THOMPSON SQUARE
PRELIMINARY DEVELOPMENT PLAN
WEST ST. PAUL, MINNESOTA

WARNING!
UNDERGROUND UTILITIES
CALL BEFORE DIGGING

COVER SHEET
LEGEND SHEET
EXISTING CONDITIONS
PRELIMINARY REMOVALS PLAN
PRELIMINARY OVERALL DEVELOPMENT PLAN
PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY SANITARY & WATERMAIN PLAN
PRELIMINARY STORM PLAN
PRELIMINARY LIGHT & SIGNAGE PLAN
PRELIMINARY OVERALL GRADING PLAN
PRELIMINARY GRADING PLAN
PRELIMINARY WALL PLAN
PRELIMINARY FLOODPLANE CONTROL PLAN
PRELIMINARY SEEDING PLAN
EXISTING HYDROLOGY MAP
PROPOSED HYDROLOGY MAP
MPCA MAP
STORMWATER POLLUTION PREVENTION PLAN
GRADING DETAILS
CITY DETAILS
PRELIMINARY LANDSCAPE PLAN
PRELIMINARY TREE PRESERVATION PLAN

LOCATION MAP

CITY DETAILS
EXISTING HYDROLOGY MAP
PROPOSED HYDROLOGY MAP
MPCA MAP
STORMWATER POLLUTION PREVENTION PLAN
GRADING DETAILS
CITY DETAILS
PRELIMINARY LANDSCAPE PLAN
PRELIMINARY TREE PRESERVATION PLAN
I hereby certify that this plan 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.

2021 Pioneer Engineering, P.A.
Mendota Heights, MN 55120
2422 Enterprise Drive
(651) 681-1914
www.pioneereng.com

LANDSCAPE ARCHITECTS
LAND SURVEYORS
LAND PLANNERS
CIVIL ENGINEERS

2.10
00-ENG-120239-SHEET-EX-CON

EXISTING CONDITIONS

NAP/BNM
PDS

Revisions
1. XX-XX-XXXX City Comments

Designed
Drawn

28
28

4/28/2022

OF THOMPSON SQUARE
WEST ST. PAUL, MINNESOTA

M/I HOMES
5354 PARKDALE DRIVE SUITE 100

55416
05-27-2022

Brian N. Molinaro

ST. LOUIS PARK, MINNESOTA

05-27-2022
I hereby certify that this plan 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.

OF THOMPSON SQUARE
WEST ST. PAUL, MINNESOTA

M/I HOMES
5354 PARKDALE DRIVE SUITE 100

05-27-2022
NAP/BNM
PDS

Name
Reg. No.
Date

Revisions
1. XX-XX-XXXX City Comments
Date

Designed
Drawn

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00-ENG-120239-SHEET-EX-CON

EXISTING CONDITIONS

ST. LOUIS PARK, MINNESOTA 55416

2.11
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LANDSCAPE ARCHITECTS
LAND SURVEYORS
LAND PLANNERS
CIVIL ENGINEERS

Prepared:
Brian N. Molinaro
ST. LOUIS PARK, MINNESOTA 55416

05-27-2022

Revisions
1. XX-XX-XXXX City Comments

Name
Reg. No.
Date

Designed:

Drawn:

PROPOSED UNITS: 58

A - TOTAL AREA: 21.584 ACRES
B - PROPOSED ROW: 0.273 ACRES
C - OUTLOT A: 15.422 ACRES
D - OUTLOT B: 0.656 ACRES

NET AREA (A - B - C): 5.899 ACRES
NET DENSITY: 9.832 UNITS/ACRE

PRELIMINARY OVERALL DEVELOPMENT PLAN
38 HOMES
5404 SOUTH 10TH ST
ST. LOUIS PARK, MINNESOTA

THOMPSON SQUARE
WEST ST. PAUL, MINNESOTA

3.10-28

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SITE DATA
CURRENT ZONING: B-6 MIXED USE
PROPOSED ZONING: PRD

PROPOSED UNITS: 58

A - TOTAL AREA: 21.584 ACRES
B - PROPOSED ROW: 0.273 ACRES
C - OUTLOT A: 15.422 ACRES
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LANDSCAPE ARCHITECTS
LAND SURVEYORS
LAND PLANNERS
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PRELIMINARY SANITARY & WATERMAIN PLAN

