

From: [Zimny, Joanna \(CI-StPaul\)](#)
To: [Zimny, Joanna \(CI-StPaul\)](#)
Subject: FW: Midway Demolition 1544 & 1460/1466/1484 University Ave. W
Date: Tuesday, July 27, 2021 10:40:00 AM
Attachments: [Midway lots-demo details.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[SnipImage.JPG](#)
[C3-2 SWPPP.pdf](#)
[SignatureCopy30-Jun-2021-09-15-38.pdf](#)
[DEMO Permit Application for Big Top Liquor.pdf](#)
[DEMO Permit Application for Midway Shopping Center.pdf](#)
[Stock Pile - demo details.pdf](#)
[1578 University BZA resolution.docx.pdf](#)
[DEMO Permit Application for Midway Shopping Center.pdf](#)
[Demo permit\(s\) response.pdf](#)

From: Ubl, Stephen (CI-StPaul)
Sent: Wednesday, July 14, 2021 12:33 PM
To: Brian Grant <Brian.Grant@mortenson.com>; Jim Wutzke <jim.wutzke@ramseyco.com>
Cc: Diatta, YaYa (CI-StPaul) <yaya.diatta@ci.stpaul.mn.us>; Williamette, James (CI-StPaul) <james.williamette@ci.stpaul.mn.us>; Skarda, Therese (CI-StPaul) <therese.skarda@ci.stpaul.mn.us>
Subject: FW: Midway Demolition 1544 & 1460/1466/1484 University Ave. W

Brian,

Please find the attached documents as listed below for the demolition permit applications you provided our department. The City response to demolition applications is included.

- 1460 University Ave. W. - # 2021-282382
- 1544 University Ave. W. - # 2021-282383
- Lot/Demo Detail Drawing
- Drawing of 300' limit for parking per SPLC
- SWPPP Drawing
- Stock Pile/Demo Details
- Copy of Signed Resolution – 1544 University Ave. W
- BZA Resolution – 1578 University Ave. W.

Please contact me with any questions.

Thank you,



SAINT PAUL
MINNESOTA

Stephen Ubl

Pronouns: He/Him/His

Building Official

Department of Safety and Inspections

375 Jackson St.

Saint Paul, MN 55101

P: 651-266-9021

Email: Stephen.ubl@ci.stpaul.mn.us



**CITY OF SAINT PAUL
BOARD OF ZONING APPEALS RESOLUTION
ZONING FILE NUMBER: 18-101466
DATE: October 22, 2018**

WHEREAS, RD Parent Investors LLC has appealed a decision of the Zoning Administrator who determined that the sign was abandoned and ordered it to be removed according to the provisions of Sections 61.701, 64.104, 64.205, 64.420 of the Saint Paul Legislative Code in the T4 zoning district at 1578 University Avenue West. PIN: 342923320001; and

WHEREAS, the Saint Paul Board of Zoning Appeals conducted a public hearing on October 22, 2018 pursuant to said application in accordance with the requirements of Sections 61.701, 64.104, 64.205, 64.420 of the Legislative Code; and

WHEREAS, the Saint Paul Board of Zoning Appeals based upon evidence presented at the public hearing, as substantially reflected in the minutes, made the following findings of fact:

This property was previously occupied and owned by American Bank sometime prior to 2014 when the business ceased operating and the building was designated as vacant and subsequently removed in 2018. The freestanding sign remained on the northwest corner of the property. RD Parent Investors LLC. acquired the bank property in 2014.

Under Sec. 64.205 of the Zoning Code, which regulates Abandoned Signs, "Any business sign which advertises, identifies or pertains to an activity no longer in existence shall be removed by the owner of the property within thirty (30) days from the time the activity ceases existence by removing the sign face, painting the sign face a neutral color or installing blank sign face panels. If the sign face is not re-used within one (1) year, the remaining sign structure must be removed unless the zoning administrator grants an extension subject to the owner submitting a statement of intent and a reasonable time line for re-use of the sign structure."

In May of 2018, the Department of Safety and Inspections (DSI) received a complaint stating that the freestanding sign was still on the property. On June 1, 2018, DSI Zoning staff issued orders to RD Parent Investors to remove the sign structure on the basis that the sign had not been reused within one year. DSI Zoning staff did acknowledge that the blank face panels were installed as early as September of 2013.

On June 20, 2018, the appellant sent a letter requesting to reuse the sign. On July 1, 2018 DSI Zoning staff denied the request on the basis that significant time had passed to allow the sign to remain on the premise although the use on the property was discontinued for more than one year.

Furthermore, staff also denied the applicant's request to reuse the sign in order to advertise businesses in the Midway Shopping Center because it was deemed as an off-premise advertising sign, which is not allowed per Sec.64.420.

The appellant argues that because RD Parent Investors LLC and its affiliates own the Midway Shopping Center, it should not be considered an off-premise advertising sign but rather, a business sign, which is defined under Sec. 64.104 of the zoning code as, "A sign which directs attention to a business, profession, commodity, service or entertainment which is conducted, offered, sold or manufactured on the premises upon which the sign is placed."

DSI Zoning staff made the correct interpretation of the provisions in question. The sign was not removed within one year of the previous business being discontinued, a significant amount of time had passed when the appellant requested to reuse the sign, and the American Bank parcel of land is separate from the Midway Shopping Center. Allowing the sign to be used to advertise businesses in the Midway Shopping Center would be considered off-premise advertising.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Board of Zoning Appeals that the Zoning Administrator did not error in determining that the free standing sign and structure is abandoned on property located at 1578 University Avenue; and legally described as Section 34 Town 29 Range 23 Subj To Aves And Esmts The W 270 Ft Of N 260 Ft Of Sw 1/4 Of Sec 34 Tn 29 Rn 23; pursuant to Sections 61.701, 64.104, 64.205, 64.420, the free standing sign and structure are ordered it to be removed.

