

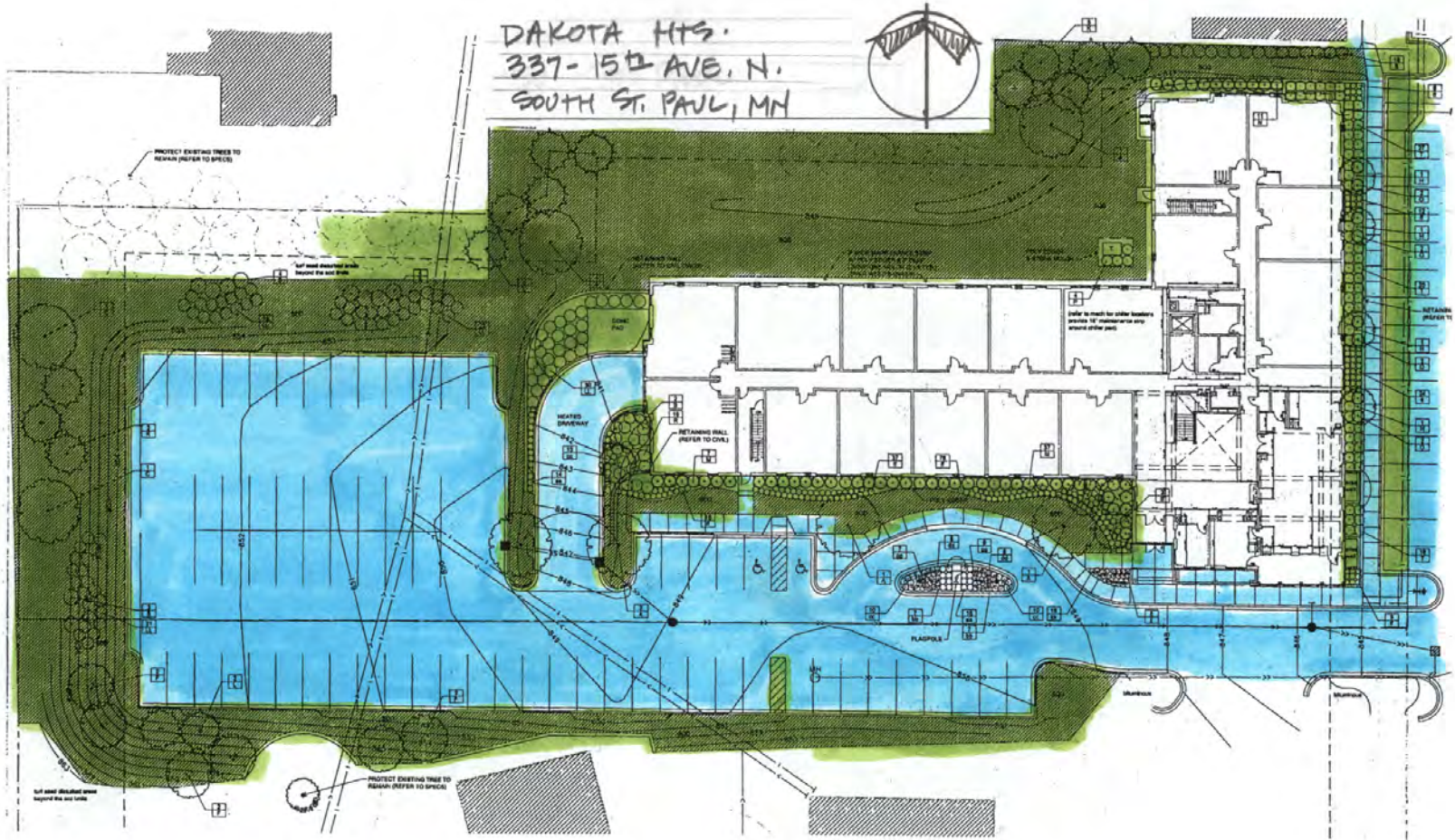
17th AVENUE

RIVER HTS. TERRACE
 1720 THOMPSON AVE.
 SOUTH ST. PAUL, MN

THOMPSON AVENUE



DAKOTA HTS.
337-15th AVE. N.
SOUTH ST. PAUL, MN



PROTECT EXISTING TREES TO REMAIN (REFER TO SPEC)

10' wide driveway leads beyond the site lines

10' wide driveway leads beyond the site lines

2' wide ramp (width 2'00") to match for other building spaces 10' minimum on any other other part

2' wide ramp (width 2'00") to match for other building spaces 10' minimum on any other other part

WATER DRIVEWAY

RETAINING WALL (REFER TO CIVIL)

FLAGPOLE

RETAINING WALL (REFER TO CIVIL)

10' wide driveway leads beyond the site lines

PROTECT EXISTING TREES TO REMAIN (REFER TO SPEC)

THOMPSON HTS. & DEVELOPMENT SITES, SO. ST. PAUL, MN



Thompson Heights Single Family Lots, SSP



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 100 feet
6/28/2017

NOTES:

GARDEN PLOTS TO RECEIVE:
 MIN. 1" DEPTH OF EQUAL PARTS
 TOPSOIL AND FINELY GRADED COMPOST.
 DEFINE PLOTS WITH STEEL EDGER.
 PATHS IN AND AROUND GARDEN TO BE
 COMPACTED CRUSHED LIMESTONE

