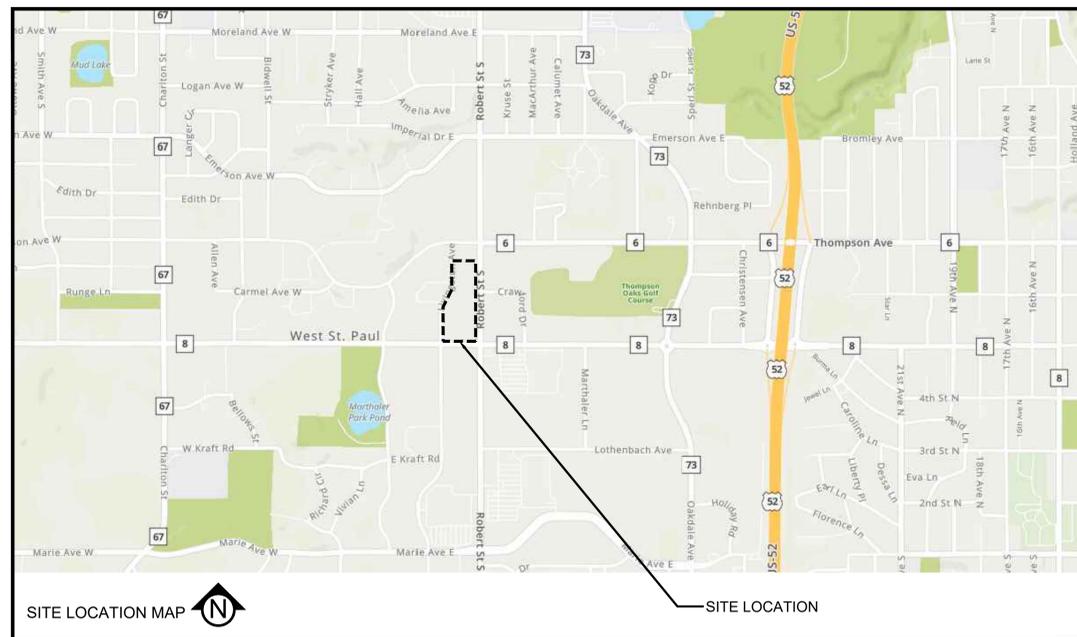


# WEST ST. PAUL APARTMENTS

WEST ST. PAUL, MINNESOTA

ISSUED FOR: CITY SUBMITTAL



**ARCHITECT:**  
 ESG ARCHITECTURE & DESIGN  
 500 WASHINGTON AVE S  
 SUITE 1080  
 MINNEAPOLIS, MN 55415  
 612-339-5508

**DEVELOPER / PROPERTY OWNER:**  
 ROERS INVESTMENTS  
 110 CHESHIRE LANE  
 #120  
 MINNETONKA, MN 55305  
 763-285-8808

**ENGINEER / LANDSCAPE ARCHITECT / SURVEYOR:**  
 CIVIL SITE GROUP  
 4931 W 35TH STREET  
 SUITE 200  
 ST LOUIS PARK, MN 55416  
 612-615-0060

**GEOTECHNICAL ENGINEER:**  
 BRAUN INTERTEC  
 11001 HAMPSHIRE AVE S  
 MINNEAPOLIS, MN 55438  
 952-995-2000



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
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V1.0	SITE SURVEY
C1.0	REMOVALS PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
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**CivilSite**  
 GROUP  
 4931 W. 35TH ST. SUITE 200  
 ST. LOUIS PARK, MN 55416  
 CivilSiteGroup.com  
 612-615-0060

**ROERS**  
 COMPANIES

**esc**  
 ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1080  
 Minneapolis, MN 55415  
 p 612.339.5508 | f 612.339.5382  
 www.esgarch.com

**PROJECT**  
**WEST ST PAUL APARTMENTS**  
 WENTWORTH AVE E & ROBERT ST S, WEST ST. PAUL, MN 55118  
**ROERS COMPANIES**  
 110 CHESHIRE LN, SUITE 120, MINNETONKA, MN 55305

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

*David J. Knaeble*  
 David J. Knaeble  
 DATE 07/24/20 LICENSE NO. 48776

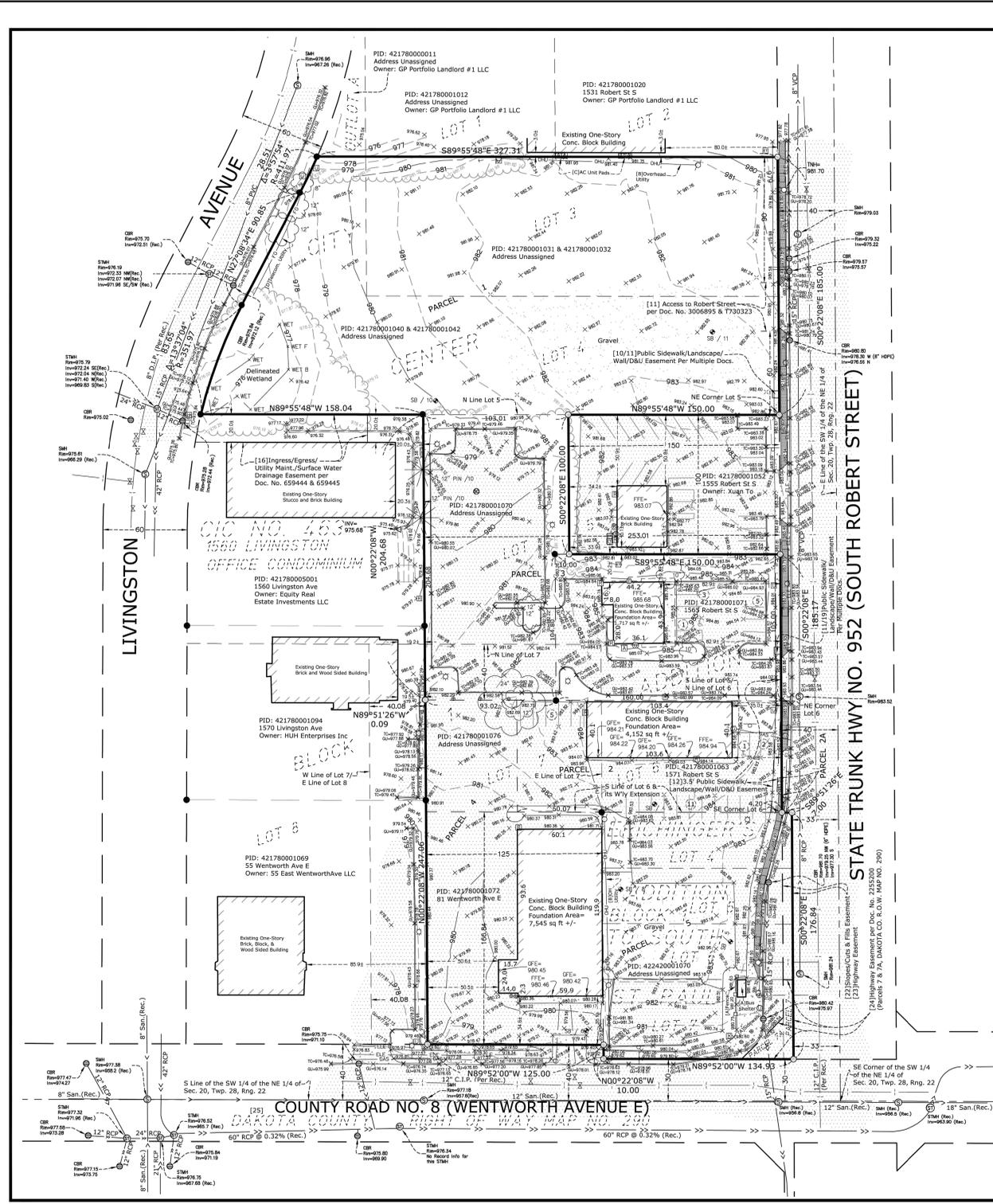
**ISSUE/SUBMITTAL SUMMARY**  
 DATE DESCRIPTION  
 07/24/2020 CITY SUBMITTAL

**REVISION SUMMARY**  
 DATE DESCRIPTION

**TITLE SHEET**  
**C0.0**

7/23/2020 4:20:26 PM  
 © COPYRIGHT 2020 CIVIL SITE GROUP INC

**Robert St & Wentworth Ave E**  
 West St. Paul, Dakota County, Minnesota 55118  
**Roers Companies**  
 110 Cheesbore Lane, Suite 120, Minneapolis, MN 55505



**DESCRIPTION OF PROPERTY SURVEYED**

Parcel 1:  
 Lots 3 and 4, Block 1, CITY CENTER ADDITION, Dakota County, Minnesota.  
 Abstract and Torrens Property

Parcel 2:  
 Lot 6, Block 1, City Center Addition, West St. Paul Dakota County, Minnesota; and that part of Lot 7, beginning at a point on the East line of said Lot 7, at the point of intersection with the South line of Lot 6; thence Westerly along the South line of said Lot 6, extended a distance of 65.07 feet; thence North and parallel with the East line of Lot 6 extended, thence Easterly along the North line of Lot 6 extended to the East line of Lot 7; thence Southerly along the East line of Lot 7 to the point of beginning, situated in Block 1, City Center Addition, West St. Paul, Dakota County, Minnesota, DCCPT file part of Lot 6, Block 1, City Center Addition, according to the recorded plat thereof, Dakota County, Minnesota, lying Easterly of a line run from Northeast corner of said Lot 6 to a point on the South line of said Lot 6 distant 4.20 feet Westerly of the Southeast corner of said Lot 6.

Parcel 2A:  
 That part of Lot 6, Block 1, City Center Addition, according to the recorded plat thereof, Dakota County, Minnesota, lying Easterly of a line run from Northeast corner of said Lot 6 to a point on the South line of said Lot 6 distant 4.20 feet Westerly of the Southeast corner of said Lot 6.

