



**LAMPERT ARCHITECTS**

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

*William Lampert*  
WILLIAM LAMPERT  
13089  
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1/18/17

**SITE PLAN APPROVED**  
OFFICE OF THE  
CITY OF ST. PAUL  
By *Lawrence P. [Signature]*  
File # 16-039002 Date 1/20/2017  
Any alterations from this plan must be approved by the Zoning Administrator.

755 Prior Avenue, St. Paul, Minnesota

**1 MASTER PARKING PLAN**  
MP SCALE: 1" = 30'-0"

**SITE DATA**  
ZONING - TL, LIGHT INDUSTRIAL DISTRICT  
SIGNAGE - SIGNAGE IS BY SEPARATE PERMIT AND NOT PART OF THIS APPROVAL  
DISTURBED AREA - NONE, ASPHALT MILL AND OVERLAY ONLY

**PARKING REQUIREMENT**

**LOWER LEVEL**  
DAY CAR  
MIN GOLF - 18 HOLES AT 1/4000 = 18 STALLS  
BAR AREA - 25,000 S.F. AT 1/150 = 80 STALLS  
ADMIN - 84,000 S.F. AT 1/400 = 10 STALLS

**MAIN LEVEL**  
GOODWILL  
WAREHOUSE - 280,795 S.F. AT 1/5,000 = 12 STALLS  
CHILD  
MANUFACTURE - 84,282 S.F. AT 1/1,000 = 4 STALLS  
TEAR DRIP TRAILER  
MANUFACTURE - 85,227 S.F. AT 1/1,000 = 8 STALLS  
CREW SCENIC  
MANUFACTURE - 410,447 S.F. AT 1/1,000 = 10 STALLS  
SOLUPA  
MANUFACTURE - 84,103 S.F. AT 1/1,000 = 4 STALLS  
FOSTER WHEAT SCRIPTOR  
MANUFACTURE - 41,810 S.F. AT 1/1,000 = 2 STALLS  
ROSENLOFF/ALICAC  
MANUFACTURE - 21,610 S.F. AT 1/1,000 = 2 STALLS  
BLADSTOCK BREWERY  
TAP ROOM - 42,000 S.F. AT 1/400 = 5 STALLS  
MANUFACTURE - 817,181 S.F. AT 1/1,000 = 17 STALLS

**SECOND LEVEL**  
WAREHOUSE - 868,857 S.F. AT 1/5,000 = 14 STALLS

**TOTAL STALLS REQUIRED TO DATE**  
164 STALLS

**TOTAL PROVIDED** - 329 STALLS  
**BICYCLE PARKING REQUIREMENT**  
335 STALLS AT 1/20 = 16 SPACES REQUIRED

- TRAFFIC NOTES**
1. The contractor shall contact John McManamy, General Foreman, Lighting - Signal Maintenance (651-265-9700) for removal or relocation of existing facilities as required or in the event of damage to the lighting or signal systems. The contractor shall assume responsibility and related costs for any damage or relocation.
  2. INSPECTION CONTRACTS: The developer shall contact the right of way inspector Dick Reinecke (651-485-1888 (one must first be notified of work)) to discuss traffic control, pedestrian safety and city, any resulting delays shall be the sole responsibility of the contractor.
  3. SAFE WORK SITE REQUIREMENTS: The contractor shall provide a continuous, accessible and safe pedestrian pathway that meets ADA and ADA MUTCD standards if working in a sidewalk area.
  4. NO PRIVATE FACILITIES IN THE RIGHT OF WAY: The developer is strictly prohibited from installing private electrical wiring, conduit, receptacles and/or lighting in the city's right of way. This includes shunting conduit or cables into the public right of way to accommodate utility leads to the site. Coordinate with each utility prior to construction to determine lead points into the property. Utilities are responsible for securing excavation permits to run their service into a site, and (where required) submitting plans for review by the Public Works Utility Review Committee, CITY OF ST. PAUL, PERMIT REQUIREMENTS
  5. ORDERING OBSTRUCTION AND EXCAVATION PERMITS: Contact Public Works right of way Service Desk at (651-265-9151) it is strongly recommended that contractors call for cost estimates prior to ordering to obtain accurate cost estimates.
  6. OBSTRUCTION PERMITS: The contractor must obtain an obstruction permit. If construction (including but not limited to) street city sidewalks, alleys, or slopes or if digging over curbs, the proposed subject to close for the right of way, and encroaching into the right of way is needed to result in a double-permit fee and other fees required under City of St. Paul legislative codes.
  7. FAILURE TO SECURE PERMITS: Failure to secure excavation permits or obstruction permits will result in a double-permit fee and other fees required under City of St. Paul legislative codes, working in the public right of way must be registered, tracked and bonded, as recognized by the Public Works Service Desk. (651-265-9151)
- SIDEWALK NOTES**
1. CONSTRUCTION IN RIGHT OF WAY: All work on curbs, sidewalks, and alleys 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 street section (651-265-1200). Street closures must be carried as per city standards.
  2. RIGHT OF WAY RESTORATION: Restoration of asphalt and concrete pavements are performed by the public works street maintenance division. The contractor is responsible for payment to the city of the cost of these restorations. The contractor shall contact public works street maintenance to set up a work order prior to beginning any work in the street at 651-265-9700. Procedures and call costs are found in street maintenance's General Requirements - All Restorations (and are available of the permit office).
- FIRE NOTES**
1. Contractor to maintain access to the fire department connection for fire department personnel at all times during the construction period.

**PARKING MASTER PLAN**

Sheet Number

MP

Project No. 141117-1

Reference: 755 N PRIOR INDUSTRIAL BUILDING PLANS WITH NORTH PRIOR BUILDING PLAN-10