



CITY OF SAINT PAUL

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

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

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:**

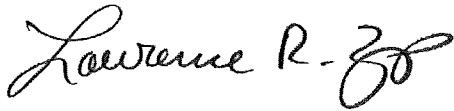
1. **Site improvements** – The proposed site improvements must be constructed as shown on the approved Site Plan. This includes all paving, grading, driveways, utilities, storm water management facilities, landscaping, lighting, fences and walls.

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.

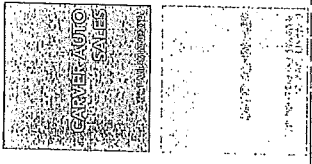
- **In Addition the MnDot Storm Connection Permit, a Sewer permits** for repair and removal permits from Public Works Sewer Division (651-266-6234) are required. These permits are issued only to licensed house drain contractors. All sewer permits are to be requested before 2:00 pm the day prior to when 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.



**LOUCKS**  
 PLANNING  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 ENVIRONMENTAL  
 7200 Humboldt Lane, Suite 300  
 Maple Grove, MN 55127  
 www.dadistrib.com

**QUALITY CONTROL**  
 License No. 24440  
 Date 06/04/18

**QUALITY CONTROL**  
 License Project No. 14199.0A  
 License No. 14199.0A  
 Checked by CM  
 Date 05/25/18

**PROFESSIONAL SEAL**  
 License No. 14199.0A  
 Date 05/25/18



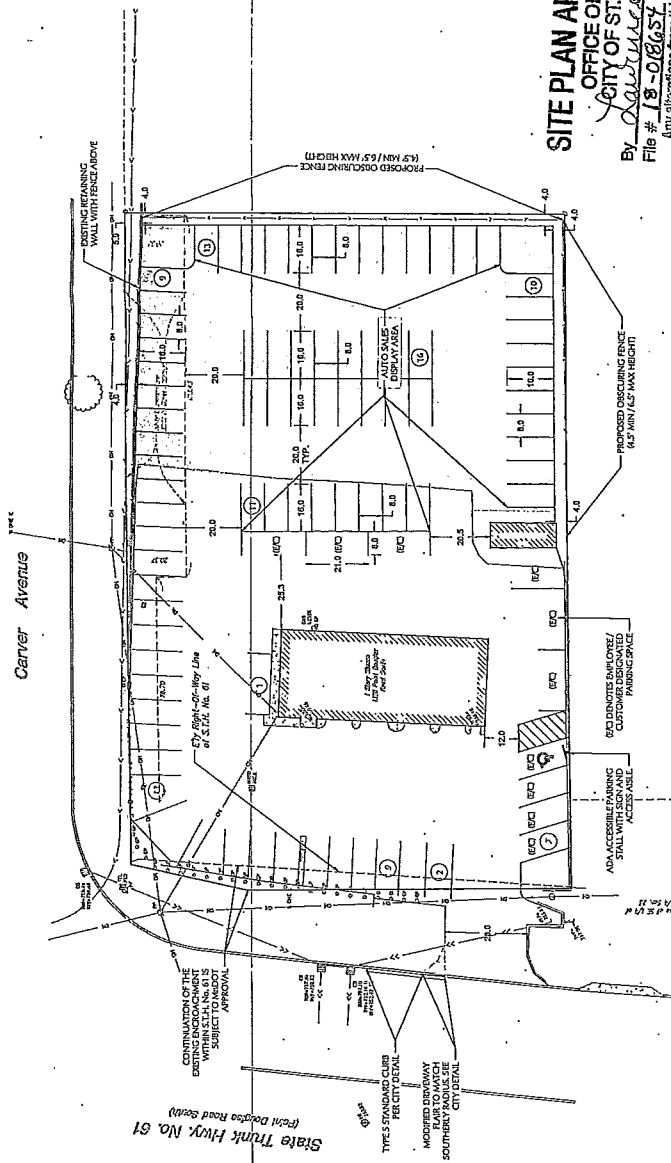
- SITE NOTES**
1. ALL FINISH CONCRETE CURBS, CUTS AND SIDEWALKS SHALL BE PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAIL FINISH AND FINISHING REQUIREMENTS.
  2. ACCESS TO PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT STANDARDS AND LOCALATIVE REQUIREMENTS.
  3. TYPICAL FULL SIZED PARKING SHALL BE 9' x 18' UNLESS OTHERWISE NOTED.