BE IT FURTHER RESOLVED; that the appeal is hereby denied.

BE IT FURTHER RESOLVED; that the sign be allowed to remain on the property for one year from the date of this decision and may only be used to advertise businesses that are a part of the Midway Shopping Center.

MOVED BY: Clarksen
SECONDED BY: Trout-Oertel
IN FAVOR: 6
AGAINST: 0

MAILED: November 8, 2018

TIME LIMIT: No decision of the zoning or planning administrator, planning commission, board of zoning appeals or city council approving a site plan, permit, variance, or other zoning approval shall be valid for a period longer than two (2) years, unless a building permit is obtained within such period and the erection or alteration of a building is proceeding under the terms of the decision, or the use is established within such period by actual operation pursuant to the applicable conditions and requirements of the approval, unless the zoning or planning administrator grants an extension not to exceed one (1) year.

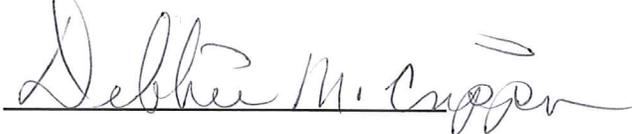
APPEAL:

Decisions of the Board of Zoning Appeals are final subject to appeal to the City Council within 10 days by anyone affected by the decision. Building permits shall not be issued after an appeal has been filed. If permits have been issued before an appeal has been filed, then the permits are suspended and construction shall cease until the City Council has made a final determination of the appeal.

CERTIFICATION:

I, the undersigned Secretary to the Board of Zoning Appeals for the City of Saint Paul, Minnesota, do hereby certify that I have compared the foregoing copy with the original record in my office; and find the same to be a true and correct copy of said original and of the whole thereof, as based on approved minutes of the Saint Paul Board of Zoning Appeals meeting held on October 22, 2018 and on record in the Department of Safety and Inspections, 375 Jackson Street, Saint Paul, Minnesota.

SAINT PAUL BOARD OF ZONING APPEALS

A handwritten signature in cursive script, reading "Debbie M. Crippen", written over a horizontal line.

**Debbie M. Crippen
Secretary to the Board**

MIDWAY MALL AND BIG TOP LIQUOR DEMOLITION

ST. PAUL, MN

RD MANAGEMENT

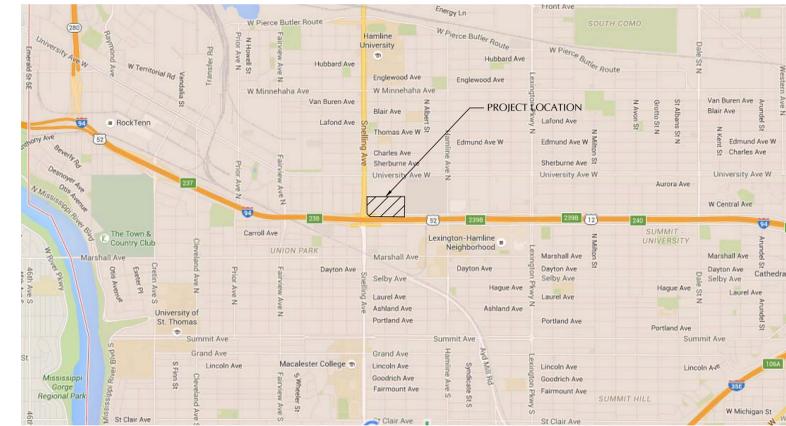
ST. PAUL

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.louckscinc.com

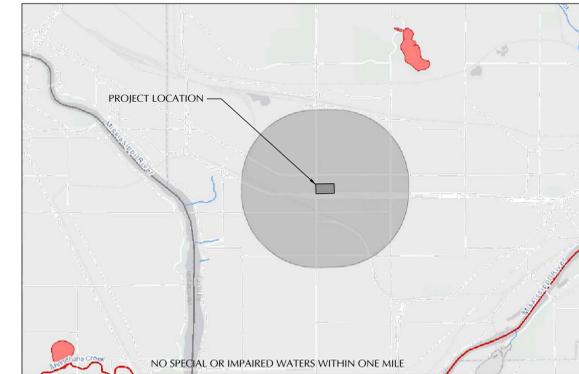
SITE VICINITY MAP



PROJECT LOCATION

COUNTY	TOWNSHIP	LATITUDE	LONGITUDE
HENNEPIN	116	44.8917	-93.4193

CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP



TYPICAL SUBSURFACE SOIL STRATUM

STRATUM	DEPTH TO BASE OF STRATUM BELOW EXISTING GRADE	MATERIAL DESCRIPTION
1	4 TO 10 INCHES	TOPSOIL
2	1 TO 30 FEET	CL
3	20 TO 40 FEET	SM

*SEE GEOTECH REPORT AS PART OF SWPPP FOR ADDITIONAL SOILS INFORMATION

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are prepared under the supervision of a Licensed Professional Engineer. These CADD files shall not be used for any other project without the written approval of the Consultant. The Consultant's approval is not intended to be a warranty or representation of the accuracy or completeness of the CADD files. The Consultant shall not be held responsible for any errors or omissions in the CADD files. The Consultant shall not be held responsible for any damages or claims resulting from the use of the CADD files.

SUBMITTALS/REVISIONS

06/04/21 SITE SWPPP

PROFESSIONAL SIGNATURE

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.

