CITY OF
WEST ST. PAUL

City Hall
1616 Humboldt Avenue
West St. Paul, MN 55118
651-552-4100
FAX 651-552-4190
www.wspmn.gov

SITE PLAN APPLICATION

Filing Fee: $275.00

Escrow Amount: $1,300.00

Total Fees: $ 1575

OFFICE USE ONLY

Case No: PC 20-04

Date Received: 03/27/2020

Receipt No: 2020-0128

60 Day Date: 05/26/2020

Extended - 07/25/2020

Street Address of Parcel: 16XX Oakdale Avenue West St Paul, MN 55118

Name of Applicant: More Space LLC

Phone # 651-338-8785

Address of Applicant: 4813 Blaine Avenue
Inver Grove Heights, MN 55076

Email: Koland911@gmail.com

Name of Owner: DJJ HOLDINGS LLC

Phone # 612-850-6261

Address of Owner: 2910 Waters Rd Ste 170
Eagan, MN 55121

Email: djake@midwestamericom.com

SITE INFORMATION

Legal/PID # of the Property Involved: 42-02000-78-060

Present Zoning: I-1 - Light Industrial

Proposed Use of Parcel: Self-Storage building with interior drive aisle for loading and unloading

What will be the effect(s) on existing and anticipated traffic conditions, including parking facilities on adjacent streets: There will be very minimal anticipated traffic conditions and no anticipated parking facilities on adjacent streets.

EXHIBITS REQUIRED

An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 copies in sets and folded plans, showing application information as follows:

a. A survey, scaled and dimensioned, site plan showing pertinent existing conditions, such as: parking layout, access provisions, structure locations, drainage, lot area, and yard dimensions, including but not limited to the surrounding parcels within 150 feet.
b. A complete set of preliminary drawings prepared and signed by a registered civil engineer, architect, and/or landscape architect showing:
   i. A site plan indicating parking layout, access provisions, structure locations, any fences, walls, or other screening, including height and type of material, landscaping, drainage, trees and shrubbery, including types, locations, and sizes,
   ii. Building elevations, including finishes on all buildings on all sides,
   iii. All lighting provisions on site, including type, location, and lumens affecting the surrounding parcels and streets,
   iv. Curb type and location on site, and
   v. Proposed plans for sidewalk to service, parking, recreation, and service areas within the site.
c. Stormwater Management information, including:
   i. Modeling showing proposed rates are meeting the existing rates for the Atlas-14, 10- and 100-year storm events,
   ii. Existing and proposed drainage area maps,
   iii. Utility plan showing existing and proposed storm sewer (if applicable) to verify modeling,
   iv. Site grading plan,
   v. If proposing infiltration, soil borings should be submitted to confirm adequate separation,
   vi. If disturbing more than one acre, water quality modeling showing a 50% total phosphorus removal from runoff
   vii. If creating more than an acre of net new impervious, volume control calculations to show 1" over the net increase in impervious being infiltrated.

ACKNOWLEDGE AND SIGNATURE

The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the State of Minnesota.

Dean Jakubowicz	612-850-6261
Signature of Owner (Required)	Phone Number
[illegible]	651-775-7589
Signature of Applicant (If different)	Phone Number

NOTE: All Materials relevant to this Application must be filed on or before the dates listed on the Operating Procedures for Applicants page. The Planning Commission holds its regular meeting at 7:00pm on the third Tuesday of each month.

LAPSE OF SITE PLAN: An approved site plan shall lapse and become null and void six months following the date on which the Plat was approved, unless prior to the expiration of six months a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion on the subject site. An approved Site Plan may be renewed once for a period of one year by the City Council.

FEES

1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or by the Planning Commission. Fees shall include application fee, filing fees, consultant, legal, planning, and engineering fees.

2. Applicants shall deposit with the City, together with the application filing fees, the sums required by Council resolution toward prepayment of the Consultants and Attorney's expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report and recommendation to the City Council concerning the application. All reasonable expenses and fees, in excess of the deposit, shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.

CITY OF
WEST ST. PAUL

City Hall
1616 Humboldt Avenue
West St. Paul, MN 55118
651-552-4100
FAX 651-552-4190
www.wspmn.gov

PLATTING APPLICATION

Filing Fee: $275 + $2 each lot

Escrow Amount: $600 (1-2 lots)

$1,600 (3 or more lots)

Total Fees: $ 877

OFFICE USE ONLY

Case No: PC 20-04

Date Received: 04/03/2020

Receipt No: 20-0590

60 Day Date: 06/02/2020

Extended - 08/01/2020

CONTACT INFORMATION

Name of Applicant: MORE SPACE, LLC

Phone # 651-338-8785

Address of Applicant: Equitably Acquired Properties, LLC
4813 BLAINE AVE
IGH, MN 55076

Email: KOLAND911@GMAIL.COM

Name of Owner: DJJ Holdings LLC

Phone # 612-850-6261

Address of Owner: 2910 Waters Road
Eagan, MN 55121

Email: djake@midwestamericom.com

Name of Surveyor: Greg Gentz- Rehder & Associates

Phone # 651-337-6726

Address of Surveyor: 3440 Federal Drive, Suite 110
Eagan, MN 55122

Email: ggentz@rehder.com

Name of Engineer: Benton Ford- Rehder & Associates

Phone # 651-337-6730

Address of Engineer: 3440 Federal Drive, Suite 110
Eagan, MN 55122

Email: bford@rehder.com

PLAT INFORMATION

Legal/PID # of the Property Involved: 42-02000-78-060

Total Acreage: 2.31

Proposed Number of Lots: 1

Proposed Name of Plat: MORE SPACE SELF STORAGE

Plat meets all minimum subdivision requirements. If not, explain: _____

EXHIBITS REQUIRED

1. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 copies of the proposed plat/final plat in sets.

ACKNOWLEDGE AND SIGNATURE

The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the State of Minnesota.

Signature of Owner (Required)	612-850-6261 Phone Number
Signature of Applicant (If different)	651-338-8785 Phone Number

NOTE: All Materials relevant to this Application must be filed on or before the dates listed on the Operating Procedures for Applicants page. The Planning Commission holds its regular meeting at 7:00pm on the third Tuesday of each month.

LAPSE OF PLAT: An approved Plat shall lapse and become null and void six months following the date on which the Plat was approved, unless prior to the expiration of six months the Plat is recorded at Dakota County

FEES

1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or by the Planning Commission. Fees shall include application fee, filing fees, consultant, legal, planning, and engineering fees.

2. Applicants shall deposit with the City, together with the application filing fees, the sums required by Council resolution toward prepayment of the Consultants and Attorney's expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report and recommendation to the City Council concerning the application. All reasonable expenses and fees in excess of the deposit shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.

CITY OF
WEST ST. PAUL

1616 Humboldt Avenue
West St. Paul, MN 55118

651-552-4100
www.wspmn.gov

CITY OF WEST ST. PAUL, MN
NOTICE OF PUBLIC HEARING

The listed items below will be a Public Hearing at the Planning Commission Meeting Tuesday, May 19, 2020 at 7:00 pm and a Public Hearing at the City Council Meeting Tuesday, May 26, 2020 at 6:30 pm:

PC Case 20-04 – Site Plan, Preliminary and Final Plat Review to Allow a Climate Controlled Storage Building at 1665 Oakdale Ave – More Space LLC

If you have any questions regarding the hearing item listed above, please contact Melissa Sonnek, City Planner at (651) 552-4134.

For Informational Purposes Only – Not for Publication

Shirley R Buecksler
City Clerk

Published: May 3, 2020
Twin Cities Pioneer Press
Posted: May 1, 2020
City of West St. Paul

CITY OF WEST ST. PAUL

Planning Commission Report

To: **Planning Commission**

From: **Melissa Sonnek, City Planner**

Date: **May 19, 2020**

Site Plan, Preliminary, & Final Plat for 1665 Oakdale Ave – More Space LLC

REQUEST:

Larry Koland, on behalf of More Space LLC, is requesting the review of site plan, preliminary, and final plat applications for the construction of a 122,739 square foot climate controlled storage building at 1665 Oakdale Avenue.

