AGENDA
CITY OF DAYTON, MINNESOTA
12260 S. Diamond Lake Road, Dayton, MN 55327
Tuesday, February 24, 2026
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**

6:30 **PLEDGE OF ALLEGIANCE**

6:35 **APPROVAL OF AGENDA**

6:40 **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 February 10, 2026
- **B.** ~~Approval of Resignation of Firefighter Scott Shelby~~
- **C.** Approval of Ordinance 2026-07; Amending Zoning Code, Section 1001.24, Landscaping and Screening
- **D.** Approval of Well Head Treatment Pay Application 21
- **E.** Approval of 2024 Park Improvement Projects, Parks Irrigation Installation, Pay Application 5
- **F.** Approval of Letter of Support for BUILD Grant
- **G.** Approval of Eckberg Lammers to represent the City of Dayton as the City's Eminent Domain Attorney

6:45 **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*

6:50 **STAFF, CONSULTANT AND COUNCIL UPDATES**

COUNCIL BUSINESS
Action Items

7:00 **H.** Approval of Plans and Specs Elsie Stephens Plans 3A

7:15 **I.** Consideration of Resolution 08-2026; Suite Living Site Plan Review

7:25 **J.** Approval of Payment of Claims for February 24, 2026

7:30 **K.** Approval of Water Trails; Elsie Stephens Park Bid Award

7:40 **L.** Approval of RFP on Activities/Event Coordination Consultant

7:50 **M.** Approval of South Diamond Lake Road Culvert Lining Project

8:00 **N.** Tabled from 5-27-25 Meeting; Approval of Parkway Neighborhood Infrastructure Design Renamed; Authorize Plans and Specifications for the Southwest Dayton Infrastructure Improvements Project

8:20 **O.** Approval of Resolution 06-2026; Authorizing Eminent Domain for Public Purposes and Offer of Just Compensation to Owner

8:40 **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 the regular meeting of the Dayton City Council to order at 6:30 PM on Tuesday, February 10, 2026.

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

ABSENT: Assistant City Administrator/City Clerk, Amy Benting

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; Senior Planner, Hayden Stensgard

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Salonek requested to add discussion for band shell at Stephens Park after item G.

Motion to approve the agenda as amended by Van Asten, second by Fashant. Motion carried 5-0.

CONSENT AGENDA

- **A.** Approval of Council Meeting Minutes of January 27, 2026
- **B.** Approval of Capital Assets Policy
- **C.** Approval of Resignation of Firefighter Amber Hassen
- **D.** Approval of Contract with LeVander, Gillen and Miller Attorneys Office

Fashant had questions about the Capital Assets Policy, specifically about group asset purchases and the policy for tracking assets. Doud explained that new GASB standards now require group assets to be capitalized even when purchased in bulk. Fashant also asked about the capitalization of costs related to relocating utilities during projects. Doud clarified that these costs are incorporated into the overall project costs rather than tracked separately.

Motion to approve the consent agenda by Fashant, second by Henderson. Motion carried 5-0.

OPEN FORUM

Alyssa Senescall of 11980 Fernbrook Lane expressed concerns about ICE activities in the community and what she described as a lack of accountability and oversight. Senescall provided examples of incidents she considered troubling and urged the Council to take leadership in restoring trust through transparency and accountability. Keith Grover of 11320 Fernbrook Lane asked for clarification on the follow-up process for items mentioned during Open Forum. Sevald explained that formal complaints are needed for specific follow-up on issues, though some matters may be investigated based on the context provided.

STAFF, CONSULTANT AND COUNCIL UPDATES

Doud announced city offices would be closed on February 16 for Presidents Day and suggested scheduling a work session on March 10 to discuss goals and strategic planning. Doud also noted a meeting with legislators regarding funding for tier 1 and tier 2 EIS studies would occur the following day. The studies are a 5-year process. Farrell reported multiple updates related to the wellhead treatment plant and park improvement projects along with the sewer extension project in South Dayton.

Hendrickson reported that they are moving firefighters through the next stage of testing for employment with the City which is agility tests.
Enga reported that police officers were completing annual defensive tactics certifications and announced a hunter safety course starting April 21.
Van Asten mentioned attending League of Minnesota Cities Leadership Training and learning about a grant from the state auditor's office for cities that conduct surveys.
Fashant asked about following up on concerns raised about Flock cameras. Enga offered to have a Flock representative join a future meeting to address questions.
Henderson shared support to follow up on Open Forum items. Enga gave more information on the Flock system. Henderson raised concerns about preserving snowmobile trail connections when new developments are constructed. Quisberg confirmed the snowmobile group has been in contact. Henderson requested the city develop an AI policy for staff usage. Doud confirmed it is being worked on. Council shared examples of AI making things up and appropriate uses.

COUNCIL BUSINESS

Action Items

E. City Branding Discussion

Farrell presented the history of the city branding process, which involved extensive community input and professional design work costing approximately $117,000 from 2017-2021. Farrell gave examples of where the logo is currently used.
Council members agreed that while the logo may not be perfect and compared to toothpaste, changing it would be costly and likely not produce significantly better results. The consensus was to keep the current branding.

F. Approval of Payment of Claims for February 10, 2026

Van Asten questioned a $7,952 payment to Minnesota Department of Labor and Industry. Doud explained this was for the building permit surcharge that the city collects and remits to the state annually.
Fashant asked Farrell about Cintas for eyewash testing and replacement. Farrell confirmed the mobile stations are in and maintained by Cintas.

Motion to approve payment of claims by Salonek, seconded by Fashant. Motion carried 5-0.

G. Approval of Plans and Specification and Authorizing the Advertisement for Bids for the 2026 Mill and Overlay Improvements

Quisberg presented the 2026 Mill and Overlay project covering streets in the northeast area of the city and a segment of Holly Lane. The estimated cost is just under $2 million. Holly Lane will require extensive curb repairs, and the Balsam Lane portion may be delayed if it conflicts with a pending senior living facility application.
Council discussed other roads for work and confirmed this money is in the budget.

Motion to approve the plans and specifications and authorize advertisement for bids by Salonek, Second by Fashant. Motion carried 5-0.

H. Band Shell at Stephens Park (Added item at meeting by Councilmember Salonek)

Doud shared Salonek raised discussion about an amphitheater/band shell at Stephens Park. The council confirmed their preference for a "wave" design with a 30' x 30' structure providing a 10' overhang over the front of the stage. The council

decided to purchase the structure separately and bid out the installation work, allowing the structure to be ordered sooner due to the 10-12 week lead time. The Council also confirmed preferences for minimal lighting and a metal roof.

ADJOURNMENT

With no objections, Fisher adjourned the meeting at 7:47 PM.

Approved: _____ Attest: Amy Benting

ITEM:

Approve resignation of Scott Shelby

PREPARED BY:

Fire Chief Gary Hendrickson

POLICY DECISION / ACTION TO BE CONSIDERED:

Approve resignation of Scott Shelby

BACKGROUND:

At the November 13, 2025, Council meeting, the Council approved a 90-day leave of absence for Scott Shelby. On February 12, 2026, he submitted a letter of resignation.

On behalf of the City of Dayton Fire Department, I would like to extend our sincere gratitude to Firefighter Scott Shelby for his dedicated service to our community. Scott has been a valued member of our team and has contributed positively during his time with the department. His professionalism and commitment to helping the community have been greatly valued. We wish him the very best in his future endeavors.

RECOMMENDATION:

Staff recommends the Council accept Scott Shelby's resignation.

ATTACHMENT(S):

Resignation letter redacted to comply with Minnesota Statutes Section 13.43, subd. 2

From: Scott Shelby <sc.shelby13@gmail.com>
Sent: Thursday, February 12, 2026 9:08 AM
To: Zach Doud <zdoud@daytonmn.gov>
Subject: [redacted]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Zach Doud,

I wanted to let you know I'm stepping down from my firefighter role. [redacted]

All the best.

Scott Shelby[redacted]

[redacted]

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

APLICANT/PRESENTERS:
Jon Sevald, Community Development Director

PREPARED BY:
Jon Sevald, Community Development Director

BACKGROUND/OVERVIEW:
During the City Council's approval of a recent (2025) Site Plan review, the Council suggested that landscape standards are too restrictive, specifically regarding shrubs. New development and new building plans require submittal of a landscaping plan.[1] Additional landscaping is required within parking lot islands,[2] and along a 5' perimeter of buildings (decorative ground cover and/or plantings).[3]

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

Attached is a ten-city comparison of how their requirements would apply to three Dayton projects (Kwik Trip, Scannell, Telcom). In summary, ordinances vary greatly. About half of the cities have requirements based on open space or building footprint (e.g. Dayton), and about half leave most of the landscaping up to the discretion of the City Council.

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

The attached Ordinance Amendment proposes the following:

(a) One over-story tree per 3,000 square feet of open area.
(b) One ornamental tree per 1,500 square feet of open space.
(c) One evergreen tree per 3,000 square feet of open area.
(d) One deciduous or evergreen shrub per ~~1~~3300 square feet of open area.

2. At the City Council's discretion, the number of trees and shrubs may be reduced due to site conditions, with evidence of difficulty provided by the Applicant.

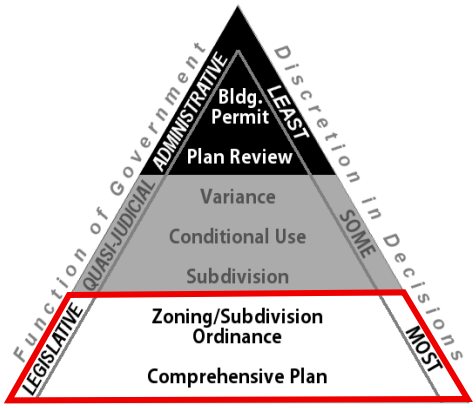
[1] City Code 1001.24, Subd 4(3) (Landscape Design Standards and Guidelines)
[2] City Code 1001.19, Subd 6(1)(b); (Parking area design), and Subd 6(3) (Parking area island landscape standards).
[3] City Code 1001.24, Subd 4(3)(b) (Building ground cover).

CRITICAL ISSUES:
None.

60/120-DAY RULE (IF APPLICABLE):

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

RELATIONSHIP TO COUNCIL GOALS:
None.



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

ROLE OF PLANNING COMMISSION:
1. Motion to Approve the Ordinance Amendment.
2. Motion to Deny the Ordinance Amendment with reasons.
3. Motion to Table and provide direction to Staff to _____.

PLANNING COMMISSION RECOMMENDATION:
The Planning Commission held a Public Hearing on January 8, 2026, continued on February 5, 2026. The Commission recommended unanimous Approval.

STAFF RECOMMENDATION:
Staff recommends approval.

ATTACHMENT(S):
Photo Example
Ordinance 2026-07
City Codes Comparison
Landscape Plans, Kwik Trip, Scannell, Telcom

PHOTO EXMPLE



Kwik Trip - Otsego (Google Streetview). Otsego has no required minimum number of plantings.



Kwik Trip – Dayton. Kwik Trip Site Plan complies with; A (over-story trees), B (ornamental trees), & C (evergreen trees). Regarding D (shrubs), the project includes 557 shrubs, 32% of what would have been required.

Ordinance No. 2026-07

City of Dayton
Counties of Hennepin and Wright
State of Minnesota

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

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

§1001.24 LANDSCAPING AND SCREENING.

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

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

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

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

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

2. At the City Council's discretion, the number of trees and shrubs may be reduced due to site conditions, with evidence of difficulty provided by the Applicant.

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

Dennis Fisher, Mayor

ATTEST:

_____

Amy Benting, City Clerk

Motion by _____. Second by _____.
Motion Approved.

Published in THE PRESS on _____.

Minimum Landscaping Standards, non-residential

	Lot Area	Net Area	Building Footprint	Lot Perimeter	Impervious	Open Space
Kwik Trip #1187	447,509	447,509	14,383	3,240	243,692	203,817
Scannell	612,834	578,365	126,000	3,612	290,342	322,492
Telcom	366,903	316,777	26,096	2,733	145,079	221,824

Brooklyn Park (5)				Champlin				Corcoran				Dayton (5)				Elk River (6)				Maple Grove				Otsego				Plymouth (7)				Ramsey (8, 9)				Rogers			
Overstory Trees	Ornamental Trees	Evergreen Trees	Shrubs	Overstory Trees	Ornamental Trees (1)	Evergreen Trees	Shrubs	Overstory Trees (2)	Ornamental Trees (3)	Evergreen Trees (2)	Shrubs	Overstory Trees	Ornamental Trees	Evergreen Trees	Shrubs	Overstory Trees	Ornamental Trees	Evergreen Trees	Shrubs	Overstory Trees (2)	Ornamental Trees (4)	Evergreen Trees (2)	Shrubs (4)	Overstory Trees	Ornamental Trees	Evergreen Trees	Shrubs	Overstory Trees	Ornamental Trees	Evergreen Trees	Shrubs	Overstory Trees	Ornamental Trees	Evergreen Trees	Shrubs	Overstory Trees	Ornamental Trees	Evergreen Trees	Shrubs
68	136	68	2,038	101	13	22	108	72	-	72	108	68	136	68	2,038	44	23	23	-	41	-	40	-	-	-	-	-	14	-	-	-	24	24	16	108	-	-	-	-
107	215	107	3,225	882	113	189	420	630	-	630	420	107	215	107	3,225	48	26	26	-	45	-	45	-	-	-	-	-	72	-	-	-	TBD	TBD	TBD	-	-	-	-	-
74	148	74	2,218	183	23	39	91	131	-	131	91	74	148	74	2,218	37	20	20	-	34	-	34	-	-	-	-	-	26	-	-	-	TBD	TBD	TBD	-	-	-	-	-

(1) Champlin: assumes substituting Ornamental Trees for 50% of Evergreen Trees

(2) Corcoran, Maple Grove: Overstory = both deciduous and coniferous. Assumes Overstory Trees = half deciduous and half coniferous.

(3) Corcoran: Allows understory trees to substute up to 50% of overstory trees (3 ornimental for every overstory tree substitued.

(4) Maple Grove: TBD by City council

(5) Brooklyn Park, Dayton: Choose 3 of 4 requirements

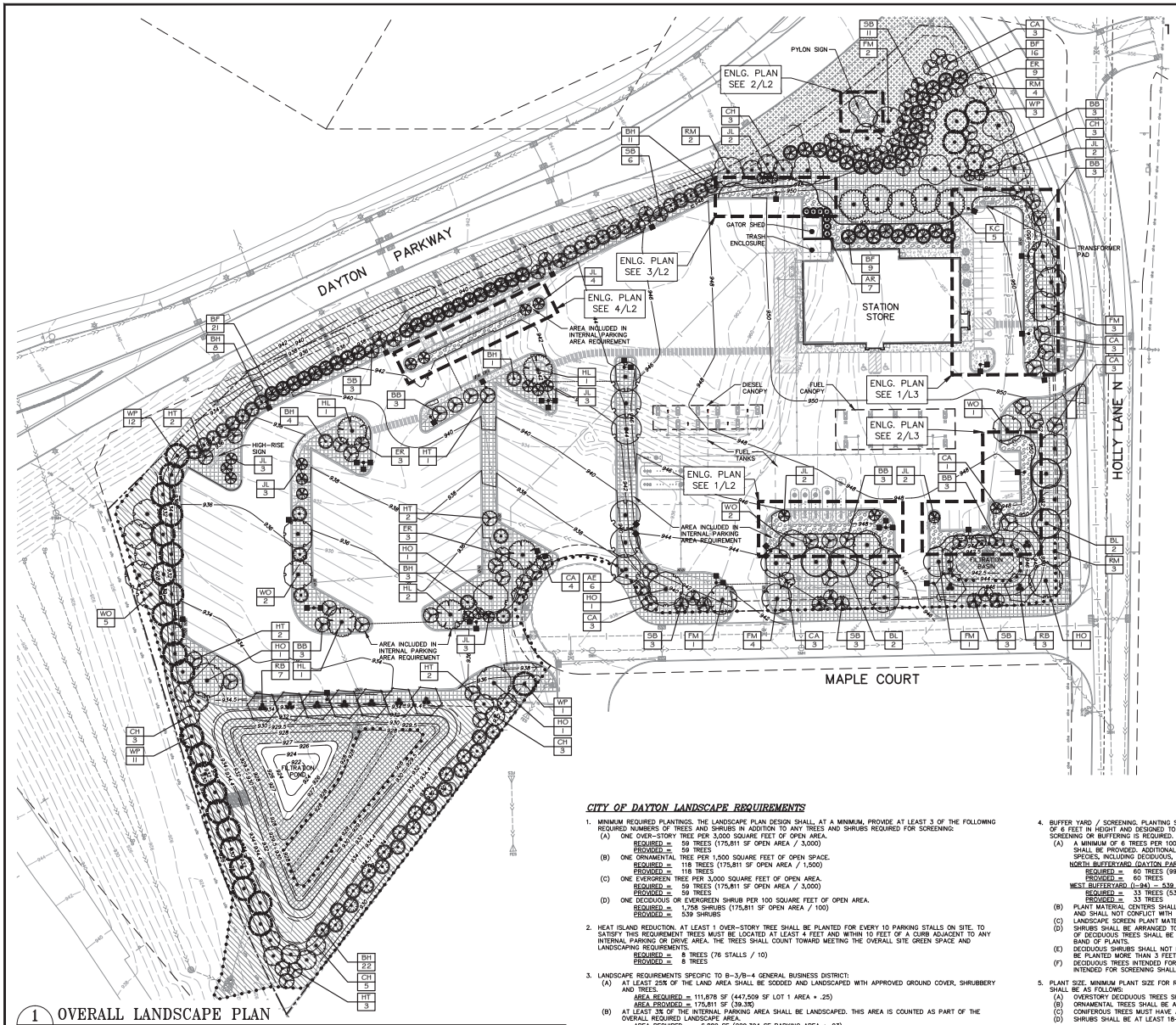
(6) Elk River: 3 trees + lot perimeter divided by 40. Total number then divided by Overstory (50%), Ornemental (25%), Coniferous (25%)

(7) Plymouth: 1 overstory tree per 1,000' lot perimeter, OR 1 overstory tree per 1000sf of groos floor area (whichever was smaller was choosen for this chart)

(8) Ramsey Commercial: Total # of trees shall consisit of not less than 25% deciduous, 25% coniferous, and not more than 25% ornamental. For this chart, assumed 37.5% deciduous, 37.5% coniferous, and 25% ornimental.

(9) Ramsey Industrial: formula based on average canopy of specific tree species (e.g. different calculation for each species)

Otsego and Rogers: No minimum standards for # of plantings



1 / L1 OVERALL LANDSCAPE PLAN

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
    2. LANDSCAPE SPECIFICATIONS.
    3. PLAN DRAWINGS.
    4. PLANT / MATERIAL SCHEDULES.
    5. CITY STANDARD SPECIFICATIONS AND DETAILS.
    6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

0 25 50 100 (IN FEET)

CALL BEFORE YOU DIG

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

CITY OF DAYTON LANDSCAPE REQUIREMENTS

1. MINIMUM REQUIRED PLANTINGS. THE LANDSCAPE PLAN DESIGN SHALL, AT A MINIMUM, PROVIDE AT LEAST 3 OF THE FOLLOWING REQUIRED NUMBERS OF TREES AND SHRUBS IN ADDITION TO ANY TREES AND SHRUBS REQUIRED FOR SCREENING:
   (A) ONE OVER-STORY TREE PER 3,000 SQUARE FEET OF OPEN AREA.
   REQUIRED = 59 TREES (175,811 SF OPEN AREA / 3,000)
   PROVIDED = 59 TREES
   (B) ONE ORNAMENTAL TREE PER 1,500 SQUARE FEET OF OPEN SPACE.
   REQUIRED = 118 TREES (175,811 SF OPEN AREA / 1,500)
   PROVIDED = 118 TREES
   (C) ONE EVERGREEN TREE PER 3,000 SQUARE FEET OF OPEN AREA.
   REQUIRED = 59 TREES (175,811 SF OPEN AREA / 3,000)
   PROVIDED = 59 TREES
   (D) ONE DECIDUOUS OR EVERGREEN SHRUB PER 100 SQUARE FEET OF OPEN AREA.
   REQUIRED = 1,758 SHRUBS (175,811 SF OPEN AREA / 100)
   PROVIDED = 539 SHRUBS
2. HEAT ISLAND REDUCTION. AT LEAST 1 OVER-STORY TREE SHALL BE PLANTED FOR EVERY 10 PARKING STALLS ON SITE. TO SATISFY THIS REQUIREMENT TREES MUST BE LOCATED AT LEAST 4 FEET AND WITHIN 10 FEET OF A CURB ADJACENT TO ANY INTERNAL PARKING OR DRIVE AREA. THE TREES SHALL COUNT TOWARD MEETING THE OVERALL SITE GREEN SPACE AND LANDSCAPING REQUIREMENTS.
   REQUIRED = 8 TREES (76 STALLS / 10)
   PROVIDED = 8 TREES
3. LANDSCAPE REQUIREMENTS SPECIFIC TO B-3/B-4 GENERAL BUSINESS DISTRICT:
   (A) AT LEAST 25% OF THE LAND AREA SHALL BE SODDED AND LANDSCAPED WITH APPROVED GROUND COVER, SHRUBBERY AND TREES.
   AREA REQUIRED = 111,878 SF (447,509 SF LOT 1 AREA * .25)
   AREA PROVIDED = 175,811 SF (39.3%)
   (B) AT LEAST 3% OF THE INTERNAL PARKING AREA SHALL BE LANDSCAPED. THIS AREA IS COUNTED AS PART OF THE OVERALL REQUIRED LANDSCAPE AREA.
   AREA REQUIRED = 6,882 SF (229,394 SF PARKING AREA * .03)
   AREA PROVIDED = 39,582 SF (17.3%)
4. BUFFER YARD / SCREENING. PLANTING SCREENS SHALL BE FULLY IRRIGATED, CONSIST OF HEALTHY, HARDY PLANTS, A MINIMUM OF 6 FEET IN HEIGHT AND DESIGNED TO PROVIDE A YEAR ROUND VISUAL SCREEN AT THE TIME OF INSTALLATION WHENEVER SCREENING OR BUFFERING IS REQUIRED.
   (A) A MINIMUM OF 6 TREES PER 100 FEET OF PROPERTY BOUNDARY ADJACENT TO IMPACTED PROPERTY OR THE ROADWAY SHALL BE PROVIDED. ADDITIONAL TREES MAY BE REQUIRED TO ACCOMPLISH REQUIRED SCREENING. A VARIETY OF SPECIES, INCLUDING DECIDUOUS, NON-DECIDUOUS TREES AND SHRUBS SHALL BE PROVIDED.
   NORTH BUFFERYARD (DAYTON PARKWAY) - 995 LF
   REQUIRED = 60 TREES (995 LF / 100 X 6)
   PROVIDED = 60 TREES
   WEST BUFFERYARD (I-94) - 539 LF
   REQUIRED = 33 TREES (539 LF / 100 X 6)
   PROVIDED = 33 TREES
   (B) PLANT MATERIAL CENTERS SHALL NOT BE LOCATED CLOSER THAN 5 FEET FROM THE FENCE LINE AND PROPERTY LINE, AND SHALL NOT CONFLICT WITH PUBLIC PLANTINGS, SIDEWALKS, TRAILS, AND THE LIKE.
   (C) LANDSCAPE SCREEN PLANT MATERIAL SHALL BE STAGGERED TO AVOID SINGLE ROWS.
   (D) SHRUBS SHALL BE ARRANGED TO LESSEN THE VISUAL GAPS BETWEEN TREES. ALONG ARTERIAL STREETS, ALL PLANTINGS OF DECIDUOUS TREES SHALL BE SUPPLEMENTED WITH SHRUBS SUCH THAT THE BUFFER YARD CONTAINS A CONTINUOUS BAND OF PLANTS.
   (E) DECIDUOUS SHRUBS SHALL NOT BE PLANTED MORE THAN 4 FEET ON CENTER, AND/OR EVERGREEN SHRUBS SHALL NOT BE PLANTED MORE THAN 3 FEET ON CENTER.
   (F) DECIDUOUS TREES INTENDED FOR SCREENING SHALL BE PLANTED NOT MORE THAN 40 FEET APART. EVERGREEN TREES INTENDED FOR SCREENING SHALL BE PLANTED NOT MORE THAN 15 FEET APART.
5. PLANT SIZE. MINIMUM PLANT SIZE FOR REQUIRED PLANTINGS USED TO SATISFY THE MINIMUM REQUIREMENTS OF THIS POLICY SHALL BE AS FOLLOWS:
   (A) OVERSTORY DECIDUOUS TREES SHALL BE AT LEAST TWO AND ONE-HALF INCHES IN DIAMETER.
   (B) ORNAMENTAL TREES SHALL BE AT LEAST TWO INCHES IN DIAMETER.
   (C) CONIFEROUS TREES MUST HAVE A MINIMUM HEIGHT OF SIX FEET.
   (D) SHRUBS SHALL BE AT LEAST 18-24" IN HEIGHT.
6. UNDERGROUND IRRIGATION SHALL BE REQUIRED FOR ALL LANDSCAPE AREAS. SUCH IRRIGATION SHALL EXTEND TO INCLUDE PUBLIC BOULEVARDS AND INTO LANDSCAPED PARKING ISLANDS, EXCEPT NATURAL AREAS TO BE PRESERVED.

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CARLSON McCAIN
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7500 \ FAX 763.489.7559 \ CARLSONMCCAIN.COM

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

Name: Ryan J. Ruttger, RLA
Signature:
Date: 08/18/21 License #: 56346

LANDSCAPE PLAN

CONVENIENCE STORE #1187
WITH SIDE DIESEL

MAPLE COURT & HOLLY LANE N
DAYTON, MINNESOTA

#	DATE	DESCRIPTION
1	10/25/21	Per City Comments
2	05/21/24	Per City Comments

DRAWN BY	RJR
SCALE	GRAPHIC
PROJ. NO.	9354-00
DATE	2021-08-18
SHEET	1187 L1

PLANT SCHEDULE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	SIZE	QTY
TREES						
	AB	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	B & B	2.5"Cal		11
	BB	Betula nigra 'Cully' TM / Heritage Birch	B & B	2.5"Cal		17
	IH	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	B & B	2.5"Cal		16
	QA	Populus tremuloides / Quaking Aspen	B & B	2.5"Cal		9
	SO	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		11
	RP	Quercus robur x warei 'Long' / Regal Prince Oak	B & B	2.5"Cal		19
	PE	Ulmus americana 'Princeton' / American Elm	B & B	2.5"Cal		8
CONIFERS						
	BF	Abies balsamea / Balsam Fir	B & B		6'	15
	NS	Picea abies / Norway Spruce	B & B		6'	12
	BS	Picea glauca densata / Black Hills Spruce	B & B		6'	9
	WP	Pinus strobus / White Pine	B & B		6'	10
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT			
GROUND COVERS						
	SB	MNDOT Seed Mix Southern Boulevard / Formerly MNDOT seed mix 25-131	Seed			
	SSR	MNDOT Seed Mix Southern Shortgrass Roadside / Formerly MNDOT Seed Mix 35-221/36-211	Seed			
	WD	MNDOT Seed Mix Wet Ditch / Formerly MNDOT Seed Mix 33-261	Seed			
	TUR HIG	Turf Sod Highland Sod / Sod	Sod			

DAYTON LANDSCAPE CODE

BUILDING GROUND COVER: A MINIMUM 5-FOOT STRIP FROM THE BUILDING EDGE MUST BE TREATED WITH DECORATIVE GROUND COVER AND/OR FOUNDATION PLANTINGS, EXCEPT FOR GARAGE/LOADING AREAS AND PEDESTRIAN ACCESS AREAS.

CALCULATIONS	REQUIRED	PROPOSED
LANDSCAPE AREA FOR I-1 (25%): TOTAL SITE AREA (612,834 SF) - WETLANDS 1 & 2 (72,350 SF) + WETLAND IMPACT AREA (4,531 SF) = **545,015 SF NET AREA**	**136,253 SF**	**198,231 SF**
INTERNAL PARKING LOT LANDSCAPE (3%) 47,476 SF	1,425 SF	XXX SF

CALCULATIONS (**136,253 SF** OF REQUIRED LAND AREA) PICK 3	REQUIRED	PROPOSED
ONE OVERSTORY TREE PER 3,000 SF OF LAND AREA	46	46
ONE CONIFEROUS TREE PER 3,000 SF OF LAND AREA	46	46
ONE ORNAMENTAL TREE PER 1,500 SF OF LAND AREA	92	0*
ONE SHRUB PER 100 SF OF LAND AREA	1,362	1,362

PARKING LOT TREES: 146 PARKING STALLS

ONE OVERSTORY TREE PER 10 PARKING STALLS.	15	15**

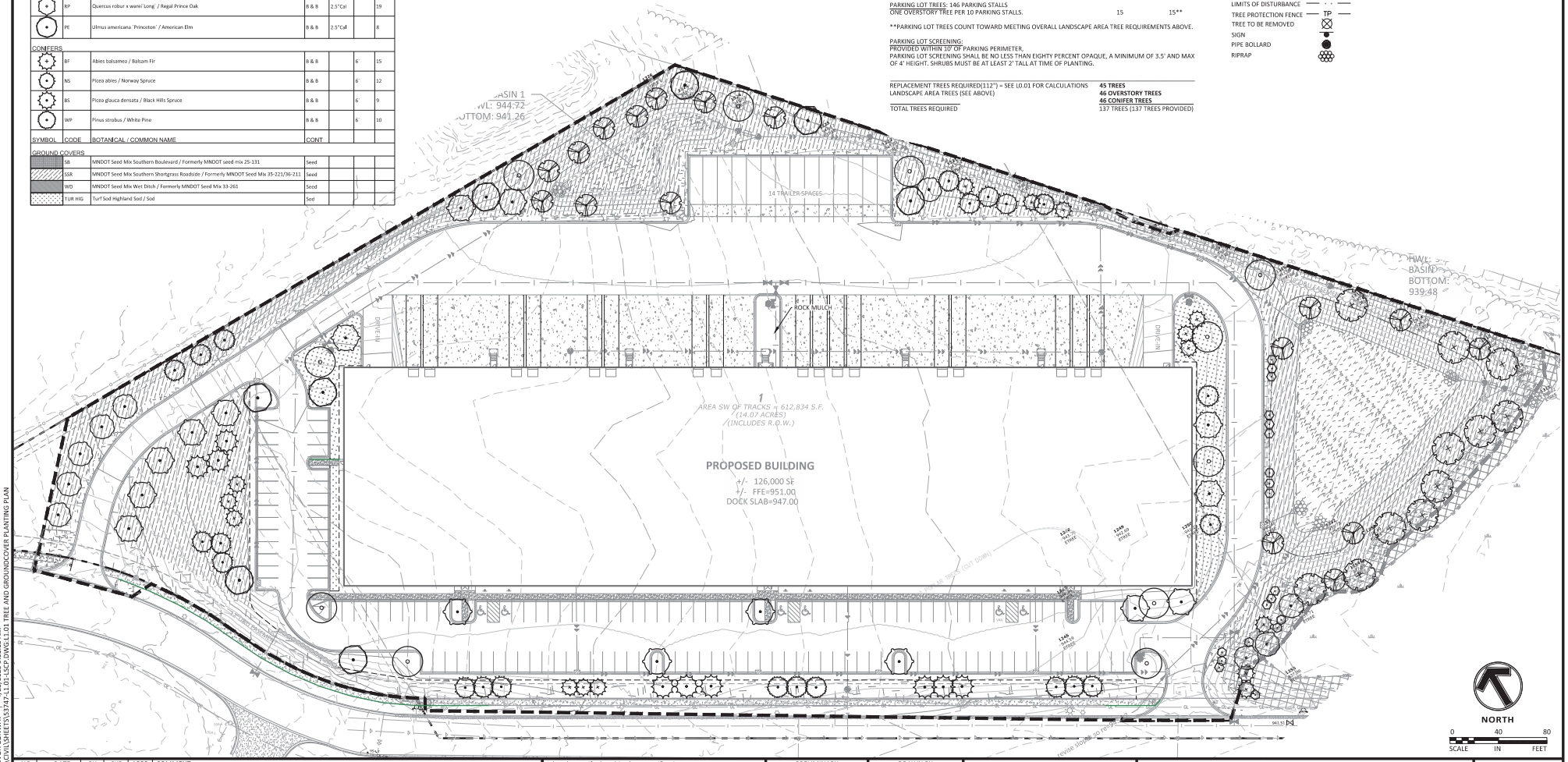
**PARKING LOT TREES COUNT TOWARD MEETING OVERALL LANDSCAPE AREA TREE REQUIREMENTS ABOVE.

PARKING LOT SCREENING:
PROVIDED WITHIN 10' OF PARKING PERIMETER,
PARKING LOT SCREENING SHALL BE NO LESS THAN EIGHTY PERCENT OPAQUE, A MINIMUM OF 3.5' AND MAX OF 4' HEIGHT. SHRUBS MUST BE AT LEAST 2' TALL AT TIME OF PLANTING.

REPLACEMENT TREES REQUIRED(112") = SEE L0.01 FOR CALCULATIONS	**45 TREES**
LANDSCAPE AREA TREES (SEE ABOVE)	**46 OVERSTORY TREES**
	46 CONIFER TREES
TOTAL TREES REQUIRED	137 TREES (137 TREES PROVIDED)

LEGEND

	PROPOSED	EXISTING	
PROPERTY LIMIT			STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			
EASEMENT			CONCRETE PAVING
BUILDING			
RETAINING WALL			CONCRETE SIDEWALK
WETLAND LIMITS		WL	
TREELINE			
LANDSCAPE EDING			
STORM SEWER			
SANITARY SEWER			
FORCEMAIN (SAN.)			
WATERMAIN			
YARDDRAIN			
LIMITS OF DISTURBANCE			
TREE PROTECTION FENCE		TP	
TREE TO BE REMOVED			
SIGN			
PIPE BOLLARD			
RIPRAP			



NO	DATE	BY	CKD	APPR	COMMENT

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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.

Print Name: _____

Date _____ License # _____

PRELIMINARY	
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

DRAWN BY	
DESIGNED BY	
CHECKED BY	
PROJECT NO.	53747

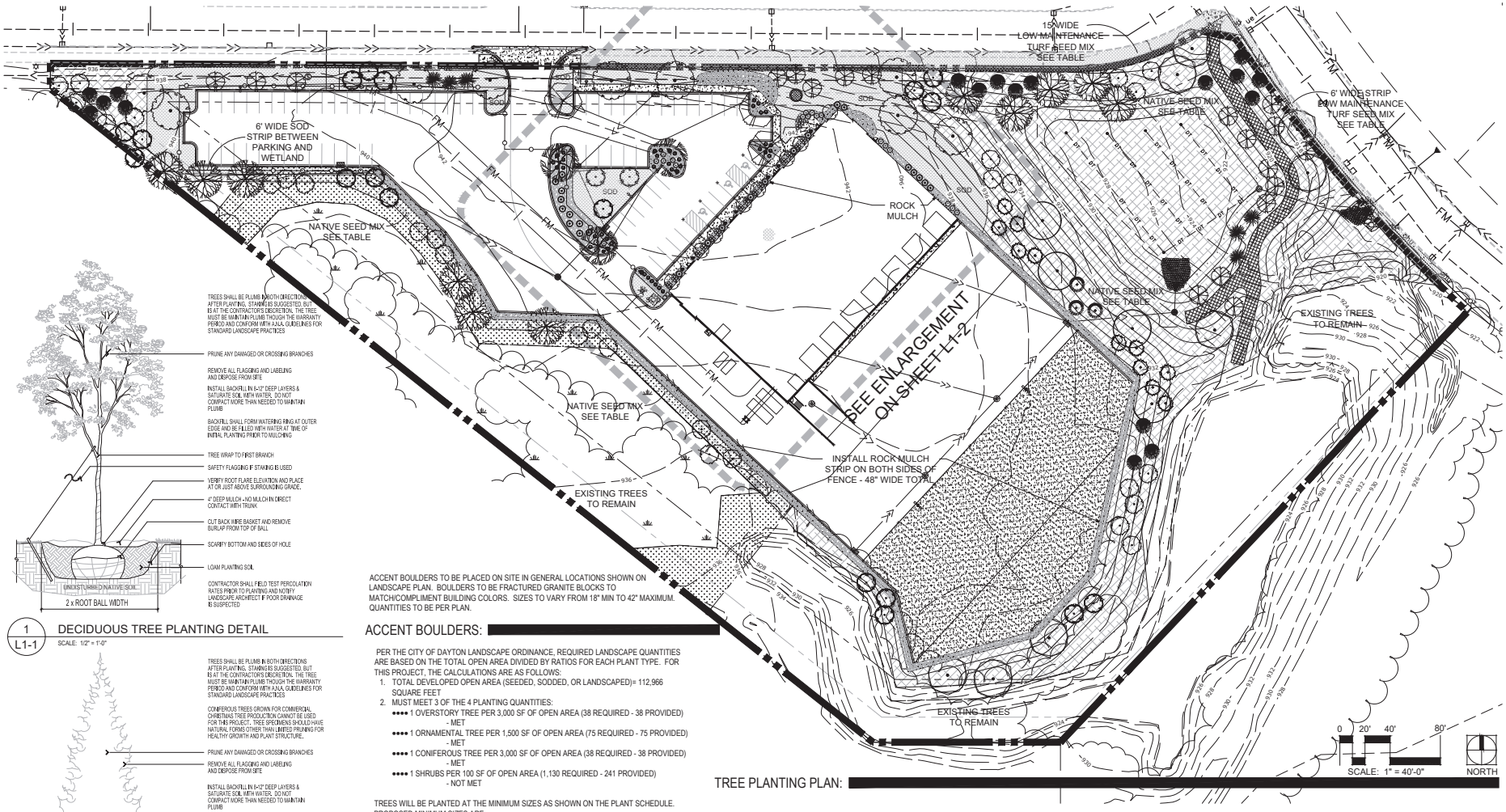
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TREE AND GROUNDCOVER PLANTING PLAN

SCANNELL PROPERTIES
DAYTON INTERCHANGE BUSINESS CENTER
PERMIT SUBMITTAL
DAYTON, MN

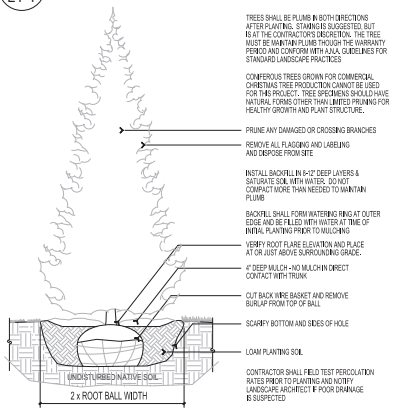
SHEET
L1.01
26 OF 28
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24 15 (LMS TECH) | TREVOR CONWAY | 4/23/2025 9:01:15 AM
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TREE PLANTING PLAN:

1 L1-1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



2 L1-1 CONIFEROUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"

LANDSCAPE DETAILS:

ACCENT BOULDERS TO BE PLACED ON SITE IN GENERAL LOCATIONS SHOWN ON LANDSCAPE PLAN. BOULDERS TO BE FRACTURED GRANITE BLOCKS TO MATCH/COMPLIMENT BUILDING COLORS. SIZES TO VARY FROM 18" MIN TO 42" MAXIMUM. QUANTITIES TO BE PER PLAN.

ACCENT BOULDERS:

PER THE CITY OF DAYTON LANDSCAPE ORDINANCE, REQUIRED LANDSCAPE QUANTITIES ARE BASED ON THE TOTAL OPEN AREA DIVIDED BY RATIOS FOR EACH PLANT TYPE. FOR THIS PROJECT, THE CALCULATIONS ARE AS FOLLOWS:

1. TOTAL DEVELOPED OPEN AREA (SEEDED, SODDED, OR LANDSCAPED)= 112,966 SQUARE FEET
2. MUST MEET 3 OF THE 4 PLANTING QUANTITIES:
   - •••• 1 OVERSTORY TREE PER 3,000 SF OF OPEN AREA (38 REQUIRED - 38 PROVIDED) - MET
   - •••• 1 ORNAMENTAL TREE PER 1,500 SF OF OPEN AREA (75 REQUIRED - 75 PROVIDED) - MET
   - •••• 1 CONIFEROUS TREE PER 3,000 SF OF OPEN AREA (38 REQUIRED - 38 PROVIDED) - MET
   - •••• 1 SHRUBS PER 100 SF OF OPEN AREA (1,130 REQUIRED - 241 PROVIDED) - NOT MET

TREES WILL BE PLANTED AT THE MINIMUM SIZES AS SHOWN ON THE PLANT SCHEDULE. PROPOSED MINIMUM SIZES ARE:

1. 2.5" CAL. FOR DECIDUOUS TREES
2. 2" CAL. FOR ORNAMENTAL TREES
3. 6' HEIGHT FOR CONIFEROUS TREES

LANDSCAPE CALCULATIONS:

GRAPHIC	MATERIAL	SPECIFICATION	NOTES
	ROCK MULCH	1.5" DIAMETER CRUSHED GRANITE MULCH COLOR TO MATCH/COMPLIMENT BUILDING	3" DEPTH
	SOD	BLUEGRASS PEAT SOD	N/A
	TURF SEED	LOW MAINTENANCE TURF SEED MNDOT SEED MIX SB - SOUTHERN BOULEVARD	160 LBS/ACRE
	NATIVE SEED	NATIVE SEED MIX MNDOT SEED MIX WD - WET DITCH	20 LBS/ACRE

GROUNDCOVER SCHEDULE:

TREE PLANTING KEY:

DECIDOUS OVERSTORY TREES (38 TOTAL)

SWAMP WHITE OAK Quercus bicolor 9 = Quantity @ 2-1/2" Caliper	RIVER BIRCH Betula nigra 11 = Quantity @ 2-1/2" Caliper
PRINCETON ELM Ulmus americana 'Princeton' 4 = Quantity @ 2-1/2" Caliper	BOULEVARD LINDEN Tilia americana 'Boulevard 3 = Quantity @ 2-1/2" Caliper
FALL FIESTA MAPLE Acer sacharum 'Bailsta' 3 = Quantity @ 2-1/2" Caliper	HACKBERRY Celtis occidentalis 8 = Quantity @ 2-1/2" Caliper

ORNAMENTAL TREES (75)

SPRING SNOW CRABAPPLE Malus x 'Spring Snow' 28 = Quantity @ 2" Caliper
JAPANESE TREE LILAC Syringa reticulata 19 = Quantity @ 2" Caliper
THORNLESS HAWTHORNE Crataegus crusgalli var. inermis 20 = Quantity @ 2" Caliper
RED ROCKET MAPLE Acer rubrum 'Red Rocket' 8 = Quantity @ #15 Cont.

CONIFEROUS TREES (38)

BLACK HILLS SPRUCE 3 = Quantity @ 6' Height
COLORADO SPRUCE 18 = Quantity @ 6' Height
AUSTRIAN PINE 6 = Quantity @ 6' Height
SCOTCH PINE 11 = Quantity @ 6' Height

Inside Outside Architecture Inc.
14165 James Road - Suite 200A
Rogers, MN 55374
Phone: 612-237-8355
www.insideoutsidearchitecture.com

Project Name:
TELCOM

Dayton, Minnesota

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

Name: Paul Kangas
Registration #: 26017
Signature:

Project #:	
Date:	CITY SUBMITTAL | 08-01-2025
Revision	CITY COMMENTS | 09-05-2025
	CITY COMMENTS | 10-19-2025
Drawn By:	PK
Checked By:	PK

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L1-1

PRESENTER: Marty Farrell

ITEM: Well Head Treatment Pay Application #21 from Magney Construction

PREPARED BY: Marty Farrell

POLICY DECISION/ACTION TO BE CONSIDERED: Payment of Pay Application #21 for $292,194.34.

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	$7,545,171.92
Magney construction pay application #21	$292,194.34
Total remaining Magney Contract budget	$839,630.26
Total remaining project budget	$1,134,166.50
Total remaining project contingency	$111,528.08

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

RECOMMENDATION: Accept pay application #21 from Magney Construction for $292,194.34.

ATTACHMENT(S): Project balance sheet and Pay application #21.

	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)
	Work Change Directive (WCD)			
		$ 6,705,541.66	**$ 288,471.92**	**$ 839,630.26**

AS OF 01-15-2026		
Contract Balances to Project Close Out		
Magney	$	839,630.26
B&V	$	150,546.26
AET	$	32,461.90
Remaining Contract Balances Total	**$**	**1,022,638.42**
Project Starting Balance	$	8,194,300.00
Minus total pay apps to date	$	(7,060,133.50)
Remaining Project Balance	**$**	**1,134,166.50**
Remaining Project Balance	$	1,134,166.50
Minus remaining Contract Balances	$	(1,022,638.42)
Contingency	**$**	**111,528.08**

Contractor's Application for Payment No. 21

	Application Period: 12/24/2025 - 1/30/2026	Application Date: 1/30/2026
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		
TOTALS	$	290,269.49	$	(1,797.57)
NET CHANGE BY CHANGE ORDERS	$			288,471.92

1. ORIGINAL CONTRACT PRICE	$	7,256,700.00
2. Net change by Change Orders	$	288,471.92
3. CURRENT CONTRACT PRICE (Line 1 +/- 2)	$	7,545,171.92
4. TOTAL COMPLETED & STORED TO DATE	$	7,058,464.92
5. RETAINAGE:		
a. 5% x $ 7,058,464.92 Work Completed	$	352,923.25
b. 5% x $ - Stored Materials	$	-
c. Total Retainage (Line 5a + Line 5b)	$	352,923.25
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)	$	6,705,541.67
7. LESS PREVIOUS PAYMENTS (Line 6 from prior)	$	6,413,347.33
8. AMOUNT DUE THIS APPLICATION	$	292,194.34
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Schedule of Values + Line 5c above)	$	839,630.25

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: Daniel Fahrman Date: 1/30/2026

Payment of: $292,194.34
(Line 8 or other - attach explanation of other amount)

Recommended by: Tyler Gabbert (Engineer) 02/02/2026 (Date)

Payment of: $292,194.34
(Line 8 or other - attach explanation of other amount)

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

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

EJCDC No. C-620 (2002 Edition)
Prepared by the Engineers' Joint Contract Documents Committee and endorsed by the Associated General Contractors of America and the Construction Specifications Institute.

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.: 21

Date of Application: 1/30/2026
Work Completed Through: 1/30/2026

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	$ 110,050.00			$ 110,050.00	50%	$ 110,050.00	$ 5,502.50
01001	General Conditions	$ 390,600.00	$ 342,160.00	$ 19,221.00		$ 361,381.00	93%	$ 29,219.00	$ 18,069.05
01002	Supervision	$ 178,000.00	$ 155,800.00	$ 8,471.00		$ 164,271.00	92%	$ 13,729.00	$ 8,213.55
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	$ -			$ -	0%	$ 12,500.00	$ -
02930	Seeding & Sodding	$ 6,000.00	$ -			$ -	0%	$ 6,000.00	$ -
03200	Concrete Reinforcement	$ 282,700.00	$ 278,700.00			$ 278,700.00	99%	$ 4,000.00	$ 13,935.00
03300	Cast-in-Place Concrete	$ 736,400.00	$ 731,400.00			$ 731,400.00	99%	$ 5,000.00	$ 36,570.00
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	$ -			$ -	0%	$ 8,000.00	$ -
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	$ -			$ -	0%	$ 11,500.00	$ -
08115	FRP Doors & Frames	$ 40,500.00	$ 39,542.00	$ 958.00		$ 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	$ 62,270.00	$ 31,740.00		$ 94,010.00	91%	$ 9,090.00	$ 4,700.50
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	$ 2,201,740.00			$ 2,201,740.00	99.9%	$ 2,500.00	$ 110,087.00
11271	Regenerative Blower	$ 78,700.00	$ 74,700.00	$ 3,500.00		$ 78,200.00	99%	$ 500.00	$ 3,910.00
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	$ 47,500.00	$ 2,000.00		$ 49,500.00	99%	$ 500.00	$ 2,475.00
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	$ 20,500.00	**$ 2,750.00**		$ 23,250.00	97%	$ 750.00	$ 1,162.50
15250	Mechanical Insulation	$ 5,040.00	$ -	**$ 4,050.00**		$ 4,050.00	80%	$ 990.00	$ 202.50
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	$ 19,985.00	**$ 2,850.00**		$ 22,835.00	100%	$ -	$ 1,141.75
15500	HVAC - General Conditions	$ 8,955.00	$ 5,630.00			$ 5,630.00	63%	$ 3,325.00	$ 281.50
15500.1	HVAC - Test & Balance	$ 770.00	$ -			$ -	0%	$ 770.00	$ -
15500.2	HVAC - Ductwork Insulation	$ 1,650.00	$ -			$ -	0%	$ 1,650.00	$ -
15500.3	HVAC - Controls	$ 28,500.00	$ 5,000.00	**$ 7,500.00**		$ 12,500.00	44%	$ 16,000.00	$ 625.00
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	$ 9,000.00	**$ 2,000.00**		$ 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	$ 21,085.00			$ 21,085.00	84%	$ 4,000.00	$ 1,054.25
16050.1	Electrical - Electrical Work	$ 263,633.00	$ 164,483.00	**$ 47,196.00**		$ 211,679.00	80%	$ 51,954.00	$ 10,583.95
16050.2	Electrical - Electrical Equipment Installation	$ 20,000.00	$ 10,000.00			$ 10,000.00	50%	$ 10,000.00	$ 500.00
16050.3	Electrical - MCC Installation	$ 15,000.00	$ 10,000.00	**$ 5,000.00**		$ 15,000.00	100%	$ -	$ 750.00
16050.4	Electrical - Lightning Protection	$ 11,360.00	$ 5,000.00	**$ 6,360.00**		$ 11,360.00	100%	$ -	$ 568.00
16050.5	Electrical - Control Systems	$ 401,707.00	$ 99,200.00	**$ 150,000.00**		$ 249,200.00	62%	$ 152,507.00	$ 12,460.00
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	$ 156,354.38	**$ 5,655.00**		$ 162,009.38	94%	$ 10,173.00	$ 8,100.47
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 Fl & 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
		$ -	$ -			$ -	#DIV/0!	$ -	$ -
	TOTALS	$ 7,545,171.92	$ 6,750,891.93	**$ 307,572.99**	$ -	$ 7,058,464.92	94%	$ 486,707.00	$ 352,923.25

PRESENTER: Marty Farrell

ITEM: 2024 Park Improvement Projects, Parks Irrigation installation, Pay Application 5 for $4,603.70.

PREPARED BY: Marty Farrell

POLICY DECISION ACTION TO BE CONSIDERED: Approve pay application #5 for $4603.70.

BACKGROUND: Staff have been contacted by numerous residents about the quality of the grass in the open spaces in the newly developed parks. Staff has explored installation or improvement of irrigation systems in five City Parks, Elsie Stephens Park, River Hills Park, Ione Gardens, Hayden Hills and Sundance Woods. The irrigation project has been split into 2 distinct areas Irrigation system installation, and water supply, the work will be conducted by different contractors with the City coordinating the project.

Council approved advertising for bids at the 09-24-24, meeting. Bids were received from Friedges, Peterson Companies, and Albrecht Company. Council awarded the Contract for irrigation installation to Peterson Companies at the 10-22-2024 regular Council meeting

CRITICAL ISSUES: N/A.

Project Timeline

Bidding documents available after	September 24th 2024 Complete
Bid opening	October 15 2024 Complete
Contract award	October 22 2024 Complete
Project Commence after	October 22 2024 Complete
Substantial completion	June 1 2025

BUDGET IMPACT: Project including contingency $332,792 from Fund 601.

RECOMMENDATION: Approve payment of Pay Application 5.

ATTACHMENT(S): Project Balance Sheet, pay application 5.

PARK IRRIGATION PROJECT 2025 INSTALLATION AND CONTROLS

Project Financial Breakdown — PETERSON IRRIGATION

Date	Pay Application/Change Order	Peterson Pay App Amount	Peterson Change Orders	Peterson Contract Balance
	Starting Balance			$ 311,022.00
4/9/2025	Pay Application 1	$ 2,659.05		$ (2,659.05)
6/24/2025	Pay Application 2	$ 194,589.64		$ (194,589.64)
7/7/2025	CO 1 add 1 zone to Ione Gardens		$ 3,343.71	$ 3,343.71
9/24/2025	Pay Application 3	$ 72,117.54		$ (72,117.54)
9/24/2025	Pay Application 4	$ 24,677.49		$ (24,677.49)
2/18/2026	Pay Application 5	$ 4,603.70		$ (4,603.70)
		$ 298,647.42	**$ 3,343.71**	**$ 15,718.29**

Project Starting Balance including 7% Contingency	$ 332,792.00
Minus Total Pay Apps	$ (298,647.42)

Expenditure (total Pay Apps) Total	**$ 302,567.27**	**Remaining Project Balance**	**$ 34,144.58**

AS OF 12-01-25		
Remaining Contract Balance		
Peterson	$	15,718.29
BOE Electric	$	-
IOA	$	1,215.00
Remaining Contract Balances Total	**$**	**16,933.29**
Project Starting Balance	$	332,792.00
Minus total pay apps to date	$	(302,567.27)
Remaining Project Balance	**$**	**30,224.73**
Remaining Project Balance	$	30,224.73
Minus remaining Contract Balances	$	(16,933.29)
Contingency	**$**	**13,291.44**

APPLICATION AND CERTIFICATION FOR PAYMENT

CUSTOMER:	City Of Dayton 12260 South Diamond Lake Road Dayton, MN 55327	PROJECT:	Dayton Parks Irrigation 11510 Pineridge Way North Dayton, MN 55327-2603	APPLICATION NO: 5 INVOICE NO: 62423 PERIOD TO: 2/3/2026 PROJECT NO: 24134	Distribution Via Email: □ OWNER □ ARCHITECT □ CONTRACTOR □ □
CONTRACTOR:	Peterson Companies, Inc. 8326 Wyoming Trail Chisago City, MN 55013	VIA ARCHITECT:			
CONTRACT FOR:				CONTRACT DATE: 10/25/2024	

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet Page 2, is attached.

1.	ORIGINAL CONTRACT SUM		$ 311,022.00
2.	Net change by Change Orders		3,343.71
3.	CONTRACT SUM TO DATE (Line 1±2)		314,365.71
4.	TOTAL COMPLETED & STORED TO DATE (Column G on G703)		314,365.71
5.	RETAINAGE:		
	a. On Completed Work (Column D + E on G703)	$ 15,718.29	
	b. On Stored Material (Column F on G703)	0.00	
	Total Retainage (Line 5a + 5b or Total in Column I of G703)		15,718.29
6.	TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		298,647.42
7.	LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		294,043.72
8.	CURRENT PAYMENT DUE		4,603.70
9.	BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		15,718.29

Change Order Summary	Additions	Deductions
Total Changes approved in previous months by Owner:	3,343.71	0.00
Total approved this Month	0.00	0.00
NET CHANGES by Change Order	$ 3,343.71	

JOBED

The undersigned Contractor certifies that to the best of the Contractor's Knowledge, information and belief the Work covered by this Application for payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Peterson Companies, Inc.

By: _____ Date: 2/3/2026

State of: MN County of: Chisago
Subscribed and sworn to before me this _____ day of _____
Notary Public:
My Commission Expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Amount Certified $ $4,603.70

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

CONSTRUCTION MANAGER:

BY: _____ Date: _____

ARCHITECT:

BY: _____ Date: 2-17-2026

This certificate is not negotiable. The Amount Certified is payable only to the contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

CONTINUATION SHEET Project: Dayton Parks Irrigation Page 2

Application and Certification for Payment
containing contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

Application No: 5
Application Date: 2/3/2026
Period To: 2/3/2026
Project No: 24134

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not in D or E)	Total Completed and Stored to Date (D+E+F)	% (G / C)	Balance To Finish (C – G)	Retainage
			Previous Application	This Period					
1	Ione Gardens Neighborhood Park	60,946.00	60,946.00	0.00	0.00	60,946.00	100	0.00	3,047.30
2	Sundance Woods Neighborhood Park	43,422.00	43,422.00	0.00	0.00	43,422.00	100	0.00	2,171.10
3	Elsie Stephens Memorial Park	41,288.00	41,288.00	0.00	0.00	41,288.00	100	0.00	2,064.40
4	River Hills Neighborhood Park	48,460.00	43,614.00	4,846.00	0.00	48,460.00	100	0.00	2,423.00
5	Hayden Hills Neighborhood Park	114,107.00	114,107.00	0.00	0.00	114,107.00	100	0.00	5,705.35
6	Bond	2,799.00	2,799.00	0.00	0.00	2,799.00	100	0.00	139.95
CO1	Added Zone Ione Gardens	3,343.71	3,343.71	0.00	0.00	3,343.71	100	0.00	167.19
	Totals	314,365.71	309,519.71	4,846.00	0.00	314,365.71	100	0.00	15,718.29

ITEM:

Approval of Letter of Support for BUILD Grant Application from USDOT

PREPARED BY:

Zach Doud, City Administrator

POLICY DECISION / ACTION TO BE CONSIDERED:

Approve Letter of Support

BACKGROUND:

I-94 Corridor Coalition has been a huge proponent of grant funding over the years to establish opportunities for City's along I94 in the Northwest Metro to receive improvements to infrastructure. The Corridor Coalition has requested the City of Dayton to write a Letter of Support on behalf of the City to the USDOT for Met Council to receive BUILD Grant dollars to study Interchanges along the major interstates (including our section of I94) to ensure our interchanges with the MNDOT spectrum are meeting criteria for safety, mobility, environmental sustainability, quality of life, economic competitiveness, and state of good repair amongst other items.

Dayton's interchange is essentially brand new so we are not concerned about our interchange, however it would be studied with this Grant if it were awarded. The I94 Corridor Coalition has been a great partnership to be apart of over the years, supporting this effort is something that has no financial impact on us but can be instrumental in receiving funding for the greater region.

RECOMMENDATION:

Staff recommends approval of the Letter of Support.

ATTACHMENT(S):

Letter of Support

February 20, 2026

The Honorable Sean Duffy
Secretary, U.S. Department of Transportation
1200 New Jersey Ave, SE
Washington, DC 20590

Secretary Duffy:

Please consider this letter written confirmation of our full support of the Metropolitan Council's (Council) application for BUILD grant funding for completion of an Interchange Modernization Study (the Study).

This application addresses one of the region's priority planning needs. The Study will assist the Council as well as the Minnesota Department of Transportation (MnDOT) in identifying and prioritizing improvements on existing interchanges across the planning area by examining criteria related to safety, mobility, environmental sustainability, quality of life, economic competitiveness, state of good repair, agency and funding collaboration, and opportunities for innovation. The results of the Study will be used to inform decisions that will have a significant impact on regional transportation infrastructure, improving safety, access, and the quality of life for residents and visitors in the Twin Cities region.

The proposed Study is included in the approved 2026 Council's Unified Planning Work Program. It also supports USDOT's adopted plans to encourage and support local economic development, improve safety, advance reliable and affordable transportation choices, and strategically invest in transportation. The Council will be working closely with MnDOT as well as local governments in the region to gather data, identify priority locations, projects, and funding opportunities, and determine options and best practices that address current deficiencies and opportunities to modernize multiple interchanges, leading to increased safety and mobility as well as alleviating congestion throughout the Twin Cities' region.

For communities along the I-94 West Corridor, modernizing our service interchanges is not an abstract planning exercise, it is essential to improving safety as well as sustaining economic growth and regional competitiveness. We believe that as traffic demands evolve and development continues, these aging facilities must be evaluated to ensure they meet today's safety standards while we also accommodate future growth.

As a member of the I-94 West Corridor Coalition, we hope you will support this project through a BUILD planning grant award. We look forward to the opportunity to partner with the Council, MnDOT and USDOT to create a safer, more accessible, and more vibrant transportation network.

Sincerely,

Zach Doud, City Administrator
City of Dayton

ITEM:

Approval of Kennedy and Graven to represent the City of Dayton as an Eminent Domain Attorney

PREPARED BY:

Zach Doud, City Administrator

POLICY DECISION / ACTION TO BE CONSIDERED:

Approve Kennedy and Graven to be City's Eminent Domain Attorney.

BACKGROUND:

With the approval of the contract for LeVander, Gillen, and Miller (LGM) at the February 10th Council meeting, the City understood that LGM would not be able to assist with Eminent Domain matters as they do not have the expertise in house to complete these matters.

After understanding this, City staff reached out to several different attorneys to gather information and the information gathered pointed City staff in the direction of Kennedy and Graven and attorney Peter Mikhail.

Mr. Mikhail comes highly recommended and has a great understanding of Eminent Domain matters to provide the City with sound legal advice. His abilities will be appreciated by City Staff and will only be handled Eminent Domain matters for the City moving forward.

RECOMMENDATION:

Staff recommends approval of Kennedy and Graven as the City's Eminent Domain attorney.

ATTACHMENT(S):

Dayton Engagement Agreement

Kennedy & Graven CHARTERED

Fifth Street Towers
150 South Fifth Street, Suite 700
Minneapolis, MN 55402
(612) 337-9300 telephone
(612) 337-9310 fax
www.kennedy-graven.com
Affirmative Action, Equal Opportunity Employer

Peter G. Mikhail
Attorney at Law
Direct Dial: (612) 337-9290
Email: pmikhail@kennedy-graven.com

February 19, 2026

VIA EMAIL ONLY

City of Dayton
Zach Doud
City Administrator
zdoud@daytonmn.gov

Re: Eminent Domain Counsel Services
Engagement Agreement

Dear Mr. Doud:

Thank you for retaining Kennedy & Graven, Chartered, as special counsel for the City of Dayton ("City") to provide legal advice and assistance with respect to eminent domain matters. This agreement is intended to memorialize our understanding regarding the terms for our engagement.

Scope of Representation

It is my understanding that the City Attorney does not provide counsel in the field of eminent domain. The scope of our services as special counsel is limited exclusively to eminent domain matters, consulting and cooperating with the City Attorney as prudent. The scope of our services will include advising the City on all phases of the use of eminent domain to acquire real estate rights for public projects, including: advising the City on the scope of its legal authority and the procedure for and risks of using eminent domain; and performing all due diligence, procedures, and litigation necessary to complete condemnation and adjudicate or settle claims for just compensation.

Personnel

I will have primary responsibility for this matter. However, other professionals, including my partner Greta Bjerkness, and other lawyers, paralegals, legal assistants and others may be utilized to provide the most cost-effective expertise appropriate to your needs. We will see that you are kept updated at all stages of this matter.

Fees and Expenses

Kennedy & Graven will charge the City the following hourly rates: shareholders – $300; associates – $240; paralegals – $150.

In addition to the fees for our services, the firm may incur expenses related to providing legal services, courier and mail services, printing, photocopying, etc. These costs will be noted separately on your monthly billing statement, but are to be paid along with the attorney and paralegal fees each month. Reimbursable expenses will not include online legal research costs.

Billing and Payment

Bills are due and payable upon receipt. We will provide you with monthly, itemized billing statements showing time expended billed in increments of one-tenth hours.

Termination of Services

If at any time the City wishes to terminate our services, it may do so by notifying us in writing. Similarly, if the terms of this engagement agreement are not met, we reserve the right to terminate our representation in accordance with the applicable Minnesota rules. However, we will not withdraw our representation without providing you sufficient and timely notice of our intention. Upon termination of our services, you have a right to the return of a copy of your client file. It is your responsibility to notify us if you would like a copy of your client file. However, Kennedy & Graven retains the right to charge a reasonable fee for copy costs related to your request.

Ownership of "the File"

The papers and property that the City gives to us will be returned to the City promptly upon your request. We will see to it that you have copies of all relevant correspondence and originals of final legal documents that are related to our representation of you. Our own files, including notes, drafts, research materials, internal memoranda, and other attorney work product, whether or not created during the course of our representation of you, belong to the firm and will not be subject to copying or delivery to you.

Retention of Documents

Any documents retained by the firm will be transferred to the person responsible for administering our records retention program. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to copy, digitally save, and/or destroy or otherwise dispose of any such documents or other materials retained by us within a reasonable time after the termination of the engagement. Our records retention program will apply to this engagement, plus any engagements undertaken for you for which separate engagement letters are not prepared.

If we retain any original documents, we reserve the right to return them to you by delivering them to your last known address. We will retain either photocopies or electronic copies of originals and file copies for at least five years.

Client Communication

We regularly communicate by email and telephone. We are continually monitoring the security of our network and updating our virus detecting software, however, we cannot guarantee the security of any correspondence sent to us or by us over the internet. In addition, we may contact you, on occasion, by cellular telephone. Due to the nature of cellular communication, it is not necessarily secure at all times. By signing this letter, you agree to the use of e-mail and occasional cellular telephone calls as possible methods of communication between you and our firm, and accept that we make no guarantees as to the security of the transmissions using these means.

Minnesota Government Data Practices Act

Subject to the Rules of Professional Responsibility, pursuant to Minn. Stat. § 13.05, Subd. 11, Kennedy & Graven, Chartered acknowledges that the data collected, received, stored, used, maintained or disseminated in the performance of this assignment are subject to the requirements of the Minnesota Government Data Practices Act.

Sign and Return Letter

This letter is your fee agreement with our firm. If you find that the terms of this letter correctly express our understanding, please sign and date the bottom of this letter, and return it to our office. Once a signed copy of this letter is received by our office, we can begin work on your case.

We intend to represent the City's interests to the best of our abilities and look forward to a successful professional relationship with you. If you have any questions or concerns, please feel free to call our office.

Best Regards,

KENNEDY & GRAVEN, CHARTERED

/s/ Peter G. Mikhail

Peter G. Mikhail

I have read, understand, and am authorized to agree to the foregoing on behalf of the City of Dayton.

By: _____ Date: _____

PRESENTER: Martin Farrell

ITEM: Elsie Stephens Park Master Plan Phase 3A bid documentation

PREPARED BY: Martin Farrell

POLICY DECISION / ACTION TO BE CONSIDERED: Approve MSA to develop bid documentation for Phase 3 of Elsie Stephens Park, to include improvements to performance area, and installing concrete, dance floor.

BACKGROUND: The Master Plan for Elsie Stephens Park was an effort developed between 2016 and 2018, with Staff, Council, Contract Landscape Architects, and a Steering Committee. The project was refined over several meetings and with input from all of the participants at the various stages of development. The City is currently in Phase 3 of the development of the Park, with various elements being installed including, trails and river overlooks, landscaping, bridges, performance area with seating and power, patio, decorative lighting, and trail link into Cloquet Overlook Park, part of the Three Rivers Park District Mississippi Regional Trail.

The City Council has requested that future phases be identified along with costs and an approximate timeline for the additional phases. Staff recommended an update of the Master Plan, and conducted an RFP requesting proposal documents from interested Landscape Architects. Staff received 6 proposals, and reviewed each of them for compliance to the RFP and reduced the contenders to 3 finalists for Park Commission to Interview.

City Council Awarded the Contract for the project to MSA at their regular council meeting on 02-25-2025. Since contract award MSA has conducted meetings and data gathering from Staff, Community representatives, Commission & Council representatives, and residents. MSA presented initial Concepts based on the direction given. Concepts were presented at the 9-2-2025 Park Commission meeting for review and comments.

Subsequent to the 9-2-2025 concept presentation, further refinements have been included based on feedback received, we are close to the final version of the concept and are not anticipating major changes to the Concept.

At their 10-07-25 regular meeting, Park Commission reviewed the master plan concept and voted unanimously to recommend the Council adopt the master plan concept.

The master plan was presented to the City Council at the 10-21-2025 meeting, where after discussion the plan was adopted without the phasing suggestions or costings, to provide flexibility in the future development of the Park.

Staff has worked with MSA to refine Councils request for Phase 3 of Elsie Stephens Park development, the Council identified 4 items for inclusion, Bathrooms, Splash Pad, Performance stage improvements, additional parking. A budget of $1,500,000 was suggested for these improvements. The concept plans for Phase 3 have been reimagined and cost estimated for the project at $2,025,000, Staff are looking for direction from the Council of how to proceed with Phase 3 of Park Development.

At the 01-27-2026 City Council meeting Staff were directed to prioritize making improvements to the performance area and installing a concrete pad for the dance area. Council also directed Staff to identify the costs for a Stage cover based on the Councils preferred wave style structure. Council directed staff to purchase the structure and include construction of the structure within the bid package for the remaining aspects of the Phase 3 improvements. Council also directed staff to use a General contractor for the installation of the structure, concrete work, electrical and any Civil Engineering improvements that may be required. The General Contractor will be identified from the bidding procedure for the work on Phase 3A.

Although this appears to be a simple project there are a number of things to be considered

Size and placement of the structure, Staff need to obtain Engineered drawings for the structure before it can be ordered. These drawings will inform the size and placement of the structure, currently it is not know if the existing concrete at the performance area is robust enough to take the weight of the structure plus any snow loads. If it is not strong enough, then the location for the supports will need to be outside of the existing stage, which will increase the size of the structure.

The proposed area for the dance area has the ADA trail going through the middle of the dance floor, so that will need to be relocated, at a grade that is ADA compliant.

Council requested staff gather more information about the splash pad and bathroom facilities to identify the best way forward, given there are multiple factors to be considered with this amenity of the Phase 3 development. The splash pad area is not included in this bid document package.

CRITICAL ISSUES: Aligns with Council Goal to “Maintain and Enhance the Natural and Rural Community Connection”.

BUDGET IMPACT: Funded from Capital Fund 405

RECOMMENDATION: Approve MSA to produce bid documents and bid Phase 3 of Elsie Stephens Park (performance area only).

ATTACHMENT(S): MSA Proposal for producing bid documentation.

Professional Services Agreement

MSA Project Number: 12021007

This AGREEMENT (Agreement) is made effective 2026-2-20 by and between

MSA PROFESSIONAL SERVICES, INC (MSA)
Address: 1230 South Boulevard, Baraboo, WI 53913
Phone: (608) 356-2771
Representative: Marcus Rue Email: mrue@psa-ps.com

CITY OF DAYTON (OWNER)
Address: 13700 Zanzibar Lane N, Dayton, MN 55327
Phone: 763-427-3224
Representative: Martin Farrell Email: mfarrell@dayton.gov

Project Name: Elsie Stephens Phase A – Amphitheater Improvements

The scope of the work authorized is: See Attachment A: Scope of Services

The schedule to perform the work is: Approximate Start Date: March 2026
Approximate Completion Date: November 2026

The estimated fee for this work is:	**$48,000 Lump Sum**
Previously completed Renderings:	**$5,000 Lump Sum**
Total:	**$53,000 Lump Sum**

Estimated Construction Services Fee (Not Included at this time) Detailed in Attachment A.

All services shall be performed in accordance with the General Terms and Conditions of MSA, which is attached and made part of this Agreement. Any attachments or exhibits referenced in this Agreement are made part of this Agreement. Payment for these services will be on a time and expense basis. Attachment B: Rate Schedule is attached and made part of this Agreement

Approval: Authorization to proceed is acknowledged by signatures of the parties to this Agreement.

CITY OF DAYTON

Martin Farrell
Public Works Director
Date:

MSA PROFESSIONAL SERVICES, INC.

Marcus Rue, PE
Team Leader
Date: 02/20/2026

Christian Moring, PE
Project Manager
Date: 02/20/2026

1. **Scope and Fee.** The scope of Owner's Project (the "Project"), scope of MSA's services (the "Work"), for those services are defined in Attachment A. The scope and fee constitute a good faith estimate of the tasks and associated fees required to perform the services defined in Attachment A. This agreement upon execution by both parties hereto, can be amended only by written instrument signed by both parties. For those projects involving conceptual or process development service or involve renovation of an existing building or structure, activities often cannot be fully defined during initial planning. As the Project progresses, facts uncovered may reveal a change in direction which may alter the Work. MSA will promptly inform the OWNER in writing of such situations so that changes in this agreement can be made as required.

2. **Owner's Responsibilities**.

(a) Project Scope and Budget

The OWNER shall define the scope and budget of the Project and, when applicable, periodically update the Project budget, including that portion allocated for the cost of the Work. The Project budget shall include contingencies for design, development, and, when required by the scope of the Project, construction of the Project. The OWNER shall not significantly increase or decrease the overall Project scope or schedule, the portion of the budget allocated for the cost of the Work, or contingencies included in the overall budget or a portion of the budget, without the agreement of MSA to a corresponding change in the Project scope, quality, schedule, and compensation of MSA.

(b) Designated Owner Representative

The OWNER shall identify a Designated Representative who shall be authorized to act on behalf of the OWNER with respect to the Project. OWNER's Designated Representative shall render related decisions in a timely manner so as to avoid unreasonable delay in the orderly and sequential progress of MSA's services. MSA shall not be liable for any error or omission made by OWNER, OWNER's Designated Representative, or OWNER's consultant.

(c) Tests, Inspections, and Reports

When required by the scope of the Project, the OWNER shall furnish tests, inspections, and reports required by law or the Contract Documents, such as planning studies; preliminary designs; structural, mechanical, or chemical tests; tests for air, water, or soil pollution; and tests for hazardous materials.

(d) Additional Consultants

MSA's consultants shall be identified in Attachment A. The OWNER shall furnish the services of other consultants other than those designated in Attachment A, including such legal, financial, accounting, and insurance counseling services as may be required for the Project.

(e) OWNER Provided Services and Information

MSA shall be entitled to rely on the accuracy and completeness of services and information furnished by the OWNER, Designated OWNER Representative, or Consultant. MSA shall use reasonable efforts to provide prompt written notice to the OWNER if MSA becomes aware of any errors, omissions, or inconsistencies in such services or information.

3. **Billing.** MSA will bill the OWNER monthly with net payment due upon receipt. Balances due past thirty (30) days shall be subject to an interest charge at a rate of 18% per year from said thirtieth day. In addition, MSA may, after giving seven days written notice, suspend service under any agreement until the OWNER has paid in full all amounts due for services rendered and expenses incurred, including the interest charge on past due invoices.

4. **Costs and Schedules.** Costs (including MSA's fees and reimbursable expenses) and schedule commitments shall be subject to change for delays caused by the OWNER's failure to provide specified facilities or information or for delays caused by unpredictable occurrences including, without limitation, fires, floods, riots, strikes, unavailability of labor or materials, delays or defaults, by suppliers of materials or services, process shutdowns, pandemics, acts of God or the public enemy, or acts of regulations of any governmental agency. Temporary delays of services caused by any of the above which result in additional costs beyond those outlined may require renegotiation of this agreement.

5. **Access to Site.** Owner shall furnish right-of-entry on the Project site for MSA and, if the site is not owned by Owner, warrants that permission has been granted to make planned explorations pursuant to the scope of

services. MSA will take reasonable precautions to minimize damage to the site from use of equipment, but has not included costs for restoration of damage that may result and shall not be responsible for such costs.

6. **Location of Utilities.** Owner shall supply MSA with the location of all pre-existent utilities and MSA has the right to reasonably rely on all Owner supplied information. In those instances where the scope of services require MSA to locate any buried utilities, MSA shall use reasonable means to identify the location of buried utilities in the areas of subsurface exploration and shall take reasonable precautions to avoid any damage to the utilities noted. However, Owner agrees to indemnify and defend MSA in the event of damage or injury arising from damage to or interference with subsurface structures or utilities which result from inaccuracies in information of instructions which have been furnished to MSA by others.

7. **Professional Representative.** MSA intends to serve as the OWNER's professional representative for those services as defined in this agreement, and to provide advice and consultation to the OWNER as a professional. Any opinions of probable project costs, reviews and observations, and other recommendations made by MSA for the OWNER are rendered on the basis of experience and qualifications and represents the professional judgment of MSA. However, MSA cannot and does not warrant or represent that proposals, bid or actual project or construction costs will not vary from the opinion of probable cost prepared by it.

8. **Construction.** When applicable to the scope of the Project, the OWNER shall contract with a licensed and qualified Contractor for implementation of construction work utilizing a construction contract based on an EJCDC construction contract and general conditions appropriate for the scope of the Project and for the delivery method. In the construction contract, the OWNER shall use reasonable commercial efforts to require the Contractor to (1) obtain Commercial General Liability Insurance with contractual liability coverage insuring the obligation of the Contractor, and name the OWNER, MSA and its employees and consultants as additionally insureds of that policy; (2) indemnify and hold harmless the OWNER, MSA and its employees and consultants from and against any and all claims, damages, losses, and expenses ("Claims"), including but not limited to reasonable attorney's fees and economic or consequential damages arising in whole or in part out of the negligent act or omission of the contractor, and Subcontractor or anyone directly or indirectly employed by any of them. This agreement shall not be construed as giving MSA, the responsibility or authority to direct or supervise construction means, methods, techniques, sequence, or procedures of construction selected by the contractors or subcontractors or the safety precautions and programs incident to the work, the same being the sole and exclusive responsibility of the contractors or subcontractors.

9. **Standard of Care.** In conducting the services, MSA will apply present professional, engineering and/or scientific judgment, which is known as the "standard of care". The standard of care is defined as that level of skill and care ordinarily exercised by members of the same profession practicing at the same point in time and in the same or similar locality under similar circumstances in performing the Services. The OWNER acknowledges that "current professional standards" shall mean the standard for professional services, measured as of the time those services are rendered, and not according to later standards, if such later standards purport to impose a higher degree of care upon MSA.

MSA does not make any warranty or guarantee, expressed or implied, nor have any agreement or contract for services subject to the provisions of any uniform commercial code. Similarly, MSA will not accept those terms and conditions offered by the OWNER in its purchase order, requisition, or notice of authorization to proceed, except as set forth herein or expressly agreed to in writing. Written acknowledgement of receipt, or the actual performance of services subsequent to receipt of such purchase order, requisition, or notice of authorization to proceed is specifically deemed not to constitute acceptance of any terms or conditions contrary to those set forth herein.

10. **Municipal Advisor**. MSA Professional Services, Inc. is not acting as a 'Municipal Advisor' to the owner pursuant to Section 15B of the Exchange Act. For financial advice related to the corresponding project, the client is encouraged to discuss their finances with internal and/or external advisors and experts before making decisions incurring debt and/or supporting those obligations. MSA desires to serve each client well by providing the best information publicly available and is providing information as part of its engineering responsibilities to inform client options. The information is not intended to provide financial advice or recommendations and is not bound by the formal Municipal Advisor fiduciary duty.

11. **Conduct Expectations.** Owner and MSA understand their respective obligations to provide a safe, respectful work environment for their employees. Both parties agree that harassment on the job (unwelcome verbal, physical or other behavior that is related to sex, race, age, or protected class status) will not be tolerated and will be addressed timely and in compliance with anti-harassment laws.

12. **Electronic Documents and Transmittals**. Owner and MSA agree to transmit and accept project related correspondence, documents, text, data, drawings and the like in digital format in accordance with MSA's Electronic Data Transmittal policy. Each party is responsible for its own cybersecurity, and both parties waive the right to pursue liability against the other for any damages that occur as a direct result of electronic data sharing.

13. **Building Information Modelling (BIM).** For any projects, and not limited to building projects, utilizing BIM, OWNER and MSA shall agree on the appropriate level of modelling required by the project, as well as the degree to which the BIM files may be made available to any party using the Electronic Document Transmittal provisions of section 12 of this Agreement.

14. **Construction Site Visits.** If the scope of services includes services during the Construction Phase, MSA shall make visits to the site as specified in Attachment A– Scope of Services. MSA shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct or have control over Contractor's work nor shall MSA have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor, for safety precautions and programs incident to the work of Contractor or for any failure of Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor's furnishing and performing the work. Accordingly, MSA neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

15. **Termination.** This Agreement shall commence upon execution and shall remain in effect until terminated by either party, at such party's discretion, on not less than thirty (30) days' advance written notice. The effective date of the termination is the thirtieth day after the non-terminating party's receipt of the notice of termination. If MSA terminates the Agreement, the OWNER may, at its option, extend the terms of this Agreement to the extent necessary for MSA to complete any services that were ordered prior to the effective date of termination. If OWNER terminates this Agreement, OWNER shall pay MSA for all services performed prior to MSA's receipt of the notice of termination and for all work performed and/or expenses incurred by MSA in terminating Services begun after MSA's receipt of the termination notice. Termination hereunder shall operate to discharge only those obligations which are executory by either party on and after the effective date of termination. These General Terms and Conditions shall survive the completion of the services performed hereunder or the Termination of this Agreement for any cause.

This agreement cannot be changed or terminated orally. No waiver of compliance with any provision or condition hereof should be effective unless agreed in writing and duly executed by the parties hereto.

16. **Betterment.** If, due to MSA's error, any required or necessary item or component of the Project is omitted from the construction documents, MSA's liability shall be limited to the reasonable costs of correction of the construction, less what OWNER'S cost of including the omitted item or component in the original construction would have been had the item or component not been omitted. It is intended by this provision that MSA will not be responsible for any cost or expense that provides betterment, upgrade, or enhancement of the Project.

