

THE PARKWAY NEIGHBORHOOD - DAYTON, MN

09/13/2024



UNIT MIX - GROSS AREA				
Name	Count	Unit Gross Area Main Floor	Total Area	%
0 BR (Studio)				
Unit S1	8	639 ft²	5,112 ft²	4%
Unit S2	12	668 ft²	8,012 ft²	7%
	20		13,125 ft²	11%
1BR				
Unit A1	5	687 ft²	3,434 ft²	3%
Unit A2	4	886 ft²	3,543 ft²	2%
Unit A3	45	820 ft²	36,916 ft²	25%
Unit A4	4	750 ft²	3,001 ft²	2%
Unit A5	4	735 ft²	2,941 ft²	2%
Unit A6	5	878 ft²	4,388 ft²	3%
	67		54,224 ft²	37%
1BR +D				
Unit B1	20	906 ft²	18,126 ft²	11%
Unit B2	4	925 ft²	3,701 ft²	2%
	24		21,827 ft²	13%
2BR				
Unit C1	7	1,107 ft²	7,746 ft²	4%
Unit C3	8	1,098 ft²	8,788 ft²	4%
Unit C4	3	1,308 ft²	3,924 ft²	2%
Unit C5	4	1,321 ft²	5,285 ft²	2%
Unit C6	3	1,168 ft²	3,505 ft²	2%
Unit C7	16	1,204 ft²	19,262 ft²	9%
Unit C8	3	1,160 ft²	3,480 ft²	2%
Unit C9	7	1,245 ft²	8,714 ft²	4%
	51		60,704 ft²	28%
3BR				
Unit D1	12	1,372 ft²	16,462 ft²	7%
Unit D2	3	1,384 ft²	4,151 ft²	2%
Unit D5	3	1,371 ft²	4,114 ft²	2%
	18		24,726 ft²	10%
Grand total	180		174,606 ft²	100%

GROSS AREA - TOTAL	
Level	Area
Level 4	51,799 ft²
Level 3	51,713 ft²
Level 2	51,713 ft²
Level 1	51,912 ft²
Level -1	65,736 ft²
Grand total	272,873 ft²

PARKING		
Level	Type	Count
Level -1	GARAGE	180
Level 1	SURFACE	165
		345



SITE LOCATION MAP

The Property is 63.66+/- acres of Undeveloped land (the "Property"). We have identified 6 Lots within the Property. This set of drawings is for Lot 1 only, which is a 6.81 +/- acre lot situated along I-94 and is comprised of 180 apartments.

The 6 Lots of the Property are as follows:

Lot #	Acres	Description*	
Lot 1	6.81	High-Density Apartments	180 units
Lot A	4.46	Commercial / Retail	TBD
Lot B	9.76	High-Density Apartments / Public Space	TBD
Lot C	10.99	Medium-Density Apartments	TBD
Lot D	20.19	Medium-Density Apartments / Wetlands	TBD
Lot E	11.45	Wetland Conservation	

