

LEGEND		PROPERTY LINE	
○ (88.71)	= PROPOSED SPOT ELEVATION	---	WETLAND
○ (88.71)	= EXISTING SPOT ELEVATION	---	SETBACK
●	FOUND IRON MARKER	---	EASEMENT
○	SET IRON MARKER	---	CENTERLINE
○	LIGHT	---	WATERSHED
○	POWER POLE	---	SANITARY SEWER
○	UTILITY PEDESTAL	---	STORM SEWER
○	TRANSFORMER	---	OVERHEAD UTILITY LINE
○	EXISTING TREE	---	UNDERGROUND ELECTRIC
○	CATCH BASIN	---	UNDERGROUND GAS
○	STORM MANHOLE	---	UNDERGROUND FIBER OPTIC
○	SANITARY MANHOLE	---	UNDERGROUND TELEPHONE
○	GATE VALVE		
○	HYDRANT		

GENERAL NOTES:

- 1.CONTRACTOR IS RESPONSIBLE TO VISIT THE SITE PRIOR TO BIDDING TO ASSURE SCOPE OF WORK IS UNDERSTOOD AND IS TO CONTACT ENGINEER PRIOR TO BIDDING FOR ANY CLARIFICATION NEEDED. THERE WILL BE NO ADDITIONAL COMPENSATION FOR ITEMS THAT COULD HAVE BEEN CLARIFIED PRIOR TO BID SUBMITTAL.
- 2.CONTRACTOR TO FOLLOW ALL CITY DESIGN DETAILS AND ALL WORK TO MEET LOCAL, STATE, AND FEDERAL CODES.
- 3.ALL MATERIALS AND WORKMANSHIP TO MEET MnDOT SPECIFICATIONS.
- 4.STATE LAW REQUIRES NOTIFICATION OF GOPHER STATE ONE CALL FOR LOCATION OF UTILITY OWNED LINES 48 HOURS PRIOR TO BEGINNING WORK. PRIVATE UTILITY LINES WILL NOT BE LOCATED AS PART OF A GOPHER STATE ONE CALL, BUT CAN BE LOCATED BY A CONTRACT LOCATOR OR OTHER SUITABLE MEANS. CONTRACTOR IS RESPONSIBLE FOR LOCATION FOR LOCATING ALL UTILITY LINES PRIOR TO CONSTRUCTION.
- 5.ALL DOWN GRADIENT SEDIMENT CONTROL BMPs SHALL BE INSPECTED BY THE CITY PRIOR TO ANY LAND DISTURBANCE.

ID	SPECIES	DBH (in)	QUALITY	ID	SPECIES	DBH (in)	QUALITY	ID	SPECIES	DBH (in)	QUALITY
1	Hackberry	20	QUALITY	41	Ash (Dead)	22	NOTQUALITY	81	Cottonwood	10	NOTQUALITY
2	Hackberry	13	QUALITY	42	Red Oak	15	QUALITY	82	Cottonwood	11	NOTQUALITY
3	Red Pine	19	QUALITY	43	River Birch	16	QUALITY	83	Bm	9	QUALITY
4	Spruce	13	QUALITY	44	Red Oak	14	QUALITY	84	Bm	9	QUALITY
5	Spruce	16	QUALITY	45	River Birch	9	QUALITY	85	Bm	11	QUALITY
6	Spruce	13	QUALITY	46	River Birch	8	QUALITY	86	Bm	20	QUALITY
7	Spruce	13	QUALITY	47	River Birch	7	QUALITY	87	Ash	8	NOTQUALITY
8	Spruce	15	QUALITY	48	River Birch	8	QUALITY	88	Bm	13	QUALITY
9	Red Pine	17	QUALITY	49	River Birch	8	QUALITY	89	Bm	9	QUALITY
10	Red Pine	16	QUALITY	50	Ash (Dead)	19	NOTQUALITY	90	Cottonwood	12	NOTQUALITY
11	Red Pine	15	QUALITY	51	River Birch	9	QUALITY	91	Cottonwood	12	NOTQUALITY
12	Red Pine	9	QUALITY	52	Ash	8	NOTQUALITY	92	Cottonwood	19	NOTQUALITY
13	Cottonwood	30	NOTQUALITY	53	INTENTIONALLY BLANK			93	NOTQUALITY	9	NOTQUALITY
14	Birch	9	QUALITY	54	River Birch	16	QUALITY	94	Bm	9	QUALITY
15	Hackberry	26	QUALITY	55	River Birch	15	QUALITY	95	Cottonwood	12	NOTQUALITY
16	Red Oak	20	QUALITY	56	Bowlder	8	QUALITY	96	Cottonwood	15	NOTQUALITY
17	Walnut	24	QUALITY	57	River Birch	18	QUALITY	97	Cottonwood	15	NOTQUALITY
18	Red Oak	13	QUALITY	58	River Birch	9	QUALITY	98	Bm	8	QUALITY
19	Red Oak	15	QUALITY	59	White Oak	9	QUALITY	99	Cottonwood	11	NOTQUALITY
20	Birch	16	QUALITY	60	White Oak (Dead)	9	NOTQUALITY	100	Cottonwood	10	NOTQUALITY
21	Mountain Ash	11	QUALITY	61	White Oak	33	QUALITY	101	Bm	10	QUALITY
22	Birch	12	QUALITY	62	Maple	12	QUALITY	102	Cottonwood	18	NOTQUALITY
23	Birch	15	QUALITY	63	Maple	9	QUALITY	103	Cottonwood	14	NOTQUALITY
24	White Oak	41	QUALITY	64	Maple	16	QUALITY	104	Cottonwood	14	NOTQUALITY
25	White Oak	59	QUALITY	65	Maple	14	QUALITY	105	Cottonwood	15	NOTQUALITY
26	Red Pine	17	QUALITY	66	Maple	15	QUALITY	106	Cottonwood	12	NOTQUALITY
27	White Oak	50	QUALITY	67	Maple	9	QUALITY	107	Bm	10	QUALITY
28	Red Pine	15	QUALITY	68	White Oak	10	QUALITY	108	Cottonwood	8	NOTQUALITY
29	INTENTIONALLY BLANK			69	White Oak	29	QUALITY	109	Cottonwood	9	NOTQUALITY
30	Walnut	18	QUALITY	70	Cottonwood	14	NOTQUALITY	110	Cottonwood	15	NOTQUALITY
31	Hackberry	10	QUALITY	71	Cottonwood	9	NOTQUALITY	111	Bm	10	QUALITY
32	White Oak	32	QUALITY	72	Cottonwood	16	NOTQUALITY	112	Cottonwood	9	NOTQUALITY
33	Walnut	9	QUALITY	73	Cottonwood	13	NOTQUALITY	113	Cottonwood	17	NOTQUALITY
34	Walnut	16	QUALITY	74	Cottonwood	9	NOTQUALITY	114	Cottonwood	18	NOTQUALITY
35	Walnut	10	QUALITY	75	Bm	8	QUALITY	115	Bowlder	11	QUALITY
36	Hackberry	10	QUALITY	76	Cottonwood	21	NOTQUALITY	116	Bm	10	QUALITY
37	Walnut	18	QUALITY	77	Cottonwood	13	NOTQUALITY	117	Cottonwood	15	NOTQUALITY
38	Spruce (Dead)	12	NOTQUALITY	78	Cottonwood	12	NOTQUALITY	118	Red Oak	10	QUALITY
39	Spruce	12	QUALITY	79	Bm	11	QUALITY	119	Maple	15	QUALITY
40	Spruce	12	QUALITY	80	Cottonwood	12	NOTQUALITY				

ASSUME ALL TREES ARE REMOVED FOR REPLACEMENT CALCULATION

Total Caliper Inches Removed	1,720
Quality Caliper Inches Removed	1,190
Required Replacement Caliper Inches	357
Required Replacement 2.5" Tree	143



7514 OLIVER AVE S
MINNEAPOLIS, MN 55423
BUS (612) 220-0152
EMAIL: INFO@ELLIOTTDESIGNBUILD.COM

CLIENT
CITY OF WEST ST PAUL
1616 HUMBOLDT AVE. WEST
WEST ST PAUL, MN 55118

PROJECT
BUTLER AVE DEVELOPMENT

REVISION	N°	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

PROJECT N°
E586

SITE
424 BUTLER AVE E
WEST ST PAUL, MN 55118

**PRELIMINARY
NOT FOR
CONSTRUCTION**

CIVIL SHEET INDEX

SHEET	TITLE
C-1	REMOVALS & TREES
C-2	PRELIM GRADING & ERSN CTRL
C-3	FINAL GRADING & ERSN CTRL
C-4	UTILITIES
C-5	SITE & LANDSCAPING
D-1	DETAILS
D-2	DETAILS
----	----
----	----
----	----
----	----

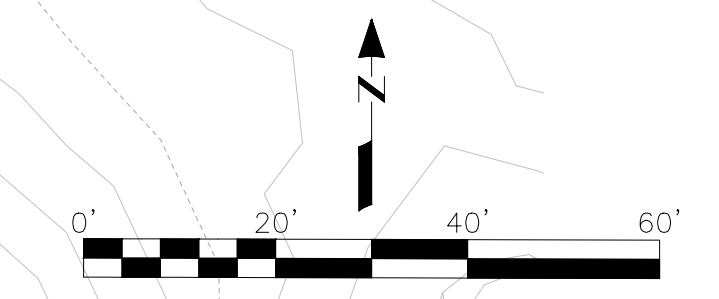
DRAWING TITLE
REMOVALS & TREES

DRAWING N°
C-1

DRAWN BY
B. PASSOLT

CHECKED BY
L. ELLIOTT

DATE 12/17/25	PAGE N°. 1 OF 7
SCALE 1" = 20'	REV. -
	SIZE 22"X34"



LEGEND		
○ (888.31)	= PROPOSED SPOT ELEVATION	— — — — —
○ (888.71)	= EXISTING SPOT ELEVATION	— — — — —
●	FOUND IRON MARKER	— — — — —
○	SET IRON MARKER	— — — — —
○	LIGHT	— — — — —
○	POWER POLE	— — — — —
○	UTILITY PEDESTAL	— — — — —
○	TRANSFORMER	— — — — —
○	EXISTING TREE	— — — — —
○	CATCH BASIN	— — — — —
○	STORM MANHOLE	— — — — —
○	SANITARY MANHOLE	— — — — —
○	GATE VALVE	— — — — —
○	HYDRANT	— — — — —
— — — — —	PROPERTY LINE	— — — — —
— — — — —	WETLAND	— — — — —
— — — — —	SETBACK	— — — — —
— — — — —	EASEMENT	— — — — —
— — — — —	CENTERLINE	— — — — —
— — — — —	WATERSHED	— — — — —
— — — — —	SANITARY SEWER	— — — — —
— — — — —	STORM SEWER	— — — — —
— — — — —	OVERHEAD UTILITY LINE	— — — — —
— — — — —	UNDERGROUND ELECTRIC	— — — — —
— — — — —	UNDERGROUND GAS	— — — — —
— — — — —	UNDERGROUND FIBER OPTIC	— — — — —
— — — — —	UNDERGROUND TELEPHONE	— — — — —

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VISIT THE SITE PRIOR TO BIDDING TO ASSURE SCOPE OF WORK IS UNDERSTOOD AND IS TO CONTACT ENGINEER PRIOR TO BIDDING FOR ANY CLARIFICATION NEEDED. THERE WILL BE NO ADDITIONAL COMPENSATION FOR ITEMS THAT COULD HAVE BEEN CLARIFIED PRIOR TO BID SUBMITTAL.
2. CONTRACTOR TO FOLLOW ALL CITY DESIGN DETAILS AND ALL WORK TO MEET LOCAL, STATE, AND FEDERAL CODES.
3. ALL MATERIALS AND WORKMANSHIP TO MEET MnDOT SPECIFICATIONS.
4. STATE LAW REQUIRES NOTIFICATION OF GOPHER STATE ONE CALL FOR LOCATION OF UTILITY OWNED LINES 48 HOURS PRIOR TO BEGINNING WORK. PRIVATE UTILITY LINES WILL NOT BE LOCATED AS PART OF A GOPHER STATE ONE CALL, BUT CAN BE LOCATED BY A CONTRACT LOCATOR OR OTHER SUITABLE MEANS. CONTRACTOR IS RESPONSIBLE FOR LOCATION FOR LOCATING ALL UTILITY LINES PRIOR TO CONSTRUCTION.
5. ALL DOWN GRADIENT SEDIMENT CONTROL BMP'S SHALL BE INSPECTED BY THE CITY PRIOR TO ANY LAND DISTURBANCE.

GRADING NOTES:

1. VERIFY WITH ENGINEER IF FIELD ELEVATION VARY GREATLY.
2. CURB GRADES ARE SHOWN AT FLOWLINE.
3. DISTURBED AREA TO RECEIVE 6" TOPSOIL.
4. MAXIMUM SLOPE 3:1.

EROSION CONTROL NOTES:

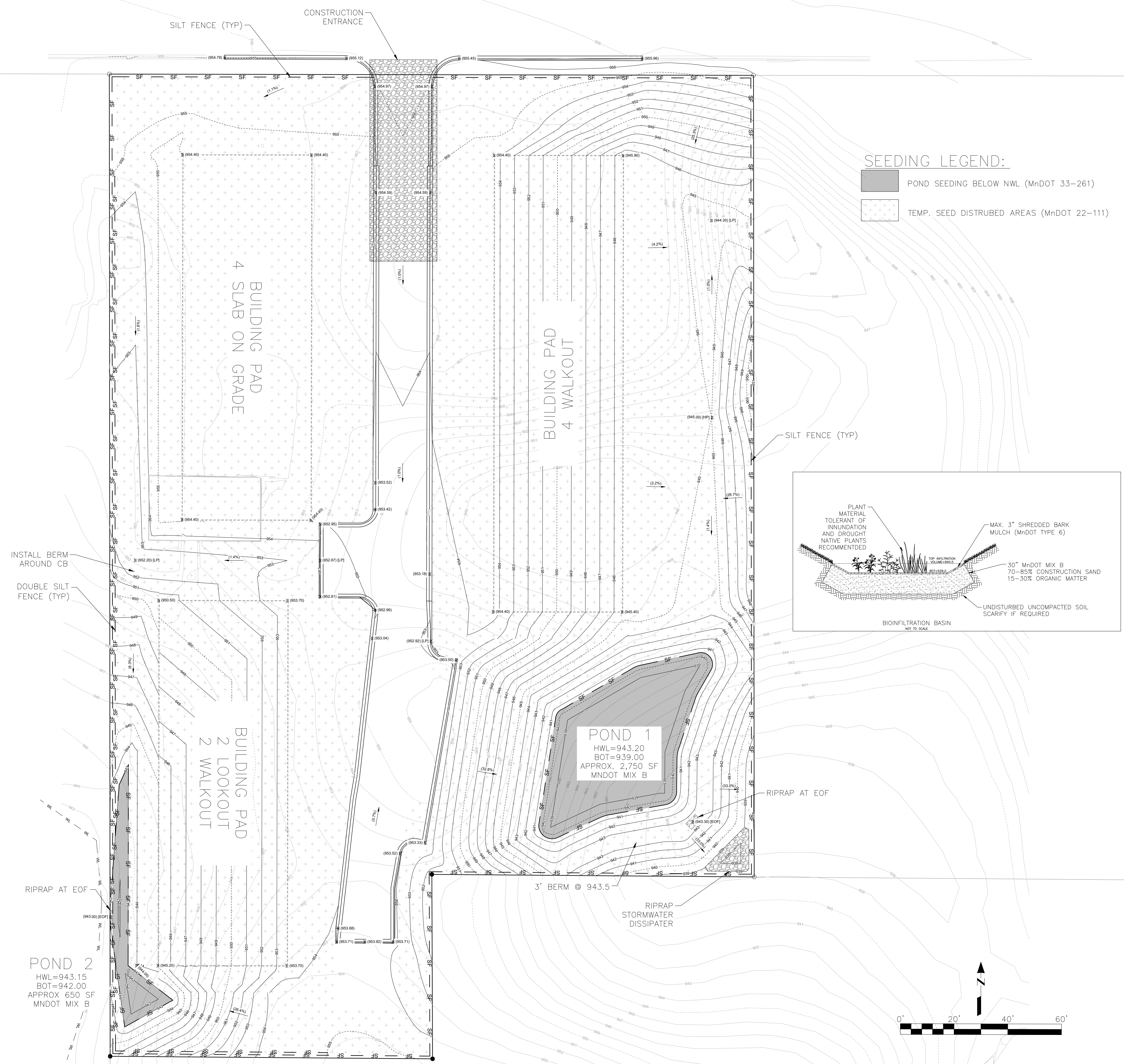
1. NATURAL TOPOGRAPHY AND SOIL CONDITIONS MUST BE PROTECTED, INCLUDING RETENTION ONSITE OF NATIVE TOPSOIL TO THE GREATEST EXTENT POSSIBLE. NEW TOPSOIL THAT IS INSTALLED SHALL CONTAIN AT LEAST 5% ORGANIC CONTENT.
2. ADDITIONAL MEASURES, SUCH AS HYDRAULIC MULCHING AND OTHER PRACTICES AS SPECIFIED BY THE DISTRICT MUST BE USED ON SLOPES OF 3:1 (H:V) OR STEEPER TO PROVIDE ADEQUATE STABILIZATION.
3. FINAL SITE STABILIZATION MEASURES MUST SPECIFY THAT AT LEAST SIX INCHES OF TOPSOIL OR ORGANIC MATTER BE SPREAD AND INCORPORATED INTO THE UNDERLYING SOIL DURING FINAL SITE TREATMENT WHEREVER TOPSOIL HAS BEEN REMOVED.
4. CONSTRUCTION SITE WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER, AND SANITARY WASTE MUST BE PROPERLY MANAGED.
5. ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S MUST BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND VEGETATION IS ESTABLISHED SUFFICIENTLY TO ENSURE STABILITY OF THE SITE, AS DETERMINED BY THE DISTRICT.
6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S MUST BE REMOVED UPON FINAL STABILIZATION.
7. SOIL SURFACES COMPACTED DURING CONSTRUCTION AND REMAINING PERVIOUS UPON COMPLETION OF CONSTRUCTION MUST BE DECOMPACTED TO ACHIEVE A SOIL COMPACTION TESTING PRESSURE OF LESS THAN 1,400 KILOPASCALS OR 200 POUNDS PER SQUARE INCH IN THE UPPER 12 INCHES OF THE SOIL PROFILE WHILE TAKING CARE TO PROTECT UTILITIES, TREE ROOTS, AND OTHER EXISTING VEGETATION.
8. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDAR DAYS AFTER LAND-DISTURBING WORK HAS TEMPORILY OR PERMANENTLY CEASED ON A PROPERTY THAT DRAINS TO AN IMPAIRED WATER, WITHIN 14 DAYS ELSEWHERE.
9. THE PERMITTEE MUST, AT A MINIMUM, INSPECT, MAINTAIN, AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES EVERY DAY WORK IS PERFORMED ON THE SITE AND AT LEAST WEEKLY UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER, THE PERMITTEE MUST PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED. THE PERMITTEE WILL MAINTAIN A LOG OF ACTIVITIES UNDER THIS SECTION FOR INSPECTION BY THE DISTRICT ON REQUEST.

