



CITY OF SAINT PAUL

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July 3, 2018

David Schreiner  
Carver Auto Sales  
1320 Point Douglas Rd. S.

Natalia Madryga  
Hylden Advocacy & Law  
Flour Exchange Building  
310 4th Ave. So., Suite 5010  
Minneapolis, MN 55415

Clark Lohr  
Loucks Associates  
7200 Hemlock Lane, Suite 300  
Maple Grove, MN 55369

RE: **Approval of Site Plan # 18-018654**– Carver Auto Sales Paving Project for the auto sales area at 1328 Point Douglas Rd. – Site Plans prepared by Loucks Associates with revisions through 07/03/2018.

Owner & Applicant,

**The site plan referenced above is approved subject to the following conditions:**

1. **Site improvements** – The proposed site improvements must be constructed as shown on the approved Site Plan. This includes all paving, grading, driveways, utilities, storm water management facilities, landscaping, lighting, fences and walls.

For sale vehicles (80 total) shall only be located in area of the site as shown on the approved plans. No parking of vehicles allowed in maneuvering area. A minimum of (10) ten off-street parking spaces shall be provided at all times for customers and employees.

2. **Tree Protection** – Prior to land disturbance for construction of this project, the contractor shall contact Zach Jorgenson (651-632-2437), City Forestry, to inspect and verify that tree protection measures are in place. See also information, under #5 Permit and Fees, about permit required to plant street trees in the Carver Avenue Boulevard.
3. **Transportation Safety** - A Temporary Pedestrian Access Route (TPAR) and a Temporary Traffic Control (TTC) plan will be required as part of the Right-of-Way permitting process. The developer shall contact the Right of Way inspector Jason Pommier, (651-485-0418) one week prior to beginning work to discuss traffic control, pedestrian safety and coordination of all work in the public right-of-way.
4. **Erosion and Sediment Control** devices must be installed per the approved site plan. They shall be inspected by the building inspector prior to excavation. Control devices must be maintained until final approval of the project.
5. **Permits and Fees** listed below are required for the work shown on the approved Site Plan:
  - **Building permit** is required from the Department of Safety and Inspections (651-266-9007).
  - **Obstruction or Excavation permit** must be obtained from Public Works (651-266-6151) if trucks/equipment will be driving over curbs or if construction will block City streets, sidewalks or alleys.

- **In Addition the MnDot Storm Connection Permit, a Sewer permits** for repair and removal permits from Public Works Sewer Division (651-266-6234) are required. These permits are issued only to licensed house drain contractors. All sewer permits are to be requested before 2:00 pm the day prior to when the work is scheduled to begin. Requests for sewer inspections must be made no later than two hours before installation of the pipe is completed.
  - **A Sidewalk permit may be required from St. Paul Public Works, in addition to the MnDot permit** for work on curbs and driveways in the public right-of-way and must be done by a contractor licensed to work in the City right-of-way. Contact Public Works Sidewalk Section (651-266-6120) for further information.
  - **Sign permit** for a business sign is require from the Department of Safety and Inspections. Contact Ashley Skarda of Department of Safety and Inspections at 651-266-9013.
  - **Tree planting permit** from the City Forester (651-632-2437) is required for planting trees in the boulevard. There is no charge for this permit.
  - **MnDOT Permit #18-80761** has been obtained for storm connection and restoration work in MnDot ROW at South Point Douglas Road [see enclose].
  - **Parkland Dedication Fee** is not required for this project.
6. **Appeals** – A Final Site Plan approval decision may be appealed within ten days after the date of the decision per Leg. Code Sec. 61.701 – Administrative Appeals, to the Planning Commission. An Appeal of a Site Plan shall be filed with the Zoning Administrator.
7. **Time limit** – Work covered by this Site Plan must be completed no later than July 1, 2019. City staff will conduct a site inspection based on this date.

If you have questions, please contact the zoning office at 651-266-9008.



Lawrence R. Zangs  
Site Plan Review Coordinator

cc: File, Site Plan Review Committee, City Council Office, District Council, MNDot, City Licensing  
enc.

City of Saint Paul – Department of Safety and Inspections

Site Plan Review Report

Date of Report: February 2, 2018

SPR File # 18-018654

Address Location: 1328 Point Douglas Rd.

Project: Carver Auto Sales



David Schreiner  
Carver Auto Sales  
1320 Point Douglas Rd. S.

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7200 Hemlock Lane, Suite 300  
Maple Grove, MN 55369

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Minneapolis, MN 55415

On January 23, 2018, you met with City staff to discuss the site plan for the Carver Auto Sales project including a new parking lot, landscaping, and curb restoration. The comments from that meeting are summarized below.

• **Site Plan Approval Process**

- a) The project's Site Plan is *conditionally approved* pending updates based on the comments summarized in this letter.
- b) Provide a pdf version of the updated Site Plan package for review by the Site Plan Review Committee.
- c) A Final Site Plan Approval letter will be issued after City Staff sign-off on the updated Site Plan. A Final Site Plan approval decision may be appealed within ten days after the date of the decision per Leg. Code Sec. 61.701 – Administrative Appeals.
- d) Per Minnesota State Statute 326, the final plans submitted shall be signed by the appropriate licensed Professional, i.e. PE, LA, RLS, etc., responsible for plan development.
- e) Building permits will not be issued until the Site Plan has final approval.

• **Zoning**

Reviewer: Larry Zangs/651-266-9082

[larry.zangs@ci.stpaul.mn.us](mailto:larry.zangs@ci.stpaul.mn.us)

Reviewer: Tia Anderson/651-266-9086

[tia.anderson@ci.stpaul.mn.us](mailto:tia.anderson@ci.stpaul.mn.us)

Comments:

1. The existing used car sale facility is a conditional use at this location. A zoning conditional use permit (CUP) was obtained in 1991[Permit #91-132], conditional only on site plan approval. In accordance with the CUP, zoning approval of the site plan is required to allow expansion of the auto sales facilities.
2. Ten (10) off-street parking spaces must be provided.[  $2127 \text{ GFA} @ 1 \text{ space}/400 \text{ s.f.} = 5.3 \text{ spaces} - 21780 \text{ vehicle sale display area} @ 1 \text{ space}/5000 \text{ s.f.} = 4.3 \text{ spaces totaling 10 off-street parking space for customers/employees required}$ ].
3. All internal maneuvering lanes should be at least 20 feet wide. The plans show vehicle parking approximately 10 feet from the east face of the building. Also we do allow an 8 x16 parking stall for vehicle sales display area so your designer can reconfigure the parking to accommodate the parking and maneuvering lanes.
4. There is a four foot setback for the parking areas from the property lines. Show 4 foot setback of the pavement on the plans.
5. The proposed use requires a variance of River Corridor regulations (Sec.68.233b attached) requiring any commercial expansions to be only on the landward side of the bluff-line. The subject property is considered "riverward of the bluff and therefore a variance of this provision would need to be obtained before the use may be established. Request for variances are considered by the Board of Zoning Appeals at a public hearing. Allow at least 60 days to complete this process.

6. There is a utility easement located on the northern side of the property adjacent to Carver Ave is for the sanitary sewer owned by the Met Council. Not clear in the language of the easement what activity and or improvement over the easement can occur. I spoke with Scott Dentz at Met Council. He indicated you may need an encroachment permit from them to pave over the easement. He asked that you send a letter requesting the encroachment along with a site plan of the proposed improvements. The letter and site plan should be addressed to:

Scott Dentz  
3565 Kennebec Dr.  
Eagan, MN 55122

You can also call him at 651-602-4503

7. Update the Site Plan to indicate the visual screen for the trash enclosure.

8. **Licensing**

**Reviewer:** David Eide/651- 266-9088    [David.Eide@ci.stpaul.mn.us](mailto:David.Eide@ci.stpaul.mn.us)

Comments:

DSI Licensing Division must review and approve any proposed changes to the operation of a City licensed business. This review process is separate and in addition to the Site Plan Review process. Changes that could impact a license include a proposed increase the operation/service area (either inside or outside), increase in the number of vehicles allowed on a property for auto related uses, changes that would necessitate modifications to existing conditions placed on a license, etc. This review process may require DSI Licensing Division send a separate License public notification to neighboring property owners and the affected District Council that could result in the need for a Public Hearing and City Council review. It's recommended you contact DSI Licensing Division at 651-266-9106 early in the review process for information on how this could impact your proposed changes.

**SITE SPECIFIC ISSUES FOR 1328 POINT DOUGLAS ROAD INCLUDE:**

- a. Current license conditions limit the number of for-sale vehicles to a maximum of fourteen (14) and the total number of vehicles on the property to a maximum of twenty-five (25). A separate written request must be submitted to DSI Licensing Division to modify your existing license conditions to increase the number of vehicles permitted on the property. DSI Licensing Division must send a 30 day public notification as part of the License review process. It's estimated the license review process will take between 45 – 90 days after a written request is received, depending

**Lighting**

Exterior lighting shall meet Zoning Code Sec. 63.116. - Exterior lighting.

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

All lighting in all districts used for the external illumination of buildings shall be placed and shielded so as not to interfere with the vision of persons on adjacent highways or adjacent property.

Provide a photometric lighting plan for review.

**9. Landscaping for the Site and Exterior Parking Lot**

In a separate e-mail I have provided a redline corrections that attempts to address landscaping and visual screening requirements of the zoning ordinance

**Sec. 63.114. - Visual screens.**

- a. Wherever a visual screen is required by this code, it 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.
- b. Whenever visual screens are required, for the uses below, the following standards shall apply.

**Height regulations:**

Use	Minimum Height	Maximum Height
Off-street parking	4 ft. 6 in.	6.5 ft.

- c. (2) Visual screens shall be located completely within the lot line.
- d. (3) Visual screen locations shall conform with front yard setback lines in residential districts.
- e. (5) 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.
- f. (6) Required visual screens shall have no openings for pedestrians or vehicles except as shown on an approved site plan.
- g. (7) Visual screens shall be maintained in a good state of repair.

**Sec. 63.313. - Visual screening.**

For off-street parking facilities that adjoin a residential use or zoning district, a visual screen shall be provided and maintained as required in section 63.114, Visual screens.

**Sec. 63.314. - Landscaping.**

For any parking facility, other than structured parking, landscaping shall be provided to buffer the facility from adjacent properties and from the public right-of-way; reduce the visual glare and heat effects of large expanses of pavement; and provide areas for the retention and absorption of stormwater runoff. All required yards and any underdeveloped space shall be landscaped using materials such as trees, shrubs, sod, groundcover plants, or storm water landscaping as required in section 63.319, stormwater runoff, and defined in section 60.213.

Any landscaped area shall be planted and maintained in accordance with section 63.115, Landscaping and plant materials. All parking and loading areas (including drive-through facilities, outdoor auto sales and rental, pump island service areas and stacking spaces) adjoining public streets or sidewalks shall provide:

- a) *Screening landscape.* In all districts except industrial districts, screening shall be provided 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.
- b) *Interior landscape.* Parking facilities with more than twenty (20) parking spaces or six thousand (6,000) square feet of paving, whichever is less, shall provide fifteen (15) square feet of interior landscaped area for every one hundred (100) square feet of paving. Interior landscaping may not substitute for perimeter landscaping, but may join perimeter landscaping as long as it extends at least four (4) feet into the parking area from the perimeter landscape line. Looking at the landscaping requirements, in particular paragraph (c), interior landscape islands are required. You do have the option of attempting to obtain a variance of this provision, if you didn't want to install these interior planting islands
- c) *Tree plantings.* A minimum of at least one (1) shade tree shall be planted for every five (5) parking spaces in a surface parking lot. Trees shall be planted within the perimeter landscaping and any required interior landscaping. Each tree shall be planted in landscaped areas or in the center of unpaved tree wells of at least three (3) feet in soil depth and one hundred (100) square feet in area as measured from the interior edge of curbing or paving, with a minimum dimension of four (4) feet wide. A soil volume of greater than five hundred (500) cubic feet per tree with a minimum planting dimension of eight (8) feet is recommended for improved tree health and survival.

**10. Signs**

Reviewer: Ashley Skarda/651-266-9013 [ashley.skarda@ci.stpaul.mn.us](mailto:ashley.skarda@ci.stpaul.mn.us)

Comments:

Business signs require a separate review and Sign Permit from the Department of Safety and Inspections. Site plan approval does not constitute approval of signs shown on the site plan. Contact Ashley Skarda of DSI Zoning regarding signs.

**11. Planning**

Reviewer: Bill Dermody/651-266-6617 [bill.dermody@ci.stpaul.mn.us](mailto:bill.dermody@ci.stpaul.mn.us)

No Planning comments.