18" DIAMETER ANNUAL BED:
 SEPARATE FROM SHRUBS WITH POLYEDGER
 INSTALL MIN. 1" DEPTH EQUALPARTS TOPSOIL
 AND FINELY GRADED COMPOST MIX
 STAGGER ANNUALS 6" O.C.
 3" LAYER FINELY SHREDDED HARDWOOD MULCH

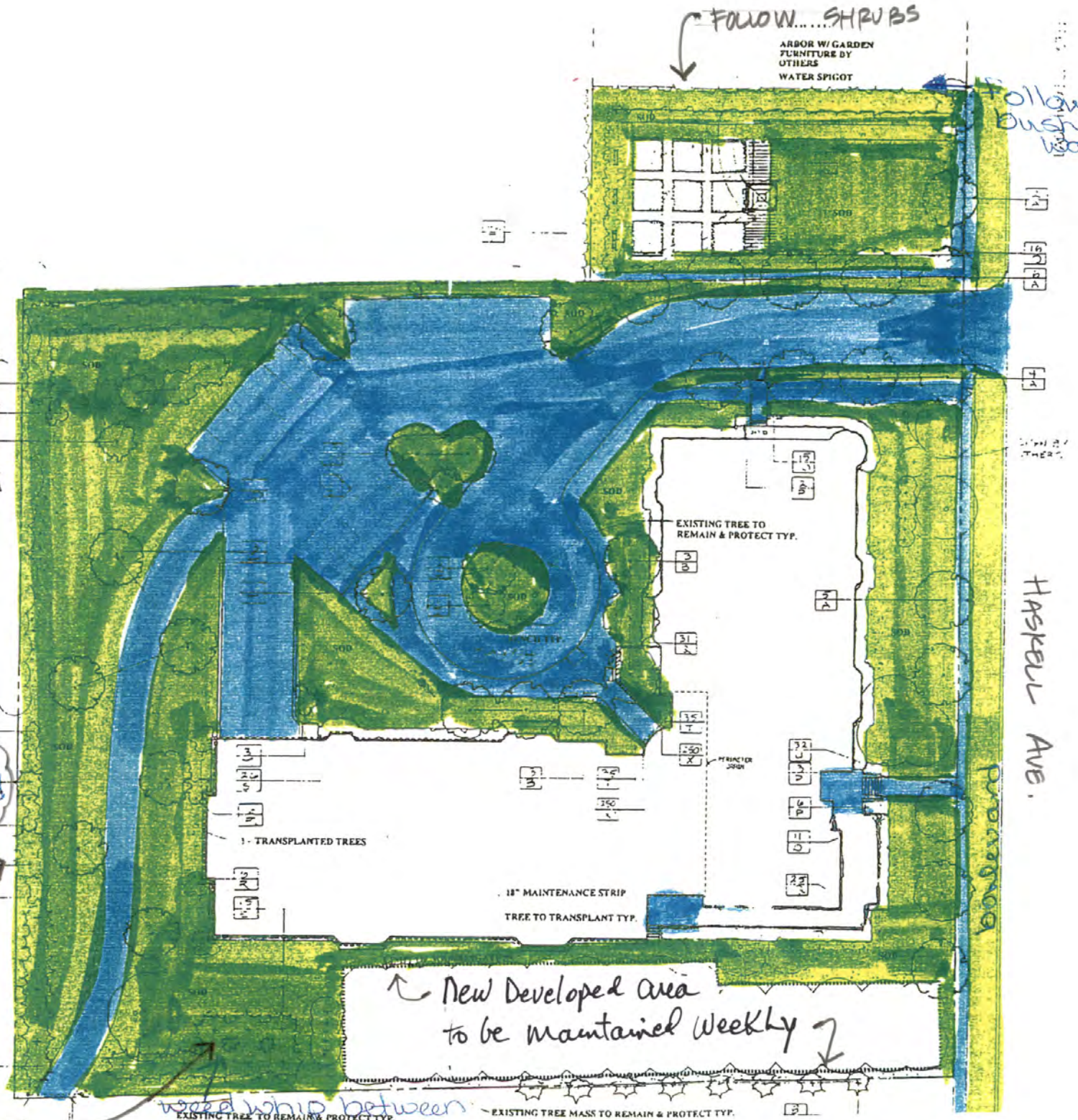
EXISTING MATURE TREES TO BE PRUNED
 CONSULT LANDSCAPE ARCHITECT

HASKELL COURT
 140 E. Haskell
 W. St. Paul



mow
 1' behind
 pines

WEED WHIP BETWEEN
 TREES



New Developed Area
 to be maintained Weekly

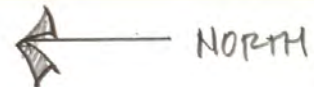
weed whip between
 EXISTING TREE TO REMAIN & PROTECT TYP. - EXISTING TREE MASS TO REMAIN & PROTECT TYP.

HASKELL AVE.

