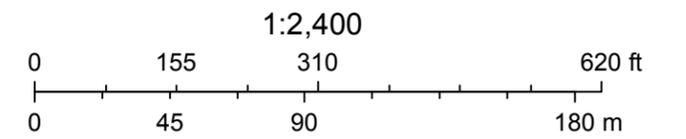


Property Map



October 4, 2016



Property Information

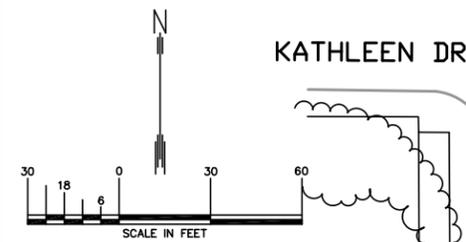
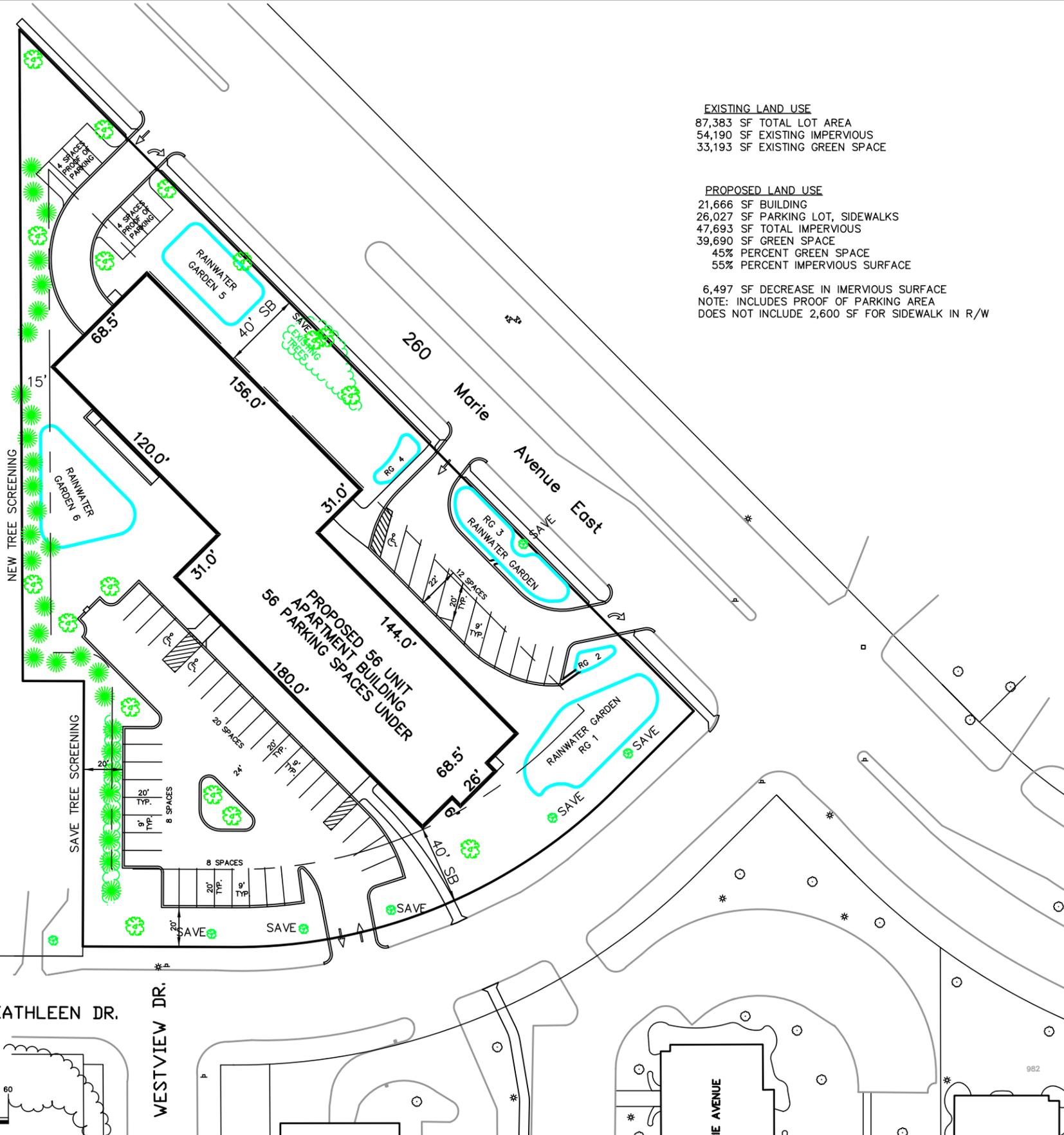
EXISTING LAND USE
 87,383 SF TOTAL LOT AREA
 54,190 SF EXISTING IMPERVIOUS
 33,193 SF EXISTING GREEN SPACE

PROPOSED LAND USE
 21,666 SF BUILDING
 26,027 SF PARKING LOT, SIDEWALKS
 47,693 SF TOTAL IMPERVIOUS
 39,690 SF GREEN SPACE
 45% PERCENT GREEN SPACE
 55% PERCENT IMPERVIOUS SURFACE

6,497 SF DECREASE IN IMPERVIOUS SURFACE
 NOTE: INCLUDES PROOF OF PARKING AREA
 DOES NOT INCLUDE 2,600 SF FOR SIDEWALK IN R/W

INDEX OF SHEETS

- 1.) SITE PLAN
- 2.) EXISTING CONDITIONS
- 3.) GRADING AND EROSION CONTROL PLAN
- 4.) LANDSCAPE PLAN
- 5.) LIGHTING PLAN
- 6.) UTILITY PLAN
- 7.) FINAL PLAT



G-Cubed Inc.
 Engineering
 Surveying
 Planning
 285 Westview Drive
 West Saint Paul, MN 55118
 ph. 651.288.9474 fax 651.455.4948

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 Mark. R. Welch
 DATE _____ REG. NO. 42736

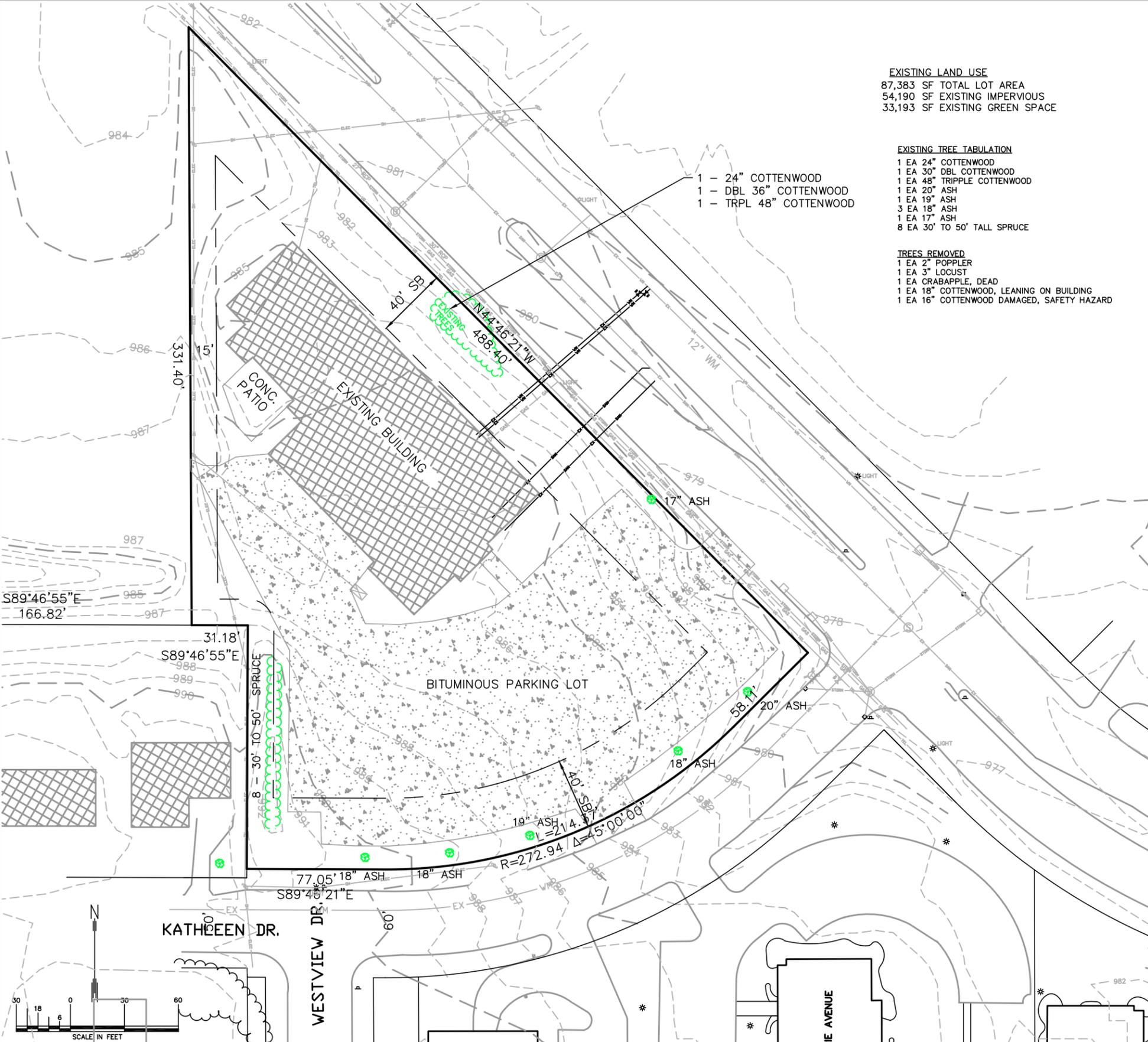
DESIGNED	REVISD	BY	DATE
DJT			
DRAWN			
CHECKED			

