



**SUBDIVISION REVIEW APPLICATION**

Department of Planning and Economic Development  
Zoning Section  
1400 City Hall Annex  
25 West Fourth Street  
Saint Paul, MN 55102-1634  
(651) 266-6589

**RECEIVED**

OCT 20 2011

Per \_\_\_\_\_

Zoning Office Use Only  
File #: 11-292/48  
Fee: \_\_\_\_\_  
Tentative Hearing Date:  
To Be Schedule

**APPLICANT**

Name Wellington Management Inc. on behalf of The Emily Program as future Tenant and an as yet unnamed LLC as future owner

Address 1625 Energy Park Drive, Suite 100

City St. Paul St. MN Zip 55108 Daytime Phone 651-999-5503

Name of Owner (if different) Amherst H. Wilder Foundation, a Minnesota nonprofit corporation

Contact Person (if different) David Schwebel Phone 651-999-5503

**PROPERTY LOCATION**

Address/Location 180 South Grotto Street in St. Paul, Minnesota 55105

Legal Description Lots 9 to 14 inclusive, block 2, J.C. Stout's Addition to Summit Park; Lot 25, block 2, J.C. Stout's Addition to Summit Park, except the Northerly 20 feet; All of Lot A, J.C. Stout's Addition to Summit Park, lying West of the East line of Lot 24 extended North to the North line of Lot A, Ramsey County (Current Parcel ID NO. 02.28.23.44.0070)

Current Zoning R4 (attach additional sheet if necessary)

**TYPE OF SUBDIVISION:**

- Lot Split
- Lot Split with Variance
- Reg. Land Survey
- Preliminary Plat
- Final Plat
- Combined Plat

**STAFF USE ONLY**

Planning District \_\_\_\_\_ Land Use Map \_\_\_\_\_ Tax Map \_\_\_\_\_ Zoning \_\_\_\_\_

Plans Distributed \_\_\_\_\_ Return by \_\_\_\_\_ Reviewed by \_\_\_\_\_

Comments:

(attach additional sheets if necessary)

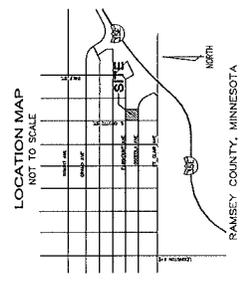
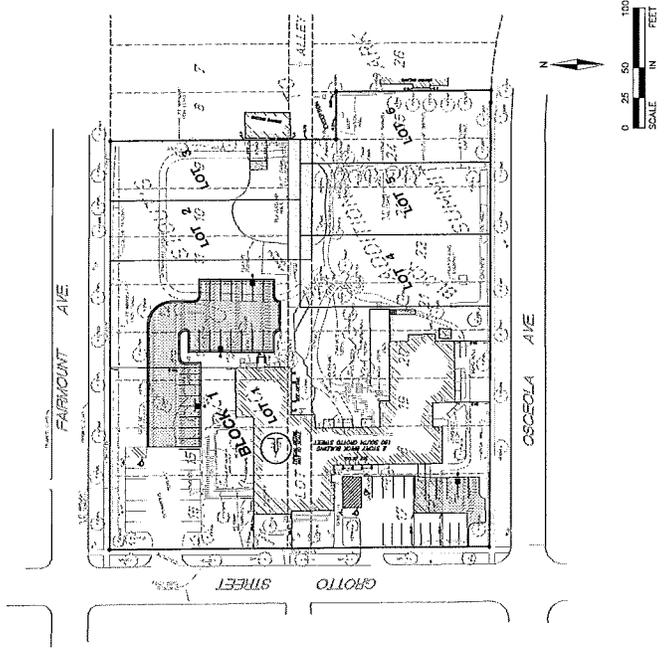
*CK 4440*