Total 63.66+/-

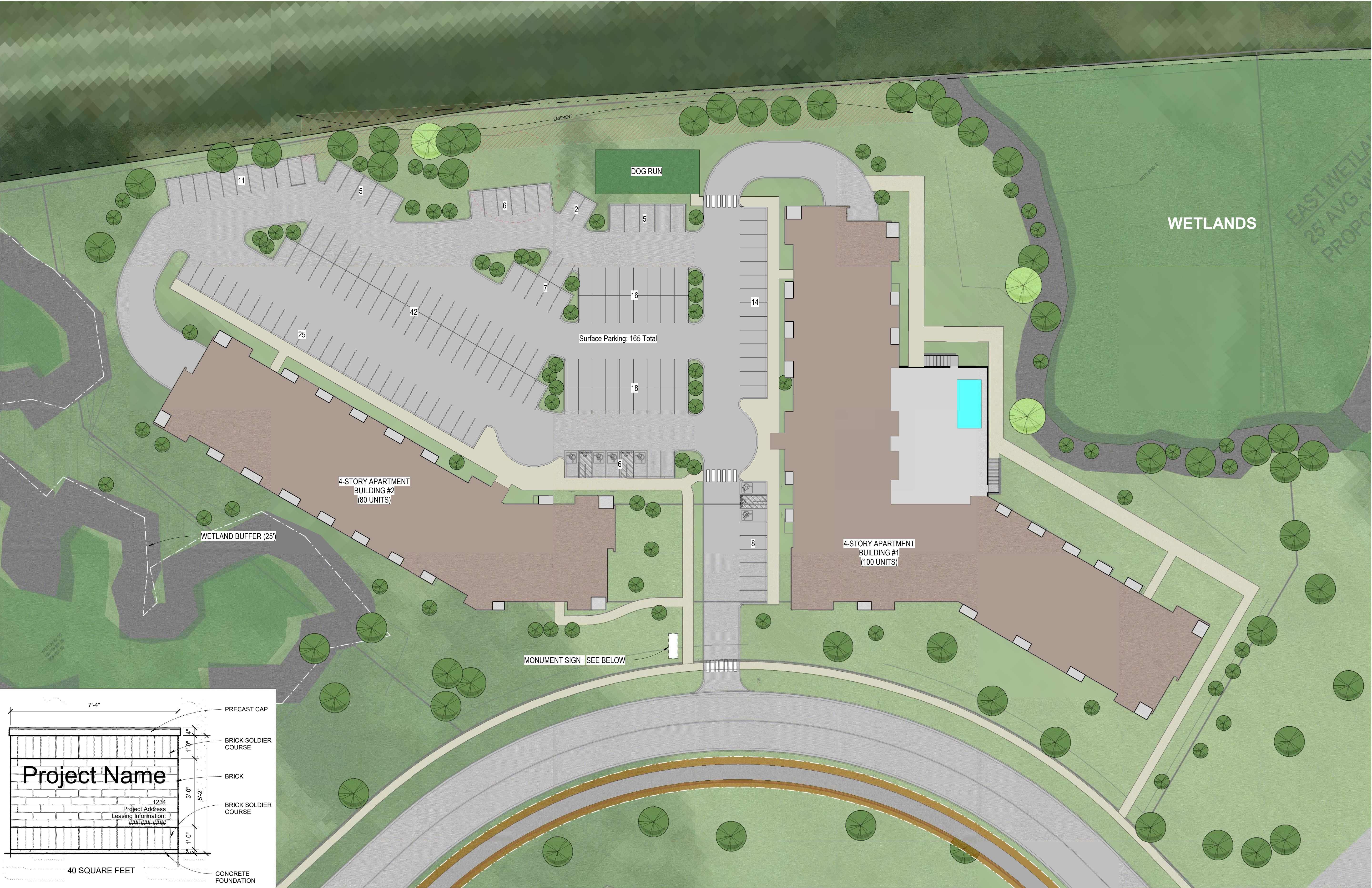
(*this table is the best currently known information, it is iterative and subject to change)