Parcel 3:  
 That part of Lots 5 and 7, Block 1, City Center Addition, Dakota County, Minnesota, described as follows:  
 Commencing at the Northeast corner of said Lot 5; thence South 0 degrees 30 minutes 42 seconds East along the Easterly line of said Lot 5 a distance of 100.00 feet to a line 100.00 feet Southerly of, as measured at right angles to the North line of said Lot 5 and to the point of beginning of the land to be described; thence South 89 degrees 55 minutes 38 seconds West, parallel with the North line of said Lot 5, a distance of 150.00 feet; thence South 0 degrees 30 minutes 42 seconds East a distance of 104.80 feet to the Westerly extension of the North line of Lot 5, said Block 1; thence North 90 degrees 00 minutes 00 seconds West along said Westerly extension of Lot 5 a distance of 83.22 feet to a line distant 253.02 feet Westerly of, as measured at right angles to the North line of said Lot 5; thence North 90 degrees 00 minutes 00 seconds West, parallel with said Easterly line of Lot 5, a distance of 204.88 feet to the North line of said Lot 5; thence North 89 degrees 55 minutes 38 seconds East along the North line of said Lot 5 a distance of 101.00 feet to a point distant 150.00 feet Westerly of, as measured at right angles to said Easterly line of Lot 5; thence South 0 degrees 30 minutes 42 seconds East a distance of 100.00 feet to a line distant 100.00 feet Southerly of, as measured at right angles to the North line of said Lot 5; thence South 89 degrees 55 minutes 38 seconds West, parallel with said North line of Lot 5, a distance of 101.00 feet to the point of beginning.

Parcel 4:  
 The East 125 feet of the South 166.84 feet of Lot Seven (7), Block One (1), City Center Addition according to the recorded plat thereof.

Parcel 5:  
 Lot Seven (7) Block One (1), City Center Addition, Dakota County, Minnesota, except the East 125.00 feet of the South 166.84 feet and except the West 40.08 feet of said Lot 7, and except the North 40.00 feet of said Lot 7, and except that part of said Lot 7, described as follows:  
 Beginning at the point of intersection with the East line of said Lot 7, and the South line of Lot 6, Block 1, City Center Addition; thence Westerly along the Westerly extension of the South line of said Lot 6 a distance of 60.07 feet; thence North and parallel with the East line of said Lot 7 to the intersection with the Westerly extension of the North line of said Lot 6; thence Easterly along the Easterly extension of the North line of said Lot 6 to the East line of said Lot 7; thence Southerly along the East line of said Lot 7 to the point of beginning.

Parcel 6:  
 Lots 4, 5, 6, and 7, Block 1, Erchenrager Addition to South St. Paul, Dakota County, Minnesota.  
 Abstract Property

**ALTA/NPS Land Title Survey Notes**

1. Bearings are based on the Dakota County Coordinate System (1986 Adjustment).

2. Site Address: 1578, 1579, 1580 Robert Street SW, St. Paul, Minnesota, except the East 5.00 feet of the North 5.00 feet of the South 17.30 feet of the South 17.30 feet of Lot 4, Block 1, CITY CENTER ADDITION, as shown hereon.

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. 27037C0406, effective date of December 2, 2011. Note: This map is not printed for FEMA risk analysis and is not shown hereon.

4. The Gross land area is 170,758 +/- square feet or 3.920 +/- acres.

5. Elevations are based on the NAD 83 datum. The benchmark is the top of the fire hydrant located on the west side of Robert Street South, 24 feet +/- southeasterly of the northeast corner of subject property. Elevation = 981.70.

6. The number of striped parking stalls on this site are as follows: 21 Regular + 2 Handicap = 23 Total Striped Parking Stalls.

10(2)(3). We are unaware of any early walls affecting subject property.

11. 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 sources. We have used the information to develop a plan of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably described. Where additional or more detailed information is required, the client is advised that excavation may be required. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

12. The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from the Dakota County online property map.

13. No evidence of recent earth moving work, building construction, or building additions was observed in the process of conducting the fieldwork.

14. No evidence of any proposed changes in street right of way lines. No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

15. Wetland shown hereon per the fieldwork during the course of the fieldwork. Determination was performed by the SWED and posted for Dakota County per Minnesota Board of Water and Soil Resources, Minnesota Wetland Conservation Act Notice of Decision dated 12/6/2019.

**SURVEY REPORT**

1. This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Commercial Partners Title, LLC as agent for Old Republic National Title Company, File No. 57256, dated June 2, 2020. We note the following with respect to Schedule B of the herein referenced Title Commitment:

a. Item no. 1-9, 17-18, 21-22 are not surveyed related.

b. The following are numbered per the referenced Title Commitment:

(10) Terms and conditions of temporary construction and access easements and permanent easement for public sidewalk, landscape, well, drainage and utility purposes as contained in Permanent Easement and Temporary Construction Easements dated March 29, 2014, as amended, and filed June 5, 2014, as Document No. 3031809 (Abstract) and filed June 23, 2014, as Document No. 723206 (Torrens) and filed June 23, 2014, as Document No. 3032436 (Abstract).

(11) Taking of rights of access, easement for public sidewalk, landscape, well, drainage and utility purposes, as contained in Permanent Easement and Temporary Construction Easements dated March 29, 2014, as amended, and filed June 5, 2014, as Document No. 3031809 (Abstract) and filed June 23, 2014, as Document No. 723206 (Torrens) and filed June 23, 2014, as Document No. 3032436 (Abstract).

(12) Terms and conditions of easement for public sidewalk, landscape, well, drainage and utility purposes, in favor of the City of West St. Paul, as set forth in Finding of Fact, Conclusion of Law, and Order Approving Petition and Transfer of Title and Possession dated July 7, 2015, filed June 30, 2016, as Document No. 313752 (Abstract) and 70268 (Torrens), and as evidenced in Final Certificate dated December 10, 2015, filed February 24, 2020, as Document No. 335623 (Abstract) and 1786 (Torrens). (Includes additional land).

(13) As affected by Final Certificate dated August 13, 2015, filed August 18, 2015, as Document No. 308261 (Abstract) and 749697 (Torrens).

(14) As affected by Final Certificate dated April 25, 2019, filed July 3, 2019, as Document No. 333259 (Abstract). NOTE: Said Final Certificate taking the fee simple interest in a portion of Parcel 2.

(15) Terms, conditions and restrictions of an easement contained in Agreement of Assurances Corporate dated September 17, 2019, filed September 30, 2019, as Document No. 3238075 (Abstract) and 611241 (Torrens), Parcel 1) Easement not described in document. Document appears to have not been completely filed out. Unable to depict.

(16) Blotter map reflects encroachments onto subject land to the South shown on survey by Hanson Trust Partnership, Inc., dated August 1, 2009. (Parcel 3) NOTE: This encroachment appears in a prior plat survey. Commercial Partners Title, LLC does not have a copy of this survey. Blotter map surface appears to have been removed from Parcel 1 since the date of said survey.

(17) Terms and conditions of easement for rights, signs, utility maintenance and surface drainage contained in Easement Agreement dated July 9, 1988, filed July 16, 1988, as Document No. 65046 and 65046a, also dated July 15, 1988, filed July 16, 1988, as Document No. 65448 (Parcel 3) Easement over and across the northern 20 feet of Lot 4, Block 5, CITY CENTER ADDITION, except the East 233.01 feet thereof, as shown hereon. Easement is a form of a former plat of said lot that the west part of Parcel 3 and part of the adjoining parcel to the west of Parcel 1. Under Parcel 3 plat the south 38.50 feet of said easement.

(18) Terms and conditions of easements for public sidewalk, landscape, well, drainage and utility purposes, in favor of the City of West St. Paul, a Minnesota municipal corporation, contained in Permanent Easement dated February 21, 2014, filed August 14, 2014, as Document No. 302498. (Parcel 3) Easement over, under, across and through the East 5.00 feet of the North 5.00 feet of the South 38.50 feet of Lot 5, Block 1, CITY CENTER ADDITION, as shown hereon.

(19) Easement for slope, cuts and fills required for opening of Robert Street as contained in Resolution approved October 31, 1957, filed November 22, 1957, in Book 68 of Misc., Page 57. (Parcel 5)

(20) Document does not provide a description of said easement, however a map attached to said document shows a 7 foot easement along the easterly line of Parcel 5, as shown hereon.

(21) Assent for highway purposes contained in Highway Easement dated February 24, 1928, filed April 10, 1928, in Book 37 of Misc., Page 318, as Document No. 17144.

(22) As affected by Release of Easement dated June 20, 1962, filed August 1, 1962, in Book of Misc., Page 645, as Document No. 29133, releasing the above fence easement.

Said easement lies along the east 7 feet of Lot 3 through 5, Block 1, ERCHENRAGER'S ADDITION TO SOUTH ST. PAUL, as shown hereon. A portion of said easement has since been dedicated as right of way in the plat of CITY CENTER ADDITION.

(24) Highway easement, in favor of the County of Dakota, a political subdivision of the State of Minnesota, contained in Highway Easement dated June 22, 2004, filed October 6, 2004, as Document No. 2255200. (Parcel 5) Parcels 7 and 7A, DAKOTA COUNTY RIGHT OF WAY MAP NO. 290, as shown hereon.

(25) Subject to Dakota County Road Right of Way Map No. 290 filed June 2, 2004, as Document No. 2210938. As shown hereon along the southerly portion of subject property.

2. Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:

(A) Bus shelter, sidewalks, utilities, and fence appear to encroach onto subject property along the south and east lines of Parcel 5. We are unaware of any easement for said improvements.

(B) Overhead utility lines cross through the western portion of Parcel 5, the middle portion of Parcel 2, and the northern portion of Parcel 1, and an underground telecommunications line runs through the western portion of Parcel 1. We are unaware of any easements for said overhead utilities.

(C) Adjoining property to north an conditional foundation pads appear to encroach onto subject property, as shown hereon.