Attachments:
Application
Notice
Submitted plans
Memos from the Env. Comm. & Engineering
Staff Presentation

CURRENT USES AND ZONING:

	Use	Zoning
Subject Property	Vacant Lot	I1 – Light Industrial
Properties to North	Crawford Door Co.	I1 – Light Industrial
Properties to East	WSP Sports Complex	R4 – Multifamily Residential
Properties to South	Midwest Plastics Inc.	I1 – Light Industrial
Properties to West	Evolve Workplace	I1 – Light Industrial

1) SITE PLAN ANALYSIS:

Building Setbacks
The I1 – Light Industrial district requires the below listed building setbacks.

	Code Setbacks	Proposed Setbacks
Front (Adj. to R)	100 ft. min	NE – 97 ft. SE – 173 ft. Average – 134 ft.
Rear	20 ft. min	44 ft.
Side (North)	10 ft. min	25 ft.
Side (South)	10 ft. min	32 ft.

Parking Setbacks
The I1 – Light Industrial district requires the below listed parking setbacks. The proposed site plan details that all parking setbacks meet code requirements.

	Code Setbacks	Proposed Setbacks
Front	10 ft. min	Parking – 61.5 ft. *(average)* Proof – 25 ft.
Rear	10 ft. min	Parking – N/A Proof – 10 ft.
Side (North)	0 ft.	Parking – N/A Proof – N/A
Side (South)	0 ft.	Parking – N/A Proof – 14 ft.

Parking Counts
The applicant is proposing a total of 21 parking stalls (as well as 41 proof of parking) for this project, 12 surface stalls located at the front of the building and 9 stalls located within the building that will be used for loading and unloading. The applicant has stated that they see these stalls used the most, while only a few of the surface stalls are used at a time.

Code requires one parking stall per 2,000 sq. ft. of floor area, which for this site equates out to 61 stalls. The code does allow for proof of parking, which the applicant has agreed to provide in the future if/when the stalls are needed. For the time being, City Staff would much prefer to see the area occupied by additional trees and greenspace rather than un-used parking stalls.

Drive Aisle and Parking Stall Dimensions
The submitted plans show a two-way drive aisle width of 26 ft., parking stall depths of 20 ft., and stall width of 9ft. All are compliant with code minimums which are 22 ft., 20 ft., and 9ft. respectively. The

applicant has stated that based on the typical vehicle traveling in and around the site, they prefer to have larger drive aisles.

Curbing
The proposed parking lot will include B-6-12 curbing, as required by code.

Lighting
The submitted lighting plans do show a small amount of lighting at a few sections of the property line. Since code requires the lighting levels be zero foot-candles at the property lines, City Staff is recommending as a condition of approval that the lighting plan be revised so that the lighting levels do not exceed zero foot-candles at all abutting property lines, and no direct glare may extend into the public street, public open space, or neighboring properties.

Landscaping
The submitted plans detail the removal of 104 quality trees (740 caliper inches). The zoning ordinance requires that whenever the removal of quality trees occurs, a minimum of 30 percent must be replaced. For the proposed removal, the required caliper inches to be replaced equates out to 222 caliper inches (or 89 trees that measure 2.5 caliper inches). The submitted plan numbers fall just short of the required minimum while proposing a total of 210 caliper inches (see landscape plan for specifics). As a result, City Staff is recommending as a condition of approval that the applicant either increase the number of trees or caliper inches of the proposed trees to meet the 222 caliper inches needed to meet the minimum.

In addition, for development/redevelopment in commercial and industrial districts, the code requires one tree per 20 lineal ft. of property line, which for this property (1,398 lineal ft.) equates out to 70 trees. As shown in the attached plans, the applicant is proposing 50 deciduous trees, totaling to 210 caliper inches, as well as 30 shrubs, 70 perennials, and 61 ornamental grasses. Staff is comfortable with the lower number of trees since the proposed size of the trees is larger. Specifically the 14 evergreens located in the front yard that are expected to measure 30ft. in height.

Environmental Committee Review
The Environmental Committee held an informal review of the submitted plans since all committees that do not host public hearings have been temporarily suspended due to COVID-19. The Assistant Parks Director, Dave Schletty, distributed the plans to the committee and requested feedback on the submitted plans.

The Committee approved the proposed variety and number of trees for the site, they also liked the addition of the bio-retention pond. In addition to the proposed landscaping, the committee agreed that dark sky compliant lighting and a green roof would be a great addition to this development.

The Environmental Committee recommends approval of the plans with following additions for consideration:

- Strongly encourage the use of “pollinator friendly” native plants that were not treated with “neonicotinoids”,
- Recommend the addition of a green roof to treat stormwater onsite, and
- Encourage that all exterior lighting be Dark Sky compliant.

Staff is recommending as a condition of approval that the applicant consider the site plan additions recommended by the Environmental Committee detailed in the memo dated April 13, 2020.

Screening
Since the proposed development is across the street from a residential use, the code requires additional screening. According to code section 153.032 (E)4, screening can be accomplished through one or a combination of any of the following items: a decorative fence, masonry wall, or landscaping.

As mentioned previously, the applicant is proposing several substantial evergreens to screen the large building from the park across the street. City Staff is satisfied with this proposal.

Construction Materials/Design
The applicant is proposing a mixture of flat and raked precast aggregate paneling and glass for the building, all of which are considered to be primary building materials in the industrial district.

Trash Enclosure
The submitted plans do not include any specifics on trash enclosures. As such, City Staff is recommending as a condition of approval that any/all trash enclosures comply with section 153.032 (F)6 of the zoning code.

Signage
The proposed plans do not include signage specifics at this time. Staff is recommending a condition of approval requiring that all signage meet the requirements of Section 153 of the Zoning Ordinance.

Engineering/Storm water Review
The site plan was reviewed by an engineering consultant to specifically review storm water run-off, rate control, and filtration, as well as the proposed stormwater filtration pond.

The engineering consultant listed a number of recommendations regarding obtaining proper permits, storm, drainage calculations, and other plan specifics. As such, City Staff is requiring as a condition of approval, that the applicant adhere to all items outlined in the WSB Engineering Memo dated May 12, 2020.

In addition, Staff is recommending a condition of approval that prior to obtaining a building permit, the applicant enter into a stormwater management agreement with the city for the proposed stormwater filtration basin.

PLAT ANALYSIS:

Plat Summary

Gross Acres – 2.14
Proposed Number of Lots – One
Total Easement Sq. Ft. ~ 7,797.80
Total Right-of-Way Sq. Ft. ~ 9,525

Dakota County Plat Commission

The Dakota County Plat Commission reviewed the proposed plat at their March 15th, 2020 meeting. The Plat Commission requested 50ft. of right-of-way along Oakdale Avenue (county road) as well as reducing the number of curb cuts down to one (as is shown on the included plans). As such, City Staff is recommending as a condition of approval that the applicant adhere to the items detailed in the Dakota County Plat Commission memo dated April 16th, 2020.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the SITE PLAN to allow for the construction of a climate controlled self-storage facility at 1665 Oakdale Ave. 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, and
10. The applicant shall adhere to all items outlined in the Dakota County Plat Commission dated March 16, 2020.

Staff recommends the APPROVAL of the PRELIMINARY and FINAL PLAT for 1665 Oakdale Ave. subject to the following conditions:

1. Council approval of the corresponding site plan application,
2. The applicant shall adhere to all items outlined in the Dakota County Plat Commission memo dated March 16, 2020, and
3. The plat shall be recorded with Dakota County within one year of approval and prior to the application of a building permit.

TO: City Planner
THROUGH: Asst. Parks & Recreation Dir.
FROM: Environmental Committee
DATE: April 13, 2020

SUBJECT:

CASE #20-04 – Site Plan Review for the Construction of a Climate Controlled Storage Building at 1665 Oakdale Ave – More Space Self Storage.

BACKGROUND INFORMATION:

Due to the current CoVid-19 crisis, the Environmental Committee (EC) meetings are suspended until further notice. That being said, the EC is still reviewing the landscaping for any submitted site plan remotely.