BUILDING ABBREVIATIONS

SOG FFE: SLAB ON GRAD FINISH FLOOR ELEVATION
 WO FFE: WALKOUT FINISH FLOOR ELEVATION
 WOE: WALKOUT ELEVATION
 LO FFE: LOOKOUT FINISH FLOOR ELEVATION
 LFE: LOW FLOOR ELEVATION

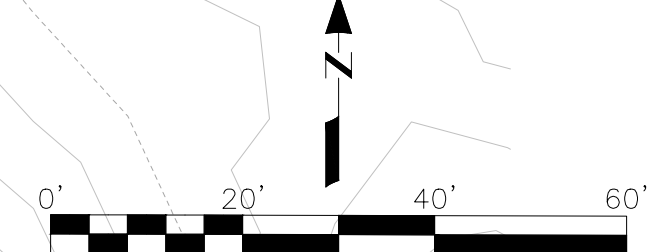
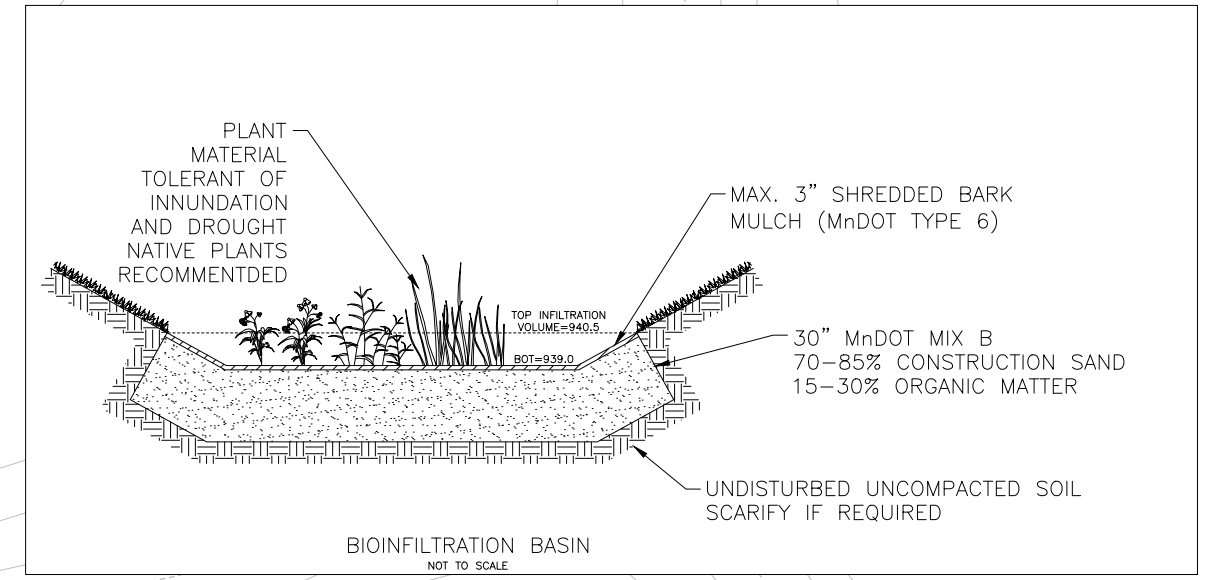
POND 2
 HWL=943.15
 BOT=942.00
 APPROX 650 SF
 MNDOT MIX B

POND 1
 HWL=943.20
 BOT=939.00
 APPROX. 2,750 SF
 MNDOT MIX B



SEEDING LEGEND:

- POND SEEDING BELOW NWL (MnDOT 33-261)
- TEMP. SEED DISTURBED AREAS (MnDOT 22-111)



7514 OLIVER AVE S
 MINNEAPOLIS, MN 55423
 BUS (612) 220-0152
 EMAIL: INFO@ELLIOTTDESIGNBUILD.COM

CLIENT
 CITY OF WEST ST PAUL
 1616 HUMBOLDT AVE. WEST
 WEST ST PAUL, MN 55118

PROJECT
 BUTLER AVE DEVELOPMENT

REVISION	N°	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

PROJECT N°
 E586

SITE
 424 BUTLER AVE E
 WEST ST PAUL, MN 55118

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

CIVIL SHEET INDEX

SHEET	TITLE
C-1	REMOVALS & TREES
C-2	PRELIM GRADING & ERSN CTRL
C-3	FINAL GRADING & ERSN CTRL
C-4	UTILITIES
C-5	SITE & LANDSCAPING
D-1	DETAILS
D-2	DETAILS
----	----
----	----
----	----

DRAWING TITLE
 PRELIM. GRADING & EROSION CONTROL

DRAWING N°
 C-2

DRAWN BY
 B. PASSOLT

CHECKED BY
 L. ELLIOTT

DATE 12/17/25	PAGE N°. 2 OF 7
SCALE 1" = 20'	REV. -
	SIZE 22"X34"

LEGEND		
○	PROPOSED SPOT ELEVATION	PROPERTY LINE
○	EXISTING SPOT ELEVATION	WETLAND
●	FOUND IRON MARKER	SETBACK
○	SET IRON MARKER	EASEMENT
○	LIGHT	CENTERLINE
○	POWER POLE	WATERSMAN
○	UTILITY PEDESTAL	SANITARY SEWER
○	TRANSFORMER	STORM SEWER
○	EXISTING TREE	OVERHEAD UTILITY LINE
○	CATCH BASIN	UNDERGROUND ELECTRIC
○	STORM MANHOLE	UNDERGROUND GAS
○	SANITARY MANHOLE	UNDERGROUND FIBER OPTIC
○	GATE VALVE	UNDERGROUND TELEPHONE
○	HYDRANT	

GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE TO VISIT THE SITE PRIOR TO BIDDING TO ASSURE SCOPE OF WORK IS UNDERSTOOD AND IS TO CONTACT ENGINEER PRIOR TO BIDDING FOR ANY CLARIFICATION NEEDED. THERE WILL BE NO ADDITIONAL COMPENSATION FOR ITEMS THAT COULD HAVE BEEN CLARIFIED PRIOR TO BID SUBMITTAL.
- CONTRACTOR TO FOLLOW ALL CITY DESIGN DETAILS AND ALL WORK TO MEET LOCAL, STATE, AND FEDERAL CODES.
- ALL MATERIALS AND WORKMANSHIP TO MEET MnDOT SPECIFICATIONS.
- STATE LAW REQUIRES NOTIFICATION OF GOPHER STATE ONE CALL FOR LOCATION OF UTILITY OWNED LINES 48 HOURS PRIOR TO BEGINNING WORK. PRIVATE UTILITY LINES WILL NOT BE LOCATED AS PART OF A GOPHER STATE ONE CALL, BUT CAN BE LOCATED BY A CONTRACT LOCATOR OR OTHER SUITABLE MEANS. CONTRACTOR IS RESPONSIBLE FOR LOCATION FOR LOCATING ALL UTILITY LINES PRIOR TO CONSTRUCTION.
- ALL DOWN GRADIENT SEDIMENT CONTROL BMP'S SHALL BE INSPECTED BY THE CITY PRIOR TO ANY LAND DISTURBANCE.

GRADING NOTES:

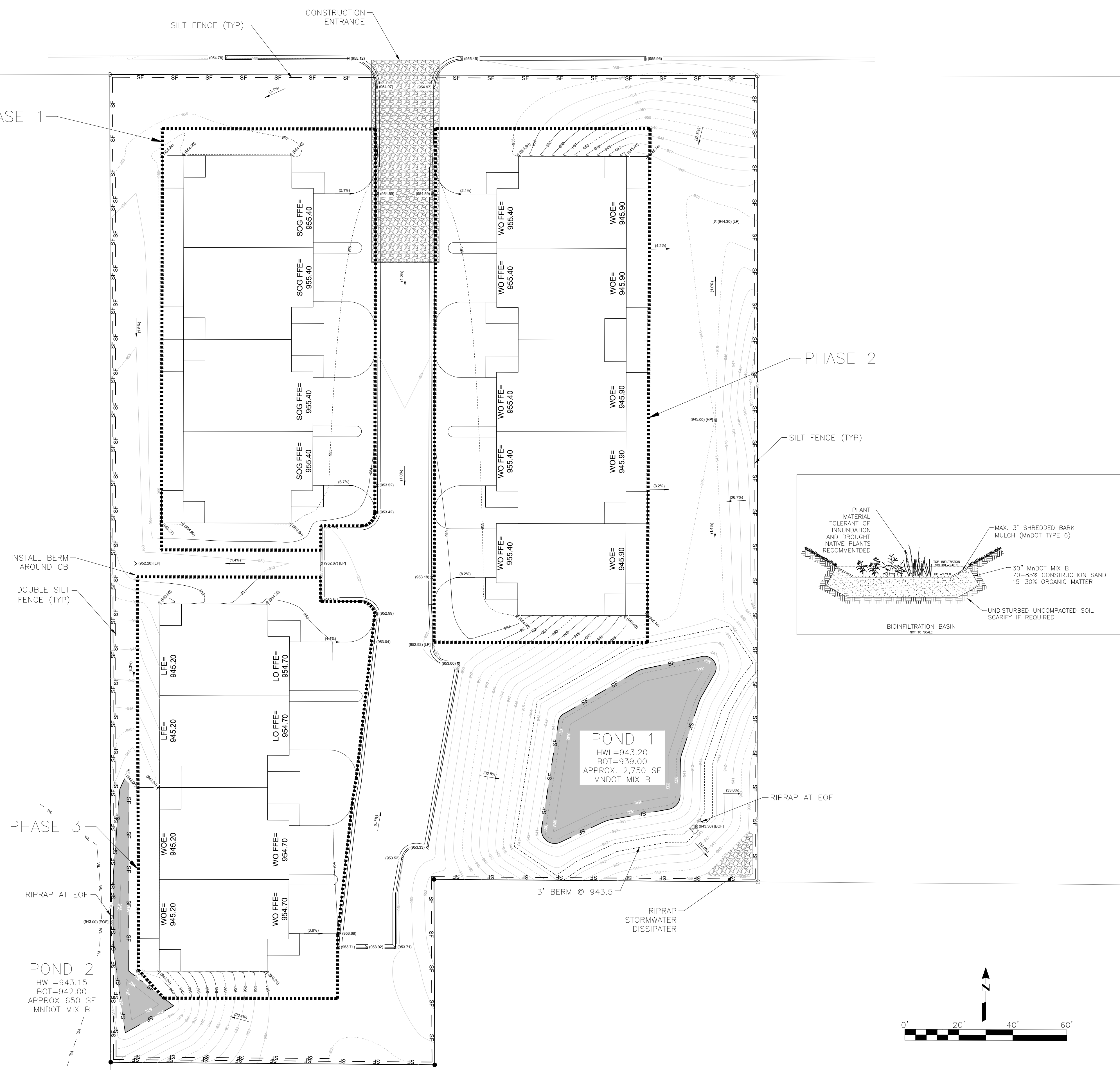
- VERIFY WITH ENGINEER IF FIELD ELEVATION VARY GREATLY.
- CURB GRADES ARE SHOWN AT FLOWLINE.
- DISTURBED AREA TO RECEIVE 6" TOPSOIL.
- MAXIMUM SLOPE 3:1.
- INSTALL EROSION CONTROL DURING BUILDING CONSTRUCTION AS NEEDED.
- RESTORE SEEDED OR SODDED AREAS DISTURBED FROM BUILDING CONSTRUCTION AFTER COMPLETION OF EACH BUILDING PHASE.

EROSION CONTROL NOTES:

- NATURAL TOPOGRAPHY AND SOIL CONDITIONS MUST BE PROTECTED, INCLUDING RETENTION ONSITE OF NATIVE TOPSOIL TO THE GREATEST EXTENT POSSIBLE. NEW TOPSOIL THAT IS INSTALLED SHALL CONTAIN AT LEAST 5% ORGANIC CONTENT.
- ADDITIONAL MEASURES, SUCH AS HYDRAULIC MULCHING AND OTHER PRACTICES AS SPECIFIED BY THE DISTRICT MUST BE USED ON SLOPES OF 3:1 (H:V) OR STEEPER TO PROVIDE ADEQUATE STABILIZATION.
- FINAL SITE STABILIZATION MEASURES MUST SPECIFY THAT AT LEAST SIX INCHES OF TOPSOIL OR ORGANIC MATTER BE SPREAD AND INCORPORATED INTO THE UNDERLYING SOIL DURING FINAL SITE TREATMENT WHEREVER TOPSOIL HAS BEEN REMOVED.
- CONSTRUCTION SITE WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER, AND SANITARY WASTE MUST BE PROPERLY MANAGED.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S MUST BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND VEGETATION IS ESTABLISHED SUFFICIENTLY TO ENSURE STABILITY OF THE SITE, AS DETERMINED BY THE DISTRICT.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S MUST BE REMOVED UPON FINAL STABILIZATION.
- SOIL SURFACES COMPACTED DURING CONSTRUCTION AND REMAINING PERVIOUS UPON COMPLETION OF CONSTRUCTION MUST BE DECOMPACTED TO ACHIEVE A SOIL COMPACTION TESTING PRESSURE OF LESS THAN 1,400 KILOPASCALS OR 200 POUNDS PER SQUARE INCH IN THE UPPER 12 INCHES OF THE SOIL PROFILE WHILE TAKING CARE TO PROTECT UTILITIES, TREE ROOTS, AND OTHER EXISTING VEGETATION.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDAR DAYS AFTER LAND-DISTURBING WORK HAS TEMPORILY OR PERMANENTLY CEASED ON A PROPERTY THAT DRAINS TO AN IMPAIRED WATER, WITHIN 14 DAYS ELSEWHERE.
- THE PERMITTEE MUST, AT A MINIMUM, INSPECT, MAINTAIN, AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES EVERY DAY WORK IS PERFORMED ON THE SITE AND AT LEAST WEEKLY UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER, THE PERMITTEE MUST PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED. THE PERMITTEE WILL MAINTAIN A LOG OF ACTIVITIES UNDER THIS SECTION FOR INSPECTION BY THE DISTRICT ON REQUEST.

BUILDING ABBREVIATIONS

- SOG FFE: SLAB ON GRAD FINISH FLOOR ELEVATION
- WO FFE: WALKOUT FINISH FLOOR ELEVATION
- WOE: WALKOUT ELEVATION
- LO FFE: LOOKOUT FINISH FLOOR ELEVATION
- LFE: LOW FLOOR ELEVATION



7514 OLIVER AVE S
MINNEAPOLIS, MN 55423
BUS (612) 220-0152
EMAIL: INFO@ELLIOTTDESIGNBUILD.COM

CLIENT
CITY OF WEST ST PAUL
1616 HUMBOLDT AVE. WEST
WEST ST PAUL, MN 55118

PROJECT
BUTLER AVE DEVELOPMENT

REVISION	Nº	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

PROJECT Nº
E586

SITE
424 BUTLER AVE E
WEST ST PAUL, MN 55118

**PRELIMINARY
NOT FOR
CONSTRUCTION**

CIVIL SHEET INDEX

SHEET	TITLE
C-1	REMOVALS & TREES
C-2	PRELIM GRADING & ERSN CTRL
C-3	FINAL GRADING & ERSN CTRL
C-4	UTILITIES
C-5	SITE & LANDSCAPING
D-1	DETAILS
D-2	DETAILS
----	----
----	----
----	----

DRAWING TITLE
FINAL GRADING & EROSION CONTROL

DRAWING Nº
C-3

DRAWN BY
B. PASSOLT

CHECKED BY
L. ELLIOTT

DATE 12/17/25	PAGE Nº. 3 OF 7
SCALE 1" = 20'	REV. -
	SIZE 22"X34"

LEGEND

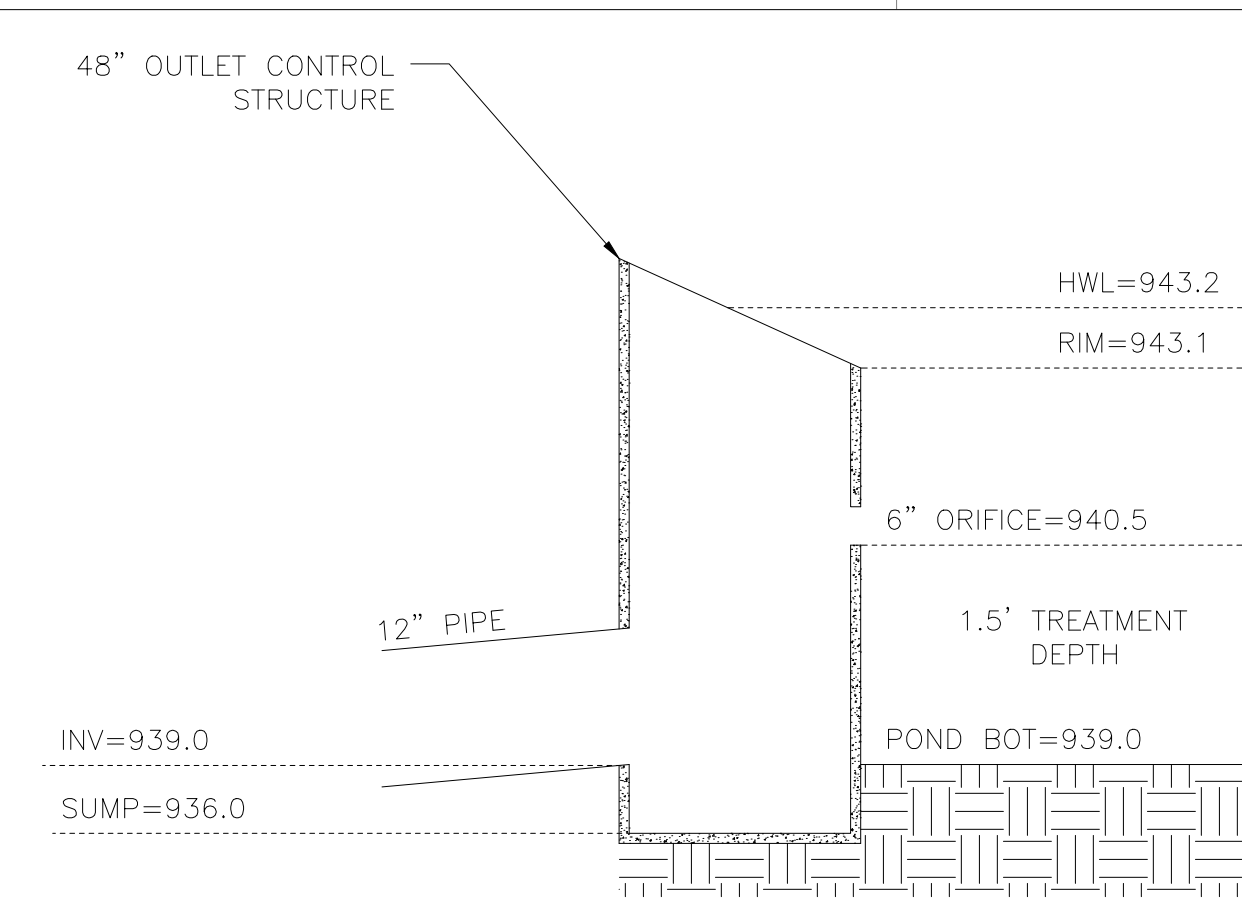
○ (688.31)	= PROPOSED SPOT ELEVATION	---	PROPERTY LINE
○ (888.71)	= EXISTING SPOT ELEVATION	---	WETLAND
●	FOUND IRON MARKER	---	SETBACK
○	SET IRON MARKER	---	EASEMENT
○	LIGHT	---	CENTERLINE
○	POWER POLE	---	WATERSHED
○	UTILITY PEDESTAL	---	SANITARY SEWER
○	TRANSFORMER	---	STORM SEWER
○	EXISTING TREE	---	OVERHEAD UTILITY LINE
○	CATCH BASIN	---	UNDERGROUND ELECTRIC
○	STORM MANHOLE	---	UNDERGROUND GAS
○	SANITARY MANHOLE	---	UNDERGROUND FIBER OPTIC
○	GATE VALVE	---	UNDERGROUND TELEPHONE
○	HYDRANT		

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VISIT THE SITE PRIOR TO BIDDING TO ASSURE SCOPE OF WORK IS UNDERSTOOD AND IS TO CONTACT ENGINEER PRIOR TO BIDDING FOR ANY CLARIFICATION NEEDED. THERE WILL BE NO ADDITIONAL COMPENSATION FOR ITEMS THAT COULD HAVE BEEN CLARIFIED PRIOR TO BID SUBMITTAL.
2. CONTRACTOR TO FOLLOW ALL CITY DESIGN DETAILS AND ALL WORK TO MEET LOCAL, STATE, AND FEDERAL CODES.
3. ALL MATERIALS AND WORKMANSHIP TO MEET MnDOT SPECIFICATIONS.
4. STATE LAW REQUIRES NOTIFICATION OF GOPHER STATE ONE CALL FOR LOCATION OF UTILITY OWNED LINES 48 HOURS PRIOR TO BEGINNING WORK. PRIVATE UTILITY LINES WILL NOT BE LOCATED AS PART OF A GOPHER STATE ONE CALL, BUT CAN BE LOCATED BY A CONTRACT LOCATOR OR OTHER SUITABLE MEANS. CONTRACTOR IS RESPONSIBLE FOR LOCATION FOR LOCATING ALL UTILITY LINES PRIOR TO CONSTRUCTION.
5. ALL DOWN GRADIENT SEDIMENT CONTROL BMPs SHALL BE INSPECTED BY THE CITY PRIOR TO ANY LAND DISTURBANCE.