**ALTA CERTIFICATION**

To: Roers Companies, LLC, a Minnesota limited liability company; The West St. Paul Economic Development Authority, a public body corporate and politic (Parcel 1); 1571 Robert Street SW, LLC, a Minnesota limited liability company (Parcel 2); City of West St. Paul, a Minnesota municipal corporation (Parcel 2A and 5); WEST LLC, a Minnesota limited liability company (Parcel 3); West St. Paul Economic Development Authority, a Minnesota corporate body public and politic (Parcel 4); Commercial Partners Title, LLC as agent for 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 2015 Minimum Standard Detail Requirements for ALTA/NPS Land Title Survey, jointly established and adopted by ALTA and NPS, and includes items 1, 2, 3, 4, 5, 7(A), 8, 9, 10(A), 10(B), 11, 13, 14, 15, 16, 17, 18 and 19 of said Standard. The field work was completed on 06-26-2020. Dated the 7th day of July, 2020.

Michael L. Stronach  
 Minnesota License No. 44565  
 www.mlsurvey.com

**LineType & Symbol Legend**

FD	FIBER OPTIC	▽	SIGN	□	AIR CONDITIONER
GAS	GASMAIN	⊙	UTILITY MANHOLE	●	BOLLARD
WATERMAIN	WATERMAIN	⊙	SANITARY MANHOLE	⊙	ELECTRIC MANHOLE
SANITARY SEWER	SANITARY SEWER	⊙	STORM MANHOLE	⊙	FLAG POLE
STORM SEWER	STORM SEWER	⊙	CATCH BASIN	⊙	FLARED END SECTION
OVERHEAD UTILITIES	OVERHEAD UTILITIES	⊙	ROOF DRAIN	⊙	GAS VALVE
TEL	TELEPHONE LINE	⊙	TELEPHONE BOX	⊙	HANDICAP SYMBOL
ELV	ELECTRIC LINE	⊙	TELEPHONE MANHOLE	⊙	HYDRANT
CABLE	CABLE LINE	⊙	ELECTRIC TRANSFORMER	⊙	WATER MANHOLE
CHARLINE	CHARLINE FENCELINE	⊙	TRAFFIC SIGNAL	⊙	WATER VALVE
WOODEN	WOODEN FENCELINE	⊙	CABLE TV BOX	⊙	ELECTRICAL METER
G	GRAVEL/LANDSCAPE SURFACE	⊙	ELECTRICAL METER	⊙	GAS METER
C	CONCRETE SURFACE	⊙	FOUND IRON MONUMENT	⊙	SET IRON MONUMENT
P	PAVER SURFACE	⊙	CAST IRON MONUMENT	⊙	CONFERIOUS TREE
B	BITUMINOUS SURFACE	⊙	DECIDUOUS TREE	⊙	

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.

**ROY L. STONACH**  
 DATE: 7-7-2020 LICENSE NO. 44565

QA/QC  
 DRAWN BY: ELS  
 REVIEWED BY: RS  
 UPDATED BY:



**REVISION SUMMARY**

DATE	DESCRIPTION
7-22-2020	Utilities/Builtups

PROJECT NO. 20187

**ALTA/NPS LAND TITLE SURVEY**

**V1.0**

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**REMOVAL NOTES:**

- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
- REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
- REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
- EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
- REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
- EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
- 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.
- MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
- 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.
- PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LOG.
- 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.

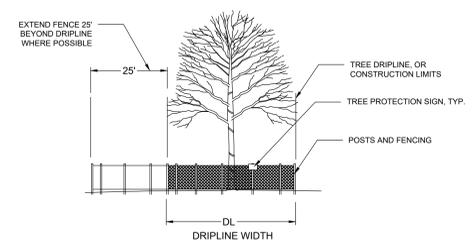
**CITY OF WEST ST. PAUL REMOVAL NOTES:**

- RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

**EROSION CONTROL NOTES:**  
SEE SWPPP ON SHEETS SW1.0 - SW1.5

**TREE INVENTORY AND REMOVAL**

NO	SIZE	DECRIP	REMOVED
1228	24	DEC	X
1229	12	DEC	X
1589	10	DEC	X
1139	12	DEC	X
1140	12	DEC	X
1619	10	DEC	X

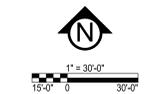
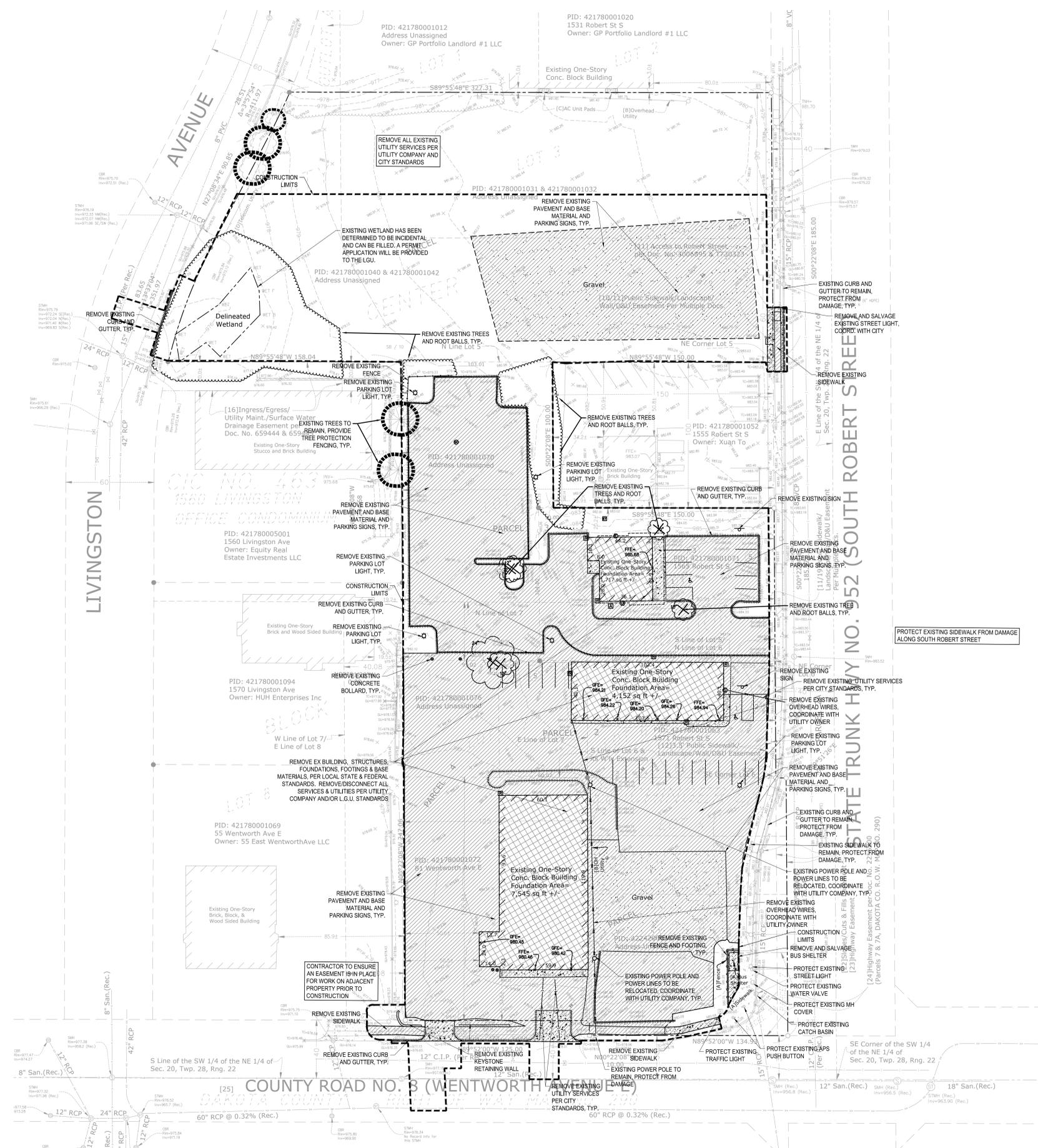


FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE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

**1 TREE PROTECTION**  
N T S

**REMOVALS LEGEND:**

- EX 1' CONTOUR ELEVATION INTERVAL
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PWMTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVAL CURB AND GUTTER, IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS



**PROJECT**  
**WEST ST PAUL APARTMENTS**  
WENTWORTH AVE E & ROBERT ST S, WEST ST. PAUL, MN 55118  
**ROERS COMPANIES**  
110 CHESHIRE LN, SUITE 120, MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
*David J. Knaeble*  
David J. Knaeble  
DATE: 07/24/20 LICENSE NO. 48776