Members recently reviewed the Site Plan submitted by Larry Koland, for the construction of a three story, 120,186 sq. ft. climate controlled storage building in the industrial district just north of Midwest Plastics and Prime Design and west of the West St. Paul Sports Complex. Four of the seven Committee members submitted their comments regarding the plans.

Overall, Members liked the stormwater plan and the addition of the bio-retention pond, as well as the variety and selection of plantings. Members did not like the great loss of mature trees on the site and the fact that full required replacements are not being met, but understand there is limited space for new trees. Other comments by Members included the addition of Dark Sky compliant lighting, a green or white roof, and additional screening along Oakdale due to the destination park across the street.

Members are recommending approval of the plans with the following recommendations:

- They strongly encourage the developer to use "pollinator friendly" native plants that were not treated with "neonicotinoids",
- The addition of a green roof to treat stormwater onsite or white roof to reduce urban heat island effect, and
- Strongly encourage all exterior lighting to be Dark Sky compliant.

RECOMMENDATION:

Environmental Committee members approve the Construction of a Climate Controlled Storage Building at 1665 Oakdale Ave, with the recommendations listed above.

Memorandum

To: Ross Beckwith, PE
Melissa Sonnek

From: Kendra Fallon, EIT

Date: May 12, 2020

Re: More Space Self Storage Stormwater Review
WSB Project No. 013770-000

The following documents were submitted May 6, 2020 by Rehder and Associates and were reviewed for compliance with the City of West St. Paul (City), Lower Mississippi River Watershed Management Organization (LMRWMO), and MPCA Engineering Guidelines:

- More Space – Revised City Submittal 5-6-20
- Soil Borings GME Report
- Storm Water Management Report_5-6-20

The project will disturb over an acre and creates more than one acre of new impervious which requires a NPDES permit and triggers water quality, volume control and rate control requirements. The following comments should be addressed as the project moves forward:

General

1. Because a NPDES permit is required due to the project disturbing more than one acre, a SWPPP must be provided.
2. Because the project disturbs more than one acre, LMRWMO water quality rules are triggered. Applicant shall submit water quality modeling to confirm 50% TP removal requirement is being met. It is recommended the applicant use the MPCA MIDS program to show removal requirements are being met.
3. A maintenance agreement including an operations and maintenance plan for the biofiltration basin should be included in future submittals.

Plans

1. A callout should be added to the proposed pipe connecting into the catch basin along Oakdale Avenue to confirm its size, slope and material.
2. A sump should be added to CB 1 to provide pretreatment.
3. The elevation and location of the emergency overflow for the biofiltration basin should be added to the plan.
4. The corners of the bottom contours in the biofiltration basin should be smoothed out to make them constructible.
5. It is recommended additional storm sewer be added to pick up the runoff from the swales and route it to the biofiltration basin to reduce the amount of runoff running in the gutters.

We request the applicant respond with how each comment above has been addressed. Please reach out with any questions concerning the comments provided in this memo.

701 XENIA AVENUE S | SUITE 300 | MINNEAPOLIS, MN | 55416 | 763.541.4800 | WSBENG.COM

CITY OF WEST ST. PAUL

Engineering/Public Works Report

To: **Planning Commission**

Through: **Melissa Sonnek, Asst. Comm. Dev. Director**

From: **Cody Joos, Engineering Tech. II**

Date: **March 31st, 2020**

Site Plan Review – More Space Self-Storage; Oakdale Avenue

REVIEW:

Cody Joos reviewing environmental site plans.

STAFF RECOMMENDATION:

1; This project will require a NPDES permit. I would request a note indicating that a co-inspection with a city employee be performed every two-weeks.

2; This project will trigger a need for a maintenance agreement for their storm water pond with the city.

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:

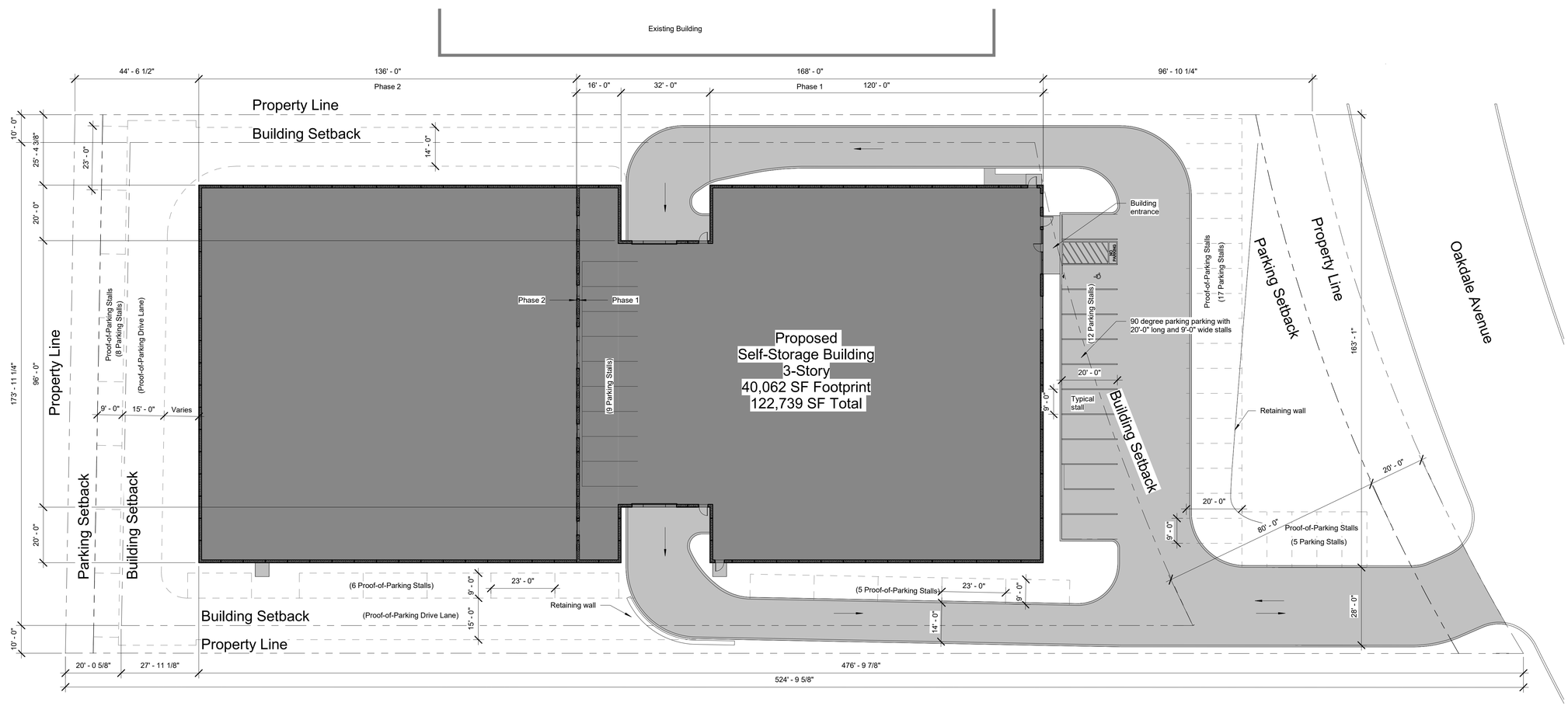
Proposed Building Footprint	40,062 SF
Proposed Building Total Gross Floor Area (GFA)	122,739 SF
Proposed Building Area Percentage	43.1%
Maximum Allowed Builing Area Percentage	50.0%

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

C:\Users\enelsen\Documents\19122 - More Space - West St.Paul_ENelsen.rvt
5/5/20 12:58:10 PM

CNH ARCHITECTS

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

© COPYRIGHT BY CNH ARCHITECTS, INC.

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.