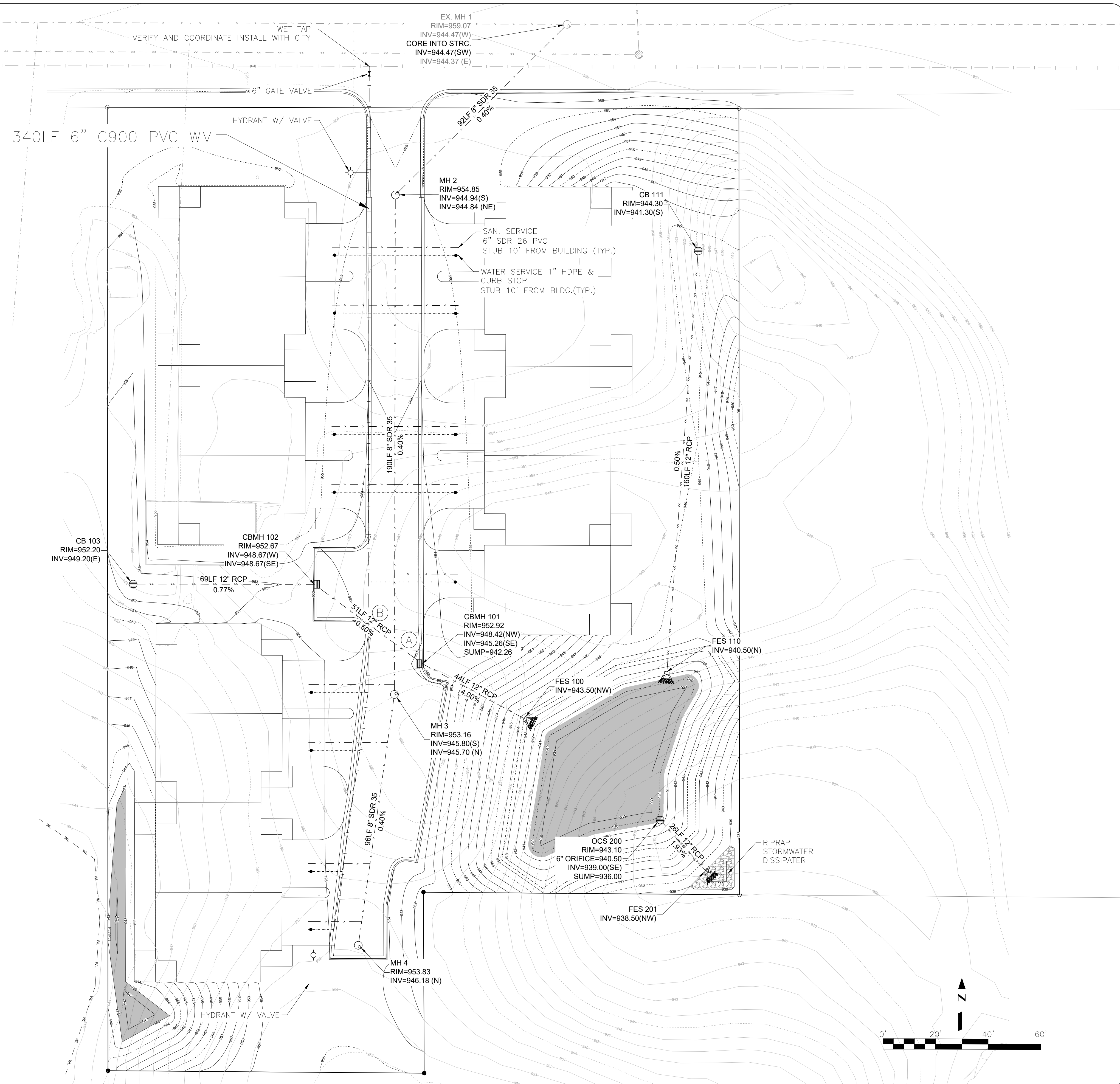
UTILITY NOTES:

1. CONTRACTOR TO VERIFY EXISTING INVERTS PRIOR TO CONSTRUCTION.
2. CONTRACTOR RESPONSIBLE TO COORDINATE OR PERFORM NECESSARY UTILITY CONNECTION OR EXISTING UTILITY RELOCATION ON THE SITE INCLUDING WATER, SANITARY, COMMUNICATIONS, GAS, ELECTRIC, ETC.
3. CONTRACTOR RESPONSIBLE FOR LOCATING ALL UTILITY LINES PRIOR TO CONSTRUCTION.
4. ALL SITE UTILITIES MATERIALS AND INSTALLATION METHODS TO MEET STATE AND CITY REQUIREMENTS.



CROSSING SCHEDULE

A	SAN TOP	STRM BOT	COVER
	946.30	948.27	1.98
B	WM TOP	STRM INV	COVER
	945.25	948.34	3.09



7514 OLIVER AVE S
MINNEAPOLIS, MN 55423
BUS (612) 220-0152
EMAIL: INFO@ELLIOTTDESIGNBUILD.COM

CLIENT
CITY OF WEST ST PAUL
1616 HUMBOLDT AVE. WEST
WEST ST PAUL, MN 55118

PROJECT
BUTLER AVE DEVELOPMENT

REVISION	N°	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

PROJECT N°
E586

SITE
424 BUTLER AVE E
WEST ST PAUL, MN 55118

**PRELIMINARY
NOT FOR
CONSTRUCTION**

CIVIL SHEET INDEX

SHEET	TITLE
C-1	REMOVALS & TREES
C-2	PRELIM GRADING & ERSN CTRL
C-3	FINAL GRADING & ERSN CTRL
C-4	UTILITIES
C-5	SITE & LANDSCAPING
D-1	DETAILS
D-2	DETAILS
----	----
----	----
----	----

DRAWING TITLE
UTILITIES

DRAWING N°
C-4

DRAWN BY
B. PASSOLT

CHECKED BY
L. ELLIOTT

DATE 12/17/25	PAGE N° 4 OF 7
SCALE 1" = 20'	REV. -
	SIZE 22"X34"

LEGEND

○ (688.31)	= PROPOSED SPOT ELEVATION	---	PROPERTY LINE
○ (888.71)	= EXISTING SPOT ELEVATION	---	WETLAND
●	FOUND IRON MARKER	---	SETBACK
○	SET IRON MARKER	---	EASEMENT
○	LIGHT	---	CENTERLINE
○	POWER POLE	---	WATERSMAN
○	UTILITY PEDESTAL	---	SANITARY SEWER
○	TRANSFORMER	---	STORM SEWER
○	EXISTING TREE	---	OVERHEAD UTILITY LINE
○	CATCH BASIN	---	UNDERGROUND ELECTRIC
○	STORM MANHOLE	---	UNDERGROUND GAS
○	SANITARY MANHOLE	---	UNDERGROUND FIBER OPTIC
○	GATE VALVE	---	UNDERGROUND TELEPHONE
○	HYDRANT		

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VISIT THE SITE PRIOR TO BIDDING TO ASSURE SCOPE OF WORK IS UNDERSTOOD AND IS TO CONTACT ENGINEER PRIOR TO BIDDING FOR ANY CLARIFICATION NEEDED. THERE WILL BE NO ADDITIONAL COMPENSATION FOR ITEMS THAT COULD HAVE BEEN CLARIFIED PRIOR TO BID SUBMITTAL.
2. CONTRACTOR TO FOLLOW ALL CITY DESIGN DETAILS AND ALL WORK TO MEET LOCAL, STATE, AND FEDERAL CODES.
3. ALL MATERIALS AND WORKMANSHIP TO MEET MnDOT SPECIFICATIONS.
4. STATE LAW REQUIRES NOTIFICATION OF GOPHER STATE ONE CALL FOR LOCATION OF UTILITY OWNED LINES 48 HOURS PRIOR TO BEGINNING WORK. PRIVATE UTILITY LINES WILL NOT BE LOCATED AS PART OF A GOPHER STATE ONE CALL, BUT CAN BE LOCATED BY A CONTRACT LOCATOR OR OTHER SUITABLE MEANS. CONTRACTOR IS RESPONSIBLE FOR LOCATION FOR LOCATING ALL UTILITY LINES PRIOR TO CONSTRUCTION.
5. ALL DOWN GRADIENT SEDIMENT CONTROL BMPS SHALL BE INSPECTED BY THE CITY PRIOR TO ANY LAND DISTURBANCE.

ZONING INFO.

R-3 TOWNHOUSE
 SETBACKS
 FRONT: 30'
 SIDE: 10'
 REAR: 30'

PARKING

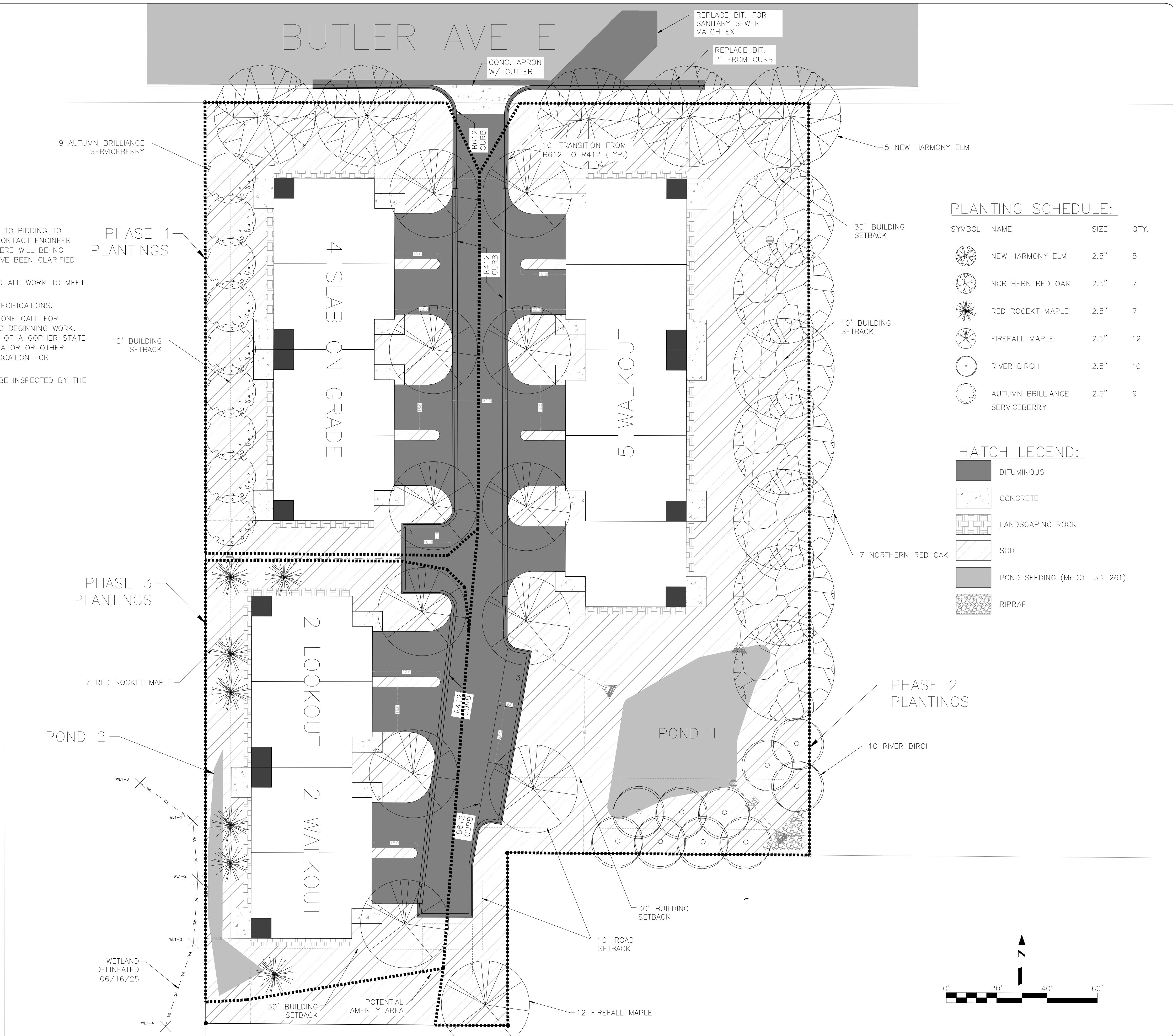
TOTAL: 6 STALLS

BIT. SECTION

- 2" WEAR COURSE (SPWEA230C)
- 2" NON-WEAR COURSE (SPWEA230C)
- 8" CL 5 AGGREGATE

CONC. SECTION

- 8" CONCRETE
- 6" CL 5 AGGREGATE



PLANTING SCHEDULE:

SYMBOL	NAME	SIZE	QTY.
○	NEW HARMONY ELM	2.5"	5
○	NORTHERN RED OAK	2.5"	7
○	RED ROCKET MAPLE	2.5"	7
○	FIREFALL MAPLE	2.5"	12
○	RIVER BIRCH	2.5"	10
○	AUTUMN BRILLIANCE SERVICEBERRY	2.5"	9

HATCH LEGEND:

■	BITUMINOUS
■	CONCRETE
■	LANDSCAPING ROCK
■	SOD
■	POND SEEDING (MnDOT 33-261)
■	RIPRAP



7514 OLIVER AVE S
 MINNEAPOLIS, MN 55423
 BUS (612) 220-0152
 EMAIL: INFO@ELLIOTTDESIGNBUILD.COM

CLIENT
 CITY OF WEST ST PAUL
 1616 HUMBOLDT AVE. WEST
 WEST ST PAUL, MN 55118

PROJECT
 BUTLER AVE DEVELOPMENT

REVISION	Nº	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

PROJECT Nº
 E586

SITE
 424 BUTLER AVE E
 WEST ST PAUL, MN 55118

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

CIVIL SHEET INDEX

SHEET	TITLE
C-1	REMOVALS & TREES
C-2	PRELIM GRADING & ERSN CTRL
C-3	FINAL GRADING & ERSN CTRL
C-4	UTILITIES
C-5	SITE & LANDSCAPING
D-1	DETAILS
D-2	DETAILS
----	----
----	----
----	----

DRAWING TITLE
 SITE & LANDSCAPING

DRAWING Nº
 C-5

DRAWN BY
 B. PASSOLT

CHECKED BY
 L. ELLIOTT

DATE 12/17/25	PAGE Nº. 5 OF 7	
SCALE 1" = 20'	REV. -	SIZE 22"X34"



7514 OLIVER AVE S
MINNEAPOLIS, MN 55423
BUS (612) 220-0152
EMAIL: INFO@ELLIOTTDESIGNBUILD.COM

CLIENT
CITY OF WEST ST PAUL
1616 HUMBOLDT AVE. WEST
WEST ST PAUL, MN 55118

PROJECT
BUTLER AVE DEVELOPMENT

REVISION	N°	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

PROJECT N°
E586

SITE
424 BUTLER AVE E
WEST ST PAUL, MN 55118

PRELIMINARY
NOT FOR
CONSTRUCTION

CIVIL SHEET INDEX

SHEET	TITLE
C-1	REMOVALS & TREES
C-2	PRELIM GRADING & ERSN CTRL
C-3	FINAL GRADING & ERSN CTRL
C-4	UTILITIES
C-5	SITE & LANDSCAPING
D-1	DETAILS
D-2	DETAILS
----	----
----	----
----	----

