0
2885	MAPLE	STM	H	10				1	0	Y	10	0
2886	MAPLE	STM	H	6				0	0	Y	6	0
2887	MAPLE	STM	H	11				1	0	Y	11	0
2888	MAPLE	STM	H	6				0	0	Y	6	0
2889	MAPLE	STM	H	6				0	0	Y	6	0
2890	MAPLE	STM	H	6				0	0	Y	6	0
2891	MAPLE	STM	H	6				0	0	Y	6	0
2893	MAPLE	STM	H	8				1	0	Y	8	0
2894	MAPLE	STM	H	7				1	0	Y	7	0
2895	MAPLE	STM	H	7				1	0	Y	7	0
2896	MAPLE	STM	H	6				0	0	Y	6	0
2897	MAPLE	STM	H	7				1	0	Y	7	0
2898	MAPLE	STM	H	7				1	0	Y	7	0
2899	MAPLE	STM	H	6				0	0	Y	6	0
2900	MAPLE	STM	H	6				0	0	Y	6	0
2901	MAPLE	STM	H	6				0	0	Y	6	0
2902	MAPLE	STM	H	6				0	0	Y	6	0
2903	MAPLE	STM	H	6				0	0	Y	6	0
2911	MAPLE	STM	H	9				1	0	Y	9	0
2912	MAPLE	STM	H	6				0	0	Y	6	0
2916	MAPLE	STM	H	6				0	0	Y	6	0
2921	MAPLE	STM	H	6				0	0	Y	6	0
2922	MAPLE	STM	H	6				0	0	Y	6	0
2923	MAPLE	STM	H	6				0	0	Y	6	0
2924	MAPLE	STM	H	6				0	0	Y	6	0
2925	MAPLE	STM	H	6				0	0	Y	6	0
2926	MAPLE	STM	H	6				0	0	Y	6	0
2927	MAPLE	STM	H	6				0	0	Y	6	0
2929	MAPLE	STM	H	7				1	0	Y	7	0
2930	MAPLE	STM	H	6				0	0	Y	6	0
2931	MAPLE	STM	H	7				1	0	Y	7	0
2935	MAPLE	STM	H	6				0	0	N	0	6
2936	MAPLE	STM	H	6				0	0	Y	6	0
2937	MAPLE	STM	H	6				0	0	Y	6	0
2938	MAPLE	STM	H	8				1	0	Y	8	0
2939	MAPLE	STM	H	7				1	0	Y	7	0
2940	MAPLE	STM	H	7	7	7		1	0	Y	7	0
2941	MAPLE	STM	H	6				0	0	Y	6	0
2942	MAPLE	STM	H	8				1	0	Y	8	0
2943	MAPLE	STM	H	7				1	0	Y	7	0
2944	MAPLE	STM	H	8				1	0	Y	8	0
2945	MAPLE	STM	H	8	8			1	0	Y	8	0
2946	MAPLE	STM	H	6				0	0	Y	6	0
2947	MAPLE	STM	H	9				1	0	Y	9	0
2948	MAPLE	STM	H	9				1	0	Y	9	0
1002	OAK		H	8				1	0	Y	8	0
1019	OAK		H	9				1	0	Y	9	0
1020	OAK		H	9				1	0	Y	9	0
1021	OAK		H	14				1	0	Y	14	0
1036	OAK		H	8				1	0	Y	8	0
1039	OAK		H	11				1	0	Y	11	0
1044	OAK		H	9				1	0	Y	9	0
1053	OAK		H	9				1	0	Y	9	0
1057	OAK		H	12				1	0	Y	12	0
1058	OAK		H	12				1	0	Y	12	0
1059	OAK		H	10				1	0	Y	10	0
1061	OAK		H	8				1	0	Y	8	0
1064	OAK		H	11				1	0	Y	11	0
1065	OAK		H	11				1	0	Y	11	0
1066	OAK		H	10				1	0	Y	10	0
1071	OAK		H	12				1	0	Y	12	0
1072	OAK		H	12				1	0	Y	12	0
1073	OAK		H	11				1	0	Y	11	0
1086	OAK		H	14				1	0	N	0	14
1088	OAK		H	13				1	0	N	0	13
1089	OAK		H	12				1	0	N	0	12
1090	OAK		H	12				1	0	N	0	12
1091	OAK		H	12				1	0	N	0	12

TREE SURVEY

TREE TAG #	SPECIES	LOCATION [1]	TYPE [2]	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
1092	OAK		H	9				1	0	N	0	9
1093	OAK		H	10				1	0	N	0	10
1094	OAK		H	16				1	0	N	0	16
1095	OAK		H	8				1	0	N	0	8
1096	OAK		H	8				1	0	N	0	8
1097	OAK		H	8				1	0	N	0	8
1098	OAK		H	9				1	0	N	0	9
1099	OAK		H	12				1	0	N	0	12
1104	OAK		H	8				1	0	N	0	8
1105	OAK		H	8				1	0	N	0	8
1106	OAK		H	11				1	0	N	0	11
1107	OAK		H	14				1	0	N	0	14
1108	OAK		H	12	12			1	0	N	0	12
1109	OAK		H	12				1	0	N	0	12
1110	OAK		H	11				1	0	N	0	11
1111	OAK		H	36				0	1	N	0	36
1112	OAK		H	36				0	1	N	0	36
1113	OAK		H	24				1	0	N	0	24
1114	OAK		H	24				1	0	N	0	24
1115	OAK		H	15				1	0	N	0	15
1116	OAK		H	24				1	0	N	0	24
1117	OAK		H	38				0	1	N	0	38
1118	OAK		H	15				1	0	N	0	15
1119	OAK		H	36				0	1	N	0	36
1120	OAK		H	20				1	0	N	0	20
1121	OAK		H	27				1	0	N	0	27
1122	OAK		H	22				1	0	N	0	22
1123	OAK		H	24				1	0	N	0	24
1128	OAK		H	11				1	0	N	0	11
1130	OAK		H	10				1	0	N	0	10
1133	OAK		H	27				1	0	N	0	27
1134	OAK		H	21				1	0	N	0	21
1136	OAK		H	24				1	0	N	0	24
1168	OAK		H	26				1	0	N	0	26
1180	OAK		H	8				1	0	N	0	8
1190	OAK		H	12				1	0	N	0	12
1206	OAK	STM	H	48				0	1	N	0	48
1211	OAK	STM	H	48				0	1	Y	48	0
1220	OAK		H	36				0	1	Y	36	0
1223	OAK		H	36				0	1	Y	36	0
1231	OAK		H	8				1	0	N	0	8
1232	OAK		H	12				1	0	N	0	12
1242	OAK		H	11				1	0	N	0	11
1254	OAK		H	38				0	1	N	0	38
1260	OAK		H	12				1	0	N	0	12
1273	OAK		H	38				0	1	N	0	38
1289	OAK		H	12				1	0	N	0	12
1312	OAK		H	10				1	0	N	0	10
1328	OAK		H	8				1	0	N	0	8
1329	OAK		H	9				1	0	N	0	9
1330	OAK		H	10				1	0	N	0	10
1331	OAK		H	8				1	0	N	0	8
1332	OAK		H	8				1	0	N	0	8
1333	OAK		H	8				1	0	N	0	8
1334	OAK		H	28				0	1	N	0	28
1338	OAK		H	30				0	1	N	0	30
1346	OAK		H	10				1	0	N	0	10
1347	OAK		H	14				1	0	N	0	14
1348	OAK		H	16				1	0	N	0	16
1349	OAK		H	9				1	0	N	0	9
1352	OAK		H	9				1	0	N	0	9
1360	OAK		H	9				1	0	N	0	9
1380	OAK		H	11				1	0	N	0	11
1388	OAK		H	9				1	0	N	0	9
1389	OAK		H	8				1	0	N	0	8
1405	OAK		H	10				1	0	Y	10	0
1406	OAK		H	10				1	0	Y	10	0
1418	OAK		H	30				0	1	Y	30	0
1419	OAK		H	10				1	0	Y	10	0
1420	OAK		H	8				1	0	Y	8	0
1421	OAK		H	12				1	0	Y	12	0
1422	OAK		H	10				1	0	N	0	10
1423	OAK		H	11				1	0	N	0	11
1424	OAK		H	10				1	0	N	0	10
1425	OAK		H	9				1	0	N	0	9
1427	OAK		H	8				1	0	N	0	8
1428	OAK		H	11				1	0	N	0	11
1429	OAK		H	9				1	0	N	0	9
1430	OAK		H	9				1	0	N	0	9
1431	OAK		H	11				1	0	Y	11	0
1435	OAK		H	10				1	0	Y	10	0
1440	OAK		H	8				1	0	Y	8	0
1446	OAK		H	14				1	0	Y	14	0
1447	OAK		H	15				1	0	Y	15	0
1448	OAK		H	11				1	0	Y	11	0
1450	OAK		H	8				1	0	Y	8	0
1451	OAK		H	10				1	0	Y	10	0
1455	OAK		H	11				1	0	Y	11	0
1457	OAK		H	15				1	0	Y	15	0
1470	OAK	STM	H	17				1	0	Y	17	0
1474	OAK	STM	H	12				1	0	Y	12	0
1476	OAK		H	10				1	0	Y	10	0
1477	OAK		H	10				1	0	Y	10	0
1478	OAK		H	10				1	0	Y	10	0
1479	OAK		H	8				1	0	Y	8	0
1481	OAK		H	8				1	0	Y	8	0
1482	OAK	STM	H	11				1	0	Y	11	0
1483	OAK	STM	H	11				1	0	Y	11	0
1484	OAK	STM	H	10				1	0	Y	10	0
1485	OAK	STM	H	10				1	0	Y	10	0

SEE SHEET C1.1 FOR TREE PRESERVATION PLAN

Know what's below. Call before you dig.

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

TREE SURVEY & CALCULATIONS PLAN

C1.7

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

TREE SURVEY:

TREE SURVEY

TREE TAG #	SPECIES	LOCATION [1]	TYPE [2]	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	OAK		H	25				1	0	Y	25	0
1490	OAK		H	10				1	0	Y	10	0
1491	OAK		H	8				1	0	Y	8	0
1492	OAK		H	10				1	0	Y	10	0
1493	OAK		H	11				1	0	Y	11	0
1494	OAK		H	13				1	0	Y	13	0
1495	OAK		H	8				1	0	Y	8	0
1496	OAK		H	10				1	0	Y	10	0
1497	OAK		H	16				1	0	Y	16	0
1498	OAK		H	9				1	0	Y	9	0
1499	OAK		H	10				1	0	Y	10	0
1500	OAK		H	12				1	0	Y	12	0
1501	OAK		H	10				1	0	Y	10	0
1502	OAK		H	8				1	0	Y	8	0
1503	OAK		H	8	8			1	0	Y	8	0
1509	OAK		H	19				1	0	N	0	19
1512	OAK		H	30				0	1	N	0	30
1517	OAK		H	21				1	0	N	0	21
1526	OAK		H	16				1	0	N	0	16
1527	OAK		H	12				1	0	N	0	12
1528	OAK		H	20				1	0	N	0	20
1532	OAK		H	18				1	0	N	0	18
1551	OAK		H	20				1	0	N	0	20
1552	OAK		H	13				1	0	N	0	13
1553	OAK		H	20				1	0	N	0	20
1554	OAK		H	19				1	0	N	0	19
1555	OAK		H	14				1	0	N	0	14
1560	OAK		H	18				1	0	N	0	18
1605	OAK		H	19				1	0	N	0	19
1606	OAK		H	18				1	0	N	0	18
1611	OAK		H	22				1	0	N	0	22
1612	OAK		H	12				1	0	N	0	12
1613	OAK		H	13				1	0	N	0	13
1614	OAK		H	13				1	0	N	0	13
1615	OAK		H	12				1	0	N	0	12
1616	OAK		H	20				1	0	N	0	20
1617	OAK		H	13				1	0	N	0	13
1624	OAK		H	18				1	0	N	0	18
1625	OAK		H	16				1	0	N	0	16
1626	OAK		H	11				1	0	N	0	11
1627	OAK		H	13				1	0	N	0	13
1629	OAK		H	20				1	0	N	0	20
1630	OAK		H	28				0	1	N	0	28
1639	OAK		H	10				1	0	N	0	10
1641	OAK		H	12				1	0	N	0	12
1644	OAK		H	14				1	0	N	0	14
1650	OAK		H	13				1	0	N	0	13
1651	OAK		H	11				1	0	N	0	11
1655	OAK		H	13				1	0	N	0	13
1656	OAK		H	14				1	0	N	0	14
1657	OAK		H	14				1	0	N	0	14
1661	OAK		H	21				1	0	N	0	21
1662	OAK		H	17				1	0	N	0	17
1665	OAK		H	19				1	0	N	0	19
1667	OAK		H	18				1	0	N	0	18
1668	OAK		H	18				1	0	N	0	18
1669	OAK		H	11				1	0	N	0	11
1673	OAK		H	17				1	0	N	0	17
1674	OAK		H	22				1	0	N	0	22
1675	OAK		H	14				1	0	N	0	14
1681	OAK		H	13				1	0	N	0	13
1682	OAK		H	10				1	0	N	0	10
1706	OAK		H	19				1	0	N	0	19
1708	OAK		H	24				1	0	N	0	24
1709	OAK		H	18				1	0	N	0	18
1724	OAK		H	22				1	0	N	0	22
1733	OAK		H	9				1	0	N	0	9
1769	OAK		H	20				1	0	N	0	20
1770	OAK		H	19				1	0	N	0	19
1773	OAK		H	12				1	0	N	0	12
1774	OAK		H	17				1	0	N	0	17
1775	OAK		H	18				1	0	N	0	18
1776	OAK		H	15				1	0	N	0	15
1783	OAK		H	24				1	0	N	0	24
1784	OAK		H	24				1	0	N	0	24
1788	OAK		H	16				1	0	N	0	16
1789	OAK		H	18				1	0	N	0	18
1792	OAK		H	11				1	0	N	0	11
1793	OAK		H	26				1	0	N	0	26
1804	OAK		H	15				1	0	N	0	15
1809	OAK		H	11				1	0	N	0	11
1810	OAK		H	16				1	0	N	0	16
1816	OAK		H	10				1	0	N	0	10
1830	OAK		H	10				1	0	N	0	10
1835	OAK		H	17				1	0	Y	17	0
1836	OAK		H	12				1	0	Y	12	0
1837	OAK		H	20				1	0	Y	20	0
1851	OAK		H	24				1	0	Y	24	0
1875	OAK		H	15				1	0	Y	15	0
1876	OAK		H	12				1	0	Y	12	0
1878	OAK		H	14	14			1	0	Y	14	0
1881	OAK		H	16				1	0	Y	16	0
1882	OAK		H	14				1	0	Y	14	0
1883	OAK		H	8				1	0	Y	8	0
1903	OAK		H	16				1	0	Y	16	0
1911	OAK		H	24				1	0	Y	24	0
1912	OAK		H	16				1	0	Y	16	0
1913	OAK		H	11				1	0	Y	11	0
1942	OAK		H	17				1	0	Y	17	0
1943	OAK		H	17				1	0	Y	17	0

TREE SURVEY

TREE TAG #	SPECIES	LOCATION [1]	TYPE [2]	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
1944	OAK		H	16				1	0	Y	16	0
1953	OAK		H	13				1	0	Y	13	0
1955	OAK		H	8				1	0	Y	8	0
1960	OAK		H	12	12			1	0	Y	12	0
1961	OAK		H	20				1	0	Y	20	0
1971	OAK		H	12				1	0	Y	12	0
1982	OAK		H	14				1	0	N	0	14
2004	OAK		H	21				1	0	N	0	21
2005	OAK		H	24	24			1	0	N	0	24
2006	OAK		H	14				1	0	N	0	14
2021	OAK		H	21	21			1	0	N	0	21
2032	OAK		H	22				1	0	N	0	22
2038	OAK		H	13				1	0	N	0	13
2045	OAK		H	12	12			1	0	N	0	12
2047	OAK		H	13	13	13		1	0	N	0	13
2053	OAK		H	14				1	0	N	0	14
2054	OAK		H	9				1	0	N	0	9
2081	OAK		H	14				1	0	Y	14	0
2084	OAK		H	15				1	0	Y	15	0
2088	OAK		H	22				1	0	N	0	22
2089	OAK		H	11				1	0	N	0	11
2090	OAK		H	11				1	0	N	0	11
2099	OAK		H	12	2			1	0	N	0	12
2102	OAK		H	12	12			1	0	N	0	12
2103	OAK		H	14	14			1	0	N	0	14
2104	OAK		H	14				1	0	N	0	14
2109	OAK		H	20				1	0	N	0	20
2110	OAK		H	26				1	0	N	0	26
2115	OAK		H	11				1	0	N	0	11
2116	OAK		H	16				1	0	N	0	16
2117	OAK		H	11				1	0	N	0	11
2118	OAK		H	11				1	0	N	0	11
2119	OAK		H	16				1	0	N	0	16
2121	OAK		H	12				1	0	N	0	12
2122	OAK		H	15				1	0	N	0	15
2123	OAK		H	14				1	0	N	0	14
2124	OAK		H	10				1	0	N	0	10
2125	OAK		H	9				1	0	N	0	9
2147	OAK		H	14				1	0	Y	14	0
2155	OAK		H	14	14			1	0	N	0	14
2156	OAK		H	11				1	0	N	0	11
2172	OAK		H	14				1	0	Y	14	0
2178	OAK		H	10				1	0	Y	10	0
2179	OAK		H	11				1	0	Y	11	0
2180	OAK		H	10				1	0	Y	10	0
2181	OAK		H	9				1	0	Y	9	0
2182	OAK		H	11				1	0	Y	11	0
2183	OAK		H	11				1	0	Y	11	0
2184	OAK		H	9				1	0	Y	9	0
2185	OAK		H	8				1	0	Y	8	0
2186	OAK		H	10				1	0	Y	10	0
2190	OAK	STM	H	9				1	0	Y	9	0
2351	OAK		H	7				1	0	Y	7	0
2352	OAK		H	6				0	0	Y	6	0
2353	OAK		H	6				0	0	Y	6	0
2354	OAK		H	6				0	0	Y	6	0
2356	OAK		H	6				0	0	Y	6	0
2358	OAK		H	7				1	0	Y	7	0
2359	OAK		H	10				1	0	Y	10	0
2360	OAK		H	8				1	0	Y	8	0
2362	OAK		H	6				0	0	Y	6	0
2363	OAK		H	7				1	0	Y	7	0
2364	OAK		H	9				1	0	Y	9	0
2365	OAK		H	10				1	0	Y	10	0
2366	OAK		H	10				1	0	Y	10	0
2367	OAK		H	6				0	0	Y	6	0
2369	OAK		H	11				1	0	Y	11	0
2370	OAK		H	11				1	0	Y	11	0
2397	OAK		H	9	9			1	0	Y	9	0
2398	OAK		H	6				0	0	Y	6	0
2399	OAK		H	11				1	0	Y	11	0
2400	OAK		H	10				1	0	Y	10	0
2401	OAK		H	10				1	0	Y	10	0
2402	OAK		H	6				0	0	Y	6	0
2403	OAK		H	8				1	0	Y	8	0
2404	OAK		H	11				1	0	Y	11	0
2405	OAK		H	9				1	0	Y	9	0
2406	OAK		H	9				1	0	N	0	9
2407	OAK		H	8				1	0	Y	8	0
2408	OAK		H	7				1	0	Y	7	0
2409	OAK		H	6				0	0	Y	6	0
2410	OAK		H	9				1	0	Y	9	0
2416	OAK		H	10				1	0	Y	10	0
2417	OAK		H	10				1	0	Y	10	0
2418	OAK		H	6	6			0	0	Y	6	0
2419	OAK		H	8	8	8		1	0	Y	8	0
2420	OAK		H	8				1	0	Y	8	0
2423	OAK		H	10				1	0	N	0	10
2426	OAK		H	7				1	0	N	0	7
2428	OAK		H	9				1	0	N	0	9
2429	OAK		H	8				1	0	N	0	8
2430	OAK		H	8				1	0	N	0	8
2432	OAK		H	6				0	0	N	0	6
2436	OAK		H	9				1	0	Y	9	0
2438	OAK		H	6				0	0	N	0	6
2439	OAK		H	9				1	0	N	0	9
2440	OAK		H	9				1	0	N	0	9
2441	OAK		H	9				1	0	N	0	9
2442	OAK		H	6				0	0	N	0	6
2443	OAK		H	8				1	0	N	0	8

SEE SHEET C1.1 FOR TREE PRESERVATION PLAN

Know what's below. Call before you dig.

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

TREE SURVEY & CALCULATIONS PLAN

C1.8

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

TREE SURVEY:

TREE SURVEY

TREE TAG #	SPECIES	LOCATION [1]	TYPE [2]	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
2444	OAK		H	6				0	0	N	0	6
2445	OAK		H	9				1	0	N	0	9
2446	OAK		H	7				1	0	N	0	7
2448	OAK		H	7				1	0	N	0	7
2449	OAK		H	7				1	0	N	0	7
2453	OAK		H	40				0	1	N	0	40
2457	OAK		H	12				1	0	N	0	12
2458	OAK		H	6				0	0	N	0	6
2459	OAK		H	6				0	0	N	0	6
2460	OAK		H	7				1	0	N	0	7
2462	OAK		H	9				1	0	N	0	9
2464	OAK		H	6				0	0	N	0	6
2465	OAK		H	7				1	0	N	0	7
2466	OAK		H	7				1	0	N	0	7
2467	OAK		H	6				0	0	N	0	6
2468	OAK		H	6				0	0	N	0	6
2470	OAK		H	7				1	0	N	0	7
2472	OAK		H	8				1	0	N	0	8
2473	OAK		H	8				1	0	N	0	8
2474	OAK		H	8				1	0	N	0	8
2475	OAK		H	6				0	0	N	0	6
2476	OAK		H	6				0	0	N	0	6
2477	OAK		H	6				0	0	N	0	6
2480	OAK		H	26				1	0	N	0	26
2481	OAK		H	24				1	0	N	0	24
2482	OAK		H	33				0	1	N	0	33
2483	OAK		H	19				1	0	N	0	19
2510	OAK		H	13				1	0	N	0	13
2511	OAK		H	6				0	0	N	0	6
2512	OAK		H	10				1	0	N	0	10
2515	OAK		H	8				1	0	N	0	8
2516	OAK		H	7				1	0	N	0	7
2520	OAK		H	32				0	1	N	0	32
2521	OAK		H	36				0	1	N	0	36
2526	OAK		H	11				1	0	N	0	11
2544	OAK		H	11				1	0	N	0	11
2547	OAK		H	11				1	0	N	0	11
2548	OAK		H	8				1	0	N	0	8
2549	OAK		H	12				1	0	N	0	12
2550	OAK		H	11				1	0	N	0	11
2552	OAK		H	8				1	0	N	0	8
2553	OAK		H	14				1	0	N	0	14
2554	OAK		H	8	8			1	0	N	0	8
2560	OAK		H	11				1	0	N	0	11
2564	OAK		H	12				1	0	N	0	12
2566	OAK		H	6				0	0	N	0	6
2568	OAK		H	10				1	0	N	0	10
2569	OAK		H	7				1	0	N	0	7
2572	OAK		H	6				0	0	Y	6	0
2573	OAK		H	7				1	0	Y	7	0
2574	OAK		H	7				1	0	N	0	7
2575	OAK		H	6				0	0	N	0	6
2576	OAK		H	6	6			0	0	N	0	6
2577	OAK		H	6				0	0	N	0	6
2581	OAK		H	7				1	0	N	0	7
2582	OAK		H	7				1	0	N	0	7
2583	OAK		H	7				1	0	N	0	7
2584	OAK		H	7	7			1	0	N	0	7
2585	OAK		H	7				1	0	N	0	7
2586	OAK		H	7				1	0	N	0	7
2587	OAK		H	6				0	0	N	0	6
2588	OAK		H	6				0	0	N	0	6
2589	OAK		H	7				1	0	N	0	7
2590	OAK		H	7				1	0	N	0	7
2591	OAK		H	6				0	0	N	0	6
2592	OAK		H	7				1	0	N	0	7
2593	OAK		H	8				1	0	N	0	8
2594	OAK		H	6				0	0	N	0	6
2595	OAK		H	9				1	0	N	0	9
2596	OAK		H	6				0	0	N	0	6
2597	OAK		H	6				0	0	N	0	6
2598	OAK		H	10				1	0	N	0	10
2599	OAK		H	6	6			0	0	N	0	6
2600	OAK		H	7				1	0	N	0	7
2601	OAK		H	7				1	0	N	0	7
2602	OAK		H	0				0	0	N	0	0
2603	OAK		H	9				1	0	N	0	9
2604	OAK		H	9				1	0	N	0	9
2605	OAK		H	7				1	0	N	0	7
2606	OAK		H	9				1	0	N	0	9
2607	OAK		H	7				1	0	N	0	7
2609	OAK		H	7				1	0	N	0	7
2610	OAK		H	10				1	0	N	0	10
2611	OAK		H	9				1	0	N	0	9
2613	OAK		H	8				1	0	N	0	8
2614	OAK		H	8				1	0	N	0	8
2615	OAK		H	11				1	0	N	0	11
2616	OAK		H	11				1	0	N	0	11
2617	OAK		H	8				1	0	N	0	8
2624	OAK		H	7				1	0	N	0	7
2627	OAK		H	6				0	0	N	0	6
2630	OAK		H	10				1	0	N	0	10
2632	OAK		H	7				1	0	N	0	7
2635	OAK		H	6	6			0	0	N	0	6
2636	OAK		H	7	7			1	0	N	0	7
2637	OAK		H	6				0	0	N	0	6
2638	OAK		H	7				1	0	N	0	7
2639	OAK		H	6				0	0	N	0	6
2640	OAK		H	6				0	0	N	0	6
2642	OAK		H	6				0	0	N	0	6

TREE SURVEY

TREE TAG #	SPECIES	LOCATION [1]	TYPE [2]	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	OAK		H	6				0	0	N	0	6
2644	OAK		H	7				1	0	N	0	7
2645	OAK		H	8				1	0	N	0	8
2646	OAK		H	6				0	0	N	0	6
2647	OAK		H	7				1	0	N	0	7
2648	OAK		H	8				1	0	N	0	8
2649	OAK		H	7				1	0	N	0	7
2650	OAK		H	6				0	0	N	0	6
2651	OAK		H	6				0	0	N	0	6
2652	OAK		H	6				0	0	N	0	6
2653	OAK		H	6				0	0	N	0	6
2654	OAK		H	6				0	0	N	0	6
2655	OAK		H	6				0	0	N	0	6
2656	OAK		H	7				1	0	N	0	7
2658	OAK		H	6				0	0	N	0	6
2659	OAK		H	7				1	0	N	0	7
2664	OAK		H	11				1	0	N	0	11
2665	OAK		H	11				1	0	N	0	11
2666	OAK		H	6				0	0	N	0	6
2667	OAK		H	6				0	0	N	0	6
2668	OAK		H	9				1	0	N	0	9
2669	OAK		H	9				1	0	N	0	9
2670	OAK		H	8				1	0	N	0	8
2671	OAK		H	11				1	0	N	0	11
2672	OAK		H	7				1	0	N	0	7
2674	OAK		H	12				1	0	N	0	12
2675	OAK		H	9				1	0	N	0	9
2676	OAK		H	9				1	0	N	0	9
2679	OAK		H	6				0	0	N	0	6
2680	OAK		H	7				1	0	N	0	7
2681	OAK		H	7				1	0	N	0	7
2682	OAK		H	6				0	0	N	0	6
2683	OAK		H	11	11	11		1	0	N	0	11
2691	OAK		H	6				0	0	Y	6	0
2692	OAK		H	7				1	0	Y	7	0
2779	OAK		H	7				1	0	N	0	7
2805	OAK		H	7				1	0	N	0	7
1026	POPLAR		S	12				1	0	N	0	12
1027	POPLAR		S	11				0	0	N	0	11
1124	POPLAR		S	11				0	0	N	0	11
1125	POPLAR		S	14				1	0	N	0	14
1126	POPLAR		S	11				0	0	N	0	11
1251	POPLAR		S	8				0	0	N	0	8
1378	POPLAR		S	12				1	0	N	0	12
1379	POPLAR		S	8				0	0	N	0	8
1401	POPLAR		S	9				0	0	N	0	9
1480	POPLAR		S	8				0	0	Y	8	0
1635	POPLAR		S	13				1	0	N	0	13
1636	POPLAR		S	13				1	0	N	0	13
1637	POPLAR		S	14				1	0	N	0	14
1638	POPLAR		S	11				0	0	N	0	11
1640	POPLAR		S	12				1	0	N	0	12
2163	POPLAR		S	10	10			0	0	N	0	10
2164	POPLAR		S	13				1	0	N	0	13
2173	POPLAR		S	9				0	0	Y	9	0
2174	POPLAR		S	10				0	0	Y	10	0
2175	POPLAR		S	10				0	0	Y	10	0
2176	POPLAR		S	11				0	0	Y	11	0
2177	POPLAR		S	11				0	0	Y	11	0
2187	POPLAR		S	10				0	0	Y	10	0
2188	POPLAR		S	9				0	0	Y	9	0
2189	POPLAR		S	8	8	8	8	0	0	Y	8	0
2199	POPLAR		S	12				1	0	Y	12	0
2200	POPLAR		S	8				0	0	Y	8	0
2201	POPLAR		S	12				1	0	Y	12	0
2213	POPLAR	STM	S	12				1	0	Y	12	0
2222	POPLAR	STM	S	12				1	0	Y	12	0
2258	POPLAR	STM	S	6				0	0	Y	6	0
2348	POPLAR	STM	S	7				0	0	N	0	7
2349	POPLAR		S	6				0	0	N	0	6
2350	POPLAR		S	7				0	0	N	0	7
2372	POPLAR		S	6				0	0	Y	6	0
2373	POPLAR		S	9				0	0	Y	9	0
2374	POPLAR		S	10				0	0	Y	10	0
2375	POPLAR		S	6				0	0	Y	6	0
2376	POPLAR		S	9				0	0	Y	9	0
2377	POPLAR		S	8				0	0	Y	8	0
2378	POPLAR		S	10				0	0	Y	10	0
2379	POPLAR		S	10				0	0	Y	10	0
2380	POPLAR		S	9				0	0	Y	9	0
2381	POPLAR		S	9				0	0	Y	9	0
2382	POPLAR		S	6				0	0	Y	6	0
2383	POPLAR		S	9				0	0	Y	9	0
2384	POPLAR		S	6				0	0	Y	6	0
2385	POPLAR		S	7				0	0	Y	7	0
2386	POPLAR		S	8				0	0	Y	8	0
2387	POPLAR		S	9	9	9		0	0	Y	9	0
2388	POPLAR		S	8				0	0	Y	8	0
2389	POPLAR		S	11				0	0	Y	11	0
2390	POPLAR		S	10				0	0	Y	10	0
2391	POPLAR		S	6				0	0	Y	6	0
2392	POPLAR		S	7				0	0	Y	7	0
2393	POPLAR		S	9	9			0	0	Y	9	0
2394	POPLAR		S	12				1	0	Y	12	0
2395	POPLAR		S	10	10			0	0	Y	10	0
2396	POPLAR		S	12				1	0	Y	12	0
2433	POPLAR	STM	S	6				0	0	N	0	6
2434	POPLAR	STM	S	8				0	0	N	0	8
2455	POPLAR		S	9				0	0	N	0	9
2493	POPLAR		S	9				0	0	N	0	9

SEE SHEET C1.1 FOR TREE PRESERVATION PLAN

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

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

TREE SURVEY & CALCULATIONS PLAN

C1.9

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

TREE SURVEY:

TREE SURVEY

TREE TAG #	SPECIES	LOCATION [1]	TYPE [2]	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
2494	POPLAR		S	11				0	0	N	0	11
2495	POPLAR		S	9	9			0	0	N	0	9
2497	POPLAR		S	9				0	0	N	0	9
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
2502	POPLAR		S	10				0	0	N	0	10
2503	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
2506	POPLAR		S	12				1	0	N	0	12
2508	POPLAR		S	11				0	0	N	0	11
2523	POPLAR		S	28				0	1	N	0	28
2524	POPLAR		S	14				1	0	N	0	14
2525	POPLAR		S	7				0	0	N	0	7
2527	POPLAR		S	12				1	0	N	0	12
2528	POPLAR		S	6				0	0	N	0	6
2530	POPLAR		S	8	8	8		0	0	N	0	8
2531	POPLAR		S	6				0	0	N	0	6
2533	POPLAR		S	9	9			0	0	N	0	9
2534	POPLAR		S	9	9	9		0	0	N	0	9
2535	POPLAR		S	8	8	8	8	0	0	N	0	8
2536	POPLAR		S	8	8			0	0	N	0	8
2537	POPLAR		S	10	10			0	0	N	0	10
2538	POPLAR		S	10	10			0	0	N	0	10
2539	POPLAR		S	10				0	0	N	0	10
2540	POPLAR		S	7				0	0	N	0	7
2545	POPLAR		S	9	9			0	0	N	0	9
2546	POPLAR		S	9	9	9		0	0	N	0	9
2612	POPLAR		S	9				0	0	N	0	9
2622	POPLAR		S	7	7			0	0	N	0	7
2625	POPLAR		S	9				0	0	N	0	9
2628	POPLAR		S	9	9			0	0	N	0	9
2629	POPLAR		S	10				0	0	N	0	10
2631	POPLAR		S	11				0	0	N	0	11
2633	POPLAR		S	7				0	0	N	0	7
2634	POPLAR		S	10	10			0	0	N	0	10
2657	POPLAR		S	14				1	0	N	0	14
2660	POPLAR		S	12				1	0	N	0	12
2661	POPLAR		S	8				0	0	N	0	8
2662	POPLAR		S	14				1	0	N	0	14
2663	POPLAR		S	9	9			0	0	N	0	9
2673	POPLAR		S	10	10			0	0	N	0	10
2677	POPLAR		S	9				0	0	N	0	9
2918	POPLAR	STM	S	6				0	0	Y	6	0
2919	POPLAR	STM	S	8				0	0	Y	8	0
1316	POPULAR		S	8				0	0	Y	8	0
1139	WILLOW		S	15				1	0	Y	15	0
1140	WILLOW		S	22				1	0	Y	22	0
1141	WILLOW		S	13				1	0	Y	13	0
1142	WILLOW		S	12				1	0	Y	12	0

TREE PRESERVATION CALCULATIONS	TREE COUNT	CALIPER INCHES
SIGNIFICANT TREES (INCLUDED IN CALCULATIONS)	1,066	15,520
HERITAGE TREES (INCLUDED IN CALCULATIONS)	26	859
TOTAL TREES (INCLUDED IN CALCULATIONS)	1,092	16,379
COMMOM TREES (NOT INCLUDED IN CALCS.)	355	2,921
ALL TREES IN STM AREAS (NOT INCLUDED IN CALCS.) (INCLUDES HERITAGE, SIGNIFICANT & COMMON)	305	3,722
ALLOWABLE TREE REMOVALS OF UP TO 40% OF SIGNIFICANT TREES CAL. INCHES ON SITE		6,208
TREES TO BE REMOVED (DOES NOT INCLUDE STM TREES)	421	5,550
TREE TO BE PRESERVED	1,026	13,750
TOTAL TREES TO BE REMOVED [4]	661	
MITIGATION TREES REQUIRED (2.5" CAL.)	0	0 [3]

[1] LOCATION - If "STM" 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.
[2] TYPE - "H"=hardwood species
"S"=softwood species
[3] If proposed removal is less than the allowed (40%) removal, replacement/mitigation = 0
[4] Total to be removed includes trees exempt from the replacement calculations due to

SEE SHEET C1.1 FOR TREE PRESERVATION PLAN

Know what's below. Call before you dig.

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

TREE SURVEY & CALCULATIONS PLAN

C1.10

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

	LOT NO.	LOT AREA (SF)	LOT AREA (AC)	EXISTING WET	EXISTING EASEMENT	PROP. WET AREA OMIT	POND AREA OMIT (SF)
BLOCK 1	1	284289	6.53	43109	0	43109	0
OTL. A		175483	4.03	58712	0	41104	0
OTL. B		402389	9.24	136107	0	136107	0
OTL. C		291319	6.69	36468	0	36468	0
OTL. D		194383	4.46	56809	138835	56809	0
OTL. E		132071	3.03	0	17219	0	0
OTL. F		772625	17.74	82998	138835	82998	84095
OTL. G		484301	11.12	349104	17219	329068	22184
ROW		195954	4.50	45874	0	0	0
OVERALL TOTAL		2932814	67.33	809181	312108	725663	106279

	AREA SF	AREA AC	MAX. UNITS	MIN. UNITS	# OF UNITS	UNITS/AC
PRE DEVELOPMENT DENS.	1811525	41.59	831.74	499.04	176	4.2
POST DEV. DENS.	1592810	36.57	365.66	292.53	176	4.8

	AREA SF	AREA AC	MAX. UNITS	MIN. UNITS	# OF UNITS	UNITS/AC
DEVELOPMENT DENS. LOT 1	241180	5.54	110.73	66.44	176	31.8

SITE DEVELOPMENT DATA

CURRENT ZONING:	A1 - AGRICULTURAL DISTRICT
CURRENT LAND USE:	MIXED USE (12 UNITS/AC MIN.)
OVERLAY DISTRICT:	GREENWAY OVERLAY (REQUIRES PUD)
PROPOSED ZONING:	PUD
GUIDED ZONING:	GENERAL MIXED USE 5 (GMU-5)

	PARCEL 1		PARCEL 2	
GROSS SITE AREA:	2,217,566 SF	50.9 AC	715,246 SF	16.4 AC
PUBLIC STREET ROW:	140,490 SF	3.2 AC	55,464 SF	1.3 AC
WETLANDS:	355,475 SF	8.2 AC	407,817 SF	9.4 AC
POWER EASEMENT:	138,835 SF	3.2 AC	17,219 SF	0.4 AC
NET SITE AREA:	1,582,766 SF	36.3 AC	234,746 SF	5.4 AC

PERFORMANCE STANDARDS	REQUIREMENT
DENSITY	12 UNITS/AC
LOT SIZE	25000 SF
LOT WIDTH	150 FT
IMPERVIOUS COVERAGE	80%

SETBACK REQUIREMENTS	REQUIREMENT
FRONT	20' PUBLIC ROADWAYS & 30' I94
SIDE	35' BUFFER FROM COLLECTOR AND ARTERIAL ROADWAYS
REAR	35' BUFFER FROM COLLECTOR AND ARTERIAL ROADWAYS
HEIGHT	45' OR 4 STORIES

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
  HC = ACCESSIBLE SIGN
  NP = NO PARKING FIRE LANE
  ST = STOP
  CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.
- WETLAND BUFFER
- EXISTING 100-YR FLOODPLAIN LINE = 913.33
- EXISTING FLOODWAY

OWNER INFORMATION

WME REAL ESTATE HOLDINGS
11326 RED STEM COURT
MAPLE GROVE, MN 55311
MICHAEL ELZUFON
763-286-7620
elzufon888@gmail.com

SEE SHEET C0.1 FOR GENERAL SITE NOTES

Know what's below. Call before you dig.

1" = 100'-0"
50'-0" 0 100'-0"

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - OVERALL

C2.0

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

SEE SHEET C0.1 FOR GENERAL SITE NOTES

SEE SHEET C2.0 FOR LEGEND

Know what's below. Call before you dig.

1" = 50'-0"
25'-0" 0 50'-0"

DAYTON INDUSTRIAL
(A Public Way)
(Width Varies)

Chain Link Fence

WETLAND BUFFER SIGN (8 TOTAL), COORDINATE FINAL LOCATION W/ CITY PRIOR TO CONSTRUCTION, TYP. SIGNS TO BE PURCHASED FROM CITY. SEE CITY DETAIL GEN-10.

OUTLOT A

WETLAND 1A-2

CONSTRUCTION LIMITS

WETLAND 1A-1

STREET LIGHT, TYP. SEE CITY DETAIL STR-29

B618 C & G, TYP.

10' BIT. TRAIL

TURN ARROW, TYP.

"NO PARKING" SIGNS, TYP.

4" SOLID AND 4" DASHED LINE, YELLOW

WETLAND BUFFER SIGN (11 TOTAL), COORDINATE FINAL LOCATION W/ CITY PRIOR TO CONSTRUCTION, TYP. SIGNS TO BE PURCHASED FROM CITY. SEE CITY DETAIL GEN-10.

REGRADE DITCH, MATCH EXISTING CROSS SECTION AND DEPTH

FILTRATION BASIN 1A-1
NWL=909.20
100-YR=910.60
EOF=913.10
BERM=914.10

50'X15' EMERGENCY OVERFLOW. INSTALL MNDOT CATEGORY 74 TURF REINFORCEMENT MAT AND MNDOT CATEGORY 30 EROSION CONTROL BLANKET. TURF REINFORCEMENT MAT SHALL BE SOIL FILLED. INSTALL TRM PER DETAIL STO-10

CONSTRUCTION LIMITS

OUTLOT G

N00°40'06"E 1172.57

WETLAND 1A-2

EXISTING 100-YR FLOODPLAIN=913.33

FILTRATION BASIN 1A-2
NWL=909.75
100-YR=913.93
EOF=915.50
BERM=916.20

CONSTRUCTION LIMITS

WETLAND BUFFER SIGN (26 TOTAL), COORDINATE FINAL LOCATION W/ CITY PRIOR TO CONSTRUCTION, TYP. SIGNS TO BE PURCHASED FROM CITY. SEE CITY DETAIL GEN-10.

OUTLOT B

Water Elev.= 917.8

ARBOR RIDGE PARKWAY

WETLAND 1B
100-YR=919.63
EOF=920.65

WETLAN
100-YR=9
EOF=920.

Water Elev.= 918.

B618 C & G, TYP.

10' BIT. TRAIL

4" SOLID AND 4" DASHED LINE, YELLOW

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BA, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - ROADWAY - NW

C2.1

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

SEE SHEET C0.1 FOR GENERAL SITE NOTES

SEE SHEET C2.0 FOR LEGEND

Know what's below. Call before you dig.

1" = 50'-0"
25'-0" 0 50'-0"

S81°06'41"E 349.29

PID: 31-120-22-31-0004
Owner: City of Dayton
Address: Unassigned Dayton, MN

Chain Link Fence

PARCEL 3

FOUND 1/2 IN. ID IRON PIPE WITH CAP LS48988

S50°11'57"E 861.99

CONSTRUCTION LIMITS

FOUND 1/2 IN. ID IRON PIPE WITH CAP LS48988

Chain Link Fence

INTERSTATE HIGHWAY NO. 94

[13] Right of Access Per. Doc. No. 3641417

(A Public Way) (Width Varies)

WETLAND BUFFER SIGN (26 TOTAL). COORDINATE FINAL LOCATION W/ CITY PRIOR TO CONSTRUCTION, TYP. SIGNS TO BE PURCHASED FROM CITY. SEE CITY DETAIL GEN-10.

FEMA ZONE X

OUTLOT B

FEMA ZONE A

Delineated Wetland By Others

Water Elev.= 917.8

ARBOR RIDGE PARKWAY

WETLAND 1B
100-YR=919.63
EOF=920.65

WETLAND 1C
100-YR=920.97
EOF=920.40

Dirt Pile

CONSTRUCTION LIMITS

Wetland

Water Elev.= 918.4

Dirt Piles

4" SOLID AND 4" DASHED LINE, YELLOW

FILTRATION BASIN 1A-2
NWL=909.75
100-YR=913.93
EOF=915.50
BERM=916.20

Delineated Wetland By Others

30 MPH SPEED LIMIT SIGN

FOUND 1/2 IN. ID IRON PIPE WITH CAP LS48988

Billboard

CONSTRUCTION LIMITS

Chain Link Fence

S50°11'57"E 541.57

OUTLOT C

WETLAND 3

Chain Link Fence

40' RCP (Per Rec.)

Delineated Wetland By Others

PROPOSED PROPERTY LINE

INTERSTATE

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - ROADWAY - NE

C2.2

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

WETLAND BUFFER SIGN (11 TOTAL). COORDINATE FINAL LOCATION W/ CITY PRIOR TO CONSTRUCTION, TYP. SIGNS TO BE PURCHASED FROM CITY. SEE CITY DETAIL GEN-10.

REGRADE DITCH, MATCH EXISTING CROSS SECTION AND DEPTH

WETLAND 1A-1

FILTRATION BASIN 1A-1
NWL=909.20
100-YR=910.60
EOF=913.10
BERM=914.10

50'X15' EMERGENCY OVERFLOW. INSTALL MNDOT CATEGORY 74 TURF REINFORCEMENT MAT AND MNDOT CATEGORY 30 EROSION CONTROL BLANKET. TURF REINFORCEMENT MAT SHALL BE SOIL FILLED. INSTALL TRM PER DETAIL STO-10

CONSTRUCTION LIMITS

OUTLOT G

N00°40'07"E 1216.23

WETLAND 1A-2

N00°40'05"E 1171.67

HARBOR RIDGE PARKWAY

WETLAND 1B
100-YR=919.63
EOF=920.65

B618 C & G TYP.

10' BIT. TRAIL

4" SOLID AND 4" DASHED LINE, YELLOW

EXISTING 100-YR FLOODPLAIN=913.33

FILTRATION BASIN 1A-2
NWL=909.75
100-YR=913.93
EOF=915.50
BERM=916.20

70'X15' EMERGENCY OVERFLOW. INSTALL MNDOT CATEGORY 74 TURF REINFORCEMENT MAT AND MNDOT CATEGORY 30 EROSION CONTROL BLANKET. TURF REINFORCEMENT MAT SHALL BE SOIL FILLED. INSTALL TRM PER DETAIL STO-10

CONSTRUCTION LIMITS

WETLAND BUFFER SIGN (11 TOTAL). COORDINATE FINAL LOCATION W/ CITY PRIOR TO CONSTRUCTION, TYP. SIGNS TO BE PURCHASED FROM CITY. SEE CITY DETAIL GEN-10.

OUTLOT F

EXISTING GRAVEL DRIVE TO REMAIN. COORDINATE WITH CITY AND FIRE MARSHAL ON FINAL ACCESS REQUIREMENTS

CONSTRUCTION LIMITS

N89°43'00"W 639.58

N89°43'00"W 710.84

CONSTRUCTION LIMITS

EXISTING RUSH CREEK CROSSING. DEVELOPER TO COORDINATE THAT CROSSING CAN HANDLE FIRE TRUCK LOADING PRIOR TO CONSTRUCTION

Electric Tower

Gravel

COUNTY DITCH NO. 21

Culvert

N71°30'54"W 368.60

EXISTING GRAVEL DRIVE TO REMAIN. DEVELOPER TO GET REQUIRED ACCESS EASEMENTS AS NECESSARY

[15]. Roadway Easement Per. Doc. No. 5549799

[14]. Electric Transmission Easement Per. Doc. No. 3987438

Centerline of Rush Creek

RUSH CREEK

N60°08'00"W 273.02

[15]. Roadway Easement Per. Doc. No. 5549799

SEE SHEET C0.1 FOR GENERAL SITE NOTES

SEE SHEET C2.0 FOR LEGEND

Know what's below. Call before you dig.

1" = 50'-0"
25'-0" 0 50'-0"

PRELIMINARY: NOT FOR CONSTRUCTION

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

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - ROADWAY - SW

C2.3

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

SEE SHEET C0.1 FOR GENERAL SITE NOTES

SEE SHEET C2.0 FOR LEGEND

Know what's below. Call before you dig.

1" = 50'-0"
25'-0" 0 50'-0"

WETLAND 1B
100-YR=919.63
EOF=920.65

WETLAND 1C
100-YR=920.97
EOF=920.40

CONSTRUCTION LIMITS

Dirt Pile

Water Elev.= 918.4

Dirt Piles

[16], Billboard Easement
Per. Doc. No. 8596749 & 8596748

Billboard

Chain Link

S50°11'57"E 541.57

OUTLOT C

CONSTRUCTION LIMITS

WETLAND 3

Chain Link Fence

40" RCP (Per Rec.)

INTER

SW'rly R.O.W. Highway

[16], Electric Line for Billboa
Per. Doc. No. 8596749 & 8596

WETLAND BUFFER SIGN (20 TOTAL). COORDINATE FINAL LOCATION W/ CITY PRIOR TO CONSTRUCTION, TYP. SIGNS TO BE PURCHASED FROM CITY. SEE CITY DETAIL GEN-10.

WETLAND 3
Water Elev.= 917.31
100-YR=917.31

OUTLOT D

BLDG APT 2A

BLDG APT 2B

LOT 1
BLOCK 1

BLDG APT 1A

BLDG APT 1B

Gravel

N89°10'37"W 1297.19

[17]
Per. Do

RBOR RIDGE PARKWAY

B618 C & G, TYP.

10' BIT. TRAIL

4" SOLID AND 4" DASHED LINE, YELLOW

EXISTING 100-YR FLOODPLAIN=913.33

FILTRATION BASIN 1A-2
NWL=909.75
100-YR=913.93
EOF=915.50
BERM=916.20

70'X15' EMERGENCY OVERFLOW. INSTALL MNDOT CATEGORY 74 TURF REINFORCEMENT MAT AND MNDOT CATEGORY 30 EROSION CONTROL BLANKET. TURF REINFORCEMENT MAT SHALL BE SOIL FILLED. INSTALL TRM PER DETAIL STO-10

CONSTRUCTION LIMITS

WETLAND BUFFER SIGN (11 TOTAL). COORDINATE FINAL LOCATION W/ CITY PRIOR TO CONSTRUCTION, TYP. SIGNS TO BE PURCHASED FROM CITY. SEE CITY DETAIL GEN-10.

OUTLOT F

"30 MPH SPEED LIMIT" SIGN

20' TRAIL EASEMENT. COORD. FINAL LOCATION WITH THREE RIVERS PARK DISTRICT

OUTLOT E

5' CONC. SIDEWALK

10' BIT. TRAIL

"NO PARKING" SIGNS, TYP.

B618 C & G, TYP.

STREET LIGHT, TYP. SEE CITY DETAIL STR-29

TURN ARROW, TYP.

"NO PARKING" SIGNS, TYP.

B618 C & G, TYP.

TYPE III BARRICADES STATING "FUTURE TRAIL EXTENSION"

EXISTING GRAVEL DRIVE TO REMAIN. COORDINATE WITH CITY AND FIRE MARSHAL ON FINAL ACCESS REQUIREMENTS

CONSTRUCTION LIMITS

N89°43'00"W 710.84

16' GRAVEL DRIVE MATCH INTO EXISTING GRAVEL. COORDINATE WITH CITY AND FIRE MARSHAL ON FINAL ACCESS REQUIREMENTS

4" SOLID AND 4" DASHED LINE, YELLOW

5' CONC. SIDEWALK

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - ROADWAY - SE

C2.4

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

SEE SHEET C0.1 FOR GENERAL SITE NOTES

SEE SHEET C2.0 FOR LEGEND

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

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

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - LOT 1 WEST

C2.5

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

PID: 06-119-22-12-0003
Owner: Hindu Society of Minnesota

SEE SHEET C0.1 FOR GENERAL SITE NOTES

SEE SHEET C2.0 FOR LEGEND

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

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

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - LOT 1
EAST

C2.6

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

WETLAND IMPACT		
WETLAND	TOTAL WETLAND AREA(ACRE)	IMPACTED WETLAND AREA(ACRE)
1A-1	--	1.12
1A-2	--	0.81
TOTAL	--	1.93

DAYTON INDUSTRIAL BLVD.
(A Public Way)
(Width Varies)

INTERSTATE HIGHWAY NO. 94
(A Public Way)
(Width Varies)

ARBOR RIDGE PARKWAY

CONSTRUCTION LIMITS

OUTLOT A

OUTLOT B

OUTLOT C

OUTLOT D

OUTLOT E

OUTLOT F

OUTLOT G

WETLAND 1A-1

WETLAND 1A-2

WETLAND 1B
100-YR=919.63
EOF=920.65

WETLAND 1C
100-YR=920.97
EOF=920.40

WETLAND 3

WETLAND 2
100-YR=917.31

SCHAFF WETLAND IMPACT AREA = 6858 SF (0.16 AC)

WETLAND 1A-1 IMPACT AREA = 48,827 SF (1.12 AC)

WETLAND 1A-2 IMPACT AREA = 35,121 SF (0.81 AC)

FILTRATION BASIN 1A-1
NWL=909.20
100-YR=910.60
EOF=913.10
BERM=914.10

FILTRATION BASIN 1A-2
NWL=909.75
100-YR=913.93
EOF=915.50
BERM=916.20

PARCEL 1

PARCEL 2

PARCEL 3

LOT 1
BLOCK 1

PID: 31-120-22-33-0004
Owner: Elm Assets Inc.
Address: Unassigned Dayton, MN

PID: 31-120-22-34-0009
Owner: Goosen & Kathy Roberg
Address: Unassigned Dayton, MN

PID: 31-120-22-33-0003
Owner: Schany Group, LLC
Address: Unassigned Dayton, MN

PID: 31-120-22-31-0002
Address: City of Dayton

PID: 06-119-22-21-0002

[15]. Roadway Easement Per. Doc. No. 5549795

[13] Right of Access, Per Doc. No. 5643417

[14] Electric Transmission Line Easement Per. Doc. No. 5987439

[16] Billboard Easement Per. Doc. No. 5867748

[15] Electric Line By Billboard Per. Doc. No. 8596749 & 8596748

[17] Drainage & Utility Easement Per. Doc. No. 8897882

Electric Tower

Centerline of Trunk Line

FUTURE ROUNDABOUT (BY OTHERS)

LEGEND:

- WETLAND IMPACT AREA
- EXISTING WETLAND BOUNDARY
- EXISTING 100-YR FLOODPLAIN LINE = 913.33
- EXISTING FLOODWAY
- PROPERTY LINE
- CONSTRUCTION LIMITS

Know what's below. Call before you dig.