17. **Hazardous Substances.** OWNER acknowledges and agrees that MSA has had no role in identifying, generating, treating, storing, or disposing of hazardous substances or materials which may be present at the Project site, and MSA has not benefited from the processes that produced such hazardous substances or materials. Any hazardous substances or materials encountered by or associated with Services provided by MSA on the Project shall at no time be or become the property of MSA. MSA shall not be deemed to possess or control any hazardous substance or material at any time; arrangements for the treatment, storage, transport, or disposal of any hazardous substances or materials, which shall be made by MSA, are made solely and exclusively on OWNER's behalf for OWNER's benefit and at OWNER's direction. Nothing contained within this Agreement shall be construed or interpreted as requiring MSA to assume the status of a generator, storer, treater, or disposal facility as defined in any federal, state, or local statute, regulation, or rule governing treatment, storage, transport, and/or disposal of hazardous substances or materials.

All samples of hazardous substances, materials or contaminants are the property and responsibility of OWNER and shall be returned to OWNER at the end of a project for proper disposal. Alternate arrangements to ship such samples directly to a licensed disposal facility may be made at OWNER's request and expense and subject to this subparagraph.

18. **Insurance.** MSA will maintain insurance coverage for: Worker's Compensation, General Liability, and Professional Liability. MSA will provide information as to specific limits upon written request. If the OWNER requires coverages or limits in addition to those in effect as of the date of the agreement, premiums for additional

insurance shall be paid by the OWNER. The liability of MSA to the OWNER for any indemnity commitments, or for any damages arising in any way out of performance of this contract is limited to such insurance coverages and amount which MSA has in effect.

19. **Reuse of Documents.** Reuse of any documents and/or services pertaining to this Project by the OWNER or extensions of this Project or on any other project shall be at the OWNER's sole risk. The OWNER agrees to defend, indemnify, and hold harmless MSA for all claims, damages, and expenses including attorneys' fees and costs arising out of such reuse of the documents and/or services by the OWNER or by others acting through the OWNER.

20. **Indemnification.** To the fullest extent permitted by law, MSA shall indemnify and hold harmless, OWNER, and OWNER's officers, directors, members, partners, consultants, and employees (hereinafter "OWNER") from reasonable claims, costs, losses, and damages arising out of or relating to the PROJECT, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of MSA or MSA's officers, directors, members, partners, employees, or Consultants (hereinafter "MSA"). In no event shall this indemnity agreement apply to claims between the OWNER and MSA. This indemnity agreement applies solely to claims of third parties. Furthermore, in no event shall this indemnity agreement apply to claims that MSA is responsible for attorneys' fees. This agreement does not give rise to any duty on the part of MSA to defend the OWNER on any claim arising under this agreement.

To the fullest extent permitted by law, OWNER shall indemnify and hold harmless, MSA, and MSA's officers, directors, members, partners, consultants, and employees (hereinafter "MSA") from reasonable claims, costs, losses, and damages arising out of or relating to the PROJECT, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of the OWNER or the OWNER's officers, directors, members, partners, employees, or Consultants (hereinafter "OWNER"). In no event shall this indemnity agreement apply to claims between MSA and the OWNER. This indemnity agreement applies solely to claims of third parties. Furthermore, in no event shall this indemnity agreement apply to claims that the OWNER is responsible for attorneys' fees. This agreement does not give rise to any duty on the part of the OWNER to defend MSA on any claim arising under this agreement.

To the fullest extent permitted by law, MSA's total liability to OWNER and anyone claiming by, through, or under OWNER for any cost, loss or damages caused in part or by the negligence of MSA and in part by the negligence of OWNER or any other negligent entity or individual, shall not exceed the percentage share that MSA's negligence bears to the total negligence of OWNER, MSA, and all other negligent entities and individuals.

21**. Accrual of Claims**. To the fullest extent permitted by Laws and Regulations, all causes of action arising under this Agreement will be deemed to have accrued, and all statutory periods of limitation will commence, no later than the date of Substantial Completion; or, if MSA's services do not include Construction Phase services, or the Project is not completed, then no later than the date of Owner's last payment to MSA.

22. **Dispute Resolution.** OWNER and MSA desire to resolve any disputes or areas of disagreement involving the subject matter of this Agreement by a mechanism that facilitates resolution of disputes by negotiation rather than by litigation. OWNER and MSA also acknowledge that issues and problems may arise after execution of this Agreement which were not anticipated or are not resolved by specific provisions in this Agreement. Accordingly, both OWNER and MSA will endeavor to settle all controversies, claims, counterclaims, disputes, and other matters thru mediation with a mutually agreed upon mediator. Demand for mediation shall be filed in writing with the other party to this Agreement. A demand for mediation shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for mediation be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations. Neither demand for mediation nor any term of this Dispute Resolution clause shall prevent the filing of a legal action where failing to do so may bar the action because of the applicable statute of limitations. If despite the good faith efforts of OWNER and MSA any controversy, claim, counterclaim, dispute, or other matter is not resolved through negotiation or mediation, OWNER and MSA agree and consent that such matter may be resolved through legal action in the court having jurisdiction as specified in this Agreement.

23. **Exclusion of Special, Indirect, Consequential and Liquidated Damages.** MSA shall not be liable, in contract or tort or otherwise, for any special, indirect, consequential, or liquidated damages including specifically, but without limitation, loss of profit or revenue, loss of capital, delay damages, loss of goodwill, claim of third parties, or similar damages arising out of or connected in any way to the Project or this contract.

24. **Limitation of Liability.** Neither MSA, its Consultants (if any), nor their employees shall be jointly, severally, or individually liable to the OWNER in excess of the amount of the insurance proceeds available.

25. **Successors and Assigns**. The successors, executors, administrators, and legal representatives of Owner and MSA are hereby bound to the other party to this Agreement and to the successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement. Neither party may assign, sublet, or transfer any rights under or interest (including, but without limitation, claims arising out of this Agreement or money that is due or may become due) in this Agreement without the written consent of the other party, which shall not be unreasonable withheld, except to the extent that any assignment, subletting, or transfer is mandated by law.

26. **Notices**. Any notice required under this Agreement will be in writing, and delivered: in person (by commercial courier or otherwise); by registered or certified mail; or by e-mail to the recipient, with the words "Formal Notice" or similar in the e-mail's subject line. All such notices are effective upon the date of receipt.

27. **Survival.** Subject to applicable Laws and Regulations, all express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

28. **Severability**. Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations will be deemed stricken, and all remaining provisions will continue to be valid and binding upon Owner and MSA.

29. **No Waiver**. A party's non-enforcement of any provision will not constitute a waiver of that provision, nor will it affect the enforceability of that provision or of the remainder of this Agreement.

30. **State Law.** This agreement shall be construed and interpreted in accordance with the laws of the State of Wisconsin.

31. **Jurisdiction.** OWNER hereby irrevocably submits to the jurisdiction of the state courts of the State of Wisconsin for the purpose of any suit, action or other proceeding arising out of or based upon this Agreement. OWNER further consents that the venue for any legal proceedings related to this Agreement shall be Sauk County, Wisconsin.

32. **Understanding.** This agreement contains the entire understanding between the parties on the subject matter hereof and no representations. Inducements, promises or agreements not embodied herein (unless agreed in writing duly executed) shall be of any force or effect, and this agreement supersedes any other prior understanding entered into between the parties on the subject matter hereto.

PROJECT DESCRIPTION

The City of Dayton is looking to implement aspects of the Elsie Stephens Master Plan that was completed in 2025. The intent of the first project is to further develop the existing amphitheater area by adding a pre-fabricated stage cover and expanding the area in front of the existing stage for a dance floor.

MSA proposes to provide site/civil engineering, floodplain modeling and review, electrical engineering, landscape architecture, site amenity design, and bidding services as follows. Construction administration and observation services may be added as an additional service at a later date. The shelter shall be direct-purchased by the owner for a contractor to install, with the basis of design for the stage cover being a custom wave shelter by Poligon (or similar). Design of footings for the shelter shall be delegated to the shelter vendor. The proposed design includes additional concrete for a dance floor adjacent to the stage, and adding an ADA compliant walkway to the stage and dance floor area. The proposed scope of electrical services consists of re-use of the existing electrical service and a new 60amp 240/120V 1-phase underground feeder will be extended from the point of service to new load center located at the back of the proposed stage. The existing pedestal will remain and an additional weather-rated power pedestal will be located. Locations for up to four (4) 120v duplex receptacles at the stage columns as well as seven (7) in the above the stage will be coordinated with the shelter vendor. Electrical scope will also provide general lighting with a dimmer to the proposed shelter ceiling. The stage area is in a mapped floodplain and will require modeling and permitting. A floodplain review will need to be considered and updated for the additions located within the floodplain.

The conceptual construction cost estimate for the proposed work is $425,000.

PROJECT APPROACH

PHASE 1 – SCHEMATIC DESIGN

TASK 1.1 – PROJECT BASEMAP & SITE INFORMATION

Topographic survey information will be collected for the project area in order to prepare the necessary basemap and materials for design, engineering, and permitting. Survey captured will be supplemented into the existing site information the City has provided. We will utilize this information to evaluate existing site conditions for planned improvements. The design development will consider site access, ADA compliance, floodplain regulations, and stormwater management. MSA will solicit geotechnical firm quotes for soil borings and associated report information to support the project design for the project site. The City will then enter into a direct contract with the selected firm to complete the work.

TASK 1.2 – KICKOFF MEETING (Meeting #1 – virtual)

MSA will conduct a kickoff meeting with the City to review project scope, the vision and goals of the project. Upon the initial meeting, MSA will begin schematic design process for the project site, which will refine the concept plans into a design. Consideration to constructability throughout the conceptual stage will occur in our quality assurance/quality control (QA/QC) stages. QA/QC reviews will occur at every stage/milestone of the project.

TASK 1.3 – SCHEMATIC DESIGN (Meeting #2 – virtual)

Upon compiling base map and site information, MSA will further develop the concept shown in the project limits to show stage cover size and layout, dance floor sizing, path alignment, and other improvements that may be associated such as steps, retaining walls necessary for the amphitheater. MSA will coordinate with the shelter vendor for the design of any footings or foundations necessary for the shelter, to be provided by the vendor. This task will also include the development of initial cost estimates. MSA will review the design concepts and cost estimates with the City and discuss design options. From this meeting a concept direction will be

determined for further refinement. Additional 3D models or revisions to the existing model can be provided at a negotiated price.

PHASE 1 MEETINGS & DELIVERABLES

- Meeting #1 – Kickoff (virtual)
- Meeting #2 – Design Review (virtual)
- Meeting Minutes (PDF)
- Basemap (PDF)
- One (1) conceptual site design (PDF)
- One (1) 3D rendered model and up to seven (7) 3D graphic images (Previously Delivered)
- Preliminary cost estimate(s)

PHASE 2 – DESIGN DEVELOPMENT (30% PLANS)

TASK 2.1 – DESIGN DEVELOPMENT

Once the final concept plan for the project area has been developed, design development for the improvements will begin. This will consider the engineering impacts of the proposed design including the following: floodplain review will need to be considered and updated for the addition of the stage cover and dance floor to the site. It is assumed that an existing Mississippi River floodplain model will be utilized by MSA to use as a basis for this work. If additional modeling is required, MSA will need to consider building out the model, which will require a change in our scope and fee. We will develop a preliminary Stormwater Pollution Prevent Plan (SWPPP) and complete the floodplain impact analysis. We will coordinate with Poligon, or the vendor selected by the owner, for structural and foundation design requirements for stage cover footings.

TASK 2.2 – DESIGN REFINEMENT (Meeting #3 – virtual)

Based on the design review meeting, as well as potential feedback from the Parks Commission the City may solicit, MSA will revise and refine the design concepts into a final design. The revised design will be a scaled, rendered drawing showing the key elements, site materials, schematic utilities, schematic stormwater, and schematic grading. The refined cost estimate will reflect the layouts and materials in the revised design. MSA will coordinate an interim review meeting prior to the presentation of the refined design to City Council.

TASK 2.3 – CITY COUNCIL PRESENTATION (Meeting #4 – in person)

MSA will attend a regularly scheduled City Council meeting to present the refined design and cost estimate to the City Council. A memo will be prepared outlining the design development process and cost estimation information for the design

PHASE 2 MEETINGS & DELIVERABLES

- Proposed Site Plan (PDF)
- Conceptual cost estimate (PDF)
- Meeting #3 – Design Review (virtual)
- Meeting Minutes for meeting #3 (PDF)
- Meeting #4 – City Council Presentation (in person)

PHASE 3 – CONSTRUCTION DOCUMENTS

MSA will provide final design, coordination and engineering necessary for construction document preparation to complete the construction drawings and specifications as suitable to secure competitive construction bids. Structural design shall be provided by the vendor for the shelter. We will finalize and submit the graphic Construction Drawings and written Project Specifications that will be used to bid and construct the improvements. The construction drawings will include:

- Title Sheet
- Site Removals Plan and Details
- Site Layout Plan

- Site Grading Plan and Details
- Erosion Control Plan and Details
- Electrical Plan and Details
- Landscaping Plan, Schedules, and Details
- Site Amenity Plans and Details

We will also refine the detailed estimate of probable construction cost and provide check sets at the benchmarks listed below. Electrical design is based on readily available catalog equipment. Custom designed pedestals can be provided upon request. Construction documentation will receive thorough internal QA/QC review at each stage.

TASK 3.1 – 60% CONSTRUCTION DRAWINGS & SPECIFICATIONS

MSA will provide plans for review and an outline of specifications and information needed to complete the project manual.

TASK 3.1.1 – PERMITTING

MODELING

A floodplain review will need to be considered and updated for the additions located within the floodplain. MSA will begin this process to consider updates. It is assumed that an existing Mississippi River floodplain model will be utilized by MSA to use as a basis for this work. If additional modeling is required, MSA will need to consider building out the model, which will require a change in our scope and fee.

AGENCY COORDINATION

MSA will coordinate with TRPD, the Elm Creek Watershed, MPCA, and other applicable agencies for submittal of permit documents as per the listed assumed permits.

PREPARATION AND SUBMITTAL OF PERMIT DOCUMENTS

The assumed required permits for these projects include: MPCA SWPPP Submittal, City Land Disturbance/Building Permit.

TASK 3.2 – 90% CONSTRUCTION DRAWINGS & SPECIFICATIONS (Meeting #5 – in-person)

Provide substantially complete plans for final review and coordination. At the 90% stage we will meet with the City and stakeholders to review design and documentation progress and receive input, decisions, and guidance at 90% completion construction documents. MSA will present the overall plan to City Council to also allow the public the opportunity to see the updated plan and potential development project.

TASK 3.3 – 100% CONSTRUCTION DRAWINGS & SPECIFICATIONS

Provide final drawings and written Project Specifications necessary to secure competitive bids. Refine the detailed estimate of probable construction cost. Final comments will be collected from the 90% presentation meeting and then the plans will be revised and resubmitted to the City for final approval to go out for bidding.

PHASE 3 MEETINGS & DELIVERABLES

- 60% Drawings & Specifications (PDF)
- Preparation of Applicable Permit Applications Documents
- Submittal of permit documents
- 90% Drawings & Specifications (PDF)
- Meeting #5 – City Council Presentation
- 100% Drawings & Specifications (PDF)
- Updated preliminary cost estimate(s) (PDF)

PHASE 4 – BIDDING AND CONTRACTING

TASK 4.1 – FINAL BID PACKAGE
Assist the City of Dayton with the advertisement of project and coordinate the bid letting.

TASK 4.2 – ADDENDA
During the bidding process, we will answer bidder questions. We will Issue written Bid Addenda, when appropriate, to all bidders regarding changes to or clarifications of the Construction Documents.

TASK 4.3 – BID OPENING (Meeting # 6 – Virtual)
Review the bids, tabulate the results, and issue an Award Recommendation Memo to the City regarding the contract award.

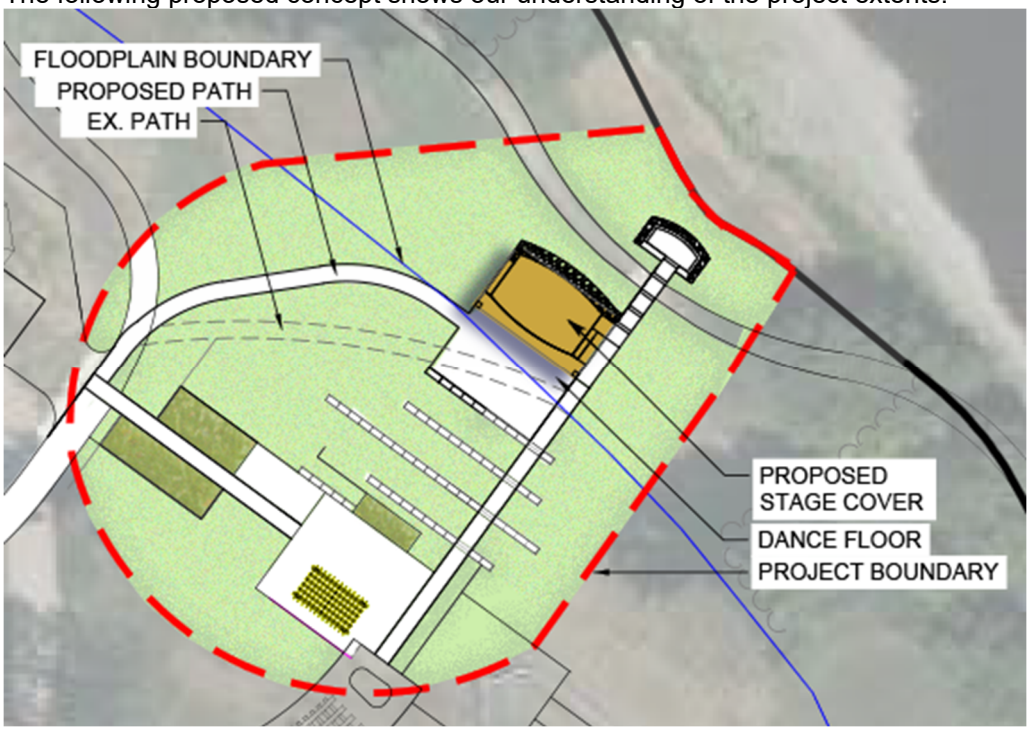
TASK 4.4 – CONTRACT PREPARATION
MSA will prepare the Notice of Award and Notice to Proceed, as well as the Owner/Contractor agreement for processing.

PHASE 4 MEETINGS & DELIVERABLES
- Advertisement for bid (Word Doc)
- Addenda as necessary (PDF)
- Bid Opening (Meeting #6)
- Award Recommendation (PDF)

PHASE 5 – CONSTRUCTION ADMINISTRATION / CONSTRUCTION OBSERVATION
If the owner so chooses, MSA can provide construction administration and observation services to be negotiated at a later date. At this time, we anticipate construction services to range from $15k-$25k depending on schedule and resulting final design documents.

PROJECT LIMITS:

The following proposed concept shows our understanding of the project extents:



PROJECT SCHEDULE

MSA is ready to begin work immediately upon authorization. The following is our proposed approximate project schedule:

Task Description	Proposed Timeframe
Survey, Kickoff, and Schematic Design	March-April 2026
Present Schematic Design to City	April 2026
Design Development	April-May 2026
City Council Presentation*	June 2026*
Construction Documents	June-July 2026
Permitting	April-July 2026
Bidding	July 2026 (tentative)
Award Project	August 2026 (tentative)
Pre-Construction Conference**	September 2026 (tentative)
Construction (Administration/Observation**)	September 2026 – May 2027 (tentative)

*Dates based on scheduled commission/council meetings
**Additional services to be added at a later date

ITEMS TO BE COMPLETED BY THE CITY

1. Pay for all permit and/or state review fees*
2. Pay for geotechnical borings and report
3. Pay for plan reproductions costs*
4. Pay for the legal notice publication of the Advertisement for Bids*

*These will be invoiced as a reimbursable, unless directly paid by the Owner.

SERVICES NOT INCLUDED:

The basic services of this proposal do not include providing the following services. If needed these services can be provided by the Owner, an Owner's subconsultant or they may possibly be provided by additional Engineering services if specifically requested and authorized by the Owner.

1. Electrical services not included:
   i) New electrical service
   ii) Performance lighting for stage
   iii) Power pedestals/raceways for vending/cooking/sound booth
   iv) Provisions for sound/cameras/security
   v) Provisions for internet service provider or WIFI or blue tooth conductivity
   vi) Multiple lighting fixture evaluation/selection
   vii) Site lighting
   viii) Coordination with electric utility
   ix) Provisions for solar or alternative power source
   x) Specialty equipment, coatings, coverings for electrical equipment. Custom-designed pedestals can be provided upon request.
2. Grant writing Services
3. Additional Master Plan concepts or additional concepts for other phases
4. Additional site concepts beyond those identified above
5. Archeological Study/Wetland Delineation
6. Geotechnical services
7. Environmental services
8. Attend other meetings not identified above.
9. Additional 3D rendering models or site plan rendering
10. Multiple Bid Packages for Bidding
11. Construction Observation / Administration Services
12. Construction Staking

ATTACHMENT B:
RATE SCHEDULE

Administrative	$ 90 – $160/hr.
Architects	$ 90 – $208/hr.
Community Development Specialists	$144 – $208/hr.
Digital Design	$121 – $159/hr.
Environmental Scientists/Geologists	$116 – $203/hr.
Geographic Information Systems (GIS)	$105 – $203/hr.
Housing Administration	$ 97 – $198/hr.
Inspectors/Zoning Administrators	$115 – $160/hr.
IT Support	$184 – $203/hr.
Land Surveying	$ 90 – $208/hr.
Landscape Designers & Architects	$ 90 – $231/hr.
Planners	$ 90 – $226/hr.
Principals	$230 – $330/hr.
Professional Engineers/Designers of Engineering Systems	$163 – $214/hr.
Project Managers	$126 – $259/hr.
Real Estate Professionals	$147 – $203/hr.
Staff Engineers	$ 90 – $157/hr.
Technicians	$105 – $159/hr.
Utility Treatment Operators	$ 90 – $190/hr.

Labor rates represent an average or range for a particular job classification. These rates are in effect until December 31, 2026.

REIMBURSABLE EXPENSES (effective November 30, 2025)

Building Inspection Permit Management	$25/permit
Copies/Prints	Rate based on volume
Specs/Reports	$10
Copies	$0.14/page | $0.16/page for DOT
Plots	$0.01/sq.in.
Flash Drive	$10
Dini Laser Level	$85/per day | $86/day for DOT
Drone Flight	$375/flight | $330/flight for DOT
Geodimeter	$30/hour
GPS Equipment	$20/hour | $11.25/hour for DOT
GPS R2 Equipment	$20/hour | $2/hour for DOT
Mailing/UPS	At cost
Mileage – Reimbursement	IRS Rate – IRS Rate + $5/day
Mileage – MSA Vehicle	$0.70/mile | $0.74/mile for DOT
Nuclear Density Testing	$30/day | $35/day for DOT
Organic Vapor Field Meter	$100/day
PC/CADD Machine	Included in labor rates
Robotic Survey Equipment	$20/hour | $11/hour for DOT
Stakes/Lath/Rods	At cost
Travel Expenses, Lodging, & Meals	At cost
Traffic Counting Equipment & Data Processing	At cost

Expense rates represent an average or range for a particular category and are subject to change to match incurred cost in real time.

ITEM:

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

APPLICANT:

Jeremy Larson, Hampton Companies

PREPARED BY:

Hayden Stensgard, Senior Planner

ACTION TO BE CONSIDERED

1. Motion to adopt Resolution 08-2026, approving a Site Plan Review Application for a new construction Assisted Living and Memory Care facility in the GMU-4, Balsam Lane Mixed-Use District at Lot 2, Block 1, Dayton River Commercial Park.
2. Motion to adopt Resolution 08-2026, denying a Site Plan Review Application for a new construction Assisted Living and Memory Care facility in the GMU-4, Balsam Lane Mixed-Use District at Lot 2, Block 1, Dayton River Commercial Park, with findings of fact to be provided by the City Council.
3. Motion to table action on item, with direction to be provided by the City Council.

REFERENCE AND BACKGROUND

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

ANALYSIS

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

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

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

Rear	20 feet	262 feet

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

The plan proposes a single access on the south edge of the property line on Balsam Lane North, more than 270 feet from the Balsam Lane N. and Dayton River Road intersection. The applicants are requesting a full access, which would include removing a portion of the median in the middle of the Balsam Lane Right of Way, which will be coordinated and paid for by the applicant. The plan shows a 36-foot-wide cut in the median to provide north and southbound access to the property. At the Planning Commission meeting, there was a question about whether engineering felt this type of use warranted the addition of turn lanes to accommodate access to the site. Engineering responded that it was considered, but determined to be unnecessary given the proposed use and the lack of intensity regarding traffic to warrant the need for turn lanes.

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

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

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

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

Landscaping. The proposed tree removals on site for the development are minimal, with only three trees needing to be removed on site, not triggering any replacement requirements for this plan. The landscaping plan proposes sufficient counts for both trees and shrubs to meet the standards in the zoning ordinance, and none of the tree species conflict with those not permitted as new plantings per

the code. Staff noted a couple of items within the landscaping plan that will need to be addressed to meet the zoning ordinance requirements. Those are the following:

- While the use is not intense on the north side of the property, staff is recommending more landscaping between the north property line and the building wall to act as a better buffer to the single-family home across Dayton River Road.
- Enhance the landscaping between the south property line and south edge of the parking lot to provide vehicle screening to the apartment building to the south. A fence would suffice provided it is opaque.
- An irrigation system is required for all commercial and industrial development.

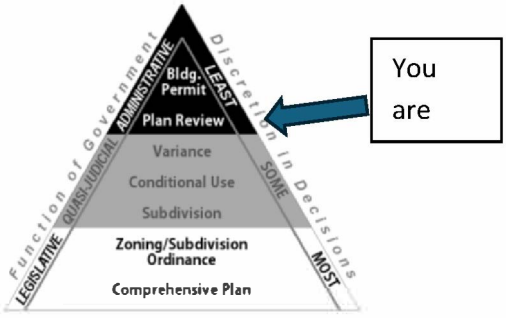
Staff will coordinate with the applicant to incorporate these into the revised landscaping plan to be reviewed prior to issuance of a building permit. Included in the landscaping plan is the restoration of plantings in the Balsam Lane North median. With the consideration of the resolution for approval,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

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

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

ROLE OF THE PLANNING COMMISSION

The Planning Commission reviewed this item at its regular meeting in February. There was minimal discussion on this item, and ultimately, the Planning Commission unanimously recommended approval of the site plan.



RECOMMENDATION

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

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

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

4. Adherence to the comments included in the Engineer's letter dated January 30, 2026.

60/120-DAY RULE:

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

SUPPORTING DATA

Site Photos
Resolution 08-2026, Suite Living Site Plan
Applicant Narrative
Certificate of Survey
Plan Set
Engineering Comment Letter, dated January 30, 2026



View looking East – Approx. location of the median cut



View looking West



View from southwest corner of intersection



RESOLUTION NO. 08-2026
CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT

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

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

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

Lot 2, Block 1, Dayton River Commercial Park

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

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

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

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

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

FINDINGS:

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

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

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

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

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

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

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

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

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

DECISION

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

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

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

_____
Mayor — Dennis Fisher

_____
City Clerk — Amy Benting

Motion by _____*, Second by* _____

Resolution ***approved***

MOTION DECLARED PASSED

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

STATEMENT OF PROPOSAL: City of Dayton

PROJECT NAME: Suite Living Senior Care of Dayton

PROPERTY ADDRESS:
Dayton River Rd & Balsam Ln N

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

DESCRIPTION OF PROPOSED DEVELOPMENT:

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

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

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

Analysis currently and forward

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

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

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

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

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

CONCLUSION:

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

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

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

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

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

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

Such benefits will include:

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

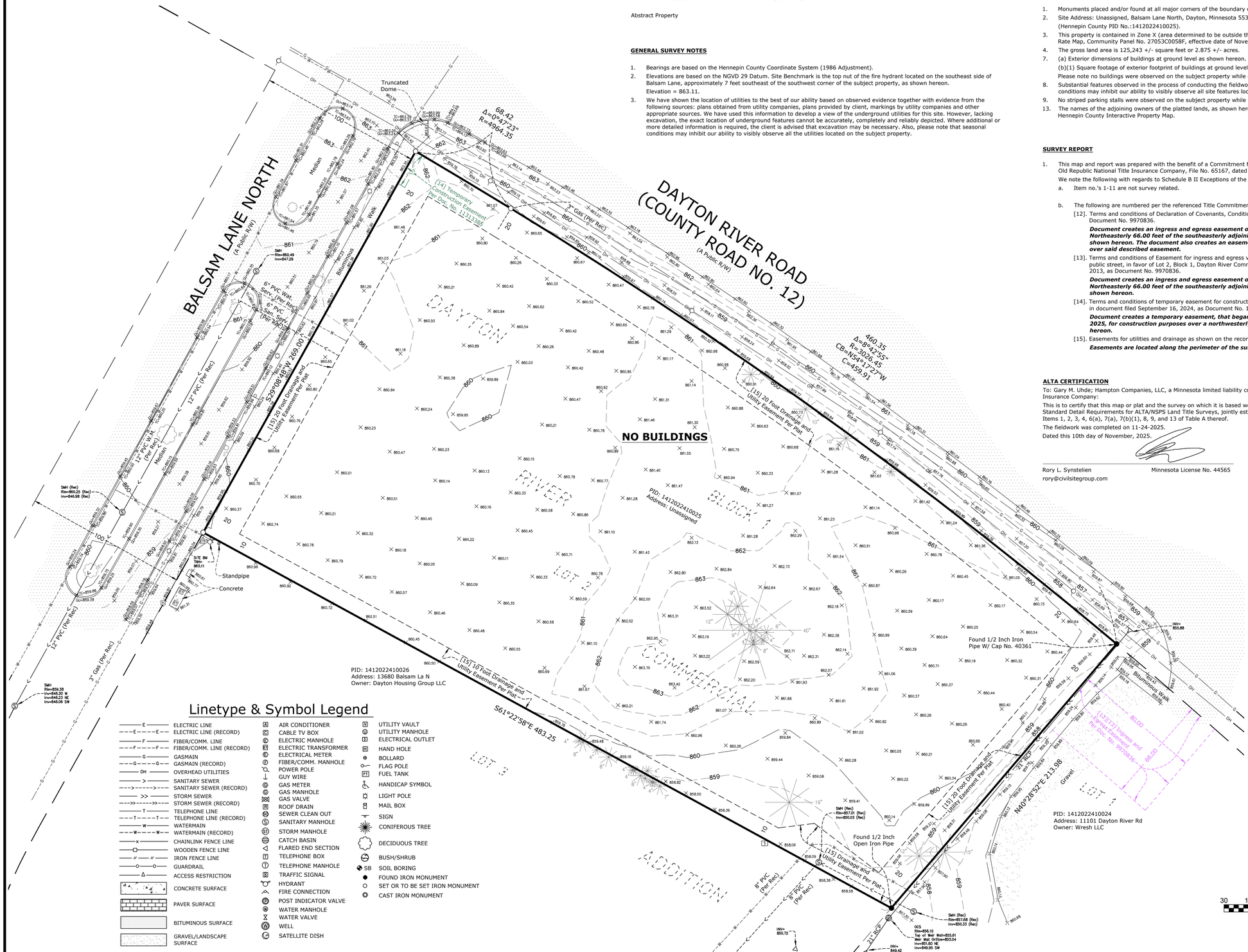
We have 21 locations up in running throughout the twin cities market. We have another 3 sites currently under construction with another 3 to start at the end of 2025.

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

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

Sincerely,

Jeremy Larson
Executive Vice President
Suite Living Senior Care
Hampton Companies



Linetype & Symbol Legend

- ELECTRIC LINE
- ELECTRIC LINE (RECORD)
- FIBER/COMM. LINE
- FIBER/COMM. LINE (RECORD)
- GASMAIN
- GASMAIN (RECORD)
- OVERHEAD UTILITIES
- SANITARY SEWER
- SANITARY SEWER (RECORD)
- STORM SEWER
- STORM SEWER (RECORD)
- TELEPHONE LINE
- TELEPHONE LINE (RECORD)
- WATERMAIN
- WATERMAIN (RECORD)
- CHAINLINK FENCE LINE
- WOODEN FENCE LINE
- IRON FENCE LINE
- GUARDRAIL
- ACCESS RESTRICTION
- CONCRETE SURFACE
- PAVER SURFACE
- BITUMINOUS SURFACE
- GRAVEL/LANDSCAPE SURFACE
- AIR CONDITIONER
- CABLE TV BOX
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRICAL METER
- FIBER/COMM. MANHOLE
- POWER POLE
- GUY WIRE
- GAS METER
- GAS MANHOLE
- GAS VALVE
- ROOF DRAIN
- SEWER CLEAN OUT
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL
- HYDRANT
- FIRE CONNECTION
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER VALVE
- WELL
- SATELLITE DISH
- UTILITY VAULT
- UTILITY MANHOLE
- ELECTRICAL OUTLET
- HAND HOLE
- BOLLARD
- FLAG POLE
- FUEL TANK
- HANDICAP SYMBOL
- LIGHT POLE
- MAIL BOX
- SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- BUSH/SHRUB
- SOIL BORING
- FOUND IRON MONUMENT
- SET OR TO BE SET IRON MONUMENT
- CAST IRON MONUMENT

DESCRIPTION OF PROPERTY SURVEYED

Lot 2, Block 1, Dayton River Commercial Park, Hennepin County, Minnesota.

Abstract Property

GENERAL SURVEY NOTES

1. Bearings are based on the Hennepin County Coordinate System (1986 Adjustment).
2. Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut of the fire hydrant located on the southeast side of Balsam Lane, approximately 7 feet southeast of the southwest corner of the subject property, as shown hereon.
   Elevation = 863.11.
3. We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

ALTA/NSPS LAND TITLE SURVEY NOTES
(numbered per Table A)

1. Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
2. Site Address: Unassigned, Balsam Lane North, Dayton, Minnesota 55327.
   (Hennepin County PID No.:1412022410025).
3. This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0058F, effective date of November 4, 2016.
4. The gross land area is 125,243 +/- square feet or 2.875 +/- acres.
7. (a) Exterior dimensions of buildings at ground level as shown hereon.
   (b)(1) Square footage of exterior footprint of buildings at ground level as shown hereon.
   Please note no buildings were observed on the subject property while conducting the fieldwork.
8. Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observe all site features located on the subject property.
9. No striped parking stalls were observed on the subject property while conducting the fieldwork.
13. The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from the Hennepin County Interactive Property Map.

SURVEY REPORT

1. This map and report was prepared with the benefit of a Commitment for Title Insurance issued by CHB Title, LLC as agent for Old Republic National Title Insurance Company, File No. 65167, dated October 12, 2025.
   We note the following with regards to Schedule B II Exceptions of the herein referenced Title Commitment:
   a. Item no.'s 1-11 are not survey related.
   b. The following are numbered per the referenced Title Commitment:
      [12]. Terms and conditions of Declaration of Covenants, Conditions, Easements and Restrictions, filed June 25, 2013, as Document No. 9970836.
      Document creates an ingress and egress easement over the Northwesterly 80.00 feet of the Northeasterly 66.00 feet of the southeasterly adjoining property in favor of the subject property, as shown hereon. The document also creates an easement for drainage and utilities in favor of the City, over said described easement.
      [13]. Terms and conditions of Easement for ingress and egress via private drive to and from the benefited parcel to the public street, in favor of Lot 2, Block 1, Dayton River Commercial Park, as created in Declaration filed June 25, 2013, as Document No. 9970836.
      Document creates an ingress and egress easement over the Northwesterly 80.00 feet of the Northeasterly 66.00 feet of the southeasterly adjoining property in favor of the subject property, as shown hereon.
      [14]. Terms and conditions of temporary easement for construction purposes, in favor of County of Hennepin, as created in document filed September 16, 2024, as Document No. 11313385.
      Document creates a temporary easement, that began on April 1, 2025 and will expire on December 31, 2025, for construction purposes over a northwesterly portion of the subject property, as shown hereon.
      [15]. Easements for utilities and drainage as shown on the recorded plat.
      Easements are located along the perimeter of the subject property, as shown hereon.

ALTA CERTIFICATION

To: Gary M. Uhde; Hampton Companies, LLC, a Minnesota limited liability company; CHB Title, LLC; and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, and 13 of Table A thereof.

The fieldwork was completed on 11-24-2025.

Dated this 10th day of November, 2025.

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

N

30 15 0 15 30 60
SCALE IN FEET

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

PROJECT
Dayton River Road & Balsam Lane North
Dayton, Hennepin County, Minnesota 55327

CLIENT
Hampton Companies, LLC
1824 Buerkle Road, White Bear Lake, Minnesota 55110

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 12-10-2025 LICENSE NO. 44565

QA/QC

FIELD CREW	DM/SV
DRAWN BY	DD
REVIEWED BY	CJ
UPDATED BY	

VICINITY MAP



REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 25467.00

ALTA/NSPS LAND TITLE SURVEY

V1.0

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SUITE LIVING

DAYTON, MINNESOTA

ISSUED FOR: CITY SUBMITTAL



PROJECT CONTACTS		
	NAME & ADDRESS	CONTACT
CIVIL ENGINEER	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	MATT PAVEK 612-615-0060 MPAVEK@CIVILSITEGROUP.COM
LANDSCAPE ARCHITECT	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	ROB BINDER 612-615-0060 RBINDER@CIVILSITEGROUP.COM
PROPERTY OWNER	SUITE LIVING 1824 BUERKLE RD WHITE BEAR LAKE, MN 55110	JEREMY LARSON 651-253-8924 JEREMY@HAMPTONCOS.COM
ARCHITECT	LARS ARCHITECTURAL SERVICES, LLC 115 RIVER ST HUDSON, WI 54016	LARS GLOCKZIN 612-240-7009 LARSGXYZ@GMAIL.COM
SURVEYOR	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	RORY SYNSTELIEN 612-615-0060 X 712 RORY@CIVILSITEGROUP.COM
GEOTECHNICAL ENGINEER	KILO ENGINEERING 10600 176TH ST N MARINE ON ST. CROIX, MN 55047	TRAVIS PETERSON 763-412-1965 KPETERSON@KILOENGINEERING.COM

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.
5. CIVIL SITE GROUP SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OUT OF THE CLIENTS DECISION TO OBTAIN BIDS OR PROCEED WITH CONSTRUCTION BEFORE CIVIL SITE GROUP HAS ISSUED FINAL, FULLY-APPROVED AND STAMPED PLANS AND SPECIFICATIONS. THE CLIENT ACKNOWLEDGES THAT ALL PLANS ARE SUBJECT TO SUBSTANTIAL REVISION. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE MOST RECENT ISSUANCE OF PLANS FOR CONSTRUCTION PURPOSES.
6. PLAN SET IS NOT USABLE FOR CONSTRUCTION UNTIL PLANS HAVE BEEN FULLY APPROVED AND STAMPED BY THE REQUIRED REVIEWING AUTHORITIES AND NO ADDITIONAL REVIEWS ARE REQUIRED.

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

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C1.0	REMOVALS PLAN
C1.1	TREE PRESERVATION PLAN
C2.0	SITE PLAN
C2.1	TURNING MOVEMENT
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NOTES & DETAILS
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE
SW1.4	SWPPP - ATTACHMENTS
SW1.5	SWPPP - ATTACHMENTS

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

PRELIMINARY: NOT FOR CONSTRUCTION

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

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

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

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

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

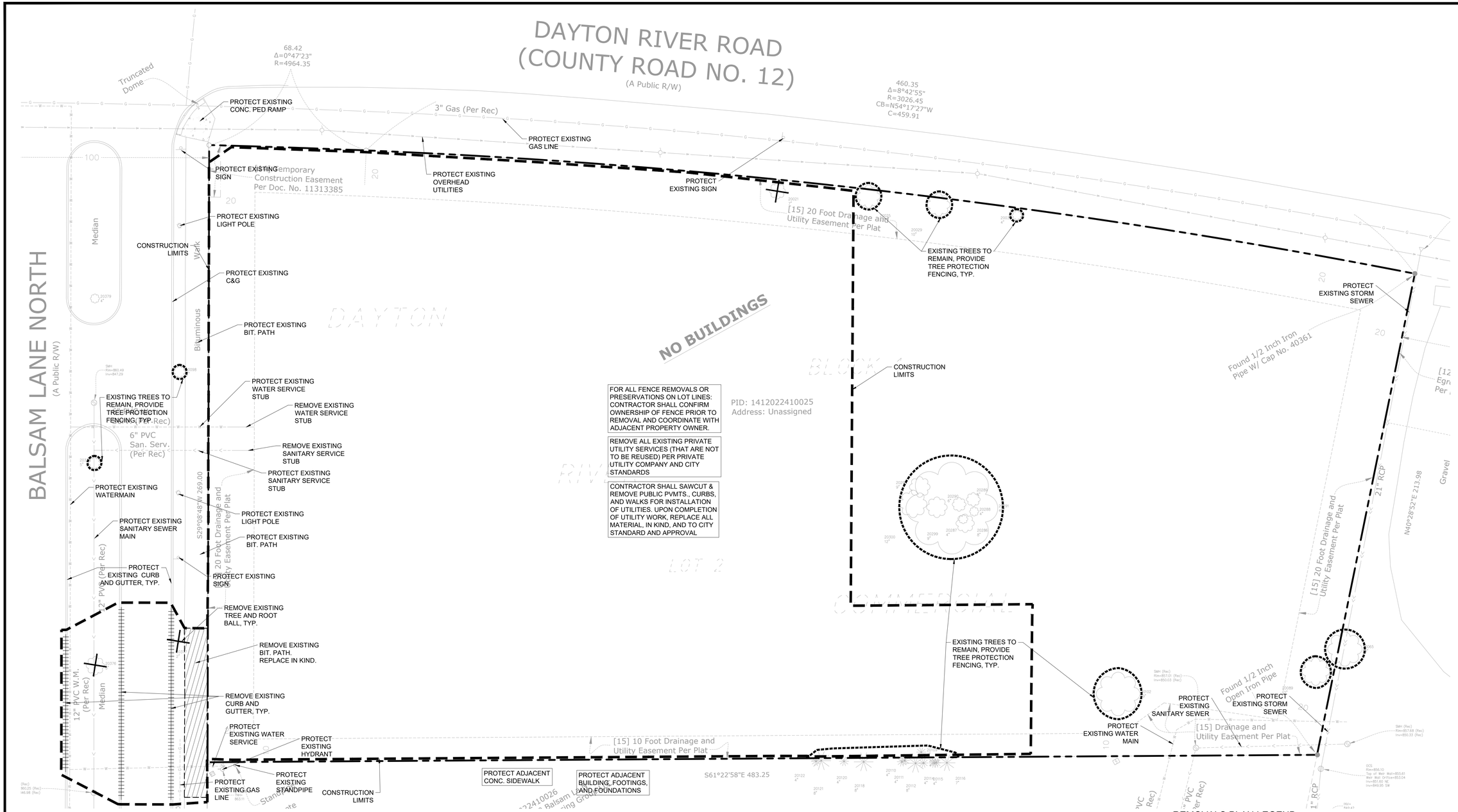
REVISION SUMMARY

DATE	DESCRIPTION

TITLE SHEET

C0.0

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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.

OWNER INFORMATION

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

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

REMOVALS PLAN LEGEND:

- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS
- CONSTRUCTION LIMITS
- PROPERTY LINE
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

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

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
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PRELIMINARY: NOT FOR CONSTRUCTION

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

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

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DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

PROJECT MANAGER	WILL BRUESTLE
CONTACT NUMBER	612-615-0060
DRAWN BY	MD; WB
REVIEWED BY	MP; RB
PROJECT NUMBER	23447

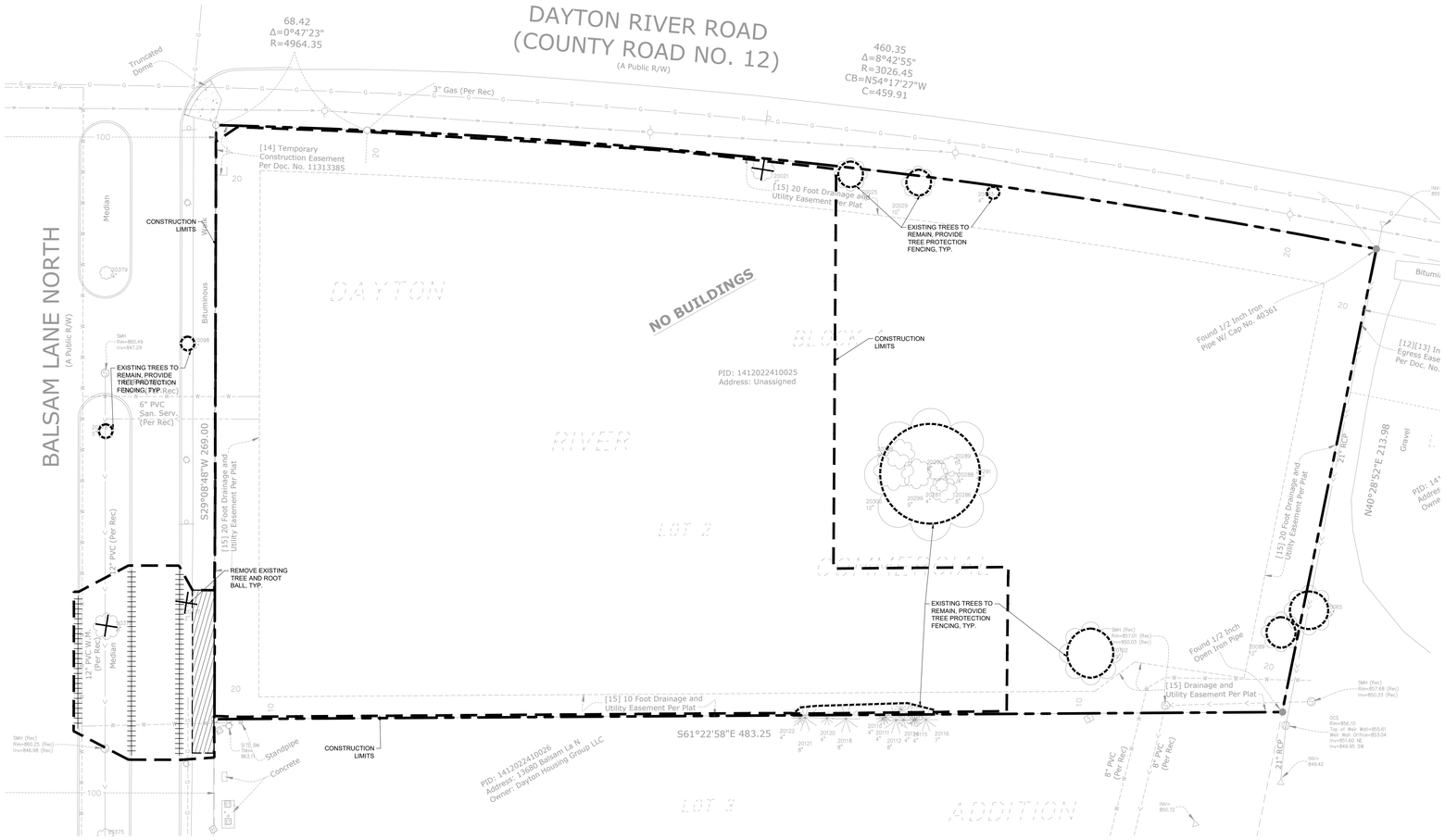
REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN

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

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

TREE PRESERVATION PLAN LEGEND:

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

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15'-0" 0 30'-0"

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civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

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

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

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

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

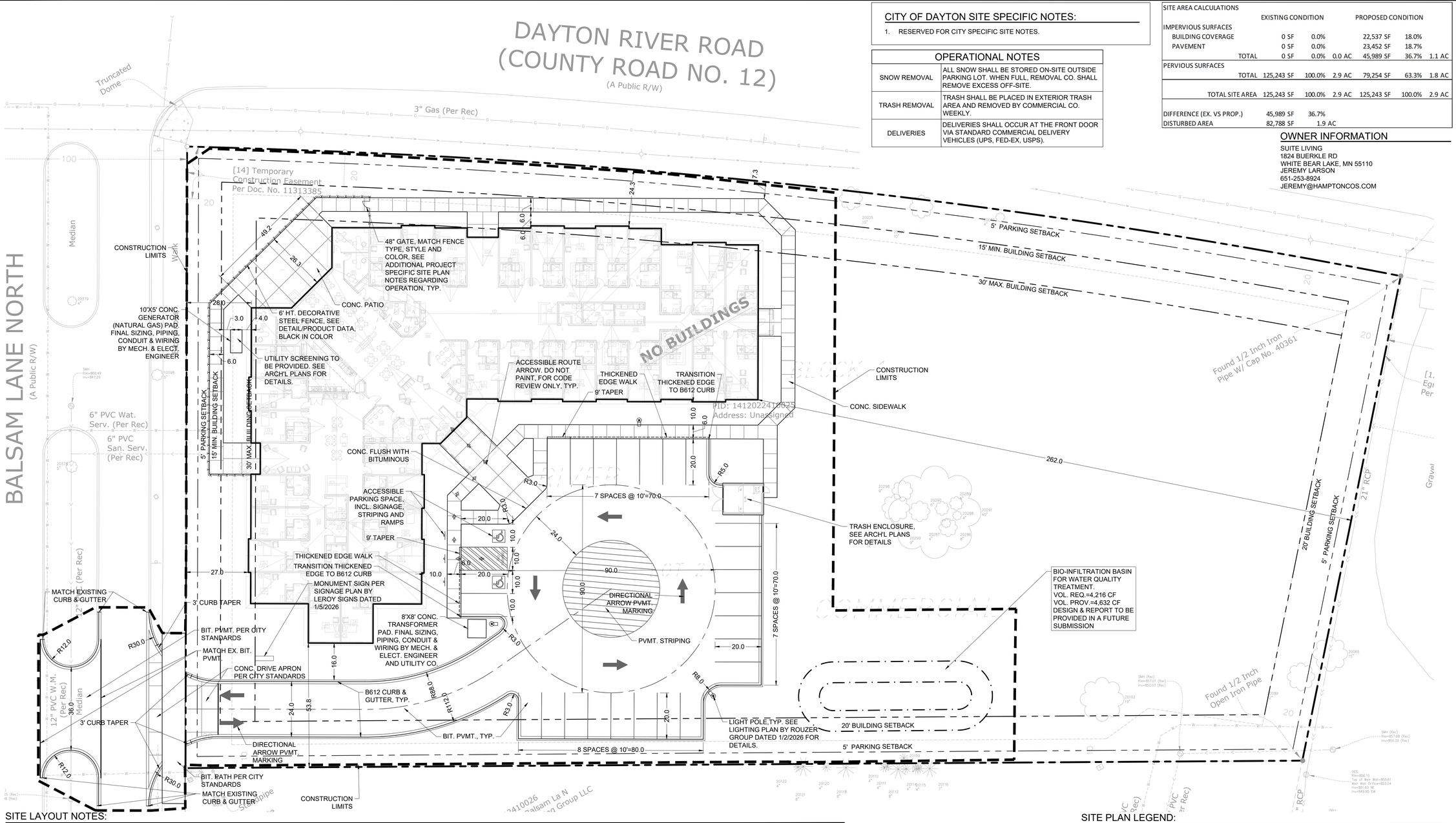
REVISION SUMMARY

DATE	DESCRIPTION

TREE PRESERVATION PLAN

C1.1

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CITY OF DAYTON SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC SITE NOTES.

OPERATIONAL NOTES

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

SITE AREA CALCULATIONS

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

OWNER INFORMATION

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

SITE LAYOUT NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
19. CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. **CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.**
20. FINISH GRADING FOR HARDSCAPE AREAS IE. PARKING LOTS, CURBS, SIDEWALKS SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.

SITE DATA

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

SITE PLAN LEGEND:

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

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DATE 01/05/25 LICENSE NO. 44263

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

REVISION SUMMARY

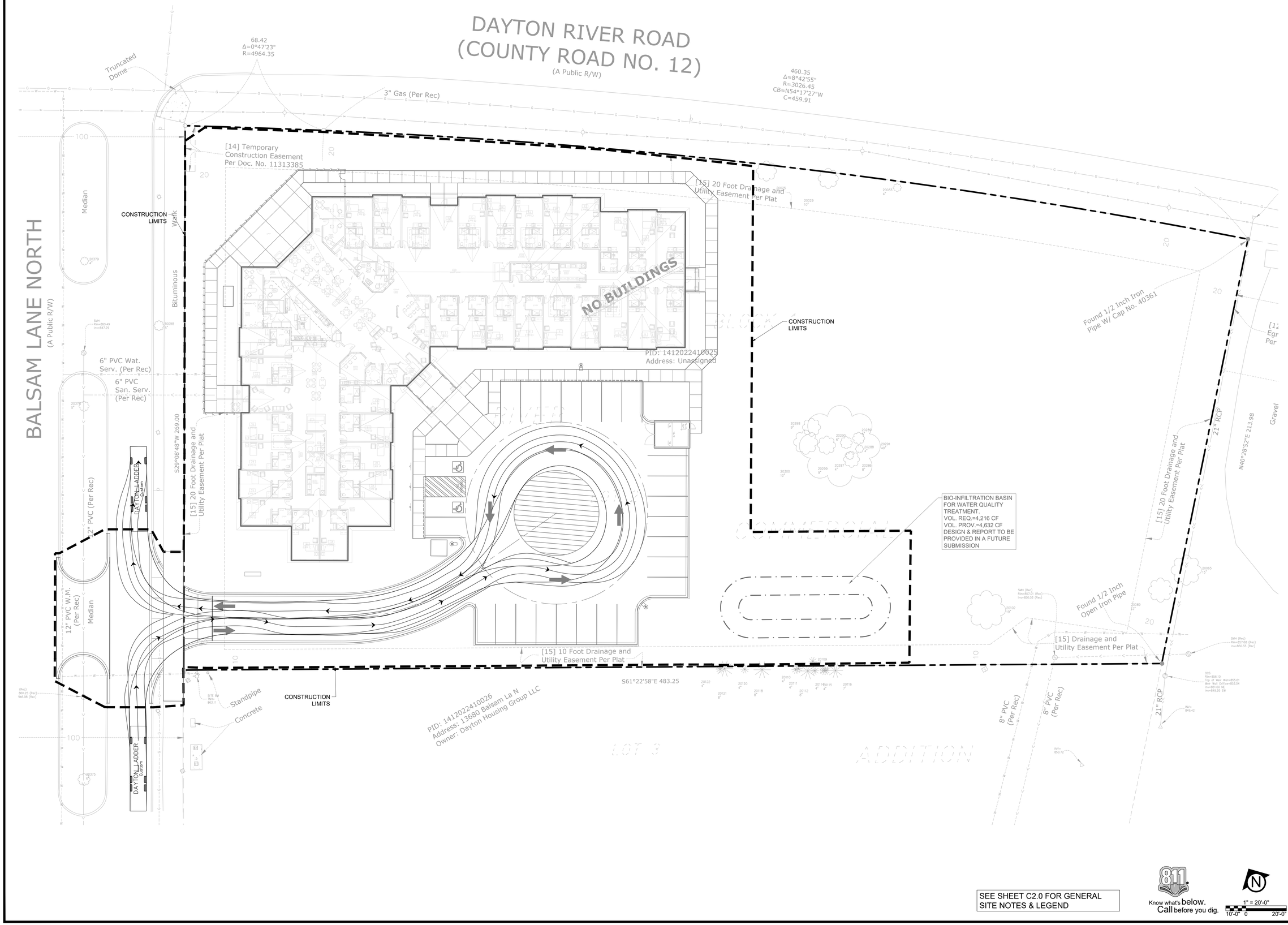
DATE	DESCRIPTION

SITE PLAN

C2.0

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63



SEE SHEET C2.0 FOR GENERAL SITE NOTES & LEGEND

Know what's below. Call before you dig.

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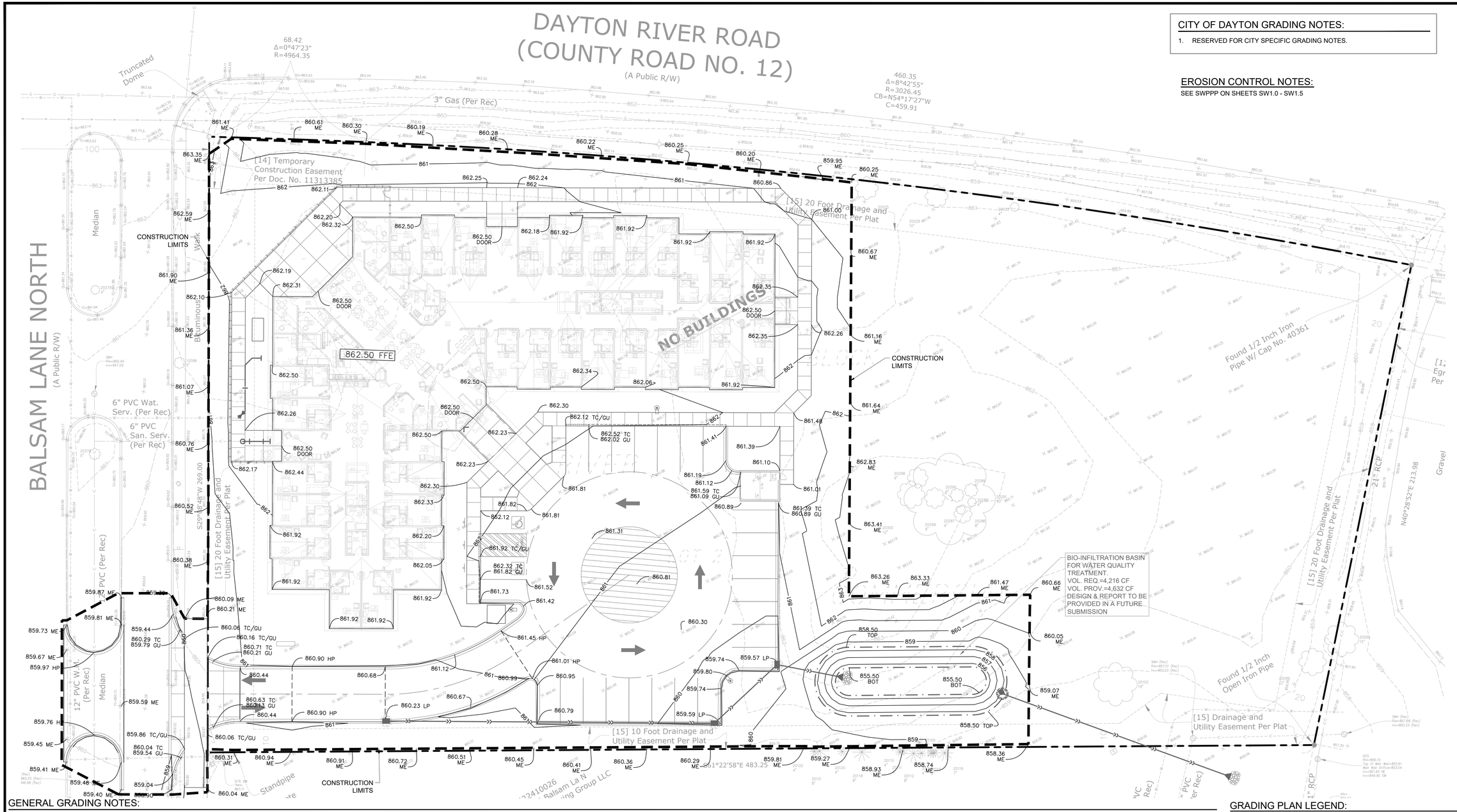
REVISION SUMMARY

DATE	DESCRIPTION

TURNING MOVEMENT

C2.1

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CITY OF DAYTON GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

GENERAL GRADING NOTES:

1. **CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.**
2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
4. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
5. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR AQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE
6. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
7. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
8. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
9. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
10. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
12. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
13. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
14. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
15. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
16. AN OSHA-APPROVED QUALIFIED PERSON SHOULD REVIEW THE SOIL CLASSIFICATION PRESENTED IN THE GEOTECHNICAL REPORT IN THE FIELD. EXCAVATIONS MUST COMPLY WITH CURRENT OSHA REQUIREMENTS IN THE CODE OF FEDERAL REGULATIONS PERTAINING TO EXCAVATIONS AND TRENCHES. EXCAVATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
17. TOLERANCES
    - 17.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 17.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    - 17.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    - 17.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
    - 17.5. FINISH GRADING FOR HARDSCAPE AREAS IE. PARKING LOTS, CURBS, SIDEWALKS SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.
18. MAINTENANCE
    - 18.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
    - 18.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
    - 18.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

GRADING PLAN LEGEND:

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

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

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

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

PRELIMINARY: NOT FOR CONSTRUCTION

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

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

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

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

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

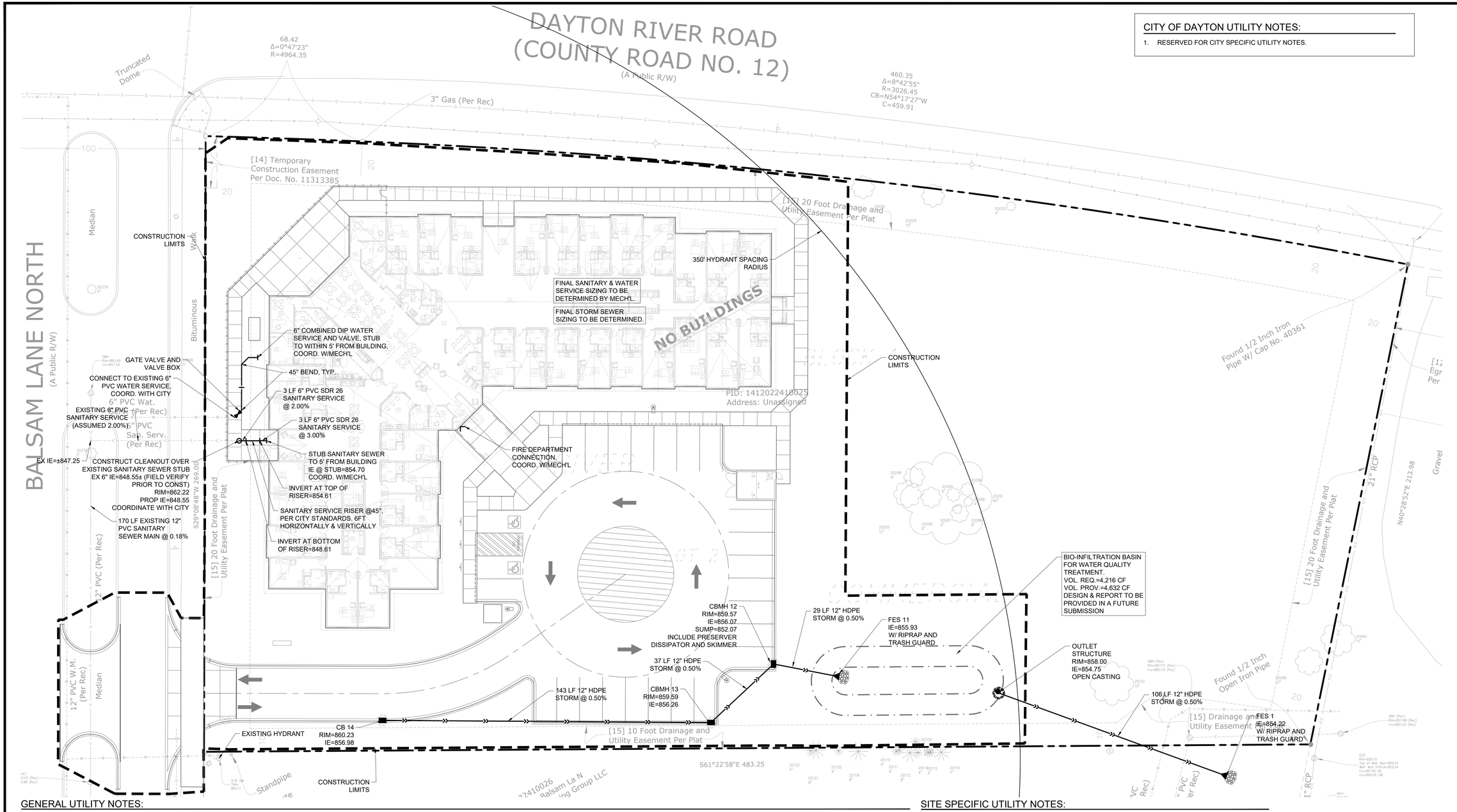
REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN

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CITY OF DAYTON UTILITY NOTES:

1. RESERVED FOR CITY SPECIFIC UTILITY NOTES.

GENERAL UTILITY NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
3. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
4. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
5. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
6. UTILITIES CONNECTIONS ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
7. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
8. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
9. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
10. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
11. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
12. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
13. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
14. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
15. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
16. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
17. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
18. CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
19. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
20. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
21. FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.
22. AN OSHA-APPROVED QUALIFIED PERSON SHOULD REVIEW THE SOIL CLASSIFICATION PRESENTED IN THE GEOTECHNICAL REPORT IN THE FIELD. EXCAVATIONS MUST COMPLY WITH CURRENT OSHA REQUIREMENTS IN THE CODE OF FEDERAL REGULATIONS PERTAINING TO EXCAVATIONS AND TRENCHES. EXCAVATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

SITE SPECIFIC UTILITY NOTES:

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

UTILITY PLAN LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- DT — DT — DRAINTILE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP
- CONSTRUCTION LIMITS

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

N

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

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

PRELIMINARY: NOT FOR CONSTRUCTION

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

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

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Matthew R. Pavek
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ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

PROJECT MANAGER	WILL BRUESTLE
CONTACT NUMBER	612-615-0060
DRAWN BY	MD, WB
REVIEWED BY	MP, RB
PROJECT NUMBER	23467

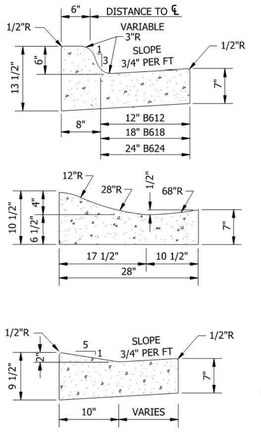
REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN

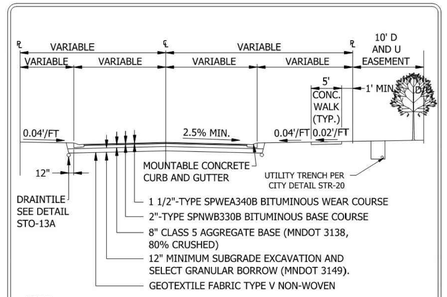
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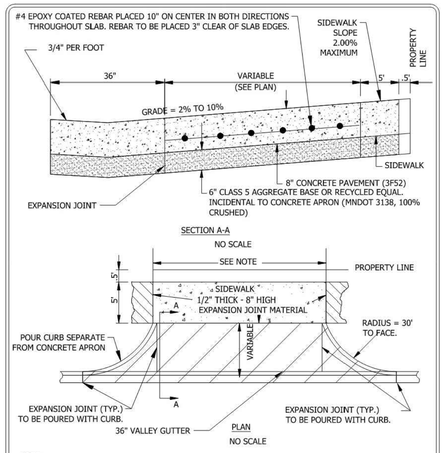
NOTE:
① PLACE A "W" , "S" , AND "CO" STAMP PER CITY PLATE #STR-23 ON FACE OF CURB WHERE CURB & GUTTER CROSSES A WATER OR SEWER SERVICE.

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



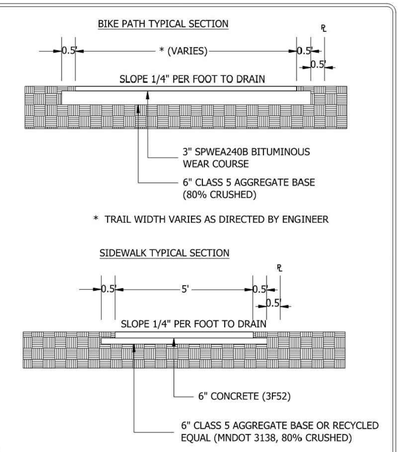
NOTE:
1. TYPICAL SECTION SHOWN IS THE MINIMUM RESIDENTIAL STREET REQUIREMENT. SEE SPECIFICATIONS FOR PROJECT SPECIFIC DETAILS.
2. SCH 40 DRAINTILE SHALL BE INSTALLED BEHIND CURB. DRAINTILE TO BE INSTALLED AS REQUIRED TO ADEQUATELY DRAIN ALL SELECT GRANULAR FILL AREAS.
3. STREET SHALL BE DESIGNED FOR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

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



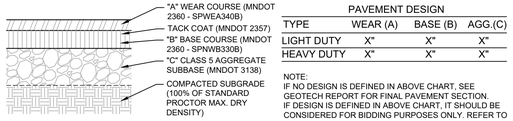
NOTE:
MAX COMMERCIAL DRIVEWAY WIDTH TO BE 32' AT RIGHT-OF-WAY

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



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

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

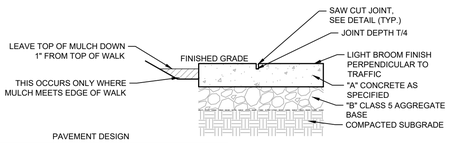


PAVEMENT DESIGN

TYPE	WEAR (A)	BASE (B)	AGG.(C)
LIGHT DUTY	X"	X"	X"
HEAVY DUTY	X"	X"	X"

NOTE:
IF NO DESIGN IS DEFINED IN ABOVE CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
IF DESIGN IS DEFINED IN ABOVE CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

1 BITUMINOUS PAVEMENT - ALL TYPES
NTS



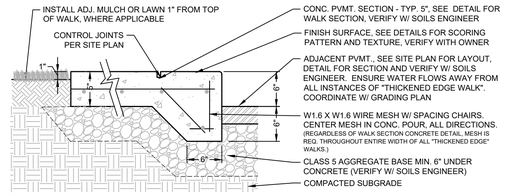
PAVEMENT DESIGN

TYPE	CONC. (A)	AGG.(B)
WALKS	5"	6"
CONC. PVMT.	X"	X"

CURING:
1. APPLY CURING COMPOUNDS IMMEDIATELY UPON FINAL FINISHING OF CONC. SURFACE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION AND THE SPECIFICATIONS BELOW.
2. ALL CONC. SURFACES SHALL HAVE CURING COMPOUNDS ALLIED PER ASTM C-1315. AT 200 S.F. PER GAL.
3. ALL CURING COMPOUNDS SHALL BE TYPE 1 (CLEAR) AND CONTAIN ACRYLIC BASED CLASS B RESTRICTED RESIN SOLIDS.

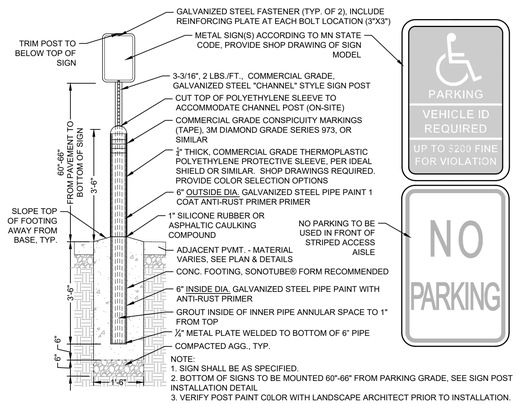
NOTES:
1. INSTALLATION SHALL BE CERTIFIED AND IN ACCORDANCE TO AN ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
2. SEE GEO-TECHNICAL RECOMMENDATIONS FOR GROSS WEIGHT REQUIREMENTS.
3. IF NO DESIGN IS DEFINED IN CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
4. IF DESIGN IS DEFINED IN CHART, IT SHOULD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

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



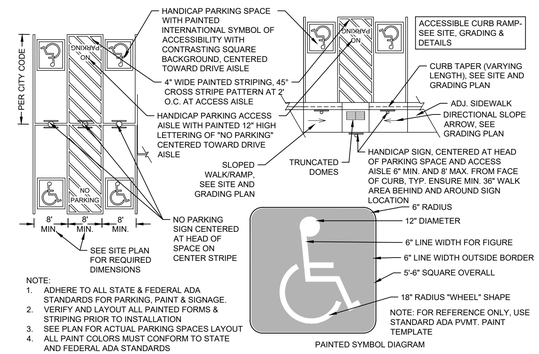
NOTE:
1. INSTALLATION AND REINFORCEMENT SHALL BE IN ACCORDANCE TO A CERTIFIED, ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
2. SEE GEO-TECHNICAL RECOMMENDATIONS FOR SOILS ENGINEER'S PVMT. SECTION REQUIREMENTS.
3. SEE LAYOUT DRAWINGS FOR LIMITS OF WALKS.
4. SEE CONCRETE JOINT DETAIL FOR REQUIREMENTS.
5. 1/2"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

3 THICKENED EDGE CONC. WALK
NTS



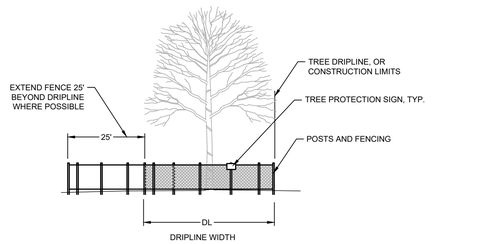
NOTE:
1. SIGN SHALL BE AS SPECIFIED.
2. BOTTOM OF SIGNS TO BE MOUNTED 60"-66" FROM PARKING GRADE, SEE SIGN POST INSTALLATION DETAIL.
3. VERIFY POST PAINT COLOR WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4 ACCESSIBLE SIGN & CHANNEL POST - LOT LOCATION
NTS



NOTE:
1. ADHERE TO ALL STATE & FEDERAL ADA STANDARDS FOR PARKING, PAINT & SIGNAGE.
2. VERIFY AND LAYOUT ALL PAINTED FORMS & STRIPING PRIOR TO INSTALLATION
3. SEE PLAN FOR ACTUAL PARKING SPACES LAYOUT
4. ALL PAINT COLORS MUST CONFORM TO STATE AND FEDERAL ADA STANDARDS

5 ACCESSIBLE PARKING PAVEMENT MARKING
NTS



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

6 TREE PROTECTION
NTS

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

PRELIMINARY: NOT FOR CONSTRUCTION

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

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

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

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

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

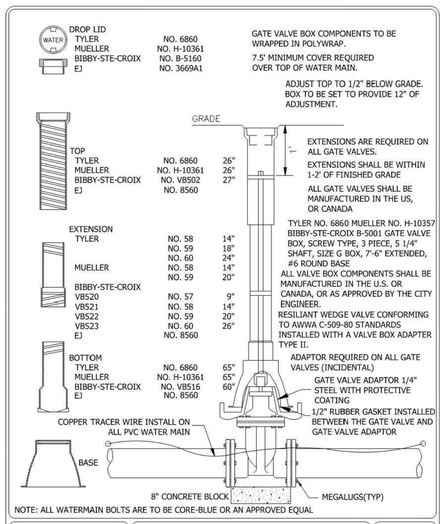
REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.0

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

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

GATE VALVE AND BOX INSTALLATION

LAST REVISION: OCT 2024

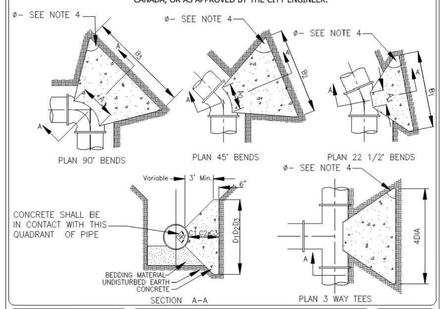
PLATE NO. WAT-02

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

BUTTRESS DIMENSIONS

PIPE SIZE	22 1/2° BEND B1	22 1/2° BEND D1	45° BEND B2	45° BEND D2	90° BEND B3	90° BEND D3
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"
30"	-	-	9'-3"	6'-0"	17'-0"	6'-0"

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

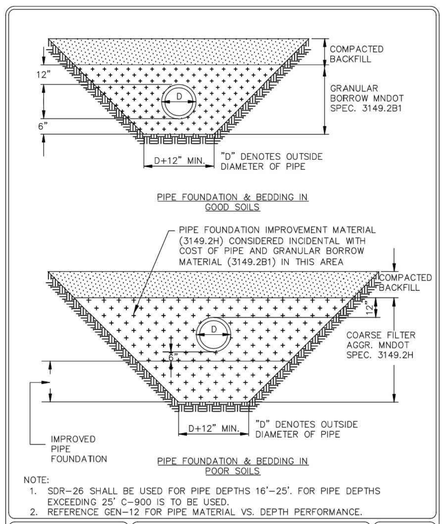


CITY OF Dayton Live the difference.
2025 DETAIL PLATES REV.1

CONCRETE THRUST BLOCKING

LAST REVISION: DEC 2024

PLATE NO. WAT-04



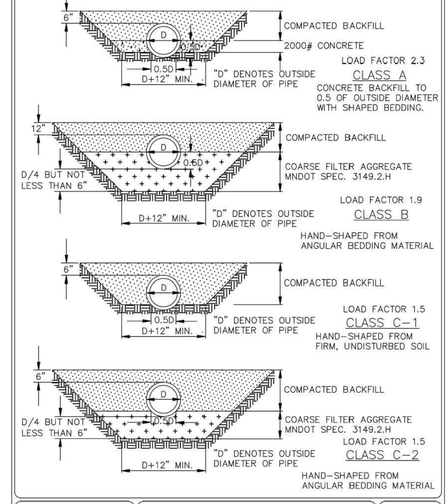
NOTE:
1. SDR-26 SHALL BE USED FOR PIPE DEPTHS 16'-25'. FOR PIPE DEPTHS EXCEEDING 25' C-900 IS TO BE USED.
2. REFERENCE GEN-12 FOR PIPE MATERIAL VS. DEPTH PERFORMANCE.

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

BEDDING METHODS FOR PLASTIC PIPE

LAST REVISION: OCT 2024

PLATE NO. BED-01

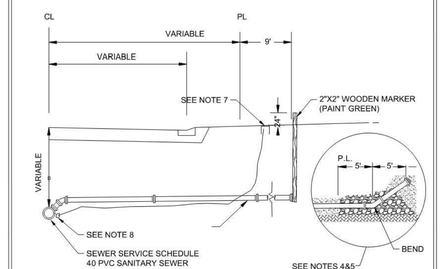


CITY OF Dayton Live the difference.
2025 DETAIL PLATES REV.1

BEDDING METHODS FOR RCP AND DIP

LAST REVISION: OCT 2024

PLATE NO. BED-02



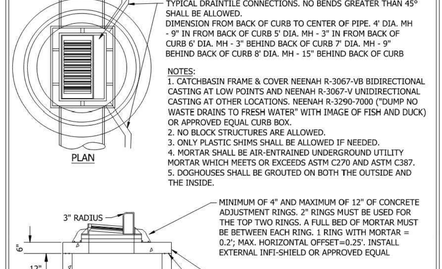
NOTES:
1. SEWER SERVICES. 4" (UNLESS OTHERWISE SPECIFIED ON PLANS) SCHEDULE 40 PVC SEWER PIPE
2. PIPE JOINTS SHALL BE NON GASKETED, SOLVENT WELD TYPE.
3. SLOPE ¼" PER FOOT MINIMUM.
4. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H)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

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

SANITARY SEWER SERVICE CONNECTION

LAST REVISION: DEC 2024

PLATE NO. SAN-06



TYPICAL DRAINTILE CONNECTIONS. NO BENDS GREATER THAN 45° SHALL BE ALLOWED.
DIMENSION FROM BACK OF CURB TO CENTER OF PIPE. 4' DIA. MH - 9" IN FROM BACK OF CURB 5' DIA. MH - 3" IN FROM BACK OF CURB 6' DIA. MH - 3" BEHIND BACK OF CURB 7' DIA. MH - 9" BEHIND BACK OF CURB 8' DIA. MH - 15" BEHIND BACK OF CURB

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

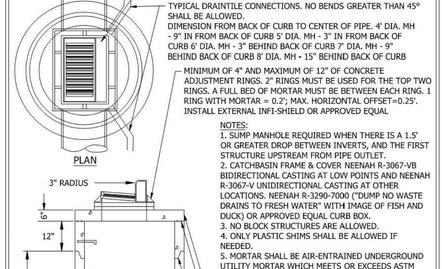
- MINIMUM OF 4" AND MAXIMUM OF 12" OF CONCRETE ADJUSTMENT RINGS. 2" RINGS MUST BE USED FOR THE TOP TWO RINGS. A FULL BED OF MORTAR MUST BE BETWEEN EACH RING. 1 RING WITH MORTAR = 0.2"; MAX. HORIZONTAL OFFSET=0.25'. INSTALL EXTERNAL INFI-SHIELD OR APPROVED EQUAL
- 6" PRECAST REINFORCED CONCRETE SLAB
- TOP OF BARREL SECTION UNDER TOP SLAB TO HAVE FLAT TOP EDGE SEALED WITH 2 BEADS OF RAMNEK OR APPROVED EQUAL. EXTERIOR TO HAVE GATOR WRAP OR APPROVED EQUAL.
- ALL JOINTS IN MANHOLE TO HAVE "O" RING RUBBER GASKETS
- PRECAST CONCRETE SECTION
- MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2 " GRADE 60 STEEL REINFORCEMENT OR APPROVED EQUAL SPACED 16" ON CENTER
- MINIMUM SLAB THICKNESS, 6" FOR STRUCTURES 14' IN DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14' AND REINFORCE WITH 6"X6" 10/10 MESH.

