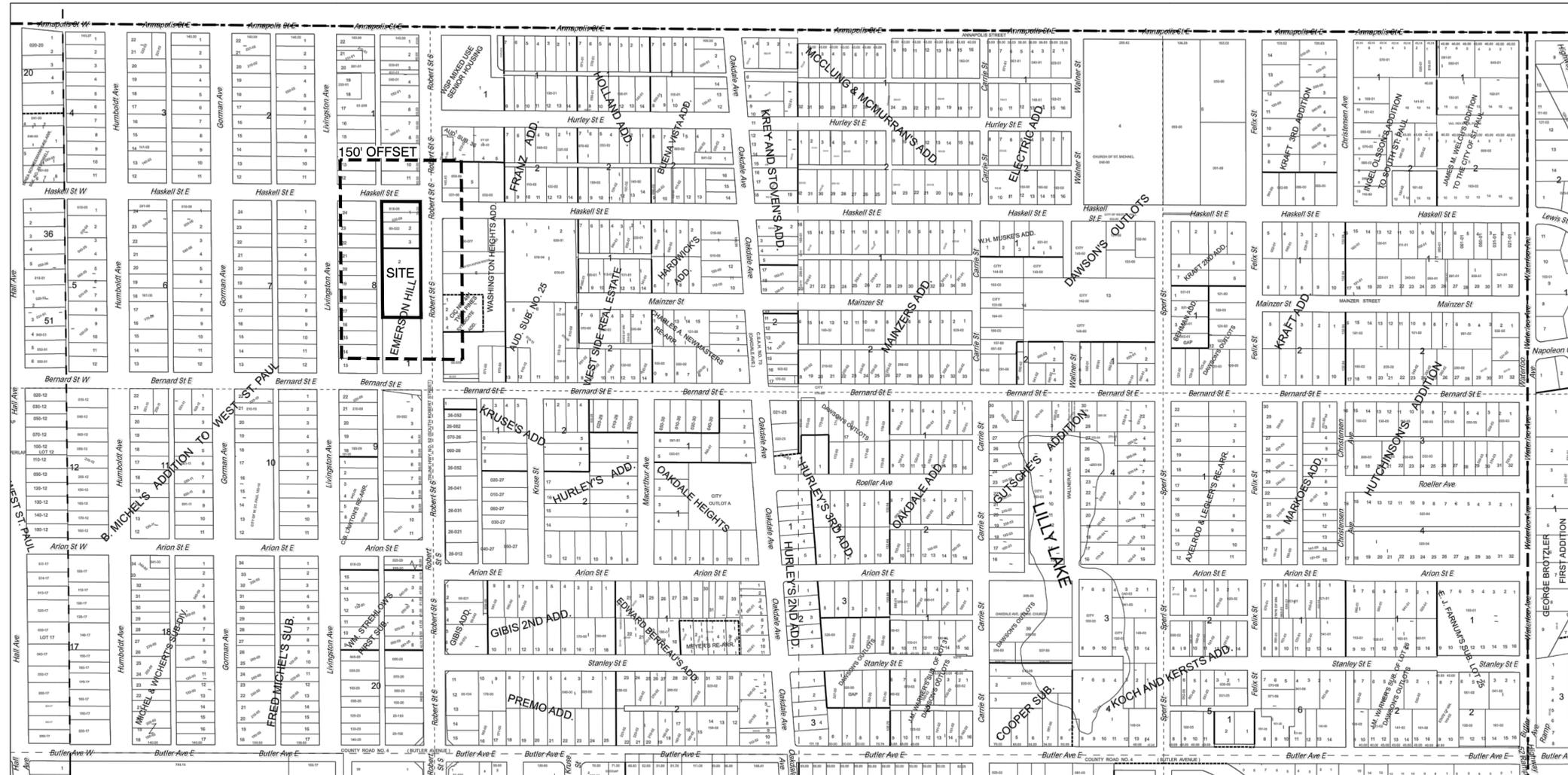


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N1/2 Section 17, T.28N., R.22W.

City of West St. Paul



Dakota County, 2016

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data located in various city, county, and state offices and other sources, affecting the area shown, and is to be used for reference purposes only. Dakota County is not responsible for any inaccuracies herein contained.