1" = 100'-0"
50'-0" 0 100'-0"

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

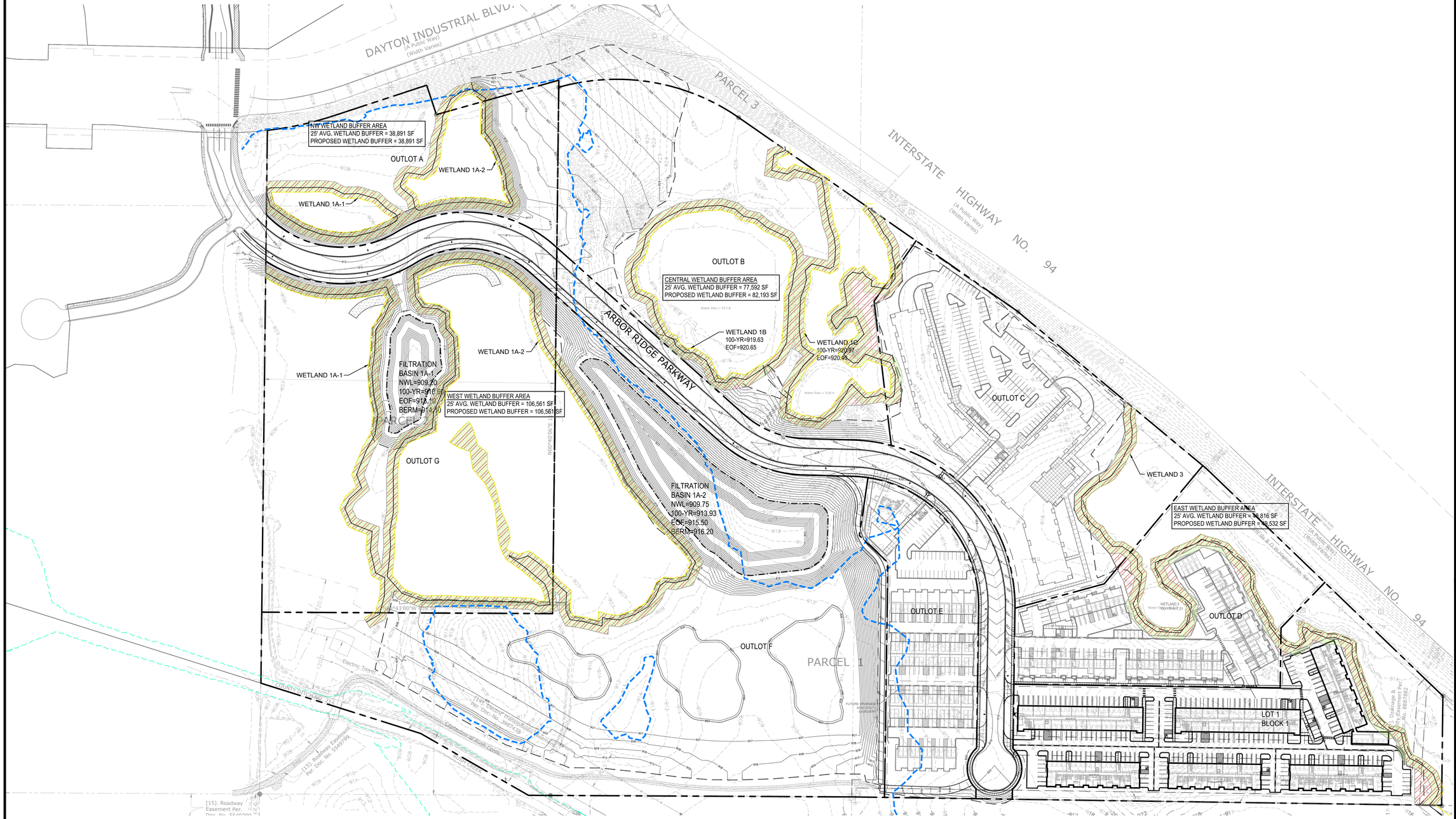
REVISION SUMMARY

DATE	DESCRIPTION

WETLAND IMPACT PLAN

C2.7

© COPYRIGHT 2026 CIVIL SITE GROUP INC



LEGEND:

- 25' AVERAGE BUFFER AREA
- PROPOSED BUFFER AREA
- PROPOSED WETLAND BOUNDARY
- EXISTING 100-YR FLOODPLAIN LINE = 913.33
- EXISTING FLOODWAY
- PROPERTY LINE
- CONSTRUCTION LIMITS

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

1" = 100'-0"
50'-0" 0 100'-0"

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

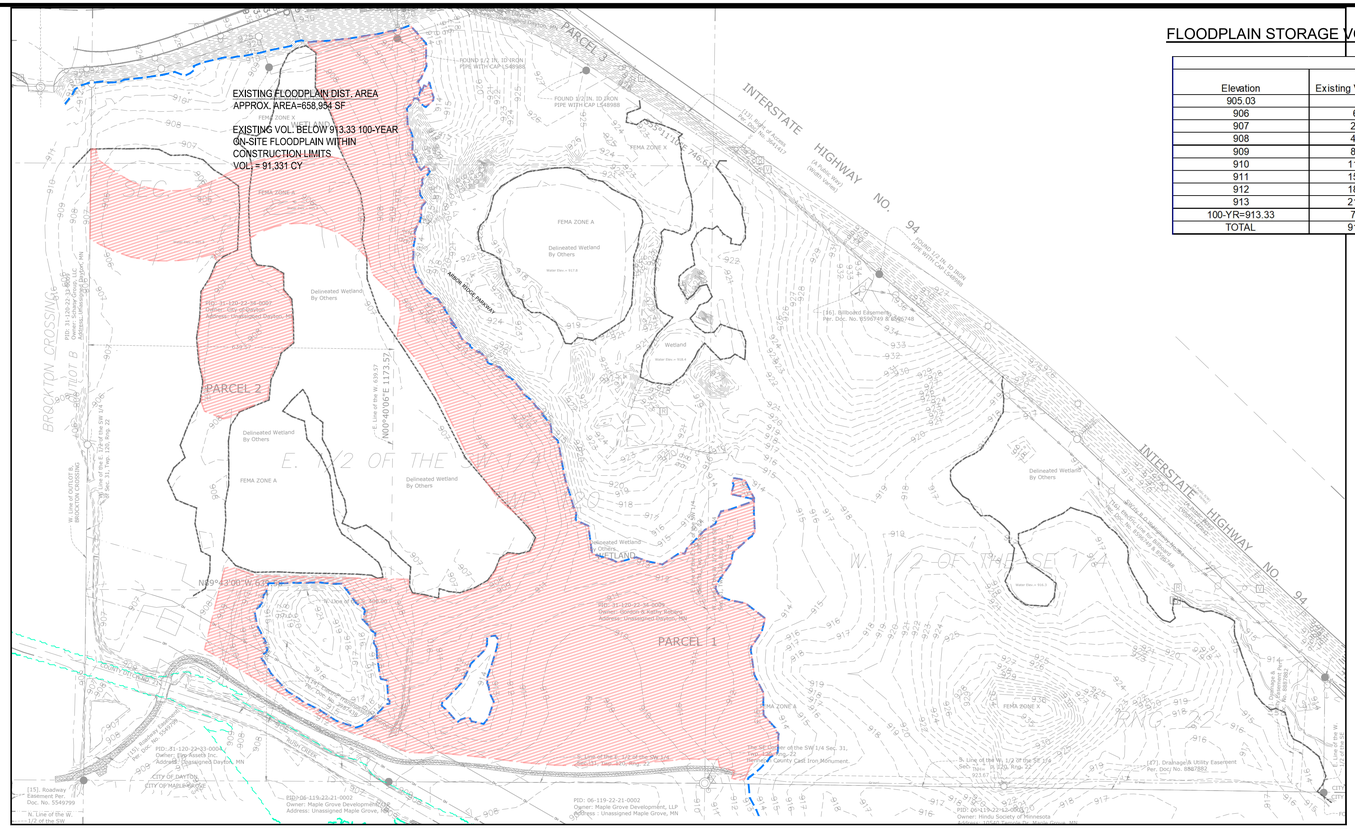
REVISION SUMMARY

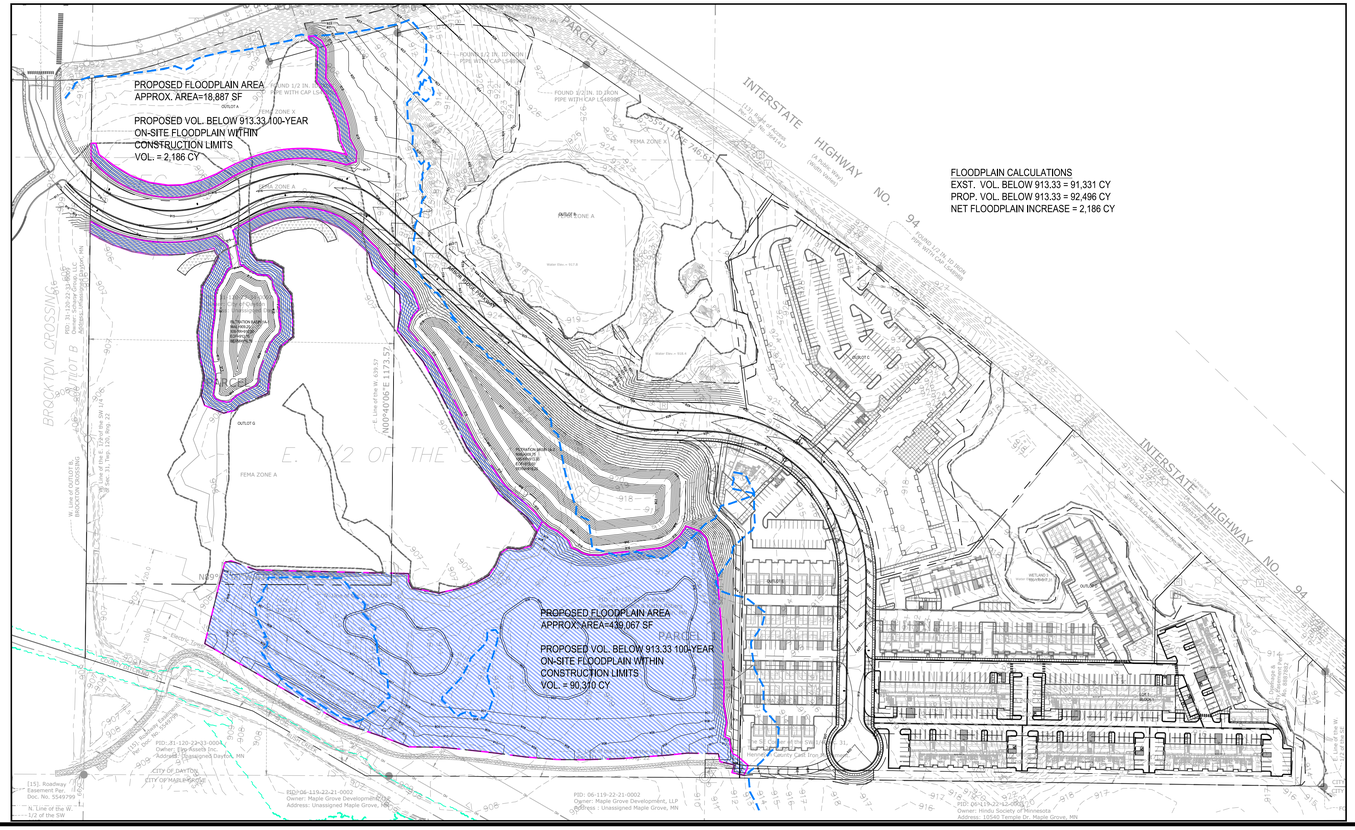
DATE	DESCRIPTION

WETLAND BUFFER PLAN

C2.8

© COPYRIGHT 2026 CIVIL SITE GROUP INC.





FLOODPLAIN STORAGE VOLUMES

Total Floodplain Area				
Elevation	Existing Volume (cy)	Proposed Volume (cy) North of Road	Proposed Volume (cy) South of Road	Proposed Volume (cy) Total
905.03	0	0	0	0
906	656	2	39	41
907	2373	23	2828	2851
908	4829	80	10194	10274
909	8454	176	12135	12311
910	11656	273	13698	13971
911	15048	372	14735	15107
912	18660	473	15380	15853
913	21808	575	15933	16508
100-YR=913.33	7847	212	5368	5580
TOTAL	91331	2186	90310	92496

LEGEND:

- EXISTING FLOODPLAIN DISTURBED AREA
- PROPOSED FLOODPLAIN AREA
- EXISTING 100-YR FLOODPLAIN LINE = 913.33
- PROPOSED 100-YR FLOODPLAIN LINE = 913.33
- EXISTING FLOODWAY
- PROPERTY LINE
- CONSTRUCTION LIMITS

Know what's below. Call before you dig.

1" = 150'-0"
75'-0" 0 150'-0"

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

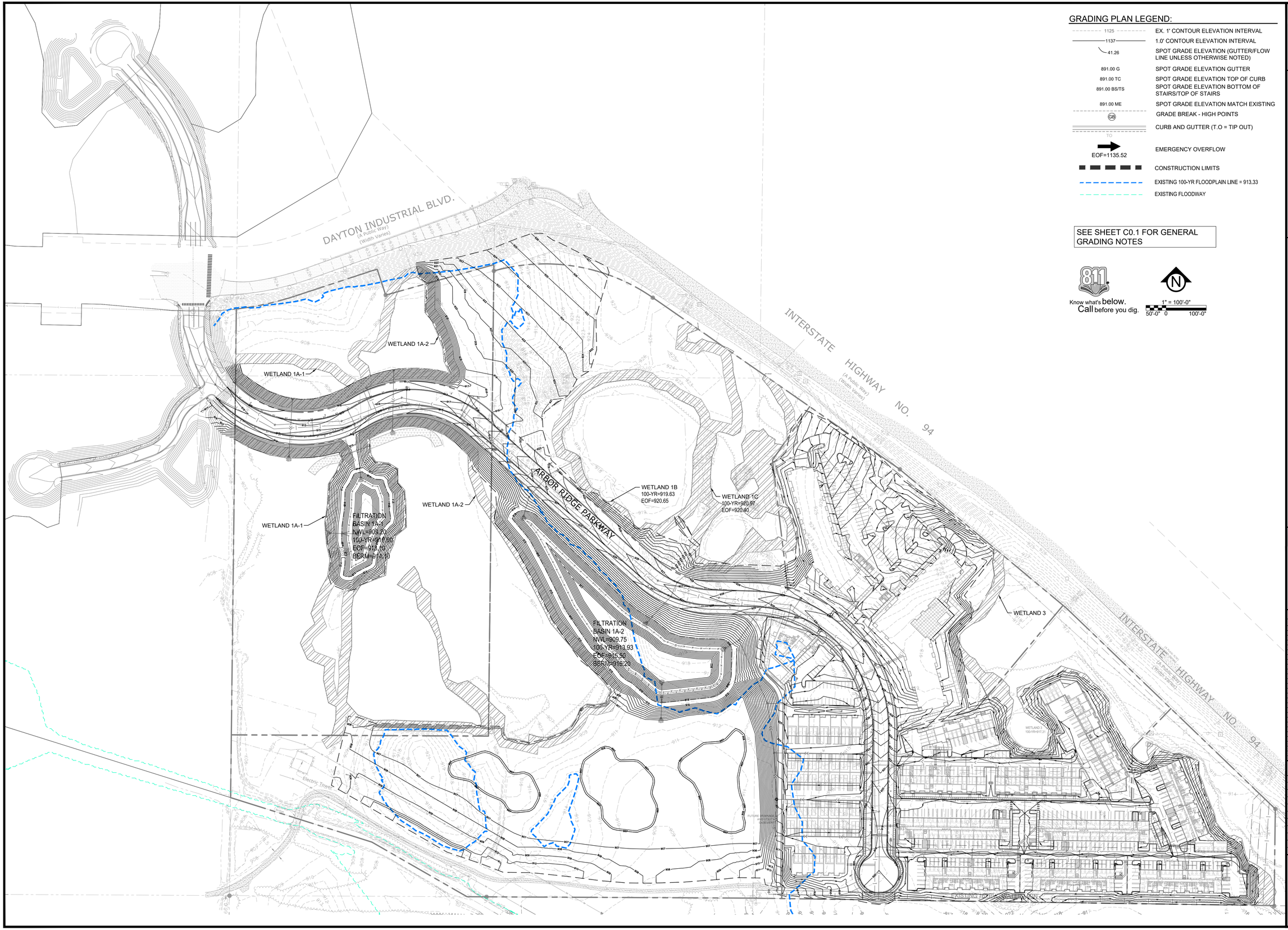
REVISION SUMMARY

DATE	DESCRIPTION

FLOODPLAIN IMPACT PLAN

C2.9

© COPYRIGHT 2026 CIVIL SITE GROUP INC.



GRADING PLAN LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
891.00 ME	SPOT GRADE ELEVATION MATCH EXISTING
GB	GRADE BREAK - HIGH POINTS
TO	CURB AND GUTTER (T.O = TIP OUT)
EOF=1135.52	EMERGENCY OVERFLOW
	CONSTRUCTION LIMITS
	EXISTING 100-YR FLOODPLAIN LINE = 913.33
	EXISTING FLOODWAY

SEE SHEET C0.1 FOR GENERAL GRADING NOTES

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

N

1" = 100'-0"
50'-0" 0 100'-0"

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - OVERALL

C3.0

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

SEE SHEET C0.1 FOR GENERAL GRADING NOTES

SEE SHEET C3.0 FOR LEGEND

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

1" = 50'-0"
25'-0" 0 50'-0"

DAYTON INDUSTRIAL DRIVE
(A Public Way)
(Width Varies)

PARCEL 3

PARCEL 2

ARBOR RIDGE PARKWAY

WETLAND 1A-1

WETLAND 1A-2

WETLAND 1B
100-YR=919.63
EOF=920.65

FILTRATION BASIN 1A-1
NWL=909.20
100-YR=910.60
EOF=913.10
BERM=914.10

POND/FILT.
BASIN 1A-1
NWL=909.20
EOF=913.10
100-YR HWL=910.60
BERM=914.10

15" WIDE
EOF=913.10

POND/FILT.
BASIN 1A-2
NWL=909.75
EOF=915.50
100-YR HWL=913.93
BERM=916.20

FILTRATION BASIN 1A-2
NWL=909.75
100-YR=913.93
EOF=915.50
BERM=916.20

GRADE INTERIM SWALE BETWEEN WETLAND 1B AND WETLAND 1A-2

GRADE SWALE BETWEEN WETLAND 1B AND WETLAND 1C ELEVATION=920.40

Water Elev.= 917.8

Water Elev.= 918.

Chain Link Fence

906.95 LP

905.47 LP

914.63 LP

915.18 LP

916.52 MATCH

919.57 ME

920.18 ME

920.40 EOF

921.54

922.35

921.41

919.83

920.56

921.06

920.68 EOF

921.03

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - NW

C3.1

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

SEE SHEET C0.1 FOR GENERAL GRADING NOTES

SEE SHEET C3.0 FOR LEGEND

Know what's below. Call before you dig.

1" = 50'-0"
25'-0" 0 50'-0"

INTERSTATE HIGHWAY NO. 94
(A Public Way)
(Width Varies)

FEMA ZONE X

FEMA ZONE A

ARBOR RIDGE PARKWAY

WETLAND 1B
100-YR=919.63
EOF=920.65

WETLAND 1C
100-YR=920.97
EOF=920.40

WETLAND 3

GRADE SWALE BETWEEN WETLAND 1B AND WETLAND 1C WITH EOF ELEVATION=920.40

GRADE INTERIM SWALE BETWEEN WETLAND 1B AND WETLAND 1A-2

POND/FILTRATION BASIN 1A-2
NWL=909.75
EOF=915.50
100-YR HWL=913.93
BERM=916.20

Water Elev.= 917.8

Water Elev.= 918.4

Chain Link Fence

Dirt Piles

Billboard

24" RCP

40" RCP (Per Rec)

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - NE

C3.2

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

SEE SHEET C0.1 FOR GENERAL GRADING NOTES

SEE SHEET C3.0 FOR LEGEND

WETLAND 1A-1

WETLAND 1A-2

FILTRATION BASIN 1A-1
NWL=909.20
100-YR=910.60
EOF=913.10
BERM=914.10

POND/FILT. BASIN 1A-1
NWL=909.20
EOF=913.10
100-YR HWL=910.60
BERM=914.10

15' WIDE EOF=913.10

WETLAND 1B
100-YR=919.63
EOF=920.65

ARBOR RIDGE PARKWAY

919.57 ME

Know what's below. Call before you dig.

1" = 50'-0"

GRADE SWALE BETWEEN WETLAND 1B AND WETLAND 1C ELEVATION=920.40

920.40 EOF

920.40 EOF

920.18 ME

Water Elev.= 918.

POND/FILT. BASIN 1A-2
NWL=909.75
EOF=915.50
100-YR HWL=913.93
BERM=916.20

FILTRATION BASIN 1A-2
NWL=909.75
100-YR=913.93
EOF=915.50
BERM=916.20

15' WIDE EOF=915.50

Electric Tower

Gravel

COUNTY DITCH NO. 21

Electric

[14]. Electric Transmission Easement Per. Doc. No. 3987438

Centerline of Rush Creek

RUSH CREEK

Gravel

Gravel

I-94

I-94

I-94

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble

DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - SW

C3.3

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

SEE SHEET C0.1 FOR GENERAL GRADING NOTES

SEE SHEET C3.0 FOR LEGEND

Know what's below. Call before you dig.

1" = 50'-0"
25'-0" 0 50'-0"

WETLAND 1B
100-YR=919.63
EOF=920.65

WETLAND 1C
100-YR=920.97
EOF=920.40

GRADE SWALE BETWEEN WETLAND 1B AND WETLAND 1C WITH EOF ELEVATION=920.40

919.57 ME

920.40 EOF

920.18 ME

EOF 920.40

Water Elev.= 918.4

POND/FILT BASIN 1A-2
NWL=909.75
EOF=915.50
100-YR HWL=913.93
BERM=916.20

FILTRATION BASIN 1A-2
NWL=909.75
100-YR=913.93
EOF=915.50
BERM=916.20

15' WIDE EOF=915.50

WETLAND 3

Chain Link Fence

14IN RCP (Per Rec)

INTER

929.33

930.23
930.78
930.23

929.95
930.10

927.19
927.34

922.74
927.19

927.34
927.19

925.29
925.44

923.83
923.98

923.07
923.22

921.82
921.97

919.49
919.64

FUTURE DRAINAGE AND UTILITY EASEMENT

FEMA ZONE A

917.66
917.81

918.59 LF

919.23

919.14
920.10

919.14

920.83

912.70
913.92
913.69

FEMA ZONE X

BLDG APT 2A

BLDG APT 2B

BLDG APT 1A

BLDG APT 1B

WETLAND 3
Water Elev.= 917.31
100-YR=917.31

EXISTING 16" PVC WATER MAIN

COORDINATE WITH ADJACENT PROPERTY OWNER FOR REQUIRE GRADING

Gravel

Creek

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - SE

C3.4

© COPYRIGHT 2026 CIVIL SITE GROUP INC

SEE SHEET C0.1 FOR GENERAL GRADING NOTES

SEE SHEET C3.0 FOR LEGEND

Know what's below. Call before you dig.

1" = 20'-0"

10'-0" 0 20'-0"

FFE=922.50
GARAGE ENTRY=922.00
BLDG APT 2A

FFE=922.50
GARAGE ENTRY=922.00
BLDG APT 1A

FFE=922.50
GARAGE ENTRY=922.00
BLDG APT 1B

BLDG APT 2B

TYPE A UNIT

EXISTING 16" PVC WATER MAIN

Gravel

STOP SIGN

N 89°10'37" W 1297.19

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble

David J. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - LOT 1 WEST

C3.5

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

SEE SHEET C0.1 FOR GENERAL GRADING NOTES

SEE SHEET C3.0 FOR LEGEND

Know what's below. Call before you dig.

1" = 20'-0"

10'-0" 0 20'-0"

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble

DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

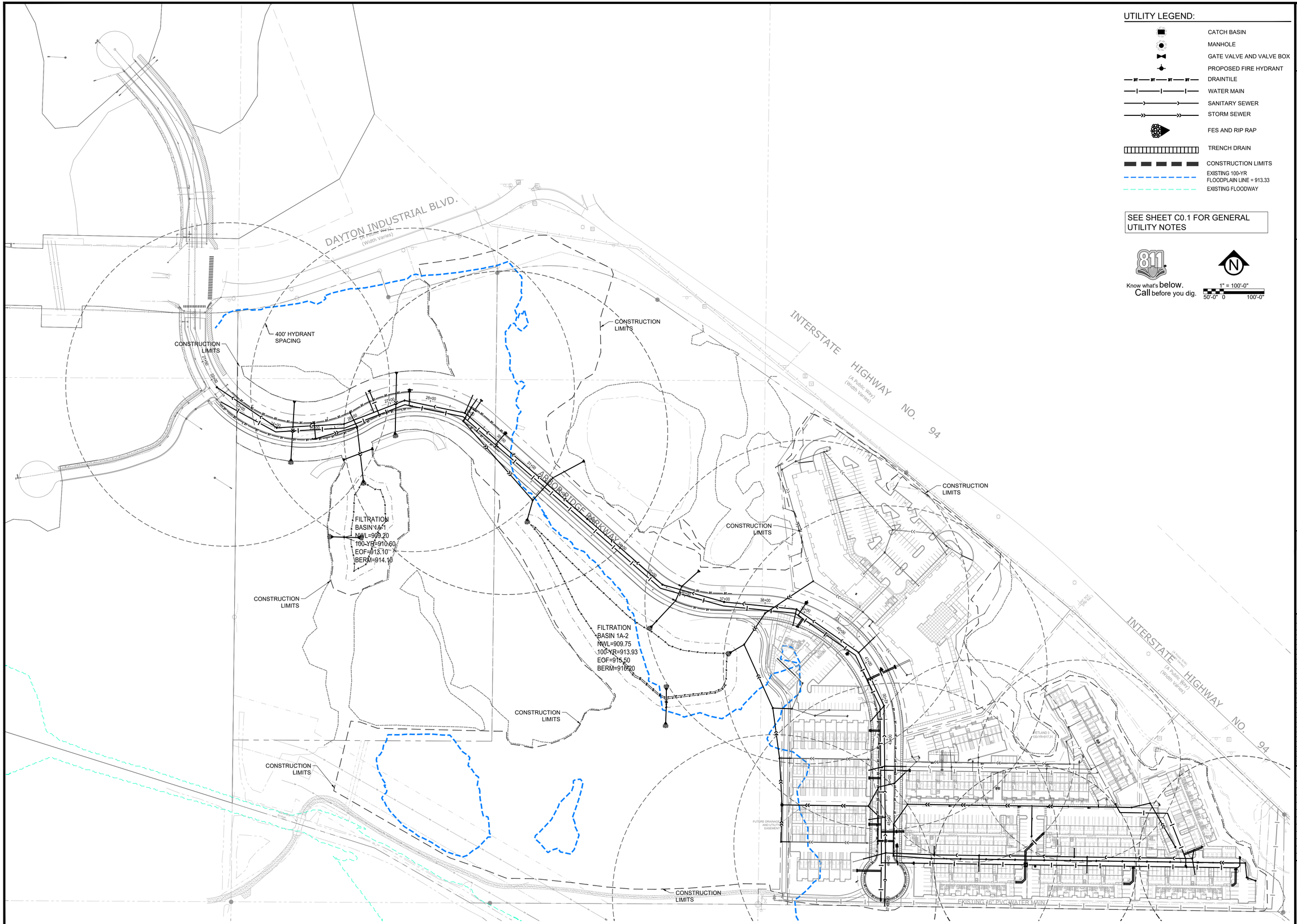
REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - LOT 1
EAST

C3.6

© COPYRIGHT 2026 CIVIL SITE GROUP INC.



UTILITY LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- DRAINTILE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP
- TRENCH DRAIN
- CONSTRUCTION LIMITS
- EXISTING 100-YR FLOODPLAIN LINE = 913.33
- EXISTING FLOODWAY

SEE SHEET C0.1 FOR GENERAL UTILITY NOTES

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

1" = 100'-0"
50'-0" 0 100'-0"

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - OVERALL

C4.0

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

SEE SHEET C0.1 FOR GENERAL UTILITY NOTES

SEE SHEET C4.0 FOR LEGEND

Know what's below. Call before you dig.

1" = 50'-0"
25'-0" 0 50'-0"

DAYTON INDUSTRIAL
(A Public Way)
(Width Varies)

ARBOR RIDGE PARKWAY

CONSTRUCTION LIMITS

WETLAND 1A-1

WETLAND 1A-2

WETLAND 1B
100-YR=919.63
EOF=920.65

Water Elev.= 905.8

Water Elev.= 917.8

Water Elev.= 918.

CAP END
IE=899.63

SANMH 6001 (FROM WSB)
RE=917.02
IE (SE)=896.65
IE (N)=896.55

54 LF 8" PVC SDR 35
SAN. SEWER @ 2.00%
10"X8" WYE
IE=898.55

FES 32

FES 36

CB 12A

CBMH 14

CB 14A

CB 13A

CBMH 13

SANMH 1001

SANMH 1002

SANMH 1003

SANMH 1004

CAP END
IE=901.68

48 LF 8" PVC SDR 26
SAN. SEWER @ 2.00%

CAP END
30" STORM
IE=912.71

CBMH 54

CBMH 53

CBMH 12

FES 31
INSTALL CLASS III
RIP RAP PER CITY
DETAIL STO-09

FES 22

FES 21

FES 35
INSTALL CLASS III
RIP RAP PER CITY
DETAIL STO-09

FES 11
INSTALL CLASS III
RIP RAP PER CITY
DETAIL STO-09

47 LF 6" DT -
6" PERF. PVC
@ 0.00%

80 LF 6" DT -
6" PERF. PVC
@ 0.00%

139 LF 6" DT -
6" PERF. PVC
@ 0.00%

FILTRATION BASIN 1A-1
NWL=909.20
100-YR=910.60
EOF=913.10
BERM=914.10

154 LF 6" DT -
6" PERF. PVC
@ 0.00%

FES 1
INSTALL CLASS III
RIP RAP PER CITY
DETAIL STO-09

FES 3
INSTALL CLASS III RIP
RAP PER CITY DETAIL
STO-09 & STO-16

EOF=
913.10

OS 2 (5' DIA)
RIM=914.00
IE(6"-DT)=907.70
IE(W)=907.70
IE(E)=905.38
SUMP=903.38
INSTALL 5' WIDE WEIR WALL W/TOP
AT 910.40.
DRAIN TILE TO CONNECT ON
DOWNSTREAM SIDE OF WEIR WALL.

CLEANOUT, TYP.
DT IE=907.70

79 LF 6" DT -
6" PERF. PVC
@ 0.00%

EOF=920.65

FES 52C

CBMH 52B

CBMH 52A

MH 52

SANMH 1005

FES 51
INSTALL CLASS III
RIP RAP PER CITY
DETAIL STO-09

CLEANOUT
DT IE=908.25

324 LF 6" DT -
6" PERF. PVC
@ 0.00%

241 LF 6" DT -
6" PERF. PVC
@ 0.00%

279 LF 6" DT -
6" PERF. PVC
@ 0.00%

EOF=
915.50

FILTRATION BASIN 1A-2
NWL=909.75
100-YR=913.93
EOF=915.50
BERM=916.20

FES 61
INSTALL CLASS III
RIP RAP PER CITY
DETAIL STO-09

FES 43
INSTALL CLASS III
RIP RAP PER CITY

EOF=
920.40

FES 65

CBMH 64

CB 64A

SANMH 1006

CB 63A

CBMH 63

MH 62

MH 72

MH 72
CLEANOUT
DT IE=908.25

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - ROADWAY - NW

C4.1

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

SEE SHEET C0.1 FOR GENERAL UTILITY NOTES

SEE SHEET C4.0 FOR LEGEND

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

1" = 50'-0"
25'-0" 0 50'-0"

PID: 31-120-22-31-0004
Owner: City of Dayton
Address: Unassigned Dayton, MN

PARCEL 3

INTERSTATE HIGHWAY NO. 94

[13] Right of Access Per. Doc. No. 3641417

(A Public Way) (Width Varies)

CONSTRUCTION LIMITS

FEMA ZONE X

FEMA ZONE A

8" PVC WM STUB, GV & VALVE BOX, PLUG END

12"X6" TEE HYD AND GV PER CITY STANDARDS

EOF=920.65

FES 52C

CBMH 52B

CBMH 52A

MH 52

ARBOR RIDGE PARKWAY

Water Elev.= 917.8

WETLAND 1B
100-YR=919.63
EOF=920.65

WETLAND 1C
100-YR=920.97
EOF=920.40

SANMH 1005

12" C900 PVC WATER MAIN

CONSTRUCTION LIMITS

EOF= 920.40

Water Elev.= 918.4

FES 65

12"X6" TEE HYD AND GV PER CITY STANDARDS, TYP.

CBMH 64

CB 64A

SANMH 1006

SANMH 1007

143 LF 30" RCP STORM @ 0.50%

SANMH 1008

CB 63A

CBMH 63

MH 62

MH 72A

CAP END IE=912.59

24 LF 6" DT - 6" PERF. PVC @ 0.00%

241 LF 6" DT - 6" PERF. PVC @ 0.00%

FILTRATION BASIN 1A-2
NWL=909.75
100-YR=913.93
EOF=915.50
BERM=916.20

FES 61
INSTALL CLASS III RIP RAP PER CITY DETAIL STO-05

279 LF 6" DT - 6" PERF. PVC @ 0.00%

EOF= 915.50

FES 43
INSTALL CLASS III RIP RAP PER CITY

MH 72
CLEANOUT
DT IE=908.25

41 LF 6" PVC SDR 35 SAN. SEWER @ 2.00%

CAP END IE=919.32

6" PVC WM STUB, GV & VALVE BOX, PLUG END

4" PVC WM STUB, GV & VALVE BOX,

12"X6" TEE HYD AND GV PER CITY

56 LF 8" PVC SDR 26 SAN. SEWER @ 2.00%

CAP END IE=915.00

8" PVC WM STUB, GV & VALVE BOX, HYDRANT AND GV, PLUG END

6" PVC WM STUB, GV & VALVE BOX, PLUG END

WETLAND 3

40' RCP (Per Rec.)

INV= 916.48

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble

David J. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - ROADWAY - NE

C4.2

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

SEE SHEET C0.1 FOR GENERAL GRADING NOTES

SEE SHEET C4.0 FOR LEGEND

Know what's below. Call before you dig.

1" = 50'-0"

FES 35
INSTALL CLASS III
RIP RAP PER CITY
DETAIL STO-09

FES 21

FES 11
INSTALL CLASS III
RIP RAP PER CITY
DETAIL STO-09

47 LF 6" DT -
6" PERF. PVC
@ 0.00%

80 LF 6" DT -
6" PERF. PVC
@ 0.00%

139 LF 6" DT -
6" PERF. PVC
@ 0.00%

FILTRATION BASIN 1A-1
NWL=909.20
100-YR=910.60
EOF=913.10
BERM=914.10

154 LF 6" DT -
6" PERF. PVC
@ 0.00%

FES 1
INSTALL CLASS III
RIP RAP PER CITY
DETAIL STO-09

FES 3
INSTALL CLASS III RIP
RAP PER CITY DETAIL
STO-09 & STO-16

EOF=
913.10

CLEANOUT, TYP.
DT IE=907.70

OS 2 (5' DIA)
RIM=914.00
IE(6"-DT)=907.70
IE(W)=907.70
IE(E)=905.38
SUMP=903.38
INSTALL 5' WIDE WEIR WALL W/TOP
AT 910.40.
DRAIN TILE TO CONNECT ON
DOWNSTREAM SIDE OF WEIR WALL.

CONSTRUCTION
LIMITS

79 LF 6" DT -
6" PERF. PVC
@ 0.00%

CBMH 52A

MH 52

ARBOR RIDGE PARKWAY

SANMH 1005

12" CSDH PVC WATER MAIN

FES 51
INSTALL CLASS III
RIP RAP PER CITY
DETAIL STO-09

CLEANOUT
DT IE=908.25

EOF=
920.40

Water Elev.= 918.

FES 65

CBMH 64

CB 64A

SANMH 1006

324 LF 6" DT -
6" PERF. PVC
@ 0.00%

CB 63A

CBMH 63

241 LF 6" DT -
6" PERF. PVC
@ 0.00%

MH 62

FILTRATION BASIN 1A-2
NWL=909.75
100-YR=913.93
EOF=915.50
BERM=916.20

MH 72
CLEANOUT
DT IE=908.25

FES 61
INSTALL CLASS III
RIP RAP PER CITY
DETAIL STO-09

279 LF 6" DT -
6" PERF. PVC
@ 0.00%

EOF=
915.50

FES 43
INSTALL CLASS III
RIP RAP PER CITY
DETAIL STO-09 &
STO-16

FES 71
INSTALL CLASS III
RIP RAP PER CITY
DETAIL STO-09

CLEANOUT
DT IE=908.25

135 LF 6" DT (X2)-
6" PERF. PVC
@ 0.30%

CONSTRUCTION
LIMITS

CLEANOUT
DT IE=907.84

CLEANOUT
DT IE=908.25

72 LF
6" PE
@ 0.0

FES 41
INSTALL CLASS III
RIP RAP PER CITY
DETAIL STO-09

OS 42 (6' DIA)
RIM=916.00
IE(6"-DT)=907.71
IE(S)=907.71
IE(N)=904.94
SUMP=902.94
INSTALL 6' WIDE WEIR WALL
W/TOP AT 911.15
DRAIN TILE TO CONNECT ON
DOWNSTREAM SIDE OF WEIR
WALL

150 LF 6" DT (X2) -
6" PERF. PVC
@ 0.27%

120.0

CONSTRUCTION
LIMITS

10.5

120.0

Electric Tower

Gravel

COUNTY DITCH No. 21

Culvert
Below

[14]. Electric Transmission Easement
Per. Doc. No. 3987438

10.5

[15]. Roadway Easement
Per. Doc. No. 5549799

Gravel

RUSH CREEK

Gravel

CONSTRUCTION
LIMITS

[15]. Roadway
Easement Per.
Doc. No. 5549799

66.0

PRELIMINARY: NOT FOR CONSTRUCTION

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

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - ROADWAY - SW

C4.3

© COPYRIGHT 2026 CIVIL SITE GROUP, INC.

SEE SHEET C0.1 FOR GENERAL GRADING NOTES

SEE SHEET C4.0 FOR LEGEND

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

1" = 50'-0"
25'-0" 0 50'-0"

CBMH 52A
MH 52
SANMH 1005
12" C900 PVC WATER MAIN
EOF= 920.40
Water Elev.= 918.4
CONSTRUCTION LIMITS
[16] Billboard Easement Per. Doc. No. 8596749 & 8596748
FES 65
CBMH 64
CB 64A
SANMH 1006
CB 63A
CBMH 63
MH 62
24 LF 6" DT - 6" PERF. PVC @ 0.00%
241 LF 6" DT - 6" PERF. PVC @ 0.00%
279 LF 6" DT - 6" PERF. PVC @ 0.00%
FILTRATION BASIN 1A-2
NWL=909.75
100-YR=913.93
EOF=915.50
BERM=916.20
FES 61
INSTALL CLASS III RIP RAP PER CITY DETAIL STO-09
EOF= 915.50
FES 43
INSTALL CLASS III RIP RAP PER CITY DETAIL STO-09 & STO-16
FES 71
INSTALL CLASS III RIP RAP PER CITY DETAIL STO-09
CLEANOUT DT IE=908.25
135 LF 6" DT (X2)- 6" PERF. PVC @ 0.30%
CLEANOUT DT IE=907.84
OS 42 (6' DIA)
RIM=916.00
IE(6"-DT)=907.71
IE(S)=907.71
IE(N)=904.94
SUMP=902.94
INSTALL 6' WIDE WEIR WALL W/TOP AT 911.15
DRAIN TILE TO CONNECT ON DOWNSTREAM SIDE OF WEIR WALL
FES 41
INSTALL CLASS III RIP RAP PER CITY DETAIL STO-09
150 LF 6" DT (X2) - 6" PERF. PVC @ 0.27%
72 LF 6" DT - 6" PERF. PVC @ 0.00%
CLEANOUT DT IE=908.25
SANMH 1007
143 LF 30" RCP STORM @ 0.50%
SANMH 1008
CAP END IE=912.59
12"X6" TEE HYD AND GV PER CITY STANDARDS, TYP.
MH 72A
41 LF 8" PVC SDR 35 SAN. SEWER @ 2.00%
CAP END IE=919.32
MH 72 CLEANOUT DT IE=908.25
6" PVC WM STUB, GV & VALVE BOX, PLUG END
4" PVC WM STUB, GV & VALVE BOX, PLUG END
56 LF 8" PVC SDR 26 SAN. SEWER @ 2.00%
CAP END IE=915.00
8" PVC WM STUB, GV & VALVE BOX, HYDRANT AND GV, PLUG END
6" PVC WM STUB, GV & VALVE BOX, PLUG END
12"X6" TEE HYD AND GV PER CITY STANDARDS, TYP.
SANMH 1009
48 LF 15" HDPE STORM @ 7.63%
CAP END 15" STORM IE=919.16
50 LF 8" PVC SDR 35 SAN. SEWER @ 2.00%
SANMH 1010
CAP END IE=914.67
MH 73
6" PVC WM STUB, GV & VALVE BOX, PLUG END
4" PVC WM STUB, GV & VALVE BOX, PLUG END
29 LF 15" HDPE STORM @ 1.30%
CAP END 15" STORM IE=915.88
MH 74
40 LF 8" PVC SDR 35 SAN. SEWER @ 6.00%
CAP END IE=910.65
6" PVC WM STUB, GV & VALVE BOX, PLUG END
CBMH 77
4" PVC WM STUB, GV & VALVE BOX, PLUG END
MH 75
41 LF 8" PVC SDR 35 SAN. SEWER @ 2.00%
CAP END IE=909.54
FUTURE DRAINAGE AND UTILITY EASEMENT
22 LF 15" HDPE STORM @ 0.50%
6" PVC WM STUB, GV & VALVE BOX, PLUG END
MH 75A
CAP END 15" STORM IE=912.60
4" PVC WM STUB, GV & VALVE BOX, PLUG END
CBMH 78
CB 78A
CAP END IE=909.12
56 LF 8" PVC SDR 35 SAN. SEWER @ 2.00%
6" PVC WM STUB, GV & VALVE BOX, PLUG END
4" PVC WM STUB, GV & VALVE BOX, PLUG END
16"X12" TEE CUT IN SLEEVE AND CONNECT TO EXISTING, FIELD VERIFY THE EXISTING LOCATION
12" GV AND VALVE BOX, TYP.
CAP END IE=907.84
SANMH 1010 A
48 LF 8" PVC SDR 35 SAN. SEWER @ 1.00%
CAP END IE=906.78
CBMH 77A
CAP END 21" STORM IE=913.78
8" PVC WM STUB, GV & VALVE BOX, PLUG END
MH 76
CAP END 24" STORM IE=914.09
6" PVC WM STUB, GV & VALVE BOX, PLUG END
SANMH 1010 B
CBMH 79A
CBMH 79
4" PVC WM STUB, GV & VALVE BOX, PLUG END
8"X6" TEE HYD AND GV PER CITY STANDARDS, TYP.
SANMH 1011
CBMH 79B
CAP END IE=907.50
48 LF 8" PVC SDR 35 SAN. SEWER @ 0.40%
8" PVC WM STUB, GV & VALVE BOX, HYDRANT AND GV, PLUG END
CAP END 24" STORM IE=913.98
CAP END IE=907.84
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
INTER
SW'rly R.O.W. Highway
[16] Electric Line for Billboa Per. Doc. No. 8596749 & 8596
40" RCP (Per Rec.)
WETLAND 3
Water Elev.= 917.31
100-YR=917.31
BLDG APT 2A
TYPE A UNIT
BLDG APT 2B
BLDG APT 1A
BLDG APT 1B
EXISTING 16" PVC WATER MAIN
171 D
Per. Do

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - ROADWAY - SE

C4.4

© COPYRIGHT 2026 CIVIL SITE GROUP INC

SEE SHEET C0.1 FOR GENERAL UTILITY NOTES

SEE SHEET C4.0 FOR LEGEND

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

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

CBMH 501
RIM=920.48
IE(SW/E)=914.15

14 LF 24" RCP
STORM @ 0.40%

CONNECT TO
EXISTING 24" RCP
STORM STUB
IE=914.09

185 LF 24" HDPE
STORM @ 0.40%

CBMH 502
RIM=920.57
IE(W/E)=914.89

122 LF 21" HDPE
STORM @ 0.40%

75 LF 12" HDPE
STORM @ 1.00%

CBMH 503
RIM=920.52
IE(W/E/S)=915.38

90 LF 18" HDPE
STORM @ 0.40%

CBMH 504
RIM=920.75
IE(W/E)=915.74

75 LF 18" HDPE
STORM @ 0.40%

6 LF 12" HDPE
STORM @ 1.00%
IE=916.10
CAP PIPE

CBMH 505
RIM=920.87
IE(W/E/N)=916.04

81 LF 15" HDPE
STORM @ 0.40%

CONNECT TO 4" DOMESTIC
DIP WATER SERVICE.
COORD. W/MECH'L.

CONNECT TO 6" FIRE
PROTECTION DIP WATER
SERVICE. COORD. W/MECH'L.
VERIFY SIZE WITH FIRE
SPRINKLER CONTRACTOR

CONNECT TO EX. 8"
SAN. STUB
IE=907.50

CONTRACTOR TO STUB ALL
DOWNSPOUTS TO STORM
SEWER MAIN. COORDINATE
ALL FINAL AREA DRAIN
(DOWNSPOUT) LOCATIONS
W/ ARCHITECT

BLDG APT 2A

STUB 8" SANITARY
SERVICE TO 5' FROM
BLDG. COORD. W/
MECH'L
IE=911.37

21 LF 8" SCH40 PVC
SAN. SEWER @ 8.00%

TYPE A
UNIT

CB 503A
RIM=920.65
IE(N)=916.13

4" DOMESTIC DIP WATER SERVICE
AND VALVE, STUB TO WITHIN 5' FROM
BUILDING, COORD. W/MECH'L.

8" FIRE PROTECTION DIP
WATER SERVICE AND VALVE,
STUB TO WITHIN 5' FROM
BUILDING, COORD. W/MECH'L.
VERIFY SIZE WITH FIRE
SPRINKLER CONTRACTOR

BLDG APT 2B

CONTRACTOR TO
DOWNSPOUTS TO
SEWER MAIN. COO
ALL FINAL AREA D
(DOWNSPOUT) LO
W/ ARCHITECT

STUB 8" SANITARY
SERVICE TO 5' FROM
BLDG. COORD. W/
MECH'L
IE=912.00

21 LF 8" SCH40 PVC
SAN. SEWER @ 3.48%

CONNECT TO
EXISTING 24" RCP
STORM STUB
IE=913.98

72 LF 8" PVC SDR 35
SAN. SEWER @ 0.40%

SANMH 301
RIM=921.15
IE (N)=909.69
IE (E)=907.89
IE (W)=907.79

111 LF 8" PVC SDR 35
SAN. SEWER @ 0.40%

SANMH 302
RIM=921.15
IE (S)=910.23
IE (E)=908.43
IE (W)=908.33

235 LF 8" PVC SDR 35
SAN. SEWER @ 0.40%

SANMH 303
RIM=921.15
IE (N)=911.27
IE (E)=909.47
IE (W)=909.37

32 LF 8" PVC SDR 35
SAN. SEWER @ 0.40%

SANMH 304
RIM=921.15
IE (S)=909.72
IE (E)=909.70
IE (W)=909.60

69 LF 24" RCP
STORM @ 0.40%

72 LF 21" HDPE
STORM @ 0.40%

72 LF 21" HDPE
STORM @ 0.40%

72 LF 18" SCH40
STORM @ 0.40%

64 LF 18" HDPE
STORM @ 0.40%

64 LF 18" HDPE
STORM @ 0.40%

64 LF 15
STORM

CONNECT TO EXISTING 8"
WATER MAIN STUB AND GV

CBMH 601
RIM=920.80
IE(W/E)=914.26

CBMH 602
RIM=920.80
IE(W/E)=914.55

63 LF 21" HDPE
STORM @ 0.40%

CBMH 603
RIM=920.80
IE(W/E)=914.80

CBMH 604
RIM=920.80
IE(W/E)=915.09

CBMH 605
RIM=920.80
IE(W/E)=915.38

CBMH 606
RIM=920.80
IE(W/E)=915.64

CBMH 607
RIM=920.80
IE(W/E)=915.90

8" C900 PVC WATER MAIN

GV AND VALVE BOX

8"X4" CROSS

8"X6" CROSS

8"X6" TEE
HYD AND GV PER CITY
STANDARDS, TYP.

39 LF 8" SCH40 PVC
SAN. SEWER @ 2.00%

39 LF 8" SCH40 PVC
SAN. SEWER @ 2.00%

STUB 8" SANITARY
SERVICE TO 5' FROM
BLDG. COORD. W/
MECH'L
IE=911.01

STUB 8" SANITARY
SERVICE TO 5' FROM
BLDG. COORD. W/
MECH'L
IE=910.50

CONTRACTOR TO STUB
NORTHERN DOWNSPOUTS
TO STORM SEWER MAIN.
COORDINATE ALL FINAL
AREA DRAIN (DOWNSPOUT)
LOCATIONS W/ ARCHITECT

4" DOMESTIC DIP WATER SERVICE
AND VALVE, STUB TO WITHIN 5' FROM
BUILDING, COORD. W/MECH'L.

6" FIRE PROTECTION DIP
WATER SERVICE AND VALVE,
STUB TO WITHIN 5' FROM
BUILDING, COORD. W/MECH'L.
VERIFY SIZE WITH FIRE
SPRINKLER CONTRACTOR

CONTRACTOR TO STUB
NORTHERN DOWNSPOUTS
TO STORM SEWER MAIN.
COORDINATE ALL FINAL
AREA DRAIN (DOWNSPOUT)
LOCATIONS W/ ARCHITECT

4" DOMESTIC DIP WATER SERVIC
AND VALVE, STUB TO WITHIN 5' FRO
BUILDING, COORD. W/MECH'

6" FIRE PROTECTION D
WATER SERVICE AND VALV
STUB TO WITHIN 5' FRO
BUILDING, COORD. W/MECH
VERIFY SIZE WITH FI
SPRINKLER CONTRACTO

BLDG APT 1A

BLDG APT 1B

EXISTING 16" PVC WATER MAIN

Gravel

44+00

45+00

46+00

47+00

47+12

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - LOT 1 WEST

C4.5

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

SEE SHEET C0.1 FOR GENERAL UTILITY NOTES

SEE SHEET C4.0 FOR LEGEND

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

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

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11328 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - LOT 1 EAST

C4.6

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

CBMH 507
RIM=920.71
IE(W/SE)=916.55

GV AND VALVE BOX
CAP VALVE

6 LF 12" HDPE
STORM @ 1.00%
IE=916.10
CAP PIPE

75 LF 18" HDPE
STORM @ 0.40%

CBMH 505
RIM=920.87
IE(W/E/N)=916.04

81 LF 15" HDPE
STORM @ 0.40%

CBMH 506
RIM=920.37
IE(W/E)=916.36

47 LF 15" HDPE
STORM @ 0.40%

8" C900 PVC WATER MAIN

CONTRACTOR TO STUB WESTERN DOWNSPOUTS TO STORM SEWER MAIN. COORDINATE ALL FINAL AREA DRAIN (DOWNSPOUT) LOCATIONS W/ ARCHITECT

CONTRACTOR TO STUB ALL DOWNSPOUTS TO STORM SEWER MAIN. COORDINATE ALL FINAL AREA DRAIN (DOWNSPOUT) LOCATIONS W/ ARCHITECT

BLDG APT 2B

BLDG APT 3A

TYPE A UNIT

LOT 1
BLOCK 1

125 LF 12" HDPE
STORM @ 0.50%

CB 508
RIM=920.80
IE(NW)=917.18

STUB 8" SANITARY SERVICE TO 5' FROM BLDG. COORD. W/ MECH'L
IE=911.32

4" DOMESTIC DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L.

6" FIRE PROTECTION DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L. VERIFY SIZE WITH FIRE SPRINKLER CONTRACTOR

8"X6" TEE
HYD AND GV PER CITY STANDARDS, TYP.

