

Vang, Mai (CI-StPaul)

From: Tilley, Corinne (CI-StPaul)
Sent: Tuesday, January 07, 2014 3:16 PM
To: bob@trikin.com; Spiering, Wayne (CI-StPaul); brettking@gmail.com
Cc: Vang, Mai (CI-StPaul)
Subject: Email comments of site plan review application for 590 Reaney Avenue (586 Reaney Ave)
Attachments: 20140107150824175.pdf

Applicant: Bob Fluegel of Trikin LLC
Property owner: Brett King

City zoning staff has discussed the site plan for your project. The comments are summarized below.

Revised Plans

You will need to revise the site plan based on the comments in this email and then send me 5 paper copies and a PDF version of the revised plans

Project Overview

You are proposing to construct a new 6 vehicle paved parking lot on the vacant lot at 590 Reaney Avenue. The standard parking space dimensions are 9'x18'.

Parking location, residential

These parking spaces are required parking spaces for the 4 family dwelling unit at 586 Reaney Avenue.

This residential off street parking is located on an abutting zoning lot in the same or less restrictive zoning district.

Affidavit

Submit a signed affidavit stating that this vacant lot/required parking facility will be maintained for the off street parking residential use by the residents at 586 Reaney Avenue. If you propose to remove these off street required parking spaces, alternate spaces must be reviewed and approved by zoning administration or you must apply for a parking variance through the Board of Zoning Appeals.

Use

Use of the required parking facility shall be available for the use of residents. The storage of merchandise or trucks, the repair of vehicles, or the business of selling merchandise is prohibited in off-street parking areas.

Survey

You must submit a copy of a certified survey of the whole site (parcels at 586 and 590 Reaney Avenue) showing existing building(s), new structure(s), addition(s), existing grades, proposed new grades, as well as easements and site drainage.

Maneuvering

Access to the off-street parking facility shall be provided by a maneuvering lane so that any vehicle leaving or entering the facility from or onto a public street shall be traveling forward.

Submit a revised site plan that shows how you would meet this requirement.

Please refer to the attached PDF. I have highlighted (in yellow) a possible option in revising the site plan to meet this maneuvering requirement.

Entrances and exits

Note: Adequate entrances and exits to and from the parking facility shall be provided by means of clearly defined and limited drives. The number of curb cuts shall be minimized, and shared curb cuts for adjacent parking areas are encouraged. When driveways no longer lead to legal off-street parking, the driveway and curb cut shall be removed and landscaping and curbing shall be restored. Entrances and exits to and from a parking facility shall be at least five (5) feet from existing or planned boulevard trees.

Landscaping

Landscaping shall be provided to buffer the facility from adjacent properties and from the public right of way.

Wheelstops

Provisions shall be made to prevent vehicles from damaging or overhanging adjacent property or public rights-of-way, or damaging required landscaping by use of such devices as curbs, wheel stops, or other protective barriers. A two-foot landscaped vehicle overhang is allowed.

Visual screening

For off-street parking facilities that adjoin a residential use or zoning district, a visual screen shall be provided and maintained.

The visual screen shall be of sufficient height and density to visually separate the screened activity from adjacent property. The screen may consist of various fence materials, masonry walls, earth berms, plant materials or a combination thereof.

The minimum height of the visual screen shall be 4.5 ft., maximum 6.5 ft.

Visual screens shall be located completely within the lot line.

Visual screen locations shall conform with front yard setback lines in residential districts.

The land between the screen and the property line shall be landscaped and maintained so that all plant materials are healthy and that the area is free from refuse and debris.

Required visual screens shall have no openings for pedestrians or vehicles except as shown on an approved site plan.

Visual screens shall be maintained in a good state of repair.

In all cases where a required visual screen would extend to an alley or street which is an entrance to or exit from an off-street parking facility, it shall be permissible to end the visual screen not more than ten (10) feet from such alley line or street line.

All parking facilities adjoining streets and/or sidewalks shall provide screening landscaping consisting of a masonry wall or decorative fence (not including chain link) supplemented with landscape material, forming a screen a minimum of three (3) feet in height, a maximum of four and one-half (4½) feet in height not including trees, and not less than fifty (50) percent opaque.

Lighting

All parking facilities shall be illuminated to a level to allow safe, secure access to the parking facility.

Lighting shall be shielded to reduce glare and shall be so arranged as to reflect light away from all adjacent residential districts or adjacent residences in such a way as not to exceed three (3) footcandles measured at the residence district boundary.