PRINT NAME: Quinn S. Hutson

SIGNATURE: Quinn S. Hutson

DATE: 5/5/20 LIC. NO.: 21234

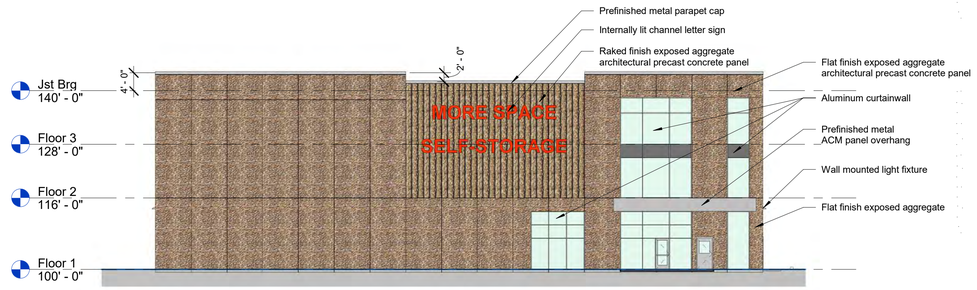
CNH NO.: 19122
DATE: 5/6/2020
REVISIONS:

More Space - West St. Paul

1777 Oakdale Avenue
West St. Paul, MN

Site Plan

CS01

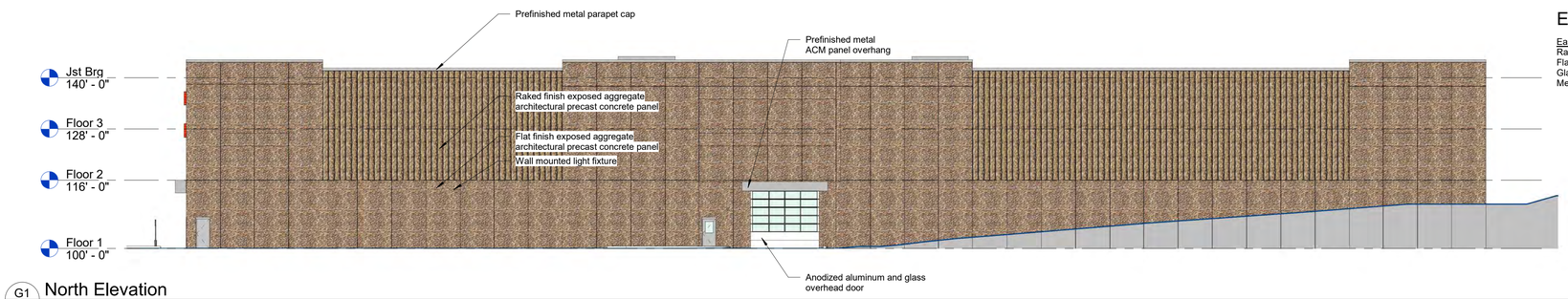


K1 / CS02 **East Elevation**
1/16" = 1'-0"

Exterior Finish Table

East Elevation

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

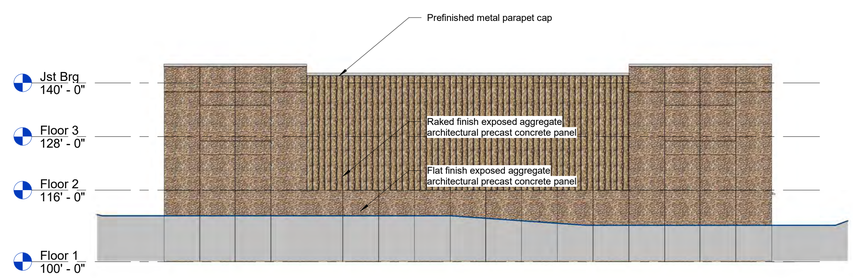


G1 / CS02 **North Elevation**
1/16" = 1'-0"

Exterior Finish Table

East Elevation

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

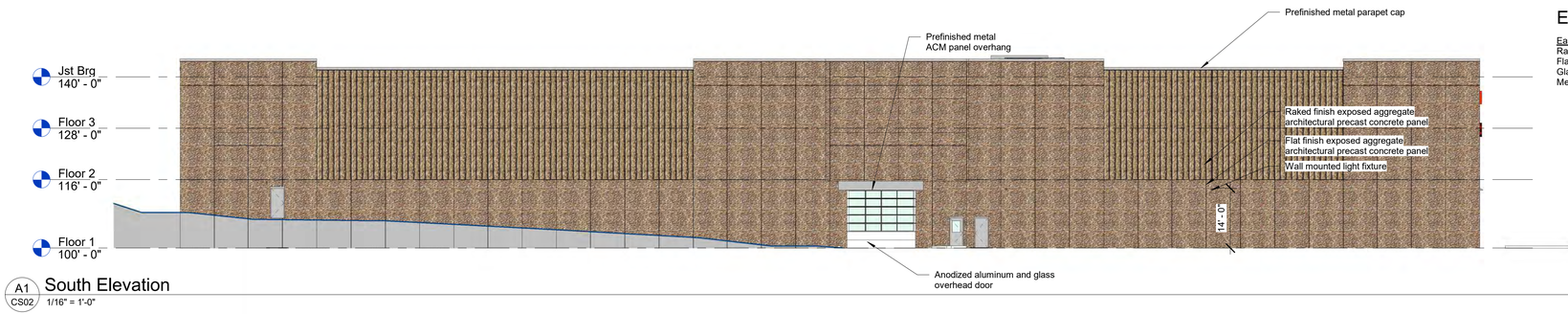


D1 / CS02 **West Elevation**
1/16" = 1'-0"

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

C:\Users\enelsen\Documents\19122 - More Space - West St.Paul_ENelsen.rvt
5/5/2020 1:25:26 PM

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

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.

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

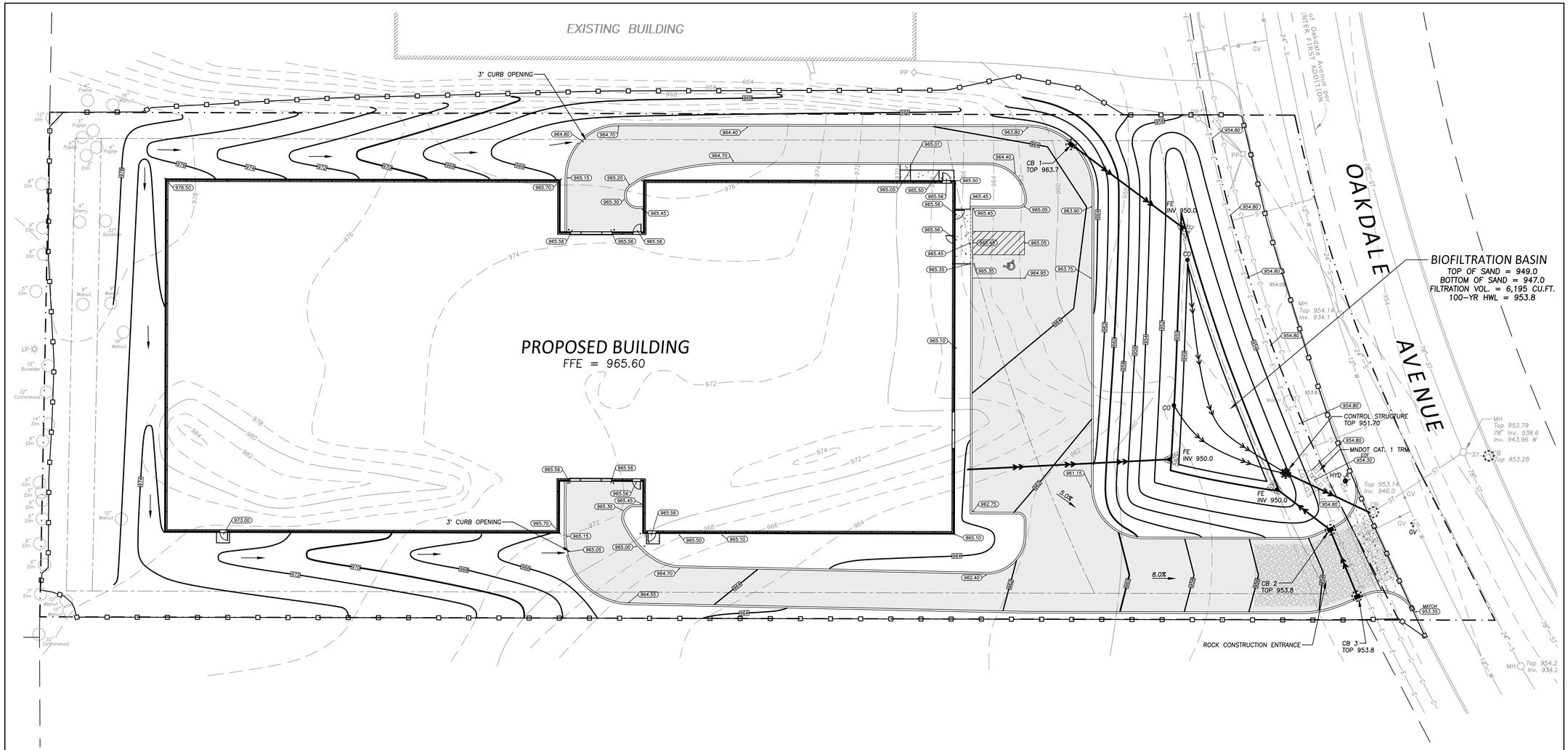
CNH NO.: 19122
DATE: 5/6/2020
REVISIONS:

More Space - West St. Paul

1777 Oakdale Avenue
West St. Paul, MN

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

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

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. _____

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

©COPYRIGHT BY CNH ARCHITECTS, INC.

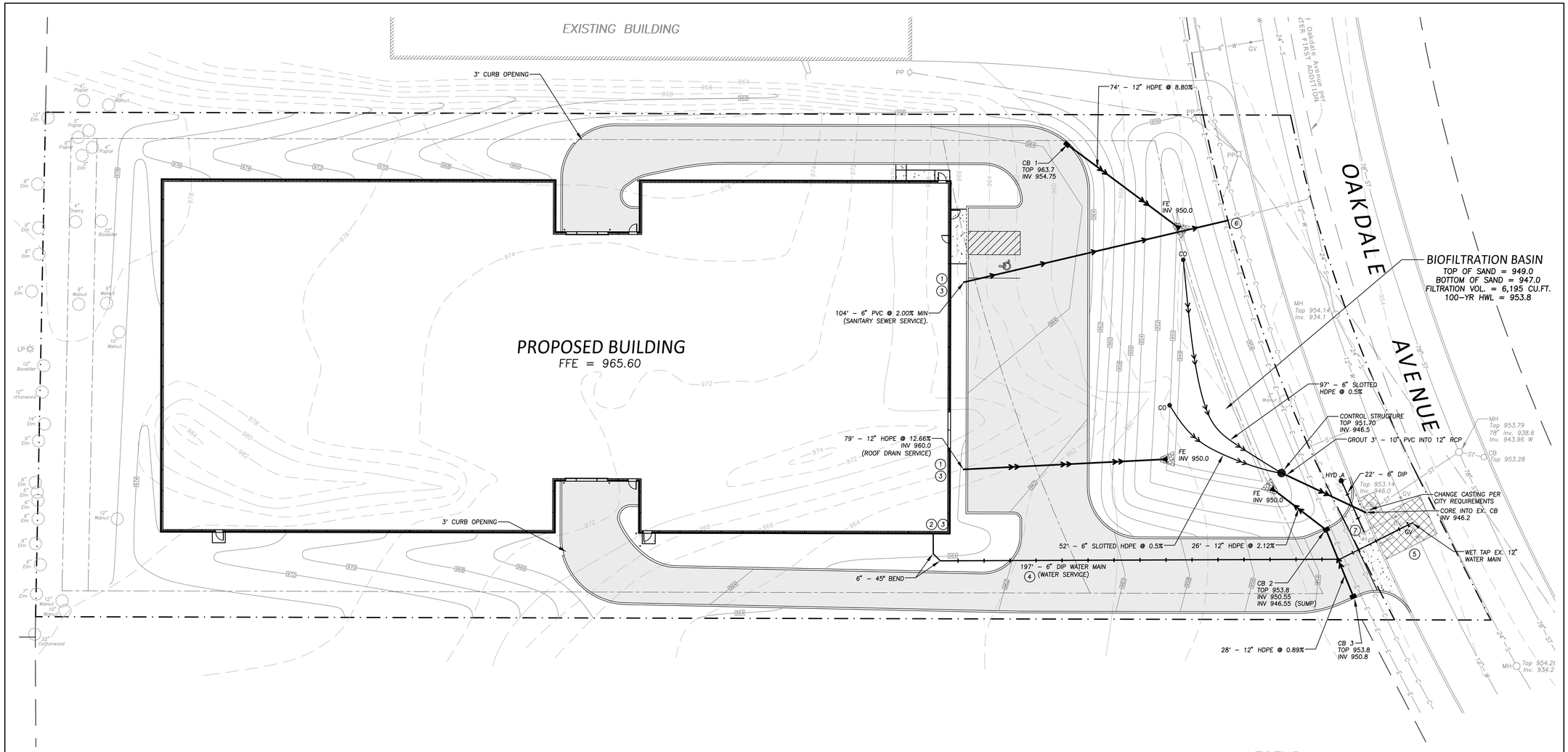
CNH NO.: 19122
DATE: 05/06/20
REVISIONS:
CITY RESUBMITTAL 5/6/20

More Space - West St. Paul

1777 Oakdale Avenue
West St. Paul, MN

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

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 • Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.net

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

©COPYRIGHT BY CNH ARCHITECTS, INC.

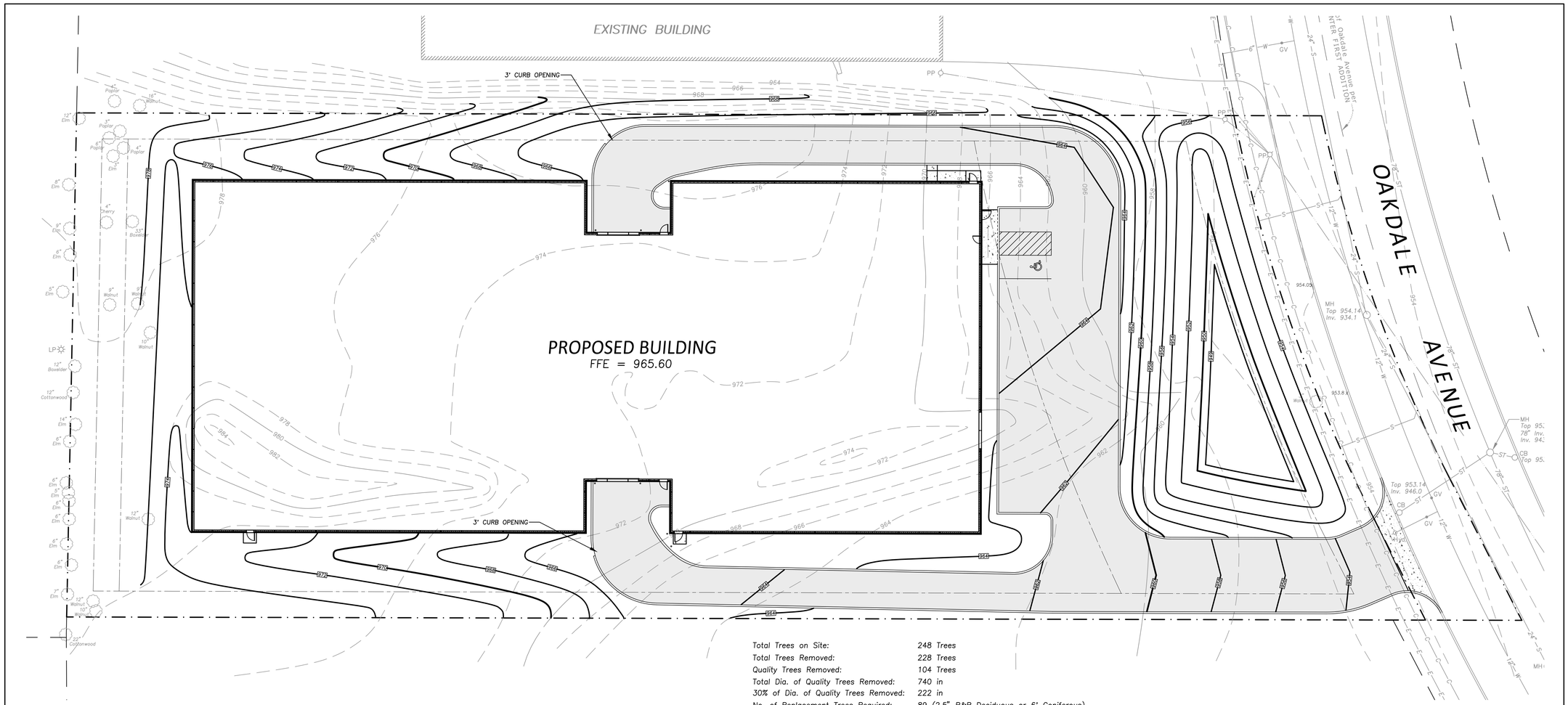
CNH NO.: 19122
DATE: 05/06/20
REVISIONS:
CITY RESUBMITTAL 5/6/20