**ISSUE/SUBMITTAL SUMMARY**

DATE	DESCRIPTION
07/24/2020	CITY SUBMITTAL

**REVISION SUMMARY**

DATE	DESCRIPTION
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**REMOVALS PLAN**  
**C1.0**  
7/23/2020 4:28:52 PM  
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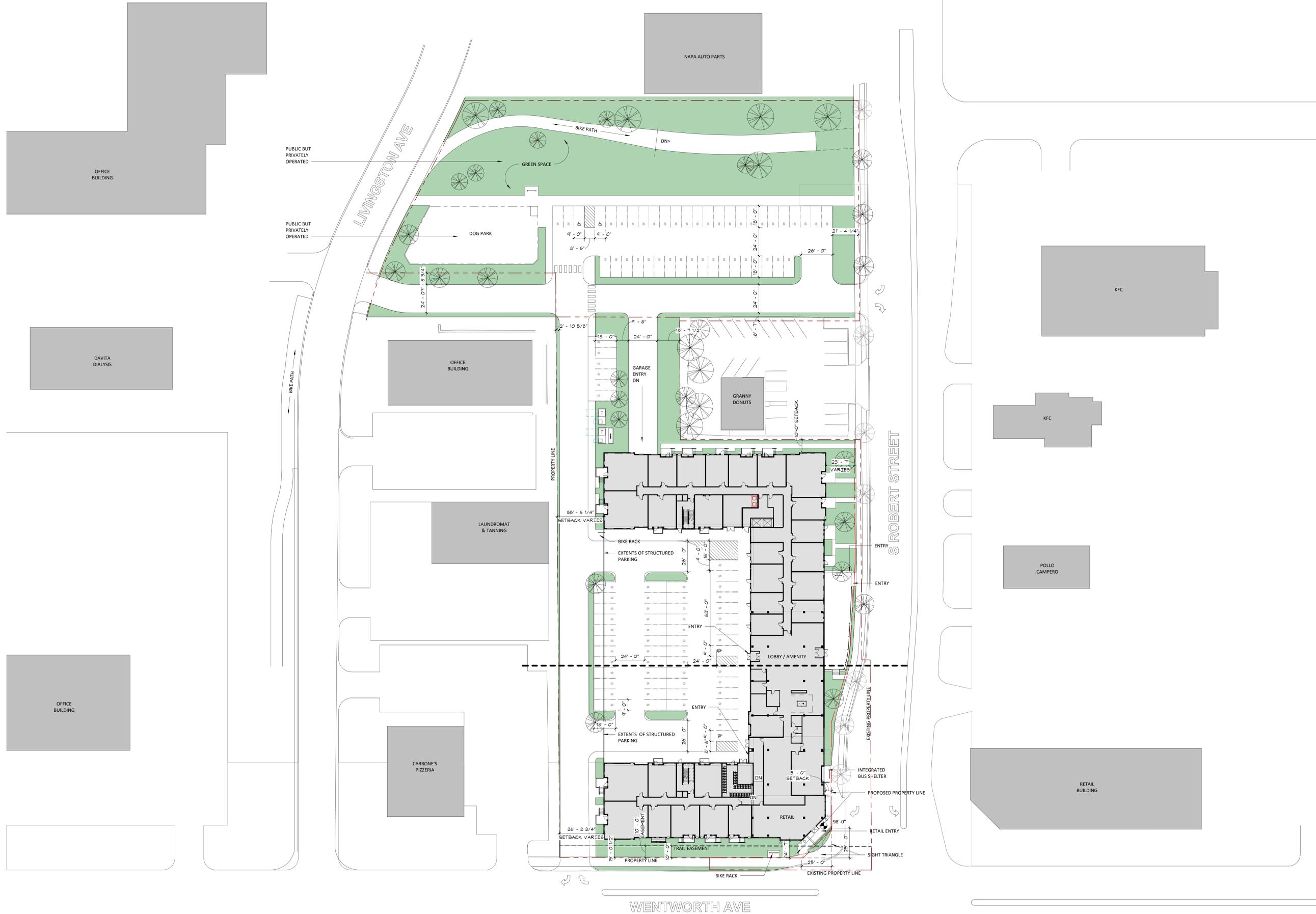
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature \_\_\_\_\_

Typed or Printed Name \_\_\_\_\_

License # Date \_\_\_\_\_

**NOT FOR CONSTRUCTION**



**SITE PLAN REVIEW**  
08/24/2020

ORIGINAL ISSUE:  
08/21/20

REVISIONS:  
No. Description Date

220515

PROJECT NUMBER

ESG

DRAWN BY

ESG

CHECKED BY

KEY PLAN



S Robert & Wentworth

SITE PLAN

**A0-1**

**GENERAL GRADING NOTES:**

- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- 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.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY. 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.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
- 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.
- 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.
- 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.
- 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 RESEEDING 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. RESEED TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- 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 PLACES 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.
- 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 TANDEN 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.
- TOLERANCES
  - 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.
  - 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 AT ANY POINT WHERE MEASUREMENT IS MADE.
  - 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.
  - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- MAINTENANCE
  - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
  - 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.
  - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

**CITY OF WEST ST. PAUL GRADING NOTES:**

- RESERVED FOR CITY SPECIFIC GRADING NOTES.

**EROSION CONTROL NOTES:**

SEE SWPPP ON SHEETS SW1.0 - SW1.5

**GROUNDWATER INFORMATION:**

PER GEOTECHNICAL REPORT BY BRAUN INTEREC, DATED 06/23/20 GROUNDWATER WAS OBSERVED AT ELEVATIONS RANGING FROM 962.60 TO 965.00.

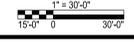
**THE BORINGS & GROUNDWATER ARE AS FOLLOWS:**

ST-1	965.60 & 954.60
ST-2	974.00
ST-4	974.60 & 962.60
ST-5	963.30
ST-6	970.60
ST-7	964.00 & 958.00

**GRADING PLAN LEGEND:**

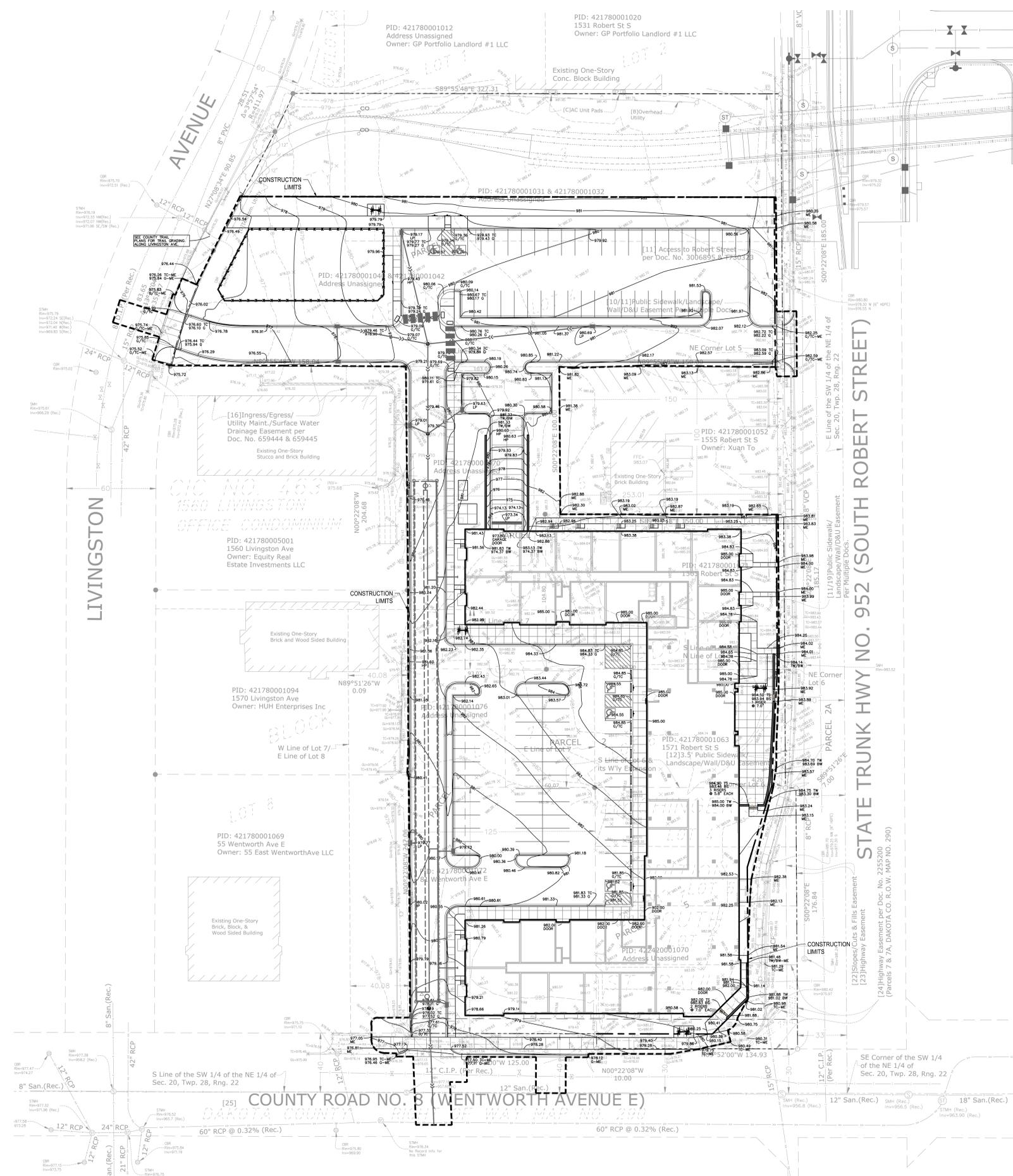
- 11.25 --- EX. 1' CONTOUR ELEVATION INTERVAL
- 11.37 --- 1.0' CONTOUR ELEVATION INTERVAL
- 41.26 --- SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
- 891.00 G SPOT GRADE ELEVATION GUTTER
- 891.00 TC SPOT GRADE ELEVATION TOP OF CURB
- 891.00 BS/TS SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
- 891.00 ME SPOT GRADE ELEVATION MATCH EXISTING
- 65 --- GRADE BREAK - HIGH POINTS
- 65 --- CURB AND GUTTER (T.O. = TIP OUT)

EMERGENCY OVERFLOW  
EOI=1135.52



**GRADING PLAN**

**C3.0**



CIC NO. 463  
1560 LIVINGSTON  
OFFICE CONDOMINIUM

PID: 421780005001  
1560 Livingston Ave  
Owner: Equity Real Estate Investments LLC

PID: 421780001094  
1570 Livingston Ave  
Owner: HUH Enterprises Inc

PID: 421780001069  
55 Wentworth Ave E  
Owner: 55 East Wentworth Ave LLC

PID: 421780001076  
Address Unassigned

PID: 421780001070  
Address Unassigned

PID: 421780001031 & 421780001032  
Address Unassigned

PID: 421780001042  
Address Unassigned

PID: 421780001052  
1555 Robert St S  
Owner: Xuan To

PID: 421780001063  
1571 Robert St S  
11219.3 Public Sidewalk/Landscape/Wall/D&U Easement  
Its Wly Easement