OVERALL SITE

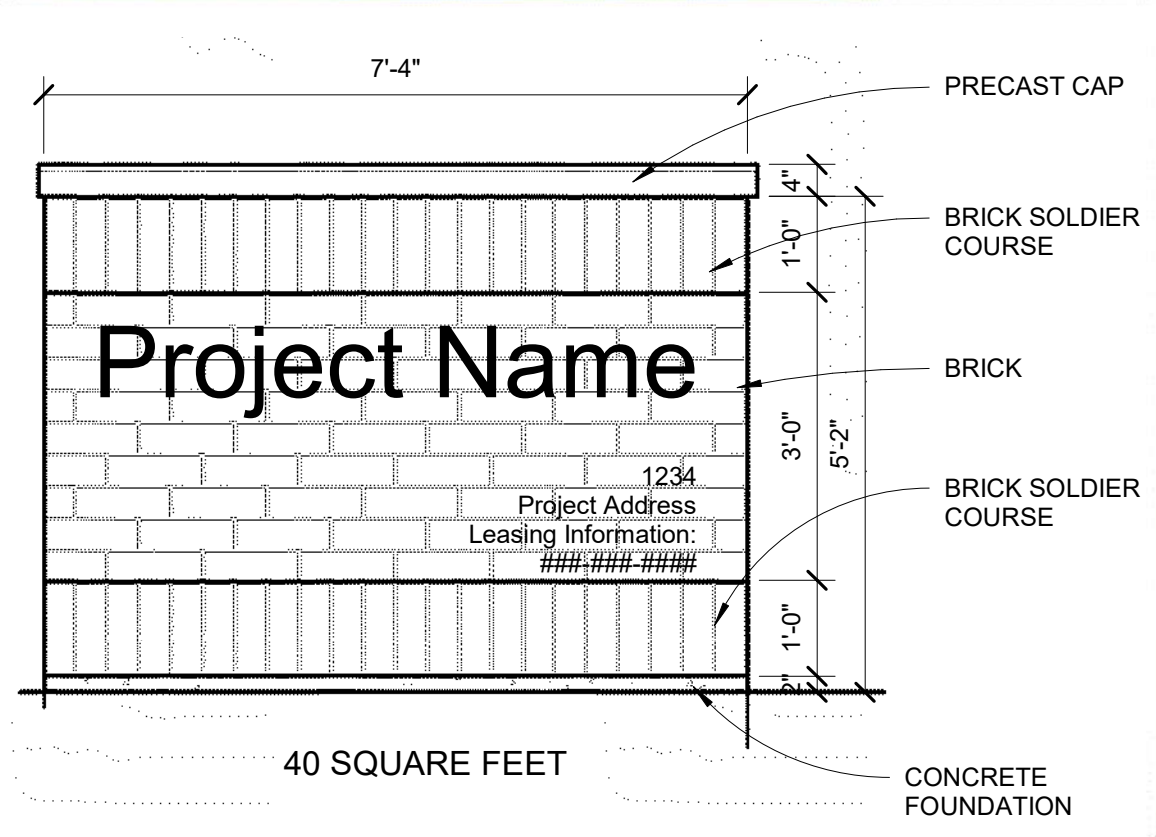
- 1 Rush Creek Boulevard (2.47 acres)
- 2 Gas / Convenience Store (2.54 acres)
- 3 Regional Trail (1.14 acres)
- 4 High Density Residential (6.38 acres)
- 5 Existing Wetlands to Remain (16.16 acres)
- 6 Parkway Apartments (6.05 acres)
- 7 Future Medium Density (7.81 acres)
- 8 Clubhouse / Pool Area (1.05 acres)
- 9 Floodplain Mitigation Area/Park Land (18.92 acres)
- 10 Stormwater Filtration for Phase I Development (1.85 acres)
- 11 Natural Area Surrounding Wetlands (2.92 acres)





SITE PLAN GENERAL NOTES:

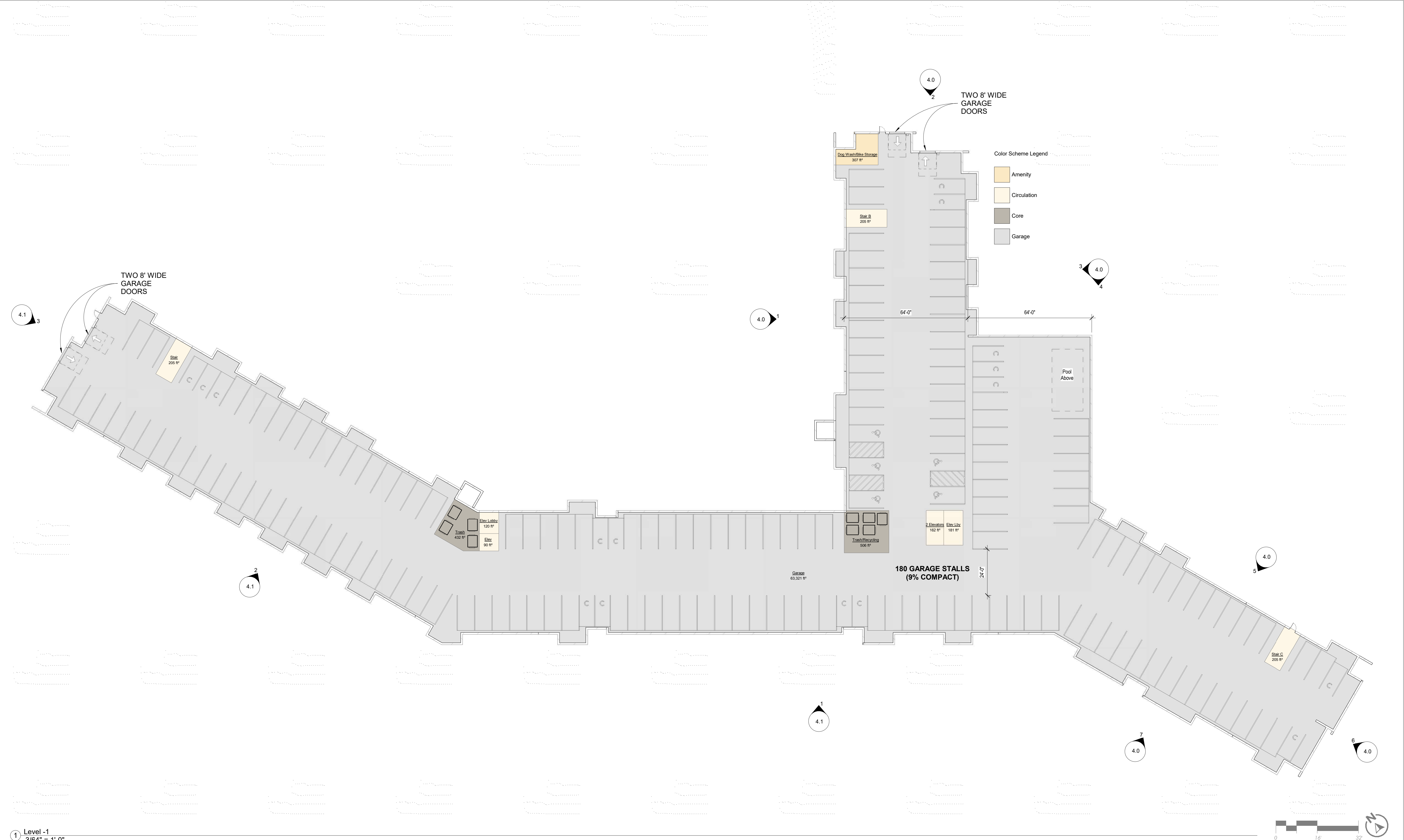
- ZONING**
- GENERAL MIXED USE 5 (GMU-5) DISTRICT
 - 12 UNITS PER ACRE MINIMUM
 - **26.43 UNITS PER ACRE IS PROPOSED**
 - SETBACKS: 20'-0" PUBLIC ROADS, 30'-0" INTERSTATE-94, 35'-0" SIDE AND REAR
 - **DESIGN COMPLIES FOR ALL**
 - HEIGHT 45'-0" OR 4-STORIES
 - **DESIGN COMPLIES FOR ALL**
- PARKING**
- MULTIPLE-FAMILY DWELLINGS: TWO SPACES PER DWELLING UNIT, 1 OF WHICH MUST BE ENCLOSED, PLUS AN ADDITIONAL 1/2 PARKING SPACE PER EVERY 5 DWELLING UNITS FOR VISITORS.
 - **HIGH-DENSITY APARTMENTS TO SEEK A VARIANCE FROM THE PARKING REQUIREMENT: 180 UNDERGROUND (ENCLOSED) AND 179 SURFACE FOR A TOTAL OF 359 PARKING STALLS FOR 180 UNITS (1.99).**
- UTILITIES**
- THERE IS AN EXISTING 12-INCH WATER MAIN THAT COULD SERVE THE SITE FROM THE NORTHWEST (CITY OF ROGERS WATER), AND AN EXISTING 16-INCH WATERMAIN (CITY OF MAPLE GROVE WATER) THAT COULD SERVE THE PROPERTY FROM THE SOUTHEAST.