24 LF 8" SCH40 PVC
SAN. SEWER @ 2.00%

SANMH 305
RIM=921.09
IE (N/S)=910.84
IE (W)=910.74

CBMH 612
RIM=920.61
IE(W/S)=917.38

36 LF 12" HDPE
STORM @ 0.50%

8" TO 6"
REDUCER

117 LF 15" HDPE
STORM @ 0.40%

CBMH 611
RIM=920.80
IE(W/E)=916.91

8"X4" TEE

8"X6" TEE

21 LF 8" SCH40 PVC
SAN. SEWER @ 3.48%

SANMH 303
RIM=921.15
IE (N)=911.27
IE (E)=909.47
IE (W)=909.37

32 LF 8" PVC SDR 35
SAN. SEWER @ 0.40%

SANMH 304
RIM=921.15
IE (S)=909.72
IE (E)=909.70
IE (W)=909.60

260 LF 8" PVC SDR 35
SAN. SEWER @ 0.40%

64 LF 15" HDPE
STORM @ 0.40%

61 LF 15" HDPE
STORM @ 0.40%

57 LF 15" HDPE
STORM @ 0.40%

CBMH 607
RIM=920.80
IE(W/E)=915.90

CBMH 608
RIM=920.80
IE(W/E)=916.16

CBMH 609
RIM=920.80
IE(W/E)=916.40

CBMH 610
RIM=920.80
IE(W/E)=916.63

8" C900 PVC WATER MAIN

8" TEE
GV AND VALVE BOX

69 LF 15" HDPE
STORM @ 0.40%

40 LF 8" SCH40 PVC
SAN. SEWER @ 2.00%

39 LF 8" SCH40 PVC
SAN. SEWER @ 2.00%

STUB 8" SANITARY SERVICE TO 5' FROM BLDG. COORD. W/ MECH'L
IE=910.50

4" DOMESTIC DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L.

6" FIRE PROTECTION DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L. VERIFY SIZE WITH FIRE SPRINKLER CONTRACTOR

CONTRACTOR TO STUB NORTHERN DOWNSPOUTS TO STORM SEWER MAIN. COORDINATE ALL FINAL AREA DRAIN (DOWNSPOUT) LOCATIONS W/ ARCHITECT

BLDG APT 1C

STUB 8" SANITARY SERVICE TO 5' FROM BLDG. COORD. W/ MECH'L
IE=911.64

4" DOMESTIC DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L.

6" FIRE PROTECTION DIP WATER SERVICE AND VALVE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/MECH'L. VERIFY SIZE WITH FIRE SPRINKLER CONTRACTOR

MH 613
RIM=921.20
IE(SE/N)=917.56

24 LF 12" HDPE
STORM @ 0.50%

MH 614
RIM=920.80
IE(NW)=917.68

8"X4" TEE

8"X6" TEE

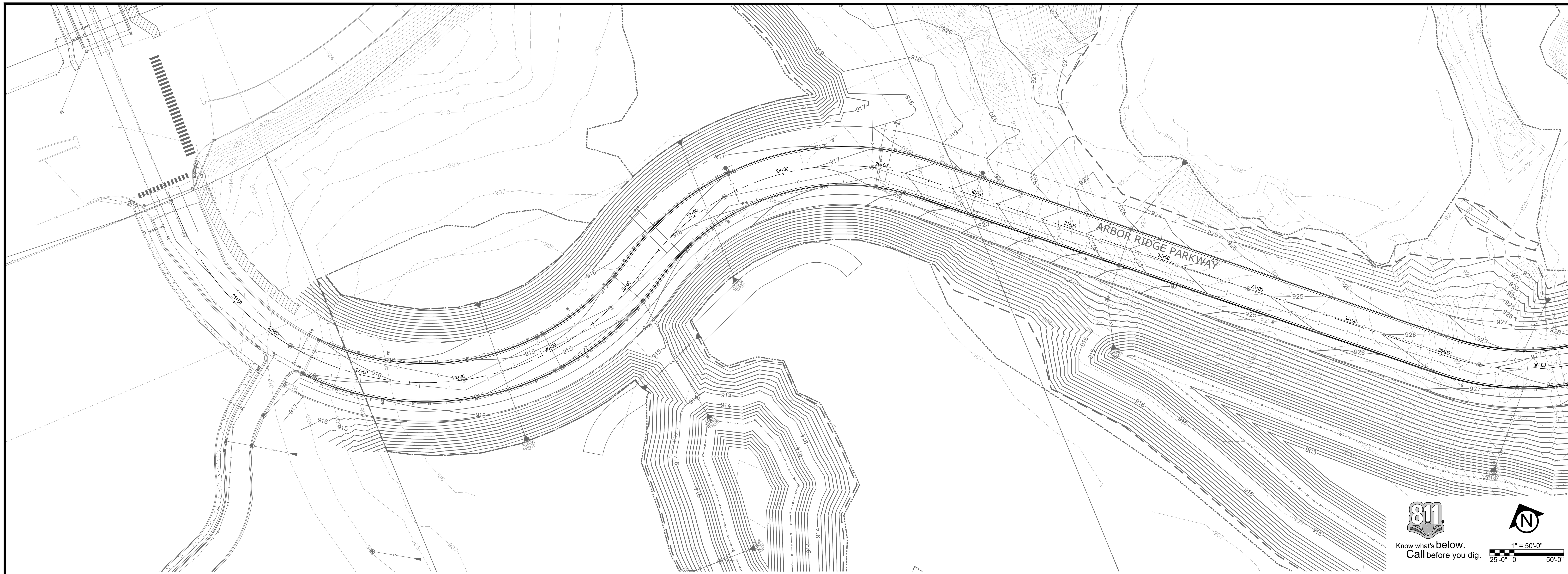
DRAINAGE AND UTILITY EASEMENT, SEE PLAT

Chain Link Fence

S00°41'19"W 240.65

CITY OF DAYTON

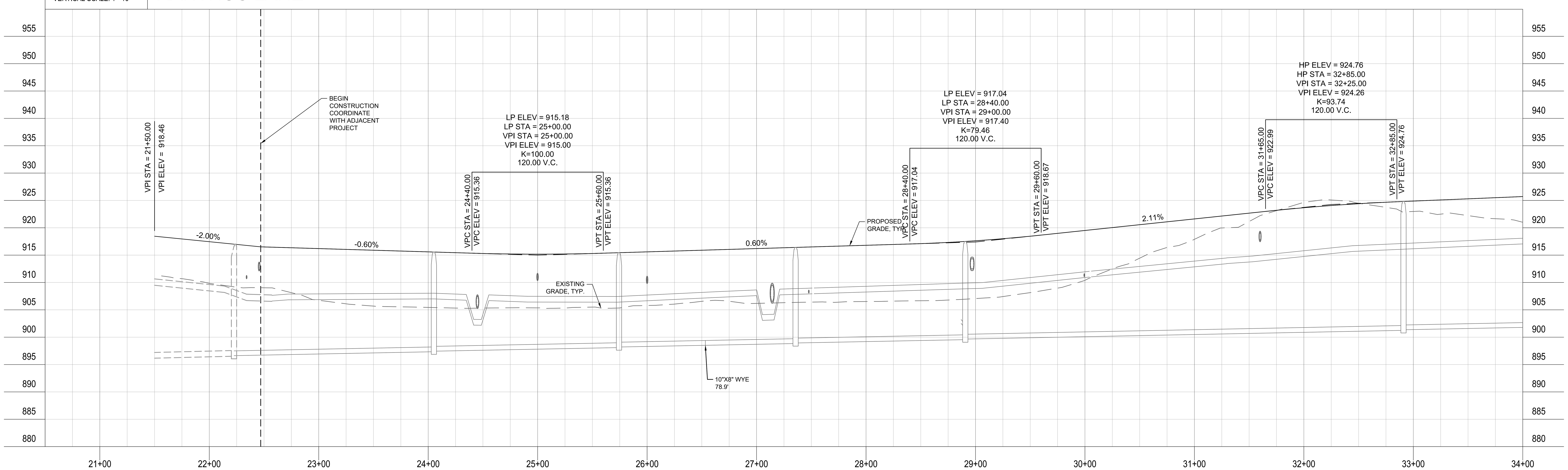
CITY OF MAPLE GROV



SEE SHEET C0.1 FOR GENERAL NOTES

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

XANTHUS LANE



EG	FG
EG:	FG: 918.46
EG: 910.70	FG: 917.96
EG: 909.84	FG: 917.46
EG: 909.14	FG: 916.96
EG: 909.04	FG: 916.50
EG: 908.14	FG: 916.35
EG: 906.74	FG: 916.20
EG: 906.10	FG: 916.05
EG: 905.69	FG: 915.90
EG: 905.55	FG: 915.75
EG: 905.45	FG: 915.60
EG: 905.33	FG: 915.45
EG: 905.32	FG: 915.31
EG: 905.38	FG: 915.21
EG: 905.36	FG: 915.18
EG: 905.32	FG: 915.21
EG: 905.50	FG: 915.31
EG: 905.35	FG: 915.45
EG: 905.80	FG: 915.60
EG: 906.06	FG: 915.75
EG: 906.56	FG: 915.90
EG: 906.58	FG: 916.05
EG: 906.18	FG: 916.20
EG: 906.31	FG: 916.35
EG: 906.42	FG: 916.50
EG: 906.41	FG: 916.65
EG: 906.52	FG: 916.80
EG: 906.60	FG: 916.95
EG: 906.67	FG: 917.11
EG: 906.79	FG: 917.33
EG: 907.07	FG: 917.63
EG: 907.43	FG: 918.01
EG: 908.15	FG: 918.46
EG: 908.98	FG: 918.98
EG: 910.40	FG: 919.51
EG: 912.49	FG: 920.04
EG: 914.45	FG: 920.57
EG: 916.41	FG: 921.10
EG: 917.90	FG: 921.62
EG: 919.97	FG: 922.15
EG: 921.15	FG: 922.68
EG: 923.14	FG: 923.20
EG: 924.66	FG: 923.67
EG: 925.08	FG: 924.07
EG: 924.49	FG: 924.40
EG: 923.73	FG: 924.67
EG: 922.99	FG: 924.88
EG: 922.50	FG: 925.09
EG: 922.23	FG: 925.30
EG: 921.66	FG: 925.51
EG: 921.01	FG: 925.71

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

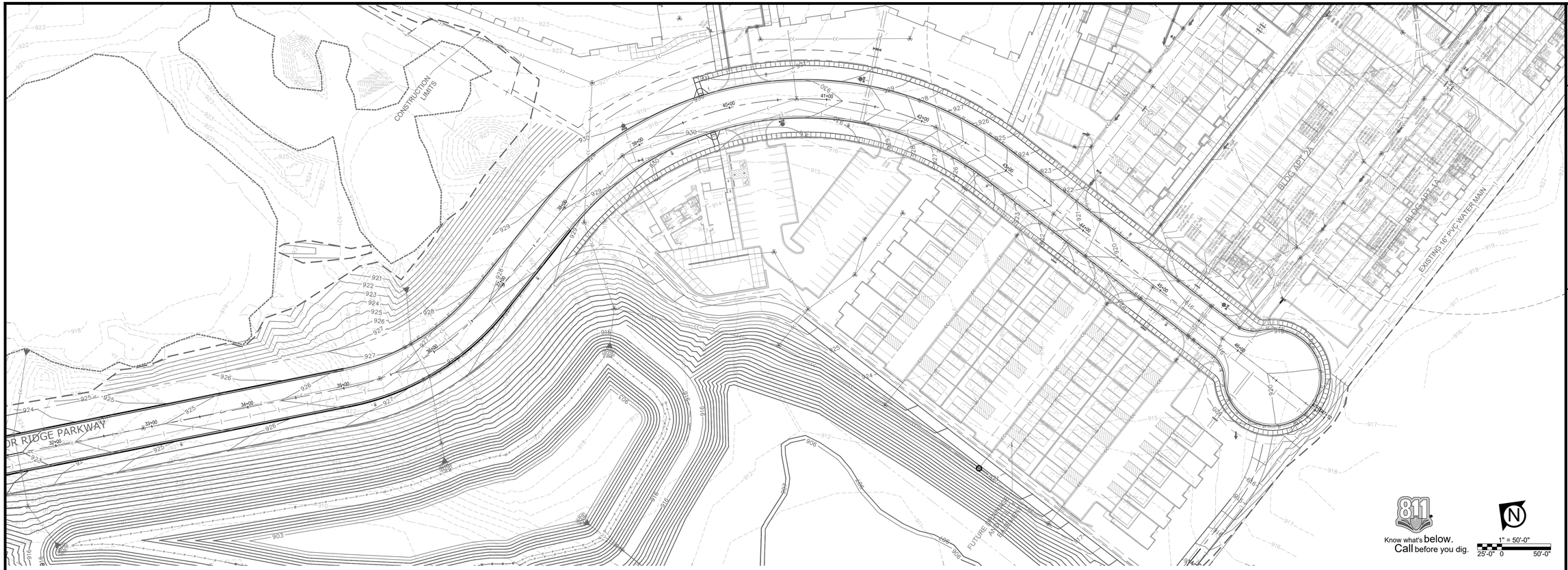
REVISION SUMMARY

DATE	DESCRIPTION

STREET PLAN & PROFILE - NORTH

C5.0

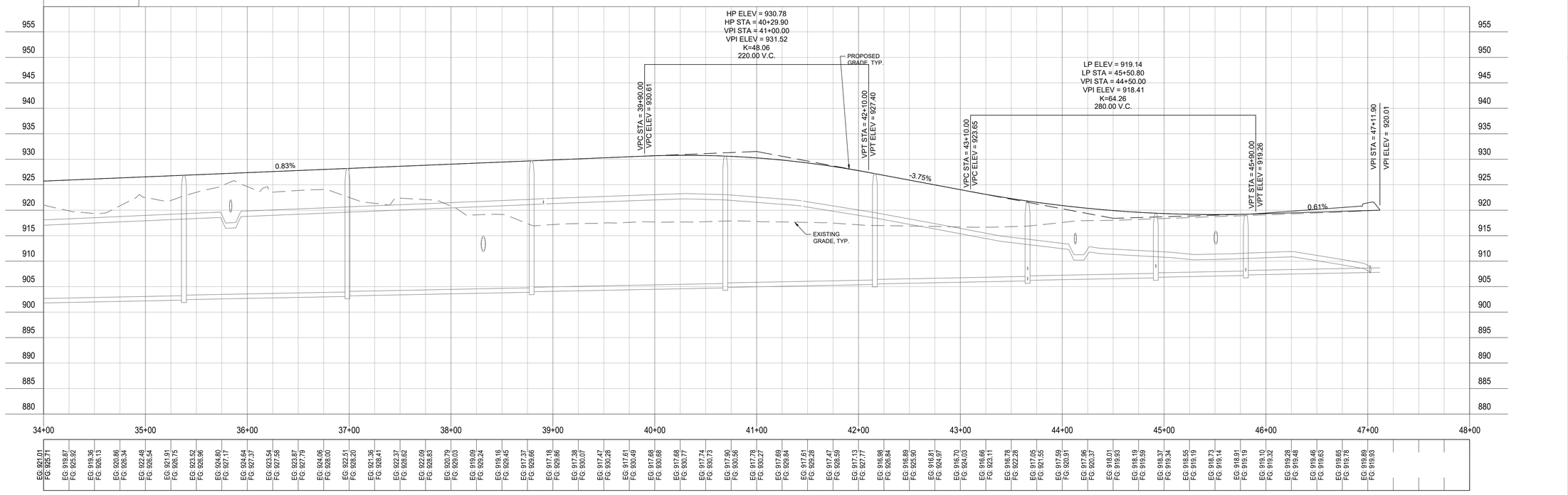
© COPYRIGHT 2026 CIVIL SITE GROUP INC.



HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

XANTHUS LANE

SEE SHEET C0.1 FOR GENERAL NOTES



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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

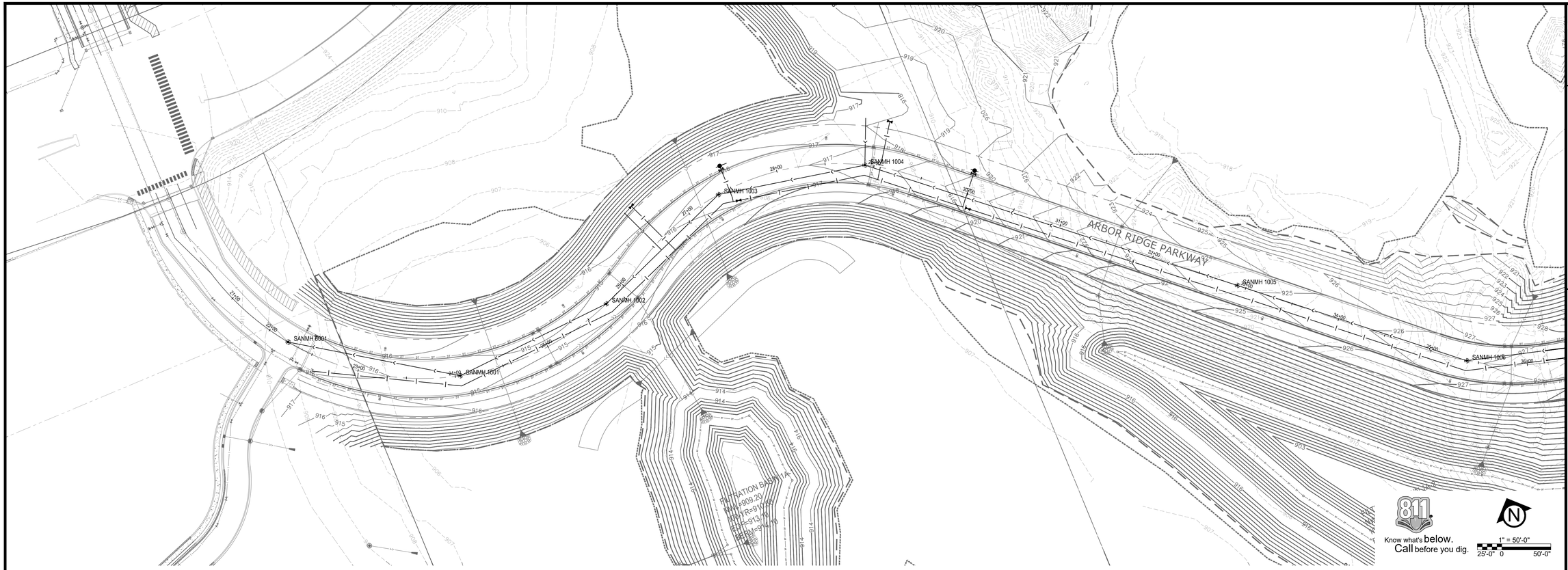
REVISION SUMMARY

DATE	DESCRIPTION

STREET PLAN & PROFILE - SOUTH

C5.1

© COPYRIGHT 2026 CIVIL SITE GROUP INC.



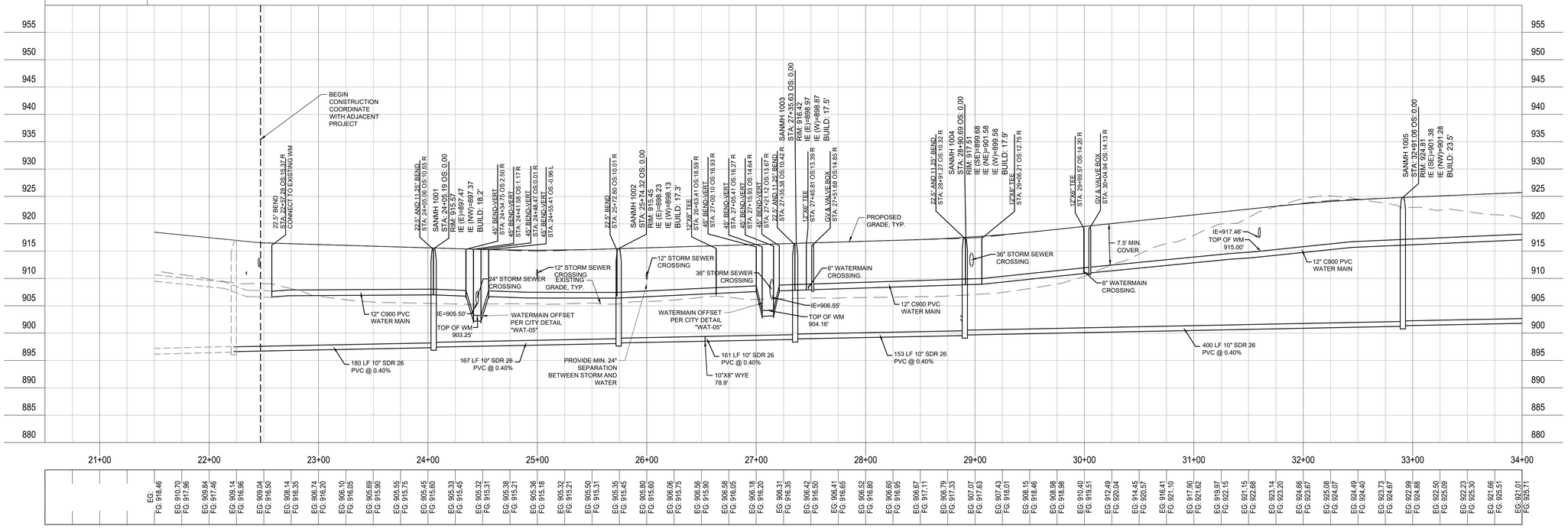
Know what's below. Call before you dig.

1" = 50'-0"
25'-0" 0 50'-0"

SEE SHEET C0.1 FOR GENERAL NOTES

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

XANTHUS LANE



EG:	918.46
FG:	910.70
FG:	917.96
EG:	909.84
FG:	917.46
EG:	909.14
FG:	916.96
EG:	909.04
FG:	916.50
EG:	908.14
FG:	916.35
EG:	906.74
FG:	916.20
EG:	906.10
FG:	916.05
EG:	905.69
FG:	915.90
EG:	905.55
FG:	915.75
EG:	905.45
FG:	915.60
EG:	905.33
FG:	915.45
EG:	905.32
FG:	915.31
EG:	905.38
FG:	915.21
EG:	905.36
FG:	915.18
EG:	905.32
FG:	915.21
EG:	905.50
FG:	915.31
EG:	905.35
FG:	915.45
EG:	905.80
FG:	915.60
EG:	906.06
FG:	915.75
EG:	906.56
FG:	915.90
EG:	906.58
FG:	916.05
EG:	906.18
FG:	916.20
EG:	906.31
FG:	916.35
EG:	906.42
FG:	916.50
EG:	906.41
FG:	916.65
EG:	906.52
FG:	916.80
EG:	906.60
FG:	916.95
EG:	906.67
FG:	917.11
EG:	906.79
FG:	917.33
EG:	907.07
FG:	917.83
EG:	907.43
FG:	918.01
EG:	908.15
FG:	918.46
EG:	908.98
FG:	918.88
EG:	910.40
FG:	919.51
EG:	912.49
FG:	920.04
EG:	914.45
FG:	920.57
EG:	916.41
FG:	921.10
EG:	917.90
FG:	921.62
EG:	919.97
FG:	922.15
EG:	921.15
FG:	922.68
EG:	923.14
FG:	923.20
EG:	924.66
FG:	923.67
EG:	925.08
FG:	924.07
EG:	924.49
FG:	924.40
EG:	923.73
FG:	924.67
EG:	922.99
FG:	924.88
EG:	922.50
FG:	926.09
EG:	922.23
FG:	925.30
EG:	921.66
FG:	925.51
EG:	921.01
FG:	925.71

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BK, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

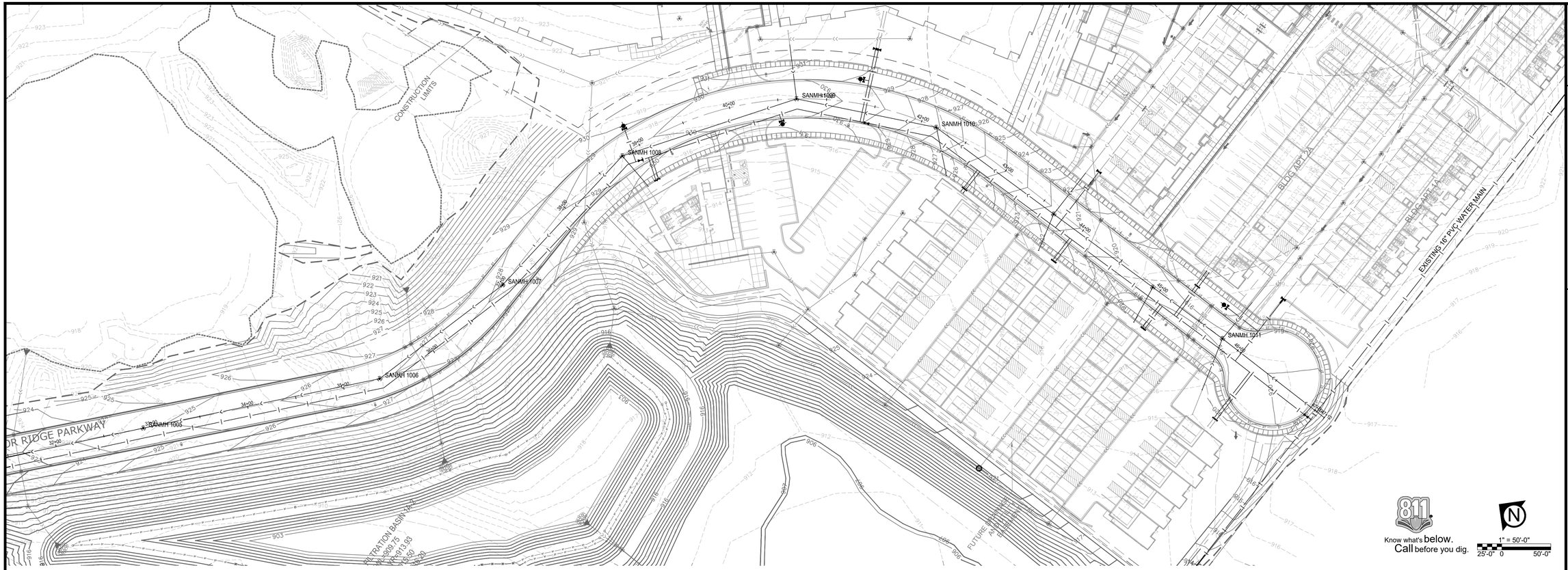
REVISION SUMMARY

DATE	DESCRIPTION

SANITARY SEWER AND WATER MAIN PLAN & PROFILE - NORTH

C5.2

© COPYRIGHT 2026 CIVIL SITE GROUP INC.



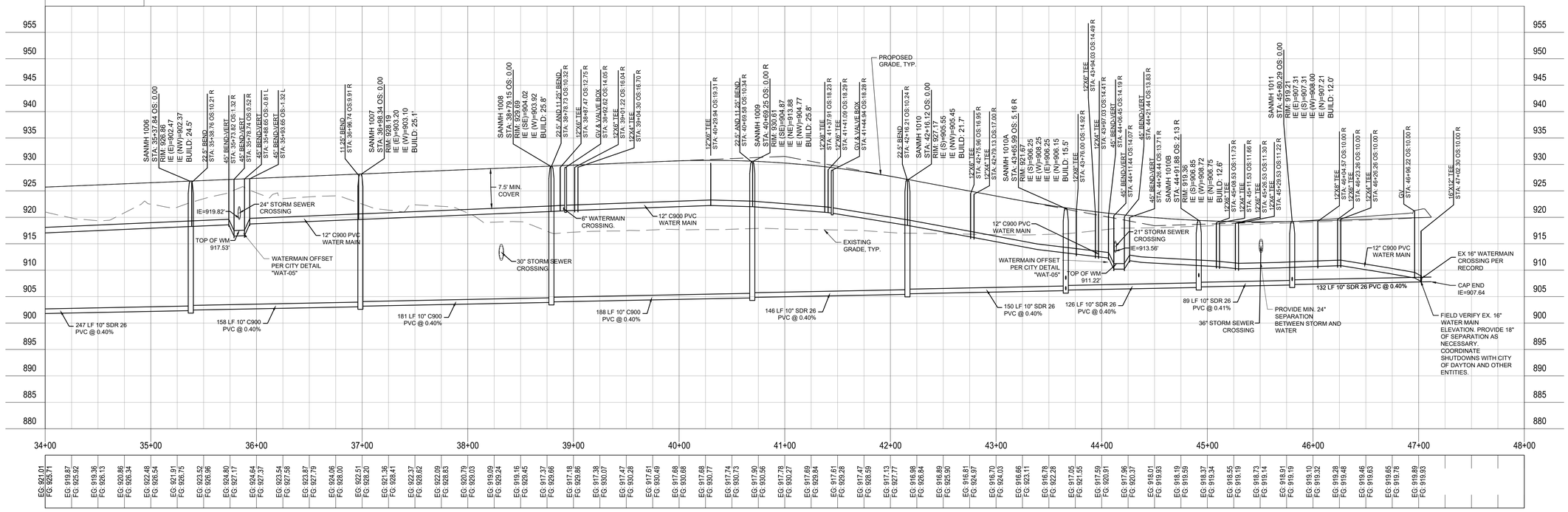
Know what's below. Call before you dig.

1" = 50'-0"
25'-0" 0 50'-0"

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

XANTHUS LANE

SEE SHEET C0.1 FOR GENERAL NOTES



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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

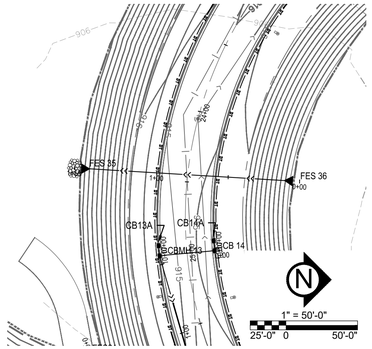
REVISION SUMMARY

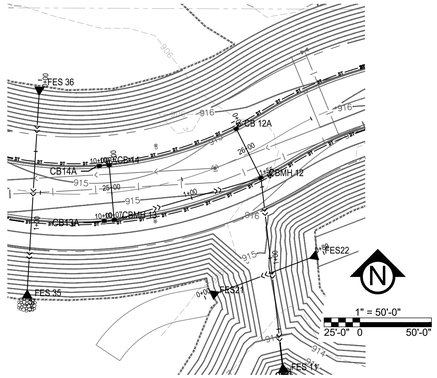
DATE	DESCRIPTION

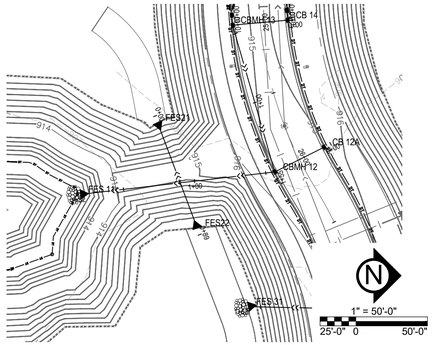
SANITARY SEWER AND WATER MAIN PLAN & PROFILE - SOUTH

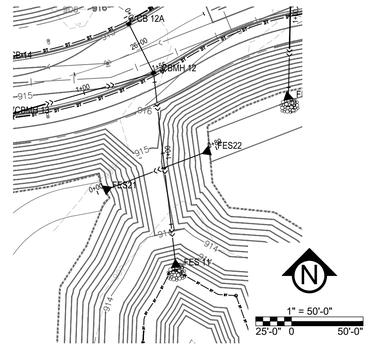
C5.3

© COPYRIGHT 2026 CIVIL SITE GROUP INC.



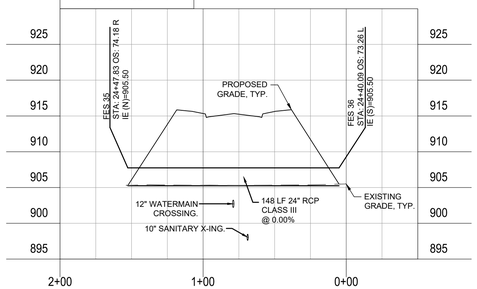






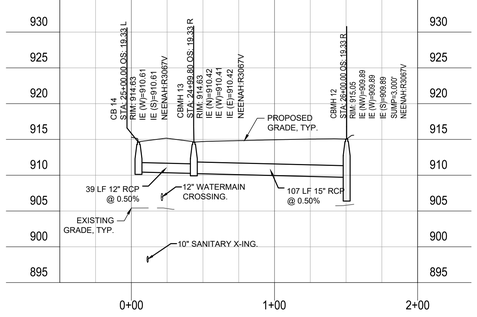
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

FES35 - FES36



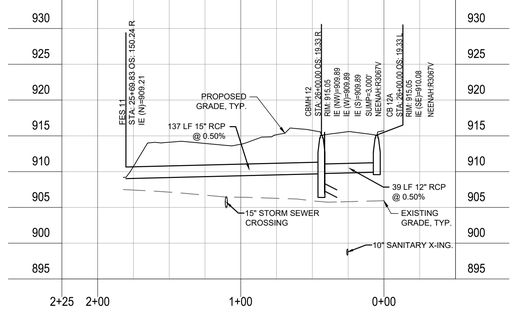
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

CB14 - CBMH12



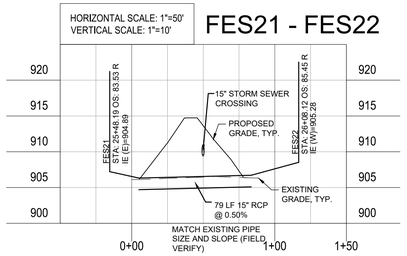
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

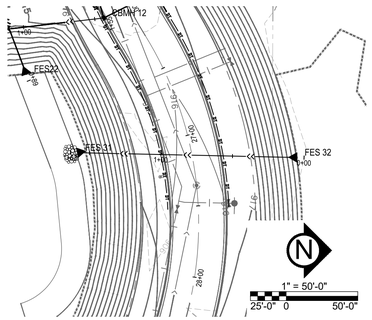
FES11 - CB12A

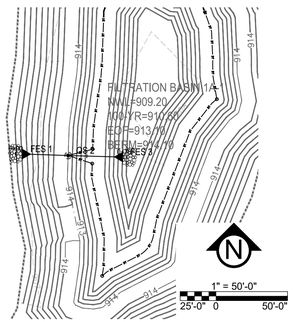


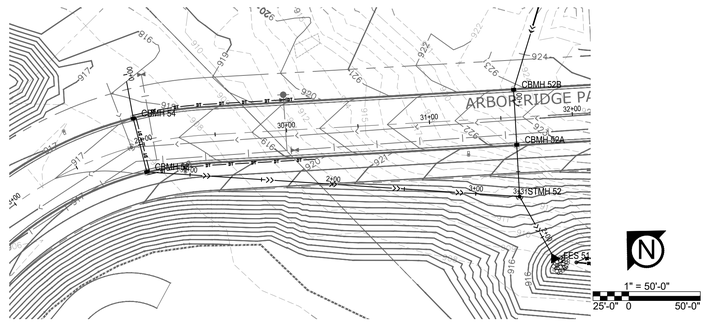
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

FES21 - FES22



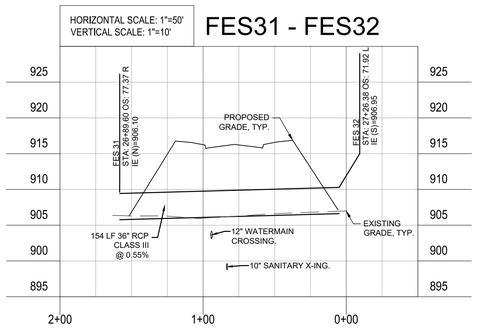






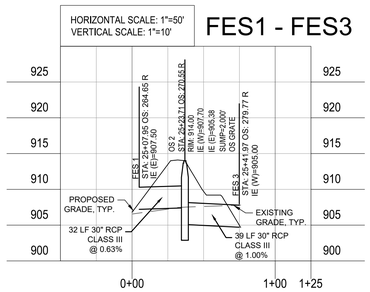
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

FES31 - FES32



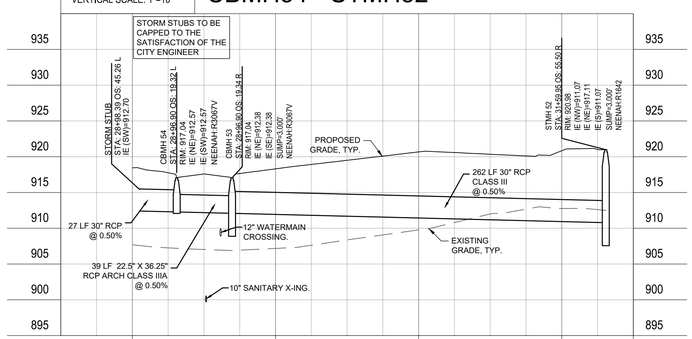
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

FES1 - FES3



HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

CBMH54 - STMH52



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

SEE SHEET C0.1 FOR GENERAL NOTES

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

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

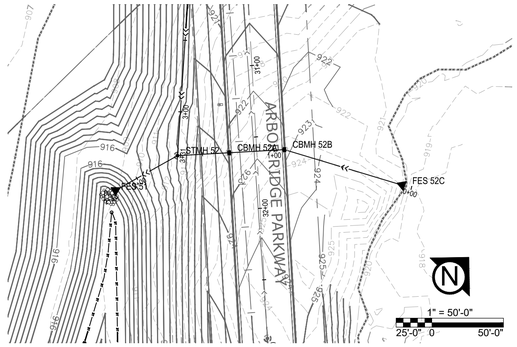
REVISION SUMMARY

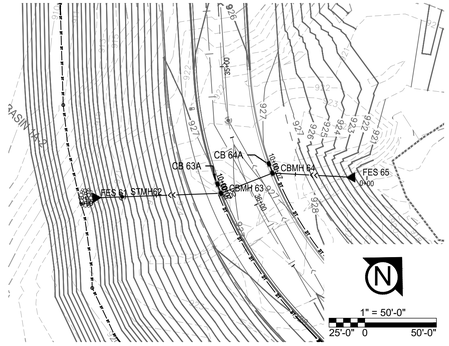
DATE	DESCRIPTION

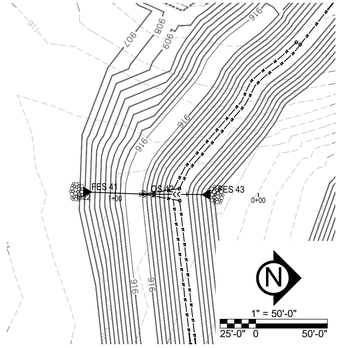
STORM SEWER PLAN & PROFILE ROADWAY

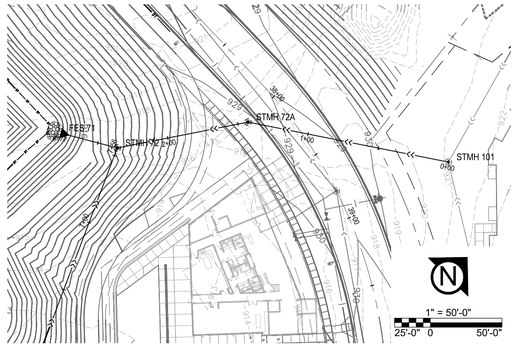
C5.4

© COPYRIGHT 2026 CIVIL SITE GROUP INC.



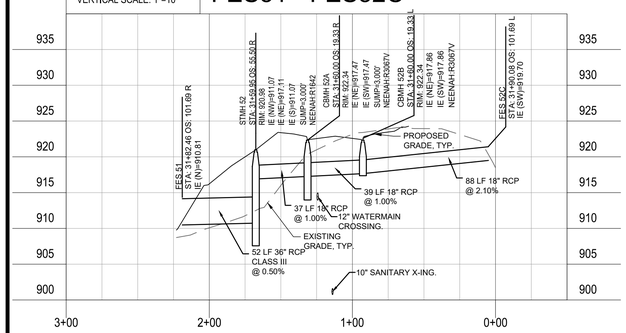






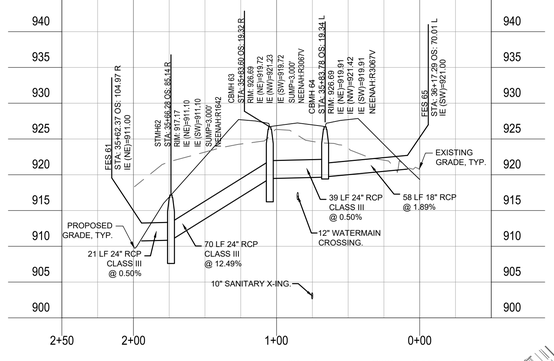
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

FES51 - FES52C



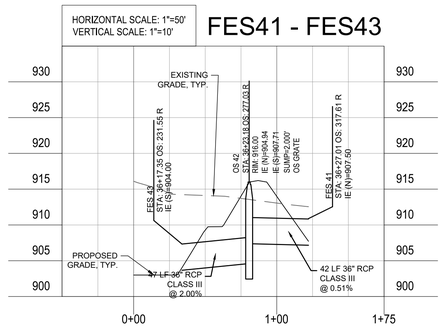
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

FES61 - FES65



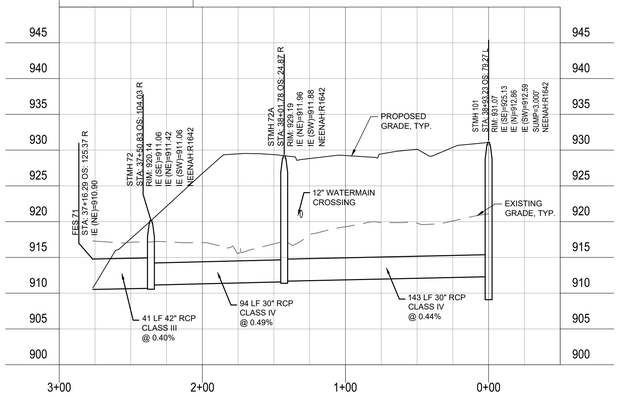
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

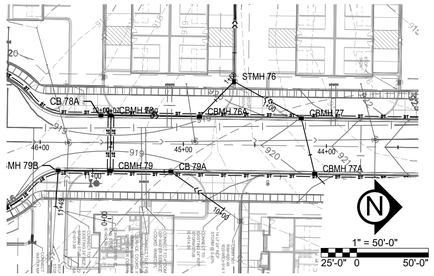
FES41 - FES43

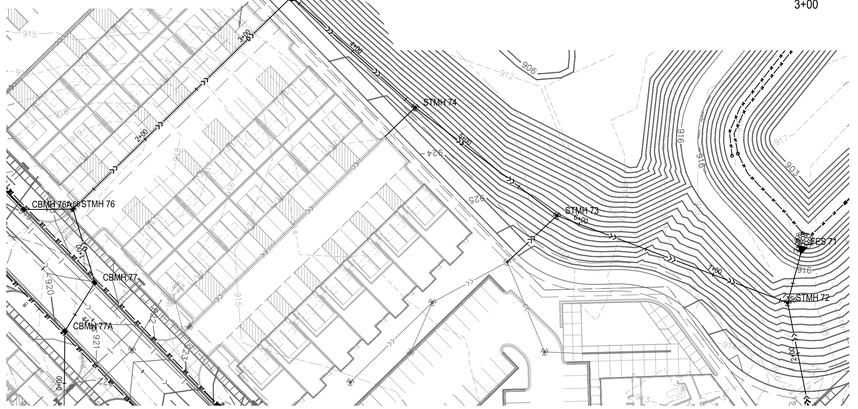


HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

FES71 - STMH101

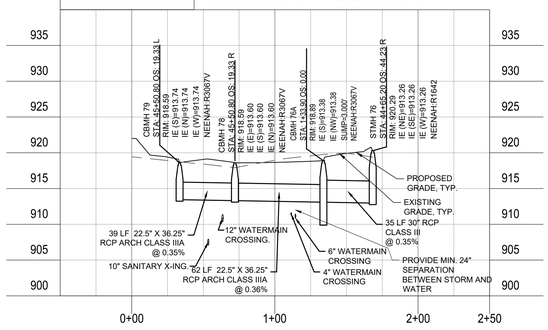






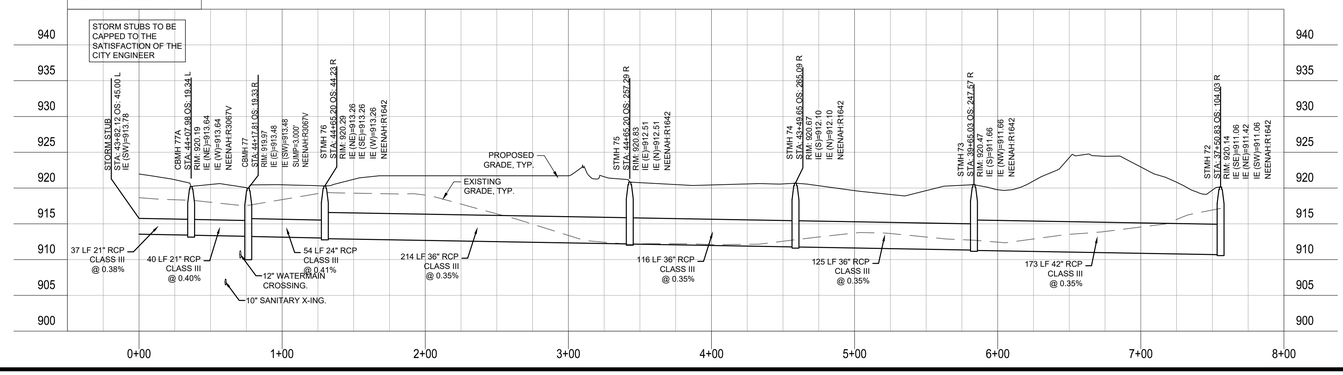
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

CBMH79 - CBMH77



HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

CBMH77A - STMH72



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

SEE SHEET C0.1 FOR GENERAL NOTES

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

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

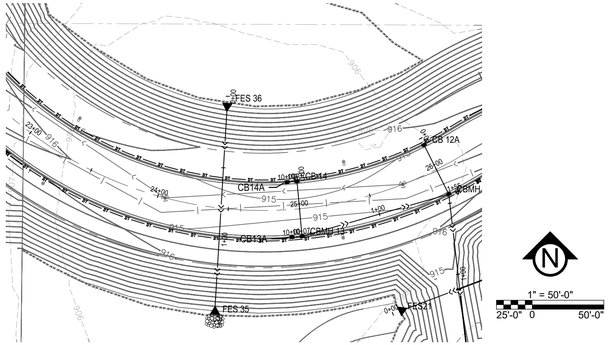
REVISION SUMMARY

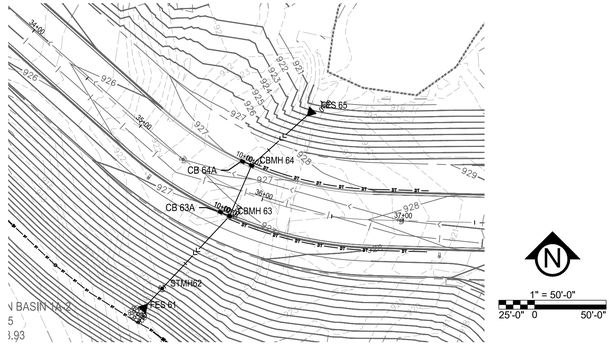
DATE	DESCRIPTION

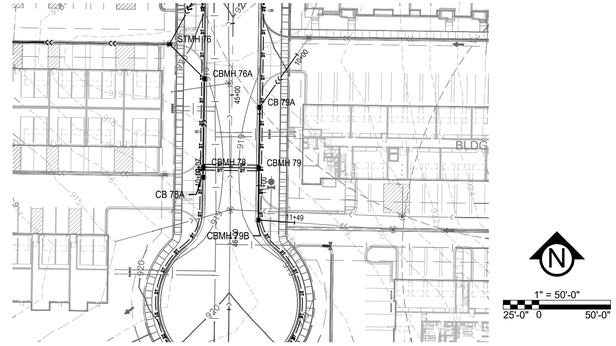
STORM SEWER PLAN & PROFILE ROADWAY

C5.5

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

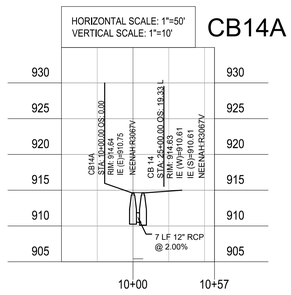






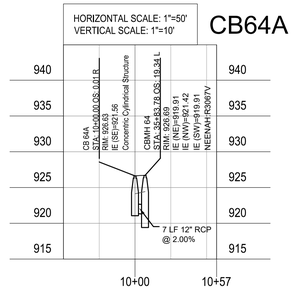
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

CB14A - CBMH14



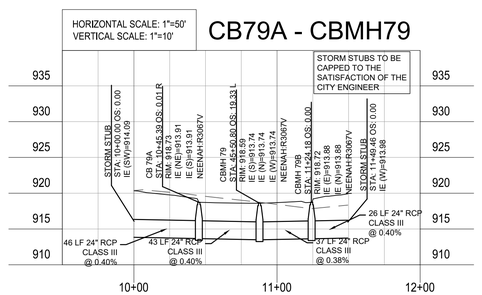
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

CB64A - CBMH64



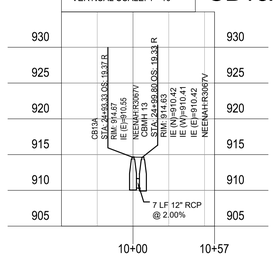
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

CB79A - CBMH79



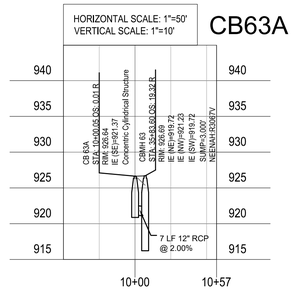
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

CB13A - CBMH13



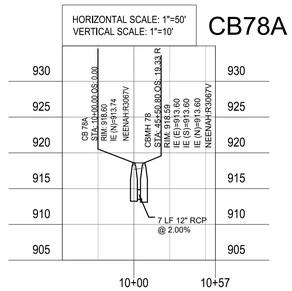
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

CB63A - CBMH63



HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

CB78A - CBMH78



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

SEE SHEET C0.1 FOR GENERAL NOTES

Know what's below. Call before you dig.

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

STORM SEWER PLAN & PROFILE ROADWAY

C5.6

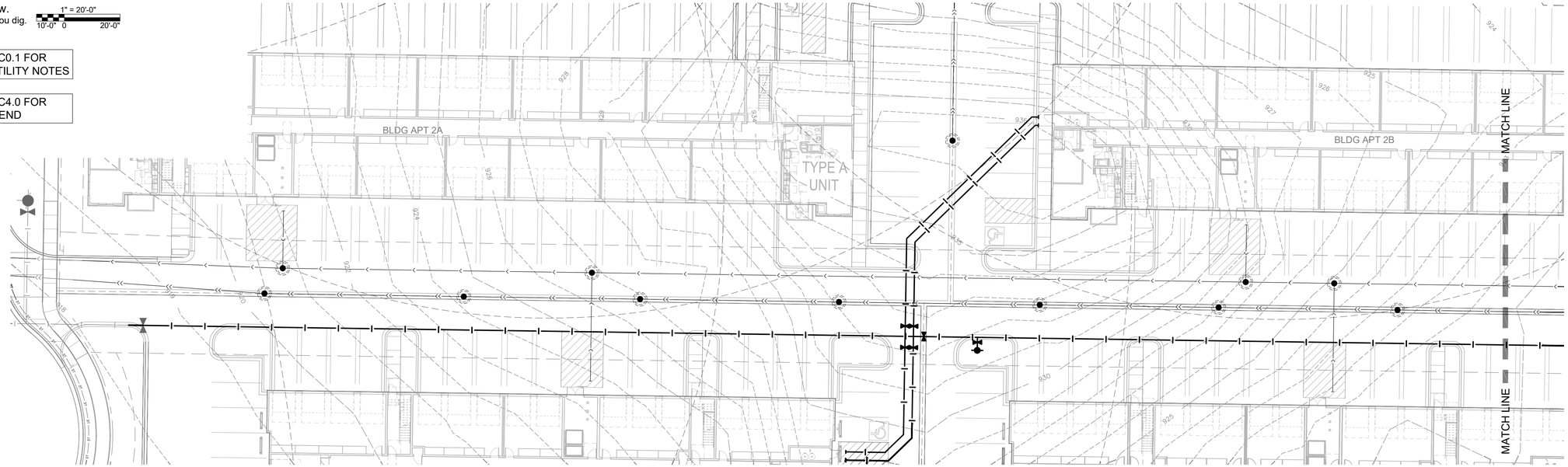
© COPYRIGHT 2026 CIVIL SITE GROUP INC.

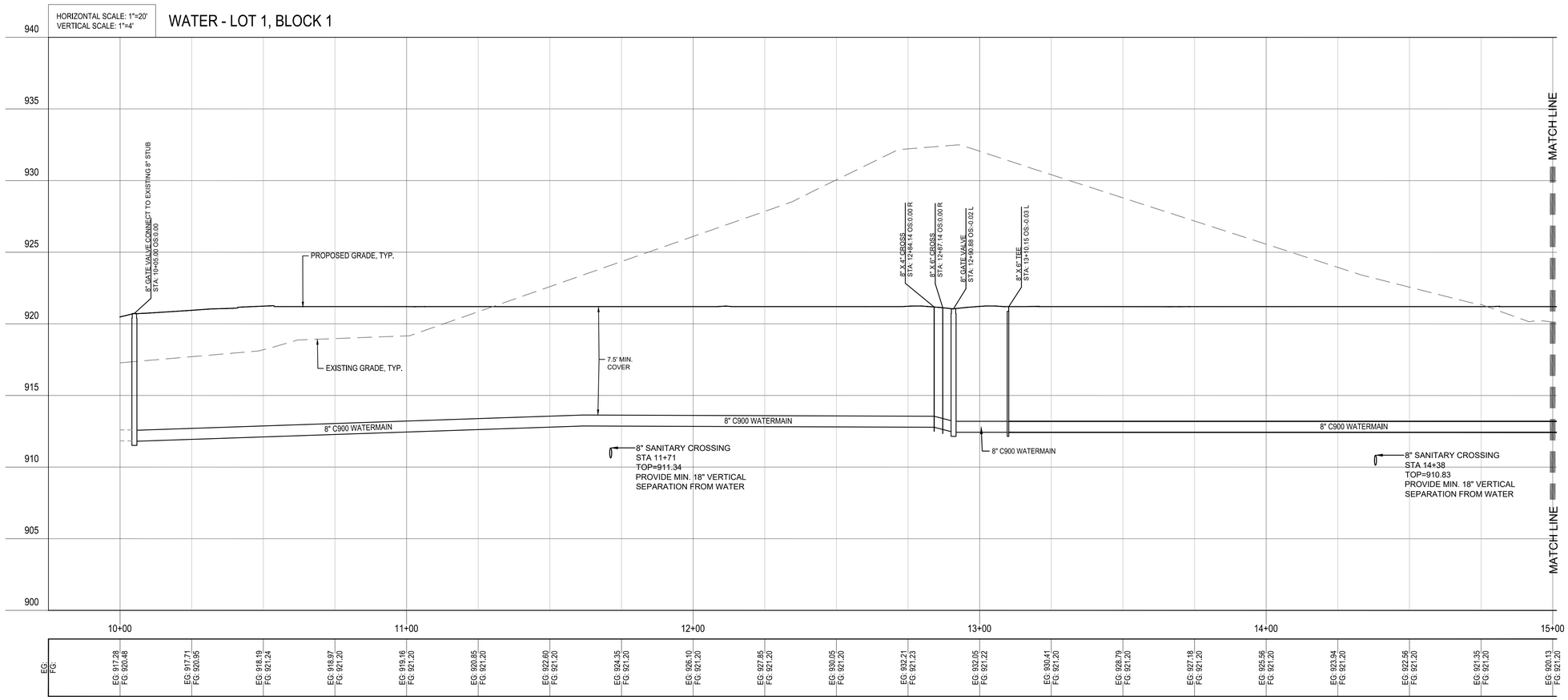
Know what's **below.**
Call before you dig.

