From:	Russ
To:	Melissa Sonnek
Cc:	Jim Hartshorn; Larry Koland
Subject:	RE: More Space Oakdale Avenue
Date:	Monday, October 5, 2020 9:51:03 AM
Attachments:	image002.png image003.png image004.png image005.png image006.png

---

Melissa, thank you for your help in this.

The primary reason for the delay is due to Covid and the delays that have been caused around dealing with the pandemic. The secondary reason is due to the time of the year and weather conditions coming our way.

We would like to request the allowable 1 year extension on the site plan approval.

Thanks

Russell R. Zellmer
President - LEED AP
Langer Construction Company

Direct: (651) 256-3320
Cell: (651) 775-7589
www.langerconstruction.com

From: Melissa Sonnek <MSonnek@wspmn.gov>
Sent: Monday, October 5, 2020 8:46 AM
To: Russ [redacted]
Cc: Jim Hartshorn <JHartshorn@wspmn.gov>
Subject: RE: More Space Oakdale Avenue

Russ,
I will get started on the Staff memo for this request. Just so we are all on the same page, the extension is due to weather (winter) related limitations for construction, correct? If not, please detail the reason(s) you are requesting the extensions.

Sincerely,

Melissa Sonnek
City Planner

Office: 651-552-4134
1616 Humboldt Avenue
West St. Paul, MN 55118

CITY OF WEST ST. PAUL MINNESOTA

www.wspmn.gov

From: Jim Hartshorn <JHartshorn@wspmn.gov>
Sent: Monday, October 5, 2020 8:35 AM
To: Melissa Sonnek <MSonnek@wspmn.gov>
Subject: FW: More Space Oakdale Avenue

Sincerely,

Jim Hartshorn
Community & Economic
Development Director

Office: 651-552-4140
1616 Humboldt Avenue
West St. Paul, MN 55118

CITY OF WEST ST. PAUL MINNESOTA

www.wspmn.gov

From: Russ [redacted]
Sent: Monday, October 5, 2020 8:28 AM
To: Jim Hartshorn <JHartshorn@wspmn.gov>
Subject: More Space Oakdale Avenue

Jim, we would like to apply for an extension of the approvals granted this summer. I believe a 1 year is available. Can you let me know how to do this?

Thanks

Russell R. Zellmer
President - LEED AP
Langer Construction Company
54 Moreland Ave E.
St. Paul, MN 55118

More Space Self-Storage

1777 Oakdale Avenue
West St. Paul, MN

Planning Review Summary

Site Statistics:

Site Area	92,853 SF
	2.13 Acre
Property Zoned	I-1 - Light Industrial
Allowed Use	Storage
Proposed Use	Storage (Climate Controlled Self-Storage)

Setback Statistics:

Building Setback - Street Right of Way (Oakdale Ave)	100 Feet
Buiilding Setback - Side Yard	10 Feet
Building Setback - Rear Yard	20 Feet
Parking Setback - Street Right of Way (Oakdale Ave)	10 Feet

Building Area Statistics:

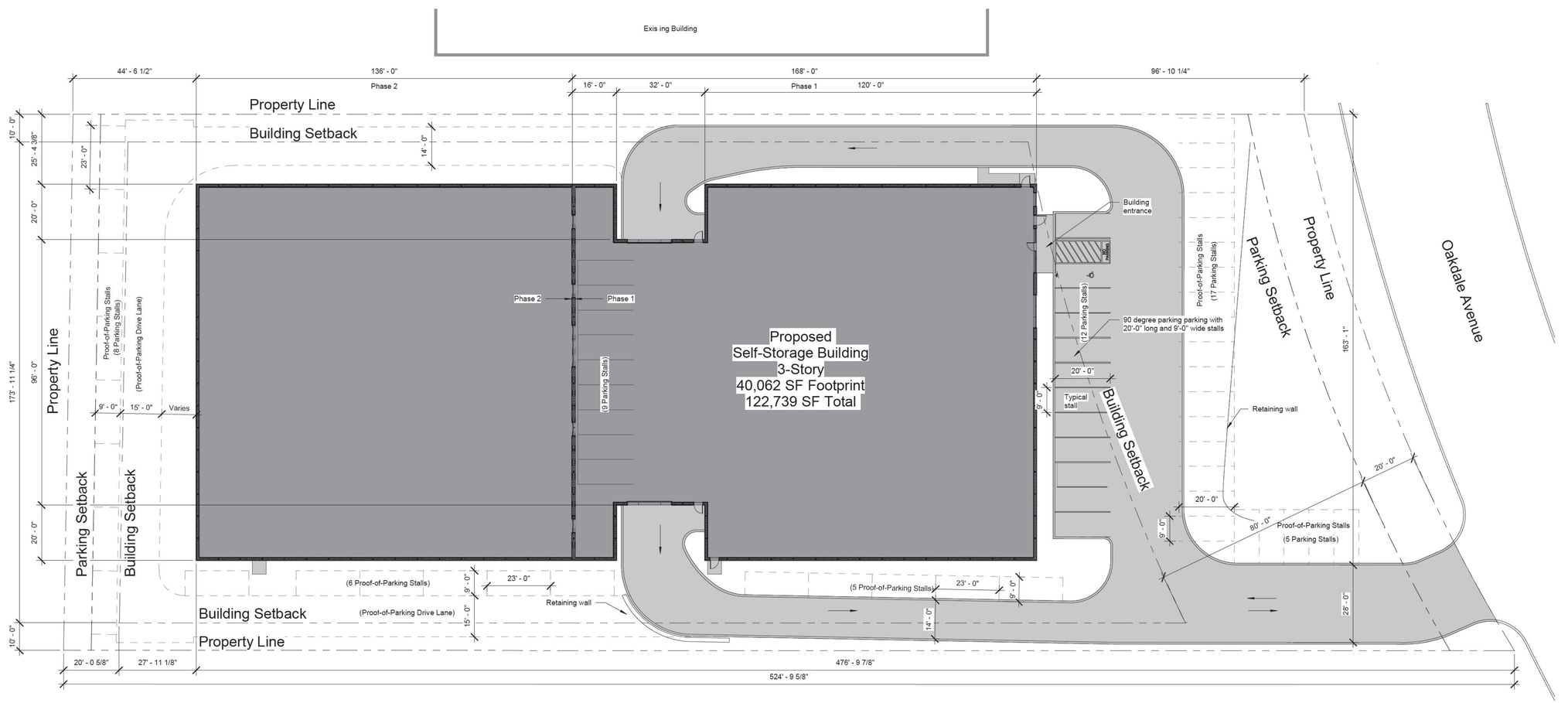
Proposed Building Footprint	40,062 SF
Proposed Building Total Gross Floor Area (GFA)	122,739 SF
Proposed Building Area Percentage	43.1%
Maximum Allowed Builing Area Percentage	50.0%