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

CATCH BASIN MANHOLE

LAST REVISION: DEC 2024

PLATE NO. STO-03



TYPICAL DRAINTILE CONNECTIONS. NO BENDS GREATER THAN 45° SHALL BE ALLOWED.
DIMENSION FROM BACK OF CURB TO CENTER OF PIPE. 4' DIA. MH - 9" IN FROM BACK OF CURB 5' DIA. MH - 3" IN FROM BACK OF CURB 6' DIA. MH - 3" BEHIND BACK OF CURB 7' DIA. MH - 9" BEHIND BACK OF CURB 8' DIA. MH - 15" BEHIND BACK OF CURB

- MINIMUM OF 4" AND MAXIMUM OF 12" OF CONCRETE ADJUSTMENT RINGS. 2" RINGS MUST BE USED FOR THE TOP TWO RINGS. A FULL BED OF MORTAR MUST BE BETWEEN EACH RING. 1 RING WITH MORTAR = 0.2". MAX. HORIZONTAL OFFSET=0.25'. INSTALL EXTERNAL INFI-SHIELD OR APPROVED EQUAL

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

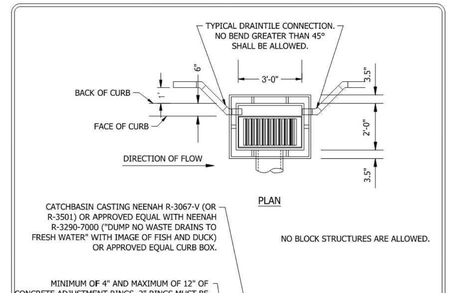
- 6" PRECAST REINFORCED CONCRETE SLAB
- TOP OF BARREL SECTION UNDER TOP SLAB TO HAVE FLAT TOP EDGE SEALED WITH 2 BEADS OF RAMNEK OR APPROVED EQUAL. EXTERIOR TO HAVE GATOR WRAP OR APPROVED EQUAL.
- ALL JOINTS IN MANHOLE TO HAVE "O" RING RUBBER GASKETS
- PRECAST CONCRETE SECTION
- MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2 " GRADE 60 STEEL REINFORCEMENT OR APPROVED EQUAL SPACED 16" ON CENTER
- MINIMUM SLAB THICKNESS, 6" FOR STRUCTURES 14' IN DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14' AND REINFORCE WITH 6"X6" 10/10 MESH

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

CATCH BASIN MANHOLE WITH SUMP

LAST REVISION: DEC 2024

PLATE NO. STO-04



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

2' X 3' CATCH BASIN

LAST REVISION: DEC 2024

PLATE NO. STO-05

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

PRELIMINARY: NOT FOR CONSTRUCTION

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

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

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

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

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

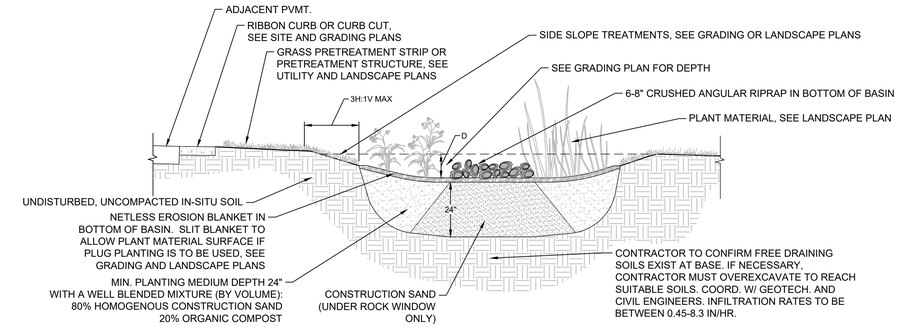
REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

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CONSTRUCTION SEQUENCING

1. INSTALL SILT FENCE AND/OR OR OTHER APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. ALL DOWN-GRADIENT PERIMETER SEDIMENT CONTROL BMP'S MUST BE IN PLACE BEFORE ANY UP-GRADIENT LAND DISTURBING ACTIVITY BEGINS.
3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
4. AFTER SUBGRADE EXCAVATION BUT PRIOR TO CONSTRUCTION/INSTALLATION OF THE STORMWATER BMP, CONTRACTOR SHALL HAVE GEOTECHNICAL ENGINEER PERFORM DOUBLE-RING INFILTROMETER TEST. TEST SHALL OCCUR AT BOTTOM OF SUBGRADE ELEVATION OF STORMWATER BMP (CHAMBERS, INFILTRATION BASINS ETC.) AT LOCATION(S) DETERMINED BY THE GEOTECHNICAL ENGINEER ON SITE. REPORT INFILTRATION RATES OF SOILS (NATIVE OR IMPORTED) TO CIVIL ENGINEER PRIOR TO ANY INSTALLATION RELATED TO THE BMP. TESTING SHOULD YIELD RESULTS OF APPROXIMATELY TWICE THE DESIGN RATE, PROVIDING A SAFETY FACTOR CONSISTENT WITH SECTION 16.11 OF THE NPDES CONSTRUCTION STORMWATER PERMIT. IF TEST RESULTS EXCEED 8.5 INCHES PER HOUR, SECTION 16.16 REQUIRES THAT SOILS BE AMENDED TO SLOW THE INFILTRATION RATE BELOW 8.3 INCHES PER HOUR.
5. POST CONSTRUCTION TESTING OF THE INFILTRATION RATE AND DRAWDOWN PERIOD WILL BE REQUIRED. POST CONSTRUCTION TESTING SHOULD YIELD RESULTS OF APPROXIMATELY TWICE THE DESIGN RATE, PROVIDING A SAFETY FACTOR CONSISTENT WITH SECTION 16.11 OF THE NPDES CONSTRUCTION STORMWATER PERMIT. IF TEST RESULTS EXCEED 8.5 INCHES PER HOUR, SECTION 16.16 REQUIRES THAT SOILS BE AMENDED TO SLOW THE INFILTRATION RATE BELOW 8.3 INCHES PER HOUR. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO THE STORMWATER SYSTEM.
6. ROUGH GRADE THE SITE. IF BIORETENTION AREAS ARE BEING USED AS TEMPORARY SEDIMENT BASINS, LEAVE A MINIMUM OF 1 FEET OF COVER OVER THE PRACTICE TO PROTECT THE UNDERLYING SOILS FROM CLOGGING.
7. PERFORM ALL OTHER SITE IMPROVEMENTS.
8. PLANT ALL AREAS AFTER DISTURBANCE.
9. CONSTRUCT BIORETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
10. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.
11. PLANT AND/OR ROCK MULCH BIORETENTION DEVICE.
12. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.

GENERAL NOTES

1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. GRADING OF BIORETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
3. ALL SUB MATERIALS BELOW THE SPECIFIED BIORETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.

1 BIO-INFILTRATION BASIN (RAIN GARDEN - TYP.)

N T S

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

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

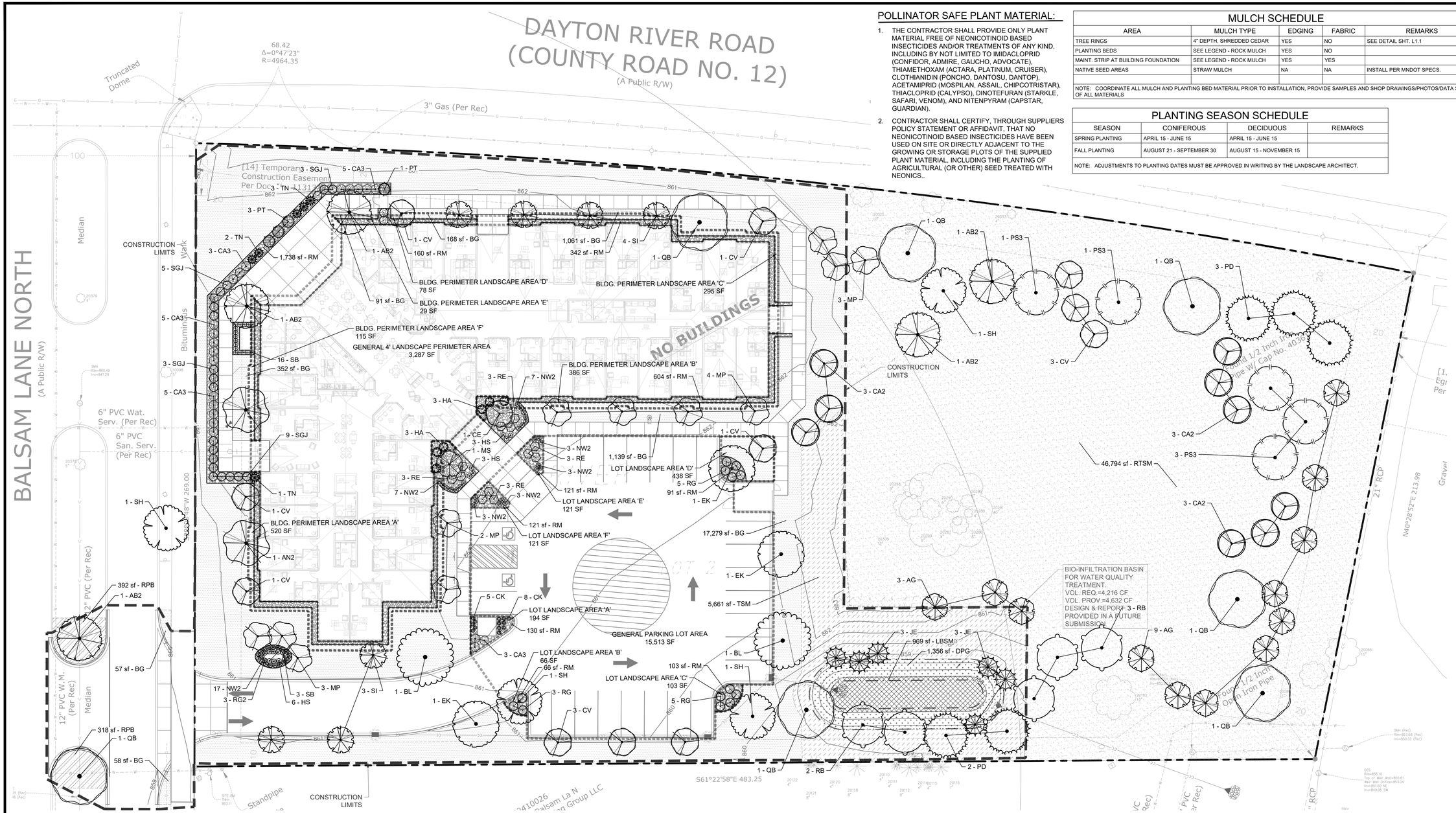
REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

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POLLINATOR SAFE PLANT MATERIAL:

1. THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
2. CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS..

MULCH SCHEDULE

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

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

PLANTING SEASON SCHEDULE

SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	

NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

LANDSCAPE NOTES:

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

LANDSCAPE PLAN LEGEND:

GROUND COVER SCHEDULE SITE

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE
GROUND COVERS			
	46,794 sf	SUNNY LAWN MIX / RESTORATION & TURF SEED REPAIR EXIST. GROUND, INCLUDING ADDING TOPSOIL AS NEEDED, INSTALL SUNNY LAWN MIX, SHOOTING STAR NATIVE SEED OR EQUIV., 60% Improved Kentucky Bluegrass, 25% Fine-leaf Perennial Ryegrass, 15% Creeping Red Fescue, Installed at +/-225#/ACRE.	Seed Mix
	3,794 sf	1.5" SCREENED ROCK/STONE, 3" DEEP / ROCK MULCH 1.5" SCREENED DECORATIVE ROCK/STONE MULCH 3" DEEP OVER GEOTEXTILE FABRIC, PROVIDE SAMPLES. INSTALL WEEDDING AS SHOWN ON LANDSCAPE PLAN.	Mulch
	20,317 sf	BLUE GRASS SOD / SOD BLUE GRASS SOD W/IMPROVED VARIATIES, INSTALLED ON PREPARED SOIL, CONTAINING 6" OF TOPSOIL W/MINIMUM 4% ORGANICS BY WEIGHT. SCARIFIED AND EVENLY GRADED. BIG ROLL PREFERRED FOR LARGER AREAS.	Sod
	5,661 sf	SUNNY LAWN MIX / TURF SEED SUNNY LAWN MIX, SHOOTING STAR NATIVE SEED OR EQUIV., 60% Improved Kentucky Bluegrass, 25% Fine-leaf Perennial Ryegrass, 15% Creeping Red Fescue. Installed at +/-225#/ACRE.	Seed Mix
MNDOT - SEED MIXES			
	1,356 sf	MN SEED MIX #35-221 DRY PRAIRIE GENERAL / MNDOT - GENERAL RESTORATION SEED MIX SEEDING RATE: 36.5 LB/ACRE (98.7 SEEDS/SF) , MNDOT TYPE1 MULCH W/STRAW, EROSION CONTROL BLANKET, OR HYDROMULCH. REFERENCE MNDOT SEEDING MANUAL SPECIFICATIONS (2023).	Seed Mix
	969 sf	MN SEED MIX #34-262 WET PRAIRIE / MNDOT - LOWER BASIN SEED MIX SEEDING RATE: 14.5 LB/ACRE (128.4 SEEDS/SF). MNDOT TYPE1 MULCH W/STRAW, EROSION CONTROL BLANKET, OR HYDROMULCH. REFERENCE MNDOT SEEDING MANUAL SPECIFICATIONS (2023).	Seed Mix

SEE SHEET L1.1 FOR PLANTING SCHEDULE

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

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE
GROUND COVERS			
	710 sf	MATCH PLANT MATERIAL / RESTORE PLANTING BED REPAIR EXIST. AND NEW PLANTING BED AREA DISTURBED BY CONSTRUCTION, INCLUDING ADDING TOPSOIL AS NEEDED. MATCH EXISTING PLANT MATERIAL AND LAYOUT.	Seed Mix
	115 sf	BLUE GRASS SOD / SOD BLUE GRASS SOD W/IMPROVED VARIATIES, INSTALLED ON PREPARED SOIL, CONTAINING 6" OF TOPSOIL W/MINIMUM 4% ORGANICS BY WEIGHT. SCARIFIED AND EVENLY GRADED. BIG ROLL PREFERRED FOR LARGER AREAS.	Sod

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUC./SPECS.

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

CONSTRUCTION LIMITS

PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

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

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

PRELIMINARY: NOT FOR CONSTRUCTION

SUITE LIVING

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

PROJECT

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

OWNER

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

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

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

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN

L1.0

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PLANT SCHEDULE SITE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
TREES						
	AN2	2	Northwood Red Maple / Acer rubrum `Northwood`	2.5" Cal. B&B	NATIVE CULTIVAR	Y
	AB2	4	Autumn Blaze Maple / Acer x freemanii `Jeffsred` TM	2.5" Cal. B&B	NATIVE CULTIVAR	
	RB	5	River Birch / Betula nigra	2.5" Cal. B&B	NATIVE	N
	SH	3	Skyline Thornless Honey Locust / Gleditsia triacanthos inermis `Skycole` TM	2.5" Cal. B&B	NATIVE CULTIVAR	N
	EK	3	Espresso Kentucky Coffeetree / Gymnocladus dioica `Espresso`	2.5" Cal. B&B	NATIVE CULTIVAR	N
	QB	6	Swamp White Oak / Quercus bicolor	2.5" Cal. B&B	NATIVE	Y
	BL	2	Boulevard Linden / Tilia americana `Boulevard`	2.5" Cal. B&B	NATIVE CULTIVAR	Y
		25	SUBTOTAL:			
EVERGREEN TREES						
	JE	6	Eastern Red Cedar / Juniperus virginiana	6` B&B	NATIVE	
	PD	5	Black Hills Spruce / Picea glauca `Densata`	6` B&B	NATIVE CULTIVAR	
	PT	4	Mugo Pine / Pinus mugo `Tannenbaum`	6` B&B	NOT NATIVE	
	PS3	5	White Pine / Pinus strobus	6` B&B	NATIVE	
	TN	6	American Pillar Arborvitae / Thuja occidentalis `American Pillar`	#10 CONT	NOT NATIVE	
		26	SUBTOTAL:			
ORNAMENTAL TREES						
	AG	12	Autumn Brilliance Serviceberry / Amelanchier x grandiflora `Autumn Brilliance`	1.5" Cal. B&B	NATIVE	Y
	CA2	9	American Hornbeam / Carpinus caroliniana	2" Cal. B&B	NATIVE	Y
	CE	1	Eastern Redbud Multi-trunk / Cercis canadensis	#20 CONT.	NOT NATIVE	Y
	CV	11	Thornless Cockspur Hawthorn / Crataegus crus-galli inermis TM	1.5" Cal. B&B	NATIVE	Y
	MP	12	Prairifire Crabapple / Malus x `Prairifire`	1.5" Cal. B&B	NATIVE CULTIVAR	Y
	MS	1	Spring Snow Crabapple / Malus x `Spring Snow`	1.5" Cal. B&B	NATIVE CULTIVAR	Y
	SI	7	Ivory Silk Japanese Tree Lilac / Syringa reticulata `Ivory Silk`	1.5" Cal. B&B	NOT NATIVE	Y
		53	SUBTOTAL:			
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
SHRUBS						
	CA3	21	Arctic Fire Dogwood / Cornus sericea `Arctic Fire`	#5 CONT	NATIVE CULTIVAR	Y
	HA	6	Annabelle Hydrangea / Hydrangea arborescens `Annabelle`	#5 CONT	NOT NATIVE	Y
	SGJ	23	Sea Green Juniper / Juniperus chinensis `Sea Green`	#5 CONT	NOT NATIVE	N
	RG	13	Gro-Low Fragrant Sumac / Rhus aromatica `Gro-Low`	#5 CONT	NATIVE	Y
	RE	12	Como Park Easy Elegance Rose / Rosa x `BAlark` TM	#5 CONT	NOT NATIVE	Y
		75	SUBTOTAL:			
GRASSES						
	CK	13	Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster`	#1 CONT	NOT NATIVE	N
	SB	19	Blue Heaven Little Bluestem / Schizachyrium scoparium `Blue Heaven`	#1 CONT	NATIVE CULTIVAR	Y
		32	SUBTOTAL:			
PERENNIALS						
	HS	12	Stella Supreme Daylily / Hemerocallis x `Stella Supreme`	#1 CONT	NOT NATIVE	Y
	NW2	43	Walkers Low Catmint / Nepeta x faassenii `Walkers Low`	#1 CONT	NOT NATIVE	Y
	RG2	3	Goldsturm Coneflower / Rudbeckia fulgida `Goldsturm`	#1 CONT	NATIVE	Y
		58	SUBTOTAL:			

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

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

LANDSCAPE AREAS SUMMARIES:

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

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

PLANT DIVERSITY SUMMARY:

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

IRRIGATION NOTES:

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

REQUIRED LANDSCAPE CALCULATIONS:

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

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

SEE SHEET L1.0 FOR GENERAL LANDSCAPE NOTES & LEGEND

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

PRELIMINARY: NOT FOR CONSTRUCTION

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

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

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

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

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

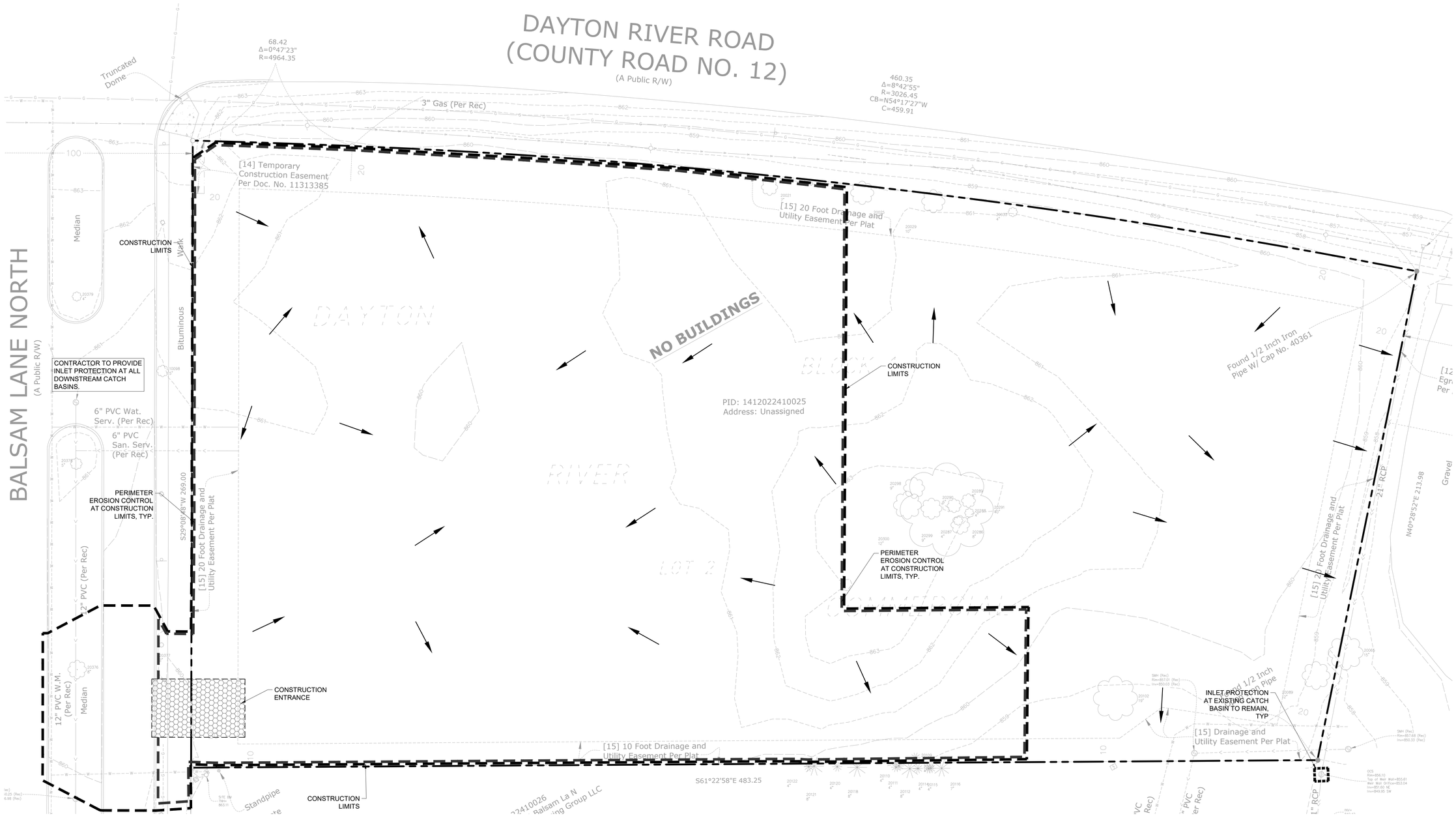
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN NOTES & DETAILS

L1.1

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SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, MAINTENANCE AND COMPLIANCE WITH THE PERMIT.

CITY OF DAYTON EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

SWPPP LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL (1125)
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

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10'-0" 0 20'-0"

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

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

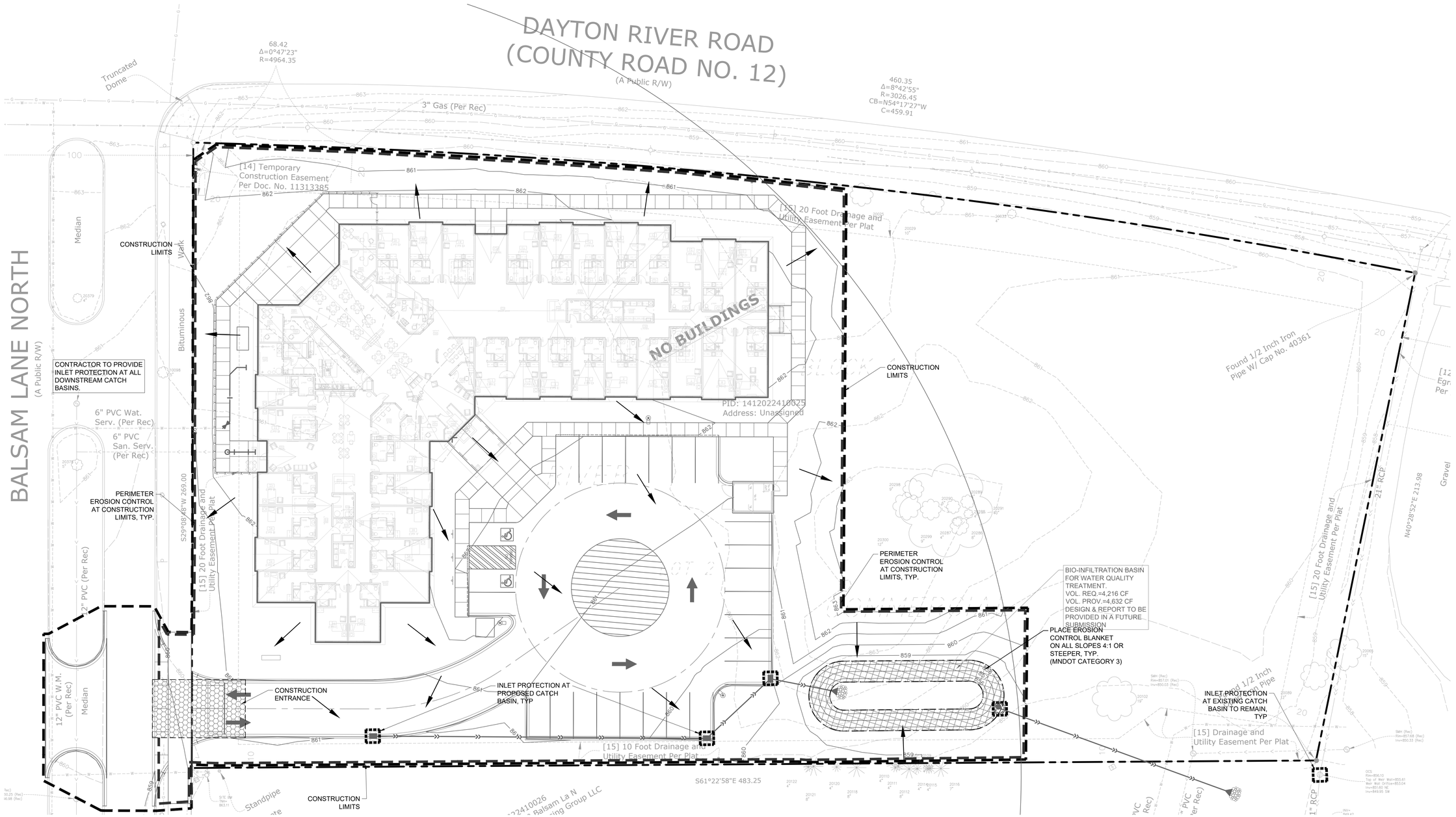
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS

SW1.0

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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.
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SWPPP LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 — 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET

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REVIEWED BY	MP, RB
PROJECT NUMBER	25467

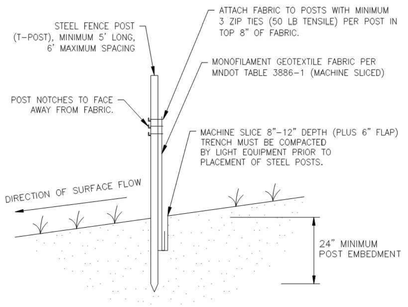
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

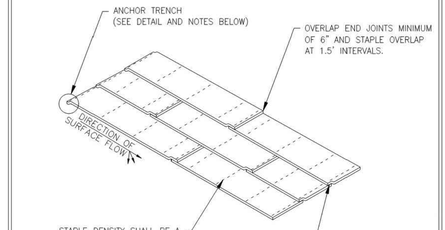
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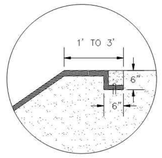


NOTE:
THE MACHINE SLICED METHOD (THIS DETAIL) IS THE STANDARD SILT FENCE INSTALLATION METHOD. HEAVY-DUTY (ERO-1B) OR STANDARD (ERO-1C) SILT FENCE INSTALLATION METHODS SHOULD ONLY BE USED WHEN APPROVED OR DIRECTED BY THE CITY.

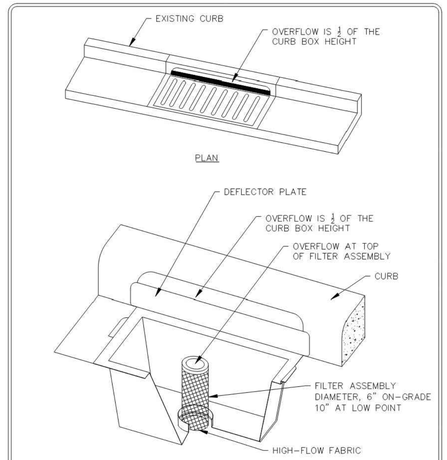
CITY OF Dayton The Fun difference 2025 DETAIL PLATES REV.1	SILT FENCE MACHINE SLICED	LAST REVISION: OCT 2024 PLATE NO. ERO-01A



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

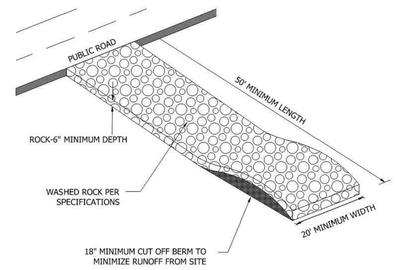


CITY OF Dayton The Fun difference 2025 DETAIL PLATES REV.1	EROSION CONTROL BLANKET INSTALLATION	LAST REVISION: OCT 2024 PLATE NO. ERO-02



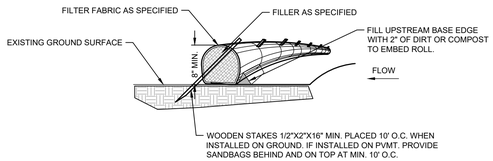
WIMCO ROAD DRAIN CG-3067 HIGH FLOW INLET PROTECTION CURB AND GUTTER MODEL OR CITY-APPROVED EQUAL.

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



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

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



NOTE:
1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTREXX EROSION CONTROL SOXX OR APPROVED EQUAL.
2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3890) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3897.
3. FILTER FABRIC SHALL BE GEOTEXTILE KNITTED MATERIAL WITH MAX. OPENINGS OF 3/8".
4. IF MULTIPLE ROLLS NEEDED, OVERLAP BY MIN. 12" AT ENDS AND STAKE.
5. SILT SHALL BE REMOVED ONCE IT REACHES 80% OF THE HEIGHT OF THE ROLL OR AS DEEMED NECESSARY BY SITE CONTRACTOR TO MAINTAIN PROPER FUNCTION.

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

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

PRELIMINARY: NOT FOR CONSTRUCTION

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

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

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

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

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

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - DETAILS

SW1.2

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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 PROJECT 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 AN 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. PERMITTEES MUST ENSURE ALL VEHICLE 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):

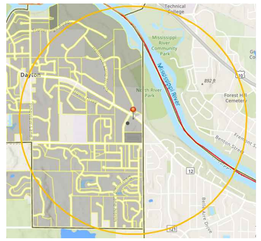
1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER 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 SEC

ATTACHMENT A: SITE SPECIFIC SWPPP DOCUMENT

PROJECT LOCATION			
ADDRESS	DAYTON RIVER RD & BALSAM LN N	CITY/TOWNSHIP	DAYTON
STATE	MN	COUNTY	ANOKA
ZIP CODE	55327	PROJECT SIZE	2.9 ACRES
LATTITUDE/LONGITUDE OF APPROX. CENTROID OF PROJECT		45.20180 N, -93.42414 E	
METHOD OF LAT/LONG COLLECTION		ONLINE TOOL	
PROJECT TYPE		RESIDENTIAL	
IMPERVIOUS SURFACES (ACRES)			
EXISTING		0.0	
PROPOSED		1.1	
DIFFERENCE		1.1	
ESTIMATED CONSTRUCTION TIMELINE			
START		END	
CONSTRUCTION ACTIVITY		CONSTRUCTION OF A NEW SENIOR LIVING FACILITY WITH PARKING LOT AND RESIDENT PATIO	
SOIL TYPES		SANDY LOAM, COARSE SAND, SAND, LOAMY SAND	

RECEIVING WATER BODIES					
	WATER BODY ID	NAME OF WATER BODY	WATER BODY TYPE	SPECIAL WATER (Y/N)	IMPAIRED WATER (Y/N)
1	07010206-805	MISSISSIPPI	RIVER	N	Y

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.
INFILTRATION / 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 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

SOILS INFORMATION



MAP UNIT SYMBOL	MAP UNIT NAME
D6A	VERNDALE SANDY LOAM
D25A	SODERVILLE LOAMY FINE SAND
D67B	HUBBARD LOAMY SAND

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 10.5 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 (10.6):
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)?
YES OR NO
IF YES, DESCRIBE THE WETLAND MITIGATION SEQUENCE THAT WILL BE FOLLOWED IN ACCORDANCE WITH SECTION 22 OF THE PERMIT.
N/A

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
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Golden Valley, MN 55422
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PRELIMINARY: NOT FOR CONSTRUCTION

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

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

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Matthew R. Pavek
DATE 01/05/25 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

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

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - ATTACHMENTS

SW1.4

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ATTACHMENT B: SWPPP INSPECTION FORM

NOTE: THIS INSPECTION REPORT DOES NOT ADDRESS ALL ASPECTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/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).

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PRELIMINARY: NOT FOR CONSTRUCTION

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

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

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

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/05/2025	CITY SUBMITTAL

PROJECT MANAGER	WILL BRUESTLE
CONTACT NUMBER	612-615-0060
DRAWN BY	MD, WB
REVIEWED BY	MP, RB
PROJECT NUMBER	25487

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - ATTACHMENTS

SW1.5

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Project Directory

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

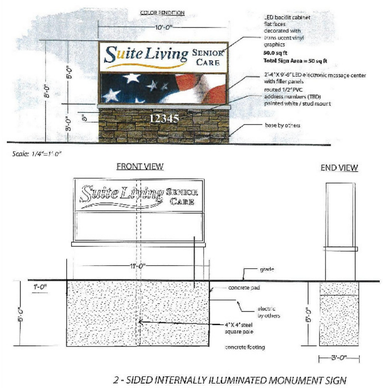
Hampton Construction
rep: Todd Francis
1824 Buerkle Road
White Bear Lake, MN 55110

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

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

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

Mech/Electrical:
By others-Design/Build



2 - SIDED INTERNALLY ILLUMINATED MONUMENT SIGN

Monument Sign
Separate Submit

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



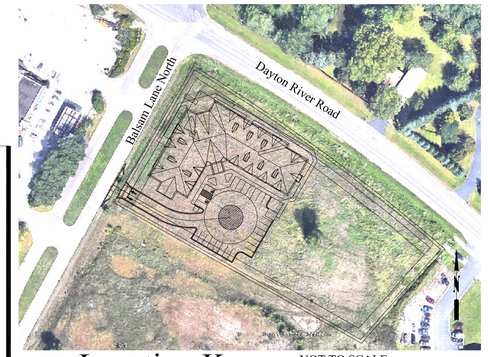
Conceptual Front Entry View
Bulding Colors: Lyman Lumber or Equal
Actual Sample & Colors to be Submitted
Slight Variables may appy

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

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

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

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



Location Key
NOT TO SCALE
FOR REFERENCE ONLY

Code Review

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

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

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

Sheet Index

T1.0 Title and Code Review

Civil
See Civil Set For Drawings and Information

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

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

Mechanical
M DESIGN BUILD

Plumbing
P DESIGN BUILD

Electrical
E DESIGN BUILD

BUILDING CODE NARRATIVE
2018 NFPA 101 LIFE SAFETY CODE

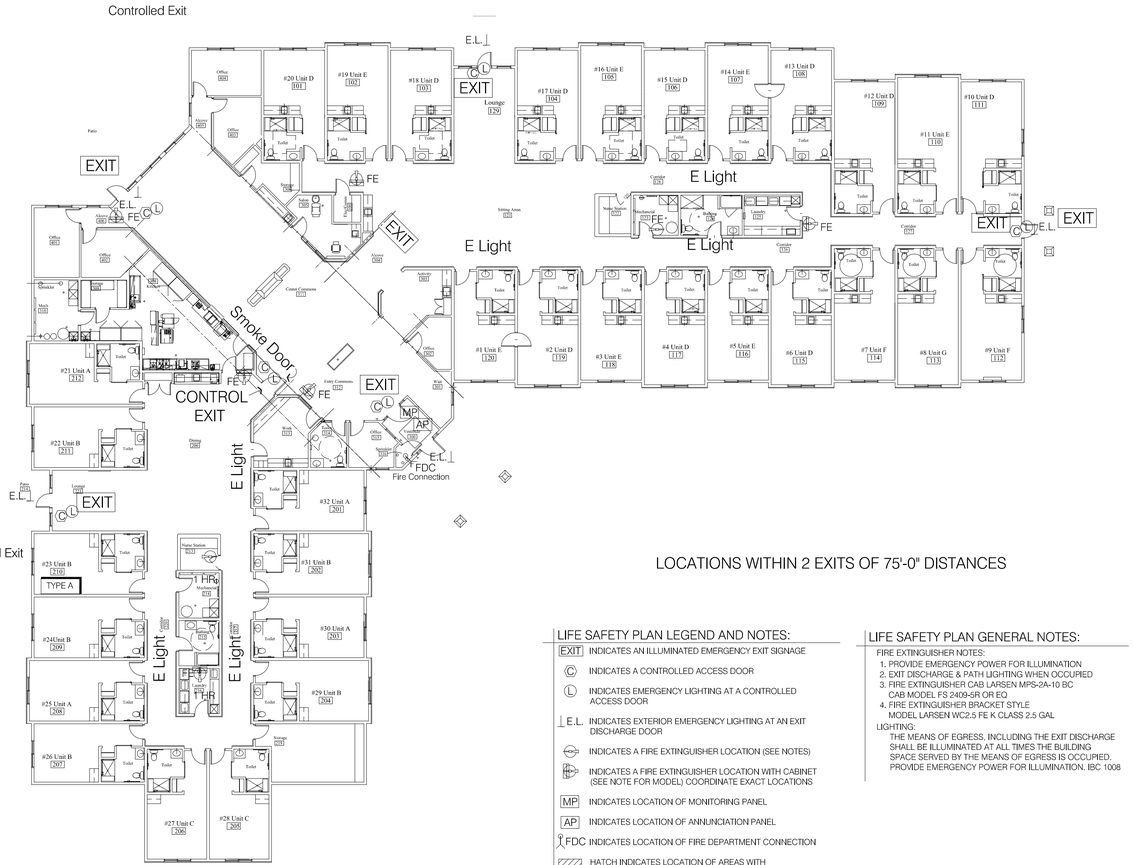
CHAPTER 18: NEW HEALTH CARE OCCUPANCY
(1) THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM PER 18.3.5. {PROVIDED}
(2) A FIRE ALARM SYSTEM IS PROVIDED IN ACCORDANCE WITH 18.3.4 {PROVIDED}
(3) SMOKE DETECTORS ARE PROVIDED PER NFPA
BATHTUBS, SHOWERS, AND GRAB BARS SHALL BE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

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

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

General Notes

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



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

LOCATIONS WITHIN 2 EXITS OF 75'-0" DISTANCES

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

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

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

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Reg. No. 24240
Signed: Larry Glockzin
Date: 12/29/25

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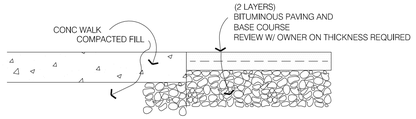
City Review
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Title & Code Review

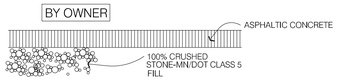
No.	Date	Revision

Project
Date
Drawn by Lars

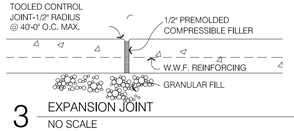
SHEET
T1.0



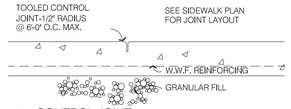
1 CONC. WALK/BIT. DRIVE
NO SCALE



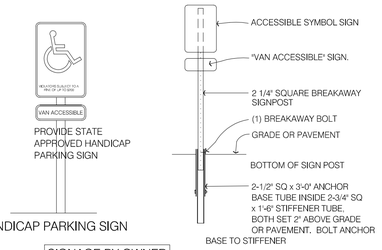
2 PARKING AREA BITUMINOUS PAVING
NO SCALE



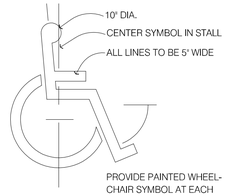
3 EXPANSION JOINT
NO SCALE



4 CONTROL JOINT
1" = 1'-0"



HANDICAP PARKING SIGN

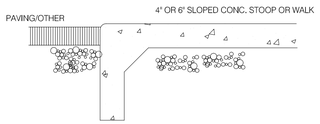


HANDICAP SYMBOL

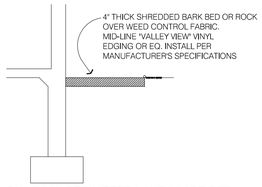
SIGNAGE BY OWNER

NOTE: SEE CIVIL DRAWINGS FOR ALTERNATE ADDITIONAL SIGNAGE OPTIONS

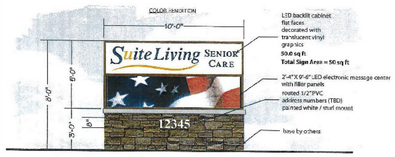
5 HDCP SIGNAGE
NO SCALE



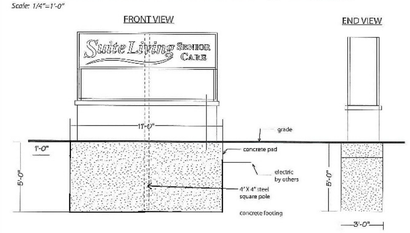
6 SIDEWALK EDGE DETAIL
NO SCALE



7 BUILDING PERIMETER LANDSCAPE BED
NO SCALE

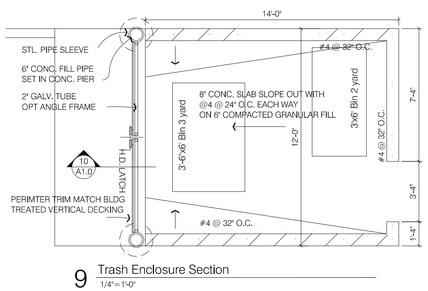


Scale: 1/4"=1'-0"

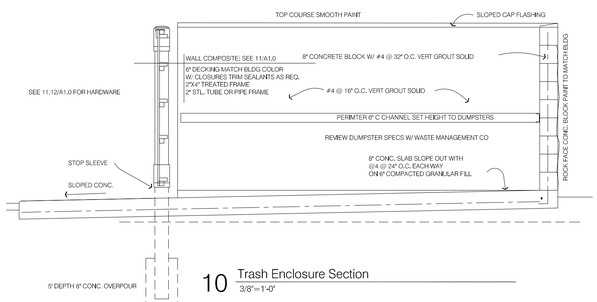


2 - SIDED INTERNALLY ILLUMINATED MONUMENT SIGN

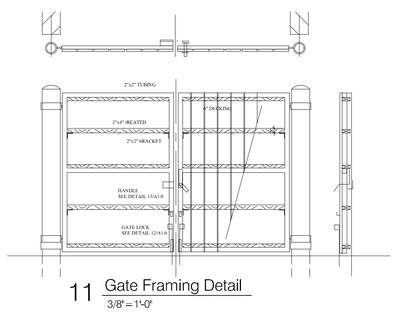
14 Building Monument Sign
N.T.S.



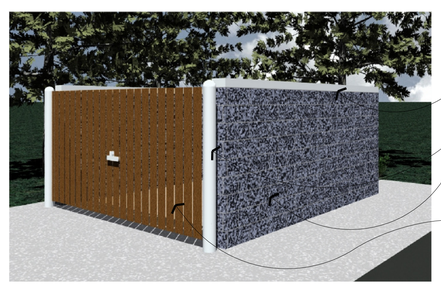
9 Trash Enclosure Section
1/4" = 1'-0"



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



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



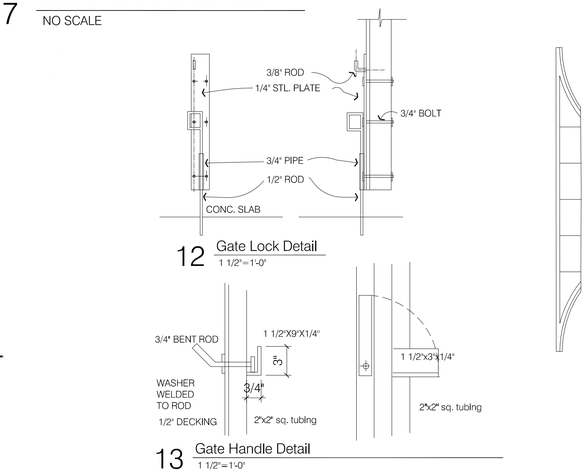
15 Trash Enclosure Rendering
n.t.s.

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

6" PIPE GATE SUPPORTS COLOR TO MATCH TRIM

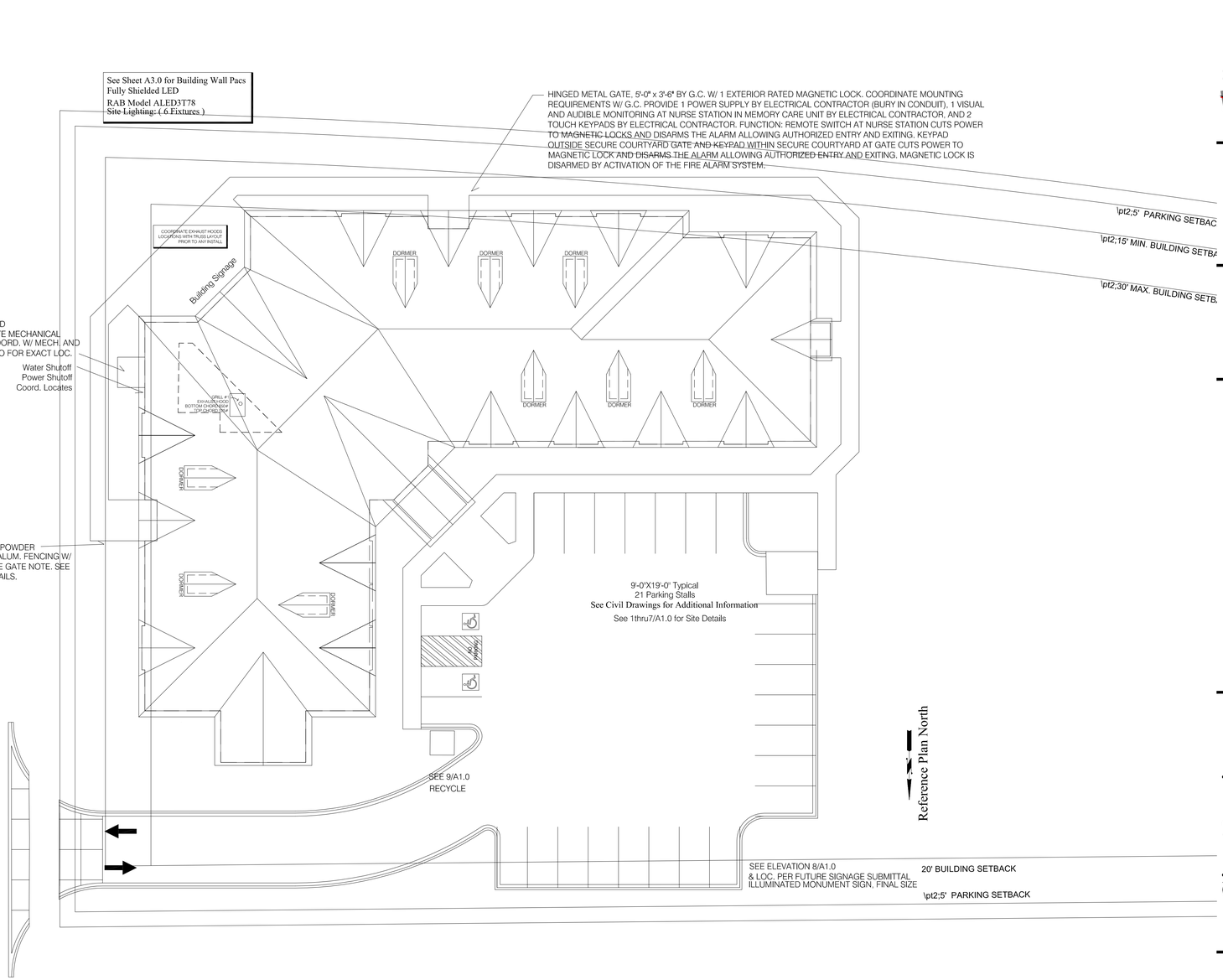
6'-0" HIGH 8" SPLIT-FACE CONCRETE BLOCK
PAINTED TO MATCH BUILDING

6" TREATED DECKING STAINED



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

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



14 Site Plan
1" = 20'-0"

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

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

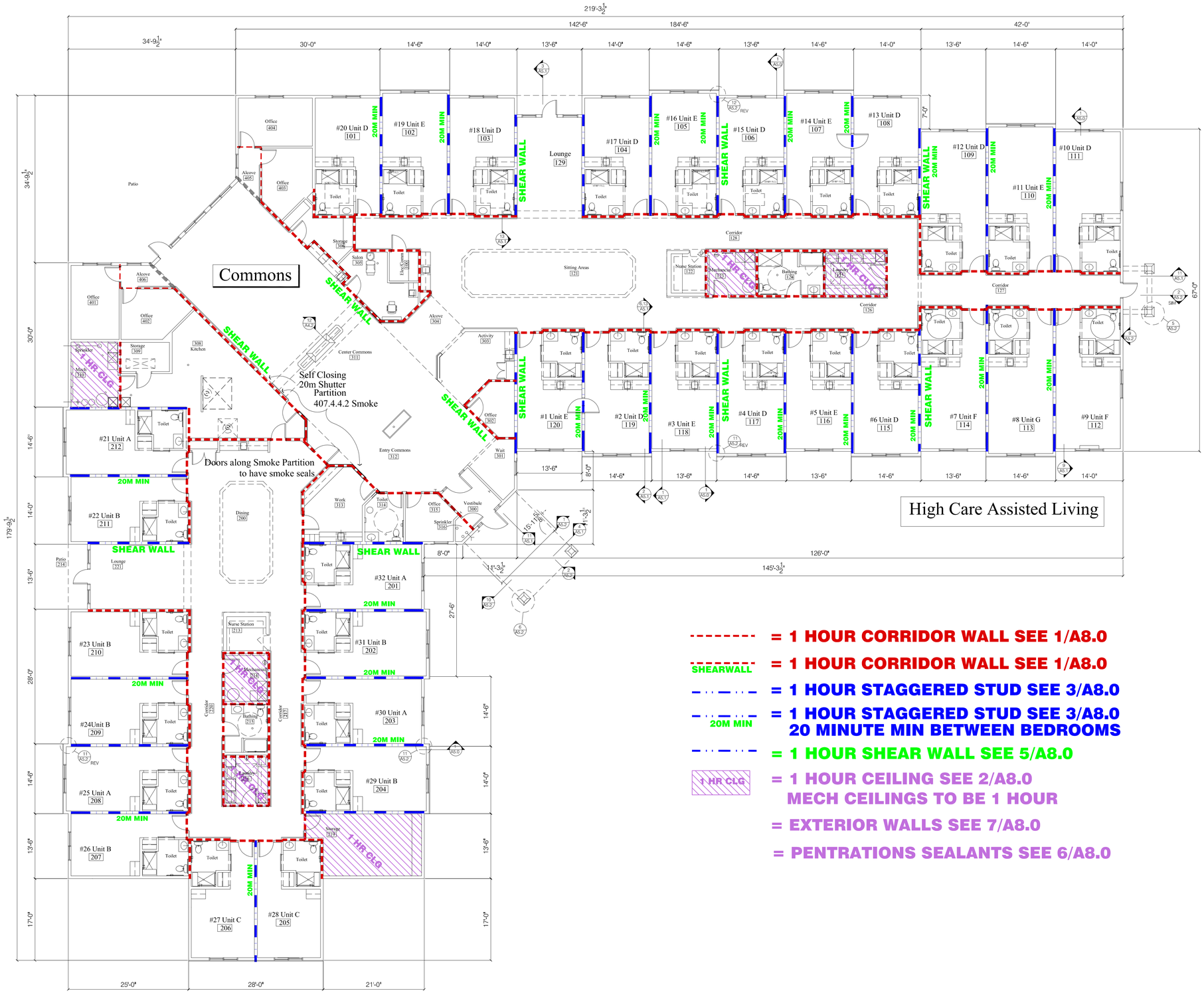
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Architectural Site Plan
& Site Details

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Date
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SHEET
A1.0



= 1 HOUR CORRIDOR WALL SEE 1/A8.0

SHEARWALL = 1 HOUR CORRIDOR WALL SEE 1/A8.0

= 1 HOUR STAGGERED STUD SEE 3/A8.0

20M MIN = 1 HOUR STAGGERED STUD SEE 3/A8.0
20 MINUTE MIN BETWEEN BEDROOMS

= 1 HOUR SHEAR WALL SEE 5/A8.0

1 HR CLG = 1 HOUR CEILING SEE 2/A8.0
MECH CEILINGS TO BE 1 HOUR

= EXTERIOR WALLS SEE 7/A8.0

= PENTRATIONS SEALANTS SEE 6/A8.0

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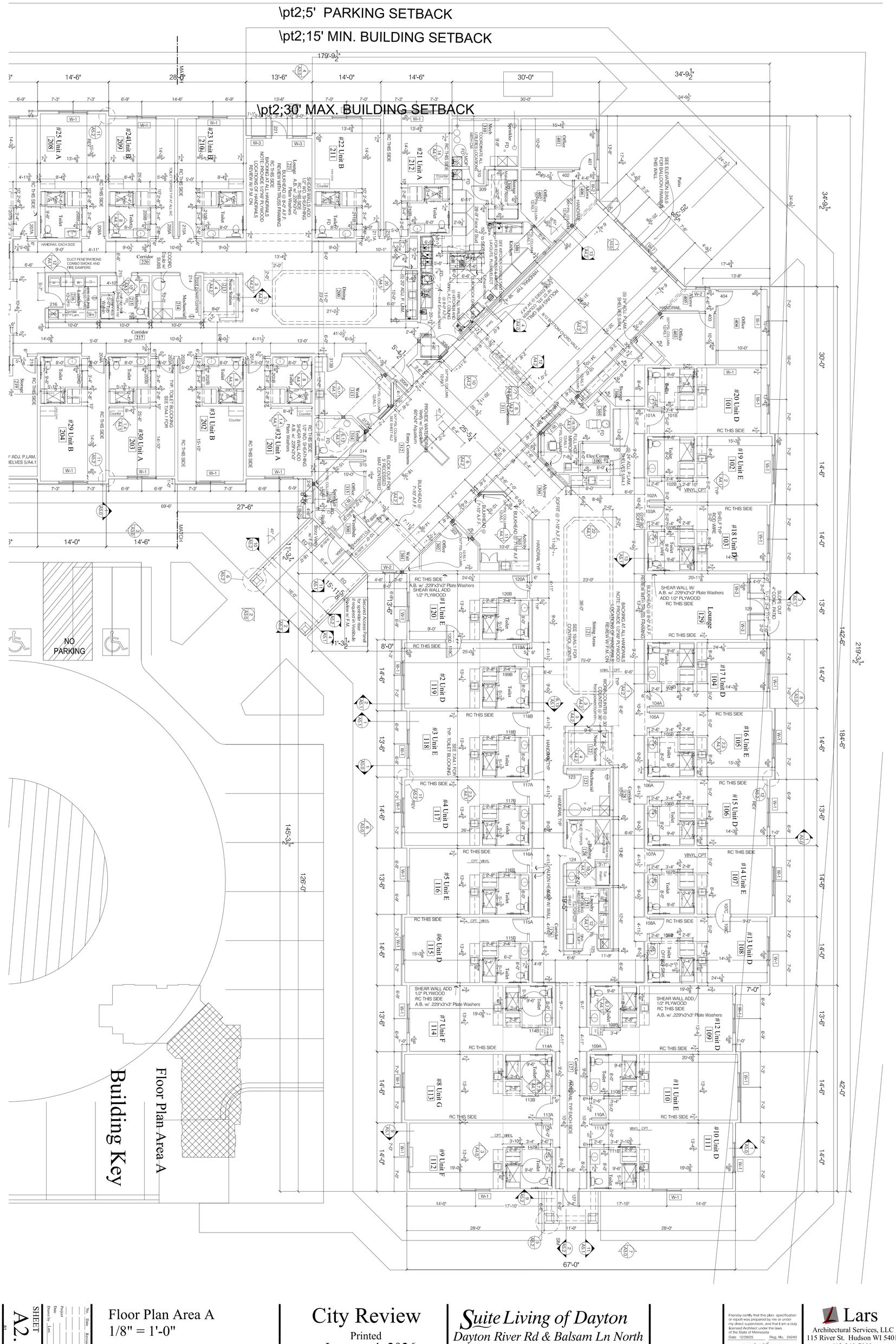
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Overall Floor Plan
1" = 10'-0"

No.	Date	Revision

Project
Date
Drawn by Lars

SHEET
A2.0
80



SHEET A2.1

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

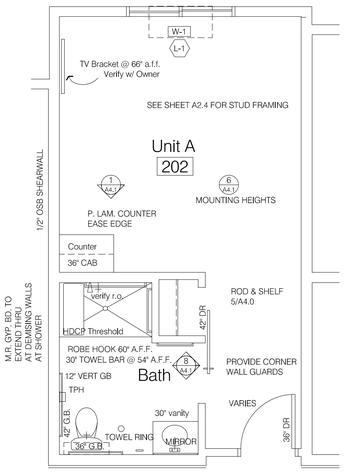
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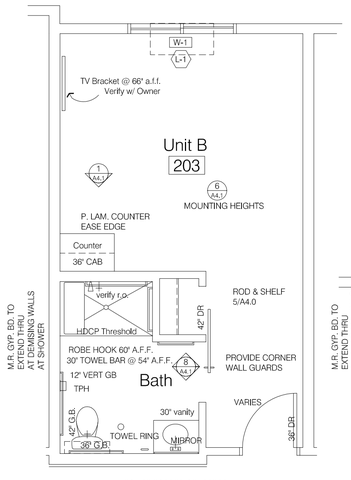
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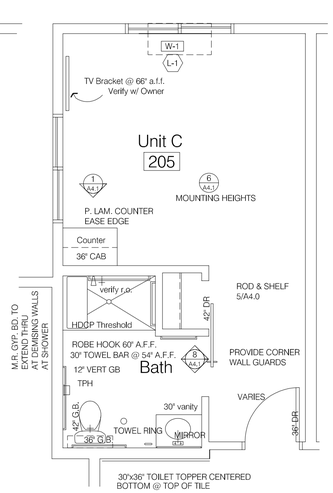

\pt2;5' PARKING SETBACK
\pt2;15' MIN. BUILDING SETBACK
\pt2;30' MAX. BUILDING SETBACK
MATCH
MATCH
NO PARKING
#26 Unit B 207
#25 Unit A 208
#24 Unit B 209
#23 Unit B 210
#22 Unit B 211
#21 Unit A 212
#27 Unit C 206
#28 Unit C 205
#29 Unit B 204
#30 Unit A 203
#31 Unit B 202
#32 Unit A 201
#1 Unit E 120
#2 Unit D 119
#3 Unit E 118
#4 Unit D 117
Lounge 129
Corridor 220
Corridor 217
Dining 300
Kitchen 306
Lounge 221
Office 401
Office 402
Office 403
Office 404
Office 405
Office 406
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Office 420
Office



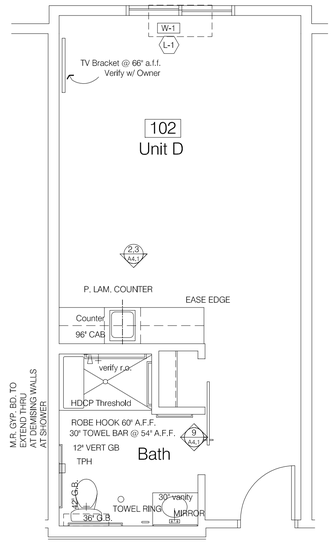
1 UNIT A MEMORY CARE FLOOR PLAN
1/4" = 1'-0"



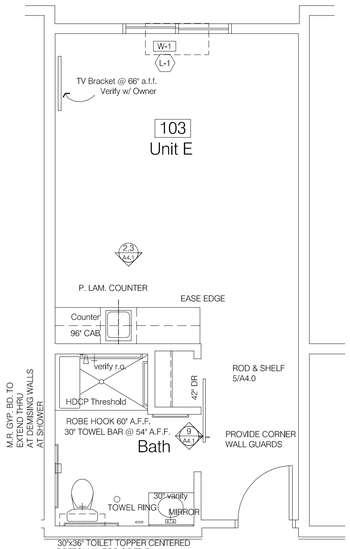
2 UNIT B MEMORY CARE FLOOR PLAN
1/4" = 1'-0"



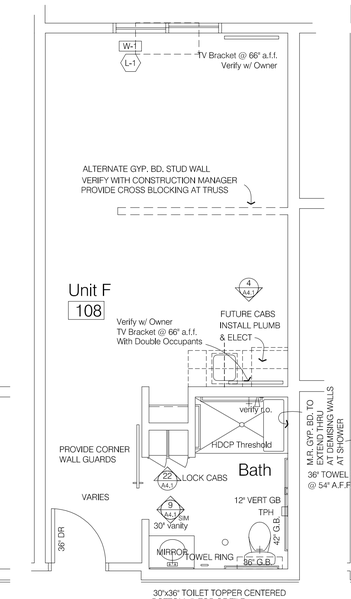
3 UNIT C MEMORY CARE FLOOR PLAN
1/4" = 1'-0"



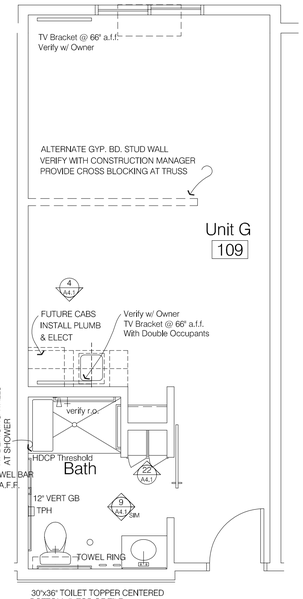
4 UNIT D ASSSITED LIVING FLOOR PLAN
1/4" = 1'-0"



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



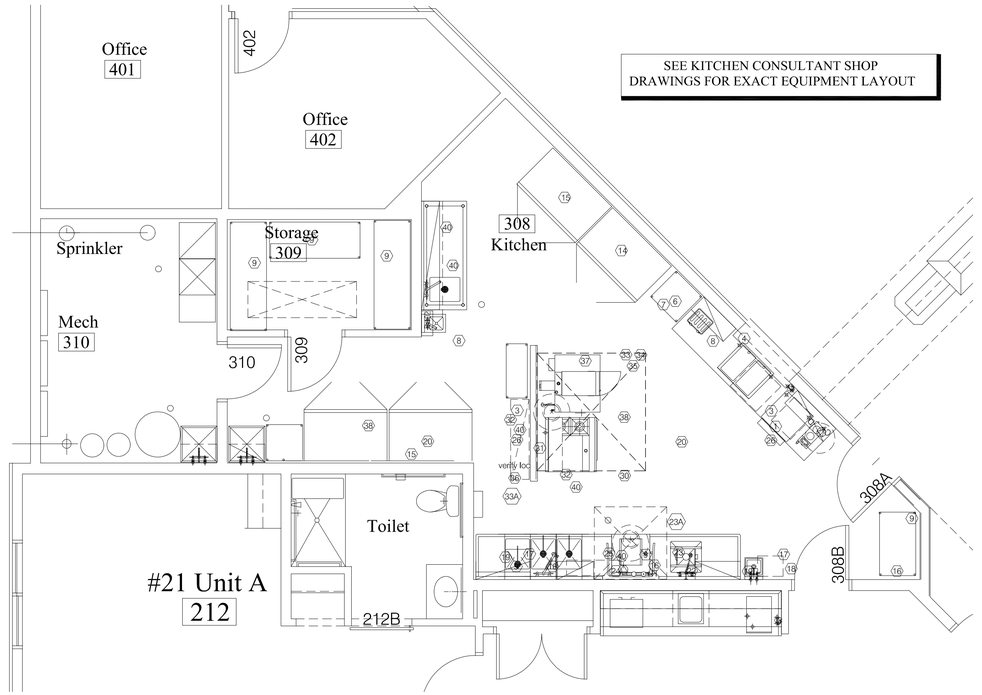
6 UNIT F ASSSITED LIVING FLOOR PLAN
1/4" = 1'-0"



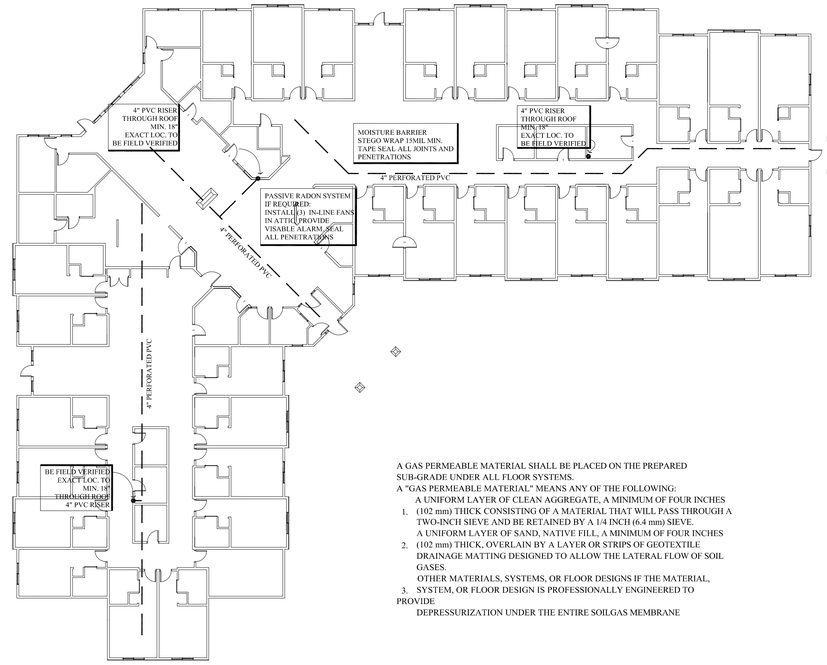
7 UNIT G ASSSITED LIVING FLOOR PLAN
1/4" = 1'-0"

KITCHEN EQUIPMENT (OR EQUAL)

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



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



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

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

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.
Date: 12/22/25
Reg. No. 24240
Signed: Lary Gryzbon

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

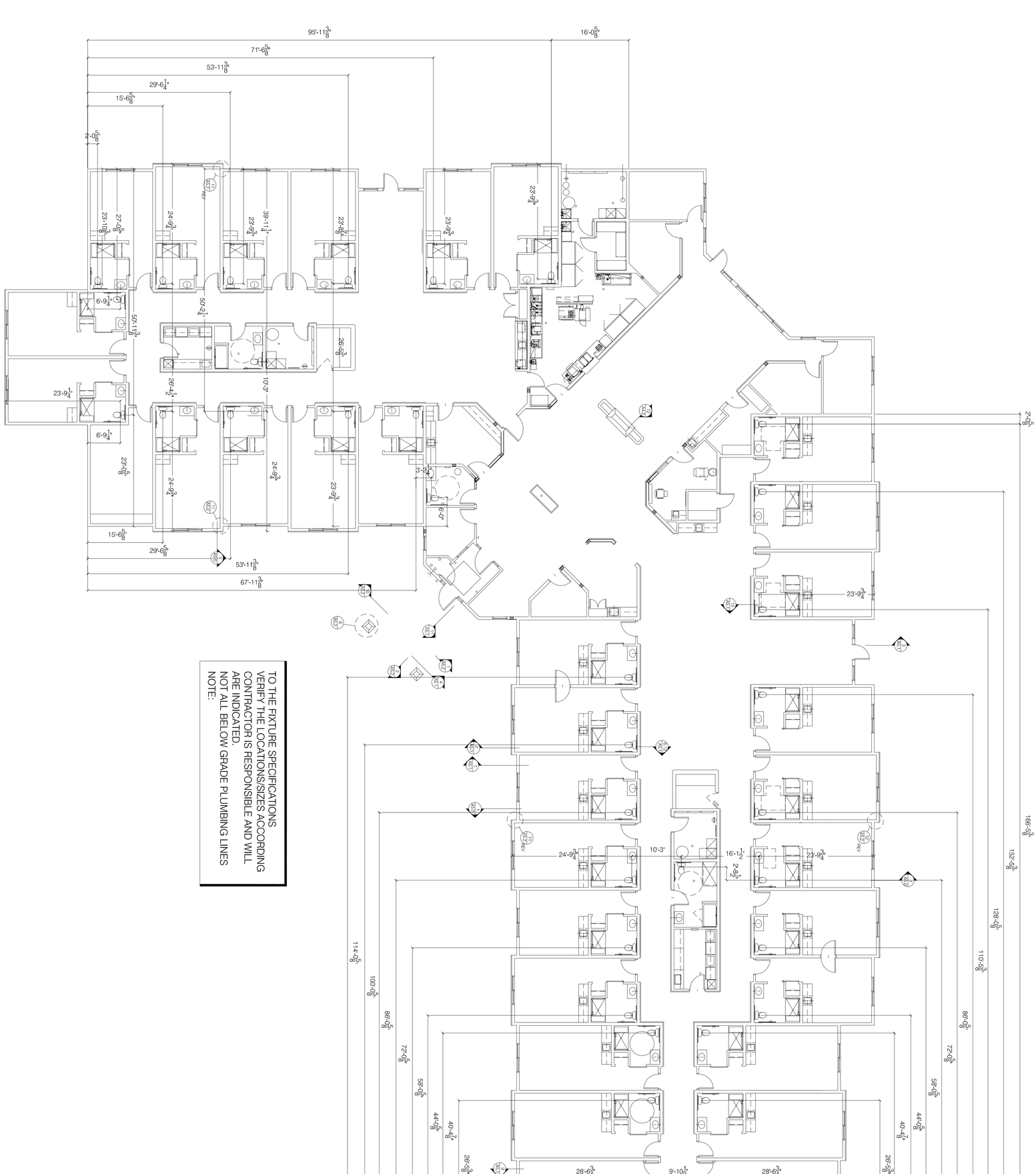
City Review
Printed
January 4, 2026

Unit Floor Plans
Kitchen Floor Plan

No.	Date	Revision

Project
Date
Drawn by Lars

SHEET
A2.3



TO THE FIXTURE SPECIFICATIONS
VERIFY THE LOCATIONS/SIZES ACCORDING
CONTRACTOR IS RESPONSIBLE AND WILL
ARE INDICATED.
NOT ALL BELOW GRADE PLUMBING LINES
NOTE:

SHEET
A2.4

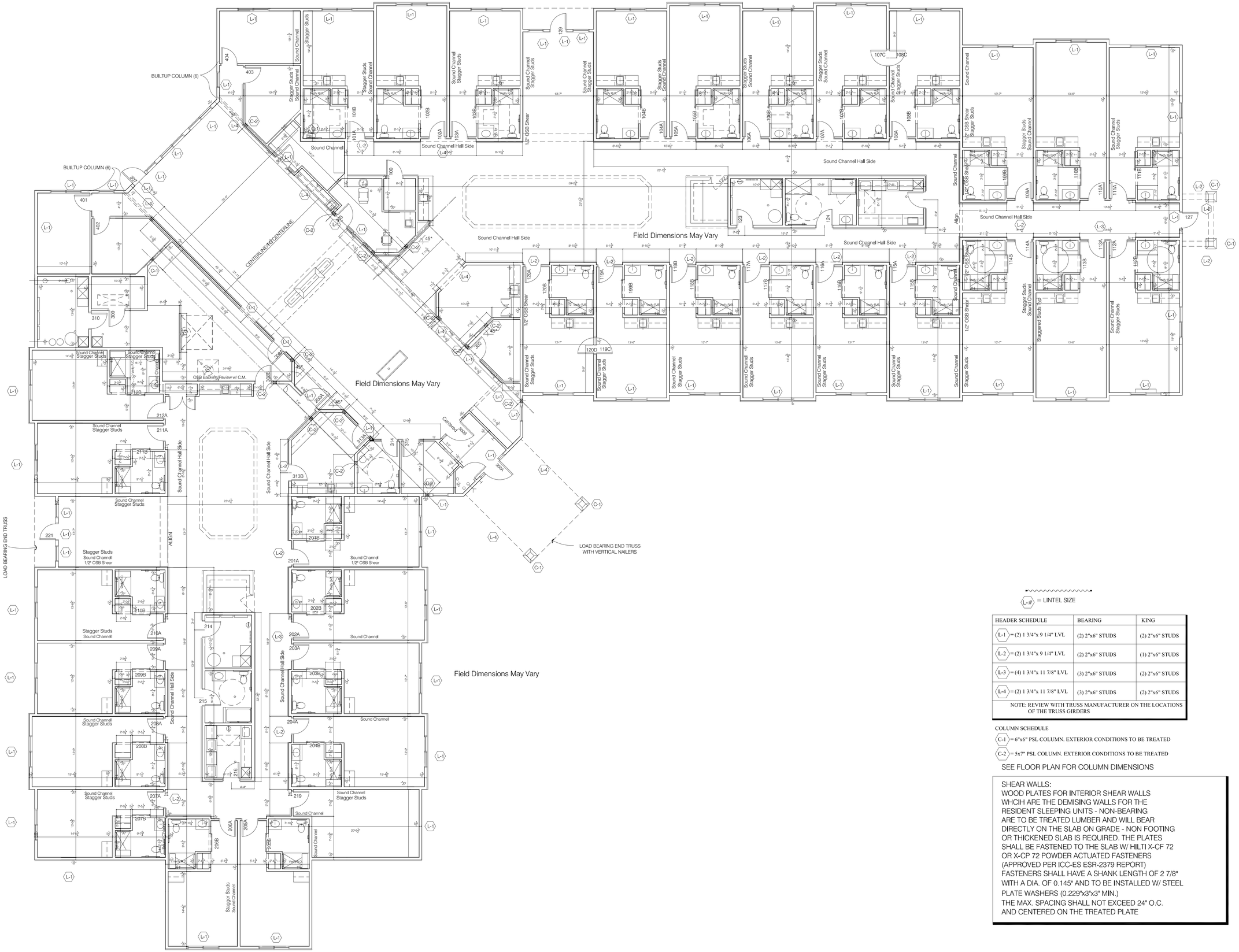
Plumbing Locate Plan
1" = 10'-0"

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Dayton, Minnesota 55327

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Date 12/29/25 Reg. No. 24240
Signed
Larry Groozins

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L-# = LINTEL SIZE

HEADER SCHEDULE	BEARING	KING
L-1 = (2) 1 3/4"x 9 1/4" LVL	(2) 2"x6" STUDS	(2) 2"x6" STUDS
L-2 = (2) 1 3/4"x 9 1/4" LVL	(2) 2"x6" STUDS	(1) 2"x6" STUDS
L-3 = (4) 1 3/4"x 11 7/8" LVL	(3) 2"x6" STUDS	(2) 2"x6" STUDS
L-4 = (2) 1 3/4"x 11 7/8" LVL	(3) 2"x6" STUDS	(2) 2"x6" STUDS
NOTE: REVIEW WITH TRUSS MANUFACTURER ON THE LOCATIONS OF THE TRUSS GIRDERS		

COLUMN SCHEDULE

C-1 = 6"x6" PSL COLUMN. EXTERIOR CONDITIONS TO BE TREATED

C-2 = 5x7" PSL COLUMN. EXTERIOR CONDITIONS TO BE TREATED

SEE FLOOR PLAN FOR COLUMN DIMENSIONS

SHEAR WALLS:
WOOD PLATES FOR INTERIOR SHEAR WALLS WHCIH ARE THE DEMISING WALLS FOR THE RESIDENT SLEEPING UNITS - NON-BEARING ARE TO BE TREATED LUMBER AND WILL BEAR DIRECTLY ON THE SLAB ON GRADE - NON FOOTING OR THICKENED SLAB IS REQUIRED. THE PLATES SHALL BE FASTENED TO THE SLAB W/ HILTI X-CF 72 OR X-CP 72 POWDER ACTUATED FASTENERS (APPROVED PER ICC-ES ESR-2379 REPORT) FASTENERS SHALL HAVE A SHANK LENGTH OF 2 7/8" WITH A DIA. OF 0.145" AND TO BE INSTALLED W/ STEEL PLATE WASHERS (0.229"x3"x3" MIN.) THE MAX. SPACING SHALL NOT EXCEED 24" O.C. AND CENTERED ON THE TREATED PLATE

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Signed: Larry Gluckin

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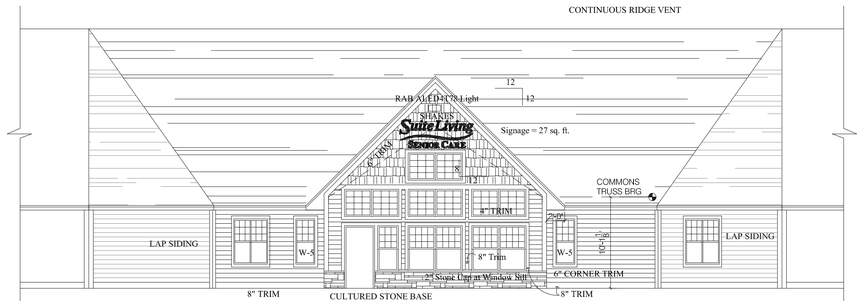
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Wall Stud Framing Plan
1/8" = 1'-0"

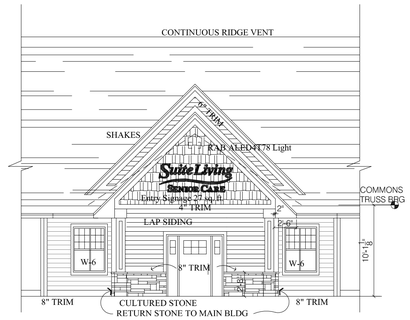
No.	Date	Revision

Project
Date
Drawn by Lars

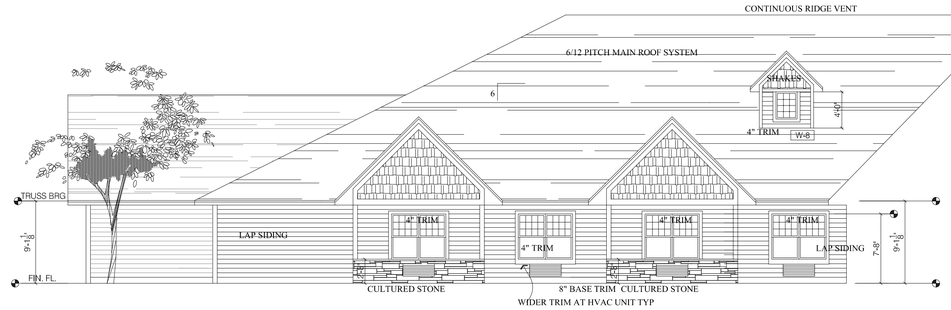
SHEET
A2.5



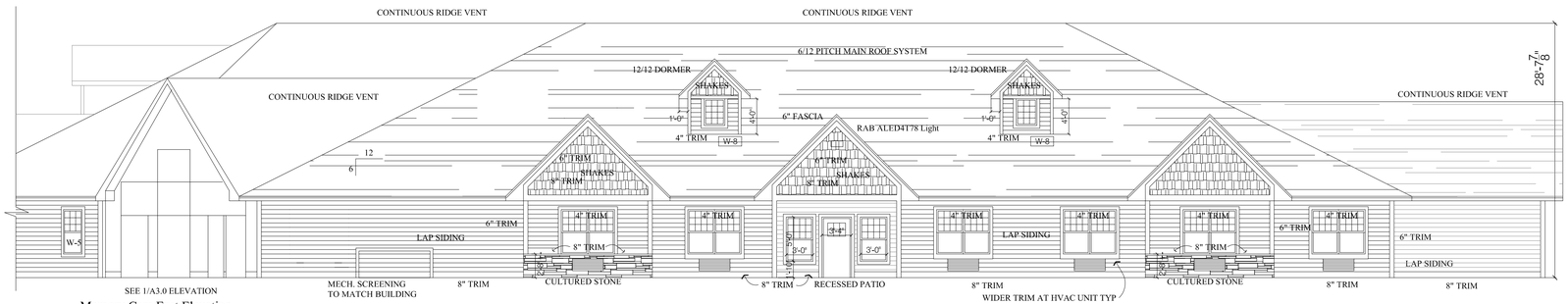
1 Commons SouthWest Elevation
1/8" = 1'-0"



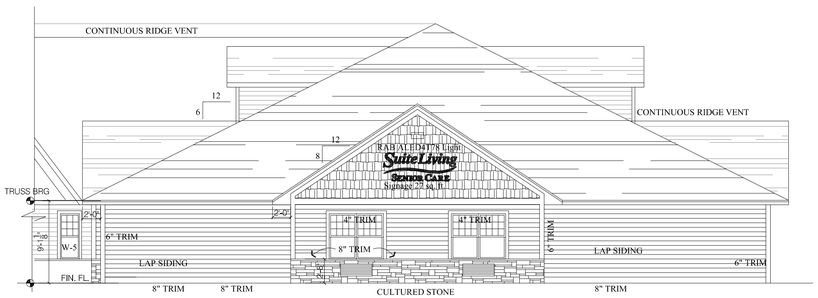
2 Commons NorthEast Elevation
1/8" = 1'-0"



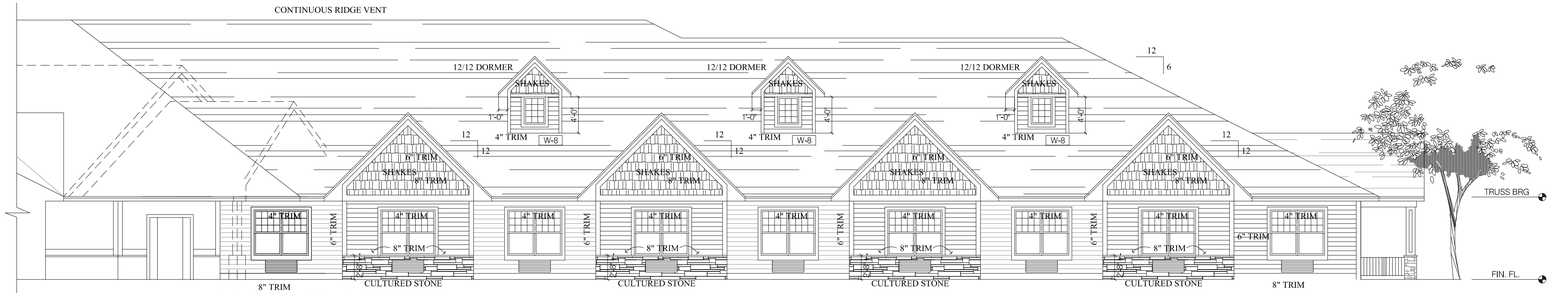
3 Memory Care East Elevation
1/8" = 1'-0"



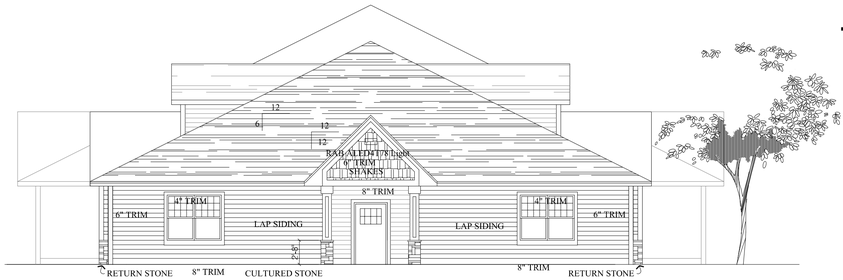
4 Memory Care East Elevation
1/8" = 1'-0"



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

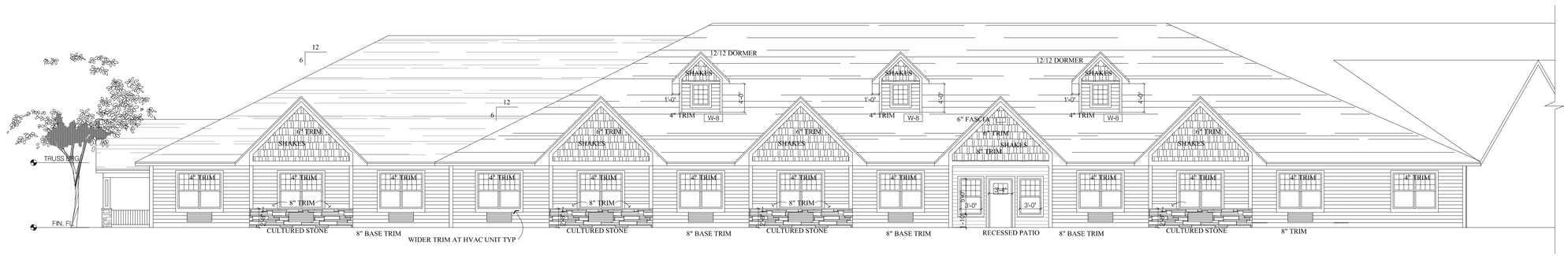


6 Senior Care North Elevation
1/8" = 1'-0"

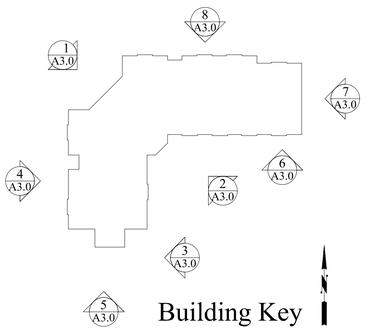


7 Senior Care East Elevation
1/8" = 1'-0"

NOTE: ACTUAL WINDOW GRIDS WILL VARY



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



Building Key

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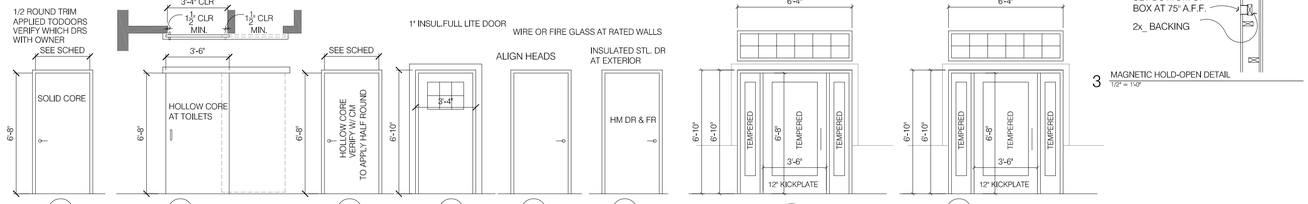
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Exterior Elevations
1/8" = 1'-0"

No.	Date	Revision

Project
Date
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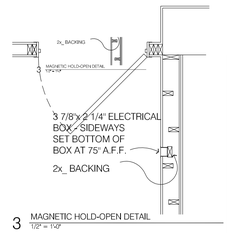
SHEET
A3.0



SEE DETAIL 11/A5.0 FOR MAGNETIC HOLD OPEN FRAMING DETAIL COORDINATE WITH P.M. ON LOCATIONS

SEE 3/A5.0 HM FRAME

FIBERGLASS / FULL LITE WHITE ALUM. CLAD FRAME



3 MAGNETIC HOLD-OPEN DETAIL
1/2" = 1'-0"

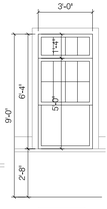
DOOR NOTES:
1. 4" HEAD AT ALL MASONRY OPENINGS
2. ALL LOCKSETS TO BE SCHLAGE - S SERIES GRADE OWNER TO DETERMINE STYLE AND QUALITY THEREOF
3. ALL LOCKSETS TO BE LEVER HANDLE
4. PROVIDE SMOKE SEAL, SPRING HINGE CLOSER, WEATHER STRIPPING, AT RATED DOORS
5. WOOD DOORS TO BE CHERRY OR MAPLE FINISH

1 DOOR ELEVATIONS
1/4" = 1'-0"

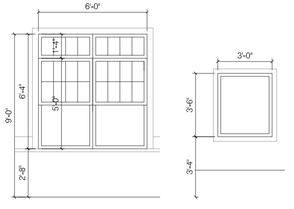
WINDOW NOTES:
W-1, W-6, W-8: TO BE MI SERIES 4300 :: SINGLE HUNG, U-FACTOR :: 0.3, SHGC :: 0.28, VT :: 0.49
W-2: TIMELY KNOCK DOWN METAL FRAME W/ 1/4" TEMPERED GLASS
W-3, W-4, W-7, W-9: TO BE MI SERIES 4300 :: DIRECT SET, U-FACTOR :: 0.28, SHGC :: 0.32, VT :: 0.58
W-5: 45 MIN. FIRE WINDOW W/ FIRE RATED GLAZING OH-45 OR W-60 W/ TIMELY 45 MIN. RATED FRAME. SEE PLAN FOR WALL SIZE.

