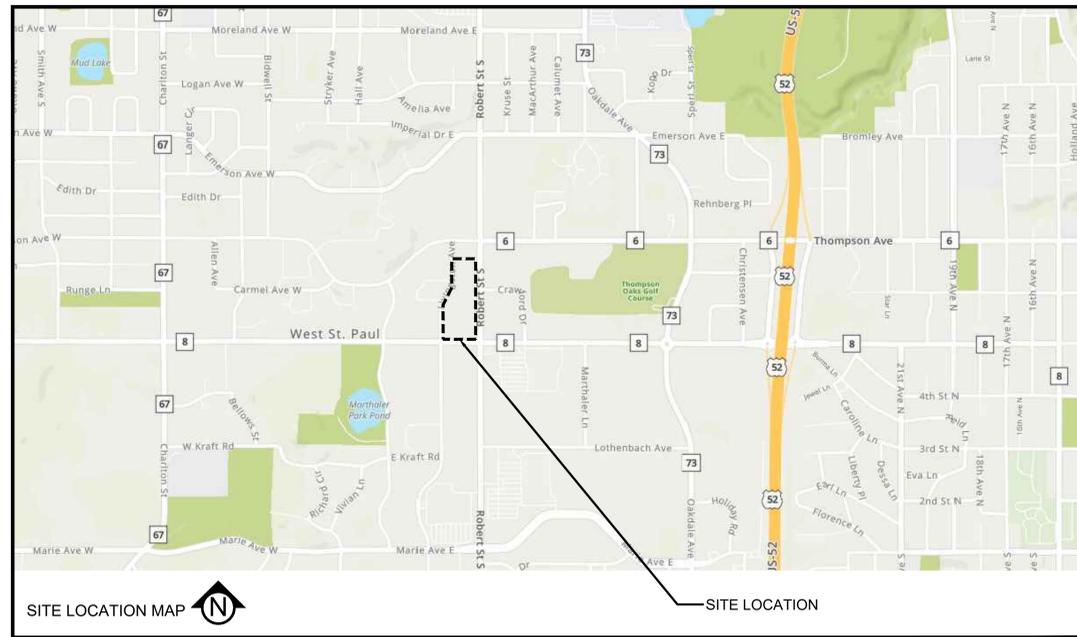


WEST ST. PAUL APARTMENTS

WEST ST. PAUL, MINNESOTA

ISSUED FOR: CITY SUBMITTAL



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

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

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

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



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
V1.0	SITE SURVEY
C1.0	REMOVALS PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
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PROJECT
WEST ST PAUL APARTMENTS
 WENTWORTH AVE E & ROBERT ST S, WEST ST. PAUL, MN 55118
ROERS COMPANIES
 110 CHESHIRE LN, SUITE 120, MINNETONKA, MN 55305

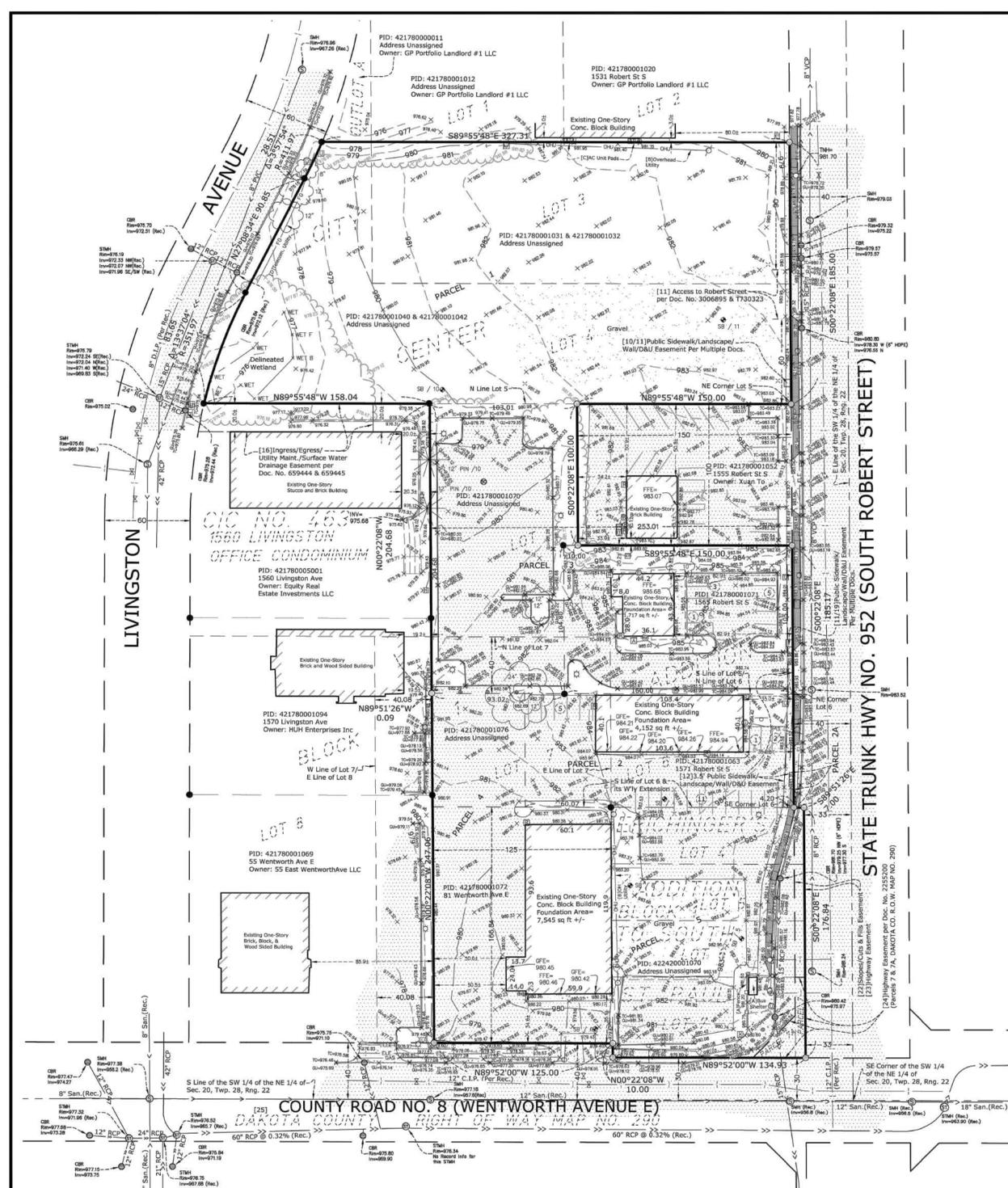
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

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

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

REVISION SUMMARY
 DATE DESCRIPTION

TITLE SHEET
C0.0



DESCRIPTION OF PROPERTY SURVEYED

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

Parcel 2:
Lot 6, Block 1, City Center Addition, West St. Paul, Dakota County, Minnesota; and that part of Lot 7, beginning at a point on the East line of said Lot 7, at the point of intersection with the South line of Lot 6; thence West along the South line of said Lot 6, a distance of 65.07 feet; thence North and parallel with the East line of Lot 6 a distance of 100.00 feet; thence East along the North line of Lot 6 a distance of 100.00 feet; thence South along the East line of Lot 6 a distance of 100.00 feet; thence West along the North line of Lot 6 a distance of 100.00 feet to the point of beginning, Dakota County, Minnesota, lying West of a line run from Northeast corner of said Lot 6 to a point on the South line of said Lot 6 distant 4.20 feet West of the Southeast corner of said Lot 6.