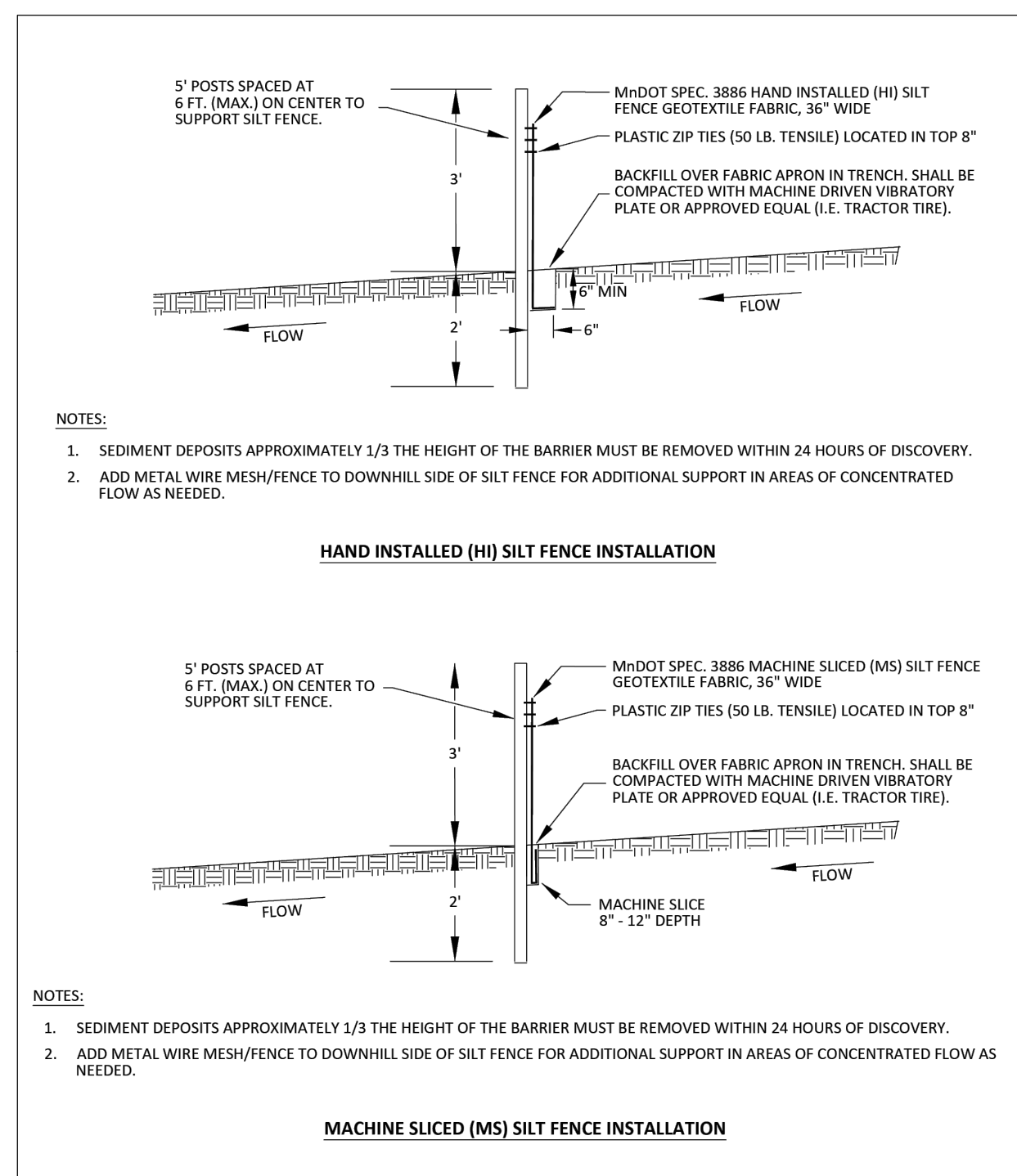
DRAWING TITLE
DETAILS

DRAWING N°
D-1

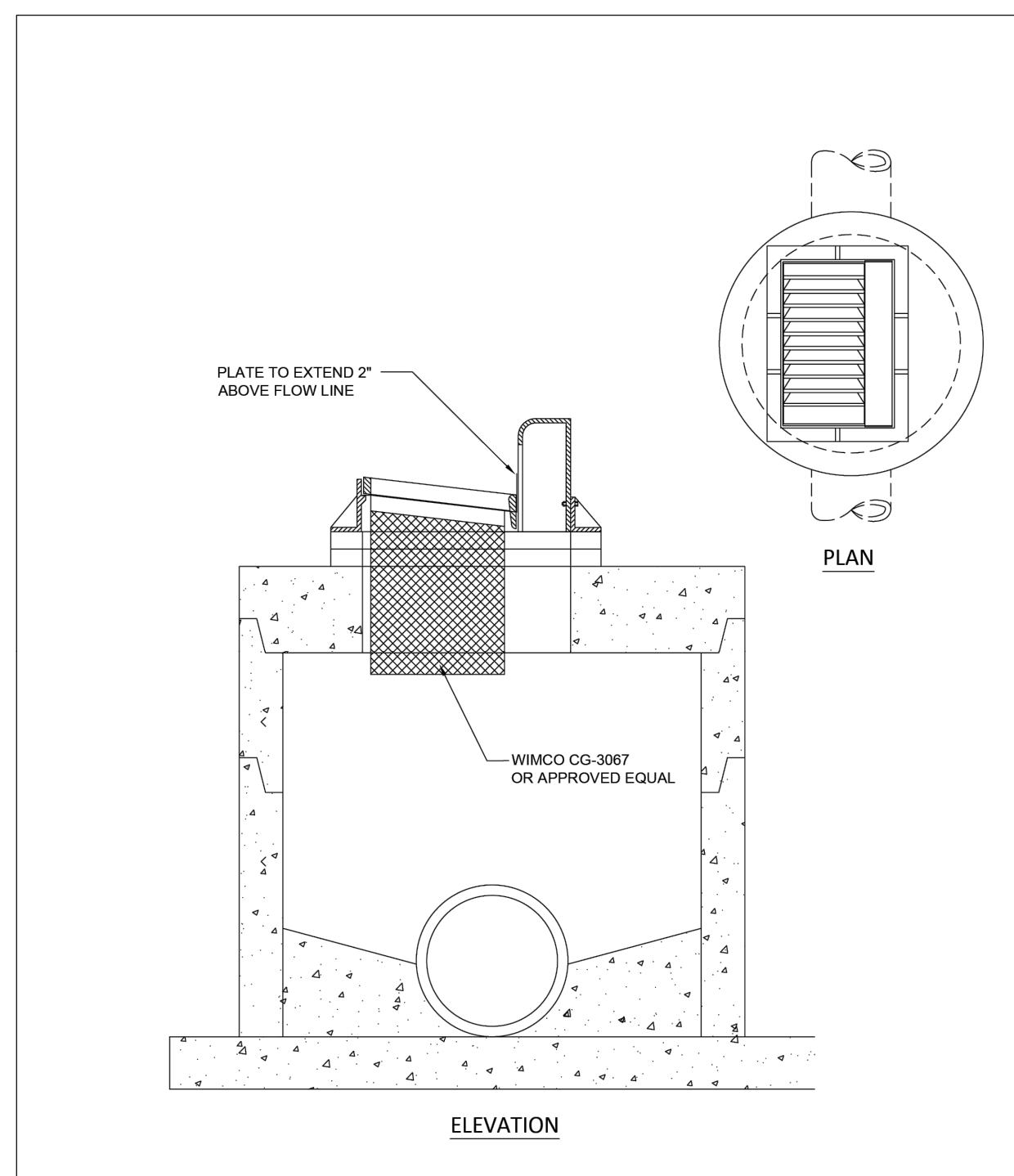
DRAWN BY
B. PASSOLT

CHECKED BY
L. ELLIOTT

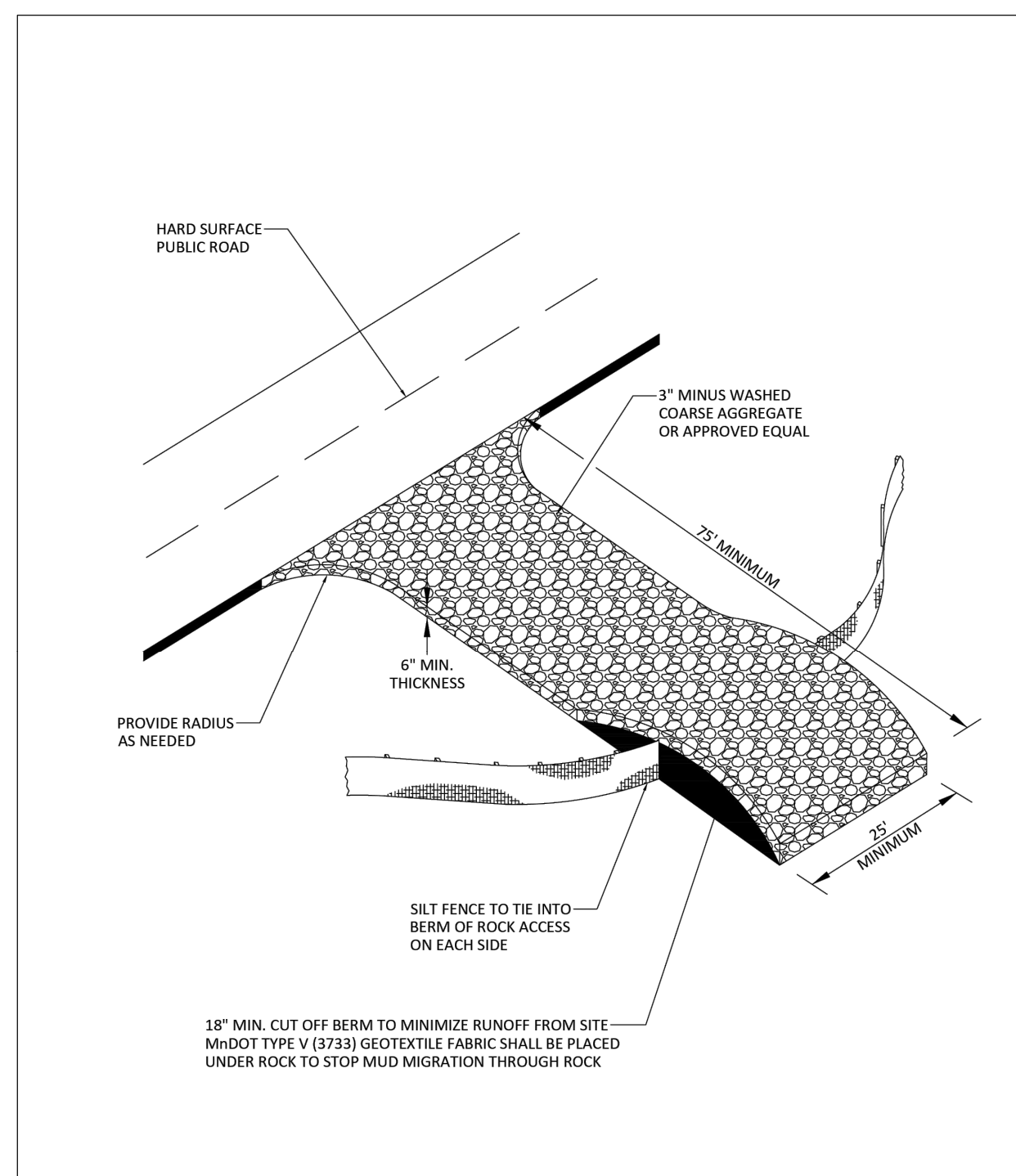
DATE 12/17/25	PAGE N° 6 OF 7
SCALE 1" = 20'	REV. -
	SIZE 22"X34"



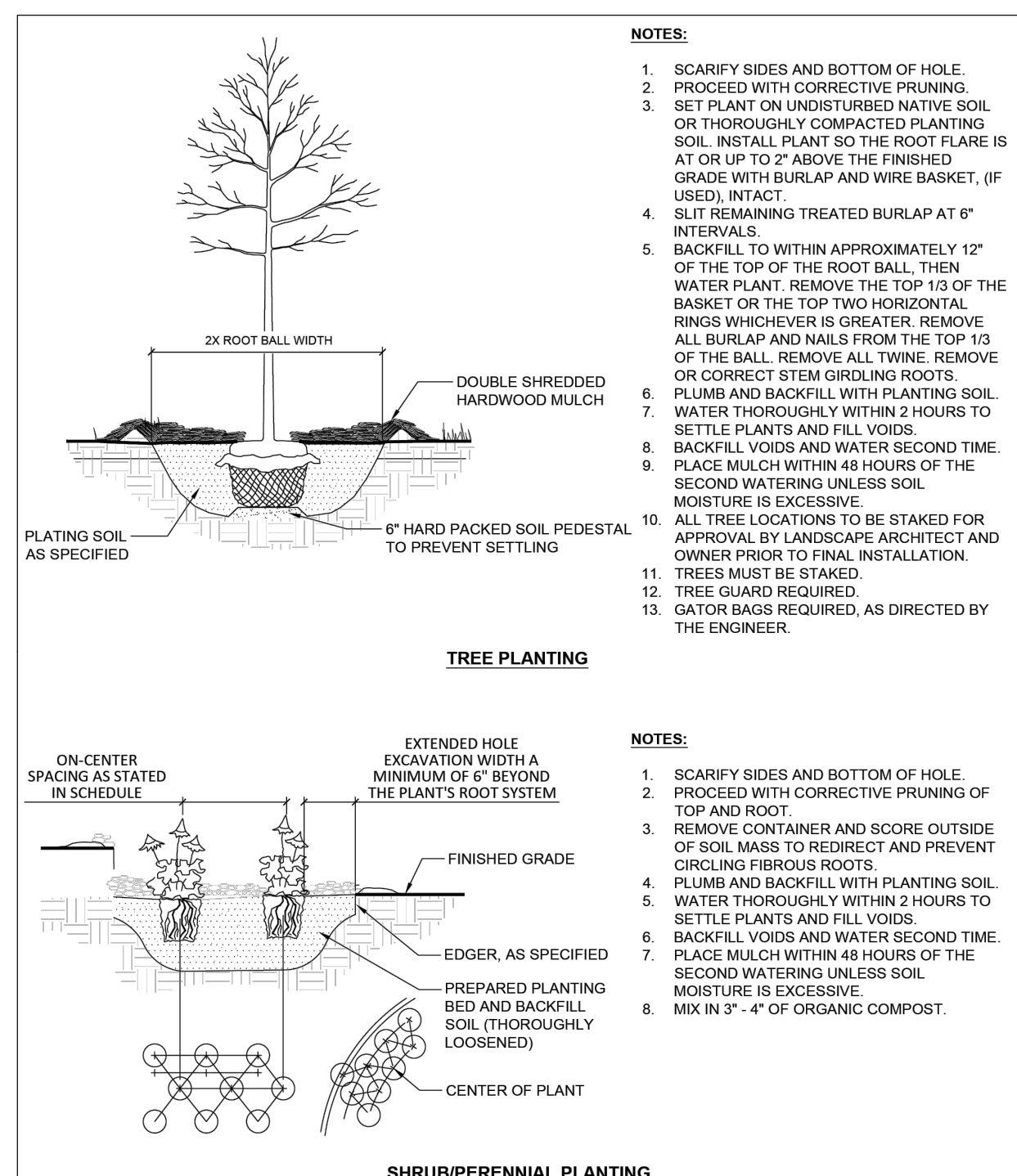
CITY OF WEST ST. PAUL
SILT FENCE INSTALLATION
PLATE NO.
ERO-01
REVISED 01/25



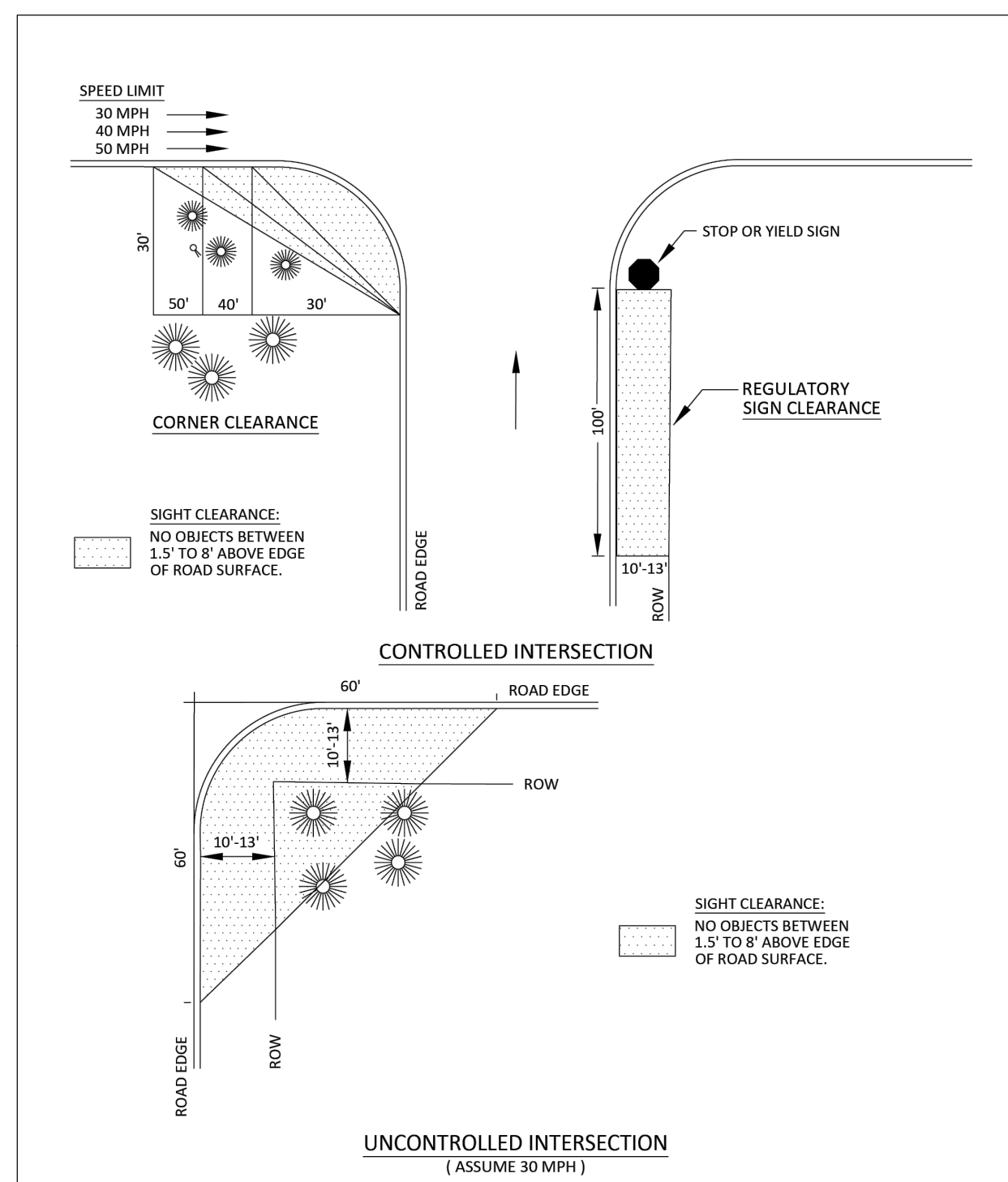
CITY OF WEST ST. PAUL
STORM DRAIN INLET PROTECTION
PLATE NO.
ERO-02
REVISED 01/25



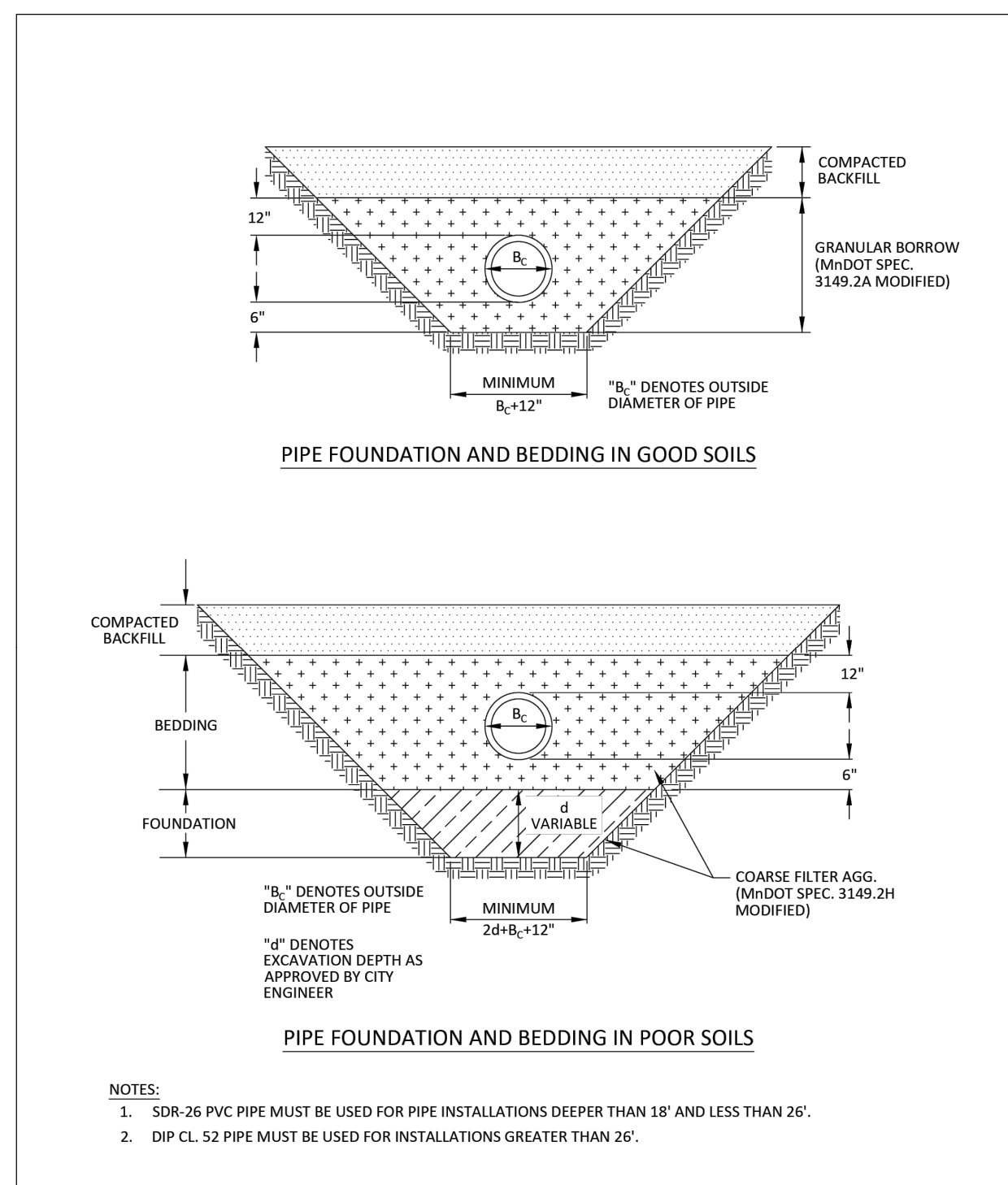
CITY OF WEST ST. PAUL
ROCK CONSTRUCTION ENTRANCE
PLATE NO.
ERO-03
REVISED 01/25



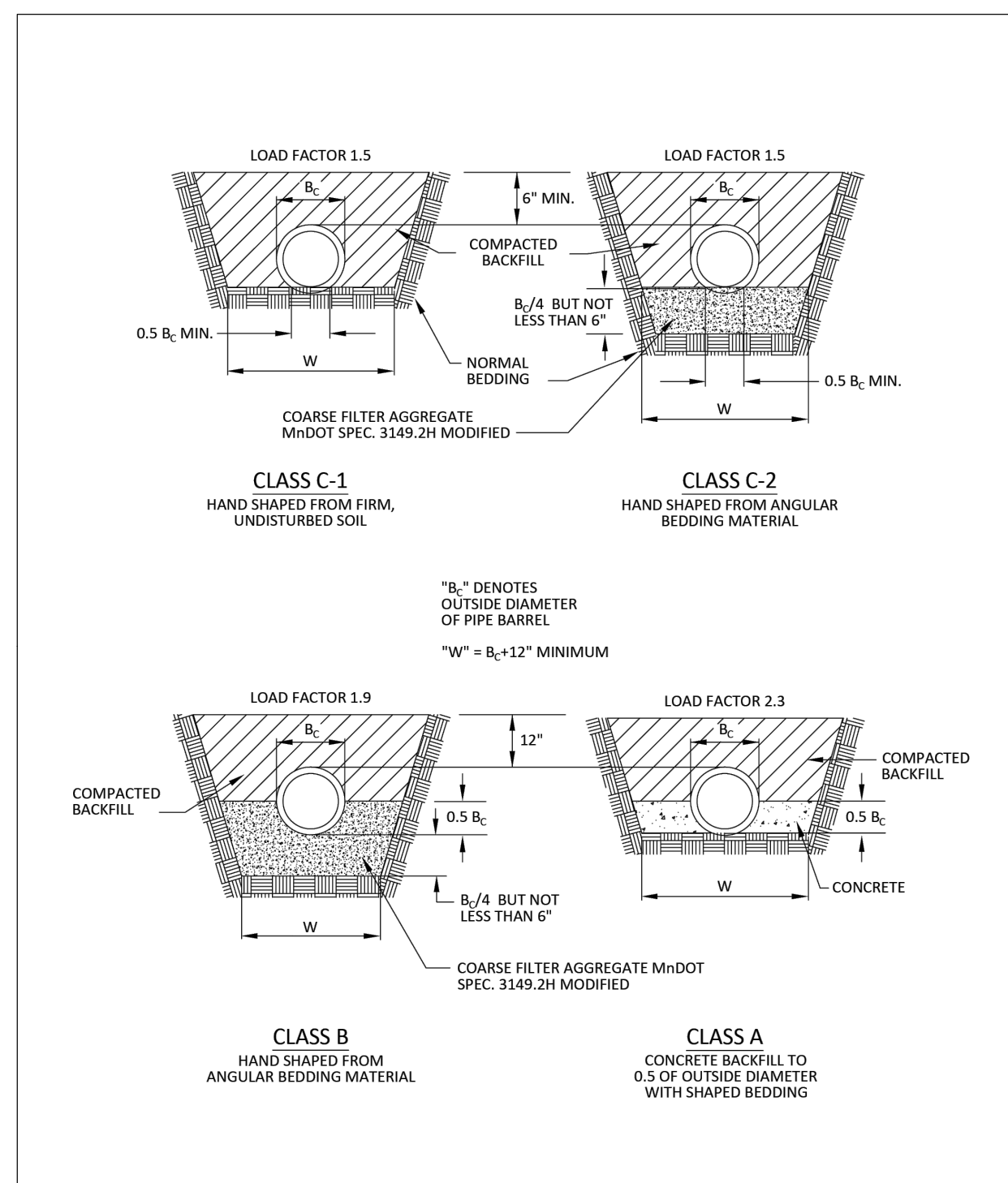
CITY OF WEST ST. PAUL
TREE PLANTING & SHRUB/PERENNIAL PLANTING
PLATE NO.
MISC-02
REVISED 01/25