Lot Coverage Statistics:

Total Site Impervious Area - Parking / Sidewalk	17,791 SF
Total Proposed Building Area	40,062 SF
Total Proposed Landscape Coverage	35,000 SF
Total Proposed Landscape Percentage	38%

Parking Statistics:

Parking Proposed (Self-Service Storage) 1 stall per 2,000 SF GFA	122,739 GFA / 2000 = 61
Parking Provided	
Exterior	12 Stalls
Exterior Proof of Parking	41 Stalls
Interior (Parking Along one-way Aisle)	9 Stalls
Total Stalls Provided	62 Stalls



A1 / CS01 Site Plan
1" = 20'-0"

NOT FOR CONSTRUCTION

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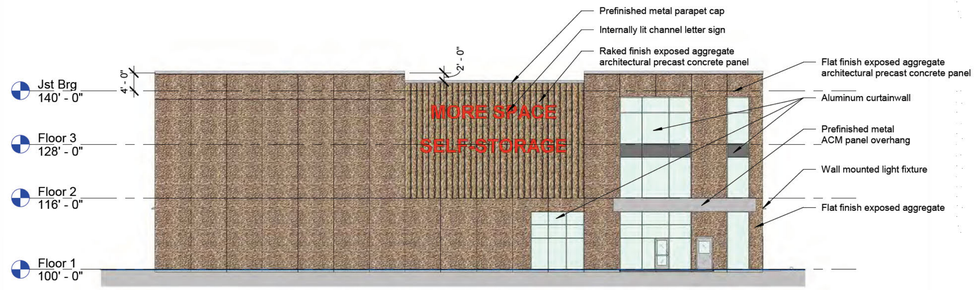
PRINT NAME: Quinn S. Hutson
SIGNATURE:
DATE: 5/5/20
LIC. NO.: 21234

CNH NO.: 19122
DATE: 5/6/2020
REVISIONS:

More Space - West St. Paul
1777 Oakdale Avenue
West St. Paul, MN

Site Plan

CS01

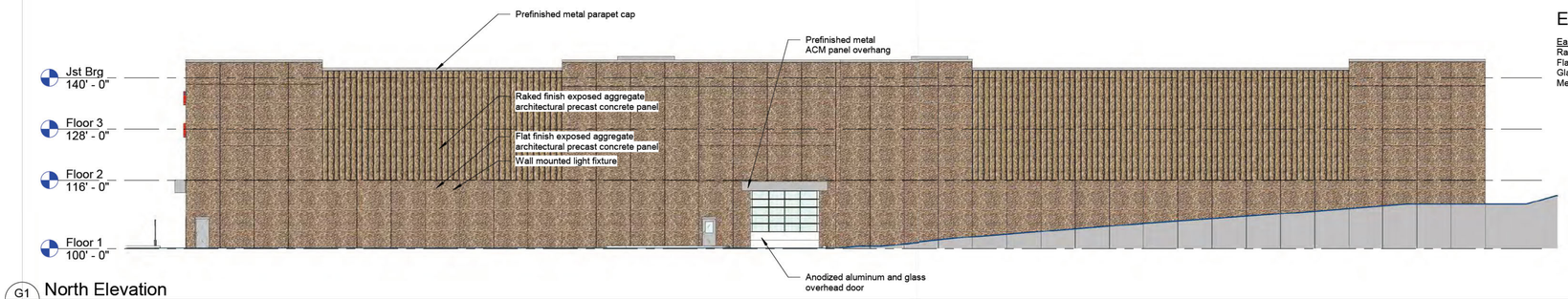


K1 CS02 East Elevation
1/16" = 1'-0"

Exterior Finish Table

East Elevation

Raked exposed aggregate precast	17.6%
Flat exposed aggregate precast	65.6%
Glass	15.3%
Metal panel	1.5%

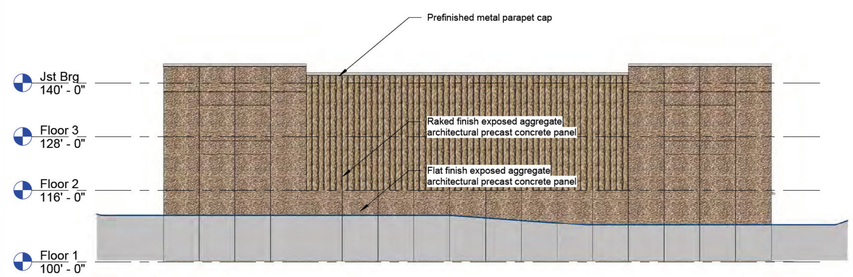


G1 CS02 North Elevation
1/16" = 1'-0"

Exterior Finish Table

East Elevation

Raked exposed aggregate precast	28.7%
Flat exposed aggregate precast	69.8%
Glass	1.1%
Metal panel	0.4%

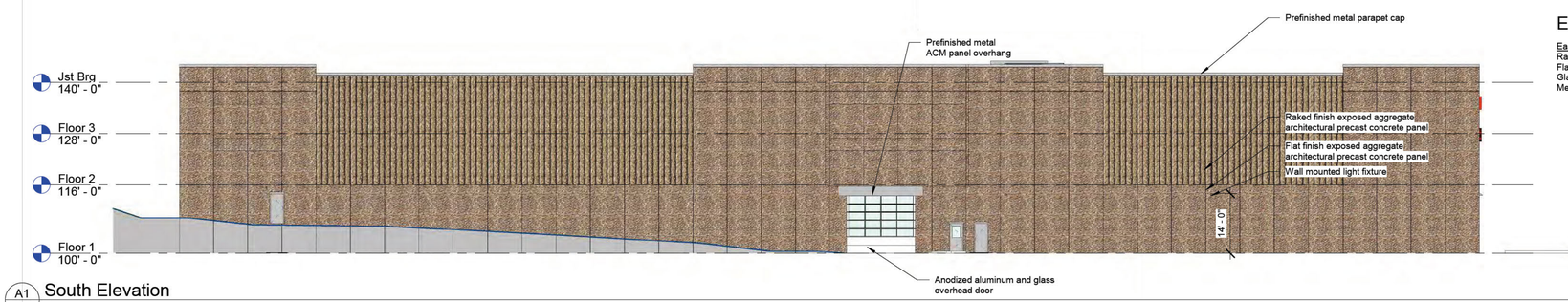


D1 CS02 West Elevation
1/16" = 1'-0"

Exterior Finish Table

East Elevation

Raked exposed aggregate precast	32.2%
Flat exposed aggregate precast	67.8%



A1 CS02 South Elevation
1/16" = 1'-0"