- 1** Rush Creek Boulevard
(2.47 acres)
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(2.54 acres)
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① SD Site Plan_180 Unit_Neighborhood Context
1" = 100'-0"



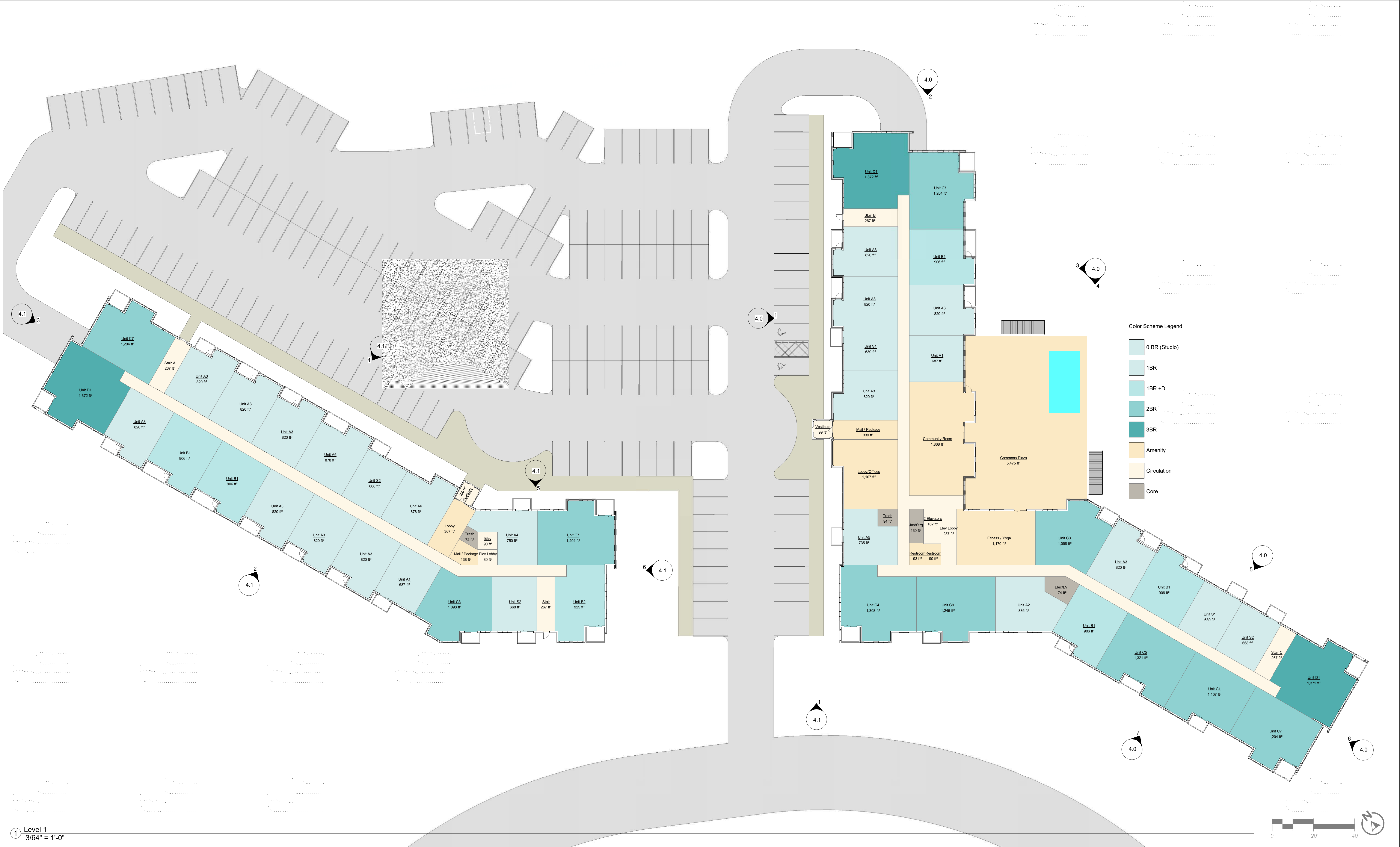
Color Scheme Legend

- Amenity
- Circulation
- Core
- Garage

1 Level -1
3/64" = 1'-0"

GARAGE

THE PARKWAY NEIGHBORHOOD - DAYTON, MN



- Color Scheme Legend
- 0 BR (Studio)
 - 1BR
 - 1BR + D
 - 2BR
 - 3BR
 - Amenity
 - Circulation
 - Core