CITY OF WEST ST. PAUL
BOULEVARD SIGHT CLEARANCE
PLATE NO.
MISC-03
REVISED 01/25



CITY OF WEST ST. PAUL
PIPE BEDDING FOR PVC PIPE
PLATE NO.
MISC-04
REVISED 01/25



CITY OF WEST ST. PAUL
PIPE BEDDING FOR RCP & DIP PIPE
PLATE NO.
MISC-05
REVISED 01/25



7514 OLIVER AVE S
MINNEAPOLIS, MN 55423
BUS (612) 220-0152
EMAIL: INFO@ELLIOTTDESIGNBUILD.COM

CLIENT
CITY OF WEST ST PAUL
1616 HUMBOLDT AVE. WEST
WEST ST PAUL, MN 55118

PROJECT
BUTLER AVE DEVELOPMENT

REVISION	N ^o	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

PROJECT N^o
E586

SITE
424 BUTLER AVE E
WEST ST PAUL, MN 55118

PRELIMINARY
NOT FOR
CONSTRUCTION

CIVIL SHEET INDEX

SHEET	TITLE
C-1	REMOVALS & TREES
C-2	PRELIM GRADING & ERSN CTRL
C-3	FINAL GRADING & ERSN CTRL
C-4	UTILITIES
C-5	SITE & LANDSCAPING
D-1	DETAILS
D-2	DETAILS
----	----
----	----

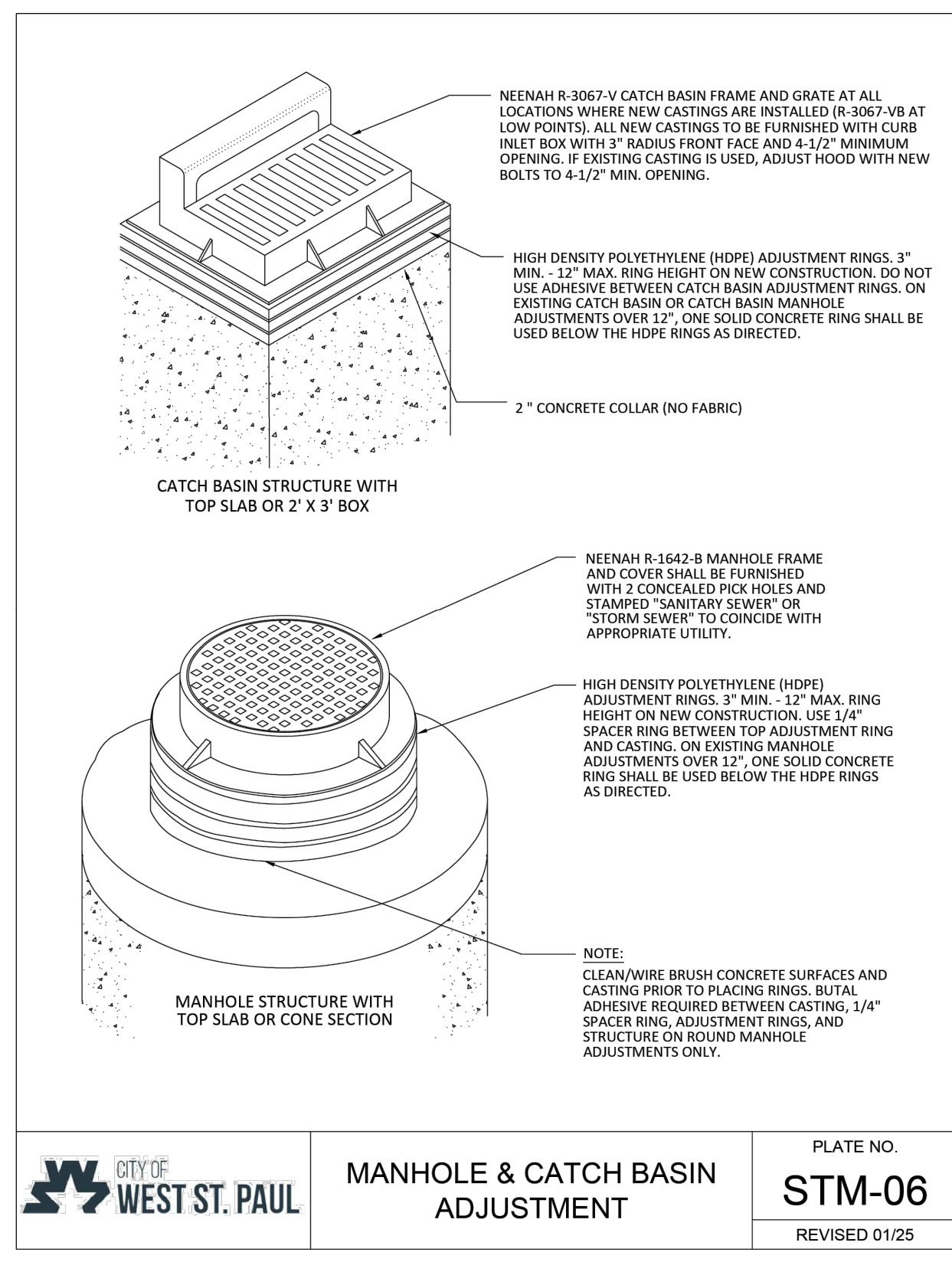
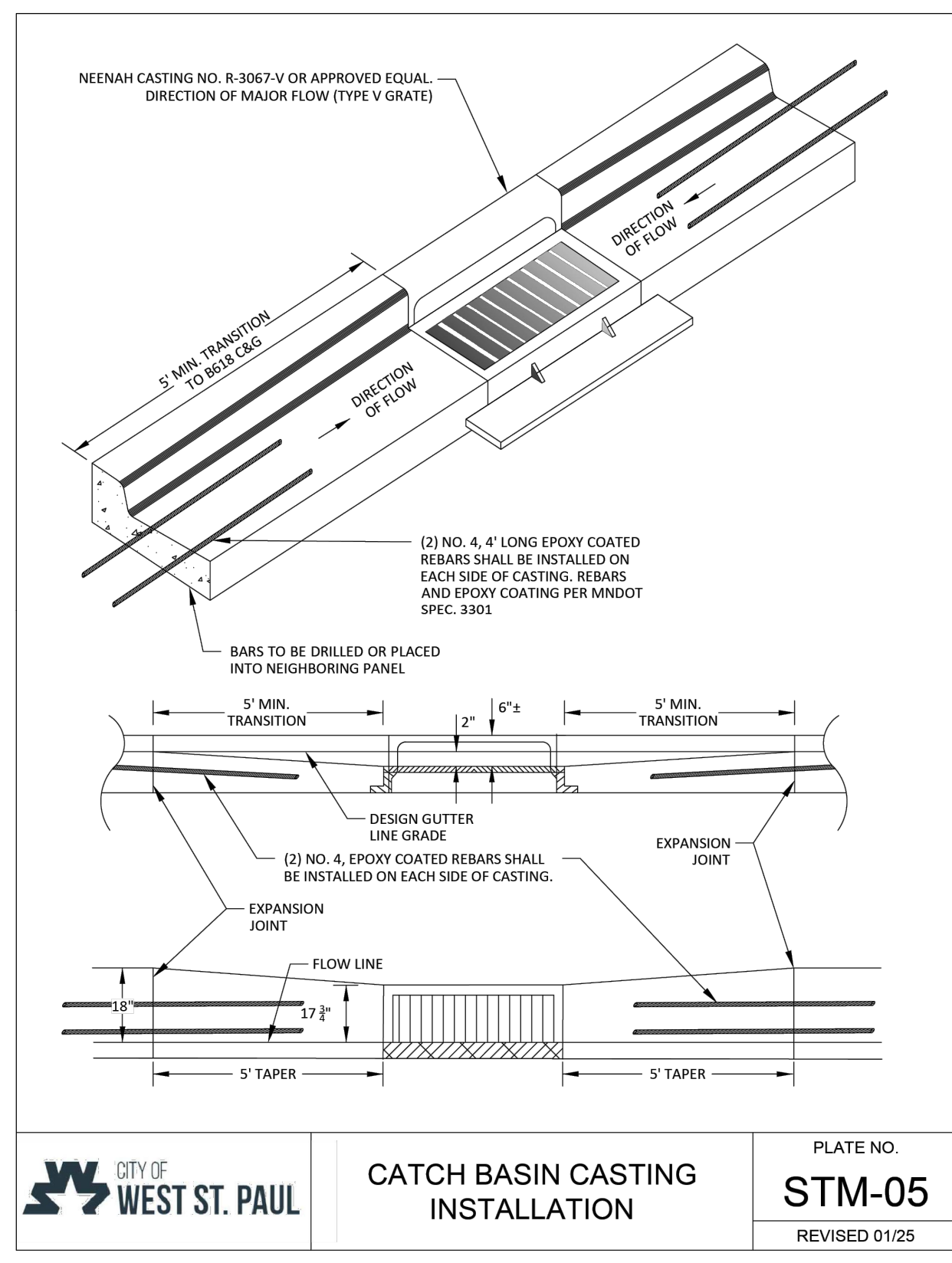
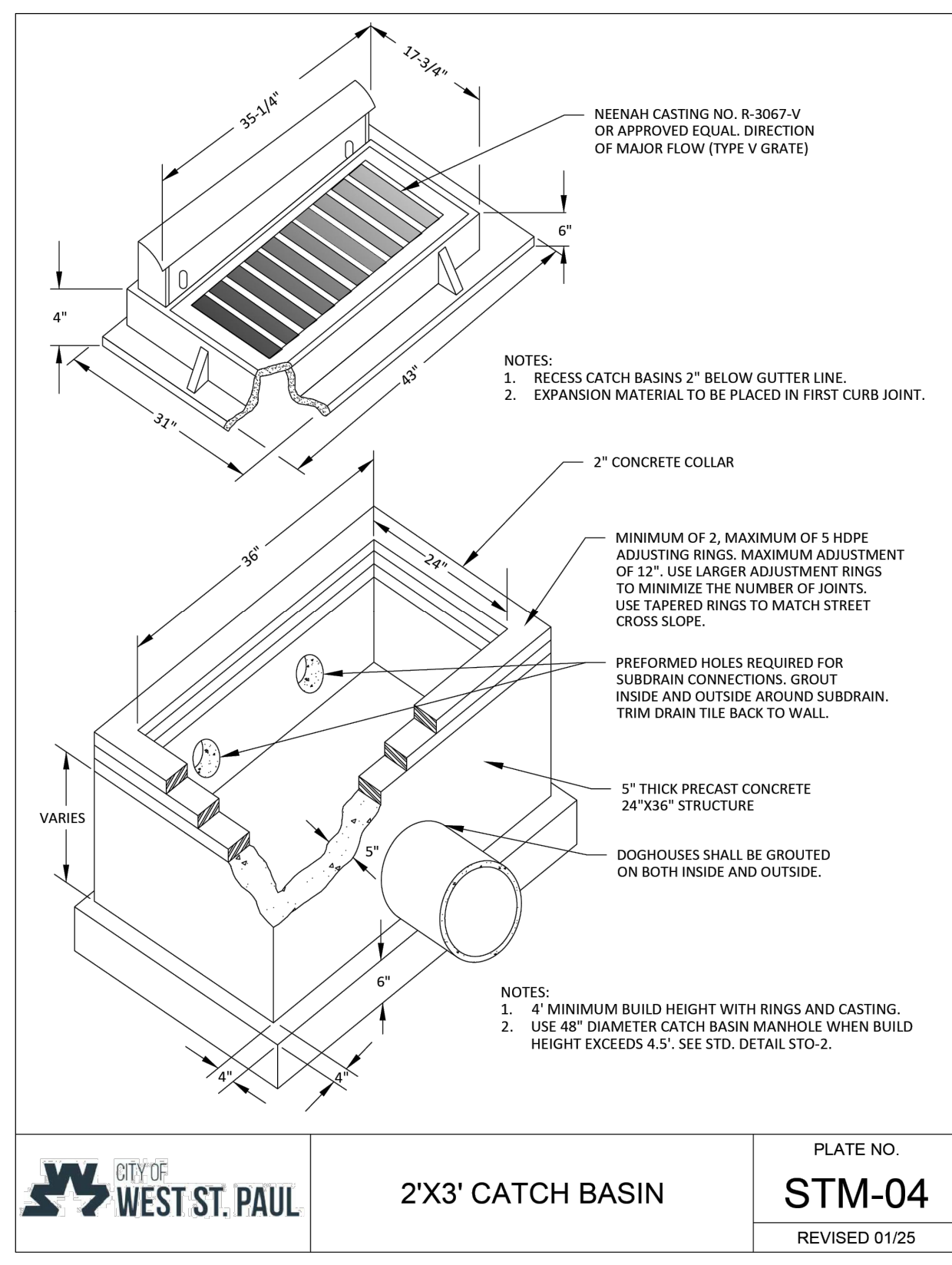
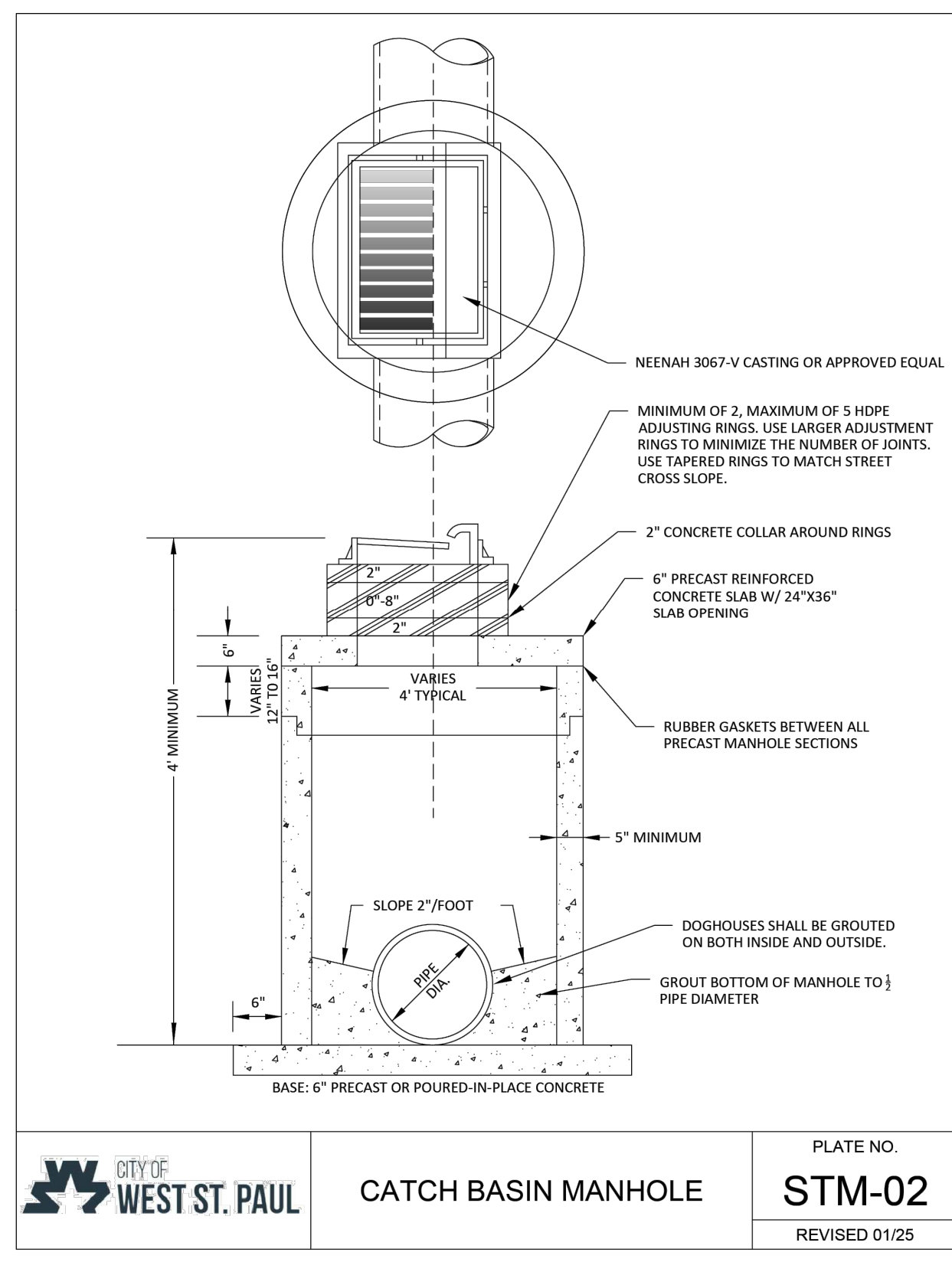
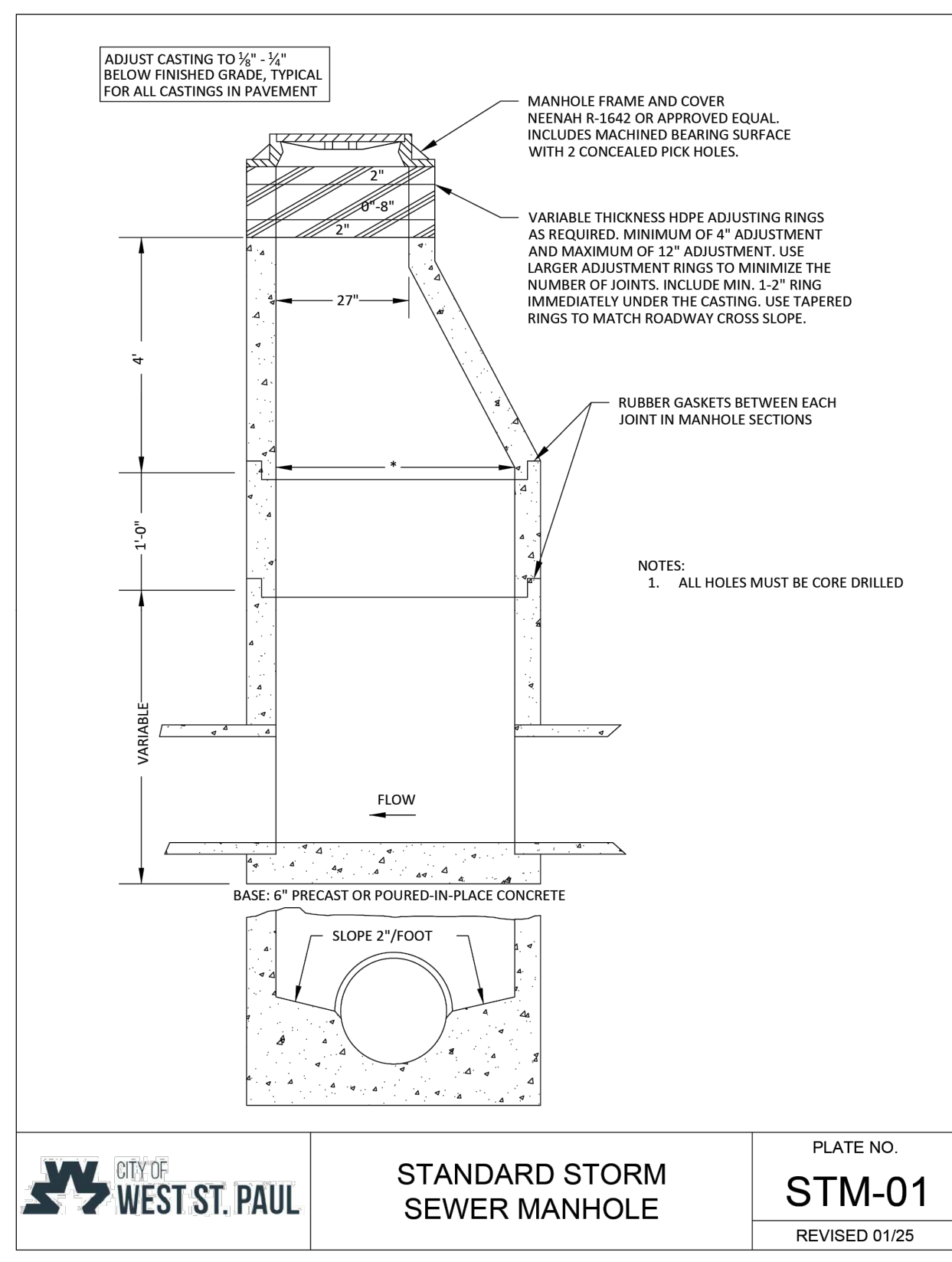
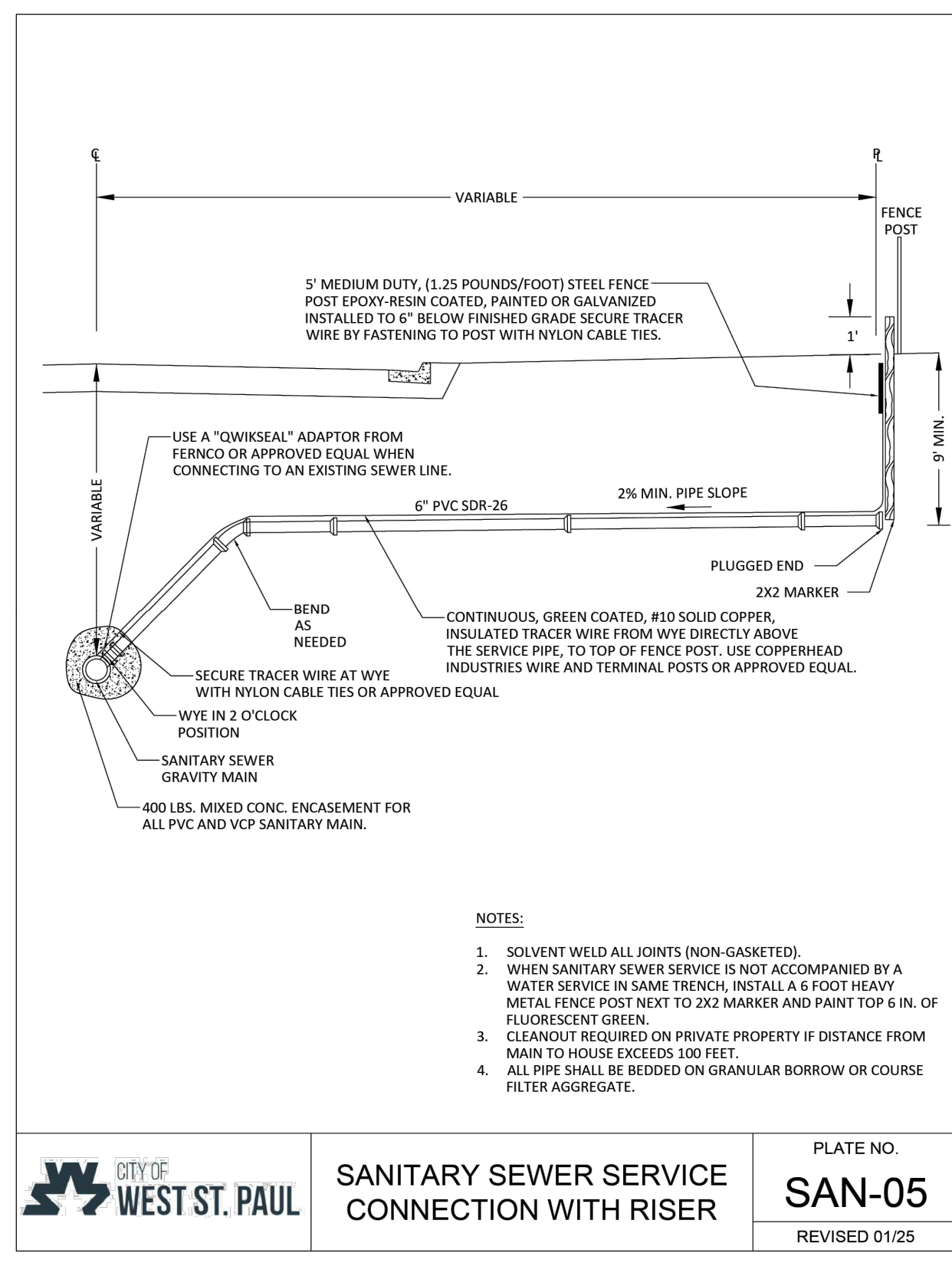
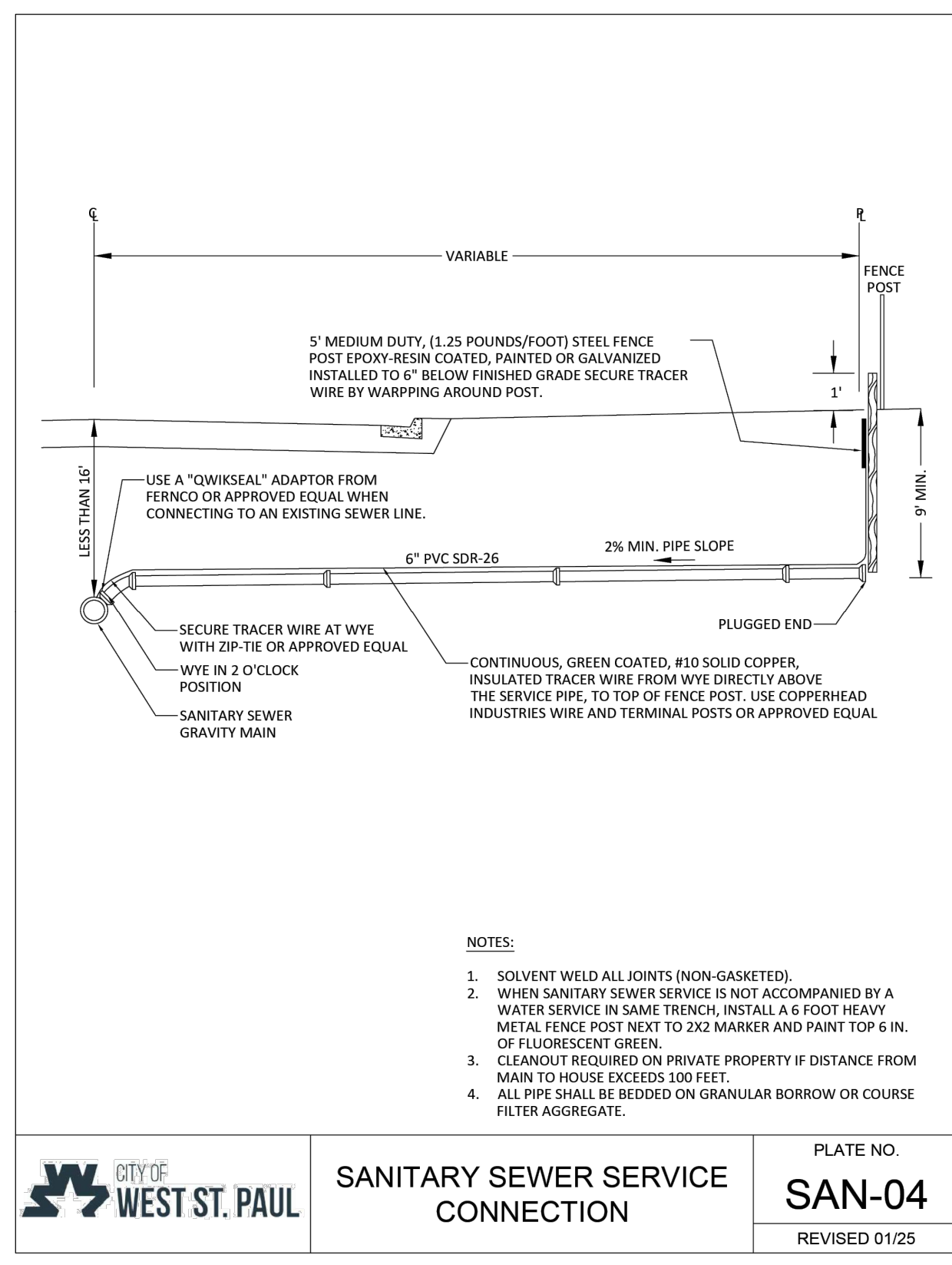
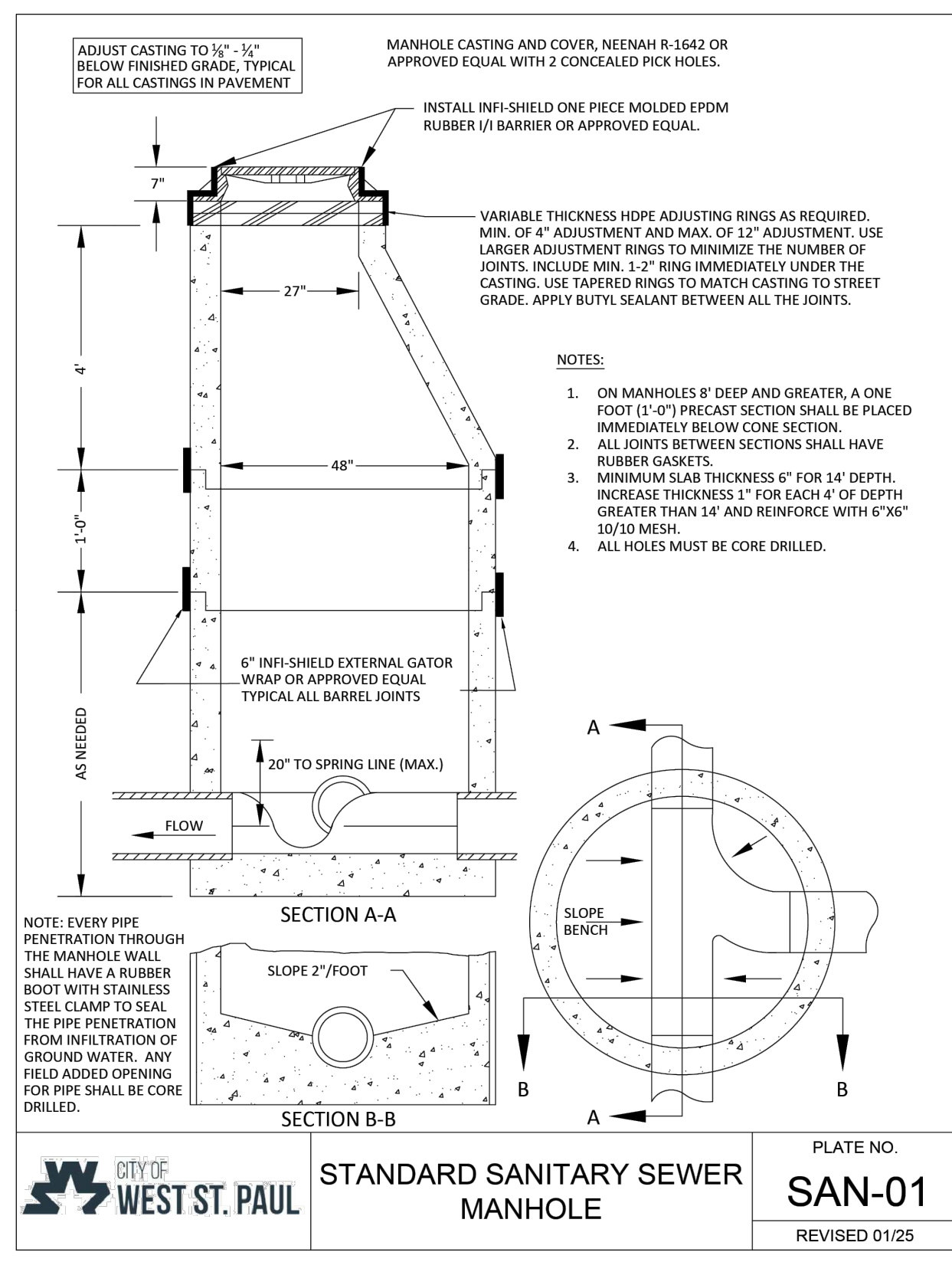
DRAWING TITLE
DETAILS