Exterior Finish Table

East Elevation

Raked exposed aggregate precast	28.7%
Flat exposed aggregate precast	69.8%
Glass	1.1%
Metal panel	0.4%

NOT FOR CONSTRUCTION

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PRINT NAME: Quinn S. Hutson
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LIC. NO.: 21234

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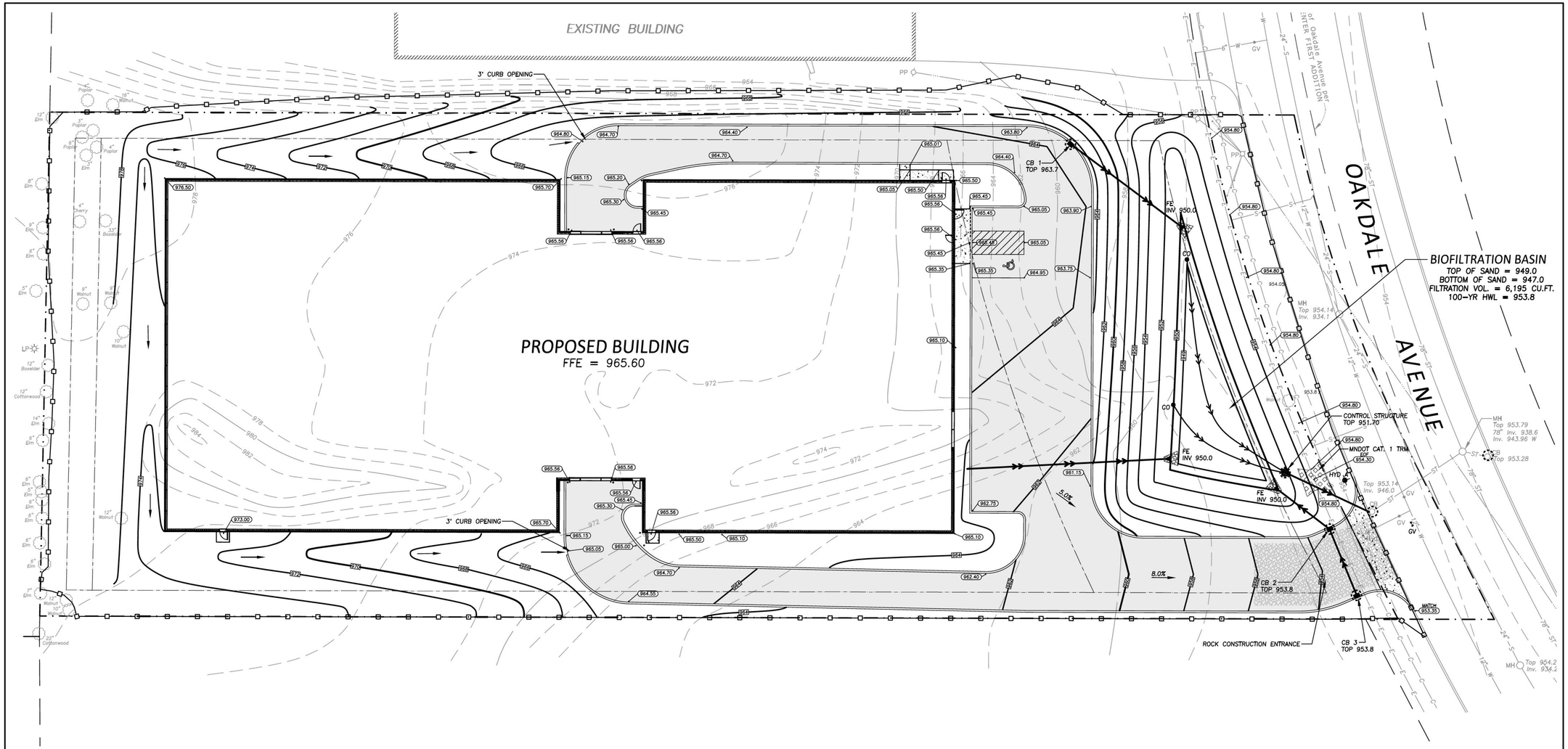
DATE: 5/6/2020
REVISIONS:

More Space - West St. Paul

1777 Oakdale Avenue
West St. Paul, MN

Exterior Elevations

CS02



GRADING NOTES

1 – All elevations shown are to final surfaces.

2 – Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.

EROSION CONTROL NOTES

1 – No construction may begin until erosion and sediment controls are in place and approved by the City.

2 – All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.

3 – Sweep paved public streets as necessary where construction sediment has been deposited.

4 – Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.

5 – Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.

6 – Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.

7 – Spring/summer temporary turf establishment: seed shall be MNDOT Mixture 21–111 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
Winter temporary turf establishment: seed shall be MNDOT Mixture 21–112 @ 100 lbs/acre and mulch shall be MNDOT Type 1.

POLLUTION PREVENTION MANAGEMENT

– All solid waste must be disposed of off–site per the MPCA disposal requirements.

– All hazardous waste must be properly stored with restricted access to storage areas to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA Regulations.

INSPECTION AND MAINTENANCE

– The site must be inspected once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours.

– Areas of the site that have undergone final stabilization, may have the inspection of these areas reduced to once per month.

– All inspections and maintenance conducted must be recorded in writing and records retained with the SWPPP.

– All silt fence must be repaired, replaced, or supplemented within 24 hours when they become nonfunctional or the sediment reaches 1/3 of the height of the fence.

– Surface waters and conveyance systems must be inspected for evidence of sediment being deposited. Removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints.

– Construction site vehicle exit locations must have sediment removed from off–site paved surfaces within 24 hours of discovery.

LEGEND

PROPOSED MANHOLE	SILT FENCE
PROPOSED CLEANOUT	INLET PROTECTION DEVICE
PROPOSED CATCH BASIN	BOUNDARY/ROW/BLOCK LINE
PROPOSED HYDRANT	BUILDING/PARKING SETBACK LINE
PROPOSED GATE VALVE	DRAINAGE ARROW
PROPOSED FLARED END	W — EXISTING WATERMAIN
PROPOSED STORM SEWER	S — EXISTING SANITARY SEWER
PROPOSED CONCRETE	ST — EXISTING STORM SEWER
PROPOSED BITUMINOUS	E — EXISTING BURIED ELECTRIC LINE
PROPOSED MNDOT CAT. 1 TRM	C — EXISTING BURIED TELEPHONE LINE
1020 PROPOSED CONTOUR	980 — EXISTING CONTOUR
1023.54 PROPOSED ELEVATION	x 995.50 EXISTING ELEVATION