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

SEE SHEET C0.1 FOR GENERAL UTILITY NOTES

SEE SHEET C4.0 FOR UTILITY LEGEND





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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PROFILES - WATER L1, B1

C5.7

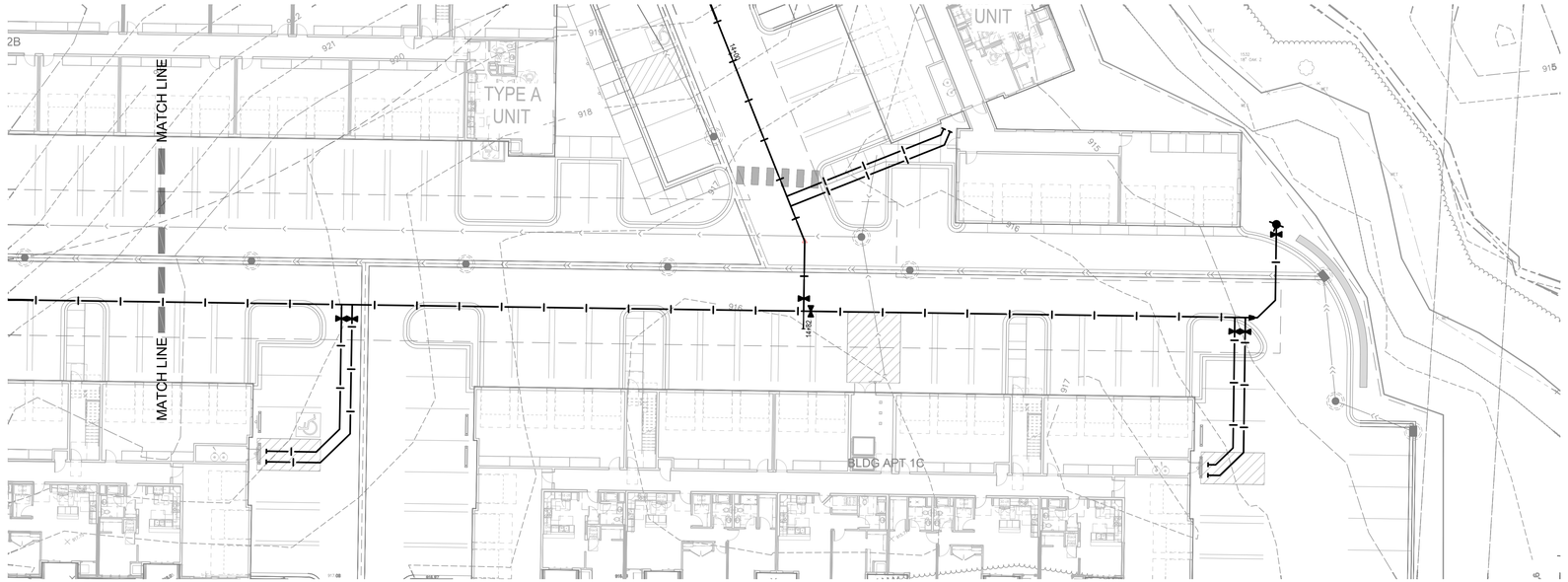
© COPYRIGHT 2026 CIVIL SITE GROUP INC.

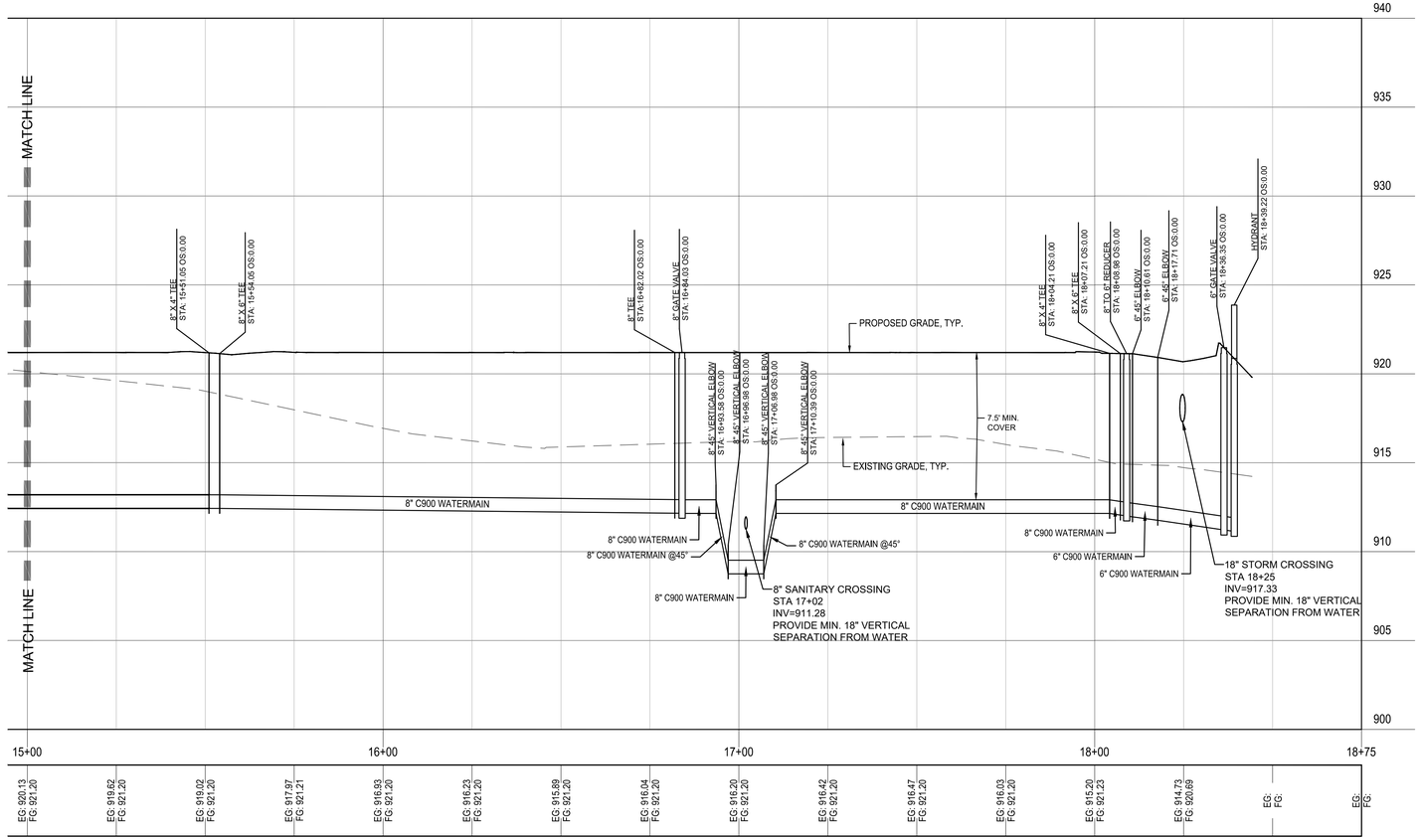
Know what's **below.**
Call before you dig.

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

SEE SHEET C0.1 FOR GENERAL UTILITY NOTES

SEE SHEET C4.0 FOR UTILITY LEGEND





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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PROFILES - WATER L1, B1

C5.8

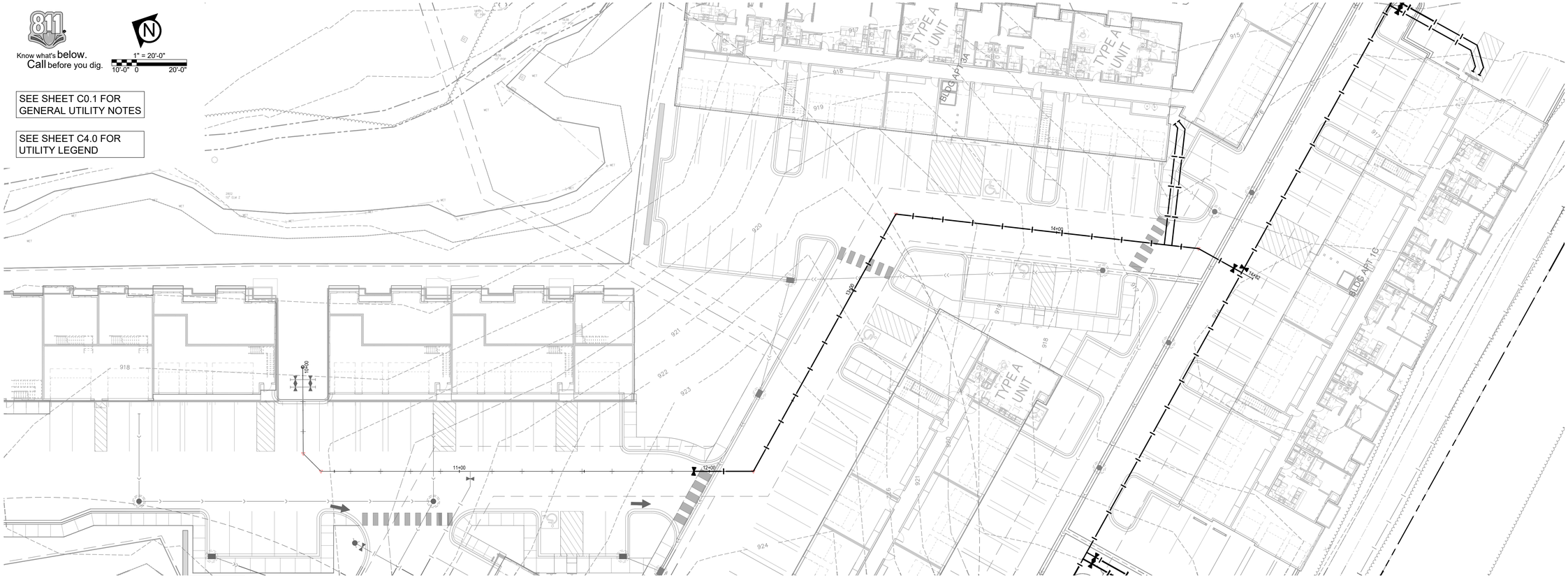
© COPYRIGHT 2026 CIVIL SITE GROUP INC.

Know what's below. Call before you dig.

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

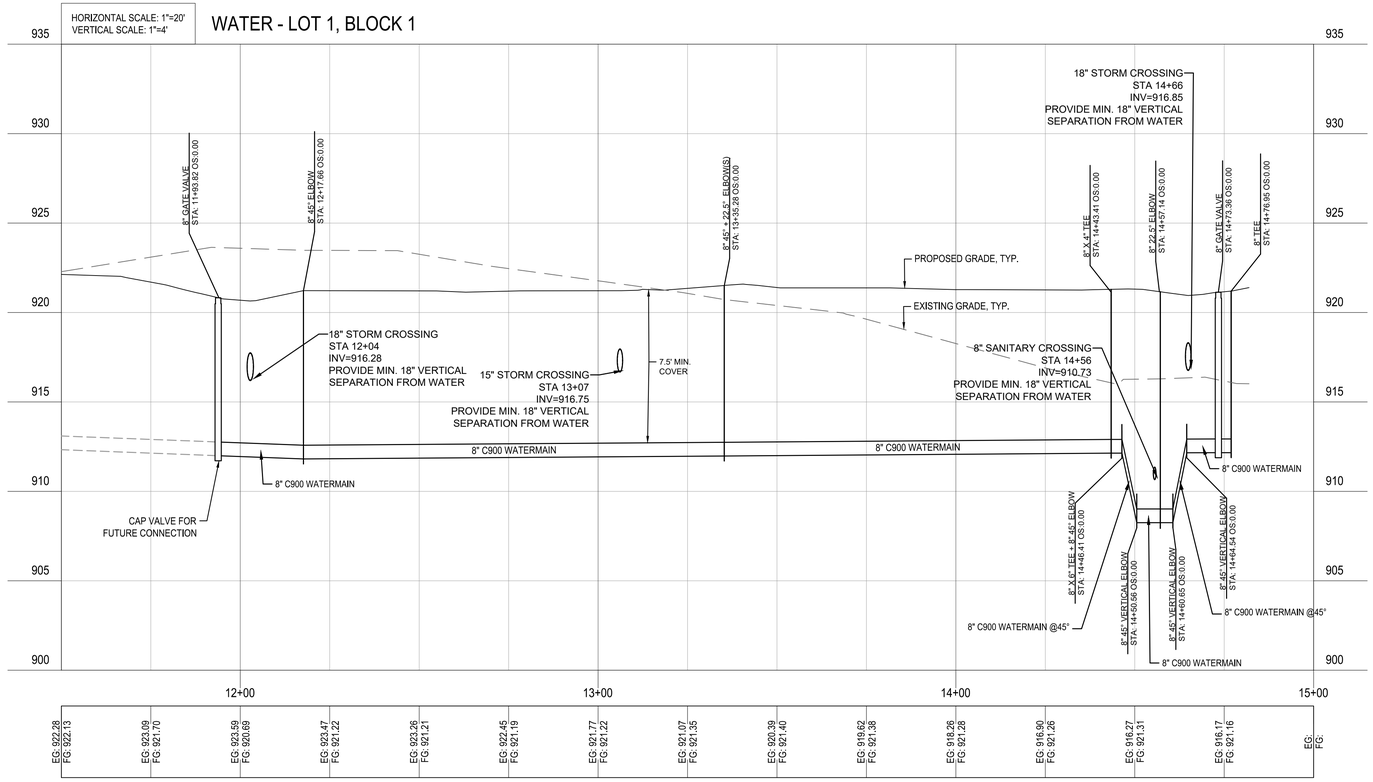
SEE SHEET C0.1 FOR GENERAL UTILITY NOTES

SEE SHEET C4.0 FOR UTILITY LEGEND



WATER - LOT 1, BLOCK 1

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PROFILES - WATER L1, B1

C5.9

© COPYRIGHT 2026 CIVIL SITE GROUP, INC.

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

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

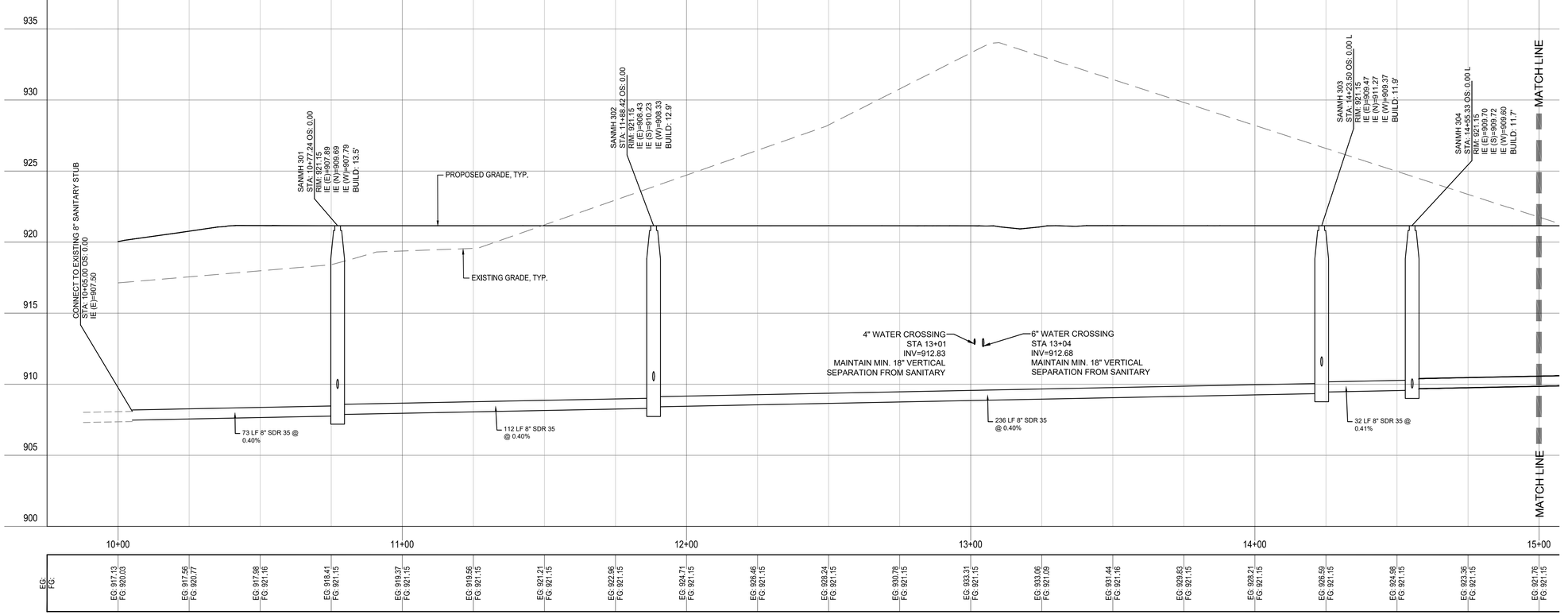
SEE SHEET C0.1 FOR GENERAL UTILITY NOTES

SEE SHEET C4.0 FOR UTILITY LEGEND



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

SANITARY - LOT 1, BLOCK 1



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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PROFILES - SANITARY - L1, B1

C5.10

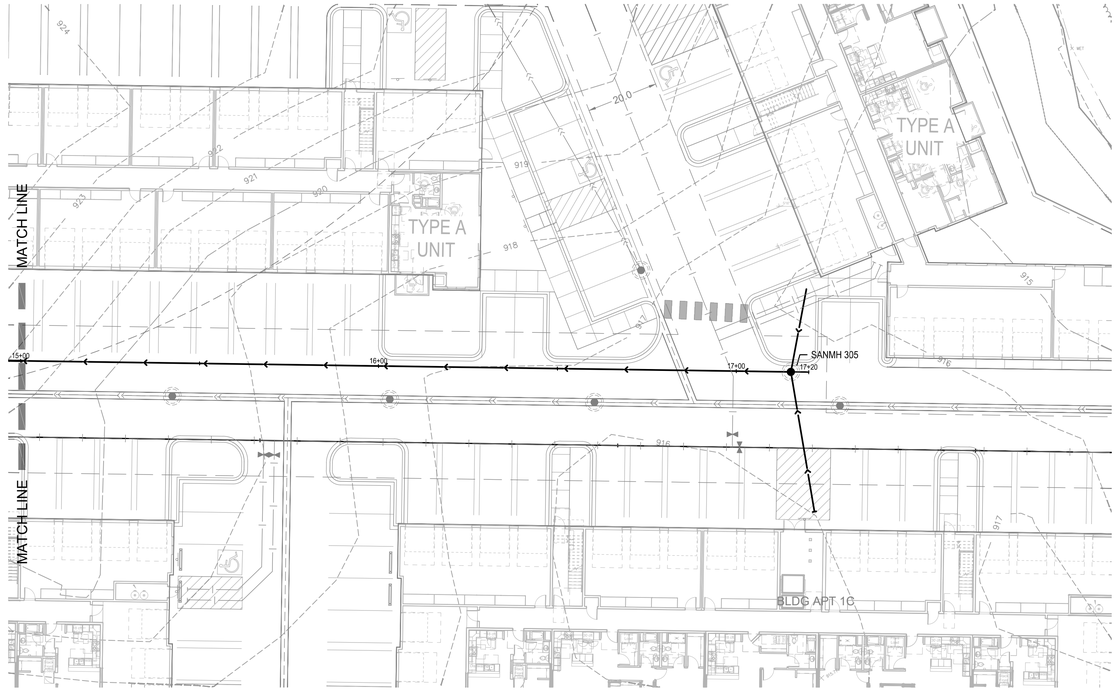
© COPYRIGHT 2026 CIVIL SITE GROUP INC.

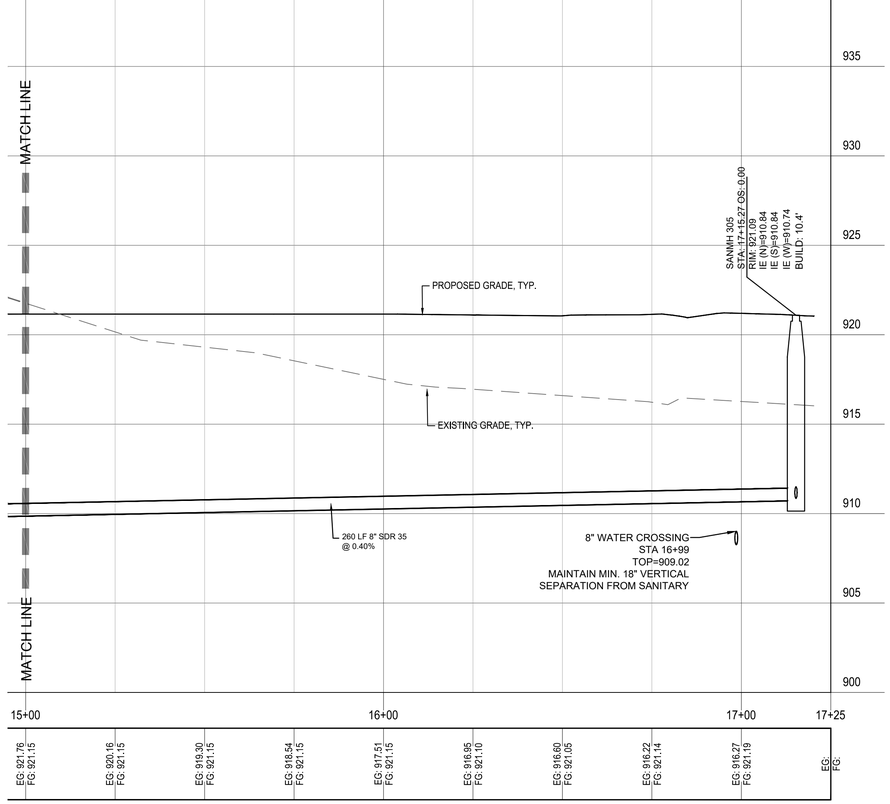
Know what's **below.**
Call before you dig.

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

SEE SHEET C0.1 FOR GENERAL UTILITY NOTES

SEE SHEET C4.0 FOR UTILITY LEGEND





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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PROFILES - SANITARY - L1, B1

C5.11

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

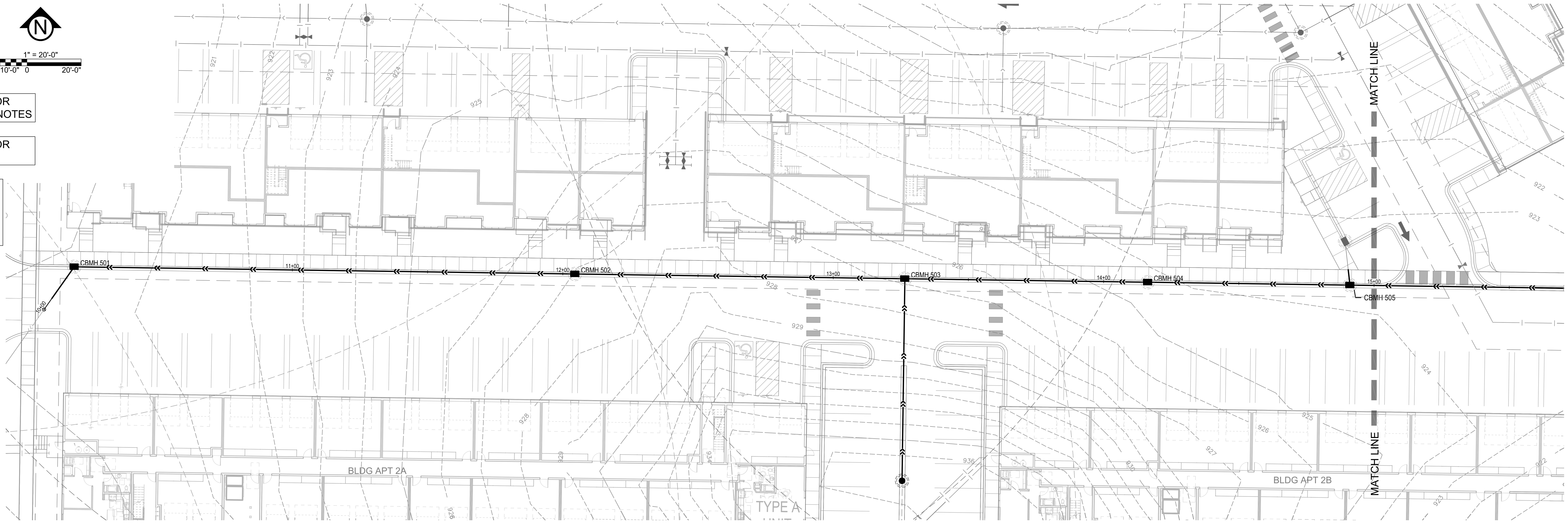
Know what's below. Call before you dig.

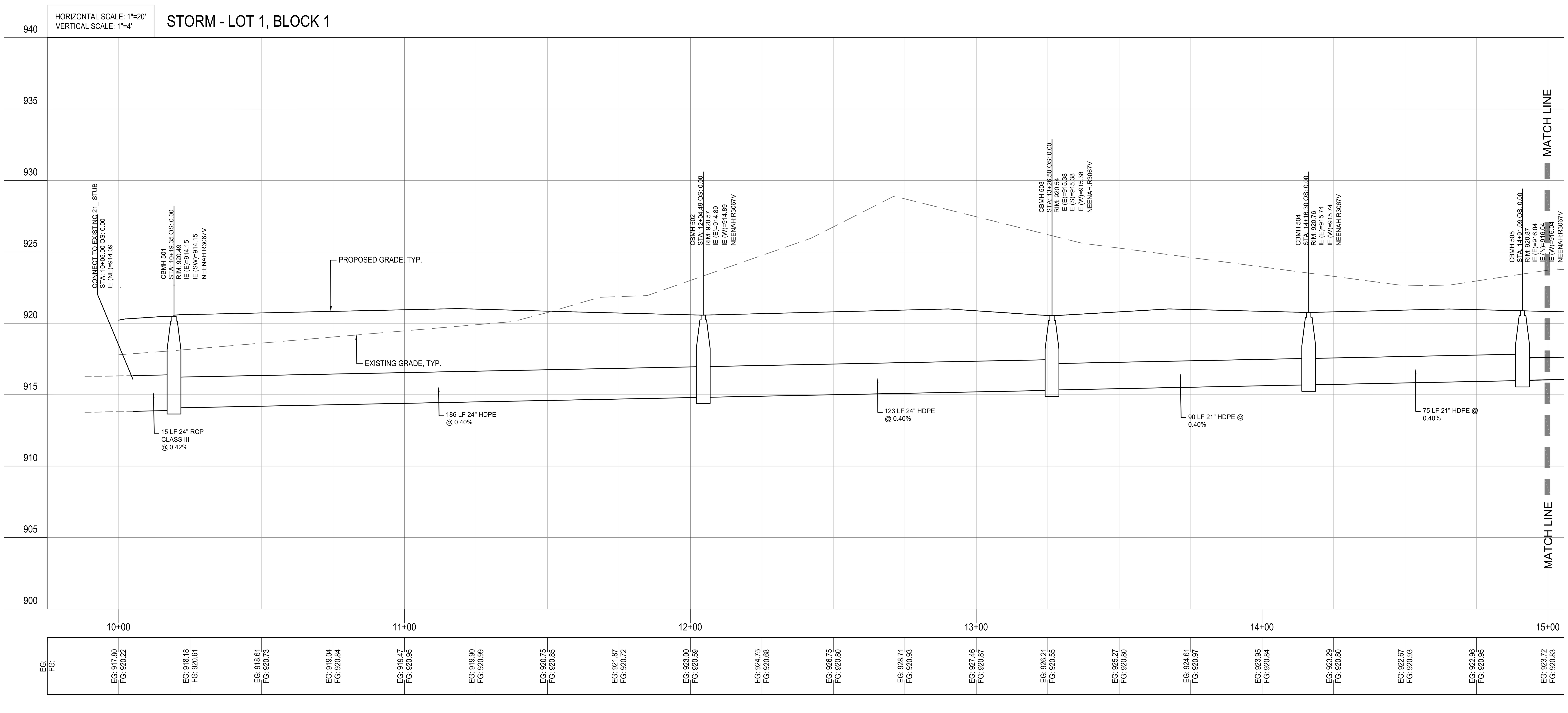
1" = 20'-0"

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.





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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PROFILES - STORM - L1,B1

C5.12

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

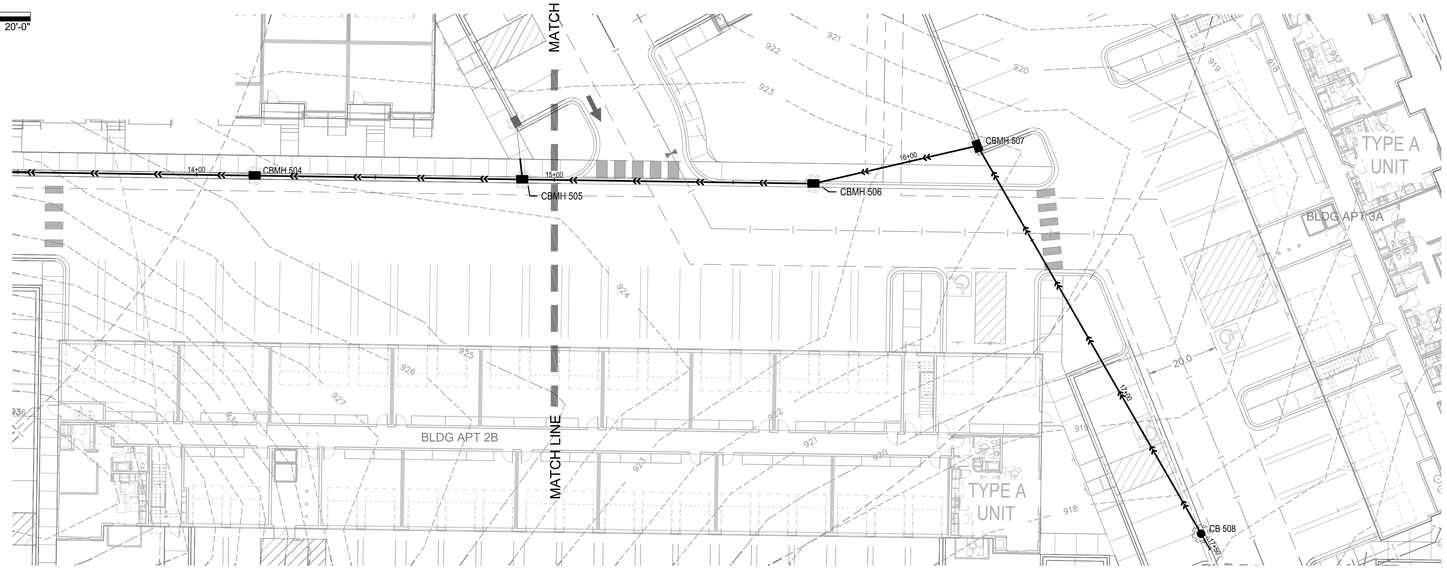
Know what's **below.**
Call before you dig.

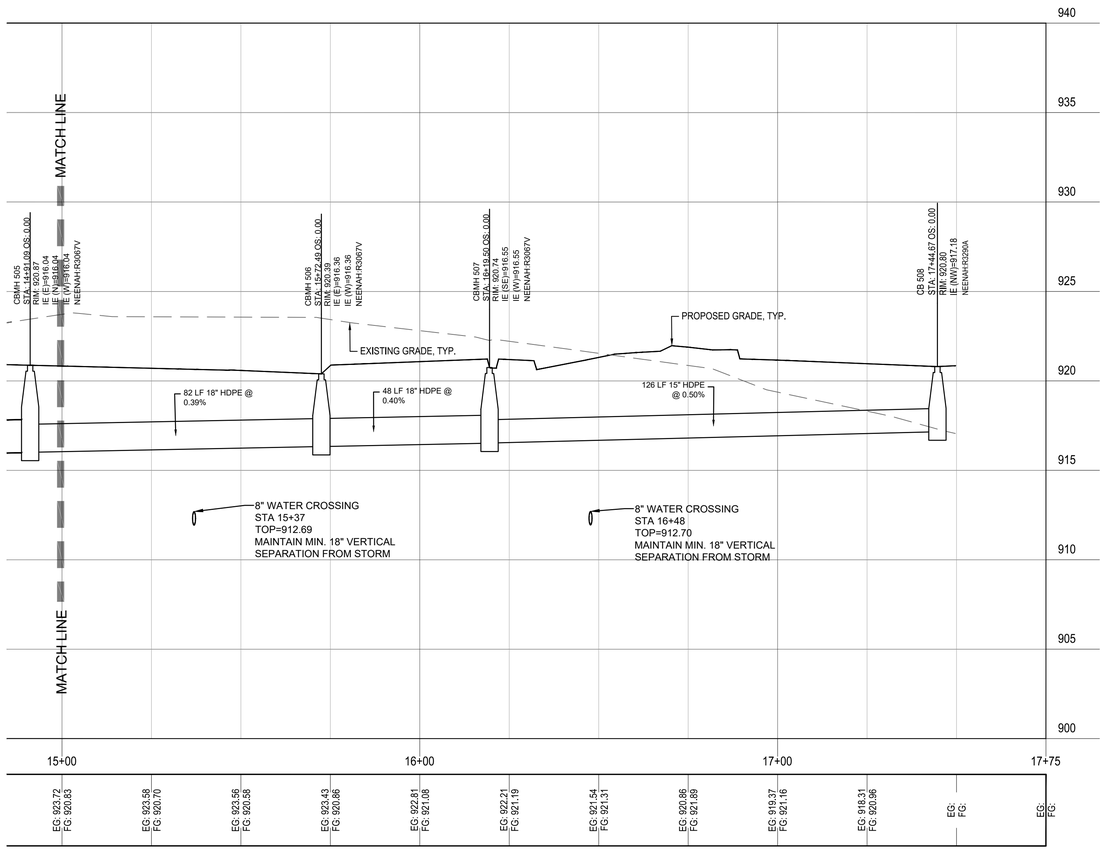
1" = 20'-0"
10'-0" 0 20'-0"

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.





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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PROFILES - STORM - L1,B1

C5.13

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

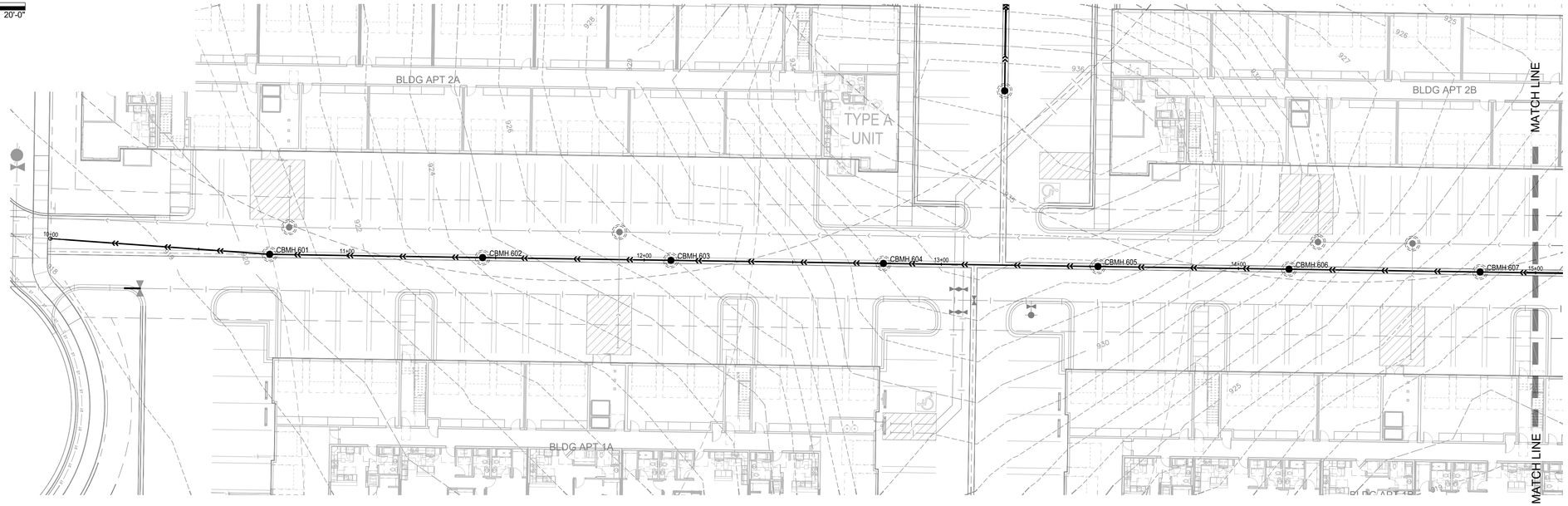
Know what's **below.**
Call before you dig.

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

SEE SHEET C0.1 FOR GENERAL UTILITY NOTES

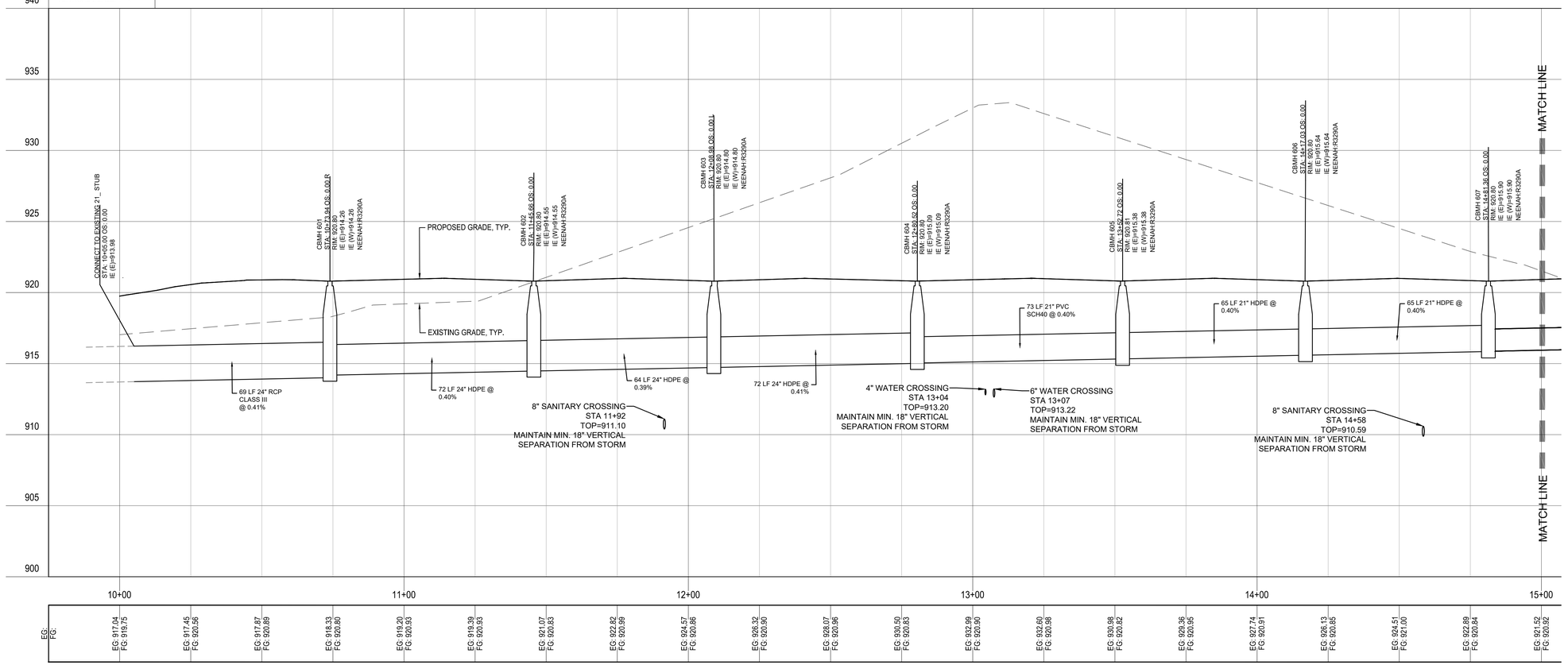
SEE SHEET C4.0 FOR UTILITY LEGEND

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



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

STORM - LOT 1, BLOCK 1



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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PROFILES - STORM - L1,B1

C5.14

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

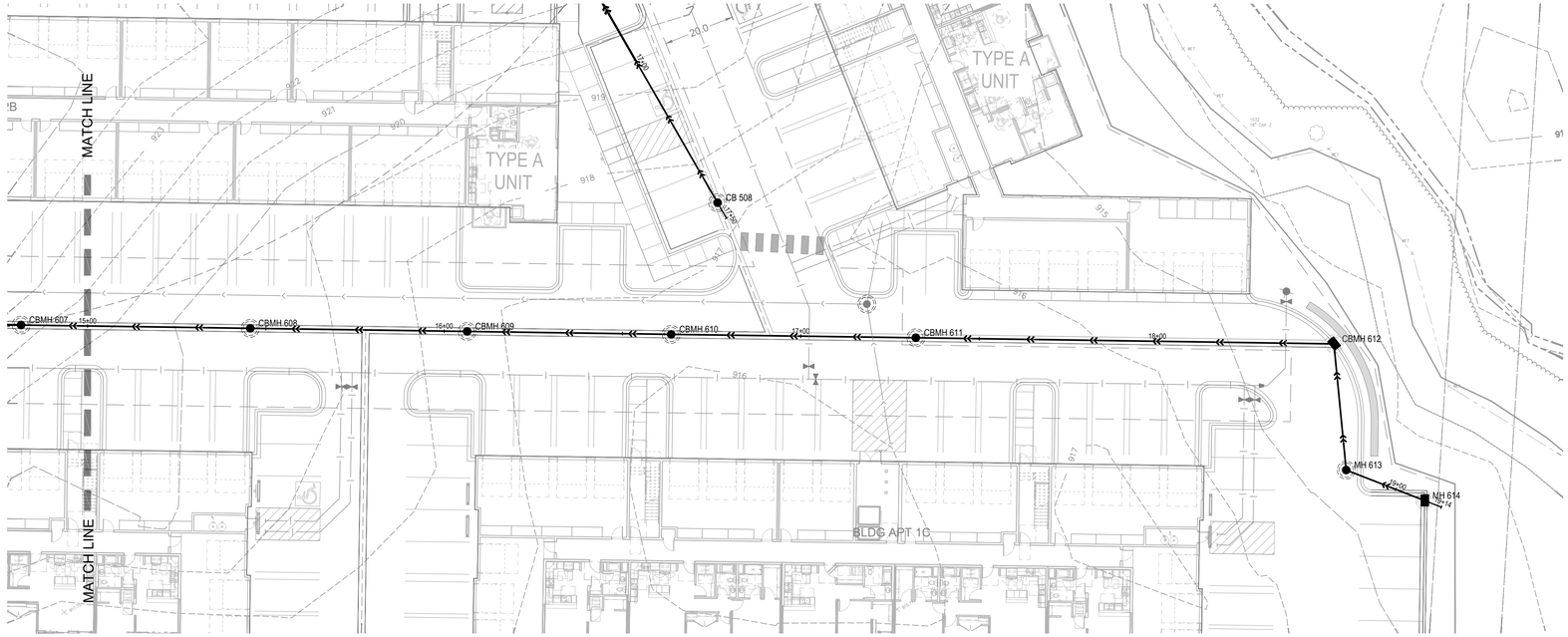
Know what's **below.**
Call before you dig.

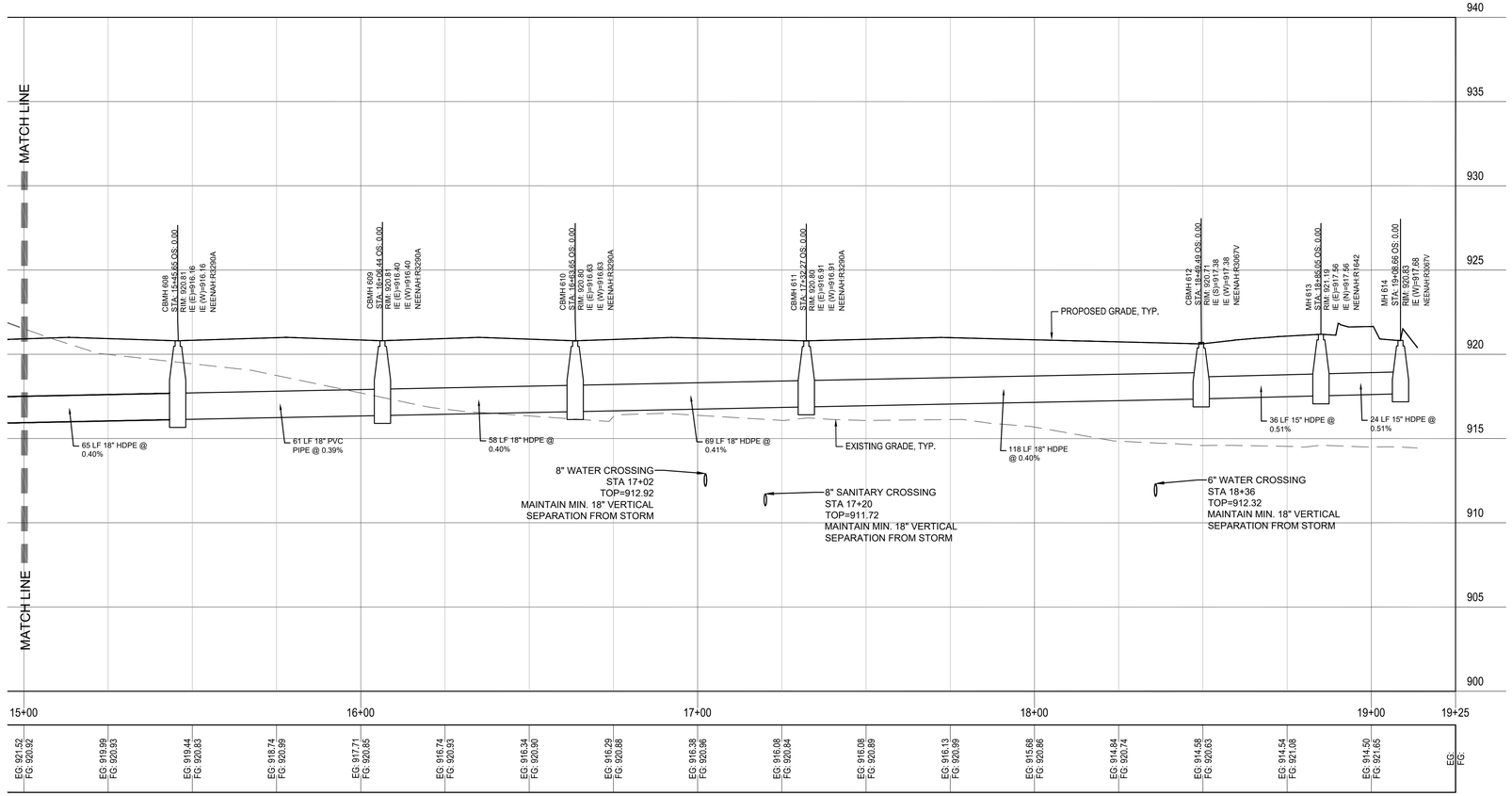
1" = 20'-0"
10'-0" 0 20'-0"

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.





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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

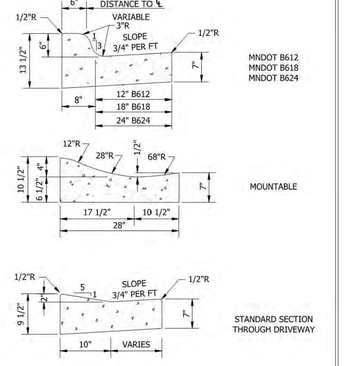
REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PROFILES - STORM - L1,B1

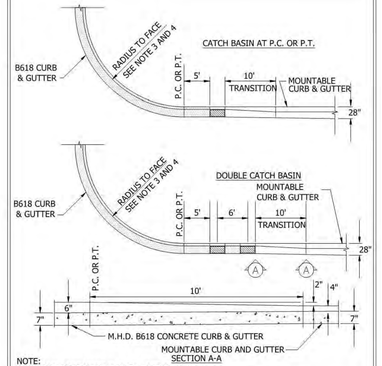
C5.15

© COPYRIGHT 2026 CIVIL SITE GROUP INC



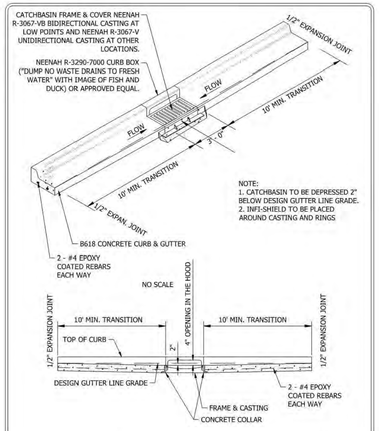
NOTE:
① PLACE A "W" AND "S" STAMP PER CITY PLATE #STR-23 ON FACE OF CURB WHERE CURB & GUTTER CROSSES A WATER OR SEWER SERVICE.

CITY OF Dayton | CURB AND GUTTER | LAST REVISION: OCT 2024 | PLATE NO. STR-01

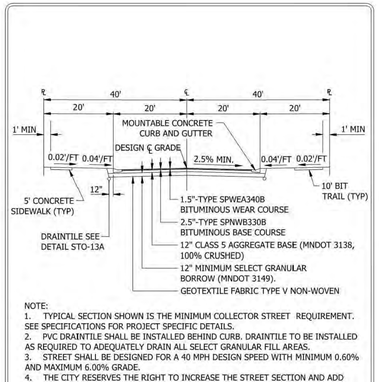


NOTE:
1. ALL RADII ARE MEASURED TO FACE OF CURB.
2. NO CATCH BASINS WILL BE CONSTRUCTED IN THE INTERSECTION RADII.
3. 30' RADII WILL BE REQUIRED AT INTERSECTIONS OF ALL COLLECTOR TO RESIDENTIAL STREETS.
4. 20' RADII WILL BE REQUIRED AT INTERSECTIONS OF ALL RESIDENTIAL TO RESIDENTIAL STREETS.

CITY OF Dayton | CONCRETE CURB & GUTTER TRANSITION | LAST REVISION: OCT 2024 | PLATE NO. STR-02

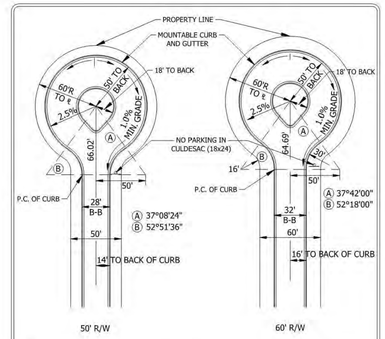


CITY OF Dayton | B618 CURB AND GUTTER CONSTRUCTION AT CATCH BASIN | LAST REVISION: OCT 2024 | PLATE NO. STR-04



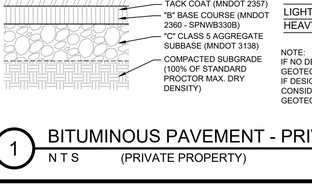
NOTE:
1. TYPICAL SECTION SHOWN IS THE MINIMUM COLLECTOR STREET REQUIREMENT. SEE SPECIFICATIONS FOR PROJECT SPECIFIC DETAILS.
2. PVC DRAINTILE SHALL BE INSTALLED BEHIND CURB. DRAINTILE TO BE INSTALLED AS REQUIRED TO ADEQUATELY DRAIN ALL SELECT GRANULAR FILL AREAS.
3. STREET SHALL BE DESIGNED FOR A 40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

CITY OF Dayton | URBAN COLLECTOR STREET SECTION | LAST REVISION: OCT 2024 | PLATE NO. STR-06

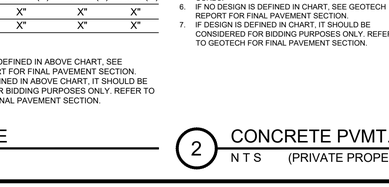


NOTE:
1. ALL RADIUS MEASUREMENTS TAKEN FROM THE FACE OF CURB UNLESS OTHERWISE STATED.
2. ALL CENTER ISLAND SURFACES MUST BE APPROVED BY THE CITY AND PRIVATELY MAINTAINED.
3. SEE STR-27 FOR ADDITIONAL REQUIREMENTS.
4. ON STREETS LONGER THAN 500' ENDING IN A CULDESAC, A "NO OUTLET" (W14-2) SIGN IS REQUIRED AT THE START OF THE STREET.