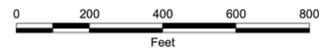
#146 - Property Map-Urban-1/2 Sect

DAKOTA COUNTY, MINNESOTA

Property Map

Date of Map: May 20, 2016

Bearings are referenced to the Dakota County coordinate system.



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SITE PLAN & PRELIMINARY PLAT SUBMITTAL
PLAT MAP - 150 FT

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

CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

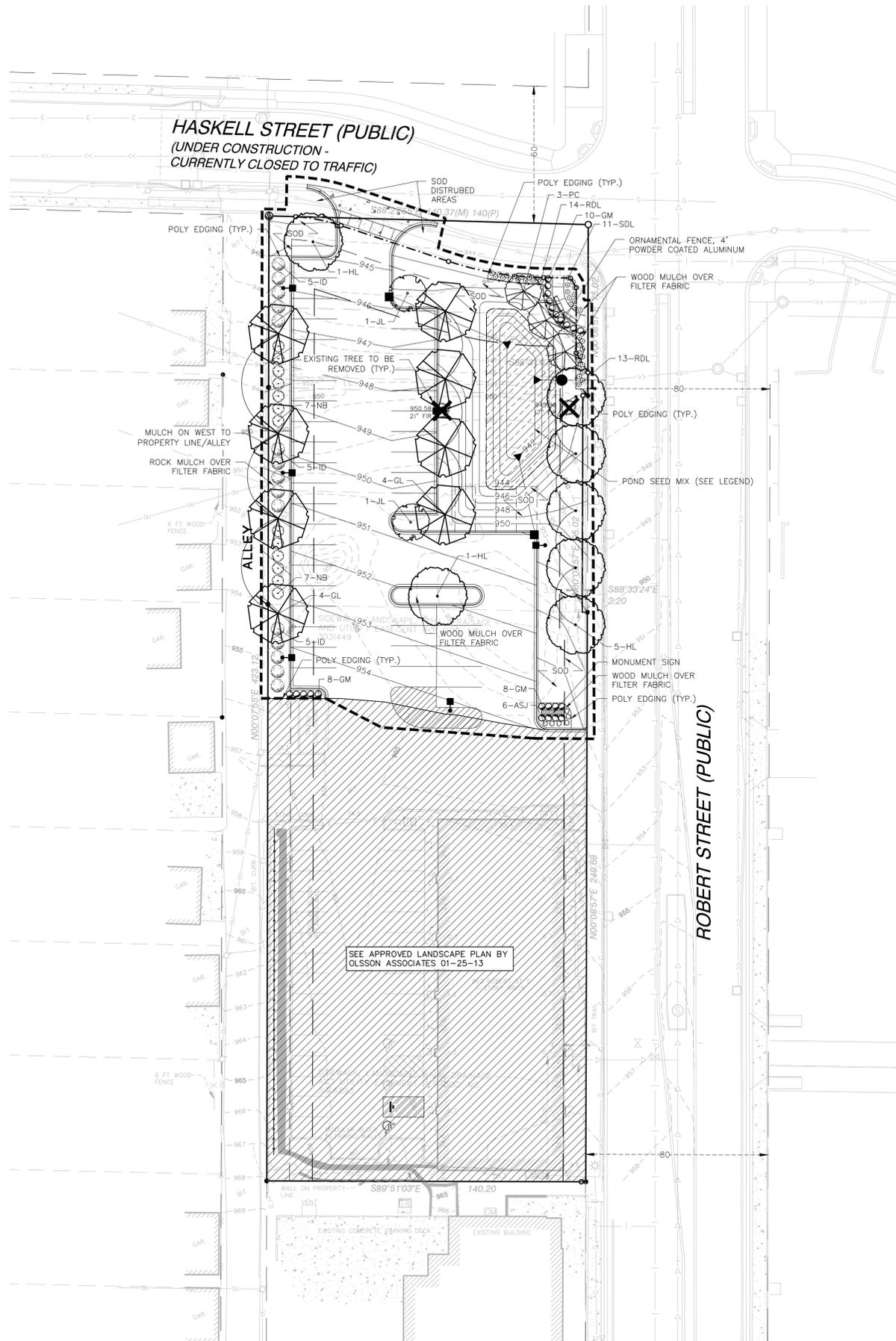
5-27-16 PLANNING SUBMITTAL

PROJECT TEAM DATA
DESIGNED: JG
DRAWN: JG
PROJECT NO: 212-0116

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QTY	KEY	COMMON NAME/SCIENTIFIC NAME	SIZE	REMARKS
OVERSTORY TREES				
8	GL	Greenspire Linden / Tilia cordata 'Greenspire'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
7	HL	Skyline Honeylocust / Gleditsia triacanthos var. inermis 'Skyline'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
ORNAMENTAL TREES				
2	JL	Japanese Tree Lilac / Syringa reticulata	2.5" cal. B&B	Straight Trunk, No V-Crotch
3	PC	Prairie Rose Crabapple / Malus 'Prairie Rose'	2.5" cal. B&B	Straight Trunk, No V-Crotch
SHRUBS				
13	GM	Goldmound Spirea / Spirea x 'Goldmound'	18" ht. cont.	Min. 5 canes at ht. specified.
15	ID	Isanti Dogwood / Cornus sericea 'Isanti'	24" ht. cont.	Min. 5 canes at ht. specified.
13	NB	Summer Wine Ninebark / Physocarpus opulifolius 'Seward'	24" ht. cont.	Min. 5 canes at ht. specified.
PERENNIALS				
27	RDL	Ruby Stella Daylily / Hemerocallis 'Ruby Stella'	1 gal. cont.	
11	SDL	Stella Supreme Daylily / Hemerocallis 'Stella Supreme'	1 gal. cont.	
6	SAJ	Autumn Joy Sedum / Sedum x 'Autumn Joy'	1 gal. cont.	

NOTE:
OVERSTORY AND ORNAMENTAL TREES ARE TO BE 2.5" AT 4' ABOVE GRADE PER CITY ORDINANCE, SECTION 5.9(4)

LEGEND:

- DECIDUOUS OVERSTORY TREES
- FLOWERING & EVERGREEN SHRUBS
- PERENNIALS
- POND SEED MIX
- POLY EDGING
- EXISTING CONIFEROUS TREE TO BE REMOVED

LANDSCAPE REQUIREMENTS

PROTECTIVE BUFFER SETBACK