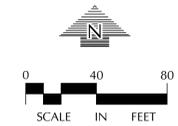
Valentina M. Anderson - PE
License No. 43423
Date 06/04/21

QUALITY CONTROL

Loucks Project No. 16028.0M
Project Lead JAS
Drawn By VMA
Checked By VMA
Review Date 06/04/21

SHEET INDEX

C3-2 SWPPP
C3-3 SWPPP NOTES
C3-4 SWPPP DETAILS



BENCHMARK

TOP NUT OF FIRE HYDRANT 370 FEET SOUTH OF THE INTERSECTION OF UNIVERSITY AVENUE AND SNELLING AVENUE ON THE EAST SIDE OF SNELLING
T.M.H. ELEVATION = 228.15
ELEVATIONS SHOWN ARE BASED ON CITY OF ST. PAUL DATUM. CONVERSION FACTOR TO 1929 NGVD, ADD 694.10.

WARNING:

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CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

STORM WATER POLLUTION PREVENTION PLAN

C3-2

SWPPP LEGEND

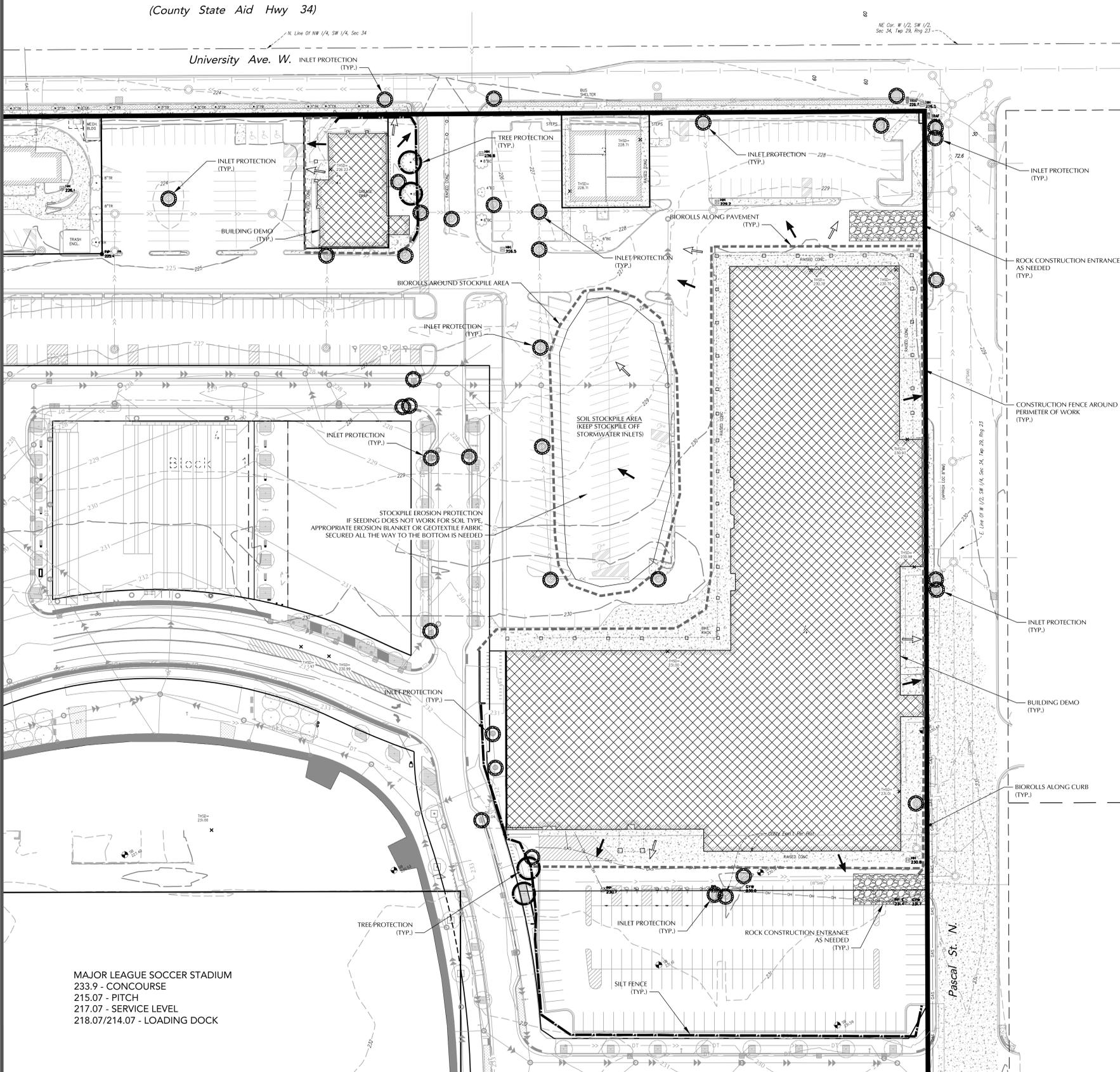
	SILT FENCE
	INLET PROTECTION
	EXISTING DRAINAGE PATTERN
	PROPOSED DRAINAGE PATTERN
	BIOROLLS