CITY OF Dayton | TYPE I CUL-DE-SAC WITH ISLAND FOR A 50' R/W AND A 60' R/W | LAST REVISION: OCT 2024 | PLATE NO. STR-08

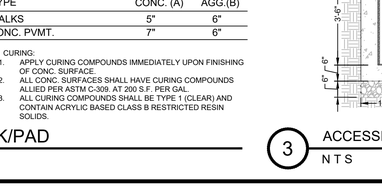


CITY OF Dayton | CONCRETE VALLEY GUTTER | LAST REVISION: OCT 2024 | PLATE NO. STR-09



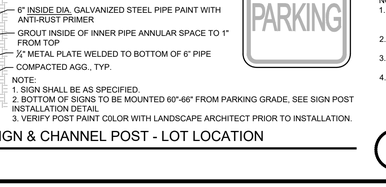
NOTE:
MAX COMMERCIAL DRIVEWAY WIDTH TO BE 32' AT RIGHT-OF-WAY

CITY OF Dayton | COMMERCIAL CONCRETE DRIVEWAY APRON WITH SIDEWALK | LAST REVISION: OCT 2024 | PLATE NO. STR-15



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

CITY OF Dayton | TYPICAL BIKE PATH AND SIDEWALK SECTIONS | LAST REVISION: OCT 2024 | PLATE NO. STR-19



NOTE:
1. ALL CONDUIT CROSSINGS UNDER ROADWAYS SHALL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL THE CORRECT SIZE AND NUMBER FOR ALL UTILITIES. THE CONTRACTOR SHALL ALSO INSTALL ONE ADDITIONAL CONDUIT CROSSING FOR FUTURE USE.
2. THE CITY REQUIRES JOINT TRENCHING FOR INSTALLATION OF UTILITIES WITHIN CITY UTILITY EASEMENTS. ALL TRENCHES SHALL BE COMPACTED.
3. ALL CURB STOPS AND BOXES WILL BE LOCATED 9' FROM THE PROPERTY LINE WITHIN THE DRAINAGE AND UTILITY EASEMENT.
4. STREET LIGHTS SHALL BE PLACED AS CLOSE TO 300' INTERVALS AS POSSIBLE IN RESIDENTIAL AREAS AND LOCATED ON PROPERTY CORNERS. ALL STREET LIGHT ELECTRICAL LINES SHALL BE RUGGEDIZED TYPE WIRING OR ENCASED IN CONDUIT AND PLACED WITHIN THE JOINT TRENCH.
5. ALL UTILITY BOXES SHALL BE PLACED ON COMMON PROPERTY CORNERS ON BACK SIDE OF DRAINAGE AND UTILITY EASEMENT.

CITY OF Dayton | UTILITY AND LANDSCAPE LAYOUT | LAST REVISION: OCT 2024 | PLATE NO. STR-20



NOTES:
1. ALL NEW AND EXISTING WATER AND SEWER SERVICE LOCATIONS SHALL BE MARKED IN CURB AS SHOWN. STAMPING OF SERVICE LOCATIONS SHALL BE CONSIDERED INCIDENTAL TO THE PRICE OF THE CURB.
2. STAMPS MAY BE BORROWED FROM THE CITY FOR A REFUNDABLE SECURITY DEPOSIT OF $250 EACH.
3. W'S AND S'S NOT PLACED BY SPECIFIED STAMP WILL NOT BE ACCEPTED AND THAT SECTION OF CURB MUST BE REMOVED AND REPLACED.

CITY OF Dayton | SEWER AND WATER SERVICE LOCATION STAMP IN CURB | LAST REVISION: OCT 2024 | PLATE NO. STR-23

GENERAL DETAILS NOTES:

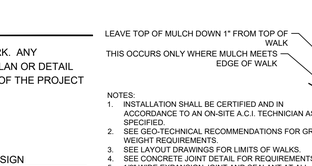
CONTRACTOR SHALL REVIEW ALL CIVIL AND ARCHITECTURAL DETAILS PRIOR TO WORK. ANY REDUNDANT, CONTRADICTORY OR CONFLICTING INFORMATION PRESENTED IN ANY PLAN OR DETAIL THROUGHOUT THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT AND CIVIL ENGINEER AND RESOLVED PRIOR TO WORK COMMENCING.

PAVEMENT DESIGN

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

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

1 BITUMINOUS PAVEMENT - PRIVATE
N T S (PRIVATE PROPERTY)



NOTES:
1. INSTALLATION SHALL BE CERTIFIED AND IN ACCORDANCE TO AN ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
2. SEE GEO-TECHNICAL RECOMMENDATIONS FOR GROSS WEIGHT REQUIREMENTS.
3. SEE LAYOUT DRAWINGS FOR LIMITS OF WALKS.
4. SEE CONCRETE JOINT DETAIL FOR REQUIREMENTS.
5. 1/2" WIDE EXPANSION JOINT AND SEALANT AT ALL CURBS.
6. IF NO DESIGN IS DEFINED IN CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
7. IF DESIGN IS DEFINED IN CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY, REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

PAVEMENT DESIGN

TYPE	CONC. (A)	AGG.(B)
WALKS	5"	6"
CONC. PVMT.	7"	6"

1. CURING:
1.1. APPLY CURING COMPOUNDS IMMEDIATELY UPON FINISHING OF CONC. SURFACE.
1.2. ALL CONC. SURFACES SHALL HAVE CURING COMPOUNDS ALLIED PER ASTM C-309 AT 200 S.F. PER GAL.
1.3. ALL CURING COMPOUNDS SHALL BE TYPE 1 (CLEAR) AND CONTAIN ACRYLIC BASED CLASS B RESTRICTED RESIN SOLIDS.

2 CONCRETE PVMT./WALK/PAD
N T S (PRIVATE PROPERTY)

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

3 ACCESSIBLE SIGN & CHANNEL POST - LOT LOCATION
N T S

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

PAINTED SYMBOL DIAGRAM

4 ACCESSIBLE PARKING PAVEMENT MARKING
N T S

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

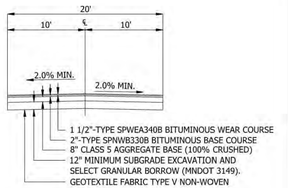
DATE	DESCRIPTION

CIVIL DETAILS

C6.0

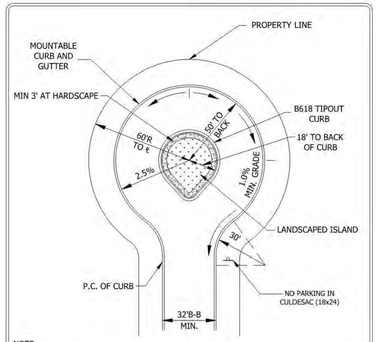
© COPYRIGHT 2026 CIVIL SITE GROUP INC.

159



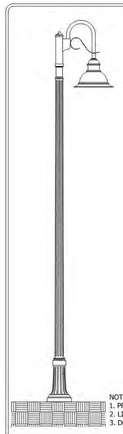
NOTE:
1. TYPICAL SECTION SHOWN IS THE MINIMUM FIRE LANE REQUIREMENT. SEE SPECIFICATIONS FOR PROJECT SPECIFIC DETAILS.
2. APPLICANT MAY ELECT TO REPLACE 12" SELECT GRANULAR BORROW WITH 6" CLASS 5 AGGREGATE BASE (100% CRUSHED) WITH CITY APPROVAL.
3. DEMONSTRATE THAT TURN RADIUS REQUIREMENTS SET BY MINNESOTA STATE FIRE CODE, 2020 EDITION ARE MET.
4. THE CITY RESERVES THE RIGHT TO INCREASE THE ACCESS ROAD SECTION BASED ON SOIL CONDITIONS.

CITY OF Dayton Live the difference.	FIRE APPARATUS ACCESS ROAD (FIRE LANE) SECTION	LAST REVISION: OCT 2024 PLATE NO. STR-26



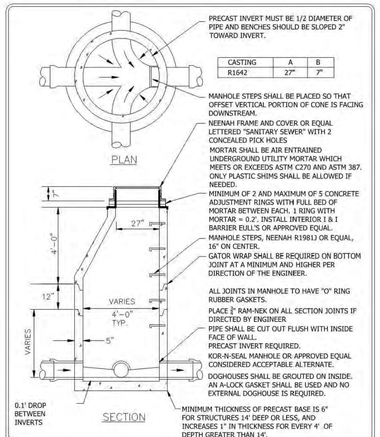
NOTE:
1. ALL RADIUS MEASUREMENTS TAKEN FROM FACE OF CURB UNLESS OTHERWISE STATED.
2. ALL CENTER ISLAND SURFACES MUST BE APPROVED BY THE CITY AND PRIVATELY MAINTAINED.
3. ON STREETS LONGER THAN 500' ENDING IN CULDESAC, A "NO OUTLET" (W14-2) SIGN IS REQUIRED AT THE START OF THE STREET.

CITY OF Dayton Live the difference.	CUL-DE-SAC ISLAND WITH PLANTED CENTER ISLAND	LAST REVISION: OCT 2024 PLATE NO. STR-27



NOTES:
1. PROVIDE LIGHTING PLAN WITH IDENTIFIED PROPOSED LOCATION OF LIGHTS.
2. LIGHTING ACCESSORIES MAYBE ADDED BY THE CITY ENGINEER.
3. DOMUS STYLE LIGHTING WILL BE REQUIRED.

CITY OF Dayton Live the difference.	RESIDENTIAL STREET LIGHTING	LAST REVISION: OCT 2024 PLATE NO. STR-29

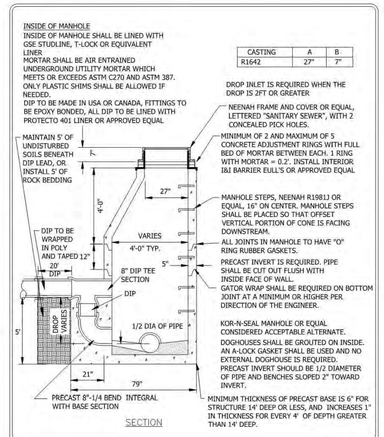


PRECAST INVERT MUST BE 1/2 DIAMETER OF PIPE AND BENCHES SHOULD BE SLOPED 2" TOWARD INVERT.

CASTING	A	B
R1642	27"	7"

MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.
NEENAH FRAME AND COVER OR EQUAL LETTERED "SANITARY SEWER" WITH 2 CONCEALED PICK HOLES
MORTAR SHALL BE AIR ENTRAINED UNDERGROUND UTILITY MORTAR WHICH MEETS OR EXCEEDS ASTM C270 AND ASTM 387. ONLY PLASTIC SHIMS SHALL BE ALLOWED IF NEEDED.
MINIMUM OF 2 AND MAXIMUM OF 5 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH. 1 RING WITH MORTAR = 0.2". INSTALL INTERIOR I & I BARRIER EULL'S OR APPROVED EQUAL.
MANHOLE STEPS, NEENAH R1981J OR EQUAL, 16" ON CENTER.
GATOR WRAP SHALL BE REQUIRED ON BOTTOM JOINT AT A MINIMUM AND HIGHER PER DIRECTION OF THE ENGINEER.
ALL JOINTS IN MANHOLE TO HAVE "O" RING RUBBER GASKETS.
PLACE ¾" RAM-NEK ON ALL SECTION JOINTS IF DIRECTED BY ENGINEER.
PIPE SHALL BE CUT OUT FLUSH WITH INSIDE FACE OF WALL.
PRECAST INVERT REQUIRED.
KOR-N-SEAL MANHOLE OR APPROVED EQUAL CONSIDERED ACCEPTABLE ALTERNATE.
DOGHOUSES SHALL BE GROUTED ON INSIDE. AN A-LOCK GASKET SHALL BE USED AND NO EXTERNAL DOGHOUSE IS REQUIRED.
MINIMUM THICKNESS OF PRECAST BASE IS 6" FOR STRUCTURES 14' DEEP OR LESS, AND INCREASES 1" IN THICKNESS FOR EVERY 4' OF DEPTH GREATER THAN 14'.

CITY OF Dayton Live the difference.	SANITARY SEWER MANHOLE	LAST REVISION: OCT 2024 PLATE NO. SAN-01

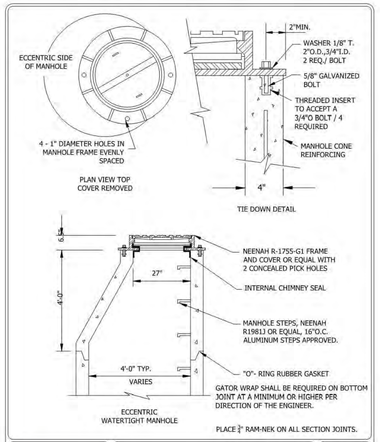


INSIDE OF MANHOLE
INSIDE OF MANHOLE SHALL BE LINED WITH GSE STUDLINE, T-LOCK OR EQUIVALENT LINER
MORTAR SHALL BE AIR ENTRAINED UNDERGROUND UTILITY MORTAR WHICH MEETS OR EXCEEDS ASTM C270 AND ASTM 387. ONLY PLASTIC SHIMS SHALL BE ALLOWED IF NEEDED.
DIP TO BE MADE IN USA OR CANADA, FITTINGS TO BE EPOXY BONDED, ALL DIP TO BE LINED WITH PROTECTO 401 LINER OR APPROVED EQUAL

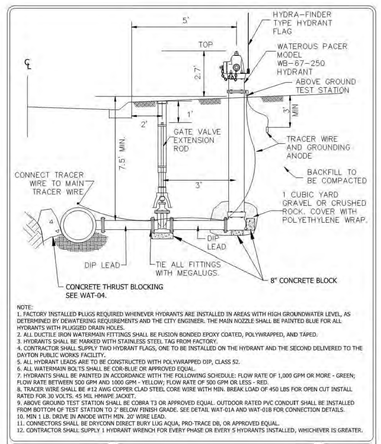
CASTING	A	B
R1642	27"	7"

DROP INLET IS REQUIRED WHEN THE DROP IS 2FT OR GREATER
NEENAH FRAME AND COVER OR EQUAL, LETTERED "SANITARY SEWER", WITH 2 CONCEALED PICK HOLES.
MAINTAIN 5' OF UNDISTURBED SOILS BENEATH DIP LEAD, OR INSTALL 5' OF ROCK BEDDING
MINIMUM OF 2 AND MAXIMUM OF 5 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH. 1 RING WITH MORTAR = 0.2". INSTALL INTERIOR I&I BARRIER EULL'S OR APPROVED EQUAL
DIP TO BE WRAPPED IN POLY AND TAPED 12"
MANHOLE STEPS, NEENAH R1981J OR EQUAL, 16" ON CENTER. MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.
ALL JOINTS IN MANHOLE TO HAVE "O" RING RUBBER GASKETS.
PRECAST INVERT IS REQUIRED. PIPE SHALL BE CUT OUT FLUSH WITH INSIDE FACE OF WALL.
GATOR WRAP SHALL BE REQUIRED ON BOTTOM JOINT AT A MINIMUM OR HIGHER PER DIRECTION OF THE ENGINEER.
KOR-N-SEAL MANHOLE OR EQUAL CONSIDERED ACCEPTABLE ALTERNATE.
DOGHOUSES SHALL BE GROUTED ON INSIDE. AN A-LOCK GASKET SHALL BE USED AND NO EXTERNAL DOGHOUSE IS REQUIRED.
PRECAST INVERT SHOULD BE 1/2 DIAMETER OF PIPE AND BENCHES SLOPED 2" TOWARD INVERT.
MINIMUM THICKNESS OF PRECAST BASE IS 6" FOR STRUCTURE 14' DEEP OR LESS, AND INCREASES 1" IN THICKNESS FOR EVERY 4' OF DEPTH GREATER THAN 14' DEEP.

CITY OF Dayton Live the difference.	SANITARY SEWER DROP INLET MANHOLE	LAST REVISION: OCT 2024 PLATE NO. SAN-03

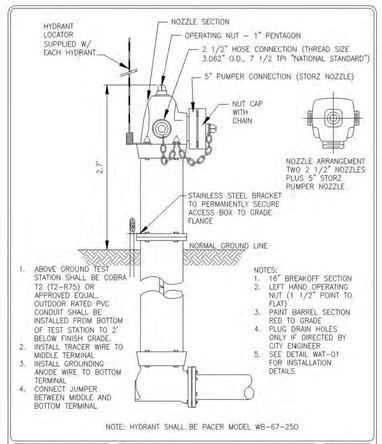


CITY OF Dayton Live the difference.	WATERTIGHT CASTING FOR SANITARY SEWER MANHOLE	LAST REVISION: OCT 2024 PLATE NO. SAN-04



NOTE:
1. FACTORY INSTALLED PLUGS REQUIRED WHENEVER HYDRANTS ARE INSTALLED IN AREAS WITH HIGH GROUNDWATER LEVEL, AS DETERMINED BY DEWATERING REQUIREMENTS AND THE CITY ENGINEER. THE MAIN NOZZLE SHALL BE PAINTED BLUE FOR ALL HYDRANTS WITH PLUGGED DRAIN HOLES.
2. ALL DUCTILE IRON WATERMAIN FITTINGS SHALL BE FUSION BONDED EPOXY COATED, POLYWRAPPED, AND TAPED.
3. HYDRANTS SHALL BE MARKED WITH STAINLESS STEEL TAG FROM FACTORY.
4. CONTRACTOR SHALL SUPPLY TWO HYDRANT FLAGS, ONE TO BE INSTALLED ON THE HYDRANT AND THE SECOND DELIVERED TO THE DAYTON PUBLIC WORKS FACILITY.
5. ALL HYDRANT LEADS ARE TO BE CONSTRUCTED WITH POLYWRAPPED DIP, CLASS 52.
6. ALL WATERMAIN BOLTS SHALL BE COR-BLUE OR APPROVED EQUAL.
7. HYDRANTS SHALL BE PAINTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: FLOW RATE OF 1,000 GPM OR MORE - GREEN; FLOW RATE BETWEEN 500 GPM AND 1000 GPM - YELLOW; FLOW RATE OF 500 GPM OR LESS - RED.
8. TRACER WIRE SHALL BE #12 AWG COPPER CLAD STEEL CORE WIRE WITH MIN. BREAK LOAD OF 450 LBS FOR OPEN CUT INSTALL RATED FOR 30 VOLTS. 45 MIL HMWPE JACKET.
9. ABOVE GROUND TEST STATION SHALL BE COBRA T3 OR APPROVED EQUAL. OUTDOOR RATED PVC CONDUIT SHALL BE INSTALLED FROM BOTTOM OF TEST STATION TO 2' BELOW FINISH GRADE. SEE DETAIL WAT-01A AND WAT-01B FOR CONNECTION DETAILS.
10. MIN 1 LB. DRIVE IN ANODE WITH MIN. 20' WIRE LEAD.
11. CONNECTORS SHALL BE DRYCONN DIRECT BURY LUG AQUA, PRO-TRACE DB, OR APPROVED EQUAL.
12. CONTRACTOR SHALL SUPPLY 1 HYDRANT WRENCH FOR EVERY PHASE OR EVERY 5 HYDRANTS INSTALLED, WHICHEVER IS GREATER.

CITY OF Dayton Live the difference.	HYDRANT DETAIL	LAST REVISION: OCT 2024 PLATE NO. WAT-01

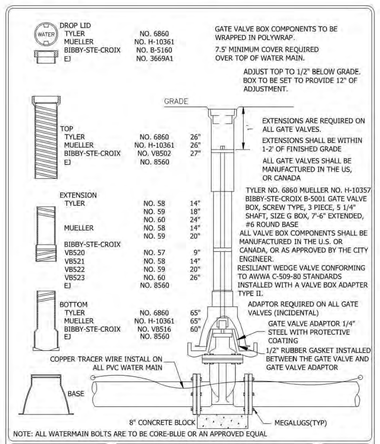


1. ABOVE GROUND TEST STATION SHALL BE COBRA T2 (T2-R75) OR APPROVED EQUAL. OUTDOOR RATED PVC CONDUIT SHALL BE INSTALLED FROM BOTTOM OF TEST STATION TO 2' BELOW FINISH GRADE.
2. INSTALL TRACER WIRE TO MIDDLE TERMINAL.
3. INSTALL GROUNDING ANODE WIRE TO BOTTOM TERMINAL.
4. CONNECT JUMPER BETWEEN MIDDLE AND BOTTOM TERMINAL.

NOTES:
1. 16" BREAKOFF SECTION
2. LEFT HAND OPERATING NUT (1 1/2" POINT TO FLAT)
3. PAINT BARREL SECTION RED TO GRADE
4. PLUG DRAIN HOLES ONLY IF DIRECTED BY CITY ENGINEER
5. SEE DETAIL WAT-01 FOR INSTALLATION DETAILS

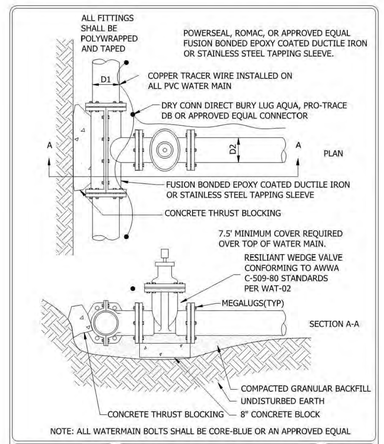
NOTE: HYDRANT SHALL BE PACER MODEL WB-67-250

CITY OF Dayton Live the difference.	STANDARD PACER HYDRANT DETAIL	LAST REVISION: OCT 2024 PLATE NO. WAT-01B



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

CITY OF Dayton Live the difference.	GATE VALVE AND BOX INSTALLATION	LAST REVISION: OCT 2024 PLATE NO. WAT-02



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

CITY OF Dayton Live the difference.	WATER MAIN WETTAP	LAST REVISION: OCT 2024 PLATE NO. WAT-03

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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 PROFFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

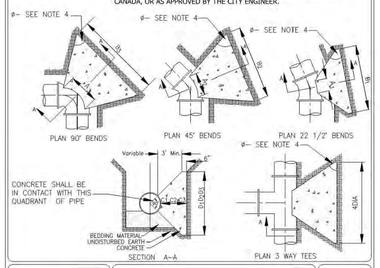
C6.1

© COPYRIGHT 2026 CIVIL SITE GROUP, INC.

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

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

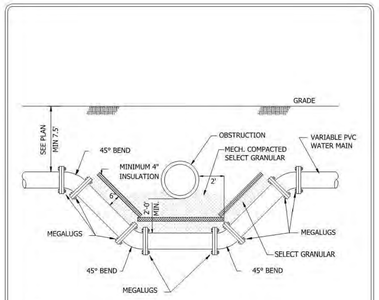
ALL DUCTILE IRON FITTINGS TO BE FUSION BONDED EPOXY COATED. ALL DUCTILE IRON PIPE AND FITTINGS TO BE WRAPPED IN POLY. ALL DUCTILE IRON PIPES AND FITTINGS TO BE MANUFACTURED IN US OR CANADA, OR AS APPROVED BY THE CITY ENGINEER.



CONCRETE THRUST BLOCKING

LAST REVISION: OCT 2024

PLATE NO. WAT-04

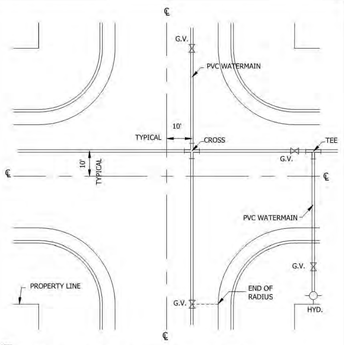


NOTE:
1. ALL FITTINGS SHALL BE FUSION BONDED EPOXY COATED DUCTILE IRON TO MEET OR EXCEED ANSI/AWWA C550 AND C116/A21.116 REQUIREMENTS.
2. MEGALUGS WILL NOT BE ALLOWED ON ANY CIP WATER MAIN.
3. SELECT GRANULAR WILL BE REQUIRED BETWEEN INSULATION, WATER MAIN, AND OBSTRUCTION.
4. ALL BENDS SHALL HAVE MEGALUGS WITH BLOCKING IN ACCORDANCE WITH STANDARD PLATE WAT-04.
5. COPPER TRACER WIRE SHALL BE USED ON PVC WATERMAIN
6. ALL WATERMAIN BOLTS SHALL BE COR-BLUE OR APPROVED EQUAL.
7. ALL DIP FITTINGS SHALL BE POLYWRAPPED.
8. ALTERNATIVE OFFSET STRATEGIES MAY BE ALLOWED AT THE DISCRETION OF THE ENGINEER.

WATER MAIN OFFSET

LAST REVISION: OCT 2024

PLATE NO. WAT-05

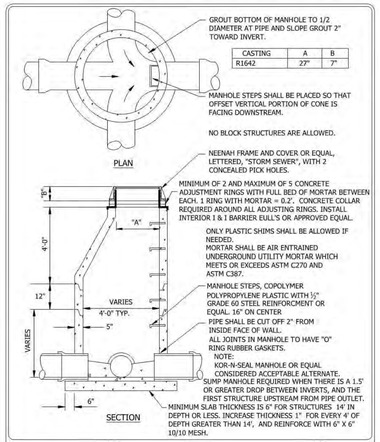


NOTE:
1. SEE DETAIL PLATE WAT-01 FOR TYPICAL HYDRANT AND GATE VALVE LAYOUT.
2. SEE DETAIL PLATE SER-01 FOR TYPICAL WATER SERVICE CONNECTION.
3. ALL WATERMAIN SHALL BE PLACED NORTH AND EAST OF THE CENTER LINE OF ROAD.
4. ALL DUCTILE IRON WATERMAIN FITTINGS SHALL BE FUSION BONDED EPOXY COATED, POLYWRAPPED, AND TAPED.
5. ALL PVC WATERMAIN SHALL HAVE A COPPER TRACER WIRE.
6. ALL VALVES TO HAVE 3' OF PIPE MINIMUM BETWEEN TEES, CROSSES, & HYDRANTS.

TYPICAL GATE VALVE LAYOUT

LAST REVISION: OCT 2024

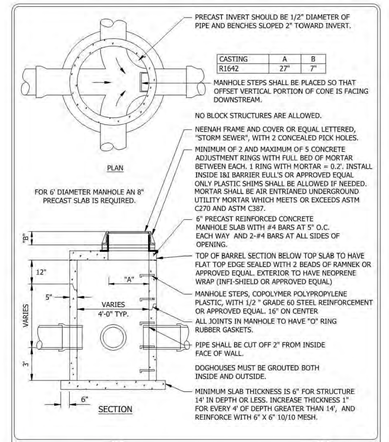
PLATE NO. WAT-06



STORM SEWER MANHOLE

LAST REVISION: OCT 2024

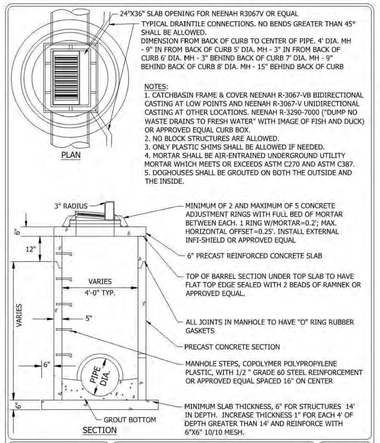
PLATE NO. STO-01



STORM SEWER MANHOLE WITH REINFORCED TOP SLAB & SUMP

LAST REVISION: OCT 2024

PLATE NO. STO-02



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

MINIMUM OF 2 AND MAXIMUM OF 5 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH. 1 RING W/MORTAR=0.2'; MAX. HORIZONTAL OFFSET=0.25'. INSTALL EXTERNAL INFI-SHIELD OR APPROVED EQUAL.

6" PRECAST REINFORCED CONCRETE SLAB

TOP OF BARREL SECTION UNDER TOP SLAB TO HAVE FLAT TOP EDGE SEALED WITH 2 BEADS OF RAMNEK OR APPROVED EQUAL.

ALL JOINTS IN MANHOLE TO HAVE "O" RING RUBBER GASKETS

PRECAST CONCRETE SECTION

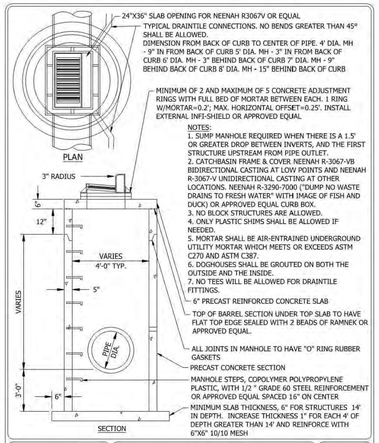
MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2 " GRADE 60 STEEL REINFORCEMENT OR APPROVED EQUAL SPACED 16" ON CENTER

MINIMUM SLAB THICKNESS, 6" FOR STRUCTURES 14' IN DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14' AND REINFORCE WITH 6"X6" 10/10 MESH.

CATCH BASIN MANHOLE TYPE II

LAST REVISION: OCT 2024

PLATE NO. STO-03



MINIMUM OF 2 AND MAXIMUM OF 5 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH. 1 RING W/MORTAR=0.2'; MAX. HORIZONTAL OFFSET=0.25'. INSTALL EXTERNAL INFI-SHIELD OR APPROVED EQUAL.

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

6" PRECAST REINFORCED CONCRETE SLAB

TOP OF BARREL SECTION UNDER TOP SLAB TO HAVE FLAT TOP EDGE SEALED WITH 2 BEADS OF RAMNEK OR APPROVED EQUAL.

ALL JOINTS IN MANHOLE TO HAVE "O" RING RUBBER GASKETS

PRECAST CONCRETE SECTION

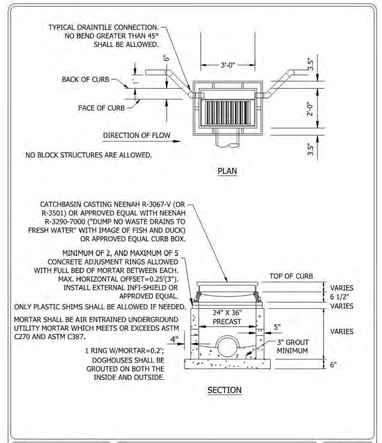
MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2 " GRADE 60 STEEL REINFORCEMENT OR APPROVED EQUAL SPACED 16" ON CENTER

MINIMUM SLAB THICKNESS, 6" FOR STRUCTURES 14' IN DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14' AND REINFORCE WITH 6"X6" 10/10 MESH

CATCH BASIN MANHOLE WITH SUMP TYPE II

LAST REVISION: OCT 2024

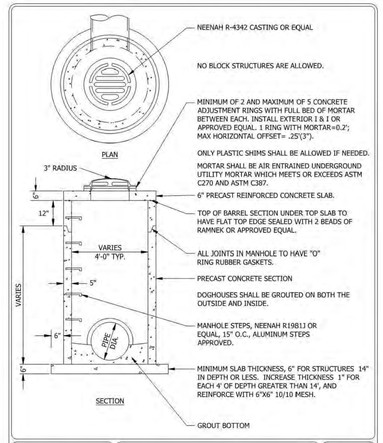
PLATE NO. STO-04



CATCH BASIN TYPE I

LAST REVISION: OCT 2024

PLATE NO. STO-05



MINIMUM OF 2 AND MAXIMUM OF 5 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH. INSTALL EXTERIOR I & I OR APPROVED EQUAL. 1 RING WITH MORTAR=0.2'; MAX HORIZONTAL OFFSET= .25'(3").

ONLY PLASTIC SHIMS SHALL BE ALLOWED IF NEEDED.

MORTAR SHALL BE AIR ENTRAINED UNDERGROUND UTILITY MORTAR WHICH MEETS OR EXCEEDS ASTM C270 AND ASTM C387.

6" PRECAST REINFORCED CONCRETE SLAB.

TOP OF BARREL SECTION UNDER TOP SLAB TO HAVE FLAT TOP EDGE SEALED WITH 2 BEADS OF RAMNEK OR APPROVED EQUAL.

ALL JOINTS IN MANHOLE TO HAVE "O" RING RUBBER GASKETS.

PRECAST CONCRETE SECTION

DOGHOUSES SHALL BE GROUTED ON BOTH THE OUTSIDE AND INSIDE.

MANHOLE STEPS, NEENAH R1981J OR EQUAL, 15" O.C., ALUMINUM STEPS APPROVED.

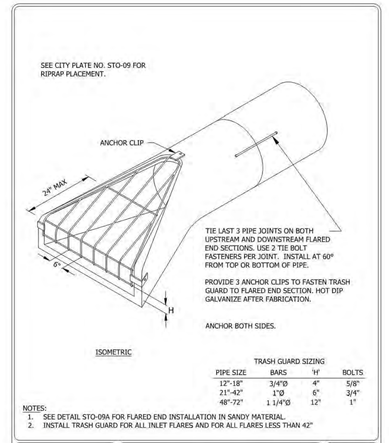
MINIMUM SLAB THICKNESS, 6" FOR STRUCTURES 14" IN DEPTH OR LESS. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14', AND REINFORCE WITH 6"X6" 10/10 MESH.

GROUT BOTTOM

CATCH BASIN MANHOLE TYPE II

LAST REVISION: OCT 2024

PLATE NO. STO-07



TIE LAST 3 PIPE JOINTS ON BOTH UPSTREAM AND DOWNSTREAM FLARED END SECTIONS. USE 2 TIE BOLT FASTENERS PER JOINT. INSTALL AT 60° FROM TOP OR BOTTOM OF PIPE.

PROVIDE 3 ANCHOR CLIPS TO FASTEN TRASH GUARD TO FLARED END SECTION. HOT DIP GALVANIZE AFTER FABRICATION.

ANCHOR BOTH SIDES.

TRASH GUARD SIZING

PIPE SIZE	BARS	'H'	BOLTS
12"-18"	3/4"Ø	4"	5/8"
21"-42"	1"Ø	6"	3/4"
48"-72"	1 1/4"Ø	12"	1"

NOTES:
1. SEE DETAIL STO-09A FOR FLARED END INSTALLATION IN SANDY MATERIAL.
2. INSTALL TRASH GUARD FOR ALL INLET FLARES AND FOR ALL FLARES LESS THAN 42"

FLARED END SECTION AND TRASH GUARD

LAST REVISION: OCT 2024

PLATE NO. STO-08

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

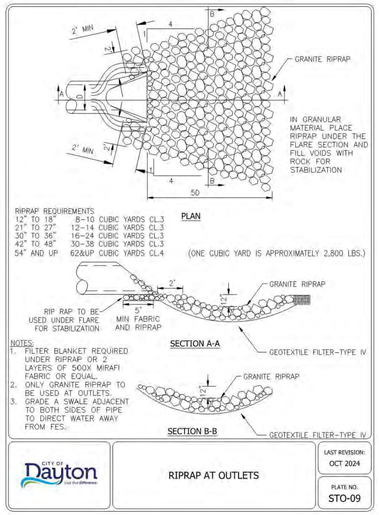
REVISION SUMMARY

DATE	DESCRIPTION

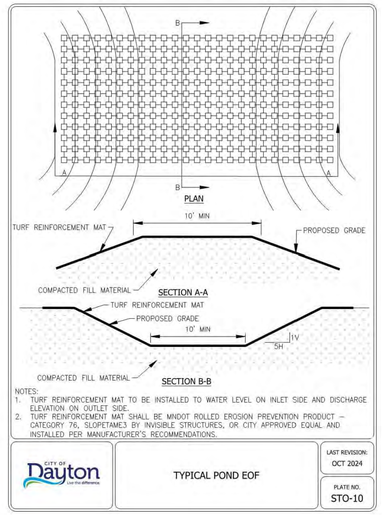
CIVIL DETAILS

C6.2

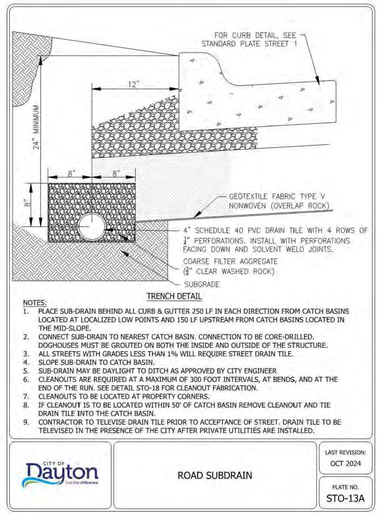
© COPYRIGHT 2026 CIVIL SITE GROUP INC.



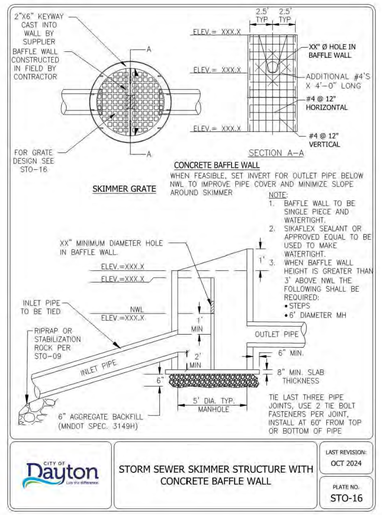
CITY OF Dayton | RIPRAP AT OUTLETS | LAST REVISION: OCT 2024 | PLATE NO. STO-09



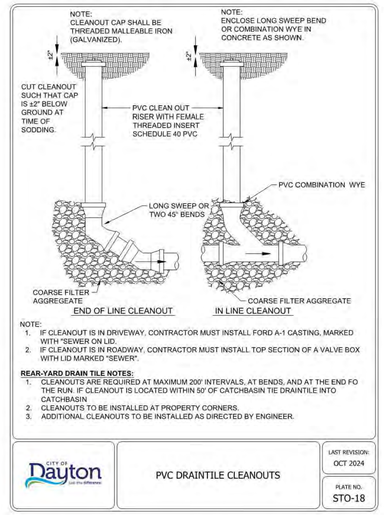
CITY OF Dayton | TYPICAL POND EOF | LAST REVISION: OCT 2024 | PLATE NO. STO-10



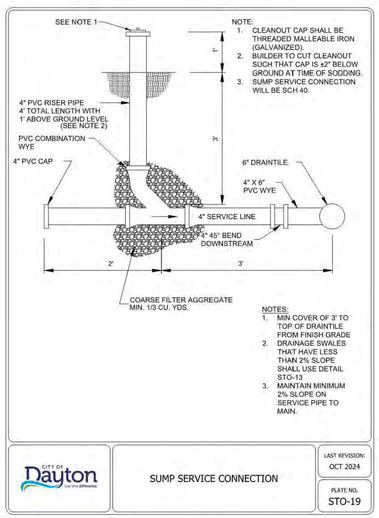
CITY OF Dayton | ROAD SUBDRAIN | LAST REVISION: OCT 2024 | PLATE NO. STO-13A



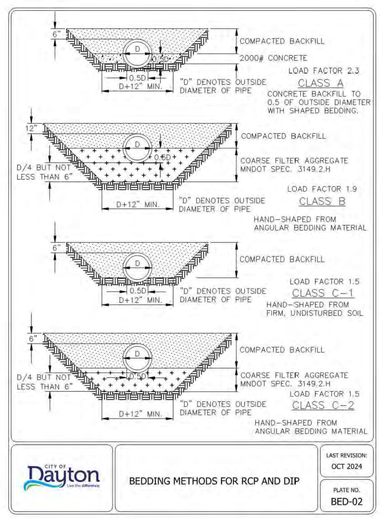
CITY OF Dayton | STORM SEWER SKIMMER STRUCTURE WITH CONCRETE BAFFLE WALL | LAST REVISION: OCT 2024 | PLATE NO. STO-16



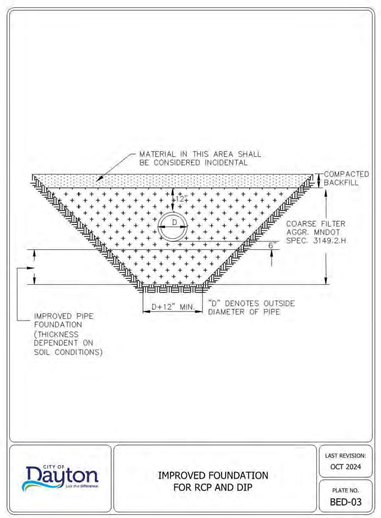
CITY OF Dayton | PVC DRAINTILE CLEANOUTS | LAST REVISION: OCT 2024 | PLATE NO. STO-18



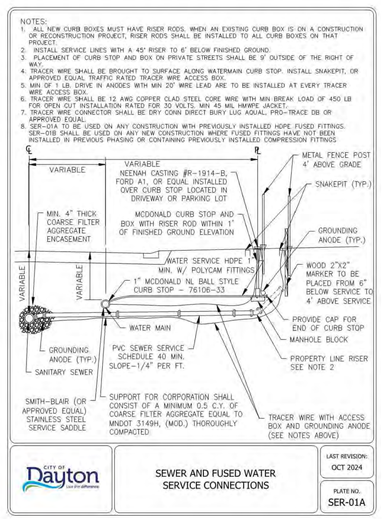
CITY OF Dayton | SUMP SERVICE CONNECTION | LAST REVISION: OCT 2024 | PLATE NO. STO-19



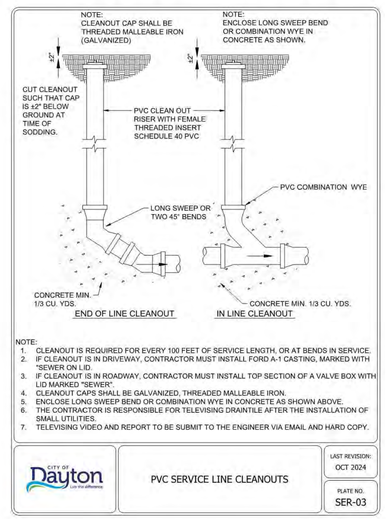
CITY OF Dayton | BEDDING METHODS FOR RCP AND DIP | LAST REVISION: OCT 2024 | PLATE NO. BED-02



CITY OF Dayton | IMPROVED FOUNDATION FOR RCP AND DIP | LAST REVISION: OCT 2024 | PLATE NO. BED-03



CITY OF Dayton | SEWER AND FUSED WATER SERVICE CONNECTIONS | LAST REVISION: OCT 2024 | PLATE NO. SER-01A



CITY OF Dayton | PVC SERVICE LINE CLEANOUTS | LAST REVISION: OCT 2024 | PLATE NO. SER-03

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369
WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

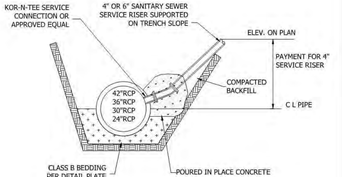
REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

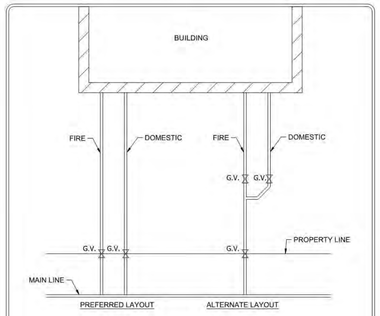
C6.3

© COPYRIGHT 2026 CIVIL SITE GROUP INC.



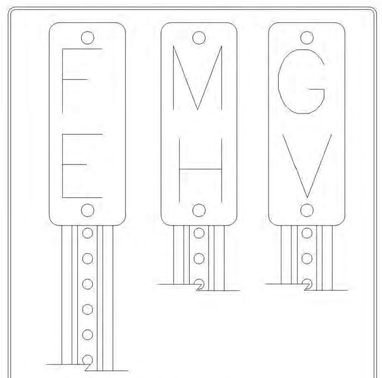
NOTE:
SERVICE CONNECTIONS TO BE AT 2:00 OR 10:00 POSITION.

CITY OF Dayton | SERVICE CONNECTION TO RCP | LAST REVISION: OCT 2024 | PLATE NO. SER-04



NOTE:
1. PREFERRED LAYOUT TO BE USED EXCEPT WHEN THERE IS ONLY ONE EXISTING SERVICE IS AVAILABLE.
3. SEE DETAIL PLATE WAT-03 FOR INFORMATION ON GATE VALVE INSTALLATION.
4. ALL VALVES TO HAVE 3' OF PIPE MINIMUM BETWEEN TEES, CROSSES, & HYDRANTS.
5. ALL DUCTILE IRON WATERMAIN FITTINGS SHALL BE FUSION BONDED EPOXY COATED, POLYWRAPPED, AND TAPED.

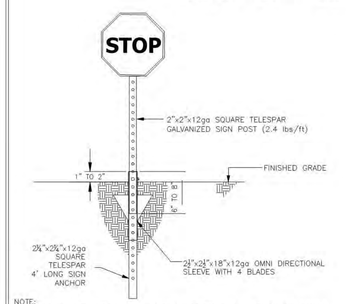
CITY OF Dayton | WATER SERVICE LAYOUT FOR BUILDINGS REQUIRING FIRE SUPPRESSION | LAST REVISION: OCT 2024 | PLATE NO. SER-07



0.063" THICK ALUMINUM SIGN. BLACK LETTERS ON WHITE HIGH INTENSITY REFLECTORIZED BACKGROUND U-CHANNEL POST MINIMUM 3LB/FT 6-6" LONG, PAINTED GREEN. PLACED AS DIRECTED BY CITY ENGINEER.

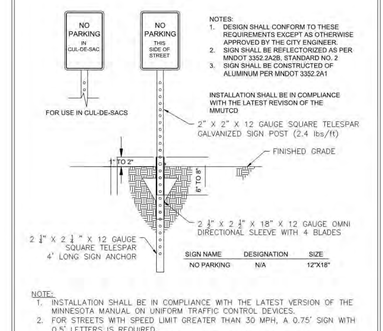
CITY OF Dayton | STRUCTURE MARKER SIGNS | LAST REVISION: OCT 2024 | PLATE NO. GEN-01

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



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

CITY OF Dayton | REGULATORY SIGN DETAIL | LAST REVISION: OCT 2024 | PLATE NO. GEN-04



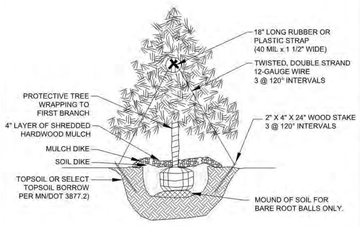
NOTES:
1. DESIGN SHALL CONFORM TO THESE REQUIREMENTS EXCEPT AS OTHERWISE APPROVED BY THE CITY ENGINEER.
2. SIGN SHALL BE RELFECTORIZED AS PER MNDOT 3352.2A2B, STANDARD NO. 2
3. SIGN SHALL BE CONSTRUCTED OF ALUMINUM PER MNDOT 3352.2A1

INSTALLATION SHALL BE IN COMPLIANCE WITH THE LATEST REVISON OF THE MMUTCD

SIGN NAME	DESIGNATION	SIZE
NO PARKING	N/A	12"X18"

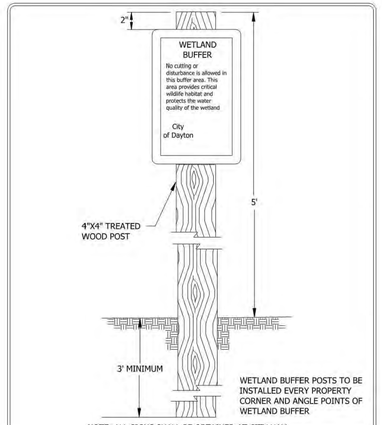
NOTE:
1. INSTALLATION SHALL BE IN COMPLIANCE WITH THE LATEST VERSION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. FOR STREETS WITH SPEED LIMIT GREATER THAN 30 MPH, A 0.75' SIGN WITH 0.5' LETTERS IS REQUIRED.
3. NO PARKING SIGNS TO BE INSTALLED PER APPROVED SIGNAGE PLAN.
4. SIGN SHALL BE CONSTRUCTED OF ALUMINUM PER MNDOT 3352.2A1.
5. WHEN INSTALLED IN CONCRETE USE SURFACE MOUNTED ANCHOR BASE ⅜"x4" CONCRETE ANCHOR BOLTS KLEEN BREAK MODEL 425 OR APPROVED EQUAL. (SEE DETAIL STR-26)
6. ALL NO PARKING SIGNS TO BE INSTALLED BACK-TO-BACK.

CITY OF Dayton | NO PARKING SIGNS | LAST REVISION: OCT 2024 | PLATE NO. GEN-05



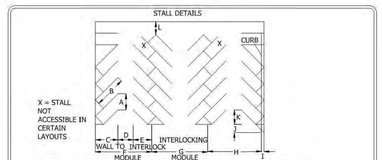
NOTES:
1. PLANTS TO BE INSTALLED AS PER THE AMERICAN ASSOCIATION OF NURSERYMAN (AAN) STANDARD PLANTING PRACTICES.
2. PROVIDE & INSTALL PLANT MATERIALS THAT ARE THE SIZE, TYPE, AND SPECIES INDICATED IN PLANS.
3. BEFORE PLANTING, REMOVE DEAD OR DAMAGED BRANCHES.
4. DIG HOLE TWO TIMES ROOT BALL WIDTH AND 6" DEEPER THAN BALL HEIGHT.
5. SCARIFY BOTTOM OF HOLE.
6. LOOSEN BURLAP COVERING ON ROOT BALL. REMOVE TOP OF BURLAP ON BALLED & BURLAPPED MATERIALS.
7. IF BARE ROOTED, SET BARE ROOT CROWN ON MOUND & SPREAD ROOTS OVER & DOWN SIDES OF MOUND.
8. PLANT TREE SO TOP OF ROOT BALL IS FLUSH WITH TOP OF SOIL.
9. FILL HOLE ⅓ FULL OF SOIL & TAMP.
10. FILL REMAINING SPACE WITH WATER AND WAIT FOR IT TO SETTLE.
11. FINISH FILLING HOLE WITH SOIL AND MAKE A SOIL DIKE AROUND ROOT BALL.
12. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO DIGGING AND PLANT INSTALLATION.

CITY OF Dayton | CONIFEROUS TREE PLANTING DETAIL | LAST REVISION: OCT 2024 | PLATE NO. GEN-09



NOTE: ALL SIGNS SHALL BE OBTAINED AT CITY HALL

CITY OF Dayton | WETLAND BUFFER CONSERVATION AREA AND CITY NATURAL AREA SIGN | LAST REVISION: OCT 2024 | PLATE NO. GEN-10

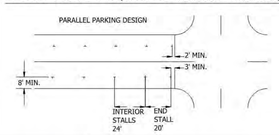


X = STALL NOT ACCESSIBLE IN CERTAIN LAYOUTS

PARKING LAYOUT DIMENSIONS (IN FEET) FOR 9-FT STALLS AT VARIOUS ANGLES

		ON DIAGRAM	PARKING ANGLE 45	60	75	90
STALL WIDTH, PARALLEL TO AISLE	A	12.7	10.4	9.3	9.0
STALL LENGTH OF LINE	B	25.0	22.0	20.0	18.5
STALL DEPTH, TO WALL	C	17.5	19.0	19.5	18.5
AISLE WIDTH, BETWEEN STALL LINES	D	12.0	16.0	23.0	26.0
STALL DEPTH, INTERLOCK	E	15.3	17.5	18.8	18.5
MODULE, WALL TO INTERLOCK	F	44.8	52.5	61.3	63.0
MODULE, INTERLOCKING	G	42.6	51.0	61.0	63.0
MODULE, INTERLOCK TO CURB FACE	H	42.8	50.2	28.8	60.5
BUMPER OVERHANG (TYPICAL)	I	2.0	2.3	2.5	2.5
OFFSET	J	6.3	2.7	0.5	0.0
SETBACK	K	11.0	8.3	5.0	0.0
CROSS AISLE, ONE-WAY	L	14.0	14.0	14.0	14.0
CROSS AISLE, TWO-WAY	-	24.0	24.0	24.0	24.0

PARKING STALL LAYOUT ELEMENTS (COURTESY TRANSPORTATION RESEARCH BOARD)



CITY OF Dayton | TYPICAL PARALLEL PARKING AND STALL DETAILS | LAST REVISION: OCT 2024 | PLATE NO. GEN-11

MANDREL SIZE

SDR 35 (DEPTH < 16')

PIPE SIZE (IN)	DEFLECTION TEST BASE I.D. (IN)	DEFLECTION (IN)	AIR TEST PRESSURE* (PSIG)	TIME (MIN)
4	3.874	3.68	4	2
6	5.742	5.45	4	3
8	7.665	7.28	4	4
10	9.563	9.08	4	5
12	11.381	10.79	4	6
15	13.898	13.20	4	7.5

PS 46 (DEPTH <16')

PIPE SIZE (IN)	DEFLECTION TEST BASE I.D. (IN)	DEFLECTION (IN)	AIR TEST PRESSURE* (PSIG)	TIME (MIN)
18	16.976	16.13	4	9
21	20.054	19.05	4	10.5
24	22.480	21.36	4	12
27	25.327	24.06	4	13.5

SDR 26 (16' < DEPTH < 25')

PIPE SIZE (IN)	DEFLECTION TEST BASE I.D. (IN)	DEFLECTION (IN)	AIR TEST PRESSURE* (PSIG)	TIME (MIN)
4	3.612	3.59	4	3
6	7.488	7.12	4	4
10	9.542	8.87	4	5
12	11.102	10.54	4	6
15	13.575	12.90	4	7.5

PS 115 (DEPTH < 25')

PIPE SIZE (IN)	DEFLECTION TEST BASE I.D. (IN)	DEFLECTION (IN)	AIR TEST PRESSURE* (PSIG)	TIME (MIN)
18	16.189	15.76	4	9
21	19.545	18.57	4	10.5
24	21.964	20.87	4	12
27	24.744	23.51	4	13.5
30	28.763	27.32	4	15

C-900 DR 14 (DEPTH < 25')

PIPE SIZE (IN)	DEFLECTION TEST BASE I.D. (IN)	DEFLECTION (IN)	AIR TEST PRESSURE* (PSIG)	TIME (MIN)
6	5.934	5.49	4	3
8	7.754	7.17	4	4
10	9.487	9.01	4	5
12	11.263	10.72	4	6
14	13.050	12.40	4	7
16	14.831	14.09	4	8
18	16.679	15.78	4	9
20	18.386	17.47	4	10
24	21.940	20.84	4	12

NOTE: SEE GEN-13 FOR SANITARY SEWER TESTING REQUIREMENTS

CITY OF Dayton | DEFLECTION TEST PIPE MATERIAL AND MANDREL SIZE | LAST REVISION: OCT 2024 | PLATE NO. GEN-12

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

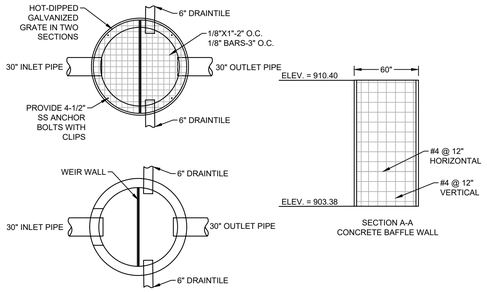
REVISION SUMMARY

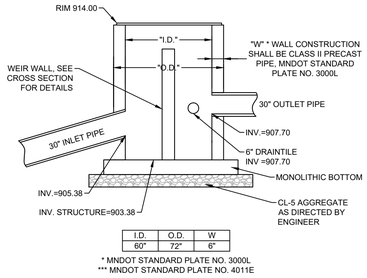
DATE	DESCRIPTION

CIVIL DETAILS

C6.4

© COPYRIGHT 2026 CIVIL SITE GROUP INC.