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

Parcel 3:
That part of Lots 5 and 7, Block 1, City Center Addition, Dakota County, Minnesota, described as follows:
Commencing at the Northeast corner of said Lot 5; thence South 0 degrees 39 minutes 42 seconds East along the East line of said Lot 5 a distance of 100.00 feet to a line 100.00 feet Southerly of, as measured at right angles to the North line of said Lot 5 and to the point of beginning of the land to be described; thence South 89 degrees 55 minutes 38 seconds West, parallel with the North line of said Lot 5, a distance of 100.00 feet; thence South 1 degree 30 minutes 42 seconds East a distance of 100.00 feet to the West line of said Lot 5; thence North 90 degrees 00 minutes 00 seconds East along said West line of said Lot 5 a distance of 100.00 feet to the East line of said Lot 5; thence North 0 degrees 30 minutes 42 seconds West, parallel with said North line of Lot 5, a distance of 100.00 feet to the point of beginning, Dakota County, Minnesota.

Parcel 3A:
That part of Lots 5 and 7, Block 1, City Center Addition, Dakota County, Minnesota, described as follows:
Commencing at the Northeast corner of said Lot 5; thence South 0 degrees 39 minutes 42 seconds East along the East line of said Lot 5 a distance of 100.00 feet to a line 100.00 feet Southerly of, as measured at right angles to the North line of said Lot 5; thence South 89 degrees 55 minutes 38 seconds West, parallel with the North line of said Lot 5, a distance of 100.00 feet to the point of beginning of the land to be described; thence South 1 degree 30 minutes 42 seconds East a distance of 100.00 feet to the West line of said Lot 5; thence North 90 degrees 00 minutes 00 seconds East along said West line of said Lot 5 a distance of 100.00 feet to the East line of said Lot 5; thence North 0 degrees 30 minutes 42 seconds West, parallel with said North line of Lot 5, a distance of 100.00 feet to the point of beginning, Dakota County, Minnesota.

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

Parcel 5:
Lots 4, 5, 6, and 7, Block 1, Erchinger's Addition to South St. Paul, Dakota County, Minnesota.

ALTA/NPS Land Title Survey Notes

1. Bearings are based on the Dakota County Coordinate System (1988 Adjustment).
2. Site Address: 1570, 1571, 1560 Robert Street South, 81 Wentworth Avenue East, West St. Paul, MN 55118.
3. This property is contained in Zone 3 (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Flood No. 27037C0406, effective date of December 2, 2011. Note: This map is not printed to the FEMA map scale and is not to be used for flood insurance purposes.
4. The Gross land area is 170,738 +/- square feet or 3.920 +/- acres.
5. Elevations are based on the NAD 83 datum. The benchmark is the top of the fire hydrant located on the west side of Robert Street South, 24 feet +/- southeasterly of the northeast corner of subject property. Elevation = 983.70.
6. The number of proposed parking stalls on this site are as follows: 21 Regular + 2 Handicap = 23 Total Proposed Parking Stalls.
7. We have shown the location of utilities in the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used the information to develop a map of the underground utilities for this site. However, because excavations, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visually observe all the utilities located on the subject property.
8. The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from the Dakota County online property map.
9. Subject property is at the northwestern intersection of Robert Street South and Block 1, City Center Addition.
10. No evidence of recent earth moving work, building construction, or building additions was observed in the process of conducting the fieldwork.
11. We are unaware of any proposed changes in street right of way lines. No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
12. Wetland shown hereon per the Fieldwork. Delimitation was performed by the NPSD and NPSD for Dakota County per Minnesota Board of Water and Soil Resources, Minnesota Wetland Conservation Act Notice of Decision dated 12/6/2019.

SURVEY REPORT

1. This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Commercial Partners Title, LLC as agent for Old Republic National Title Company, File No. 57256, dated June 2, 2020. We note the following with respect to Schedule B of the herein referenced Title Commitment:
a. Item no. 1-9, 17-18, 21-22 are not survey related.
b. The following are numbered per the referenced title Commitment:
(10) Terms and conditions of all temporary construction and access easements and permanent easements for public sidewalk, landscape, well, drainage and utility purposes as contained in Permanent Easement and Temporary Construction Easements dated March 28, 2014, filed June 2, 2014, as Document No. 303180 (Abstract) and filed June 2, 2014, as Document No. 173209 (Torrens) and filed May 23, 2014, as Document No. 302248 (Abstract) and filed May 23, 2014, as Document No. 173209 (Torrens), as shown hereon. Temporary easements have expired and are not shown hereon.
(11) Taking of notes of access, permanent easement for public sidewalk, landscape, well, drainage and utility purposes located over, under, across and through the East 5.00 feet of the North 5.00 feet of Lot 4, Block 1, CITY CENTER ADDITION, as shown hereon. All right of access, easements, from the northern 90 feet and the southern 60 feet of Parcel 1 to Robert Street, Minnesota Access Rights as shown hereon at the middle portion of Parcel 1 along Robert Street South. Temporary easements have expired and are not shown hereon.
(12) Terms and conditions of all easements for public sidewalk, landscape, well, drainage and utility purposes, in favor of the City of West St. Paul, as set forth in Platting of Fact, Conclusions of Law, and Order Approving Platting and Transfer of Title and Possession dated July 7, 2015, filed June 30, 2016, as Document No. 313755 (Abstract) and 703818 (Torrens), and as evidenced by Plat Certificate dated December 15, 2015, filed February 24, 2020, as Document No. 335623 (Abstract) and 817668 (Torrens). (Includes additional land).
As evidenced by Plat Certificate dated August 13, 2015, filed August 18, 2015, as Document No. 308561 (Abstract) and 749597 (Torrens).
As evidenced by Final Certificate Parcel 20 dated April 25, 2019, filed July 3, 2019, as Document No. 333259 (Abstract). NOTE: Said Final Certificate taking the fee simple interest in a portion of Parcel 2.
(13) Terms, conditions and restrictions of all easements contained in Agreement and Assentment dated September 17, 2010, filed September 30, 2010, as Document No. 323875 (Abstract) and 612124 (Torrens), (Parcel 1) Easement not shown on this document. Document appears to have been completely filed out. Unable to inspect.
(14) Bituminous surface encumbrances on existing building to the South shown on survey by Hanson Thury Planners, Inc., dated August 1, 2009, (Parcel 3). NOTE: This encumbrance appears in a prior title policy. Commercial Partners Title, LLC does not have a copy of this survey. Bituminous surface appears to have been removed from Parcel 1 since the date of said survey.
(15) Terms and conditions of all easements for public sidewalk, landscape, well, drainage and utility purposes, in favor of the City of West St. Paul, as set forth in Platting of Fact, Conclusions of Law, and Order Approving Platting and Transfer of Title and Possession dated July 7, 2015, filed June 30, 2016, as Document No. 313755 (Abstract) and 703818 (Torrens), and as evidenced by Plat Certificate dated December 15, 2015, filed February 24, 2020, as Document No. 335623 (Abstract) and 817668 (Torrens). (Includes additional land).
(16) Terms and conditions of all easements for public sidewalk, landscape, well, drainage and utility purposes, in favor of the City of West St. Paul, a Minnesota municipal corporation, contained in Permanent Easement dated February 21, 2014, filed August 14, 2014, as Document No. 304968 (Abstract) and 703818 (Torrens), as shown hereon.
(17) Easement for access, utility and for opening of Robert Street contained in Resolution approved October 11, 1997, filed November 22, 1997, filed March 08, 1998, as Document No. 173209 (Parcel 1) Document does not provide a description of said easement; however a map attached to said document shows a 7 foot wide easement along the easterly line of Parcel 1, as shown hereon.
(18) Easement for highway purposes contained in Highway Easement dated February 24, 1928, filed April 10, 1928, in Book 37 of Plats, Page 318, as Document No. 17144.
As evidenced by Release of Easement dated June 20, 1962, filed August 1, 1962, in Book of Plats, Page 645, as Document No. 291231, releasing the above fence easement.
Said easement lies along the east 7 feet of Lots 3 through 5, Block 1, ERCHINGER'S ADDITION TO SOUTH ST. PAUL, as shown hereon. A portion of said easement has since been dedicated as right of way in the plat of CITY CENTER ADDITION.
(19) Highway easement, in favor of the County of Dakota, a political subdivision of the State of Minnesota, contained in Highway Easement dated June 22, 2004, filed October 6, 2004, as Document No. 235500. (Parcel 3) and 74, DAKOTA COUNTY ROAD RIGHT OF WAY MAP NO. 290, as shown hereon.
(20) Subject to Dakota County Road Right of Way Map No. 290 filed June 2, 2004, as Document No. 235500. As shown hereon along the southerly portion of subject property.

2. Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
(A) Run shelter, sidewalks, utilities, and fence appear to encroach onto subject property along the south and east lines of Parcel 5. We are unaware of any easement for said improvements.
(B) Overhead utility lines cross through the westerly portion of Parcel 5, the middle portion of Parcel 2, and the northern portion of Parcel 1, and an underground communication line runs through the westerly portion of Parcel 1. We are unaware of any easement for said overhead utilities.
(C) Adjoining property to north is an unrecorded foundation pads appear to encroach onto subject property, as shown hereon.

ALTA CERTIFICATION

To: Bevan Construction, LLC, a Minnesota limited liability company; The West St. Paul Economic Development Authority, a public body corporate and politic (Parcel 1); 1571 Robert Street W/P, LLC, a Minnesota limited liability company (Parcel 2); City of West St. Paul, a Minnesota municipal corporation (Parcel 2A and 2B); WEST LLC, a Minnesota limited liability company; a Minnesota corporate body public and politic (Parcel 2); West St. Paul Economic Development Authority, a Minnesota corporate body public and politic (Parcel 4); Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company.

This is to certify that this map and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NPS Land Title Survey, jointly established and adopted by ALTA and NPS, and includes items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 of Table A thereof. The field work was completed on 06-26-2020. Dated this 7th day of July, 2020.

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
4833 W. 39th Street, Suite 200
St. Louis Park, MN 55416
civilsitegroup.com 612-615-0060

PROJECT
Robert St S & Wentworth Ave E
West St. Paul, Dakota County, Minnesota 55118

CLIENT
Roers Companies
110 Cheshire Lane, Suite 120, Minneapolis, MN 55505

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

ROY L. STAMPELLEN
DATE: 7-7-2020 LICENSE NO. 44565

QA/QC
FIELD CHECK: JNDT
DRAWN BY: CEJ
REVIEWED BY: RS
UPDATED BY:

VICINITY MAP
A map showing the location of the project area within the surrounding streets of West St. Paul, Minnesota.

REVISION SUMMARY

DATE	DESCRIPTION
7-22-2020	Utilities/Buildings

PROJECT NO. 20187

ALTA/NPS LAND TITLE SURVEY

V1.0
© COPYRIGHT 2020 CIVIL SITE GROUP INC.

- REMOVAL NOTES:**
- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
 - REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
 - REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
 - EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
 - REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 - ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
 - EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
 - PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
 - MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
 - DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
 - PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
 - SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
 - VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
 - ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
 - SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
 - STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
 - ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LOG.
 - ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "Gopher State One Call" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

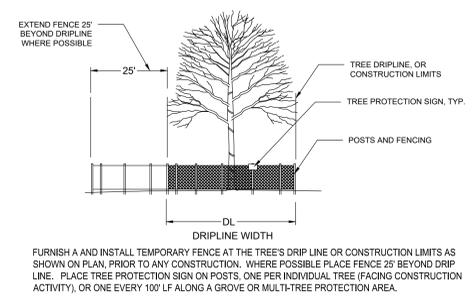
CITY OF WEST ST. PAUL REMOVAL NOTES:

- RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

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

TREE INVENTORY AND REMOVAL

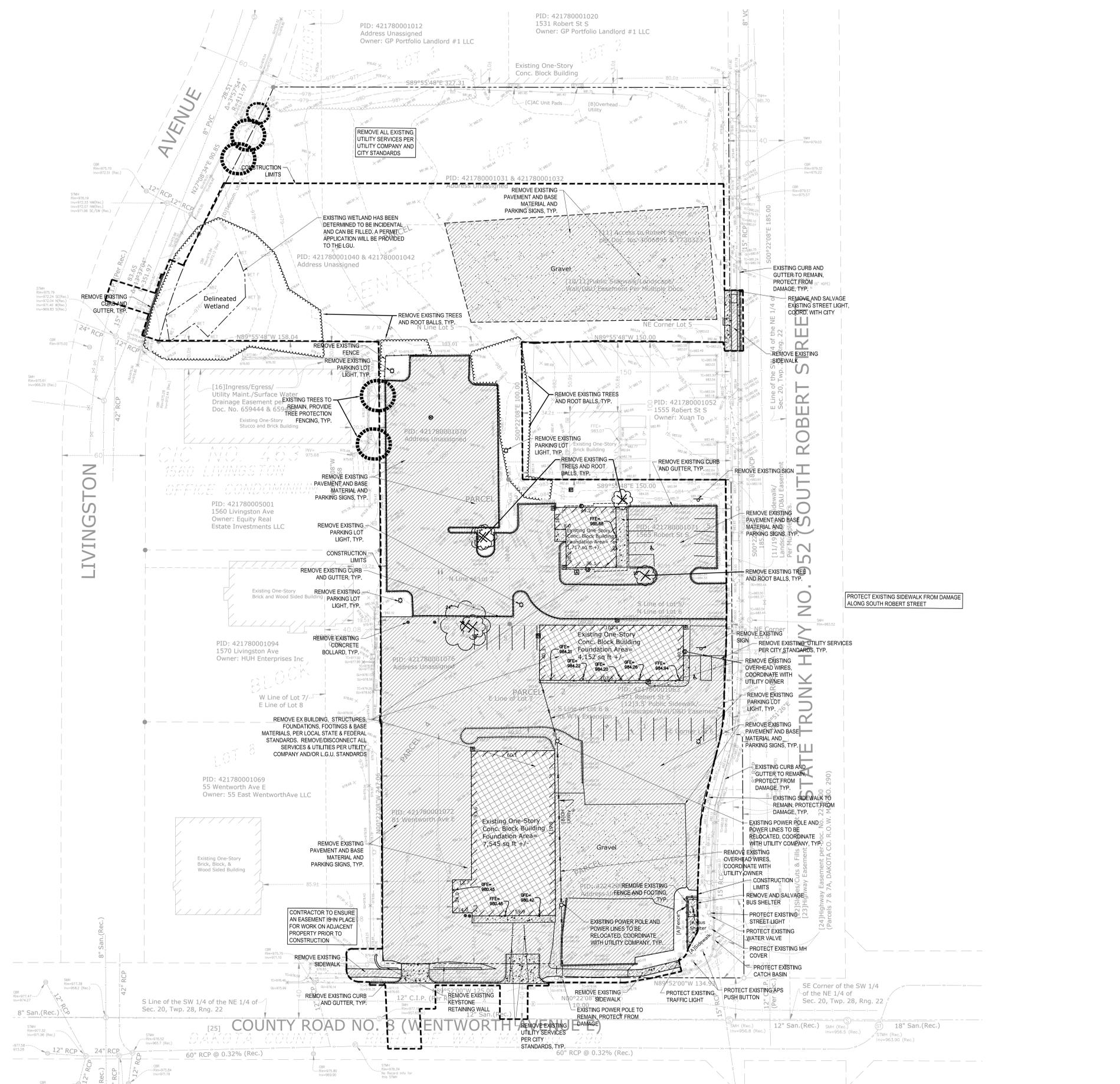
NO	SIZE	DECRIP	REMOVED
1228	24	DEC	X
1229	12	DEC	X
1590	10	DEC	X
1139	12	DEC	X
1140	12	DEC	X
1619	10	DEC	X