M/I HOMES
5354 PARKDALE DRIVE SUITE 100
ST. LOUIS PARK, MINNESOTA 55416
00-ENG-120239-SHEET-SSWR

28
SETBACKS
FRONT (TO BOC) 22'
SIDE (TO FOUNDATION) 5'
SIDE (TO BOC) 15'
SIDE (TO OAKDALE AVE) 30'
REAR REAR
(REAR (TO OAKDALE AVE) 15'

LOW FLOOR 2' + HWL
LOW OPENING 1.5' + EOF

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LANDSCAPE ARCHITECTS
LAND SURVEYORS
LAND PLANNERS
CIVIL ENGINEERS

M/I HOMES
5354 PARKDALE DRIVE SUITE 100
05-27-2022

OF THOMPSON SQUARE
WEST ST. PAUL, MINNESOTA

ST. LOUIS PARK, MINNESOTA 55416

00-ENG-120239-SHEET-STRM
4.20
PRELIMINARY STORM SEWER PLAN

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SETBACKS

FRONT (TO BOC) 22'
SIDE (TO FOUNDATION) 5'
SIDE (TO OAKDALE AVE) 30'
REAR 30'
REAR (TO OAKDALE AVE) 15'

LOW FLOOR 2' + HWL
1.5' + EOF

LOW OPENING 1.5' + EOF

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28 OF THOMPSON SQUARE
WEST ST. PAUL, MINNESOTA

M/I HOMES
5354 PARKDALE DRIVE SUITE 100
05-27-2022
NAP/BNM
PDS

Name
Reg. No.
Date

Revisions
XX-XX-XXXX City Comments
Date
Designed
Drawn

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LANDSCAPE ARCHITECTS
LAND SURVEYORS
LAND PLANNERS
CIVIL ENGINEERS

47504
05-27-2022

Brian N. Molinaro
ST. LOUIS PARK, MINNESOTA 55416

00-ENG-120239-SHEET-GRAD-OVER
5.10
PRELIMINARY OVERALL GRADING
PLAN

PRELIMINARY OVERALL GRADING PLAN
MS HOMES
3436 CHARLOTTE AVENUE NE
AT SOUTHERN APPEARENT HIGH

THOMPSON SQUARE
WEST ST. PAUL, MINNESOTA

5.10 28
I hereby certify that this plan 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.
LANDSCAPE PLAN

LANDSCAPE NOTES:

DISTURBED UPLAND WITHIN THE RESIDENTIAL AREA GRADING LIMITS WILL BE SEeded AND IRRIGATED.

TREE PLANTING DETAILS:

CONIFEROUS TREE PLANTING DETAIL:

DECIDUOUS TREE PLANTING DETAIL:

EXISTING TREES TO BE SAVED

Jennifer L. Thompson

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

M/I HOMES
5354 PARKDALE DRIVE SUITE 100
WEST ST. PAUL, MINNESOTA

05-27-2022
TREE PRESERVATION PLAN SHOWS TREES OUTSIDE RESIDENTIAL DEVELOPMENT AREA AS PER CITY REQUEST. TREES LOCATED WITHIN THE CORRECTED WETLAND RECLAMATION AREA WILL BE THE RESPONSIBILITY OF THE CITY. ALL TREES SHOWN ON THIS PLAN WERE INVENTORIED AS PART OF THOMPSON SQUARE.

61 OF THE 203 INVENTORIED TREES ARE GREEN ASH INFECTED WITH EMERALD ASH BORER. THESE ARE EXCLUDED FROM CALCULATIONS.

TREE INVENTORY PROVIDED BY MINNETAL NATURAL RESOURCES, INC.

Jennifer L. Thompson

TREE PROTECTION DETAIL

TREE PROTECTION FENCE DETAIL

× 450 TREE TO BE REMOVED
× 587 TREE TO BE SAVED
× 678 TREE LOCATED OFF-SITE