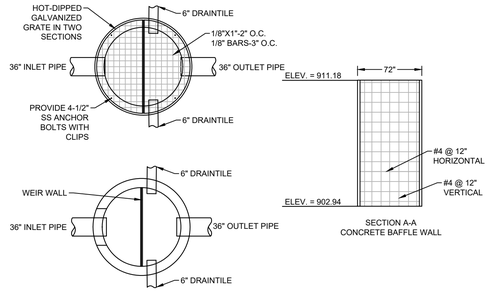


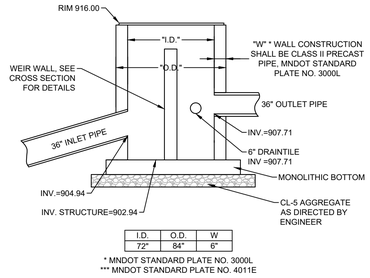
I.D.	O.D.	W
60"	72"	6"

* MNDOT STANDARD PLATE NO. 3000L
*** MNDOT STANDARD PLATE NO. 4011E

NOTES:
1. NO STRUCTURE SHALL BE ORDERED UNTIL THE ENGINEER APPROVES THE SHOP DRAWING.
2. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING THE POND OUTLET SKIMMER PRIOR TO FINAL ACCEPTANCE.
3. PLACE GEOTEXTILE BLANKET UNDER ALL RIPRAP.

1 CONCRETE OUTLET STRUCTURE - OS 2
N T S



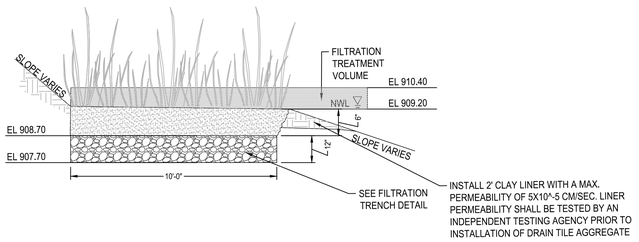


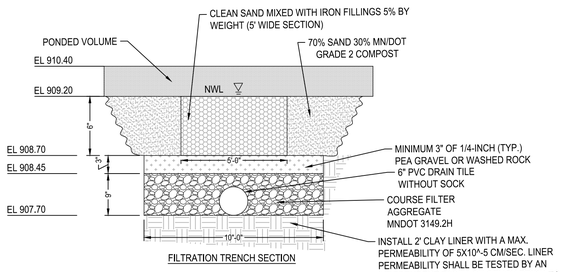
I.D.	O.D.	W
72"	84"	6"

* MNDOT STANDARD PLATE NO. 3000L
*** MNDOT STANDARD PLATE NO. 4011E

NOTES:
1. NO STRUCTURE SHALL BE ORDERED UNTIL THE ENGINEER APPROVES THE SHOP DRAWING.
2. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING THE POND OUTLET SKIMMER PRIOR TO FINAL ACCEPTANCE.
3. PLACE GEOTEXTILE BLANKET UNDER ALL RIPRAP.

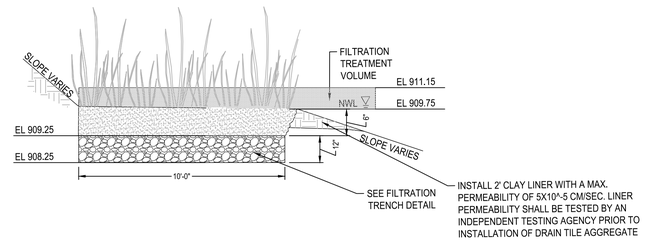
2 CONCRETE OUTLET STRUCTURE - OS 42
N T S

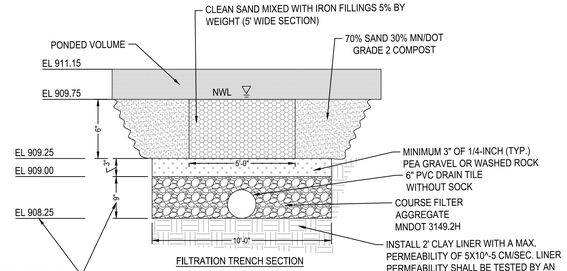




NOTE: CLAY LINER SHALL BE CONSTRUCTED WITH IMPORTED OR ON-SITE CLAY MATERIALS CONSISTING OF A CLAY (CL) WITH A MINIMUM 55% PASSING THE #200 SIEVE AND A PLASTICITY INDEX OF OVER 15.

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





BOTTOM DEPTH OF DRAIN TILE VARIES DUE TO MINOR SLOPE ON DRAIN TILE PIPE AS IT GETS CLOSER TO THE OUTLET STRUCTURE. SEE UTILITY PLAN.

NOTE: CLAY LINER SHALL BE CONSTRUCTED WITH IMPORTED OR ON-SITE CLAY MATERIALS CONSISTING OF A CLAY (CL) WITH A MINIMUM 55% PASSING THE #200 SIEVE AND A PLASTICITY INDEX OF OVER 15.

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

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

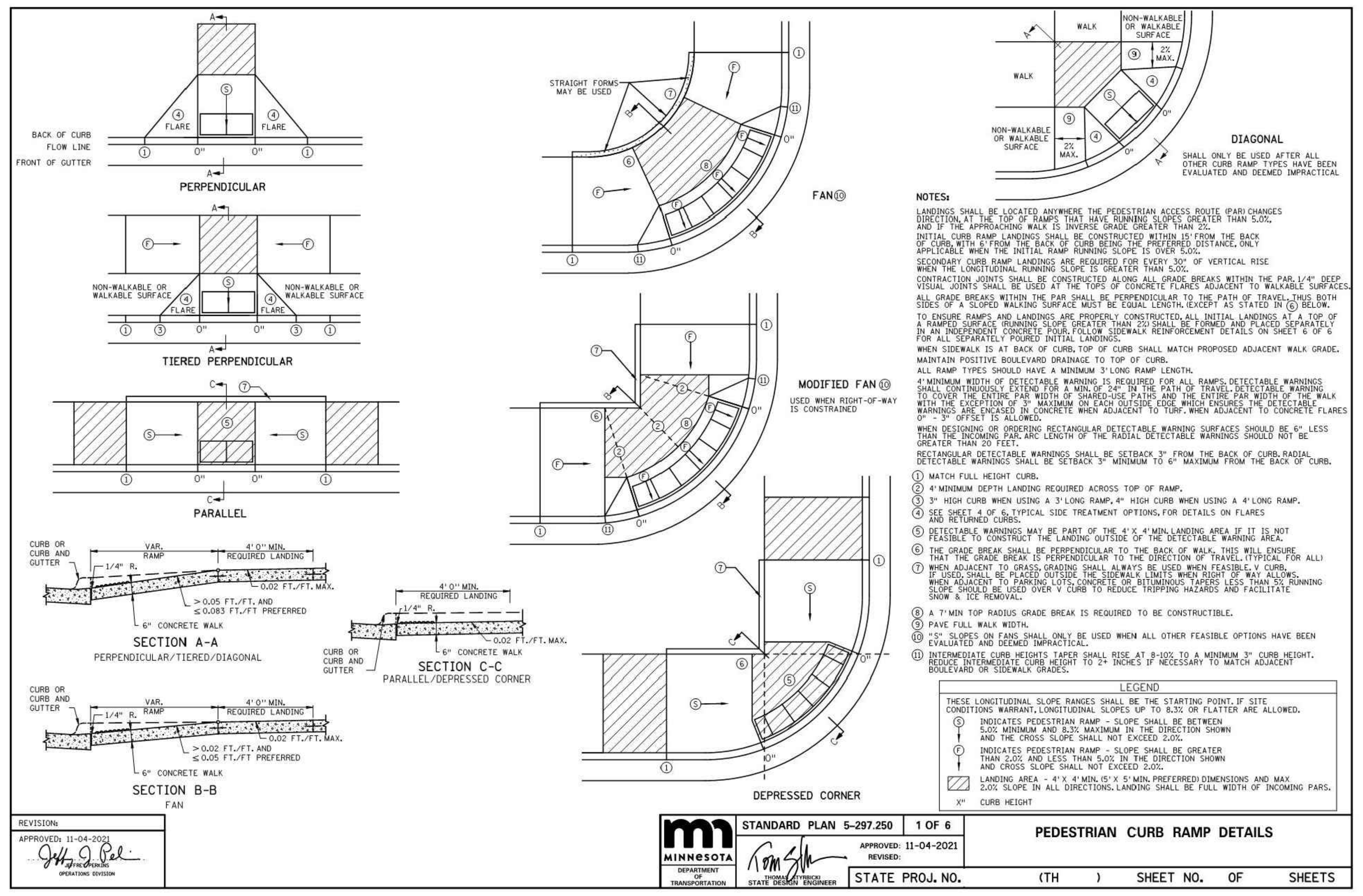
REVISION SUMMARY

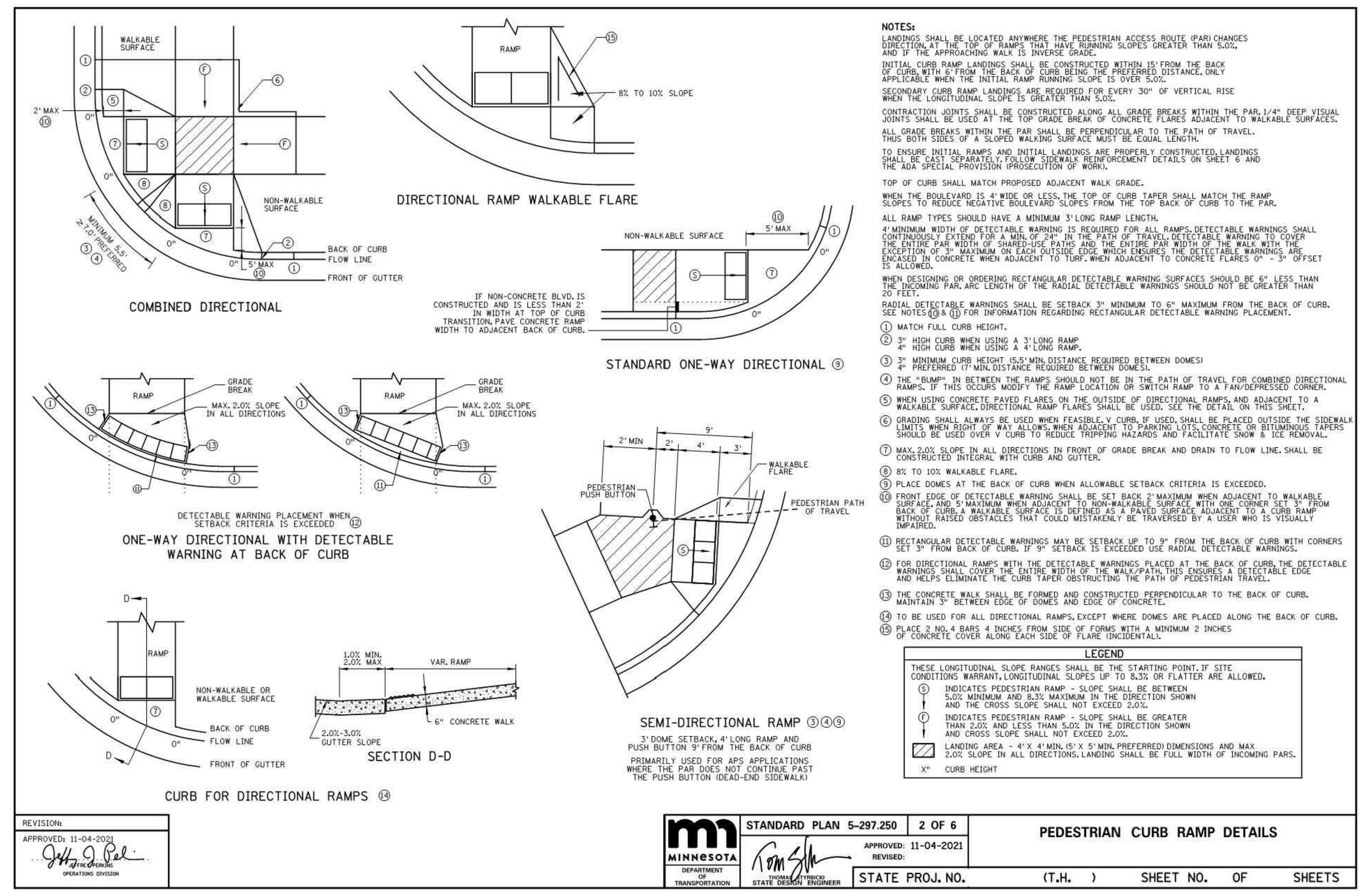
DATE	DESCRIPTION

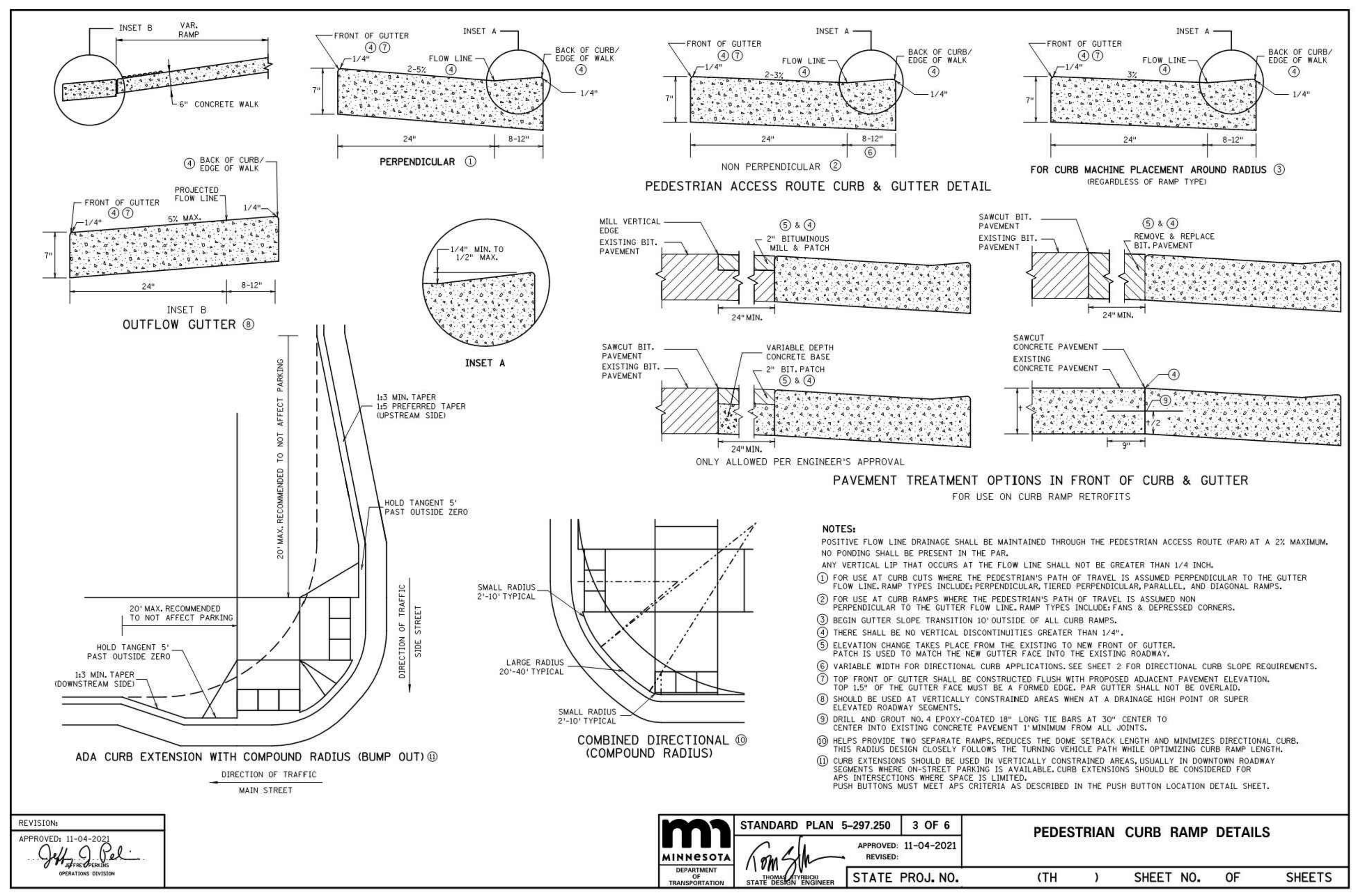
CIVIL DETAILS

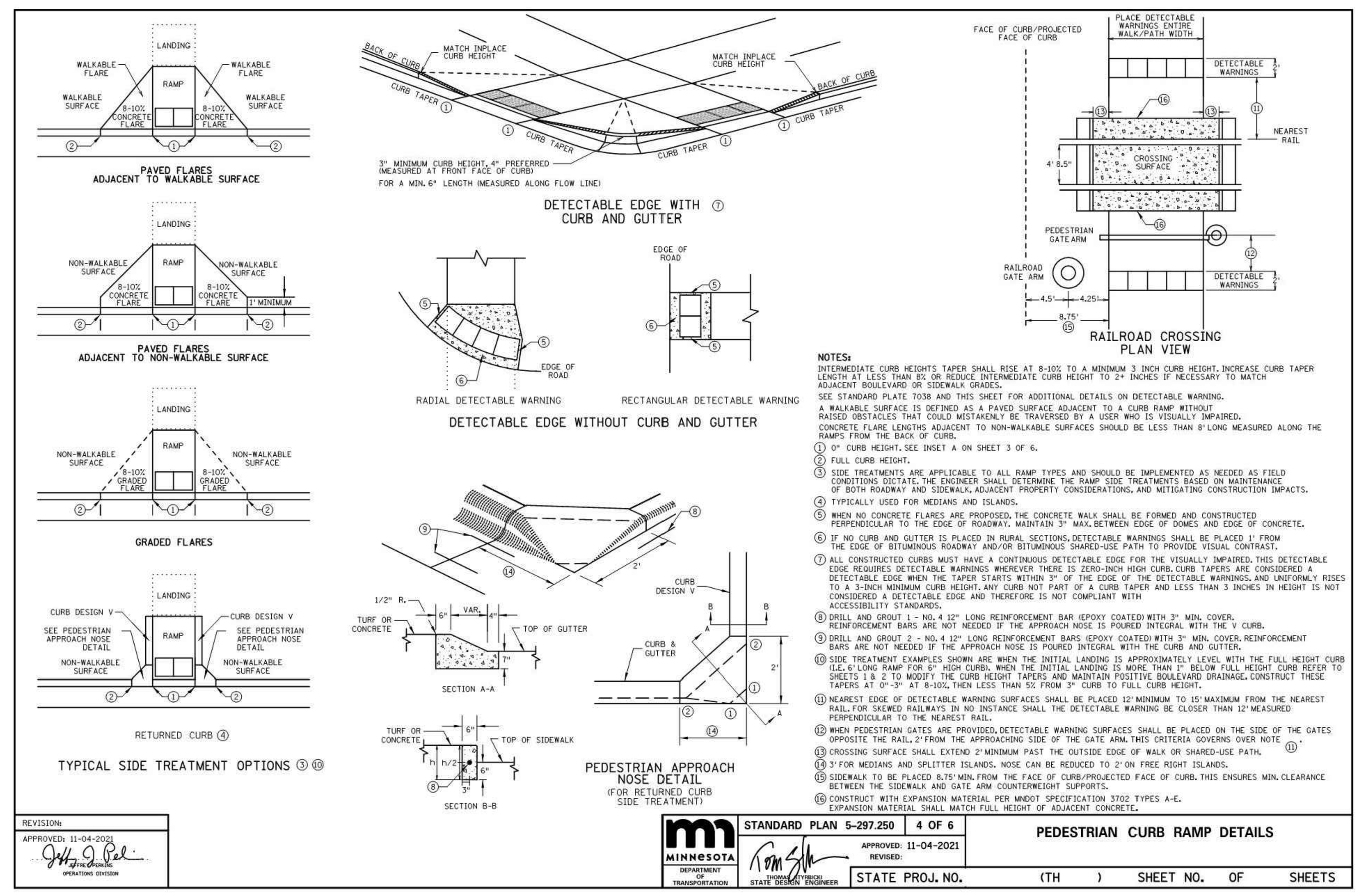
C6.5

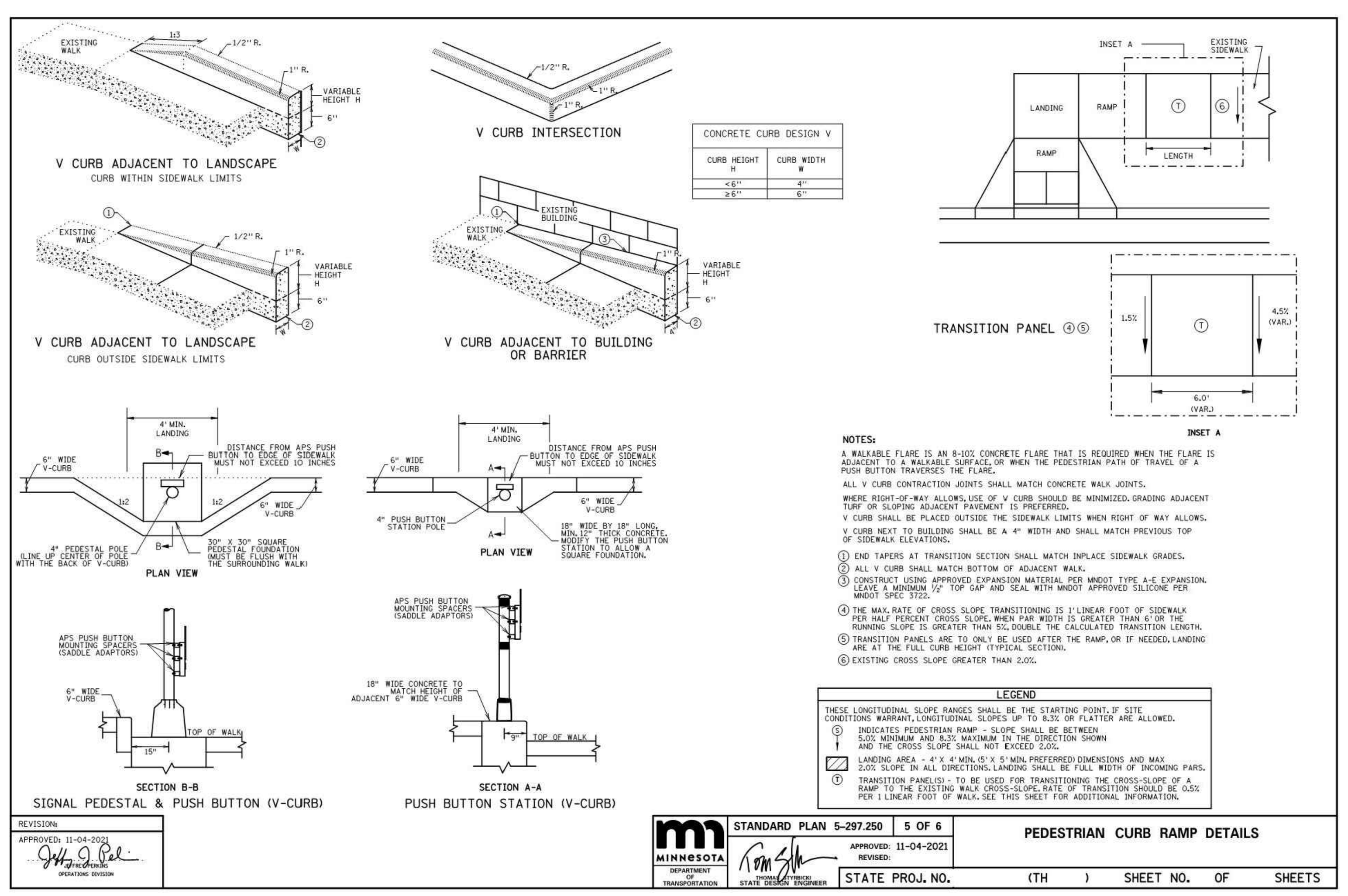
© COPYRIGHT 2026 CIVIL SITE GROUP INC.

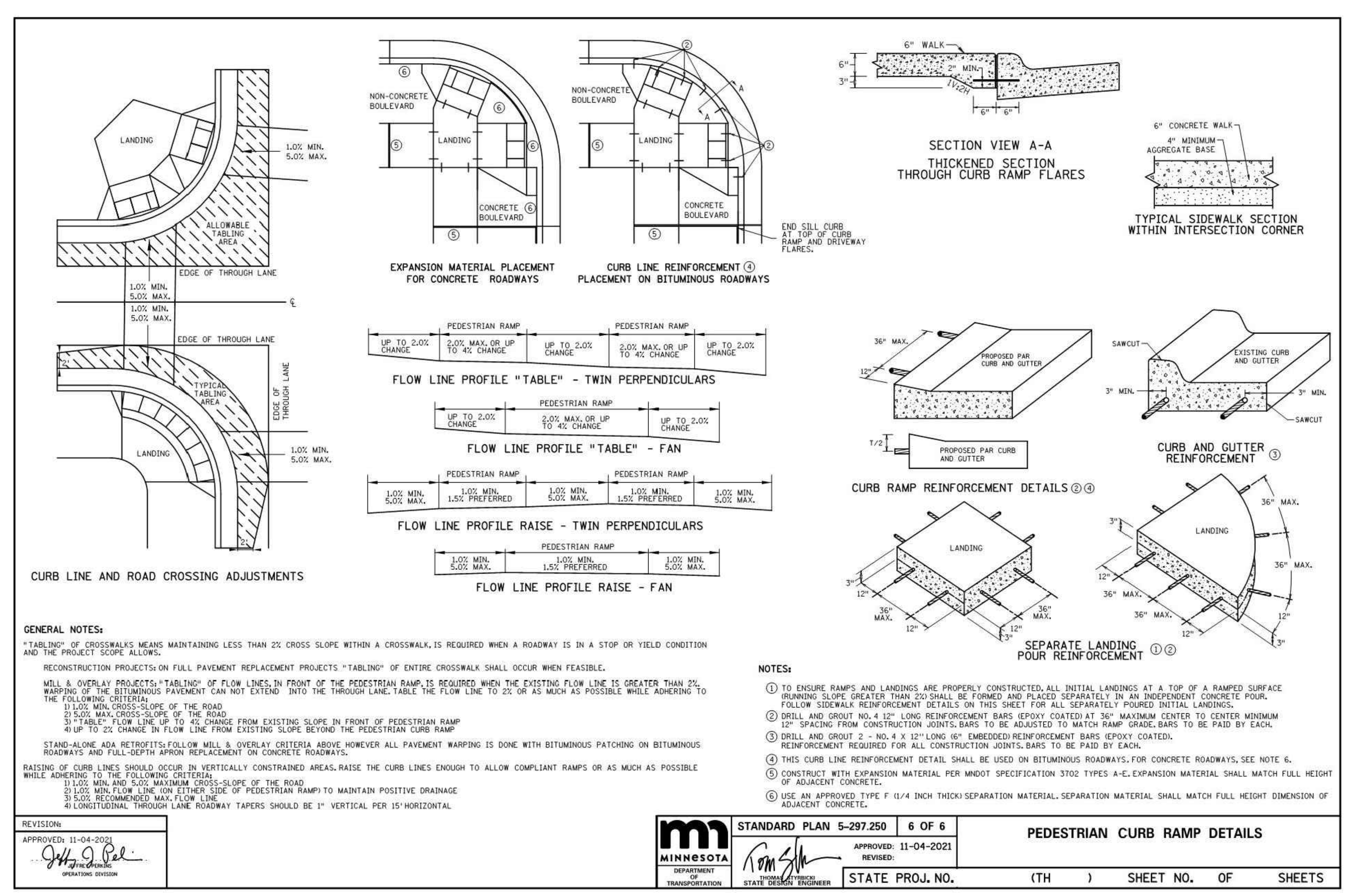






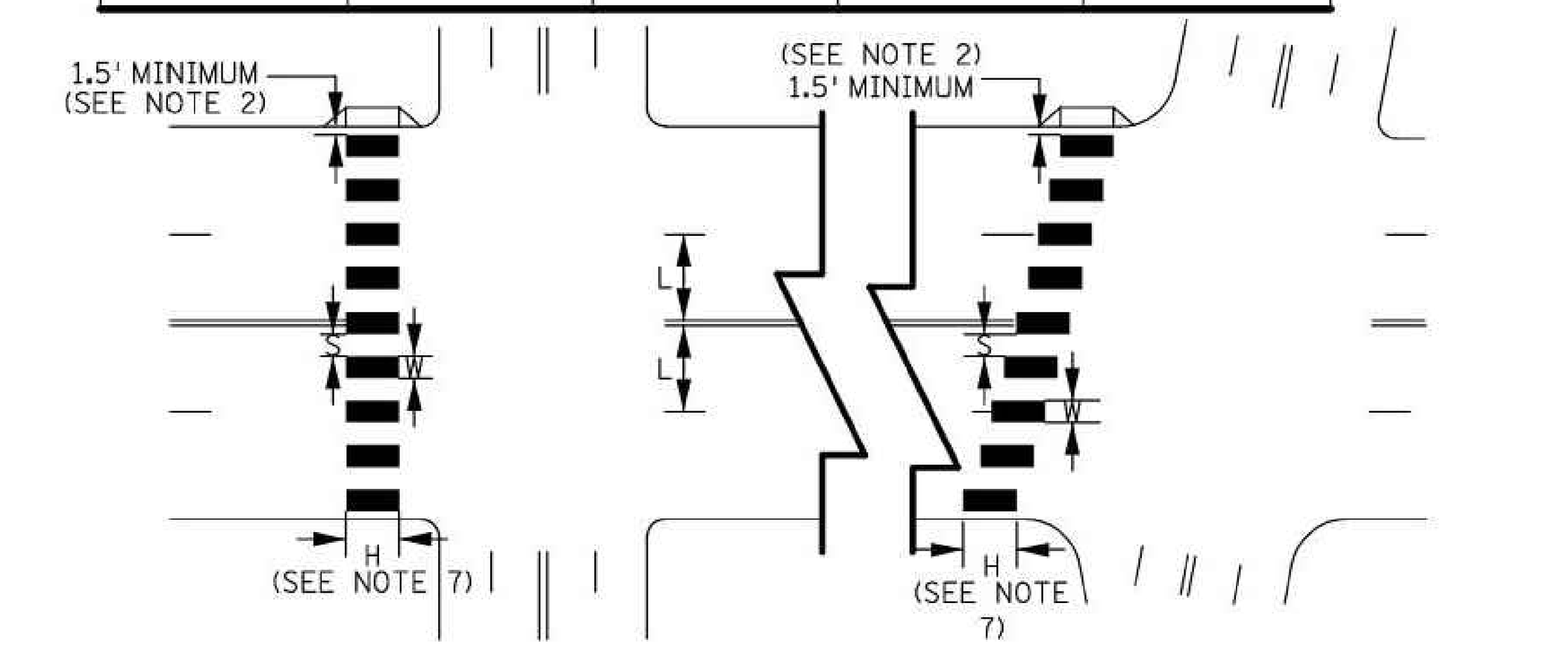






PEDESTRIAN CROSSWALK MARKINGS

(L) WIDTH OF INSIDE LANE	(W) WIDTH OF PAINTED AREA	(S) WIDTH OF SPACE	ALTERNATE (W) WIDTH OF PAINTED AREA	ALTERNATE (S) WIDTH OF SPACE
9′	2.0′	2.5′	—	—
10′	2.5′	2.5′	2.0′	3.0′
11′	2.5′	3.0′	2.0′	3.5′
12′	3.0′	3.0′	2.5′	3.5′
13′	3.0′	3.5′	—	—



NOTES:

1. PAINTED AREAS TO BE CENTERED ON CENTERLINE AND LANE LINES.
2. A MINIMUM OF 1.5 FT. CLEAR DISTANCE SHALL BE LEFT ADJACENT TO THE CURB FACE. IF LAST PAINTED AREA FALLS INTO THIS DISTANCE IT MUST BE OMITTED.
3. ON TWO LANE TWO WAY STREETS, USE SPACING SHOWN FOR AN 11 FT. INSIDE LANE.
4. FOR DIVIDED ROADWAYS, ADJUSTMENTS IN SPACING OF THE BLOCKS SHOULD BE MADE IN THE MEDIAN SO THAT THE BLOCKS ARE MAINTAINED IN THEIR PROPER LOCATION ACROSS THE TRAVELED PORTION OF THE ROADWAY.
5. AT SKEWED CROSSWALKS, THE BLOCKS ARE TO REMAIN PARALLEL TO THE LANE LINES AS SHOWN.
6. THE BLOCKS SHALL BE PLACED SO THAT THEY ARE NOT LOCATED IN THE WHEEL PATH OF THE VEHICLES.
7. THE BLOCKS SHALL BE A MINIMUM OF 6' LONG AND AT LEAST AS LONG AS THE TRUNCATED DOMES, FOR FANNED TRUNCATED DOMES THE BLOCKS SHALL BE AT LEAST AS LONG AS THE APPROACHING SIDEWALK OR SHARED USE PATH.
8. THE ALTERNATE (W) AND (S) MAY BE USED WHEN BLOCKS LONGER THAN 6' (H) ARE USED.

PUBLISHED BY OTE: 16 NOV 2021 | MODIFIED:

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

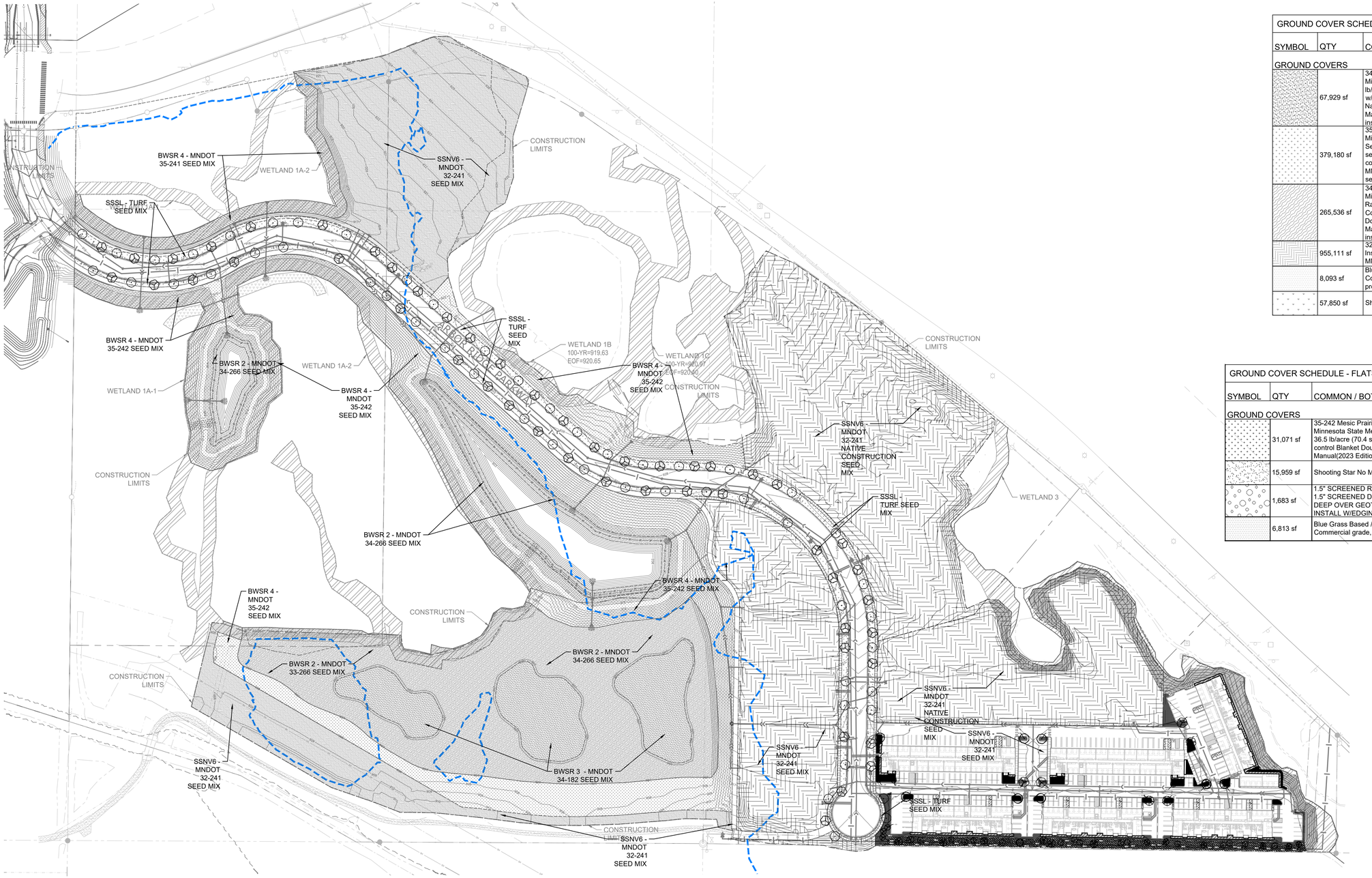
REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C6.6

© COPYRIGHT 2026 CIVIL SITE GROUP INC.



GROUND COVER SCHEDULE - ROAD & WETLAND			
SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE
GROUND COVERS			
	67,929 sf	34-182 Emergent Wetland Seed Mix / Minnesota State Seed Mix. Seed Rate: 5 lb/acre (110.1 seeds/square foot). Cover w/Straw Erosion control Blanket Double Natural Net. Refer to MN Seeding Manual(2023 Edition) for seeding dates and install methods.	Seed Mix
	379,180 sf	35-242 Mesic Prairie General Seed Mix / Minnesota State Mesic Prairie General Seed Mix. Seed Rate: 36.5 lb/acre (70.4 seeds/square foot). Cover w/Straw Erosion control Blanket Double Natural Net. Refer to MN Seeding Manual(2023 Edition) for seeding dates and install methods.	Seed Mix
	265,536 sf	34-266 Wet Prairie / Minnesota State Wet Prairie Mix. Seed Rate: 5 lb/acre (114.3 seeds/square foot). Cover w/Straw Erosion control Blanket Double Natural Net. Refer to MN Seeding Manual(2023 Edition) for seeding dates and install methods.	Seed Mix
	955,111 sf	32-241 Native Construction Seed Mix / Install at 38 lbs/AC, include cover crop per MNDOT Seeding Manual (current edition)	Seed Mix
	8,093 sf	Blue Grass Based / Sod Commercial grade, locally grown, "Big Roll" preferred	Sod
	57,850 sf	Shooting Star Sunny Lawn Mix / Turf Seed	Seed Mix

GROUND COVER SCHEDULE - FLATS DEVELOPMENT			
SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE
GROUND COVERS			
	31,071 sf	35-242 Mesic Prairie General Seed Mix / Minnesota State Mesic Prairie General Seed Mix. Seed Rate: 36.5 lb/acre (70.4 seeds/square foot). Cover w/Straw Erosion control Blanket Double Natural Net. Refer to MN Seeding Manual(2023 Edition) for seeding dates and install methods.	Seed Mix
	15,959 sf	Shooting Star No Mow Fine Fescue Mix / No MowSeed Mix	Seed Mix
	1,683 sf	1.5" SCREENED ROCK/STONE, 3" DEEP / ROCK MULCH 1.5" SCREENED DECORATIVE ROCK/STONE MULCH 3" DEEP OVER GEOTEXTILE FABRIC, PROVIDE SAMPLES. INSTALL W/EDGING AS SHOWN ON LANDSCAPE PLAN.	Mulch
	6,813 sf	Blue Grass Based / Sod Commercial grade, locally grown, "Big Roll" preferred	Sod

MULCH SCHEDULE

AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR	YES	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	4" DEPTH, SHREDDED CEDAR	YES	NO	
MAINT. STRIP AT BUILDING FOUNDATION	NA	NA	NA	
PLAYGROUND MULCH	12" DEPTH ENGINEERED PLAYGROUND MULCH, SEE REMARKS. DEPTH AS SPECIFIED BY PLAYGROUND EQUIPMENT MANUFACTURER.	SEE SITE PLAN	YES	ORGANIC MULCH DESIGNED SPECIFICALLY FOR USE ON PLAYGROUNDS(CERTIFIED BY ANSIASTM FOR PLAYGROUND USE. (I.E. SYLVA SOFTSTEP, SET,INC. PLAYGROUND, OR EQUIVALENT)
DOG PARK MULCH	4" DEPTH, SHREDDED WOOD, SEE REMARKS	YES	YES	ORGANIC MULCH SPECIFICALLY FOR USE IN DOG PARKS OR PLAYGROUNDS. SHALL KNIT TOGETHER TO FORM MATTED, ACCESSIBLE SURFACE. (I.E. SYLVA SOFTSTEP, SET, INC. PLAYGROUND, OR EQUIVALENT), PROVIDE SHOP DRAWINGS/DATA SHEETS FOR REVIEW.
NATIVE SEED AREAS	NA	NA	NA	
NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION, PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS				

POLLINATOR SAFE PLANT MATERIAL:

1. THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
2. CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS..

PLANTING SEASON SCHEDULE

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

SEE SHEET L1.7 FOR PLANTING SCHEDULE & LEGEND

SEE SHEET C0.1 FOR GENERAL LANDSCAPE NOTES

LEGEND

- PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUC./SPECS.
- DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.
- CONSTRUCTION LIMITS

Know what's below. Call before you dig.

1" = 100'-0"
50'-0" 0 100'-0"

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sarver
DATE 7/2/2026 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - OVERALL

L1.0

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

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

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

N

1" = 50'-0"
25'-0" 0 50'-0"

DAYTON INDUSTRIAL
(A Public Way)
(Width Varies)

CONSTRUCTION LIMITS

WETLAND 1A-1

BWSR 4 - MNDOT 35-241 SEED MIX
WETLAND 1A-2

SSNV6 - MNDOT 32-241 SEED MIX

CONSTRUCTION LIMITS

SSSL - TURF SEED MIX

BWSR 4 - MNDOT 35-242 SEED MIX

BWSR 2 - MNDOT 34-266 SEED MIX

WETLAND 1A-1

BWSR 4 - MNDOT 35-242 SEED MIX

WETLAND 1A-2

CONSTRUCTION LIMITS

ARBOR RIDGE PARKWAY

SSSL - TURF SEED MIX

WETLAND 1B
100-YR=919.63
EOF=920.65

WETLAN
100-YR=92
EOF=920.

BWSR 4 - MNDOT 35-242 SEED MIX

BWSR 2 - MNDOT 34-266 SEED MIX

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT

THE PARKWAY NEIGHBORHOOD

DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sarver
DATE 7/2/2026 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - NW

L1.1

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

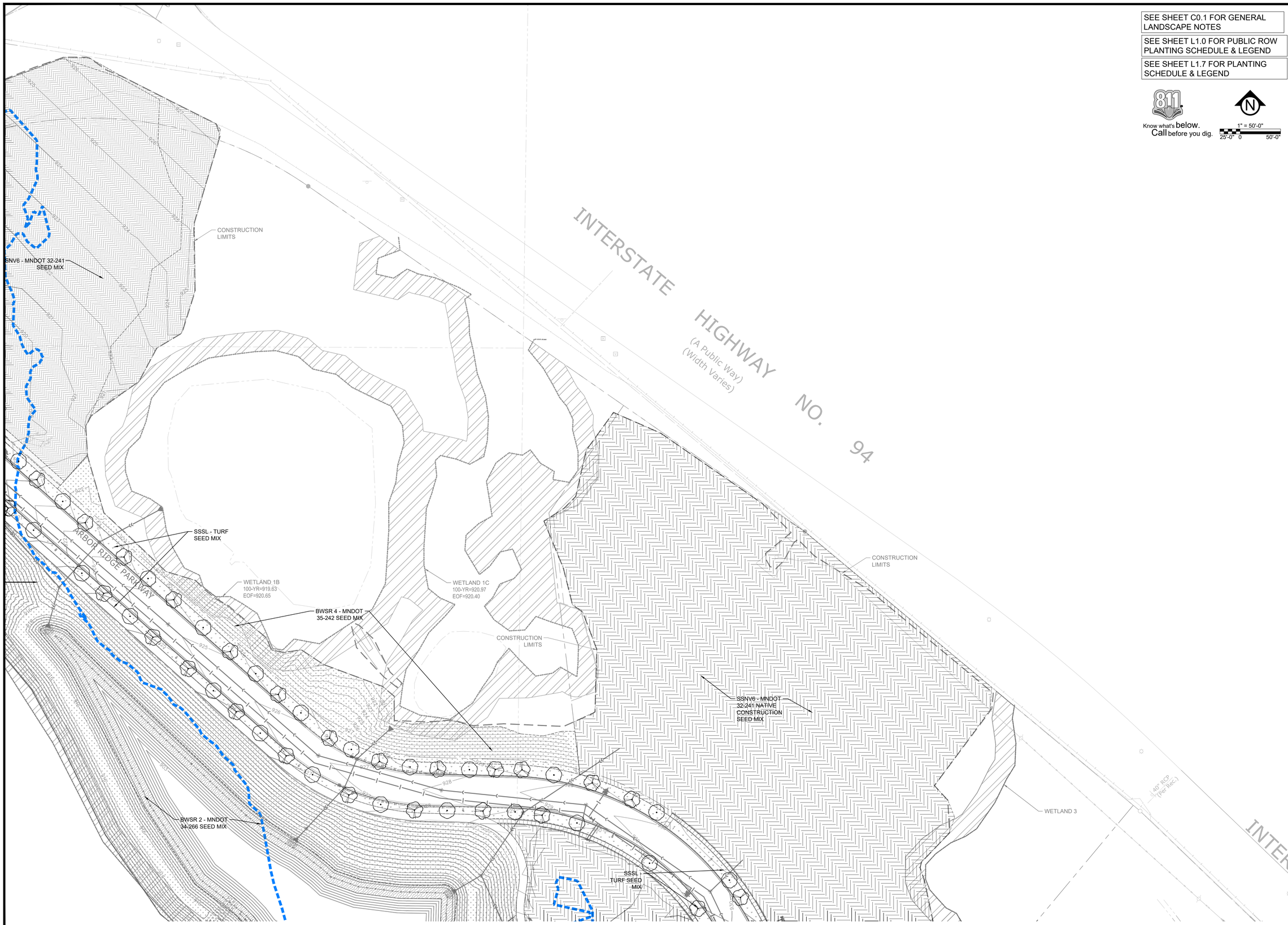
SEE SHEET C0.1 FOR GENERAL LANDSCAPE NOTES

SEE SHEET L1.0 FOR PUBLIC ROW PLANTING SCHEDULE & LEGEND

SEE SHEET L1.7 FOR PLANTING SCHEDULE & LEGEND

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

1" = 50'-0"
25'-0" 0 50'-0"



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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sarver
DATE 7/2/2026 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

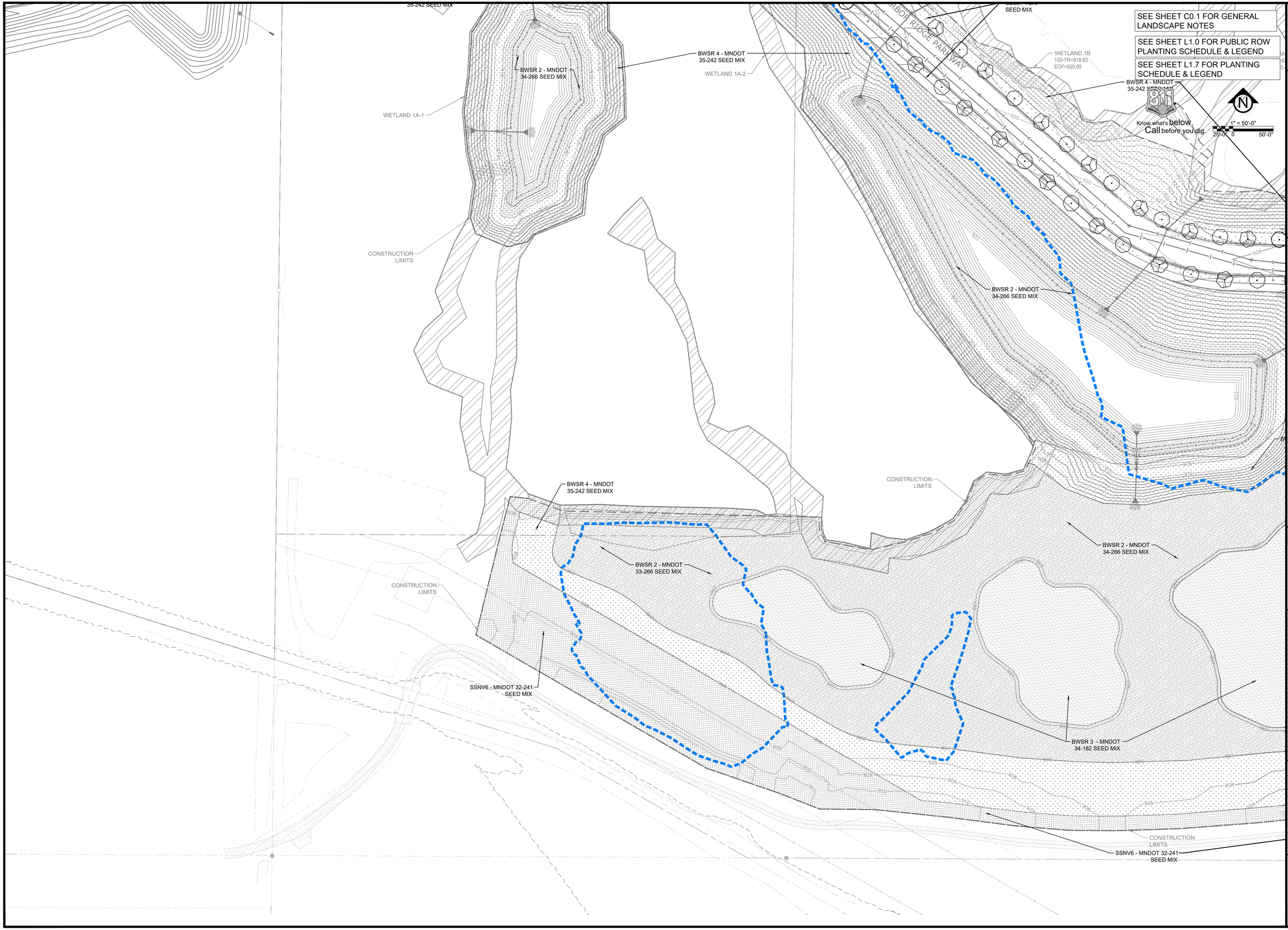
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - NE

L1.2

© COPYRIGHT 2026 CIVIL SITE GROUP INC.



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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sarver
DATE 7/2/2026 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - SW

L1.3

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

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

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

1" = 50'-0"
25'-0" 0 50'-0"

BWSR 4 - MNDOT 35-242 SEED MIX

BWSR 2 - MNDOT 34-266 SEED MIX

BWSR 3 - MNDOT 34-182 SEED MIX

SSNV6 - MNDOT 32-241 NATIVE CONSTRUCTION SEED MIX

SSSL - TURF SEED MIX

SSNV6 - MNDOT 32-241 SEED MIX

WETLAND 1B
100-YR=919.63
EOF=920.65

WETLAND 1C
100-YR=920.97
EOF=920.40

WETLAND 3

CONSTRUCTION LIMITS

140' RCP (Per Rec.)