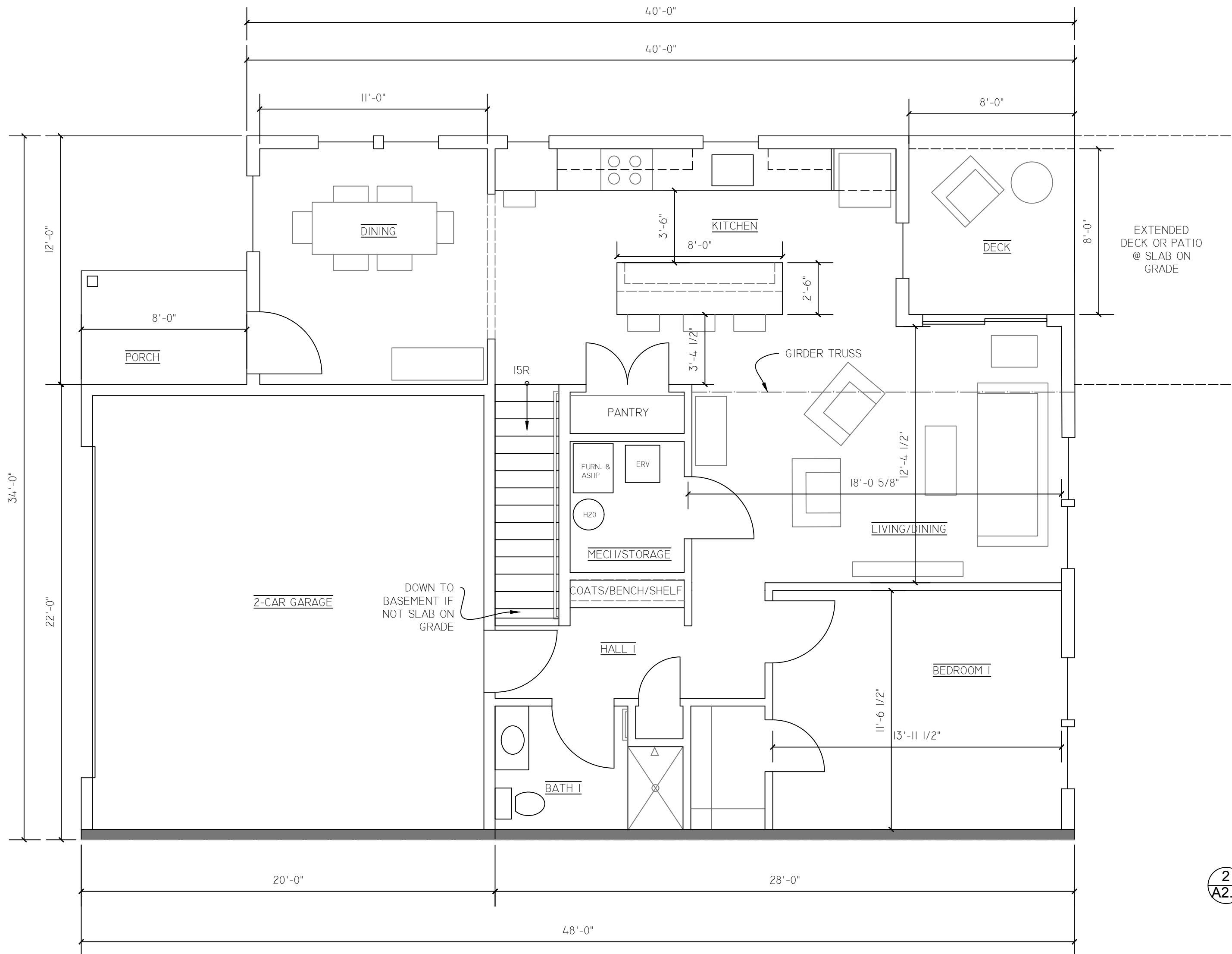
DRAWING N^o
D-2

DRAWN BY
B. PASSOLT

CHECKED BY
L. ELLIOTT

DATE 12/17/25	PAGE N ^o . 7 OF 7
SCALE 1" = 20'	REV. -
	SIZE 22"X34"





1 MAIN FLOOR UNIT PLAN OPTION - 34' WIDE x 48' LONG UNIT - 1,650 SF (ADDITIONAL 950 SF IF BASEMENT)
A2.2 SCALE 1/4" = 1'-0"