1 TREE PROTECTION
N T S

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

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



ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/24/20	CITY SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
------	-------------

REMOVALS PLAN

C1.0

1" = 30'-0"
15'-0" 30'-0"

7/23/2020 4:28:52 PM

PROJECT

WEST ST PAUL APARTMENTS
WENTWORTH AVE E & ROBERT ST S, WEST ST. PAUL, MN 55118

ROERS COMPANIES
110 CHESHIRE LN, SUITE 120, MINNETONKA, MN 55305

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

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

REVISION SUMMARY

DATE	DESCRIPTION
------	-------------

REMOVALS PLAN

C1.0

7/23/2020 4:28:52 PM

GENERAL GRADING NOTES:

- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "Gopher State One Call" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
- PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESEEDING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESEED TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS, PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES PLACES WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
- TOLERANCES
 - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- MAINTENANCE
 - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
 - CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
 - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

CITY OF WEST ST. PAUL GRADING NOTES:

- RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

GROUNDWATER INFORMATION:

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

THE BORINGS & GROUNDWATER ARE AS FOLLOWS:

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

GRADING PLAN LEGEND:

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

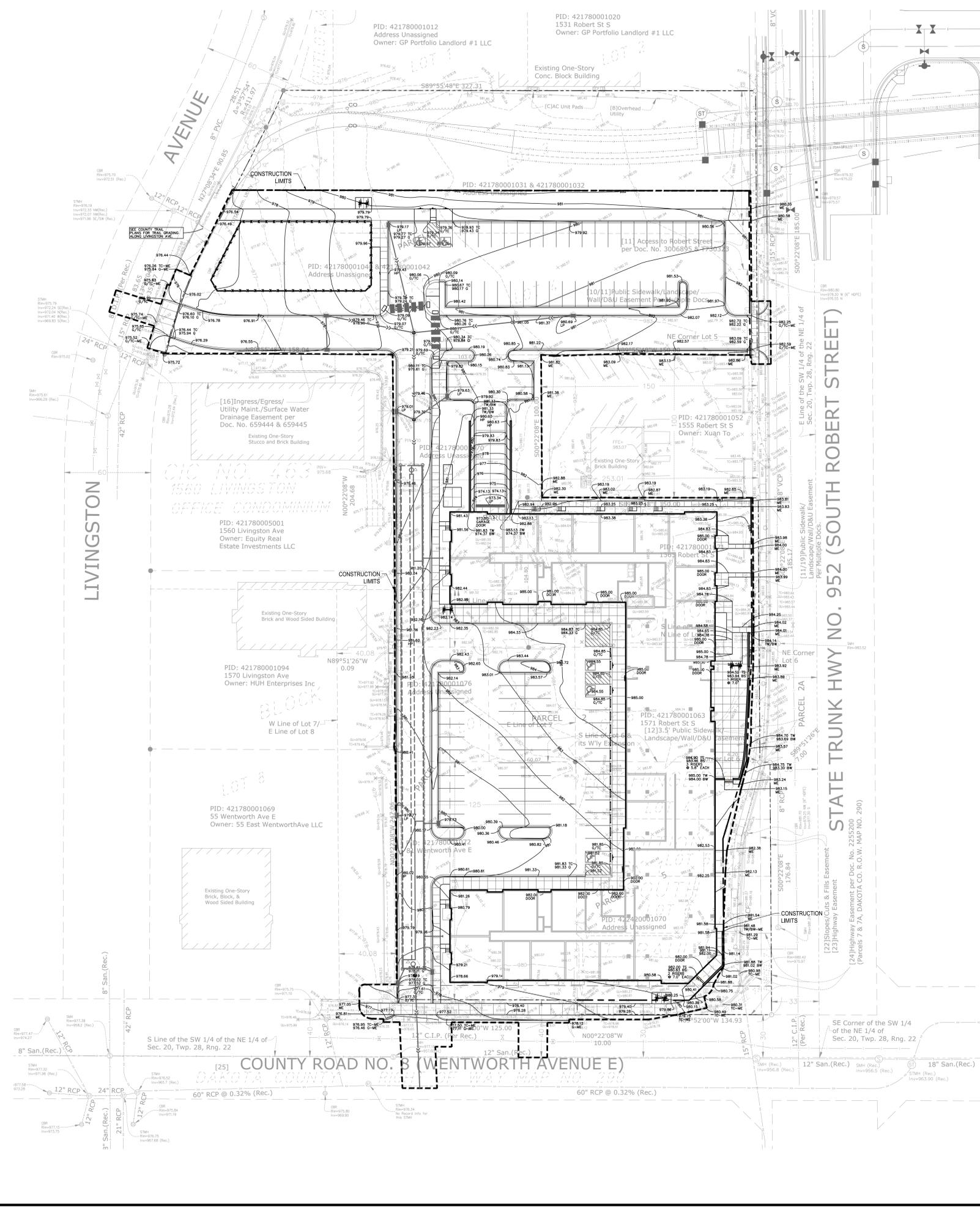
EMERGENCY OVERFLOW
EOI=1135.52



1" = 30'-0"
15' 0" 30' 0"