N

0 10 20 40 60
Scale in Feet

NOT FOR CONSTRUCTION

CNH ARCHITECTS

REHDER & ASSOCIATES, INC.
Civil Engineers / Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder-inc.com

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DATE _____ REG. NO. _____

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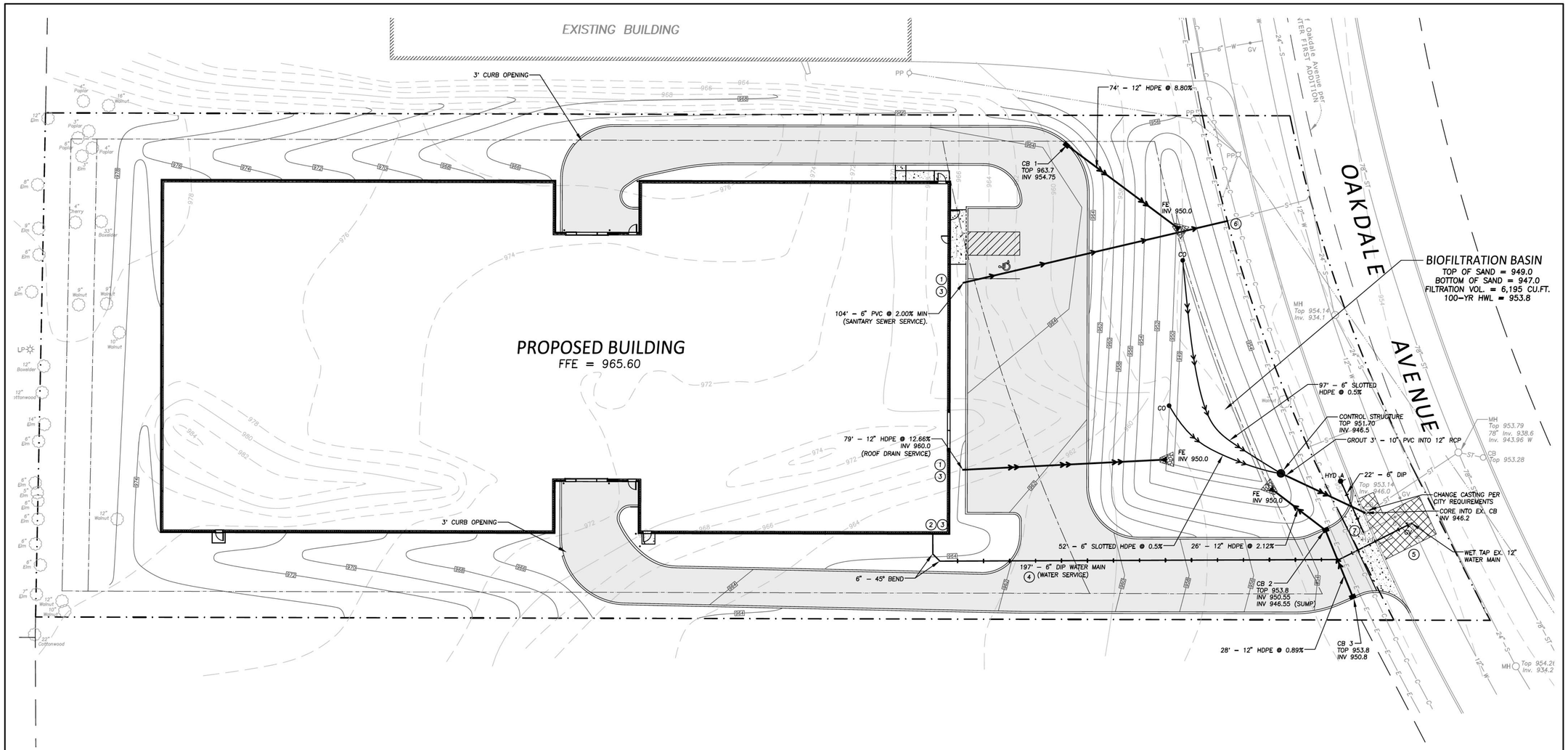
DATE: 05/06/20
REVISIONS:
CITY RESUBMITTAL 5/6/20

More Space - West St. Paul

1777 Oakdale Avenue
West St. Paul, MN

Grading, Drainage & Erosion Control Plan

C1



UTILITY NOTES

1. All sewer services to extend to a point 5' from proposed building.
2. Bring water main into proposed building and cap at the floor.
3. Verify all service locations and inverts with mechanical engineer before construction.
4. All watermain to have a minimum of 7.5' of cover.
5. Repair curb, gutter and bituminous matching existing pavement sections.
6. Connect to existing sanitary sewer service. Verify size depth and material of service before construction.
7. Remove and relocate existing hydrant.

HYDRANT SCHEDULE

HYDRANT NO.	BREAKOFF FLANGE
HYD A	954.25

CATCH BASIN/MANHOLE SCHEDULE

STRUCTURE NO.	BARREL SIZE	NEENAH CASTING NO.
CB 1	48"	R-3067V
CB 2	48"	R-3067V
CB 3	24" X 36"	R-3067V
CONTROL STRUCTURE	48"	SEE DETAIL 9/C3

LEGEND

- PROPOSED CONTROL STRUCTURE
- PROPOSED CLEANOUT
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS
- PROPOSED CONTOUR
- BOUNDARY/ROW/BLOCK LINE
- BUILDING/PARKING SETBACK LINE
- W — EXISTING WATERMAIN
- S — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- E — EXISTING BURIED ELECTRIC LINE
- C — EXISTING BURIED TELEPHONE LINE
- 980 — EXISTING CONTOUR

N

0 10 20 40 60
Scale in Feet

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REHDER & ASSOCIATES, INC.
Civil Engineers • Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder-inc.com