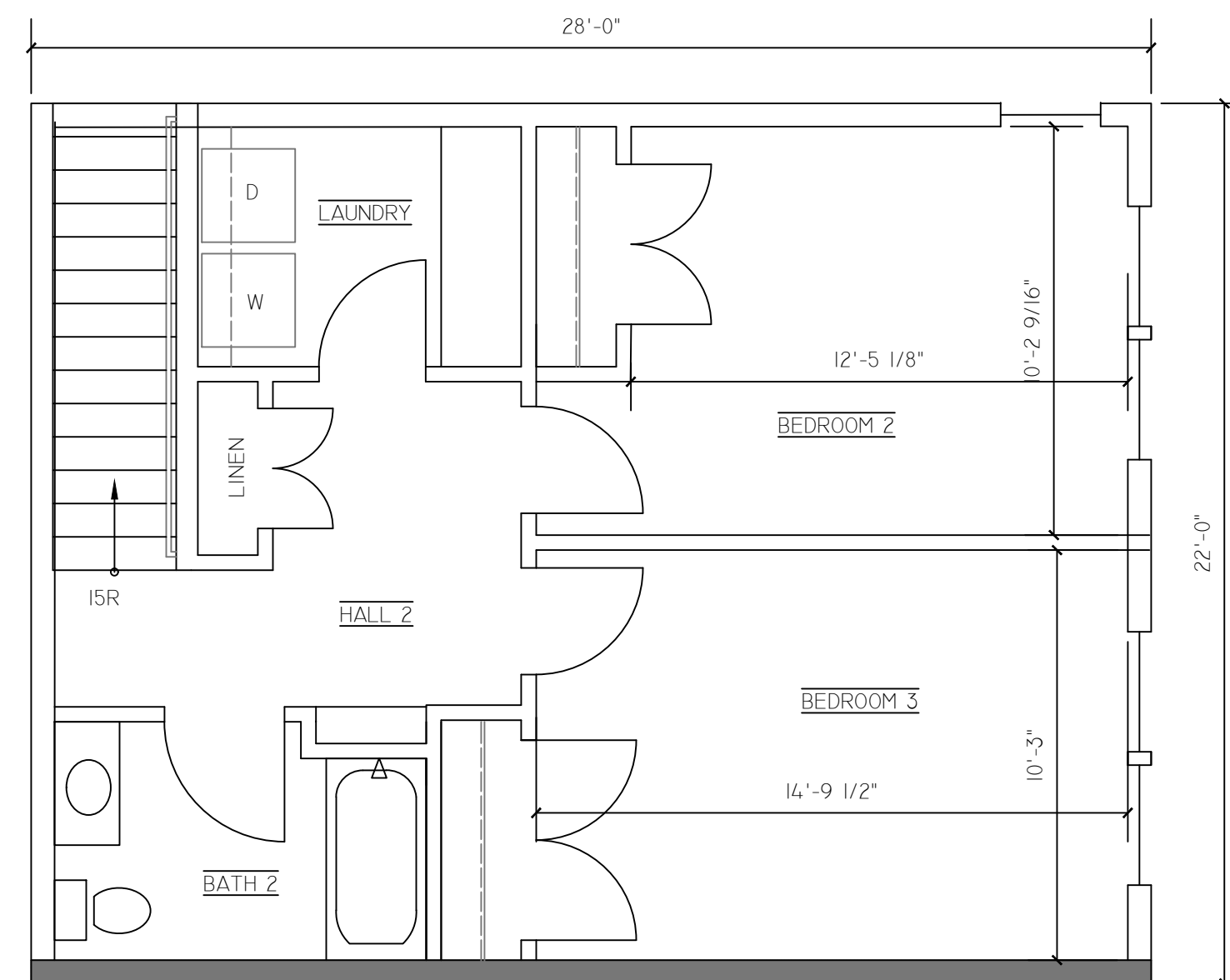
PRELIMINARY SPEC

EXTERIOR:
 LP SMARTSIDE, PREFINISHED (6" LAP WITH VERTICAL SIDING @ GABLES)
 ASPHALT SHINGLES
 U.27 VINYL WINDOWS, DOUBLE-HUNG
 *(CASEMENTS AS AN ALTERNATE)
 CONCRETE STOOPS AT FRONT, CONC. SLAB AT DECK IN BACK IF SLAB ON GRADE, COMPOSITE FLOOR DECK/RAIL (8'x8') IF WALK-OUT BASEMENTS W/ PERMEABLE PAVER PATIO BELOW

INTERIOR FINISHES:
 MDF CABINET BOXES, UPGRADE TO PLYWOOD AT SINK BASES AND VANITIES
 PLASTIC LAMINATE COUNTERTOP, CULTURED MARBLE VANITY TOPS
 LVP FLOORING THROUGHOUT EXCEPT AT STAIRS (FLOOR SCORE RATED)
 CARPETED STAIRS TO SECOND FLOOR (GREEN GUARD)
 BASEMENT UNFINISHED IF NOT SLAB ON GRADE
 LED LIGHT FIXTURES THROUGHOUT

EQUIPMENT:
 95-96% EFFICIENT FURNACE,
 15.2 SEER AC UNIT (OR HEAT PUMP FOR COOLING + SHOULDER SEASON HEATING)
 ERV WHOLE HOUSE VENTILATION SYSTEM
 BATH FANS, KITCHEN FAN EXHAUSTED TO EXTERIOR
 NFPA 13D SPRINKLER SYSTEM AT EACH UNIT
 ALL LOW-FLOOR, WATER SENSE FIXTURES
 ENERGY STAR RATED APPLIANCES

SEPARATE WATER AND SEWER TO EACH UNIT
 2-HR SEPARATION BETWEEN UNITS (COULD BE 2 SEPARATE 1-HR WALLS), STRUCTURALLY SEPARATED
 MINNESOTA GREEN COMMUNITIES OVERLAY 2023-24, ENERGY STAR RATED HOMES - THIRD PARTY ENERGY RATER VERIFIED

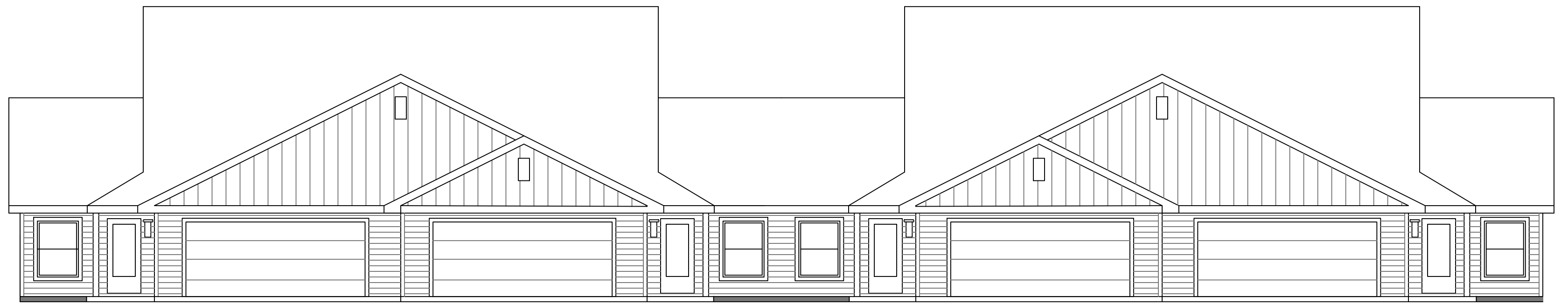


2 SECOND FLOOR UNIT PLAN
A2.2 SCALE 1/4" = 1'-0"

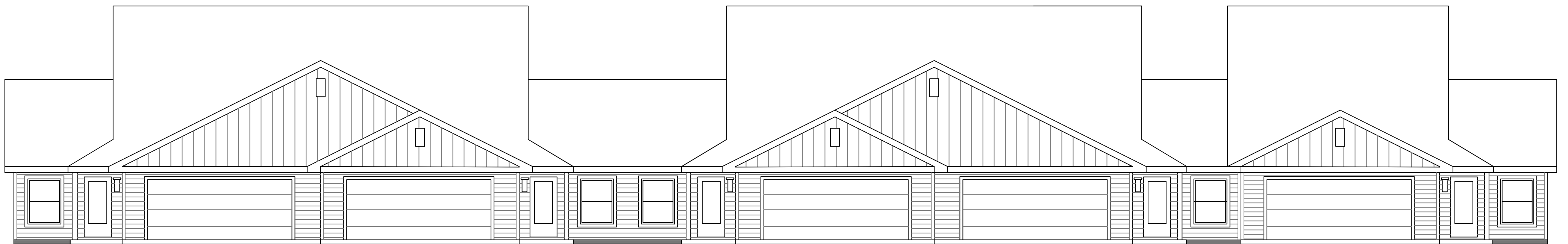
3 BASEMENT PLAN NOT SHOWN, NOT INCLUDED AT ALL UNITS - UNFINISHED
A2.2 SCALE 1/4" = 1'-0"

MARNIE PEICHEL ARCHITECTURE AND DESIGN, LLC

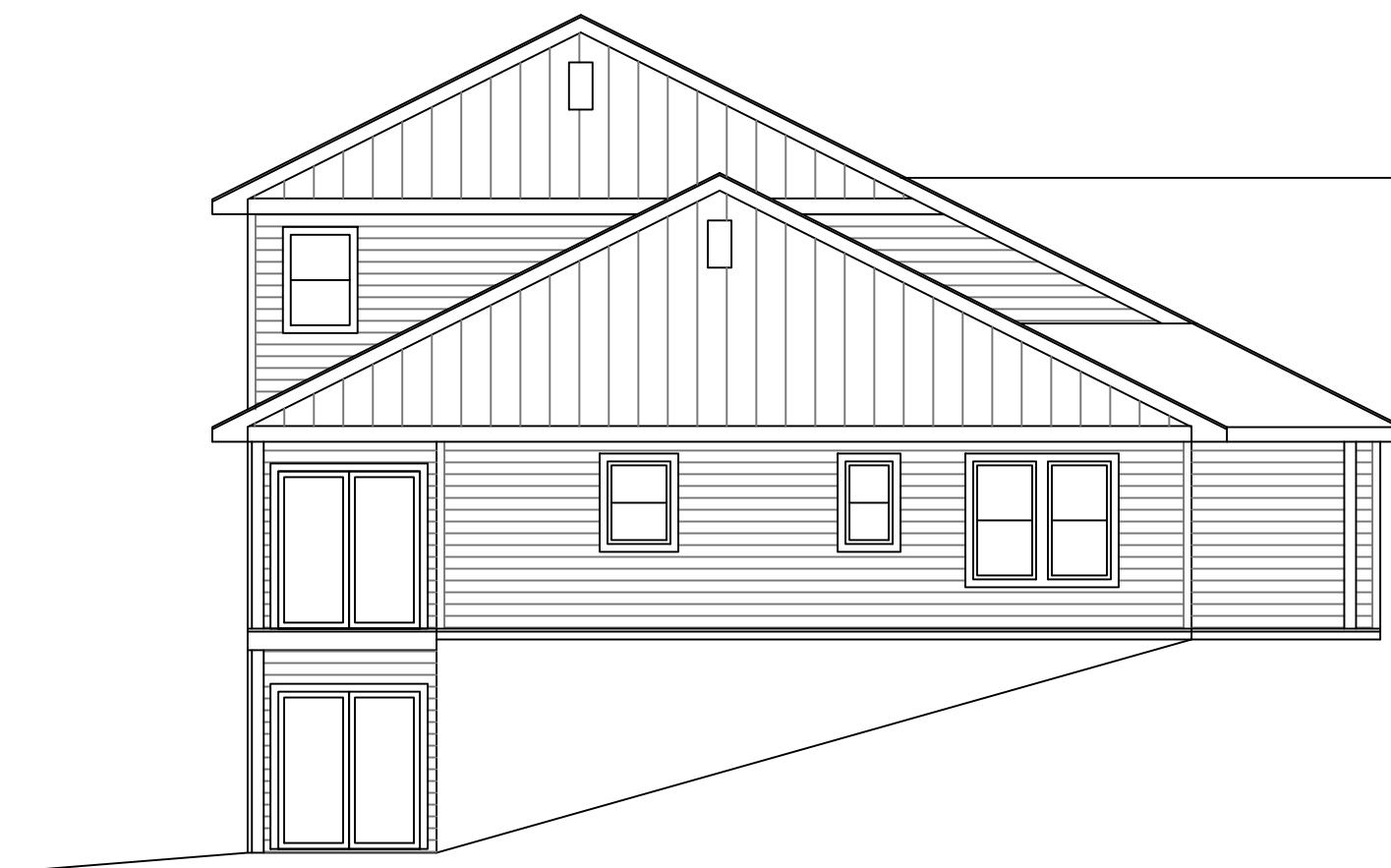
PHASE SD	DRAWING NO. A2.1
DATE: 12/01/25	



1 FRONT ELEVATION - 4-UNIT BUILDINGS - 424 BUTLER AVE., WEST ST. PAUL
 A3.1 SCALE 1/8" = 1'-0"



2 FRONT ELEVATION - 5-UNIT BUILDING - 424 BUTLER AVE., WEST ST. PAUL
 A3.1 SCALE 1/8" = 1'-0"



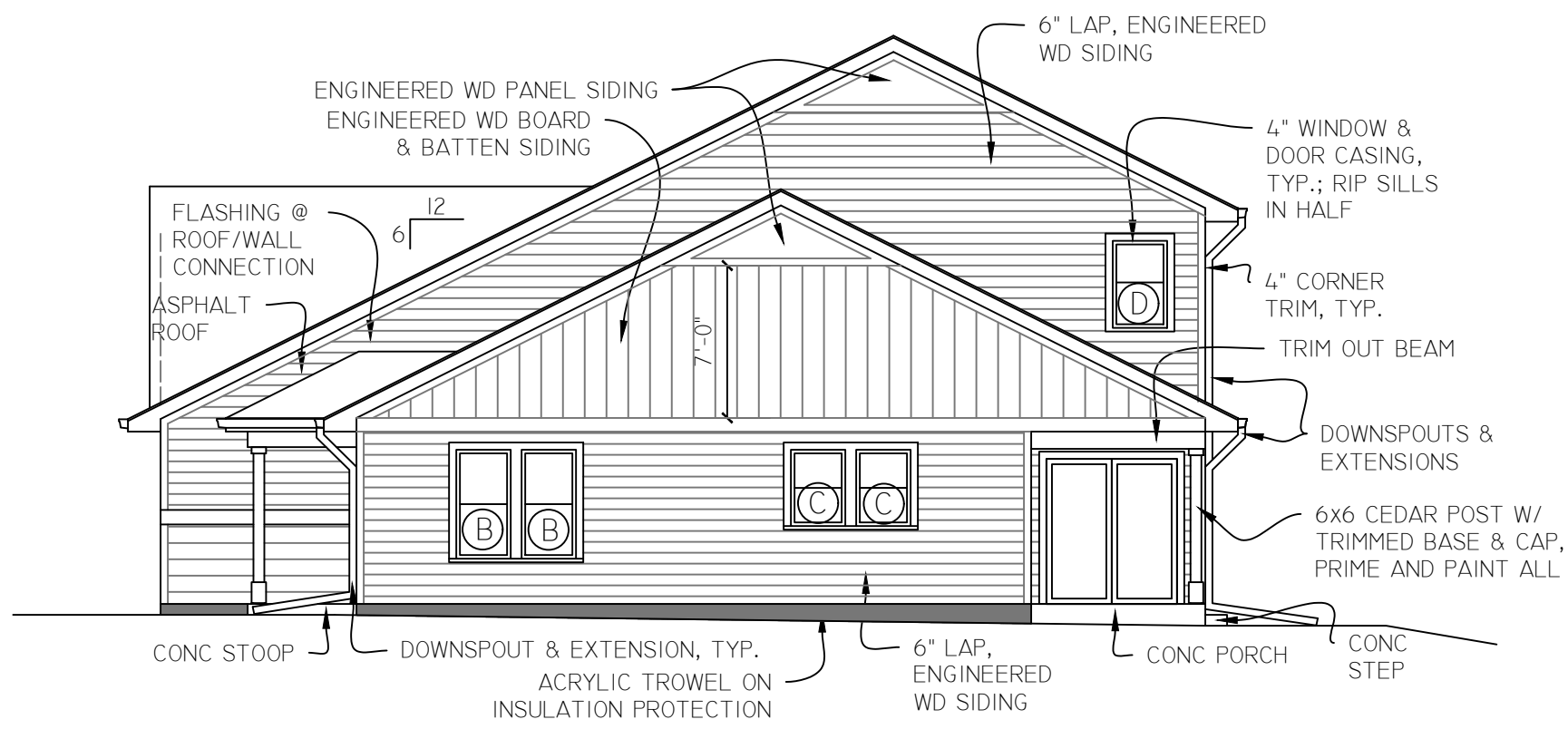
3 SIDE ELEVATION - AT WALK OUT BUILDINGS - 424 BUTLER AVE., WEST ST. PAUL
 A3.1 SCALE 1/8" = 1'-0"

PRELIMINARY SPEC

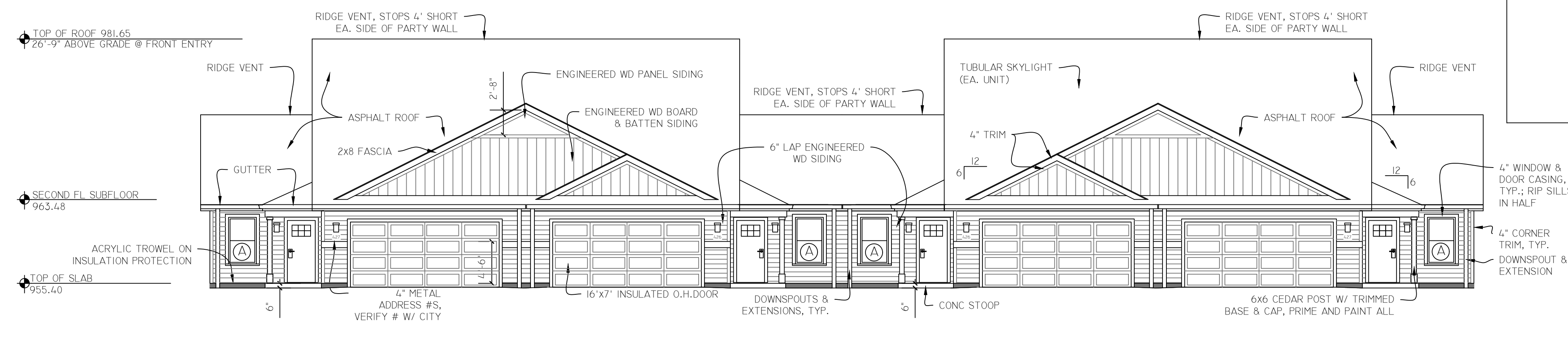
EXTERIOR:
 LP SMARTSIDE, PREFINISHED (6" LAP WITH
 VERTICAL SIDING @ GABLES)
 ASPHALT SHINGLES
 U.27 VINYL WINDOWS, DOUBLE-HUNG
 *(CASEMENTS AS AN ALTERNATE)
 CONCRETE STOOPS AT FRONT, CONC. SLAB AT
 DECK IN BACK IF SLAB ON GRADE, COMPOSITE
 FLOOR DECK/RAIL (8'x8') IF WALK-OUT
 BASEMENTS W/ PERMEABLE PAVER PATIO BELOW

MARNIE PEICHEL ARCHITECTURE AND
 DESIGN, LLC

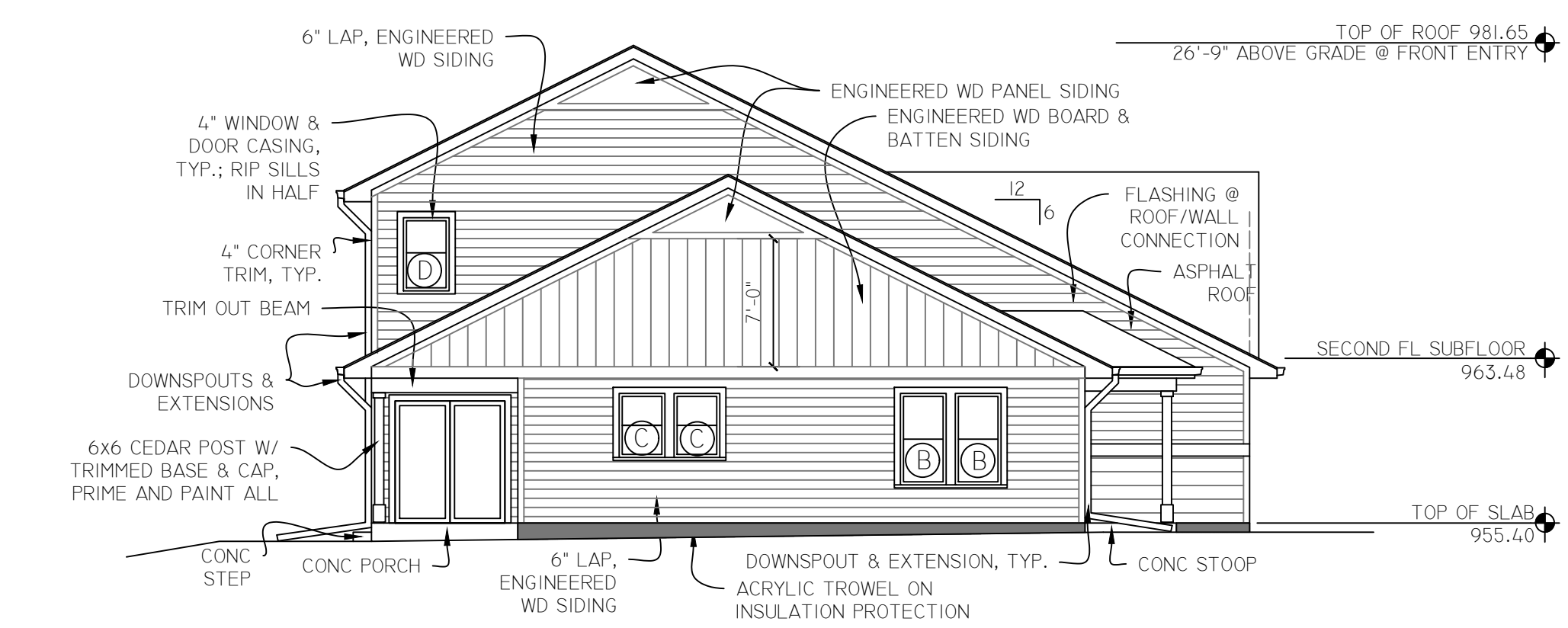
PHASE SD	DRAWING NO. A3.1
DATE: 12/01/25	