GRADING PLAN

C3.0



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

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

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/24/20	CITY SUBMITTAL

REVISION SUMMARY

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

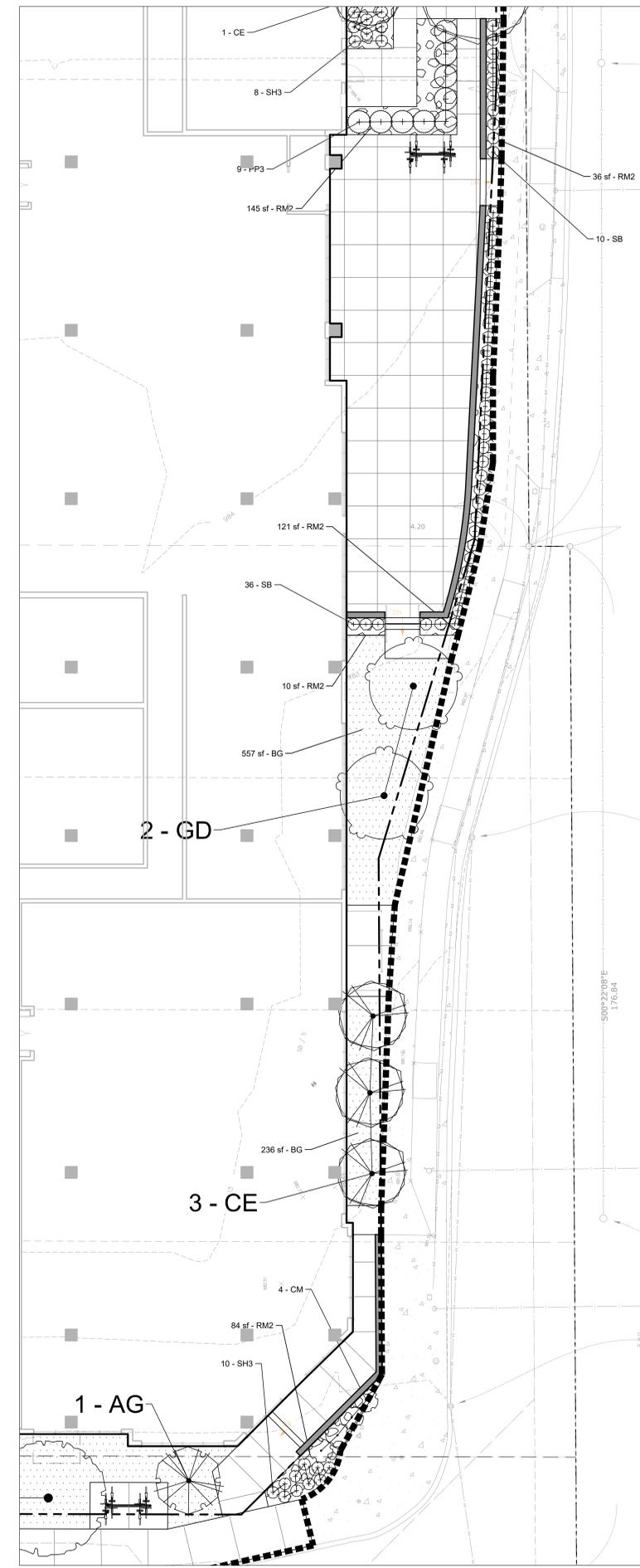
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

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

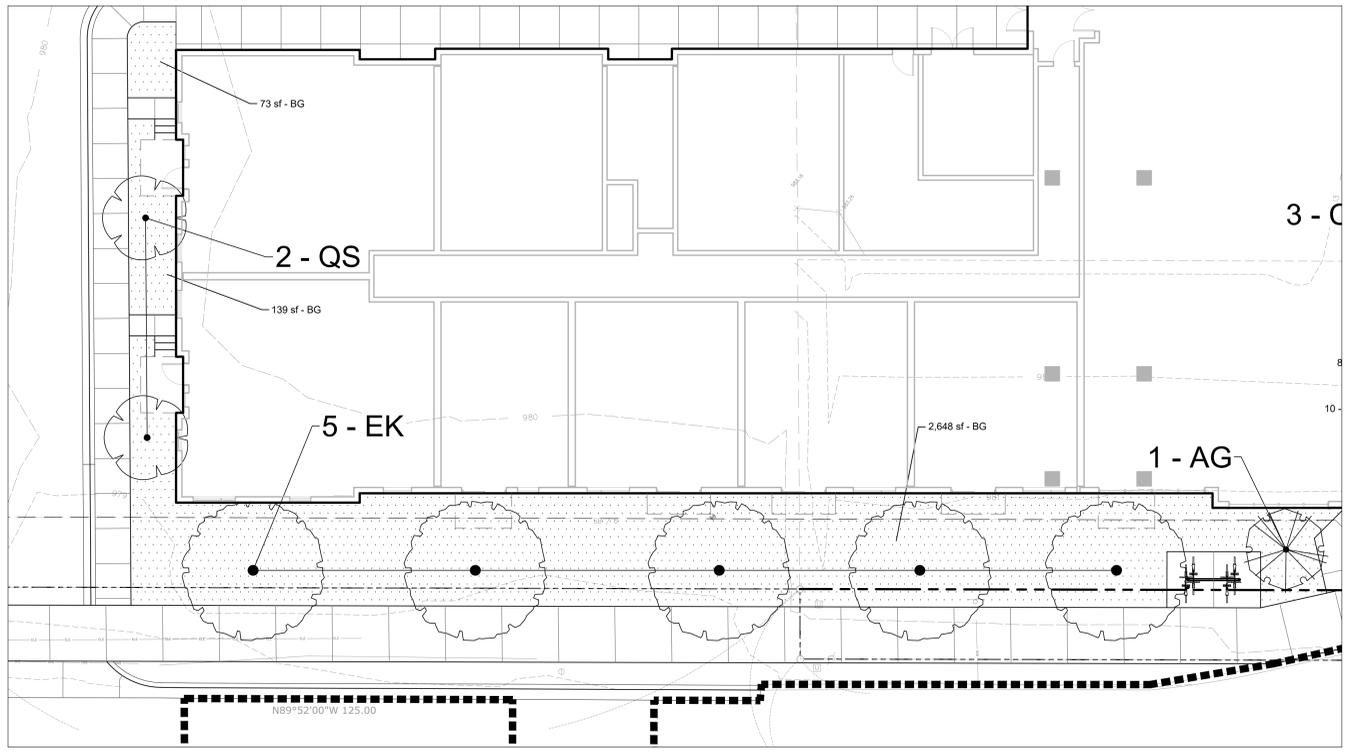
ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
07/24/2002 CITY SUBMITTAL