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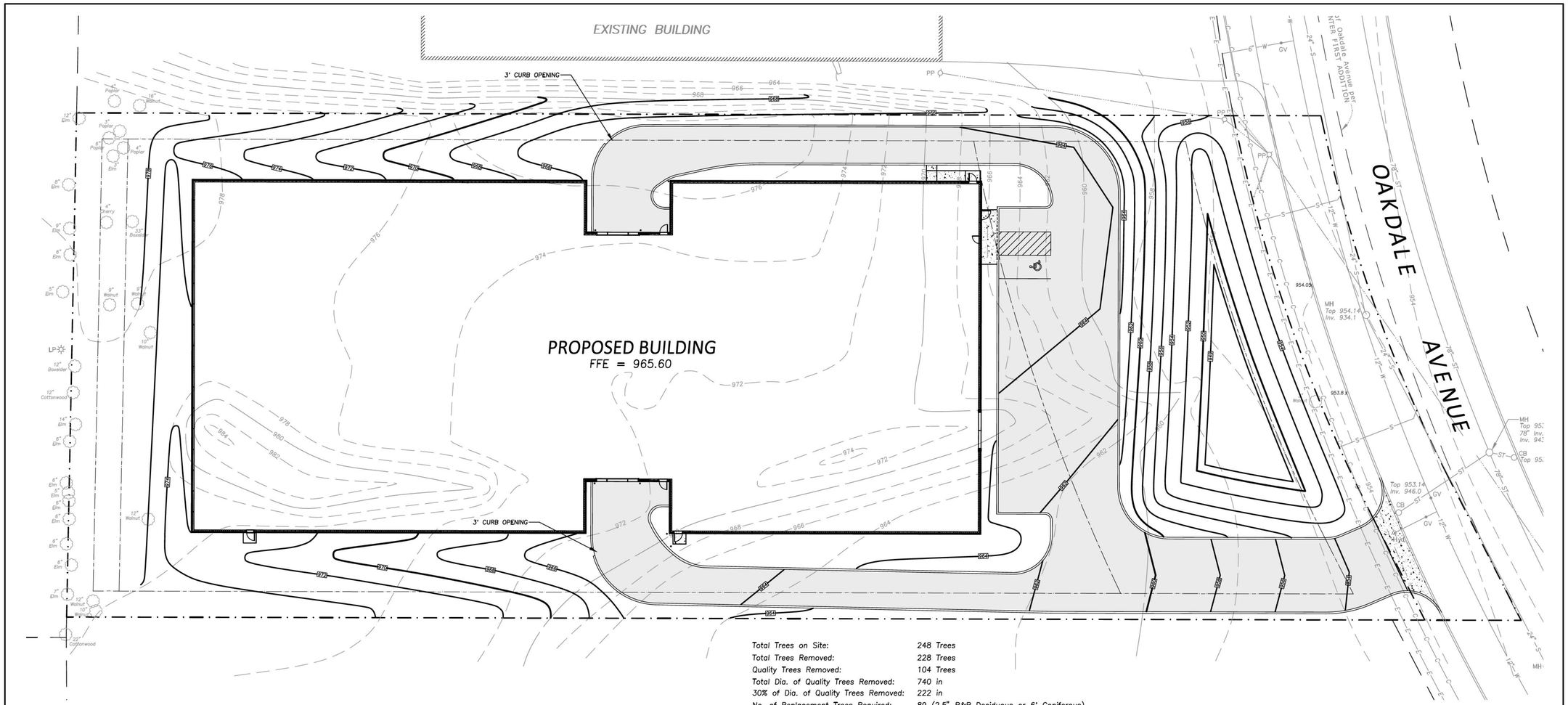
More Space - West St. Paul

1777 Oakdale Avenue
West St. Paul, MN 55188

Utility Plan

C2



Total Trees on Site:	248 Trees
Total Trees Removed:	228 Trees
Quality Trees Removed:	104 Trees
Total Dia. of Quality Trees Removed:	740 in
30% of Dia. of Quality Trees Removed:	222 in
No. of Replacement Trees Required:	89 (2.5" B&B Deciduous or 6' Coniferous)

Point #	Species	Stems	Size	Remove/Save
1032	Walnut	1	3	Save
1033	Elm	5	5	Remove
1034	Elm	5	6	Remove
1035	Elm	5	5	Remove
1036	Elm	1	3	Remove
1051	Box	1	4	Remove
1052	Walnut	1	9	Remove
1053	Elm	1	5	Remove
1054	Elm	1	5	Remove
1055	Cherry	1	12	Remove
1056	Cherry	1	4	Remove
1057	Elm	1	5	Remove
1058	Walnut	1	14	Remove
1059	Box	1	6	Remove
1060	Walnut	1	6	Remove
1061	Elm	1	13	Remove
1062	Box	5	6	Remove
1063	Walnut	1	5	Remove
1064	Walnut	1	9	Remove
1065	Walnut	1	6	Remove
1067	Walnut	1	9	Remove
1068	Cherry	1	3	Remove
1069	Cherry	1	4	Remove
1070	Cherry	1	3	Remove
1071	Walnut	1	4	Remove
1073	Oak	1	37	Remove
1074	Cherry	1	3	Remove
1075	Cherry	1	7	Remove
1076	Cherry	1	4	Remove
1077	Cherry	1	4	Remove

Point #	Species	Stems	Size	Remove/Save
1078	Cherry	1	3	Remove
1079	Cherry	1	3	Remove
1080	Elm	5	5	Remove
1082	Walnut	1	4	Remove
1083	Walnut	1	17	Remove
1084	Walnut	1	16	Remove
1086	Walnut	1	15	Remove
1088	Cherry	1	5	Remove
1091	Box	1	12	Remove
1110	Walnut	1	9	Remove
1111	Elm	1	3	Remove
1112	Walnut	1	3	Remove
1113	Walnut	1	8	Remove
1114	Walnut	1	6	Remove
1116	Walnut	1	5	Remove
1117	Walnut	2	14	Remove
1118	Walnut	1	10	Remove
1119	Walnut	1	5	Remove
1120	Oak	1	10	Remove
1121	Cherry	1	3	Remove
1122	Cherry	1	3	Remove
1123	Oak	1	13	Remove
1125	Box	1	4	Remove
1126	Walnut	1	4	Remove
1127	Walnut	1	4	Remove
1128	Walnut	1	12	Remove
1129	Box	1	5	Remove
1130	Box	1	4	Remove
1131	Walnut	1	4	Remove
1133	Walnut	1	6	Remove

Point #	Species	Stems	Size	Remove/Save
1135	Box	1	7	Remove
1136	Box	1	6	Remove
1137	Box	1	5	Remove
1138	Box	1	5	Remove
1139	Box	1	5	Remove
1140	Box	1	5	Remove
1141	Box	1	5	Remove
1142	Box	1	5	Remove
1143	Cherry	1	3	Remove
1144	Walnut	1	5	Remove
1145	Box	1	5	Remove
1146	Box	1	6	Remove
1147	Walnut	1	15	Remove
1148	Walnut	1	5	Remove
1149	Walnut	1	4	Remove
1154	Box	5	10	Remove
1155	Box	1	7	Remove
1156	Box	5	12	Remove
1157	Cherry	1	5	Remove
1158	Box	1	5	Remove
1159	Walnut	1	9	Remove
1160	Box	1	5	Remove
1161	Walnut	1	9	Remove
1162	Walnut	1	8	Remove
1163	Box	1	7	Remove
1164	Box	1	5	Remove
1165	Box	1	13	Remove
1166	Walnut	1	4	Remove
1167	Walnut	1	14	Remove
1206	Walnut	1	9	Save