LATEST REVISION: 10-18-2016
 Prepared For:
 Westview Park Apartments
 285 Westview Drive
 West Saint Paul, Mn 55118
 FILE NO.: 16-290 WPA

CITY OF WEST SAINT PAUL
 DAKOTA COUNTY, MINNESOTA
 2017 CONSTRUCTION

260
 MARIE AVENUE EAST

SITE
 PLAN
 SHEET 1 OF 7 SHEETS



EXISTING LAND USE
 87,383 SF TOTAL LOT AREA
 54,190 SF EXISTING IMPERVIOUS
 33,193 SF EXISTING GREEN SPACE

LEGAL DESCRIPTION

Part of the SW 1/4 of the SE 1/4, of Section 20, Township 28, Range 22; beginning at a point 166.82 feet East of the Southwest corner of said SW 1/4, SE 1/4, thence North and parallel to the West line of said SW 1/4, SE 1/4 a distance of 332.71 feet to the southerly line of Marie Avenue, thence South 45 degrees 00 minutes East along the Southerly line of Marie Avenue, a distance of 471.25 feet to the south line of said SW 1/4, SE 1/4, thence West 328.83 feet to the point of beginning, Dakota County, Minnesota, according to the Government Survey thereof.
 AND
 Part of the NW 1/4 of the NE 1/4, Section 29, Township 28, Range 22; beginning at a point 198.0 feet East of the Northwest corner of said NW 1/4, NE 1/4, thence South along the East line of A.E. Rehnberg's Southview Addition, a distance of 135.00 feet to the North line of East Kathleen Drive, thence East 76.32 feet to the beginning of a curve to the Northeast, central angle 45 degrees 00 minutes, radius 252.94 feet, thence along the curve a distance of 214.37 feet to the point of Marie Avenue, thence North 45 degrees 00 minutes West a distance of 20.0 feet, to the North line of Section 29, thence West along the North line of Section 29, a distance of 297.65 feet to the point of beginning, according to the United States Government Survey thereof and situated in Dakota County, Minnesota.

- EXISTING TREE TABULATION**
- 1 EA 24" COTTENWOOD
 - 1 EA 30" DBL COTTENWOOD
 - 1 EA 48" TRIPPLE COTTENWOOD
 - 1 EA 20" ASH
 - 1 EA 19" ASH
 - 3 EA 18" ASH
 - 1 EA 17" ASH
 - 8 EA 30' TO 50' TALL SPRUCE

- TREES REMOVED**
- 1 EA 2" POPLER
 - 1 EA 3" LOCUST
 - 1 EA CRABAPPLE, DEAD
 - 1 EA 18" COTTENWOOD, LEANING ON BUILDING
 - 1 EA 16" COTTENWOOD DAMAGED, SAFETY HAZARD

PID NO. 42-02000-83-020
 PID NO. 42-02900-06-032

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Mark. R. Welch
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DESIGNED	REVISD	BY	DATE
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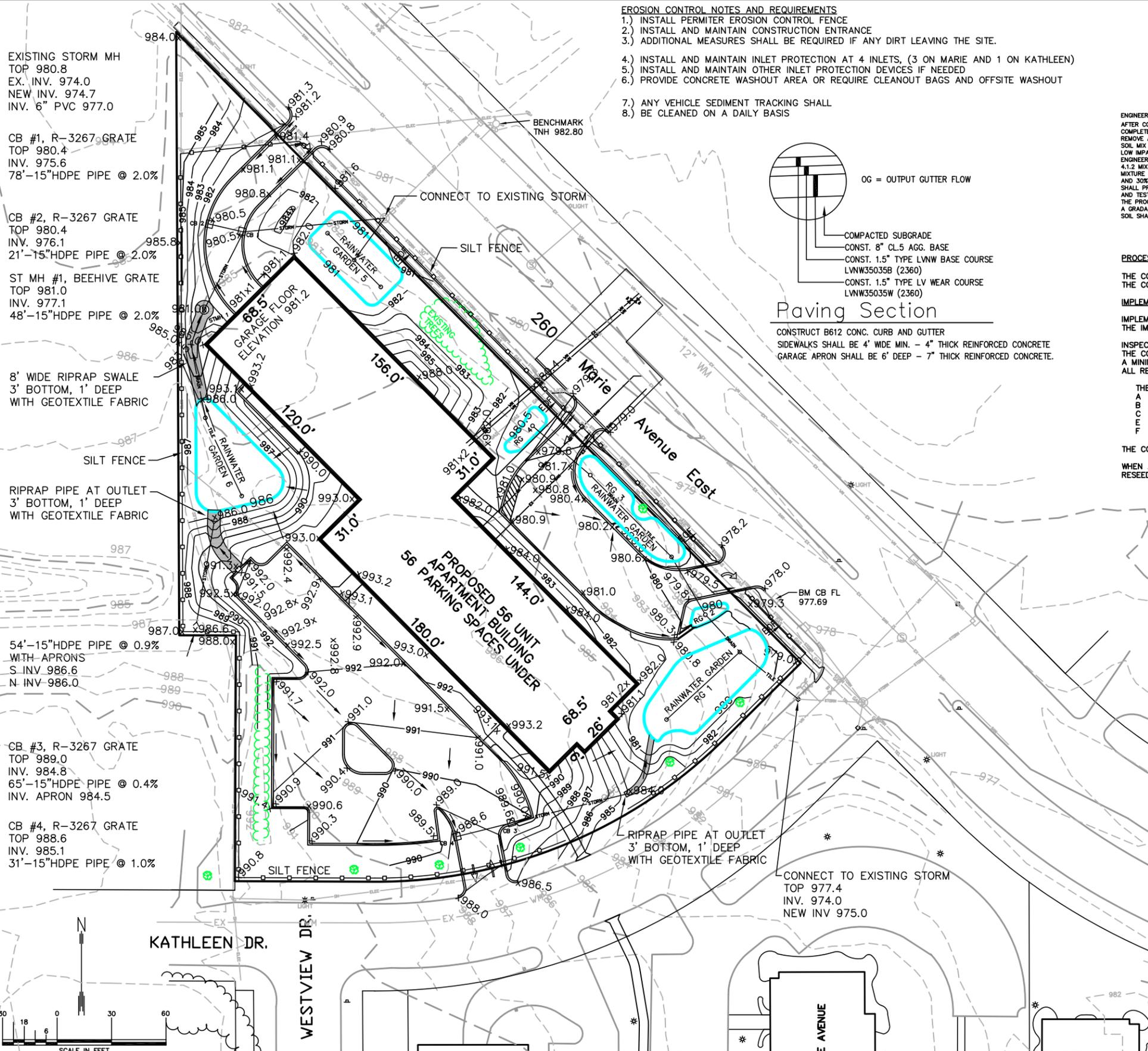
FILE NO.: 16-290 WPA

CITY OF WEST SAINT PAUL
 DAKOTA COUNTY, MINNESOTA
 2017 CONSTRUCTION

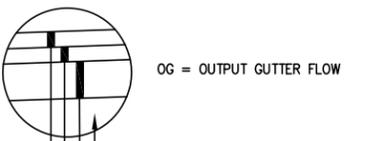
260
 MARIE AVENUE EAST

EXISTING
 CONDITIONS

SHEET 2 OF 7 SHEETS



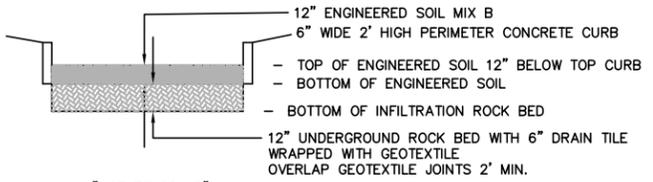
- EROSION CONTROL NOTES AND REQUIREMENTS**
- 1.) INSTALL PERMITTER EROSION CONTROL FENCE
 - 2.) INSTALL AND MAINTAIN CONSTRUCTION ENTRANCE
 - 3.) ADDITIONAL MEASURES SHALL BE REQUIRED IF ANY DIRT LEAVING THE SITE.
 - 4.) INSTALL AND MAINTAIN INLET PROTECTION AT 4 INLETS, (3 ON MARIE AND 1 ON KATHLEEN)
 - 5.) INSTALL AND MAINTAIN OTHER INLET PROTECTION DEVICES IF NEEDED
 - 6.) PROVIDE CONCRETE WASHOUT AREA OR REQUIRE CLEANOUT BAGS AND OFFSITE WASHOUT
 - 7.) ANY VEHICLE SEDIMENT TRACKING SHALL
 - 8.) BE CLEANED ON A DAILY BASIS



Paving Section

CONSTRUCT B612 CONC. CURB AND GUTTER
SIDEWALKS SHALL BE 4' WIDE MIN. - 4" THICK REINFORCED CONCRETE
GARAGE APRON SHALL BE 6' DEEP - 7" THICK REINFORCED CONCRETE.