BLDG APT 2A

BLDG APT 2B

BLDG APT 1A

BLDG APT 1B

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sarver
DATE 7/2/2026 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - SE

L1.4

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

SSNV6 - MNDOT 32-241 NATIVE CONSTRUCTION SEED MIX

SSNV6 - MNDOT 32-241 SEED MIX

SSSL - TURF SEED MIX

1 - GA
1 - MP
1 - CV
1 - AD
1 - AP
1 - GS
1 - PS
1 - PS2
1 - HL

BLDG APT 2A
BLDG APT 2B
BLDG APT 1A
BLDG APT 1B
TYPE A UNIT
TRANSFORMER

PROPOSED LOT 1 BLOCK 1 LANDSCAPE:

1 OVERSTORY TREE/ 3000 SF OF "OPEN AREA"					
118,181.0 SF	/	3000	=	39	TREES REQUIRED
					SEE PLANT SCHEDULE
1 ORNAMENTAL TREE/ 1500 SF OF "OPEN AREA"					
118,181.0 SF	/	1500	=	79	TREES REQUIRED
					SEE PLANT SCHEDULE
1 EVERGREEN TREE/ 3000 SF OF "OPEN AREA"					
118,181.0 SF	/	3000	=	39	TREES REQUIRED
					SEE PLANT SCHEDULE
1 SHRUB/100 SF OR "OPEN AREA"					
118,181.0 SF	/	100	=	1182	SHRUBS REQUIRED
					SEE PLANT SCHEDULE

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

Know what's below. Call before you dig.

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

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sarver
DATE 7/2/2026 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

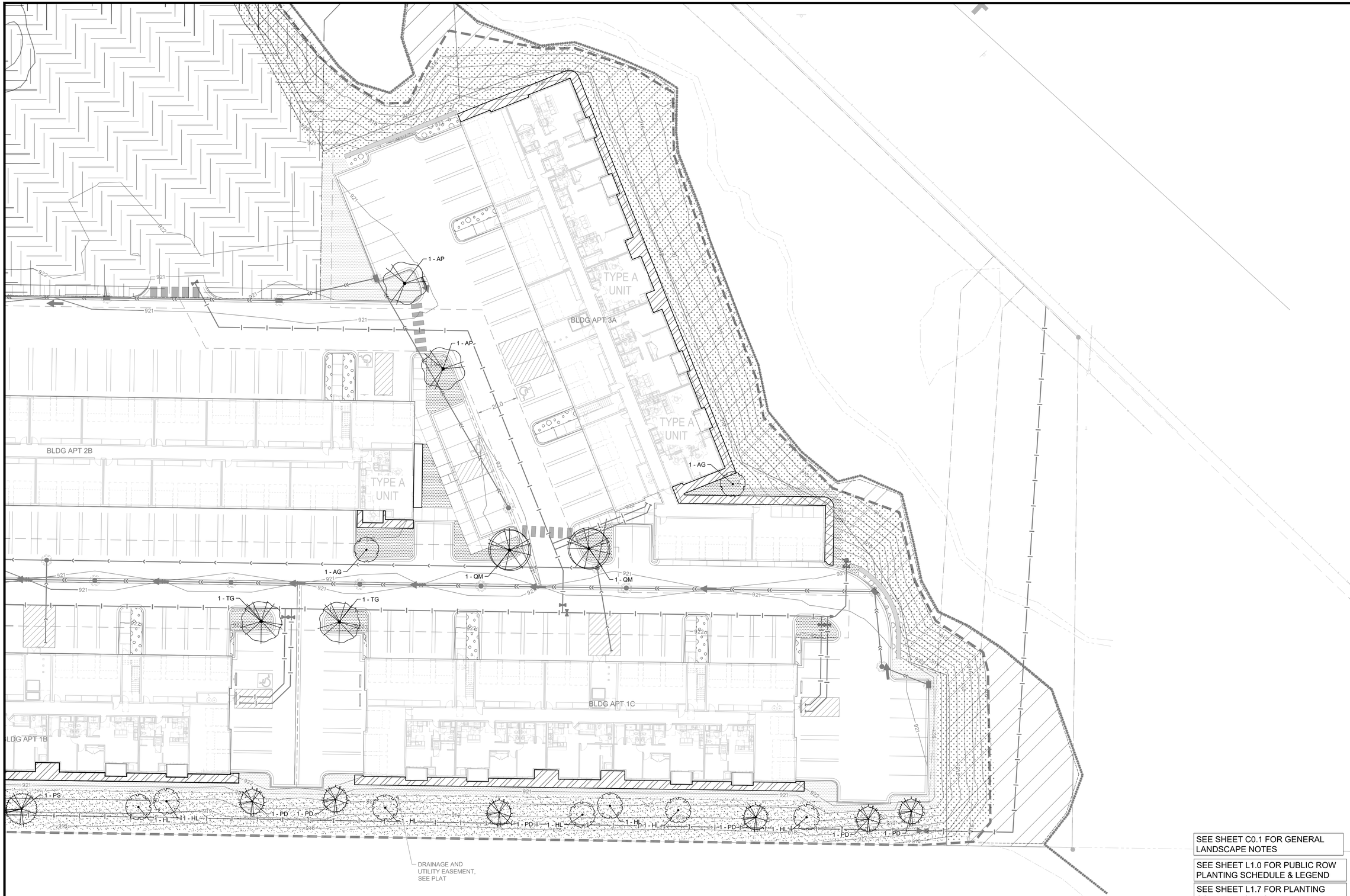
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - LOT 1 WEST

L1.5

© COPYRIGHT 2026 CIVIL SITE GROUP INC.



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

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

N

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

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sarver
DATE 7/2/2026 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - LOT 1 SOUTH

L1.6

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

PLANT SCHEDULE - ROAD & WETLAND

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
DECIDUOUS TREES						
	AP	50	Princeton Gold Norway Maple / Acer platanoides 'Princeton Gold'	2.5" CAL. B&B	NATIVE CULTIVAR	N
	AD	52	Autumn Red Maple / Acer rubrum 'Autumn Red'	2.5" CAL. B&B	NATIVE CULTIVAR	N

PLANT SCHEDULE - FLATS DEVELOPMENT

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
DECIDUOUS TREES						
	AP	4	Princeton Gold Norway Maple / Acer platanoides 'Princeton Gold'	2.5" CAL. B&B	NATIVE CULTIVAR	N
	AD	2	Autumn Red Maple / Acer rubrum 'Autumn Red'	2.5" CAL. B&B	NATIVE CULTIVAR	N
	GA	2	Autumn Gold Maidenhair Tree / Ginkgo biloba 'Autumn Gold'	2.5" CAL. B&B	NOT NATIVE	N
	GS	2	Skyline Honey Locust / Gleditsia triacanthos inermis 'Skyline'	2.5" CAL. B&B	NOT NATIVE	N
	QM	2	Prairie Stature® Oak / Quercus x bimundorum 'Midwest'	2.5" CAL. B&B	NATIVE CULTIVAR	N
	TG	2	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	2.5" CAL. B&B	NATIVE CULTIVAR	N
		14	SUBTOTAL:			
EVERGREEN TREES						
	PD	6	Black Hills White Spruce / Picea glauca 'Densata'	6` HT. B&B	NATIVE CULTIVAR	N
	PS	7	White Pine / Pinus strobus	6` HT. B&B	NATIVE	N
	PS2	1	Scotch Pine / Pinus sylvestris	6` HT. B&B	NOT NATIVE	N
		14	SUBTOTAL:			
ORNAMENTAL TREES						
	AG	2	Autumn Brilliance Apple Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'	1.5" CAL. B&B	NATIVE CULTIVAR	Y
	CV	3	Thornless Cockspur Hawthorn / Crataegus crus-galli inermis TM	1.5" Cal. B&B	NATIVE CULTIVAR	Y
	HL	15	Limelight Panicle Hydrangea / Hydrangea paniculata 'Limelight'	1.5" CAL. B&B	NOT NATIVE	Y
	MP	3	Prairifire Crabapple / Malus x 'Prairifire'	1.5" CAL. B&B	NOT NATIVE	Y
		23	SUBTOTAL:			

SEEDING NOTES:

SEED MIXTURE SUPPLIER AND APPROVAL

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://docs.mncia.org/public/fieldservices/MnDOT_State_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://bwsr.state.mn.us/sites/default/files/2019-01/Sec5_03_02_2014-VegEstablishment.pdf.
3. SUBSTITUTIONS OF SEED MIXES OR SEED MIX COMPONENTS MUST BE APPROVED BY THE WETLAND CONSULTANT.

SEEDBED PREPARATION

1. AFTER COMPLETION OF FILL REMOVAL, THE SEEDBED SHALL BE PREPARED AND SMOOTHED TO BREAK UP ROOT SYSTEMS AND SOIL CLODS SO THAT THE AVERAGE CLUMP IS LESS THAN 2 INCHES IN DIAMETER.
2. PRIOR TO SEEDING, EXISTING VEGETATION THAT COVERS MORE THAN 20% OF THE GROUND IN THE AREA TO BE SEEDED SHALL BE PLOWED OR DISKED.
3. AREAS WITH MORE THAN 20% COVER OF EXISTING VEGETATION THAT ARE NOT PLOWED OR DISKED SHALL BE KILLED BY SPRAYING AN APPROPRIATE GLYPHOSATE HERBICIDE AT LABEL RATES.
4. THE SEEDBED SHALL BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES.

SEEDING METHODS

1. SEED MIXES SHALL BE ACQUIRED AND INSTALLED IN ACCORDANCE WITH SECTION 5 (VEGETATION ESTABLISHMENT) OF THE MINNESOTA BOARD OF WATER AND SOIL RESOURCES (BWSR) WETLAND RESTORATION GUIDE, AVAILABLE AT https://bwsr.state.mn.us/sites/default/files/2019-01/Sec5_03_02_2014-VegEstablishment.pdf.
2. SEEDING SHALL BE CONDUCTED OUTSIDE OF A WINDOW BETWEEN JUNE 30 AND OCTOBER 15 IF POSSIBLE.
3. SEED MIXES SHALL BE BROADCAST EVENLY BY USE OF A MECHANICAL BROADCAST SEEDER. SEED MIXES SHALL BE INSTALLED AT THE RATES SPECIFIED IN THE RATE TABLES.

SEE SHEET C0.1 FOR GENERAL LANDSCAPE NOTES

SEE SHEET L1.0 FOR PUBLIC ROW PLANT SCHEDULE

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

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sarver
DATE 7/2/2026 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

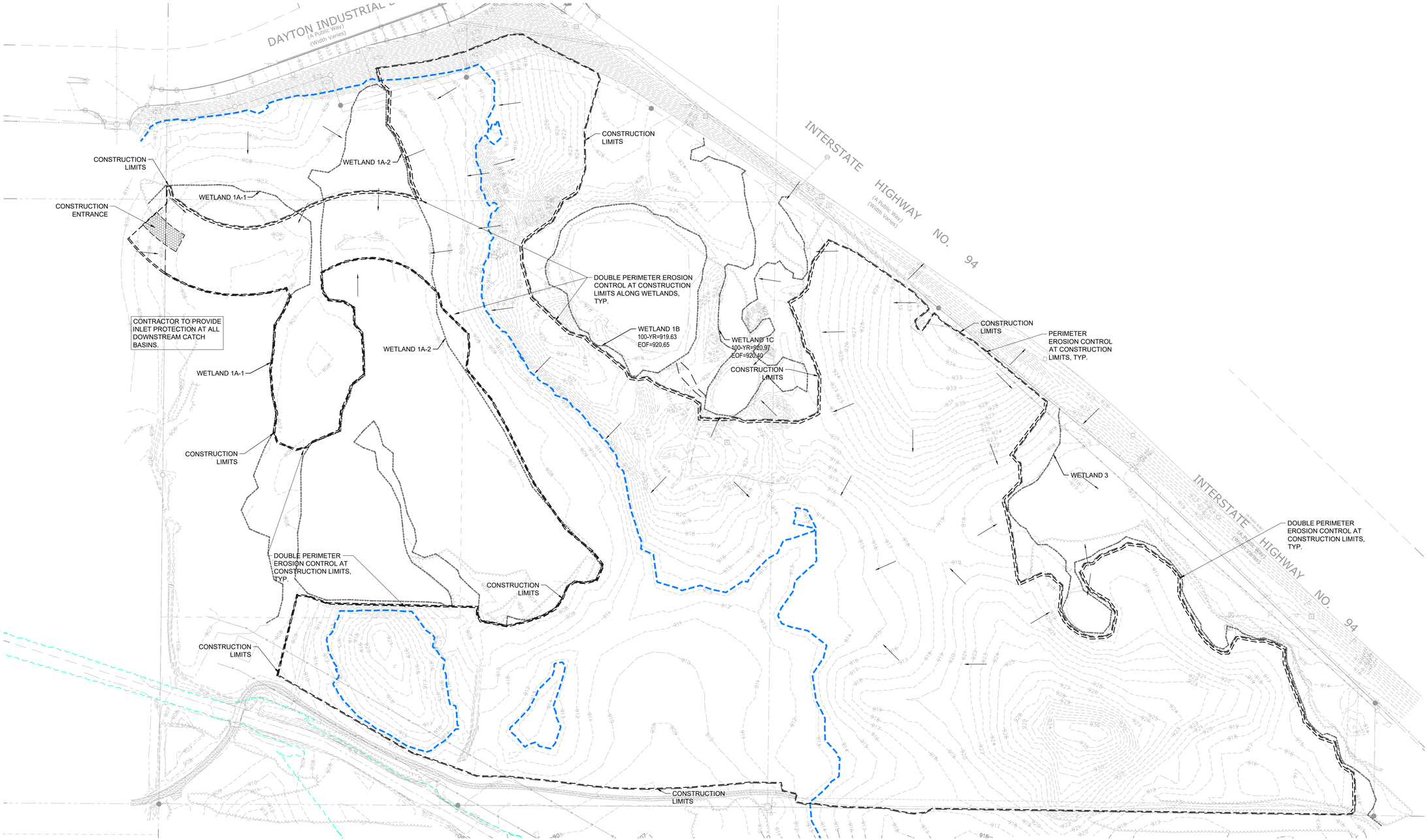
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - NOTES & DETAILS

L1.7

© COPYRIGHT 2026 CIVIL SITE GROUP INC.



SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

CITY OF DAYTON EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

Know what's below. Call before you dig.

1" = 100'-0"
50'-0" 0 100'-0"

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

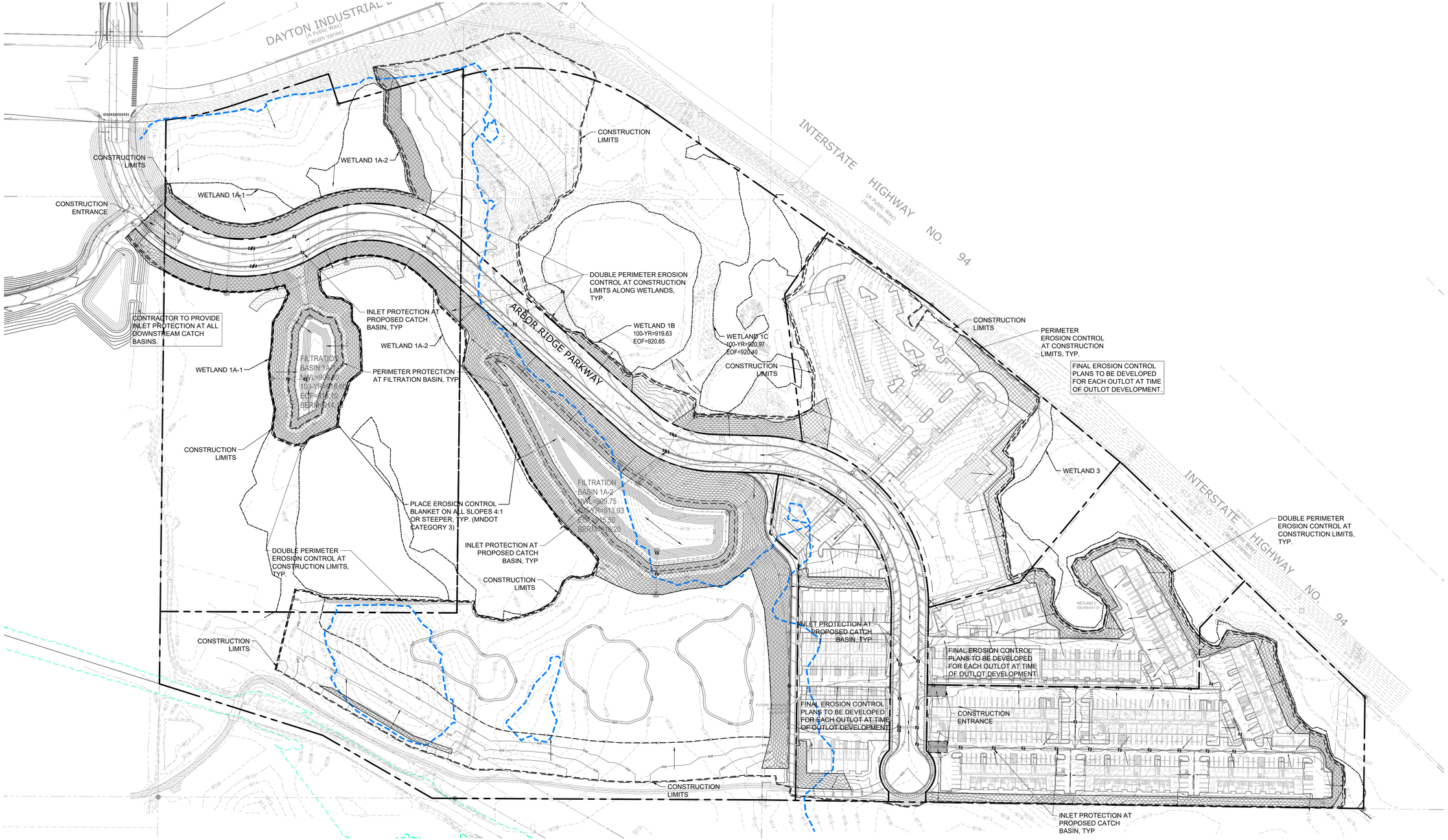
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS

SW1.0

© COPYRIGHT 2026 CIVIL SITE GROUP INC.



SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

CITY OF DAYTON EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

LEGEND:

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

Know what's below. Call before you dig.

1" = 100'-0"
50'-0" 0 100'-0"

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

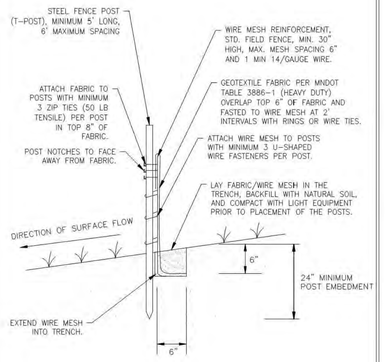
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

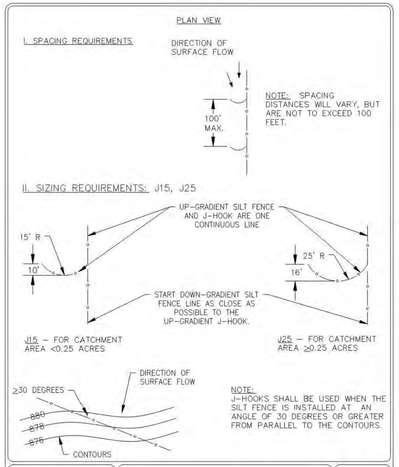
SW1.1

© COPYRIGHT 2026 CIVIL SITE GROUP INC.



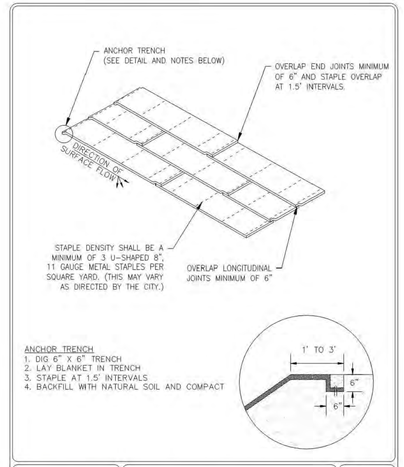
SILT FENCE
HEAVY DUTY

LAST REVISION: OCT 2024
PLATE NO. ERO-01B



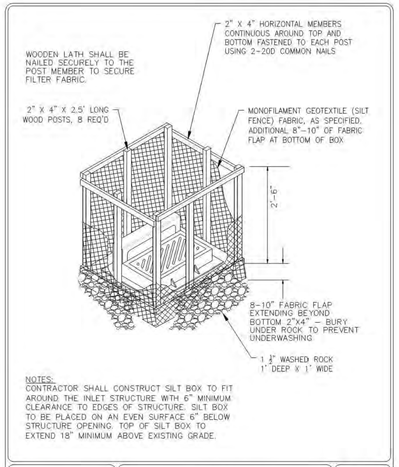
SILT FENCE
J-HOOK

LAST REVISION: OCT 2024
PLATE NO. ERO-01D



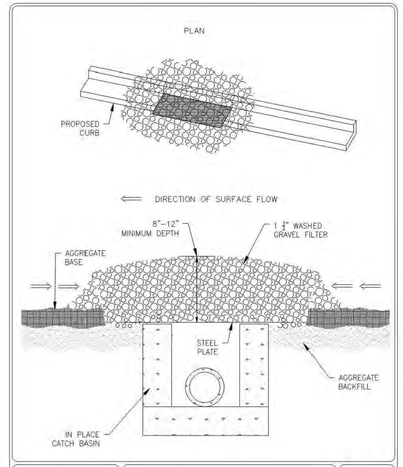
EROSION CONTROL BLANKET
INSTALLATION

LAST REVISION: OCT 2024
PLATE NO. ERO-02



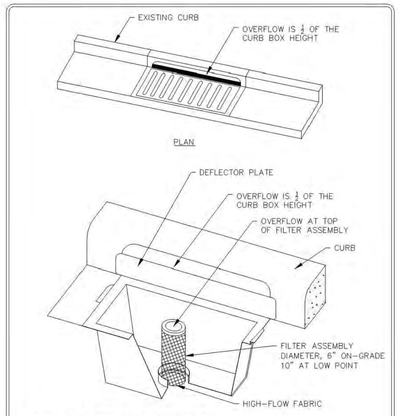
INLET PROTECTION
SILT BOX FOR CATCH BASIN
BEFORE ROAD CONSTRUCTION

LAST REVISION: OCT 2024
PLATE NO. ERO-04A



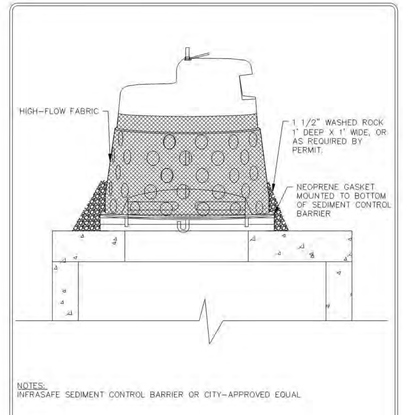
INLET PROTECTION
ROCK FILTER FOR CATCH BASIN
DURING ROAD CONSTRUCTION

LAST REVISION: OCT 2024
PLATE NO. ERO-04B



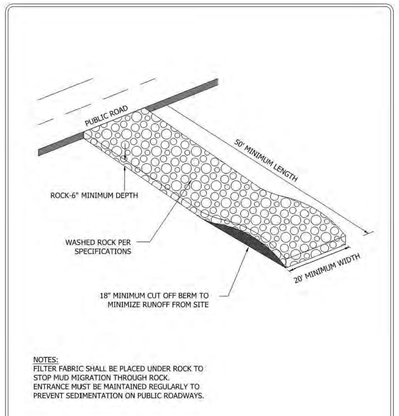
INLET PROTECTION
CATCH BASIN INSERT
AFTER PAVING

LAST REVISION: OCT 2024
PLATE NO. ERO-04C



INLET PROTECTION
SILT BOX FOR BEEHIVE CASTING

LAST REVISION: OCT 2024
PLATE NO. ERO-04D



CONSTRUCTION ENTRANCE
ROCK

LAST REVISION: OCT 2024
PLATE NO. ERO-07



SLOPE TRACKING

LAST REVISION: OCT 2024
PLATE NO. ERO-10

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - DETAILS

SW1.2

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2018 # MNR100001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS
4. INSTALL INLET PROTECTION AT ALL ADJACENT AND DOWNSTREAM CATCH BASINS
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
6. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (SECTION 14)
7. CLEAR AND GRUB REMAINDER OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. STABILIZE DENUDED AREAS AND STOCKPILES
11. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
12. INSTALL SILT FENCE / INLET PROTECTION AROUND CB'S
13. INSTALL STREET SECTION
14. INSTALL CURB AND GUTTER
15. BITUMINOUS ON STREETS
16. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
17. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
18. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION:

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11, INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPS AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
   - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER SECTION 21 OF THE PERMIT.
   - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
   - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

CONSTRUCTION ACTIVITY REQUIREMENTS

SWPPP AMENDMENTS (SECTION 6):

1. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.
2. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
3. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL.

BMP SELECTION AND INSTALLATION (SECTION 7):

1. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPS IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

EROSION PREVENTION (SECTION 8):

1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
2. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).
3. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.
4. FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.
5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES
7. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
8. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.
9. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

SEDIMENT CONTROL (SECTION 9):

1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPS ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.
3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
4. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.
5. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
6. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPS DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
7. PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G. STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
8. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADIENT PERIMETER.
9. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
10. PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.
11. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
12. PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14.
13. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
14. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
15. PERMITTEES MUST DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS UNLESS INFEASIBLE.
16. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER.
17. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

DEWATERING AND BASIN DRAINING (SECTION 10):

1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPS SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
2. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE.
3. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
4. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

INSPECTIONS AND MAINTENANCE (SECTION 11):

1. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.
2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPS.
3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPS WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA.
4. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.
5. PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
6. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.
7. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.
8. PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B.
9. PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:
   - a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
   - b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR
   - c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
10. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
   - a. DATE AND TIME OF INSPECTIONS; AND
   - b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
   - c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
   - d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
   - e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
   - f. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
   - g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS.

POLLUTION PREVENTION MANAGEMENT (SECTION 12):

1. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
2. PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
3. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
4. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035.
5. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
6. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
7. PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS.
8. PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

PERMIT TERMINATION (SECTION 4 AND SECTION 13):

1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT.
3. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
4. PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS DESIGNED.
5. PERMITTEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS PRIOR TO SUBMITTING THE NOT.
6. PERMITTEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPS PRIOR TO SUBMITTING THE NOT. PERMITTEES MAY LEAVE BMPS DESIGNED TO DECOMPOSE ON-SITE IN PLACE.
7. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
8. FOR CONSTRUCTION PROJECTS ON AGRICULTURAL LAND (E.G., PIPELINES ACROSS CROPLAND), PERMITTEES MUST RETURN THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOT.

SEED NOTES:

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

GENERAL RECOMMENDATIONS:
THE CONTRACTOR IS RESPONSIBLE TO SALVAGE AND PRESERVE EXISTING TOPSOIL NECESSARY FOR FINAL STABILIZATION AND TO ALSO MINIMIZE COMPACTION IN ALL LANDSCAPE AREAS. IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

SEED
- TEMPORARY SEED SHALL BE MNDOT SEED MIX 21-112 (WINTER WHEAT COVER CROP) FOR WINTER AND 21-111 (OATS COVER CROP) FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100 LBS/ACRE.

MULCH
- IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, MNDOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 90% COVERAGE (2 TONS PER ACRE OF STRAW MULCH)

SLOPES
- 3:1 (HORIZ/VERT.) OR FLATTER MUCH SHALL BE COVERED WITH MULCH
- SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.
- SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

TRAINING SECTION 21

DESIGN ENGINEER: DAVID J. KNAEBLE P.E.
TRAINING COURSE: DESIGN OF SWPPP
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN
DATES OF TRAINING COURSE: 8/22/2012- 8/23/2012
TOTAL TRAINING HOURS: 12
DATE OF RECERTIFICATION: 1/3/25
EXPIRATION: 5/31/2028

OWNER INFORMATION

WME REAL ESTATE HOLDINGS
11326 RED STEM COURT
MAPLE GROVE, MN 55311
MICHAEL ELZUFON
763-286-7620
elzufon888@gmail.com

AREAS AND QUANTITIES:

SITE AREA CALCULATIONS						
	EXISTING CONDITION			PROPOSED CONDITION		
LOT 1 BLOCK 1						
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		75,025 SF	26.4%	
PAVEMENT	0 SF	0.0%		123,637 SF	43.5%	
TOTAL	0 SF	0.0%	0.0 AC	198,662 SF	69.9%	4.6 AC
PERVIOUS SURFACES						
TOTAL	284,289 SF	100.0%	6.5 AC	85,627 SF	30.1%	2.0 AC
TOTAL AREA	284,289			284,289		

	EXISTING CONDITION			PROPOSED CONDITION		
PUBLIC ROW						
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		0 SF	0.0%	
PAVEMENT	0 SF	0.0%		136,550 SF	69.7%	
TOTAL	0 SF	0.0%	0.0 AC	136,550 SF	69.7%	3.1 AC
PERVIOUS SURFACES						
TOTAL	195,954 SF	100.0%	4.5 AC	59,404 SF	30.3%	1.4 AC
TOTAL AREA	195,954 SF		4.5 AC	195,954 SF		4.5 AC

TOTAL SITE AREA						
TOTAL IMPERVIOUS AREA	0 SF	0.0%	0.0 AC	338,140 SF	11.5%	7.8 AC
TOTAL PERVIOUS AREA	2,932,814 SF	100.0%	67.3 AC	2,594,674 SF	88.5%	59.6 AC
TOTAL SITE AREA GROSS DEVELOPABLE	2,932,814 SF		67.3 AC	2,932,814 SF		67.3 AC
DIFFERENCE (EX. VS PROP.)	338,140 SF	11.5%				
DISTURBED AREA	1,790,000 SF	41.1 AC				

EROSION CONTROL QUANTITIES	
DISTURBED AREA	1,790,000 SF
SILT FENCE/BIO-ROLL	±23,000 LF
EROSION CONTROL BLANKET	±340,000 SF
INLET PROTECTION DEVICES	±47 EA

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

SWPPP CONTACT PERSON

CONTRACTOR:

SWPPP INSPECTOR TRAINING:
ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT. TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP

PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT IS REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS. THE PROPERTY OWNER IS RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER SYSTEM.

SWPPP ATTACHMENTS (ONLY APPLICABLE IF SITE IS 1 ACRE OR GREATER):

CONTRACTOR SHALL OBTAIN A COPY OF THE FOLLOWING SWPPP ATTACHMENTS WHICH ARE A PART OF THE OVERALL SWPPP PACKAGE:
ATTACHMENT A. CONSTRUCTION SWPPP TEMPLATE - SITE SPECIFIC SWPPP DOCUMENT
ATTACHMENT B. CONSTRUCTION STORMWATER INSPECTION CHECKLIST
ATTACHMENT C. MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEMS
ATTACHMENT D: STORMWATER MANAGEMENT REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.
ATTACHMENT E: GEOTECHNICAL EVALUATION REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS GREATER THAN 1.0 ACRES SO AN NPDES PERMIT IS REQUIRED AND NEEDS TO BE SUBMITTED TO THE MPCA. THE CONTRACTOR IS REQUIRED TO FOLLOW THE GUIDELINES IN THE NPDES PERMIT THROUGHOUT CONSTRUCTION.

PROJECT NARRATIVE:

PROJECT IS A REDEVELOPMENT OF AN EXISTING FARM FIELD INTO A PROPOSED MULI-PHASE DEVELOPMENT. SITE, GRADING, UTILITY AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

NATIVE BUFFER NARRATIVE:

PRESERVING A 50 FOOT NATURAL BUFFER AROUND WATER BODIES IS NOT PROVIDED IN THESE PLANS DUE TO GRADING REQUIRED ADJACENT TO THE EXISTING WATER BODY. REDUNDANT PERIMETER EROSION CONTROL WILL BE PROVIDED WHEN A SURFACE WATER BODY IS LOCATED WITHIN 50 FEET OF THE PROJECTS DISTURBANCE.

INFILTRATION NARRATIVE:

INFILTRATION IS NOT PROVIDED AS PART OF THE PROJECT'S PERMANENT STORMWATER MANAGEMENT SYSTEM DUE TO THE TYPES OF SOILS PRESENT. THE SOILS PRESENT ARE CONSIDERED HYDROLOGIC SOIL GROUP "D" AND ARE NOT CONDUCIVE TO INFILTRATION. FILTRATION WILL BE PROVIDED IN LIEU OF INFILTRATION.

SOIL CONTAMINATION NARRATIVE:

SOILS ONSITE HAVE NOT BEEN IDENTIFIED AS CONTAMINATED.

SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

THIS PROJECT IS WITHIN ONE MILE AND DISCHARGES TO RUSH CREEK - RUSH CREEK IS IDENTIFIED AS AN IMPAIRED WATER BODY PER THE MPCA'S 303(D) IMPAIRED WATERS LIST. RUSH CREEK IS IMPAIRED FOR BENTHIC MACROINVERTEBRATES BIOASSESSMENTS; DISSOLVED OXYGEN; ESCHERICHIA COLI (E. COLI); FISH BIOASSESSMENTS. BECAUSE THIS WATER BODY IS LOCATED WITHIN ONE MILE OF THE SITE, BMPS AS DEFINED IN THE NPDES PERMIT ITEMS 23.9 AND 23.10 APPLY. THESE ARE AS FOLLOWS:

1. DURING CONSTRUCTION:
   A. STABILIZATION OF ALL EXPOSED SOIL AREAS MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION BUT IN NO CASE COMPLETED LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
   B. TEMPORARY SEDIMENT BASIN REQUIREMENTS DESCRIBED IN SECTION 14. MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

PERMANENT STABILIZATION NOTES SITE SPECIFIC:

PERMANENT SEED MIX
- FOR THIS PROJECT ALL AREAS THAT ARE NOT TO BE SODDED OR LANDSCAPED SHALL RECEIVE A NATIVE PERMANENT SEED MIX.
  - AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MNDOT SEED MIX 33-261 (STORMWATER SOUTH AND WEST) AT 35 LBS PER ACRE.
  - DRY AREAS MNDOT SEED MIX 35-221 (DRY PRAIRIE GENERAL) AT 40 LBS PER ACRE.
- MAINTENANCE SHALL BE IN ACCORDANCE TO THE MNDOT SEEDING MANUAL.

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - NARRATIVE

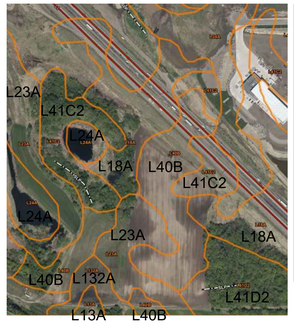
SW1.3

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

ATTACHMENT A: SITE SPECIFIC SWPPP DOCUMENT

PROJECT LOCATION			
ADDRESS	DAYTON PARKWAY / I94	CITY/TOWNSHIP	DAYTON
STATE	MINNESOTA	COUNTY	HENNEPIN
ZIP CODE	55369	PROJECT SIZE	42 ACRES
LATTITUDE/LONGITUDE OF APPROX. CENTROID OF PROJECT		45.154915 N, 93.511089 W	
METHOD OF LAT/LONG COLLECTION		ONLINE TOOL	
PROJECT TYPE		RESIDENTIAL AND ROAD CONSTRUCTION	
IMPERVIOUS SURFACES (ACRES)			
EXISTING		0.0	
PROPOSED		19.4	
DIFFERENCE		19.4	
ESTIMATED CONSTRUCTION TIMELINE			
START	3-25	END	12-27
CONSTRUCTION ACTIVITY		ROAD AND MULTI-FAMILY DWELLINGS	
SOIL TYPES		TBD	

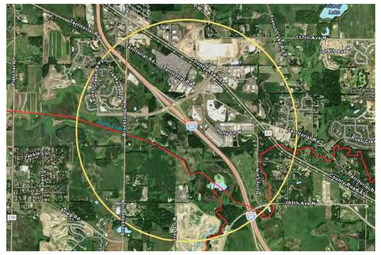
SOILS INFORMATION



MAP UNIT SYMBOL	MAP UNIT NAME
L13A	KLOSSNER MUCK, 0 TO 1 PERCENT SLOPES
L18A	SHIELDS SILTY CLAY LOAM, 0 TO 3 PERCENT SLOPES
L23A	CORDOVA LOAM, 0 TO 2 PERCENT SLOPES
L24A	GLENCOE CLAY LOAM, 0 TO 1 PERCENT SLOPES
L40B	ANGUS-KILKENNY COMPLEX, 2 TO 6 PERCENT SLOPES
L41C2	LESTER-KILKENNY COMPLEX, 6 TO 10 PERCENT SLOPES, MODERATELY ERODED
L41D2	LESTER-KILKENNY COMPLEX, 10 TO 16 PERCENT SLOPES, MODERATELY ERODED
L132A	HAMEL-GLENCOE COMPLEX, 0 TO 2 PERCENT SLOPES

RECEIVING WATER BODIES					
	WATER BODY ID	NAME OF WATER BODY	WATER BODY TYPE	SPECIAL WATER (Y/N)	IMPAIRED WATER (Y/N)
1	07010206-528	RUSH CREEK	CREEK	N	Y
2	07010206-732	RUSH CREEK, SOUTH FORK	CREEK	N	Y
3					
4					

SITE LOCATION MAP -



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

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

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

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

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

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

DEWATERING AND BASIN DRAINING (SECTION 10.1)
1. WILL THE PROJECT INCLUDE DEWATERING OR BASIN DRAINING?
NO
IF YES, DESCRIBE MEASURES TO BE USED TO TREAT/DISPOSE OF TURBID OR SEDIMENT-LADEN WATER AND METHOD TO PREVENT EROSION OR SCOUR OF DISCHARGE POINTS (SEE 10.2 THROUGH 10.4 OF THE PERMIT):
N/A
2. WILL THE PROJECT INCLUDE USE OF FILTERS FOR BACKWASH WATER?
NO
IF YES, DESCRIBE HOW FILTER BACKWASH WATER WILL BE MANAGED ON THE SITE OR PROPERLY DISPOSED (10.5):
N/A

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

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

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

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

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 RED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - ATTACHMENTS

SW1.4

© COPYRIGHT 2026 CIVIL SITE GROUP INC

ATTACHMENT B: SWPPP INSPECTION FORM

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

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

INSPECTION INFORMATION
INSPECTOR NAME: _____ PHONE NUMBER: _____
ORGANIZATION/COMPANY MAN: _____
DATE (MM/DD/YYYY): _____ TIME: _____ AM / PM

	Y	N
IS THE INSPECTOR CERTIFIED IN SEDIMENT AND EROSION CONTROL AND IS IT DOCUMENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)?	☐	☐

IS THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT:

7 DAY	RAIN
☐	☐

	Y	N
RAINFALL AMOUNT (IF APPLICABLE): _____		
IS SITE WITHIN ONE AERIAL MILE OF SPECIAL OR IMPAIRED WATER THAT CAN POTENTIALLY RECEIVE DISCHARGE FROM THE SITE?	☐	☐

IF YES, FOLLOW SECTION 23 AND OTHER APPLICABLE PERMIT REQUIREMENTS

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

EROSION CONTROL REQUIREMENT (SECTION 8.1)

	Y	N	N/A
1. ARE SOILS STABILIZED WHERE NO CONSTRUCTION ACTIVITY HAS OCCURRED FOR 14 DAYS (INCLUDING STOCKPILES)? (7 DAYS WHERE APPLICABLE, OR 24 HOURS DURING MINNESOTA DEPARTMENT OF NATURAL RESOURCES [DNR] FISH SPAWNING RESTRICTIONS)	☐	☐	☐
2. HAS THE NEED TO DISTURB STEEP SLOPES BEEN MINIMIZED?	☐	☐	☐
3. IF STEEP SLOPES ARE DISTURBED, ARE STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES USED?	☐	☐	☐
4. ALL DITCHES/SWALES STABILIZED 200' BACK FROM POINT OF DISCHARGE OR PROPERTY EDGE WITHIN 24 HOURS? (MULCH, HYDROMULCH, TACKIFIER, OR SIMILAR BEST MANAGEMENT PRACTICES [BMPS] ARE NOT ACCEPTABLE IN DITCHES/SWALES IF THE SLOPE IS GREATER THAN 2%)ARE APPROPRIATE BMP'S INSTALLED PROTECTING INLETS/OUTLETS?	☐	☐	☐
5. DO PIPE OUTLETS HAVE ENERGY DISSIPATION (WITHIN 24 HOURS OF CONNECTION)?	☐	☐	☐
6. IS CONSTRUCTION PHASING BEING FOLLOWED IN ACCORDANCE WITH THE SWPPP?	☐	☐	☐
7. ARE AREAS NOT TO BE DISTURBED MARKED OFF (FLAGS, SIGNS, ETC.)?	☐	☐	☐

COMMENTS:

SEDIMENT CONTROL REQUIREMENTS (SECTION 9.1)

	Y	N	N/A
1. ARE PERIMETER SEDIMENT CONTROLS INSTALLED PROPERLY ON ALL DOWN GRADIENT PERIMETERS?	☐	☐	☐
2. ARE APPROPRIATE BMPS INSTALLED PROTECTING INLETS, CATCH BASINS, AND CULVERT INLETS?	☐	☐	☐
3. IS A 50 FOOT NATURAL BUFFER PRESERVED AROUND ALL SURFACE WATERS DURING CONSTRUCTION?	☐	☐	☐
3.1. IF NO, HAVE REDUNDANT SEDIMENT CONTROLS BEEN INSTALLED?	☐	☐	☐
4. DO ALL ERODIBLE STOCKPILES HAVE PERIMETER CONTROL IN PLACE?	☐	☐	☐
5. IS THERE A TEMPORARY SEDIMENT BASIN ON SITE, AND IS IT BUILT AS REQUIRED IN SECTION 14 OF THE PERMIT?	☐	☐	☐
6. IS SOIL COMPACTION BEING MINIMIZED WHERE NOT DESIGNED FOR COMPACTION?	☐	☐	☐
7. IS TOPSOIL BEING PRESERVED UNLESS INFEASIBLE?	☐	☐	☐
8. IF CHEMICAL FLOCCULANTS ARE USED, IS THERE A CHEMICAL FLOCCULANT PLAN IN PLACE?	☐	☐	☐

COMMENTS:

MAINTENANCE AND INSPECTIONS (SECTION 11)

	Y	N	N/A
1. ARE ALL PREVIOUSLY STABILIZED AREAS MAINTAINING GROUND COVER?	☐	☐	☐
2. ARE PERIMETER CONTROLS MAINTAINED AND FUNCTIONING PROPERLY, SEDIMENT REMOVED WHEN ONE-HALF FULL?	☐	☐	☐
3. ARE INLET PROTECTION DEVICES MAINTAINED AND ADEQUATELY PROTECTING INLETS?	☐	☐	☐
4. ARE THE TEMPORARY SEDIMENT BASINS BEING MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐
5. ARE VEHICLE TRACKING BMPS AT SITE EXISTS IN PLACE AND MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐
6. IS ALL TRACKED SEDIMENT BEING REMOVED WITHIN 24 HOURS?	☐	☐	☐
7. HAVE ALL SURFACE WATERS, DITCHES, CONVEYANCES, AND DISCHARGE POINTS BEEN INSPECTED?	☐	☐	☐
8. WERE ANY DISCHARGES SEEN DURING THIS INSPECTION (I.E., SEDIMENT, TURBID WATER, OR OTHERWISE)?	☐	☐	☐

IF YES, RECORD THE LOCATION OF ALL POINTS OF DISCHARGE. PHOTOGRAPH AND DESCRIBE THE DISCHARGE (SIZE, COLOR, ODOR, FOAM, OIL SHEEN, TIME, ETC.). DESCRIBE HOW THE DISCHARGE WILL BE ADDRESSED. WAS THE DISCHARGE A SEDIMENT DELTA? IF YES, WILL THE DELTA BE RECOVERED WITHIN SEVEN DAYS AND IN ACCORDANCE WITH ITEM 11.5 OF THE PERMIT?

COMMENTS:

POLLUTION PREVENTION (SECTION 12)

	Y	N	N/A
1. ARE ALL CONSTRUCTION MATERIALS THAT CAN LEACH POLLUTANTS UNDER COVER OR PROTECTED?	☐	☐	☐
2. ARE HAZARDOUS MATERIALS BEING PROPERLY STORED?	☐	☐	☐
3. ARE APPROPRIATE BMPS BEING USED TO PREVENT DISCHARGES ASSOCIATED WITH FUELING AND MAINTENANCE OF EQUIPMENT OR VEHICLES?	☐	☐	☐
4. ARE ALL SOLID WASTES BEING PROPERLY CONTAINED AND DISPOSED OF?	☐	☐	☐
5. IS THERE A CONCRETE/OTHER MATERIAL WASHOUT AREA ON SITE AND IS IT BEING USED?	☐	☐	☐
6. IS THE CONCRETE WASHOUT AREA MARKED WITH A SIGN?	☐	☐	☐
7. ARE THE CONCRETE/OTHER MATERIAL WASHOUT AREAS PROPERLY MAINTAINED?	☐	☐	☐

COMMENTS:

OTHER

	Y	N	N/A
1. IS A COPY OF THE SWPPP, INSPECTION RECORDS, AND TRAINING DOCUMENTATION LOCATED ON THE CONSTRUCTION SITE, OR CAN IT BE MADE AVAILABLE WITHIN 72 HOURS?	☐	☐	☐
2. HAS THE SWPPP BEEN FOLLOWED AND IMPLEMENTED ON SITE, AND AMENDED AS NEEDED?	☐	☐	☐
3. IS ANY DEWATERING OCCURRING ON SITE?	☐	☐	☐
IF YES, WHAT BMPS ARE BEING USED TO ENSURE THAT CLEAN WATER IS LEAVING THE SITE AND THE DISCHARGE IS NOT CAUSING EROSION OR SCOUR?	☐	☐	☐
4. WILL A PERMANENT STORMWATER MANAGEMENT SYSTEM BE CREATED FOR THIS PROJECT IF REQUIRED AND IN ACCORDANCE WITH SECTION 15 OF THE PERMIT (IF ADDING AN ACRE OR MORE OF NEW IMPERVIOUS SURFACE)? IF YES, DESCRIBE:	☐	☐	☐
5. IF INFILTRATION/FILTRATION SYSTEMS ARE BEING CONSTRUCTED, ARE THEY MARKED AND PROTECTED FROM COMPACTION AND SEDIMENTATION?	☐	☐	☐

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

7. PROPOSED AMENDMENTS TO THE SWPPP:

8. POTENTIAL AREAS OF FUTURE CONCERN:

9. ADDITIONAL COMMENTS

DISCLOSURES:

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

ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM

ATTACHMENT C - ABOVE-GROUND
FACILITY MANAGEMENT SCHEDULE

1. ALL STORMWATER RETENTION, DETENTION AND TREATMENT BASINS MUST BE INSPECTED AT LEAST ONCE A YEAR TO DETERMINE THAT BASIN RETENTION AND TREATMENT CHARACTERISTICS ARE ADEQUATE. A STORAGE TREATMENT BASIN WILL BE CONSIDERED INADEQUATE IF SEDIMENT HAS DECREASED THE WET STORAGE VOLUME BY 50 PERCENT OR DRY STORAGE VOLUME BY 25 PERCENT OF ITS ORIGINAL DESIGN VOLUME. BASED ON THIS INSPECTION, IF A STORMWATER BASIN REQUIRES SEDIMENT CLEANOUT, THE BASIN WILL BE RESTORED TO ITS ORIGINAL DESIGN CONTOURS AND VEGETATED STATE WITHIN ONE YEAR OF THE INSPECTION DATE.
2. ALL OUTLET STRUCTURES, CULVERTS, OUTFALL STRUCTURES AND OTHER STORMWATER FACILITIES FOR WHICH MAINTENANCE REQUIREMENTS ARE NOT OTHERWISE SPECIFIED HEREIN MUST BE INSPECTED IN THE SPRING, SUMMER AND FALL OF EACH YEAR. WITHIN 30 DAYS OF THE INSPECTION DATE, ALL ACCUMULATED SEDIMENT AND DEBRIS MUST BE REMOVED SUCH THAT EACH STORMWATER FACILITY OPERATES AS DESIGNED AND PERMITTED. CONTRIBUTING DRAINAGE AREAS MUST BE KEPT CLEAR OF LITTER AND VEGETATIVE DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS KEPT CLEAR, INLET AREAS KEPT CLEAN, AND UNDESIRABLE VEGETATION REMOVED. EROSION IMPAIRING THE FUNCTION OR INTEGRITY OF THE FACILITIES, IF ANY, WILL BE CORRECTED, AND ANY STRUCTURAL DAMAGE IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF THE FACILITIES MUST BE REPAIRED.
3. VOLUME CONTROL FACILITIES AND CONTRIBUTING DRAINAGE AREAS MUST BE INSPECTED EVERY THREE MONTHS DURING THE OPERATIONAL PERIOD (BETWEEN SPRING SNOWMELT AND FIRST SUBSTANTIAL SNOWFALL) AND MONITORED AFTER RAINFALL EVENTS OF 1 INCH OR MORE TO ENSURE THAT THE CONTRIBUTING DRAINAGE AREA IS CLEAR OF LITTER AND DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS ARE CLEAR, INLET AREAS ARE CLEAN, UNDESIRABLE VEGETATION IS REMOVED AND THERE IS NO EROSION IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF A FACILITY. IF SEDIMENT HAS ACCUMULATED IN A INFILTRATION FEATURE, WITHIN 30 DAYS OF INSPECTION DEPOSITED SEDIMENTS MUST BE REMOVED, THE INFILTRATION CAPACITY OF THE UNDERLYING SOILS MUST BE RESTORED, AND ANY SURFACE DISTURBANCE MUST BE STABILIZED. INSPECTION MUST ENSURE THAT SEDIMENT TRAPS AND FOREBAYS ARE TRAPPING SEDIMENT AND THAT MORE THAN 50 PERCENT OF THE STORAGE VOLUME REMAINS, THE CONTRIBUTING DRAINAGE AREA IS STABLE (I.E., NO EROSION IS OBSERVED), AND INLETS AND OUTLET/OVERFLOW SPILLWAYS ARE IN GOOD CONDITIONS WITH NO EROSION. MAINTENANCE TECHNIQUES USED MUST PROTECT THE INFILTRATION CAPACITY OF THE PRACTICE BY LIMITING SOIL COMPACTION TO THE GREATEST EXTENT POSSIBLE (E.G., BY USING LOW-IMPACT EARTH-MOVING EQUIPMENT).

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE PARKWAY NEIGHBORHOOD
DAYTON, MN 55369

WME REAL ESTATE HOLDINGS
11326 REED STEM 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. Knaeble
DATE 7/2/2026 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/2/2026	CITY SUBMITTAL

DRAWN BY	BN, KB, AM
REVIEWED BY	DK
PROJECT MANAGER	DK
PROJECT NUMBER	23321

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - ATTACHMENTS

SW1.5

© COPYRIGHT 2026 CIVIL SITE GROUP INC.