**12. District Council**

The site is located in the District 1 Community Council. A copy of the site plan was provided to the District Council for comments. Staff reserves the right to make additional comments and conditions based on their feedback.

**13. Parkland Dedication**

Proposed use does not require payment of a Parkland Dedication fee.

**14. Public Works Records and Mapping**

Contact Number: 651-266-6150

Comments:

No comments.

**15. Public Works Construction**

Reviewer: Scott Brimer/651-266-6225 [scott.brimer@ci.stpaul.mn.us](mailto:scott.brimer@ci.stpaul.mn.us)

Comments:

No comments.

**16. Public Works Transportation Planning**

Reviewer: David Kuebler/651-266-6217

[david.kuebler@ci.stpaul.mn.us](mailto:david.kuebler@ci.stpaul.mn.us)

Reviewer: Colleen Paavola/651/266-6104

[colleen.paavola@ci.stpaul.mn.us](mailto:colleen.paavola@ci.stpaul.mn.us)

Comments:

- Please be advised that a Temporary Pedestrian Access Route (TPAR) and/or a Temporary Traffic Control (TTC) plan may be required as part of the Right-of-Way (ROW) permitting process. Said TTC or TPAR plans must be approved by the City prior to the ROW Permitting office issuing a permit(s).
- Per Minnesota State Statute 326, the final plans submitted must be signed by the appropriate licensed Professional, i.e. PE, LA, PLS, etc., responsible for plan development.
- On the Boundary & Topographic Survey plan sheet, please include the document reference number for the vacation of Hastings Avenue.
- On Plan Sheet C1-2, please indicate that any existing posts that are in the right-of-way (ROW) are to be removed and the area restored. As shown on the plans, only posts in the driveway are identified as being removed and asphalt repaired.
- Please provide a turning movement exhibit that substantiates the need for a 28-foot wide driveway. Without said substantiation the width of the driveway shall be 22 feet.
- Confirm with the City's Sidewalk office, Al Czaia, that the correct driveway detail is provided.

Update the Site Plan with the following notes and/or notes changes:

- Correct the name of the INSPECTION CONTACT, Note 1 under the Public Right Of Way Notes, from "James" to "Jason".
- Correct the name of the contact person stated in Note 10 of the Public Right Of Way Notes from John McNamara to Don Bjorkman.

- Note 11 under Public Right Of Way Notes can be deleted as it is not applicable in this instance. Please add the following notes to the plans:
- STREET SWEEPING: Street sweeping is an important temporary erosion control best management practice and shall be performed with the use of water. Dry sweeping is prohibited. Additionally, trucks hauling in and out of the site, for any activity including but not necessarily limited to paving, excavation, etc., needs to ensure clean off all mud flaps to avoid any buildup on the street pavement.

**17. Ramsey County**

Reviewer: Erin Laberee/651-266-7105 [erin.laberee@co.ramsey.mn.us](mailto:erin.laberee@co.ramsey.mn.us)

Comments:

A copy of the Site Plan was provided to Ramsey County for review.

**18. MnDOT**

Reviewer: Karen Scheffing/651-234-7794 [karen.scheffing@dot.state.mn.us](mailto:karen.scheffing@dot.state.mn.us)

Comments:

- A copy of the Site Plan was provided to MnDOT for review.
- Any use of or work within or affecting MnDOT right of way requires a permit.
- Permit forms are available at: <http://www.dot.state.mn.us/metro/maintenance/permits.html>
- Include one to one set of plans formatted to 11X17 with each permit application. Please submit/send all permit applications and 11X17 plan sets to: [metropermitapps.dot@state.mn.us](mailto:metropermitapps.dot@state.mn.us).
- Direct any questions regarding permit requirements to Buck Craig (651-234-7911) of MnDOT's Metro Permits Section.

**19. Metro Transit**

Reviewer: Jake Rueter [jacob.rueter@metrotransit.org](mailto:jacob.rueter@metrotransit.org)

Comments:

A copy of the Site Plan was provided to Metro Transit for review.

**20. Public Works Sidewalks**

Reviewer: Al Czaia/651-266-6108 [al.czaia@ci.stpaul.mn.us](mailto:al.czaia@ci.stpaul.mn.us)

Comments:

- Contractor is responsible for damage to the mainline sidewalk, curb, drive access and boulevard landscaping cause during the construction. Contractor advised to document pre-existing condition of the right of way prior to commencement of the construction.
- Sidewalk grades must be carried across driveways.

Update the Site Plan with the following notes:

CONSTRUCTION IN RIGHT OF WAY: All work on curbs, driveways, and sidewalks within the public right of way must be done to City Standards and Specifications by a contractor licensed to work in the City right-of-way under a permit from Public Works Sidewalk Section (651-266-6108). Sidewalk grades must be carried across driveways.

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 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.

**21. Public Works Sewers**

Reviewer: Anca Sima/651-266-6237 [anca.sima@ci.stpaul.mn.us](mailto:anca.sima@ci.stpaul.mn.us)

Comments:

Approved.

**22. Water Quality/Erosion Control**

Reviewer: Wes Saunders-Pearce/651-266-9112 [wes.saunders-pearce@ci.stpaul.mn.us](mailto:wes.saunders-pearce@ci.stpaul.mn.us)

**23. Water Utility**

Reviewer: Amanda Leier/651-266-6276 [amanda.leier@ci.stpaul.mn.us](mailto:amanda.leier@ci.stpaul.mn.us)

Comments:

Review notes specific to project:

a) None

Provide the following on PLAN SHEET C3.1 under NOTES:

- Maintain 8 feet of cover over all water mains and services.
- All water service valve boxes within construction area must be exposed and brought to grade upon completion of construction.

**24. Fire**

Reviewer: Angie Wiese/651-266-8953 [angie.wiese@ci.stpaul.mn.us](mailto:angie.wiese@ci.stpaul.mn.us)

Reviewer: Ann McLoughlin/651-266-9140 [ann.mcloughlin@ci.stpaul.mn.us](mailto:ann.mcloughlin@ci.stpaul.mn.us)

Comments:

Approved - No Comments

**25. City Forestry**

Reviewer: Zach Jorgensen/651-632-2437 [zach.jorgensen@ci.stpaul.mn.us](mailto:zach.jorgensen@ci.stpaul.mn.us)

Comments:

- The project is located within the Tree Preservation Overlay District, city ordinance 67.200. A tree preservation plan is required. Please update the survey to show all trees located on this property including species and trunk DBH (diameter 4.5ft above grade).
- Indicate trees that will be removed or trees to be protected on the plan.
- Preservation and replacement tree planting requirements will be reviewed according to city ordinance 67.200.
- If there are no trees within the property please indicate that on the updated plan.
- Confirm that the tree species proposed for Carver Ave have been changed to Thornless Hawthorn on the updated plan set per prior discussions.
- Boulevard restoration is to include the following:
  - Where driveways, sidewalks or other surface paving are removed all concrete, asphalt and base materials shall be removed.
  - Boulevard soils are to be protected during construction. Soil compaction due to construction activities shall be mitigated and soils loosened prior to final grading.
  - Boulevards shall be restored with a minimum of 4" of topsoil.
  - Concrete washouts shall not be located within the drip line of a tree.

Update the Site Plan with the following notes:

- The removal, pruning, and/or planting of trees on the public boulevard requires an approved permit from the City Forester (651-632-2437). Any work must be completed by a licensed tree contractor.
- Construction supplies, materials, spoils, equipment, and vehicles shall not be stored or operated within the drip line of any public street tree or on turf boulevards without prior written approval from the City Forester. If the boulevard must be used for construction activities, site access routes, material storage or other related activities, protective measures approved by the City Forester shall be taken to reduce soil compaction and protect tree(s) from damage.



**26. Parks and Recreation**

Reviewer: Paul Sawyer/651-266-6417

[paul.sawyer@ci.stpaul.mn.us](mailto:paul.sawyer@ci.stpaul.mn.us)

Comments:

No concerns

**27. Plumbing**

Reviewer: Rick Jacobs/651-266-9051 [rick.jacobs@ci.stpaul.mn.us](mailto:rick.jacobs@ci.stpaul.mn.us)

Comments:

No work to be performed to the building.

No Comments

**28. Building Code Requirements**

Reviewer: James Williamette/651-266-9077 [james.williamette@ci.stpaul.mn.us](mailto:james.williamette@ci.stpaul.mn.us)

Comments:

- This proposal will require a building (paving/fence) permit from this office to proceed with the grading activity.
- One PDF and two sets of complete construction documents stamped by public works must be submitted with the building permit application to the DSI Main Office/ Permit Desk.
- The construction documents shall include architectural, structural, mechanical, electrical and plumbing plans signed and stamped by design professionals registered in the State of Minnesota, The architect shall provide a complete code analysis and a color-coded exit plan showing all fire rated walls and shafts and include exit access and travel distances. The plans shall have the energy code noted on the plans along with the compliance path chosen. The submittal should include compliance documents detailing how the energy code requirements are met.
- Plans must be dimensioned, drawn to scale and sufficiently detailed to denote the scope of work to be performed and the method of construction.

Note: The paving and fence permit will not be issued until all signoffs are received from Zoning, Public Works, or other departments that are assigned to the project.

Report Prepared By:



*Lawrence R. Zangs*  
Site Plan Review Coordinator

Dept. of Safety and Inspection  
375 Jackson St - Suite 220  
Saint Paul MN. 55101-1806  
Direct: 651-266-9086  
E-Mail: [tia.anderson@ci.stpaul.mn.us](mailto:tia.anderson@ci.stpaul.mn.us)

Cc: File, Site Plan Review Staff, City Council Office, District Council  
Enc.

**Sec. 68.233. - Standards for permitted uses in the RC3 Urban Open District.**

- a) Development shall be limited to forty (40) feet in height.
- b) The development of new and expansion of existing commercial and industrial uses shall only be on lands which are on the landward side of blufflines.
- c) Mining and extraction operations shall not be permitted.
- d) No use shall be permitted which is likely to cause pollution of water, as defined in Minnesota Statutes, Section 115.01, unless adequate safeguards, approved by the state pollution control agency, are provided.

(C.F. No. 03-241, § 2, 3-26-03)

**ARTICLE VI. - 68.600. VARIANCES**

**Sec. 68.601. - Variances.**

(a) Applications for variance to the provisions of this chapter may be filed as provided in section 61.600. The burden of proof shall rest with the applicant to demonstrate conclusively that such variance will not result in a hazard to life or property and will not adversely affect the safety, use or stability of a public way, slope or drainage channel, or the natural environment; such proof may include soils, geology and hydrology reports which shall be signed by registered professional engineers. Variances shall be consistent with the general purposes of the standards contained in this chapter and state law and the intent of applicable state and national laws and programs. Although variances may be used to modify permissible methods of flood protection, no variance shall have the effect of allowing in any district uses prohibited in that district, permit a lower degree of flood protection than the flood protection elevation for the particular area, or permit a lesser degree of flood protection than required by state law.

(b) Notwithstanding any other provision of this river corridor code, variances may be granted for the repair or rehabilitation of historic structures upon a determination that the repair or rehabilitation will not preclude the structure's continued designation as a historic structure, the variance is the minimum necessary to preserve the historic character and design of the structure and the repair or rehabilitation will not cause an increase in the height of the regional flood or increase the flood damage potential of the structure.

(C.F. No. 03-241, § 2, 3-26-03)



# SITE PLAN REVIEW APPLICATION

Date Application Received:

Staff Use Only	
SPR File #	
Application Fee \$	
Staff Meeting Date:	
City Agent:	

Project Name: <b>CARVER Auto Sales</b>	
Site Address: <b>1328 Point + Douglas Road South</b>	Property Identification Number: <b>232822140012</b>
Project Description: <b>Parking lot expansion, boulevard restoration + landscaping improvements</b>	

Provide (5) five Paper Copies 11x17 and an electronic PDF version (11x17 print format) of the complete Site Plan package including certificate of survey, civil site plan, exterior architectural plan, and landscape plan.