GOVERNING SPECIFICATIONS
THE MOST RECENT EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION", SUBJECT TO ANY AMENDMENTS & THE 2013 EDITION OF THE "STANDARD UTILITIES SPECIFICATIONS" AS PER THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA SHALL GOVERN.



"NOT TO SCALE"
TYPICAL DETAIL - UNDERGROUND INFILTRATION BASIN

ENGINEERED SOIL MIX B SPECIFICATION
AFTER CONTRIBUTING DRAINAGE AREA VEGETATION IS FULLY ESTABLISHED COMPLETE THE CONSTRUCTION OF RAINWATER GARDEN.
REMOVE ANY SILT/SOIL AND BACKFILL WITH ENGINEERED SOIL MIX B AND CONSTRUCT MEETING DAKOTA COUNTY SWCD LID LOW IMPACT DEVELOPMENT STANDARDS.
ENGINEERED SOIL SHALL MEET MINNESOTA STORMWATER MANUAL 4.1.2 MIX B: ENHANCED FILTRATION BLEND (WELL BLENDED MIXTURE OF 70% ASTM C-33 COARSE WASHED SAND (M₅₀ 3126) AND 30% MIDDOT 3890 GRADE 2 LEAF LITTER COMPOST). THE MATERIAL SHALL PROVIDE DOCUMENTATION THAT THE COMPOST HAS BEEN SAMPLED AND TESTED AS REQUIRED BY THE SEAL OF TESTING ASSURANCE (STA) THE PROGRAM OF THE UNITED STATES COMPOSTING COUNCIL (USCC) AND A GRADATION SIEVE ANALYSIS FOR THE WASHED SAND. THE ENGINEERED SOIL SHALL NOT CONTAIN ANY TOPSOIL OR FILTER AGGREGATE WITH FINES.

PROCESS TO FINAL STABILIZATION:

THE CONTRACTOR SHALL SEED AND/OR SOD MULCH WITH APPROVED PRODUCTS AS SOON AS POSSIBLE IN ORDER TO ESTABLISH VEGETATION. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL UNTIL THE VEGETATION IS FULLY ESTABLISHED AND ALL EVIDENCE OF EROSION IS ADDRESSED.

IMPLEMENTATION AND INSPECTIONS

IMPLEMENTATION:
THE IMPLEMENTATION OF THIS PLAN SHALL BE OVERSEEN BY THE OWNER AND THE CONTRACTOR.

INSPECTIONS:
THE CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE NPDES PERMIT AND SHALL BE RESPONSIBLE FOR FILLING OUT INSPECTION REPORTS A MINIMUM OF ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL GREATER THAN 0.5 INCHES IN 24 HOURS. ALL REPORTS SHALL BE KEPT ON FILE AND RETAINED WITH THE SWPPP.

- THEY SHALL INCLUDE:
- A DATE AND TIME
 - B NAME OF PERSON CONDUCTING INSPECTION
 - C FINDING OF INSPECTION, INCLUDING RECOMMENDATION FOR CORRECTIVE ACTIONS.
 - E DATE AND TIME OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN 24 HOURS
 - F DOCUMENTATION OF CHANGES MADE TO THE SWPPP

THE CONTRACTOR'S WORK SHALL INCLUDE MAKING ADJUSTMENTS IN THE FIELD IN ORDER TO MINIMIZE EROSION AND MAXIMIZE THE CONTROL OF SEDIMENT.

WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY EROSION STRUCTURES. RESEED ANY AREAS DISTURBED BY THE REMOVAL OF THE TEMPORARY EROSION STRUCTURES.

GRADING NOTES:

- 1.) ALL EROSION CONTROL MEASURES SHALL MEET AND/OR EXCEED THE CITY OF WEST SAINT PAUL, STORM WATER MANAGEMENT REQUIREMENTS.
- 2.) SILT FENCE, CONSTRUCTION ENTRANCE, ARE TO BE CONSTRUCTED FIRST.
- 3.) ALL GRADING SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION.
- 4.) SPREAD 4" TOPSOIL SEED AND MULCH OVER DISTURBED AREAS EXCEPT PARKING AND BUILDING AREAS.
- 5.) CITY OF WEST SAINT PAUL INSPECTOR MAY BE PRESENT DURING SOIL TESTING, TEST ROLLING IS REQUIRED.
- 6.) ALL TEMPORARY STAGING STOCKPILES, AND BORROW SHALL BE MAINTAINED AND CONTROLLED.
- 7.) ALL BUILDING PAD AREAS SHALL BE INSPECTED AND APPROVED BEFORE FILL PLACEMENT.

RAINWATER GARDEN - RG 1

TOP OF PERIMETER CURB 980.0
BOTTOM OF ENGINEERED SOIL 978.0
100 YR HWL 980.1
STORAGE VOLUME 2,125sf x 1.0'x30% = 637 Cu.Ft.
PLUS 2,125sf x 1.0' = 2,125 Cu.Ft.

RAINWATER GARDEN - RG 2

TOP OF PERIMETER CURB 980.0
BOTTOM OF ENGINEERED SOIL 978.0
100 YR HWL 980.1
STORAGE VOLUME 140sf x 1.0'x30% = 42 Cu.Ft.
PLUS 140sf x 1.0' = 140 Cu.Ft.

RAINWATER GARDEN - RG 3

TOP OF PERIMETER CURB 980.0
BOTTOM OF ENGINEERED SOIL 978.0
100 YR HWL 980.1
STORAGE VOLUME 1,046sf x 4.5'x30% = 313 Cu.Ft.
PLUS 1,046sf x 1.0' = 1,046 Cu.Ft.

RAINWATER GARDEN - RG 4

TOP OF PERIMETER CURB 980.5
BOTTOM OF ENGINEERED SOIL 978.5
100 YR HWL 978.6
STORAGE VOLUME 238sf x 1.0'x30% = 71 Cu.Ft.
PLUS 238sf x 1.0' = 238 Cu.Ft.

RAINWATER GARDEN - RG 5

TOP OF PERIMETER CURB 981.0
BOTTOM OF ENGINEERED SOIL 979.0
100 YR HWL 981.1
STORAGE VOLUME 1,320sf x 1.0'x30% = 1,386 Cu.Ft.
PLUS 1,320sf x 1.0' = 1,320 Cu.Ft.

RAINWATER GARDEN - RG 6

TOP OF PERIMETER CURB 986.0
BOTTOM OF ENGINEERED SOIL 984.0
100 YR HWL 986.1
STORAGE VOLUME 1,890sf x 1.0'x30% = 1,984 Cu.Ft.
PLUS 1,890sf x 1.0' = 1,890 Cu.Ft.