Applicant's Signature *David Schwebel* Date 10/20/11 City Agent *pdd*

*10-20-11*

# WILDER PROPERTY

## ST. PAUL, MINNESOTA



**DEVELOPER**  
DAVID P. SCHWABEL  
WELLINGTON MANAGEMENT, INC.  
1625 ENERGY PARK DRIVE  
SUITE 100  
ST. PAUL, MN 55108  
PH 651-999-5509  
FX 651-292-0072

**ENGINEER**  
CLARK WICKLUND  
ALLIANT ENGINEERING  
233 PARK AVENUE SOUTH  
SUITE 300  
MINNEAPOLIS, MN 55415  
PH 612-767-9302  
FX 612-758-3099

**LANDSCAPE ARCHITECT**  
MARK KRONBECK  
ALLIANT ENGINEERING  
233 PARK AVENUE SOUTH  
SUITE 300  
MINNEAPOLIS, MN 55415  
PH 612-767-9338  
FX 612-758-3099

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WILDER PROPERTY  
180 SOUTH GROTTO STREET  
ST. PAUL, MINNESOTA  
SITE PLAN SUBMITTAL  
COVER SHEET

THIS SHEET SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OF THIS SHEET FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE PROFESSIONAL ENGINEER UNDER THE JURISDICTION OF THE STATE OF MINNESOTA IS PROHIBITED.

DATE: 12-29-11  
ISSUE: SITE PLAN SUBMITTAL

QUALITY ASSURANCE/CONTROL

PROJECT TEAM DATA  
DRAWN: [ ]  
CHECKED: [ ]  
PROJECT NO: 111008

FOR REVIEW ONLY  
**PRELIMINARY**  
NOT FOR CONSTRUCTION









**WILDER PROPERTY**  
180 SOUTH GROTTO STREET  
ST. PAUL, MINNESOTA  
**SITE PLAN SUBMITTAL**

1. This drawing is prepared by the engineer, architect, or other professional person licensed under the laws of the State of Minnesota.  
2. It is submitted for the purpose of obtaining a permit from the City of St. Paul.  
3. It is submitted for the purpose of obtaining a permit from the State of Minnesota.

DATE	ISSUE
10-20-11	SITE PLAN SUBMITTAL
PROJECT TEAM DATA	
DESIGNED BY	PROJECT NO. 110928
DRAWN BY	
CHECKED BY	
QUALITY ASSURANCE/CONTROL	