HASKELL COURT

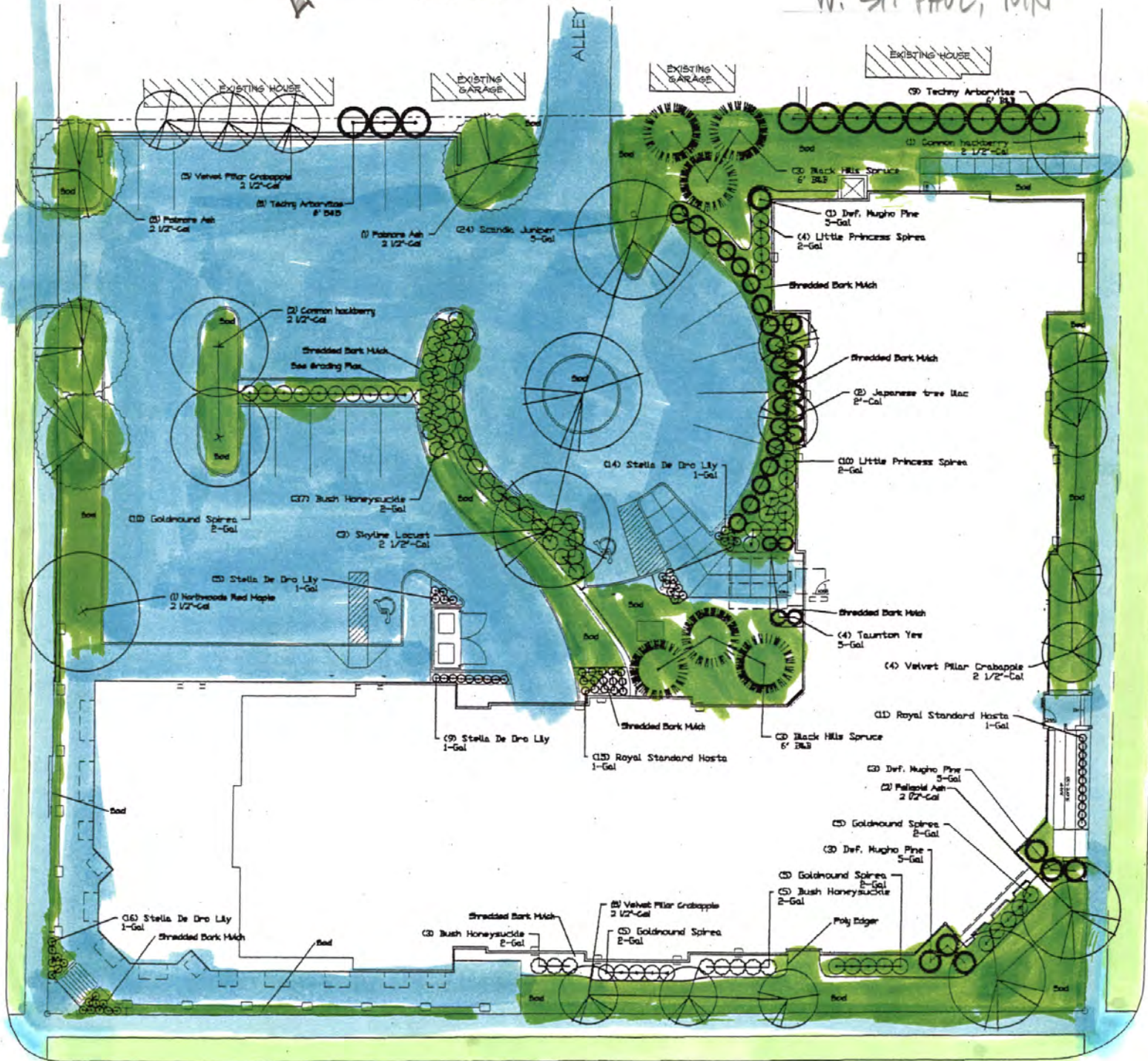
Follow
 Bush
 150

THE DAKOTAH
W. ST. PAUL, MN



ANNAPOLIS STREET

HURLEY STREET



EXISTING HOUSE

EXISTING GARAGE

EXISTING GARAGE

EXISTING HOUSE

ALLEY

(2) Velvet Pillar Crabapple
2 1/2'-Gal

(8) Techry Arborvitae
8' D&D

(2) Patrons Ash
2 1/2'-Gal

(1) Patrons Ash
2 1/2'-Gal

(24) Scando Juniper
5'-Gal

(9) Techry Arborvitae
6' D&D

(1) Common Highberry
2 1/2'-Gal

(3) Black Hills Spruce
6' D&D

(1) Def. Mugho Pine
5'-Gal

(4) Little Princess Spirea
2'-Gal

(2) Common Highberry
2 1/2'-Gal

Shredded Bark Mch
See Grading Plan

(4) Stella De Dro Lily
1-Gal

(7) Bush Honeysuckle
2'-Gal

(1) Skyline Lacust
2 1/2'-Gal

(1) Goldmound Spirea
2'-Gal

(1) Stella De Dro Lily
1-Gal

(1) Northwoods Red Maple
2 1/2'-Gal

Shredded Bark Mch

(2) Japanese Tree Lilac
2'-Gal

(1) Little Princess Spirea
2'-Gal

Shredded Bark Mch

(4) Taunton Yew
5'-Gal

(4) Velvet Pillar Crabapple
2 1/2'-Gal

(1) Royal Standard Hosta
1-Gal

(9) Stella De Dro Lily
1-Gal

(1) Royal Standard Hosta
1-Gal

(1) Black Hills Spruce
6' D&D

(3) Def. Mugho Pine
5'-Gal

(2) Pallisid Ash
2 1/2'-Gal

(3) Goldmound Spirea
2'-Gal