REQUIREMENT: PER 20 L.F. OF PROPERTY LINE, ONE (1) 2.5" DIA. TREE (MEASURED 4" ABOVE CALIPER GRADE) OR ONE (1) 6" HT. CONIFER TREE, PLUS GROUNDCOVER, SHRUBS, IRRIGATION.
TREES REQUIRED: 28 TREES
(551 L.F. / 20 = 27.55)
TREE PROVIDED: 20 TREES

6' HT. SCREEN ADJACENT TO "R" USE
REQUIREMENT: ALONG WEST PROPERTY LINES
PROVIDED: 29 SHRUBS (±6)
4 TREES

PARKING LOT ISLAND LANDSCAPING
REQUIREMENT: ONE (1) 2.5" DIA. TREE (MEASURED 4" ABOVE CALIPER GRADE), GROUND COVER, GRASS OR SHRUBS, & IRRIGATION
REQUIRED: 2 TREES
PROVIDED: 2 TREES

*PROPERTY LINE CALCULATIONS DO NOT INCLUDE AREA COVERED BY PREVIOUSLY APPROVED LANDSCAPE PLAN.

LANDSCAPE NOTES:

- CONTRACTOR IS RESPONSIBLE FOR CALLING GOPHER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
- INSTALL 4" MIN. TOP SOIL TO ALL SOD, SEED AND SHRUB AREAS. FINE GRADE ALL SOD AND SEED AREAS. INSTALL 12" PLANTING SOIL TO ALL PERENNIAL AREAS.
- STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
- ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH OVER FILTER FABRIC, UNLESS SPECIFIED AS OTHER. POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.
- ROCK MULCH TO BE 1 1/2" DEPTH RIVER ROCK WHERE SPECIFIED.
- INSTALL 4-6" DEPTH DOUBLE SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
- PLANTING SOIL SHALL BE 1:1:1 CONSISTING OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
- COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
- MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
- COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
- STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
- SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
- SUPPLY DESIGN AND INSTALLATION OF AN IRRIGATION SYSTEM TO PROVIDE COVERAGE OF SOD AND PLANTING AREAS. SOD AND SHRUB AREAS TO BE ON SEPERATE ZONES. PROVIDE RAIN SENSOR. USE RAINBIRD OR APPROVED EQUAL COORDINATE WITH G.C.
- GENERAL CONTRACTOR SHALL FOLLOW THE COUNTY/STATE SOIL & EROSION CONTROL SPECIFICATIONS FOR DISTURBED AREA STABILIZATION.