More Space - West St. Paul

1777 Oakdale Avenue
West St. Paul, MN 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

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

©COPYRIGHT BY CNH ARCHITECTS, INC.

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

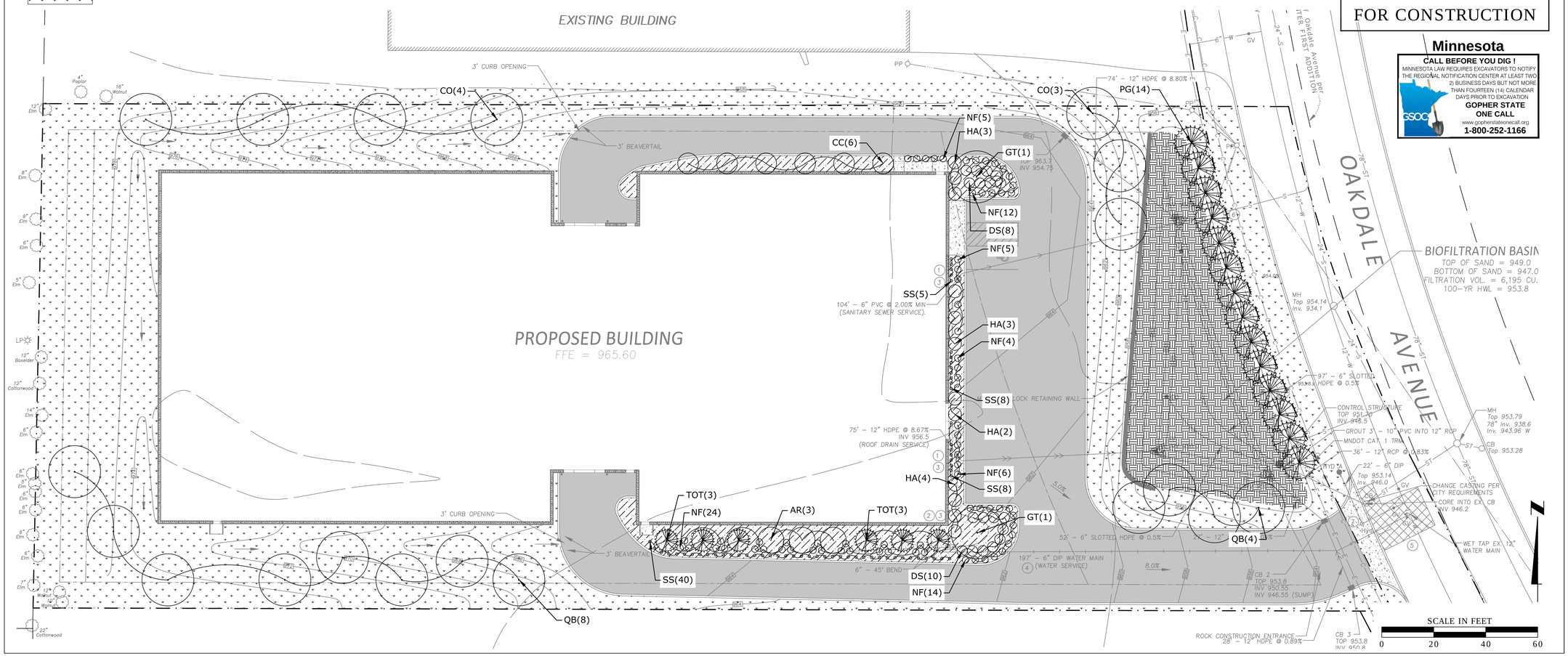
CODE REQUIREMENTS

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



Minnesota
CALL BEFORE YOU DIG !
MINNESOTA LAW REQUIRES EXCAVATORS TO NOTIFY THE REGIONAL NOTIFICATION CENTER AT LEAST TWO 2) BUSINESS DAYS BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS PRIOR TO EXCAVATION
GOPHER STATE ONE CALL
www.gopherstateonecall.org
1-800-252-1166

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

©COPYRIGHT BY CNH ARCHITECTS, INC.

HANSEN THORP PELLINEN OLSON, Inc.
Engineering • Surveying
Landscape Architecture
7010 Bass Lake Road Minneapolis, MN 55428
952-429-0700 • 952-429-7808 fax

COMM: 19122
DATE: 5/5/20

REVISIONS:

More Space - West St. Paul

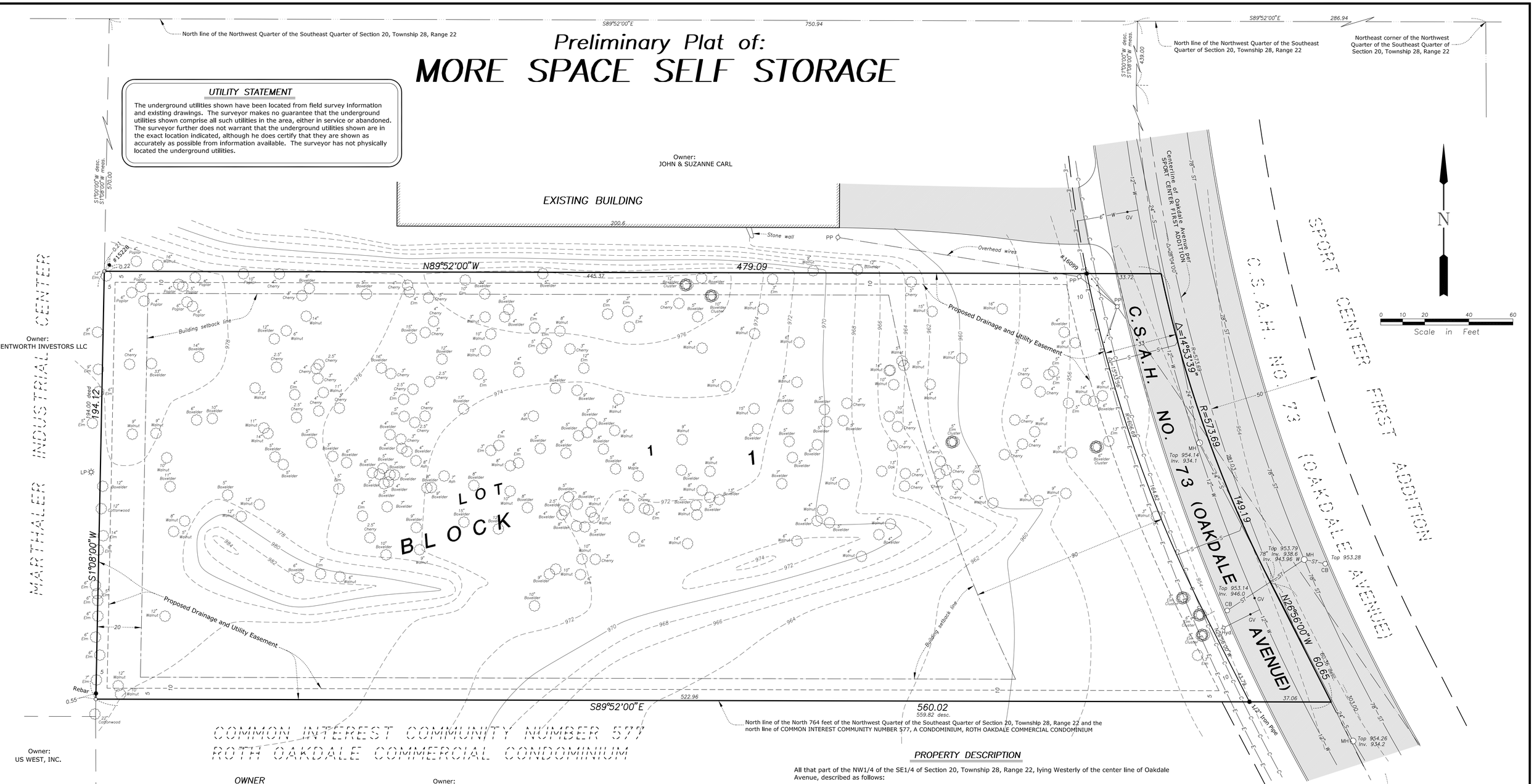
Oakdale Avenue
West St. Paul, MN

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

Preliminary Plat of:
MORE SPACE SELF STORAGE



UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are shown as accurately as possible from information available. The surveyor has not physically located the underground utilities.

OWNER

DJJ Holdings, LLC
2910 Waters Road
Suite 170
Eagan, Minnesota 55121

DEVELOPER

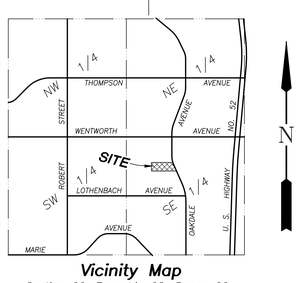
Equitably Acquired Properties, Inc.
4813 Blaine Avenue
Inver Grove Heights, Minnesota 55076
Phone: 651-338-8785
Attention: Larry Koland

ARCHITECT

CNH Architects
7300 West 147th Street
Suite 504
Apple Valley, Minnesota 55124
Phone: 952-997-4583
Attention: Quinn Hutson

SURVEYOR/ENGINEER

Rehder & Associates, Inc.
3440 Federal Drive
Suite 110
Eagan, Minnesota 55122
Phone: 651-452-5051
Attention: Ben Ford



Vicinity Map
Section 20, Township 28, Range 22
No Scale

NOTES

* Bearings shown are based on the Dakota County Coordinate System.
* Utilities shown are from information furnished by the City of West St. Paul and respective utility companies in response to Gopher State One Call Ticket No. 200570854 and are verified where possible.
* Contact Gopher State One Call for utility locations before any construction shall begin. Phone 651-454-0002.
* Areas: Total Area = 99,775 square feet (2.29 acres).
  Lot 1 = 92,872 square feet (2.13 acres).
* Zoning: I-1 (Light Industrial).
* This property is located in Flood Zone X (area of minimal flood hazard) per Flood Zone Map No. 27037C0036E dated December 2, 2011.
* Matters of record taken from Old Republic National Title Insurance Company Commitment Number 604743 dated January 31, 2020.

LEGEND

- Iron Monument Found
- Iron Monument Set
- S — Sanitary Sewer
- ST — Storm Sewer
- W — Watermain
- Hyd. — Hydrant
- GV — Gate Valve
- MH — Manhole
- CB — Catch Basin
- Inv. — Invert Elevation
- PP — Power Pole
- LP — Light Pole
- C — Communications Pedestal
- Concrete Surface
- Bituminous Surface
- C — Buried Communications
- E — Buried Electric
- Guy Wire

PROPERTY DESCRIPTION

All that part of the NW1/4 of the SE1/4 of Section 20, Township 28, Range 22, lying Westerly of the center line of Oakdale Avenue, described as follows:

Beginning 286.94 feet West of the Northeast corner of the said NW1/4 of the SE1/4, Section 20, thence South 1°00' West a distance 439.0 feet to the beginning of a curve to the Southeast, central angle 28°04', a tangent 143.4 feet, radius 573.69 feet, thence along the curve a distance of 281.03 feet to the point of tangent, thence along the tangent 303.0 feet to the beginning of a curve to the South central angle 26°38' tangent 226.14 feet, radius 955.37 feet, thence along the curve a distance of 444.09 feet to the point of tangent. Point of tangent being 94.83 feet South of the Southeast corner of said NW1/4 of the SE1/4, Section 20 being the East line of said NW1/4 of the SE1/4; Beginning at a point 750.94 feet west of the NE corner of the said NW1/4 of the SE1/4 of Section 20, thence South 1°00' West a distance of 570.0 feet, being the point of beginning, thence South 1°00' West a distance of 194.0 feet, thence East to the center line of Oakdale Avenue a distance of 559.82 feet, thence North 27°04' West 60.36 feet to the beginning of a curve to the right, radius 573.69 feet thence along the curve 149.19 feet, thence West 479.09 feet to the point of beginning.

and also described as:

All that part of the NW1/4 of the SE1/4 of Section 20, Township 28, Range 22, Dakota County, Minnesota, lying Westerly of the center line of Oakdale Avenue, said center line being described as follows:

Beginning 286.94 feet West of the Northeast corner of the said NW1/4 of the SE1/4, Section 20; thence South 1°00' West a distance of 439.00 feet to the beginning of a curve to the Southeast, central angle 28°04', a tangent 143.4 feet, radius 573.69 feet; thence along the curve a distance of 281.03 feet to the point of tangent; thence along the tangent 303.0 feet to the beginning of a curve to the south, central angle 26°38', tangent 226.14 feet, radius 955.37 feet; thence along the curve 444.09 feet to the point of tangent, point of tangent being 94.83 feet South of the Southeast corner of the said NW1/4 of the SE1/4, Section 20, being the East line of said NW1/4 of the SE1/4 and said center line there terminating,

Said property being described as commencing at the NE corner of said NW1/4 of the SE1/4; thence on an assumed bearing of West, along the North line of said NW1/4 of the SE1/4 a distance of 750.94 feet; thence South 1°00' West a distance of 570.00 feet to the point of beginning; thence continue South 1°00' West a distance of 194.00 feet; thence East to the center line of Oakdale Avenue a distance of 559.82 feet; thence North 27°04' West along the center line, 60.36 feet to the beginning of a curve to the right, radius 573.69 feet; thence along the curve, also being along said center line, 149.19 feet; thence West 479.09 feet to the point of beginning.

I hereby certify that this preliminary plat was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 3rd day of April, 2020