- SIGNAGE AND STRIPING NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
  2. CONTRACTOR SHALL MAINTAIN ALL ACCESSIBLE STAIRS, DOORS AND CURBS OPEN AND UNOCCUPIED AT ALL TIMES.
  3. CONTRACTOR SHALL MAINTAIN ALL DIRECTIONAL TRAFFIC MARKINGS AS SHOWN IN WHITE PAINT.
  4. ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL BRACKET WHERE REQUIRED.
  5. OTHER MARKINGS SHALL BE AS SHOWN ON THIS PLAN. ALL MARKINGS SHALL BE CONCRETE AND PAINTED YELLOW. REFER TO DETAIL.
  6. ANIMAL STOWS TO INCLUDE: 4" WIDE PAINTED STOP MARKS AT ALL CURBS AND TRANSITIONS. ALL STOP MARKS SHALL EXTEND FROM THE CURB TO THE CENTERLINE OF THE ROAD. ALL STOP MARKS SHALL BE PAINTED YELLOW AND TRANSITION BETWEEN LANES TO CURB.
  7. MARK OF CURB IN LANE TO BE MAINTAINED.

**SITE DATA**

PROPERTY ADDRESS: THE POINT DOUGLAS ROAD SOUTH, ST PAUL, MN 55119  
 PROPERTY AREA: 3.1838 SQUARE FEET OR 0.073 ACRES  
 UNIMPROVED AREA: 1.1472 SQUARE FEET  
 IMPROVED AREA: 2.0366 SQUARE FEET  
 NET NEW IMPROVABLE AREA: 10.00 SF  
 TOTAL IMPROVABLE AREA: 2.1372 SF  
 DISTINGUISHING AREA: 14.6652 SF  
 CURRENT ZONING: D3 GENERAL BUSINESS  
 CURRENT USE: AUTOMOBILE SALES  
 PARKING PROVIDED: 11 SPACES  
 TYPES PER 400 SQ. FT. CITY PLAN 1: 1 SPACE PER 5,000 SQ. FT. OUTDOOR USE  
 11 SPACES FOR UNIMPROVED AND CUSTOMERS  
 10 SPACES FOR AUTO SALES AND SERVICE

**SITE PLAN APPROVED**  
 OFFICE OF CSI  
 CITY OF ST. PAUL  
 By *[Signature]*  
 File # 18-01654 Date July 3, 2018  
 Any alterations from this plan must be approved by the Zoning Administrator