WARNING
BEFORE DIGGING CALL GOPHER
STATE ONE CALL FOR LOCATIONS
DIAL - 1-800-252-1166
REQUIRED BY LAW

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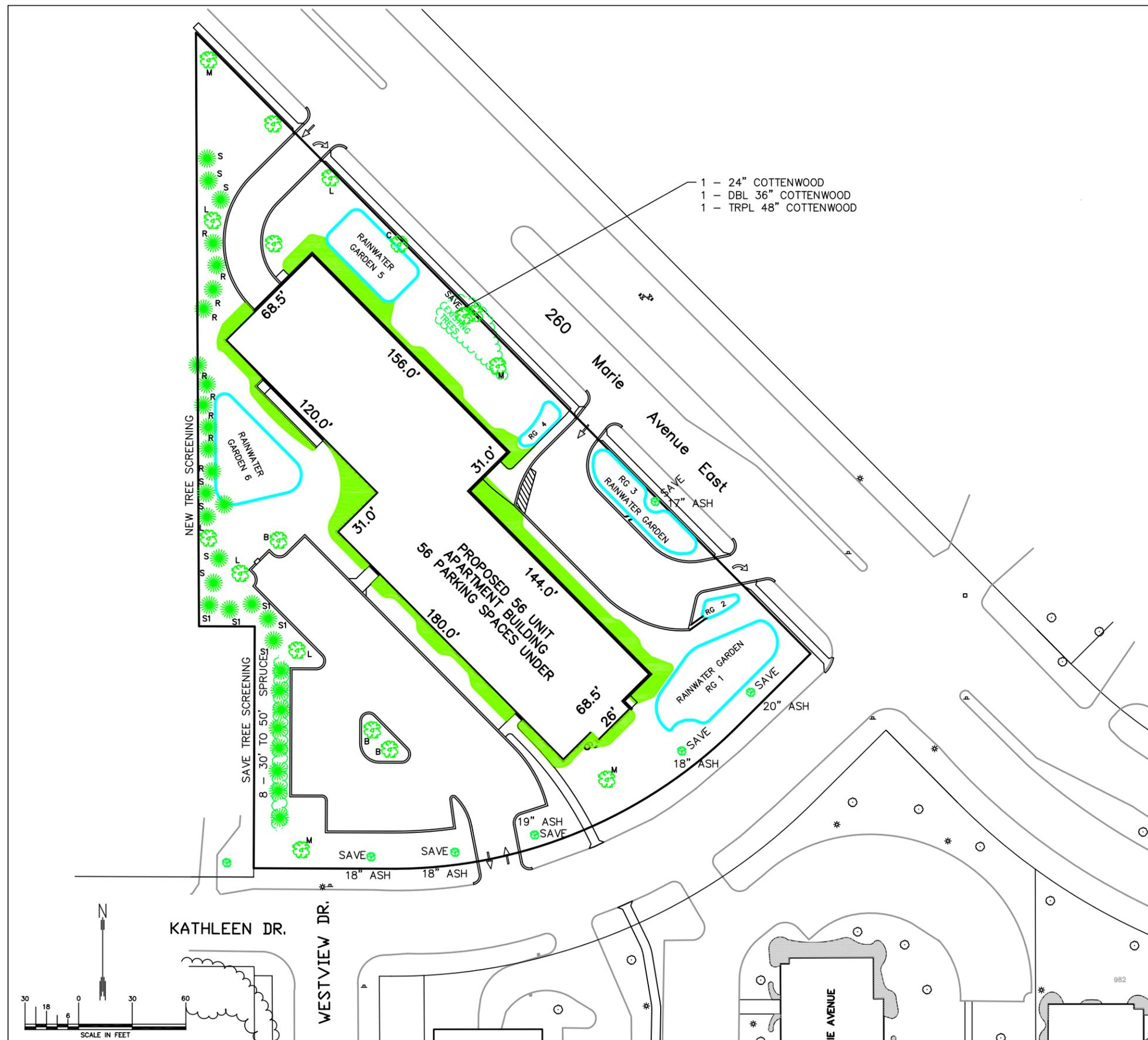
DESIGNED	DJT	REVISED	BY	DATE	LATEST REVISION: 10-18-2016
DRAWN					Prepared For: Westview Park Apartments 285 Westview Drive West Saint Paul, Mn 55118
CHECKED					FILE NO.: 16-290 WPA

CITY OF WEST SAINT PAUL
DAKOTA COUNTY, MINNESOTA
2017 CONSTRUCTION

260
MARIE AVENUE EAST

GRADING AND
EROSION CONTROL PLAN

SHEET 3 OF 7 SHEETS

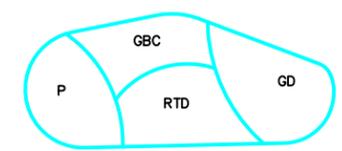


1 - 24" COTTENWOOD
 1 - DBL 36" COTTENWOOD
 1 - TRPL 48" COTTENWOOD

INFILTRATION BASIN / RAINWATER GARDEN PLANTING SCHEDULE

KEY	COMMON/BOTANICAL NAME	QUANTITY	SPACING	NOTES	AREA SF
P	BLUE GRAMA	340	2' OC	plant in groups of 10 or more	1,350
GBC	GLOSS BLACK CHOKEBERRY	50	5' OC	plant in groups of 5 or more	1,350
RTD	RED TWIGGED DOGWOOD	40	6' OC	plant in groups of 5 or more	1,350
GD	GRAY DOGWOOD	20	8' OC	plant in groups of 5 or more	1,350
BG	BIG BLUESTEM GRASS	2500	6" OC	plant in groups of 10 or more	675
IG	INDIAN GRASS	2500	6" OC	plant in groups of 10 or more	675

ALTERNATIVE AND/OR ADDITIONAL NATIVE PLANTINGS MAY BE SUBSTITUTED AS AVAILABLE AND APPROVED
 NATIVE GRASSES SHALL BE INSTALLED IN GROUPS RANDOMLY AS DIRECTED
 INSTALL 4" THICK MINIMUM SHREADED WOOD MULCH AROUND PLANTS



TREE AND BUSH PLANTING AND SCHEDULE

KEY	QTY	COMMON/BOTANICAL NAME	SIZE	SPACING	NOTES
M	3	RED MAPLE Acer rubrum	2.5 caliper inch	45' = 2.5 caliper inch	
B	3	RIVER BIRCH Betula populifolia 'Whitespire'	1.5 caliper inch	45' = 4.5 caliper inch	clump (3 min).
C	1	FLOWERING CRABAPPLE Malus spp.	2 caliper inch	as shown = 2.0 caliper inch	
S1	5	BLACK HILLS SPRUCE Picea glauca 'densata'	20' ht	15' = 3.0 caliper inch	
S	8	BLACK HILLS SPRUCE Picea glauca 'densata'	6' ht	15' = 2.5 caliper inch	
L	5	GREENSPIRE LINDEN Tilia cordata 'Greenspire'	2 caliper inch	45' = 2.0 caliper inch	
H	2	CANADIAN HEMLOCK Tsuga canadensis	6' ht	10' = 2.5 caliper inch	
R	10	RED CEDAR Juniperus virginiana	6' ht	15' = 2.5 caliper inch	

EXISTING TREES SHALL BE SAVED AND PROTECTED.

PLANTING NOTES:

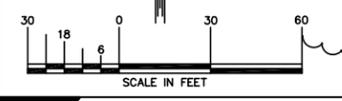
- 1) IMMEDIATELY BEFORE SEEDING, SOIL SHALL BE TILLED TO A DEPTH OF 2" TO IMPROVE SEED TO SOIL CONTACT AND WATER INFILTRATION.
- 2) SEEDING SHALL BE DONE FROM APRIL 15 TO JULY 15, AND SEPTEMBER 15 UNTIL THE GROUND FREEZES. NO SEEDING SHALL BE DONE FROM JULY 15 TO SEPTEMBER 15.
- 3) PROVIDE WATER, IF NECESSARY, TO AID IN ESTABLISHMENT AFTER SEEDING.
- 4) TREES SHALL HAVE BACKFILL SOIL AMENDED WITH COMPOST OR PEAT MOSS.
- 5) TREES SHALL BE WATERED AS NEEDED TO AID IN ESTABLISHMENT. DURING DRY PERIODS, WATER AT LEAST ONCE A WEEK, AND MORE OFTEN DURING HEIGHT OF SUMMER. - UNTIL OCTOBER 1ST, AFTER THAT DATE WATERING BY OWNER.
- 6) TREES SHALL HAVE WOOD CHIP MULCH PLACED OVER ROOT BALL AFTER INITIAL PLANTING AND WATERING, TO A DEPTH OF 4".
- 7) NO TREES SHALL BE PLACED WITHIN 25' FROM BP PIPELINE
- 8) TREES IN XCEL POWERLINE EASEMENT SHALL BE ON THE APPROVED XCEL TREE LIST.

NATIVE FOUNDATION PLANTING SCHEDULE

KEY	QTY	COMMON/BOTANICAL NAME	SIZE	SPACING	NOTES
F	50	Symphoricarpos orbiculatus coral berry	#3 POT	3'	plant in groups of 10 to 20
F	50	Symphoricarpos albus white snowberry	#3 POT	3'	plant in groups of 10 to 20
F	50	Ribes odoratum clove current	#3 POT	3'	plant in groups of 10 to 20
F	50	Aronia melanocarpa black chokeberry	#3 POT	3'	plant in groups of 10 to 20

FOUNDATION AREA = 0.13 ACRES, APPROXIMATELY 100 PLANTS

YARD AREAS SHALL BE SOD OR MNDOT SEED MIXTURE 25-151 AND MULCHED
 INFILTRATION RAINWATER GARDENS SHALL BE MNDOT SEED MIXTURE 34-171 (NATIVE) AND MULCHED
 ALL SEED SHALL BE APPLIED AT 85 LBS/ACRE.