PERMANENT STORMWATER MANAGEMENT

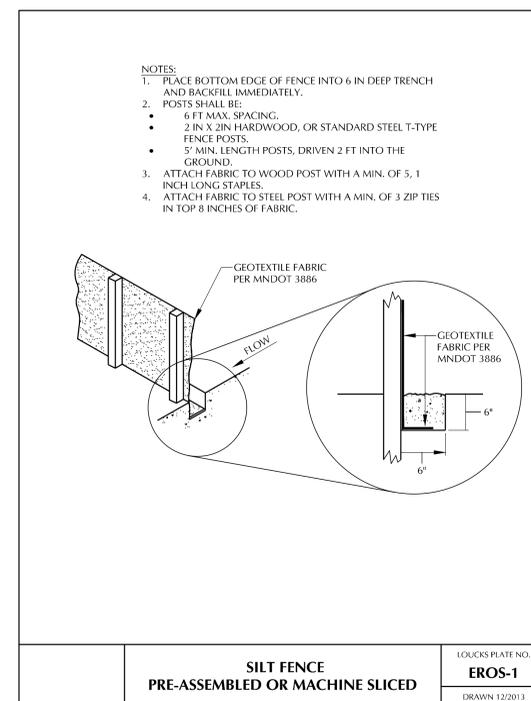
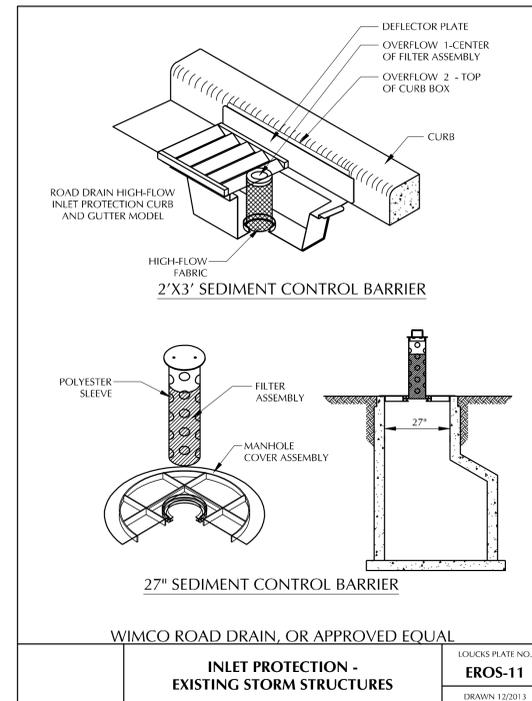
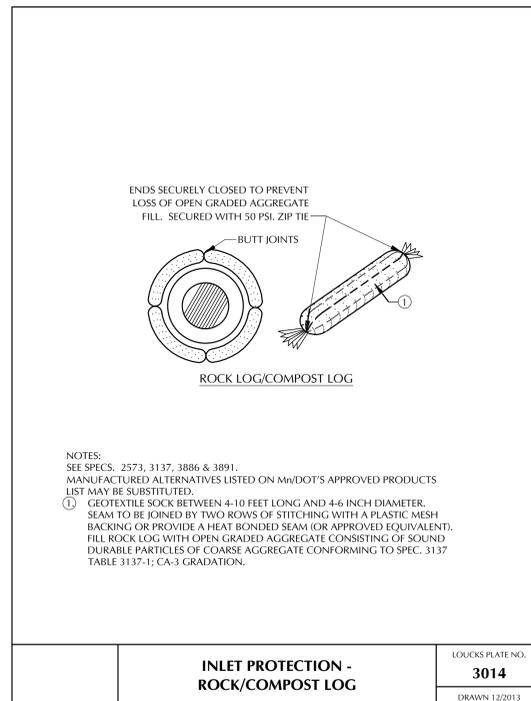
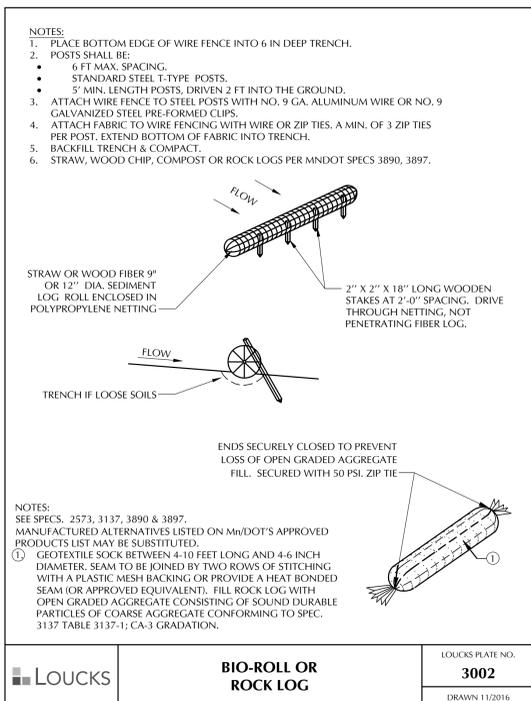
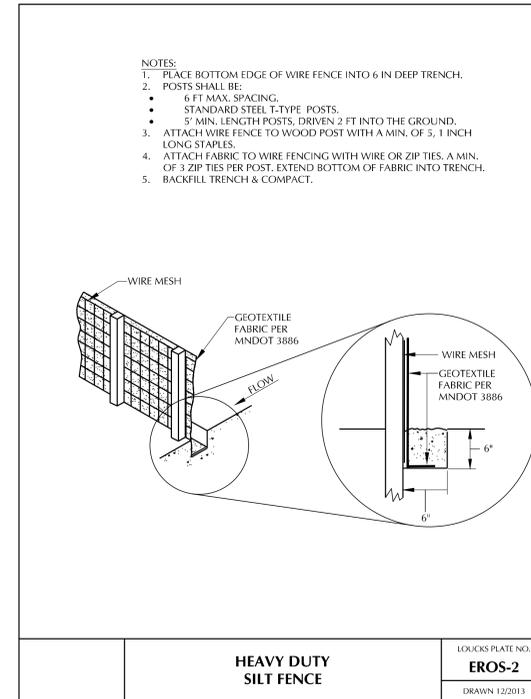
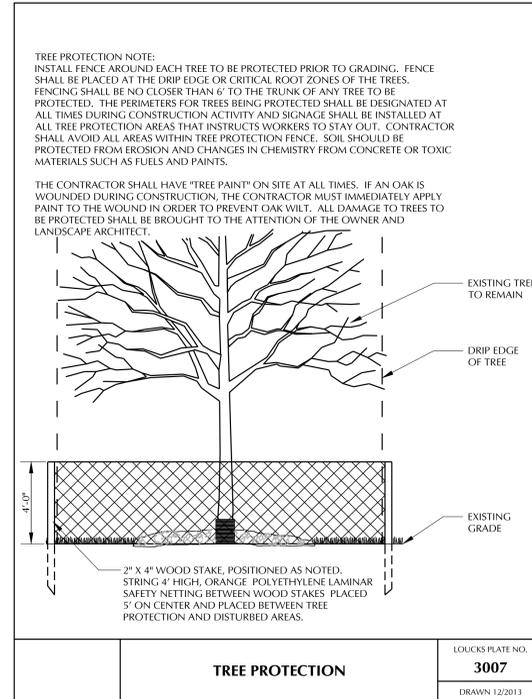
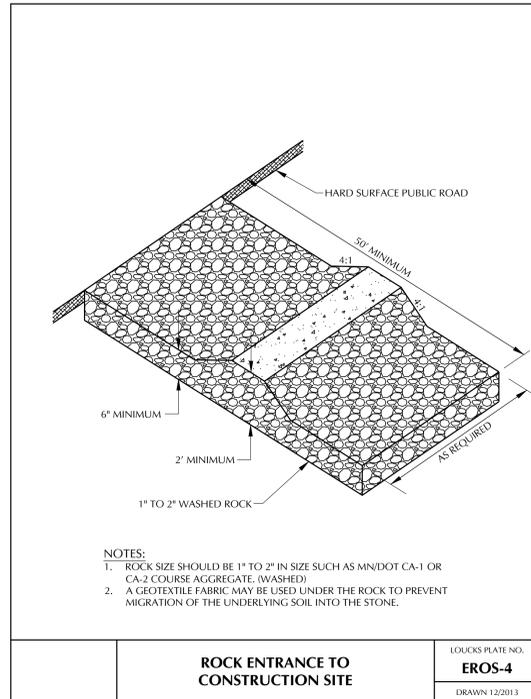
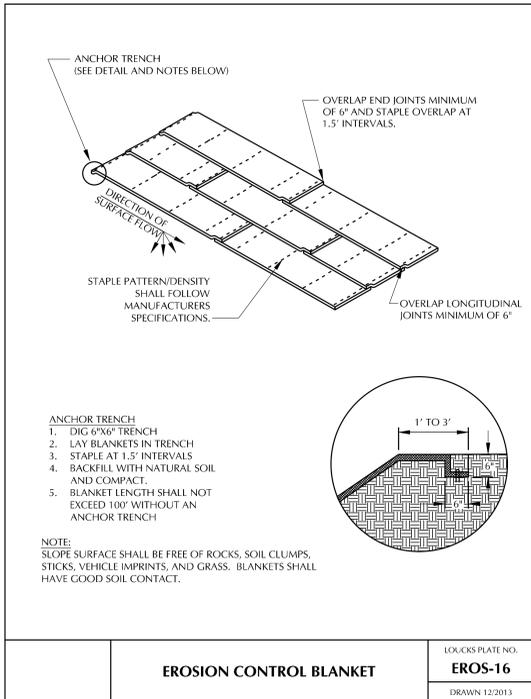
	INFILTRATION
	STORMWATER HARVEST AND REUSE
	FILTRATION
	WET SEDIMENTATION BASIN
	REGIONAL PONDING