### Project Summary

Est. Project Cost: \$ <b>84,000 -</b> <small>(exclusive of land value)</small>	Est. Construction Start <b>TBD</b>	Proposed Land Use:
Parcel Area [sq. ft.] <b>34,330 sq. ft.</b>	Disturbed Area [sq. ft.] <b>17,444 sq. ft.</b>	<input type="checkbox"/> Residential <input type="checkbox"/> Institutional <input type="checkbox"/> Parking <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Only <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Other
Floor Area Ratio	Building Gross Floor Area <b>2,113</b>	# Off-Street Parking Spaces <b>9 customers/employee 73 sales</b>
<input type="checkbox"/> Historic District/Property	<input type="checkbox"/> Flood Plain Property	<input type="checkbox"/> Steep Slope (>12%)

### Residential Project Details

# Residential Units	# Affordable	% AMI for Affordable
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### Applicant Information [Name, company, address, phone, e-mail]

Developer or Property Owner <b>David Schreiner Carver Auto Sales 1328 Point Douglas Rd. S. 612-940-2833 dschreiner@comcast.net</b>	Project Contact [PM, architect] <b>Clark Lohr Loucks Associates 763-496-6721 clohr@loucksinc.com</b>	Construction Contact <b>TBD</b>
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Signature

Date **12/18/17**

Staff Use Only			
Zoning District	Overlay Zoning District	District Council	
Ward	Watershed District	MnDOT or County	
<input type="checkbox"/> Parkland Dedication	<input type="checkbox"/> TDMP	<input type="checkbox"/> CUP Required	Previous SPR


**MINNESOTA DEPARTMENT OF TRANSPORTATION  
APPLICATION FOR ACCESS (DRIVEWAY) PERMIT**

 Document Management System # \_\_\_\_\_  
 District M3 Permit # A-18-80761  
 C.S. 6220 T.H. 61  
 R.P. \_\_\_\_\_

(THIS SECTION FOR MnDOT OFFICE USE ONLY.)

**ATTACH A SKETCH OF THE PROPOSED WORK AREA AND RELATION TO TRUNK HIGHWAY.  
SUBMIT TO DISTRICT OFFICE OF MINNESOTA DEPARTMENT OF TRANSPORTATION.**

<b>APPLICANT</b> CARVER AUTO SALES INC.	<b>TELEPHONE</b> 612-940-2833	<b>ADDRESS (Street, City, State, Zip)</b> 1721 ROSEWOOD AVENUE NORTH MAPLEWOOD MN 55109		
<b>PROPERTY OWNER</b> Pobits LLC	<b>TELEPHONE</b> 612-940-2833	<b>ADDRESS (Street, City, State, Zip)</b> 1721 Rosewood Avenue North, Maplewood, MN 55109		
<b>LOCATION OF PROPOSED WORK</b> (City/Township) (County) (Distance) (N-S-E-W)	<b>SPECIFIC ROAD INTERSECTION OR LANDMARK</b>			
Highway <u>61/10</u> in <u>St. Paul</u> <u>Ramsey</u> <u>0</u> Miles <u>S</u>	of <u>SE Quadrant of Point</u>			
<b>WILL THIS ACCESS BE WITHIN TRIBAL LANDS?</b> <u>NO</u> IF YES, WHICH ONE?				
<b>PURPOSE OF DRIVEWAY</b> Commercial auto sales business entrance	<b>REQUESTED ENTRANCE WIDTH</b> <u>28</u> Feet	<b>PROPERTY IS IN</b> Platted Area	<b>ZONING FOR PROPERTY IS</b> <u>B-3</u>	
<b>IS BUILDING TO BE CONSTRUCTED</b> <u>NO</u> n/a	<b>WILL BUILDING BE</b>		<b>NUMBER OF PRESENT DRIVEWAYS TO PROPERTY</b> <u>1</u>	
<b>EXACT LOCATION OF PRESENT DRIVEWAY(S)</b> <u>80 ft south of Carver Avenue ROW</u>		<b>EXACT LOCATION OF PROPOSED DRIVEWAY(S)</b> <u>94 ft south of Carver Avenue</u>		
<b>LEGAL DESCRIPTION OF PROPERTY</b> <u>Lot 1, Block 1 John R. Dunn Addition, Ramsey County</u>				
<b>WORK TO START ON OR AFTER</b> <u>5/15/2018</u>		<b>WORK TO BE COMPLETED BY</b> <u>9/30/2019</u>		

**APPLICANT'S ACCEPTANCE, WAIVER AND INDEMNIFICATION**

The undersigned applicant hereby agrees to comply with applicable statutes, rules, and all the standard conditions and special provisions of this permit. The applicant understands and agrees that no work in connection with this application will be started until the application has been approved and the permit issued.

The applicant also understands that this permit may also be subject to the approval of local road authorities having joint supervision over said street or highway, and may be subject to applicant's compliance with the rules and regulations of the Minnesota Environmental Quality Board and/or any other affected governmental agencies.

The applicant is aware of circumstances or hazards that may arise while performing the work associated with this application that could result in injury, loss, damage or death, and the applicant assumes the risk of such circumstances, dangers or hazards, whether reasonably foreseeable or not.

The undersigned applicant expressly agrees that except for negligent acts of the State, its agents and employees, the applicant or his/her agents or contractor shall assume all liability for, and save the State, its agents and employees, harmless from any and all claims for damages, actions or causes of action arising out of the work to be done in connection with this application and permit.

<b>NAME AND TITLE</b> DAVE SCHREINER CEO	<b>EMAIL ADDRESS</b> DSCHREINER@COMCAST.NET
<b>DATE</b> <u>05/08/2018</u>	<b>SIGNATURE</b>

DO NOT WRITE BELOW THIS LINE

PERMIT NOT VALID UNLESS BEARING SIGNATURE AND NUMBER

**AUTHORIZATION OF PERMIT**

In consideration of the applicant's agreement to comply in all respects with the applicable laws and the conditions of the Commissioner of Transportation pertaining to this permit, permission is hereby granted for the work to be performed as described in the above application, said work to be performed in accordance with the following standard conditions and special provisions:

SEE ATTACHED STANDARD CONDITIONS AND SPECIAL PROVISIONS

<u>9/30/19</u>	<b>APPROVED</b> By Jeff Dierberger at 1:29 pm, Jul 03, 2018	
Date All Work To Be Completed By	Authorized MnDOT Signature	Date of Authorized Signature

<b>DISTRIBUTION</b>	<b>DEPOSIT REQUIREMENTS</b>	<b>DEPOSIT TYPE</b>
Original to Area Maintenance Engineer	<input type="checkbox"/> No Deposit Required	Cashier's Check # _____
Applicant	<input type="checkbox"/> Deposit Required in the Amount of \$ _____	Certified Check # _____
Subarea Supervisor	Date Deposit Received _____	Money Order # _____
Roadway Regulations Supervisor	<i>Deposit to be returned upon satisfactory completion of all work</i>	Bond # _____

DATE WORK COMPLETED

(The date when the work is completed must be reported to the MnDOT District Permits Office)

## GENERAL INFORMATION

To minimize site plan changes, a plat review shall be approved by the Minnesota Department of Transportation in accordance with Chapter 505 of the Minnesota Statutes and Minnesota Rule 8810 prior to the issuance of any access permit. By this means construction and maintenance plans for the portion of the trunk highway under consideration may suggest alternate or improved methods or standards of construction or reconstruction to the property owner and/or lessee.

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## REQUIREMENTS

1. No work under this application is to be started until application is approved and the permit issued.
2. Where work on or near the traveled roadway is necessary, proper signs, channelizing devices, warning lights, and barricades must be erected to protect traffic, employees, and pedestrians. All traffic control devices and methods shall conform to the Minnesota Manual on Uniform Traffic Control Devices (MMUTCD), Minnesota Standard Sign Manual, and the appropriate provisions of Standard Specification 1710.
3. No foreign material such as dirt, gravel, or bituminous material shall be deposited or left on the road during the construction of driveway or installation of drainage facilities.
4. Roadside must be cleaned up after work is completed.
5. After driveway construction is completed the permittee shall notify the Area Maintenance Engineer or his authorized representative that the work has been completed and is ready for final inspection and approval by the Minnesota Department of Transportation.
6. No changes or alterations in entrances may be made at any time without written permission from the Minnesota Department of Transportation.
7. Driveway side slopes shall be constructed 6:1 (6' horizontal to 1' vertical) and shall be hand finished and seeded.
8. Driveways shall be so constructed as to slope down and away from the shoulder line of the trunk highway for a minimum distance of at least 15 feet with a fall of at least 6 inches.

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Permission is hereby granted for the construction of the driveway as described in the above application, said driveway to be constructed in accordance with MINNESOTA RULES 8810.41 - 8810.56 and subject to the above requirements and the special provisions.

**Certified Check or Bond may be required to insure proper restoration of highway surfaces and to cover payment for any damage to highways or State property. Additionally, any expense incurred by the Minnesota Department of Transportation above the posted deposit will be assessed against the applicant. In the event that the construction has not been started by the "WORK TO BE COMPLETED BY" date, this permit becomes null and void and deposit refunded.**

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**THIS PERMIT IS SUBJECT TO THE FOLLOWING CONDITIONS:**

The installation authorized in this permit will be inspected by Pete Koliass, 651-234-7915 MN/DOT Roadway Regulation Inspector. The applicant or its contractor will notify Mn/DOT's inspector at least two days prior to starting the installation. Any questions the applicant may have pertaining to Mn/DOT's storm water facilities shall be presented at this time. Mn/DOT's inspector will approve all highway materials prior to placement, and the total installation must meet with his/her satisfaction.

Attached is a drainage map that satisfies the requirements for Mn/DOT storm water utility locates per Minnesota Statutes 216D and Minnesota Rules 7560.0250. By acceptance of a permit from Mn/DOT, the applicant agrees that it, and all of its agents or contractors, shall use Mn/DOT's drainage map to identify the location of Mn/DOT drainage facilities as satisfaction of the requirements of Minnesota Statutes Ch. 216D and Minnesota Rules 7650.0250 with respect to Mn/DOT's storm water drainage facilities.

This permit authorizes the applicant to construct an access in TH61 right of way, south of Carver Ave, in the city of St. Paul as shown on applicant's plan sheet(s).

Any lane closures shall be approved by this office at 651-234-7915, 24 hours prior to the lane closure. The hours of the lane closure shall be determined by this office.

The applicant shall provide in-house inspection at all times while working on trunk highway right of way.

The applicant shall furnish, install and maintain all required traffic control devices according to the Minnesota Field Manual on Temporary Traffic Control Zone Layouts (see web page @ [www.dot.state.mn.us/trafficeng/](http://www.dot.state.mn.us/trafficeng/)), while performing the construction authorized by this permit. **Due to the Twin City rush hour restrictions, no work involving interference with or causing a distraction to traffic will be allowed from 6:00 AM to 9:00 AM, or from 3:00 PM to 6:00 PM. unless authorized by the MN/DOT Permit Office at 651-234-7915.**

If the temporary traffic control zone is to remain in one place for more than 3 days or involves a detour, road closure or a situation where the typical layouts do not apply, the applicant shall prepare a specific Traffic Control Plan for approval by Mn/DOT prior to start of any construction.

Temporary lane restrictions will be permitted as detailed at the following link: <http://www.dot.state.mn.us/metro/trafficeng/laneclosure/index.html>

All persons while performing authorized work on Mn/DOT Right of Way shall be required to wear a Mn/DOT approved High Visibility Safety Vest and Soft Cap/Hard Hat. Any authorized night work requires all personnel to wear a Mn/DOT approved full night safety suit (pants and jacket).

**M-A-18-80761**

**C.S. 6220**

**T.H. 61 Carver Auto Sales**

It shall be the responsibility of the applicant to utilize the "Gopher State One Call" excavation notice system as required under Minnesota Statute Chapter 216D, 48 hours prior to performing any excavation (Phone 651-454-0002 Twin Cities Metro Area or Toll Free 1-800-252-1166).

The Excavator shall mark proposed excavation with paint and flags or in lieu of flags stakes may be used. All flags and stakes shall display the name and phone number of the Excavator. All areas of proposed excavation shall be considered "practical" for the use of white markings, pursuant to Minnesota State Statute 216D.05 (2).

The Excavator shall acquire a Positive Response confirmation from Mn/DOT for all proposed excavations when the Gopher State One Call has indicated Mn/DOT utilities may be affected. The Excavator may call Mn/DOT Electrical Services Section (ESS) Dispatch Locating to confirm the status of Utility infrastructure owned by Mn/DOT. Mn/DOT Electrical Services Section (ESS) Dispatch Locating can be contacted at the following phone numbers; (651) 366-5750 or (651) 366-5751.

The Excavator is required to comply with the provisions of Minnesota Statutes chapter 216D when performing Excavation as defined in Minnesota Statutes §216D.01 (subdivision 5), and will be responsible for damages to facilities in accordance with Minnesota Statutes §216D.06.

No material shall be deposited on the traveled roadway.

All areas disturbed by the applicant shall be restored with a minimum of 6" of topsoil (according to MnDOT Standard Specification 3877 Table 1 Common Topsoil Borrow), then sodded or seeded. Seed or sod should be the same as/or compatible with the existing turf cover. If the areas are to be seeded, a MnDOT seed mixture comparable to the existing turf along with Category 3 blanket with all natural netting and stitching shall be used according to MnDOT Specification 2575.