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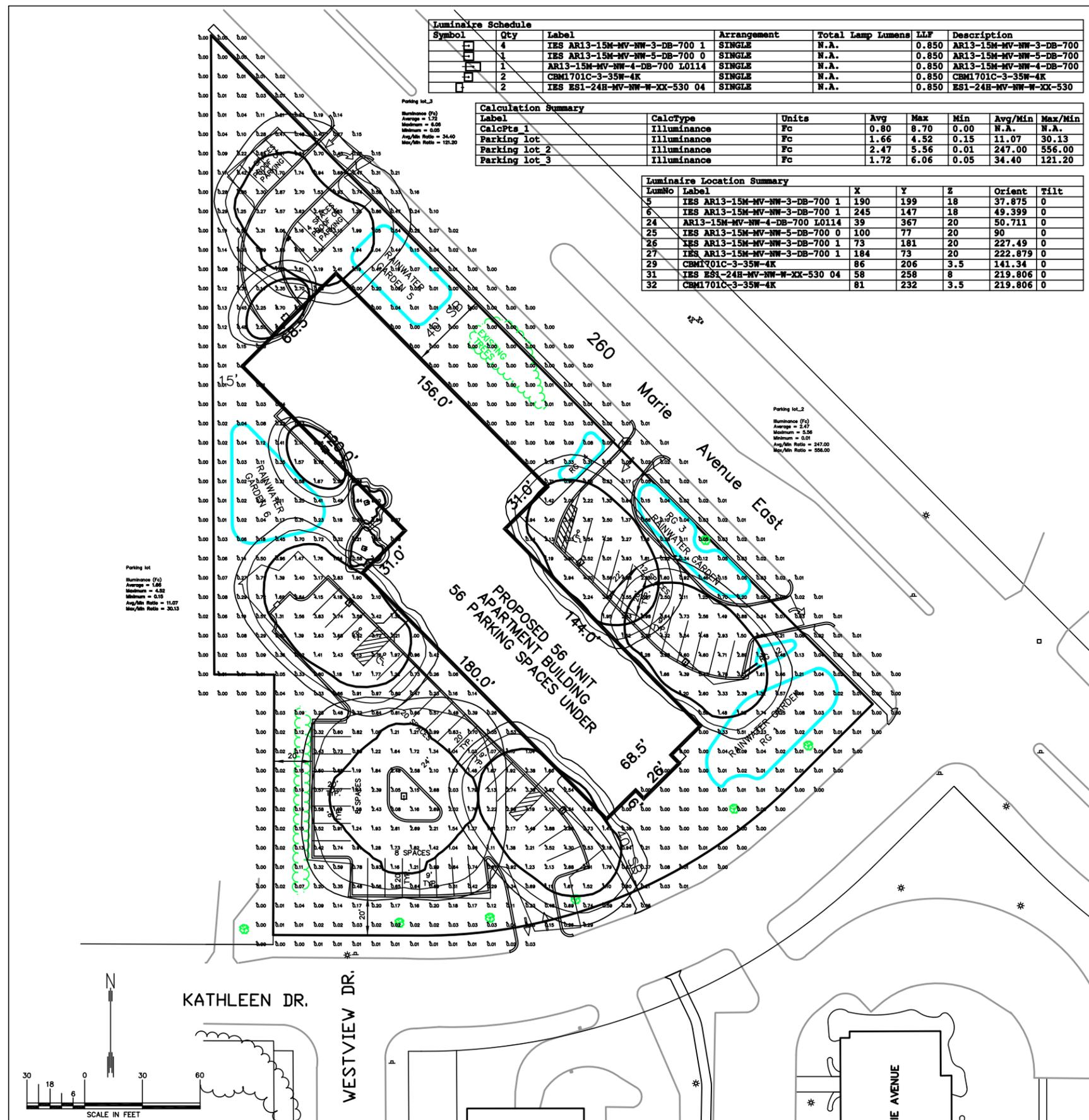
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 DAKOTA COUNTY, MINNESOTA
 2017 CONSTRUCTION

260
 MARIE AVENUE EAST

LANDSCAPE
 PLAN
 SHEET 4 OF 7 SHEETS



Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
[Symbol]	4	IES AR13-15M-MV-NW-3-DB-700 1	SINGLE	N.A.	0.850	AR13-15M-MV-NW-3-DB-700
[Symbol]	1	IES AR13-15M-MV-NW-5-DB-700 0	SINGLE	N.A.	0.850	AR13-15M-MV-NW-5-DB-700
[Symbol]	1	AR13-15M-MV-NW-4-DB-700 L0114	SINGLE	N.A.	0.850	AR13-15M-MV-NW-4-DB-700
[Symbol]	2	CBM1701C-3-35W-4K	SINGLE	N.A.	0.850	CBM1701C-3-35W-4K
[Symbol]	2	IES E51-24H-MV-NW-W-XX-530 04	SINGLE	N.A.	0.850	E51-24H-MV-NW-W-XX-530

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts 1	Illuminance	Fc	0.80	8.70	0.00	N.A.	N.A.
Parking lot 1	Illuminance	Fc	1.66	4.52	0.15	11.07	30.13
Parking lot 2	Illuminance	Fc	2.47	5.56	0.01	247.00	556.00
Parking lot 3	Illuminance	Fc	1.72	6.06	0.05	34.40	121.20

LumNo	Label	X	Y	Z	Orient	Tilt
5	IES AR13-15M-MV-NW-3-DB-700 1	190	199	18	37.875	0
6	IES AR13-15M-MV-NW-3-DB-700 1	245	147	18	49.399	0
24	AR13-15M-MV-NW-4-DB-700 L0114	39	367	20	50.711	0
25	IES AR13-15M-MV-NW-5-DB-700 0	100	77	20	90	0
26	IES AR13-15M-MV-NW-3-DB-700 1	73	181	20	227.49	0
27	IES AR13-15M-MV-NW-3-DB-700 1	184	73	20	222.879	0
29	CBM1701C-3-35W-4K	86	206	3.5	141.34	0
31	IES E51-24H-MV-NW-W-XX-530 04	58	258	8	219.806	0
32	CBM1701C-3-35W-4K	81	232	3.5	219.806	0

OVAALI SERIES

PROJECT # _____ DATE _____
PROJECT NAME _____
QUANTITY _____ TYPE _____
 FOR APPROVAL FOR INFORMATION

OL30 Weight: 25 lb (11.3 kg) EPA: 0.47 ft²
OL35 Weight: 35 lb (15.9 kg) EPA: 0.75 ft²

Luminaire	LED Qty	Current	Wattage	CCCT	Light Distribution	Voltage	Finish (RAL)	Options
OL30	18	LEDO5 (330 mA)	30W	40K (10000K)	Type I AGI Silver	120 to 277	(R0) Black (standard)	(PER) Twist-lock photocell receptacle
	36	40W	40K	Type II AGI Silver	120 to 480	(R0) Black (standard)	(PER) Twist-lock photocell receptacle	
	54	60W	40K	Type III AGI Silver	347 to 480	(R0) Black (standard)	(PER) Twist-lock photocell receptacle	
	18	LEDO7 (700 mA)	40W	30K (20000K)	Type I 4.3F-47	120 to 277	(R0) Black (standard)	(PER) Twist-lock photocell receptacle
	36	80W	30K	Type II 4.3F-47	347 to 480	(R0) Black (standard)	(PER) Twist-lock photocell receptacle	
	54	120W	30K	Type III 4.3F-47	347 to 480	(R0) Black (standard)	(PER) Twist-lock photocell receptacle	
OL35	18	LEDO5 (330 mA)	30W	40K (10000K)	Type V -1.8F-47	120 to 277	(R0) Black (standard)	(TRP) 7-pin twist lock photocell receptacle with photocell
	36	40W	40K	Type VI -1.8F-48	120 to 480	(R0) Black (standard)	(TRP) 7-pin twist lock photocell receptacle with photocell	
	54	60W	40K	Type VII -1.8F-48	120 to 480	(R0) Black (standard)	(TRP) 7-pin twist lock photocell receptacle with photocell	
	72	80W	40K	Type VIII -1.8F-48	120 to 480	(R0) Black (standard)	(TRP) 7-pin twist lock photocell receptacle with photocell	
	90	100W	40K	Type IX -1.8F-48	120 to 480	(R0) Black (standard)	(TRP) 7-pin twist lock photocell receptacle with photocell	
	108	120W	40K	Type X -1.8F-48	120 to 480	(R0) Black (standard)	(TRP) 7-pin twist lock photocell receptacle with photocell	
	18	LEDO7 (700 mA)	40W	30K (20000K)	Type I 4.3F-47	120 to 277	(R0) Black (standard)	(TRP) 7-pin twist lock photocell receptacle with photocell
	36	80W	30K	Type II 4.3F-47	347 to 480	(R0) Black (standard)	(TRP) 7-pin twist lock photocell receptacle with photocell	
	54	120W	30K	Type III 4.3F-47	347 to 480	(R0) Black (standard)	(TRP) 7-pin twist lock photocell receptacle with photocell	
	72	160W	30K	Type IV 4.3F-47	347 to 480	(R0) Black (standard)	(TRP) 7-pin twist lock photocell receptacle with photocell	
	90	190W	30K	Type V 4.3F-47	347 to 480	(R0) Black (standard)	(TRP) 7-pin twist lock photocell receptacle with photocell	
	108	230W	30K	Type VI 4.3F-47	347 to 480	(R0) Black (standard)	(TRP) 7-pin twist lock photocell receptacle with photocell	
	18	LEDO8 (800 mA)	240W	40K (10000K)	Type VII 4.3F-47	120 to 480	(R0) Black (standard)	(TRP) 7-pin twist lock photocell receptacle with photocell