ESTIMATED QUANTITIES

DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	2
PREFABRICATED CONCRETE WASHOUT	EA	N/A
FILTRATION	LF	1,500
BIOROLLS (STANDARD)	LF	4,000
INLET PROTECTION	EA	40
SEEDING	AC	3.0



Printed: 06/03/2021 12:51 PM W:\2016\16028\SWPPP\CADD\DATA\CIVIL\Map Sheet\Plan\C3-2_SWPPP



CADD QUALIFICATION

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SUBMITTAL/REVISIONS

06/04/21 SITE SWPPP

PROFESSIONAL SIGNATURE

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.

Valentina M. Anderson - PE 43423
License No. 06/04/21
Date

QUALITY CONTROL

Loecks Project No. 16028.0M
Project Lead JAS
Drawn By VMA
Checked By VMA
Review Date 06/04/21

SHEET INDEX

C3-2 SWPPP
C3-3 SWPPP NOTES
C3-4 SWPPP DETAILS



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

July 13, 2021

Good afternoon Brian,

Thank you for the additional information provided last week to define the proposed scope of work for the demolition permits requested for 1460/1466/1484 University Avenue West and 1544 University Avenue West as well as for outstanding work on the demolition permit for 1578 University Avenue West. For convenience and ease of reference, I have combined below my comments for each permit location regarding details that need to be addressed to help complete the review and approval process for permits at each location.

I. 1544 University Ave. West. [Demolition Permit No. 2021-282383]

- o On-Site visit with Building Official & Mortenson prior to commencement of any work.
- o Traffic control procedural plan to be provided prior to commencement of any work
- o All concrete or impervious surface areas including accessory parking/impervious surfaces/curbs, etc. must be removed and ground cover/seeding requirements for all such areas must be completed, inspected and approved within 30 days of building removal.
- o All BMPs to be established to control run-off, erosion control, fugitive dust, etc.