PID: 421780001070  
Address Unassigned

PID: 421780001012  
Address Unassigned  
Owner: GP Portfolio Landlord #1 LLC

PID: 421780001020  
1531 Robert St S  
Owner: GP Portfolio Landlord #1 LLC

PID: 421780001031 & 421780001032  
Address Unassigned

PID: 421780001042  
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PID: 421780001070  
Address Unassigned



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

Patrick J. Sarver  
DATE: 07/24/20 LICENSE NO. 24904

**ISSUE/SUBMITTAL SUMMARY**  
DATE / DESCRIPTION  
07/24/20 / CITY SUBMITTAL

**REVISION SUMMARY**  
DATE / DESCRIPTION

DRAWN BY: F.J.B. REVIEWED BY: D.K.  
PROJECT NUMBER: 20167

**LANDSCAPE PLAN**

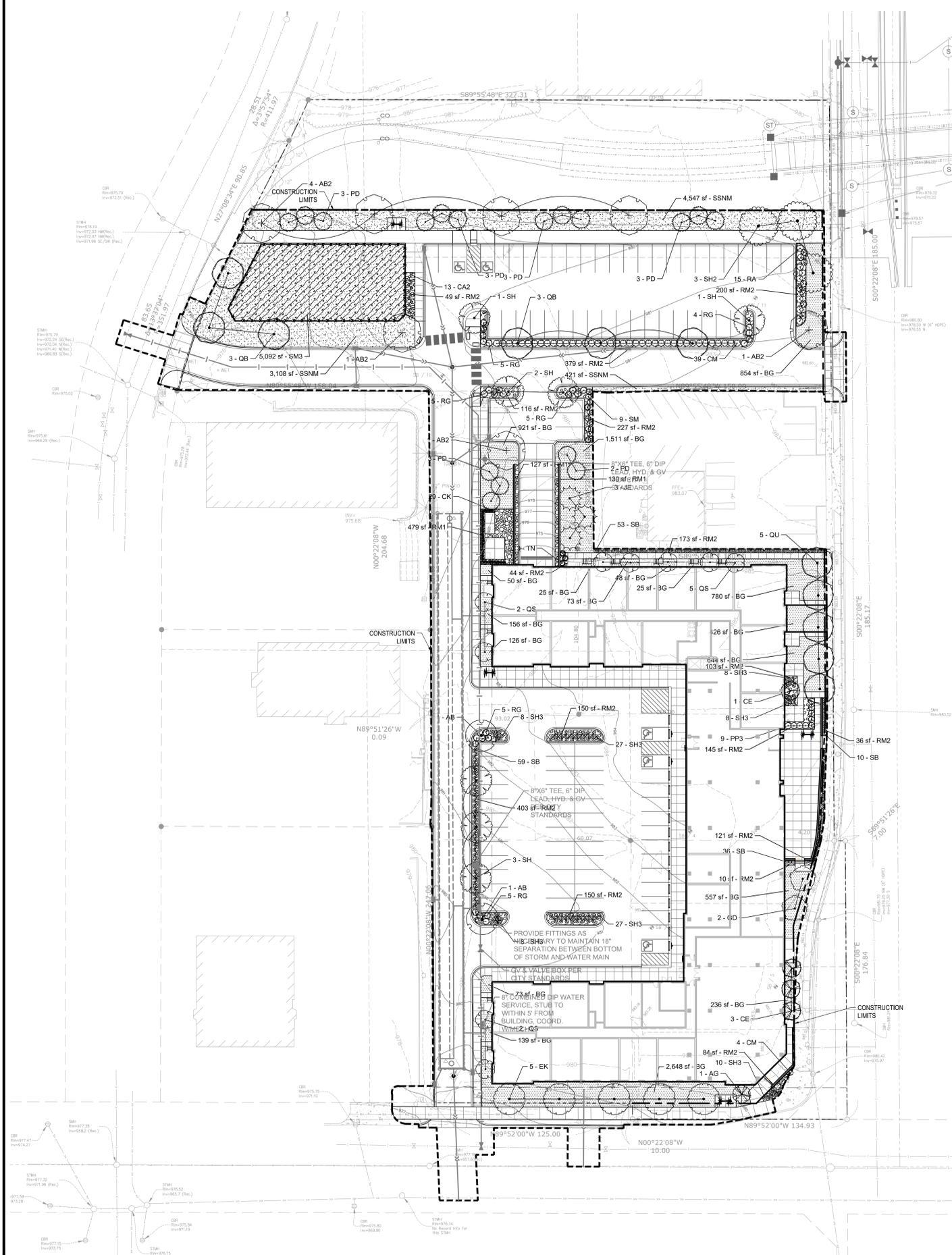
**L1.0**

**IRRIGATION NOTES:**

- ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
- 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.
- 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.
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
- IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS COVERAGE.
- ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
- ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
- ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
- 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.
- CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
- FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
- BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
- ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
- GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
- IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
- 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.
- AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
- ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
- USE SCREENS ON ALL HEADS.
- A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
- ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
- ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASH GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3' BEYOND PERIMETER OF VALVE BOX.
- THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

**LANDSCAPE NOTES:**

- WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH.
- ALL TREES SHALL BE MULCHED WITH SHREDDED CYPRESS 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.
- IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLEMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
- 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.
- 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.
- 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 ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 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.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
- 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.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.



**PLANT SCHEDULE**

DECIDUOUS TREES	QTY	COMMON / BOTANICAL NAME	CONT
AB	2	Autumn Blaze Maple / Acer x freemanii 'Jeffersred' TM	2.5" Cal. B&B
AB2	7	Autumn Blaze Maple / Acer x freemanii 'Jeffersred' TM	3" Cal. B&B
GD	2	Street Keeper Honey Locust / Gleditsia triacanthos 'Draves' TM	2.5" Cal. B&B
SH	7	Skyline Thornless Honey Locust / Gleditsia triacanthos inermis 'Skycole' TM	2.5" Cal. B&B
SH2	3	Skyline Thornless Honey Locust / Gleditsia triacanthos inermis 'Skycole' TM	3" Cal. B&B
EK	5	Espresso Kentucky Coffeetree / Gymnocladus dioica 'Espresso'	2.5" Cal. B&B
QU	6	Swamp White Oak / Quercus bicolor	2.5" Cal. B&B
QS	9	Urban Pinnacle Oak / Quercus macrocarpa 'Urban Pinnacle'	2.5" Cal. B&B
QS	9	Crimson Spire Oak / Quercus robur x alba 'Crimschmidt' TM	2.5" Cal. B&B
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT
JE	3	Eastern Red Cedar / Juniperus virginiana	6" B&B
PD	17	Black Hills Spruce / Picea glauca 'Densata'	6" B&B
ORNAMENTAL TREES	QTY	COMMON / BOTANICAL NAME	CONT
AG	1	Autumn Brilliance Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'	1.5" Cal. B&B
CE	4	Eastern Redbud Multi-trunk / Cercis canadensis	#20 CONT.
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
CM	43	Muskingum Gray Dogwood / Cornus racemosa 'Muskingum'	#2 CONT.
CA2	13	Arctic Fire Dogwood / Cornus sericea 'Arctic Fire'	#5 CONT.
PP3	9	Mugo Pine / Pinus mugo 'Pumilio'	#5 CONT.
RG	29	Gro-Low Fragrant Sumac / Rhus aromatica 'Gro-Low'	#5 CONT.
RA	15	Alpine Currant / Ribes alpinum	#5 CONT.
SM	9	Dwarf Korean Lilac / Syringa meyeri 'Palibin'	#7 CONT.
TN	3	Nova Japanese Yew / Taxus cuspidata 'Nova'	#5 CONT.
GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE
CK	29	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.
SB	158	Blue Heaven Little Bluestem / Schizachyrium scoparium 'Blue Heaven'	#1 CONT.
SH3	96	Prairie Dropseed / Sporobolus heterolepis	#1 CONT.
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	
	RM2	Decorative Rock Mulch / Decorative Rock Mulch 2'-4" decorative, provide samples	
	SM3	Dog Park Mulch / Dog Park Mulch	
	SSNM	Shooting Star No Mow Fine Fescue Mix / No MowSeed Mix Locally sourced seed. Install at supplier recommended rate, water and protect during min. 21 day establishment period.	
	RM1	Rock Maintenance Strip / Rock Maintenance Strip 1" River rock over filter fabric, include edging as shown & needed. See detail.	
	BG	Blue Grass Based / Sod Commercially grown, locally sourced, blue-grass based sod. "Big Roll" preferred. Install per supplier recommendations	

**LANDSCAPE CALCULATIONS**

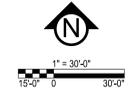
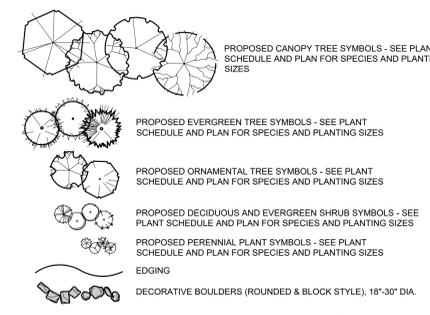
**REQUIRED TREES:**  
PERIMETER CALCULATION  
1 TREE PER 40 LF SITE PERIMETER  
2251 / 40 = 57

**TREE REPLACEMENT CALCULATION**  
REPLACE 30% OF REMOVED CALIPER INCHES  
CALIPER INCHES REMOVED = 80  
(SEE TREE REMOVAL TABLE)  
30% REPLACEMENT = 24  
NUMBER OF TREES (@ 3 CAL) REQUIRED = 8