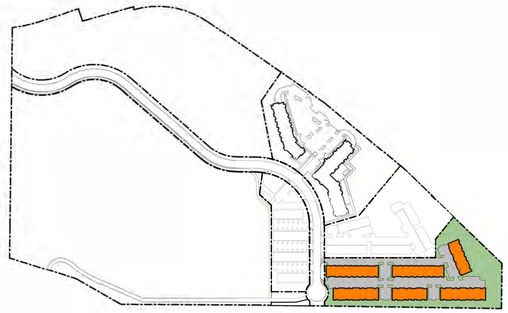
THE PARKWAY NEIGHBORHOOD - FLATS

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)

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

Residential Unit Mix

Type	Count	Gross Area	Total Gross	Net Area	Total Net
Unit 0-1	6	596 ft²	3,576 ft²	544 ft²	3,264 ft²
Unit 0-2	2	646 ft²	1,292 ft²	595 ft²	1,190 ft²
Unit 0-2 Type A	1	646 ft²	646 ft²	595 ft²	595 ft²
Unit 1-1	9	735 ft²	6,615 ft²	676 ft²	6,084 ft²
Unit 1-2	52	741 ft²	38,532 ft²	680 ft²	35,360 ft²
Unit 1-3	8	731 ft²	5,848 ft²	673 ft²	5,384 ft²
Unit 1-4	10	725 ft²	7,250 ft²	657 ft²	6,570 ft²
Unit 1-5 Type A	2	769 ft²	1,538 ft²	714 ft²	1,428 ft²
Unit 2-1	16	832 ft²	13,312 ft²	769 ft²	12,304 ft²
Unit 2-2	12	792 ft²	9,504 ft²	730 ft²	8,760 ft²
Unit 2-3	17	1,164 ft²	19,788 ft²	1,082 ft²	18,394 ft²
Unit 2-4	16	1,087 ft²	17,392 ft²	1,007 ft²	16,112 ft²
Unit 2-5	17	1,172 ft²	19,924 ft²	1,090 ft²	18,530 ft²
Unit 2-6	7	1,087 ft²	7,609 ft²	1,010 ft²	7,070 ft²
Unit 2-7 Type A	1	1,106 ft²	1,106 ft²	1,031 ft²	1,031 ft²
Grand total: 176			153,932 ft²		142,076 ft²

Parking Schedule

Type	Count
Level 1	
Covered - ADA	3
Covered - Compact	27
Covered - Standard	138
Surface - ADA	7
Surface - Standard	219
	394
	394

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)

Gross Building Areas

Building	Level	Area
Building Apt 1A	Level 1	11,002 ft²
	Level 2	11,581 ft²
	Level 3	11,581 ft²
Building Apt 1B	Level 1	11,002 ft²
	Level 2	11,581 ft²
	Level 3	11,581 ft²
Building Apt 1C	Level 1	11,002 ft²
	Level 2	11,581 ft²
	Level 3	11,581 ft²
Building Apt 2A	Level 1	14,136 ft²
	Level 2	15,486 ft²
	Level 3	15,486 ft²
Building Apt 2B	Level 1	14,136 ft²
	Level 2	15,486 ft²
	Level 3	15,486 ft²
Building Apt 3A	Level 1	12,882 ft²
	Level 2	11,218 ft²
	Level 3	11,218 ft²
Grand Total		228,026 ft²



1 Site Plan - The Flats
1/32" = 1'-0"

SITE PLAN - THE FLATS

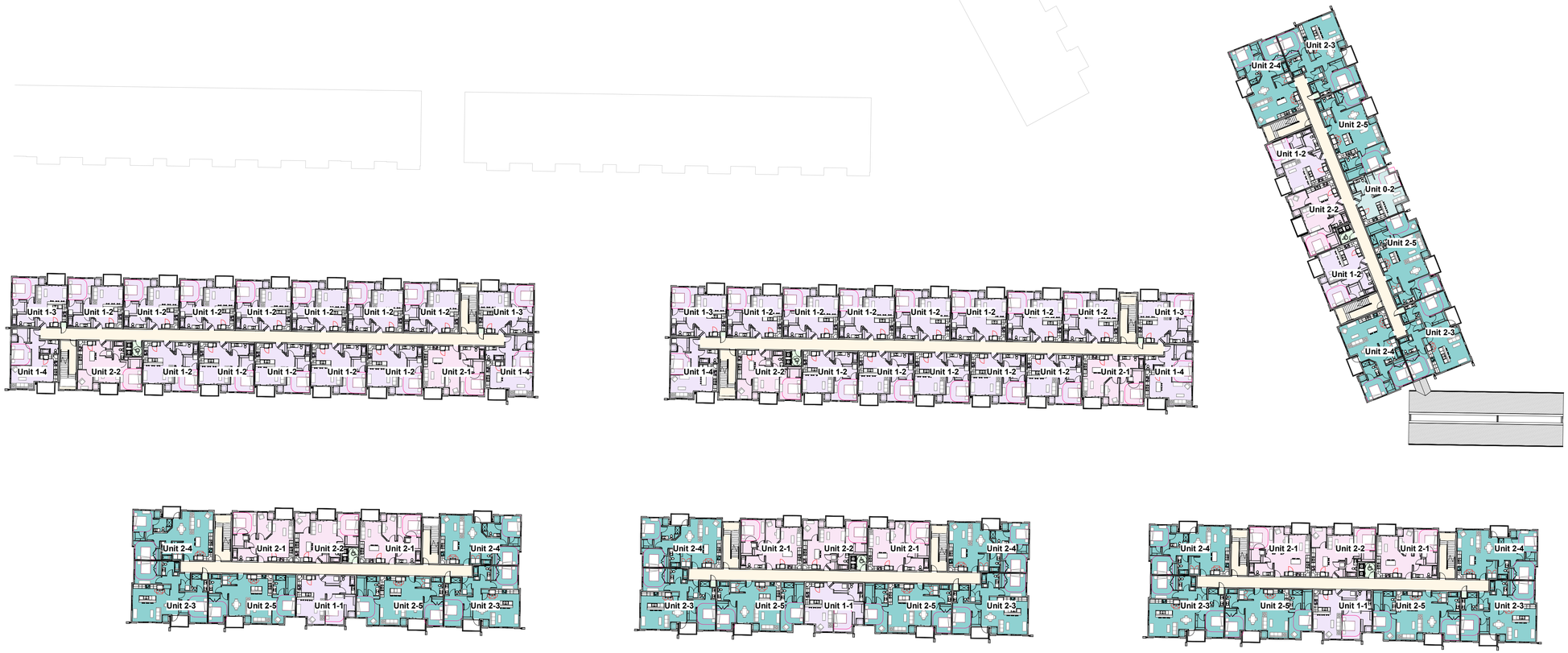
THE PARKWAY NEIGHBORHOOD - FLATS



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

FLOOR PLANS - LEVEL 1 - THE FLATS

THE PARKWAY NEIGHBORHOOD - FLATS



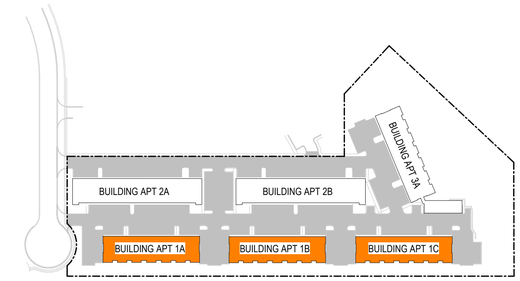
Color Scheme Legend

- 0 BR (Studio)
- 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"



Key Plan - Building 1
1" = 160'-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 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



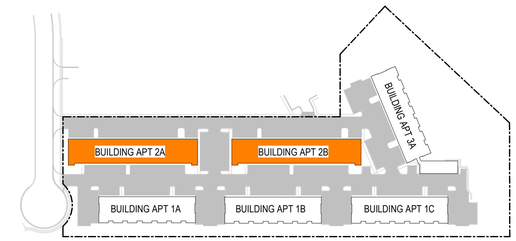
1 Building Type 2 - 38 Units - North Elevation
3/32" = 1'-0"



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



4 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



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

BLDG II - 38 UNITS - EXTERIOR ELEVATIONS

THE PARKWAY NEIGHBORHOOD PHASE II - FLATS



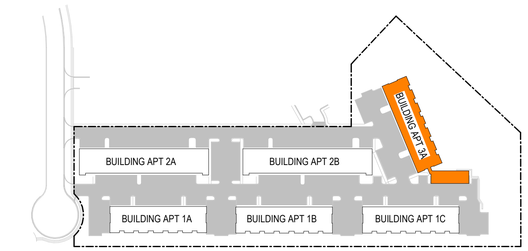
3 Building Type 3 - 25 Units - West Elevation
3/32" = 1'-0"



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" 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



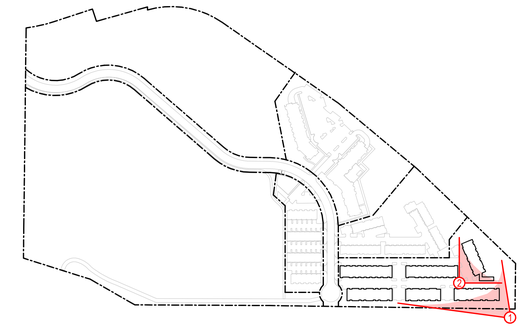
1 Building Type 3 - 25 Units - East Elevation
3/32" = 1'-0"

BLDG III - 25 UNITS - EXTERIOR ELEVATIONS

THE PARKWAY NEIGHBORHOOD PHASE II - FLATS



1. FLATS FROM THE SOUTHEAST



1 Key Plan - The Flats Rendering Views
1" = 400'-0"



2. FLATS FROM THE PARKING LOOP



ITEM:
Consideration to Purchase Financial Software

PREPARED BY:
Zach Doud, City Administrator

POLICY DECISION / ACTION TO BE CONSIDERED:
Consideration of Financial Software Purchase

BACKGROUND:
City staff has been reviewing new financial software programs for the last month or so with the information shared by our current software provider that they are going to be phasing out the software and it will no longer be available at the end of 2027. Additionally, the software we use is housed on site with a server which has an end of life in 2026 so that server would need to be replaced as well. All of the new software providers offer the cloud based solution for holding data so that server will no longer be needing to be replaced (roughly $25k-$35k savings).

Staff has done numerous webinars regarding several software providers, all of which have had positive and negative items with them. After weighing the options, staff identified that BS&A Cloud is the best option for us at this time. BS&A is our current provider as well which makes the transition a little easier, however there will be some time to move all of the data from the current product held internally to the online cloud program.

Staff was able to confirm with BS&A that they would spread the implementation costs over a 3 year period which assists the budget and is reflected that way. Additionally, the price we received from the quote expires on September 1, 2026 so to avoid additional fees for the (roughly $5k for implementation and $4k annually).

Here are the numbers from the research that we did for the companies that we looked at (got quotes from).

	Financial Software Comparison				
		Edmunds	BS&A	Springbrook	Tyler
Annual					
	AR	2,500	2,770	3,450	1,980
	CR	1,500	3,310		2,565
	Timesheets	2,000	2,260		870
	AP		2,980		3,149
	Escrow	1,500			1,798
	Finance	8,500	3,650	11,700	8,550
	HR	1,500			4,949
	Online Bill Pay	3,000			2,250
	Online Service Apps	2,000	1,850		1,344
	Payroll	7,000	4,970	6,488	
	Permitting and Code	6,000	5,965		5,200
	UB	9,000	2,590	12,413	7,199
	Work Orders	1,500			675
	Project Management			4,088	2,926
	Hosting	5,000			
	Total	51,000	30,345	38,138	43,455
Implementation					
	Module Training	31,000	33,075	141,188	83,230
	Conversion	20,000	13,475		13,500
	Hardware	750			
	Project Management		29,400	6,188	3,200
	Total	51,750	75,950	147,375	99,930
	Discount	-	(3,500)	-	-
	Grand Total	$102,750	$102,795	$ 185,513	$143,385

BUDGET IMPACT:
With this approval, this will require that the dollars set aside in the current budget stay in the budget through the final 2027 budget which will be approved in December. The software will not be implemented until mid-2027 from the current schedule we have been provided by the company.

RECOMMENDATION:
Staff recommends approval of the purchase of BS&A cloud for the financial software.

ATTACHMENT(S):
BS&A Quote

Proposal for:

City of Dayton, Hennepin County, MN

May 08, 2026

Quoted by: Ferras Khzouz

Software and Services for BS&A Cloud

Thank you for the opportunity to quote our software and services.

At BS&A, we are focused on delivering unparalleled service, solutions, support, and customer satisfaction. You'll see this in our literature, but it's not just a marketing strategy... it's a mindset deeply embedded in our DNA. Our goal is to provide such remarkable customer service that our customers feel compelled to remark about it.

We are extremely proud of the many long-term customer relationships we have built. Our success is directly correlated with putting the customer first and consistently choosing to ***listen****. Delivering unparalleled customer service is the foundation of our company.*

Cost Summary

Software is licensed for use only by municipality identified on the cover page. If used for additional entities or agencies, please contact BS&A for appropriate pricing. Prices subject to change if the actual count is significantly different than the estimated count. Module fees are charged annually and include unlimited support.

Upgrade Cloud Modules - *Annual Fee*

Financial Management		
GL-General Ledger		$3,650.00
AP-Account Payable		$2,980.00
CR-Cash Receipting		$3,310.00
AR-Account Receivables		$2,770.00
	Total	$12,710.00
Personnel Management		
PR-Payroll		$4,970.00
TS-Timesheets		$2,260.00
	Total	$7,230.00
Community Development		
BD-Building Department		$5,965.00
	Total	$5,965.00
BS&A Online *Fees for BS&A Online subscription services will be charged at the next renewal period*		
CD-Building		$1,850.00
	Total	$1,850.00
Utility Billing		
UB-Utility Billing		$2,590.00
	Total	$2,590.00
	Subtotal	**$30,345.00**

BS&A Online - *Fees for BS&A Online subscription services will be charged at the next renewal period.*

Public Records Search + Online Bill Pay
With use of integrated Credit Card Processor

Project Management and Implementation Planning

Services include:

- *Analyzing customer processes to ensure all critical components are addressed.*
- *Creating and managing the project schedule in accordance with the customer's existing processes and needs.*
- *Planning and scheduling training around any planned process changes included in the project plan.*
- *Modifying the project schedule to accommodate any changes to the scope and requirements of the project that are discovered.*
- *Providing a central contact between the customer's project leaders, developers, trainers, IT staff, conversion staff, and other resources required throughout the transition period.*
- *Installing the software and providing IT consultation for network, server, and workstation configuration and requirements.*
- *Reviewing and addressing the specifications for needed customizations to meet customer needs (when applicable).*

Total **$29,400.00**

Implementation and Training

- *$1,225/day*
- *Days quoted are estimates; you are billed for actual days used*
- *Training days quoted/billed in full day increments only*

Services include:

- *Setting up users and user security rights for each application*
- *Performing final process and procedure review*
- *Configuring custom settings in each application to fit the needs of the customer*
- *Setting up application integration and workflow methods*
- *Onsite verification of converted data for balancing and auditing purposes*
- *Training and Go-Live*

Setup Days

ITS Setup - FM	Setup Days: 3	$3,675.00
ITS Setup - HRIS	Setup Days: 2	$2,450.00
ITS Setup - CD	Setup Days: 4	$4,900.00
ITS Setup - UB	Setup Days: 2	$2,450.00
	Total Setup Days: 11	Subtotal: $13,475.00

Training Days

ITS Training - FM	Training Days: 6	$7,350.00
ITS Training - HRIS	Training Days: 5	$6,125.00
ITS Training - CD	Training Days: 12	$14,700.00
ITS Training – UB	Training Days: 4	$4,900.00
	Total Training Days: 27	Subtotal: $33,075.00
	Total Days: 38	**Total: $46,550.00**

Cost Totals

Cloud Upgrade – *Annual Fee*	Subtotal	$30,345.00
Project Management and Implementation Planning	Subtotal	$29,400.00
Implementation and Training	Subtotal	$46,550.00
Courtesy Discount on Professional Services	Subtotal	-$3,500.00
Total Proposed		**$102,795.00**

The final invoice will reflect actual expenses following the completion of all training activities based on the Federal Guidelines described below.

$160/$185/$225 per day hotel, varies by state
$90 per day car rental
$70 per day meals
$730 per trip airfare/related expenses
$0.70/mile round trip for drive distance

Payment Schedule

1st Payment:	**$25,900** to be invoiced upon execution of this agreement.
2nd Payment:	**$28,495** to be invoiced upon the subscription start date.
3rd Payment:	**$46,550** to be invoiced upon completion of training.
4th Payment:	**$1,850** to be invoiced upon next renewal of subscription-based BS&A Online features.

ITEM:
Resolution 35-2026, Amending the 2040 Comprehensive Plan related to the Ultimate Sewer Map, Southwest Dayton

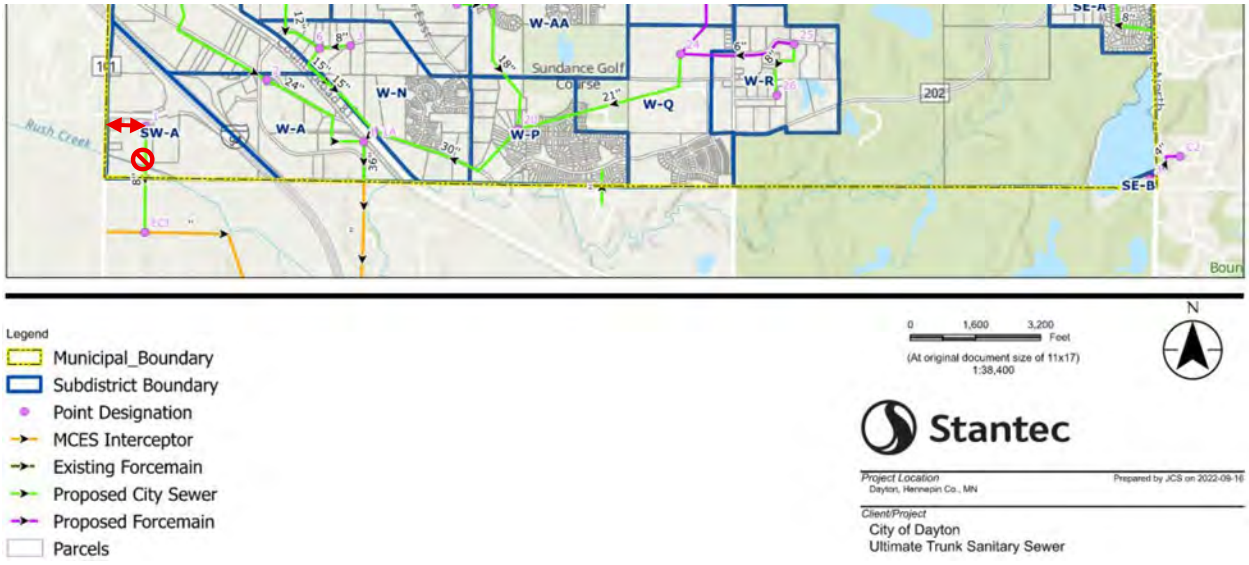
APLICANT/PRESENTERS:
Jon Sevald, Community Development Director
Jason Quisberg, City Engineer

PREPARED BY:
Jon Sevald, Community Development Director

POLICY DECISION / ACTION TO BE CONSIDERED:
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.



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).

PLANNING COMMISSION RECOMMENDATION:
The Planning Commission held a Public Hearing on August 6, 2026, recommending Approval.

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:

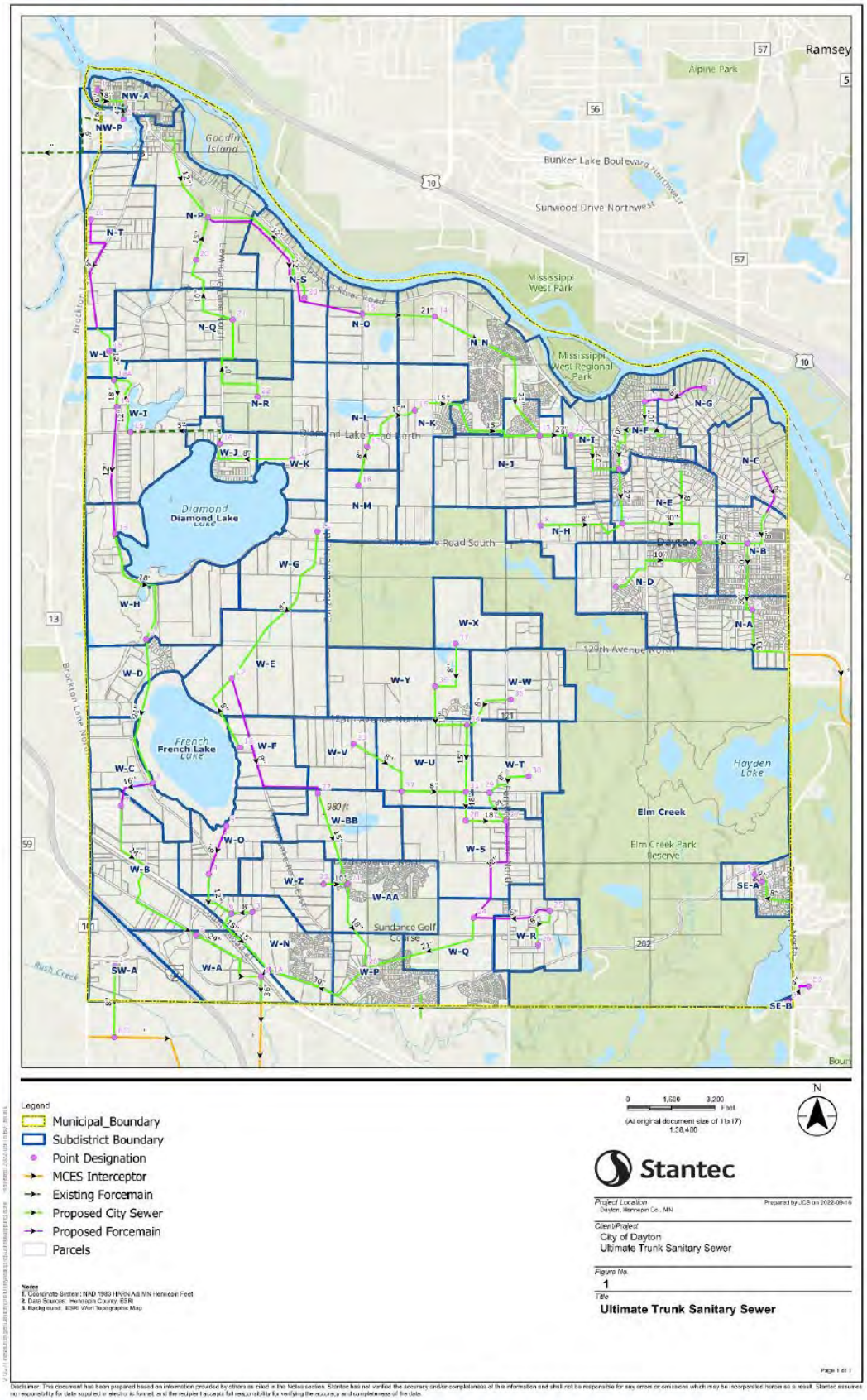
Strategic Initiative	Goal	Key Outcome Indicator	Target	Action Items
Encourage Diversity and Manage Thoughtful Development	Create a variety of housing options	- Review housing type and lot size by %'s.	- Proportionate housing types available	A) Begin work on Comp Plan – Create Timeline for Completion 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
	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	

				F) Require Parking Code Requirements

BUDGET IMPACT
N/A

ATTACHMENT(S):
2040 Comprehensive Plan Figure
9.2 Resolution 35-2026

Figure 9.2 Ultimate Sewer Map



RESOLUTION 35-2026

CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT
STATE OF MINNESOTA

RESOLUTION AMENDING THE 2040 COMPREHENSIVE PLAN, FIGURE 9.2 ULTIMATE SEWER MAP, AND RELATED PLANS

WHEREAS, the City of Dayton adopted the 2040 Comprehensive Plan (The Plan) on September 27, 2022 (amended August 13, 2026, Resolution 32-2026). The Plan includes Chapter 9: Wastewater, and Figure 9.2 *Ultimate Sewer Map*; and,

WHEREAS, Metcouncil staff informed city staff that the map is in error (SW-A Subdistrict Boundary), and requested the city to obtain a Comprehensive Plan Amendment to correct the error prior to sewer connections for development within SW-A Subdistrict Boundary; and,

WHEREAS, Southwest Dayton (Figure 9.2, SW-A) is considered "unmetered" because the flow will not be captured at Dayton's billing meter M305; and that future development in this area will necessitate conversations with the Metropolitan Council on wastewater billing. Because the Dayton connection is directly to interceptor 9004-3 and not to Roger's local sewer, an intercommunity agreement with Rogers is not required; and,

WHEREAS, the Planning Commission held a Public Hearing on August 6, 2026, recommending Approval; and,

NOWTHEREFORE, BE IT RESOLVED, that based on the staff report, Planning Commission Public Hearing, and considering public testimony, the City Council hereby Approves Amending the 2040 Comprehensive Plan Figure 9.2 Ultimate Sewer Map (Exhibit A), and any related text associated with the amendment.

Adopted by the City Council of the City of Dayton, this 25th Day of August, 2026

_____
Dennis Fisher, Mayor

ATTEST:

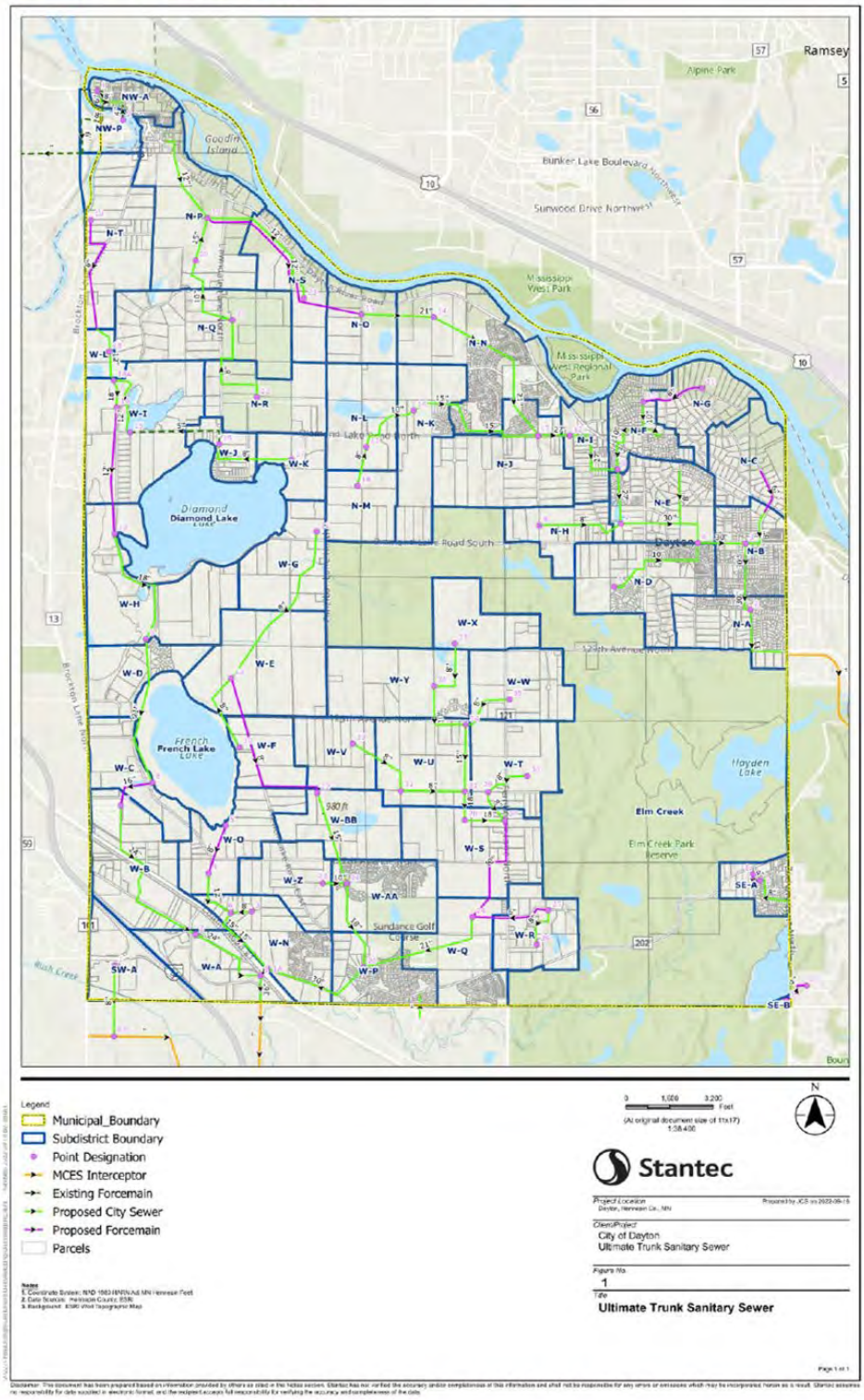
_____
Amy Benting, City Clerk

Motion by _____. Second by _____.

Ayes: __
Nayes: __
Motion ***Approved***.

EXHIBIT A

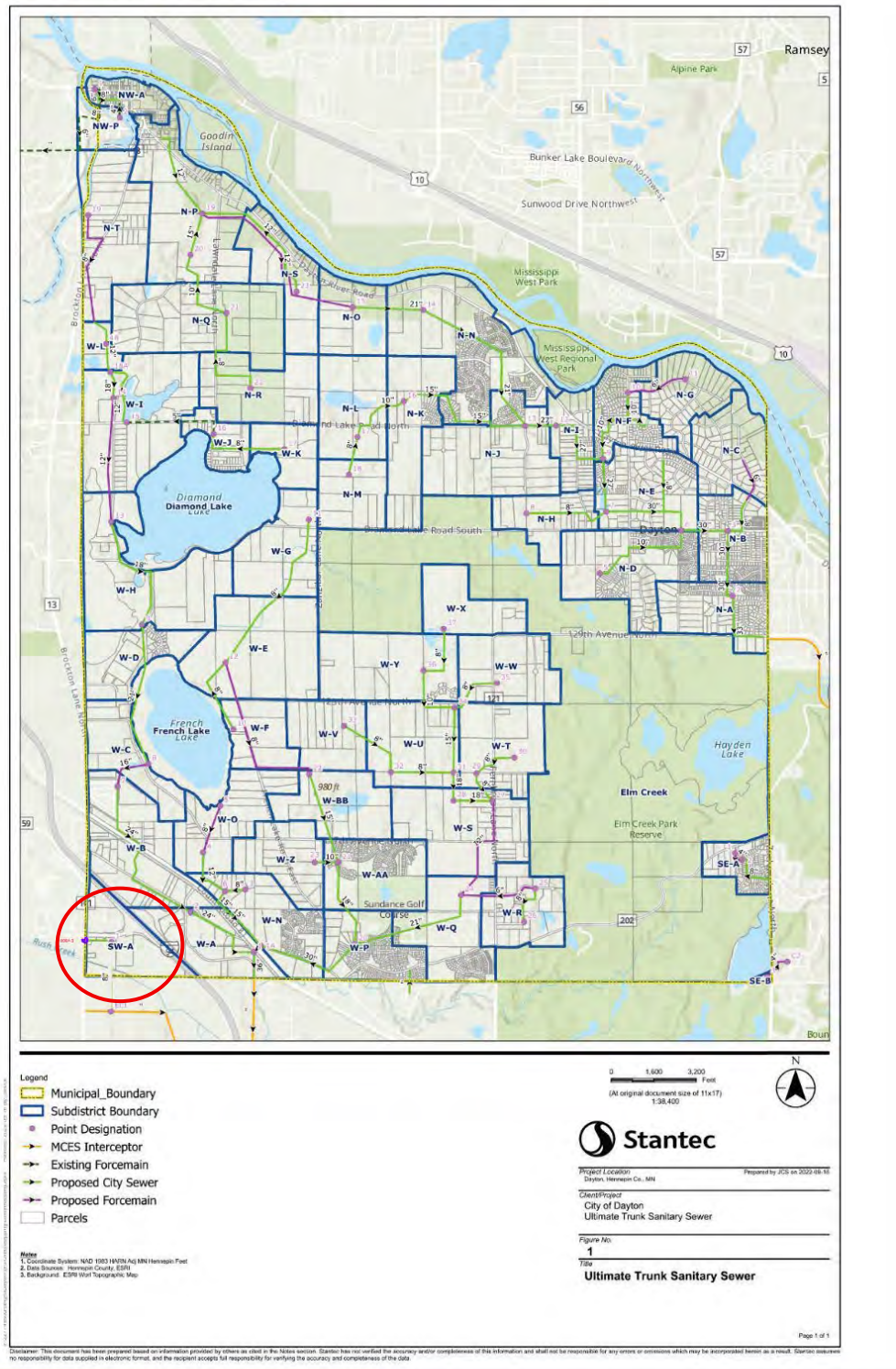
Figure 9.2 Ultimate Sewer Map



Existing Figure 9.2

EXHIBIT B

Figure 9.2 Ultimate Sewer Map



Amended Figure 9.2 (circled area).

ITEM:
Approval of Ordinance 15-2026; Amending Fee Schedule

PREPARED BY:
Zach Doud, City Administrator

POLICY DECISION / ACTION TO BE CONSIDERED:
Consider Fee Schedule Update

BACKGROUND:
City staff has been notified by the Minnesota Department of Health that the connection fee we have been charging is the rate for 2025 and not 2026. We have identified the correct amount for 2026 which is $2.54 per month for the connection fee and we are looking to update that from the $1.62 per month charge from 2025. This fee is shown on the attached amended Ordinance; fee schedule.

With the approval of item K amending the fees for the Peddlers, Solicitors and Transient merchants are proposed to be:

first violation	$200.00
second violation	$400.00
third violation	$600.00

These fees will be updated and included in the fee schedule if approved.

BUDGET IMPACT:
Will align actual with budget.

RECOMMENDATION:
Staff recommends approval of Ord. 15-2026 to Amend the Fee Schedule.

ATTACHMENT(S):
Amended Fee Schedule

2026 Fee Schedule

SECTION 1: ADMINISTRATIVE/CITY CLERK

Bad Check Fee	$50
Certified Copies	$10 (after first copy)
Certify for Non-Payment to Taxes	15% of the bill (Utilities/Escrow)
Credit Card Processing Fee	2.95%, or a minimum of $1.95
Interest Charge on Past Due Escrows	12% annually (if not paid within 30 days of bill date)
Adult Entertainment Establishment	$5,000
Public Hearing Notices	
Mailings	Actual Cost
Champlin-Dayton Press Publication	Actual Cost
Mailing Labels (Hennepin/Wright County)	Actual Cost
Recording – Hennepin/Wright County	
Abstract & Torrens Properties	Actual Cost + Staff Time
Rental Housing License- Valid for 2 years	
Single Family	$300
Duplex/Triplex	$450
Re-Inspections (per inspection)	$100
Apartments (3 or more units)	$600 per building + $50 per unit
Solicitor/Peddler/Transient Merchants	
Application Fee	$35
Weekly Fee	$30
Monthly Fee	$65
Yearly Fee	$300
Liquor/Tobacco/Cannabis Licensing - Per Year	
On Sale Liquor License (due July 1st)	$3,000
Off Sale Liquor (due July 1st)	$400
On Sale Sunday Liquor (due July 1st)	$200
Set up License (due April 1st)	$150
On-Sale 3.2 License (due July 1st)	$200
Off-Sale 3.2 License (due July 1st)	$100
On-Sale Wine License (due July 1st)	$300
Temporary Intoxicating Beverage License (per day)	$25
Brewpub Off-Sale	$200
Brewpub On-Sale	$500
Brewer Off-Sale	$200
Brewer/Tap Room On-Sale	$300
Microdistillery Off-Sale	$200
Microdistillery Room On-Sale	$300
Cocktail/Tasting Room On-Sale	$300
Tobacco License (due January 1st)	$300
Cannabis Registration (due July 1st)*	$500
Renewal Registration (due July 1st)	$1,000
Low Potency Cannabis Registration (due July 1st)	$125
1st Failed Compliance Check – Any	$500 Administrative Fine
2nd Failed Compliance Check – Any	$1,500 Administrative Fine
3rd Failed Compliance Check – Any	Revocation of License

*Note: If Cannabis registration is for a microbusiness, the fee is waived.

SECTION 2: ACTIVITY CENTER

Park Reservation Fees - Per Day		
Refundable Deposit	$300	
Central Park	$250	
Gazebo reservation (e.g. Cloquet Overlook Park)	$75	
McNeil Park	$100	
McNeil Park with Lights	$250	
Concession Stand	$50	
Elsie Stephens Park		
Weekday Rates (Mon-Thur)		
Resident	$75	
Non-Resident	$200	
Weekend Rates (Fri-Sun)		
Resident	$175	
Non-Resident	$350	
Facility Reservation Fees		
Refundable Damage Deposit	Any Rental	
Original or Previous Issue	$450	
Returning with No Previous Issue	$300	
Non-Profit or Civic Group (501c3 or 501c4 – e.g. scouts or lions)	$150	
Weekday Rates (Mon-Thur)	Full Day	Hourly (max of full day rate)
Resident	$150	$35
Non-Resident	$225	$55
Non-Profit or Civic Group (501c3 or 501c4 – e.g. scouts or lions)	Free	Free
Set-Up Day/Early Access	$100	N/A
Weekend Rates (Fri-Sun)	Full Day	Hourly (max of full day rate)*
Resident	$250	$60
Non-resident	$375	$90
Non-Profit or Civic Group (501c3 or 501c4 – e.g. scouts or lions)	$100	$25*
Set-Up Day/Early Access	$150	N/A
Linen Rental Fees		
75-100 people (11 tables, double white linen, black linen chair covers, chair sashes, 2 skirted buffet tables, 1 skirted head table)		$270
50-75 people (8 tables, double white linen, black linen chair covers, chair sashes, 2 skirted buffet tables, 1 skirted head table)		$200
25 people (4 tables, double white linen, black linen chair covers, chair sashes, 2 skirted buffet tables, 1 skirted head table)		$125
Ala Carte Rental - Each		
Skirted Buffet Or Head Table With Top Linen		$10
Single White Table Linen		$3
Chair Cover		$2
Chair Sash		$1
Technology Rental		
Refundable deposit		$300
Basic Event Package (includes A/V podium system, HDMI compatible, Blu-ray player, projector, screen, wireless mic)		$250
Ala Carte Rental		
Flat Screen TV Cart (HDMI compatible)		$75
Wireless Mic & Sound System		$75
Second Mic		$25
Computer with wireless mouse & keyboard		$125
Activity Center & Elsie Stephens Park Package*		
Refundable deposit		$500
Resident		$375
Non-resident		$600
Corporate Meeting Package**		
Refundable deposit		$500
Rental fee		$650
Wedding Rental Package***		
Refundable deposit		$1,500
Resident		$800
Non-resident		$1,100

** Rentals Fri-Sun are available no more than 45 days ahead of event date*

** Activity Center & Elsie Stephens Package *includes one day rental (Fri-Sun) at Elsie Stephens Park between 10a-sunset and one day rental (Fri-Sun) activity center rental 10a-midnight. Package is for same-day rental only. Does not include linens, technology package, security, or other additions. City Staff has discretion to temporarily adjust ordinances upon review of the application and event.*

*** Corporate Meeting Package includes one day rental of activity center, Mon-Thurs 8a-5p, basic event technology package, and choice of linens package. price does not include any ala carte or additional items.

**** Wedding Package includes one day rental for 3 hours (Fri-Sun) at Elsie Stephens Park between 10a-Sunset and one day rental (Fri-Sun) Activity Center Rental 10a-midnight. Park & full day Activity Center is for same-day rental only. The price includes 2 hours of setup time at the Activity Center the night before event, if the building is not previously rented. Package also includes Basic Event Technology Package, and choice of Linens Package. Price does not include any Ala Carte or additional items.

SECTION 3: BUILDING**

Accessory Building over 200 square feet (Non-Residential)	Based on valuation[1] + Plan Check[2] + State Surcharge[3]
Additional C/O Inspections (after 3 inspections, each)	$100
Basement Refinishing, Remodels, and Additions Requiring Building Permit	Based on valuation[1] + Plan Check[2] + State Surcharge[3]
Discount for homes 20 years or older (remodels, basement finishes, additions)	25% reduction on Permit fee[1] and Plan Check[2] + State Surcharge[3]
Building moving permit	Based on valuation[1] + State Surcharge[3]
Building Re-inspection fee (after 2nd inspection)	$47
Deck permit	$325 + $1 State Surcharge[3]
Driveway Permit (residential)	$50 + $1 State Surcharge[3]
Driveway/Parking area permit (non-residential Less than 1 acre disturbed)	$100 + $1 State Surcharge[3]
Driveway/Parking area permit (non-residential 1 acre or more disturbed)	Based on valuation[1] + Plan Check[2] + State Surcharge[3]
Fire Suppression Permit	Based on valuation[1] + Plan Check[2]
Fence permit, fences < 7 feet	$100
Fence Permit, Fences > 7 feet	Based on valuation[1] + Plan Check[2] + State Surcharge[3]
Fireplace permit (residential)	$85 + $5 Per Additional Fixture + $1 State Surcharge[3]
Landscaping/Site Review Escrows (if required)	$3,000
Mechanical Permit (Non-residential and apartment buildings)	Based on valuation[1] + Plan Check[2] + State Surcharge[3]
Mechanical Permit (Residential)	$85 + $5 Per Additional Fixture + $1 State Surcharge[3]
Mobile Home	Based on valuation[1]+ State Surcharge[3]
Modular Home Plan Review	Based on valuation[1]+ State Surcharge[3]
New Construction Homes (Includes Townhomes, Row Homes, and similar)	Based on valuation[1] + Plan Check[2] + State Surcharge[3]
Non-Residential New Construction	Based on valuation[1] + Plan Check[2] + State Surcharge[3]
Plan Check fees	Plan Check[2]
Plumbing permit (Non-Residential)	Based on valuation[1]+ State Surcharge[3]
Plumbing Permit (Residential)	$85 + $5 Per Additional Fixture + $1 State Surcharge[3]
Water Meter (Residential): With New Construction Permit	Actual Cost incurred by City
Accessory Buildings over 200 square feet (Residential)	
200 to 1,250 square feet (sq. ft.)	$300 + $1 State Surcharge[3]
1,251 sq. ft. and over	$400 + State Surcharge[3]

*Any building permit type not mentioned (e.g. residential, commercial, industrial, new construction) fee will be **Based on valuation[1] + Plan Check[2] + State Surcharge[3]** (see section 10 below). When work requiring a permit has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The minimum investigation fee shall be no greater than the permit fee.

**NOTES: Connection fees, and building permits are non-transferable. In the event that escrows are depleted, the applicant shall be invoiced or additional escrow may be required.

SECTION 4: Over The Counter

Drain Tiling	$85 + $1 State Surcharge[3]
Permit to exceed road restrictions	$100
Re-roofing permit (per structure)	$85 + $5 Per Additional Fixture + $1 State Surcharge[3]
RPZ	$85 + $1 State Surcharge[3]
Septic system tank demolition	$50
Septic system permit/site inspection	$400
Septic system repair	$125
Siding Permit (per structure)	$85 + $5 Per Additional Fixture + $1 State Surcharge[3]
Water Heaters	$30 + $1 State Surcharge[3]
Water Softener	$30 + $1 State Surcharge[3]
Windows/Door replacement (per structure)	$85 + $5 Per Additional Fixture + $1 State Surcharge[3]
Connection Charges	
Sewer	$100 + $1 State Surcharge[3]
Water	$100 + $1 State Surcharge[3] + Water Meter Fee in Section 3
Demolition Permits	
Commercial Units	$200 + $1 State Surcharge[3]
Garages/Barns/Pools/Mobile Homes	$50 +$1 State Surcharge[3]
Multiple Family Structures	
First two units	$150 +$1 State Surcharge[3]
Each additional unit	$50
Single-Family Structure	$100 + $1 State Surcharge[3]
Small Cell Wireless Facility Co-location Permit	
5 or less	$500
Each additional unit	$100
New Structure Permit (Per Pole)	$1,000

SECTION 5: Planning*

Additional Consultant Review	Actual cost
Commercial Kennel License (5 dogs)	See IUP/CUP in Section 6
Irrigation systems for new systems not installed with home (city sewer/water)	$99 + $1 State Surcharge[3]
Residential Kennel License (5 dogs)	See IUP/CUP in Section 6
Swimming pool permit (in ground pools or above ground pools over 5,000 gallons)	Based on valuation[1] + State Surcharge[3]
Project Recovery Rate Factor	
Engineering Services	Actual Cost
Legal services	Actual Cost
Miscellaneous Consultants	Actual Cost
City Staff Services (Per Hour)	$90
Public Hearing Notices	
Mailings	Actual Cost
Champlin-Dayton Press Publication	Actual Cost
Mailing Labels (Hennepin/Wright County)	Actual Cost
Agriculture Preserve Application (min 40 acres)	$50.00 per application
Zoning Letter	$50.00 per property
Sign Permit	
Change in sign face (no increase in size)	$25
Increase in size of existing sign	Based on valuation[1]+ State Surcharge[3] ($85 min)
New sign on existing support	Based on valuation[1]+ State Surcharge[3] ($85 min)
New permanent monument sign	Based on valuation[1]+ State Surcharge[3] ($85 min)
New permanent pole mounted sign	Based on valuation[1]+ State Surcharge[3] ($85 min)
New permanent wall sign	Based on valuation[1]+ State Surcharge[3] ($85 min)
Temporary/Event signage	$25
Non-Profit Temporary Event signage	No Cost (if documented 501c3)
Work Without Permit	***Double Fee***

*Any building permit type not mentioned (e.g. residential, commercial, industrial, new construction) fee will be based on **Based on valuation[1] + Plan Check[2] + State Surcharge[3]** (see section 10 below) with the most similar construction type. When work requiring a permit has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The minimum investigation fee shall be no greater than the permit fee.

SECTION 6: Development **

Administrative Subdivision	$600 Application Fee;
Comprehensive Plan Amendment	$400 Application Fee; $3,500.00 Escrow
WCA Violation	$5,000 Escrow
EAW, EIS, AUAR Application	$400 Application Fee; $6,000 Escrow
Conditional Use Permit (CUP) or Interim Use Permit (IUP)	
Residential/Agriculture District	$250 Application Fee; $800.00 Escrow
All Other Districts	$400 Application Fee; $1,800.00 Escrow
Administrative Home Occupation	$85 Application Fee
Extended Home Business	Same as IUP Fees and Escrow
Concept Plan Review	$400 Application Fee; $3,500.00 Escrow
Grading/Excavating Permit When Not in a Development (cubic yards)	
50 – 99	Free
100 – 999	$100.00 for first 100 cubic yards, plus $65.00 per each additional 100 cubic yards or fraction thereof
1000 – 9,999	$350.00 for the first 1,000 cubic yards plus $60.00 per each additional 1,000 cubic yards or fraction thereof
10,000 – 99,000	$650.00 for the first 10,000 cubic yards plus $50.00 per each additional 10,000 cubic yards or fraction thereof
100,000 and over	$1,200.00 for first 100,000 cubic yards plus $25.00 per each additional 10,000 cubic yards or fraction thereof.
Hauling Fee When Using City Streets (materials hauled in or out of site)	
Less than 50,000 cubic yards	Free
Greater than 50,000 cubic yards	First 50,000 cubic yards costs $0 plus $.55 per additional one cubic yard or fraction thereof
Planned Unit Development	
Preliminary	$400 Application Fee; $5,000.00 Escrow
Final	$400 Application Fee; $5,000.00 Escrow
Amendment	$400 Application Fee; $2,000.00 Escrow
Plat Fees	
Preliminary Plat	$400 Application Fee; $275.00 per lot, or $5,000 (whichever is greater) Escrow. Initial escrow shall be capped $15,000
Final Plat	$400 Application Fee and $6,000 escrow at application AND *Initial* Escrow of 4% of Construction costs as determined by City Engineer due at pre-construction meeting prior to development work starting
Rezoning or Text Amendment	$400 Application Fee; $2,500.00 Escrow
Site Plan Application	$400 Application Fee; $1,500.00 Escrow
Technology/Software fee included in final plat, paid at time of application	$250 per lot fee
Variance	
Residential or Agriculture District	$250 Application Fee; $1,000.00 Escrow
All other districts	$400 Application Fee; $2,000.00 Escrow
Waiver of Plat	$400 Application Fee; $1,500.00 Escrow
Wetland Application	
No loss determination	$250 Application Fee; $2,000.00 Escrow
Exemption	$250 Application Fee; $650.00 Escrow
Replacement Plan	$250 Application Fee; $1,800.00 Escrow
Wetland Delineation Review	$250 Application Fee; $2,000.00 Escrow
Wetland Banking Application	$250 Application Fee; $1,250.00 Escrow
Land Development WCA Review 1-25 Lots	$400 Application Fee; $2,500.00 Escrow
Land Development WCA Review 26-50 lots	$400 Application Fee; $3,000.00 Escrow
Land development WCA review each lot over 50	$400 Application Fee; $25.00 Per Lot Escrow after 50 lots (base $3,000 Escrow)
Inspection of Restoration Plan	$250

** **Note:** In addition to the above fees, applicants shall be responsible for any and all staff fees/costs, attorney fees/costs, and outside consultant fees/costs incurred by the City for the review of the application and other appurtenant work. The current attorney's fee hourly rate is $200.00-$225.00 (subject to change). The applicant shall be required to deposit with the City an escrow in an amount determined by the City sufficient for payment of projected staff, attorney's, and outside consultant fees/costs. If the escrow amount is not deposited with the City, the application shall be deemed incomplete. Additional escrow will be required should the account be depleted or deemed insufficient to cover costs incurred. Any remaining escrow left after the project's close out shall be refunded. For each final plat application, construction cost estimates shall be submitted to the City and will be subject to review and approval of the City Engineer.

Section 7: Police, Fire, & Public Safety

POLICE	
False Alarm – Police (Third One and Each Thereafter Per Calendar Year)	$100
Contract Security (per hour)	$135
Finger Printing (each)	$20
Police Reports (each)	$10
Color/Digital Photos (each)	$10
Squad Video (each)	$30
Body Worn Camera Video (each)	$30
Other Videos (each)	$30
Accident Report (each)	$10
Special Vehicle Permit (valid for 3 years)	$30
Equipment Charge: (Per Hour)	
Police Squad	$50
Dangerous Dog	
Annual Registration (includes sign)	$499
Additional Sign	$50
FIRE	
Fire Watch/Fire Department Standby (Per Hour)	$95
Hazardous Material Incident (Per Hour)	$95
False Alarm Fine – Fire (Third One and Each Thereafter Per Calendar Year)	$100
Fireworks Permit	$500
Fire Code Violation	$250
Burn Permit	$50
Burning Without a Permit (Unauthorized Burn)	$300
Fire Reports (each)	$10
Equipment Charge: (Per Hour)	
Pumper/Utility	$150
Tanker	$150
Rescue/Chief Squad/UTV	$50
Staff Cost (Per Hour Per Employee)	$95
Fire Inspections	
First follow-up	Free
Second follow-up	$100
Third follow-up	$150
Fourth follow-up	$200
Temporary Membrane Structure and Tents	
First Unit	$75
Each Additional Unit	$25
PUBLIC SAFETY	
Large Assembly Permit (Per Event)	$60

Section 8: Utilities

Water Utility Rates (billed bi-monthly)	
Water Availability Fee*	$17.78
Water Usage Billed per 1,000 gallons	
0-6,000 gallons	$3.88
6,001-10,000 gallons	$4.28
0,001-33,000 gallons	$4.69
More than 33,001 gallons	$5.14
Hydrant water usage	$5.14
Irrigation Accounts Only (billed bi-monthly)	
Water Usage Billed per 1,000 gallons	
0-500,000 gallons	$3.88
500,001-1,250,000 gallons	$4.28
1,250,001-2,500,000 gallons	$4.69
More than 2,500,000 gallons	$5.14
Sewer Utility Rates (billed bi-monthly)	
Sewer Base	$24.06
Sewer Usage Billed per 1,000 (gallons)	$5.24
Sewer Only NDL 1,000 (gallons) and over	$9.95
MN Connect Fee	$2.54 ~~$1.62~~
Champlin Fee Per Unit Natures Crossing (monthly)	$13.45
Water Meter Base Fees (billed bi-monthly)	
5/8 or 3/4 inch meter	$17.78
1 inch meter	$52.85
1-1/2 Inch meter	$67.95
2 inch meter	$109.43
3 inch meter	$415.12
4 inch meter	$527.50
6 inch meter	$792.45
10 inch meter	$1,886.79
Late Charges/Penalties/Fees	
Late Fee Penalty (Current Amount Due)	10%
Assessment Certification Penalty (When Assessed to County)	15%
Non-Response for Water Meter Maintenance (Initiated by City)	$300 per billing cycle
Water Shut-Off and Reconnection Fee	$150

***Notes: (Residents with available water service and have not connected)**

Section 9: Development Trunk & Connection Fees

Trunk Area Charges	*Non-Residential*	*Residential (per unit)*	*High Density (12 units or greater)*
Storm Water	$11,035/acre	$3,963/unit	$549/unit
Sanitary Sewer	$7,668/acre	$2,754/unit	$382/unit
Water	$12,431/acre	$4,464/unit	$745/unit
Park Dedication	$7,979/acre	$4,542/unit	$3,129/unit
Trail Dedication	$3,246/acre	$2,824/unit	$2,541/unit

Connection Fees (Paid with Building permit)	*Non-Residential*	*Residential*	*High Density*
Sewer Access Charge (SAC)	$977/unit	$977/unit	$587/unit
Met Council Sewer Access Charge (SAC)	$2,485/unit	$2,485/unit	$2,485/unit
Water Access Charge (WAC)	$15,832/acre	$5,686/unit	$895/unit
Maple Grove WAC (paid to Maple Grove in South Dayton)	$13,888/acre, $6,944/acre (church with no weekday usage)	$3,472/unit	$2,778/unit

**Acre represents development acre defined as: Developable Area = Total Site Area - Wetland per NWI Floodplain*
**Per unit residential based on average 3 units per acre density*

Section 10: Valuation Building Permit Fees, Plan Check, & State Surcharge

[1] *Total Valuation:*	*Fee*
$1.00 - $500.00	$23.50
$501.00 - $2,000.00	$23.50 for the first $500.00 plus $3.05 for each additional $100.00, or fraction thereof, to and including $2,000.00
$2,001.00 - $25,000.00	$69.25 for the first $2,000.00 plus $14.00 for each additional $1,000.00, or fraction thereof, to and including $2,000.00
$25,001.00 - $50,000.00	$391.25 for the first $25,000.00 plus $10.10 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,001.00 - $100,000.00	$643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,001.00 - $500,000.00	$993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,001 - $1,000,000.00	$3,233.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00
$1,000,001.00 and up	$5,608.75 for the first 1,000,000.00 plus $3.65 for each additional $1,000.00, or fraction thereof.

[2] *Plan Check Types:*	*Charge*
New Construction Homes (includes townhomes, row homes, and similar)	65% of Permit Fee
Non-Residential and Apartment Buildings	65% of Permit Fee
Master Plan Designated New Construction Homes	25% of Permit Fee

[3] *Total Valuation:*	*State Surcharge*
Fixed permit fee amount	$1 or one-half mill (.0005) of the fee whichever is greater
Valuation of $1,000,000 or less	One-half mill (.0005) of the valuation of the structure, addition, or alteration
Valuation between $1,000,000 to $2,000,000	$500 plus two-fifths mill (.0004) of the value between $1,000,000 to $2,000,000
Valuation between $2,000,000 to $3,000,000	$900 plus three-tenths mill (.0003) of the value between $2,000,00 to $3,000,000
Valuation between $3,000,000 to $4,000,000	$1,200 plus one-fifth mill (.0002) of the value between $3,000,000 to $4,000,000
Valuation between $4,000,000 to $5,000,000	$1,400 plus one-tenth mill (.0001) of the value between $4,000,000 to $5,000,000
Valuation greater than $5,000,000	$1,500 plus one-twentieth mill (.00005) of the value greater than $5,000,000.