(3) Def. Mugho Pine
5'-Gal

(1) Goldmound Spirea
2'-Gal

(1) Bush Honeysuckle
2'-Gal

Poly Edger

(1) Stella De Dro Lily
1-Gal

Shredded Bark Mch

(3) Bush Honeysuckle
2'-Gal

(8) Velvet Pillar Crabapple
2 1/2'-Gal

(3) Goldmound Spirea
2'-Gal

SPRUCE POINT
7801 - 7873 CHANDLER LN,
INVER GROVE HEIGHTS, MN

248'-0" ±

NEW CURB CUT 78TH STREET EAST

ALIGN NEW CURB CUT
WITH CURB CUT DIRECTLY
ACROSS 78TH ST

EXISTING BUILDING SPACES



NORTH

9'-C&S

205'-0"

BASKETBALL
POLE &
BACKBOARD

300' NEA
FEET

295' NEA
FEET

ROCKFACE CONC
BLOCK RETAINING
WALL SYSTEM
SEE CIV. DRAWINGS

50'-0"
SETBACK

122'-6"

30'-0"

2'-2'-6"

1'-4"

ROCKFACE CONC
BLOCK RETAINING
WALL SYSTEM
SEE CIV. DRAWINGS

*freemans
road to be closed*

OFFICE
ADDITION

BUILDING # 5

BUILDING # 6

BUILDING # 1

BUILDING # 2

BUILDING # 3

BUILDING # 4

HANDICAPPED
ACCESSIBLE

CHARLES WAY

NEA CURB CUTS
TO TOTAL TO
CONFORM TO CITY
ENGINEERING
REQ. REVENTS

*Followed
Followed
Followed*

*main S area
to be pushed
back*

10'
B
B
B
B
B
B
T
T
T
T
T
AN.
N.

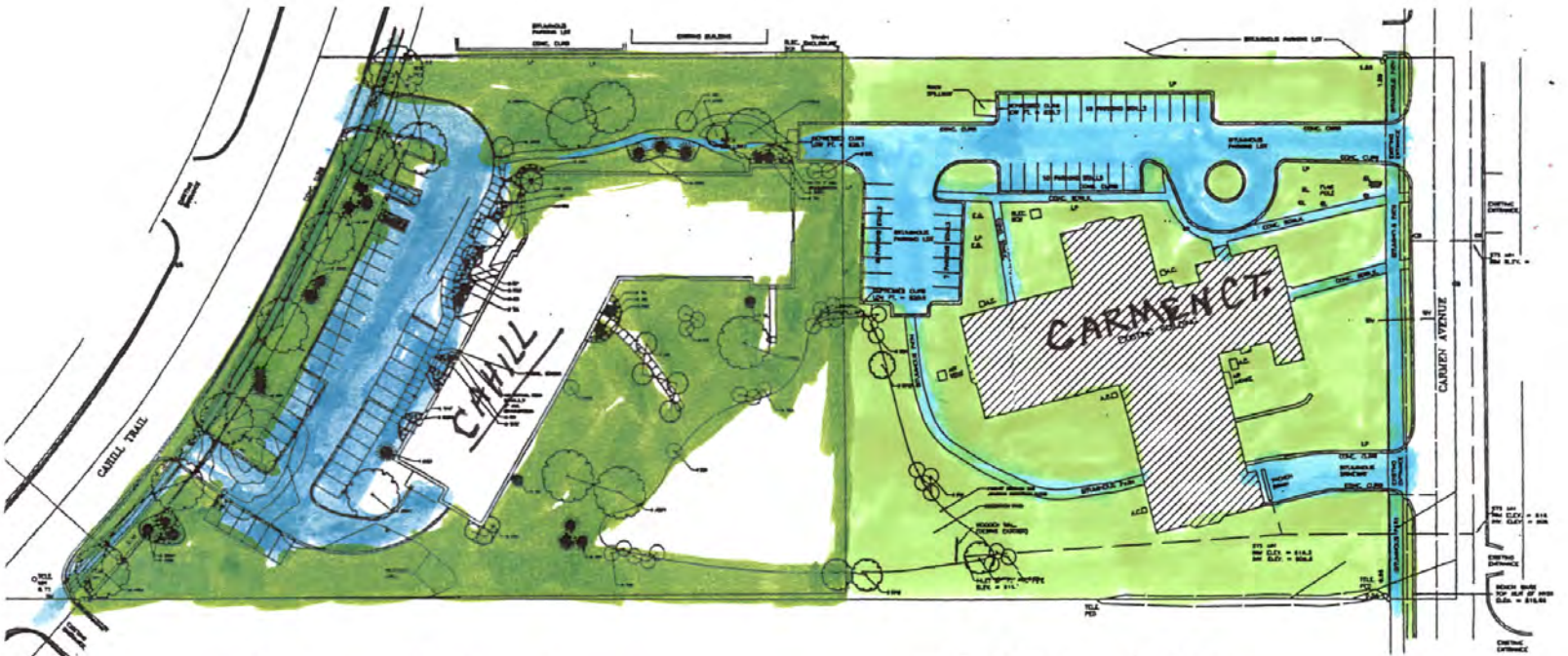
*Followed
Followed*

LAFAYETTE TOWN HOMES
4900 BONGARD WAY
INVER GROVE HEIGHTS, MN
(30 UNITS)