II. 1460/1466/1484 University Avenue West: Permit Approval Pending

- o On-Site visit with Building Official and Mortenson prior to commencement of work.
- o Traffic control procedural plan to be provided prior to commencement of work.
- o All concrete or impervious surface areas including all accessory parking/impervious surfaces/curbs, etc. must be removed and ground cover/seeding requirements for all such areas must be completed, inspected and approved within thirty (30) days of building removal. *
- o All signage to be removed
- o All BMPs to be established to control run-off, erosion control, fugitive dust, etc.

III. 1574/1578 University Avenue West [City Council Resolution No. RLH RR 21-21]

- All signage to be removed within fifteen (15) days. The freestanding sign at 1578 University Ave. is in violation of the attached Resolution by the Board of Zoning Appeals (BZA) and must be removed
- Both sites must be graded, finished with approved ground cover

Sec. Sec. 64.205. states in part “any business sign which advertises, identifies or pertains to an activity no longer in existence shall be removed by the owner of the property within thirty (30) days from the time the activity ceases existence”. Consequently, all abandoned signs must be removed.

* To allow a previously established accessory parking lot [or lots] to remain for the purpose of serving the soccer stadium, this condition might be modified, provided; the accessory parking lot(s) meets the requirements of Saint Paul Leg. Code sec. 63.304(b) which is set forth below at “***” for your review and convenience.

An Equal Opportunity Employer

The City's Zoning Administrator reviews requests to continue accessory parking. Please contact the City's Zoning Administrator, Yaya Diatta, at 651-266-9081 for further assistance regarding accessory parking questions, processes and approval reviews.

**** Sec. 63.304. – Parking location, nonresidential.**

Off-street parking for other than residential use shall be either:

- (a) On the same zoning lot as the building it is intended to serve; or
- (b) In a VP vehicular parking district, the same or a less restrictive zoning district as the principal use, or within a more restrictive zoning district providing the principal use is also an allowed use in that zone; this parking shall be located within three hundred (300) feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot.

Thank you,

Stephen Ubl
Building Official
City of Saint Paul
651-266-9021
Stephen.ubl@ci.stpaul.mn.us

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SUBMITTAL/REVISIONS

06/04/21 SITE SWPPP
06/24/21 City Submittal

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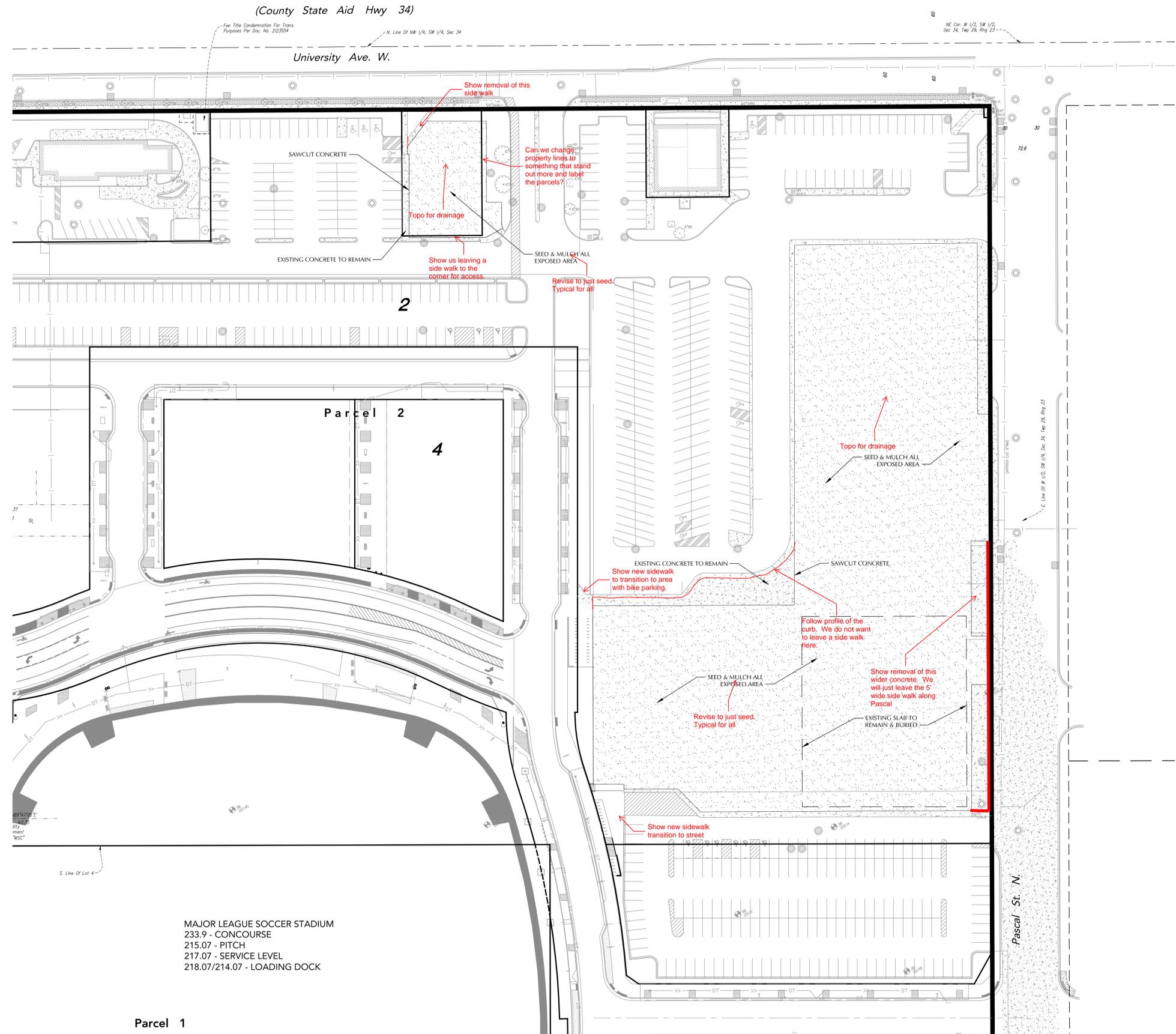
Valentina M. Anderson - PE
License No. 43423
Date 06/04/21