SEEDING NOTES:

POND SEED MIX: MN STATE SEED MIX 33-361 (STORMWATER NORTHEAST). SEEDING RATE TO BE 35.0 LBS/ACRE (PURE LIVE SEED).

APPLY SEED PER THE FOLLOWING (REFER TO MN STATE SEED MIX MANUAL):

- MULCH SEEDED AREAS WITH MNDOT TYPE 3 (MCIA CERTIFIED WEED FREE) MULCH AT A RATE OF 1 TON PER ACRE WITHIN 48 HOURS OF SEEDING. MULCH SHOULD THEN BE DISC ANCHORED TO KEEP IT FROM BLOWING AWAY.
- SITE TO BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES. THE SITE TO BE HARROWED OR RAKED FOLLOWING SEEDING, AND THEN PACKED USING A CULTI-PACKER OR EQUIVALENT. SEE MNDOT SEEDING MANUAL FOR REFERENCE.
- SEEDING SHALL BE APPLIED FROM APRIL 15 - JULY 20 OR SEPTEMBER 20 - FREEZE UP. IF HYDROSEEDING UTILIZE APPROXIMATELY 500 GALLONS OF WATER PER ACRE. REFER TO MN/DOT SPEC 3884 FOR PROPER INSTALLATION OF HYDRO-SEED. ALL NATIVE SEEDS USED ON THIS PROJECT SHALL BE CERTIFIED TO BE OF MINNESOTA ORIGIN BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA).
- MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED.
- ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDING, REFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRAVING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