50th street

50th STREET



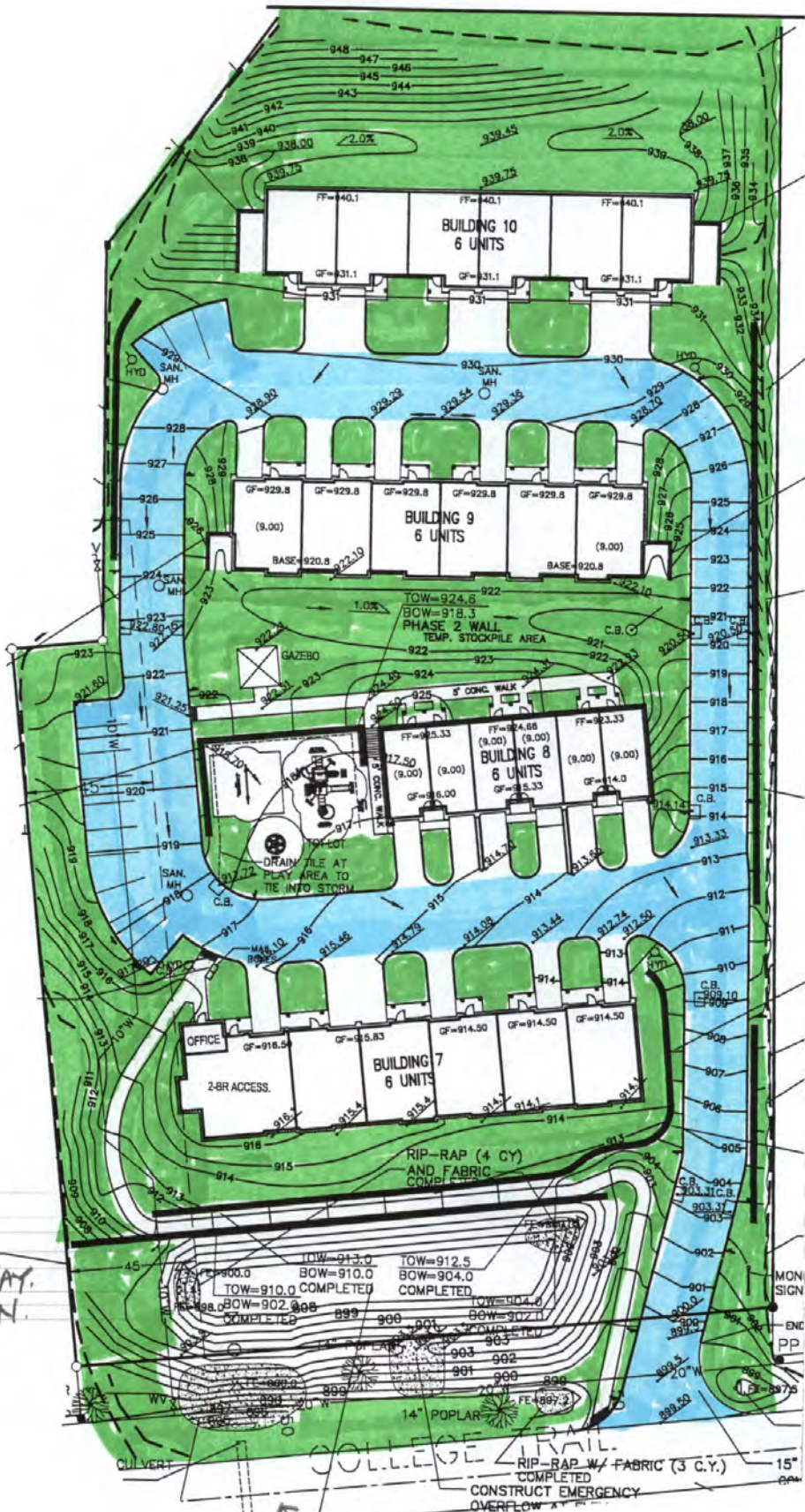
CAHILL COMMONS
 5840 CAHILL AVE.
 INVER GROVE HTS, MN

CARMEN COURT
 5825 CARMEN CT.
 INVER GROVE HTS, MN



VILLAGE COMMONS
720 LINDEN ST.
MENDOTA HTS, MN.