QUALITY CONTROL

Loucks Project No. 16028.0M
Project Lead JAS
Drawn By VMA
Checked By VMA
Review Date 06/04/21

SHEET INDEX

C3-2 SWPPP
C3-3 SWPPP NOTES
C3-4 SWPPP DETAILS



MAJOR LEAGUE SOCCER STADIUM
233.9 - CONCOURSE
215.07 - PITCH
217.07 - SERVICE LEVEL
218.07/214.07 - LOADING DOCK

Parcel 1

BENCHMARK

TOP NUT OF FIRE HYDRANT 370 FEET SOUTH OF THE INTERSECTION OF UNIVERSITY AVENUE AND SNELLING AVENUE ON THE EAST SIDE OF SNELLING
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CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

SITE PLAN
C2-1



City of Saint Paul

City Hall and Court
House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Signature Copy

Resolution LH Substantial Abatement Order: RLH RR 21-21

File Number: RLH RR 21-21

Ordering the razing and removal of the structures at 1544 UNIVERSITY AVENUE WEST within forty-five (45) days after the May 12, 2021, City Council Public Hearing.

WHEREAS, the Department of Safety and Inspections has determined that 1544 UNIVERSITY AVENUE WEST is a nuisance building pursuant to Saint Paul Legislative Code §45.02 as 1) it is a vacant building as defined in §43.02; and 2) it has multiple housing code or building code violations or it has conditions constituting material endangerment as defined in §34.23, or it has a documented and confirmed history as a blighting influence in the community; and

WHEREAS, this property is legally described as follows, to wit: Midway Shopping Center Lot 2 Blk 1; and

WHEREAS, based upon the records in the Ramsey County Recorder's Office and information on file or obtained by the Department of Safety and Inspections, the following are the owners, interested or responsible parties for the subject property as of March 12, 2021: RK Midway Shopping Center LLC, C/O RD Management Corp, 810 7th Ave, New York NY 10019-5876; Bruce J. Parker, Kaplan, Strangis and Kaplan PA, 730 Second Ave S, Suite 1450, Minneapolis MN 55402-2475; and Union Park District Council; and

WHEREAS, each of these parties was served a written order dated January 27, 2021 advising them of the basis for the determination that the subject property was a nuisance, and that the nuisance building was to be repaired or razed and removed by February 26, 2021; and

WHEREAS, this order informed the interested or responsible parties that they must repair or raze and remove the structures(s) located on the Subject Property by February 26, 2021; and

WHEREAS, a placard indicating the City's order that this nuisance building be abated was posted on the building on January 28, 2021 in accordance with Saint Paul Legislative Code §45.11(2)c; and

WHEREAS, the nuisance condition was not corrected by February 26, 2021, and therefore an abatement hearing was scheduled before the City Council on May 12, 2021 and the owner or his duly authorized representative and any interested parties or their duly authorized representatives were properly notified of the time, date and place of the hearing; and

WHEREAS, the Legislative Hearing Officer provided the owner and other interested parties an opportunity to discuss the matter at a legislative hearing on April 13, 2021; and

WHEREAS, a public hearing was held on May 12, 2021, and the City Council reviewed the record, which included the exhibits from the Department of Safety and Inspections, the minutes and recommendation of the Legislative Hearing Officer and any testimony at the hearing. Now, Therefore Be It

RESOLVED, that the Saint Paul City Council hereby finds:

1. That the structure(s) at 1544 UNIVERSITY AVENUE WEST is a nuisance building pursuant to Saint Paul Legislative Code §45.02, as 1) it is a vacant building as defined in §43.02; and 2) it has multiple housing code or building code violations or it has conditions constituting material endangerment as defined in §34.23, or it has a documented and confirmed history as a blighting influence in the community; and 3) these nuisance conditions have not been corrected after notice of the same to the owner.

2. That the Department of Safety and Inspections has complied with all of the procedural requirements of the Saint Paul Legislative Code Chapter 45.

3. That the owners, interested parties or responsible parties have not presented a plan acceptable to the Legislative Hearing Officer and Department of Safety and Inspections staff to repair the structure(s) and correct all of the deficiencies listed in the Order to Abate Nuisance Building and the Code Compliance report and to make the structure(s) safe and code compliant within 15 days. And, Be It Further

RESOLVED, that the City Council orders that the owners, interested parties or responsible parties raze and remove the structure(s) within 45 days after the City Council Public Hearing. And, Be it Further

RESOLVED, that if the necessary corrective action has not been taken within the time allotted, the Department of Safety and Inspections is authorized to take those steps necessary to raze and remove this structure and to charge the costs incurred in accordance with Saint Paul Legislative Code §45.12(4). Any personal property or fixtures of any kind shall be removed by the owners, interested parties or responsible parties prior to the resolution compliance date or it will be considered to be abandoned and the City of Saint Paul shall remove and dispose of such property as it deems appropriate. And, Be It

FINALLY RESOLVED, that this resolution shall be served on any of the parties required to be notified in Saint Paul Legislative Code §45.12(4).