Point #	Species	Stems	Size	Remove/Save
1207	Walnut	1	9	Save
1208	Walnut	1	10	Save
1209	Box	1	11	Remove
1210	Walnut	1	8	Remove
1211	Walnut	1	5	Remove
1212	Walnut	1	12	Save
1214	Walnut	1	10	Save
1215	Walnut	1	12	Save
1217	Elm	1	7	Save
1218	Elm	1	3	Save
1220	Elm	1	6	Save
1221	Elm	1	6	Save
1226	Elm	1	14	Save
1227	Cotton	1	12	Save
1228	Box	1	12	Save
1232	Elm	1	6	Remove
1233	Elm	1	6	Remove
1234	Cherry	1	3	Remove
1235	Maple	1	4	Remove
1236	Maple	1	8	Remove
1237	Box	1	5	Remove
1238	Box	1	8	Remove
1239	Walnut	1	9	Remove
1240	Walnut	1	14	Remove
1242	Elm	1	3	Remove
1243	Cherry	1	3	Remove
1244	Elm	1	3	Remove
1245	Elm	1	9	Remove
1247	Box	1	5	Remove
1249	Elm	1	10	Remove

Point #	Species	Stems	Size	Remove/Save
1250	Box	1	30	Remove
1251	Box	1	5	Remove
1252	Box	1	4	Remove
1253	Walnut	1	3	Remove
1254	Walnut	1	10	Remove
1255	Walnut	1	15	Remove
1256	Elm	1	5	Remove
1257	Elm	1	4	Remove
1258	Elm	1	4	Remove
1259	Walnut	1	8	Remove
1260	Cherry	1	3	Remove
1261	Elm	1	7	Remove
1262	Elm	1	5	Remove
1263	Elm	1	12	Remove
1264	Box	1	9	Remove
1265	Box	1	8	Remove
1266	Ash	1	9	Remove
1267	Box	1	5	Remove
1268	Box	1	3	Remove
1269	Box	1	8	Remove
1270	Box	1	8	Remove
1271	Box	1	3	Remove
1272	Box	1	3	Remove
1273	Box	1	5	Remove
1274	Box	1	2.5	Remove
1275	Box	1	4	Remove
1276	Box	1	8	Remove
1277	Walnut	1	11	Remove
1278	Box	1	10	Remove
1279	Box	1	5	Remove

Point #	Species	Stems	Size	Remove/Save
1280	Box	1	8	Remove
1281	Cherry	1	3	Remove
1282	Walnut	1	10	Remove
1283	Elm	1	6	Remove
1284	Walnut	1	8	Remove
1285	Box	1	9	Remove
1286	Box	1	10	Remove
1287	Box	1	12	Remove
1288	Box	1	8	Remove
1289	Walnut	1	10	Remove
1290	Walnut	1	8	Remove
1291	Elm	1	6	Remove
1292	Elm	1	4	Remove
1293	Elm	1	3	Remove
1295	Box	1	17	Remove
1296	Box	1	8	Remove
1297	Box	1	15	Remove
1298	Walnut	1	9	Remove
1299	Box	1	9	Remove
1300	Box	1	10	Remove
1302	Cherry	1	2.5	Remove
1303	Elm	1	4	Remove
1304	Box	1	7	Remove
1305	Box	1	8	Remove
1306	Box	1	9	Remove
1307	Ash	1	7	Remove
1308	Ash	1	8	Remove
1309	Box	1	7	Remove
1310	Box	1	7	Remove
1311	Box	1	5	Remove

Point #	Species	Stems	Size	Remove/Save
1312	Box	1	3	Remove
1313	Box	1	4	Remove
1314	Box	1	5	Remove
1315	Box	1	6	Remove
1316	Elm	1	5	Remove
1318	Box	1	6	Remove
1319	Box	1	3	Remove
1320	Box	1	4	Remove
1321	Box	1	4	Remove
1322	Cherry	1	3	Remove
1323	Box	1	4	Remove
1324	Elm	1	5	Remove
1325	Cherry	1	2.5	Remove
1326	Cherry	1	4	Remove
1327	Elm	1	3	Remove
1328	Cherry	1	2.5	Remove
1329	Cherry	1	2.5	Remove
1330	Box	1	12	Remove
1331	Box	1	15	Remove
1332	Cherry	1	3	Remove
1333	Cherry	1	4	Remove
1334	Cherry	1	3	Remove
1335	Elm	1	3	Remove
1336	Elm	1	4	Remove
1337	Cherry	1	4	Remove
1339	Box	1	5	Remove
1340	Cherry	1	3	Remove
1341	Box	1	16	Remove
1342	Cherry	1	3	Remove
1343	Cherry	1	2.5	Remove

Point #	Species	Stems	Size	Remove/Save
1344	Cherry	1	4	Remove
1345	Cherry	1	3	Remove
1346	Walnut	1	11	Remove
1347	Cherry	1	4	Remove
1348	Cherry	1	3	Remove
1349	Box	1	5	Remove
1352	Walnut	1	6	Remove
1353	Elm	1	7	Remove
1354	Box	1	6	Remove
1360	Cherry	1	4	Save
1362	Box	1	33	Save
1363	Box	1	14	Remove
1364	Box	1	6	Remove
1365	Box	1	10	Remove
1366	Walnut	1	12	Remove
1367	Walnut	1	12	Remove
1368	Box	1	5	Remove
1369	Box	1	5	Remove
1370	Box	1	5	Remove
1371	Walnut	1	14	Remove
1372	Walnut	1	11	Remove
1373	Cherry	1	2.5	Remove
1374	Elm	1	4	Remove
1375	Walnut	1	13	Remove
1376	Cherry	1	2.5	Remove
1377	Cherry	1	3	Remove
1378	Box	1	12	Remove
1379	Walnut	1	6	Remove
1380	Walnut	1	14	Remove
1381	Cherry	1	3	Remove

Point #	Species	Stems	Size	Remove/Save
1383	Box	1	8	Remove
1384	Cherry	1	4	Remove
1385	Poplar	1	10	Remove
1387	Elm	1	12	Save
1394	Poplar	1	3	Save
1395	Poplar	1	6	Save
1396	Elm	1	3	Save
1397	Poplar	1	4	Save
1398	Poplar	1	6	Remove
1399	Poplar	1	6	Remove
1400	Poplar	1	5	Remove
1401	Poplar	1	4	Remove
1402	Poplar	1	8	Remove

LEGEND

TREE TO BE REMOVED

TREE TO REMAIN

N

0 10 20 40 60

Scale in Feet

NOT FOR CONSTRUCTION

CNH ARCHITECTS

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

DATE _____ REG. NO. _____

REHDER & ASSOCIATES, INC.
Civil Engineers • Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder-inc.com