8.12.14
 INVER HILLS
 8350-8389 BRAVO WAY.
 INVER GROVE HTS, MN.



COLLEGE TRAIL

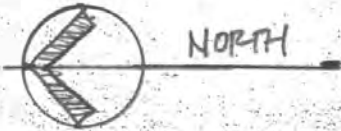
COLLEGE TRAIL
 RIP-RAP W/ FABRIC (3 C.Y.)
 COMPLETED
 CONSTRUCT EMERGENCY
 OVERFLOW AT

TOW=913.0 BOW=910.0
 TOW=910.0 COMPLETED
 TOW=912.5 BOW=904.0
 TOW=904.0 COMPLETED
 TOW=902.0 BOW=902.0
 TOW=902.0 COMPLETED
 TOW=904.0 BOW=902.0
 TOW=902.0 COMPLETED
 TOW=902.0 BOW=902.0
 TOW=902.0 COMPLETED
 TOW=902.0 BOW=902.0
 TOW=902.0 COMPLETED

14" POPLAR

15" COMPLETED
 CONSTRUCT EMERGENCY
 OVERFLOW AT

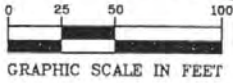
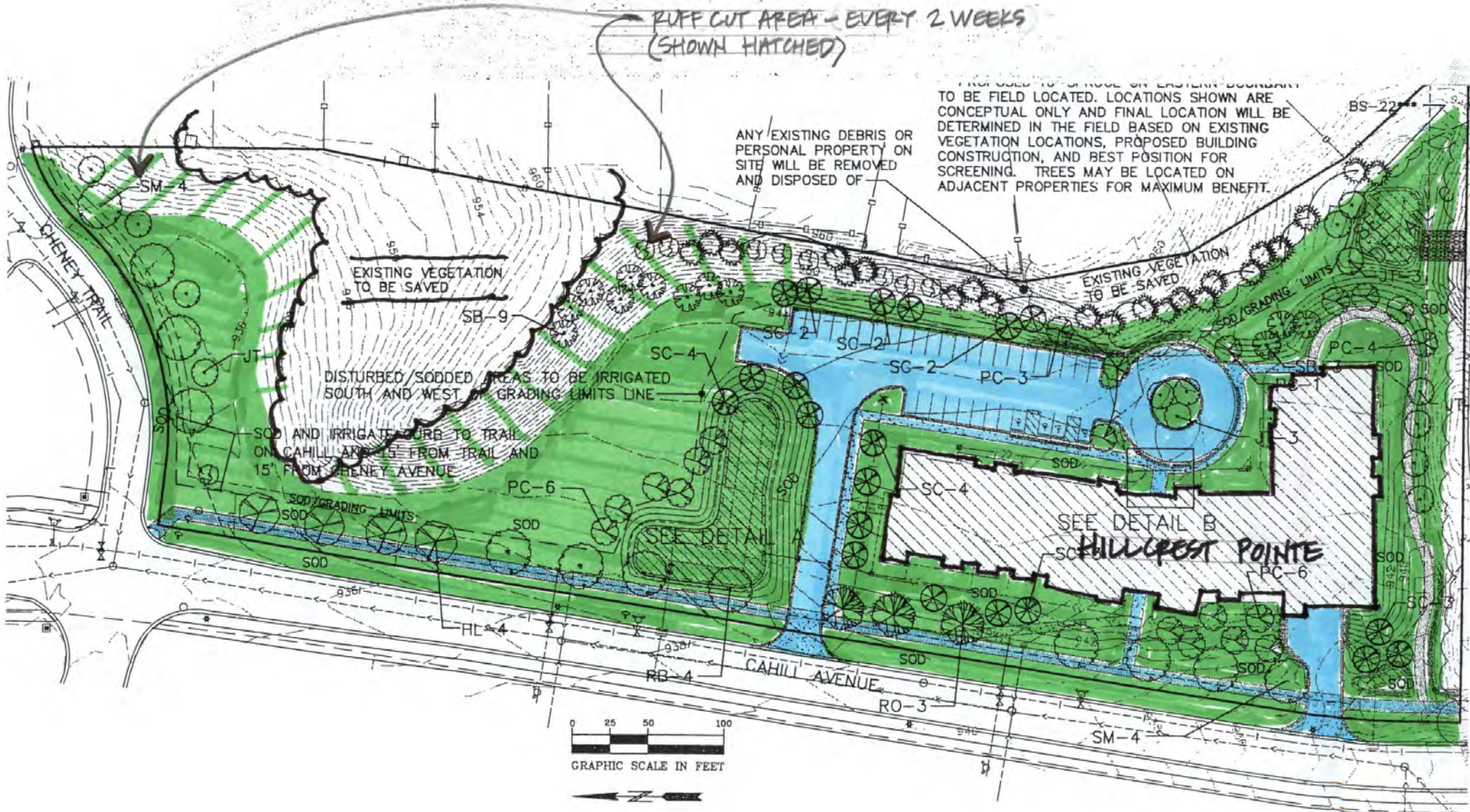
HILLCREST POINTE
 CHENEY TRAIL & CAHILL AVE.
 INVER GROVE HEIGHTS, MN



RUFF CUT AREA - EVERY 2 WEEKS
 (SHOWN HATCHED)

ANY EXISTING DEBRIS OR
 PERSONAL PROPERTY ON
 SITE WILL BE REMOVED
 AND DISPOSED OF

PROPOSED TO STAY ON EASTERN BOUNDARY
 TO BE FIELD LOCATED. LOCATIONS SHOWN ARE
 CONCEPTUAL ONLY AND FINAL LOCATION WILL BE
 DETERMINED IN THE FIELD BASED ON EXISTING
 VEGETATION LOCATIONS, PROPOSED BUILDING
 CONSTRUCTION, AND BEST POSITION FOR
 SCREENING. TREES MAY BE LOCATED ON
 ADJACENT PROPERTIES FOR MAXIMUM BENEFIT.