All areas disturbed during construction within State right-of-way shall be restored to original or better condition.

The applicant shall perpetuate all existing drainage. The applicant shall relocate and reconstruct the in-place drainage ditch along the highway as necessitated by the construction authorized by this permit. The new ditch shall match the grades and contours of the in-place drainage ditch.

The applicant is required to preserve all existing survey monuments. If Mn/DOT determines that monuments have been disturbed or destroyed during construction activities, the applicant shall accept full responsibility for all costs incurred in the re-establishment of the monuments.

It is expressly understood that this permit is issued subject to the applicant's compliance with the Minnesota Pollution Control Agency's General NPDES Permit for Construction Activities and any other affected Governmental Agencies.



**M-A-18-80761**

**C.S. 6220**

**T.H. 61 Carver Auto Sales**

When frozen conditions prevent the applicant from completing turf restoration the applicant must temporarily stabilize the disturbed area. Use seed mix 22-111 following the winter seeding method and type 1 mulch following the winter mulching method in the 2014 MnDOT Standard Specification for Construction section 2575. The applicant is responsible for completing final turf restoration prior to May 15 of the following spring.

Winter work shall be considered from November 1 through April 15, work during this period shall be on a day-to-day basis at the discretion of the Roadway Regulation Supervisor.

All work authorized by this permit and the restoration of the State's right of way shall be satisfactorily completed by 9/30/19.

The applicant or his contractor shall notify the permit office at 651-234-7915 for final inspection.

**CADD QUALIFICATION**

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of these CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

**SUBMITTAL/REVISIONS**

04-16-14 DRAWING ISSUED  
05-09-14 ADDED EASTERLY ROW  
OF S.T.H. 61  
LAST ISSUED BY RICK LIGHT  
01-05-18 ADD VACATED ROW  
TO BOUNDARY & TOPO

**PROFESSIONAL SIGNATURE**

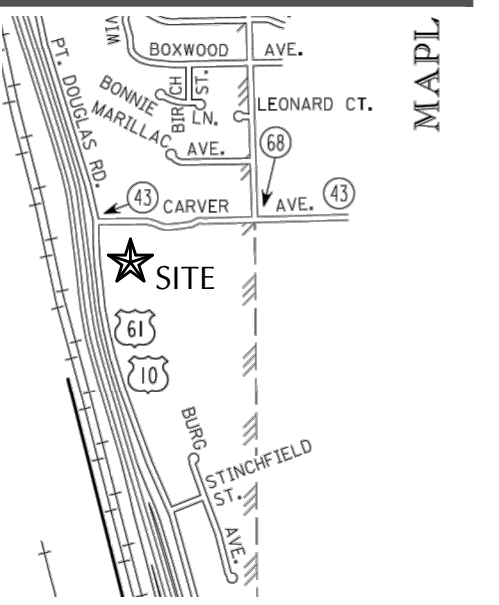
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Henry D. Nelson - PLS  
License No. 17255  
Date 01/05/2018

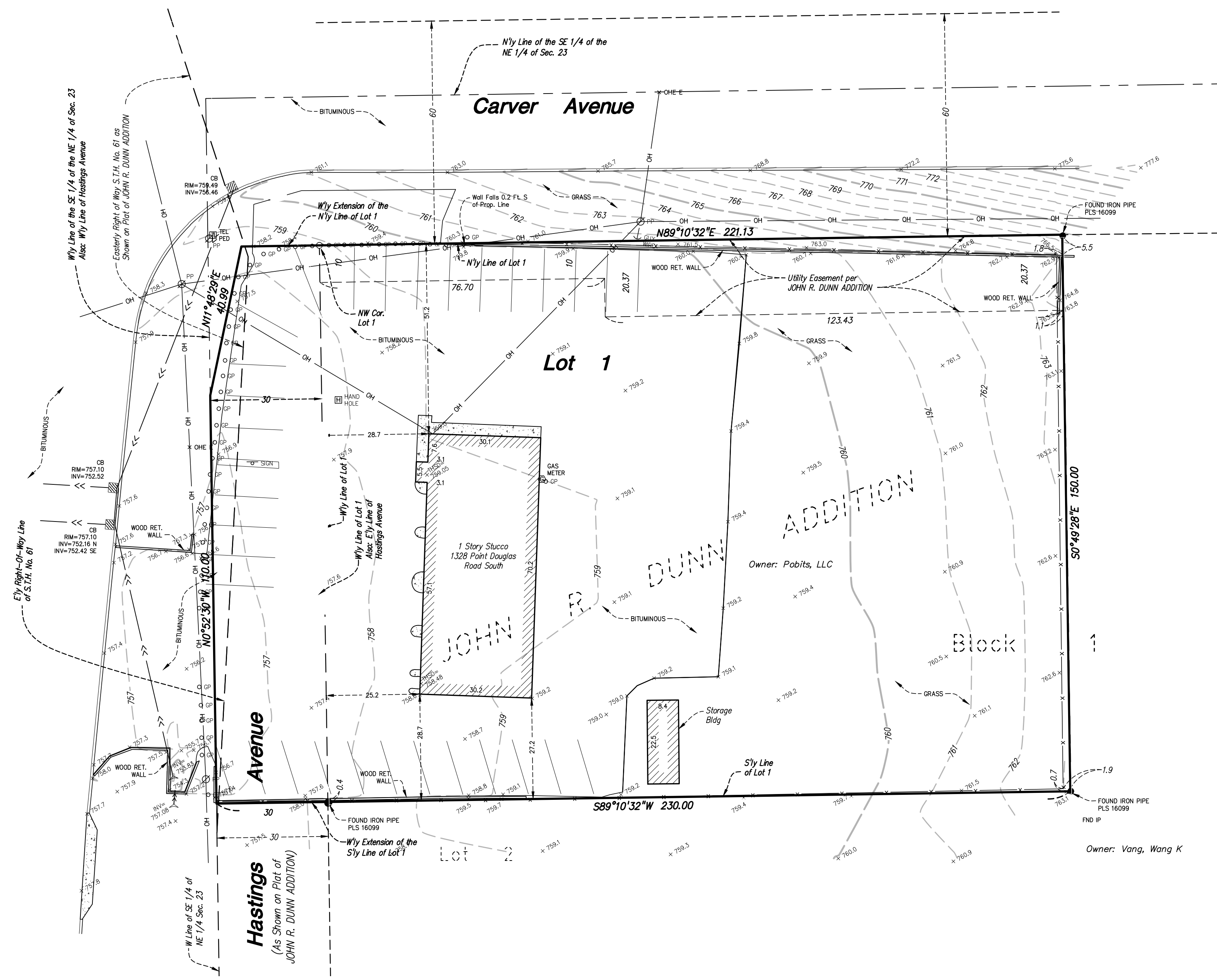
**QUALITY CONTROL**

Loucks Project No. 14139  
Project Lead HDN  
Drawn By SFH/KMM  
Checked By HDN  
Field Crew MJA

**VICINITY MAP**

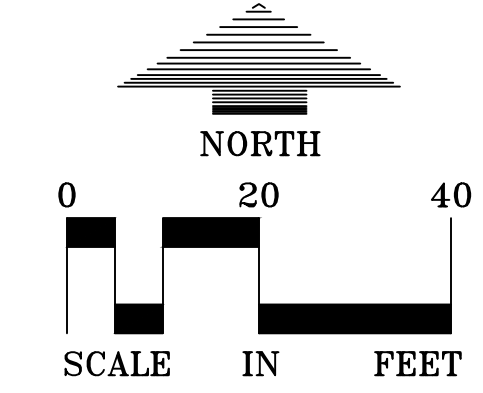


**State Trunk Hwy. No. 61**  
(Point Douglas Road South)



**SURVEY LEGEND**

	CATCH BASIN		STORM SEWER
	STORM MANHOLE		OVERHEAD UTILITY
	HYDRANT		CULVERT
	POWER POLE		CHAIN LINK FENCE
	GUY WIRE		CONCRETE CURB
	SIGN		CONCRETE
	TELEPHONE PEDESTAL		
	HAND HOLE		
	GUARD POST		



○ DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "RLS 26724"  
● DENOTES IRON MONUMENT FOUND

**LEGAL DESCRIPTION**  
(Per tax statement)

Lot 1, Block 1, JOHN R. DUNN ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota.

Together with that part of Hastings Avenue, originally dedicated as Hastings Ave. in Burlington Park, Ramsey County, Minnesota, according to the recorded plat thereof, Ramsey County, Minnesota, which lies northerly of the westerly extension of the southerly line of Lot 1, Block 1, JOHN R. DUNN ADDITION, according to the recorded plat thereof, said Ramsey County and which lies southerly of the following described line:

Beginning at the northwest corner of said Lot 1; thence westerly along the westerly extension of the northerly line of said Lot 1 a distance of 21.00 feet; thence southwesterly, deflecting to the left 77 degrees 22 minutes 04 seconds, to the westerly line of said Hastings Avenue and said line there terminating.

**NOTES**

- This survey was performed without the benefit of a Title Commitment. This may or may not be the legal description of record and there may or may not be other easements of record encumbering this property.
- The gross land area is 34,330 +/- square feet or 0.79 +/- acres.
- The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 1328 Point Douglas Rd S, St Paul, MN 55119. PID: 23-28-22-14-0012.
- Benchmark: PIGS MNDT RESET (GSID Sta.#25140). A MnDOT control disk located along the east side of Point Douglas Road S., approximately 800 feet north of the intersection of said Road and Carver Ave. Elevation = 759.23 (NAVD 88)  
Site Benchmark: 6200 D (GSID Sta.#106340). A MnDOT metal rod located west of the property as shown hereon. Elevation = 757.92 (NAVD 88)

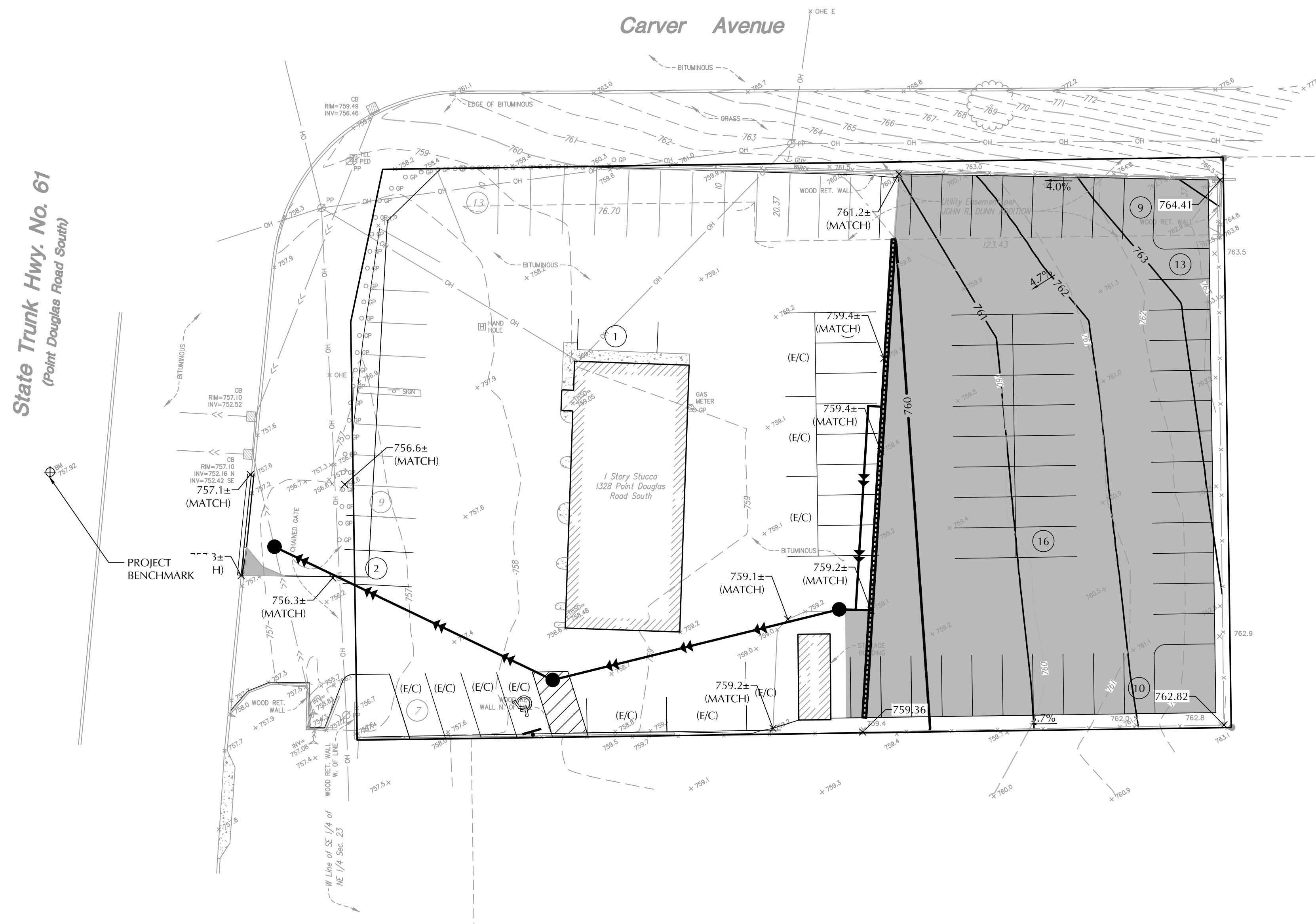
**GRADING, DRAINAGE & EROSION CONTROL NOTES**

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
3. STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
4. DUST MUST BE ADEQUATELY CONTROLLED.
5. SEE EROSION CONTROL PLAN, NOTES AND DETAILS FOR ADDITIONAL REQUIREMENTS.
6. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.