At a meeting of the City Council on 5/12/2021, this Resolution LH Substantial Abatement Order was Passed.

Yea: 6 Councilmember Brendmoen, Councilmember Tolbert, Councilmember Noecker, Councilmember Prince, Councilmember Jalali, and Councilmember Yang

Nay: 0

Absent: 1 Councilmember Thao

Vote Attested by 
Council Secretary Trudy Moloney

Date 5/12/2021

Approved by the Mayor 
Melvin Carter III

Date 5/16/2021

Clerk

Shari Moore

Shari Moore

Date

Test Signature

Shari Moore

Shari Moore

Date



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SUBMITTAL/REVISIONS

06/04/21	SITE SWPPP
06/24/21	City Submittal
06/28/21	City Submittal

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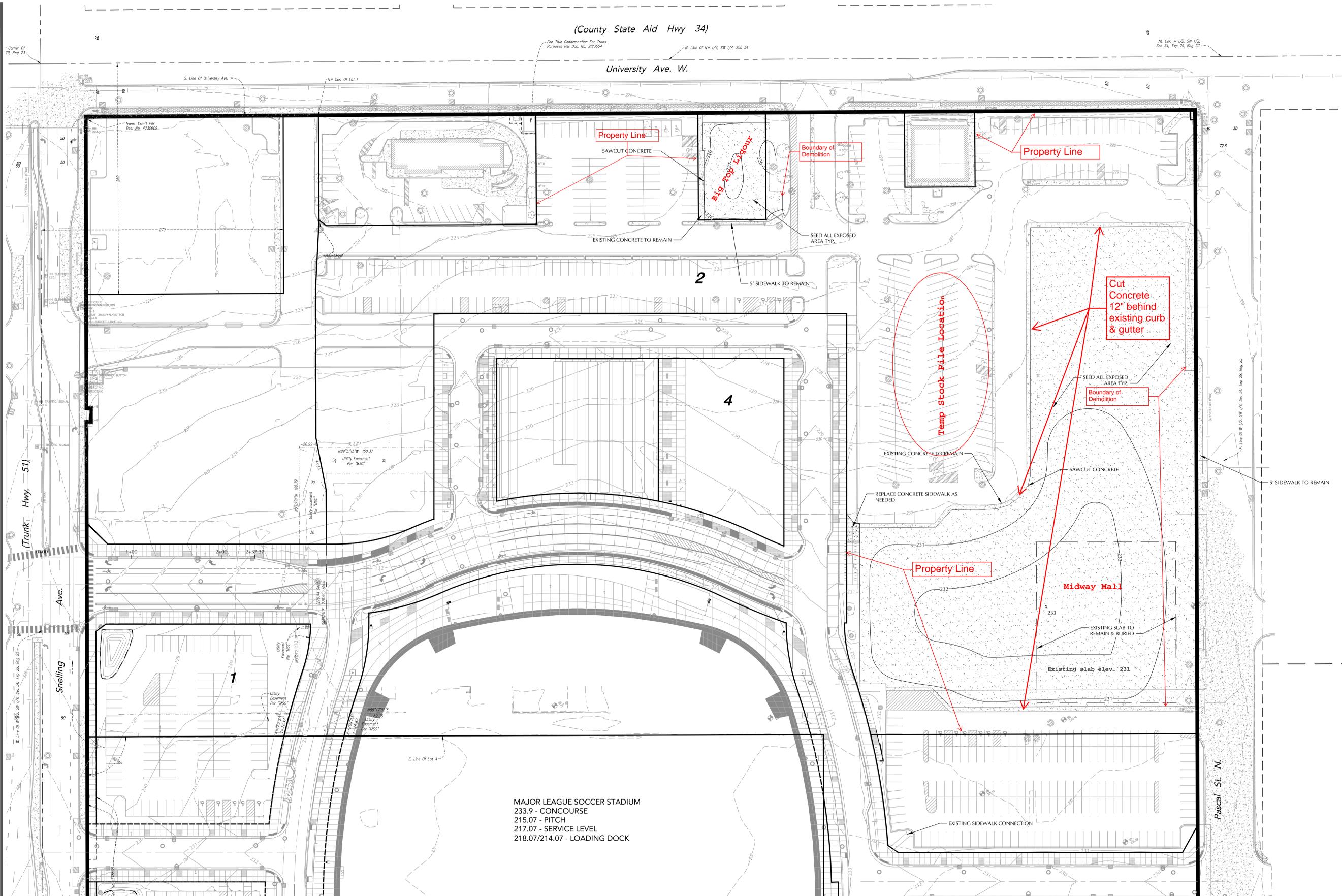
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MAJOR LEAGUE SOCCER STADIUM
233.9 - CONCOURSE
215.07 - PITCH
217.07 - SERVICE LEVEL
218.07/214.07 - LOADING DOCK

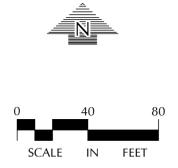
WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

BENCHMARK

TOP NUT OF FIRE HYDRANT 370 FEET SOUTH OF THE INTERSECTION OF UNIVERSITY AVENUE AND SNELLING AVENUE ON THE EAST SIDE OF SNELLING
TNH ELEVATION = 228.15
ELEVATIONS SHOWN ARE BASED ON CITY OF ST PAUL DATUM.
CONVERSION FACTOR TO 1929 NGVD, ADD 694.10.



CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166