**SUBTOTAL TREES REQUIRED:** 65

**NUMBER OF EXIST. TREES PROTECTED:** 0  
(SEE TREE REMOVAL TABLE)  
**TOTAL NUMBER OF TREES REQUIRED:** 65

**LEGEND**



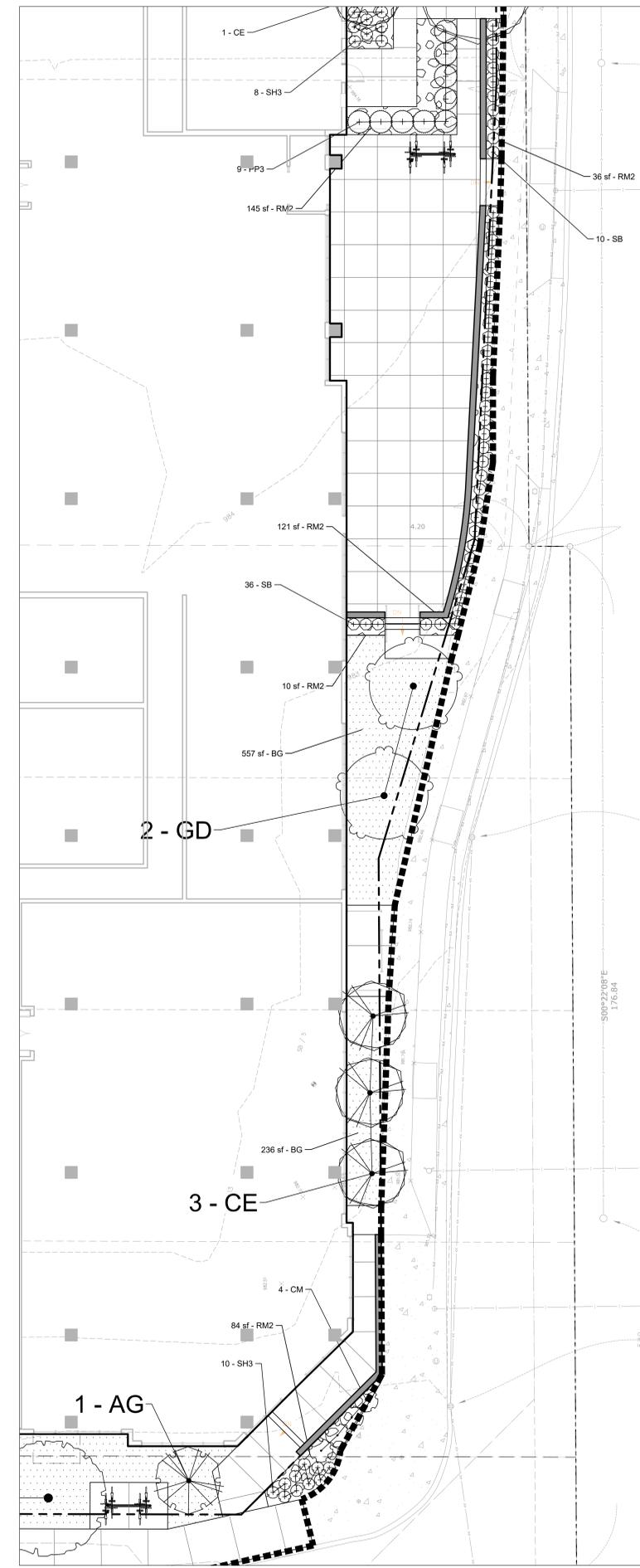
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*Patrick J. Sarver*  
Patrick J. Sarver  
DATE: 07/24/20 LICENSE NO. 24904

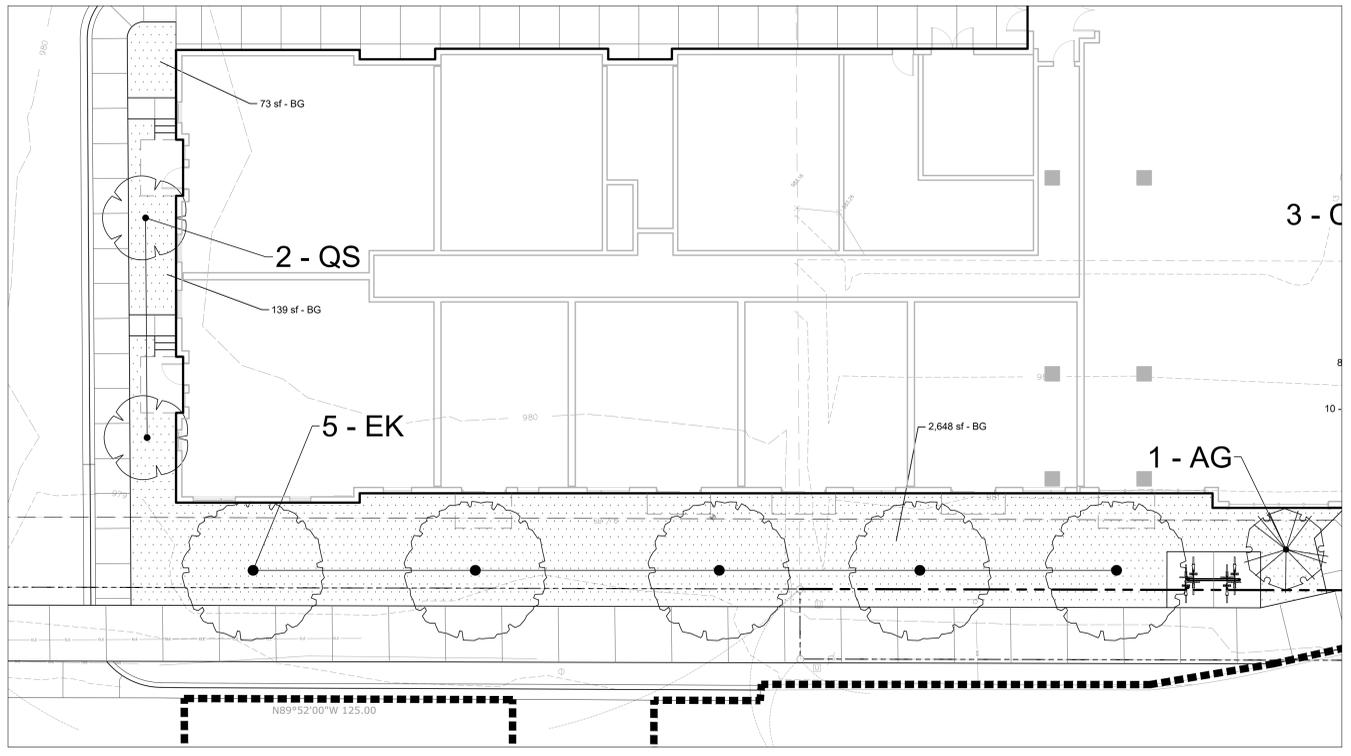
ISSUE/SUBMITTAL SUMMARY
DATE: 07/24/20 DESCRIPTION: CITY SUBMITTAL

REVISION SUMMARY
DATE: DESCRIPTION:

DRAWN BY: F.J.B. REVIEWED BY: D.K.  
PROJECT NUMBER: 20187

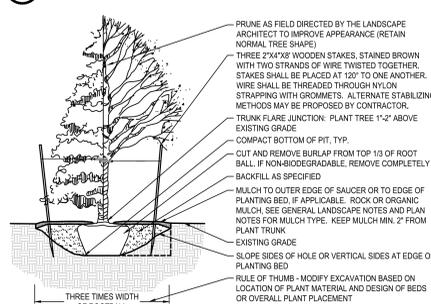


**7** ROBERT STREET & FOUNDATION PLANTING

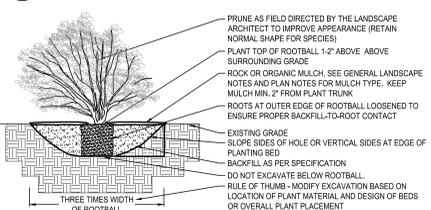


**5** WENTWORTH STREET & FOUNDATION PLANTING

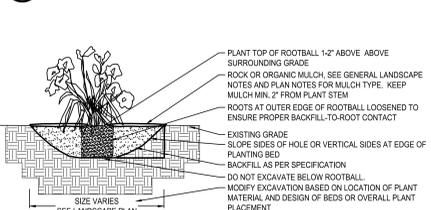
**1** AGGREGATE MAINTENANCE STRIP  
NTS



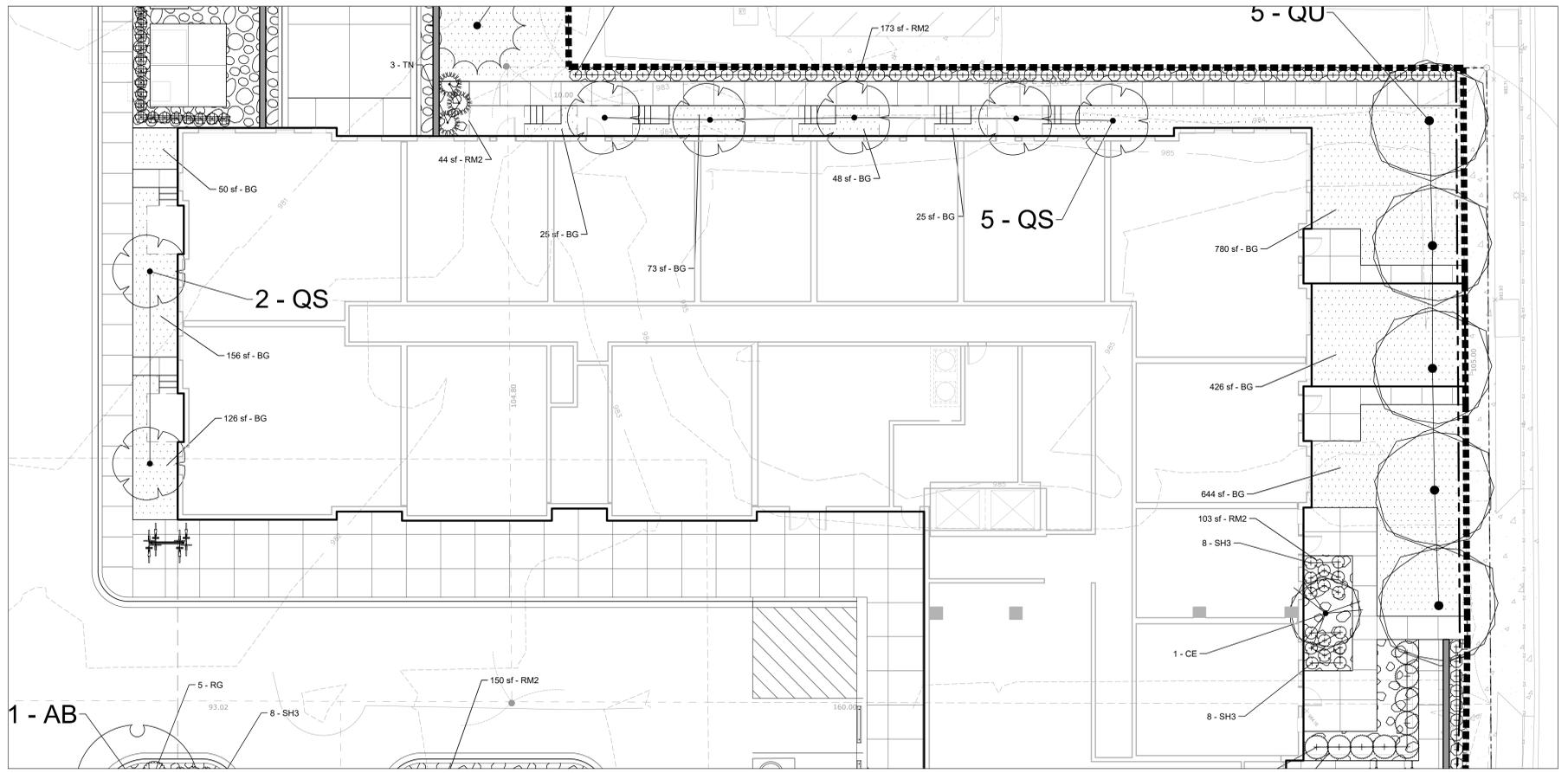
**2** DECIDUOUS & CONIFEROUS TREE PLANTING  
NTS



**3** DECIDUOUS & CONIFEROUS SHRUB PLANTING  
NTS



**4** PERENNIAL BED PLANTING  
NTS



**6** NORTH WING & FOUNDATION PLANTING





# ROBERT STREET & WENTWORTH AVENUE

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

Signature \_\_\_\_\_  
Typed or Printed Name \_\_\_\_\_  
License # Date \_\_\_\_\_

**NOT FOR CONSTRUCTION**

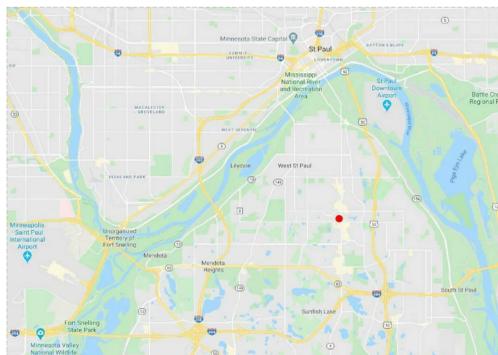


## 1571 ROBERT STREET WEST ST PAUL, MINNESOTA

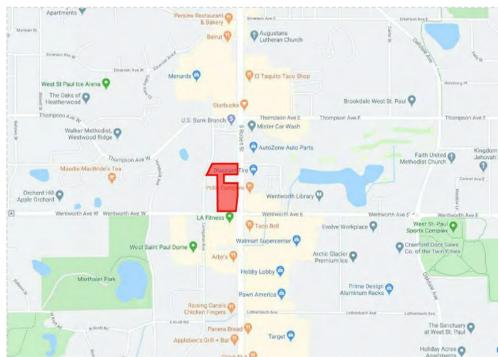
### DRAWING INDEX

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### PROJECT LOCATION



### Vicinity



### Site Location

### PROJECT TEAM

**OWNER/DEVELOPER:** Roers Companies  
110 Cheshire Lane, Suite 120  
Minnetonka, MN 55305  
Ph: 763-285-8808

**ARCHITECT:** Elness Swenson Graham Architects, Inc.  
500 Washington Ave. South, Suite 1080  
Minneapolis, MN 55415  
Ph: 612-339-5508  
Fx: 612-339-5382

**CONTRACTOR:** T.B.D.

**CIVIL ENGINEER:** Civil Site Group, PC  
4931 West 35th Street, Suite 200  
St. Louis Park, Minnesota 55416  
Ph: 612-615-0060

**LANDSCAPE ARCHITECT:** Civil Site Group, PC  
4931 West 35th Street, Suite 200  
St. Louis Park, Minnesota 55416  
Ph: 612-615-0060

**STRUCTURAL ENGINEER:** Meyer Borgman Johnson  
510 S Marquette Ave #900  
Minneapolis, MN 55402  
Ph: 612-338-0713

**MECHANICAL ENGINEER:** T.B.D.

**PLUMBING ENGINEER:** T.B.D.

**ELECTRICAL ENGINEER:** T.B.D.

### METRICS

Use	Name	Elevation	Gross Area		Departments										Parking			
			Project GSF	Residential GSF	Residential Efficiency	Residential	Amenity	Common / Circulation	Service	Retail	Parking	Terrace	Exterior	n/a	Vehicle	Bicycle		
LEVEL 5		146.0	34,907	21,421	79%	27,173	3,555	-	4,248	1,490	-	-	-	-	-	-	0	0
LEVEL 4		134.3	35,815	34,324	84%	30,081	-	-	4,243	1,490	-	-	786	-	-	-	0	0
LEVEL 3		123.7	35,815	34,324	84%	30,081	-	-	4,243	1,490	-	-	-	-	-	-	0	0
LEVEL 2		113.0	35,815	34,324	84%	30,081	-	-	4,243	1,490	-	-	-	-	-	-	0	0
LEVEL 1		100.0	35,815	21,581	49%	17,388	7,087	-	4,193	1,499	5,368	-	1,978	-	-	-	101	54
LOWER LEVEL		88.5	60,202	647	0%	-	-	-	647	1,438	-	-	-	-	-	-	164	66
<b>Totals</b>			<b>237,786</b>	<b>156,621</b>	<b>59%</b>	<b>134,803</b>	<b>8,682</b>	<b>21,818</b>	<b>9,099</b>	<b>5,268</b>	<b>18,117</b>	<b>2,704</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>265</b>	<b>120</b>

Summary / Calculations	
237,786	Total Project GSF
134,803	Total Residential SF
265	Parking Spaces
220	Beds
187	Units
1272	Project GSF / Unit
723	Residential SF / Unit
1.20	Parking Ratio / Beds
1.42	Parking Ratio / Units
0.55	Bicycle Ratio / Beds
0.64	Bicycle Ratio / Unit

Level	Unit Name					
	1 BED	1 BED + DEN	2 BED	STUDIO		
	Beds/Unit	1	1	2	1	
	Baths/Unit	1	1.5	2	1	
	SF/Unit (Average)	675	774	1135	535	
LEVEL 5	38	19	2	7	10	
LEVEL 4	42	20	2	7	13	
LEVEL 3	42	20	2	7	13	
LEVEL 2	42	20	2	7	13	
LEVEL 1	23	12	1	5	5	
LOWER LEVEL	0	0	0	0	0	
	Total Units/Type	91	9	33	54	0
	Total Beds/Type	91	9	66	54	0
	Total Bath/Type	91	13.5	66	54	0
	Total SF/Type	61,460	6,968	37,462	28,914	-
	% of total beds	41.4%	4.1%	30.0%	24.5%	0.0%
	% of total units	48.7%	4.8%	17.6%	28.9%	0.0%

Level	Parking Type-Use	9'-0" X 18'		ACCESSIBLE STALL	BICYCLE	9'-0" X 18'		9'-0" X 15'	
		STANDARD	STALL			STANDARD	COMPACT		
LEVEL 5	0	0	0	0	0	0	0	0	0
LEVEL 4	0	0	0	0	0	0	0	0	0
LEVEL 3	0	0	0	0	0	0	0	0	0
LEVEL 2	0	0	0	0	0	0	0	0	0
LEVEL 1	155	97	4	54	0	0	0	0	0
LOWER LEVEL	230	92	4	66	66	2	0	0	0
	Total Stalls/Type	189	8	120	66	2	0	0	0
	% of total Stalls	49.1%	2.1%	31.2%	17.1%	0.5%	0.0%	0.0%	0.0%

### SITE PLAN REVIEW 07/24/2020

ORIGINAL ISSUE:  
07/24/2020

REVISIONS:  
No. Description Date

220515  
PROJECT NUMBER

AJ LE  
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KEY PLAN

S Robert & Wentworth

TITLE SHEET

**T1-1**

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

Signature \_\_\_\_\_

Typed or Printed Name \_\_\_\_\_

License # \_\_\_\_\_ Date \_\_\_\_\_

**NOT FOR  
CONSTRUCTION**



1 NORTHWEST AT ROBERT ST AND WENTWORTH AVE



2 NORTHEAST AT ROBERT ST AND WENTWORTH AVE



3 WEST AT ROBERT ST



4 SOUTHWEST AT ROBERT ST AND WENTWORTH AVE



5 SOUTHEAST AT ROBERT ST AND WENTWORTH AVE



6 WEST AT ROBERT ST



7 EAST AT LIVINGSTON AVE



8 NORTH AT WENTWORTH AVE



EXISTING SITE CONTEXT

SITE PLAN REVIEW  
07/24/2020

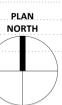
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EXISTING CONDITIONS