**PROJECT BECHMARK**

BENCHMARK: PIGS MNDT RESET (GSID STA.#25140). A MNDOT CONTROL DISK LOCATED ALONG THE EAST SIDE OF POINT DOUGLAS ROAD S., APPROXIMATELY 800 FEET NORTH OF THE INTERSECTION OF SAID ROAD AND CARVER AVE. ELEVATION = 759.23 (NAVD 88)

SITE BENCHMARK: 6200 D (GSID STA.#106340). A MNDOT METAL ROD LOCATED WEST OF THE PROPERTY AS SHOWN HEREON. ELEVATION = 757.92 (NAVD 88)



**CITY OF ST. PAUL GENERAL NOTES**

**PUBLIC RIGHT OF WAY CONSTRUCTION NOTES:**

1. INSPECTION CONTACT: THE DEVELOPER SHALL CONTACT THE RIGHT OF WAY INSPECTOR JAMES POMMIER AT 651-385-4263 (ONE WEEK PRIOR TO BEGINNING WORK) TO DISCUSS TRAFFIC CONTROL, PEDESTRIAN SAFETY AND COORDINATION OF ALL WORK IN THE PUBLIC RIGHT OF WAY. NOTE: IF A ONE WEEK NOTICE IS NOT PROVIDED TO THE CITY, ANY RESULTING DELAYS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. AS PART OF THE ROW PERMITTING PROCESS, TWO WEEKS BEFORE ANY WORK BEGINS THAT IMPACTS THE ROW IN ANY WAY THE DEVELOPER SHALL PROVIDE TO THE ROW INSPECTOR THE NAME AND CONTACT INFORMATION OF THE CONSTRUCTION PROJECT MANAGER OR CONSTRUCTION PROJECT SUPERINTENDENT. IF THIS INFORMATION IS NOT PROVIDED THERE MAY BE A DELAY IN OBTAINING PERMITS FOR THE WORK IN THE ROW. SAID DELAYS WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER
3. SAFE WORK SITE REQUIREMENTS: THE CONTRACTOR SHALL PROVIDE A CONTINUOUS, ACCESSIBLE AND SAFE PEDESTRIAN WALKWAY THAT MEETS ADA AND MN MUTCD STANDARDS IF WORKING IN A SIDEWALK AREA, AND TRAFFIC CONTROL PER MN MUTCD REQUIREMENTS FOR WORK IN THE PUBLIC RIGHT OF WAY.
4. ENCROACHMENTS: PER CHAPTER 134 OF THE LEGISLATIVE CODE, NO PERSON SHALL CONSTRUCT AND MAINTAIN ANY PROJECTION OR ENCROACHMENT WITHIN THE PUBLIC RIGHT-OF-WAY.
5. CONSTRUCTION OF THE DEVELOPMENT THAT NECESSITATES TEMPORARY USE OF THE RIGHT-OF-WAY (ROW) FOR CONSTRUCTION PURPOSES SHALL BE LIMITED TO EQUIPMENT, PERSONNEL, DEVICES AND APPURTENANCES THAT ARE REMOVABLE FOLLOWING CONSTRUCTION. ENCROACHMENT PERMITS WILL NOT BE GRANTED FOR DEVICES SUCH AS THE BACKS, ROCK BOLTS, H-PILES, LAGGING, TIMBERS, SHEET PILING, ETC. THAT THE OWNER IS SEEKING TO ABANDON IN THE ROW.
6. SECTION 3201.3 OF THE MINNESOTA BUILDING CODE DEFERS FINAL AUTHORITY OF ENCROACHMENTS INTO PUBLIC RIGHTS-OF-WAY/PUBLIC PROPERTY TO THE LOCAL AUTHORITY. CITY LEGISLATIVE CODE GOVERNS MANAGEMENT OF THE PUBLIC RIGHTS-OF-WAY. PROVIDED SUCH INSTALLATIONS ARE APPROVED BY PUBLIC WORKS, FOOTINGS MAY BE ALLOWED TO ENCROACH INTO CITY ROW NO MORE THAN TWELVE (12) INCHES AT DEPTHS BELOW EIGHT (8) FEET AS PROVIDED FOR IN MINNESOTA BUILDING CODE SECTION 3202.1. SAID ENCROACHMENTS WOULD REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY PER CHAPTER 134 OF THE LEGISLATIVE CODE.
7. ENCROACHMENTS INTO COUNTY OR STATE ROW ARE NOT ALLOWED UNLESS AUTHORIZATION HAS BEEN GRANTED FROM SAID AGENCY.
8. ENCROACHMENTS INSTALLED IN THE ROW WITHOUT AUTHORIZATION WILL BE REMOVED AT NO EXPENSE TO THE CITY/COUNTY/STATE.
9. 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 STUBBING CONDUIT OR CABLE INTO THE PUBLIC RIGHT OF WAY TO ACCOMMODATE UTILITY FEEDS TO THE SITE. COORDINATE WITH EACH UTILITY PRIOR TO CONSTRUCTION TO DETERMINE FEED 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.
10. 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 OR RELOCATIONS.
11. ACCESS TO SIGNAL CONTROLLER AND LIGHTING CABINETS MUST BE MAINTAINED AT ALL TIMES. IF FENCING IS REQUIRED FOR A JOB SITE, A KEY OR OTHER MEANS OF ACCESS MUST BE PROVIDED TO THE CITY OF ST. PAUL'S TRAFFIC OPERATIONS DEPARTMENT. CONTACT JOHN MCNAMARA, GENERAL FOREMAN SIGNALS AND LIGHTING AT 651.266.9780 FOR MORE INFORMATION.
12. ROADWAY RESTORATION: AS PER THE CITY'S "STANDARD SPECIFICATION FOR STREET OPENINGS" POLICY, RESTORATION ON ROADWAY SURFACES LESS THAN 5 YEARS OLD WILL REQUIRE FULL WIDTH MILL AND OVERLAY OR ADDITIONAL DEGRADATION FEES. DEGRADATION FEES ARE DETERMINED BY CONTACTING THE RIGHT OF WAY SERVICE DESK AT (651) 266-6151. PAVEMENT RESTORATION SHALL BE COMPLETED BY THE ST. PAUL PUBLIC WORKS STREET MAINTENANCE DIVISION. ALL RELATED COSTS ARE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. CONTACT STREET MAINTENANCE AT (651) 266-9700 FOR ESTIMATE OF COSTS FOR PAVEMENT RESTORATION.

**CITY OF ST. PAUL PERMIT REQUIREMENTS:**

1. ORDERING OBSTRUCTION AND EXCAVATION PERMITS: CONTACT PUBLIC WORKS RIGHT OF WAY SERVICE DESK AT (651) 266-6151. IT IS STRONGLY RECOMMENDED THAT CONTRACTORS CALL FOR COST ESTIMATES PRIOR TO BIDDING TO OBTAIN ACCURATE COST ESTIMATES.

2. OBSTRUCTION PERMITS: THE CONTRACTOR MUST OBTAIN AN OBSTRUCTION PERMIT IF CONSTRUCTION (INCLUDING SILT FENCES) WILL BLOCK CITY STREETS, SIDEWALKS OR ALLEYS, OR IF DRIVING OVER CURBS.
3. EXCAVATION PERMITS: ALL DIGGING IN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT. IF THE PROPOSED BUILDING IS CLOSE TO THE RIGHT OF WAY, AND EXCAVATING INTO THE RIGHT OF WAY IS NEEDED TO FACILITATE CONSTRUCTION, CONTACT THE UTILITY INSPECTOR.
4. FAILURE TO SECURE PERMITS: FAILURE TO SECURE OBSTRUCTION PERMITS OR EXCAVATION PERMITS WILL RESULT IN A DOUBLE-PERMIT FEE AND OTHER FEES REQUIRED UNDER CITY OF ST. PAUL LEGISLATIVE CODES.
5. CONSTRUCTION IN RIGHT OF WAY: ALL WORK ON CURBS, DRIVEWAYS, AND SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY MUST BE DONE TO CITY STANDARDS AND SPECIFICATIONS BY A CONTRACTOR LICENSED TO WORK IN THE CITY RIGHT-OF-WAY UNDER A PERMIT FROM PUBLIC WORKS SIDEWALK SECTION (651-266-6108). SIDEWALK GRADES MUST BE CARRIED ACROSS DRIVEWAYS.
6. 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 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.



CALL BEFORE YOU DIG!

**Gopher State One Call**

TWIN CITY AREA: 651-454-0002  
TOLL FREE: 1-800-252-1166

**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.

**CARVER AUTO SALES**

ST. PAUL, MINNESOTA

DAVID SCHREINER

1328 POINT DOUGLAS ROAD S.  
ST. PAUL, MN 55119

**LOUCKS**

PLANNING  
CIVIL ENGINEERING  
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LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL

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

**CADD QUALIFICATION**

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

**SUBMITTAL/REVISIONS**

01/05/18	DSI SUBMITTAL (VOID)
01/15/18	DSI RE-SUBMITTAL
02/02/18	DSI RESPONSE / BZA APP
05/04/18	MnDOT Permit Submittal

**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.

*Michael J. St. Martin*  
Michael J. St. Martin - PE

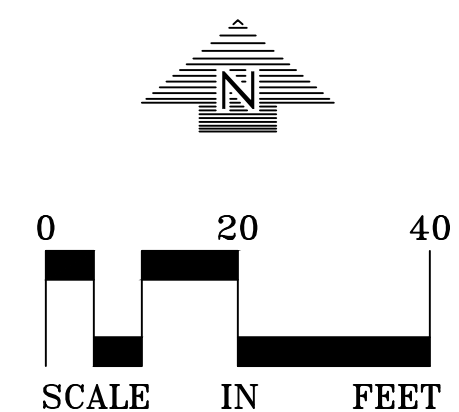
License No. 24440  
Date 05/04/18

**QUALITY CONTROL**

Loucks Project No.	14139.0A
Project Lead	PJM
Drawn By	CDL
Checked By	MJS
Review Date	05/04/18