HAYFIELD 201 U= 0.27 (5.06 sq. ft. egress opng)
OR EQ. SINGLE HUNG W/SCREENS
1" INSULATED GLASS
6'-0"X 5'-0" HIGH
OPENING VERIFY R.O.
OR EQUAL, EGRESS @ UNITS
REQUIRE > THAN 5 SQ. FT. 1ST FLOOR





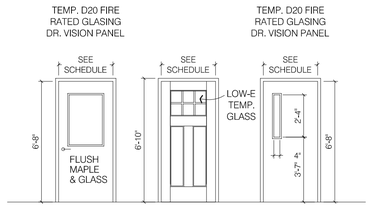




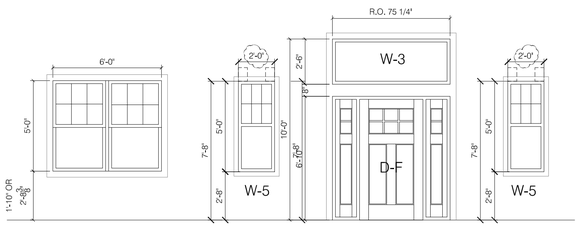
NOTE: ALL BEDROOM WINDOWS TO CONFORM TO STATE AND LOCAL CODES FOR EGRESS. CONTRACTOR TO VERIFY UNITS TO BE EGRESSABLE

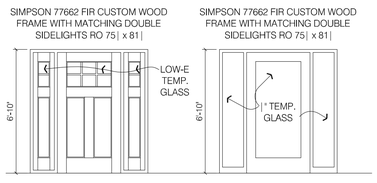
WINDOW NOTES:
1. ALL BEDROOM WINDOWS SHALL MEET EGRESS REQUIREMENTS.
2. WINDOWS SHALL BE VINYL WITH 3/4" LOW 'E' ARGON FILLED GLASS. CLADDING MAY BE ALUMINUM OR VINYL. COLOR SELECTED BY OWNER
3. WINDOW SHALL HAVE GYPSUM WALLBOARD RETURNED JAMBS AND HEAD WITH 3/4" WOOD STAIN/FINISHED - OPTION-CULTURE MARBLE. PROJECT STOOLS 3/4" INTO ROOM. SEAL INTERIOR AND EXTERIOR
4. PROVIDE FULL WEATHER STRIPPING AND SCREENS. SCREEN TO BE FIBERGLASS.

2 WINDOW ELEVATIONS
1/4" = 1'-0"

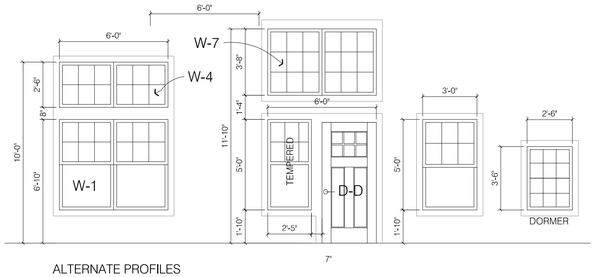


ALTERNATE PROFILES

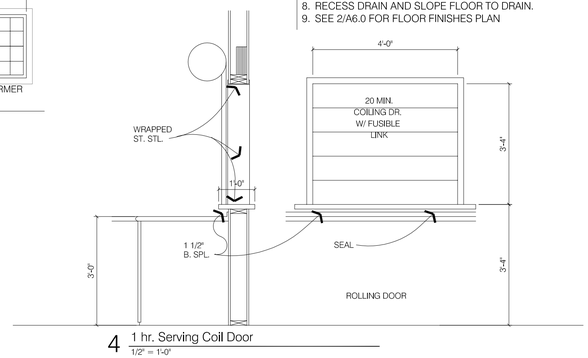




ALTERNATE PROFILES



ALTERNATE PROFILES



4 1 hr. Serving Coil Door
1/2" = 1'-0"

ROOM FINISH SCHEDULE

ROOM NO. 1:52	ROOM NAME	FLOOR MATL	FLOOR FINISH	BASE MATL	WALL MATL	WALL FINISH	CEILING MATL	CEILING FINISH	NOTES
		WARP C.T. TO SHOWN	CONC.	WOOD	CARPET	VINYL	SEALER	CERAMIC TILE	SIMULATED WOOD	PREFIN. WOOD	6" VINYL	CARPET 6"	CERAMIC TILE	5/8" TYPE X GYP. BD.	FRP	KNOCKDOWN	PRIME PAINT 2 COATS	HIGH BUILD PAINT	5/8" TYPE X GYP. BD.	2x2 REVEAL EDGE	2x4 VINYL FACED	KNOCKDOWN	PRIME PAINT 2 COATS	
UNIT A	LIVING AREA		●		●					●				●		●				●		●	●		
	BATH	●	●						●					●		●				●		●	●		
	CLOSETS	SHALL HAVE SAME FINISH AS ADJACENT SPACES																							
UNIT B	LIVING AREA		●		●					●				●		●				●		●	●		
	BATH	●	●						●					●		●				●		●	●		
	CLOSETS	SHALL HAVE SAME FINISH AS ADJACENT SPACES																							
UNIT C	LIVING AREA		●		●					●				●		●				●		●	●		
	BATH	●	●						●					●		●				●		●	●		
	CLOSETS	SHALL HAVE SAME FINISH AS ADJACENT SPACES																							
UNIT D	LIVING AREA		●		●					●				●		●				●		●	●		
	BATH	●	●						●					●		●				●		●	●		
	CLOSETS	SHALL HAVE SAME FINISH AS ADJACENT SPACES																							
UNIT E	LIVING AREA		●		●					●				●		●				●		●	●		
	BATH	●	●						●					●		●				●		●	●		
	CLOSETS	SHALL HAVE SAME FINISH AS ADJACENT SPACES																							
UNIT F	LIVING AREA		●		●					●				●		●				●		●	●		
	BATH	●	●						●					●		●				●		●	●		
	CLOSETS	SHALL HAVE SAME FINISH AS ADJACENT SPACES																							
UNIT G	LIVING AREA		●		●					●				●		●				●		●	●		
	BATH	●	●						●					●		●				●		●	●		
	CLOSETS	SHALL HAVE SAME FINISH AS ADJACENT SPACES																							
100	ELECT/COMM		●		●						●			●		●				●				11	
121	SITTING AREA		●		●	●				●				●		●				●				4	
122	NURSE STATION		●		●					●				●		●				●				4	
123	MECHANICAL		●			●					●			●		●				●				11	
124	BATHING		●				●				●			●		●				●				5, 6, 11	
125	LAUNDRY		●		●						●			●		●				●				11	
126	CORRIDOR		●		●					●				●		●				●				4	
127	CORRIDOR		●		●					●				●		●				●					
128	CORRIDOR		●		●					●				●		●				●					
129	LOUNGE		●		●					●				●		●				●					
200	DINING		●		●					●				●		●				●					
213	NURSE STATION		●		●					●				●		●				●					
214	MECHANICAL		●			●					●			●		●				●				11	
215	BATHING		●				●				●			●		●				●				5, 6, 11	
216	LAUNDRY		●		●						●			●		●				●				11	
217	CORRIDOR		●			●				●				●		●				●					
219	STORAGE		●		●						●			●		●				●					
220	CORRIDOR		●			●				●				●		●				●					
214	ACTIVITY		●		●					●				●		●									
221	LOUNGE		●		●					●				●		●									
300	VESTIBULE		●						●		●			●		●				●					
301	WAIT		●		●					●				●		●				●					
302	OFFICE		●		●					●				●		●				●				1.	
303	ACTIVITY		●		●					●				●		●				●					
304	ALCOVE		●		●					●				●		●				●					
305	SALON		●			●					●			●		●				●					
306	STORAGE		●				●				●			●		●									
307	DINING		●		●					●				●		●				●		●	●		
308	KITCHEN		●			●					●			●		●				●				9, 10	
309	STORAGE		●			●						●		●		●									
310	MECH		●			●								●		●									
311	CENTER COMMONS		●		●					●				●		●				●					
312	ENTRY COMMONS		●		●					●				●		●				●					
313	WORK		●		●					●				●		●								1.	
314	TOILET		●			●					●			●		●				●					
315	OFFICE		●		●					●				●		●				●				1.	
316	SPRINKLER		●					●						●		●									
401	OFFICE		●		●					●				●		●				●				1.	
402	OFFICE		●		●					●				●		●				●				1.	
403	OFFICE		●		●					●				●		●				●				1.	
404	OFFICE		●		●					●				●		●				●				1.	
405	ALCOVE		●			●				●				●		●								1.	
406	ALCOVE		●			●				●				●		●									

REMARKS

1. ALL PENETRATIONS THROUGH FIRE WALLS TO BE FIRE CAULK/SEALED AS REQUIRED
2. INSTALL 5/8" WR GYP. BD. AT ALL WALLS IN CONTACT WITH TUB/SHOWER SURROUNDS TYP.
3. CABINET SUPPLIER TO VERIFY FINISHED OPENINGS PRIOR TO ANY CONSTRUCTION ADJUST AS REQ.
4. RECESS CONCRETE SLAB WITH ST. STL. ANGLE FOR 5' FLOOR MAT.
5. SEE REFLECTED CEILING PLAN FOR BULKHEAD/SOFFITS.
6. PROVIDE BULLNOSE & COVED Q.T. BASE.
7. ALL T.O. ROOM DRAINS TO MATCH T.O. CONCRETE.
8. RECESS DRAIN AND SLOPE FLOOR TO DRAIN.
9. SEE 2/A6.0 FOR FLOOR FINISHES PLAN

Door Schedule

DOOR #	HARDWARE	ROOM	TYPE	DOOR SIZE	FRAME TYPE	R.O.	RATING
101-A	1A	UNIT #1	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
101-B	2	UNIT #1	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
102-A	1A	UNIT #2	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
102-B	2	UNIT #2	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
103-A	1A	UNIT #13	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
103-B	2	UNIT #13	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
104-A	1A	UNIT #14	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
104-B	2	UNIT #15	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
105-A	1A	UNIT #15	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
105-B	2	UNIT #15	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
106-A	1A	UNIT #16	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
106-B	2	UNIT #16	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
106C	1A	UNIT #18	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	60M
107-A	1A	UNIT #17	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
107-B	2	UNIT #17	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
107C	1A	UNIT #18	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	60M
108-A	1A	UNIT #18	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
108-B	2	UNIT #18	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
109-A	1A	UNIT #19	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
109-B	2	UNIT #19	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
110-A	1A	UNIT #10	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
110-B	2	UNIT #10	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
110-C	3	UNIT #10	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	60M
111-A	1A	UNIT #11	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	60M/20M
111-B	2	UNIT #11	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
112-A	1A	UNIT #12	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
112-B	2	UNIT #12	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
112-C	3	UNIT #12	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	
113-A	1A	UNIT #13	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
113-B	2	UNIT #13	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	60M/N/R
114-A	1A	UNIT #14	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
114-B	2	UNIT #14	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
115-A	1A	UNIT #15	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
115-B	2	UNIT #15	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
116-A	1A	UNIT #16	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
116-B	2	UNIT #16	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
117-A	1A	UNIT #17	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
117-B	2	UNIT #17	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
118-A	1A	UNIT #18	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
118-B	2	UNIT #18	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
119-A	1A	UNIT #19	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
119-B	2	UNIT #19	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
120-A	1A	UNIT #20	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
120-B	2	UNIT #20	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
215	220	EXT.- (LOUNGE)	6	3'-0" x 6'-8" x 1-3/4"	ALUMINUM CLAD PRE-HUNG	38-1/2" x 81-1/4"	N/R
100	100	ELEC/COMM	6	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	60M
122	122	NURSE STATION	half high	3'-0" x 3'-4" x 1-3/4"	WOOD FRAME	38" WIDTH	
123	123	MECH	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	60M
124	124	BATHING	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
125	125	LAUNDRY	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
127	*	EXT. (CORR # 127)	6	3'-0" x 6'-8" x 1-3/4"	ALUMINUM CLAD PRE-HUNG	38x-1/2" x 81-1/4"	N/R
129	129	EXT.- (LOUNGE)	6	3'-0" x 6'-8" x 1-3/4"	ALUMINUM CLAD PRE-HUNG	38-1/2" x 81-1/4"	N/R
201-A	1B	UNIT #21	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
201-B	2	UNIT #21	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
202-A	1B	UNIT #22	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
202-B	2	UNIT #22	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
203-A	1B	UNIT #23	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
203-B	2	UNIT #23	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
204-A	1B	UNIT #24	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
204-B	2	UNIT #24	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
205-A	1B	UNIT #25	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
205-B	2	UNIT #25	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
206-A	1B	UNIT #26	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
206-B	2	UNIT #26	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
207-A	1B	UNIT #27	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
207-B	2	UNIT #27	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
208-A	1B	UNIT #28	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
208-B	2	UNIT #28	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
209-A	1B	UNIT #29	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
209-B	2	UNIT #29	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
210-A	1B	UNIT #30	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
210-B	2	UNIT #30	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
211-A	1B	UNIT #31	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
211-B	2	UNIT #31	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
212-A	1B	UNIT #32	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
212-B	2	UNIT #32	2	3'-6" x 7'-0" x 1-3/4"	CASED OPENING	T.B.D.	N/R
200A	200	ALCOVE COMMONS	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	T.B.D.	SMOKE
200B	200B	DINING	6	PR 2'-6" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	61-1/4" x 81"	N/R
213	213	NURSE STATION	half high	3'-0" x 3'-4" x 1-3/4"	WOOD FRAME	38" WIDTH	
214	214	MECH	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	60M
215	215	BATHING	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
216	216	LAUNDRY	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
219	219	STORAGE	6	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	60M
221	221	EXT.- (LOUNGE)	4	3'-0" x 6'-8" x 1-3/4"	ALUMINUM CLAD PRE-HUNG	38-1/2" x 81-1/4"	N/R
300A	300A	EXT.- (VESTIBULE)	7	3'-6" x 6'-8" x 1-3/4"	ALUMINUM CLAD PRE-HUNG	75-1/2" x 120"	N/R
300B	300B	INT.- (VESTIBULE)	8	3'-6" x 6'-8" x 1-3/4"	WOOD FRAME VERIFY PROFILE WITH CM	75-1/2" x 81-1/2"	N/R
302	302	OFFICE	5	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
305	305	SALON	5	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
306	306	STORAGE	6	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	60M
306C	306C	KITCHEN	ROLLING	SEE DOOR SUPPLIER SPECIFICATIONS	STAINLESS STEEL		20M
307	307	EXT.- (DINING)	6	3'-0" x 6'-8" x 1-3/4"	ALUMINUM CLAD PRE-HUNG	38-1/2" x 81-1/4"	N/R
308A	308A	KITCHEN	1	3'-6" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	43-1/4" x 81"	20M
308B	308B	KITCHEN	1	3'-6" x 6'-8" x 1-3/4"	CUSTOM FRAME	43-1/4" x 81"	20M
309	309	STORAGE	6	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	60M
310	310	MECH	6	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	60M
313A	313A	NURSE	5	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
314	314	TOILET	1	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
315	315	OFFICE	5	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
316	316	SPRINKLER	6	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	60M
401	401	OFFICE	5	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
402	402	OFFICE	5	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
403	403	OFFICE	5	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M
404	404	OFFICE	5	3'-0" x 6'-8" x 1-3/4"	TIMELY KNOCK DOWN METAL FRAME	37-1/4" x 81"	20M

1. INSTALLATION OF THE AUTO OPERATOR AND ACCESSORIES WILL BE DONE BY DOOR SERVICE COMPANY. 120V POWER AND HOOK UP OF THAT POWER TO THE OPERATOR IS THE RESPONSIBILITY OF OTHERS
2. SEE HARDWARE SCHEDULE BY DOOR SERVICE COMPANY
3. REVIEW LOCATIONS OF MAG LOCKS WITH OWNER
4. SEE DETAILS 7,8/A5.2 FOR HM FRAMES

** DOOR HARDWARE SUPPLIER TO SUBMIT FRAMES & HDWRE SPECIFICATIONS FOR APPROVAL PRIOR TO PURCHASE

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612-240-7009
LarsGryz @ gmail.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.
Reg. No. 24240
Date: 12/26/25
Signed: Lary Gryzbek

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

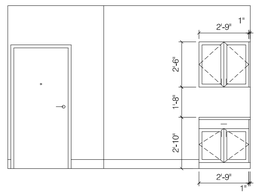
City Review
Printed
January 4, 2026

Room Door Schedules

No.	Date	Revision

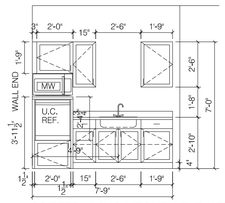
Project
Date
Drawn by Lars

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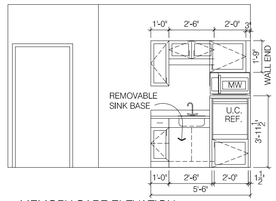


1 MEMORY CARE UNIT CABINET ELEVATION
1/4" = 1'-0"

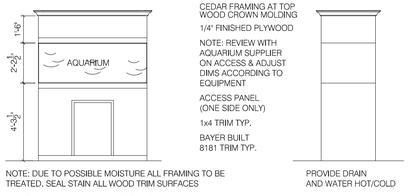
2 Not Used
1/4" = 1'-0"



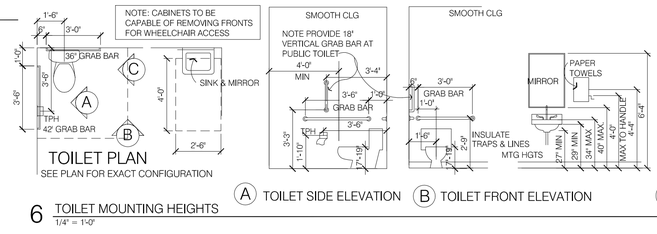
3 ASSISTED LIVING KITCHEN ELEVATION
1/4" = 1'-0"



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



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



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

A TOILET SIDE ELEVATION

B TOILET FRONT ELEVATION

C TOILET SIDE ELEVATION

TYPICAL REINFORCED AREAS FOR GRAB BARS

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

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

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

ELEVATION KEY

① ROBE HOOK - MOUNT @ 60" A.F.F. EXCEPT AT COMMON RESTROOMS AND ACCESSIBLE UNIT RESTROOMS (48" MAX. IN THESE AREAS) PROVIDE BLOCKING AS REQD.

② 24" TOWEL BAR - MOUNT @ 54" A.F.F. EXCEPT AT ACCESSIBLE UNIT RESTROOMS (48" MAX. IN THESE AREAS) PROVIDE BLOCKING AS REQD.

③ TOWEL RING - MOUNT 50-52" A.F.F. EXCEPT AT ACCESSIBLE UNIT RESTROOMS (48" MAX. TO BOTTOM OF RING IN THESE AREAS) PROVIDE BLOCKING AS REQD.

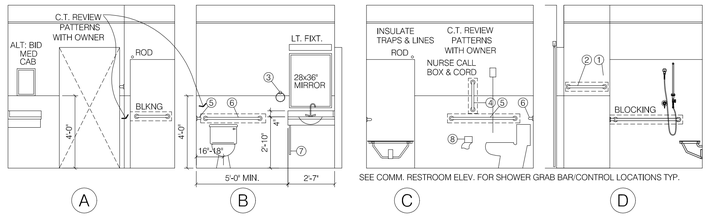
④ 18" MIN. VERTICAL GRAB BAR - MOUNT @ 40" FROM REAR TOILET WALL AND 39" A.F.F. TYP. PROVIDE BLOCKING AS REQD. MAINTAIN 1 1/2" CLEARANCE TYP.

⑤ 42" MIN. HORIZONTAL GRAB BAR - MOUNT @ 12" MAX. FROM REAR TOILET WALL AND 33" A.F.F. TYP. PROVIDE BLOCKING AS REQD. MAINTAIN 1 1/2" CLEARANCE TYP.

⑥ 36" MIN. HORIZONTAL GRAB BAR - MOUNT SO THERE IS 12" TO SHORT SIDE OF TOILET FROM CENTER OF TOILET (APPROX. 6" FROM SIDE WALL) AND 33" A.F.F. TYP. PROVIDE BLOCKING AS REQD. MAINTAIN 1 1/2" CLEARANCE TYP.

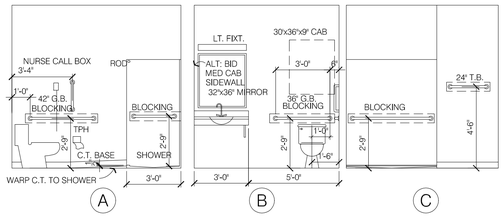
⑦ ANGLED COUNTERTOP SUPPORT BRACKET. SHAPE TO MEET ALL REQUIRED KNEE AND TOE CLEARANCES TYP. PROVIDE BLOCKING AS REQD.

⑧ TOILET PAPER HOLDER/DISPENSER MOUNT 42" FROM REAR TOILET WALL AND 22" A.F.F. TYP. VERIFY 1 1/2" MIN. CLEARANCE TO GRAB BARS TYP.

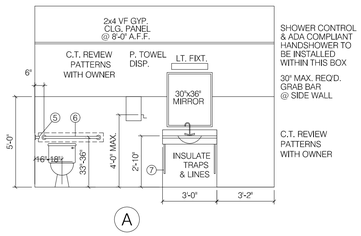


8 MEMORY CARE TOILET ELEVATION
1/4" = 1'-0"

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



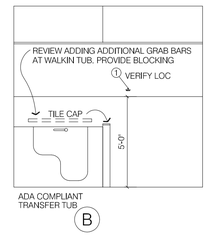
9 ASSISTED LIVING TOILET ELEVATIONS
1/4" = 1'-0"



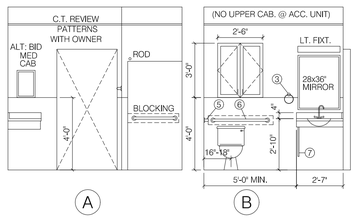
SHOWER CONTROL & ADA COMPLIANT HANDSHOWER TO BE INSTALLED WITHIN THIS BOX

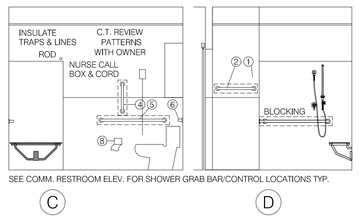
30" MAX. REQD. GRAB BAR @ SIDE WALL

C.T. REVIEW PATTERNS WITH OWNER

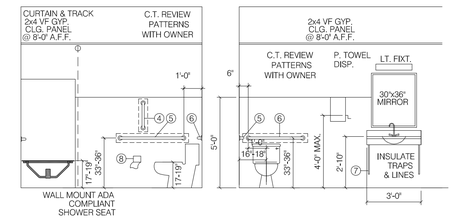


10 ASSISTED LIVING BATHING ELEVATIONS
1/4" = 1'-0"

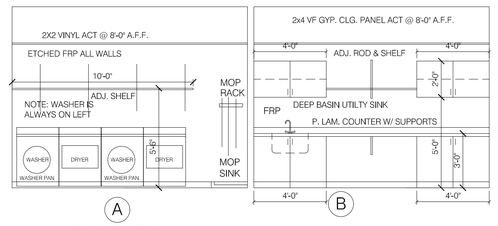




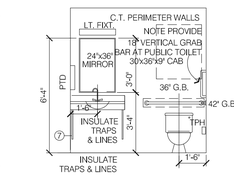
11A MEMORY CARE BATHING ELEVATIONS
1/4" = 1'-0"



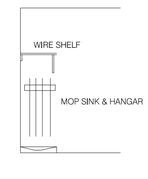
11B MEMORY CARE BATHING ELEVATIONS
1/4" = 1'-0"



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

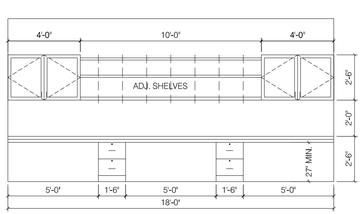


13 PUBLIC TOILET ELEVATION
1/4" = 1'-0"

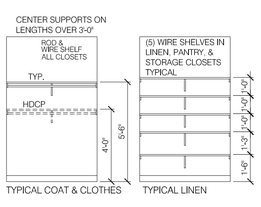


14 KITCHEN ELEV
1/4" = 1'-0"

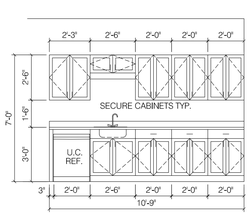
GENERAL CABINETRY NOTE:
ALL CABINETRY (EXCEPT WITHIN THE KITCHEN) TO BE A PRE-FINISHED MAPLE, WITH ALL COUNTERTOPS TO BE P-LAM TYP., U.N.O.



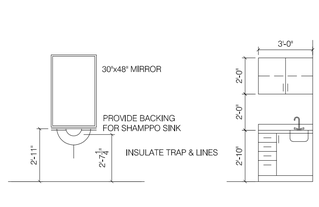
15 NURSE STATION CABINETS
1/4" = 1'-0"



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

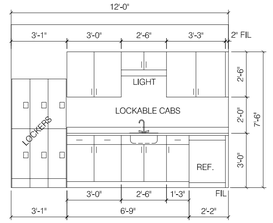


17 NURSE STATION CABINETS
1/4" = 1'-0"

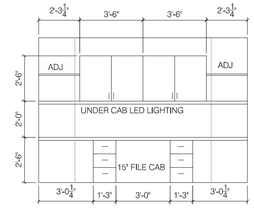


18 SALON SHAMPOO SINK
1/4" = 1'-0"

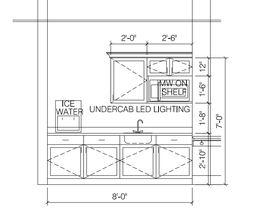
19 SALON CABINET
1/4" = 1'-0"



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



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



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

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Reg. No. 24240
Signed
Lary Gryzlo
Date 12/26/25

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City Review
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Interior Elevations

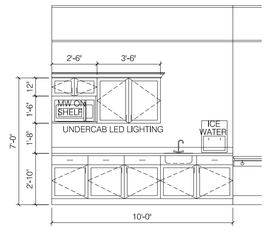
No.	Date	Revision

Project
Date
Drawn by Lars

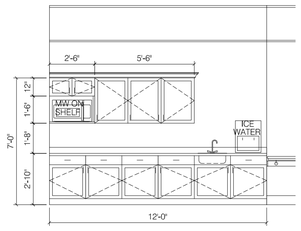
SHEET
A4.1



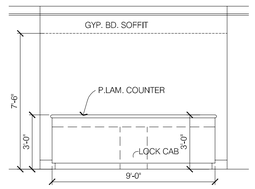
1 MEMORY CARE CORRIDOR ELEVATION - ASSISTED LIVING SIMILAR
1/4" = 1'-0"



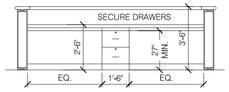
2A KITCHENETTE
1/4" = 1'-0"



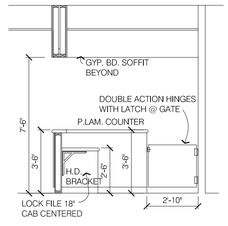
2B KITCHENETTE
1/4" = 1'-0"



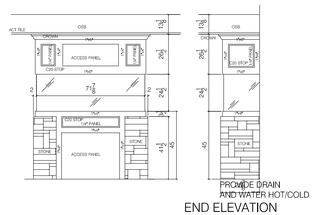
3 NURSE STATION (ASSISTED LIVING SIM)
1/4" = 1'-0"



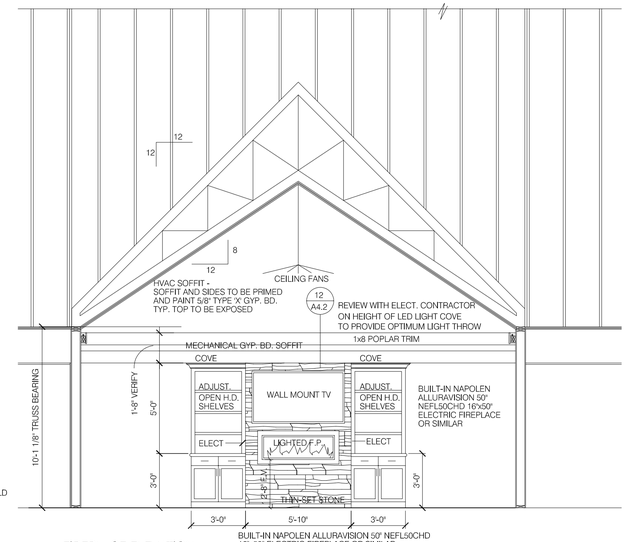
4 NURSE STATION (ASSISTED LIVING SIM)
1/4" = 1'-0"



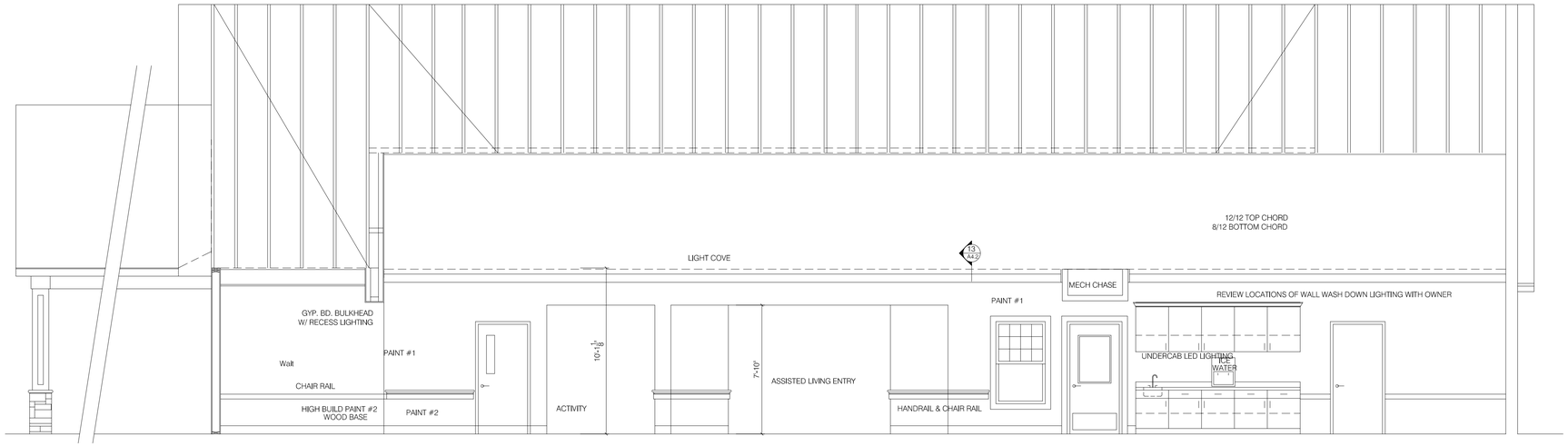
5 NURSE STATION SECTION
1/4" = 1'-0"



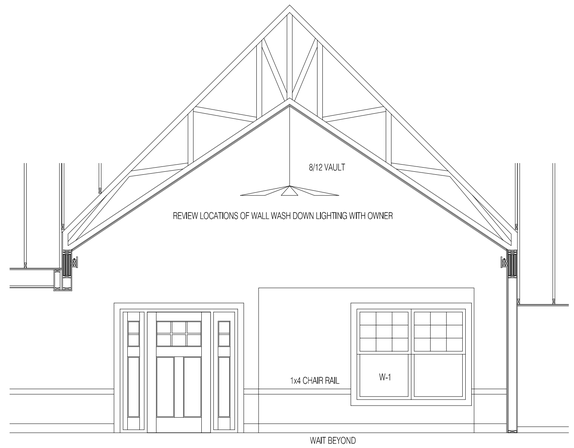
6 AQUARIUM ELEVATION
1/4" = 1'-0"



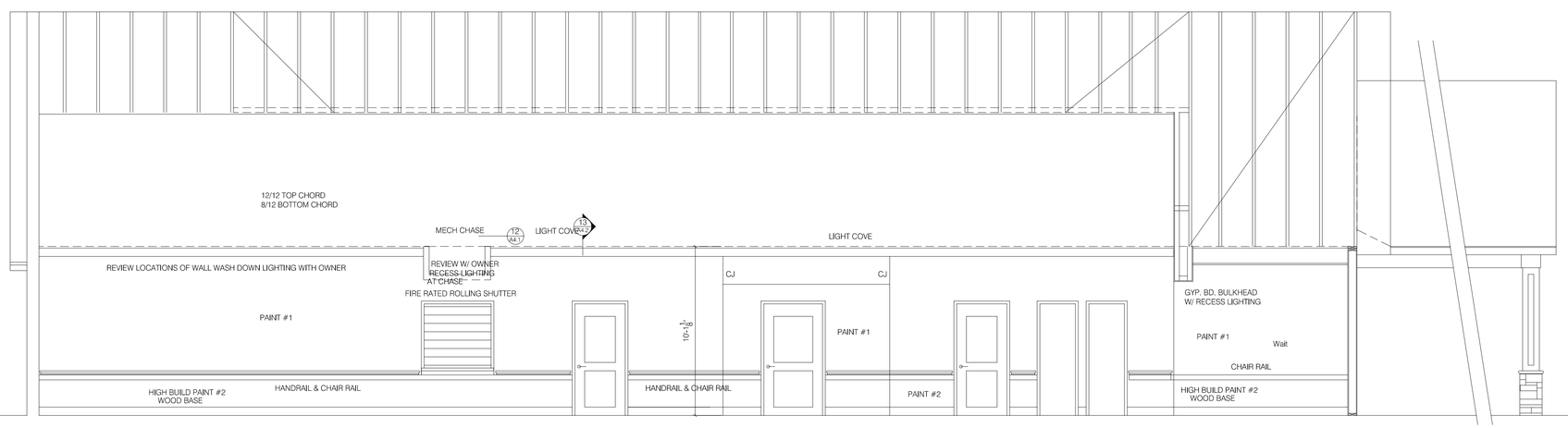
7 FIREPLACE ELEVATION
1/4" = 1'-0"



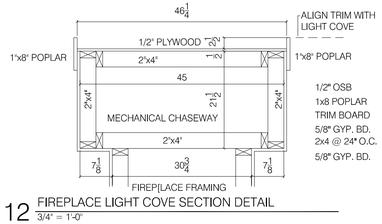
8 COMMONS INTERIOR ELEVATION
1/4" = 1'-0"



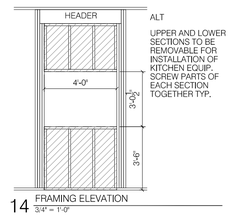
9 ENTRY ELEVATION
1/4" = 1'-0"



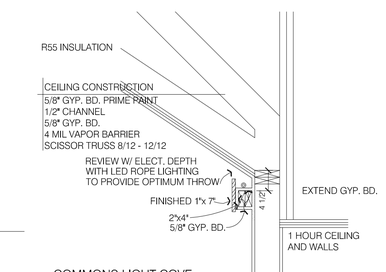
10 COMMONS INTERIOR ELEVATION
1/4" = 1'-0"



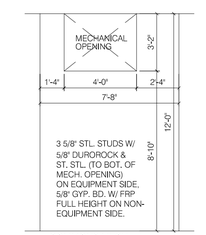
12 FIREPLACE LIGHT COVE SECTION DETAIL
3/4" = 1'-0"



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



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



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

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Reg. No. 24240
Date 12/29/25
Signed
Larry Gryzbon

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Dayton River Rd & Balsam Ln North
Dayton, Minnesota 55327

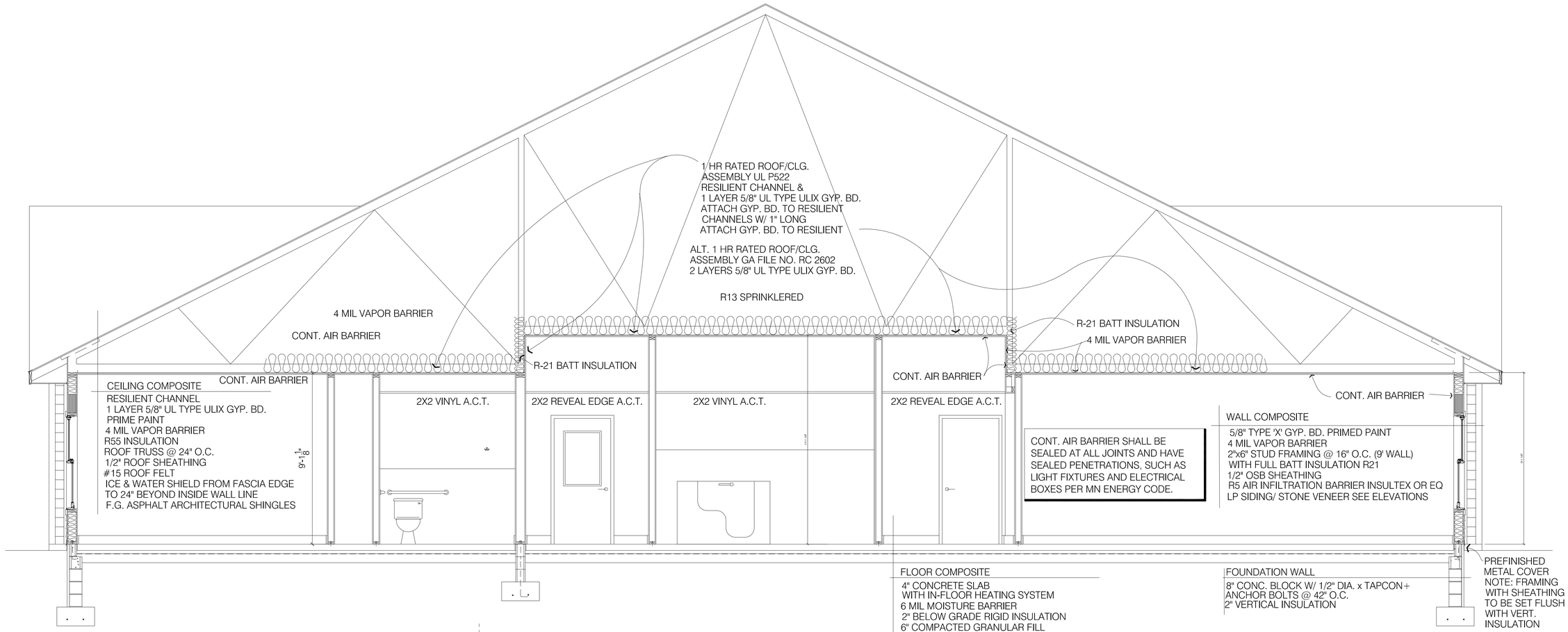
City Review
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January 4, 2026

Interior Commons Elevations

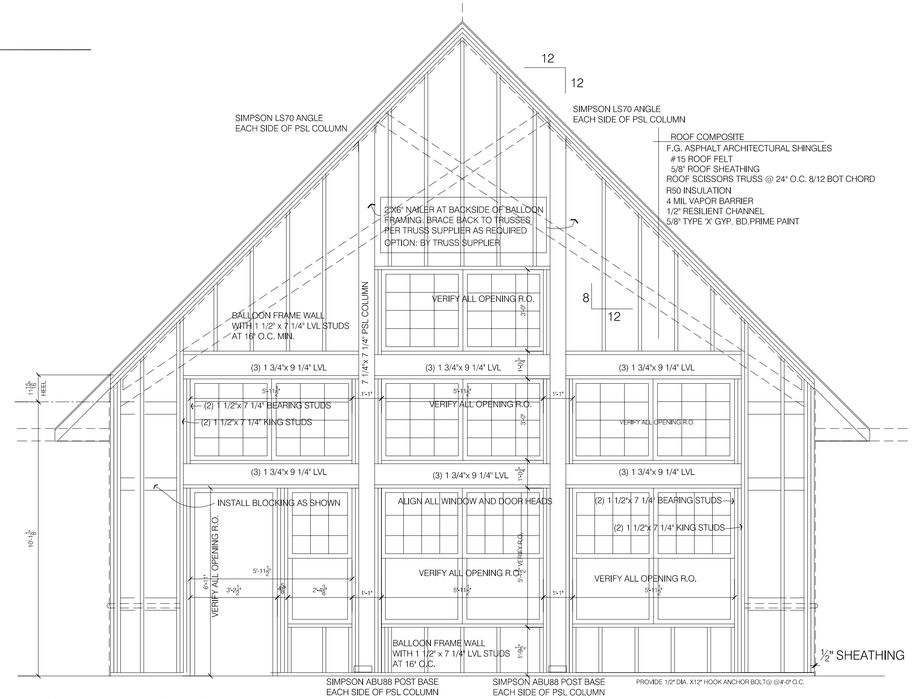
No.	Date	Revision

Project
Date
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SHEET
A4.2



1 Building Section
3/8" = 1'-0"



2 Commons Exterior Balloon Frame Wall
3/8" = 1'-0"

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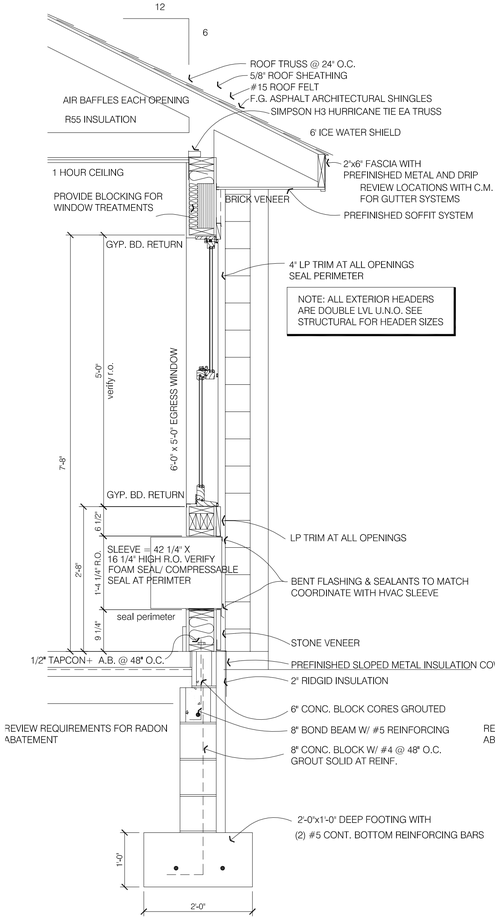
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Building Sections

No.	Date	Revision

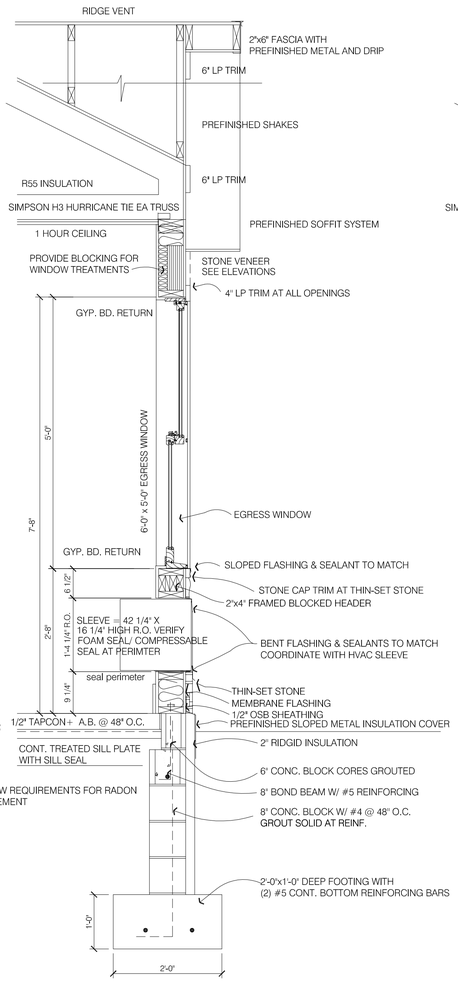
Project
Date
Drawn by Lars

SHEET
A5.0
50



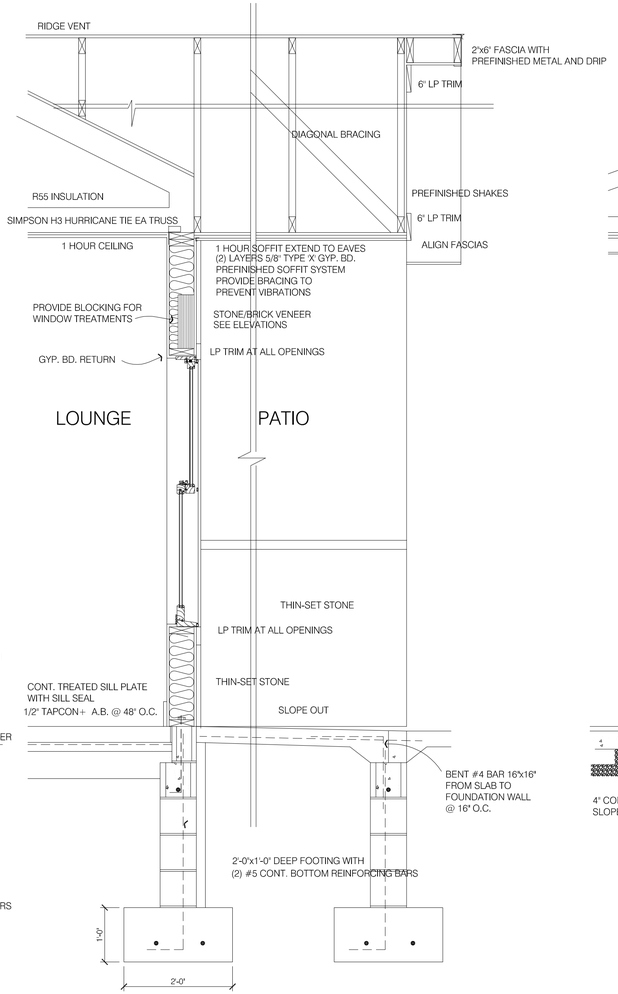
SEE 8/A5.1 FOR CAST CONCRETE FOUNDATION

1 TYPICAL WALL SECTION
3/4" = 1'-0"



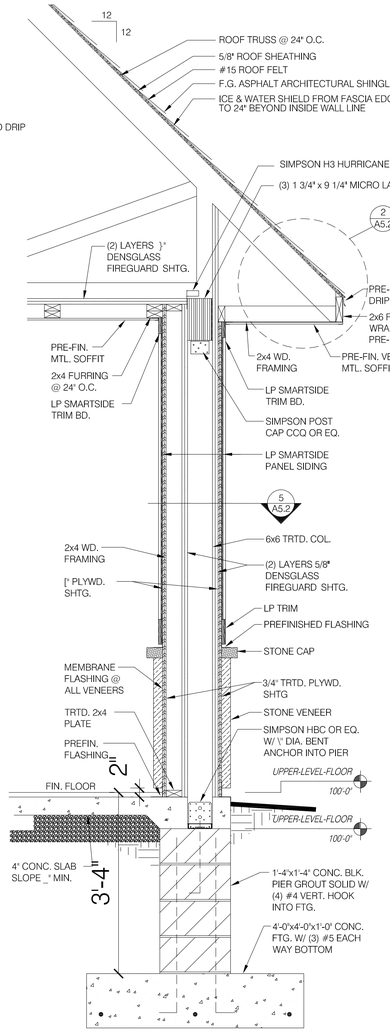
SEE 8/A5.1 FOR CAST CONCRETE FOUNDATION

2 TYPICAL STONE VENEER WALL SECTION
3/4" = 1'-0"

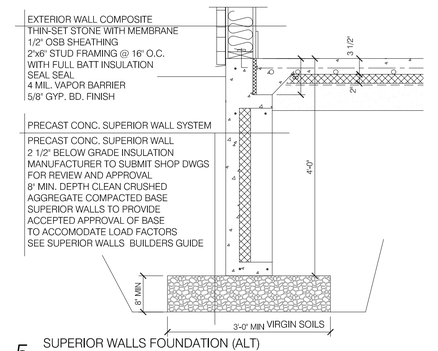


SEE 8/A5.1 FOR CAST CONCRETE FOUNDATION

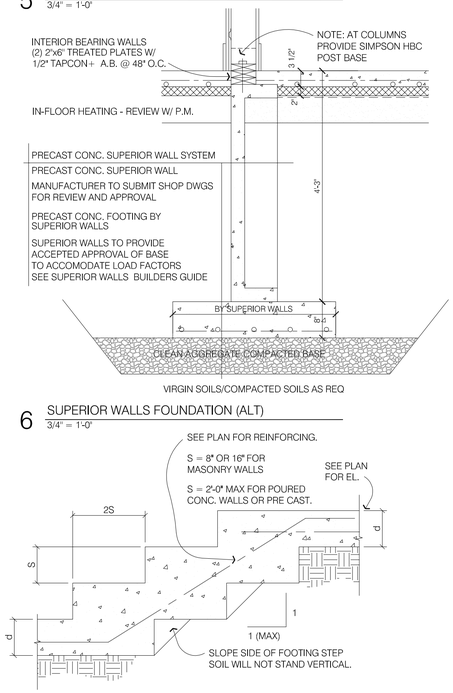
3 TYPICAL STONE VENEER WALL SECTION
3/4" = 1'-0"



4 ENTRY CANOPY SECTION
3/4" = 1'-0"

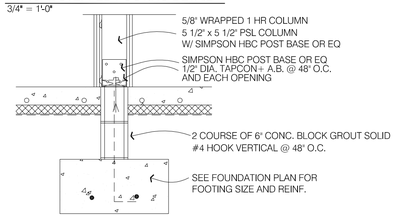


5 SUPERIOR WALLS FOUNDATION (ALT)
3/4" = 1'-0"

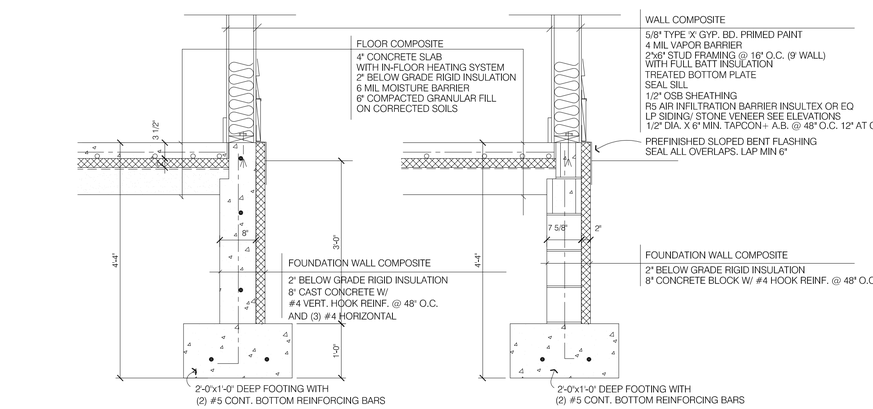


6 SUPERIOR WALLS FOUNDATION (ALT)
3/4" = 1'-0"

7 TYPICAL STEPPED FOOTING DETAIL
3/4" = 1'-0"

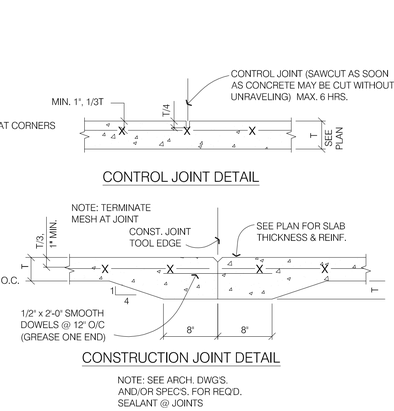


12 COMMONS COLUMN DETAIL
3/4" = 1'-0"

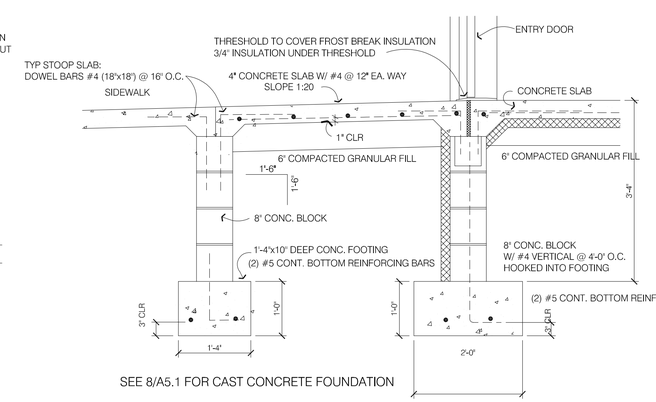


8 ALTERNATE CAST CONCRETE FOUNDATION DETAIL
3/4" = 1'-0"

9 TYPICAL FOUNDATION DETAIL
3/4" = 1'-0"

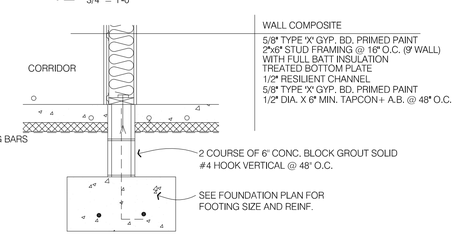


10 INTERIOR SLAB DETAILS
3/4" = 1'-0"



SEE 8/A5.1 FOR CAST CONCRETE FOUNDATION

11 CONCRETE STOOP DETAIL
3/4" = 1'-0"



13 INTERIOR BEARING WALL
3/4" = 1'-0"

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Wall Sections & Details

No.	Date	Revision

Project
Date
Drawn by Lars

SHEET
A5.1
31

CONCEALED WALL SPACES
FIRE-BLOCKING SHALL BE PROVIDED IN CONCEALED WALL SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:

1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

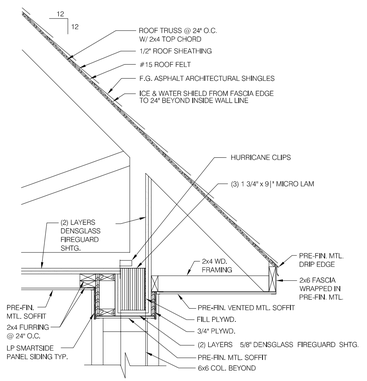
CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES
FIRE-BLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.

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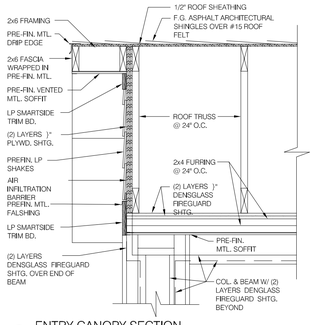
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Dayton River Rd & Balsam Ln North
Dayton, Minnesota 55327

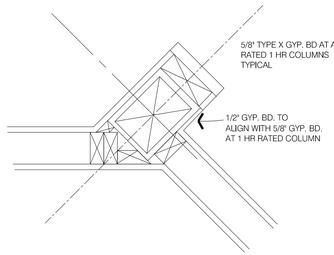
City Review
Printed
January 4, 2026



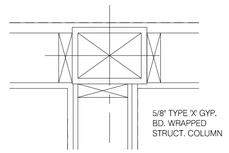
1 ENTRY CANOPY SECTION
3/4" = 1'-0"



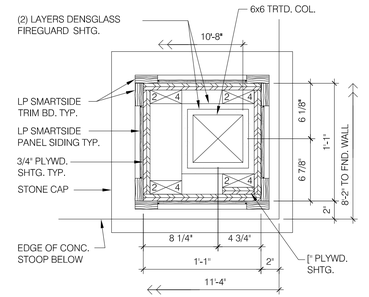
2 ENTRY CANOPY SECTION
3/4" = 1'-0"



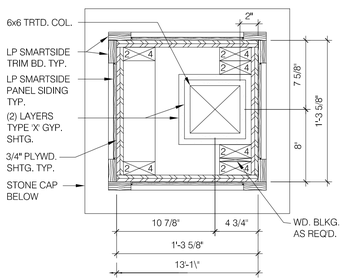
3 1 HOUR COLUMN DETAIL
1 1/2" = 1'-0"



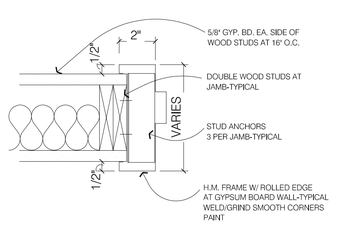
4 PSL Column Detail
1 1/2" = 1'-0"



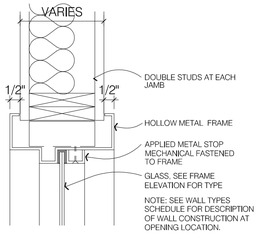
5 1 HOUR COLUMN DETAIL
1 1/2" = 1'-0"



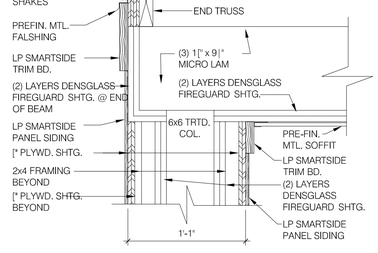
6 1 HOUR COLUMN DETAIL
1 1/2" = 1'-0"



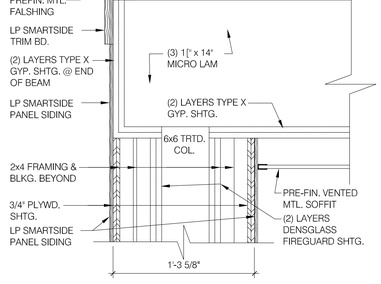
7 Interior HM Jamb
1 1/2" = 1'-0"



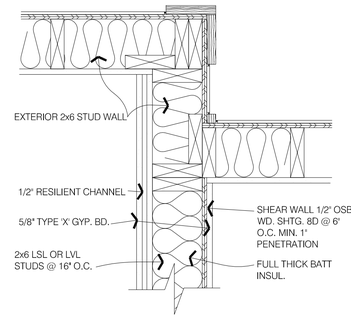
8 Interior HM Window Jamb
1 1/2" = 1'-0"



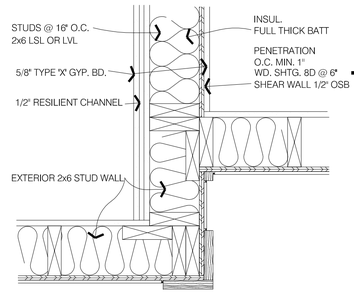
9 1 HOUR COLUMN/HEADER DETAIL
1 1/2" = 1'-0"



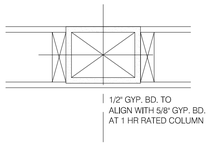
10 1 HOUR COLUMN/HEADER DETAIL
1 1/2" = 1'-0"



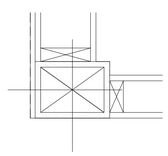
11 WALL CORNER PLAN VIEW
1 1/2" = 1'-0"



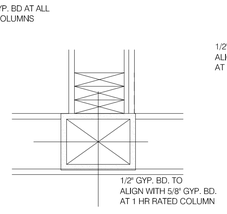
12 WALL CORNER PLAN VIEW
1 1/2" = 1'-0"



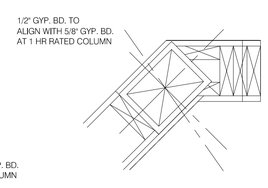
13 PSL Column Detail
1 1/2" = 1'-0"



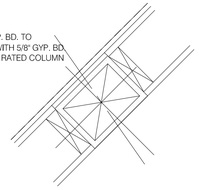
14 PSL Column Detail
1 1/2" = 1'-0"



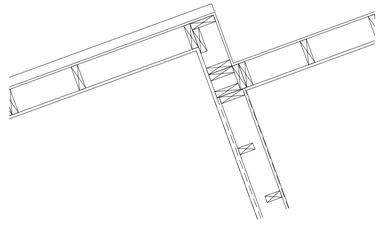
15 PSL Column Detail
1 1/2" = 1'-0"



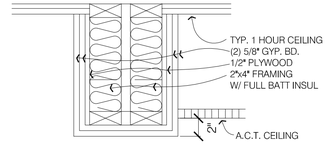
16 PSL Column Detail
1 1/2" = 1'-0"



17 PSL Column Detail
1 1/2" = 1'-0"



18 Offset Corner Wall Plan Detail
3/4" = 1'-0"



19 Gyp. Bd. Bulkhead
1 1/2" = 1'-0"

Wall Sections & Details

No.	Date	Revision

Project
Date
Drawn by Lars

SHEET
A5.2



1 Reflected Ceiling Plan
1/8" = 1'-0"

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

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.
Date: 12/22/25
Reg. No. 24240
Signed: Larry Gerdeen

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

City Review
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Reflected Ceiling Plan
1/8" = 1'-0"

No.	Date	Revision

Project
Date
Drawn by Lars

SHEET
A6.0
03

\pt2;15' MIN. BUILDING SETBACK

\pt2;30' MAX. BUILDING SETBACK

Commons

Memory Care

High Care Assisted Living

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

NO PARKING

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

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.
Date: 12/23/25
Reg. No. 24240
Signed: Larry Gryzbowski

Suite Living of Dayton

Dayton River Rd & Balsam Ln North
Dayton, Minnesota 55327

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FF& E Floor Plan

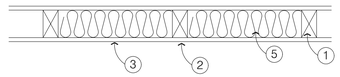
No.	Date	Revision

Project
Date
Drawn by Lars

SHEET
A7.0

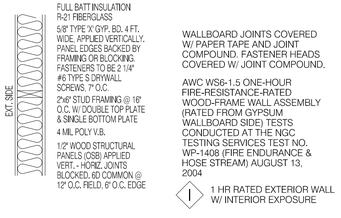
94

Design No. U305
Bearing Wall Rating - 1 HR.
Finish Rating -See Item 3.
STC Rating - 56 See item 8

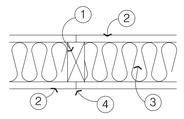


1. Nominal 2"x_ Stud Framing @ 16" O.C.
2. Joints -Exposed or covered with fiber tape and joint compound, except where required for specific edge configuration. For tapered, rounded-edge wallboard, joints covered with joint compound or fiber tape and joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.
3. Gypsum Board* -5/8 in. thick wallboard paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vendcally. Wallboard nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads. When used in widths of other than 48 in., wallboard is to be installed horizontally. For an alternate method of attachment of gypsum boards, refer to Item 6, Steel Framing Members*.
When Item 6 , Steel Framing Members*, is used, wallboard attached lo fumng channels with I in. long Type S bugle-head steel screws,spaced 12 in. OC.
AMERICAN GYPSUM CO ~ Types AGX-I , AGX-2, AGX-3 (finish rating 23 min.), Type AGX-7, AGX-I I (finish rating 26 min) or Type AG-C, TypeAGX-8 (finish ratlng 20 min), Type AGX-9 (finish rating 20 min), Type AGX-10 (finish ra ng 20 inn), Type AGX-5 (finish rating 26 min), Type AGX4 (finish rating 20 min), Type AGX
BEIJING NEW BUILDING MATERIALS CO LTD ~ Type DBX-I (finish rating 24 urn).
BPB AMERICA INC -Type I, Type SF3 (finish ratmg 20 min) or FRPC, ProRoc Type C or ProRoc Type X (finish rating 26 min), Type EGRG (finish rating 23 min)
CANADIAN GYPSUM COMPANY -Type AR (finish rating 26 min), Type C (finish rating 26 min), Type FCV (finish rating 26 min), Type IP-AR (finish raing 26 mm), Type IPC-AR (finish rating 26 min), Type IP-XI (finish rating 26 min), Type IP-X2 (finish rating 26 min), Type SCX (finish rating 26 min), Type SHX (fin. rating 26 min), Type WRC (fin. rating 26 min), Type WRX (fin. rating 26 min)
G-P GYPSUM CORP, SUB OF
GEORGIA-PACIFIC CORP -Type 5 (fimsh rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Ty|)e DGG (finish rating 20 m]n), Type GPFS I (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS6 (finish rating 26 min), Type DS, Type DAP, Type DD (finish rating 20 min), DA.
LAFARGE NORTH AMERICA INC -Type LGFC2 (finish ratmg 20 min), Type LGFC3 (finish rating 20 min), Type LGFC6 (finish rating 26 min), Type LGFC-C (fin]sh rating 20 min), Type LGFC6A (finish rating 34 min), Type LGFC2A, Type LGFC-C/A.
NATIONAL GYPSUM CO -Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finjsh rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-G (finish rating 20 ndn), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min).
PABCO GYPSUM, DIV 0F
PACIFIC COAST BUILDING PRODUCTS INC ~ Types C, PG-2 (finish rating 20 mjn), PG-3 (finish rating 20 mm), Types PG-3W, PG-5W (finish ratlng 20 min), Type PG-4 (finish rating 20 min), Type PGrfe (finish raing 23 min), Types PG-3WS, PG-5WS (finish rating 20 min), Types PG-5, PG-9 (finish rathg 26 mjn) or Type PG-C.
SIAM GYPSUM INDUSTRY (SARABURI) CO LTD -Type EX-I (finish rating 26 min)
STANDARD GYPSUM L L C -Type SGC(finish rating 20 min), Type SGC-3(finish rating 20 min.) Type SG-C or SGC-G(finish rating 20 min).
TEMPLE-INLAND FOREST PRODUCTS CORP -Types T (finish rating 20 min), VPB-Type T (finish rating 20 min), WR-Type T (finish rating 20 min), Type T SHTG (finish rating 20 min), FRxrfe, VPBX-6, FRWRX-6, TG-C or FRX-6 Exterior Gypsum Soffit Board.
UNITED STATES GYPSUM CO -Type AR (finish rating 26 min), Type SCX (finish rating 26 "n), Type C (finish rating 26 min), Type WRX (finish rating 26 inn), Type WRC (finish rating 26 min), T.ype IP-XI (finish rating 26 min), Type FCV (finish rating 26 min), Type Ip-X2 (fiiilsh rating 26 min), Type SHX (finish rating 26 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 26 min), Type IPC-AR (finish rating 26 min).
BPB CANADA INC -Type Fi-Rok or Abuse-Resistant.
USG MEXICO S A DE C V -Type AR (finish rating 26 min), Type C (finish rating 26 min), Type WRX (finish rating 26 min), Type WRC (finish rating 26 min). Type IP-XI (finish rating 26 min), Type FCV (finish rating 26 min), Type IP-X2 (finish rating 26 min), Type SIIX (finish ratmg 26 rin), SCX (finish rating 26 min), Type IP-AR (finish rating 26 min), Type IPC-AR (finish rating 26 min.)
3A, Gypsum Board. -(As an alternate to Item 3) -Nom 3/4 in. thick, installed as described in Item 3.
CANADIAN GYPSUM COMPANY -Types AR, IP-AR.
UNITED STATES GYPSUM CO -Types AR, IP-AI.
USG MEXICO S A DE C V -Types AR, IP-AR.
38. Gypsum Board* -(As an alternate to Items 3 and 3A) -5/8 in. thick, 4 ft wide, square edge, applied vertically. Wallboard nailed 8 in. OC with 1-3/4 in. long galvanized roofing nails. Joint covering (Item 2) not required.
CANADIAN GYPSUM COMPANY - Type WSX (froished rating 22 min).
UNITED STATES GYPSUM CO - Type WSX (finished rating 22 min).
USG MEXICO S A DE C V -Type WSX (fuished rating 22 min).
3C. Gypsum Board* -(As an alternate to Items 3, 3A and 38) -5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally to one side of the assembly. Secured as described in Item 3. Joint covering (Item 2) not required.
CANADIAN GYPSUM COMPANY -Type SHX.
UNITED STATES GYPSUM CO ~ Type SHX.
USG MExlco s A DE c v -Type sHx.
4. Steel Comer Fasteners -(Optlonal) -For use at wall corners. Channel shaped, 2 in. long by 1 in. riigh on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the wallboard, no greater than 2 in. from comer of wallboard, men spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Comers of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.
5. Batts and Blankets* -(Optional, Not Shown) glass fiber or mineral wool insulation.
CERTAINTEED CORP , GUARDIAN FIBERGLASS INC, JOHNS MANVILLE INTERNATIONAL INC, KI`IAUF FIBER GLASS GMBH, OWENS CORNING HT INC, DIV 0F
0WENS CORNING -Coming Fiberglas Corp., ROCK WOOL MANUFACTURING CO - Delta Board., THERMAFIBER L L C ~ Type SAFB.
5A. Fiber, Sprayed* -As an alternate to Batts and Blankets (Item 5) - Spray applied cellulose insulation material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft3.
U S GREENFIBER L L C ~ Cocoon stabilized cellulose insulatlon.
58. Flber, Sprayed* ~ As an alternate to Batts and Blankets (Item 5) and Item 5A -Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
NU-WOOL C0 INC - Cellulose Insulation
6. Steel Framing Members (Opt]onal, Not Shown)* -FurTing channels and Steel Framing Members as described below:
a. Furrlng Channels -Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overiap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Wallboard attached to furring channels as described in Item 3.
b. Steel Framing Members* -used to attach furring channels (Item 7a) to studs . Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.
PAC INTERNATIONAL INC -Type RSIC-I .
7. Caulklng and Sealants -(not shown, optional) A bead of acoustical sealant applied around the partition perimeter for sound control.
8. STC Rating -The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 6, except..
A. Item 1, above - Najlheads Shall be covered with joint compound.
8. Item 2, above -Joints As described, shall be covered with fiber tape and joint compound.
C. Item 5, above -Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.
D. Item 6, above -Steel Framing Members* Shall be used to attach wallboard to studs on either the acoustical source or receiving side of the wall assembly.
E. Item 7, above -Caulking and Sealants (not shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.
F. Steel Corner Fasteners (Item 4) and

1 1 HOUR TYPICAL WALL
SEE UL DIRECTORY - UL U305 1 HOUR

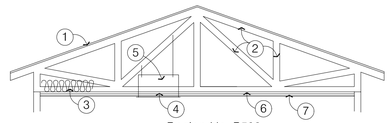


7 1 HOUR TYPICAL EXTERIOR WALL
Interior Fire Side



Framing - Nominal 2x4 Wood Studs @ 16" o.c. Double top Plate Single Bottom Plate
2. Sheathing - 5/8" Type X gypsum wallboard 4' wide applied horizontally. Horizontal joints are unblocked
Horizontal application of wealfboard represents the direction of least fire resistance as opposed to vertical application.
3. Insulation - 3 1/2" thick mineral wool insulation (2.5 pcf nominal)
4. Fasteners - 2 1/4" #6 Type S drywall screws spaced 12" o.c.
5. Joints and Fastener Heads = Wallboard joints covered wioth paper tape and joint compound
Fastener heads covered with joint compound
Tests conducted at the Fire Test Laboratory of National Gypsum Research Center
Test No. WP-1248 (Fire Endurance) March 29, 2000
WP-1246 (Hose Stream) March 09, 2000
Third Party Witness Intyertek Testing Services
Report J20-06170

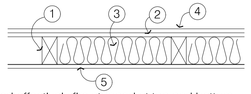
4 1 HOUR TYPICAL WALL
WS4-1.1 ASTM E 119/NFPA 251



Design No. P533
Unrestrained Assembly Rating - 1 HR.
Finished Rating - 23 Min.