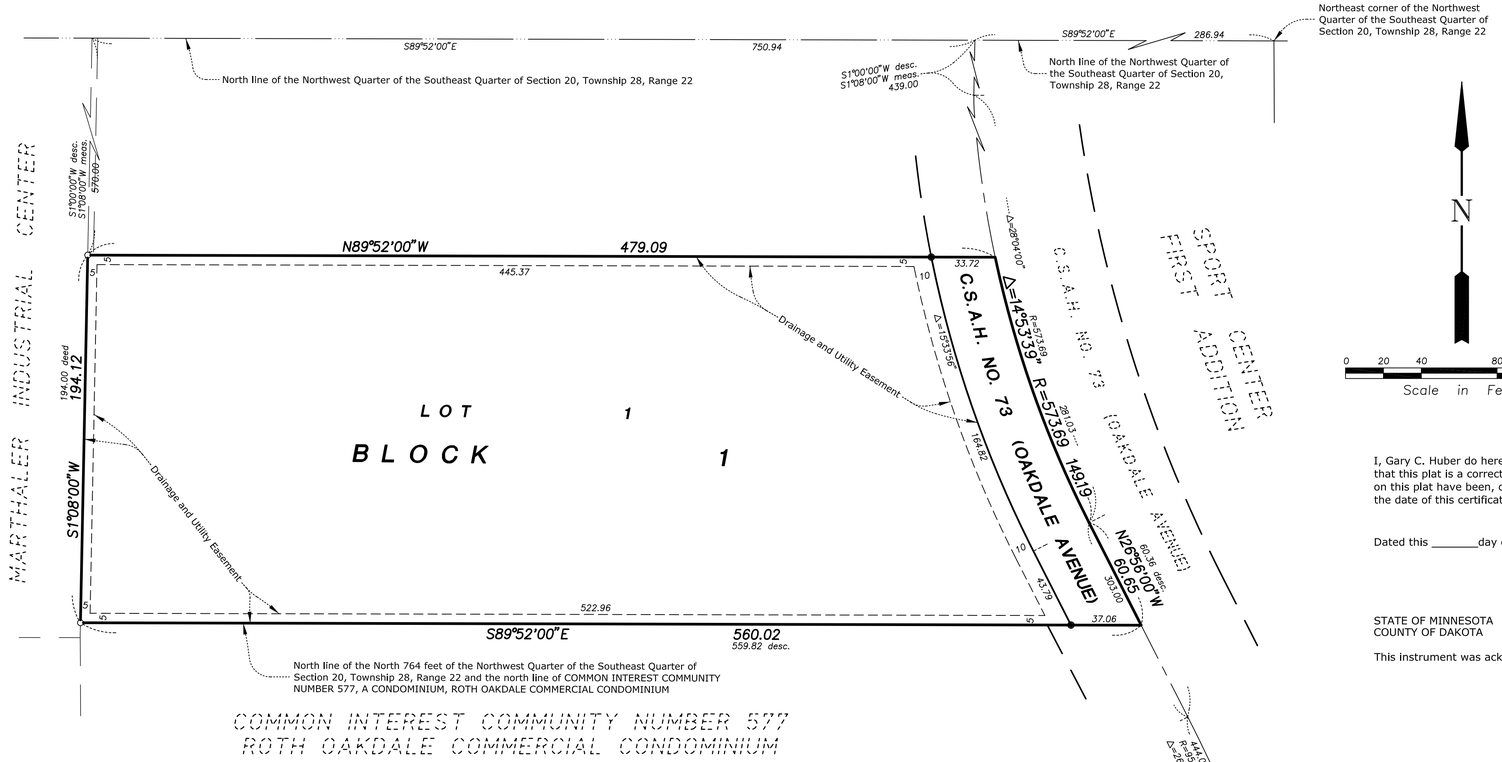
REHDER & ASSOCIATES, INC.

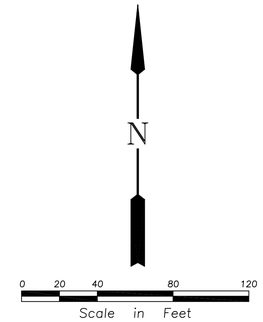
Gary C. Huber, Land Surveyor
Minnesota License No. 22036

Rehder and Associates, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS
3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

JOB: 204-1671.028

MORE SPACE SELF STORAGE





The North line of the Southeast Quarter has a bearing of S89°52'00"E.

● Denotes found iron monument.

○ Denotes 1/2 inch by 14 inch iron monument set and marked by Minnesota License No. 22036.

Vicinity Map
Section 20, Township 28, Range 22
No Scale

I, Gary C. Huber 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 _____ , 2020.

_____
Gary C. Huber, Licensed Land Surveyor
Minnesota License No. 22036

STATE OF MINNESOTA
COUNTY OF DAKOTA

This instrument was acknowledged before me on _____ , 2020, by Gary C. Huber.

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

KNOW ALL PERSONS BY THESE PRESENTS: That Equitably Acquired Properties, LLC, a Minnesota limited liability company, fee owner of the following described property:

All that part of the NW1/4 of the SE1/4 of Section 20, Township 28, Range 22, lying Westerly of the center line of Oakdale Avenue, described as follows:

Beginning 286.94 feet West of the Northeast corner of the said NW1/4 of the SE1/4, Section 20, thence South 1°00' West a distance 439.0 feet to the beginning of a curve to the Southeast, central angle 28°04', a tangent 143.4 feet, radius 573.69 feet, thence along the curve a distance of 281.03 feet to the point of tangent, thence along the tangent 303.0 feet to the beginning of a curve to the South central angle 26°38' tangent 226.14 feet, radius 955.37 feet, thence along the curve a distance of 444.09 feet to the point of tangent. Point of tangent being 94.83 feet South of the Southeast corner of said NW1/4 of the SE1/4, Section 20 being the East line of said NW1/4 of the SE1/4; Beginning at a point 750.94 feet west of the NE corner of the said NW1/4 of the SE1/4 of Section 20, thence South 1°00' West a distance of 570.0 feet, being the point of beginning, thence South 1°00' West a distance of 194.0 feet, thence East to the center line of Oakdale Avenue a distance of 559.82 feet, thence North 27°04' West 60.36 feet to the beginning of a curve to the right, radius 573.69 feet thence along the curve 149.19 feet, thence West 479.09 feet to the point of beginning.

and also described as:

All that part of the NW1/4 of the SE1/4 of Section 20, Township 28, Range 22, Dakota County, Minnesota, lying Westerly of the center line of Oakdale Avenue, said center line being described as follows:

Beginning 286.94 feet West of the Northeast corner of the said NW1/4 of the SE1/4, Section 20; thence South 1°00' West a distance of 439.00 feet to the beginning of a curve to the Southeast, central angle 28°04', a tangent 143.4 feet, radius 573.69 feet; thence along the curve a distance of 281.03 feet to the point of tangent; thence along the tangent 303.0 feet to the beginning of a curve to the south, central angle 26°38', tangent 226.14 feet, radius 955.37 feet; thence along the curve 444.09 feet to the point of tangent, point of tangent being 94.83 feet South of the Southeast corner of the said NW1/4 of the SE1/4, Section 20, being the East line of said NW1/4 of the SE¼ and said center line there terminating,

Said property being described as commencing at the NE corner of said NW1/4 of the SE1/4; thence on an assumed bearing of West, along the North line of said NW1/4 of the SE1/4 a distance of 750.94 feet; thence South 1°00' West a distance of 570.00 feet to the point of beginning; thence continue South 1°00' West a distance of 194.00 feet; thence East to the center line of Oakdale Avenue a distance of 559.82 feet; thence North 27°04' West along the center line, 60.36 feet to the beginning of a curve to the right, radius 573.69 feet; thence along the curve, also being along said center line, 149.19 feet; thence West 479.09 feet to the point of beginning.

Has caused the same to be surveyed and platted as MORE SPACE SELF STORAGE and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Equitably Acquired Properties, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____ , 2020.

Equitably Acquired Properties, LLC

_____
Lawrence M. Koland, Chief Manager

State of Minnesota
County of _____

This instrument was acknowledged before me on _____ , 2020, by Lawrence M. Koland, Chief Manager of Equitably Acquired Properties, LLC, a Minnesota limited liability company, on behalf of the company.

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

CITY COUNCIL, CITY OF WEST ST. PAUL, COUNTY OF DAKOTA, STATE OF MINNESOTA

This plat was approved by the City Council of West St. Paul, Minnesota, this _____ day of _____ , 2020 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By_____ , Mayor By _____ , 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 _____ , 2020.

_____
Todd B. Tollefson, Dakota County Surveyor

COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on the 27th day of March, 2018, the Board of Commissioners of Dakota County, Minnesota, approved this plat of MORE SPACE SELF STORAGE, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

_____
Chair County Board

Attest: _____
Dakota County Treasurer-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 2020 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 _____ , 2020.

_____
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 MORE SPACE SELF STORAGE was filed in the office of the County Recorder for public record on this _____ day of _____ , 2020 at _____ o'clock ___.M., and was duly filed in Book _____ of Plats, Page _____ , as Document Number _____.

_____
Amy A. Koethe
County Recorder

Rehder and Associates, Inc.