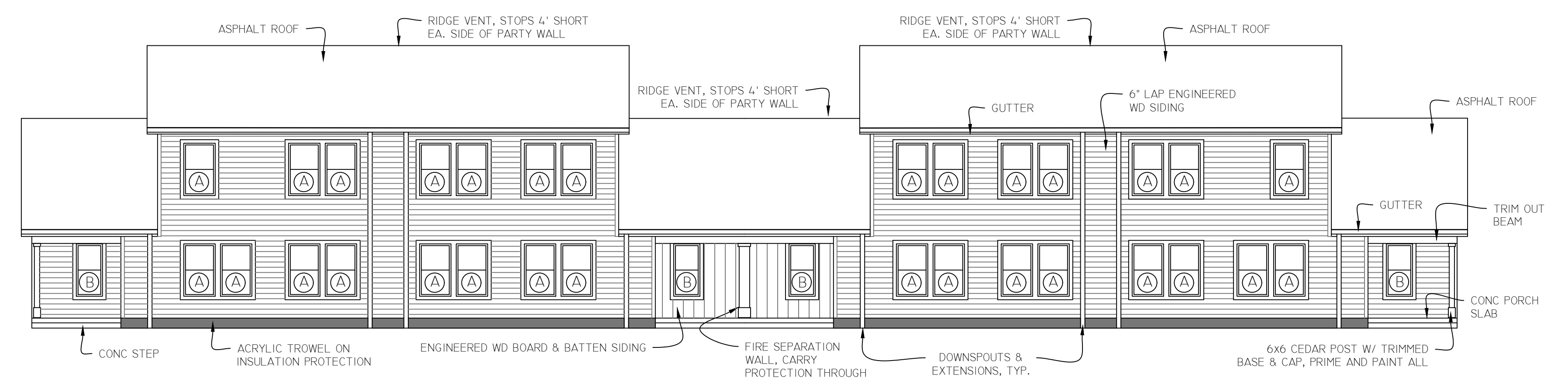
2 BUILDING 'A' - NORTH ELEVATION
 A3.1 SCALE 1/8" = 1'-0"



1 BUILDING 'A' - EAST ELEVATION
 A3.1 SCALE 1/8" = 1'-0"



4 BUILDING 'A' - SOUTH ELEVATION
 A3.1 SCALE 1/8" = 1'-0"



3 BUILDING 'A' - WEST ELEVATION
 A3.1 SCALE 1/8" = 1'-0"

WINDOW SCHEDULE			
	TYPE	SIZE	COMMENTS
(A)	SINGLE HUNG	3050 (36"x60")	EGRESS @ ALL BEDROOM LOCATIONS
(B)	SINGLE HUNG	2650 (30"x60")	
(C)	SINGLE HUNG	2636 (39"x42")	
(D)	SINGLE HUNG	2640 (30"x48")	

GENERAL NOTES:
 1. WINDOWS: VINYL WINDOWS. DUAL PANE, LOW-E, ARGON GAS. U VALUE = .27 = TO OR BETTER. COLOR TO BE WHITE OR TAN. (VECTOR ENVISION WINDOWS OR APPROVED EQUAL.)
 2. ALL SINGLE HUNG WINDOWS TO INCLUDE FALL PROTECTION/SASH LIMITER HARDWARE.
 3. SHOP DRAWINGS SHALL BE PROVIDED FOR REVIEW. VERIFY ALL EXACT SIZES AND QUANTITIES.

DEVELOPER:
 CITY OF WEST ST. PAUL

CONSULTANTS:
 ARCHITECT:
 MARNIE PEICHEL ARCHITECTURE AND DESIGN, LLC
 marniepeichel@gmail.com
 612-810-4791
 STRUCTURAL ENGINEER:
 MATTSON MACDONALD YOUNG ISAAC BLIEK
 isaacB@mmyeng.com
 612-827-7825
 CIVIL ENGINEER:
 ELLIOTT DESIGN BUILD, INC

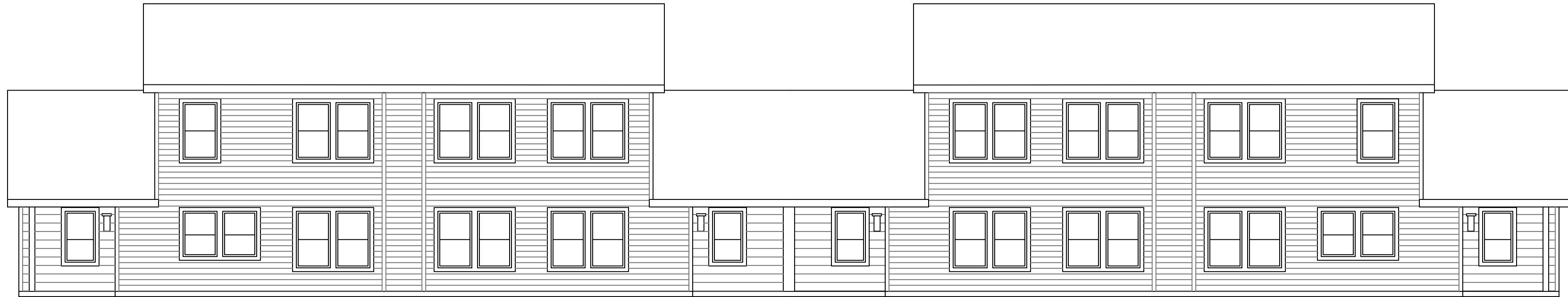
REGISTRATION:
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MN.
 PRINT NAME: MARNIE PEICHEL
 SIGNATURE: _____
 DATE: _____
 LICENSE # 26662

REVISIONS		
#	REVISION TYPE	DATE

PROJECT TITLE/LOCATION
LONG-TERM AFFORDABLE TOWNHOMES
 424 BUTLER AVE. E.
 WEST ST. PAUL, MN

DRAWING TITLE
BUILDING 'A' - EXTERIOR ELEVATIONS

PHASE: CD DRAWING NO.
 DATE: 12/09/2025 **A3.1**



1 REAR ELEVATION - 4-UNIT, SLAB ON GRADE BUILDING - 424 BUTLER AVE., WEST ST. PAUL
 A3.2 SCALE 1/8" = 1'-0"



2 REAR ELEVATION - 4-UNIT, WALK-OUT BUILDING - 424 BUTLER AVE., WEST ST. PAUL
 A3.2 SCALE 1/8" = 1'-0"

PRELIMINARY SPEC

EXTERIOR:
 LP SMARTSIDE, PREFINISHED (6" LAP WITH VERTICAL SIDING @ GABLES)
 ASPHALT SHINGLES
 U.27 VINYL WINDOWS, DOUBLE-HUNG
 *(CASEMENTS AS AN ALTERNATE)
 CONCRETE STOOPS AT FRONT, CONC. SLAB AT DECK IN BACK IF SLAB ON GRADE, COMPOSITE FLOOR DECK/RAIL (8'x8') IF WALK-OUT
 BASEMENTS W/ PERMEABLE PAVER PATIO BELOW

MARNIE PEICHEL ARCHITECTURE AND DESIGN, LLC

PHASE SD	DRAWING NO. A3.2
DATE: 12/01/25	

GRAND OAK GROVE

KNOW ALL PERSONS BY THESE PRESENTS: That City of West St. Paul Economic Development Authority, A Minnesota public body politic and corporate, owner of the following described property:

All that tract of land described as Lots Seven (7), Eight (8), Nine (9), Ten (10), Twenty-one (21), Twenty-two (22), Twenty-three (23), and Twenty-four (24) in Block One (1), and Lots Seven (7), Eight (8), Nine (9), Ten (10), Twenty-one (21), Twenty-two (22), Twenty-three (23), and Twenty-four (24) in Block Three (3), all in Summit Park Addition to South St. Paul, Dakota County, Minnesota, according to the plat thereof on file and of record in the Office of the Register of Deeds of said County, and those parts of vacated alleys and vacated Conver Ave. lying between North and South extensions of the East and West lines of said lots, except the South 225 feet of said tract.

AND

Lots Eleven (11), Twelve (12), Nineteen (19) and Twenty (20), in Block One (1) and the North 37.14 feet of Lots 11 and 12, in Block 3, of Summit Park Addition to South St. Paul, Dakota County, Minnesota, together with that part of the vacated alley in said Block 1 and that part of the vacated Conver Avenue which lies between the North and South extensions of the East line of said Lot 20 and the West line of said Lot 19.

EXCEPT the North 37 feet of Lots Seven (7), Eight (8) and Nine (9) and the South One Half (S 1/2) of vacated Conver Street which adjoins the lots to the North, Block Three (3), Summit Park Addition to South St. Paul, Dakota County, Minnesota.

ALSO EXCEPTING therefrom any part of the previous described parcels which were platted as Lot 3, Block 1, Thompson Park, according to the recorded plat thereof, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as GRAND OAK GROVE and does hereby dedicate to the public for public use the public ways and the drainage and utilities easements as created by this plat.

In witness whereof said City of West St. Paul Economic Development Authority, A Minnesota public body politic and corporate, has caused these presents to be signed by its proper officers this ____ day of _____, 20__.

City of West St. Paul Economic Development Authority

_____ as _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20__, by _____ of City of West St. Paul Economic Development Authority, A Minnesota public body politic and corporate, on behalf of the body politic and corporate.

signature

Printed
Notary Public, _____, County, Minnesota
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I James M Bridell do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20__.

James M. Bridell, Licensed Land Surveyor
Minnesota License No. 23266

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on ____ day of _____, 20__, by James M. Bridell.

signature

Printed
Notary Public, _____, County, Minnesota
My Commission Expires _____

CITY COUNCIL, City of West Saint Paul, State of Minnesota

This plat of GRAND OAK GROVE was approved and accepted by the City Council of West St Paul, Minnesota at a regular meeting thereof held this ____ day of _____, 20__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ By: _____
Mayor Clerk

COUNTY SURVEYOR, County of Dakota, State of Minnesota

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20__.

By: _____
Todd B. Tollefson
Dakota County Surveyor

COUNTY BOARD, County of Dakota, State of Minnesota

We do hereby certify that on the ____ day of _____, 20__, the Board of Commissioners of Dakota County, Minnesota, approved this plat of GRAND OAK GROVE, and said plat is in compliance with provisions of Minnesota Statutes, Section 505.03, Subd. 2 and pursuant to the Dakota County Contiguous Plat Ordinance.

By: _____ By: _____
Chair, Dakota County Board Dakota County Treasure-Auditor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, County of Dakota, State of Minnesota

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20__.

By: _____
Amy A. Koethe
Director, Department of Property
Taxation and Records

COUNTY RECORDER, County of Dakota, State of Minnesota

I hereby certify that this plat of GRAND OAK GROVE, was filed in the office of County Recorder for public record on this ____ day of _____, 20__, at ____ o'clock ____M. and was duly filed in Book _____ of Plats, Page ____ as Document No. _____.

By: _____
Amy A. Koethe
County Recorder

REGISTRAR OF TITLES, County of Dakota, State of Minnesota

I hereby certify that this plat of GRAND OAK GROVE, was filed in the office of Registrar of Titles for public record on this ____ day of _____, 20__, at ____ o'clock ____M. and was duly filed in Book _____ of Plats, Page ____ as Document No. _____.

By: _____
Amy A. Koethe
Registrar of Titles



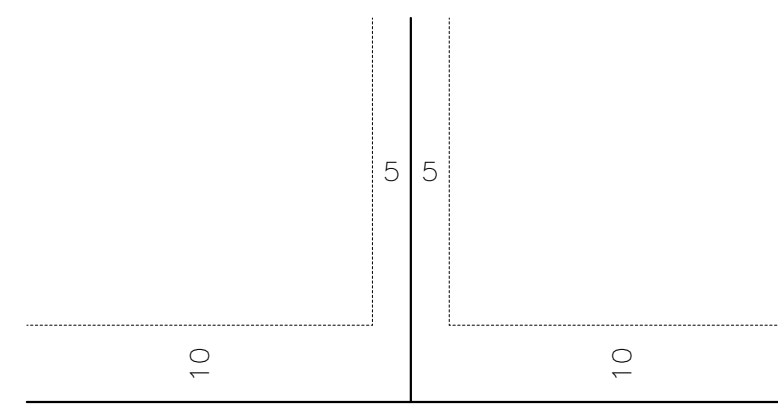
GRAND OAK GROVE

COUNTY ROAD NO. 4 (BUTLER AVENUE E)

NORTH LINE OF SE 1/4 SEC 17

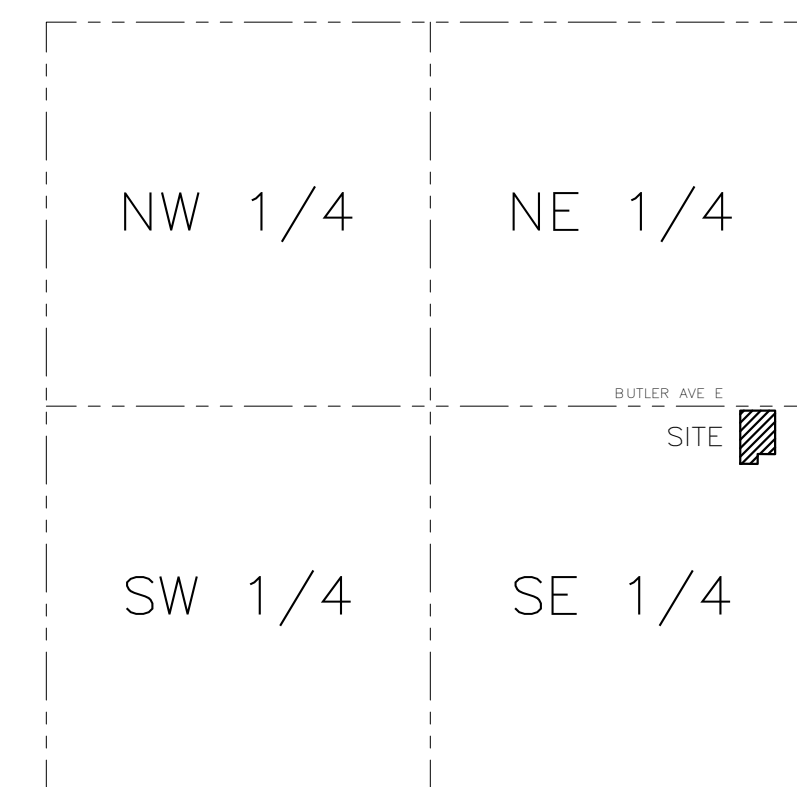
EAST 1/4 CORNER OF SEC. 17

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



BEING FIVE FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS, UNLESS OTHERWISE INDICATED ON THIS PLAT.

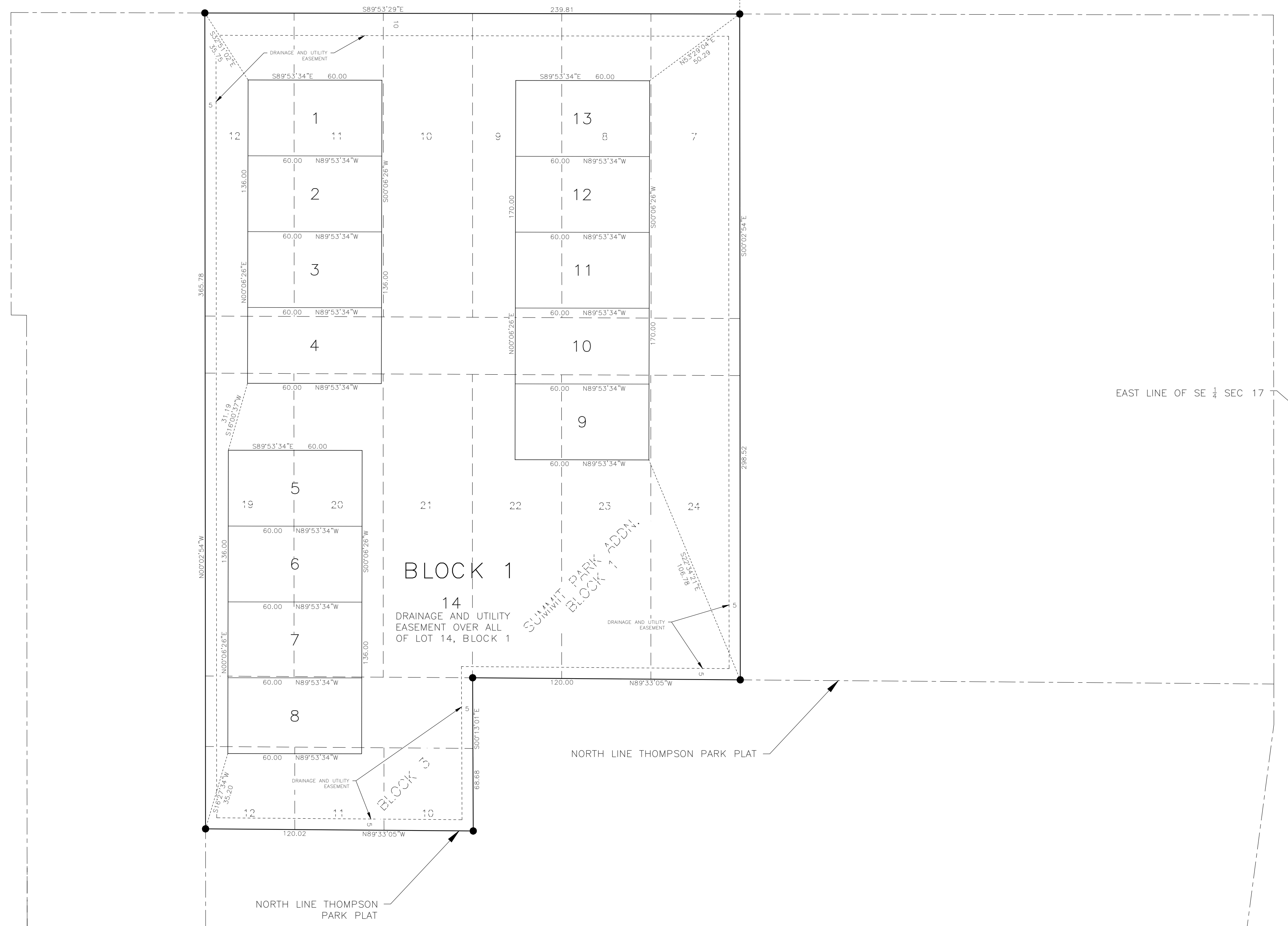
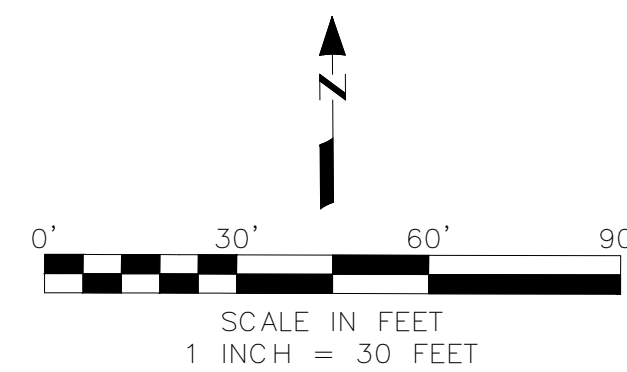
VICINITY MAP
NO SCALE



SEC. 17, T28N, R22W
DAKOTA CO. MN

BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SEC. 17, TWP. 28, RGE. 22 WHICH IS ASSUMED TO HAVE A BEARING OF N89°52'33"W. NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATIONS, INDICATES A PLAT MONUMENT THAT WILL BE SET WITHIN ONE YEAR OF THE FILING OF SAID PLAT.

- DENOTES COUNTY MONUMENT
- DENOTES FOUND MONUMENT
- DENOTES 1/2 INCH BY 12 INCH REBAR SET AND MARKED BY LICENSE NO. 23266 UNLESS OTHERWISE SHOWN



EAST LINE OF SE 1/4 SEC 17

FRANK CARDARELLE
LAND SURVEYING