REVISION SUMMARY
DATE DESCRIPTION

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

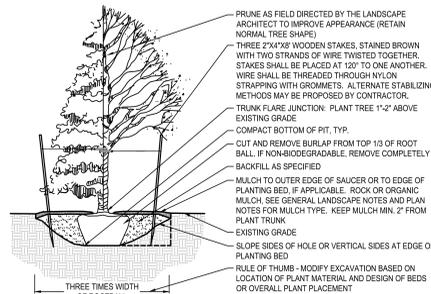


7 ROBERT STREET & FOUNDATION PLANTING

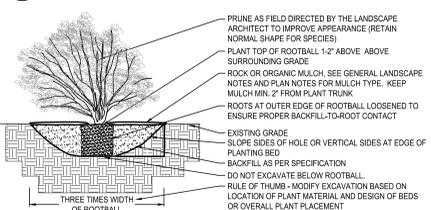


5 WENTWORTH STREET & FOUNDATION PLANTING

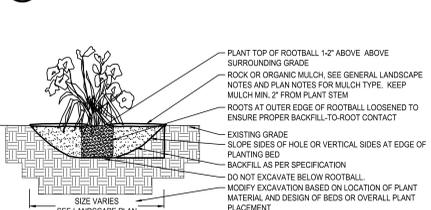
1 AGGREGATE MAINTENANCE STRIP
NTS



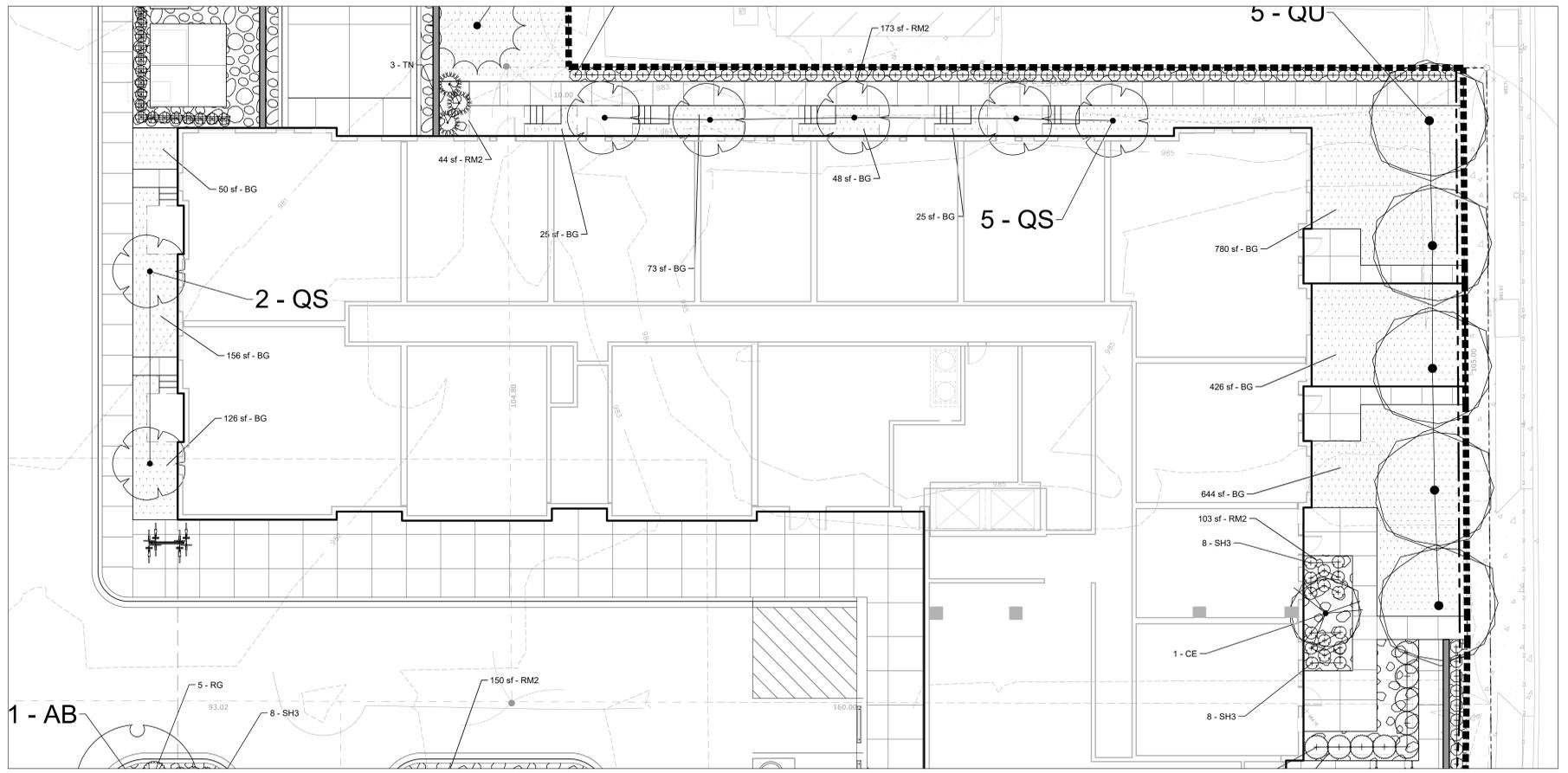
2 DECIDUOUS & CONIFEROUS TREE PLANTING
NTS



3 DECIDUOUS & CONIFEROUS SHRUB PLANTING
NTS



4 PERENNIAL BED PLANTING
NTS



6 NORTH WING & FOUNDATION PLANTING

ROBERT STREET & WENTWORTH AVENUE

NOT FOR CONSTRUCTION

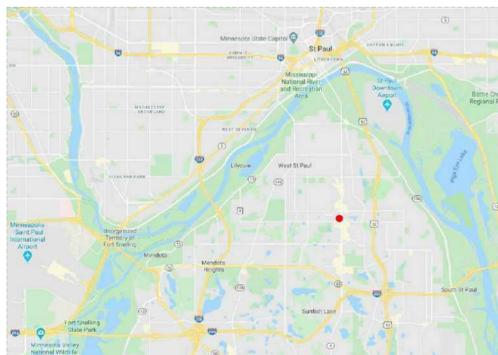


1571 ROBERT STREET WEST ST PAUL, MINNESOTA

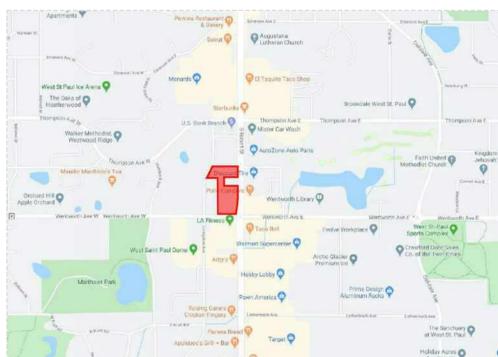
DRAWING INDEX

DRAWING INDEX - ENTITLEMENTS		
DRAWING NUMBER	DRAWING NAME	LAND USE
T1-1	TITLE SHEET	•
CIVIL		
C.0	REFER TO CIVIL INDEX	•
ARCHITECTURAL		
A0-0	EXISTING CONDITIONS	•
A0-0b	EXISTING CONDITIONS	•
A0-1	SITE PLAN	•
A0-2	DESIGN PERSPECTIVES	•
A1-1	FLOOR PLANS	•
A1-2	FLOOR PLANS	•
A3-1	EXTERIOR ELEVATIONS	•
A3-2	EXTERIOR ELEVATIONS	•

PROJECT LOCATION



Vicinity



Site Location

PROJECT TEAM

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

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

CONTRACTOR: T.B.D.

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

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

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

MECHANICAL ENGINEER: T.B.D.

PLUMBING ENGINEER: T.B.D.

ELECTRICAL ENGINEER: T.B.D.