Illumination of any other outdoor feature shall be maintained stationary and constant in intensity and color at all times when in use.

Sidewalks

These notes must be included in the site plan:

- All work on curbs, driveways, and sidewalks within the public right of way must be done to City Standards and Specifications by a licensed and bonded contractor under a permit from Public Works Sidewalk Section (651-266-6120). Sidewalk grades must be carried across driveways.
- Restoration of asphalt and concrete pavements are performed by the Public Works Street Maintenance Division. The contractor is responsible for payment to the City for the cost of these restorations. The contractor shall contact Public Works Street Maintenance to set up a work order prior to beginning any removals in the street at 651-266-9700. Procedures and unit costs are found in Street Maintenance's "General Requirements - All Restorations" and are available at the permit office.

Erosion Control

Submit an erosion and sediment control plan.

- Silt fence must be installed. The location of the silt fence must be shown on the erosion control plan and a detail for installing the silt fence must be included on the plan.

- A note must be added to the erosion control plan stating "Storm sewer inlets must be protected from sediment by catch basin inserts or equivalent measures. Protection shall remain in place until bituminous areas have been paved and lawn areas have been established." A detail of the protection measure must be included on the plan.
- A detail for a rock construction entrance must be added to the plan along with a note stating "A rock construction entrance must be installed and maintained at entrances to existing hard surface roads. The rock construction entrance shall be no less than 50' in length and as wide as necessary for traffic. Use 1" to 2" washed rock."
- A note must be added to the plan stating "Adjacent streets and alleys must be swept to keep them free of sediment. Contractor must monitor conditions and sweep as needed or within 24 hours of notice by the City."
- All disturbed ground left inactive for fourteen or more days must be stabilized by seeding, sodding, or mulching.

Tree Protection

Trees in the construction area must be protected during construction by installing a temporary fence around them. A tree protection detail must be added to the plan and the site plan must show the locations where the fence will be installed.

Street Lights and Traffic Signals

A note must be added to the plan stating "The Contractor shall contact John McNamara, General Foreman, Lighting - Signal Maintenance, (651-266-9780), if removal or relocation of existing facilities is required or in the event of damage to the lighting or signal utilities. The Contractor shall assume responsibility (and related costs) for any damage and/or relocations."

"The installation of private electrical wiring, conduit, receptacles and/or lighting is strictly prohibited in the City's ROW (Right of Way)."

Signs

Business signs will require a separate review and Sign Permit from the Department of Safety and Inspections. Site plan approval does not constitute approval of business signs shown on the site plan. Contact Yaya Diatta of DSI Zoning (651-266-9080) if you have any questions about signs.

Survey Monuments

A note must be added to the plan stating "Care must be taken during construction and excavation to protect any survey monuments and/or property irons. Call Sam Gibson of Public Works Surveying (651-266-6075) if you have any questions."

Parkland Dedication

Parkland dedication is not required for this project because you are not proposing to add new residential units.

Dumpsters

Submit a plan showing the proposed location, design, and construction of the dumpster enclosure.

Snow removal

Submit a plan showing how you would handle snow removal in the parking lot. Submit a snow removal procedure. If you are proposing to store snow on the lot, indicate the location on the site plan.

District Council

The site is located in the Payne Phalen District 5 Planning Council. Staff will send a copy of the site plan and these comments to them. Staff reserves the right to make additional comments and conditions once we have heard from them.

Building Plan Review

Plans for permit review can be submitted during the site plan review process. As part of your application for building plan review you will need to submit the following:

- Two (2) complete sets of signed construction (architectural, structural, mechanical and electrical) plans and specifications. *Design-build is not accepted. Plans stamped "Not for Construction" and/or "Preliminary" is not accepted.*
- Four (4) certified surveys of the whole site showing existing building(s), new structure(s), and addition(s), as well as site drainage.
- Any other information or plans required for special inspections so they can be reviewed by the Department of Safety and Inspections Structural Engineer, Brian Karpen (651-266-9072 or brian.karpen@ci.stpaul.mn.us).
- SAC - Contact Karen Cappaert of Metropolitan Council (651-602-1118) for information regarding the Service Availability Charge rate.

Note: The building permit will not be issued until all signoffs are received.

Right of Way

The developer shall contact the Right of Way inspector (one week prior to beginning work) to discuss traffic control, pedestrian safety and coordination of all work in the public right of way.