① Level 1
3/64" = 1'-0"



Color Scheme Legend

- 0 BR (Studio)
- 1BR
- 1BR +D
- 2BR
- 3BR
- Amenity
- Circulation
- Core



① Level 4
3/64" = 1'-0"



LEVEL 4

THE PARKWAY NEIGHBORHOOD - DAYTON, MN



① Elevation 1
1" = 20'-0"



② Elevation 2
1" = 20'-0"

EXTERIOR MATERIALS

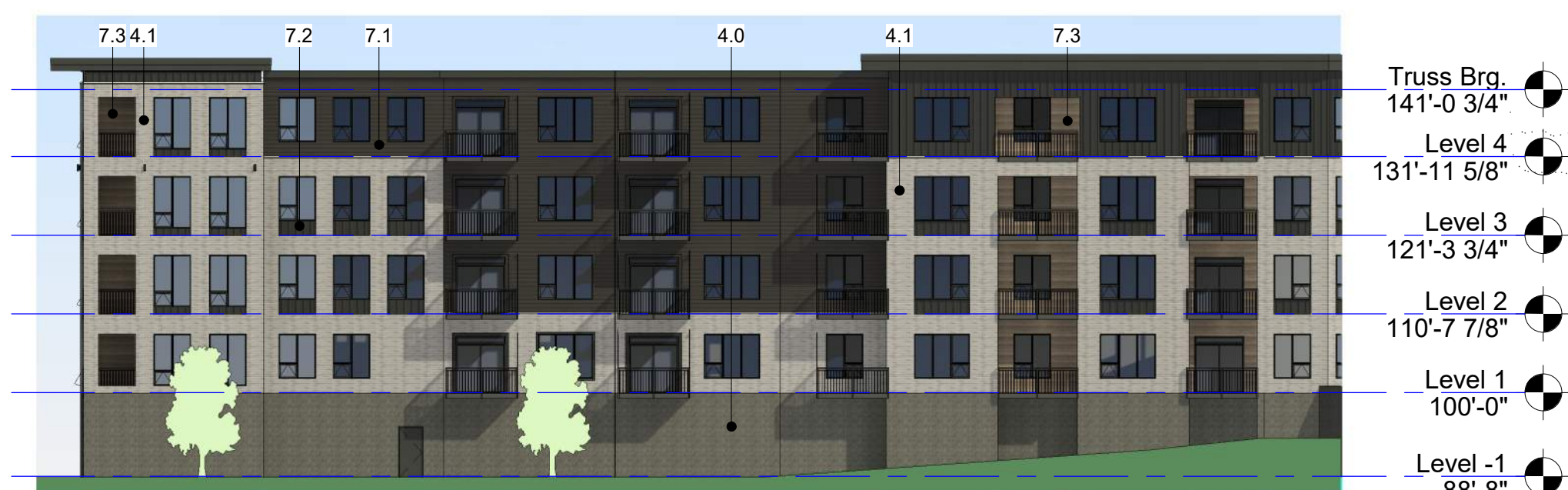
Material Mark	Description
4.0	Rock Face CMU Block
4.1	Brick Veneer - Light
5.0	Aluminum Balcony
7.1	Cement Fiber Board - Lap Siding (Charcoal)
7.2	Board and Batten Vertical Siding (Charcoal)
7.3	Wood-Tone Lap Siding



③ Elevation 3
1" = 20'-0"



④ Elevation 4
1" = 20'-0"