1. Roofing System* -Any UL class A, 8 or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick plywood sheathing. Nom 15/32 in. thick plywood sheathing secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
2. Trusses -Pitched or parallel chord wood trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together with 0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.
3. Batts and Blankets* -Optional -Glass fiber insulation fitted in the concealed space, draped over the resilient channels and gypsum wallboard ceiling membrane or fastened to underside of roofing system . Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf
3A. Loose Fill Material* -As an alternate to Item 3, any loose fill material bearing the UL Classification Marking for Surface Burning Characteristics, having a min density of 0.5 pcf.
4. Air Duct* -Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.
5. Ceiling Damper* -Maximum nominal area, 324 sq in. Maximum square size,18 in. by 18 in. Rectangular sizes not to exceed 324 sq in. with a maximum width of 18 in. Maximum damper height is 14 in. Installed in accordance with the manufacturers installation instructions provided with the damper. Maximum damper openings not to exceed 324 sq in. per 100 sq ft of ceiling area.
C&S AIR PRODUCTS - Model RD-521.
POTTORFF - Model CFD-521 .
6. Furring Channels -Resilient channels, 3/8 in. deep by 2-3/8 in. wide at the base and 1-3/8 in. wide at the face, formed from 0.020 in. thick galv steel, spaced 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.
7. Gypsum Board* -Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1-1/8 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When insulation, Item 3 or 3A, is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.
NATIONAL GYPSUM CO -Types FSW-G, FSW-C, FSK-G, FSK-C.
8. Finishing System -(Not shown) -Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum wallboard.
*Bearing the UL Classification Mark

2 1 HOUR ROOF
SEE UL DIRECTORY - UL P533 1 HOUR

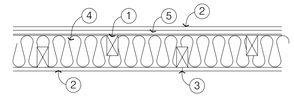


Design No. U344
Bearing Wall Rating — 1 Hr.
Finish Rating — 26 Min.

1. Wood Studs — Nom 2 by 4 / 6 in. spaced 24 in. OC, laterally braced, and effectively fire stopped at top and bottom.
2. Wood Structural Panel Sheathing — Nom 15/32 in. thick, 4 ft wide APA Rated Sheathing 32/16. Exposure 1, plywood or oriented strand board (OSB) per PS1, PS2 or APA Standard PRP-108. Installed with long dimension of sheet (strength axis) or face grain of plywood, parallel with studs. Vertical joints centered on studs, and staggered one stud space from wallboard joints. Horizontal joints backed with nom 2 by 4 in. wood backing. Attached to studs on exterior side of wall with 10d cement coated steel box nails spaced 6 in. OC along interior studs and 6 in. OC at perimeter of panels.
3. Batts and Blankets* — 3-1/2 in. thick foil-faced glass fiber batts. Supplied in rolls 23 in. wide. Density to be nom 0.70 pcf. Frictionfitted to completely fill the stud cavity.
See Batts and Blankets* (BZJZ) category for names of Classified Companies.
3A. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 3) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft3, in accordance with the application instructions supplied with the product.
U S GREENFIBER L L C — INS735 & INS745 for use with wet or dry application. INS510LD, INS515LD, INS541LD, INS735, INS745, INS765LD, and INS770LD are to be used for dry application only.
4. Gypsum Board* — 5/8 in. thick, 4 ft wide, applied horizontally or vertically. Attached to studs through plywood sheathing with 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam head nails spaced 7 in. OC along studs and at perimeter of panels. When used in widths other than 48 in., wallboard is to be installed horizontally. Joints exposed or covered with tape and compound.
AMERICAN GYPSUM CO CERTAINTEED GYPSUM INC, NATIONAL GYPSUM CO, UNITED STATES GYPSUM CO, CERTAINTEED GYPSUM INC
5. Gypsum Board* — 5/8 in. thick, 4 ft wide applied horizontally or vertically. Attached to studs or blocking at 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads. When used in widths other than 48 in., wallboard to be installed horizontally. Joints exposed or covered with tape and compound.
When Item 6, Steel Framing Members*, is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.
6. Steel Framing Members* — (Optional, Not Shown) — Furring Channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Items 4 and 5.
b. Steel Framing Members* — Used to attach furring channels (Item 6a) to studs . Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. . RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75).
7. Non-Bearing Wall Partition Intersection — (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3-1/2 in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.
* Indicates such products shall bear the UL Certification Mark

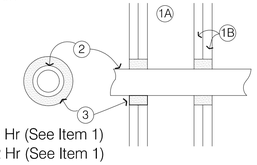
5 1 HOUR SHEAR WALL
SEE UL DIRECTORY - UL U344 1 HOUR

Design No. U340
Bearing Wall Rating - 1 HR.
STC Rating - 53



HORIZONTAL SECTION
1. Wood Studs -Nom 2 by 4 in. alternating on opposite sides of nom 2 by 6 in. wood plates. Spaced 16 in. OC on each side of wood plates, staggered 8in. OC on opposite side.
2. Gypsum Board* -5/8 in. thick wallboard, paper or vinyl faced with beveled, square, tapered or rounded edges. Wallboard nailed to each stud 7 in. OC with 6d cement coated nails,1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam head. As an alternate, No. 6 bugle head drywall screws,1-7/8 in. long, may be substituted for the 6d cement coated nails. When used in widths other than 48 in., wallboard to be installed horizontally.
When Steel Framing Members* (Item 5) are used, wallboard attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.
AMERICAN GYPSUM CO -Types AG-C, AGX-C .
BPB AMERICA INC -Type FRPC (Finish rating 20 min), ProRoc Type C.
CANADIAN GYPSUM COMPANY -Types C (Finish rating 26 min).
-Type CG5-5 (finish rating 26 min), Types CG-C, CGTC-C.
G-P GYPSUM CORP, SUB 0F
GEORGIA-PACIFIC CORP -Type 5 (Finish rating 26 min).
LAFARGE NORTH AMERICA INC -Types LGFC-C, LGFC-C/A.
NATIONAL GYPSUM CO -Types FSW-C, FSW-G.
¢(#7.c
PABC0 GYPSUM, DIV OF
PACIFIC COAST BUILDING PRODUCTS INC -Type C or PG-C.
STANDARD GYPSUM L L C -Type SG-C.
TEMPLE-INLAND FOREST PRODUCTS CORP -Type TG-C.
UNITED STATES GYPSUM CO -Types C, IP-X2 (Finish rating 26 min).
3. Joints and Nailheads -Wallboard joints covered with tape and joint compound. Nail heads covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to entire surface of Classified veneer baseboard. Joints reinforced.
4. Batts and Blankets* -(Optional) -Full Batt max. thickness glass or mineral fiber batt insulation stapled to studs.
See Batts and Blankets (BZJZ) category for list of classified companies.
5 Steel Framing Members (Optional, Not Shown)* - Furring channels and Steel Framing Members as described below
a. Furring Channels -Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Wallboard attached to furring channels as described in Item 2.
b. Steel Framing Members* -used to attach furring channels (Item a) to studs (Item 1) . Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.
PAC INTERNATIONAL INC -Type RSIC-1
*Bearing the UL Classification

3 1 HOUR UNIT DEMISING WALL
SEE UL DIRECTORY - UL U344 2 HOUR



F Rating — 1 and 2 Hr (See Item 1)
T Rating — 1 and 2 Hr (See Item 1)

1. Wall Assembly — The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in
A. Stud — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced 24 in. OC.
B. Gypsum Board* — 5/8 in. thick, 4 ft wide square or tapered edges. The gypsum wallboard, type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam opening is 4-3/8 in.
The hourly F and T Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.
2. Through-Penetrants — One nonmetallic pipe or conduit to be centered within the firestop system. The max diam of the through penetrant and annular space within the firestop system is dependent upon the type of fill material (Item 3). Pipe or conduit to be rigidly supported on both sides of the wall assembly. The following types and sizes of nonmetallic pipes or conduit may be used:
A. Polyvinyl Chloride (PVC) Pipe — Nom 2 in. diam (or smaller) Schedule 40 solid core PVC pipe for use in closed (process or supply) piping systems.
B. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 2 in. diam (or smaller) SDR 17 CPVC pipe for use in closed (process or supply) piping systems.
C. Rigid Nonmetallic Conduit+ — Nom 2 in. diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA No. 70).
3. Fill, Void or Cavity Material* — Sealant — In 2 hr fire rated assemblies, min 1-1/4 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. In 1 hr fire rated assemblies, min 5/8 in. thickness of fill material applied within the annulus, on both surfaces of wall. Additional fill material to be installed such that a min 5/8 in. thick crown is formed around the penetrating item and lapping a min 1 in. beyond the periphery of the opening.
The max diam of the through penetrant and annular space within the firestop system is dependent upon the type of fill material as tabulated below:
Max Diam of Through Penetrant In. Nom Annular Space In. Fill Mtl Type
1" nom annular space- 1/2" fill material- EP
2" - 1" nom. annular space I"
ISOLATEK INTERNATIONAL — Types EP and I
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions

6 FIRESTOP
SUBMIT ALTERNATE FIRESTOP PRODUCT FOR APPROVAL
SEE UL DIRECTORY - UL WL 2067 2 HOUR

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

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.
Reg. No. 24240
Date 12/22/25
Signed Lary Gerdon

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

City Review
Printed
January 4, 2026

Wall Types & UL Listings

No.	Date	Revision

Project
Date
Drawn by Lars

SHEET
A8.0

STRUCTURAL NOTES
MSBC 2020 & IBC 2018
DESIGN LOADS

A. Roof: 35 PSF live load (50# Ground Snow Load) code). Thermal Factor = 1.1
Roofing, Ceiling, & Mechanical dead load assumed 20 PSF.
B. Lateral: Earth - Typical cohesionless soil pressure assumed.
Wind - Per Code, latest adopted edition.
C. Seismic: Zone 0 (no effect).
D. Wind: Exposure=B, Topo Factor=1
- Wind Speed = 110 (ULT.)
- Wind Coefficient factor = 1

SOIL PREPARATION AND FOUNDATIONS

A. Materials
1. Footings to bear on properly compacted fill or native soil capable of sustaining a bearing pressure of 2000 PSF If soil appears to be of questionable quality or in a loose state, contact Architect before proceeding with the work.
2. All fill material to be granular soil or other cohesionless material approved by the soil testing agency.
3. Granular subbase (6" minimum) under slabs-on-grade to have particle grading to the following limits:
Pass 1" mesh: 100%. Pass #4 sieve: not over 5%.
Pass #200 sieve - not over 1%.
4. Provide vapor barrier under all slabs-on-grade.

B. Installation Notes
1. Prior to installing foundations, soil to be field inspected by an independent testing agency familiar with the site to assure that the compaction specifications have been satisfied. Submit all inspection reports, material test reports, etc, to the Architect.
2. All topsoil is to be stripped from building and pavement areas. All very loose sands and silt and clay solls also to be stripped.
3. All fill material to be spread in maximum 6" loose lifts and compacted with vibratory compactors to the specifications of the soil testing company.
4. Soil compaction around and above utilities passing under foundations to conform to foundation compaction criteria.
5. Provide minimum 4'-0" soil cover for foundation frost protection along perimeter of heated areas, 4'-0" for isolated exterior footings.

CONCRETE - SITE CAST

A. Design Code: ACI 318, ACI "Manual of Standard Practice...", latest adoption.
B. Materials
1. Minimum concrete strength at 28 days (fc) for slabs-on-grade to be 4000 psi. For footings, 3000 psi.
2. Concrete supplier to submit concrete mix designs to Architect for all site cast concrete.
3. Furnish 5-7% air entraining agent for all concrete exposed to freezing temperatures.
4. Reinforcing steel
a. Welded wire fabric - ASTM A185.
b. Deformed bars - ASTM A615, Grade 60. Reinforcing steel bars shall be marked physically with same designations as shown on the structural drawings.
5. Install slab on grade control joints as shown on plans and details or in accordance with PCA publication "Concrete Floors on Ground". Refer to page 21 for unreinforced slabs and pages 23 and 24 for slabs with distributed reinforcement.
C. Submit all inspection reports, material test reports, etc. to the Architect.
D. Submit shop drawings for reinforcing steel.
E. Installation notes:
1. All items to be placed in accordance with approved shop drawings.
2. Provide wire spacers, chairs and ties for support of reinforcing. Show on shop drawings. Mesh to be independently supported every 25 SF (min.) using CRSI recommended supports.
3. Support reinforcement only with CRSI recommended bar supports (wood, brick, etc. not acceptable) or hang from top of forms. Use supports with sand plates or horizontal runners for slab-on-grade reinforcement.
4. Concrete cover per ACI 318, latest adoption.
5. Sawcut slabs-on-grade as soon as concrete may be worked without unraveling (max. 6 hours after placement).
6. Place and securely tie footing dowels in position prior to concrete placement (i.e.: do not embed dowels into wet concrete).
7. Footing Foundation 12" min. overlap @ all corners

MASONRY

A. Design Code: International Building Code, latest edition.
B. Submit all inspection reports, material test reports, etc. to the Architect.
C. Submit shop drawings for reinforcing steel, mix designs for grout and mortar and written report of wall prism, grout and mortar tests.
D. Materials
1. Hollow unit concrete masonry - ASTM C90, Grade N, heavyweight (sand & gravel) units, kiln cured by high pressure steam (autoclave) or low pressure steam with carbonation. 28 day compressive strength (net area) minimum 3000 psi. Design f'm minimum 1500 psi - type "M" or "S" mortar, 1150 psi - type "N" mortar. Typical - see drawings for exceptions.
2. Minimum corefill-grout strength at 28 days (f'c) to be 4000 psi.
3. Mortar - per ASTM C-270 and C-476. Minimum requirements:
a. Type "M" or "S" for all below grade and exterior masonry. Minimum compressive strength 2500 psi and 1800 psi respectively.
b. Type "N" for all above grade and interior masonry. Minimum compressive strength 750 psi.
c. Type "M" for all reinforced masonry. Minimum compressive strength 2500 psi.
4. Reinforcing steel
a. Deformed bars - ASTM A615, Grade 60. Reinforcing steel bars shall be marked physically with same designations as shown on the structural drawings.
b. Joint reinforcement - single wythe walls - standard 9 gage "Dur-O-Wall" or equal conforming to ASTM A82 (galvanized).
c. Ties - brick veneer/wood stud back up - "Dur-O-Wall", DA-213 veneer anchor spaced not more than 16" o.c. horizontally and 16" o.c. vertically (galvanized).

E. Installation Notes
1. Block supplier shall provide test reports to Architect showing compressive strength values for masonry units.
2. Provide joint reinforcement every block course in stack bond walls, every other course in running bond walls.
3. Reinforcement splices shall be minimum 48 bar diameters or as noted on the plans and details. Dowel vertical reinforcement to footings.
4. Lap splice bond beam reinforcing minimum 48 diameters. Install bars continuous around corners.

LUMBER

A. Design Code: "National Design Specification for Wood Construction", latest edition.
B. Materials:
1. All members designated as "LVL" to have the following minimum allowable design values: Fb = 2.6 ksi, Fv = 0.285 ksi, Fc (parallel to grain) = 2.31 ksi, Fc (perpendicular to grain, parallel to glue line) = 0.75 ksi and E = 1900 ksi. See drawings for exceptions. Provide nailing/bolting connection for multiple piece beams per manufacturer's specifications unless noted otherwise on plan. Verify top or side loading condition.
2. All members designated as "PSL" to have the following minimum allowable design values: Fb = 2.9 ksi, Fv = 0.29 ksi (0.21 when horizontal shear is parallel to wide face of strands), Fc (parallel to grain) = 2.9 ksi, Fc (perpendicular to grain, parallel to wide face of strands) = 0.65 ksi, Fc (perpendicular to grain, perpendicular to wide face of strands) = 0.48 ksi, and E = 2000 ksi. Provide nailing/bolting connection for multiple piece beams per manufacturer's specifications unless noted otherwise on plan. Verify top or side loading condition.
3. Wood Roof Trusses
a. Designed and manufactured in accordance with the "Specification for Metal Plate Connected Wood Trusses", latest edition.
b. Truss plates shall be of structural quality galvanized sheet steel not less than 0.036 inch (20 gauge - coat thickness), shall be manufactured in accordance with the recommendations of the Quality Control Manual published by the Truss Plate Institute and shall meet or exceed ASTM A446 and A525 or alternately, ASTM A591.
c. Coordinate sizes and locations for mechanical and electrical ductwork prior to construction.
d. Maximum allowable live load deflection (unless noted otherwise on plan):
Roof Trusses - Span/360
e. Openings in roof to be designed/framed by the truss supplier.
f. Verify bearing conditions prior to truss fabrication.
g. Provide bridging, web stiffeners, etc. as required.
4. Dimension Lumber
a. Joists, beams, and columns - minimum design values except as noted on the plans: Fb = 850 psi, Fv = 70 psi, E = 1,300,000 psi, Fc (parallel to grain) = 1,150 psi, Fc (perpendicular to grain) = 405 psi.
b. 2x4 and 2x6 wall studs - minimum design values: Fb = 675 psi, Fv = 70 psi, E = 1,200,000 psi, Fc (parallel to grain) = 725 psi, Fc (perpendicular to grain) = 405 psi, SPF or better.
c. All lumber to have maximum moisture content of 19%.
5. Plywood
a. Plywood subfloor and roof sheathing to be C-D INT-APA - minimum thickness per IBC Code for loads and spans shown on plans or notes. PRODUCT CAN BE PLYWOOD OR OSB
b. Underlayment to be 1/2 inch C-C PLUGGED EXT-APA.
6. Nails, Bolts and Screws
a. Nails: Common per Fed Spec FF-N-1-1.
b. Lag Bolts or screws: per Fed Spec FF-B-561.

C. Installation Notes
1. Protect all glue-laminated members from exposure to weather. Store "PSL's" or "LVL's" in a vertical position.
2. Provide bridging in accordance with Part 4, Section 4.4.1 of the National Design Specification for Wood Construction, 1997 Edition.
3. Brace roof trusses in accordance with the manufacturer's recommendations.
4. At studs subject to lateral loading from wind, provide additional full story height studs nailed to ends of lintels in addition to posts shown as noted or scheduled as follows:

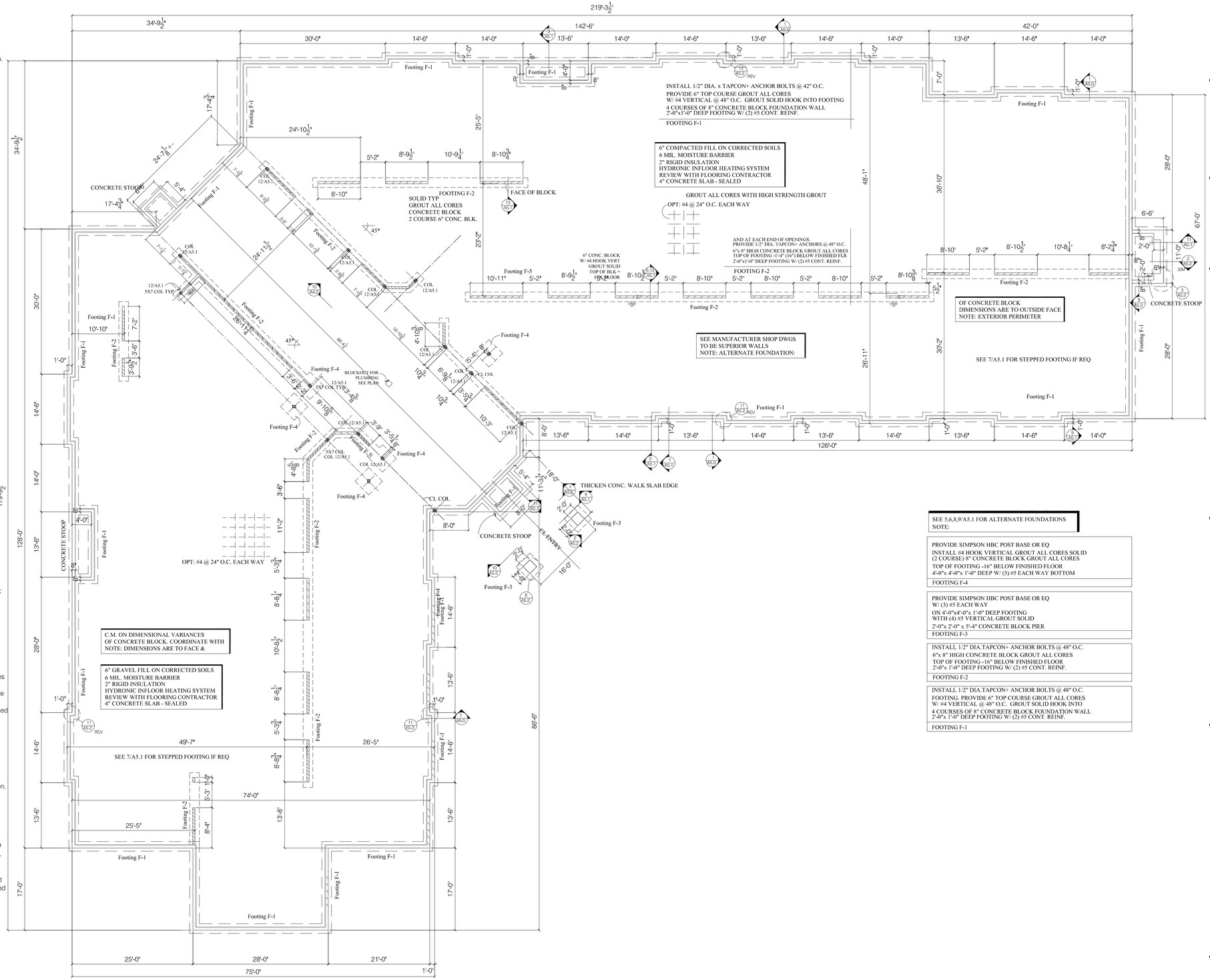
Opening width	# of extra studs
0' to 3'	1
3' to 6'	2
6' to 10'	3
10' to 16'	5
over 16'	consult Engineer

5. Provide flexible joints at all junctions between non-loadbearing partitions and wood trusses in order to account for Ceiling Partition Separation (CPS).

D. Submit design calculations and shop drawings for wood trusses Shop drawings must include erection plan(s) with mark numbers corresponding to engineered members. Include Combined Stress Index for all elements. All shop drawing documents to be certified by a Structural Engineer State licensed of the location of the building

SHOP DRAWINGS/MISCELLANEOUS

A. Engineer will review Contractor's shop drawings with respect to the ability of the detailed work, when complete, to be a properly functioning integral element of the overall system designed by Engineer. Before submitting a shop drawing or any related material to Engineer, Contractor shall: Review each such submission for conformance with the means, methods, techniques, sequences and operations of construction, and safety precautions and programs incidental thereto, all of which are the sole responsibility of the Contractor/approve each such submission before submitting it/and so stamp each such submission before submitting it. Engineer shall assume that no shop drawing or related submittal comprises a variation unless Contractor advises Engineer otherwise via a written instrument which is acknowledged by Engineer in writing. Shop drawing(s) called for are indicated in the material specifications. Engineer shall return shop drawings with comments provided that each submission has been called for and is stamped by Contractor as indicated above. Engineer shall return without comment material not called for or which has not been approved by Contractor.
B. Placement of mechanical units supported by roof or floor structure is subject to the approval of the Engineer.
C. Verify all existing conditions and dimensions. Report all conflicts in construction documents or between construction documents and actual conditions to the Engineer before proceeding with the affected work.
D. Contractor is responsible for bracing all structural elements, without overstressing, until project is complete. Stockpiling of materials on supported levels is at Contractor's own risk.



SEE 5,6,8,9/A5.1 FOR ALTERNATE FOUNDATIONS
NOTE:

PROVIDE SIMPSON HBC POST BASE OR EQ
INSTALL #4 HOOK VERTICAL GROUT ALL CORES SOLID
(2 COURSE) 8" CONCRETE BLOCK GROUT ALL CORES
TOP OF FOOTING -16" BELOW FINISHED FLOOR
4'-0"x 4'-0"x 1'-0" DEEP W/ (5) #5 EACH WAY BOTTOM
FOOTING F-4

PROVIDE SIMPSON HBC POST BASE OR EQ
W/ (3) #5 EACH WAY
ON 4'-0"x4'-0"x 1'-0" DEEP FOOTING
WITH (4) #5 VERTICAL GROUT SOLID
2'-0"x 2'-0" x 5'-4" CONCRETE BLOCK PIER
FOOTING F-3

INSTALL 1/2" DIA.TAPCON+ ANCHOR BOLTS @ 48" O.C.
6"x 8" HIGH CONCRETE BLOCK GROUT ALL CORES
TOP OF FOOTING -16" BELOW FINISHED FLOOR
2'-0"x 1'-0" DEEP FOOTING W/ (2) #5 CONT. REINF.
FOOTING F-2

INSTALL 1/2" DIA.TAPCON+ ANCHOR BOLTS @ 48" O.C.
FOOTING. PROVIDE 6" TOP COURSE GROUT ALL CORES
W/ #4 VERTICAL @ 48" O.C. GROUT SOLID HOOK INTO
4 COURSES OF 8" CONCRETE BLOCK FOUNDATION WALL
2'-0"x 1'-0" DEEP FOOTING W/ (2) #5 CONT. REINF.
FOOTING F-1

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

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly licensed professional engineer under the laws of the State of Minnesota.
Date: 12/29/25 Reg. No. 24249
Signed: Larry Gbokon

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

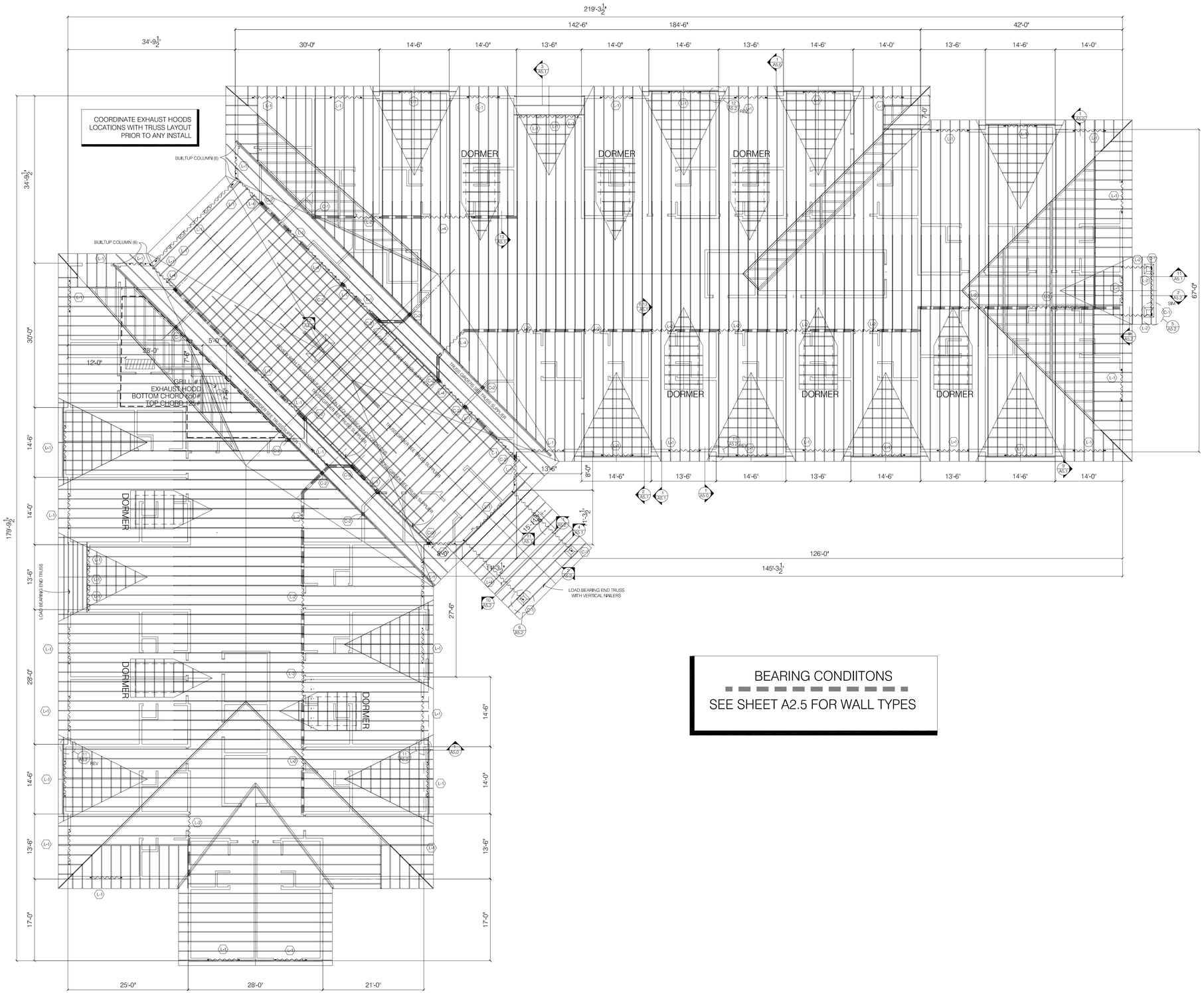
City Review
Printed
January 4, 2026

Footing & Foundation Plan
1" = 10'-0"

No.	Date	Revision

Project
Date
Drawn by Lars

SHEET
S1.0



BEARING CONDIITONS

SEE SHEET A2.5 FOR WALL TYPES

L-# = LINTEL SIZE

HEADER SCHEDULE	BEARING	KING
L-1 = (2) 1 3/4"x 9 1/4" LVL	(2) 2"x6" STUDS	(2) 2"x6" STUDS
L-2 = (2) 1 3/4"x 9 1/4" LVL	(2) 2"x6" STUDS	(1) 2"x6" STUDS
L-3 = (4) 1 3/4"x 11 7/8" LVL	(3) 2"x6" STUDS	(2) 2"x6" STUDS
L-4 = (2) 1 3/4"x 11 7/8" LVL	(3) 2"x6" STUDS	(2) 2"x6" STUDS
NOTE: REVIEW WITH TRUSS MANUFACTURER ON THE LOCATIONS OF THE TRUSS GIRDERS		

COLUMN SCHEDULE

C-1 = 6"x6" PSL COLUMN. EXTERIOR CONDITIONS TO BE TREATED

C-2 = 5x7" PSL COLUMN. EXTERIOR CONDITIONS TO BE TREATED

SEE FLOOR PLAN FOR COLUMN DIMENSIONS

SHEAR WALLS:
WOOD PLATES FOR INTERIOR SHEAR WALLS WHCIH ARE THE DEMISING WALLS FOR THE RESIDENT SLEEPING UNITS - NON-BEARING ARE TO BE TREATED LUMBER AND WILL BEAR DIRECTLY ON THE SLAB ON GRADE - NON FOOTING OR THICKENED SLAB IS REQUIRED. THE PLATES SHALL BE FASTENED TO THE SLAB W/ HILTI X-CF 72 OR X-CP 72 POWDER ACTUATED FASTENERS (APPROVED PER ICC-ES ESR-2379 REPORT) FASTENERS SHALL HAVE A SHANK LENGTH OF 2 7/8" WITH A DIA. OF 0.145" AND TO BE INSTALLED W/ STEEL PLATE WASHERS (0.229"x3"x3" MIN.) THE MAX. SPACING SHALL NOT EXCEED 24" O.C. AND CENTERED ON THE TREATED PLATE

Lars
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612-240-7009
LarsGxyz @ gmail.com

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

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

City Review
Printed
January 4, 2026

Roof Framing Plan
1" = 10'-0"

No.	Date	Revision

Project
Date
Drawn by Lars

SHEET
S2.0

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

OWNER INF
SUITE LIVING
1934 BUSKIRK RD
WHITE BEAR LAKE, M
JEREMY LARSON
651-253-0024
JEREMY@HAMPTON

BALSAM LANE NORTH
(A Public R/W)

6" PVC Wtr. Serv. (Per Rec)
6" PVC San. Serv. (Per Rec)
12" PVC W.M. (Per Rec)
Median
5' PARKING SETBACK
15' MIN. BUILDING SETBACK
30' MAX. BUILDING SETBACK
NO BUILDINGS
PID: 1412822
Address: Unassigned
Point I.D. Iron Pipe
PIN: WI, Cnty No.: 40340
[15] Drainage and Utility Easement Per Plat
[15] 20 Foot Drainage and Utility Easement Per Plat
5' PARKING SETBACK
15' BUILDING SETBACK
30' BUILDING SETBACK
COMMERCIAL

SITE LAYOUT NOTES:

SITE PLAN LEGEND:

Scale: 1 inch= 20 Ft.

The Lighting Analysis, estimate, Energy Analysis and/or Visual Simulation ("Lighting Design) provided by ROUZER is based upon anticipated prediction of lighting system performance based upon design parameters and information supplied by others. The Lighting Design may vary from actual conditions and measurements. Actual conditions have not been field verified by ROUZER and therefore actual measured results may vary from the Lighting Design. Any recommendations provided in the Lighting Design should be field verified to reduce variation. ROUZER neither warrants, either implied or stated with regard to actual performance of the lighting system, nor represents the appropriateness, completeness or suitability for any particular purpose of the Lighting Design. ROUZER neither warrants, either implied or stated, nor represents the appropriateness, completeness or suitability for any particular purpose of any equipment, materials, design, specification or recommendation expressed or implied by those specifically stated on drawings created and submitted by ROUZER. The Lighting Design is issued with the understanding that the owner, design professional, and/or contractor has the responsibility to make a project's construction documentation package.

Scale: as noted
Date:1/2/2026
Filename: Suite Living Dayton.AGI
Drawn By: Eric Nephew

Job Name:
Suite Living - Dayton
Lighting Layout
Version A

Prepared For: JH Larson

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

ROUZER GROUP

Calculation Summary											
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**	**PtSpcLr**	**PtSpcTb**	**Meter Type**
CalcPts_1	Illuminance	Fc	0.40	3.9	0.0	N.A.	N.A.		10	10	Horizontal
Parking Lot	Illuminance	Fc	1.21	3.9	0.4	3.03	9.75				

Luminaire Schedule											
Symbol	**Qty**	**Tag**	**Label**	**Arrangement**	**Lum. Lumens**	**Arr. Lum. Lumens**	**LLF**	**Description**	**Lum. Watts**	**Arr. Watts**	**Total Watts**
	3	A	A17-4T70	SINGLE	9798	9798	1.000	A17-4T70	70.82	70.82	212.46

******LAYOUT AND BOM ARE SUBJECT TO APPROVAL******

Expanded Luminaire Location Summary						
LumNo	**Tag**	**X**	**Y**	**MTG HT**	**Orient**	**Tilt**
1	A	294.75	166.06	23	270	0
2	A	327.02	52.25	23	133.801	0
3	A	230.93	83.1	23	0	0
Total Quantity: 3						

NOTES:
* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of the designer.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal Patents issued or pending apply.

The Lighting Analysis, estimate, Energy Analysis and/or Visual Simulation ("Lighting Design") included with this proposal is a conceptual representation based upon design parameters and information supplied by the customer. Actual performance of any lighting system may vary from the design criteria due to many factors including but not limited to: the room surface colors and reflectances, construction variances, voltage variations, and the placement and location of lighting fixtures. Field verification of lighting system performance is recommended to ensure that the customer's requirements are met. Unless otherwise noted, RAB Lighting Inc. does not warrant, represent or guarantee the accuracy, completeness or suitability of the Lighting Design for any purpose. RAB Lighting Inc. shall not be liable for any damages, including but not limited to those specifically stated on drawings created and submitted by ROUZER. The Lighting Design is issued with the understanding that it is for conceptual purposes only and is not intended for construction nor as being part of a project's construction documentation package.

Scale: as noted

Date:1/2/2026

Filename: Suite Living Dayton.AGI

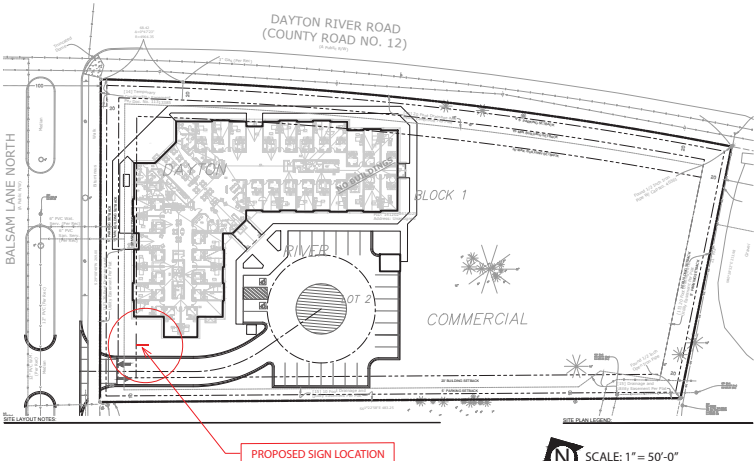
Drawn By: Eric Nephew

Job Name:
Suite Living - Dayton
Lighting Layout
Version A

Prepared For: JH Larson

ROUZER GROUP

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



2 - SIDED INTERNALLY ILLUMINATED MONUMENT SIGN / SITE PLAN

LEROY SIGNS
6325 WELCOME AVE, N.
MINNEAPOLIS, MN 55429
Phone: 763-535-0080
ww.leroysigns.com

Customer
Hampton Companies

Location
Dayton, MN

Description
illuminated monument signage

Sales Person
Kaj Reiter

Date
01-05-2026

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

File / Rev
HSL-Dayton-MS-SP-V1A.ai

PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED

ELECTRICAL TO USE ALL LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE

IMPORTANT NOTICE:

This is a proprietary design of Leroy Signs, Inc., designed specifically for this project. It is illegal and unethical to distribute to any other entity for copy or use. This design cannot be used without the written consent of Leroy Signs, Inc.

Stantec

Memo

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

Exhibits:

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

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

Comments:

General

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

Plat

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

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

Wetlands

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

Site Plans

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

Grading /Stormwater

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

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

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

<u>Watermain/Sanitary Sewer</u>

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

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

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

Landscaping

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

End of Comments

Payments to be approved at City Council Meeting February 24, 2026

		Totals
Claims Roster 02-24-2026	**$**	**457,607.46**
Prepaid 02-12-2026 EB	**$**	**164,152.96**
Total Payments:	**$**	**621,760.42**
Payroll 02-12-2026 Bi-Weekly 04	**$**	**115,446.53**

Check # sequence to be approved by City Council from meeting date of 2/24/2026:

Checks # 080393-080465

Inv Num / Inv Ref#	Vendor / Description / GL Distribution		Inv Date / Entered By	Due Date	Inv Amt	Jrnlized / Post Date
	BANK FEE-ADJ		12/02/2025	12/02/2025	4.00	Y
	NSF RECEIPT#35067 CHARGE BACK FEE		DBRUNETTE			12/31/2025
	101-41500-50309	NSF RECEIPT#35067 CHARGE BACK FEE			4.00	
	BAN-KOE SYSTEMS, INC		02/09/2026	02/24/2026	1,033.60	N
	BUILDING REPAIR SUPPLIES-CAMERAS		CHOYT			02/09/2026
	101-41810-50223	BUILDING REPAIR SUPPLIES			1,033.60	
	BEAUDRY		02/17/2026	02/24/2026	1,782.77	N
	PW; ULS DYED KODIAK PLUS 50/50-551.60		CHOYT			02/02/2026
	101-43100-50212	PW; ULS DYED KODIAK PLUS 50/50-551.60			1,782.77	
	BEAUDRY		02/17/2026	02/24/2026	1,024.27	N
	PW; UNLEADED 87 -464.10		CHOYT			02/02/2026
	101-43100-50212	PW; UNLEADED 87 -464.10			1,024.27	
	CAMPBELL KNUTSON P.A.		02/17/2026	02/24/2026	664.83	N
	LEGAL FEES-JAN 2026 PROJ 6180		CHOYT			01/31/2026
	411-43100-50304-6180	LEGAL FEES-JAN 2026 PROJ 6180			664.83	
	CAMPBELL KNUTSON P.A.		02/17/2026	02/24/2026	1,068.00	N
	LEGAL FEES; JAN 2026		CHOYT			01/31/2026
	602-49400-50300	PROFESSIONAL SRVS; JAN 2026			349.20	
	101-41640-50304	LEGAL FEES; JAN 2026			718.80	

CENTERPOINT ENERGY		02/09/2026	02/24/2026	8,662.75	Y
GAS UTILITIES; JAN 2026		CHOYT			02/09/2026
101-41810-50383	GAS UTILITIES; JAN 2026			8,662.75	
CENTERPOINT ENERGY		02/09/2026	02/24/2026	32.48	Y
RH WELLHOUSE; 11429952-2		CHOYT			02/03/2026
601-49400-50383	RH WELLHOUSE; 11429952-2			32.48	
CHARTER COMMUNICATIONS		02/17/2026	02/24/2026	1,415.17	N
ACCOUNT #175337501 INTERNET; FEB-MAR 202(		CHOYT			02/17/2026
101-42120-50320	LOCATION #243204401- PD; INTERNET			200.78	
101-43100-50321	LOCATION #243204401-PW; INTERNET			200.78	
101-42260-50320	LOCATION #175337701-FD2; INTERNET			45.15	
101-41820-50308	LOCATION #175337801; CH/INTERNET;			199.98	
601-49400-50321	LOCATION #175337201; WELLHOUSE/INTERNET;			99.98	
101-42260-50320	LOCATION #175337601; FD 1/INTERNET;			109.99	
101-42120-50320	ACCOUNT# 175351601- PD;NUMBER FORWARDING			16.51	
101-41820-50308	LOCATION #175337901- CH/FIBER INTERNET			542.00	
CINTAS		02/09/2026	02/24/2026	153.10	N
PW; UNIFORMS		CHOYT			02/09/2026
101-43100-50217	PW; UNIFORMS			153.10	
CINTAS		02/17/2026	02/24/2026	154.10	N
PW; UNIFORMS		CHOYT			02/12/2026
101-43100-50217	PW; UNIFORMS			154.10	
CITY OF ANOKA		02/17/2026	02/24/2026	540.69	N
22-393200-01 CENTRAL PARK; JAN 2026		CHOYT			01/31/2026
101-41810-50381	22-393200-01 CENTRAL PARK; JAN 2026			540.69	
CITY OF ANOKA		02/17/2026	02/24/2026	23.50	N

22-393400-00 SDLR SIREN; JAN 2026		CHOYT			01/31/2026
101-41810-50381	22-393400-00 SDLR SIREN; JAN 2026			23.50	
CITY OF ANOKA		02/17/2026	02/24/2026	993.31	N
22-396000-01 CH; JAN 2026		CHOYT			01/31/2026
101-41810-50381	22-396000-01 CH; JAN 2026			993.31	
CITY OF ANOKA		02/17/2026	02/24/2026	514.10	N
22-990002-01 STREET LIGHTS; JAN 2026		CHOYT			01/31/2026
101-43100-50230	22-990002-01 STREET LIGHTS; JAN			514.10	
CITY OF ANOKA		02/17/2026	02/24/2026	92.46	N
22-396030-00 BALSAM LANE PED; JAN 2026		CHOYT			01/31/2026
101-43100-50230	22-396030-00 BALSAM LANE PED; JAN			92.46	
CITY OF OTSEGO		02/11/2026	02/24/2026	17,913.48	N
SANITARY SEWER BILLING FOR 2025		CHOYT			02/10/2026
602-49400-50314	SANITARY SEWER BILLING FOR 2025			17,913.48	
COMPUTER INTEGRATION TECH, INC		02/17/2026	02/24/2026	1,111.50	N
EXPRESS ASSESSMENT		CHOYT			01/25/2026
101-41820-50300	EXPRESS ASSESSMENT			1,111.50	
COUNTY OF HENNEPIN		02/10/2026	02/24/2026	1,000.00	N
1991 OLYMPIA ICE RESURFACER		CHOYT			02/06/2026
101-43100-50580	1991 OLYMPIA ICE RESURFACER			1,000.00	
ECM PUBLISHERS, INC		02/17/2026	02/24/2026	50.00	N
PHN; FULL TIME PW POSTING		CHOYT			01/31/2026
101-41110-50352	PHN; FULL TIME PW POSTING			50.00	
ENTERPRISE FM TRUST		02/09/2026	02/24/2026	8,300.91	N
MOTOR VEHICLES LEASING PROGRAM-FEB 2026		CHOYT			02/09/2026

401-42120-50550	MOTOR VEHICLES LEASING PROGRAM-FEB 2026			8,300.91	
ENTERPRISE FM TRUST		02/09/2026	02/24/2026	8,247.66	N
MOTOR VEHICLES LEASING PROGRAM; JAN 2026		CHOYT			01/31/2026
401-42120-50550	MOTOR VEHICLES LEASING PROGRAM; JAN 2026			8,247.66	
GUIDANCEPOINT TECHNOLOGIES		02/09/2026	02/24/2026	175.00	N
IT; BACKUP OF SERVER		CHOYT			02/08/2026
101-41820-50205	IT; BACKUP OF SERVER			175.00	
GUIDANCEPOINT TECHNOLOGIES		02/09/2026	02/24/2026	2,769.98	N
EQUIPMENT-2 COMPUTERS		CHOYT			02/08/2026
101-41820-50580	EQUIPMENT-2 COMPUTERS			2,769.98	
GUIDANCEPOINT TECHNOLOGIES		02/17/2026	02/24/2026	175.00	N
BACKUP OF SERVER-FEB 2026		CHOYT			02/15/2026
101-41820-50205	BACKUP OF SERVER-FEB 2026			175.00	
GUIDANCEPOINT TECHNOLOGIES		02/17/2026	02/24/2026	305.00	N
BACKUP OF SERVER; FEB 2026		CHOYT			02/17/2026
101-41820-50205	BACKUP OF SERVER; FEB 2026			305.00	
HAWKINS, INC		02/17/2026	02/24/2026	40.00	N
PW; CHEMICALS		CHOYT			02/15/2026
601-49400-50216	PW; CHEMICALS			40.00	
HENNEPIN COUNTY		02/10/2026	02/24/2026	3,420.62	N
FD; RADIO LEASE- JAN 2026		CHOYT			01/31/2026
101-42260-50320	FD; RADIO LEASE- JAN 2026			3,420.62	
HENNEPIN COUNTY		02/10/2026	02/24/2026	2,841.20	N
PD; RADIO LEASE- JAN 2026		CHOYT			01/31/2026
101-42120-50320	PD; RADIO LEASE- JAN 2026			2,841.20	

HENNEPIN COUNTY FIRE CHIEFS		02/17/2026	02/24/2026	425.00	N
FD; PROFESSIONAL DEVELOPMENT-D NORDNES		CHOYT			01/29/2026
101-42260-50208	FD; PROFESSIONAL DEVELOPMENT-D NORDNESS			425.00	
HENNEPIN COUNTY SHERIFFS OFFIC		02/18/2026	02/24/2026	135.76	N
PD; PER DIEM AND PROCESSING JAN 2026		CHOYT			01/31/2026
101-42120-50306	PD; PER DIEM AND PROCESSING JAN 2026			135.76	
HENNEPIN COUNTY-RECORDER		02/09/2026	02/24/2026	2.50	N
CONTRACT SERVICES-H STENSGARD		CHOYT			12/31/2025
101-41720-50308	CONTRACT SERVICES-H STENSGARD			2.50	
INNOVATIVE OFFICE SOLUTIONS		02/18/2026	02/24/2026	112.69	N
PD/PW; SUPPLIES		CHOYT			02/13/2026
101-41810-50430	PD/PW; SUPPLIES			112.69	
J & M HOLDINGS LLC		02/11/2026	02/24/2026	22,121.29	N
REFUND ESCROW WATERMAIN EXTENSION 2024		CHOYT			02/11/2026
601-49400-50430-2005	REFUND ESCROW WATERMAIN EXTENSION 2024			22,121.29	
J.P. MORGAN CHASE BANK NA		01/08/2026	02/24/2026	14.14	N
Uniform Allowance		CHOYT			01/08/2026
101-42120-50217	Uniform Allowance			14.14	
J.P. MORGAN CHASE BANK NA		01/08/2026	02/24/2026	107.83	N
Uniform Allowance		CHOYT			01/08/2026
101-42120-50217	Uniform Allowance			107.83	
J.P. MORGAN CHASE BANK NA		01/13/2026	02/24/2026	30.00	N
ID Card Subscription January		CHOYT			01/13/2026
101-41810-50205	ID Card Subscription January			30.00	

J.P. MORGAN CHASE BANK NA		01/13/2026	02/24/2026	401.39	N
Recliner for Wellness Room		CHOYT			01/13/2026
101-42120-50392	Recliner for Wellness Room			401.39	
J.P. MORGAN CHASE BANK NA		01/15/2026	02/24/2026	65.09	N
Wellness Equipment		CHOYT			01/15/2026
101-42120-50392	Wellness Equipment			65.09	
J.P. MORGAN CHASE BANK NA		01/15/2026	02/24/2026	81.37	N
Wellness Equipment		CHOYT			01/15/2026
101-42120-50392	Wellness Equipment			81.37	
J.P. MORGAN CHASE BANK NA		01/15/2026	02/24/2026	130.21	N
Wellness Equipment		CHOYT			01/15/2026
101-42120-50392	Wellness Equipment			130.21	
J.P. MORGAN CHASE BANK NA		01/15/2026	02/24/2026	92.22	N
Wellness Equipment		CHOYT			01/15/2026
101-42120-50392	Wellness Equipment			92.22	
J.P. MORGAN CHASE BANK NA		01/15/2026	02/24/2026	119.36	N
Wellness Equipment		CHOYT			01/15/2026
101-42120-50392	Wellness Equipment			119.36	
J.P. MORGAN CHASE BANK NA		01/15/2026	02/24/2026	103.08	N
Wellness Equipment		CHOYT			01/15/2026
101-42120-50392	Wellness Equipment			103.08	
J.P. MORGAN CHASE BANK NA		01/15/2026	02/24/2026	199.68	N
Wellness Equipment		CHOYT			01/15/2026
101-42120-50392	Wellness Equipment			199.68	
J.P. MORGAN CHASE BANK NA		01/15/2026	02/24/2026	75.95	N

Wellness Equipment		CHOYT				01/15/2026
101-42120-50392	Wellness Equipment			75.95		
J.P. MORGAN CHASE BANK NA		01/15/2026	02/24/2026	54.24	N	
Wellness Equipment		CHOYT				01/15/2026
101-42120-50392	Wellness Equipment			54.24		
J.P. MORGAN CHASE BANK NA		01/15/2026	02/24/2026	108.50	N	
Wellness Equipment		CHOYT				01/15/2026
101-42120-50392	Wellness Equipment			108.50		
J.P. MORGAN CHASE BANK NA		01/15/2026	02/24/2026	246.48	N	
Wellness Equipment		CHOYT				01/15/2026
101-42120-50392	Wellness Equipment			246.48		
J.P. MORGAN CHASE BANK NA		01/21/2026	02/24/2026	25.00	N	
SOTA Membership 2026		CHOYT				01/21/2026
101-42120-50205	SOTA Membership 2026			25.00		
J.P. MORGAN CHASE BANK NA		01/22/2026	02/24/2026	25.00	N	
SOTA Membership 2026		CHOYT				01/22/2026
101-42120-50205	SOTA Membership 2026			25.00		
J.P. MORGAN CHASE BANK NA		01/22/2026	02/24/2026	(199.68)	N	
Refund of Wellness Equip Return		CHOYT				01/22/2026
101-42120-50392	Refund of Wellness Equip Return			(199.68)		
J.P. MORGAN CHASE BANK NA		01/22/2026	02/24/2026	(54.24)	N	
Refund of Wellness Equip Return		CHOYT				01/22/2026
101-42120-50392	Refund of Wellness Equip Return			(54.24)		
J.P. MORGAN CHASE BANK NA		01/26/2026	02/24/2026	189.00	N	
Training		CHOYT				01/26/2026

101-42120-50208	Training			189.00	
J.P. MORGAN CHASE BANK NA		01/28/2026	02/24/2026	128.67	N
Uniform Allowance		CHOYT			01/28/2026
101-42120-50217	Uniform Allowance			128.67	
J.P. MORGAN CHASE BANK NA		01/27/2026	02/24/2026	29.99	N
Firearms Safety Equip		CHOYT			01/27/2026
101-42120-50580	Firearms Safety Equip			29.99	
J.P. MORGAN CHASE BANK NA		01/27/2026	02/24/2026	40.74	N
Office Supplies		CHOYT			01/27/2026
101-42120-50200	Office Supplies			40.74	
J.P. MORGAN CHASE BANK NA		01/05/2026	02/24/2026	845.95	N
Plow Bolts		CHOYT			01/05/2026
101-43100-50220	Plow Bolts			845.95	
J.P. MORGAN CHASE BANK NA		01/08/2026	02/24/2026	29.15	N
Battery Switch for Trailer		CHOYT			01/08/2026
101-43100-50220	Battery Switch for Trailer			29.15	
J.P. MORGAN CHASE BANK NA		01/09/2026	02/24/2026	150.00	N
Event Registration Northern Green		CHOYT			01/09/2026
101-43100-50208	Event Registration Northern Green			150.00	
J.P. MORGAN CHASE BANK NA		01/09/2026	02/24/2026	4.30	N
Signage Training		CHOYT			01/09/2026
101-43100-50208	Signage Training			4.30	
J.P. MORGAN CHASE BANK NA		01/09/2026	02/24/2026	200.00	N
Signage Training		CHOYT			01/09/2026
101-43100-50208	Signage Training			200.00	

J.P. MORGAN CHASE BANK NA		01/09/2026	02/24/2026	774.38	N
Safety Lights for Gator		CHOYT			01/09/2026
101-45200-50220	Safety Lights for Gator			774.38	
J.P. MORGAN CHASE BANK NA		01/13/2026	02/24/2026	240.00	N
Arborist Training Course		CHOYT			01/13/2026
101-43100-50208	Arborist Training Course			240.00	
J.P. MORGAN CHASE BANK NA		01/14/2026	02/24/2026	34.99	N
Connections Kit		CHOYT			01/14/2026
101-43100-50210	Connections Kit			34.99	
J.P. MORGAN CHASE BANK NA		01/16/2026	02/24/2026	45.00	N
Management Training Course		CHOYT			01/16/2026
101-43100-50208	Management Training Course			45.00	
J.P. MORGAN CHASE BANK NA		01/21/2026	02/24/2026	22.42	N
Event Parking		CHOYT			01/21/2026
101-43100-50208	Event Parking			22.42	
J.P. MORGAN CHASE BANK NA		01/21/2026	02/24/2026	64.16	N
Event Lunch		CHOYT			01/21/2026
101-43100-50210	Event Lunch			64.16	
J.P. MORGAN CHASE BANK NA		01/23/2026	02/24/2026	29.95	N
filters for post pounder		CHOYT			01/23/2026
101-43100-50220	filters for post pounder			29.95	
J.P. MORGAN CHASE BANK NA		01/26/2026	02/24/2026	95.00	N
rental property furnace check		CHOYT			01/26/2026
101-41810-50223	rental property furnace check			95.00	

J.P. MORGAN CHASE BANK NA		01/26/2026	02/24/2026	507.98	N
Garage Door weather stripping		CHOYT			01/26/2026
101-43100-50220	Garage Door weather stripping			507.98	
J.P. MORGAN CHASE BANK NA		01/26/2026	02/24/2026	62.59	N
Hardware Supplies		CHOYT			01/26/2026
101-43100-50210	Hardware Supplies			62.59	
J.P. MORGAN CHASE BANK NA		01/05/2026	02/24/2026	350.00	N
Ehlers Conference Attendance - Brunette		CHOYT			01/05/2026
101-41500-50208	Ehlers Conference Attendance - Brunette			350.00	
J.P. MORGAN CHASE BANK NA		01/05/2026	02/24/2026	525.00	N
MCMA Annual Conference - Doud		CHOYT			01/05/2026
101-41310-50208	MCMA Annual Conference - Doud			525.00	
J.P. MORGAN CHASE BANK NA		01/14/2026	02/24/2026	3.00	N
Parking at MN Court of Appeals		CHOYT			01/14/2026
101-41310-50331	Parking at MN Court of Appeals			3.00	
J.P. MORGAN CHASE BANK NA		01/16/2026	02/24/2026	12.78	N
Peer Compass Group Lunch		CHOYT			01/16/2026
101-41310-50200	Peer Compass Group Lunch			12.78	
J.P. MORGAN CHASE BANK NA		01/20/2026	02/24/2026	130.00	N
State of the Cities - 4 Attendees		CHOYT			01/20/2026
101-41110-50208	State of the Cities - 4 Attendees			130.00	
J.P. MORGAN CHASE BANK NA		01/20/2026	02/24/2026	65.00	N
State of the Cities - 4 Attendees		CHOYT			01/20/2026
101-41310-50208	State of the Cities - 4 Attendees			65.00	
J.P. MORGAN CHASE BANK NA		01/20/2026	02/24/2026	65.00	N

State of the Cities - 4 Attendees		CHOYT			01/20/2026
101-41710-50208	State of the Cities - 4 Attendees			65.00	
J.P. MORGAN CHASE BANK NA		01/19/2026	02/24/2026	10.77	N
Toilet Repair - Rental House		CHOYT			01/19/2026
601-49400-50220	Toilet Repair - Rental House			10.77	
J.P. MORGAN CHASE BANK NA		01/22/2026	02/24/2026	395.00	N
B Benting MCFOA Conference		CHOYT			01/22/2026
101-41420-50208	B Benting MCFOA Conference			395.00	
J.P. MORGAN CHASE BANK NA		01/29/2026	02/24/2026	250.00	N
Ehlers Conference - Zach		CHOYT			01/29/2026
101-41500-50208	Ehlers Conference - Zach			250.00	
J.P. MORGAN CHASE BANK NA		01/13/2026	02/24/2026	125.00	N
Fashant Day on the hill		CHOYT			01/13/2026
101-41110-50208	Fashant Day on the hill			125.00	
J.P. MORGAN CHASE BANK NA		01/19/2026	02/24/2026	734.76	N
Digium December		CHOYT			01/19/2026
101-41810-50308	Digium December			734.76	
J.P. MORGAN CHASE BANK NA		01/23/2026	02/24/2026	11.00	N
microsoft Jan		CHOYT			01/23/2026
101-41820-50308	microsoft Jan			11.00	
J.P. MORGAN CHASE BANK NA		01/26/2026	02/24/2026	225.62	N
zoom Jan 2026		CHOYT			01/26/2026
101-41500-50205	zoom Jan 2026			225.62	
J.P. MORGAN CHASE BANK NA		01/28/2026	02/24/2026	250.00	N
day on the hill		CHOYT			01/28/2026

101-41110-50208	day on the hill			250.00	
J.P. MORGAN CHASE BANK NA		01/28/2026	02/24/2026	125.00	N
day on the hill		CHOYT			01/28/2026
101-41310-50208	day on the hill			125.00	
J.P. MORGAN CHASE BANK NA		12/31/2025	02/24/2026	59.96	N
W2 items		CHOYT			12/31/2025
101-41810-50200	W2 items			59.96	
J.P. MORGAN CHASE BANK NA		12/31/2025	02/24/2026	67.15	N
office suplies and W2 items		CHOYT			12/31/2025
101-41810-50200	office suplies and W2 items			67.15	
J.P. MORGAN CHASE BANK NA		01/08/2026	02/24/2026	59.48	N
Office Supplies		CHOYT			01/08/2026
101-41810-50200	Office Supplies			59.48	
J.P. MORGAN CHASE BANK NA		01/15/2026	02/24/2026	10.59	N
Office Supplies- note pad pack		CHOYT			01/15/2026
101-41810-50200	Office Supplies- note pad pack			10.59	
J.P. MORGAN CHASE BANK NA		01/28/2026	02/24/2026	199.95	N
8.5x11 paper -5 cases		CHOYT			01/28/2026
101-41810-50200	8.5x11 paper -5 cases			199.95	
J.P. MORGAN CHASE BANK NA		01/27/2026	02/24/2026	790.00	N
MCFOA conference-Amy & Kelly		CHOYT			01/27/2026
101-41420-50208	MCFOA conference-Amy & Kelly			790.00	
J.P. MORGAN CHASE BANK NA		01/29/2026	02/24/2026	29.77	N
file jackets		CHOYT			01/29/2026
101-41810-50200	file jackets			29.77	

J.P. MORGAN CHASE BANK NA		01/23/2026	02/24/2026	25.00	N
SOTA Membership 2026		CHOYT			01/23/2026
101-42120-50205	SOTA Membership 2026			25.00	
J.P. MORGAN CHASE BANK NA		01/25/2026	02/24/2026	90.50	N
Uniform Allowance		CHOYT			01/25/2026
101-42120-50217	Uniform Allowance			90.50	
J.P. MORGAN CHASE BANK NA		01/25/2026	02/24/2026	21.69	N
Uniform Allowance		CHOYT			01/25/2026
101-42120-50217	Uniform Allowance			21.69	
J.P. MORGAN CHASE BANK NA		01/26/2026	02/24/2026	98.45	N
Uniform Allowance		CHOYT			01/26/2026
101-42120-50217	Uniform Allowance			98.45	
J.P. MORGAN CHASE BANK NA		01/08/2026	02/24/2026	39.68	N
Office Supplies		CHOYT			01/08/2026
101-43100-50210	Office Supplies			39.68	
J.P. MORGAN CHASE BANK NA		01/12/2026	02/24/2026	350.00	N
Conference Registration		CHOYT			01/12/2026
601-49400-50208	Conference Registration			350.00	
J.P. MORGAN CHASE BANK NA		01/12/2026	02/24/2026	350.00	N
Conference Registration		CHOYT			01/12/2026
601-49400-50208	Conference Registration			350.00	
J.P. MORGAN CHASE BANK NA		01/16/2026	02/24/2026	3,549.90	N
2025 CIP Trash Receptacles		CHOYT			01/16/2026
101-45200-50530	2025 CIP Trash Receptacles			3,549.90	

J.P. MORGAN CHASE BANK NA		01/16/2026	02/24/2026	4,933.40	N
2025 CIP Trash Receptacles		CHOYT			01/16/2026
101-45200-50530	2025 CIP Trash Receptacles			4,933.40	
J.P. MORGAN CHASE BANK NA		01/16/2026	02/24/2026	5,241.75	N
2025 CIP Trash Receptacles		CHOYT			01/16/2026
101-45200-50530	2025 CIP Trash Receptacles			5,241.75	
J.P. MORGAN CHASE BANK NA		01/23/2026	02/24/2026	28.90	N
Wet Floor signs for Activity Centre		CHOYT			01/23/2026
101-41910-50210	Wet Floor signs for Activity Centre			28.90	
J.P. MORGAN CHASE BANK NA		01/23/2026	02/24/2026	2,330.63	N
Supplies for Easter Egg Hunt		CHOYT			01/23/2026
101-41910-50210	Supplies for Easter Egg Hunt			2,330.63	
J.P. MORGAN CHASE BANK NA		01/27/2026	02/24/2026	5,521.07	N
WATER OVERAGE CHARGE		CHOYT			01/27/2026
601-49400-50210	WATER OVERAGE CHARGE			5,521.07	
J.P. MORGAN CHASE BANK NA		01/29/2026	02/24/2026	33.53	N
OFFICE SUPPLIES		CHOYT			01/29/2026
101-43100-50210	OFFICE SUPPLIES			33.53	
J.P. MORGAN CHASE BANK NA		01/29/2026	02/24/2026	42.19	N
OFFICE SUPPLIES		CHOYT			01/29/2026
101-43100-50210	OFFICE SUPPLIES			42.19	
J.P. MORGAN CHASE BANK NA		01/29/2026	02/24/2026	125.00	N
Fuel Cloud subscription		CHOYT			01/29/2026
101-43100-50212	Fuel Cloud subscription			125.00	
J.P. MORGAN CHASE BANK NA		01/05/2026	02/24/2026	3,045.00	N

Fire Manager Scheduling		CHOYT			01/05/2026
101-42260-50300	Fire Manager Scheduling			3,045.00	
J.P. MORGAN CHASE BANK NA		01/06/2026	02/24/2026	170.59	N
Oil and Tire Rotation Chief One		CHOYT			01/06/2026
101-42260-50220	Oil and Tire Rotation Chief One			170.59	
J.P. MORGAN CHASE BANK NA		01/08/2026	02/24/2026	(3,045.00)	N
Refund Time Clocks Plus		CHOYT			01/08/2026
101-42260-50300	Refund Time Clocks Plus			(3,045.00)	
J.P. MORGAN CHASE BANK NA		01/10/2026	02/24/2026	(21.69)	N
Adobe Dispute Credit		CHOYT			01/10/2026
101-42260-50205	Adobe Dispute Credit			(21.69)	
J.P. MORGAN CHASE BANK NA		01/09/2026	02/24/2026	72.29	N
Phoenix Dog Food		CHOYT			01/09/2026
101-42260-50200	Phoenix Dog Food			72.29	
J.P. MORGAN CHASE BANK NA		01/15/2026	02/24/2026	2,531.93	N
Firefighter I & II and Haz-Mat Books		CHOYT			01/15/2026
101-42260-50208	Firefighter I & II and Haz-Mat Books			2,531.93	
J.P. MORGAN CHASE BANK NA		01/16/2026	02/24/2026	39.06	N
Chief One Car Wash		CHOYT			01/16/2026
101-42260-50220	Chief One Car Wash			39.06	
J.P. MORGAN CHASE BANK NA		01/17/2026	02/24/2026	21.69	N
Acrobat Adobe License		CHOYT			01/17/2026
101-42260-50300	Acrobat Adobe License			21.69	
J.P. MORGAN CHASE BANK NA		01/18/2026	02/24/2026	331.67	N
Cell Phone Invoice		CHOYT			01/18/2026

101-42260-50320	Cell Phone Invoice			331.67	
J.P. MORGAN CHASE BANK NA		01/22/2026	02/24/2026	(21.69)	N
Adobe Credit		CHOYT			01/22/2026
101-42260-50205	Adobe Credit			(21.69)	
J.P. MORGAN CHASE BANK NA		01/22/2026	02/24/2026	(21.69)	N
Adobe Credit		CHOYT			01/22/2026
101-42260-50205	Adobe Credit			(21.69)	
J.P. MORGAN CHASE BANK NA		01/27/2026	02/24/2026	265.00	N
IAFC Membership		CHOYT			01/27/2026
101-42260-50205	IAFC Membership			265.00	
J.P. MORGAN CHASE BANK NA		01/27/2026	02/24/2026	666.96	N
Airfare FDIC		CHOYT			01/27/2026
101-42260-50208	Airfare FDIC			666.96	
J.P. MORGAN CHASE BANK NA		01/27/2026	02/24/2026	666.96	N
Airfare FDIC		CHOYT			01/27/2026
101-42260-50208	Airfare FDIC			666.96	
J.P. MORGAN CHASE BANK NA		12/31/2025	02/24/2026	453.88	N
Uniform Allowance		CHOYT			12/31/2025
101-42120-50217	Uniform Allowance			453.88	
J.P. MORGAN CHASE BANK NA		01/02/2026	02/24/2026	25.00	N
SOTA Membership 2026		CHOYT			01/02/2026
101-42120-50205	SOTA Membership 2026			25.00	
J.P. MORGAN CHASE BANK NA		01/08/2026	02/24/2026	649.31	N
Uniform Allowance		CHOYT			01/08/2026
101-42120-50217	Uniform Allowance			649.31	

J.P. MORGAN CHASE BANK NA		01/05/2026	02/24/2026	950.00	N
Ehlers Conference		CHOYT			01/05/2026
101-41710-50208	Ehlers Conference			950.00	
J.P. MORGAN CHASE BANK NA		01/08/2026	02/24/2026	4.00	N
Mileage		CHOYT			01/08/2026
101-41710-50331	Mileage			4.00	
J.P. MORGAN CHASE BANK NA		01/09/2026	02/24/2026	790.00	N
EDAM Winter Conference		CHOYT			01/09/2026
101-41710-50208	EDAM Winter Conference			790.00	
J.P. MORGAN CHASE BANK NA		01/28/2026	02/24/2026	4.00	N
Parking ramp		CHOYT			01/28/2026
101-41710-50331	Parking ramp			4.00	
J.P. MORGAN CHASE BANK NA		01/01/2026	02/24/2026	220.45	N
Uniform Allowance		CHOYT			01/01/2026
101-42120-50217	Uniform Allowance			220.45	
J.P. MORGAN CHASE BANK NA		01/05/2026	02/24/2026	97.20	N
2026 Subscription Incident App		CHOYT			01/05/2026
101-42120-50205	2026 Subscription Incident App			97.20	
J.P. MORGAN CHASE BANK NA		01/07/2026	02/24/2026	20.66	N
Postage		CHOYT			01/07/2026
101-41810-50322	Postage			20.66	
J.P. MORGAN CHASE BANK NA		01/08/2026	02/24/2026	41.30	N
Office Supplies		CHOYT			01/08/2026
101-42120-50200	Office Supplies			41.30	

J.P. MORGAN CHASE BANK NA		01/08/2026	02/24/2026	15.82	N
Office Supplies		CHOYT			01/08/2026
101-42120-50200	Office Supplies			15.82	
J.P. MORGAN CHASE BANK NA		01/14/2026	02/24/2026	11.98	N
Office Supplies		CHOYT			01/14/2026
101-42120-50200	Office Supplies			11.98	
J.P. MORGAN CHASE BANK NA		01/14/2026	02/24/2026	27.94	N
Supplies for Wellness Room		CHOYT			01/14/2026
101-42120-50392	Supplies for Wellness Room			27.94	
J.P. MORGAN CHASE BANK NA		01/14/2026	02/24/2026	593.25	N
Uniform Allowance		CHOYT			01/14/2026
101-42120-50217	Uniform Allowance			593.25	
J.P. MORGAN CHASE BANK NA		01/16/2026	02/24/2026	262.66	N
Office Supplies		CHOYT			01/16/2026
101-42120-50200	Office Supplies			262.66	
J.P. MORGAN CHASE BANK NA		01/16/2026	02/24/2026	35.78	N
Office Supplies		CHOYT			01/16/2026
101-42120-50200	Office Supplies			35.78	
J.P. MORGAN CHASE BANK NA		01/16/2026	02/24/2026	58.47	N
Uniform Allowance		CHOYT			01/16/2026
101-42120-50217	Uniform Allowance			58.47	
J.P. MORGAN CHASE BANK NA		01/18/2026	02/24/2026	248.87	N
Uniform Allowance		CHOYT			01/18/2026
101-42120-50217	Uniform Allowance			248.87	
J.P. MORGAN CHASE BANK NA		01/23/2026	02/24/2026	83.00	N

Wellness Equipment		CHOYT			01/23/2026
101-42120-50392	Wellness Equipment			83.00	
J.P. MORGAN CHASE BANK NA		01/23/2026	02/24/2026	92.77	N
Wellness Equipment		CHOYT			01/23/2026
101-42120-50392	Wellness Equipment			92.77	
J.P. MORGAN CHASE BANK NA		01/23/2026	02/24/2026	73.24	N
Wellness Equipment		CHOYT			01/23/2026
101-42120-50392	Wellness Equipment			73.24	
J.P. MORGAN CHASE BANK NA		01/23/2026	02/24/2026	97.66	N
Wellness Equipment		CHOYT			01/23/2026
101-42120-50392	Wellness Equipment			97.66	
J.P. MORGAN CHASE BANK NA		01/23/2026	02/24/2026	117.18	N
Wellness Equipment		CHOYT			01/23/2026
101-42120-50392	Wellness Equipment			117.18	
J.P. MORGAN CHASE BANK NA		01/23/2026	02/24/2026	58.57	N
Wellness Equipment		CHOYT			01/23/2026
101-42120-50392	Wellness Equipment			58.57	
J.P. MORGAN CHASE BANK NA		01/23/2026	02/24/2026	68.34	N
Wellness Equipment		CHOYT			01/23/2026
101-42120-50392	Wellness Equipment			68.34	
J.P. MORGAN CHASE BANK NA		01/23/2026	02/24/2026	107.42	N
Wellness Equipment		CHOYT			01/23/2026
101-42120-50392	Wellness Equipment			107.42	
J.P. MORGAN CHASE BANK NA		01/26/2026	02/24/2026	19.99	N
Uniform Allowance		CHOYT			01/26/2026

101-42120-50217	Uniform Allowance			19.99	
J.P. MORGAN CHASE BANK NA		01/27/2026	02/24/2026	200.00	N
Invesitgation Data Management Software		CHOYT			01/27/2026
101-42120-50205	Invesitgation Data Management Software			200.00	
J.P. MORGAN CHASE BANK NA		01/28/2026	02/24/2026	71.76	N
Firearms Training Equipment		CHOYT			01/28/2026
101-42120-50580	Firearms Training Equipment			71.76	
J.P. MORGAN CHASE BANK NA		01/28/2026	02/24/2026	49.16	N
Firearms Safety Equip		CHOYT			01/28/2026
101-42120-50580	Firearms Safety Equip			49.16	
J.P. MORGAN CHASE BANK NA		01/28/2026	02/24/2026	950.23	N
Uniform Allowance		CHOYT			01/28/2026
101-42120-50217	Uniform Allowance			950.23	
J.P. MORGAN CHASE BANK NA		01/28/2026	02/24/2026	235.00	N
Armor School for Firearms		CHOYT			01/28/2026
101-42120-50208	Armor School for Firearms			235.00	
J.P. MORGAN CHASE BANK NA		01/28/2026	02/24/2026	19.94	N
Firearms Safety Equip		CHOYT			01/28/2026
101-42120-50580	Firearms Safety Equip			19.94	
J.P. MORGAN CHASE BANK NA		01/29/2026	02/24/2026	73.99	N
Office Supplies		CHOYT			01/29/2026
101-42120-50200	Office Supplies			73.99	
J.P. MORGAN CHASE BANK NA		01/07/2026	02/24/2026	800.00	N
Drivers Training		CHOYT			01/07/2026
101-42260-50208	Drivers Training			800.00	

J.P. MORGAN CHASE BANK NA		01/08/2026	02/24/2026	37.62	N
Air Filter Chief I Durango		CHOYT			01/08/2026
101-42260-50220	Air Filter Chief I Durango			37.62	
J.P. MORGAN CHASE BANK NA		01/21/2026	02/24/2026	274.82	N
High Top Table Day Room		CHOYT			01/21/2026
101-42260-50200	High Top Table Day Room			274.82	
J.P. MORGAN CHASE BANK NA		01/28/2026	02/24/2026	90.70	N
WD40 and Oil dry		CHOYT			01/28/2026
101-42260-50200	WD40 and Oil dry			90.70	
J.P. MORGAN CHASE BANK NA		01/06/2026	02/24/2026	(32.99)	N
Supplies Refund for Holidayton		CHOYT			01/06/2026
101-41910-50218	Supplies Refund for Holidayton			(32.99)	
J.P. MORGAN CHASE BANK NA		01/12/2026	02/24/2026	100.05	N
Storage bags		CHOYT			01/12/2026
101-41910-50210	Storage bags			100.05	
J.P. MORGAN CHASE BANK NA		01/02/2026	02/24/2026	411.00	N
ELK RIVER UTILITIES-NOV 2025		CHOYT			01/02/2026
101-43100-50230	ELK RIVER UTILITIES-NOV 2025			411.00	
J.P. MORGAN CHASE BANK NA		01/02/2026	02/24/2026	311.18	N
ELK RIVER UTILITIES-NOV 2025		CHOYT			01/02/2026
101-41910-50381	ELK RIVER UTILITIES-NOV 2025			311.18	
J.P. MORGAN CHASE BANK NA		01/02/2026	02/24/2026	74.58	N
ELK RIVER UTILITIES-NOV 2025		CHOYT			01/02/2026
602-49400-50381	ELK RIVER UTILITIES-NOV 2025			74.58	

J.P. MORGAN CHASE BANK NA		01/02/2026	02/24/2026	69.46	N
ELK RIVER UTILITIES-NOV 2025		CHOYT			01/02/2026
602-49400-50381	ELK RIVER UTILITIES-NOV 2025			69.46	
J.P. MORGAN CHASE BANK NA		01/02/2026	02/24/2026	486.84	N
ELK RIVER UTILITIES-NOV 2025		CHOYT			01/02/2026
602-49400-50381	ELK RIVER UTILITIES-NOV 2025			486.84	
J.P. MORGAN CHASE BANK NA		01/02/2026	02/24/2026	108.96	N
ELK RIVER UTILITIES-NOV 2025		CHOYT			01/02/2026
602-49400-50381	ELK RIVER UTILITIES-NOV 2025			108.96	
J.P. MORGAN CHASE BANK NA		01/02/2026	02/24/2026	52.88	N
ELK RIVER UTILITIES-NOV 2025		CHOYT			01/02/2026
101-45200-50381	ELK RIVER UTILITIES-NOV 2025			52.88	
J.P. MORGAN CHASE BANK NA		01/20/2026	02/24/2026	398.77	N
Republic Dec-Jan 2026		CHOYT			01/20/2026
101-43100-50384	Republic Dec-Jan 2026			398.77	
J.P. MORGAN CHASE BANK NA		01/20/2026	02/24/2026	398.77	N
Republic Dec-Jan 2026		CHOYT			01/20/2026
101-42120-50384	Republic Dec-Jan 2026			398.77	
J.P. MORGAN CHASE BANK NA		01/20/2026	02/24/2026	215.55	N
Republic; 16471 Jan 2026		CHOYT			01/20/2026
101-41810-50384	Republic; 16471 Jan 2026			215.55	
J.P. MORGAN CHASE BANK NA		01/20/2026	02/24/2026	165.53	N
Republic; 18461 Dec 2025		CHOYT			01/20/2026
101-41910-50384	Republic; 18461 Dec 2025			165.53	
J.P. MORGAN CHASE BANK NA		01/20/2026	02/24/2026	404.34	N

Republic; 12260 Dec 2025		CHOYT			01/20/2026
101-41810-50384	Republic; 12260 Dec 2025			404.34	
J.P. MORGAN CHASE BANK NA		01/20/2026	02/24/2026	45.00	N
Culligan Jan 2026		CHOYT			01/20/2026
101-41810-50220	Culligan Jan 2026			45.00	
J.P. MORGAN CHASE BANK NA		01/20/2026	02/24/2026	40.00	N
Culligan Jan 2026		CHOYT			01/20/2026
101-41810-50220	Culligan Jan 2026			40.00	
J.P. MORGAN CHASE BANK NA		01/20/2026	02/24/2026	45.00	N
Culligan Jan 2026		CHOYT			01/20/2026
101-41810-50220	Culligan Jan 2026			45.00	
J.P. MORGAN CHASE BANK NA		01/20/2026	02/24/2026	111.30	N
Culligan-13700 Zanzibar Jan 2026		CHOYT			01/20/2026
101-41810-50220	Culligan-13700 Zanzibar Jan 2026			111.30	
JESSICA HARTFIEL THURSTON		02/09/2026	02/24/2026	2,334.00	N
EMBEDDED SOCIAL WORKER-JAN 2026		CHOYT			02/09/2026
101-42120-50300	EMBEDDED SOCIAL WORKER-JAN 2026			2,334.00	
JOHN HERBES		02/11/2026	02/24/2026	677.00	N
PROJ 6210 CLOSED PER HAYDEN		CHOYT			02/11/2026
411-00000-20200	Refund: MR Unapplied Payments			677.00	
KWIK TRIP INC		02/17/2026	02/24/2026	153.90	N
PD; 514204/ CARWASH JAN 2026		CHOYT			02/02/2026
101-42120-50220	PD; 514204/ CARWASH JAN 2026			153.90	
MAGNEY CONSTRUCTION INC		02/18/2026	02/24/2026	292,194.34	N
PAY APP 21; WELL HEAD TREATMENT 4 & 5		CHOYT			02/18/2026

601-00000-16500	PAY APP 21; WELL HEAD TREATMENT 4 & 5			310,572.99	
601-00000-20600	RETAINAGE PAYABLE			(18,378.65)	
MINNESOTA CHIEFS OF POLICE ASSOC.		02/18/2026	02/24/2026	1,170.00	N
PD; PROFESSIONAL DEVELOPMENT ETI & EXPO		CHOYT			02/18/2026
101-42120-50208	PD; PROFESSIONAL DEVELOPMENT ETI & EXPO			1,170.00	
MN DEPT OF LABOR & INDUSTRY		02/17/2026	02/24/2026	25.00	N
89588 PRESSURE VALVE-12260 S DIAMOND		CHOYT			02/17/2026
101-42260-50220	89588 PRESSURE VALVE-12260 S DIAMOND			25.00	
MN DEPT OF NATURAL RESOURCES		02/09/2026	02/24/2026	11.00	N
MN 5045MM SEAARK DUPLICATE TITLE		CHOYT			02/09/2026
101-42260-50200	MN 5045MM SEAARK DUPLICATE TITLE			11.00	
MN OCCUPATIONAL HEALTH		02/09/2026	02/24/2026	128.00	N
TESTING		CHOYT			01/30/2026
101-43100-50300	TESTING			128.00	
PETERSON COMPANIES, INC		02/18/2026	02/24/2026	4,603.70	N
PAY APP 5; 2024 PARK IMPROV. IRRIGATION		CHOYT			02/18/2026
405-41900-50530	PAY APP 5;2024 PARK IMPROV. IRRIGATION			4,846.00	
405-00000-20600	RETAINAGE PAYABLE			(242.30)	
RITEWAY BUSINESS FORMS		02/17/2026	02/24/2026	261.04	N
CH; CITY CHECKS #80901-81900		CHOYT			02/16/2026
101-41500-50200	CH; CITY CHECKS #80901-81900			261.04	
ROGERS OPS, LLC		02/17/2026	02/24/2026	2,466.16	N
PROJECT #6216 CLOSED		CHOYT			02/17/2026
411-00000-20200	Refund: MR Unapplied Payments			2,466.16	
SIONICS WEAPON SYSTEMS		02/17/2026	02/24/2026	930.65	N

PD; SUPPRESSOR		CHOYT			01/29/2025
101-42120-50580	PD; SUPPRESSOR			930.65	
SOUTH LAKE MINNETONKA POLICE DEPT		02/17/2026	02/24/2026	5,053.57	N
PD; OTHER EQUIPMENT BRAND NETWORKING		CHOYT			02/12/2026
401-42120-50580	PD; OTHER EQUIPMENT BRAND NETWORKING			5,053.57	
T MOBILE		02/09/2026	02/24/2026	1,034.12	Y
CH/PW CELL SVC DEC-JAN 2026		CHOYT			01/21/2026
101-43100-50321	PW; CELL SVC			591.03	
601-49400-50321	PW; CELL SVC			53.29	
602-49400-50321	PW; CELL SVC			53.28	
101-41910-50321	AC; CELL SVC			111.07	
101-41710-50321	PLANNING; CELL SVC			83.01	
101-41310-50320	CH;ADMINISTRATOR CELL SVC			39.87	
101-41420-50320	CH; CLERK CELL SVC			39.87	
101-41500-50320	CH; HOT SPOT			62.70	
TASC		02/17/2026	02/24/2026	767.49	N
BENEFITS/ACCT MANAGEMENT FEES; APR-JUN 2(		CHOYT			02/17/2026
101-41810-50205	PER EMPLOYEE FEE-20 4.1.2026-6.30.2026			184.20	
101-41810-50205	MEMBERSHIP FEE; 4.1.2026-3.31.2027			583.29	
TASC		02/17/2026	02/24/2026	39.59	N
COBRA ADMIN FEE; APR 2026		CHOYT			02/17/2026
101-41810-50205	COBRA ADMIN FEE; APR 2026			39.59	
TOTAL CONTROL SYSTEMS, INC		02/09/2026	02/24/2026	405.00	N
PW; WELL #1 & 4 CRADLEPOINT 10/1-12/31		CHOYT			12/31/2025
601-49400-50321	PW; WELL #1 & 4 CRADLEPOINT 10/1-12/31			405.00	
USPS		02/09/2026	02/24/2026	2,000.00	N
REPLENISH POSTAGE FOR MAILINGS; FEB 2026		CHOYT			02/09/2026

601-49400-50322	UB; POSTAGE			281.80	
602-49400-50322	UB; POSTAGE			211.40	
101-41810-50322	CH; POSTAGE			1,506.80	
VERIZON WIRELESS		02/18/2026	02/24/2026	150.12	N
PW;CELL SERVICE;MCM SEWER JAN-FEB 2026		CHOYT			02/18/2026
602-49400-50321	PW;CELL SERVICE;MCM SEWER JAN-FEB 2026			150.12	
XCEL ENERGY		02/09/2026	02/24/2026	48.48	Y
51-0014158934-9; 11501 DAYTON/S.L JAN 2026		CHOYT			01/31/2025
101-43100-50230	51-0014158934-9; 11501 DAYTON/S.L			48.48	
XCEL ENERGY		02/09/2026	02/24/2026	25.74	Y
51-0013433412-1 14500 HWY 94 JAN 2026		CHOYT			01/31/2026
101-43100-50230	51-0013433412-1 14500 HWY 94			25.74	
XCEL ENERGY		02/09/2026	02/24/2026	82.61	Y
51-0013433327-7;18396 DAYTON/SIGNAL JAN 2(		CHOYT			01/31/2026
101-43100-50230	51-0013433327-7;18396 DAYTON/SIGNAL			82.61	
XCEL ENERGY		02/09/2026	02/24/2026	138.47	Y
51-0013433364-2; 18404 DAYTON ST LGT; JAN 2(		CHOYT			01/31/2026
101-43100-50230	51-0013433364-2; 18404 DAYTON ST LGT;			138.47	
XCEL ENERGY		02/09/2026	02/24/2026	56.03	Y
51-0013433188-8; 18432 UNIT SIGNAL; JAN 2026		CHOYT			01/31/2026
101-43100-50230	51-0013433188-8; 18432 UNIT SIGNAL;			56.03	
XCEL ENERGY		02/11/2026	02/24/2026	38.49	N
51-0013985527-8; CHESHIRE LGT		CHOYT			01/31/2026
101-43100-50230	51-0013985527-8; CHESHIRE LGT			38.49	
XCEL ENERGY		02/11/2026	02/24/2026	2,416.86	N

51-0013565432-4; 14695 RIVER/WELLHOUSE JAI		CHOYT			01/31/2026
601-49400-50381	51-0013565432-4; 14695 RIVER/WELLHOUSE			2,416.86	
XCEL ENERGY		02/11/2026	02/24/2026	24.66	N
51-0014423188-8;14678 146TH AVE ST LGT JAN 2		CHOYT			01/31/2026
101-43100-50230	51-0014423188-8;14678 146TH AVE ST LGT			24.66	
XCEL ENERGY		02/11/2026	02/24/2026	26.77	N
51-0014444653-6;14666 146TH AVE S.L. JAN 202		CHOYT			01/31/2026
101-43100-50230	51-0014444653-6;14666 146TH AVE S.L.			26.77	
XCEL ENERGY		02/11/2026	02/24/2026	4,097.67	N
51-0011857801-8;PD/PW BLDG JAN 2026		CHOYT			01/31/2026
101-41810-50381	51-0011857801-8;PD/PW BLDG			4,097.67	
XCEL ENERGY		02/11/2026	02/24/2026	68.07	N
51-0013433451-8;BROCKTON LGT JAN 2026		CHOYT			01/31/2026
101-43100-50230	51-0013433451-8;BROCKTON LGT			68.07	
XCEL ENERGY		02/11/2026	02/24/2026	26.77	N
51-0014444656-9;14748 CHESHIRE CT S.L. JAN 2		CHOYT			01/31/2026
101-43100-50230	51-0014444656-9;14748 CHESHIRE CT S.L.			26.77	
XCEL ENERGY		02/11/2026	02/24/2026	44.93	N
51-0013923150-3;HOLLY LN JAN 2026		CHOYT			01/31/2026
101-43100-50230	51-0013923150-3;HOLLY LN			44.93	
XCEL ENERGY		02/11/2026	02/24/2026	37.16	N
51-0014297205-1;14641 U.PASS W/RH PKWY JAI		CHOYT			01/31/2026
101-43100-50230	51-0014297205-1;14641 U.PASS W/RH PKWY			37.16	
XCEL ENERGY		02/11/2026	02/24/2026	78.34	N
51-0014473382-9; 12000.5 W FRENCH LK JAN 20		CHOYT			01/31/2026

101-43100-50230	51-0014473382-9; 12000.5 W FRENCH LK			78.34	
XCEL ENERGY		02/11/2026	02/24/2026	29.32	N
51-6970693-8;17320 DAYTON SHED JAN 2026		CHOYT			01/31/2026
101-41810-50381	51-6970693-8;17320 DAYTON SHED			29.32	
XCEL ENERGY		02/11/2026	02/24/2026	31.39	N
51-0013211437-0;SDL TRAIL LIFT JAN 2026		CHOYT			01/31/2026
601-49400-50381	51-0013211437-0;SDL TRAIL LIFT			31.39	
XCEL ENERGY		02/11/2026	02/24/2026	0.16	N
51-0014712973-2; 18160 SIREN JAN 2026		CHOYT			01/31/2026
101-41810-50381	51-0014712973-2; 18160 SIREN			0.16	
XCEL ENERGY		02/11/2026	02/24/2026	24.52	N
51-0015591826-7; 14642 146TH/IRR JAN 2026		CHOYT			01/31/2026
601-49400-50381	51-0015591826-7; 14642 146TH/IRR			24.52	
XCEL ENERGY		02/18/2026	02/24/2026	63.95	N
51-0013348079-5;14430 DAYTON RIVER JAN-FEB		CHOYT			02/16/2026
101-45200-50381	51-0013348079-5;14430 DAYTON RIVER			63.95	
# of Invoices: 214 # Due: 205	Totals:			461,004.44	
# of Credit Memos: 7 # Due: 7	Totals:			(3,396.98)	
Net of Invoices and Credit Memos:				457,607.46	
* 2 Net Invoices have Credits Totalling:				(18,620.95)	

--- TOTALS BY PAYMENT CARD ACCOUNT ---

0843	1,216.90
0983	22,546.05
1860	235.64
2363	2,014.02
3028	3,339.16

3240	67.06
3356	3,105.87
3926	4,701.08
4473	1,806.55
4971	1,748.00
4983	1,471.38
5639	3,952.63
8767	1,128.19
9053	1,203.14

--- TOTALS BY FUND ---

101 - GENERAL FUND	84,243.52
401 - CAPITAL EQUIPMENT	21,602.14
405 - PARK DEDICATION	4,603.70
411 - DEVELOPER ESCROWS	3,807.99
601 - WATER FUND	323,932.79
602 - SEWER FUND	19,417.32

--- TOTALS BY DEPT/ACTIVITY ---

00000 -	295,095.20
41110 - Council	555.00
41310 - Administration	770.65
41420 - City Clerk	1,224.87
41500 - Finance	1,153.36
41640 - Legal Services	718.80
41710 - Plannning & Economic Dev	1,896.01
41720 - Building Services	2.50
41810 - Central Services	19,976.08
41820 - Information Technology	5,289.46

41900 - General Govt	4,846.00
41910 - Activity Center	3,014.37
42120 - Patrol and Investigate	37,063.53
42260 - Fire Suppression	9,940.98
43100 - Public Works	10,288.62
45200 - Parks	14,616.26
49400 - Utilities	51,155.77

PRESENTER: Marty Farrell

ITEM: Water Trails Approval of bid award to Sunram Construction, Inc for $386,637.00

PREPARED BY: Marty Farrell

POLICY DECISION / ACTION TO BE CONSIDERED: Approval of bid from Sunram Construction, Inc for $386,637.00.