**C-4**  
SHEET 6 OF 7

**GRADING NOTES**

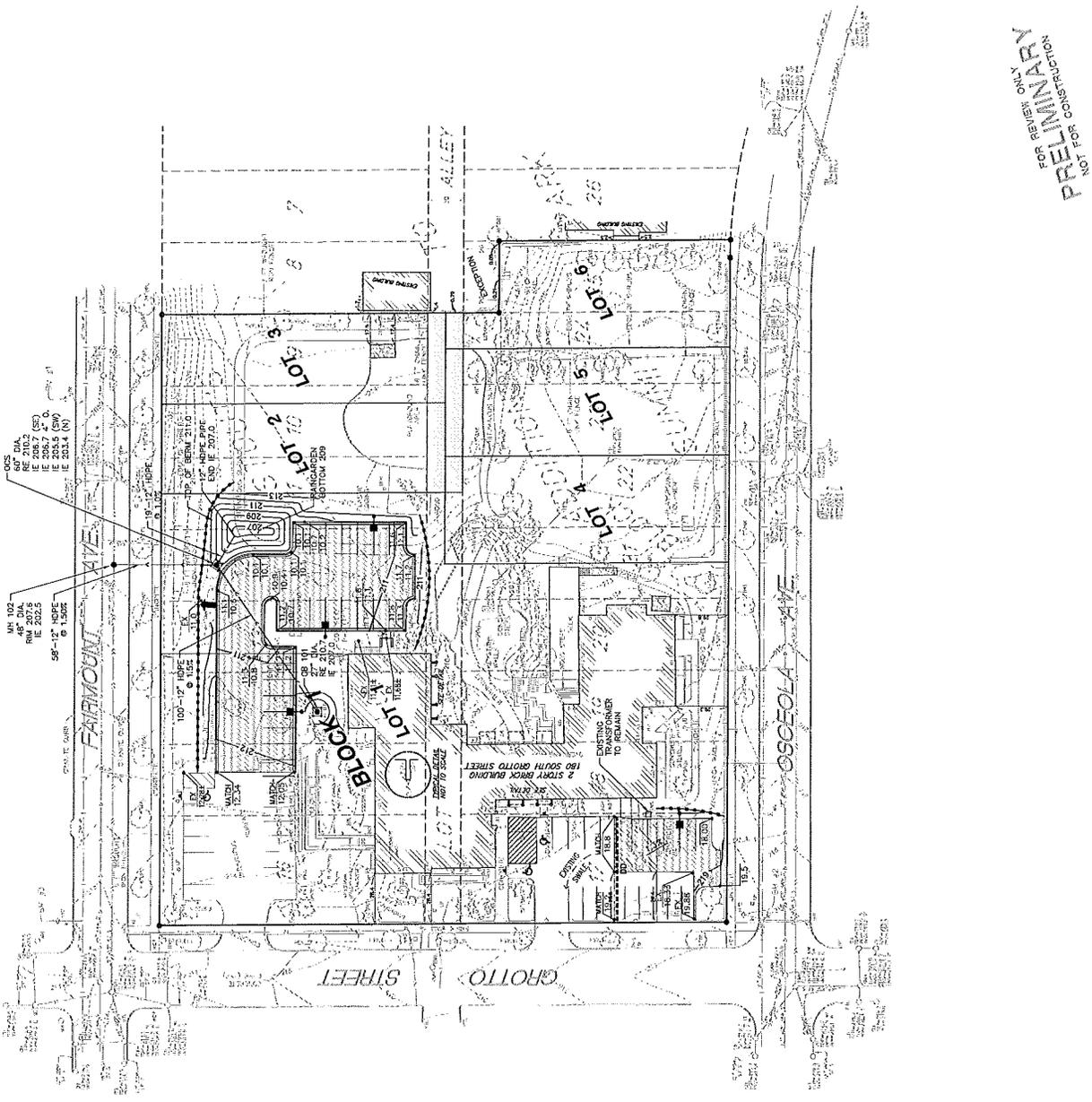
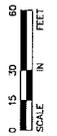
1. ALL PAVED AREAS SHALL BE SLOPED AWAY FROM BUILDING.
2. ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. PROPOSED GRADING SHALL BE ACCORDANCE WITH THE CITY OF ST. PAUL'S GRADING AND EROSION CONTROL MANUAL, 2008 EDITION, CHAPTER 10, SECTION 10.01.
4. WORKY CONCRETE SHALL BE ONE (1) DAY BEFORE START OF CONSTRUCTION AT (60)252-1166 OR (612)464-0022.
5. ALL IMPROVEMENTS TO CONFORM WITH CITY AND COUNTY CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
6. STABILIZED VEHICLE EXITS SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
7. CONTRACTOR TO KEEP A COPY OF THE FINAL DRAINAGE REPORT ON SITE AT ALL TIMES.
8. SURVEOR TO VERIFY BENCHMARK ELEVATION PRIOR TO START OF CONSTRUCTION.
9. REFER TO GEOTECHNICAL REPORT AND PRELIMINARY MANUAL FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
10. STOP TORSION PRIOR TO ANY CONSTRUCTION. REMOVE STOCKPILE ON SITE.
11. REFER TO SITE DESIGN CRITERIA SECTION OF PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
12. CONTRACTOR TO VERIFY SLOPES WITHIN ALL PROPOSED INFILTRATION AREAS TO A DEPTH OF 24" INSIDE OR OUTSIDE TO A MINIMUM COMPANION OF 50%.
13. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL NECESSARY PERMITS ARE OBTAINED FROM THE CITY OF ST. PAUL AND THE STATE OF MINNESOTA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ST. PAUL AND THE STATE OF MINNESOTA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ST. PAUL AND THE STATE OF MINNESOTA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ST. PAUL AND THE STATE OF MINNESOTA.
14. CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS OR ALIENS. THE CONTRACTOR MUST CONTACT ROSE KLEMAN (612)467-7293 IF THE ALLEY WILL BE BLOCKED DURING CONSTRUCTION.
15. THE CONTRACTOR MUST OBTAIN AN EROSION PERMIT FROM MINNAPLAN (612)467-7293 IF TRUCKS/LOADERS WILL BE DRIVING OVER CURBS OR IF CONSTRUCTION WILL BLOCK CITY STREETS OR ALLEYS. THE CONTRACTOR MUST CONTACT ROSE KLEMAN (612)467-7293 IF THE ALLEY WILL BE BLOCKED DURING CONSTRUCTION.
16. SILT FENCE IN THE RIGHT OF WAY REQUIRES AN OBSTRUCTION PERMIT FROM PUBLIC WORKS.
17. PROVIDE FERRISER CONTROL (SILT FENCE) FOR ANY TEMPORARY STOCKPILES.