NSP

ε

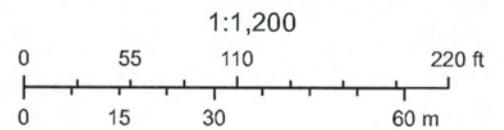
Development

Sites

Concord Properties, IGH



June 28, 2017



Property Information

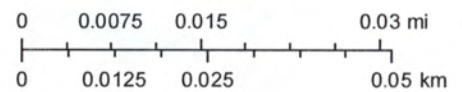
745 - 5th Avenue, South St. Paul



July 26, 2017

1:1,028

- | | |
|------------------------|-----------------------|
| Lot Dimensions | Water |
| Tax Parcels | Multi-owner Parcel |
| Parcels | Water in Tax Parcel |
| Tax Parcel | Right of Way Easement |
| Dedicated Right of Way | Pending New |



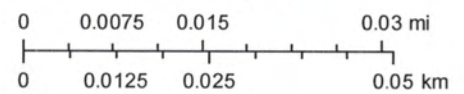
1410 Evans Street, South St. Paul



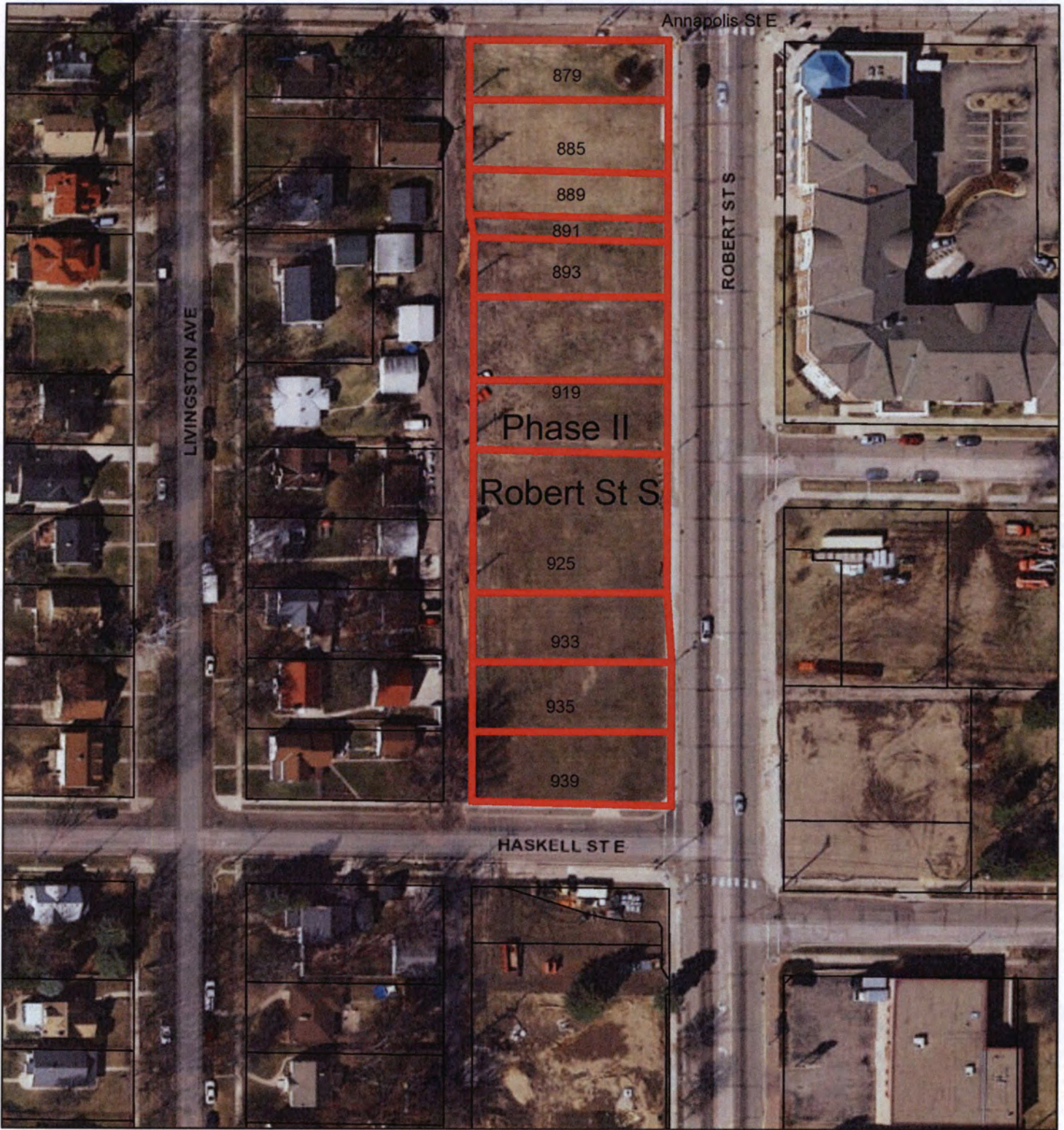
July 26, 2017

1:1,028

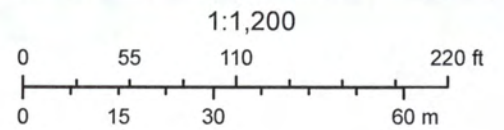
- | | |
|------------------------|-----------------------|
| Lot Dimensions | Water |
| Tax Parcels | Multi-owner Parcel |
| Parcels | Water in Tax Parcel |
| Tax Parcel | Right of Way Easement |
| Dedicated Right of Way | Pending New |