BACKGROUND:
Park Commissioners and Staff expressed a desire to enhance the accessibility for residents, to the natural resources that we have available in the City of Dayton. One opportunity that has been discussed is how to best access the Mississippi and Crow Rivers, for the residents of the Dayton. One idea was to design a water trail system that would tie in with projects funded by Three Rivers Park District such as the Diamond Lake Regional Trail which would possibly have a trail head in the Goodin Park Area. The ultimate goal would be to build the water trail out incorporating our neighboring City's into the project, while also trying to invite support from other agencies that have an interest in improving access to the Mississippi and Crow Rivers.

Council approved the Water Trail Study in October of 2021. There have been numerous meetings with Stakeholder groups, Steering committee, presentations to the City Council and Park Commission, and an Open House for resident input. This has been an exhaustive process, that has taken a significant amount of time but has garnered a significant amount of interest from Agencies that have an interest and a presence in Dayton, such as the DNR, Three Rivers Park District, Friends of the Mississippi and the National Parks Service.

Some of the interest from these agencies includes; DNR have reviewed plans and see no issues with getting permits for the project and they want to actively start promoting the project on their web site, TRPD are very interested in incorporating the water trail into their location next to Goodin Park, which will serve as a trail head for the Mississippi Trail and Diamond Lake Trail, we have been working collaboratively on a concept. The National Parks Service have received grant funding for this project, and have indicated that they will be able to support Dayton in applying for other Federal Grant opportunities, NPS also wants to use the Dayton Water Trail as the starting point for their relaunch of their 72 miles of Mississippi Water Trail.

The Parks Commission voted unanimously for Council acceptance of the Water Trails Study. The Study was accepted by the council at the February 28th meeting in 2023.

Staff were notified in July of 2023 that our finding request was going to be $850,000, significantly lower than the $3,900,000 that we had asked for. With this in mind it was decided that we needed to limit the scope of the project, to the Elsie Stephens launch as this would fit within the revised funding that we received. Staff have been working with the Federal agencies to ensure that we meet all of the criteria to be able to access the funding once the project begins construction.

Staff have been working with the Department of Natural Resources to partner on a project at the existing DNR landing at the confluence of the Crow and Mississippi Rivers. The DNR are

planning to realign their launch site to use the Crow river side as their access point, and potentially allow the City to use the existing Mississippi ramp as a Canoe/Kayak launch site. This would allow the City to have a put in point and a take-out point creating a significant stretch of the water trail. The DNR have a $574,000 budget for this project, Staff is currently negotiating a cooperative agreement and a project scope with the Agency.

Three Rivers Park have been awarded $500,000 grant funding for a canoe kayak launch at their property adjoining Goodin Park.

Staff have also commissioned Stantec to conduct and environmental review of the site, which is a requirement of being able to access the funding from the Federal government, the study will be funded from the grant funding.

The Environmental review of the site has been completed and given a “No Historic Properties Affected” designation.

MSA presented the 90% plan set to the Parks Commission at their 4-1-2025 meeting for comments and questions. The Parks Commission recommended approval of the project to go out to bid.

The project was approved by the City Council to go out to bid at the 04-08-2025. There were significant delays in getting the bid package posted due to additional permitting requirements from State Agencies due to the protected status of this stretch of the Mississippi. These permits have been granted and the bid was posted in January of 2026. Bids were opened on February 6th 2026 with 8 companies submitting bids. There were 6 Alternates included in the bid documentation of which staff are recommending A2 Underground Electrical Service, A3 Shelter structure, A4 Electrical upgrades, and A5 picnic tables. A6 trees were removed from the bid at this time as this is a significant number of trees that need planting based on the City requirement of 2” of trees to be planted for every 1” of trees removed. Staff intend to distribute the trees around the park as there is not enough room around the boat launch to accommodate the volume of trees.

CRITICAL ISSUES: Works toward achieving a Strategic Initiative identified by the City Council to “Maintain and Enhance the Natural and Rural Community Connection”.

BUDGET IMPACT: Funded from CIP Park and Trail Development Fund 408, National Park Service Grant $100,000, Federal Grant $850,000, Department of Natural Resources $574,000.

RECOMMENDATION: Approve awarding bid to Sunram Construction Inc for $386,637.00.

ATTACHMENT(S): MSA memo, bid tabulation, Notice of Award document.

MSA Memo

To: Dayton City Council

From: Christian Moring, PE

Subject: Elsie Stephens Canoe/Kayak Launch Bid Results

Date: February 17, 2026

On Friday, February 6th, we opened bids for the Elsie Stephens Canoe/Kayak Launch Project.

The base project scope includes construction of a trail down to the Mississippi river, to a stepped canoe/kayak launch, as well as associated retaining wall system, canoe/kayak staging area, and parking lot improvements.

In addition to the base bid, the project included several additive bid alternatives in an effort to provide the City with flexibility in determining total scope/cost of the project. These alternates are described below:

1. Alternate 1 (A1) – Pole mounted overhead utility electrical service. Include allowance of $19,055 for bid price for alternate (A1).
2. Alternate 2 (A2) – Underground utility electrical service. Include allowance of $24,205 for bid price for alternate (A2).
3. Alternate 3 (A3) – Prefabricated shelter
4. Alternate 4 (A4) – On-site electrical
    a. This alternate shall include all electrical work within the project site, beyond the private utility company connection and private utility electrical meter installation as described by alternates (A1) or (A2). See electrical drawings for break line between “off-site” and “on-site (alternate A4)” work.
5. Alternate 5 (A5) – Picnic tables
6. Alternate 6 (A6.1-A6.6) – Trees

The bid results were favorable and through discussions with Martin Farrell, we have prepped the following draft notice of award for City Council’s use. If a different combination of alternatives from what has been provided is chosen, MSA will draft the necessary notice of award documents for City approval.

Scope of Work	Bid Total	Low Bidder
Base Bid plus alternates A2, A3, A4, A5	$386,637.00	Sunram Construction, Inc.

Should the City choose not to include the shelter and its associated alternatives (A3, A4, A5), then Blackstone Contractors LLC would be the lowest responsible bidder. But with the favorable prices received we have assumed that the shelter and associated improvements will be awarded. Please let us know if that is not the case and we will adjust award letters accordingly. As of the date of this Memo, MSA has reached out to Sunram, requesting project and client references. Received information will be shared with City as it is submitted.

The bid tabulation is attached to this memo for reference.
Thank you,

City of Dayton - Elsie Stephens Canoe/Kayak Launch (#9628348)
Owner: Dayton MN, City of
Solicitor: MSA Professional Services - St Paul
02/06/2026 10:00 AM CST

Section Title	Line Item	Item Description	UofM	Quantity	Engineer Estimate		Blackstone Contractors LLC		Vada Contracting, LLC		Sunram Construction, Inc.		JL Theis, Inc.		Pember Companies, Inc.	
					Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
General																
	1	MOBILIZATION	LS	1	$29,000.00	$29,000.00	$32,350.00	$32,350.00	$24,220.00	$24,220.00	$15,200.00	$15,200.00	$20,000.00	$20,000.00	$44,830.00	$44,830.00
	2	CANOE/KAYAK LAUNCH, COMPLETE	LS	1	$180,250.00	$180,250.00	$79,760.00	$79,760.00	$87,916.00	$87,916.00	$88,725.00	$88,725.00	$105,000.00	$105,000.00	$132,500.00	$132,500.00
	3	REMOVE BITUMINOUS PAVEMENT	SY	150	$16.00	$2,400.00	$18.93	$2,839.50	$12.00	$1,800.00	$2.50	$375.00	$20.00	$3,000.00	$7.00	$1,050.00
	4	LIMESTONE SEAT WALL	LF	22	$258.00	$5,676.00	$297.73	$6,550.06	$367.00	$8,074.00	$241.00	$5,302.00	$327.27	$7,199.94	$275.00	$6,050.00
	5	HANDRAILS AND RAILINGS	LF	140	$309.00	$43,260.00	$322.50	$45,150.00	$300.00	$42,000.00	$316.00	$44,240.00	$319.00	$44,660.00	$340.00	$47,600.00
	6	SIGN POST & SIGNS	EA	1	$515.00	$515.00	$884.00	$884.00	$814.00	$814.00	$900.00	$900.00	$1,000.00	$1,000.00	$860.00	$860.00
	7	CANOE/KAYAK STORAGE RACK	EA	1	$7,210.00	$7,210.00	$4,920.00	$4,920.00	$7,750.00	$7,750.00	$7,100.00	$7,100.00	$7,500.00	$7,500.00	$7,550.00	$7,550.00
	8	CLEARING AND GRUBBING	LS	1	$10,300.00	$10,300.00	$8,400.00	$8,400.00	$8,150.00	$8,150.00	$17,150.00	$17,150.00	$8,800.00	$8,800.00	$9,325.00	$9,325.00
	9	GRADING	LS	1	$41,200.00	$41,200.00	$15,985.00	$15,985.00	$8,800.00	$8,800.00	$13,250.00	$13,250.00	$12,000.00	$12,000.00	$20,800.00	$20,800.00
	10	EROSION CONTROL	LS	1	$15,450.00	$15,450.00	$6,430.00	$6,430.00	$5,375.00	$5,375.00	$3,500.00	$3,500.00	$6,000.00	$6,000.00	$7,000.00	$7,000.00
	11	RANDOM RIPRAP CLASS III	CY	90	$129.00	$11,610.00	$152.44	$13,719.60	$135.00	$12,150.00	$141.00	$12,690.00	$3.00	$270.00	$163.25	$14,692.50
	12	AGGREGATE BASE COURSE	CY	120	$37.00	$4,440.00	$68.80	$8,256.00	$43.50	$5,220.00	$65.00	$7,800.00	$3.00	$360.00	$81.45	$9,774.00
	13	TYPE SP 12.5 WEARING COURSE MIXTURE (2,B)	TON	25	$206.00	$5,150.00	$315.00	$7,875.00	$202.00	$5,050.00	$250.00	$6,250.00	$322.00	$8,050.00	$245.00	$6,125.00
	14	CONCRETE MULTI-USE PATH, 5-INCH	SF	1800	$21.00	$37,800.00	$9.10	$16,380.00	$7.35	$13,230.00	$8.00	$14,400.00	$12.00	$21,600.00	$10.90	$19,620.00
	15	TRUNCATED DOMES	SF	12	$83.00	$996.00	$84.00	$1,008.00	$100.00	$1,200.00	$100.00	$1,200.00	$66.00	$792.00	$68.00	$816.00
	16	PAVEMENT MARKINGS	LS	1	$1,545.00	$1,545.00	$472.50	$472.50	$1,365.00	$1,365.00	$1,500.00	$1,500.00	$1,250.00	$1,250.00	$500.00	$500.00
	17	BLOCK RETAINING WALL (MODULAR UNITS)	VSF	500	$181.00	$90,500.00	$66.36	$33,180.00	$126.00	$63,000.00	$144.00	$72,000.00	$165.20	$82,600.00	$147.00	$73,500.00
	18	TURF RESTORATION	LS	1	$20,600.00	$20,600.00	$15,650.00	$15,650.00	$7,500.00	$7,500.00	$7,650.00	$7,650.00	$8,000.00	$8,000.00	$6,000.00	$6,000.00
Base Bid Total:						**$507,902.00**		**$299,809.66**		**$303,614.00**		**$319,232.00**		**$338,081.94**		**$408,592.50**
ALTERNATE 1 (ALLOWANCE)																
	A1	POLE MOUNTED OVERHEAD UTILITY ELECTRICAL SERVICE	LS	1	$19,055.00	$19,055.00	$19,055.00	$19,055.00	$19,055.00	$19,055.00	$19,055.00	$19,055.00	$19,055.00	$19,055.00	$19,055.00	$19,055.00
ALTERNATE 2 (ALLOWANCE)																
	A2	UNDERGROUND UTILITY ELECTRICAL SERVICE	LS	1	$24,205.00	$24,205.00	$24,205.00	$24,205.00	$24,205.00	$24,205.00	$24,205.00	$24,205.00	$24,205.00	$24,205.00	$24,205.00	$24,205.00
ALTERNATE 3																
	A3	PREFABRICATED SHELTER	LS	1	$56,650.00	$56,650.00	$67,680.00	$67,680.00	$60,911.00	$60,911.00	$5,700.00	$5,700.00	$56,000.00	$56,000.00	$68,800.00	$68,800.00
ALTERNATE 4																
	A4	ON-SITE ELECTRICAL	LS	1	$30,900.00	$30,900.00	$25,200.00	$25,200.00	$15,000.00	$15,000.00	$23,500.00	$23,500.00	$20,000.00	$20,000.00	$22,600.00	$22,600.00
ALTERNATE 5																
	A5	PICNIC TABLES	EA	4	$1,236.00	$4,944.00	$1,309.00	$5,236.00	$2,472.00	$9,888.00	$3,500.00	$14,000.00	$2,300.00	$9,200.00	$1,465.00	$5,860.00
ALTERNATE 6																
	A6.1	TREE (TYPE 1)	EA	40	$310.00	$12,400.00	$661.50	$26,460.00	$676.00	$27,040.00	$675.00	$27,000.00	$700.00	$28,000.00	$655.00	$26,200.00
	A6.2	TREE (TYPE 2)	EA	40	$310.00	$12,400.00	$661.50	$26,460.00	$685.00	$27,400.00	$685.00	$27,400.00	$700.00	$28,000.00	$660.00	$26,400.00
	A6.3	TREE (TYPE 3)	EA	40	$310.00	$12,400.00	$661.50	$26,460.00	$730.00	$29,200.00	$730.00	$29,200.00	$700.00	$28,000.00	$704.00	$28,160.00
	A6.4	TREE (TYPE 4)	EA	40	$310.00	$12,400.00	$661.50	$26,460.00	$676.00	$27,040.00	$675.00	$27,000.00	$700.00	$28,000.00	$655.00	$26,200.00
	A6.5	TREE (TYPE 5)	EA	40	$310.00	$12,400.00	$661.50	$26,460.00	$665.00	$26,600.00	$675.00	$27,000.00	$700.00	$28,000.00	$660.00	$26,400.00
	A6.6	TREE (TYPE 6)	EA	40	$310.00	$12,400.00	$661.50	$26,460.00	$6,567.00	$262,680.00	$655.00	$26,200.00	$700.00	$28,000.00	$633.00	$25,320.00
						$74,400.00		$158,760.00		$399,960.00		$163,800.00		$168,000.00		$158,680.00

Base Bid Plus Alternatives (Various Scenarios)	A1,A3,A4,A5,A6	$575,740.66	$808,428.00	$545,287.00	$610,336.94	$683,587.50
	A2,A3,A4,A5,A6	$580,890.66	$813,578.00	$550,437.00	$615,486.94	$688,737.50
	A1,A6	$477,624.66	$722,629.00	$502,087.00	$525,136.94	$586,327.50
	A1,A3,A4,A5	$416,980.66	$408,468.00	$381,487.00	$442,336.94	$524,907.50
	A2,A3,A4,A5	$422,130.66	$413,618.00	$386,637.00	$447,486.94	$530,057.50
	A2, A6	$482,774.66	$727,779.00	$507,237.00	$530,286.94	$591,477.50

City of Dayton - Elsie Stephens Canoe/Kayak Launch (#9628348)
Owner: Dayton MN, City of
Solicitor: MSA Professional Services - St Paul
02/06/2026 10:00 AM CST

Section Title	Line Item	Item Description	Johnson Companies LLC		Boulder Creek, Inc		Parkstone Contracting, LLC	
			Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
General								
	1	MOBILIZATION	$24,000.00	$24,000.00	$75,000.00	$75,000.00	$95,000.00	$95,000.00
	2	CANOE/KAYAK LAUNCH, COMPLETE	$95,000.00	$95,000.00	$220,000.00	$220,000.00	$235,000.00	$235,000.00
	3	REMOVE BITUMINOUS PAVEMENT	$18.00	$2,700.00	$4.00	$600.00	$18.00	$2,700.00
	4	LIMESTONE SEAT WALL	$380.00	$8,360.00	$275.00	$6,050.00	$285.00	$6,270.00
	5	HANDRAILS AND RAILINGS	$540.00	$75,600.00	$255.00	$35,700.00	$365.00	$51,100.00
	6	SIGN POST & SIGNS	$800.00	$800.00	$285.00	$285.00	$900.00	$900.00
	7	CANOE/KAYAK STORAGE RACK	$6,500.00	$6,500.00	$5,300.00	$5,300.00	$10,000.00	$10,000.00
	8	CLEARING AND GRUBBING	$27,000.00	$27,000.00	$25,000.00	$25,000.00	$20,000.00	$20,000.00
	9	GRADING	$42,000.00	$42,000.00	$27,000.00	$27,000.00	$20,000.00	$20,000.00
	10	EROSION CONTROL	$6,000.00	$6,000.00	$18,000.00	$18,000.00	$15,000.00	$15,000.00
	11	RANDOM RIPRAP CLASS III	$160.00	$14,400.00	$135.00	$12,150.00	$265.00	$23,850.00
	12	AGGREGATE BASE COURSE	$34.00	$4,080.00	$44.00	$5,280.00	$95.00	$11,400.00
	13	TYPE SP 12.5 WEARING COURSE MIXTURE (2,B)	$250.00	$6,250.00	$213.00	$5,325.00	$280.00	$7,000.00
	14	CONCRETE MULTI-USE PATH, 5-INCH	$11.00	$19,800.00	$15.50	$27,900.00	$12.00	$21,600.00
	15	TRUNCATED DOMES	$115.00	$1,380.00	$125.00	$1,500.00	$85.00	$1,020.00
	16	PAVEMENT MARKINGS	$3,500.00	$3,500.00	$1,400.00	$1,400.00	$500.00	$500.00
	17	BLOCK RETAINING WALL (MODULAR UNITS)	$158.00	$79,000.00	$155.00	$77,500.00	$200.00	$100,000.00
	18	TURF RESTORATION	$9,350.00	$9,350.00	$5,550.00	$5,550.00	$5,000.00	$5,000.00
Base Bid Total:				**$425,720.00**		**$549,540.00**		**$626,340.00**
ALTERNATE 1 (ALLOWANCE)								
	A1	POLE MOUNTED OVERHEAD UTILITY ELECTRICAL SERVICE	$19,055.00	$19,055.00	$19,055.00	$19,055.00	$19,055.00	$19,055.00
ALTERNATE 2 (ALLOWANCE)								
	A2	UNDERGROUND UTILITY ELECTRICAL SERVICE	$24,205.00	$24,205.00	$24,205.00	$24,205.00	$24,205.00	$24,205.00
ALTERNATE 3								
	A3	PREFABRICATED SHELTER	$32,000.00	$32,000.00	$47,000.00	$47,000.00	$90,000.00	$90,000.00
ALTERNATE 4								
	A4	ON-SITE ELECTRICAL	$31,000.00	$31,000.00	$28,000.00	$28,000.00	$33,500.00	$33,500.00
ALTERNATE 5								
	A5	PICNIC TABLES	$1,242.00	$4,968.00	$2,100.00	$8,400.00	$2,500.00	$10,000.00
ALTERNATE 6								
	A6.1	TREE (TYPE 1)	$790.00	$31,600.00	$700.00	$28,000.00	$740.00	$29,600.00
	A6.2	TREE (TYPE 2)	$790.00	$31,600.00	$710.00	$28,400.00	$750.00	$30,000.00
	A6.3	TREE (TYPE 3)	$790.00	$31,600.00	$750.00	$30,000.00	$800.00	$32,000.00
	A6.4	TREE (TYPE 4)	$790.00	$31,600.00	$700.00	$28,000.00	$740.00	$29,600.00
	A6.5	TREE (TYPE 5)	$790.00	$31,600.00	$700.00	$28,000.00	$750.00	$30,000.00
	A6.6	TREE (TYPE 6)	$790.00	$31,600.00	$680.00	$27,200.00	$715.00	$28,600.00
				$189,600.00		$169,600.00		$179,800.00
				$702,343.00		$821,595.00		$958,695.00
				$707,493.00		$826,745.00		$963,845.00
				$634,375.00		$738,195.00		$825,195.00
				$512,743.00		$651,995.00		$778,895.00
				$517,893.00		$657,145.00		$784,045.00
				$639,525.00		$743,345.00		$830,345.00

NOTICE OF AWARD

Date of Issuance: March 24, 2026

Owner: City of Dayton

Owner's Contract No.:

Engineer: MSA Professional Services, Inc

Engineer's Project No.:12021001

Contract: City of Dayton - Elsie Stephens Canoe/Kayak Launch

Bidder: Sunram Construction, Inc.

Bidder's Address: 20010 75th Avenue North, Corcoran, MN 55340

You are notified that your Bid dated 02/06/2026 for the above Contract, and that you are the Successful Bidder and are awarded a Contract for Elsie Stephens Canoe/Kayak Launch.

Base Bid plus alternates A2, A3, A4, A5

The Contract Price of your Contract is Three hundred eighty-six thousand; six hundred thirty-seven dollars and no/100 Dollars ($386,637.00). Contract Price is subject to adjustment based on the provisions of the Contract, including but not limited to those governing changes, Unit Price Work, and Work performed on a cost-plus-fee basis, as applicable.

One unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

☐ Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver to Owner **one** counterparts of the Agreement, signed by Bidder (as Contractor).
2. Deliver with the signed Agreement(s) the Contract security (such as required performance and payment bonds) and insurance documentation, as specified in the Instructions to Bidders and in the General Conditions, Articles 2 and 6.
3. Other conditions precedent (if any):

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Owner will return to you one fully signed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: City of Dayton

By *(signature)*:

Name (printed):

Title:

Copy to Engineer

EJCDC® C-510, Notice of Award.
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PRESENTER: Marty Farrell

ITEM: Event Support and Sponsorship Consultant RFP

PREPARED BY: Marty Farrell

POLICY DECISION / ACTION TO BE CONSIDERED: Approve Staff request to post an RFP for an Event Support and Sponsorship Consultant.

BACKGROUND: Staff are looking to engage a consultant to support City Staff with City Events and act as an intermediary for the City to negotiate and develop sponsorship opportunities. The successful candidate will assist in sourcing and recommending performers for City Events, make recommendations for City Events, and how to enhance existing events. Identify opportunities for partnerships with other Events in the City. Identify sponsorship opportunities, and build relationships with business in Dayton and the surrounding area.

ATTACHMENT(S): RFP document.

Request for Proposal (RFP)
for Event Support and Sponsorship Consultant

Description of proposal
This document constitutes a Request for Proposal (RFP) from qualified individuals and organizations with experience in supporting City planned events and securing sponsorship opportunities. This request is an offer by the City of Dayton to purchase, in accordance with the terms and conditions of this RFP, the services proposed by the successful vendor(s), by contract as needed.

The City of Dayton is looking to engage a consultant to support City Staff with City Events and act as an intermediary for the City to negotiate and develop sponsorship opportunities. The Respondent shall provide a proposal, in accordance with the terms and conditions set forth herein, to provide services to the City of Dayton as follows:

- The proposal will include information about your business.
- The proposal will include your experience in Event planning/support with examples of successful events, along with references.
- The proposal will include examples of identifying and developing successful sponsorship opportunities, along with references.
- A cost structure for services.

City of Dayton Mission Statement
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.

About Dayton
The City of Dayton is located along the shores of the Crow and the Mississippi Rivers and is shared between Hennepin and Wright County. We are a progressively growing community with a population of approximately 11,000. Dayton is located along the I-94 corridor and is only 20 minutes from downtown Minneapolis, and 30 minutes from downtown St. Paul.

City Hall Information
12260 S. Diamond Lake Road
Dayton, MN 55327
Phone (763) 427-4589

Scope of Work

The City of Dayton runs several events throughout the year and is looking to improve and expand these events. Dayton intends to engage a consultant to support City Staff with City Events and act as an intermediary to negotiate and develop sponsorship opportunities. This may include but not be limited to:

- Sourcing and recommending performers for Events.
- Making recommendations for Events.
- Make recommendations for how to enhance existing Events.
- Identifying and recommending partnerships for Events.
- Identifying and recommending sponsorship opportunities.
- Building relationships with Businesses within Dayton and surrounding area to develop sponsorship opportunities.

The Respondent will provide the City of Dayton with consulting services as mutually agreed upon and described in a proposal statement of work which will govern any particular assignment that is engaged upon under this RFP.

The Statement of Work shall be drafted as an engagement letter between the parties setting forth the following:

- A complete and detailed description of the type(s) of services to be rendered by the Vendor.
- The applicable billing rates for the services to be rendered.
- Any additional terms and conditions to which the parties may agree.

1 Process and Requirements

- Vendors will submit their proposals within the timeframe indicated. The City of Dayton is committed to selecting the most competitive offer. Our evaluation will be geared to identify those proposals which offer the best combination of expertise and value. The City of Dayton will not, however, base its evaluation solely on price.
- No extension to the submittal date will be granted on an individual basis. If the City determines that the timeframe it has established for this RFP is inadequate, it may at its option extend the submission deadline to all vendors.

- Vendors agree that their proposals are an agreement to provide services at a stipulated rate to the City of Dayton. Those rates will be reflected in the Statement of Work engagement letter. All pricing schedules quoted in response to this RFP, must remain in effect for the duration of the contract if awarded.

2 Contract Terms and Conditions

- The City of Dayton reserves the right to award all, part or none of this solicitation.
- This contract does not create an employment relationship. Individuals performing services required by the contract are not employees of the City. Vendor’s employees shall not be considered employees of the City for any purpose and as such shall not be eligible for benefits accruing to City employees.

- Travel and Travel reimbursement is not authorized for this acquisition.
- This purchase is not subject to any sales tax. An exemption certificate will be furnished upon request.
- The vendor shall be paid upon submission of proper invoices to the City at the prices stipulated on the contract. Invoices shall contain the contract number and purchase order number. Failure to follow these instructions may result in delay of processing invoices for payment.
- All billing and subsequent payments must be in arrears.
- No oral statement, facsimile, mail or other notification issued by the vendor shall modify or otherwise effect the terms, conditions, or specifications stated in this purchase order unless accepted in writing by the City.
- The vendor shall have the capability, experience and expertise to provide the City of Dayton with services in accordance with the requirements set forth herein and consistent with the representations made in the submission under this RFP.

3 Proposal Format

a. Five bound hard copies and 2 digital copies of each proposal shall be submitted to the City of Dayton.
b. The City of Dayton will not provide any reimbursement for any cost associated with the development or presentation of a proposal.
c. Failure to include any of the following information may have an adverse impact on the evaluation of a proposal.
d. Inclusion of client information or references that reflect upon the offerors consulting expertise or experience is desirable.
e. Proposal should be prepared in a standard 8 1/2 x 11 format and adequately bound.
f. Table of Contents and an executive summary of the proposal should be included.
g. A fee schedule for work proposed under the RFP should be included.

4 Evaluation and Selection Criteria

If an award is made as a result of this RFP, it will be awarded to the vendor(s) whose proposal is most thorough and advantageous to the City of Dayton, including price as well as demonstrated technical ability, overall expertise and recommendations.

The following factors will be considered during the assessment process:

- The vendor’s overall ability, capacity and skill to provide the service required.
- The vendor’s reputation and experience.
- The vendor’s staffing plan and commitment to respond to issues and questions for the length of the contract.
- Quality of current or previous projects.
- Previous experience with similar projects.
- Technical ability and customer service approach.
- Cost.

- Any other reason deemed proper by the City of Dayton.

Proposal Details

Company Details

- Company name and parent company name.
- Ownership structure.
- Years in operation.
- Mailing address.
- Primary phone.
- Fax number.
- Website URL
- Primary point of contact, (name, title, phone and e-mail address).
- Biographies of primary team members who would be engaged in this project.
- Total number of employees.
- Please provide a comprehensive pricing and/or rate sheet for all potential services you might provide under this RFP should you be selected as a service provider.

Are there any potential conflicts with existing vendor client base and this RFP.

Capabilities and Experience

- List all capabilities.
- List all experience you have with similar projects.
- Provide detail on any specific type of work your firm specializes in.
- Provide three detailed case studies of similar collaborations.

Event support and Sponsorship plan development

- Tell us the process that you would use to support staff with planning and completion of Events:
    - Provide a detailed description of your work plan.
    - Detailed list of tasks to be accomplished and the amount of budget hours for each task and sub-task.
- Tell us the process that you would use to identify and develop sponsorship opportunities:
    - Provide a detailed description of your work plan.
    - Detailed list of tasks to be accomplished and the amount of budget hours for each task and sub-task.
- Identify deliverables.
- Detail the implementation the implementation.
- Detail project management from your company.
- Level of staff participation.
- Meetings identified through work plan with staff.
- Outline analytical metrics that will be integrated into measuring the success of the plans.

RFP Deadline

Completed proposals relating to the RFP must be received by the City of Dayton on or before

xxxxxxxxxxxxx at 12.00 noon. All proposals with the appropriate required information must be submitted in a sealed package. The outside of the package must contain the name of the submitting vendor, the due date and name of the project.

Please submit the proposal material to:
Martin Farrell
City of Dayton
12260 South Diamond Lake Road
Dayton MN 55327

Vendor questions due date.
Please forward any questions via e-mail to: mfarrell@daytonmn.com by ?????????????.
Responses will be provided by XXXXXXXXXXXXX to all respondents. Questions will not be considered unless submitted via email. Telephone calls or personal visits to the City of Dayton offices are prohibited during the solicitation and evaluation process.

Proposals submitted after the due date and time will not be considered, no exceptions.

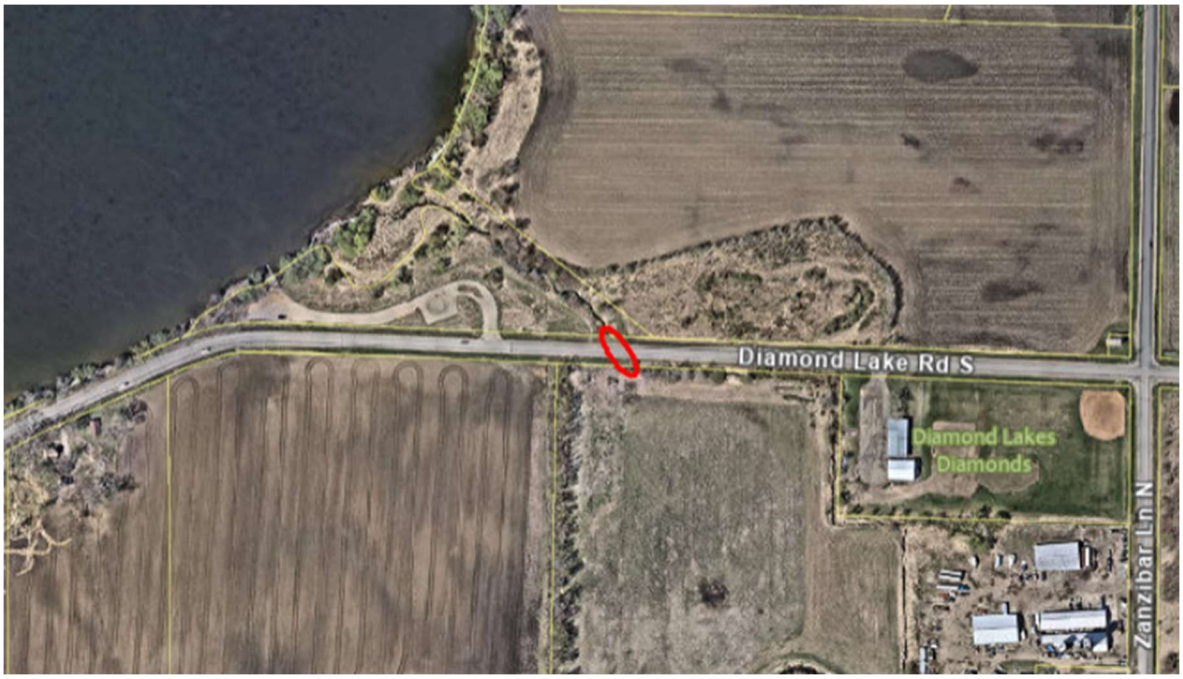
Schedule of RFP process and project timeline
Issue Date: ???????????.
Proposal Due: ??????????? AT 12.00 noon.
Staff review proposals and schedule interviews by XXXXXXXXXX.
Selected Proposal Final Interviews with City Council: XXXXXXXXXXXX (tentative).
Finalize contract and award: XXXXXXXXXXXX.

ITEM:
South Diamond Lake Road Culvert Lining Project

PREPARED BY:
Jason Quisberg, Engineering

POLICY DECISION / ACTION TO BE CONSIDERED:
Award Construction Contract for the South Diamond Lake Road Culvert Lining Project

BACKGROUND:
During culvert inspections, in the fall of 2024, prior to the South Diamond Lake Road Mill & Overlay project, one culvert (48" CMP) was discovered to be deteriorating and was recommended to be lined or replaced. It was determined that lining the culvert was more cost effective than replacement, and avoids a road closure for construction, and eliminates settlement concerns.



City staff directed Stantec to complete a design for improving (lining) the existing culvert crossing under South Diamond Lake Road, and seek pricing for construction of the improvements. After the appropriate DNR permit was obtained, quotes were solicited.

The designed improvements generally include: lining the existing deteriorating CMP pipe.

Since anticipated construction costs were less than $175,000, State Statute allows bid solicitation to be accomplished by invitational quote, rather than through following the public bidding process. Requests for quotes were sent to four of contractors; three quotes were received.

Bid	Contractor	Quote Amount
LOW	Subsurface, Inc.	$95,600.00
2	Visu-Sewer, LLC	$149,170.00
3	Veit & Company, Inc.	$185,000.00

See enclosed tabulation for more detail relating to the quotes received.

If Council would like to proceed with the improvements as proposed, it is recommended that a contract be awarded to Subsurface, Inc. for the improvements.

Based on the low quote received, the estimated total project cost is summarized below:

Item	Est. Cost
Construction Cost	$95,600
Engineering Cost	$18,500
Other Indirect Cost	$2,700
Total Project Cost	$116,800

The funding source would be the City Stormwater Fund.

The substantial completion date for the work is identified as October 2, 2026. It is expected the work will take less than a week. A larger window was allotted for construction to maximize contractor flexibility, in effort to attract more competitive pricing. The actual construction schedule will be determined if/when a contractor is awarded the project.

RECOMMENDATION:
Award the construction contract for this project to Subsurface, Inc. in the amount of $95,600.

ATTACHMENT(S):
Quote (bid) Tabulation
South Diamond Lake Road Culvert Lining Project plan sheet

Stantec

Project Name: **South Diamond Lake Road Culvert Lining Project**

City Project No.:

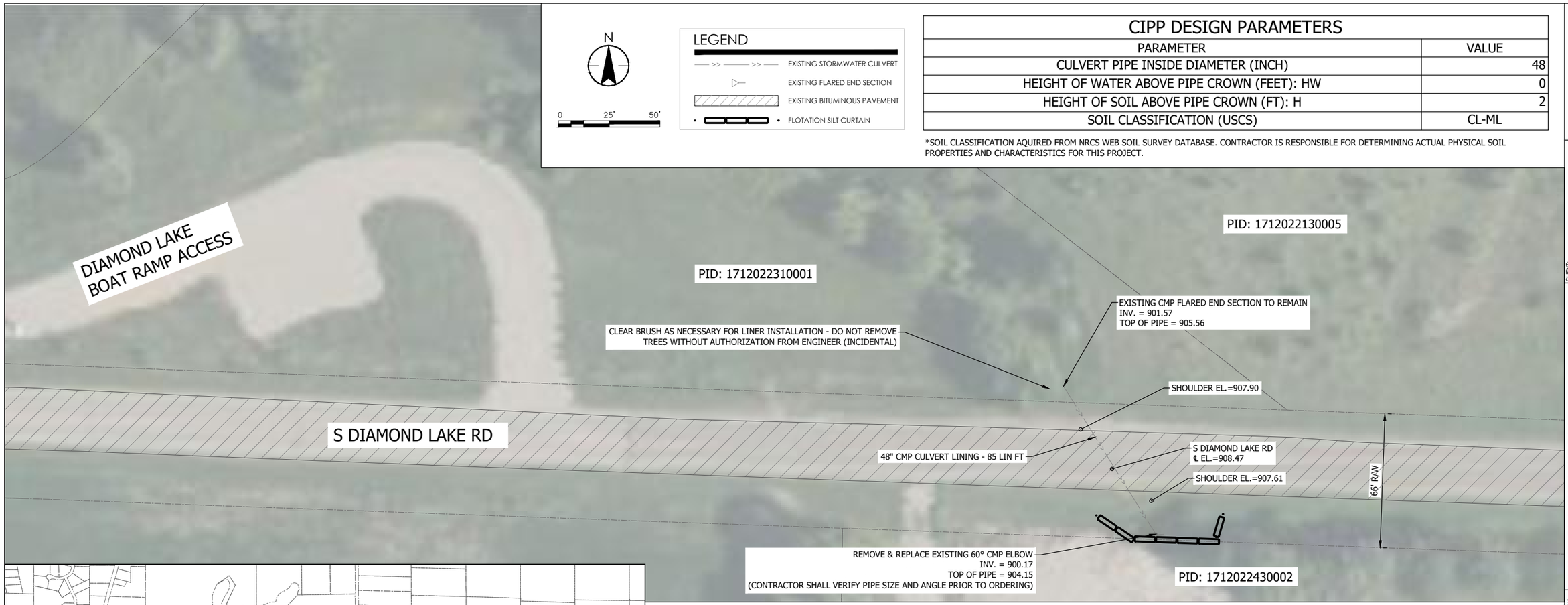
Stantec Project No.: 193807593

Bid Opening: Thursday, February 12, 2022 at 12:00 PM CDT

Owner: **Dayton, Minnesota**

BID TABULATION

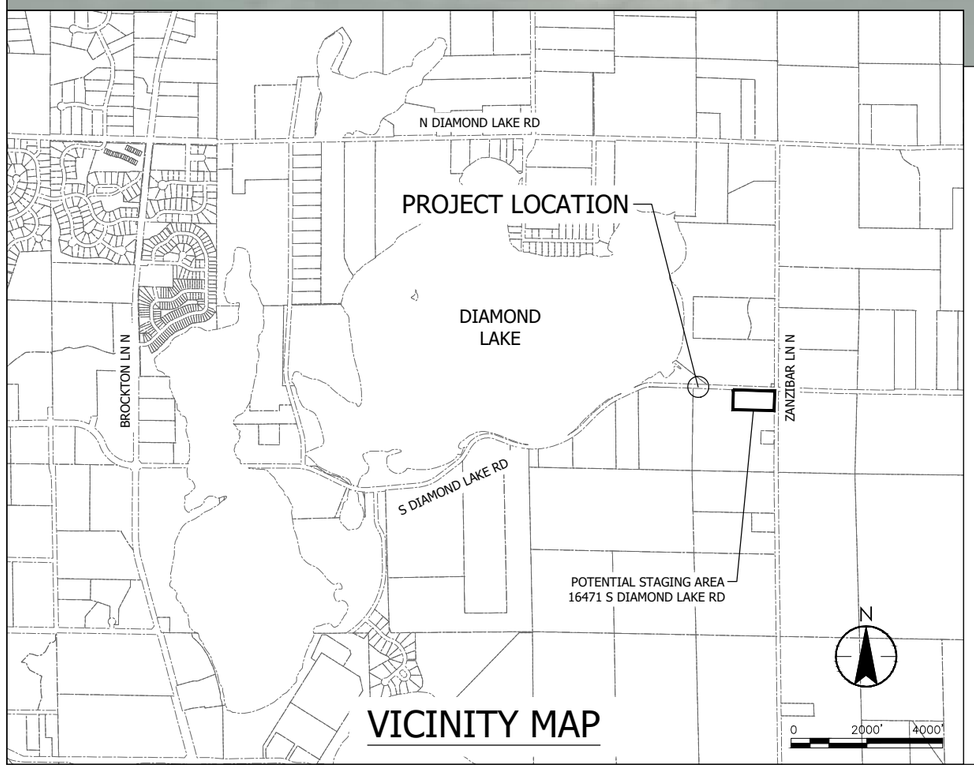
Item Num	Item	Units	Qty	Bidder No. 1 Subsurface Inc. Unit Price	Bidder No. 1 Subsurface Inc. Total	Bidder No. 2 Visu-Sewer, LLC Unit Price	Bidder No. 2 Visu-Sewer, LLC Total	Bidder No. 3 Veit & Company, Inc. Unit Price	Bidder No. 3 Veit & Company, Inc. Total
	BASE BID:								
1	MOBILIZATION	LUMP SUM	1	$8,000.00	$8,000.00	$23,700.00	$23,700.00	$6,000.00	$6,000.00
2	TRAFFIC CONTROL	LUMP SUM	1	$6,000.00	$6,000.00	$4,500.00	$4,500.00	$500.00	$500.00
3	REMOVE STORM CULVERT ELBOW	EACH	1	$1,500.00	$1,500.00	$3,220.00	$3,220.00	$1,000.00	$1,000.00
4	FLOW DIVERSION OR DEWATERING	LUMP SUM	1	$9,000.00	$9,000.00	$1,200.00	$1,200.00	$500.00	$500.00
5	SEWER PIPE GROUTING	GAL	100	$180.00	$18,000.00	$12.00	$1,200.00	$100.00	$10,000.00
6A*	48" SEWER REHABILITATION, CIPP (UV)	LIN FT	85	$580.00	$49,300.00	$0.00	$0.00	$0.00	$0.00
6B*	48" SEWER REHABILITATION, CIPP (THERMAL)	LIN FT	85	$0.00	$0.00	$1,195.00	$101,575.00	$1,600.00	$136,000.00
7	48" CMP ELBOW	EACH	1	$3,500.00	$3,500.00	$10,175.00	$10,175.00	$1,000.00	$1,000.00
8	SEWER PIPE GROUTING (>100 GALLONS)	GAL	300	$1.00	$300.00	$12.00	$3,600.00	$100.00	$30,000.00
	BASE BID TOTAL				$95,600.00		$149,170.00		$185,000.00
	*Note: Quoter provided unit price for either item no. 6A or 6B at Contractor's option								
	Contractor Name and Address:			Subsurface, Inc. 4166 31st Ave S., Suite 100 Fargo, ND 58104		Visu-Sewer, LLC W230 N4855 Betker Drive Pewaukee, WI 53072		Veit & Company, Inc. 14000 Veit Place Rogers, MN 55374	
	Phone:			701-850-7983		262-695-2340		612-369-1633	
	Email:			danny@subsurface-inc.com		lisa@visu-sewer.com		brett.anderson@veitusa.com	
	Signed By:			Gary Strom		Keith M. Alexander		Andy Dammer	
	Title:			CEO		President/CEO		Authorized Signatory	



CIPP DESIGN PARAMETERS

PARAMETER	VALUE
CULVERT PIPE INSIDE DIAMETER (INCH)	48
HEIGHT OF WATER ABOVE PIPE CROWN (FEET): HW	0
HEIGHT OF SOIL ABOVE PIPE CROWN (FT): H	2
SOIL CLASSIFICATION (USCS)	CL-ML

*SOIL CLASSIFICATION AQUIRED FROM NRCS WEB SOIL SURVEY DATABASE. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ACTUAL PHYSICAL SOIL PROPERTIES AND CHARACTERISTICS FOR THIS PROJECT.



GENERAL NOTES

1. EXISTING CONDITIONS SHOWN ARE FROM A COMBINATION OF LIMITED SURVEY AND AERIAL IMAGERY COMPLETED BY STANTEC, DATED NOVEMBER 6, 2024 AND APRIL 24, 2025. EXISTING FEATURES MAY NOT BE EXACT TO THEIR LOCATION. CONTRACTOR RESPONSIBLE FOR VERIFYING THE CONDITIONS OF THE SITE AND MUST IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE DRAWINGS. ALL QUANTITIES ARE APPROXIMATE AND MAY VARY TO ALLOW COMPLETION OF WORK.
2. SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED. ACCORDING TO THE GUIDELINES OF CI/ASCE 38-2 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". EXACT LOCATION/DEPTH OF SUBSURFACE UTILITIES SUCH AS GAS, TELEPHONE, FIBER OPTIC, SEWER, WATER, PIPELINES, ELECTRICAL, AND CABLE TV ARE UNKNOWN AND THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
3. CONTRACTOR RESPONSIBLE FOR CONTACTING GOPHER STATE ONE CALL (1-800-252-1166) A MINIMUM OF 48 HOURS IN ADVANCE (EXCLUDING THE DAY OF THE REQUEST, HOLIDAYS AND WEEKENDS) BEFORE STARTING WORK FOR LOCATIONS OF UNDERGROUND UTILITIES.
4. QUANTITIES ARE APPROXIMATE, AND MAY VARY TO ALLOW COMPLETION OF WORK.
5. WORK AND MATERIALS MUST COMPLY WITH CITY, COUNTY, STATE, AND FEDERAL (INCLUDING OSHA) REGULATIONS AND CODES.
6. CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS TO ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION.
7. CONTRACTOR SHALL COORDINATE AND MAINTAIN STORMWATER DRAINAGE CONVEYANCE THROUGHOUT CONSTRUCTION (BOTH PIPED AND OVERLAND FLOW).
8. CONTRACTOR SHALL PRESERVE AND PROTECT EXISTING PAVEMENT, SITE FEATURES, UTILITIES, TREES, ETC., UNLESS NOTED OR SHOWN OTHERWISE.
9. EXISTING PAVEMENT AND SITE CONDITIONS HAVE BEEN DOCUMENTED AND ANY DAMAGE TO THE EXISTING PAVEMENT, STRIPING, OR OTHER SITE FEATURE TO REMAIN MUST BE REPLACED BY THE CONTRACTOR, TO OWNER'S SATISFACTION, AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION AND WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES.
11. CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF DISCREPANCIES OR CONFLICTS IN THE CONTRACT DOCUMENTS BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS ARE TO BE MADE WITHOUT PRIOR APPROVAL FROM THE OWNER AND ENGINEER. FAILURE TO NOTIFY OWNER AND ENGINEER OF AN IDENTIFIABLE CONFLICT BEFORE PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
12. CONTRACTOR SHALL HAVE ONE COPY OF EACH REQUIRED CONSTRUCTION PERMIT AND ONE COPY OF THE MOST CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS (INCLUDING PLANS, SPECIAL CONDITIONS AND PROVISIONS, ETC.) AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
13. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR IMPLEMENTATION AND ENFORCEMENT OF SAFE WORK PRACTICES, INCLUDING BUT NOT LIMITED TO PERSONNEL MONITORING, USE OF TRENCHING, SHEETING, AND SHORING, SCAFFOLDING; MATERIALS HANDLING AND DRILLING; OPERATION OF EQUIPMENT; AND SAFETY OF PUBLIC DURING PROGRESS OF WORK.
14. CONTRACTOR SHALL PLAN FOR AND ENSURE PERSONNEL COMPLY WITH PROVISIONS OF OSHA SAFETY AND HEALTH STANDARDS (29 CFR 1910) AND GENERAL CONSTRUCTION STANDARDS (29 CFR 1926) AS APPROPRIATE.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH WORK. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS FOR SAFETY OF EMPLOYEES ON PROJECT SITE AND OTHER PERSONS AND ORGANIZATIONS WHO MAY BE AFFECTED BY THE PROJECT. CONTRACTOR'S DUTIES AND RESPONSIBILITIES FOR SAFETY IN CONNECTION WITH WORK SHALL CONTINUE UNTIL SUCH TIME AS ALL WORK IS COMPLETED, AND ENGINEER HAS ISSUED NOTICE TO CONTRACTOR THAT WORK IS COMPLETE.
16. HAZARDOUS MATERIALS, INCLUDING BUT NOT LIMITED TO OIL, GASOLINE, PAINT AND OTHER HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, BY THE CONTRACTOR, INCLUDING SECONDARY CONTAINMENTS, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MCPA REGULATIONS. CONTRACTOR SHALL REMOVE SPILL OF FUELS, OILS, OR OTHER CHEMICALS IMMEDIATELY UPON DETECTION.
17. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY, AND CITY PERMITS.
18. RESTORE SITE, ACCESS, AND STAGING AREAS TO PRECONSTRUCTION CONDITIONS AT COMPLETION OF THE PROJECT WITH ACCEPTANCE FROM THE ENGINEER (INCIDENTAL).
19. NO WORK OR STAGING SHALL OCCUR ON PARCELS PID 1712022430002 AND PID 1712022130005. NO STAGING SHALL OCCUR ON PARCEL PID 1712022310001.

HORIZONTAL AND VERTICAL CONTROL NOTES

1. THE HORIZONTAL CONTROL FOR THIS PLAN IS NAD83(2011) HENNEPIN COUNTY COORDINATE SYSTEM US FOOT.
2. THE VERTICAL CONTROL FOR THIS PLAN IS NAVD88 .

TRAFFIC CONTROL NOTES

1. CONTRACTOR SHALL COORDINATE CONSTRUCTION STAGING, ON OR OFFSITE, AS NECESSARY TO COMPLETE THE WORK. IF OFFSITE STAGING AREA IS REQUIRED, CONTRACTOR IS RESPONSIBLE TO FIND, OBTAIN, AND PAY FOR NECESSARY STAGING AREA AT NO ADDITIONAL COST TO THE OWNER. SUBMIT A STAGING PLAN TO THE ENGINEER FOR REVIEW BEFORE STARTING WORK.
2. CONTRACTOR RESPONSIBLE FOR ALL TRAFFIC CONTROL. TRAFFIC CONTROL MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MN MUTCD, INCLUDING LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS. SUBMIT TRAFFIC CONTROL PLAN TO CITY ENGINEER FOR REVIEW BEFORE PERFORMING CONSTRUCTION ACTIVITIES. PLANS MUST COMPLY WITH APPLICABLE PERMIT REQUIREMENTS. TRAFFIC CONTROL INCLUDES NECESSARY SIGNAGE AND MARKINGS FOR SIDEWALKS, TRAILS, ETC. CLOSURE. THIS MUST INCLUDE ADVANCED WARNING SIGNS AND NECESSARY FENCING AND SIGNAGE TO PREVENT PEDESTRIANS FROM ACCESSING THE PROPOSED AREA. ADVANCED WARNING SIGNS MUST BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO IMPLEMENTING ANY TRAFFIC DETOURS.
3. CONTRACTOR SHALL BE REQUIRED TO NOTIFY RESIDENTS A MINIMUM OF 2 BUSINESS DAYS PRIOR TO ANY POTENTIAL ACCESS RESTRICTIONS PRIOR TO BEGINNING RELATED WORK.
4. CONTRACTOR SHALL PLACE ADVANCED WARNING SIGNS FOR NO PARKING AHEAD OF OPERATIONS.
5. PROVIDE FLAGGING DURING CONSTRUCTION OPERATIONS. THE CONTRACTOR WILL BE REQUIRED TO HAVE BOTH LANES OF THE ROAD OPEN AT END OF EACH WORK DAY. MAINTAIN 2-WAY TRAFFIC AT ALL TIMES DURING CONSTRUCTION. FULL CLOSURE WILL NOT BE ALLOWED.
6. THE CITY OF DAYTON FORMER PUBLIC WORKS SITE LOCATED AT 16471 S DIAMOND LAKE ROAD IS AVAILABLE FOR USE BY THE CONTRACTOR IF COORDINATED WITH THE OWNER AND RESTORED TO PRECONSTRUCTION CONDITIONS BEFORE FINAL ACCEPTANCE OF THE WORK.

DNR PUBLIC WATERS WORK PERMIT NOTES

1. NO ACTIVITY AFFECTING THE BED OF THE PROTECTED WATER MAY BE CONDUCTED BETWEEN MARCH 15 AND JUNE 15, TO MINIMIZE IMPACTS ON FISH SPAWNING AND MIGRATION.
2. TEMPORARY WORK BELOW THE ORDINARY HIGH-WATER LEVEL (OHWL) ELEVATION, SUCH AS CHANNEL DIVERSIONS, PLACEMENT OF TEMPORARY FILL, STRUCTURES FOR WORK PADS, BYPASS ROADS, COFFER DAMS, OR STAGING AREAS TO AID IN THE DEMOLITION OR CONSTRUCTION OF ANY AUTHORIZED STRUCTURE SHALL BE SUBMITTED FOR REVIEW AND APPROVAL IN WRITING BY DNR AREA HYDROLOGIST, RYAN TOOT BY EMAIL AT RYAN.TOOT@STATE.MN.US PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL TAKE ALL REASONABLE ACTIONS TO LIMIT THE DISCHARGE OR THERMAL POLLUTANTS (WARM WATER DISCHARGE) AND CHEMICAL EFFLUENT(S) DISCHARGED INTO DIAMOND CREEK DUE TO THE CURE-IN-PLACE LINING PROCESS. CONTRACTOR IS SOLELY RESPONSIBLE FOR MITIGATION, CONTAINMENT, AND NECESSARY CLEANUP AND COSTS REQUIRED. CONTRACTOR SHALL PROVIDE A MITIGATION AND CONTAINMENT PLAN FOR MnDNR ACCEPTANCE PRIOR TO STARTING WORK.

Stantec
ONE CARLSON PARKWAY,
SUITE 100
PLYMOUTH, MN 55447
FAX: 763-479-4200
PHONE: 763-479-4242

CLIENT:
Dayton MINNESOTA
CITY OF DAYTON

SOUTH DIAMOND LAKE ROAD
CULVERT LINING PROJECT

PREPARED FOR:
CITY OF DAYTON
12269 DIAMOND LAKE ROAD.
DAYTON, MN 55327

ISSUE NO:	DESCRIPTION:	DATE:
0	ISSUED FOR QUOTES	1/20/2026

CERTIFICATION:

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.

MARK J. SCHROEHER

LICENSE NO.: 49904

DATE: 1/29/2026

PROJECT NO.: 193807593

DWN BY:	CHK'D BY:	APP'D BY:
JT	NF	MS

ISSUE DATE: 1/29/2026

ISSUE NO.: 0

SHEET TITLE:

CULVERT LINING PLAN

SHEET NO.:
151 1 OF 1

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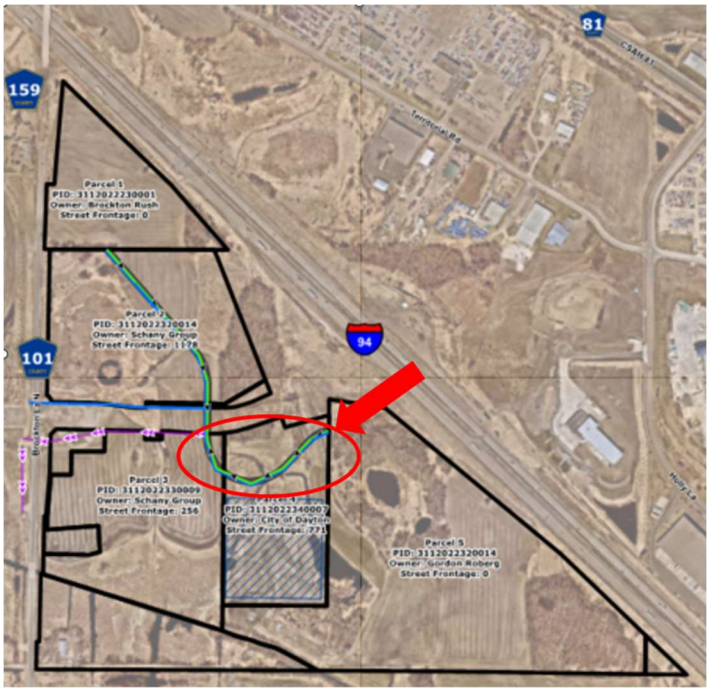
ITEM:
Southwest Dayton Infrastructure Improvements

PREPARED BY:
Jason Quisberg, Engineering

POLICY DECISION / ACTION TO BE CONSIDERED:
Authorize Preparation of Plans and Specifications for the Southwest Dayton Infrastructure Improvements Project

BACKGROUND:
Accessibility to the southwest corner of Dayton, specifically that area bound by I-94 and the cities of Rogers and Maple Grove, was significantly improved with the opening of the Dayton Parkway Interchange in 2021. This area, essentially bisected by Dayton Parkway, will require additional local roadways to gain access to all parcels.

The construction of a roadway extension to the south is being considered to provide access to the three parcels south of Dayton Parkway, two of which are currently land locked:



This action was previously considered in May 2025 but tabled, for various reasons. The project is now being reconsidered, with the expectation that construction of this road, together with the extension of utilities, will benefit the three properties in the area, with hopes that use of the lands can be better utilized.

See the enclosed engineering proposal for additional project details and estimated costs associated with the proposed project.

RECOMMENDATION:
Should Council desire to proceed with the project, it is recommended that the attached proposal be accepted and the preparation of plans and specifications be authorized.

ATTACHMENT(S):
Stantec Proposal for Engineering Services – SW Dayton Infrastructure Improvements

Stantec Consulting Services Inc.
One Carlson Parkway North, Suite 100
Plymouth MN 55447-4440

February 19, 2026

Dayton City Council
12260 S Diamond Lake Rd
Dayton, MN 55327

Reference: Southwest Dayton Infrastructure Improvements

Dear Dayton City Council,

As requested, Stantec has prepared a project scope, schedule, and budget for the Southwest Dayton Infrastructure Improvements project.

BACKGROUND AND IMPROVEMENTS

A roadway extension from Dayton Parkway is needed to support access to, and development of, this area, including PIDs 3112022340009 (Gordon Roberg), 3112022340007 (City of Dayton), 3112022330009 (Schany Group LLC).

The full roadway design will be completed by Stantec, from the unnamed road stub at Dayton Parkway to near the eastern limits of the City property. Roadway east of the eastern limits of the City property will be designed and constructed by others.

The preliminary opinion of probable project costs is approximately $3.0 million. This is a very high-level calculated cost that will need to be verified through a more detailed design and eventual public bid if the project were to move forward.

SCOPE OF WORK

The scope for this project is broken down into three tasks.

TASK 1 – DATA COLLECTION, DESIGN/PLANS & SPECIFICATIONS - $115,000

Task 1 includes services related to the preparations of bidding documents for this project. This includes the collection of existing site data, design, and the production of construction plans and technical specifications. Wetland delineations and wetland permitting will be coordinated separate from this scope. The scope includes the following:

- Coordinate additional Geotechnical investigation, as needed (costs for the soil borings and geotechnical report are not included in this scope and will be invoiced directly to the City)
- Collection of preliminary survey, as needed.
- Develop detailed opinion of probable costs/cost estimates
- Prepare design plans and specifications

Reference: Southwest Dayton Infrastructure Improvements

Deliverables will include construction plans, specifications, refined opinion of probable construction costs.

Upon completion of work included in Task 1, City will have the opportunity to direct if the project should continue to the bidding stage.

TASK 2 – BIDDING - $4,500

This task involves the coordination of soliciting contractor bids for the construction of the improvement project. This includes advertisement of the project, completion of the bid opening process, and preparation of a tabulation of the received bids along with a recommendation for award.

Deliverables will include a contractor bid tabulation and award recommendation.

At the completion of bidding, should bids be found favorable, Council can award a contract and proceed with construction of the project. If bids are not found favorable or if other circumstances arise detrimental to the City, Council can reject the bid to avoid any further cost obligations to the project.

TASK 3 – CONSTRUCTION SERVICES - $103,000

If the project continues to construction, construction services can be provided to coordinate the project through this stage. Construction activities typically involved in construction projects such as this include:

- Coordinating and leading a preconstruction meeting and routine construction progress meetings
- Construction survey staking
- Construction observation to verify compliance with city standards and technical specifications
- Quantity tracking and preparation of contractor pay requests
- Evaluation of contractor change order requests, and processing of these requests as appropriate
- Communications with project stakeholders, impacted property owners, and City staff as needed
- Documentation of material testing, plan deviations, events within the project area, etc.
- Project closeout and preparation of record plan drawings

Deliverables include record plan drawings.

COMPENSATION

The following is our anticipated budget by task. All tasks will be billed on a time and materials basis not to exceed the total fee listed without prior authorization from the City. Invoices will reflect the actual effort it takes to complete the scope of work proposed. If any design information can be provided by the developing parcels in the area, the scope of work may be reduced. The following are not included within the fee and are the City’s responsibility: administrative review, application/permit fees, review fees, and reproduction fees.

Reference: Southwest Dayton Infrastructure Improvements

No.	Task Name	Estimated Fee
1	Data Collection, Design/Plans & Specifications	$115,000
2	Bidding	$4,500
3	Construction Services	$103,000
	Estimated Total	$222,500

ASSUMPTIONS

Note the following assumptions were made in preparation of this proposal. If any of these assumptions are found inaccurate, the level of effort required to complete the tasks as outlined may change, potentially with great significance:

1. Stormwater management plans certified by a licensed Professional Engineer will be provided by the Developer's Engineer. An Elm Creek Watershed Management Commission permit will be applied for and obtained by the Developer.
2. An NPDES permit will be applied for and obtained by the Contractor.
3. Topographic survey for design will be using survey data from previous efforts related to this project area and supplemented with partial survey data as part of this project.
4. Soil boring data for design will be using soil data from previous efforts related to this project area. Additional soil borings may be required and will be obtained under a separate contract. Geotechnical services are not included with this scope.
5. ROW/easement acquisition or appraisals are not included with this scope.
6. Land rights/site access for PID 3112022330009 will be coordinated by the City.
7. Street lighting design will be provided.

SCHEDULE

It is expected development of the plans and specifications will take place through the spring with a goal of potentially bidding and starting construction later summer. The actual schedule will be dependent on the ability to obtain information necessary to complete the design, and the securing of funding for construction.

TERMS AND CONDITIONS

The scope of services will be performed in accordance with the Master Services agreement between Stantec and the City of Dayton. Please indicate your acceptance of this scope of work by signing on page 5.

We appreciate the opportunity to continue to work with the City of Dayton and to contribute to the success of ongoing infrastructure projects. Please do not hesitate to contact us with any questions.

Reference: Southwest Dayton Infrastructure Improvements

Regards,

STANTEC CONSULTING SERVICES INC.

Jason Quisberg PE
Senior Associate, Senior Civil Engineer
Phone: 763-252-6873
Mobile: 952-334-0542
jason.quisberg@stantec.com

Mark Schroeher PE
Associate, Senior Civil Engineer
Phone: (651) 395-5216
Mobile: 952-334-2838
mark.schroeher@stantec.com

By signing this proposal, the City of Dayton authorizes Stantec to proceed with the services herein described.

This proposal is accepted and agreed on the _____ of _____, _____.
Day Month Year

Per: _____City of Dayton_____
Client Company Name

_____
Print Name & Title

_____
Signature

Reference: **Southwest Dayton Infrastructure Improvements**

Attachment A: Project Location



ITEM:

Approval of Resolution 06-2026; Authorizing Eminent Domain for Public Purposes and Offer of Just Compensation to Owner

PREPARED BY:

Zach Doud, City Administrator/Finance Director

POLICY DECISION / ACTION TO BE CONSIDERED:

Approve Resolution 06-2026

BACKGROUND:

PID 31-120-22-33-0009 is the property that currently has access to Dayton Parkway via a curb-cut that was installed with the Dayton Parkway Interchange Project. There has been a previously approved preliminary plat that would have established a roadway connection and/or ROW through this parcel to connect to PID 31-120-22-34-0007 and thus PID 31-120-22-34-0009. This preliminary plat has since expired and now has created a land-locked parcel unable to be accessed by any street.

An appraisal was completed in October 2025 for the area described in Exhibit A of the Resolution attached. This appraisal lays out the value of the property as seen by the professional appraisers which was subsequently provided to the Owner and Representative of PID 31-120-22-33-0009 along with an offer letter for the price listed on the appraisal report.

City staff has met with the Representative of the property and had a cordial meeting to request a counteroffer if the offer given to them was not to their liking. City staff has not received a counter offer as of the time this staff report has been completed. If there is an update to this, it will be provided at the meeting.

This resolution sets forward the next steps in this process as listed to send a final offer to the property owner of PID 31-120-22-33-0009, negotiate if possible, or exercise the use of eminent domain. The action set for this item is to acquire ROW and temporary construction easement for a future project which will be separately approved by the City Council

UPDATE: City Staff has received additional legal opinions and forwarded those onto the Council for additional insight into this. This was denied at the January 27th, 2026 council meeting, however with new information being present, it is back on this council meeting for discussion.

RECOMMENDATION:

Staff recommends approval of Resolution 06-2026; Authorizing Eminent Domain for Public Purposes and Offer of Just Compensation to Owner

ATTACHMENT(S):

Resolution 06-2026
Appraisal completed by Naggell Appraisal
Map of Area in Question:



Red shape is rough estimate of area in question for eminent domain. Not all of which is permanent, some is temporary for installation of utilities and will be given back to the landowner for their use.

Report Type
Appraisal Report – Before & After

Effective Date
October 18, 2025

Client

City of Dayton
Attn: Zach Doud, City Administrator
12260 South Diamond Lake Road
Dayton, MN 55327

Subject Property

Vacant Development Land
XXXX Dayton Parkway
Dayton, Hennepin County, MN 55311
Owner: Schany Group LLC
Project: Dayton Creek Road



File # G2509009

Prepared By:
Ethan Waytas, MAI, Appraiser
William R. Waytas, Appraiser

Nagell Appraisal Incorporated
12805 Highway 55, Suite 300
Plymouth, Minnesota 55441
Tel: 952.544.8966 | Fax: 952.544.8969

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NAGELL APPRAISAL INCORPORATED
12805 Highway 55, #300
Plymouth, MN 55441 **Phone: 952-544-8966**
Established in 1968 **Fax: 952-544-8969**

City of Dayton
Attn: Zach Doud, City Administrator
12260 South Diamond Lake Road
Dayton, MN 55327

October 24, 2025

To Zach Doud:

In accordance with your request, an **appraisal report** has been made on the following described property:

Subject Property: Vacant Development Land
XXXX Dayton Parkway
Dayton, Hennepin County, MN 55311

Described below is a summary of the appraisal report contained herein.

Property Overview

The City of Dayton is proposing to acquire a small portion of the northeastern corner of the subject for the construction of a new public road. As part of the project, the City of Dayton will also extend public water to the subject site.

For the subject property, the City of Dayton will acquire 30,426 SF of new right-of-way and 18,986 SF for a temporary easement. The owner will no longer have any ownership rights in the new right-of-way area. In the temporary easement, the owner will remain the underlying fee owner, however, the City will control most of the property rights within the easement area for the duration of the temporary easement (12 months).

The site is vacant land, based on an inspection from the right-of-way and the most recent aerial images. County records indicate the total subject site size is 1,020,172 SF or 23.42 acres. County records also indicate that the subject has 8.51 acres of wetland, which cannot be used for development purposes. Therefore, the net usable area is 649,480 SF or 14.91 acres.

The scope of the assignment is to indicate acquisition damages due to the project.

The appraiser is aware that the subject had a preliminary plat approved in 2024, but the plat was never finalized and has since expired. As such, the subject parcel as indicated on the Hennepin County GIS is concluded to be reflective of the as is parcel layout at this time (if found otherwise, the value could differ).

Intended Use

Negotiation purposes regarding a proposed acquisition

Intended User(s)

City of Dayton

Extraordinary Assumptions

- The appraised value assumes the subject usable land, which is mostly encumbered by a 100-year floodplain, is buildable. If found otherwise, the value could differ.

Hypothetical Conditions

- Because this appraisal considers the impact of the proposed project on the subject property, the After value hypothetically assumes the road project is entirely complete on the appraisal effective date. The use of this hypothetical condition may have affected the assignment results.

Property Rights Appraised

- *Fee Simple Interest:* The subject is currently vacant land. Given the scope of the assignment, the appraisal reflects the fee simple interest.

Property Components Appraised

- *Real Estate:* The appraised value includes the real estate value opinion.
- *Furniture, Fixtures, & Equipment (FF&E):* The appraised value does not include personal property or FF&E.
- *Business Value:* The appraised value does not include business value.

Highest and Best Use Conclusions

- *As Vacant:* Future mixed use development (commercial and/or apartments).
- *As Improved:* The subject does appear to be improved with any buildings based on a viewing from the right-of-way and aerial images.

Valuation Methodology

The subject is zoned and guided for a mixed-use.

- **Before Value:** The before condition reflects market value before the acquisition.
- **After Value:** The after value reflects the property after the acquisition which considers any changes in site size, new easements, loss of any site improvements, and/or any severance damages to the remainder (if appropriate).
- **Temporary Easement:** If applicable, a rental rate to use a portion of the subject land for a temporary basis. After the easement period is over, the land and full rights return back to the property owner.

The property is legally described herein. The appraisal assumes that the property meets all current environmental standards. The appraisal analysis and conclusions are subject to certain limiting conditions and assumptions described herein. The final value opinion, as of **October 18, 2025**, is:	
Before Market Value (land value):	**$1,428,000**
After Market Value (land value):	**$1,361,000**
DAMAGES DUE TO ACQUSITION:	**$67,000**
Site Improvements:	**$0**
Temporary Easement Cost:	**$4,177**
TOTAL (Plus Affected Site Improvements and Temporary Easement Cost):	**$71,200 rounded**

Exposure Time / Marketing Time

Exposure Time:	Final values reflect "market exposure" time up to 12 months before the effective date of the appraisal. Changes in the market, use, lease and/or building subsequent to the effective appraisal date could impact value.
Marketing Time:	Marketing times for appropriately priced properties is generally up to 12 months +/- .

Our company has 11 employees, has been in business since 1968 and has sufficient knowledge, education, experience, resources and/or contacts to competently complete this assignment. The accompanying report contains data secured from my personal investigation and from sources considered to be reliable; however, correctness is not guaranteed. To the best of my knowledge and belief, the statements contained in this report are true and correct. Neither my employment to make this appraisal, nor the compensation, is contingent upon the value reported. This report has been prepared in conformity with the code of professional ethics and standards of professional appraisal practice of the Appraisal Institute and appraisal standards set forth by Uniform Standards of Professional Appraisal Practice.

Please contact us if you have further questions.