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SITE PLAN & PRELIMINARY PLAT SUBMITTAL
LANDSCAPE PLAN

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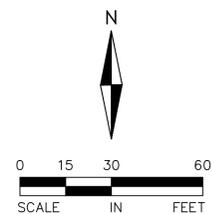
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DATE	ISSUE
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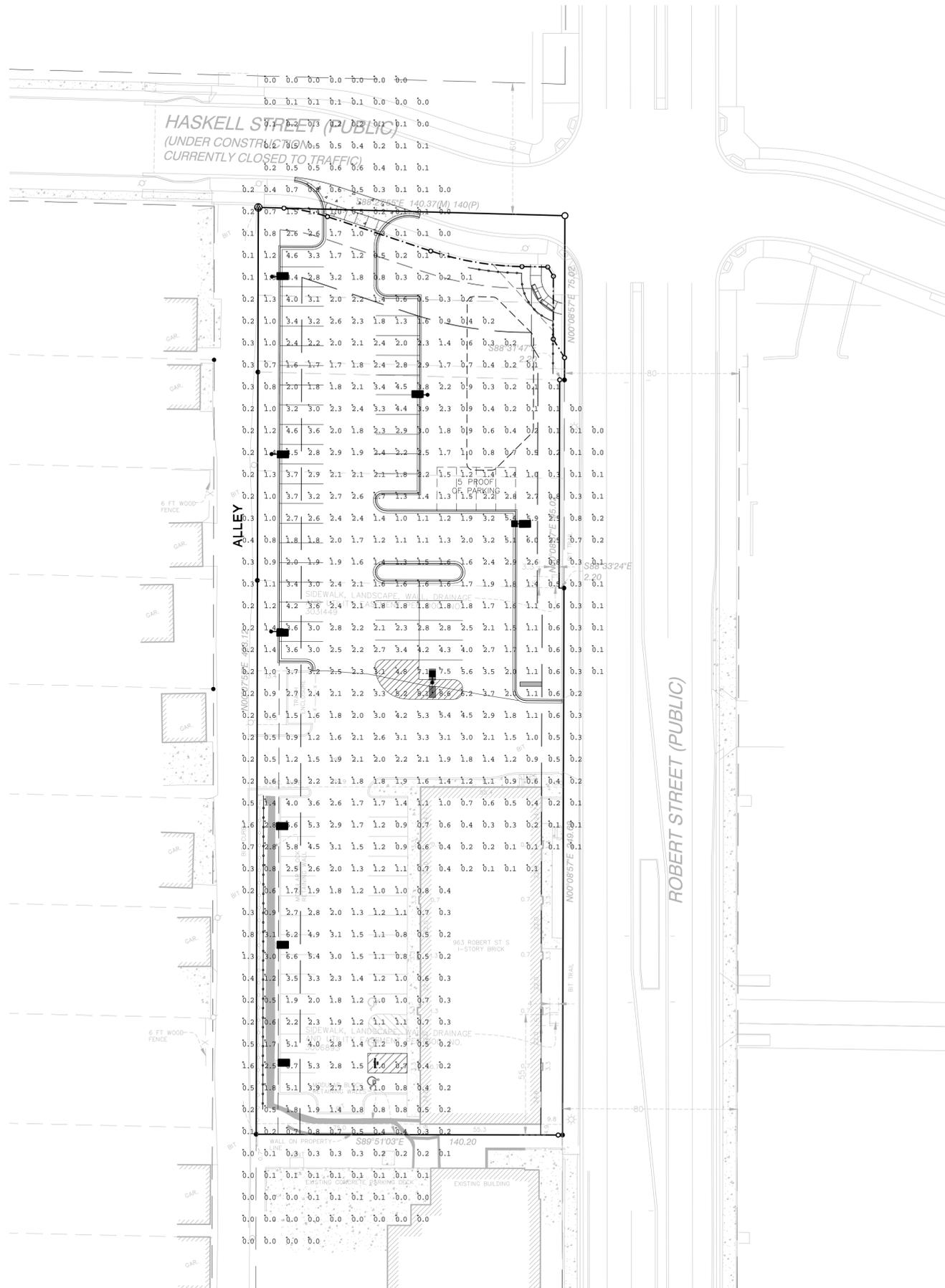
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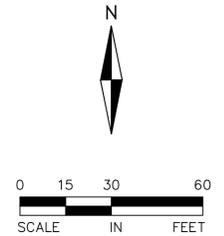


Luminaire Schedule Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
AA	1	AA	SINGLE	0.750	LUMARK MPTR-3F-250 MOUNT ON 20FT POLE WITH 2FT BASE	283	15105
BB2	1	BB2	BACK-BACK	0.750	LUMARK MPTR-5S-250 MOUNT ON EXSIT 20FT POLE WITH 1FT BASE	566	17015
CC	3	CC	SINGLE	0.750	LUMARK MPTR-3S-250-XX-HS MOUNT ON 20FT POLE WITH 2FT BASE	283	11451
DD	1	DD	SINGLE	0.750	LUMARK MPTR-4F-250 MOUNT ON 20FT POLE WITH 2FT BASE	283	12467
FF	3	FF	SINGLE	0.750	EXIST 250W MH TYPE IV ON EXIST POLE AT 21FT	283	12467

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE GROUND	Illuminance	Fc	1.43	8.6	0.0	N.A.	N.A.
NORTH PARKING	Illuminance	Fc	2.53	7.5	1.0	2.53	7.50
SOUTH PARKING	Illuminance	Fc	2.34	6.7	0.7	3.34	9.57

Luminaire Location Summary LumNo	Label	X	Y	Z	Orient	Tilt
24	CC	9796.1	5612.8	22	0	0
25	CC	9796.3	5531.4	22	0	0
26	CC	9796.1	5450	22	0	0
27	BB2	9884.7	5426.9	21	90	0
28	AA	9857.9	5558.9	22	180	0
30	DD	9907	5499.7	22	180.349	0
31	FF	9795.9	5361.7	21	0	0
32	FF	9796.2	5307.5	21	0	0
33	FF	9796.7	5253.7	21	0	0

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PROJECT TEAM DATA

DESIGNED: MK

DRAWN: EMK

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