LEOTEK LITE-ON GROUP

Eseta™ LED Wall Sconce ES

Project: _____
Type: _____
Catalog No: _____

Luminaire Data
Weight: 9.9 lbs (4.5 kg)
14.6 lbs (6.6 kg) with EM, MS options

Ordering Information
Sample Catalog No. ES1-24H-MV-NW-W-XX-530 04

Product	No. & Type of LEDs	Voltage	Color Temperature ¹	Distribution	Finish ²	Drive Current ³	Options
E51	24H 48H	MV 120-277V HV 147-480V	3000K 4000K 5000K	W Wide FT Forward Throw	BK Black DB Dark Bronze GY Gray WH White	350 350mA 530 530mA 700 700mA	PC Motion Sensor, L2 Lens MSL2* Motion Sensor, L3 Lens EM* System Motion Sensor FSR100 Configuration Tool

Notes:
1. Consult factory for other color temperatures.
2. Consult factory for non-standard finish options.
3. Factory set drive current, non-field adjustable. 700mA is not available for 48H version. Refer to performance data on page 2. Consult factory for other drive current options.
4. Motion Sensor available with MV only. Motion Sensor default setting dims luminaire to 50% when no motion is detected for 5 minutes. Field adjustable settings available using FSR100 option.
5. Emergency battery system available with MV only. 3-year limited warranty on Emergency Battery System.

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ES Spec Sheet, 08/2016. Specifications subject to change without notice.

SSA Square Straight Aluminum Pole No Arm - 4-Bolt Base

Base Style
4-Bolt Cast Aluminum Base with 4-1/2" x 4-1/2" x 1/2" Aluminum Base Plate. 304-SS 1/2" x 1/2" x 1/2" Aluminum Base to Bolt Covers.

Handhole
4-1/2" x 4-1/2" x 1/2" Handhole with 304-SS 1/2" x 1/2" x 1/2" Aluminum Base Plate. 304-SS 1/2" x 1/2" x 1/2" Aluminum Base to Bolt Covers. Handhole is provided opposite the Handhole.

Anchorage
Anchorage Kit will include four (4) 1/2" x 1/2" x 1/2" Aluminum Base Plates. Anchor Bolts (quantity to be determined by customer). 304-SS 1/2" x 1/2" x 1/2" Aluminum Base to Bolt Covers. All hardware will be provided per ASTM A193.

Vibration Damper
If customer requires by report if present, but included Hand Vibration Damper will be provided. Customer specification of the damper is available.

Mounting Designation
Sleeve Mount
For sleeve mount applications specify sleeve size, quantity and orientation. A luminaire drilling template must be supplied at time of order.

C	D	F	G	H	I
Base Dia.	Top Dia.	Base Dia.	Base Dia.	Base Dia.	Base Dia.
4	4	8.5 - 9.5	8.875	1.8	75 x 17 x 3
5	5	10.0 - 11.0	10.25	2.0	75 x 20 x 3
6	6	12 - 13	12.75	2.25	1 x 38 x 4
6.875	6.875	13 - 14	13.5	2.25	1 x 38 x 4

140 hupco www.hupco.com

Clio

All Cyclone bollards are manufactured with an extrusion base and permanent cast aluminum head module including a water tight IP67 light engine. They are extremely durable and are delivered with vandal proof hardware allowing ease of maintenance while protecting against vandalism. All bollards are painted with a high quality polyester powder coating using an electrostatic process.

HARDWARE
All exposed hardware are made of stainless steel.

OPFRONS
PC - Button type Photocell, GFI - Ground fault duplex receptacle.

COATING
polyester powder coating.

Standard color:
Black, White, Gray, Dark green

Optional, RAL colors also available.

Finish:
TK (textured)
SM (smooth)
HG (Marine grade)*

* Marine grade consists of an application of epoxy primer and a polyester powder coat paint. (2 mils / 75 microns). The finish meets the ASTM D2, D3, D104 and D3247 requirements relative to salt spray, corrosion and humidity resistance.

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WARNING
 BEFORE DIGGING CALL GOPHER
 STATE ONE CALL FOR LOCATIONS
 DIAL - 1-800-252-1166
 REQUIRED BY LAW

GENERAL CONSTRUCTION NOTES

- 1.) REPLACE EXISTING 6" WATERMAIN SERVICE WITH NEW 6" WATERMAIN SERVICE AND NEW 6" GATE VALVE
- 2.) REPLACE EXISTING 2" WATERMAIN SERVICE WITH NEW 6" WATERMAIN SERVICE AND NEW 8" GATE VALVE
- 3.) REPLACE EXISTING 4" SANITARY SEWER SERVICE WITH 8" SANITARY SEWER SERVICE
- 4.) SAWCUT, FULL DEPTH EXISTING BITUMINOUS PAVEMENT, CONCRETE ISLAND AND CONCRETE CURB
- 5.) REMOVE AND PROPERLY DISPOSE OF BITUMINOUS AND CONCRETE
- 6.) SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF WEST SAINT PAUL
- 7.) OBTAIN PERMITS FROM CITY OF WEST SAINT PAUL AND SAINT PAUL WATER DEPARTMENT.
- 8.) MATCH EXISTING STREET SECTION MATERIAL THICKNESS FOR BITUMINOUS AND AGGREGATE BASE

WATERMAIN CONSTRUCTION NOTES:

- 1.) WATERMAIN WORK SHALL CONFORM TO THE CURRENT SAINT PAUL WATER UTILITY STANDARDS FOR THE INSTALLATION OF WATERMANS.
- 2.) SANITARY SEWER WORK SHALL COMPLY WITH THE CURRENT CITY ENGINEERS ASSOCIATION OF MINNESOTA: STANDARD SPECIFICATIONS:.
- 5.) MEGA LUG RESTRAINING BOLT SYSTEM SHALL BE USED ON WATERMAIN. (SPW STD. DETAIL D-11)
- 4.) WATERMANS SHALL BE POLY WRAPPED.
- 5.) WATERMAIN SHALL HAVE COPPER STRAPS ON SLIP JOINT PIPE - COPPER CLIPS ARE NOT ACCEPTABLE.
- 6.) WATER SERVICES OUTSIDE OF THE RIGHT OF WAY LINE SHALL BE COMPLETED UNDER THE DIRECTION OF A LICENSED PLUMBER.
- 7.) WATER SERVICES SHALL BE INSTALLED INDEPENDENTLY OF THE WATERMAIN AFTER ACCEPTANCE.
- 8.) HYDRANTS SHALL BE WP-1 (WATEROUS PACER, SINGLE STEAMER, ST. PAUL THREADS), GATE VALVES SHALL BE RED NUT (RIGHT HANDED).

STREET CLOSURE AND CONSTRUCTION NOTES:

1. CLOSE HALF THE STREET AT ONE TIME TO TRAFFIC AND OPEN CUT
2. ALL WORK MUST BE APPROVED BY THE CITY
3. SUBMIT TRAFFIC CONTROL PLAN TO CITY FOR APPROVAL
4. ALL WORK MUST BE APPROVED BY THE CITY
5. NOTIFY CITY 48 HOURS BEFORE WORK BEGINS, START WORK AFTER CITY APPROVAL
6. SAWCUT BITUMINOUS AND CONCRETE - FULL DEPTH
7. REMOVE AND DISPOSE OF EXISTING SAN. SEWER AND WATERMAIN SERVICES
8. REPLACE CLASS 5, BITUMINOUS, CURB AND GUTTER.