METRICS

Project Name		Robert Street and Wentworth																																																																																																																																																																			
Construction Type	City	WEST SAINT PAUL																																																																																																																																																																			
Address	1571 ROBERT STREET																																																																																																																																																																				
<table border="1"> <thead> <tr> <th rowspan="2">Use</th> <th rowspan="2">Name</th> <th rowspan="2">Elevation</th> <th colspan="3">Gross Area</th> <th colspan="7">Departments</th> <th colspan="2">Parking</th> </tr> <tr> <th>Project GSF</th> <th>Residential GSF</th> <th>Residential Efficiency</th> <th>Residential</th> <th>Amenity</th> <th>Common / Circulation</th> <th>Service</th> <th>Retail</th> <th>Parking</th> <th>Terrace</th> <th>Exterior</th> <th>n/a</th> <th>Vehicle</th> <th>Bicycle</th> </tr> </thead> <tbody> <tr> <td>LEVEL 5</td> <td>145.0</td> <td>34,967</td> <td>32,422</td> <td>79%</td> <td>27,279</td> <td>1,595</td> <td>-</td> <td>4,248</td> <td>2,490</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>0</td> <td>0</td> </tr> <tr> <td>LEVEL 4</td> <td>134.3</td> <td>35,815</td> <td>34,324</td> <td>84%</td> <td>30,061</td> <td>-</td> <td>-</td> <td>4,243</td> <td>1,490</td> <td>-</td> <td>-</td> <td>-</td> <td>780</td> <td>-</td> <td>-</td> <td>-</td> <td>0</td> <td>0</td> </tr> <tr> <td>LEVEL 3</td> <td>123.7</td> <td>35,895</td> <td>34,324</td> <td>84%</td> <td>30,061</td> <td>-</td> <td>-</td> <td>4,243</td> <td>1,490</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>0</td> <td>0</td> </tr> <tr> <td>LEVEL 2</td> <td>113.0</td> <td>35,895</td> <td>34,324</td> <td>84%</td> <td>30,061</td> <td>-</td> <td>-</td> <td>4,243</td> <td>1,490</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>0</td> <td>0</td> </tr> <tr> <td>LEVEL 1</td> <td>100.0</td> <td>35,635</td> <td>25,042</td> <td>49%</td> <td>17,388</td> <td>7,697</td> <td>-</td> <td>4,103</td> <td>1,699</td> <td>5,268</td> <td>-</td> <td>-</td> <td>1,076</td> <td>-</td> <td>-</td> <td>-</td> <td>101</td> <td>54</td> </tr> <tr> <td>LOWER LEVEL</td> <td>88.5</td> <td>60,302</td> <td>647</td> <td>0%</td> <td>-</td> <td>-</td> <td>-</td> <td>647</td> <td>1,438</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>164</td> <td>66</td> </tr> <tr> <td>Totals</td> <td></td> <td>237,786</td> <td>156,621</td> <td>59%</td> <td>134,859</td> <td>8,682</td> <td>-</td> <td>21,818</td> <td>9,099</td> <td>5,268</td> <td>-</td> <td>-</td> <td>18,117</td> <td>2,764</td> <td>-</td> <td>-</td> <td>265</td> <td>120</td> </tr> </tbody> </table>				Use	Name	Elevation	Gross Area			Departments							Parking		Project GSF	Residential GSF	Residential Efficiency	Residential	Amenity	Common / Circulation	Service	Retail	Parking	Terrace	Exterior	n/a	Vehicle	Bicycle	LEVEL 5	145.0	34,967	32,422	79%	27,279	1,595	-	4,248	2,490	-	-	-	-	-	-	-	0	0	LEVEL 4	134.3	35,815	34,324	84%	30,061	-	-	4,243	1,490	-	-	-	780	-	-	-	0	0	LEVEL 3	123.7	35,895	34,324	84%	30,061	-	-	4,243	1,490	-	-	-	-	-	-	-	0	0	LEVEL 2	113.0	35,895	34,324	84%	30,061	-	-	4,243	1,490	-	-	-	-	-	-	-	0	0	LEVEL 1	100.0	35,635	25,042	49%	17,388	7,697	-	4,103	1,699	5,268	-	-	1,076	-	-	-	101	54	LOWER LEVEL	88.5	60,302	647	0%	-	-	-	647	1,438	-	-	-	-	-	-	-	164	66	Totals		237,786	156,621	59%	134,859	8,682	-	21,818	9,099	5,268	-	-	18,117	2,764	-	-	265	120
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Summary / Calculations	
237,786	Total Project GSF
134,863	Total Residential SF
265	Parking Spaces
187	Beds
187	Units
1372	Project GSF / Unit
723	Residential SF / Unit
1.30	Parking Ratio / Beds
1.42	Parking Ratio / Units
0.55	Bicycle Ratio / Beds
0.64	Bicycle Ratio / Unit