- CITY OF ST. PAUL GENERAL NOTES**
1. PUBLIC RIGHT OF WAY CONSTRUCTION NOTES:  
 1.1. THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR (PHONE NUMBER: 651.302.4303) ONE WEEK PRIOR TO BEGINNING WORK TO THE CITY. ANY RESULTING CHANGES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.  
 1.2. THE CONTRACTOR SHALL MAINTAIN THE PUBLIC RIGHT OF WAY OPEN TO TRAFFIC AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAIL FINISH AND FINISHING REQUIREMENTS.  
 1.3. THE CONTRACTOR SHALL MAINTAIN ALL ACCESSIBLE STAIRS, DOORS AND CURBS OPEN AND UNOCCUPIED AT ALL TIMES.  
 1.4. THE CONTRACTOR SHALL MAINTAIN ALL DIRECTIONAL TRAFFIC MARKINGS AS SHOWN IN WHITE PAINT.  
 1.5. ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL BRACKET WHERE REQUIRED.  
 1.6. OTHER MARKINGS SHALL BE AS SHOWN ON THIS PLAN. ALL MARKINGS SHALL BE CONCRETE AND PAINTED YELLOW. REFER TO DETAIL.  
 1.7. ANIMAL STOWS TO INCLUDE: 4" WIDE PAINTED STOP MARKS AT ALL CURBS AND TRANSITIONS. ALL STOP MARKS SHALL EXTEND FROM THE CURB TO THE CENTERLINE OF THE ROAD. ALL STOP MARKS SHALL BE PAINTED YELLOW AND TRANSITION BETWEEN LANES TO CURB.  
 1.8. MARK OF CURB IN LANE TO BE MAINTAINED.
  2. OBSTRUCTION PERMITS: THE CONTRACTOR MUST OBTAIN AN OBSTRUCTION PERMIT IF CONSTRUCTION INCLUDING SIGN TRENCHES WILL BLOCK CITY STREETS, SIDEWALKS OR ALLEYS OR IF DRIVING OVER CURBS.  
 3. SIGNAGE: THE CONTRACTOR SHALL MAINTAIN ALL ACCESSIBLE STAIRS, DOORS AND CURBS OPEN AND UNOCCUPIED AT ALL TIMES.  
 4. ACCESSIBLE ROUTES: THE CONTRACTOR SHALL MAINTAIN ALL ACCESSIBLE STAIRS, DOORS AND CURBS OPEN AND UNOCCUPIED AT ALL TIMES.  
 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 SHALL BE DONE BY A LICENSED CONTRACTOR. ALL WORK ON CURBS, DRIVEWAYS, AND SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY MUST BE DONE TO CITY STANDARDS AND SHALL BE DONE BY A LICENSED CONTRACTOR.  
 6. RIGHT OF WAY RESTORATION: RESTORATION OF ASPHALT AND CONCRETE PAVEMENTS ARE PERFORMED BY THE PUBLIC WORKS STREET MAINTENANCE DIVISION. THE CONTRACTOR SHALL CONTACT JOHN MONAHAN, GENERAL FOREMAN LIGHTING - SIGNAL MAINTENANCE, (651) 266-9700, FOR REMOVAL OR RELOCATION OF EXISTING LIGHTING IN THE CITY RIGHT OF WAY. THIS INCLUDES STABBING CONDUIT OR CABLE INTO THE PUBLIC RIGHT OF WAY TO ACCOMMODATE UTILITY FEEDS TO THE SITE. THE CONTRACTOR SHALL CONTACT JOHN MONAHAN, GENERAL FOREMAN LIGHTING - SIGNAL MAINTENANCE, (651) 266-9700, FOR REMOVAL OR RELOCATION OF EXISTING LIGHTING IN THE CITY RIGHT OF WAY. THIS INCLUDES STABBING CONDUIT OR CABLE INTO THE PUBLIC RIGHT OF WAY TO ACCOMMODATE UTILITY FEEDS TO THE SITE. THE CONTRACTOR SHALL CONTACT JOHN MONAHAN, GENERAL FOREMAN LIGHTING - SIGNAL MAINTENANCE, (651) 266-9700, FOR REMOVAL OR RELOCATION OF EXISTING LIGHTING IN THE CITY RIGHT OF WAY. THIS INCLUDES STABBING CONDUIT OR CABLE INTO THE PUBLIC RIGHT OF WAY TO ACCOMMODATE UTILITY FEEDS TO THE SITE.

**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 COPPER STATE ONE CALL AT 651-464-6633 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



**Copper State One Call**  
 TOLL FREE: 1-800-392-5166  
 TEL. CITY: 651-464-6633

7. ACCESS TO PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT STANDARDS AND LOCALATIVE REQUIREMENTS.
8. TYPICAL FULL SIZED PARKING SHALL BE 9' x 18' UNLESS OTHERWISE NOTED.
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