**SHEET INDEX**

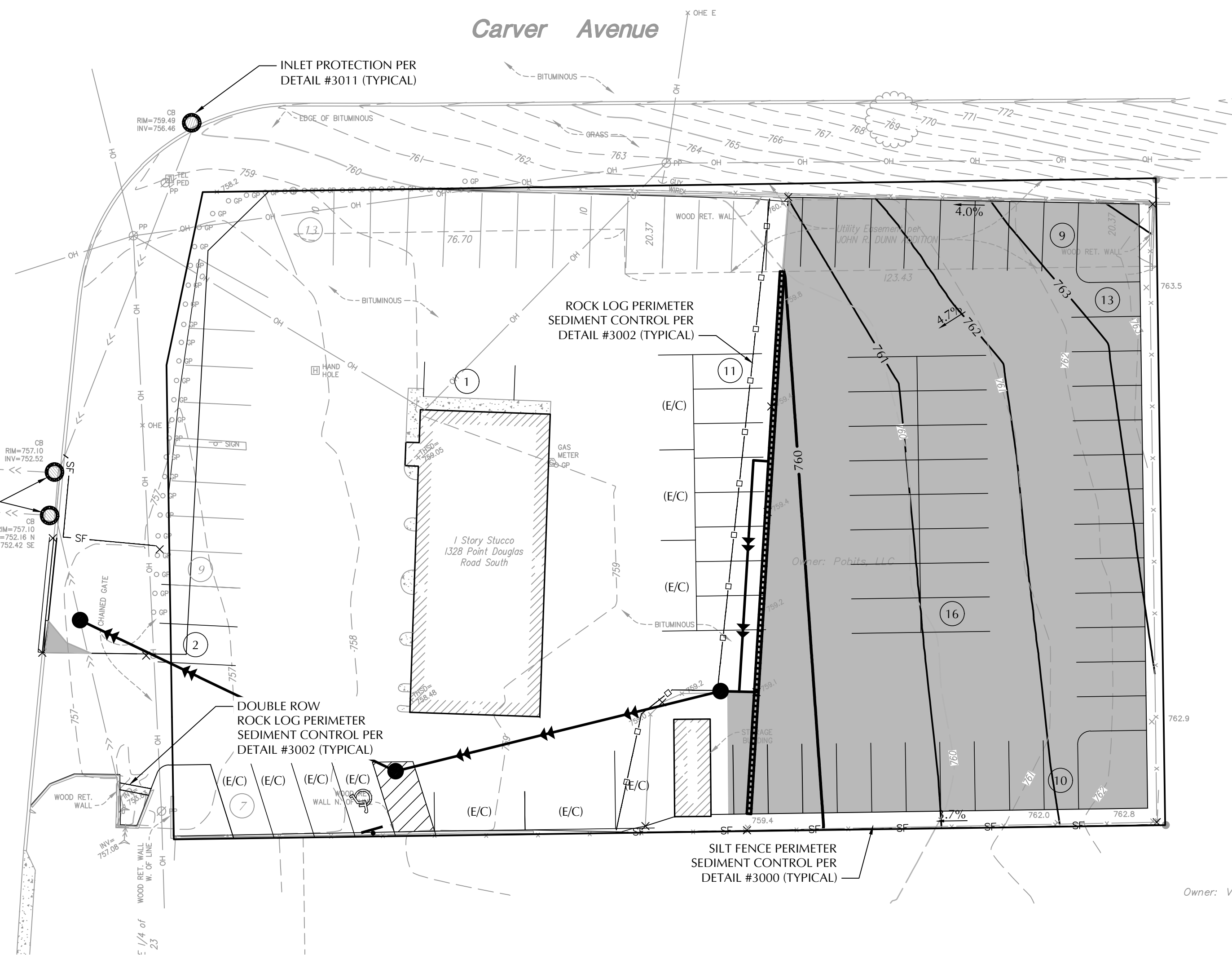
C0-1	COVER SHEET
C1-2	SITE DEMOLITION PLAN
C2-1	SITE PLAN
C3-1	GRADING & PAVING PLAN
C3-2	EROSION CONTROL PLAN
C8-1	CIVIL DETAILS
L1-1	LANDSCAPE PLAN
1 of 1	BOUNDARY SURVEY



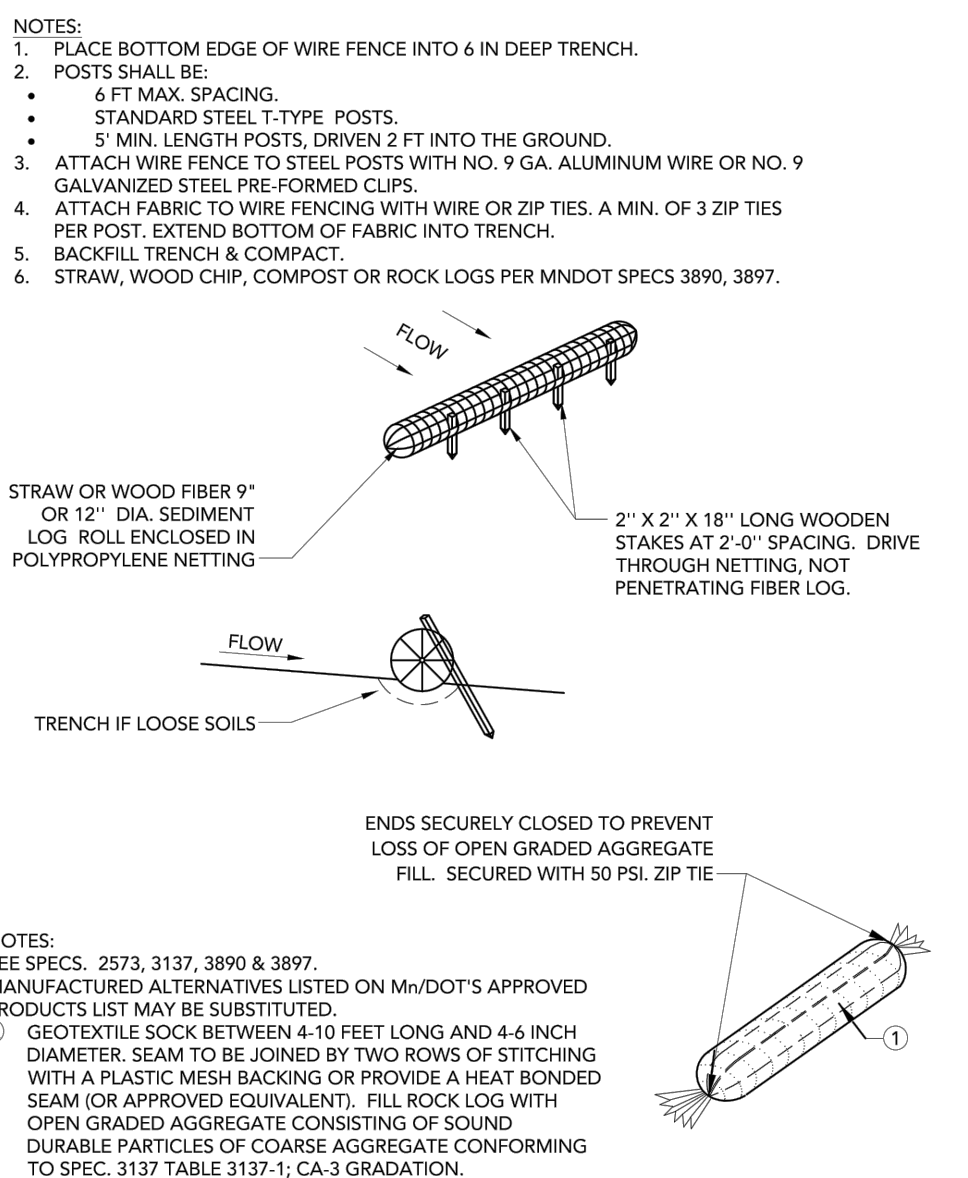
**GRADING PLAN**

**C3-1**

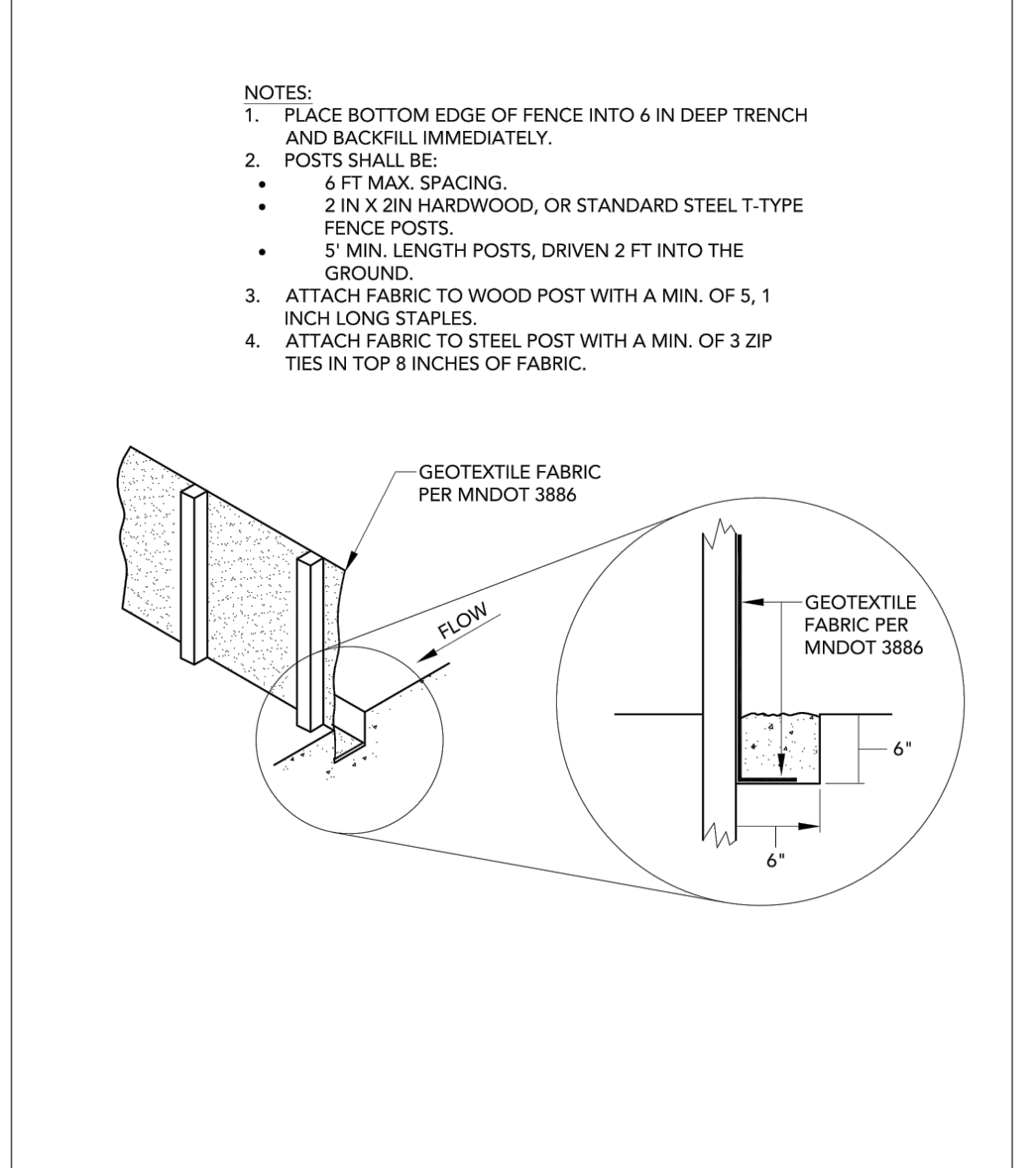
State Trunk Hwy. No. 61  
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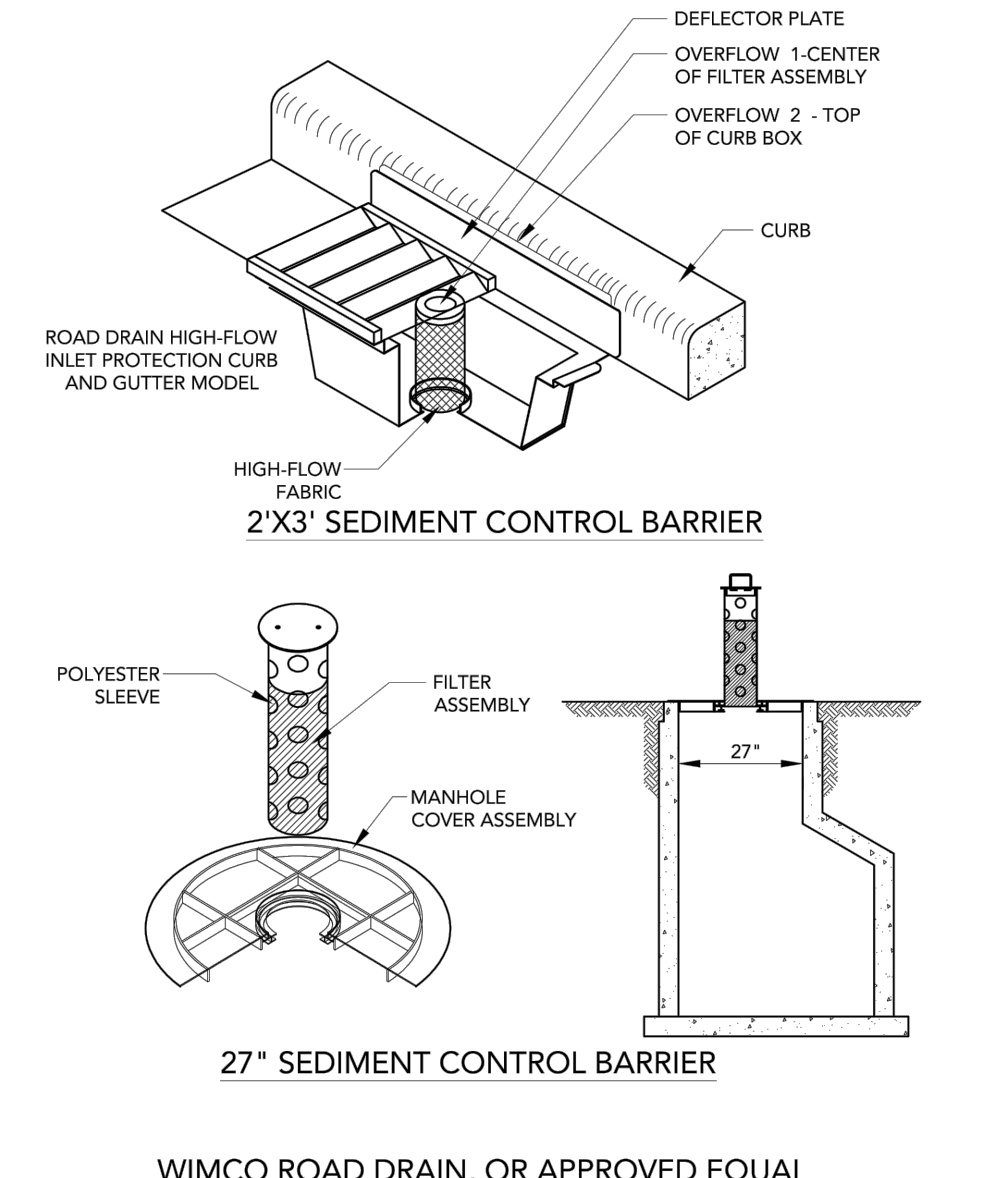
Owner: Vang, Wang K