CNH ARCHITECTS
7300 WEST 147TH STREET SUITE 504 APPLE VALLEY, MN 55124-7580 (952) 431-4433

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CNH NO.: 19122

DATE: 05/06/20

REVISIONS:

CITY RESUBMITTAL 5/6/20

More Space - West St. Paul

1777 Oakdale Avenue
West St. Paul, MN

Tree Preservation Plan

C4

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.	CONT.	SPACING	NOTES
EVERGREEN TREES + SHRUBS						
TOT	TECHNY ARBORVITAE	THUJA OCCIDENTALIS 'TECHNY'	6	6' BB	12' OC	12-15'H x 6-8'W
PG	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	14	6' BB	10' OC	30'H x 20'W
DECIDUOUS TREES + SHRUBS						
QB	SWAMP WHITE OAK	QUERCUS BICOLOR	12	3" BB		50-60' H x 40-50'W
CO	HACKBERRY	CELTIS OCCIDENTALIS	7	3" BB	40' OC	50-75'H x 50'W
AR	ARMSTRONG GOLD MAPLE	ACER RUBRUM 'JFS-KW78'	3	3" BB	15' OC	40'H x 12'W
GT	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPCOLE'	2	3" BB		30-35'H x 30-35'W
CC	FIRESPIRE AMERICAN HORNBEAM	CARPINUS CAROLINIANA 'J.N. UPRIGHT'	6	3" BB	20' OC	20'H x 10'W
DS	BUTTERFLY BUSH HONEYSUCKLE	DIERVILLA SESSILIFOLIA 'BUTTERFLY'	18	#5 CONT	4' OC	3-5'H x 3-4'W
HA	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	12	#5 CONT	3' OC	4-5'H x 3-5'W
PERENNIALS + ORNAMENTAL GRASSES						
NF	WALKER'S LOW CATMINT	NEPETA FAASSENII 'WALKERS LOW'	70	#1 CONT	2' OC	24-30"H x 30"W
SS	STANDING OVATION LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	61	#1 CONT	2' OC	42"H

LEGEND

NATIVE SEED MIX

MULCH

TURF

DECIDUOUS OVERSTORY TREE

CONIFEROUS OVERSTORY TREE

CONIFEROUS UNDERSTORY TREE

DECIDUOUS UNDERSTORY TREE

PERENNIALS + ORNAMENTAL GRASSES

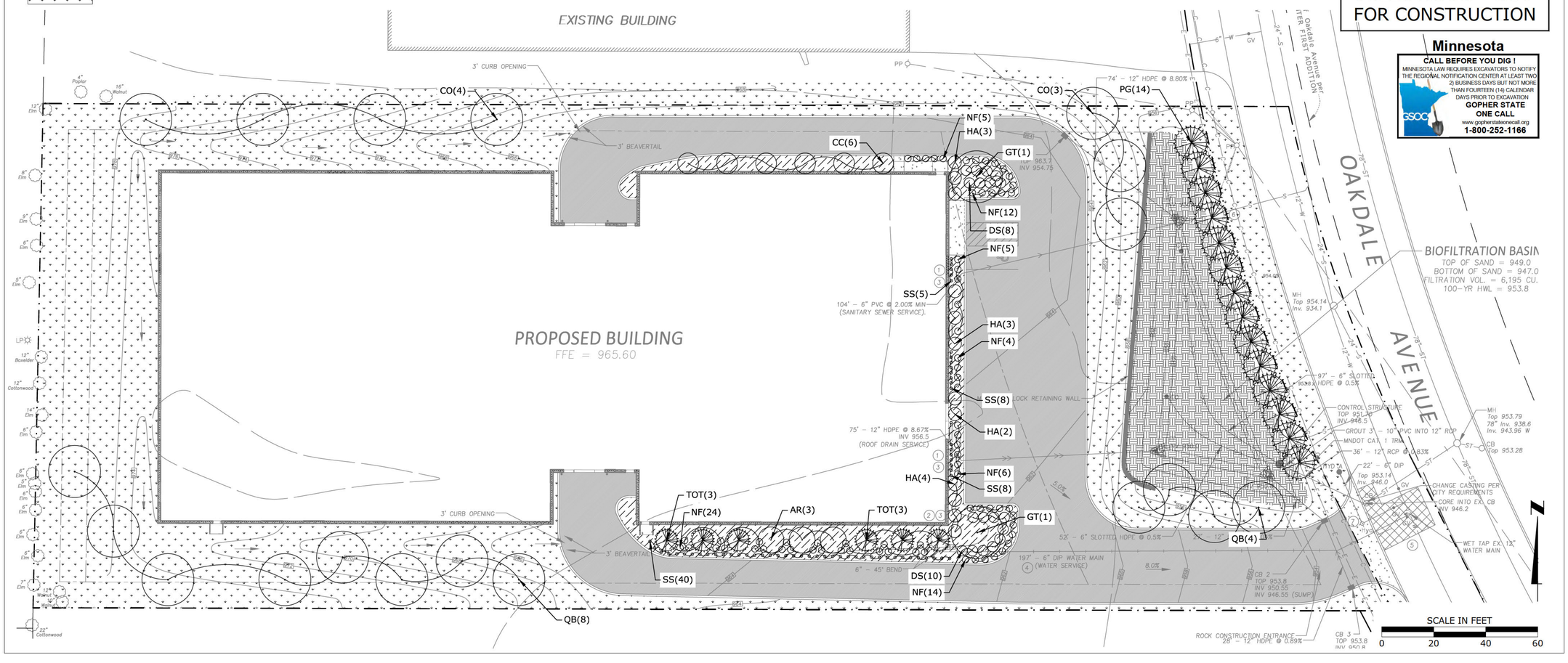
CODE REQUIREMENTS

CODE REQUIREMENTS FOR I-1 LIGHT INDUSTRIAL DISTRICT	TOTAL REQUIRED	TOTAL PROVIDED
LANDSCAPING REQUIREMENTS PER CODE 153.032(E)(2) AND (3)		
WITHIN PROTECTIVE BUFFER AREA : 1 'QUALITY' TREE PER 20 LINEAL FEET OF PROPERTY	11	14 PROVIDED + 1 EXISTING
(STREET FRONTAGE = 208.9'. 208.9' / 20' = 10.4)		
WITHIN CURBED ISLANDS : 1 'QUALITY' TREE PER CURBED ISLAND	2	2
TREE REMOVAL REQUIREMENTS PER CODE 153.032 (E)(7)		
PROVIDE 30% OF TOTAL CALIPER INCHES OF 'QUALITY' TREES REMOVED	213 CALIPER INCHES	190 CALIPER INCHES
SCREENING REQUIREMENTS PER CODE 153.032(E)(4) : INDUSTRIAL USE ACROSS FROM R USE		
LANDSCAPE SCREEN SHALL BE 6-FEET IN HEIGHT AND 95% OPAQUE SCREENING ALONG OAKDALE AVENUE		EVERGREEN TREE SCREENING ALONG OKADALE AVENUE