Sincerely,



Ethan Waytas, MAI
Certified General MN 40368613



William R. Waytas
Certified General MN 4000813

TABLE OF CONTENTS

SUMMARY OF IMPORTANT FACTS & CONCLUSIONS 7
VALUE TYPE, CONDITION & STABILITY OF PROPERTY 8
INTENDED USE OF THE APPRAISAL 8
DATE OF APPRAISAL 8
SCOPE OF THE APPRAISAL REPORT 9
PROPERTY RIGHTS APPRAISED 10
PROPERTY COMPONENTS APPRAISED 10
IDENTIFICATION 11
REAL ESTATE TAXES 11
SUBJECT SALES & BUILDING HISTORY 12
REGIONAL DATA 13
REGIONAL MAP 20
CITY & NEIGHBORHOOD DESCRIPTION 21
NEIGHBORHOOD MAP 23
SURROUNDING USES 24
BEFORE ANALYSIS 25
SITE DESCRIPTION 26
ZONING MAP 27
ZONING 28
FUTURE LAND USE 29
FLOOD MAP 30
AERIAL / PLAT MAP 31
POTENTIAL PLAT MAP 32
TOPOGRAPHY MAP 33
WETLAND MAP 34
SUBJECT PHOTOGRAPHS 35
HIGHEST AND BEST USE 37
COST APPROACH 38
INCOME APPROACH 38
SALES COMPARISON APPROACH 39
RECONCILIATION 52
EXPOSURE TIME / MARKETING TIME 52
AFTER ANALYSIS 53
PROJECT DESCRIPTION 54
SKETCH OF ACQUISITION 55
PHOTOGRAPHS OF ACQUISITION AREA 57
ASPECTS OF POTENTIAL DAMAGE 59
SALES COMPARISON APPROACH - AFTER 61
SUMMARY OPINION OF BEFORE AND AFTER VALUES 69
EXPOSURE TIME / MARKETING TIME 70
DEFINITIONS 70
ENVIRONMENTAL & STRUCTURAL ISSUES 71
EXTRAORDINARY ASSUMPTIONS & HYPOTHETICAL CONDITIONS 71
ASSUMPTIONS AND LIMITING CONDITIONS 72
CERTIFICATION 74
CERTIFICATE OF APPRAISER 75
QUALIFICATIONS 76
ADDENDA TO THE APPRAISAL REPORT 79

SUMMARY OF IMPORTANT FACTS & CONCLUSIONS



Project:	Dayton Creek Road
Parcel Number:	n/a
Appraisal Report:	Appraisal Report – Before & After
Current Use:	Vacant land
Extraordinary Assumptions:	Yes, see rear of report
Hypothetical Conditions:	Yes, see rear of report
Site Area:	1,020,172 SF (23.42 acres), gross site area
Building Improvements:	None noted (inspection only from the ROW)
Current Zoning:	GMU-5, Southwest Mixed Use
Highest & Best Use:	**As Vacant:** Likely apartment with some commercial development **As Improved:** Not applicable as the subject is vacant land
Personal Property:	No personal property included
Property Rights Appraised:	Fee Simple
Right of Way Acquisition:	**30,426 SF**
Permanent Highway Easement:	**None**
Temporary Easement	**18,986 SF**
Temporary Easement Length:	**12 months**
TOTAL DAMAGES & COSTS:	**$71,200**

VALUE TYPE, CONDITION & STABILITY OF PROPERTY

Type of Value:	This report provides an opinion of **Market Value.**
Condition of Value:	This report provides an opinion of the **as-is** value.
Occupancy:	The subject is vacant development land.

INTENDED USE OF THE APPRAISAL

Intended Use:	The client intends to use the appraisal for negotiation purposes regarding a proposed acquisition in conjunction with a road project.
Intended User(s):	**City of Dayton** No party, other than the named client and listed intended users, may use or rely upon any part of this report without the prior written authorization of both the named client and the appraiser. This report is not valid unless it contains the original signatures in blue ink. Any unauthorized third party relying upon any portion of this report does so at its own risk.

DATE OF APPRAISAL

Effective Date:	**October 18, 2025**
Inspection Date:	**October 18, 2025**
Date of Report:	October 24, 2025

SCOPE OF THE APPRAISAL REPORT

USPAP defines Scope of Work as: The type and extent of research and analyses in an assignment.

For each appraisal, appraisal review and appraisal consulting assignment, an appraiser must:

1) Identify the problem to be solved,
2) Determine and perform the scope of work necessary to develop credible assignment results; and
3) Disclose the scope of work in the report.

1)	Provide a reasonably supported value opinion as it relates to the intended use & scope.
2)	Per assignment request (retained in workfile), the following degree of research and analysis has been made. The narrative format used is an **Appraisal Report**, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2a of USPAP. The report is also intended to comply with the MnDOT right-of-way manual. See individual approaches for further detail.
3)	**The scope of work for this appraisal includes:** • **a)** *Property Identification:* Public record, plat maps, zoning maps and aerial photographs were used to identify the subject property. • **b)** *Property Inspection:* A viewing of the subject property (site viewing from the right-of-way only) and neighborhood by the appraiser. *Physical factors:* Based on property viewing and conversations with the client, city and county officials. Lot size is based on county information. *Economic Factors:* Consisted of gathering of information from market experts, city and/or county offices, and internet about the region, community, neighborhood, zoning, utilities, and any pending projects in the area that may affect the subject property. • **c)** *Extent of Data Researched:* Sales data of competing properties within the subject market area were given primary consideration. The most relevant data is used in this report. Sources include, appraiser data files, assessor, internet, developers, agents, MLS, periodicals, in-office library, etc. In addition, during the course of appraisal practice and of this appraisal process, the appraiser has had ongoing discussions with market participants (buyers, sellers, property managers, real estate agents/brokers, appraisers, etc.) and/or viewed market data in relation to how the current real estate market may impact the subject value. The appraiser has not researched the title or ownership records. • **d)** Type and Extent of Analysis Applied at Opinions or Conclusions: An extensive review of market data was performed. The most recent, similar and proximate data has been used. The data used will be adjusted on a grid. Reasonable and appropriate collection, verification, analysis and viewing has been performed in the valuation approaches, given the purpose and intended use of the report. A final value opinion will be discussed and correlated.

The data used was obtained from sources considered credible, yet its accuracy is not guaranteed. If found otherwise, value could differ.

PROPERTY RIGHTS APPRAISED

What is valued in a real property appraisal is an estate subject to specified interests. Therefore, an appraiser's task is to identify not only the estate (e.g., the fee simple estate, the leasehold estate, the leased fee estate, the life estate) but also the interests associated with the real estate, such as leases, easements, restrictions, encumbrances, reservations, covenants, contracts, declarations, special assessments, ordinances, or other interests of a similar nature. (The Appraisal of Real Estate, 15th Edition, Page 59)

Fee Simple Interest: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (The Dictionary of Real Estate Appraisal, 7th Edition)

Note: This would typically reflect an owner-occupied property. When the property rights appraised are the unencumbered fee simple interest of the real estate, the appraised value is subject to normal easements for drainage, public streets and utilities, if any. The effect of any existing mortgage or delinquent taxes on the subject property has not been considered in this appraisal.

Leased Fee Interest: The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (The Dictionary of Real Estate Appraisal, 7th Edition)

In appraisal practice, the lessor's interest in a property is considered a leased fee regardless of the duration of the lease, the specified rent, the parties to the lease, or any of the terms in the lease contract. (The Appraisal of Real Estate, 15th Edition, Page 62)

Conclusion of Rights Appraised:

The subject is vacant development land, therefore, the **fee simple interest** will be appraised.

PROPERTY COMPONENTS APPRAISED

Real Estate: The appraised value includes the real estate value opinion. The methods utilized for the real estate valuation include:

- Sales Comparison Approach

FF&E: The appraised value does not include any values of fixtures, furnishings and equipment.

Business Value: There is no business value included in the appraised value.

IDENTIFICATION

Address:	XXXX Dayton Parkway Dayton, MN 55311
County PID:	31-120-22-33-0009
Legal:	Lengthy, see addenda.
Fee Owner:	Schany Group LLC
Census Tract #:	0269.10

REAL ESTATE TAXES

Taxes, per County Records		
	Payable 2025	**Payable 2026**
Total Effective Tax	$18,015.78	Not available
Special Assessments / Solid Waste Fee / Other	$0	--
Total Tax & Assessments:	$18,015.78	--
Delinquent taxes:	None noted	
COUNTY ASSESSOR'S VALUE		
	Payable 2025	**Payable 2026**
Land	$1,911,000	$1,911,000
Building	$0	$0
TOTAL	**$1,911,000**	**$1,911,000**

The subject tax ratio is 0.94%, which is typical for this property type.

The appraised value given in this report assumes any/all special assessments, and/or liens are paid in full and that there are no delinquent taxes, fees, payments, association dues, etc. Should it be found that any of these exist the amount should be deducted from the appraised value. Appraiser did not research these items; typically, a title search would reveal any of these.

SUBJECT SALES & BUILDING HISTORY

Listing History:	The subject is currently listed for sale with Street Companies (also a reported owner in the subject property). It appears the subject has been listed for sale for many years (on and off). The listing price is "Negotiable". The property contact did not disclose the asking price or if any offers had been received.	
Sales History:	***Sale Price:***	N/A
	Sale Date:	N/A
	Buyer:	N/A
	Seller:	N/A
	Terms:	N/A
	Source:	eCRV, public record
	There are no known or reported sales of the subject within the past 5 years.	
Pending Sale:	None noted	
Building History:	The subject is vacant development land (based on a viewing from the ROW and aerial images).	
Lease History:	No lease information provided. It is possible the farm field is leased on an annual basis to a farmer. This is typical for future development land. The appraised value reflects the fee simple interest.	
Leasehold Interest:	Not applicable given the scope of the assignment.	
Association Dues:	The subject is reportedly not part of an association or common interest community (CIC).	

REGIONAL DATA

Metro Area

Regional hub Minneapolis-Saint Paul is the most populous urban area in Minnesota and is composed of 186 cities and townships. Built around the Mississippi, Minnesota and St. Croix rivers, the area is also nicknamed The Twin Cities for its two largest cities, Minneapolis and Saint Paul. Saint Paul is the second largest city in Minnesota, as well as the state capital.

The area is part of a larger U.S. Census division named Minneapolis-St. Paul-Bloomington, MN-WI, the country's 16th-largest metropolitan area, composed of eleven counties in Minnesota and two counties in Wisconsin. This larger area, in turn, is enveloped in the U.S. Census combined statistical area called Minneapolis-St. Paul-St. Cloud, MN-WI with an estimated population of 3.65 million people in 2019.

In both of the fully developed central cities–Minneapolis and St. Paul–the population has declined due to smaller household sizes, yet growth in other areas of their counties has been more than offsetting. Below is detailed where this growth has occurred:

POPULATION

County	Census 2000	Census 2010	Forecast 2023	Growth 2000 - 2010		Growth 2010 - 2023		Source: US Census Bureau
				total	*annual*	*total*	*annual*	
Hennepin	**1,116,200**	**1,152,425**	**1,258,713**	**3.25%**	**0.32%**	**9.22%**	**0.71%**	
Ramsey	511,035	508,640	536,075	-0.47%	-0.05%	5.39%	0.41%	
Dakota	355,904	398,552	447,40	11.98%	1.20%	12.27%	0.94%	
Anoka	298,084	330,844	372,441	10.99%	1.10%	12.57%	0.97%	
Washington	201,130	238,136	278,936	18.4%	1.84%	17.13%	1.32%	
Scott	89,498	129,928	155,814	45.17%	4.52%	19.92%	1.53%	
Wright	89,986	124,700	151,150	38.58%	3.86%	21.21%	1.63%	
Carver	70,205	91,042	111,057	29.68%	2.97%	21.98%	1.69%	
Sherburne	64,417	88,499	102,206	37.38%	3.74%	15.49%	1.55%	
Chisago	41,101	53,887	58,535	31.11%	3.11%	8.63%	0.66%	
Total	***2,837,560***	***3,116,653***	***3,472,367***	***9.84%***	***0.98%***	***11.41%***	***0.88%***	

Overall, the area has experienced moderate to good income growth. Annualized income growth of 2.5% to 4.0% is consistent with national averages.

MEDIAN HOUSEHOLD INCOME

County	Census 2010	Estimate 2023	Growth 2010 - 2023		Source: US Census Bureau
			total	*annual*	
Hennepin	**59,236**	**93,668**	**58.13%**	**4.47%**	
Ramsey	50,136	77,812	55.20%	4.25%	
Dakota	69,508	99,830	43.62%	3.36%	
Anoka	65,771	96,812	47.20%	3.63%	
Washington	77,239	110,729	43.36%	3.34%	
Scott	77,314	106,181	37.34%	2.87%	
Wright	66,833	104,269	56.01%	4.31%	
Carver	80,173	129,581	61.63%	4.74%	
Sherburne	69,971	101,214	44.65%	3.43%	
Chisago	63,810	98,260	53.99%	4.15%	

Regional Data – continued

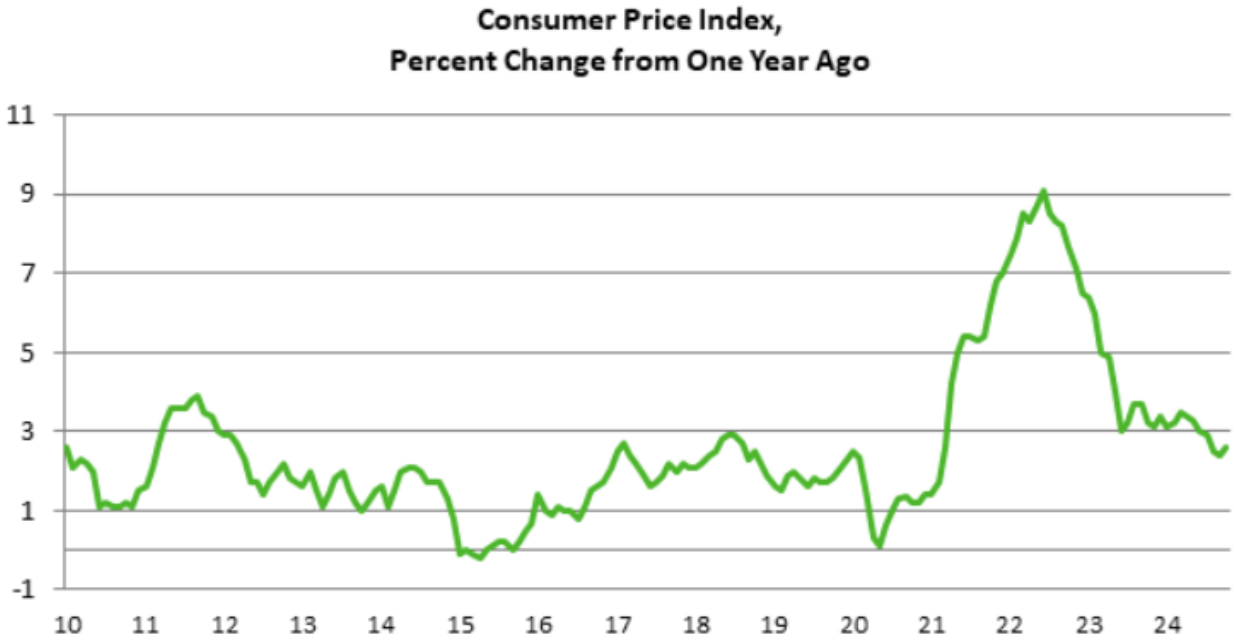
Economic Trends

The current residential interest rates for a typical 30-year mortgage are around 6.50% to 7.50%+. Commercial rates are around 6.50% to 7.50%+. Rates are expected to increase to combat inflation.

New construction labor costs have steadily increased along with material costs as well, however during the COVID-19 pandemic costs increased drastically due to supply chains not being able to meet demand. Overall, construction costs are at all-time highs. New construction of commercial, industrial, and multi-family is occurring, however, limited office new construction is occurring.

Listing prices have been increasing steadily since 2012 +/- and are starting to approach peak levels similar to the market in 2006, which was a period of high seller expectations. However, recent buyer and seller expectations regarding value and list prices appear to be trending towards equilibrium.

Although well diversified, the TCMA and surrounding Minnesota economy is not immune to the recent soft/declining trends of the overall economy.



Source: Minnesota DEED

The CPI had been relatively steady from 2010 to 2020. In 2020, due to the COVID-19 pandemic, prices began to rise. With the various programs used to combat a potential recession, inflation rose, which further increased prices. Recently, the CPI has started to drop, which shows prices returning to more historic norms.

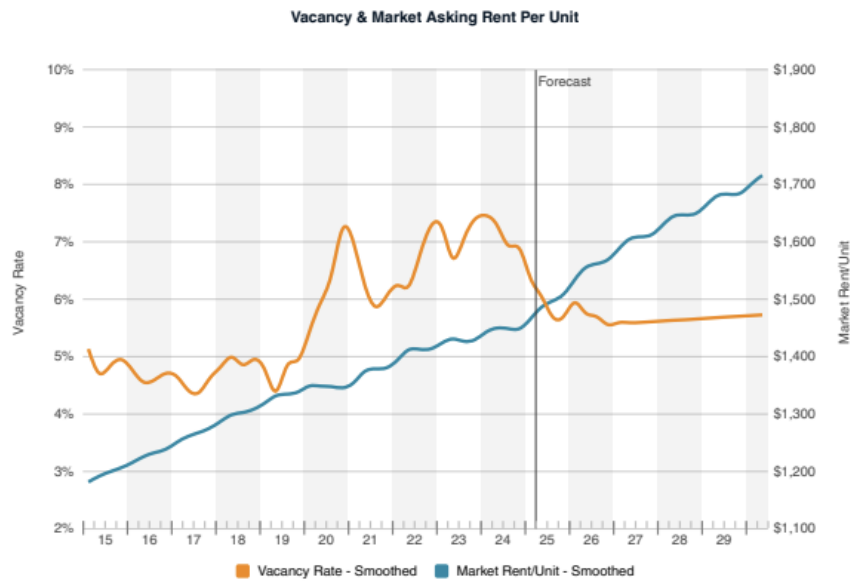
EMPLOYMENT & LABOR



Over the past ten years, unemployment rates have gone from a peak of around 7.0% to near historical lows of around 2% in late 2018. In 2020, the COVID-19 pandemic created a significant spike in the unemployment rate to about 11%. The most recent data, shown above, indicates that the rate has dropped significantly and is approaching pre-pandemic levels and even lower.

Regional Data – continued

APARTMENT MARKET

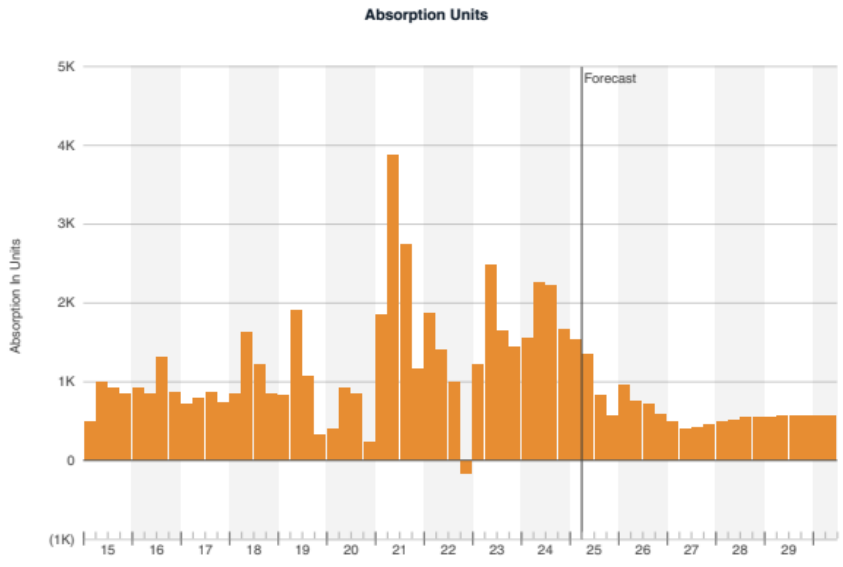


CoStar reports that rents have been trending upward consistently for the past 10+ years. The current average asking rate for an apartment unit in the Twin Cities Metro is around $1,465 per month.

Vacancy has fluctuated, but was trending downward until 2020. The COVID-19 pandemic caused a spike in vacancy, which has since been declining.

However, vacancy is higher due to significant new construction, both in Minneapolis and surrounding suburbs.

The following chart shows the annual absorption of apartment units:

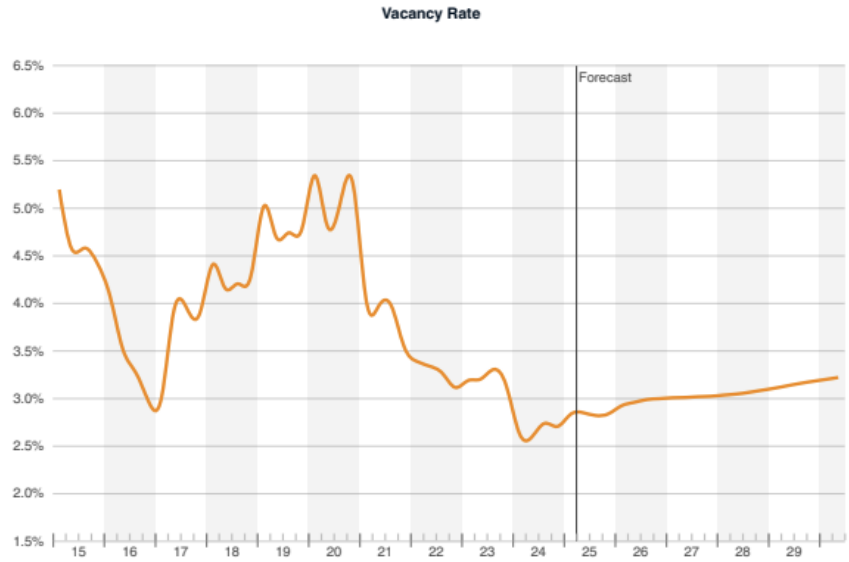


Regional Data – continued

RETAIL MARKET

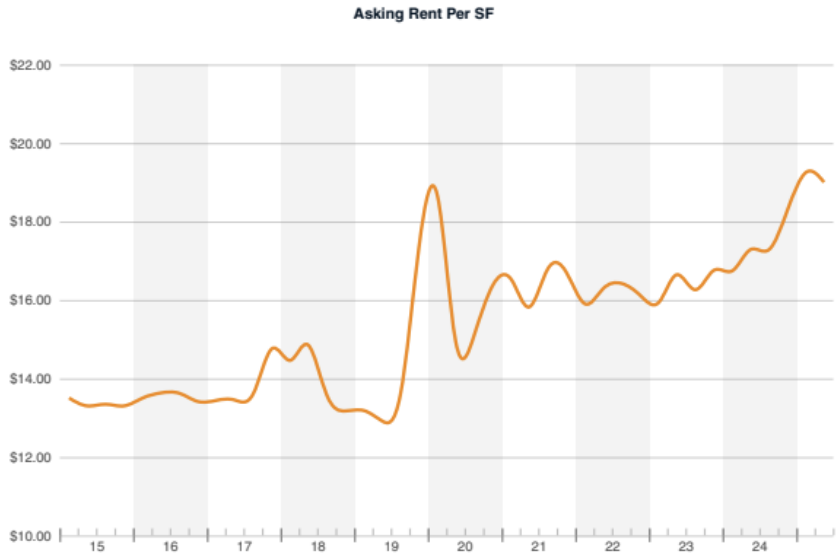
CBRE, Cushman & Wakefield, and Colliers are not publishing current retail market reports. CoStar tracks retail properties in the Twin Cities Metro and reports the following information.

Retail Vacancy:



Retail vacancy experienced an increase in 2020 due to the COVID-19 pandemic. Since 2020, vacancy rates have been dropping across the metro area.

CoStar reports asking rents have been steadily increasing in the Twin Cities Metro:



Regional Data – continued

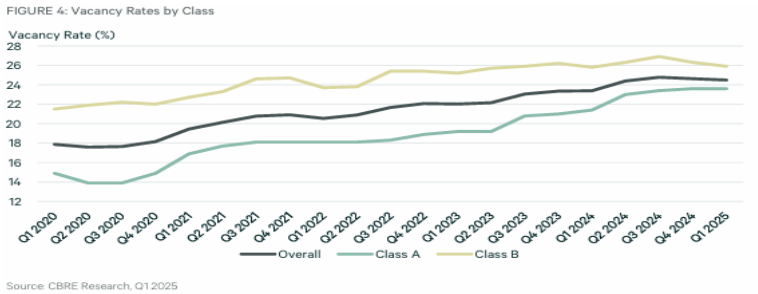
OFFICE MARKET

In the Minneapolis office market, total Q2 absorption was (385,406) sq. ft., bringing the 2024 YTD absorption figure to (512,401) sq. ft. The negative absorption in Q2 was predominantly a result of US Bank vacating One and Two Meridian in Richfield following a decision to renew their headquarters location at their namesake tower in the Minneapolis CBD.

Direct vacancy increased a full percentage point from the previous quarter, up to 22.5%. The North Loop submarket experienced the greatest change in vacancy this quarter with the delivery of North Loop Green, which expanded the submarket's total inventory by 9% and increased vacancy by 5%. This was the first building delivered in the market since 2022.

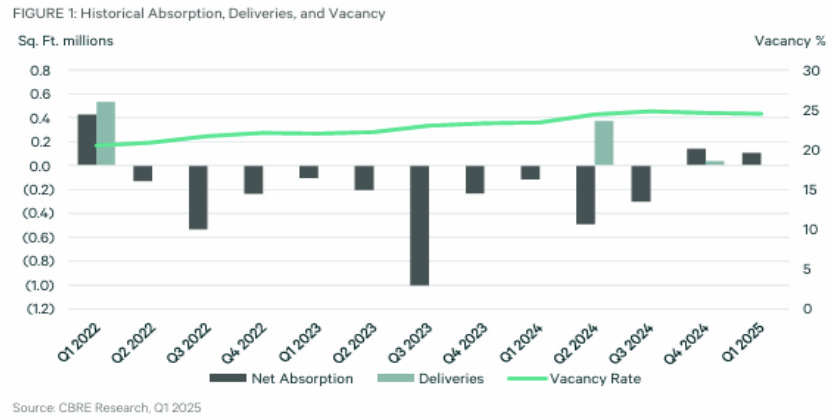
The construction pipeline will slow following the delivery of North Loop Green. In Q2 there was just one other (non-medical) multi-tenant office building under construction. Wayzata Gateway, a 35,660 sq. ft. speculative development is anticipated to deliver by year-end in 2024.

CBRE reports the following vacancy and asking rates for the Twin Cities Metro:





CBRE reports the overall historic quarterly vacancy and absorption for the Twin Cities Metro:

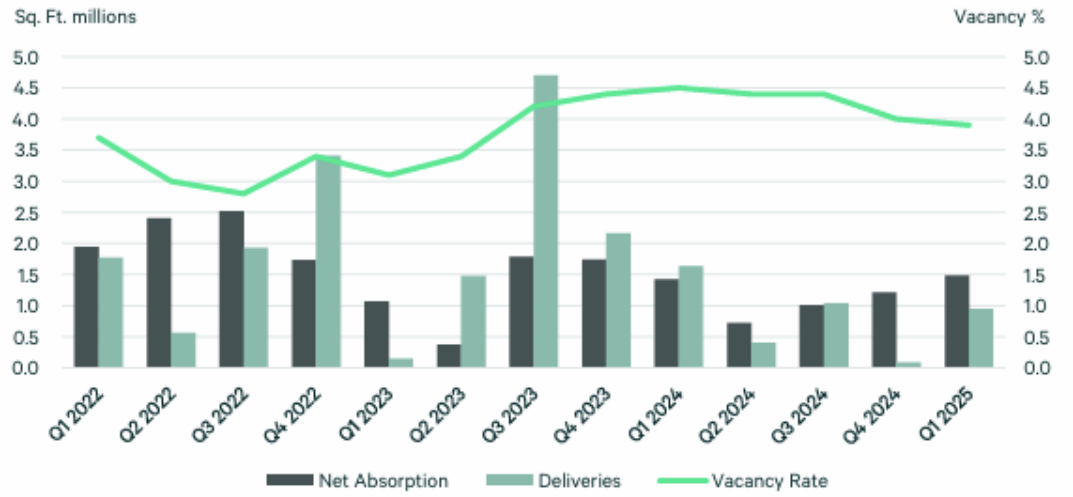


Regional Data – continued

INDUSTRIAL MARKET

The industrial market nationwide has seen increases in rental rates and occupancy. Construction costs have been increasing as well, due to shortages created by the COVID-19 pandemic. In Minnesota the trend is similar to the country overall, vacancy has decreased, construction of new buildings is significant, CBRE indicates that vacancy has slightly increased since 2022, attributable due to the construction deliveries on the market:

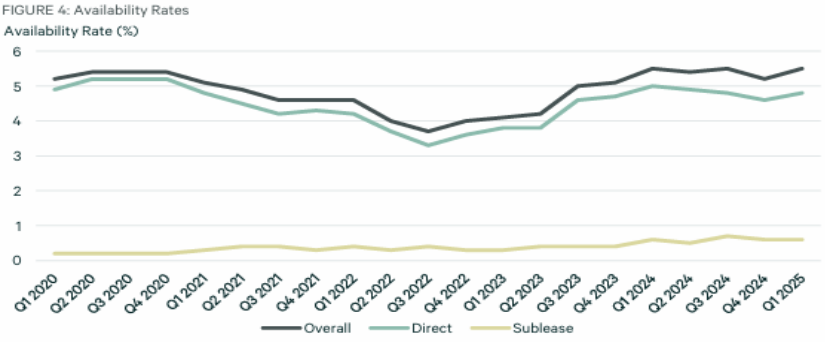
FIGURE 1: Historical Absorption, Deliveries, and Vacancy



Source: CBRE Research, Q1 2025

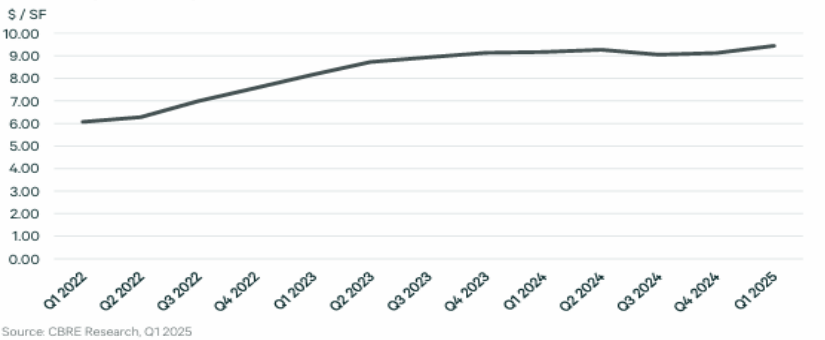
CBRE reports the following vacancy and asking rates for the Twin Cities Metro:

FIGURE 4: Availability Rates



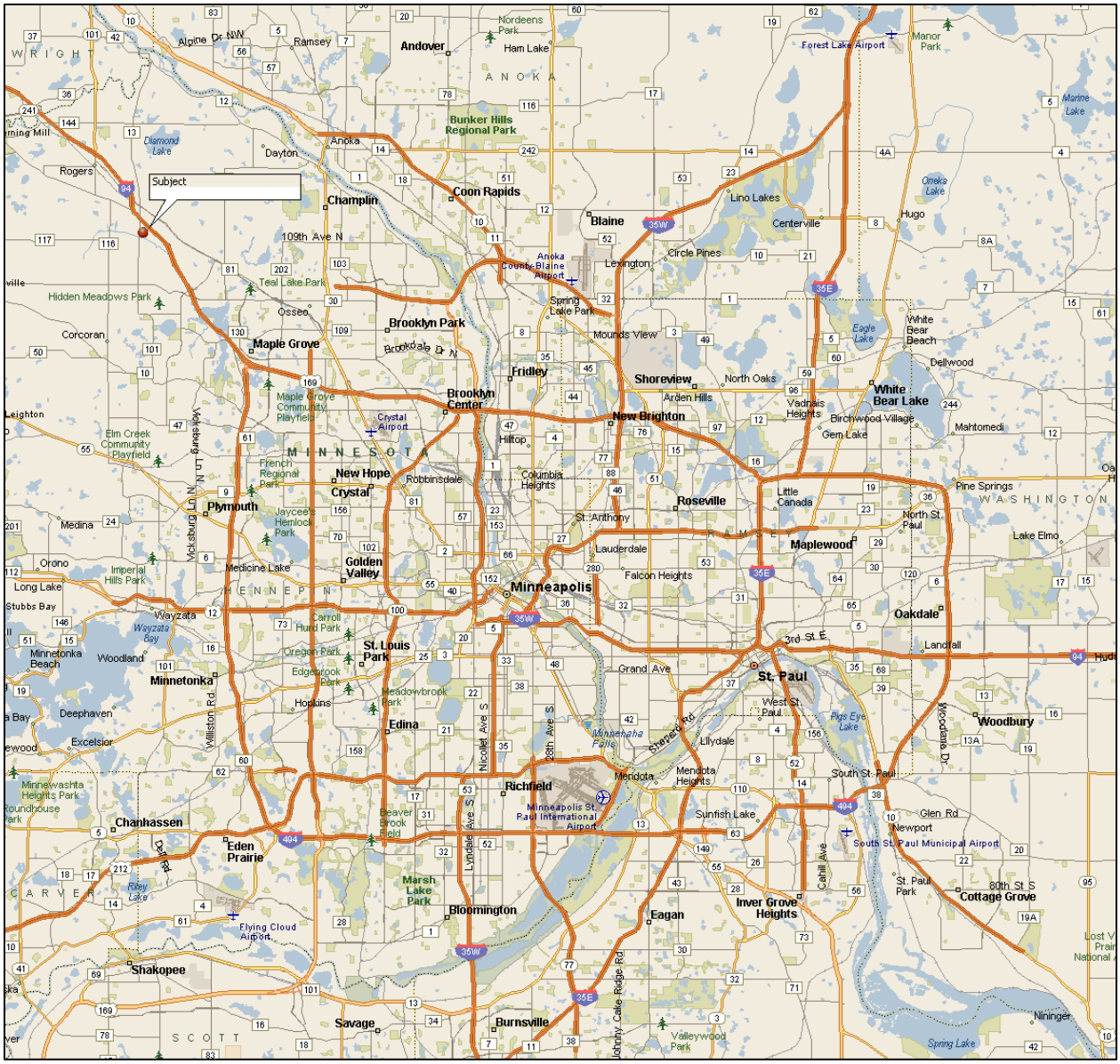
Source: CBRE Research, Q1 2025

FIGURE 5: Avg. Direct Asking Rate (NNN/YR)



Source: CBRE Research, Q1 2025

REGIONAL MAP



CITY & NEIGHBORHOOD DESCRIPTION

Type of neighborhood:	Northwestern Outlying Twin Cities Metro Community	
Percent built-up:	27% +/- developed within city limits	
Stage of Development:	Stable, growth (significant new residential development is occurring)	
Neighborhood boundaries:	City limits	
Redevelopment	Limited, there is available land	
Major Transportation:	Interstate 94, County Road 81	
Predominant type & conformity:	*Single-Family Residential*	*24%*
	Two- & Multi-Family	*<1%*
	Commercial/Industrial	*2%*
	Other / Vacant / Public Land	*73%*
	Total:	*100%*
Single-Family Home Sales:	$300,000 to $750,000+	
Apartment Sales:	$60,000 to $120,000+ per Unit (new construction on upper end of the range)	
Office Property Sales:	$50 to $150+ per SF	
Retail Property Sales:	$75 to $175+ per SF	
Industrial Property Sales:	$40 to $80+ per SF	
Capitalization Rates:	7% to 11% Historic	
Subject Market:	Stable	
Neighborhood Trend:	Stable	

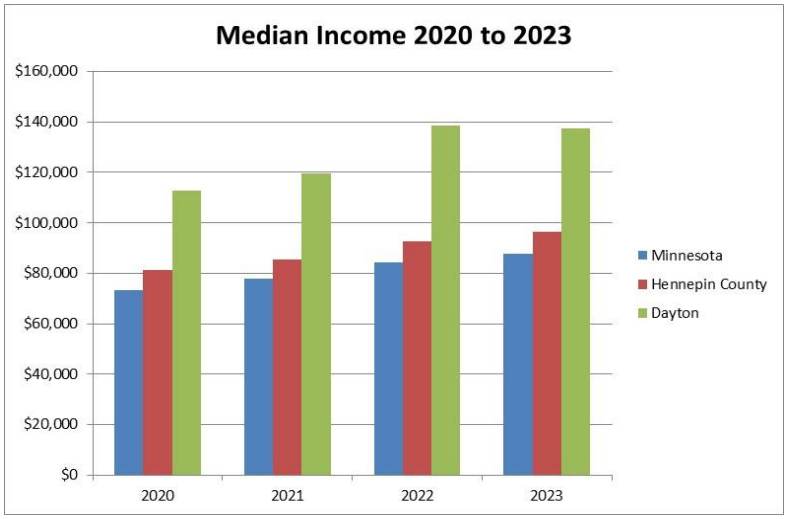
Comments: The City of Dayton is a north/northwest suburban community located about 40 minutes northwest of Downtown Minneapolis. The City has had a recent surge of growth due in part to new industrial and residential development. As the City of Maple Grove becomes increasingly developed (to the southeast), Dayton is the next in line to develop along the Interstate 94 corridor.

Recently, a new interchange was constructed on Interstate 94, known as the Dayton Parkway Interchange, that allows for convenient and immediate access to southern Dayton. This has helped and encouraged new development.

Neighborhood: The subject is located in the southwestern corner of Dayton near the Dayton Parkway and Interstate 94 interchange. There is available land in the subject area and nearby development is primarily residential. There is additional residential development planned in the area.

Subject City:

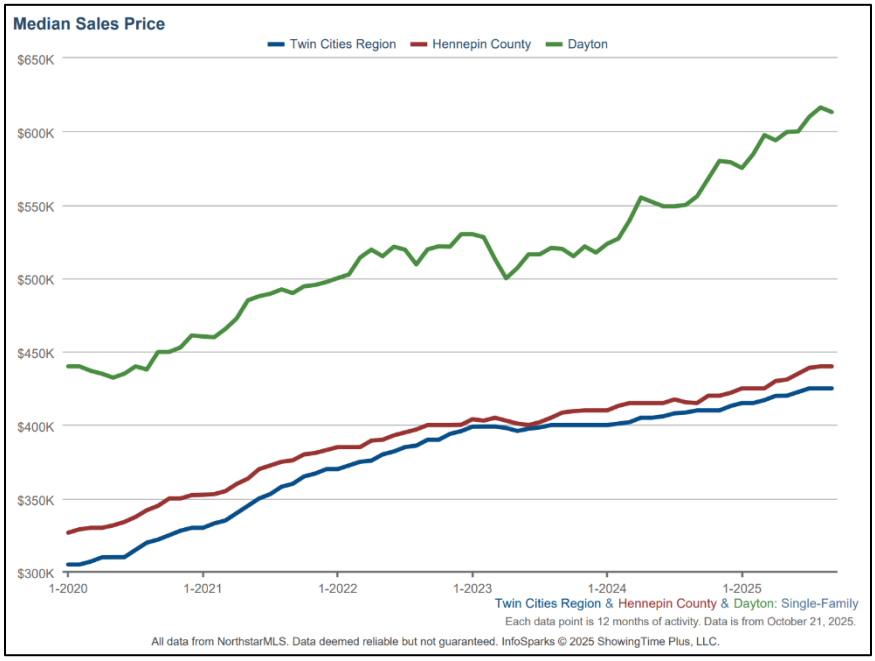
As of the 2010 census the population was 4,671, in 2000 it was 4,699. This represents a decrease of 0.6% from 2000 to 2010. As of the 2020 census, the population was 7,262 which is an increase of 55.5% from 2010. The 2023 population estimate for the City is 10,157, an increase of 39.9% from 2020.



The median income for the city is above both county and state levels (per Census Bureau). Income has increased over the timeframe.

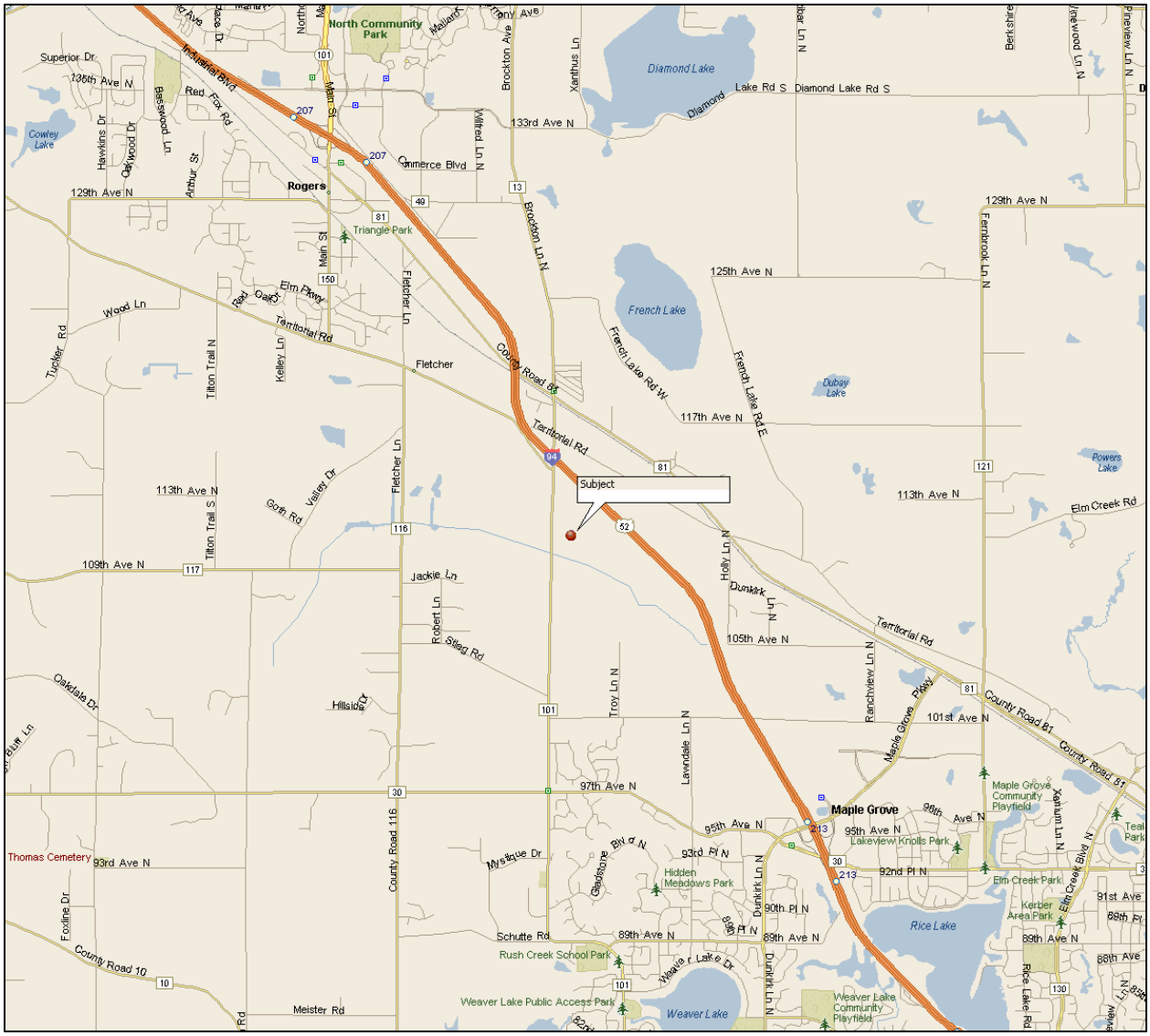
Median Home Prices: City of Dayton

Source: NorthstarMLS Stats



The median sale price for a single-family home in Dayton has generally increased over timeframe. There was a slight decrease at the start of 2023 which is likely due to increasing interest rates.

NEIGHBORHOOD MAP



SURROUNDING USES



The immediate subject area is mostly undeveloped land. Development nearest the subject is residential and consists of townhomes and single-family homes. There are industrial uses on the opposite side of the Interstate 94 corridor.

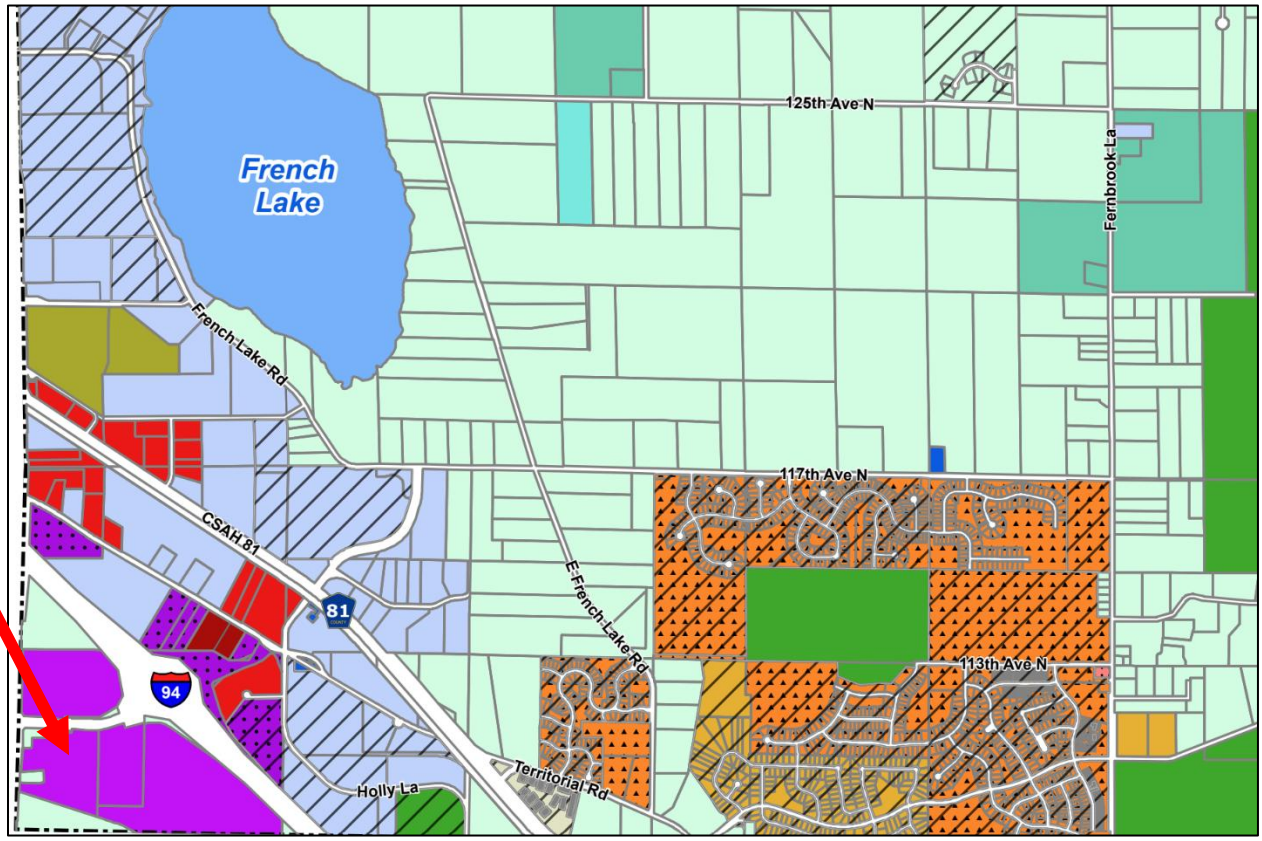
Access to Interstate 94 is about 0.25 miles northeast of the subject.

BEFORE ANALYSIS

SITE DESCRIPTION

Dimensions:	Somewhat Irregular, see Plat Map
Gross Site Area:	**1,020,172 SF (23.42 acres), per county**
Topography / Low Area:	Gently rolling throughout with a gentle slope towards low area / There are approximately 8.51 acres of wetland on the subject site. See Wetland Map.
Usable/Upland Area:	**649,480 SF (14.91 acres), excludes indicated wetland area**
Shape:	Irregular
Soil conditions:	Assumed to be stable
Drainage:	Appears adequate
Utilities:	
Electricity / Gas:	Yes / Yes
Water / Sanitary Sewer:	City water in area, but not to site / City sewer
Off-Site Improvements:	
Street/Curb-gutter:	Bituminous / Concrete along Dayton Parkway, none alone Brockton Lane North
Sidewalk:	None
Visual Road Condition:	Average along Brockton Lane North, Good along Dayton Parkway
Streetlights / Alley:	Standard along Dayton Parkway / None
Storm Sewer:	In street along Dayton Parkway, surface along Brockton Lane North
Access to site (#) / Frontage:	Dayton Parkway (1, full intersection), Brockton Lane North (one field access)
Traffic Count:	The MnDOT traffic count map indicates 6,501 vehicles per day in 2023 along Dayton Parkway and 6,958 vehicles per day in 2022 along Brockton Lane North.
Visibility:	Average
Flood hazard zone:	The subject does appear to be in a flood zone. However, a large majority of the site appears to be within the 100-year flood plain. That said, the site is being marketed as buildable outside of the wetland area. The appraised value assumes the non-wetland area is buildable, if found otherwise, the value could differ. See Flood Map for the indicated flood pain area.
Apparent Easements:	Typical utility apparent. There is an apparent overhead powerline easement in the southern portion of the property that is primarily over the wetland area.
Encroachments:	None apparent
Unusual Conditions:	None apparent
Use:	Vacant land, a portion of the site is farmed
Land to Building ratio:	Not applicable
Excess/Surplus Land:	None noted
Functional Adequacy:	Average for development
Surrounding Uses:	N: Undeveloped land, residential; E: Undeveloped land S: Undeveloped land; W: Undeveloped land
Distance to Major Road:	Access to Interstate 94 is about 0.25 miles northeast of the subject
Comments: The subject is a somewhat irregularly-shaped parcel located near the Interstate 94 corridor. There is available land near the subject. Nearby development is single-family residential. No other apparent easements noted.	

ZONING MAP



The subject is zoned GMU-5, Southwest Mixed Use.

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

ZONING

Subject Zoning:	**GMU-5, Southwest Mixed Use**
Intent (city code):	The purpose of the Southwest Mixed-Use District is to provide an appropriate location to allow a diverse mix of compatible uses including high density residential, commercial, office, and employment driven industrial related uses. Properties zoned for GMU-5 sit adjacent to I-94/Dayton Parkway Interchange and Dayton Parkway and are envisioned to serve as a gateway to the City. Vertical development is highly encouraged when appropriate for the use. The mix of uses can occur vertically and horizontally. The placement of buildings and the relationship of the building, parking, landscaping, and pedestrian spaces is essential to creating the pedestrian-friendly environment envisioned for the GMU-5 District.
Permitted Uses:	**The following uses shall be considered through PUD application process:** Dwelling, multiple family stacked (apartment, condominium, cooperative) as a minimum of 12 units per acre and minimum height of 3 stories or greater; senior citizen housing/residential care facility; bank, credit unions, and other financial institutions with or without drive-through; brewery with tap room; business, trade, or non-academic colleges operated for profit; commercial indoor recreation facilities; daycare facility; distillery (with tasting room); fitness center; hotel; retail and service shops with or without drive-through; restaurants class I, II, and III, no drive-through; restaurants class IV, drive through; motor fuel station/convenience store with no overnight parking including semi-trucks; professional services; government buildings where the use conducted is primarily for office uses; offices, administrative/commercial; offices and medical centers, clinics, etc for human care; offices and medical centers, clinics, etc. for animal care; research and development; manufacturing and/or assembly; showroom (indoor only, no vehicles permitted); warehousing (limited to 50% of GFA)
Conditional Uses:	None noted
Major Restriction/ requirements in this district:	**Maximum impervious surface coverage:** 80% **Front setback:** 20 feet Note: Site plans are to be reviewed as part of the PUD process.
Parking:	**Parking requirements vary based on proposed use**
Use:	The subject is vacant land. The zoning allows for residential, commercial, office, mixed uses, and service uses. If found to be otherwise, the appraised value could differ.
Source:	*Zoning map, city code*

FUTURE LAND USE



The subject is guided Mixed Use per the City of Dayton 2040 Future Land Use Plan.

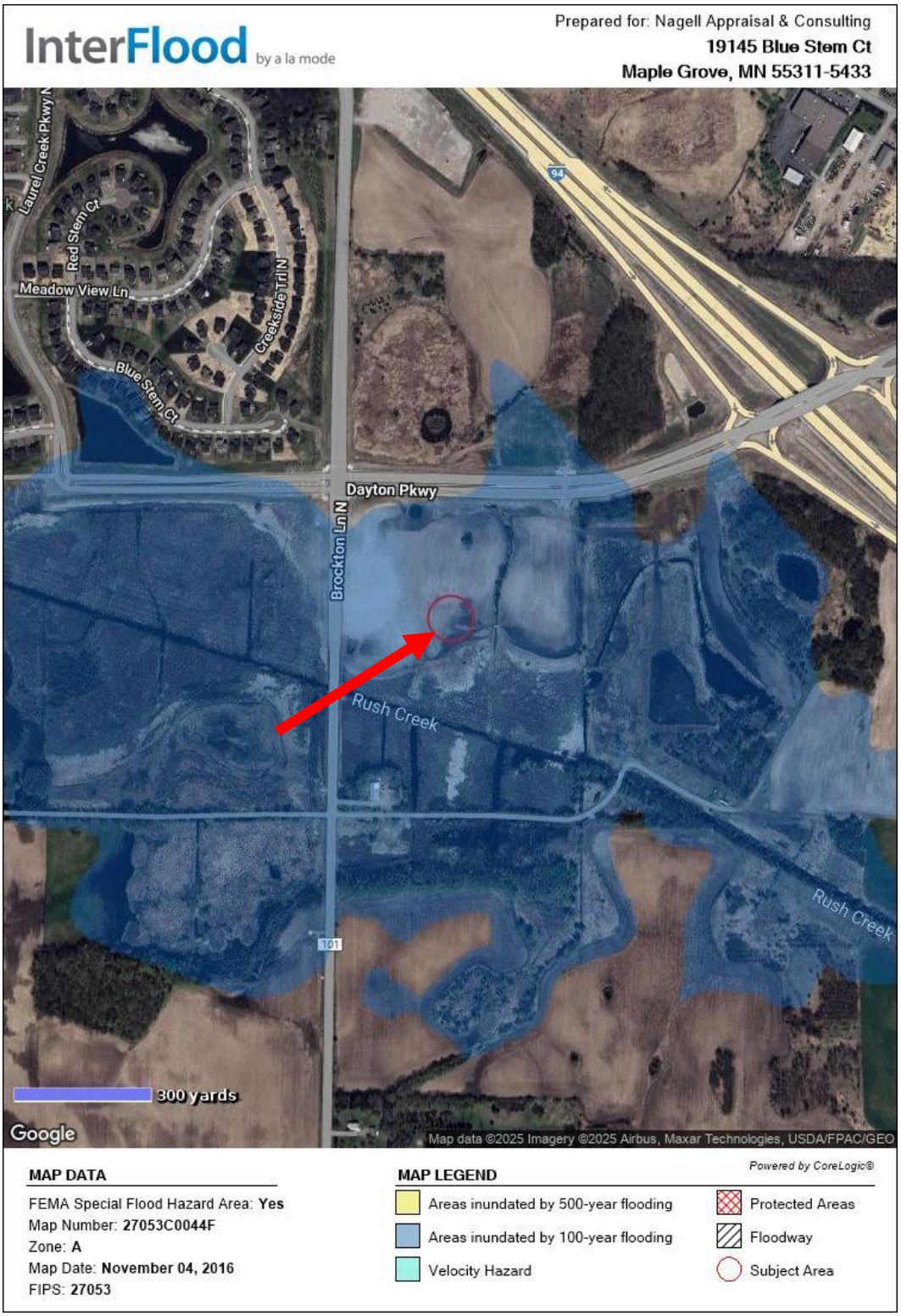


The City's comprehensive plan describes the Mixed Use land use designation as follows:

Mixed Use	This category is intended to provide a mix of residential, commercial, office, service (hotel, restaurants, etc.) and light industrial land uses depending on the location of each mixed use area with the assumption that a possibly 60% of the area will be for residential uses. The Mixed Use area southwest of the interchange will allow for the greatest variety of users to respond to the market and new access to I-94. Typically, mixed-use development will include townhomes, low- and high-rise apartments, retail buildings, and offices. Development is often stacked (but not required), consisting of main floor retail space with office or housing units located above. Residential density shall occur at an average of 12 -20 units/acre. Each mixed-use area will have a corresponding ordinance that address the specific goals and uses for each unique mixed use area.

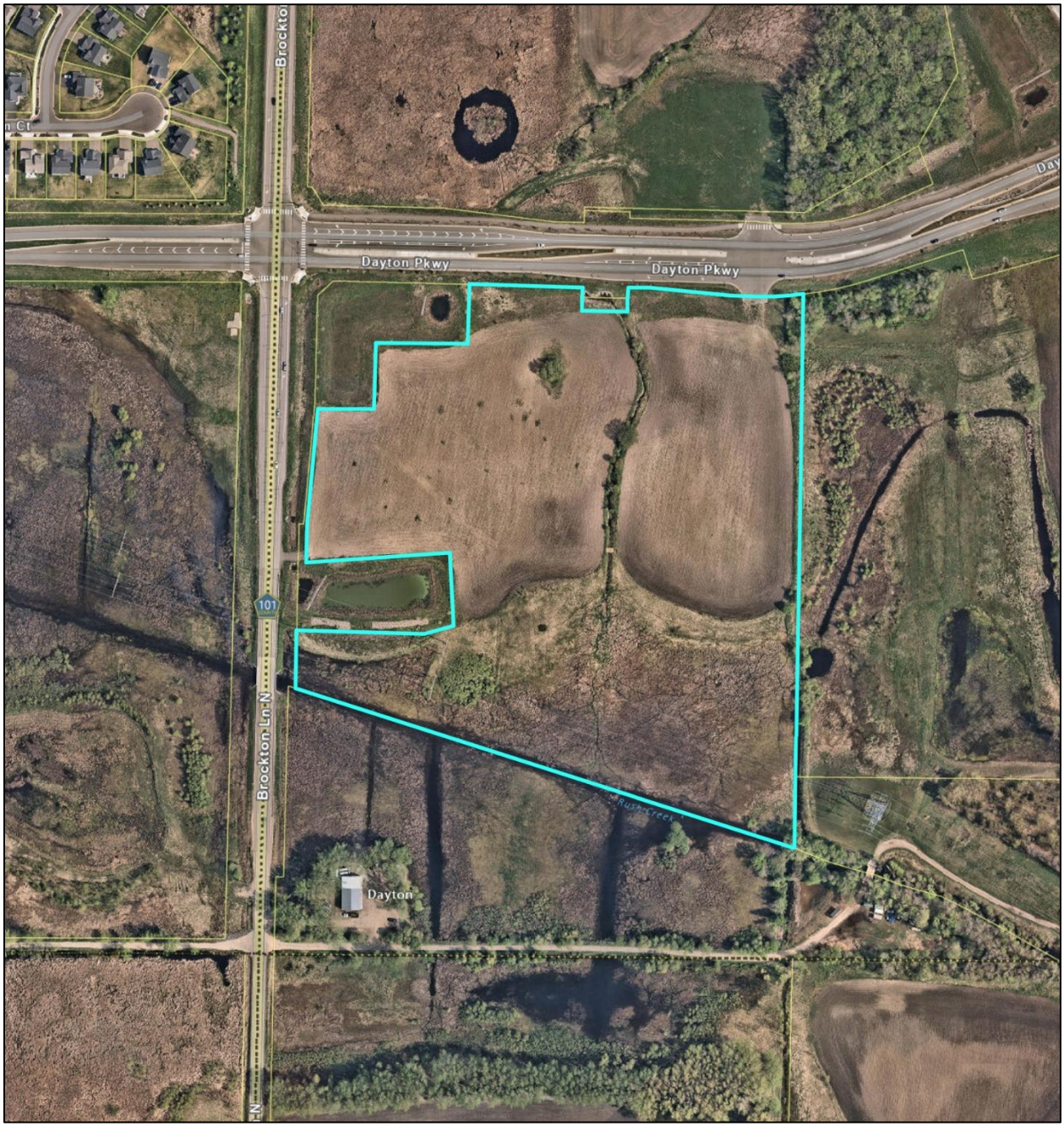
Conclusion: The future land use is consistent with the current zoning and would encourage a mix of residential, commercial, office, and service uses. Residential uses may have a density of 12-20 units per acre.

FLOOD MAP



The subject is in an area inundated by 100-year flooding. As noted previously, the appraised value assumes the land outside the wetland area is buildable, if found otherwise, the value could differ.

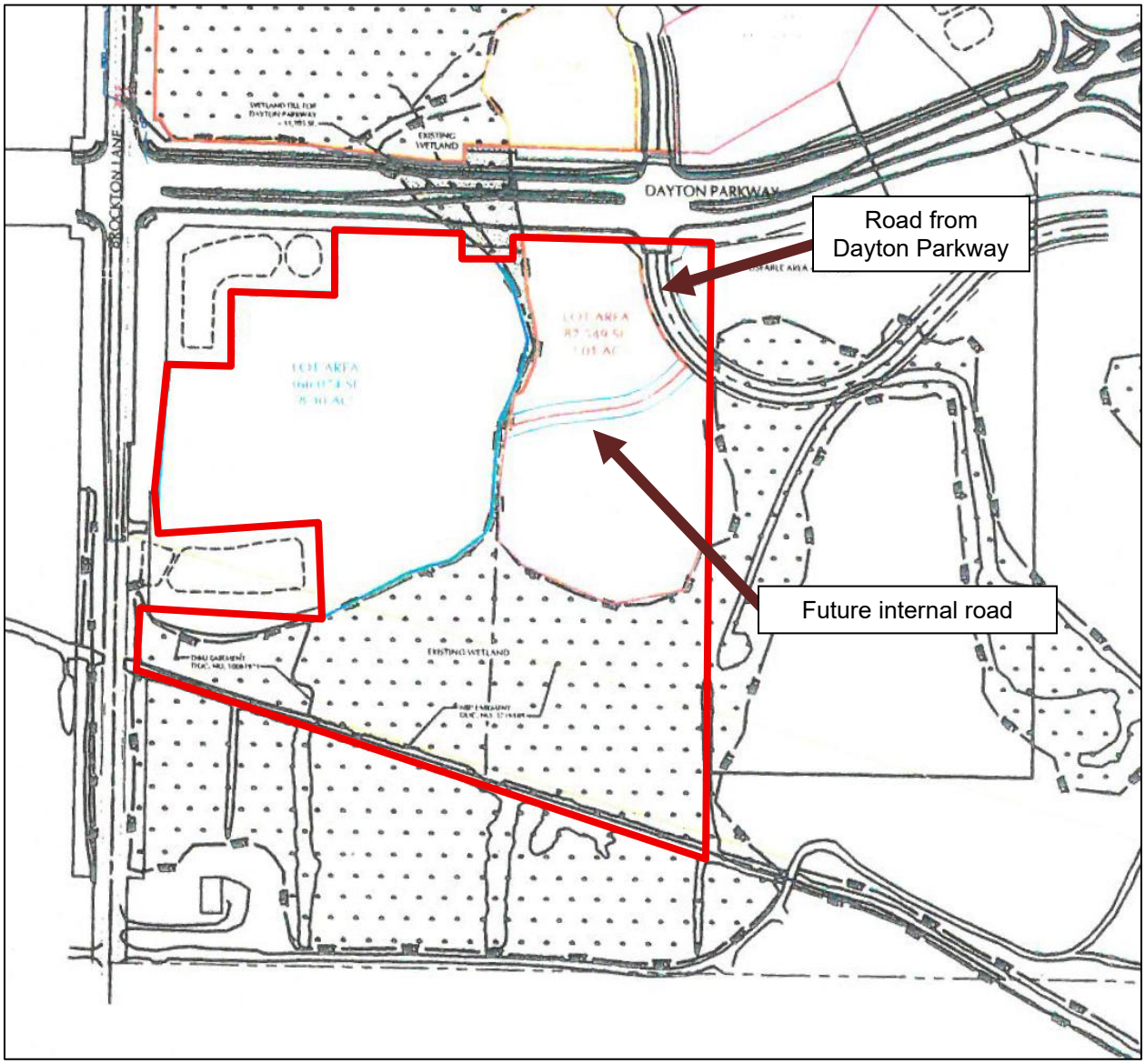
AERIAL / PLAT MAP



The subject is outlined in blue, per county.

POTENTIAL PLAT MAP

The below exhibit was copied from “streetercompanies.com”, which has the subject currently listed for sale. The map shows the subject property and a future road from Dayton Parkway. The exhibit also shows a potential future road on the subject property branching off from the road existing on Dayton Parkway. The subject property is outlined approximately in red.



The City’s proposed acquisition and new road is consistent with the development plat shown on the listing website.

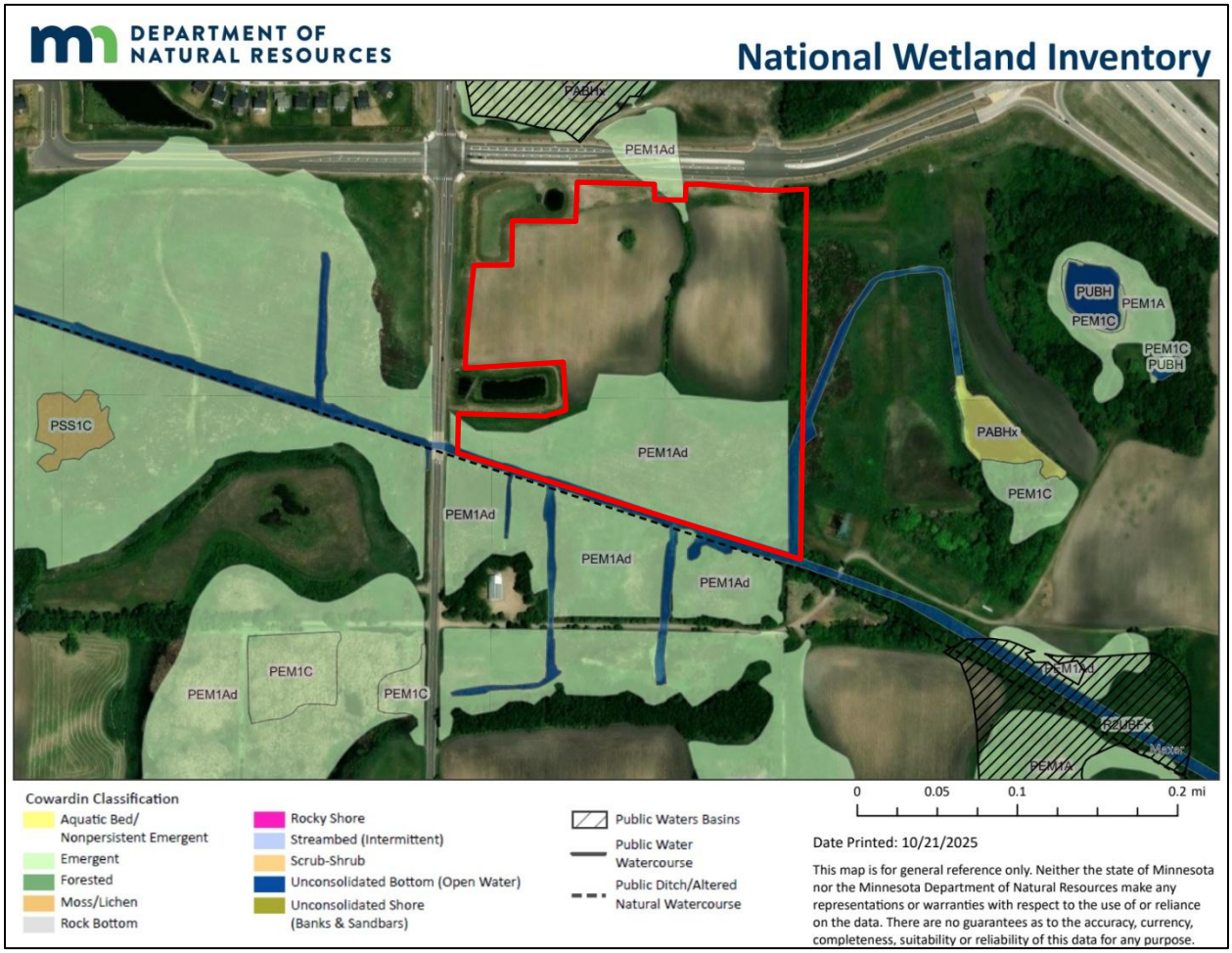
TOPOGRAPHY MAP



The above topography map is from the MN DNR website. The subject is approximately outlined in red.

The site's topography is gently rolling and generally slopes downward toward low area (see following Wetland Map). The site's high point appears to be around 928' and the low point appears to be around 906'.

WETLAND MAP

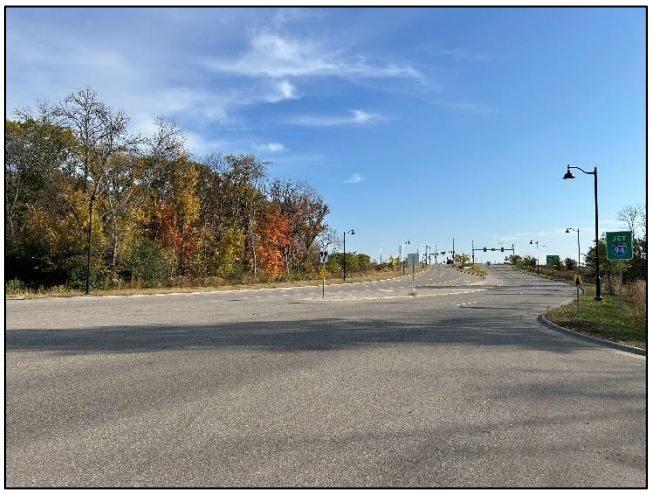


The above wetland map is from the National Wetlands Inventory website. The subject is approximately outlined in red. Wetland on the site includes freshwater emergent wetland and riverine.

According to natural resource information on the Hennepin County GIS there are 8.51 acres of wetland on the subject site.

Note: The above exhibit is from the MN DNR NWI Wetland Finder. It is a preliminary wetland map that is not an official wetland delineation. That said, the NWI Wetland Finder is a good resource for the beginning of wetland research.

SUBJECT PHOTOGRAPHS



Looking east on Dayton Parkway



Looking west on Dayton Parkway



Looking north on Brockton Lane North



Looking south on Brockton Lane North

Subject Photographs – continued



Site view from right-of-way



Site view from right-of-way



Site view from right-of-way



Site view from right-of-way

HIGHEST AND BEST USE

Highest and best use is defined in The Dictionary of Real Estate Appraisal, Seventh Edition as, "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity". Highest and best use is analyzed in two ways, site as vacant and site as improved.

Typically, there are four criteria in highest and best use analysis	
Legally permissible uses	*What uses are allowed by zoning?*
Physically possible uses	*What uses are physically possible on the site?*
Financially feasible use	*Which possible and permissible uses will produce a positive return?*
Maximally productive use	*Of the financially feasible uses, which use produces the highest return warranted by the market (the ideal improvements)?*

Site as Vacant: The use of the real estate based on the presumption that the parcel of land is vacant or can be made vacant by demolishing any improvements (i.e., as vacant or as if vacant). (The Appraisal of Real Estate, 15th Edition, page 307)

Legally Permissible Uses: The subject is currently zoned **GMU-5, Southwest Mixed Use**, which allows for a variety of multiple family, office, and commercial uses. The zoning code would allow for showrooms and warehouses (limited to 50% of GFA).

The site is guided Mixed Use, which appears to be generally consistent with the current zoning. The planned density is between 12 and 20 units per acre.

Physically Possible Uses: The subject site upland area is somewhat irregular, however, the site is larger enough to allow for typical development. The site is located at the southeast corner of the County Road 1010 and Dayton Parkway intersection. The property has access to city sewer, city water is in the area but is not immediately present at the subject property.

Financially Feasible Uses: Typically, surrounding uses, market demand, and availability of financing drive financially feasible uses.

Surrounding Uses: Immediate surrounding uses consist primarily of future development land, industrial, and single-family residential. There is a proposed development to the east, which includes apartments, commercial, and residential. A mixture of uses on the subject site, including apartments, single-family residential, and commercial/office would be supported by surrounding uses.

Financing: From 2019 to 2022, interest rates were near historic lows, ranging from 1.5% to 3.5%, depending on loan amount, equity down, etc. In order to combat inflation, interest rates have been increasing. Current loan terms for new construction are generally 20% to 30% down, 6.50% to 7.50+% interest rates with 20- to 35-year amortization and 5-year balloons. As noted, interest rates have increased in recent years, which has impacted the market. Recently, in September 2025, interest rates were lowered by approximately 25 basis points. The impact on the market remains to be seen.

Highest and Best Use – continued

Market Demand: Market demand for commercial, residential, and apartment land in the subject market is rated to be soft to average. There is new construction occurring, including a proposed development on the property to the east. The subject does not have access to public water at this time (the city project will bring water to the subject property).

Demand for showroom and warehouse space (only up to 50% of gross floor area) is rated to be soft in the market. New warehouse construction generally has significantly less than 50% office; this type of property would not be allowed under the current zoning code.

Financially Feasible Uses: A mixture of uses on the subject appears to be feasible, however, city water would need to be extended to the subject site. The most likely uses would be apartments and residential, along with some commercial. The future land use indicates a preference for apartments, so lower density residential is less likely.

Development timing can be very difficult to conclude to future development land like the subject. There is proposed new construction of hundreds of apartment units and townhomes on the land to the east. Overall, the appraiser concludes a development timing of 3 to 7 years would likely be expected in the market.

Maximally Productive Use: The surrounding uses are a mixture of industrial, residential, and future development land. Given the location and surrounding uses, along with the physical characteristics of the site, a commercial and/or apartment use would be logical. The zoning would allow for showrooms and warehousing (up to 50% of the gross floor area).

The indicated density in the comprehensive plan is 12 to 20 units per acre, which would indicate 178 to 298 total units. There could be a possibility to increase density as well.

The highest and best use for the subject as vacant would be for a commercial and/or apartment use as market demand warrants and zoning allows. A showroom or warehousing (up to 50% of GFA) use is less likely.

Most Probable Buyer: The most likely buyer of the subject is developer.

Site as Improved: The use that should be made of the real estate as it exists (i.e., as currently improved or as if improved as proposed). (The Appraisal of Real Estate, 15th Edition, page 307)

The Highest and Best Use As Improved Analysis is not applied as the subject is vacant land.

COST APPROACH

The subject is vacant land, as such, the Cost Approach is not considered applicable and is not applied.

INCOME APPROACH

The Income Approach was not applied as rental and capitalization rate data for land like the subject is limited, which renders the approach unreliable.

SALES COMPARISON APPROACH

In the sales comparison approach, an opinion of market value is developed by comparing properties similar to the subject property that have recently sold, are listed for sale, or are under contract (i.e., for which purchase offers and a deposit have been recently submitted). A major premise of the sales comparison approach is that an opinion of the market value of a property can be supported by studying the market's reaction to comparable and competitive properties. (The Appraisal of Real Estate, 15th Edition, page 351)

Supply and Demand: Property prices result from negotiations between buyers and sellers. In a market with many buyers and sellers, buyers make up the market demand the properties offered for sale or lease currently or in the foreseeable future make up the supply. To estimate demand, appraisers consider the number of potential users of a particular type of property, their purchasing power, and their tastes and preferences. To analyze supply, appraisers focus on existing properties that are available on the market as well as properties that are being constructed, converted, or planned. (The Appraisal of Real Estate, 15th Edition, page 352)

Substitution: The principle of substitution holds that the value of property tends to be set by the cost of acquiring a substitute or alternative property of similar utility and desirability within a reasonable amount of time. (The Appraisal of Real Estate, 15th Edition, page 352)

Balance: The forces of supply and demand tend toward equilibrium, or balance, in the market, but absolute equilibrium is almost never attained. Due to shifts in population, purchasing power, consumer tastes and preferences, and many other factors, demand varies greatly over time. The construction of new buildings, conversion of existing buildings to other uses, and demolition of old buildings cause supply to vary as well. (The Appraisal of Real Estate, 15th Edition, page 352)

Externalities: External forces affect all types of property in positive or negative ways. Periods of economic growth and economic decline influence property values. Appraisers analyze the market area of the subject property to identify all significant external influences. (The Appraisal of Real Estate, 15th Edition, page 353)

When possible, select comparables with similar location, economic conditions and support facilities.

Land Value: "Sales comparison is usually the preferred method for developing an opinion of site value. When this method is used, most of the techniques for selecting comparable sales and making adjustments that are described in Chapter 20 can be applied to site valuation. When there are not enough sales of similar parcels for the application of sales comparison, alternative methods such as market extraction, allocation, land residual analysis, and various income capitalization techniques may be used". (The Appraisal of Real Estate, 15th Edition, page 339)

The Following Outline Is Used In The Sales Comparison Approach:

- A location map of the comparable sales.

- Comparable sales are listed.

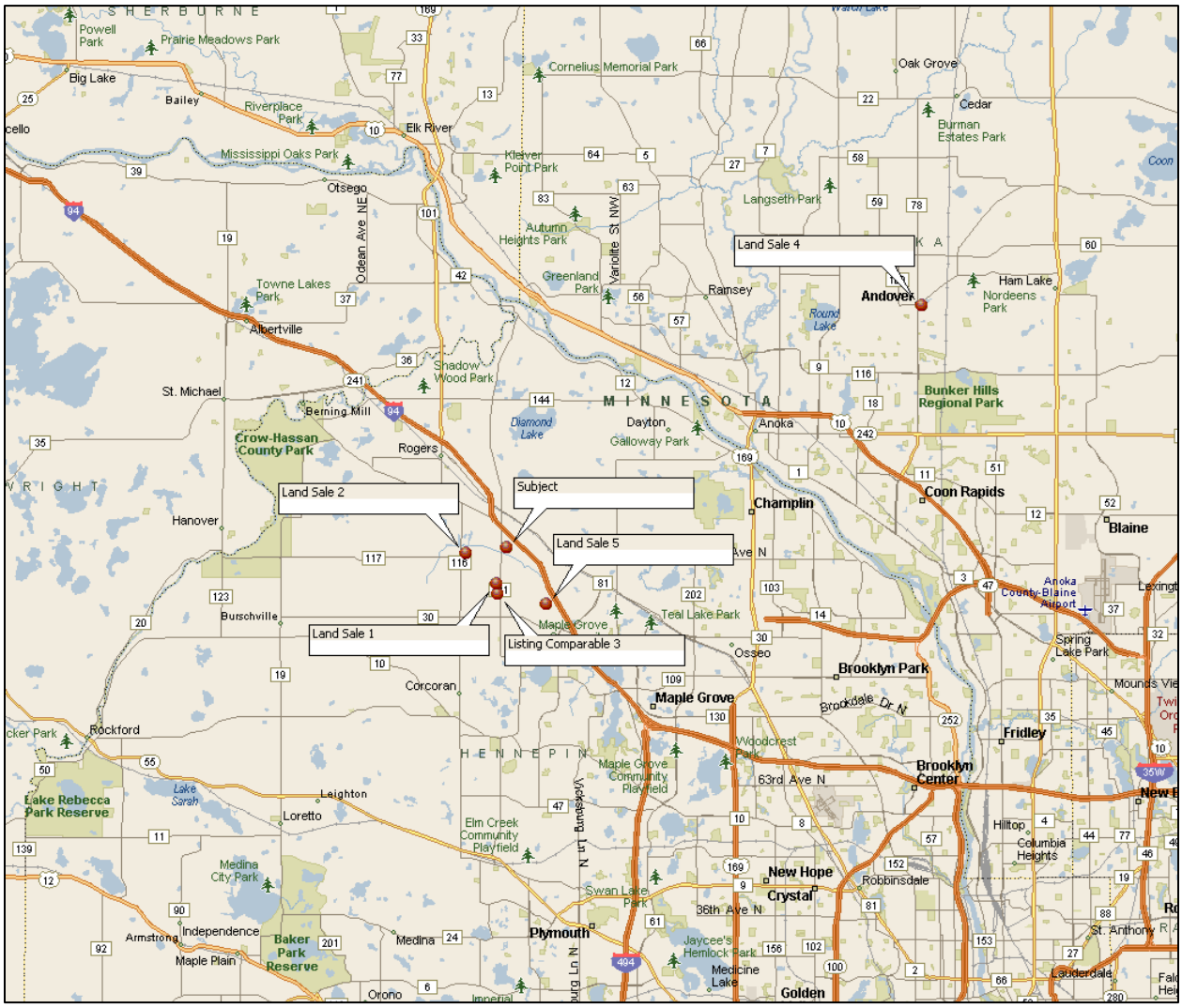
- An adjustment grid using the comparable sales.

- A discussion of adjustment and conclusion of value.

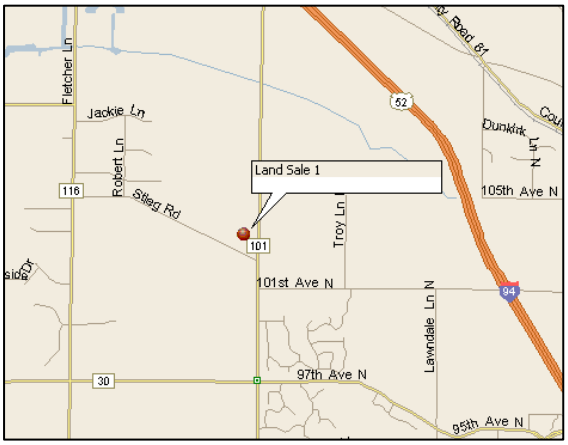
Comparable Location Map

Primary Comparable Selection/Search Criteria:

- Mixed use, commercial, and industrial land sales
- Sale date of January 1, 2022 +, older sales may be considered
- 500,000 SF to 1,500,000 SF + (smaller or larger sites will be considered if relevant)
- Data from competing communities
- In some instances, older data and/or data from competing communities will be utilized due to proximity to the subject and other characteristics similar to the subject.