<b>LOUCKS</b>	BIO-ROLL OR ROCK LOG	LOUCKS PLATE NO. 3002
		DRAWN 11/2016

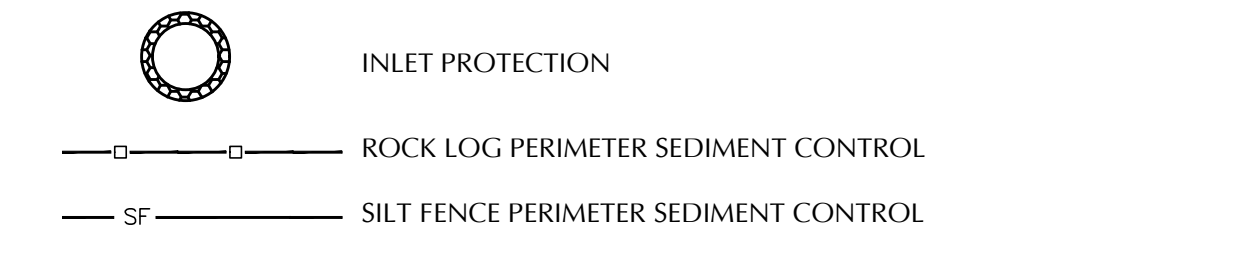


<b>LOUCKS</b>	SILT FENCE PRE-ASSEMBLED OR MACHINE SLICED	LOUCKS PLATE NO. 3000
		DRAWN 2/2016



<b>LOUCKS</b>	INLET PROTECTION - EXISTING STORM STRUCTURES	LOUCKS PLATE NO. 3011
		DRAWN 2/2016

**EROSION CONTROL PLAN LEGEND**



**EROSION CONTROL NOTES**

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
- THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING ACTIVITIES AND SHALL MAINTAIN BMP'S FOR THE DURATION OF CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL LIMIT HIS ACTIVITIES TO THE GRADING LIMITS SHOWN ON THE GRADING PLAN. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH THE LOCAL ORDINANCE.
- THE CONTRACTOR SHALL SCHEDULE HIS OPERATIONS TO MINIMIZE THE DISTURBED AREA AT ANY GIVEN TIME.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.

**PROJECT BECHMARK**

BENCHMARK: PIGS MNDT RESET (GSID STA.#25140). A MNDOT CONTROL DISK LOCATED ALONG THE EAST SIDE OF POINT DOUGLAS ROAD S., APPROXIMATELY 800 FEET NORTH OF THE INTERSECTION OF SAID ROAD AND CARVER AVE. ELEVATION = 759.23 (NAVD 88)

SITE BENCHMARK: 6200 D (GSID STA.#106340). A MNDOT METAL ROD LOCATED WEST OF THE PROPERTY AS SHOWN HEREON. ELEVATION = 757.92 (NAVD 88)

**CARVER AUTO SALES**

ST. PAUL, MINNESOTA

DAVID SCHREINER

1328 POINT DOUGLAS ROAD S.  
ST. PAUL, MN 55119

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Maple Grove, MN 55369  
763.424.5505  
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**CADD QUALIFICATION**

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval of the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

**SUBMITTAL/REVISIONS**

01/05/18	DSI SUBMITTAL (VOID)
01/15/18	DSI RE-SUBMITTAL
02/02/18	DSI RESPONSE / BZA APP
05/04/18	MnDOT Permit Submittal

**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.

*Michael J. St. Martin*  
Michael J. St. Martin - PE 24440

License No. 24440  
Date 05/04/18

**QUALITY CONTROL**

Loucks Project No.	14139.0A
Project Lead	PJM
Drawn By	CDL
Checked By	MJS
Review Date	05/04/18

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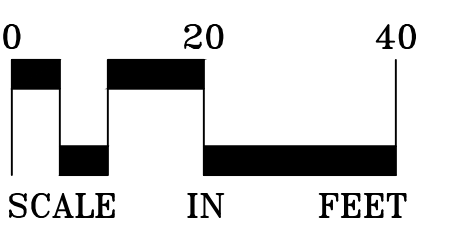


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TWIN CITY AREA: 651-454-0002  
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**EROSION CONTROL PLAN**  
**C3-2**



**CITY OF ST. PAUL GENERAL NOTES**

**PUBLIC RIGHT OF WAY CONSTRUCTION NOTES:**

- INSPECTION CONTACT: THE DEVELOPER SHALL CONTACT THE RIGHT OF WAY INSPECTOR JASON POMMIER AT 651-385-4263 (ONE WEEK PRIOR TO BEGINNING WORK) TO DISCUSS TRAFFIC CONTROL, PEDESTRIAN SAFETY AND COORDINATION OF ALL WORK IN THE PUBLIC RIGHT OF WAY. NOTE: IF A ONE WEEK NOTICE IS NOT PROVIDED TO THE CITY, ANY RESULTING DELAYS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- AS PART OF THE ROW PERMITTING PROCESS, TWO WEEKS BEFORE ANY WORK BEGINS THAT IMPACTS THE ROW IN ANY WAY THE DEVELOPER SHALL PROVIDE TO THE ROW INSPECTOR THE NAME AND CONTACT INFORMATION OF THE CONSTRUCTION PROJECT MANAGER OR CONSTRUCTION PROJECT SUPERINTENDENT. IF THIS INFORMATION IS NOT PROVIDED THERE MAY BE A DELAY IN OBTAINING PERMITS FOR THE WORK IN THE ROW. SAID DELAYS WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER.
- SAFE WORK SITE REQUIREMENTS: THE CONTRACTOR SHALL PROVIDE A CONTINUOUS, ACCESSIBLE AND SAFE PEDESTRIAN WALKWAY THAT MEETS ADA AND MN MUTCD STANDARDS IF WORKING IN A SIDEWALK AREA, AND TRAFFIC CONTROL PER MN MUTCD REQUIREMENTS FOR WORK IN THE PUBLIC RIGHT OF WAY.
- ENCROACHMENTS: PER CHAPTER 134 OF THE LEGISLATIVE CODE, NO PERSON SHALL CONSTRUCT AND MAINTAIN ANY PROJECTION OR ENCROACHMENT WITHIN THE PUBLIC RIGHT-OF-WAY.
- CONSTRUCTION OF THE DEVELOPMENT THAT NECESSITATES TEMPORARY USE OF THE RIGHT-OF-WAY (ROW) FOR CONSTRUCTION PURPOSES SHALL BE LIMITED TO EQUIPMENT, PERSONNEL, DEVICES AND APPURTENANCES THAT ARE REMOVABLE FOLLOWING CONSTRUCTION. ENCROACHMENT PERMITS WILL NOT BE GRANTED FOR DEVICES SUCH AS TIE BACKS, ROCK BOLTS, H-PILES, LAGGING, TIMBERS, SHEET PILING, ETC. THAT THE OWNER IS SEEKING TO ABANDON IN THE ROW.
- SECTION 3201.3 OF THE MINNESOTA BUILDING CODE DEFERS FINAL AUTHORITY OF ENCROACHMENTS INTO PUBLIC RIGHTS-OF-WAY/PUBLIC PROPERTY TO THE LOCAL AUTHORITY. CITY LEGISLATIVE CODE GOVERNS MANAGEMENT OF THE PUBLIC RIGHTS-OF-WAY. PROVIDED SUCH INSTALLATIONS ARE APPROVED BY PUBLIC WORKS, FOOTINGS MAY BE ALLOWED TO ENCR OACH INTO CITY ROW NO MORE THAN TWELVE (12) INCHES AT DEPTHS BELOW EIGHT (8) FEET AS PROVIDED FOR IN MINNESOTA BUILDING CODE SECTION 3202.1. SAID ENCROACHMENTS WOULD REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY PER CHAPTER 134 OF THE LEGISLATIVE CODE.
- ENCROACHMENTS INTO COUNTY OR STATE ROW ARE NOT ALLOWED UNLESS AUTHORIZATION HAS BEEN GRANTED FROM SAID AGENCY.
- ENCROACHMENTS INSTALLED IN THE ROW WITHOUT AUTHORIZATION WILL BE REMOVED AT NO EXPENSE TO THE CITY/COUNTY/STATE.
- 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 STUBBING CONDUIT OR CABLE INTO THE PUBLIC RIGHT OF WAY TO ACCOMMODATE UTILITY FEEDS TO THE SITE. COORDINATE WITH EACH UTILITY PRIOR TO CONSTRUCTION TO DETERMINE FEED 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.
- THE CONTRACTOR SHALL CONTACT DON BJORKMAN, 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 OR RELOCATIONS.
- ACCESS TO SIGNAL CONTROLLER AND LIGHTING CABINETS MUST BE MAINTAINED AT ALL TIMES. IF FENCING IS REQUIRED FOR A JOB SITE, A KEY OR OTHER MEANS OF ACCESS MUST BE PROVIDED TO THE CITY OF ST. PAUL'S TRAFFIC OPERATIONS DEPARTMENT. CONTACT JOHN MCNAMARA, GENERAL FOREMAN SIGNALS AND LIGHTING AT 651.266.9780 FOR MORE INFORMATION.
- SIGNING: SIGNS REGULATING PARKING AND/OR TRAFFIC OF PRIVATE PROPERTY SHALL BE INSTALLED BY THE PROPERTY OWNER OR CONTRACTOR OUTSIDE OF THE PUBLIC RIGHT-OF-WAY (ROW). REMOVAL OF SIGNS WITHIN THE PUBLIC ROW SHALL BE COMPLETED BY THE CITY. NEW SIGNS OR THE REINSTALLATION OF EXISTING SIGNS, AS APPROVED BY PUBLIC WORKS TRAFFIC ENGINEERING, REGULATING PARKING AND/OR TRAFFIC IN THE PUBLIC ROW FOR THIS DEVELOPMENT SHALL BE INSTALLED BY THE CITY AT THE EXPENSE OF THE DEVELOPMENT. CONTACT CHRIS GULDEN OF PUBLIC WORKS (651-266-9778) TWO WEEKS IN ADVANCE OF NEEDED SIGN WORK.
- STREET SWEEPING: STREET SWEEPING IS AN IMPORTANT TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICE AND SHALL BE PERFORMED WITH THE USE OF WATER. DRY SWEEPING IS PROHIBITED. ADDITIONALLY, TRUCKS HAULING IN AND OUT OF THE SITE, FOR ANY ACTIVITY BUT NOT NECESSARILY LIMITED TO PAVING, EXCAVATION, ETC., NEEDS TO ENSURE CLEAN OFF OF ALL MUD FLAPS TO AVOID ANY BUILDUP ON THE STREET PAVEMENT.
- MISCELLANEOUS: ANY INFRASTRUCTURE DAMAGE RESULTING FROM THE CONTRACTORS ACTIVITIES, INCIDENTAL OR OTHERWISE, SHALL BE REPAIRED/REPLACED TO THE SATISFACTION OF THE CITY AT NO COST TO THE CITY.
- STREET TREES SHALL BE PROTECTED BY ESTABLISHING A TREE PROTECTION ZONE USING 4' TALL FENCING INSTALLED AT THE DRIP LINE OF THE TREE. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK AND MAINTAINED FOR THE DURATION OF THE PROJECT. PROPOSED WORK WITHIN, OR CHANGES TO THE LOCATION OF THE TREE PROTECTION FENCING SHALL BE REVIEWED BY THE CITY FORESTER PRIOR TO ALTERATION.
- CONTRACTOR SHALL CONTACT THE CITY FORESTER (651-632-2437), PRIOR TO DEMOLITION OR OTHER LAND DISTURBANCE ASSOCIATED WITH SITE CONSTRUCTION, TO VERIFY TREE PROTECTION MEASURES.