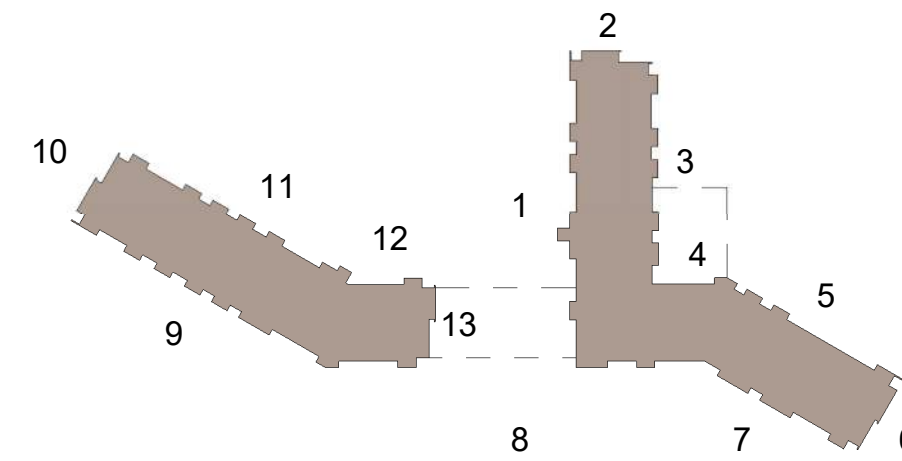
⑤ Elevation 5
1" = 20'-0"



⑥ Elevation 6
1" = 20'-0"



⑦ Elevation 7
1" = 20'-0"



TYPICAL MATERIAL PERCENTAGES (derived from Main Entry Facade - Elevation 1)

****Major materials must cover at least 60% of the exterior" - 74 %**

MAJOR EXTERIOR MATERIALS

BRICK - 3,774 FT² or **33.6%**
GLASS - 3,704 FT² or **33%** (**A minimum of 30% window coverage on each front that faces a street")
FIBER CEMENT VERTICAL PANEL - 834 FT² or **7.4%**

**See 1001.065 General Mixed Use Districts Subd. 5, (8) Building Design Requirements*

FIBER CEMENT HORIZONTAL LAP - WOODTONE - 953 FT² or **8.4%**
FIBER CEMENT HORIZONTAL LAP - CHARCOAL - 1,972 FT² or **17.6%**



① Elevation 8
1" = 20'-0"

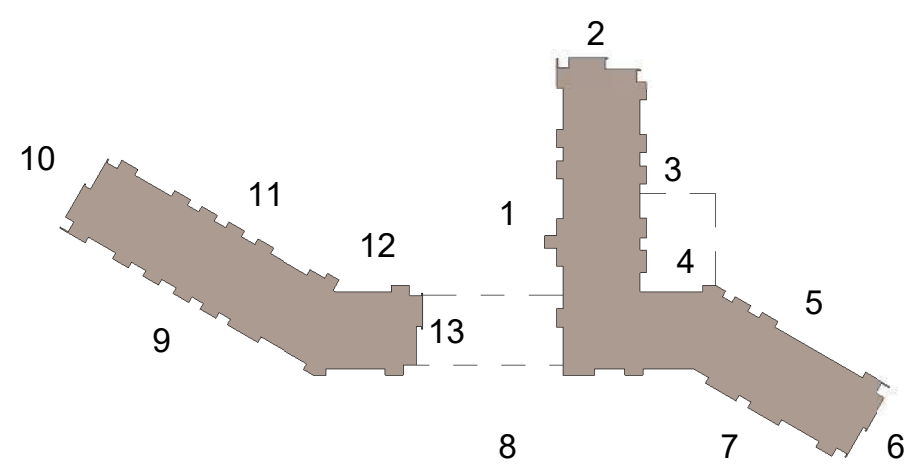
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② Elevation 9
1" = 20'-0"



③ Elevation 10
1" = 20'-0"



④ Elevation 11
1" = 20'-0"



⑤ Elevation 12
1" = 20'-0"



⑥ Elevation 13
1" = 20'-0"



1. VIEW FROM NE (AT HIGHWAY)



3. VIEW FROM SW (NEIGHBORHOOD SIDE)



4. VIEW FROM NORTH (FRONT ENTRY)



2. NIGHTTIME VIEW FROM EAST



RENDERING KEY PLAN



5. OVERALL VIEW FROM NW