LANDSCAPE NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR FINISH GRADING AND POSITIVE SURFACE DRAINAGE IN ALL LANDSCAPE AREAS.
2. ALL PLANT MATERIALS ARE TO CONFORM WITH STATE AND LOCAL CONSTRUCTION STANDARDS & THE CURRENT ADDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIALS ARE TO BE HEALTHY, HARDY STOCK, AND FREE FROM ANY DISEASES, DAMAGE, AND DISFIGURATION.
3. QUANTITIES OF PLANTS LISTED ON THE PLAN ARE TO GOVERN ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND PLAN. PLACE PLANTS IN PROPER SPACING FOLLOWING LAYOUT FIGURES.
4. MAINTAIN (30) INCHES CLEARANCE AROUND PARKING STALLS TO ALLOW OVERHANG OF PARKED CARS.
5. APPLY FOUR (4) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN FOUR (4) FOOT DIAMETER RING AROUND ALL TREES IN TURF AREA.
6. APPLY PRE-EMERGENT TO MULCH IN PLANTING AREAS TO PROHIBIT WEED GROWTH, APPLICATION RATE TO BE PER MANUFACTURER'S RECOMMENDATIONS. IF WEEDS APPEAR IN TREATED AREAS DURING THE FIRST YEAR, LANDSCAPE CONTRACTOR TO REMOVE ALL WEEDS AT NO ADDITIONAL COST.
7. PLANTING SOIL FOR LANDSCAPED AREAS SHALL BE MINIMUM SIX (6) INCHES IN DEPTH. PLANTING SOIL SHALL BE WELL-GRADED SOIL, FRIABLE AND FERTILE, FREE OF HARDPACK SUBSOIL, STONES AND NOXIOUS WEEDS, AND HAVE A PH BETWEEN 6.5 AND 7.5. PLANTING SOIL TO BE A MIXTURE OF SELECTED TOPSOIL BORROW (MNDOT 3877 TYPE B) PEAT MOSS OR COMPOSTED YARD WASTE AND FERTILIZER, MIXING PROPORTIONS SHALL BE ACCORDING TO LOOSE VOLUME RATIO AND HAVE A COMPOSITE ORGANIC CONTENT AT NO LESS THAN 15% AND NO GREATER THAN 20%. FERTILIZER SHALL BE SLOW RELEASE COMMERCIAL FERTILIZER AND ADDED IN SUFFICIENT QUANTITY TO PROVIDE 0.05 POUND OF TOTAL NITROGEN PER CUBIC YARD OF PLANTING SOIL.
8. FOLLOW LANDSCAPE DETAILS FOR ALL INSTALLATION, UNLESS OTHERWISE NOTED.
9. LANDSCAPE CONTRACTOR TO MAINTAIN PLANTS AND SOD IN HEALTHY CONDITION THROUGHOUT ONE YEAR WARRANTY PERIOD. THE WARRANTY PERIOD SHALL BEGIN UPON INSPECTION AND ACCEPTANCE BY CITY STAFF.
10. FOR EROSION AND SEDIMENT CONTROL, REFER TO CIVIL PLANS.

PRELIMINARY - NOT FOR CONSTRUCTION



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7300 WEST 147TH STREET SUITE 504 APPLE VALLEY, MN 55124 - 7580 (952) 431-4433

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Engineering • Surveying
Landscape Architecture
HANSEN THORP PELLINEN OLSON, Inc.
7500 Flying Cloud Drive, Suite 600
Eden Prairie, MN 55344
952-829-0700 952-829-7508 fax

COMM: 19122
DATE: 5/5/20

REVISIONS:

More Space - West St. Paul

Oakdale Avenue
West St. Paul, MN

Landscape Plan

L-1

P:\2020\20-004 - More Space Self Storage\CAD\DWG\PLANSHEETS\CIVIL\20-004_LAN-PLN.dwg
DATE PLOTTED: 05/05/2020

CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. 20-052

RESOLUTION APPROVING A SITE PLAN FOR THE CONSTRUCTION OF A SELF-STORAGE FACILITY AT 1665 OAKDALE AVENUE - MORE SPACE, LLC

WHEREAS, a Site Plan application has been submitted to the City for property currently legally described as:

CURRENT:

PT OF NW 1/4 OF SE 1/4 COM 750.94 FT W & 570 FT S OF NE COR
S 194 FT E 559.82 FT TO CEN OAKDALE N ON RD 209.55 FT W 479.09 FT
TO BEG

PROPOSED PLAT:

LOT 1, BLOCK 1 OF MORE SPACE SELF STORAGE

WHEREAS, a Public Hearing concerning the Site Plan was held before the West St. Paul Planning Commission on May 19, 2020; and

WHEREAS, the West St. Paul Planning Commission has recommended that the City Council approve the Site Plan.

NOW, THEREFORE, BE IT RESOLVED by the West St. Paul City Council that the Site Plan for 1665 Oakdale Avenue, requested by More Space, LLC, is hereby approved subject to the submitted plans and the following conditions:

1. Council approval of the corresponding preliminary and final plat application;
2. The Applicant shall apply for and obtain all applicable building and sign permits;
3. The Applicant shall revise the lighting plan to ensure that all lighting levels will not exceed zero foot candles at all abutting property lines, and no direct glare shall extend into the public street, public open space, or neighboring properties;
4. The Applicant revise plans to either increase the number of trees or increase the caliper inches of the proposed trees to meet the 222 caliper inches minimum requirement;
5. Any/all trash enclosures comply with section 153.032 (F)6 of the zoning ordinance;
6. All signage must comply with section 153 of the zoning ordinance;
7. The Applicant shall consider the recommendations of the Environmental Committee per the attached memo dated April 13, 2020;
8. The Applicant shall adhere to all items outlined in the WSB Engineering Memo dated May 12, 2020;

9. The Applicant shall enter into a storm water management agreement prior to the application of a building permit;
10. The Applicant shall adhere to all items outlined in the Dakota County Plat Commission dated March 16, 2020;
11. The Applicant shall work with City Staff to reduce the number of parking stalls to proof of parking along the front building façade to incorporate more trees; and
12. The Applicant shall work with City Staff to address the soil and elevation concerns mentioned by an adjacent property owner.

Adopted by the City Council of the City of West St. Paul, Minnesota, this 26th day of May 2020.

David J. Napier, Mayor

Attest:

Shirley R Buecksler, City Clerk