MATCH EXISTING STREET, CURB, AND SIDEWALK SECTION AND GRADES

EXISTING STORM MH
 TOP 980.8
 EX. INV. 974.0
 NEW INV. 974.7
 INV. 6" PVC 977.0

CB #1, R-3267 GRATE
 TOP 980.4
 INV. 975.6
 78'-15"HDPE PIPE @ 2.0%

CB #2, R-3267 GRATE
 TOP 980.4
 INV. 976.1
 21'-15"HDPE PIPE @ 2.0%

ST MH #1, BEEHIVE GRATE
 TOP 981.0
 INV. 977.1
 48'-15"HDPE PIPE @ 2.0%

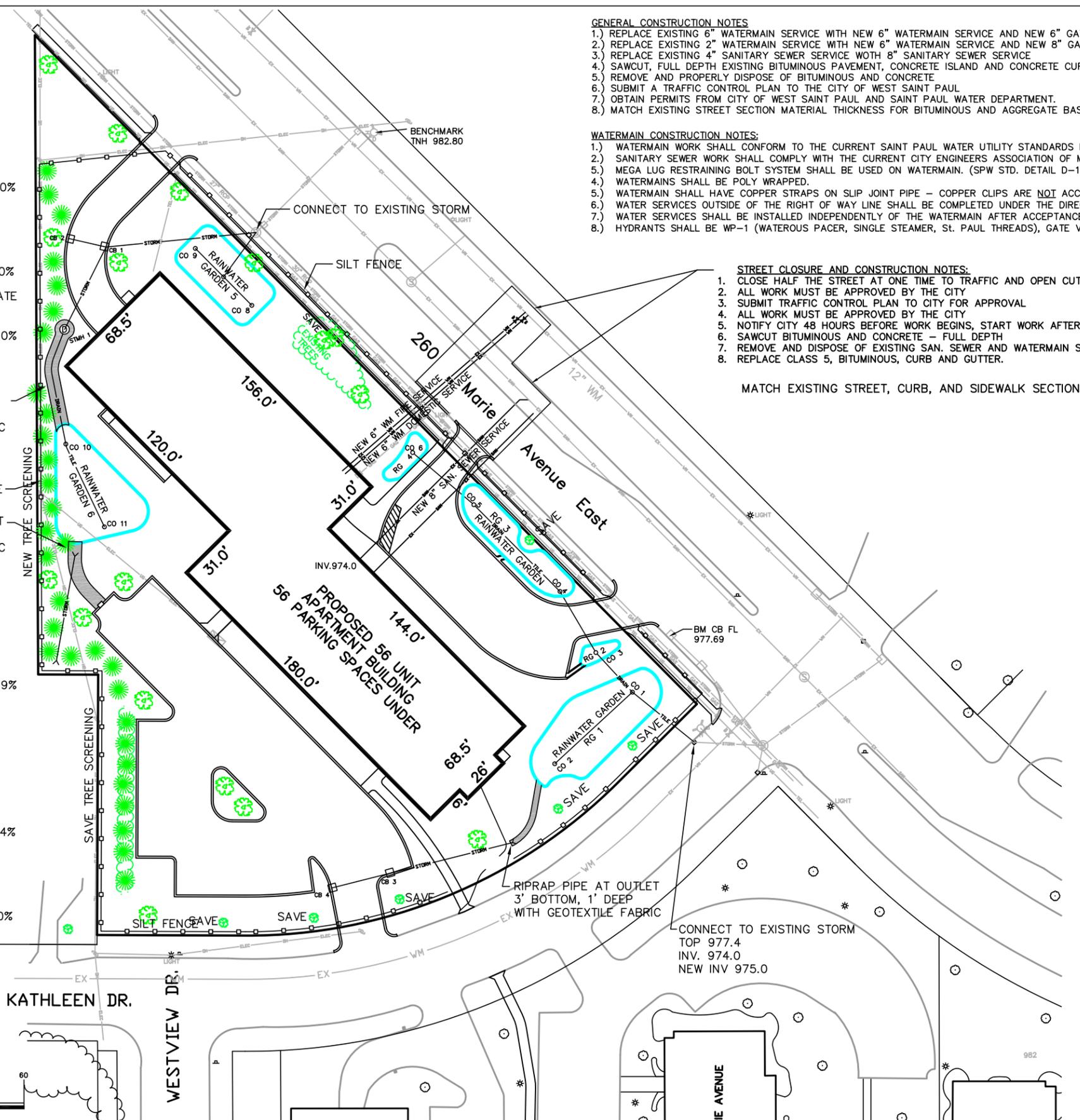
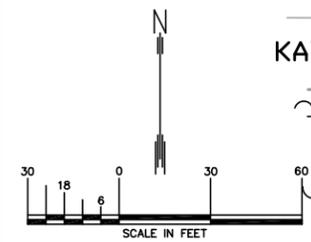
8' WIDE RIPRAP SWALE
 3' BOTTOM, 1' DEEP
 WITH GEOTEXTILE FABRIC

8' WIDE RIPRAP SWALE
 3' BOTTOM, 1' DEEP
 WITH GEOTEXTILE FABRIC

54'-15"HDPE PIPE @ 0.9%
 WITH APRONS
 S INV 986.6
 N INV 986.0

CB #3, R-3267 GRATE
 TOP 989.0
 INV. 984.8
 65'-15"HDPE PIPE @ 0.4%
 INV. APRON 984.5

CB #4, R-3267 GRATE
 TOP 988.6
 INV. 985.1
 31'-15"HDPE PIPE @ 1.0%



RAINWATER GARDEN - RG 1

TOP OF PERIMETER CURB 980.0
 BOTTOM OF ENGINEERED SOIL 978.0
 BOTTOM OF ROCK BED 977.0
 RISER - CO 1, TOP 979.5, INV 977.0
 RISER - CO 2, TOP 979.5, INV 977.2
 54 LF - 6" PVC PERF DRAIN TILE
 40 LF - 6" PVC NON-PERF

RAINWATER GARDEN - RG 2

TOP OF PERIMETER CURB 980.0
 BOTTOM OF ENGINEERED SOIL 978.0
 BOTTOM OF ROCK BED 977.0
 RISER - CO 3, TOP 979.5, INV 977.1
 RISER - CO 4, TOP 979.5, INV 977.2
 28 LF - 6" PVC NON-PERF

RAINWATER GARDEN - RG 3

TOP OF PERIMETER CURB 980.0
 BOTTOM OF ENGINEERED SOIL 978.0
 BOTTOM OF ROCK BED 977.0
 RISER - CO 5, TOP 979.5, INV 977.3
 RISER - CO 6, TOP 979.5, INV 977.3
 64 LF - 6" PVC PERF DRAIN TILE
 36 LF - 6" PVC NON-PERF

RAINWATER GARDEN - RG 4

TOP OF PERIMETER CURB 980.5
 BOTTOM OF ENGINEERED SOIL 978.5
 BOTTOM OF ROCK BED 977.5
 RISER - CO 6, TOP 980.0, INV 977.5
 40 LF - 6" PVC NON-PERF

RAINWATER GARDEN - RG 5

TOP OF PERIMETER CURB 981.0
 BOTTOM OF ENGINEERED SOIL 979.0
 BOTTOM OF ROCK BED 978.0
 RISER - CO 7, TOP 980.5, INV 978.0
 RISER - CO 8, TOP 980.5, INV 978.1
 RISER - CO 9, TOP 980.5, INV 978.1
 20 LF - 6" PVC NON-PERF
 20 LF - 6" PVC PERF DRAIN TILE
 20 LF - 6" PVC PERF DRAIN TILE

RAINWATER GARDEN - RG 6

TOP OF PERIMETER CURB 986.0
 BOTTOM OF ENGINEERED SOIL 984.0
 BOTTOM OF ROCK BED 983.0
 RISER - CO 10, TOP 985.5, INV 985.5
 RISER - CO 11, TOP 985.5, INV 985.7
 50 LF - 6" PVC PERF DRAIN TILE
 56 LF - 6" PVC NON-PERF

NOTE:
 ALL RISERS SHALL BE PERFORATED PIPE WITH PERFORATED CAPPED TOP
 ALL PERF DRAIN TILE AND RISERS SHALL BE RAPPED IN GEOTEXTILE SOCK

Saint Paul Water Department Construction Requirements

1. A four-sided trench box is required on all excavations deeper than 5 feet where underground work or inspection is to be performed by SPRWS. Ladders are required and must extend 3 feet above the surface of the trench. Sidewalks, pavements, ducts and appurtenant structures shall not be undermined unless a support system or another method of protection is provided. Trenches in excess of 20 feet in depth must be signed off by a registered professional engineer. Excavated material must be kept a minimum of 2 feet from the edge of the trench.
2. Maintain 8 feet of cover over all water mains and services.
3. Pipe material for 8" Ductile Iron Pipe must be Class 52, Pipe material for 6" and 4" Ductile Iron Pipe must be Class 53. The exterior of ductile iron pipe shall be coated with a layer of arc-sprayed zinc per ISO 8179. The interior cement mortar lining shall be applied without asphalt seal coat.
4. Pipe must be wrapped in V-Bio Polywrap encasement.
5. Maintain 3 feet vertical separation between water and sewer pipes or a 12 inch separation with 4 inch high density insulation per SPRWS Standard Plate D-10 for typical water main offsets.
6. Refer to SPRWS "Standards for the Installation of Water Mains" Standard Plate D-11 for restrained pipe requirement.
7. All pipe work inside of property to be performed by a plumber licensed by the State of Minnesota and Certified by the City of Saint Paul. SPRWS requires separate outside and inside plumbing permits for each new water service.
8. The contractor providing excavation is responsible for obtaining all excavation and obstruction permits required by any governing authority.