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

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

SITE PLAN REVIEW 07/24/2020

ORIGINAL ISSUE:
07/24/2020

REVISIONS:
No. Description Date

220515
PROJECT NUMBER

AJ
DRAWN BY LE
CHECKED BY

KEY PLAN

S Robert & Wentworth

TITLE SHEET

T1-1

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature _____

Typed or Printed Name _____

License # _____ Date _____

NOT FOR CONSTRUCTION



1 NORTHWEST AT ROBERT ST AND WENTWORTH AVE



2 NORTHEAST AT ROBERT ST AND WENTWORTH AVE



3 WEST AT ROBERT ST



4 SOUTHWEST AT ROBERT ST AND WENTWORTH AVE



5 SOUTHEAST AT ROBERT ST AND WENTWORTH AVE



6 WEST AT ROBERT ST



7 EAST AT LIVINGSTON AVE



8 NORTH AT WENTWORTH AVE



EXISTING SITE CONTEXT

SITE PLAN REVIEW
07/24/2020

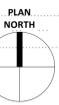
ORIGINAL ISSUE:
07/24/2020

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PROJECT NUMBER

AJ DRAWN BY LE CHECKED BY

KEY PLAN



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EXISTING CONDITIONS

A0-0

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CONSTRUCTION**



SITE PLAN REVIEW
07/24/2020

ORIGINAL ISSUE:
07/24/2020

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No. Description Date

220515
PROJECT NUMBER

Author _____
DRAWN BY _____ CHECKER BY _____

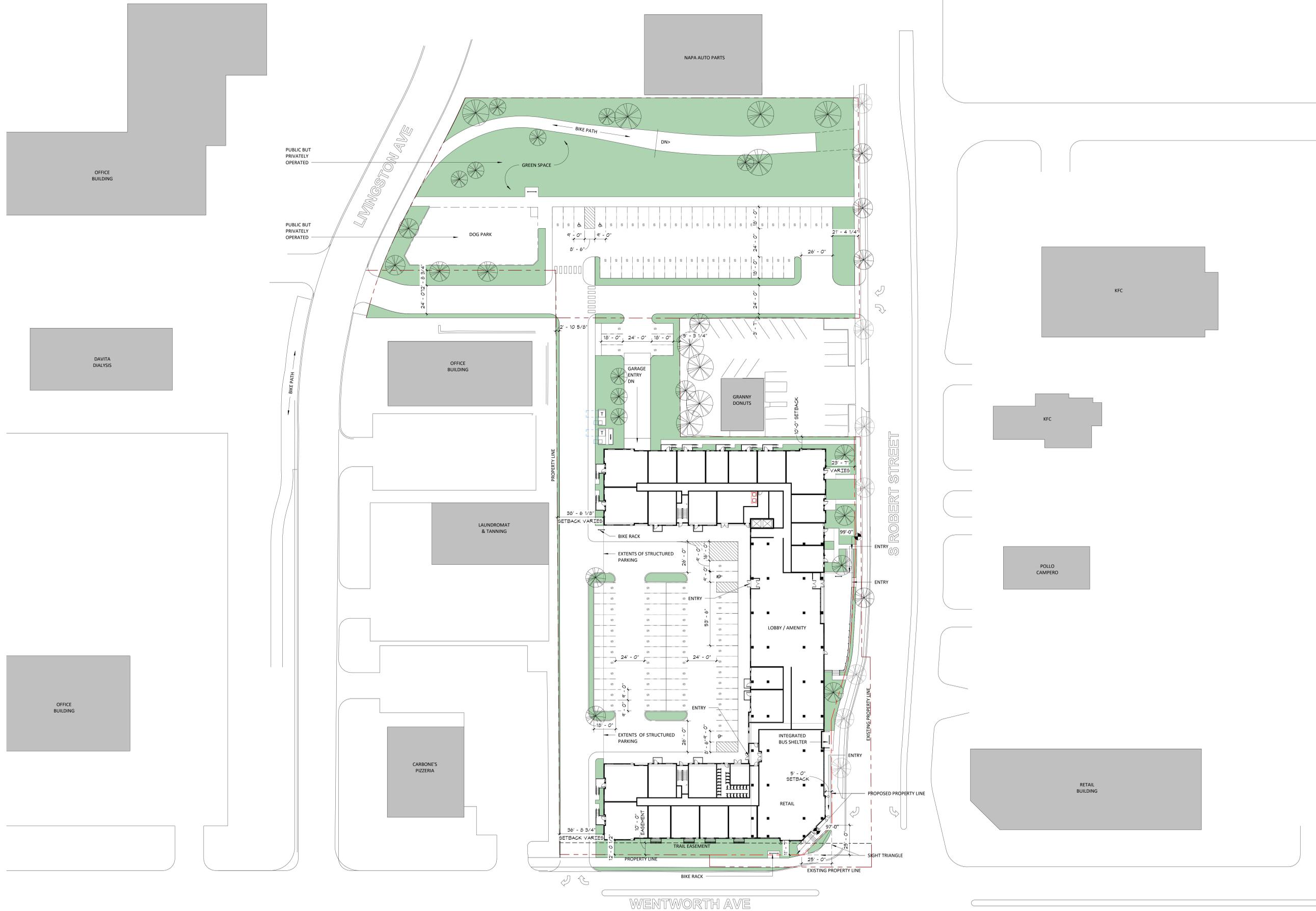
KEY PLAN

S Robert & Wentworth

EXISTING CONDITIONS

A0-0b

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SITE PLAN REVIEW
07/24/2020

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KEY PLAN



S Robert & Wentworth

SITE PLAN

A0-1

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Signature _____

Typed or Printed Name _____

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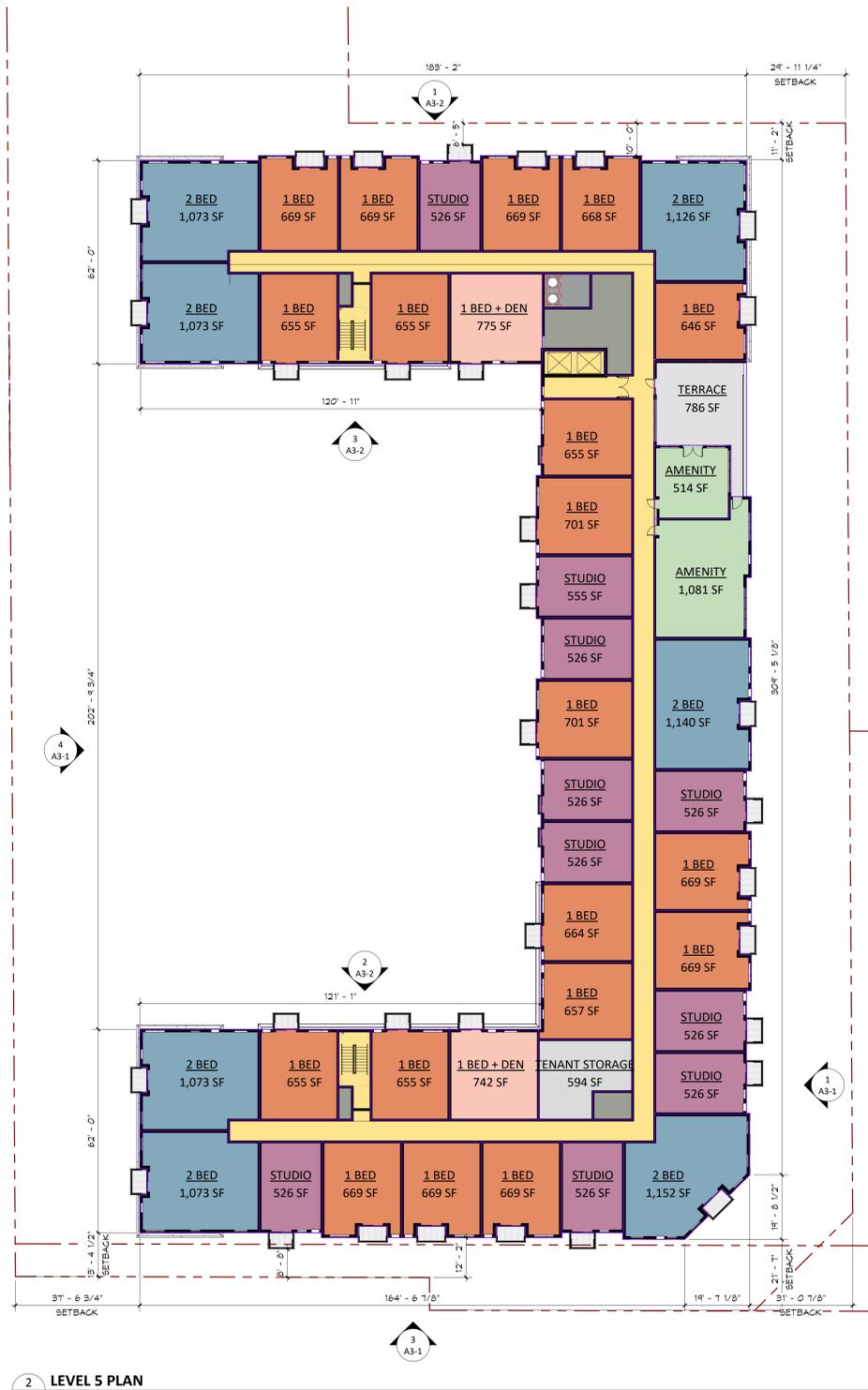
Author _____ Checker _____
DRAWN BY _____ CHECKED BY _____

KEY PLAN

S Robert & Wentworth

FLOOR PLANS

A1-2



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Signature _____

Typed or Printed Name _____

License # _____ Date _____

**NOT FOR
CONSTRUCTION**



PERSPECTIVE VIEW OF CORNER AT ROBERT STREET AND WENTWORTH AVENUE



PERSPECTIVE VIEW OF RESIDENTIAL ENTRY ALONG ROBERT STREET



PERSPECTIVE VIEW OF RETAIL CORNER AT ROBERT STREET AND WENTWORTH AVENUE

SITE PLAN REVIEW
07/24/2020

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220515
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AJ Checker
DRAWN BY CHECKED BY

KEY PLAN

S Robert & Wentworth

DESIGN PERSPECTIVES

A0-2

NOT FOR CONSTRUCTION

SITE PLAN REVIEW
07/24/2020

ORIGINAL ISSUE:
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220515
PROJECT NUMBER

AJ
DRAWN BY

Checker
CHECKED BY

KEY PLAN

S Robert & Wentworth

EXTERIOR ELEVATIONS
A3-1



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



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



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

PERCENTAGE MATERIAL PERCENTAGE

PERCENTAGE	BRICK	DARK	LIGHT	ACCENT	GLAZING
Primary	16%	15%	22%	22%	22%
Secondary	27%	28%	27%	25%	20%
Primary	24%	17%	18%	20%	4%
Secondary	5%	4%	5%	4%	29%
Primary	27%	36%	29%	29%	
TOTAL	100%	100%	100%	100%	100%

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



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



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



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

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KEY PLAN

S Robert & Wentworth

EXTERIOR ELEVATIONS

A3-2