SAFE WORK REQUIREMENTS: The contractor shall provide a continuous, accessible and safe pedestrian walkway that meets all ADA and MMUTCD standards if working in a sidewalk area. All traffic control and traffic control devices shall meet the requirements of the latest edition of the MMUTCD, or supplements thereof.

Site Plan Approval

The site plan is approved subject to you meeting the conditions in the email. This decision can be appealed to the Planning Commission within 10 days of this email.



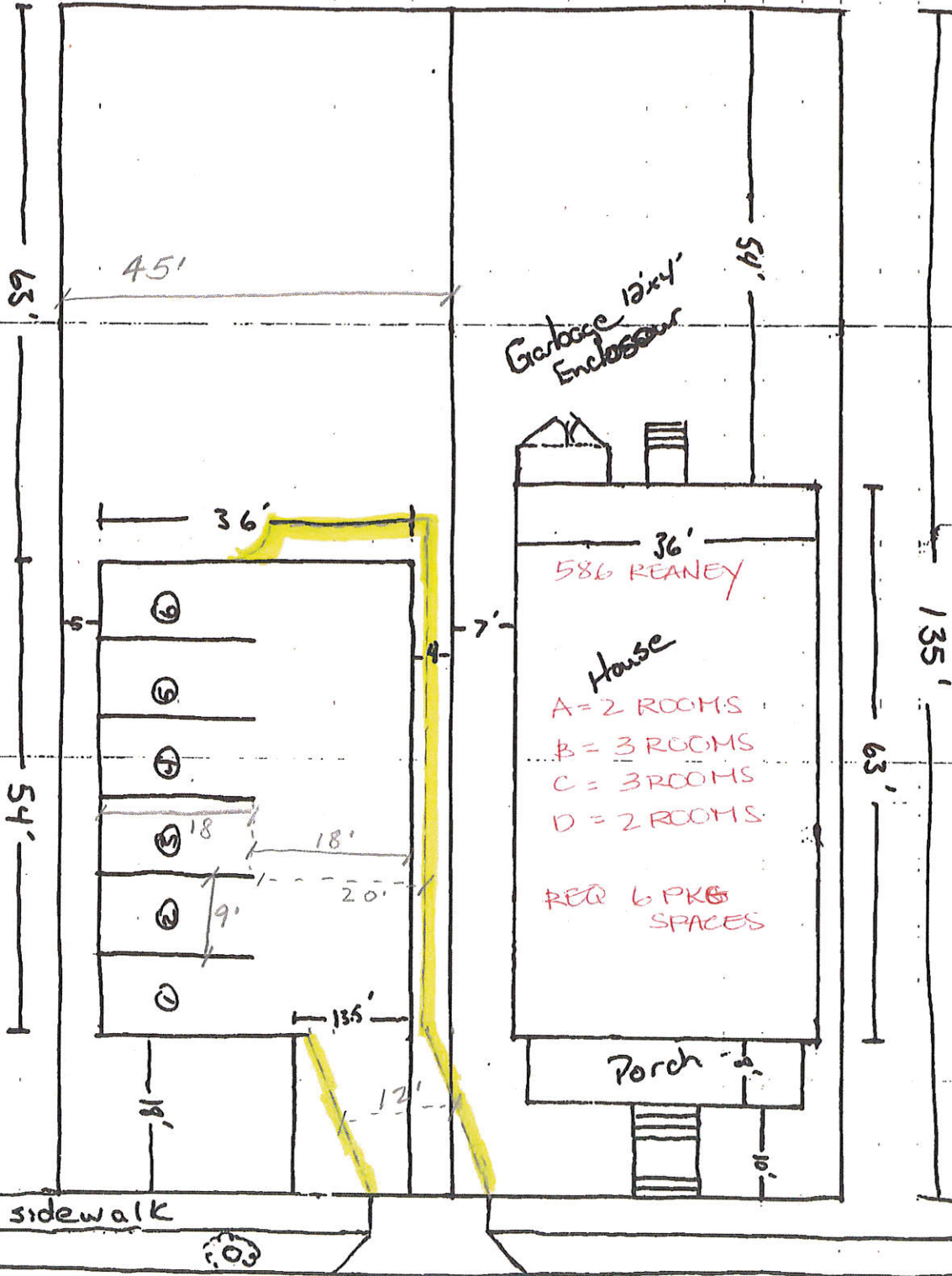
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The Most Livable
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NOV 15 2013

REVISED SITE PLAN

45'



Reaney Ave

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