**EROSION CONTROL SCHEDULE**

1. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILLERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.
2. IMMEDIATELY FOLLOWING GRADING OF SLOPES, WOOD FIBER BLANKET (OR OTHER SEED MIXTURE AND A MINIMUM OF 4" TORSION) SHALL BE APPLIED OVER APPROVED SLOPES.
3. ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION OF THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREAS.
4. SUFFICIENT TORSION SHALL BE STOCKPILED OR PROVIDED TO ALLOW FOR THE PLACEMENT OF 4" OF TORSION FOR DISTURBED AREAS TO BE RE-VEGETATED.
5. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND ROADWAY CONSTRUCTION TO OCCUR IN SEQUENTIAL PHASES. ALL GRADING SHALL BE PROTECTED FROM EROSION BY SILT FENCE, LOG RALES OR EQUIVALENT MEASURES. AFTER DISTURBANCE AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDING AND MULCHED OR SOILED WITHIN THREE (3) DAYS OF BEING DISTURBED.
6. THE GRASSES UTILIZED IN THE SEED AND SOIL AREAS SHALL BE OF A SHADE TOLERANT SPECIES.
7. UPON COMPLETION OF EROSION CONTROL MEASURES, FERTILIZER SHALL BE APPLIED TO PROTECT FROM EROSION BY SILT FENCE, LOG RALES OR EQUIVALENT MEASURES. LAWN AREAS HAVE BEEN ESTABLISHED.

**GRADING LEGEND:**

- EXISTING CONTOUR
- - - - - PROPOSED CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- SILT FENCE
- DRAINAGE DITCH
- LIGHT FIXTURE
- INLET PROTECTION
- PROPOSED CATCHBASIN/MANHOLE
- TOP OF CURB ELEVATION\*
- FLOW LINE OF CURB ELEVATION\*
- TOP OF WALL ELEVATION\*
- BOTTOM OF WALL ELEVATION\*
- DRAINAGE ARROW
- EMERGENCY FLOOD ROUTE
- \*MID 200 FEET TO ELEVATION



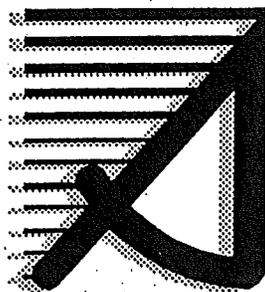
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**PRELIMINARY**



**Wellington**  
**MANAGEMENT, INC.**

**DAVID SCHWEBEL, CPM**  
Director of Leasing  
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dschwebel@wellingtonmgt.com

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**ALLIANT**  
ENGINEERING, INC.

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FAX (612) 758-3099

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ATTN: CLARK WICKLUND

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