879-933 Robert Street S, WSP



June 19, 2017



Property Information

924-940 Robert St., 125 Haskell, WSP



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 50 feet
6/28/2017

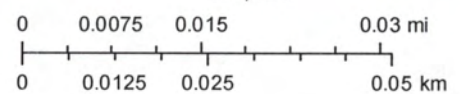
941 Gorman Avenue, West St. Paul



July 26, 2017

1:1,028

- | | |
|------------------------|-----------------------|
| Lot Dimensions | Water |
| Tax Parcels | Multi-owner Parcel |
| Parcels | Water in Tax Parcel |
| Tax Parcel | Right of Way Easement |
| Dedicated Right of Way | Pending New |



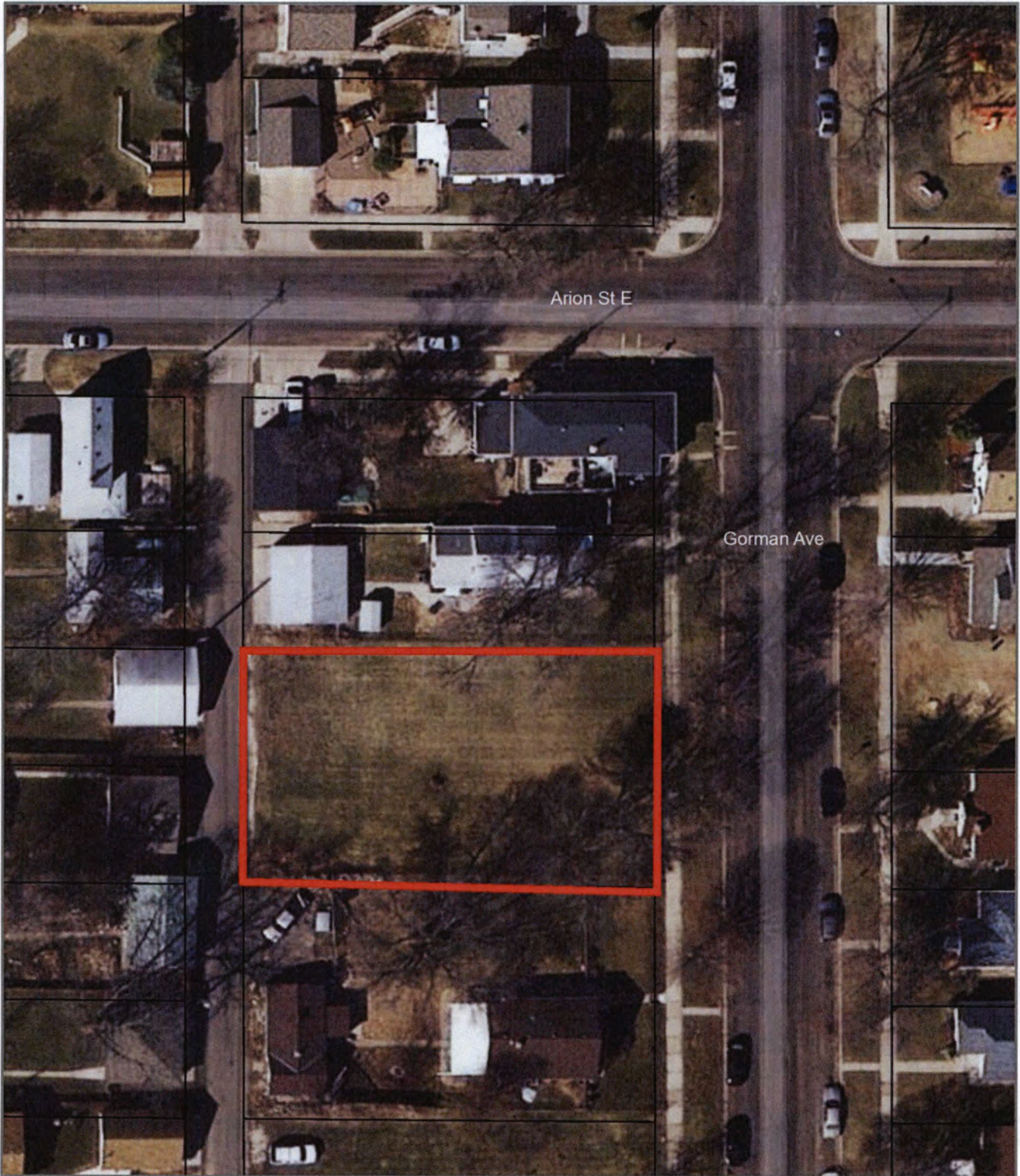
966 Gorman Ave, West St. Paul



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 50 feet
7/7/2017

1065 Gorman Ave, West St. Paul



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 50 feet
7/7/2017

1079 Humboldt Ave, West St. Paul



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 50 feet
7/7/2017