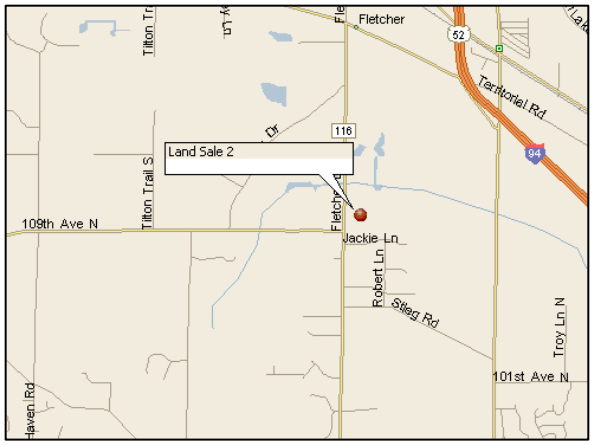


Note: The subject acquisition area is less than 1 acre. Because of this, the unit of comparison selected is the price per SF instead of price per acre.

Land Sale Comparable #1	
	

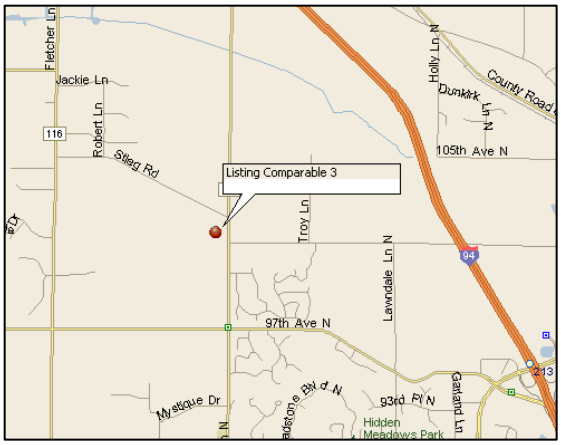
Property Data			
Address:	**XXXX Steig Road, Corcoran**		
PID/Legal Description:	01-119-23-44-0045		
Description:	Land parcel	**Zoning/Intended Use:**	Industrial
Physical Characteristics:	Average	**Utilities:**	Available
Usable Site Size:	558,875 SF	**Improvements:**	None
Comments:	The site is located at the intersection of Steig Road and County Road 101. The gross site area is 14.89 acres while the net useable area is estimated to be 12.83 acres. The buyer subdivided the site and plans to construct a dog daycare (immediately), which is a commercial related use. There are available lots for additional development.		

Sale Data			
Sale Price:	$1,265,000	**Price / Useable SF:**	**$2.26 per Usable SF**
Sale/Close Date:	June 21, 2024	**Sale Terms:**	New Mortgage
Buyer:	B&D Commercial 101, LLC	**Sale Conditions:**	Typical
Seller:	Joe Martin & Mary Schober Martin	**Source/Verification:**	RediComps / eCRV
Comments:	The property sale price was privately negotiated between the buyer and seller. The price is considered market appropriate.		

Land Sale Comparable #2	
	

Property Data			
Address:	**XXXX County Road 116, Rogers**		
PID/Legal Description:	36-120-23-33-0001		
Description:	Land parcel	**Zoning/Intended Use:**	Mixed Use
Physical Characteristics:	Average	**Utilities:**	Not Available
Usable Site Size:	1,327,709 SF	**Improvements:**	None
Comments:	Mixed use land that has a gross site area of 38.51 acres. Of this total, approximately 8.03 acres is wetland area. The net usable is therefore 30.48 acres or 1,327,709 SF. The site was purchased for future development. The property does not have public water or sewer available, however, utilities will be extended as part of the future Dayton Parkway project.		

Sale Data			
Sale Price:	$1,950,000	**Price / Useable SF:**	**$1.47 per Usable SF**
Sale/Close Date:	October 9, 2024	**Sale Terms:**	Cash
Buyer:	Fletcher Development, LLP	**Sale Conditions:**	Typical
Seller:	John & JoEllyn Wicht	**Source/Verification:**	CoStar / eCRV
Comments:	The property was listed on the open market by Brian Pankratz with CBRE. The buyer owns other property in the area. While the buyer owned nearby property, the sale price does appear reflective of the market.		

Land Listing Comparable #3	
	

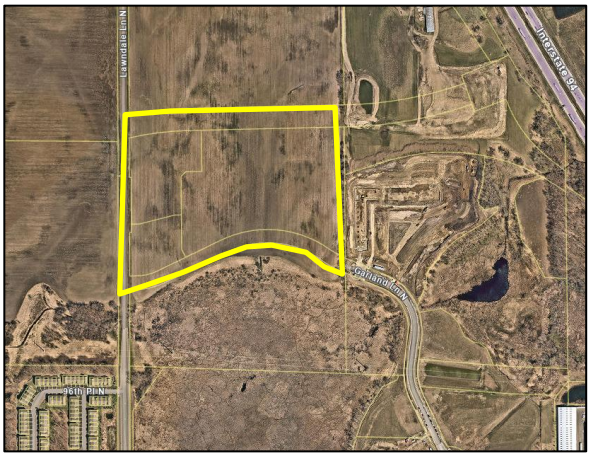
Property Data			
Address:	**XXXX Stieg Road, Corcoran**		
PID/Legal Description:	01-119-23-44-0046		
Description:	Land parcel	**Zoning/Intended Use:**	C-2, Community Commercial
Physical Characteristics:	Average	**Utilities:**	Available
Usable Site Size:	509,652 SF	**Improvements:**	None
Comments:	Commercial land with a gross site area of 12.76 acres. Of this total, 1.06 acres is wetland. The usable area is therefore 11.7 acres or 509,652 SF. The site has average development appeal and is located along County Road 101. The property has public utilities available for development.		

Listing Data			
Listing Price:	$1,403,600	**Price / Useable SF:**	**$2.75 per Usable SF**
Sale/Close Date:	Listing 2025	**Sale Terms:**	Market
Buyer:	n/a	**Sale Conditions:**	Typical
Seller:	JR & MS Martin Trust	**Source/Verification:**	CoStar
Comments:	The property is currently listed on the market by Joel Martin (seller). The property has been listed for approximately 7 months as of the appraisal report date. There are no reported pending sales.		

Land Sale Comparable #4	
	

Property Data			
Address:	**XXX Hanson Boulevard Northwest, Andover**		
PID/Legal Description:	23-32-24-33-0002, -0006		
Description:	Land parcel	**Zoning/Intended Use:**	Mixed Use
Physical Characteristics:	Average	**Utilities:**	Available
Usable Site Size:	614,245 SF	**Improvements:**	None
Comments:	Sale of vacant land that was purchased for the development of a senior living facility, townhomes, apartments, and commercial. The site has average development appeal and exposure. The proposed number of units is 208.		

Sale Data			
Sale Price:	$3,125,000	**Price / Useable SF:**	**$5.09 per Usable SF**
Sale/Close Date:	October 29, 2024	**Sale Terms:**	Cash
Buyer:	Wedum Andover, LLC	**Sale Conditions:**	Typical
Seller:	Corinne Holasek Trust	**Source/Verification:**	RediComps / eCRV
Comments:	The property was listed on the open market. The listing broker, Chris Fritch, verified the sale information.		

Land Sale Comparable #5	
	

Property Data			
Address:	**17425 101st Avenue North, Maple Grove**		
PID/Legal Description:	08-119-22-22-0001		
Description:	Land parcel	**Zoning/Intended Use:**	Mixed Use
Physical Characteristics:	Average	**Utilities:**	Available
Usable Site Size:	1,141,272 SF	**Improvements:**	n/a
Comments:	Property located in Maple Grove with fairly close proximity to the subject. The site is fairly level and open site, no apparent low areas or flood plain. The property was purchased to develop the site with a 4-story apartment with 200 units, 155 townhome units to rent, and one commercial pad along Lawndale Avenue. Similar proposed development and uses as the subject.		

Sale Data			
Sale Price:	$2,650,000	**Price / Useable SF:**	**$2.32 per Usable SF**
Sale/Close Date:	December 28, 2023	**Sale Terms:**	New Mortgage
Buyer:	Neon Land Ventures Maple Grove, LLC	**Sale Conditions:**	Typical
Seller:	The TWR Family LP & Company	**Source/Verification:**	RediComps / eCRV
Comments:	The property was listed on the open market. Upon purchase the site was split into three sites, the property had direct access to major roadways.		

Sales Comparison Approach - continued

Listed below is the adjustment grid for the comparables; see addenda for comparable map and comparable descriptions & exhibits. Comparable items of significant difference are adjusted for on a per SF basis.

Description	Subject	1	2	3	4	5
Address	XXXX Dayton Parkway Dayton	XXXX Steig Road Corcoran	XXXX County Road 116 Rogers	XXXX Stieg Road Corcoran	XXX Hanson Blvd NW Andover	17425 101st Avenue N Maple Grove
Proximity	--	0.94 mi S	1.01 mi W	1.17 mi S	12.1 mi NE	1.72 mi SE
Financing	Market	New Mortgage	Cash	Market	Cash	New Mortgage
Conditions	Typical	Typical	Typical	Typical	Typical	Typical
Sale Date	--	Jun-24	Oct-24	Listing 2025	Oct-24	Dec-23
Location	Average	Average	Fair/Average	Average	Average	Good
Zoning/Use	Mixed Use	Industrial	Mixed Use	C-2, Community Commercial	Mixed Use	Mixed Use
Phys Char	Average	Average	Average	Average	Average	Average
Improvements	n/a	None	None	None	None	n/a
Size	--	--	--	--	--	--
Age	--	--	--	--	--	--
Condition	--	--	--	--	--	--
Utilities	Sewer Available & Water Nearby	Available	Not Available	Available	Available	Available
Sale Price	--	$1,265,000	$1,950,000	$1,403,600	$3,125,000	$2,650,000
Site Size (Usable SF)	649,480	558,875	1,327,709	509,652	614,245	1,141,272
Price per SF - Usable Site Size		**$2.26**	**$1.47**	**$2.75**	**$5.09**	**$2.32**
Cond. Adj.	**+/-**					
Financing	Market					
Conditions	Typical					
Market Conditions	--	7.95%	6.15%	-10.00%	5.82%	3.28%
Net Cond. Adj.		**7.95%**	**6.15%**	**-10.00%**	**5.82%**	**3.28%**
Effective $/UsableSF - Usable Site Size		**$2.44**	**$1.56**	**$2.48**	**$5.38**	**$2.40**
Adjustments	**+/-**					
Location	Average		5%			-10%
Zoning/Use	Mixed Use	-5%				
Phys Char	Average					
Improvements	n/a					
Utilities	Sewer Available & Water Nearby					
Site Size (Usable SF)	649,480					
Net Adjustment		**-5%**	**5%**	**0%**	**0%**	**-10%**
Adjusted Price per Usable SF - Site Size		**$2.32**	**$1.64**	**$2.48**	**$5.38**	**$2.16**

Discussion of Adjustments

Property Rights:

Refers to the ownership interest conveyed at the time of sale. Properties with leases or other encumbrances in place can sell for more or less than comparable properties that sell fee simple interest.

- The sale comparables reflect the transaction of the fee simple interest, no adjustment necessary.

Financing:

The impact financing may have had on the sale price, favorable interest rate or term.

- All sales were cash or estimated to be near or at market rates.

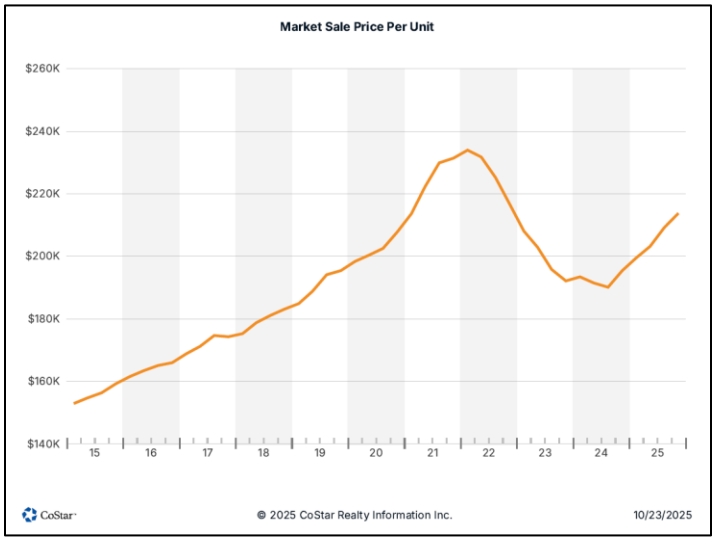
Conditions of sale:

Reflects non-market conditions, which may or may not have impacted the sale price, such as differing motivations of buyer or seller (related parties, distressed or liquidation sale, listings, pending, occupancy, assemblage, etc.), impending eminent domain proceedings, influence due to tax ramifications, or lack of market exposure.

- No adjustment warranted.

Market Conditions:

The appraiser conducted a search for land sales with similar zoning as the subject. There were not enough land sales to indicate a reliable market conditions adjustment. The appraiser searched CoStar for apartment and commercial market trends to indicate a potential annual adjustment. The apartment graph is shown below for Hennepin County:



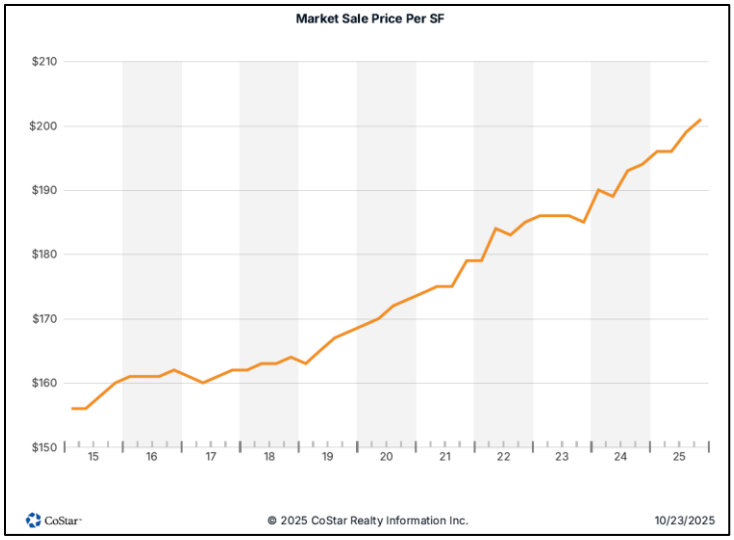
Period	Current Search
2025 Q4 QTD	$210,850
2025 Q3	$209,079
2025 Q2	$203,081
2025 Q1	$199,448
2024 Q4	$195,313
2024 Q3	$190,020
2024 Q2	$191,367
2024 Q1	$193,331
2023 Q4	$192,035
2023 Q3	$195,687
2023 Q2	$202,826
2023 Q1	$207,991
2022 Q4	$216,607
2022 Q3	$225,106
2022 Q2	$231,635
2022 Q1	$233,844

Sales Comparison Approach – continued

Market Conditions – Continued:

The apartment market experienced declines from early 2022 to late 2024. The market has started to recover.

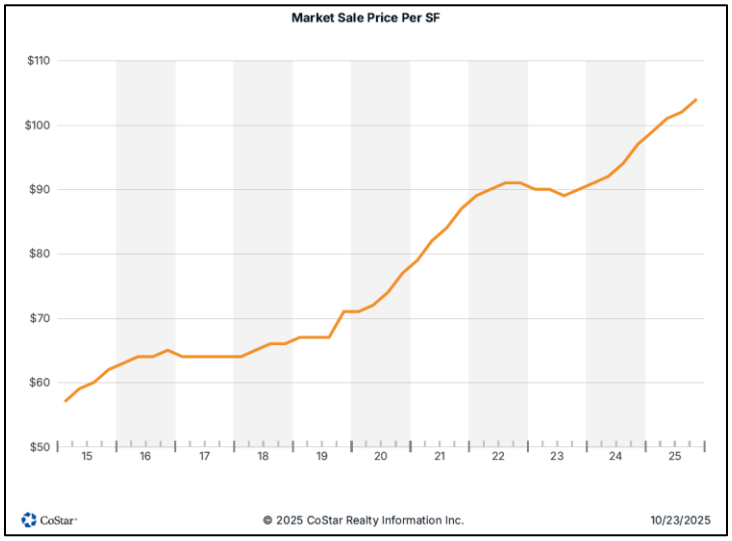
The commercial market in Hennepin County is shown below:



Period	Current Search
2025 Q4 QTD	$200
2025 Q3	$199
2025 Q2	$196
2025 Q1	$196
2024 Q4	$194
2024 Q3	$193
2024 Q2	$189
2024 Q1	$190
2023 Q4	$185
2023 Q3	$186
2023 Q2	$186
2023 Q1	$186
2022 Q4	$185
2022 Q3	$183
2022 Q2	$184
2022 Q1	$179

The commercial market has been experiencing relatively stable growth in prices from 2022 to current.

The industrial market in Hennepin County is shown below:



Period	Current Search
2025 Q4 QTD	$103
2025 Q3	$102
2025 Q2	$101
2025 Q1	$99
2024 Q4	$97
2024 Q3	$94
2024 Q2	$92
2024 Q1	$91
2023 Q4	$90
2023 Q3	$89
2023 Q2	$90
2023 Q1	$90
2022 Q4	$91
2022 Q3	$91
2022 Q2	$90
2022 Q1	$89

In general, the overall industrial market experienced a relatively stable market in 2022 to 2023, but then growth occurred in 2024 and 2025.

Sales Comparison Approach – continued

Market Conditions – Continued:

The subject zoning does allow for industrial uses, however, those uses must have at least 50% office finish. Because this type of construction is less appealing in the market, the CoStar industrial market data is given less weight.

The CoStar apartment data would indicate a downward adjustment for sales through Q3 2024, and then an upward adjustment from Q4 onward (approximately 8% per year). The CoStar commercial data would indicate an upward adjustment from 2022 to current of approximately 4% per year.

The subject would likely be primarily developed with apartment units. Therefore, the apartment data is given the most weight.

The sale comparables are adjusted downward 3% from Q4 2023 to Q4 2024, and then upward 6% per year from Q4 2024 onward. This adjustment gives primary weight to the apartment data and secondary weight to the commercial data.

Comparable 3, which his a listing, is adjusted downward 10%. This is based on a consideration of Sales 1, 2, and 5 (Sale 4 is a high outlier).

Location:

This adjustment is based on the appraiser's judgment. It takes into consideration surrounding land uses, intended use, neighborhood characteristics, traffic, exposure, and access. The appraiser also considered the CoStar market sale price per unit and MLS median home price per SF for the subject and comparable cities. The market sale price per unit can be used as a basis for a location adjustment.

	Subject	1	2	3	4	5
City	Dayton	Corcoran	Monticello	Corcoran	Andover	Maple Grove
Q3 2025 Market Sale Price per Unit	$262,537	$151,836	$127,929	$151,836	$263,652	$289,728
Current Median Home Sale Price per SF	$203	$225	$177	$225	$184	$193

- Comparable 1 is located in Corcoran. The indicated price per unit is lower than the subject while the median home sale price SF is greater. Corcoran and Dayton have similar commercial development (limited). Corcoran is closer to the Twin Cities Metro, however, Dayton has access to Interstate 94. Overall, the appraiser concludes to no adjustment for Sale 1.

- Comparable 2 is located in Rogers, which has more commercial development as compared to Dayton. However, the sale price per unit and per SF of home area is lower. Because of Rogers' greater development, less weight is given to the sale price per unit and price per SF. Overall, Sale 2 is adjusted upward 5%.

- Comparable 3 is located in Monticello, which is farther out from the Twin Cities Metro as compared to the subject. Monticello has superior commercial development. The market sale price per unit and sale price per SF are both lower than the subject. Overall, Sale 3 is adjusted upward 10%.

- Sale 4 has a similar sale price per apartment unit as the subject and a lower home price per SF. Andover has more commercial development as compared to the subject. Overall, the location is rated to be similar to the subject.

- Sale 5 is located in Maple Grove, which is closer in to the Twin Cities Metro and has a significantly greater price per apartment unit. The median home price per SF is slightly lower. Overall, Maple Grove is rated to be superior to the subject and is adjusted downward 10%.

Zoning/Use:

- Comparables 2, 4, and 5 are overall considered to be similar to the subject in terms of zoning, no adjustment necessary.

- Comparable 1 allows for industrial uses, which the subject zoning does allow. However, Comparable 1 allows for more appealing industrial development (less than 50% office). The sale is adjusted downward 5% for the zoning allowing more appealing industrial development. The adjustment is based on a comparison of Sale 1 (adjusted price per SF of $2.44) to Sales 3 and 5 (average adjusted price per SF of $2.32) after market conditions and location have been adjusted. The indicated difference is approximately 4.912%, which is rounded to 5%.

Physical Characteristics:

Shape and topography adjustments reflect the market preference for rectangular and level parcels, which optimize development potential.

- Overall, the subject and comparables are considered competing, no adjustment.

Improvements:

- The subject and comparables are rated to be similar, no adjustment.

Utilities:

- The subject does not have public city water to the site. Comparables 1, 3, 4, and 5 have both city water and sanitary sewer available. Sale 2 does not have any utilities available at this time. Instead of a specific adjustment, the subject's utilities will be considered in the final value reconciliation.

Site Size:

Generally, as site size increases, the sale price per square foot decreases. This is a result of a variety of factors, including development timing (i.e. absorption), purchasing in volume, etc.

- In general, the comparables selected for analysis do not indicate an adjustment for size. Therefore, a site size adjustment is not made. Similar to utilities, site size will be considered as part of the value reconciliation.

Conclusion: The comparables used are rated to be the most indicative of data analyzed and bracket the subject value. Other sales reviewed were older, further and/or needed more adjustment. Adjustments are made on a per square foot basis. The comparables utilized in this analysis each have several similar characteristics in common with the subject. While none are totally identical to the subject, each represents a viable alternative to a prospective buyer of the subject property and, after adjustment, can be utilized as an indicator of market value for the subject property.

Indicator	Un-adjusted Price per SF	Adjusted Price per SF
Range	$1.47 - $5.09	$1.64 - $5.38
Average	$2.78	$2.80
Median	$2.32	$2.32

Sale 4 is a high outlier relative to the remaining data; it was used due to the mixed-use zoning. That said, Sales 1, 2, 3, and 5 are considered to be more relevant given closer proximity to the subject.

The subject does not have city water available immediately to the site. Sales 1, 3, and 5 have superior utility infrastructure, the adjusted average price per SF is $2.32. Sale 2 does not have utilities available at this time and has an adjusted price per SF of $1.64. Generally, city sewer is more complicated to extend to a site compared to water (which can be directionally drilled). Therefore, the subject value would likely be near $2.00 to $2.25 per SF.

The final consideration is site size. Sales 1, 3, 4, and 5 are the most similar to the subject; the adjusted average price per SF is $3.09 while the median is $2.40 per SF. Because Sale 4 is an outlier, the median price per SF is more relevant to consider.

Given the above discussion, the appraiser concludes to a land value of $2.20 per SF for the subject property.

Site Size (Usable SF)	Value per Usable SF	Total
649,480	$2.20	$1,428,856
Opinion of Value – Before		**$1,428,000**

RECONCILIATION

Cost Approach	Not Applied
Sales Comparison Approach	**$1,430,000**
Income Approach	Not Applied

The **Cost Approach** to value was not applied as the appraised area is vacant land.

The Direct **Sales Comparison Approach** to value analyzed recent sales of properties as compared with the characteristics of the subject property. Adjustments were made to the comparables to make them as similar to the subject as possible. This results in an indication of market value at which a typical buyer would be willing to pay for the subject property. The overall data quality and quantity is rated to be fair to average for sales. The concluded value is considered credible.

The **Income Approach** was not utilized due to limited rents and capitalization rates of properties similar to the subject.

Conclusion: The Sales Comparison Approach is given the most weight. Data quantity and quality was rated to be average.

Final Value Opinion (BEFORE)	
The value opinion is:	**$1,430,000**

EXPOSURE TIME / MARKETING TIME

Reasonable Exposure Time: *Typically up to 12 months before the effective date of the appraisal.*	**Marketing Time Opinion:** *Up to 12 months +/- after the effective date of the appraisal.*

AFTER ANALYSIS

The neighborhood, site, regional, aerial, comparables, etc. descriptions are the same in the before as the after (unless otherwise noted on the following pages).

The highest and best use of the site as vacant for the appraised site area is commercial and/or apartment development.

The highest and best use of the site as improved remains unchanged from the Before situation.

After Value: The comparables from the Before scenario are applicable in the After scenario.

PROJECT DESCRIPTION

Project:

The City of Dayton is proposing to acquire a small portion of the northeastern corner of the subject for the construction of a new public road. As part of the project, the City of Dayton will also extend public water to the subject site.

Description of the acquisition areas and types:

Right-of-Way Acquisition (ROW): Used for right of way related purposes (road construction, etc.). The city will acquire this area in feet; the property owner does not retain any ownership rights. The city reported the following ROW for the project.

Site Size – Before	649,480 SF
Acquisition Area – ROW	30,426 SF
Site Size - After	**619,054 SF**

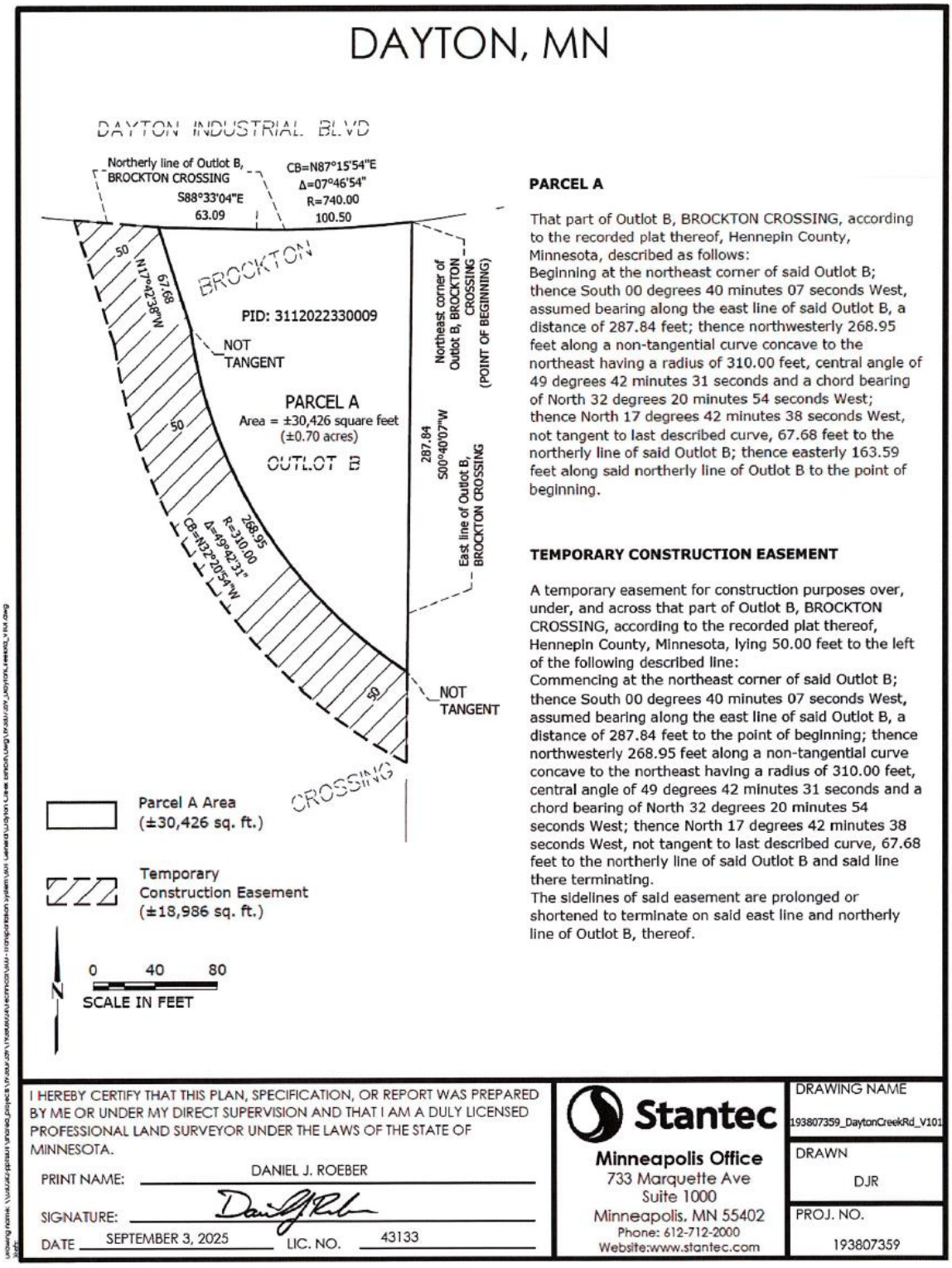
Temporary Easement: Used for construction purposes on a temporary basis. The owner retains complete ownership upon expiration of the temporary easement. A market rate of return will be found for the time period that the temporary easement exists.

Because the owner retains ownership of the temporary easement area, it is not applicable to subtract it as a loss from the “Before” site size.

The temporary easement term is 12 months.

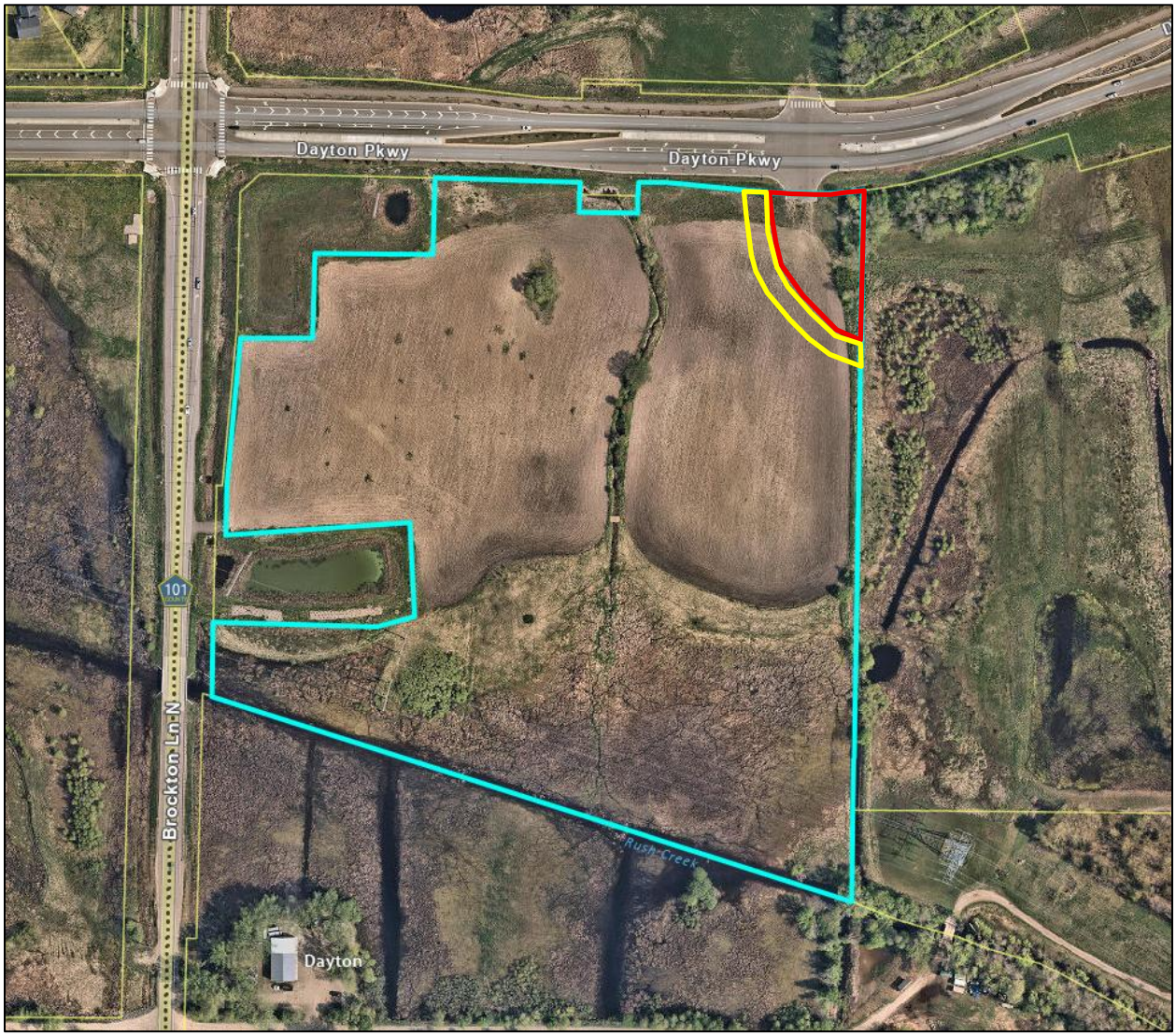
Temporary Easement	**18,986 SF**

SKETCH OF ACQUISITION



The Client provided the above sketch of the proposed acquisition. The temporary easement is indicated by the cross-hatched area.

Sketch of Acquisition – Continued



The new right-of-way acquisition is outlined approximately in red. The temporary easement area is outlined approximately in yellow.

PHOTOGRAPHS OF ACQUISITION AREA



Acquisition Area (red arrows approximate location)



Acquisition Area (red arrows approximate location)

Photographs of Acquisition Area – Continued



Acquisition Area (red arrows approximate location)



Acquisition Area (red arrows approximate location)

ASPECTS OF POTENTIAL DAMAGE

Potential aspects of damage or loss in value to the subject property caused by the partial acquisition:

- Land within the acquired area
- Buildings located within the acquired area
- Site improvements within the acquired area
- Severance damage, the influence of the acquisition area on the subject property
- Project Influence

Land - Land value breakdown -- On the basis that all portions of the subject site have equal value contribution the subject's land value in the taking area is diminished by the pro-rated value of the land acquired.

Buildings – There are no building improvements in the acquisition area.

Site improvements – Based on an inspection, there appears to be no site improvements in the acquisition area that will be impacted, see below. The appraisal assumes that any underground sprinkler systems, drain tile, etc. (if in the acquisition area) will be moved by the city (if found otherwise, the damages could differ).

Site Improvements			
Description	**Type/Size/Condition**	**Quantity/Rate**	**Total Opinion of Market Value**
Trees	Natural volunteer trees (very few), considered in the overall land value.		$0
Plantings	None		$0
Other	None		$0
Driveway	None		$0
Underground Watering System	None		$0
Sign	None		$0
TOTAL			**$0**

Aspects of Potential Damage – continued

Severance damage – Given the current site layout and use, there **is no** severance damage to the remainder as a result of the acquisition. It is the appraiser's opinion the proposed acquisition as described in this report **will not** have an adverse effect on the marketability or value of the remainder due to the acquisition. See chart below.

Primary Factors Considered for Estimating Potential Severance			
Site Characteristics	**Before**	**After**	**Net Impact**
Location	Average	Average	Nil
Access	Average	Average	Nil
Street Improvements	Average to Good	New City road	**Benefit not considered**
Trail	None	None	Nil
Ponding	None	None	Nil
Utilities	Public sanitary sewer	Public sanitary sewer and public water	**Benefit not considered**
Elevation	Average	Average	Nil
Drainage	Average	Average	Nil
Retaining Wall	None	None	Nil
Sound Wall	None	None	Nil
Fence	None	None	Nil
House/Building Proximity to Road/ROW, approximate	n/a	n/a	Nil
Site / Development Appeal	Average	Average, improved development potential	**Benefit not considered**
Highest and Best Use	Mixed use, commercial and/or apartments	Mixed use, commercial and/or apartments	Nil
**Appraised value does not give consideration to any benefit to the subject as result of the proposed project.*			

Severance Discussion: Based on the above chart analysis, there is no severance damage to the remainder. The highest and best use of the subject in the before and the after is considered to be the same.

Project Influence - The subject will have reasonable and suitable access throughout the project. **The proposed project is considered typical.**

An informed buyer/property owner is aware that any property is subject to occasional disturbances due to various projects over the course of time; such as road upgrades, utility improvements, other infrastructure maintenance, construction/razing of buildings, renovations to the noted property, etc.

SALES COMPARISON APPROACH - AFTER

In the sales comparison approach, an opinion of market value is developed by comparing properties similar to the subject property that have recently sold, are listed for sale, or are under contract (i.e., for which purchase offers and a deposit have been recently submitted). A major premise of the sales comparison approach is that an opinion of the market value of a property can be supported by studying the market's reaction to comparable and competitive properties. (The Appraisal of Real Estate, 15th Edition, page 351)

Supply and Demand: Property prices result from negotiations between buyers and sellers. In a market with many buyers and sellers, buyers make up the market demand the properties offered for sale or lease currently or in the foreseeable future make up the supply. To estimate demand, appraisers consider the number of potential users of a particular type of property, their purchasing power, and their tastes and preferences. To analyze supply, appraisers focus on existing properties that are available on the market as well as properties that are being constructed, converted, or planned. (The Appraisal of Real Estate, 15th Edition, page 352)

Substitution: The principle of substitution holds that the value of property tends to be set by the cost of acquiring a substitute or alternative property of similar utility and desirability within a reasonable amount of time. (The Appraisal of Real Estate, 15th Edition, page 352)

Balance: The forces of supply and demand tend toward equilibrium, or balance, in the market, but absolute equilibrium is almost never attained. Due to shifts in population, purchasing power, consumer tastes and preferences, and many other factors, demand varies greatly over time. The construction of new buildings, conversion of existing buildings to other uses, and demolition of old buildings cause supply to vary as well. (The Appraisal of Real Estate, 15th Edition, page 352)

Externalities: External forces affect all types of property in positive or negative ways. Periods of economic growth and economic decline influence property values. Appraisers analyze the market area of the subject property to identify all significant external influences. (The Appraisal of Real Estate, 15th Edition, page 353)

When possible, select comparables with similar location, economic conditions and support facilities.

Land Value: "Sales comparison is usually the preferred method for developing an opinion of site value. When this method is used, most of the techniques for selecting comparable sales and making adjustments that are described in Chapter 20 can be applied to site valuation. When there are not enough sales of similar parcels for the application of sales comparison, alternative methods such as market extraction, allocation, land residual analysis, and various income capitalization techniques may be used". (The Appraisal of Real Estate, 15th Edition, page 339)

The Following Outline Is Used In The Sales Comparison Approach:

- A location map of the comparable sales.

- Comparable sales are listed.

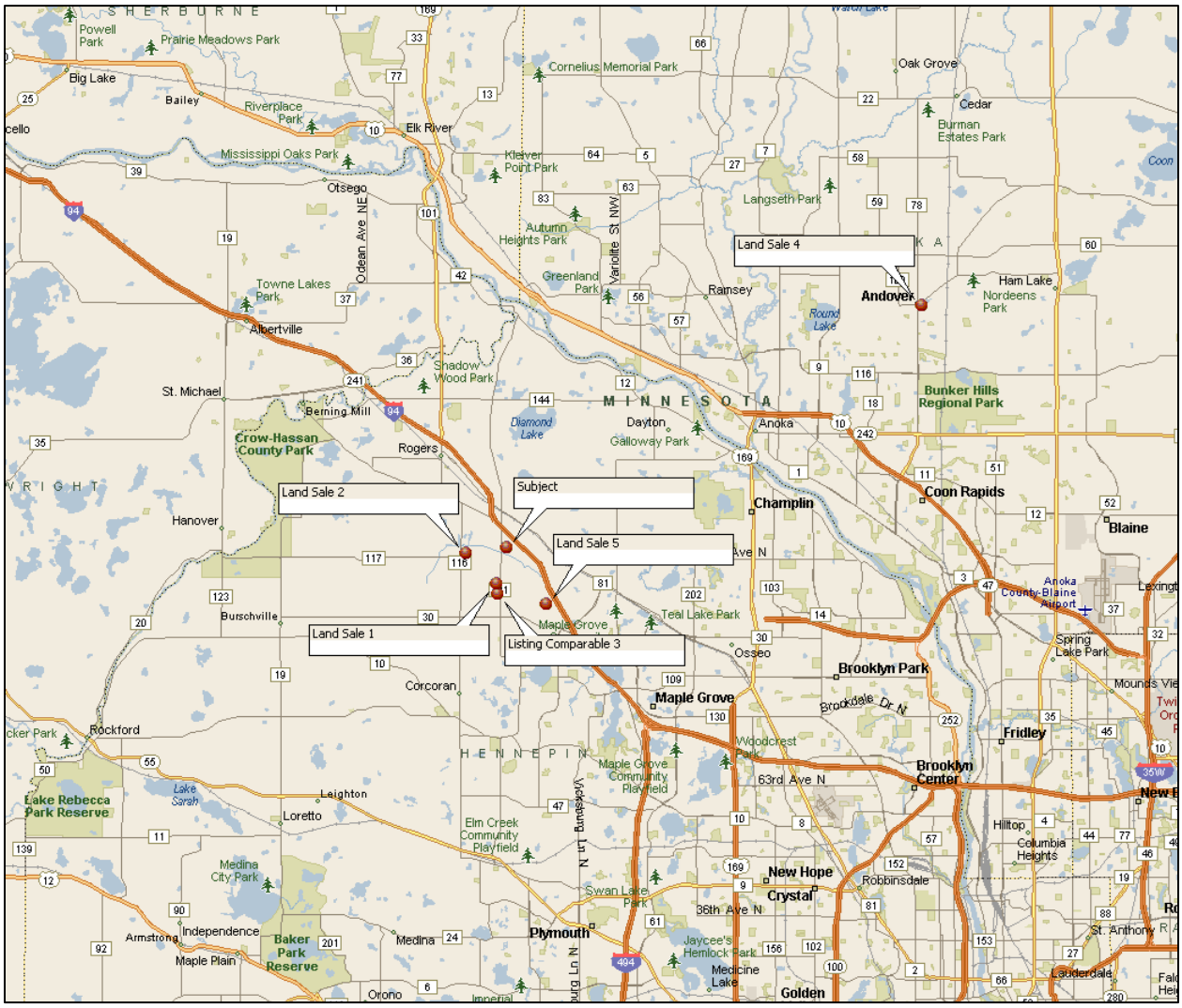
- An adjustment grid using the comparable sales.

- A discussion of adjustment and conclusion of value.

Comparable Location Map

Primary Comparable Selection/Search Criteria:

- Mixed use, commercial, and industrial land sales
- Sale date of January 1, 2022 +, older sales may be considered
- 500,000 SF to 1,500,000 SF + (smaller or larger sites will be considered if relevant)
- Data from competing communities
- In some instances, older data and/or data from competing communities will be utilized due to proximity to the subject and other characteristics similar to the subject.



Note: The subject acquisition area is less than 1 acre. Because of this, the unit of comparison selected is the price per SF instead of price per acre.

Sales Comparison Approach - continued

Listed below is the adjustment grid for the comparables; see addenda for comparable map and comparable descriptions & exhibits. Comparable items of significant difference are adjusted for on a per SF basis.

Description	Subject	1	2	3	4	5
Address	XXXX Dayton Parkway Dayton	XXXX Steig Road Corcoran	XXXX County Road 116 Rogers	XXXX Stieg Road Corcoran	XXX Hanson Blvd NW Andover	17425 101st Avenue N Maple Grove
Proximity	--	0.94 mi S	1.01 mi W	1.17 mi S	12.1 mi NE	1.72 mi SE
Financing	Market	New Mortgage	Cash	Market	Cash	New Mortgage
Conditions	Typical	Typical	Typical	Typical	Typical	Typical
Sale Date	--	Jun-24	Oct-24	Listing 2025	Oct-24	Dec-23
Location	Average	Average	Fair/Average	Average	Average	Good
Zoning/Use	Mixed Use	Industrial	Mixed Use	C-2, Community Commercial	Mixed Use	Mixed Use
Phys Char	Average	Average	Average	Average	Average	Average
Improvements	n/a	None	None	None	None	n/a
Size	--	--	--	--	--	--
Age	--	--	--	--	--	--
Condition	--	--	--	--	--	--
Utilities	Sewer Available & Water Nearby	Available	Not Available	Available	Available	Available
Sale Price	--	$1,265,000	$1,950,000	$1,403,600	$3,125,000	$2,650,000
Site Size (Usable SF)	619,054	558,875	1,327,709	509,652	614,245	1,141,272
Price per SF - Usable Site Size		**$2.26**	**$1.47**	**$2.75**	**$5.09**	**$2.32**
Cond. Adj.	**+/-**					
Financing	Market					
Conditions	Typical					
Market Conditions	--	7.95%	6.15%	-10.00%	5.82%	3.28%
Net Cond. Adj.		**7.95%**	**6.15%**	**-10.00%**	**5.82%**	**3.28%**
Effective $/UsableSF - Usable Site Size		**$2.44**	**$1.56**	**$2.48**	**$5.38**	**$2.40**
Adjustments	**+/-**					
Location	Average		5%			-10%
Zoning/Use	Mixed Use	-5%				
Phys Char	Average					
Improvements	n/a					
Utilities	Sewer Available & Water Nearby					
Site Size (Usable SF)	619,054					
Net Adjustment		**-5%**	**5%**	**0%**	**0%**	**-10%**
Adjusted Price per Usable SF - Site Size		**$2.32**	**$1.64**	**$2.48**	**$5.38**	**$2.16**

Discussion of Adjustments

Property Rights:

Refers to the ownership interest conveyed at the time of sale. Properties with leases or other encumbrances in place can sell for more or less than comparable properties that sell fee simple interest.

- The sale comparables reflect the transaction of the fee simple interest, no adjustment necessary.

Financing:

The impact financing may have had on the sale price, favorable interest rate or term.

- All sales were cash or estimated to be near or at market rates.

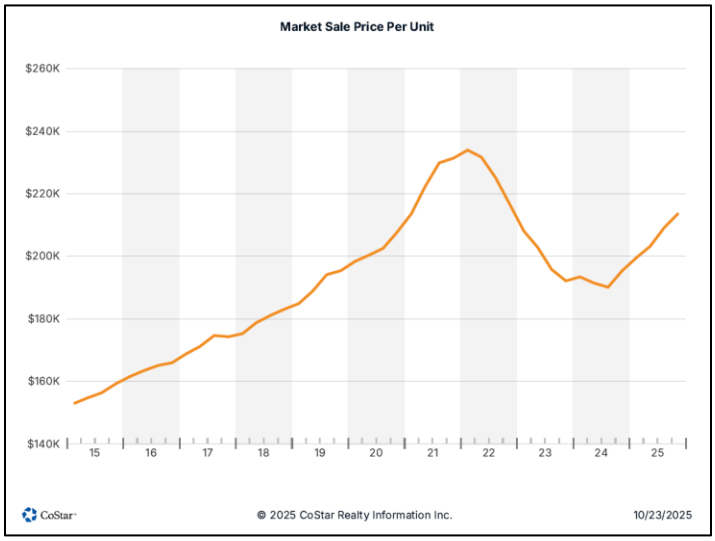
Conditions of sale:

Reflects non-market conditions, which may or may not have impacted the sale price, such as differing motivations of buyer or seller (related parties, distressed or liquidation sale, listings, pending, occupancy, assemblage, etc.), impending eminent domain proceedings, influence due to tax ramifications, or lack of market exposure.

- No adjustment warranted.

Market Conditions:

The appraiser conducted a search for land sales with similar zoning as the subject. There were not enough land sales to indicate a reliable market conditions adjustment. The appraiser searched CoStar for apartment and commercial market trends to indicate a potential annual adjustment. The apartment graph is shown below for Hennepin County:



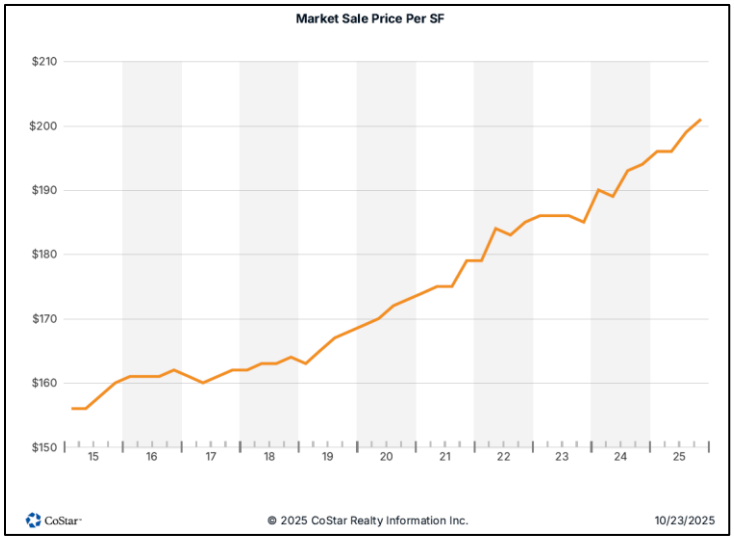
Period	Current Search
2025 Q4 QTD	$210,850
2025 Q3	$209,079
2025 Q2	$203,081
2025 Q1	$199,448
2024 Q4	$195,313
2024 Q3	$190,020
2024 Q2	$191,367
2024 Q1	$193,331
2023 Q4	$192,035
2023 Q3	$195,687
2023 Q2	$202,826
2023 Q1	$207,991
2022 Q4	$216,607
2022 Q3	$225,106
2022 Q2	$231,635
2022 Q1	$233,844

Sales Comparison Approach – continued

Market Conditions – Continued:

The apartment market experienced declines from early 2022 to late 2024. The market has started to recover.

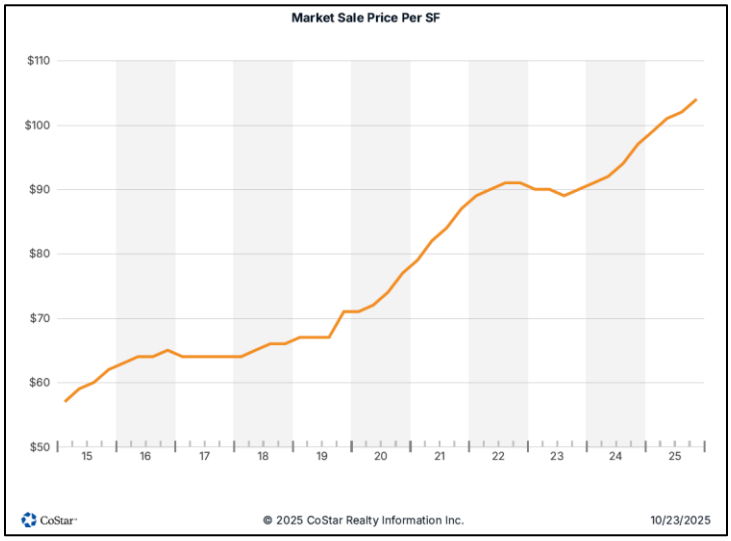
The commercial market in Hennepin County is shown below:



Period	Current Search
2025 Q4 QTD	$200
2025 Q3	$199
2025 Q2	$196
2025 Q1	$196
2024 Q4	$194
2024 Q3	$193
2024 Q2	$189
2024 Q1	$190
2023 Q4	$185
2023 Q3	$186
2023 Q2	$186
2023 Q1	$186
2022 Q4	$185
2022 Q3	$183
2022 Q2	$184
2022 Q1	$179

The commercial market has been experiencing relatively stable growth in prices from 2022 to current.

The industrial market in Hennepin County is shown below:



Period	Current Search
2025 Q4 QTD	$103
2025 Q3	$102
2025 Q2	$101
2025 Q1	$99
2024 Q4	$97
2024 Q3	$94
2024 Q2	$92
2024 Q1	$91
2023 Q4	$90
2023 Q3	$89
2023 Q2	$90
2023 Q1	$90
2022 Q4	$91
2022 Q3	$91
2022 Q2	$90
2022 Q1	$89

In general, the overall industrial market experienced a relatively stable market in 2022 to 2023, but then growth occurred in 2024 and 2025.

Sales Comparison Approach – continued

Market Conditions – Continued:

The subject zoning does allow for industrial uses, however, those uses must have at least 50% office finish. Because this type of construction is less appealing in the market, the CoStar industrial market data is given less weight.

The CoStar apartment data would indicate a downward adjustment for sales through Q3 2024, and then an upward adjustment from Q4 onward (approximately 8% per year). The CoStar commercial data would indicate an upward adjustment from 2022 to current of approximately 4% per year.

The subject would likely be primarily developed with apartment units. Therefore, the apartment data is given the most weight.

The sale comparables are adjusted downward 3% from Q4 2023 to Q4 2024, and then upward 6% per year from Q4 2024 onward. This adjustment gives primary weight to the apartment data and secondary weight to the commercial data.

Comparable 3, which his a listing, is adjusted downward 10%. This is based on a consideration of Sales 1, 2, and 5 (Sale 4 is a high outlier).

Location:

This adjustment is based on the appraiser's judgment. It takes into consideration surrounding land uses, intended use, neighborhood characteristics, traffic, exposure, and access. The appraiser also considered the CoStar market sale price per unit and MLS median home price per SF for the subject and comparable cities. The market sale price per unit can be used as a basis for a location adjustment.

	Subject	1	2	3	4	5
City	Dayton	Corcoran	Monticello	Corcoran	Andover	Maple Grove
Q3 2025 Market Sale Price per Unit	$262,537	$151,836	$127,929	$151,836	$263,652	$289,728
Current Median Home Sale Price per SF	$203	$225	$177	$225	$184	$193

- Comparable 1 is located in Corcoran. The indicated price per unit is lower than the subject while the median home sale price SF is greater. Corcoran and Dayton have similar commercial development (limited). Corcoran is closer to the Twin Cities Metro, however, Dayton has access to Interstate 94. Overall, the appraiser concludes to no adjustment for Sale 1.

- Comparable 2 is located in Rogers, which has more commercial development as compared to Dayton. However, the sale price per unit and per SF of home area is lower. Because of Rogers' greater development, less weight is given to the sale price per unit and price per SF. Overall, Sale 2 is adjusted upward 5%.

- Comparable 3 is located in Monticello, which is farther out from the Twin Cities Metro as compared to the subject. Monticello has superior commercial development. The market sale price per unit and sale price per SF are both lower than the subject. Overall, Sale 3 is adjusted upward 10%.

- Sale 4 has a similar sale price per apartment unit as the subject and a lower home price per SF. Andover has more commercial development as compared to the subject. Overall, the location is rated to be similar to the subject.

- Sale 5 is located in Maple Grove, which is closer in to the Twin Cities Metro and has a significantly greater price per apartment unit. The median home price per SF is slightly lower. Overall, Maple Grove is rated to be superior to the subject and is adjusted downward 10%.

Zoning/Use:

- Comparables 2, 4, and 5 are overall considered to be similar to the subject in terms of zoning, no adjustment necessary.

- Comparable 1 allows for industrial uses, which the subject zoning does allow. However, Comparable 1 allows for more appealing industrial development (less than 50% office). The sale is adjusted downward 5% for the zoning allowing more appealing industrial development. The adjustment is based on a comparison of Sale 1 (adjusted price per SF of $2.44) to Sales 3 and 5 (average adjusted price per SF of $2.32) after market conditions and location have been adjusted. The indicated difference is approximately 4.912%, which is rounded to 5%.

Physical Characteristics:

Shape and topography adjustments reflect the market preference for rectangular and level parcels, which optimize development potential.

- Overall, the subject and comparables are considered competing, no adjustment.

Improvements:

- The subject and comparables are rated to be similar, no adjustment.

Utilities:

- The subject does not have public city water to the site. Comparables 1, 3, 4, and 5 have both city water and sanitary sewer available. Sale 2 does not have any utilities available at this time. Instead of a specific adjustment, the subject's utilities will be considered in the final value reconciliation.

Site Size:

Generally, as site size increases, the sale price per square foot decreases. This is a result of a variety of factors, including development timing (i.e. absorption), purchasing in volume, etc.

- In general, the comparables selected for analysis do not indicate an adjustment for size. Therefore, a site size adjustment is not made. Similar to utilities, site size will be considered as part of the value reconciliation.

Conclusion: The comparables used are rated to be the most indicative of data analyzed and bracket the subject value. Other sales reviewed were older, further and/or needed more adjustment. Adjustments are made on a per square foot basis. The comparables utilized in this analysis each have several similar characteristics in common with the subject. While none are totally identical to the subject, each represents a viable alternative to a prospective buyer of the subject property and, after adjustment, can be utilized as an indicator of market value for the subject property.

Indicator	Un-adjusted Price per SF	Adjusted Price per SF
Range	$1.47 - $5.09	$1.64 - $5.38
Average	$2.78	$2.80
Median	$2.32	$2.32

Sale 4 is a high outlier relative to the remaining data; it was used due to the mixed-use zoning. That said, Sales 1, 2, 3, and 5 are considered to be more relevant given closer proximity to the subject.

The subject does not have city water available immediately to the site. Sales 1, 3, and 5 have superior utility infrastructure, the adjusted average price per SF is $2.32. Sale 2 does not have utilities available at this time and has an adjusted price per SF of $1.64. Generally, city sewer is more complicated to extend to a site compared to water (which can be directionally drilled). Therefore, the subject value would likely be near $2.00 to $2.25 per SF.

The final consideration is site size. Sales 1, 3, 4, and 5 are the most similar to the subject; the adjusted average price per SF is $3.09 while the median is $2.40 per SF. Because Sale 4 is an outlier, the median price per SF is more relevant to consider.

Given the above discussion, the appraiser concludes to a land value of $2.20 per SF for the subject property.

Site Size (Usable SF)	Value per Usable SF	Total
619,054	$2.20	$1,361,919
Opinion of Value – After		**$1,361,000**

SUMMARY OPINION OF BEFORE AND AFTER VALUES

ROW Acquisition: Acquired for road purposes. It is estimated the land area will suffer a 100% loss in value. The new ROW area is reported to be **30,426 SF**.

Temporary Easement: Used by the County for construction purposes on a temporary basis. The owner retains complete ownership upon expiration of the temporary easement. The county reports that the temporary easement will be **18,986 SF.**

Summary of Acquisition

Estimate of Value Before Acquisition		
Land Value		$1,428,000
Site Improvements	See below	$0
Total Value BEFORE Acquisition		**$1,428,000**
Total Value AFTER Acquisition		**$1,361,000**
Total Permanent Damages		($67,000)
Cost of Site Improvements & Temporary Easement		
Site Improvements	None	$0
Temporary Easement		
	18,986 SF x $2.20 per SF x 10% annual rent rate = $4,177 annual rent ($348 per month) x 12 months = $4,177	
	Total Temporary Easement Cost	($4,177)
TOTAL DAMAGES AND COSTS (rounded)		**$71,200**

Alternate Computation

New Right of Way	30,426	SF	$2.20	per SF x 100% rights loss =	$66,937
Site Improvements	None				$0
Severance					$0
Temporary Easement	18,986	SF, see above calculation description			$4,177
				Total (rounded)	**$71,200**

***Slight deviations may exist due to rounding.**

EXPOSURE TIME / MARKETING TIME

Reasonable Exposure Time: *Typically up to 12 months before the effective date of the appraisal.*	**Marketing Time Opinion:** *Up to 12 months +/- after the effective date of the appraisal.*

DEFINITIONS

MARKET VALUE - The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

(A) buyer and seller are typically motivated;

(B) both parties are well informed or well advised, and acting in what they consider their own best interests;

(C) a reasonable time is allowed for exposure in the open market;

(D) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

(E) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: Dictionary of Real Estate Appraisal, Seventh Edition, Appraisal Institute

EASEMENT (definition) – The right to use another's land for a stated purpose.

Source: Dictionary of Real Estate Appraisal, Seventh Edition, Appraisal Institute

EASEMENT (definition) – An interest in real property that conveys use but not ownership to a portion of a property. Common easements include but are not limited to access, utility, and right of way. Specialty easements include but are not limited to conservation, preservation, aerial, and flowage.

Source: Dictionary of Real Estate Appraisal, Seventh Edition, Appraisal Institute

TEMPORARY EASEMENT (definition) – An easement granted for a specific purpose and applicable for a specific time period. A construction easement, for example, is terminated after the construction of the improvement and the unencumbered fee interest in the land reverts to the owner.

Source: Dictionary of Real Estate Appraisal, Seventh Edition, Appraisal Institute

ENVIRONMENTAL & STRUCTURAL ISSUES

Regarding any adverse environmental and/or improvement structural conditions (such as, but not limited to, hazardous wastes, toxic substances, mold, construction defects or inadequacies, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: **None are apparent**, however, appraiser is not an expert in this field. Value assumes no hazardous or structural conditions exist. Value assumes any abandoned wells will be properly sealed. If any of these conditions exist the appraised value could differ significantly.

EXTRAORDINARY ASSUMPTIONS & HYPOTHETICAL CONDITIONS

As stated by USPAP;

Extraordinary Assumption: An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions of conclusions.

- The appraised value assumes the subject usable land, which is mostly encumbered by a 100-year floodplain, is buildable. If found otherwise, the value could differ.

Hypothetical Condition: That which is contrary to what exists but is supposed for the purpose of analysis.

- Because this appraisal considers the impact of the proposed project on the subject property, the After value hypothetically assumes the road project is entirely complete on the appraisal effective date. The use of this hypothetical condition may have affected the assignment results.

ASSUMPTIONS AND LIMITING CONDITIONS

1. The appraisers assume no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor do the appraisers render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership and good management.

2. The furnished legal description is assumed to be correct.

3. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The appraisers have made no survey of the property. It is assumed unless otherwise noted that no survey has been viewed and that all improvements are located within the legally described property.

4. The appraisers are not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefore.

5. The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.

6. The appraisers assume that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraisers assume no responsibility for such conditions, or for engineering, which might be required to discover such factors.

7. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, radon gas, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

8. Information, estimates, and opinions furnished to the appraisers, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, the appraisers can assume no responsibility for accuracy of such items furnished the appraisers.

9. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the appraisers are affiliated. No part of the contents of this report, or copy thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the appraiser is connected), shall be disseminated to the public through advertising, public relations, news, sales, or any other public means of communications without the prior written consent and approval of the appraisers.

Assumptions & Limiting Conditions – continued

10. The appraisers have no present or contemplated future interest in the property appraised; and neither the employment to make the appraisal, nor the compensation for it, is contingent upon the appraised value of the property. The appraisers have no personal interest or bias with respect to the parties involved.

11. The appraiser has personally inspected the subject site (unless noted otherwise). The comparable sales data has been viewed via aerial maps, photographs and/or online street views along with file pictures, when available. To the best of the appraiser's knowledge and belief, all statements and information in this report are true and correct, and the appraisers have not knowingly withheld any significant information.

12. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, unbiased professional analyses, opinions, and conclusions. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice. The appraisal is for the sole use of the named client.

13. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of the property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

14. To the best of our knowledge and belief, the reported analysis, opinions, and conclusions were developed, and this report was prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

15. The appraised value opinion assumes all leases (if any) are current and paid in full as of the effective date of the appraisal.

16. Excel grids and tables may have slight deviations due to rounding, which may have a nominal impact on value.

17. The appraised value opinion assumes all formulas used in the Excel grids throughout the report are accurate.

18. Unless noted, value assumes no apparent adverse site, building or zoning issues or conditions.

19. Site and building sizes are based on public record, data services, client and/or appraiser measurement at the time of appraisal and are considered reliable, but not guaranteed. Actual sizes herein could vary if made by an engineer/surveyor/contractor.

20. If any of the above is found to be different, value could change.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

1) The statements of fact contained in this report are true and correct.

2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analysis, opinions, and conclusions.

3) I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

4) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

5) My engagement in this assignment was not contingent upon developing or reporting predetermined results.

6) My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

7) My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

8) The reported analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, which includes the Uniform Standards of Appraisal Practice.

9) Ethan Waytas, MAI has made a personal inspection of the property that is the subject of this report (from the right-of-way only). William R. Waytas did not inspect the subject property. Ethan Waytas wrote and selected all the data in the report. William R. Waytas read the report, concurred with the findings, and then co-signed the report.

10) No one provided significant professional assistance to the person signing this report.

11) In accordance with the competency provision USPAP, I have verified that my knowledge, experience and education are sufficient to allow me to competently complete this appraisal. See attached qualifications.

12) As of the date of this report, Ethan Waytas and William R. Waytas have completed the requirements of the continuing education program of the appraisal institute.

13) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representative.

14) We **have not** provided services as an appraiser, regarding the subject property within the 3-year period immediately preceding acceptance to this assignment.



Ethan Waytas, MAI
Certified General MN 40368613
Date: see report



William R. Waytas
Certified General MN 4000813
Date: see report

CERTIFICATE OF APPRAISER

I hereby certify:

That on October 18, 2025, I (Ethan Waytas, MAI) personally inspected the property appraised, herein, and that the property owner was afforded the opportunity to accompany me on the inspection via an email and phone call letter. The property representative stated that the property could only be inspected from the existing right-of-way.

That William R. Waytas has not personally made a field inspection of the subject.

That to the best of my knowledge and belief the statements contained in this valuation are true and the information upon which the opinions expressed herein is correct.

That I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

That I understand that such valuation is to be used in connection with the acquisition of right of way for a transportation improvement to be constructed by the acquiring agency and that such valuation has been made in conformity with the appropriate state laws, regulations, policies, and procedures applicable to the valuation of right of way for such purposes.

In making this valuation, I have disregarded any increase or decrease in the Before value caused by the project for which the property is being acquired.

That neither my employment nor my compensation for making this valuation and report are in any way contingent upon the values reported herein.

That I have no direct or indirect present or contemplated future personal interest in the subject property or in any way benefit from the acquisition of the subject property rights.

That no one provided significant assistance in the development of this appraisal, unless otherwise noted.

That I will not reveal the findings and results of such valuations to anyone other than the property officials of the acquiring agency until authorized to do so, or until I am required to do so, by due process of law, or released from this obligation.

My independent opinion of fair market value for the property rights acquired, as of October 18, 2025, is $71,200, and that this conclusion, as set forth in this Appraisal Report, was reached without collaboration or direction.



Ethan Waytas, MAI
Certified General
MN 40368613
Date: **See Report**



William R. Waytas
Certified General
MN 4000813
Date: **See Report**

QUALIFICATIONS

Appraisal Experience

Presently and since 2006, **Ethan Waytas, MAI** has been employed as an employee of Nagell Appraisal Incorporated, an independent appraisal firm (11 employees) who annually prepare 1,500 +/- appraisal reports of all types. He is currently a full time licensed certified general real estate appraiser, partner, and director of the company's IT department.

Properties appraised:

- ***Commercial*** *- low and high-density multi-family, retail, office, industrial, restaurant, church, strip-mall, fast-food, convenience stores, auto-service and repair, cinema, numerous special use properties, and subdivision analysis.*
- ***Residential*** *– single-family residences, hobby farms, lakeshore, condominiums, townhouses, REO, subdivisions, and land.*
- ***Eminent Domain*** *– extensive partial and total acquisition appraisal services provided to numerous governmental agencies and private owners.*
- ***Special Assessment*** *– numerous street improvement and utilities projects for both governmental and private owners.*
- ***Tax Appeal*** *– variety of property types, including commercial, industrial, and multi-family.*
- ***Clients*** *- served include banks, savings and loan associations, trust companies, corporations, governmental bodies, relocation companies, attorneys, REO companies, accountants and private individuals.*
- ***Area of Service -*** *numerous assignments throughout Minnesota.*

Testimony

-- Court, commission, arbitration, mediation, etc. testimony has been given

Professional Membership, Associations & Affiliations

License: Certified General Real Property Appraiser, MN License #40368613
Holds the MAI designation from the Appraisal Institute

Education

-- Graduate of the University of Minnesota: College of Science and Engineering, Twin Cities Campus
Bachelor of Science in Computer Science, with distinction, 3.86 GPA.

-- **General & Professional Practice Courses & Seminars**
-- Basic Appraisal Procedures
-- Basic Appraisal Principles
-- 2012-2013 15-Hour National Uniform Standards of Professional Appraisal Practice
-- General Appraiser Sales Comparison Approach
-- General Appraiser Income Approach – Part 1
-- General Appraiser Income Approach – Part 2
-- Advanced Income Capitalization
-- General Appraiser Report Writing and Case Studies
-- Real Estate Finance, Statistics and Valuation Modeling
-- 2014-2015 7-hour National USPAP Update Course
-- General Appraiser Site Valuation & Cost Approach
-- Advanced Market Analysis and Highest & Best Use
-- Advanced Concepts & Case Studies
-- Quantitative Analysis

Appraisal Experience

Presently and since 1985, **William R. Waytas** has been employed as a full time real estate appraiser. Currently a partner and President of the Nagell Appraisal Incorporated, an independent appraisal firm (11 employees) who annually prepare 1,500 +/- appraisal reports of all types. Mr. Waytas was employed with Iver C. Johnson & Company, Ltd., Phoenix, AZ from 1985 to 1987.

Properties appraised:

- ***Commercial*** *- low and high-density multi-family, retail, office, industrial, restaurant, church, strip-mall, fast-food, convenience stores, auto-service and repair, hotel, hotel water park, bed & breakfast, cinema, marina, numerous special use properties, and subdivision analysis.*
- ***Residential*** *– single-family residences, hobby farms, lakeshore, condominiums, townhouses, REO and land.*
- ***Eminent Domain*** *– extensive partial and total acquisition appraisal services provided to numerous governmental agencies and private owners.*
- ***Special Assessment*** *– numerous street improvement and utilities projects for both governmental and private owners.*
- ***Review*** *– residential, commercial and land development.*
- ***Clients*** *- served include banks, savings and loan associations, trust companies, corporations, governmental bodies, relocation companies, attorneys, REO companies, accountants and private individuals.*
- ***Area of Service -*** *most appraisal experience is in the greater Twin Cities Metro Area (typically an hour from downtown metro). Numerous assignments throughout Minnesota.*

Professional Membership, Associations & Affiliations

License: Certified General Real Property Appraiser, MN License #4000813.
Appraisal Institute: SRA, Senior Residential Appraiser Designation,
General Associate Member
Employee Relocation Council: CRP Certified Relocation Professional Designation.
International Right-Of-Way Association: Member
HUD/FHA: On Lender Selection Roster and Review Appraiser
DNR: Approved appraiser for Department of Natural Resources

Testimony

-- Court, deposition, commission, arbitration & administrative testimony given.

Mediator

-- Court appointed in Wright County.

Committees

-- President of Metro/Minnesota Chapter, 2002, Appraisal Institute.
-- Chairman of Residential Admissions, Metro/MN Chapter, AI.
-- Chairman Residential Candidate Guidance, Metro/Minnesota Chapter, AI.
-- Elm Creek Watershed Commission, Medina representative 3 years.
-- Medina Park Commission, 3 years.

Education

-- Graduate of Bemidji State University, Minnesota. B.S. degree in Bus. Ad.
-- During college, summer employment in building trades (residential and commercial).
-- Graduate of Cecil Lawter Real Estate School. Past Arizona Real Estate License.

-- **General & Professional Practice Courses & Seminars**
-- Course 101-Introduction to Appraising Real Property.
-- Numerous Standards of Professional Practice Seminar.
-- Fair Lending Seminar.
-- Eminent Domain & Condemnation Appraising.
-- Eminent Domain (An In-Depth Analysis)
-- Property Tax Appeal
-- Eminent Domain
-- Business Practices and Ethics
-- Scope of Work
-- Construction Disturbances and Temporary Loss of Going Concern
-- Uniform Standards for Federal Land Acquisitions (Yellow Book Seminar)
-- Partial Interest Valuation Divided (conservation easements, historic preservation easements, life estates, subsurface rights, access easements, air rights, water rights, transferable development rights)

Commercial/Industrial/Subdivision Courses & Seminars
-- Capitalization Theory & Techniques
-- Highest & Best Use Seminar
-- General & Residential State Certification Review Seminar
-- Subdivision Analysis Seminar.
-- Narrative Report Writing Seminar (general)
-- Advanced Income Capitalization Seminar
-- Advanced Industrial Valuation
-- Appraisal of Local Retail Properties
-- Appraising Convenience Stores
-- Analyzing Distressed Real Estate
-- Evaluating Commercial Construction
-- Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets

Residential Courses & Seminars
-- Course 102-Applied Residential Appraising
-- Narrative Report Writing Seminar (residential)
-- HUD Training session local office for FHA appraisals
-- Familiar with HUD Handbook 4150.1 REV-1 & other material from local FHA office.
-- Appraiser/Underwriter FHA Training
-- Residential Property Construction and Inspection
-- Numerous other continuing education seminars for state licensing & AI

Speaking Engagements

-- Bankers
-- Auditors
-- Assessors
-- Relocation (Panel Discussion)

Publications

-- Real Estate Appraisal Practice (book): Acknowledgement
-- Articles for Finance & Commerce and Minnesota Real Estate Journal

ADDENDA TO THE APPRAISAL REPORT

Legal Description (per county):

OUTLOT B, EXCEPT THE FOLLOWING 2 PARCELS: PARCEL 1: THAT PART OF OUTLOT B DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID OUTLOT B; THENCE SOUTH 88 DEGREES 50 MINUTES 39 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID OUTLOT B, A DISTANCE OF 548.20 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTH 01 DEGREE 09 MINUTES 21 SECONDS WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 22.00 FEET TO AND ANGLE POINT IN SAID NORTHERLY LINE AND THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 50 MINUTES 39 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID OUTLOT B, A DISTANCE OF 100.00 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTH 01 DEGREE 09 MINUTES 21 SECONDS WEST A DISTANCE OF 30.00 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 39 SECONDS WEST A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH A LINE BEARING SOUTH 01 DEGREE 09 MINUTES 21 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 09 MINUTES 21 SECONDS EAST A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING, PARCEL 2: THAT PART OF OUTLOT B DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID OUTLOT B; THENCE NORTH 01 DEGREE 09 MINUTES 19 SECONDS EAST, ASSUMED BEARING, ALONG THE WEST LINE OF SAID OUTLOT B A DISTANCE OF 126.07 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 50 MINUTES 41 SECONDS EAST A DISTANCE OF 281.06 FEET; THENCE NORTH 74 DEGREES 03 MINUTES 42 SECONDS EAST A DISTANCE OF 66.90 FEET; THENCE NORTH 03 DEGREES 14 MINUTES 45 SECONDS WEST A DISTANCE OF 160.69 FEET; THENCE SOUTH 85 DEGREES 36 MINUTES 02 SECONDS WEST A DISTANCE OF 316.15 FEET; THENCE NORTH 01 DEGREE 09 MINUTES 19 SECONDS EAST A DISTANCE OF 85.08 FEET; THENCE NORTH 04 DEGREES 58 MINUTES 11 SECONDS EAST A DISTANCE OF 254.52 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 01 SECONDS EAST A DISTANCE OF 123.08 FEET; THENCE NORTH 01 DEGREE 09 MINUTES 21 SECONDS EAST A DISTANCE OF 145.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 01 SECONDS EAST A DISTANCE OF 202.25 FEET; THENCE NORTH 01 DEGREE 09 MINUTES 21 SECONDS EAST A DISTANCE OF 131.21 FEET TO THE NORTHERLY LINE OF SAID OUTLOT B; THENCE WESTERLY, SOUTHWESTERLY, SOUTHERLY, WESTERLY AND SOUTHERLY ALONG THE NORTHERLY, NORTHWESTERLY AND WESTERLY LINES OF SAID OUTLOT B TO THE POINT OF BEGINNING.

RESOLUTION NO. 06 - 2026
CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT

RESOLUTION AUTHORIZING EMINENT DOMAIN FOR PUBLIC PURPOSES AND OFFER OF JUST COMPENSATION TO OWNER

WHEREAS, the City Council of the City of Dayton is the governing body for the City of Dayton, and is empowered by the State of Minnesota to acquire real property interests as the purposes of the City may require in the City's interests; and

WHEREAS, the City Council of the City of Dayton (the "City") determines that it is necessary and expedient for the public health, safety, and welfare to undertake a project to construct a street to connect Dayton Parkway with a land-locked parcel owned by the City and a privately owned parcel that are not served by any street (the "Street Project"); and

WHEREAS, it is necessary to acquire fee title to certain real property to construct, operate, and maintain the Project improvements; and

WHEREAS, the City Council finds that it is reasonably necessary, convenient, and in the interest of the general welfare that the City acquire for the Project the fee ownership interests identified in **Exhibit A**, attached hereto and incorporated herein ("Property"); and

WHEREAS, the City Council finds that title to and possession of the Property is required for the Project, and that title to and possession of the Property is required before construction on the Project can begin and before the final report of the condemnation commissioners to be appointed by the District Court; and

WHEREAS, the City has engaged an independent real estate appraiser to provide the City with the appraiser's opinion of damages caused by the City's acquisition of the Property; and

WHEREAS, based on that appraisal, City staff and consultants have made an initial written offer of just compensation to the Owner, and will continue to work with the property owner ("Owner") to acquire the Property by direct purchase if possible; and

WHEREAS, the Owner may obtain an independent appraisal by a qualified appraiser of the Property which the City proposes to acquire for the Project; and

WHEREAS, the Owner is entitled to reimbursement for the reasonable costs of the appraisal from the City up to a maximum of the limits stated in Minnesota Statutes § 117.036, provided that the Owner submit to the City the information necessary for reimbursement.

NOW, THEREFORE, **BE IT RESOLVED** by the City Council of the City of Dayton as follows:

1. The recitals set forth in this Resolution are incorporated into and made part of this Resolution; and

2. The City's acquisition of the Property is necessary and for a public purpose in furtherance of the Project; and

3. The proper City officers and agents are authorized and directed to acquire the Property by voluntary negotiation and, if necessary, through the exercise of eminent domain; and

4. The City Council hereby authorizes the City Engineer or the proper City officer or agent to approve the appraisal and staff to continue to negotiate with the Owner relating to the Property and to acquire the property for the appraised value; and

5. Based upon the estimate of damages from the City's proposed acquisition of the Property, the City shall hold open the initial written offer of just compensation for a reasonable time; and

6. The City shall reimburse the Owner for an independent appraisal of damages from a licensed real estate appraiser to estimate the full amount of damages, and that, upon the Owner providing to the City a copy of the appraisal report, evidence of the cost of that report, and evidence of payment of that amount to the appraiser, the City shall reimburse Owner for the cost of Owner's independent appraisal report, subject to the limits stated in Minnesota Statutes §117.036; and

7. The law firm of _____, is authorized to commence eminent domain proceedings on behalf of the City to acquire the Property if it cannot be timely purchased, and to do so pursuant to the "quick take" provisions of Minnesota Statutes § 117.042; and

8. The Mayor and City Clerk are authorized to execute all documents necessary to effect the acquisition of the necessary property interests; and

9. Pursuant to Minnesota Statutes § 462.356, subd. 2, the Planning Commission is directed to review the proposed acquisition and report in writing to the City Council its findings as to compliance of the proposed acquisition with the City's Comprehensive Plan within 45 days.

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

Motion made by Councilmember _____, seconded by Councilmember _____.

Motion carried _____.

_____
Dennis Fisher, Mayor

ATTEST:

_____
Amy Benting, City Clerk

Exhibit A

Legal Description of the Property

PERMANENT EASEMENT

That part of Outlot B, BROCKTON CROSSING, according to the recorded plat thereof, Hennepin County, Minnesota, described as follows: Beginning at the northeast corner of said Outlot B; thence South 00 degrees 40 minutes 07 seconds West, assumed bearing along the east line of said Outlot B, a distance of 287.84 feet; thence northwesterly 268.95 feet along a non-tangential curve concave to the northeast having a radius of 310.00 feet, central angle of 49 degrees 42 minutes 31 seconds and a chord bearing of North 32 degrees 20 minutes 54 seconds West; thence North 17 degrees 42 minutes 38 seconds West, not tangent to last described curve, 67.68 feet to the northerly line of said Outlot B; thence easterly 163.59 feet along said northerly line of Outlot B to the point of beginning.

TEMPORARY CONSTRUCTION EASEMENT

A temporary easement for construction purposes over, under, and across that part of Outlot B, BROCKTON CROSSING, according to the recorded plat thereof, Hennepin County, Minnesota, lying 50.00 feet to the left of the following described line: Commencing at the northeast corner of said Outlot B; thence South 00 degrees 40 minutes 07 seconds West, assumed bearing along the east line of said Outlot B, a distance of 287.84 feet to the point of beginning; thence northwesterly 268.95 feet along a non-tangential curve concave to the northeast having a radius of 310.00 feet, central angle of 49 degrees 42 minutes 31 seconds and a chord bearing of North 32 degrees 20 minutes 54 seconds West; thence North 17 degrees 42 minutes 38 seconds West, not tangent to last described curve, 67.68 feet to the northerly line of said Outlot B and said line there terminating. The sidelines of said easement are prolonged or shortened to terminate on said east line and northerly line of Outlot B, thereof.