**A0-0**

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KEY PLAN

S Robert & Wentworth

EXISTING CONDITIONS

**A0-0b**

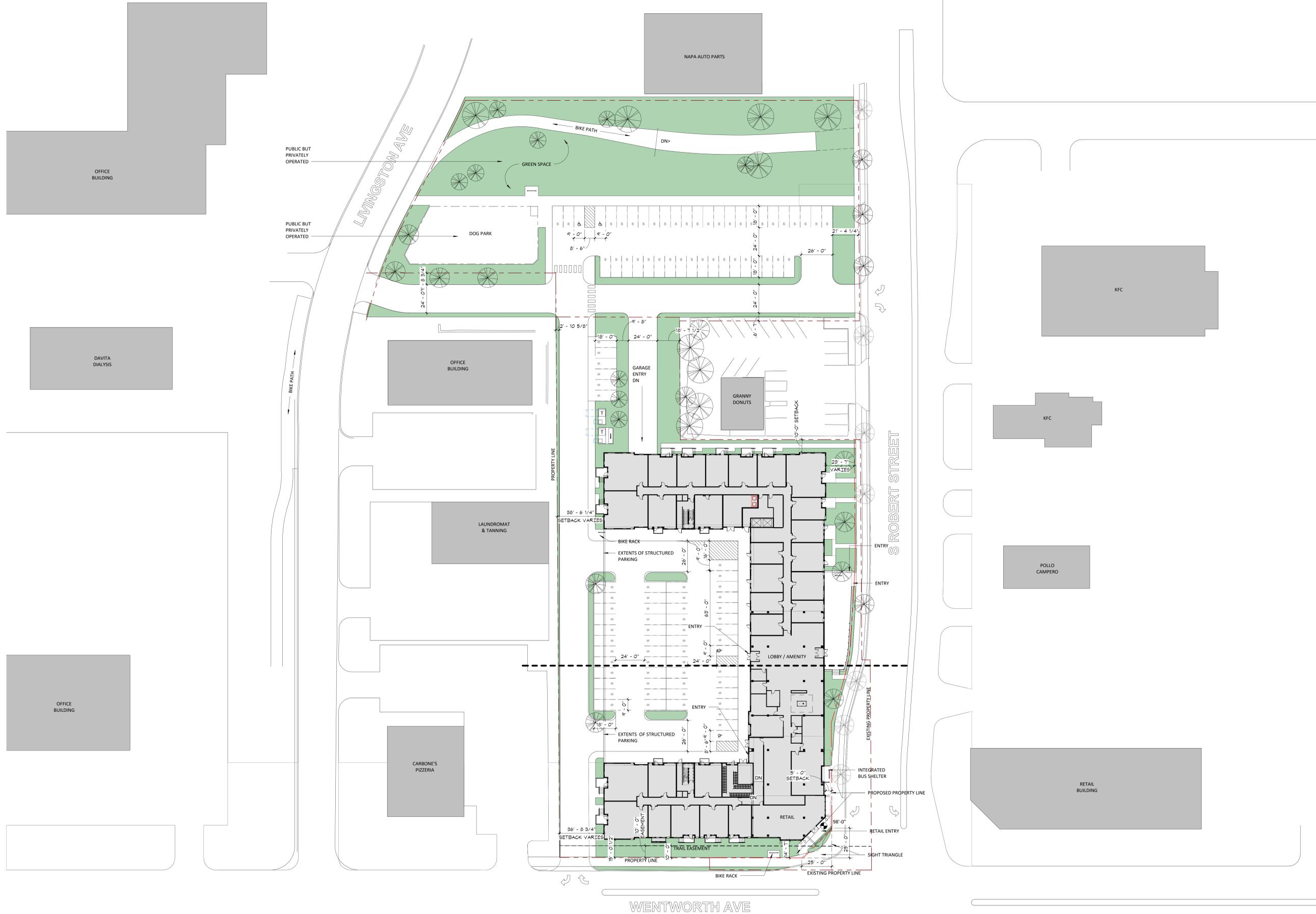
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SITE PLAN

**A0-1**

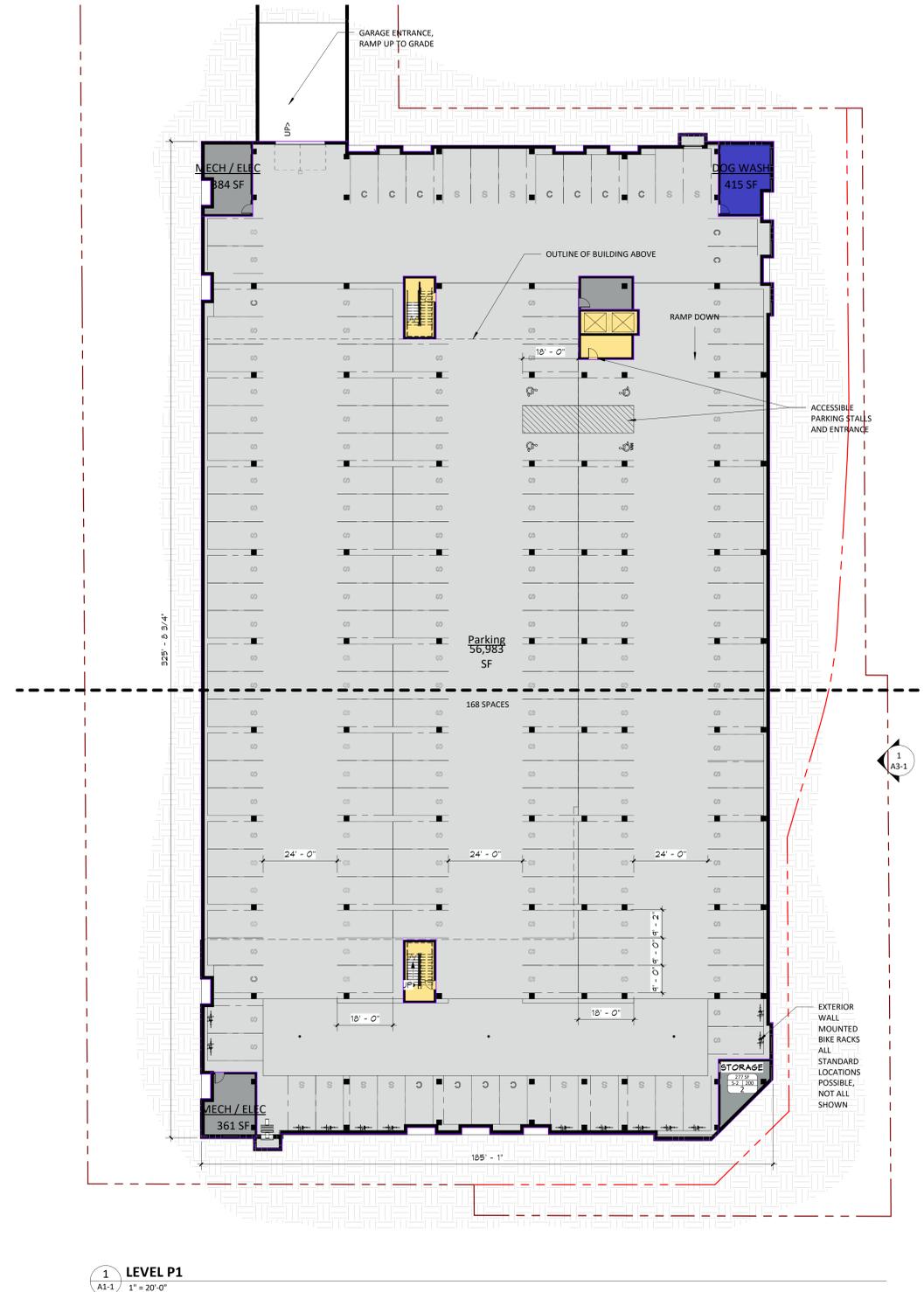
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**2 STREET LEVEL PLAN**  
A1-1 1" = 20'-0"



**1 LEVEL P1**  
A1-1 1" = 20'-0"

**SITE PLAN REVIEW**  
08/24/2020

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FLOOR PLANS  
**A1-1**

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PERSPECTIVE VIEW OF CORNER AT ROBERT STREET AND WENTWORTH AVENUE



PERSPECTIVE VIEW OF RESIDENTIAL ENTRY ALONG ROBERT STREET



PERSPECTIVE VIEW OF RETAIL CORNER AT ROBERT STREET AND WENTWORTH AVENUE

SITE PLAN REVIEW  
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DESIGN PERSPECTIVES  
**A0-2**

PERCENTAGE	MATERIAL PERCENTAGE			
	BRICK	COMPOSITE WOOD PRODUCT	FIBER CEMENT PANEL	METAL CHANNEL
Primary	16%	15%	22%	22%
Secondary	DARK 27%	28%	27%	25%
Primary	LIGHT 24%	17%	18%	20%
Secondary	ACCENT 5%	4%	5%	4%
Primary	GLAZING 27%	36%	29%	29%
<b>TOTAL</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

NOTE:  
DARK - PREFINISHED CORRUGATED METAL AND CHANNELS  
LIGHT - FIBER CEMENT PANEL  
ACCENT - COMPOSITE WOOD PRODUCT (LONGBOARD OR SIMILAR)  
\*MATERIAL AREAS AND PERCENTAGES ARE ESTIMATES BASED ON 2D ELEVATIONS



**3 SOUTH ELEVATION**  
A3-1 3/32" = 1'-0"



**1 EAST ELEVATION**  
A3-1 3/32" = 1'-0"



**4 WEST ELEVATION**  
A3-1 3/32" = 1'-0"

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EXTERIOR ELEVATIONS  
**A3-1**

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**3 COURT - SOUTH ELEVATION**  
A3-2 3/32" = 1'-0"



**2 COURT - NORTH ELEVATION**  
A3-2 3/32" = 1'-0"



**1 NORTH ELEVATION**  
A3-2 3/32" = 1'-0"

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EXTERIOR ELEVATIONS

**A3-2**