G-Cubed Inc.
 Engineering
 Surveying
 Planning
 285 Westview Drive
 West Saint Paul, MN 55118
 ph. 651.288.9474 fax 651.455.4948

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
 Mark. R. Welch
 REG. NO. 42736

DESIGNED	DJT	REVISED	BY	DATE	LATEST REVISION: 10-18-2016
DRAWN					Prepared For: Westview Park Apartments 285 Westview Drive West Saint Paul, Mn 55118
CHECKED					FILE NO.: 16-290 WPA

CITY OF WEST SAINT PAUL
 DAKOTA COUNTY, MINNESOTA
 2017 CONSTRUCTION

260
 MARIE AVENUE EAST

UTILITY
 PLAN
 SHEET 6 OF 7 SHEETS

TILSENS WESTVIEW PARK SECOND ADDITION

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Westview Park Apartments, LP, a Minnesota limited partnership, owners and proprietors of the following described property in the City of West St. Paul, Dakota County, State of Minnesota, to wit:

That part of the Southwest Quarter of the Southeast Quarter of Section 20 and that part of the Northwest Quarter of the Northeast Quarter of Section 29, all in Township 28 North, Range 22 West, Dakota County, Minnesota, described as follows:

Commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter of Section 20; thence on an assumed bearing of South 89 degrees 46 minutes 55 seconds East, along the south line of said Southwest Quarter of the Southeast Quarter of Section 20; thence North 00 degrees 15 minutes 55 seconds West 403.38 feet to the centerline of Marie Avenue; thence South 44 degrees 41 minutes 28 seconds East, along said centerline of Marie Avenue, 569.69 feet to the intersection of said centerline of Marie Avenue and the centerline of Kathleen Drive; thence South 45 degrees 13 minutes 39 seconds West, along said centerline of Kathleen Drive, 107.50 feet; thence southwesterly 237.93 feet along said centerline and along a tangential curve, concave to the northwest, said curve has a radius of 45 degrees 00 minutes 00 seconds; thence North 89 degrees 46 minutes 21 seconds West, along said centerline and tangent to said curve, 76.76 feet to the southerly extension of the east line of Lot 1, Block 1, A.E. REHNBERGS SOUTHVIEW ADDITION, according to the recorded plat thereof on file at the office of the Dakota County Recorder; thence North 00 degrees 00 minutes 41 seconds East, along said extension and along said east line of Lot 1, Block 1, REHNBERGS SOUTHVIEW ADDITION, 165.09 feet to said south line of the Southwest Quarter of the Southeast Quarter of Section 20; thence North 89 degrees 46 minutes 55 seconds West, along said south line, 31.18 feet to the point of beginning, containing 2.88 acres.

Have caused the same to be surveyed and platted as TILSENS WESTVIEW PARK SECOND ADDITION and do hereby dedicate to the public for the public use forever the public ways and easements as created by this plat.

In witness whereof said Westview Park Apartments, LP, a Minnesota limited partnership, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

General Partner

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by _____ of Westview Park Apartments, LP, a Minnesota limited partnership, on behalf of the partnership.

Notary Public, _____ County, _____
My Commission expires: _____

In witness whereof said Westview Park Apartments, LP, a Minnesota limited partnership, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

General Partner

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by _____ of Westview Park Apartments, LP, a Minnesota limited partnership, on behalf of the partnership.

Notary Public, _____ County, _____
My Commission expires: _____

In witness whereof said Westview Park Apartments, LP, a Minnesota limited partnership, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

General Partner

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by _____ of Westview Park Apartments, LP, a Minnesota limited partnership, on behalf of the partnership.

Notary Public, _____ County, _____
My Commission expires: _____

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as TILSENS WESTVIEW PARK SECOND ADDITION; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in MS 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on this plat; and that all public ways are shown and labeled on the plat.

Geoffrey G Griffin, L.S.
Minnesota License Number 21940

State of Minnesota
County of _____

The foregoing Surveyor's Certificate was acknowledged before me, a Notary Public, this ____ day of _____, 20__.

Notary Public, _____ County, Minnesota

My commission expires: _____

CITY APPROVAL

State of Minnesota
County of Olmsted
City of West St. Paul

I, _____, in and for the City of West St. Paul, do hereby certify that on the ____ day of _____, 20__, the accompanying plat was duly approved by the Common Council of the City of West St. Paul. In testimony thereof I have hereunto signed by name and affixed the seal of said City of West St. Paul this ____ day of _____, 20__.

ITS: _____

ITS: _____

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 20__ on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this ____ day of _____, 20__.

DOCUMENT NUMBER _____

I hereby certify that this instrument was filed in the Office of the Registrar of Titles for the record on this ____ day of _____, 20__, at ____ o'clock ____ M., and was duly recorded in the Dakota County records.

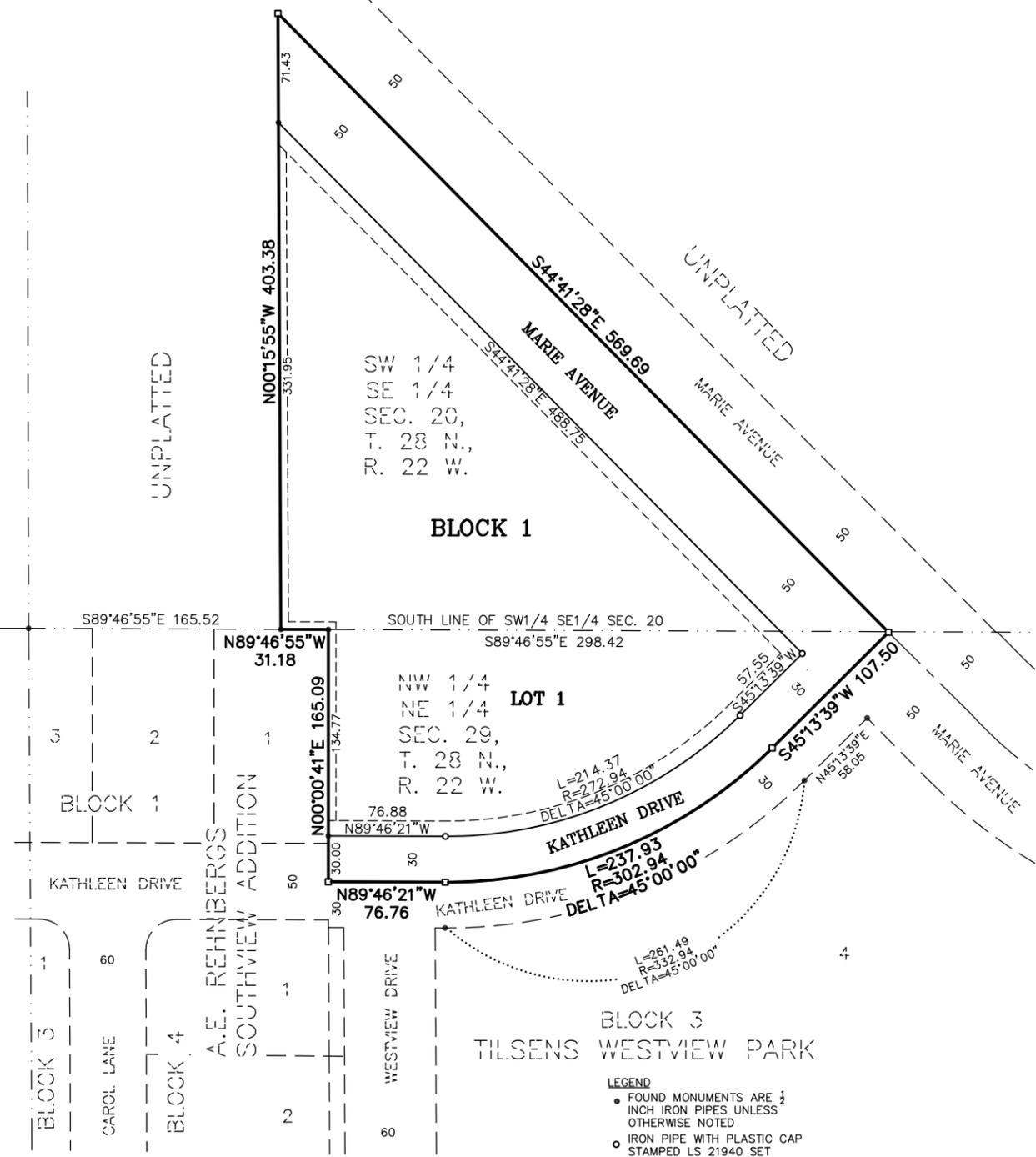
Registrar of Titles - Property Records & Licensing

By Deputy

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this ____ day of _____, 20__.

Dakota County Surveyor



SW 1/4
SE 1/4
SEC. 20,
T. 28 N.,
R. 22 W.

BLOCK 1

NW 1/4
NE 1/4
SEC. 29,
T. 28 N.,
R. 22 W.

LOT 1

BLOCK 3
TILSENS WESTVIEW PARK

LEGEND

- FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- SPIKE SET

- EASEMENT LINE
- ADJACENT PROPERTY LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

UTILITY & DRAINAGE EASEMENTS ARE 10 FEET IN WIDTH ADJACENT TO STREET LINES UNLESS OTHERWISE SHOWN.

BEARINGS
ALL BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SEC. 20, T. 28 N., R. 22 W., WHICH IS ASSUMED TO BEAR S89°46'55"E.

DRAINAGE EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND RUNNING OVER, UNDER AND ACROSS SAID EASEMENT.

UTILITY EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHT TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