**CITY OF ST. PAUL PERMIT REQUIREMENTS:**

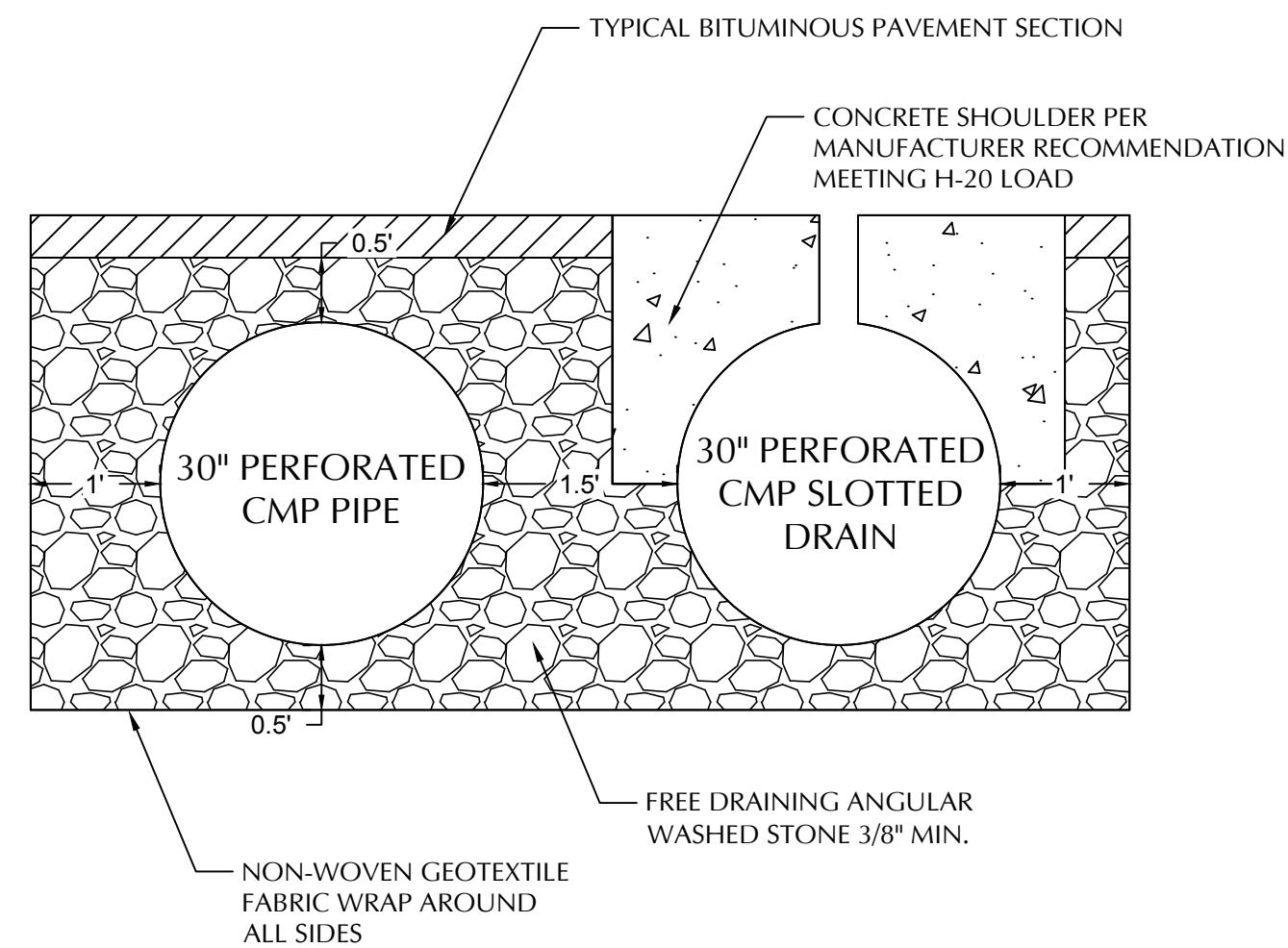
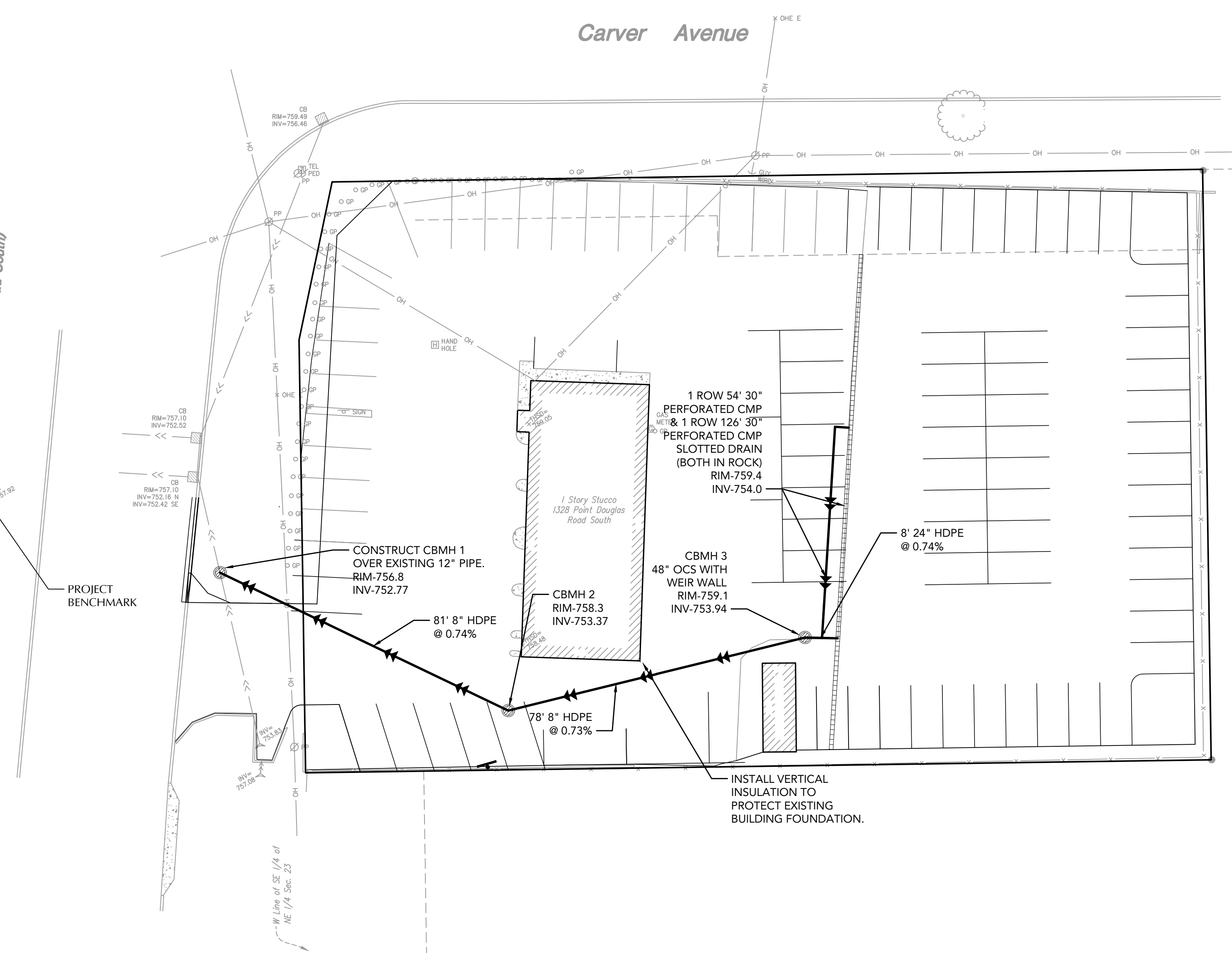
- ORDERING OBSTRUCTION AND EXCAVATION PERMITS:** CONTACT PUBLIC WORKS RIGHT OF WAY SERVICE DESK AT (651) 266-6151. IT IS STRONGLY RECOMMENDED THAT CONTRACTORS CALL FOR COST ESTIMATES PRIOR TO BIDDING TO OBTAIN ACCURATE COST ESTIMATES.
- OBSTRUCTION PERMITS:** THE CONTRACTOR MUST OBTAIN AN OBSTRUCTION PERMIT IF CONSTRUCTION (INCLUDING SILT FENCES) WILL BLOCK CITY STREETS, SIDEWALKS OR ALLEYS, OR IF DRIVING OVER CURBS.
- EXCAVATION PERMITS:** ALL DIGGING IN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT. IF THE PROPOSED BUILDING IS CLOSE TO THE RIGHT OF WAY, AND EXCAVATING INTO THE RIGHT OF WAY IS NEEDED TO FACILITATE CONSTRUCTION, CONTACT THE UTILITY INSPECTOR.
- SEWER REMOVAL/ABANDONMENT PERMIT:** PLUMBING CONTRACTOR TO OBTAIN "REMOVAL PERMITS" FROM PUBLIC WORKS TO CUT OFF EXISTING SEWER CONNECTIONS SERVICES TO THE PROPERTY. CALL ST. PAUL PW PERMIT DESK (651-266-6234) FOR INFORMATION ON OBTAINING THIS PERMIT.
- SEWER CONNECTION PERMIT:** LICENSE HOUSE DRAIN CONTRACTOR TO OBTAIN (SEWER CONNECTION PERMIT) TO CONSTRUCT NEW SANITARY AND STORM CONNECTION IN STREET FROM MAIN TO THE PROPERTY. CALL ST. PAUL PW PERMIT DESK (651-266-6234) FOR INFORMATION ON OBTAINING THIS PERMIT.
- FAILURE TO SECURE PERMITS:** FAILURE TO SECURE OBSTRUCTION PERMITS OR EXCAVATION PERMITS WILL RESULT IN A DOUBLE-PERMIT FEE AND OTHER FEES REQUIRED UNDER CITY OF ST. PAUL LEGISLATIVE CODES.
- CONSTRUCTION IN RIGHT OF WAY:** ALL WORK ON CURBS, DRIVEWAYS, AND SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY MUST BE DONE TO CITY STANDARDS AND SPECIFICATIONS BY A CONTRACTOR LICENSED TO WORK IN THE CITY RIGHT-OF-WAY UNDER A PERMIT FROM PUBLIC WORKS SIDEWALK SECTION (651-266-6108). SIDEWALK GRADES MUST BE CARRIED ACROSS DRIVEWAYS.
- THE REMOVAL, PRUNING, AND/OR PLANTING OF TREES ON THE PUBLIC BOULEVARD REQUIRES AN APPROVED PERMIT FROM THE CITY FORESTER (651-632-2437). ANY WORK MUST BE COMPLETED BY A LICENSED TREE CONTRACTOR.
- CONSTRUCTION SUPPLIES, MATERIALS, SPOILS, EQUIPMENT, AND VEHICLES SHALL NOT BE STORED OR OPERATED WITHIN THE DRIP LINE OF ANY PUBLIC STREET TREE OR ON TURF BOULEVARDS WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY FORESTER.

**UTILITY NOTES**

- ALL STORM SEWER SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2013 EDITION. WATER SERVICES TO BE INSTALLED ACCORDING TO SPRWS "STANDARDS FOR THE INSTALLATION OF WATER MAINS."
- ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED. ALL CROSSING OF WATER AND STORM SEWER AND WATER AND SANITARY SEWER SHALL BE INSULATED WITH 4 INCHES OF RIGID INSULATION EIGHT FEET IN ANY DIRECTION FROM THE CROSSING.
- PROPOSED PIPE MATERIALS:  
STORM SEWER      DUAL WALL HDPE      8" DIAMETER
- ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820.
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT (SEE MINNESOTA RULES, PART 4715.0700). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, PART 4715.0540:  
a. PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH AASHTO M252.  
b. PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306.  
c. ALL FITTINGS MUST COMPLY WITH ASTM D3212.  
d. WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.

Carver Avenue

State Trunk Hwy. No. 61  
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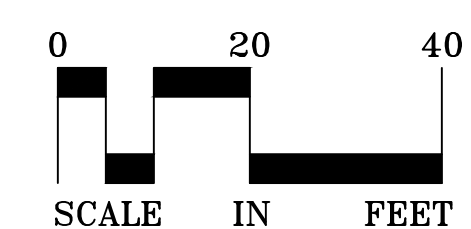
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Michael J. Martin - PE

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UTILITY PLAN

**C4-1**



# Map

