



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 *D. Schwebel* Date 10/20/11 City Agent *pdd*

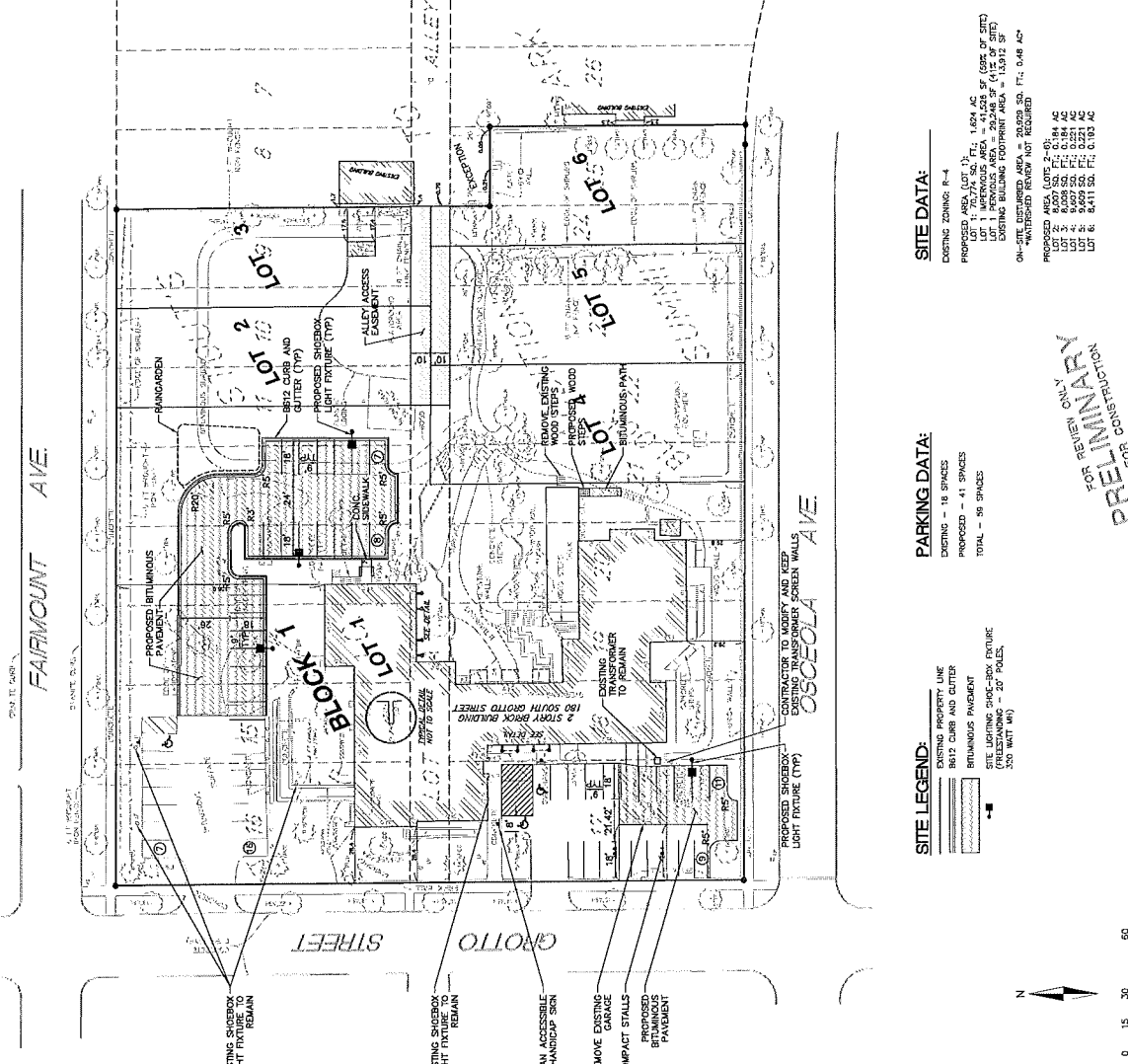
10-20-11

SITE PLAN NOTES:

1. ALL SIDEWALKS ARE TO FACE OF BUILDING, PROPERTY LINE AND/OR FACE OF CURB.
2. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOPS ADJACENT TO BUILDING.
3. CURB SHALL BE CONCRETE UNLESS NOTED OTHERWISE. FOR CITY STAIRWAYS, CONCRETE SHALL BE 4" THICK.
4. ALL CURBING CURB EDGES TO BE REPLACED WITH CONCRETE CURB AND OUTER EQUIVALENT TO THAT WHICH CONFORMS TO CITY CODE.
5. STIMPS SHALL BE 4" HIGH WHITE.
6. ALL CURB AND OUTER AND SECONDARY WITHIN BLOCK TO BE FOR CITY STANDARDS.
7. ALL WORK WITHIN THE BLOCK SHALL COMPLY WITH THE CITY STANDARD CURB STANDARDS.
8. ALL CURB AND OUTER TO BE CONCRETE CURB UNLESS NOTED OTHERWISE. FOR CITY STAIRWAYS, CONCRETE SHALL BE 4" THICK.
9. STAIRWAYS TO BE INSTALLED FOR ALL ACCESS DRIVES ON TO PUBLIC STREETS FOR COUNTY & CITY STANDARDS.
10. BUILDING DIMENSIONS REFER TO OUTSIDE OF BUILDING FACE (TYP) UNLESS OTHERWISE NOTED.
11. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOLERANCES ARE TO BE MAINTAINED AS SHOWN. THE CONTRACTOR SHALL NOTIFY THE UTILITY OWNERS OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
12. CONSTRUCTION SHALL BE ACCORDANCE WITH THE CITY OF MINNEAPOLIS STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS.
13. PROVIDE HEAVY DUTY BITUMINOUS PAVEMENT IN BRICK LAYERS AND LIGHT DUTY IN PARKING STALLS.

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES TO BE MAINTAINED AND THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES TO BE REMOVED OR DELETED. THE CONTRACTOR SHALL NOTIFY THE UTILITY OWNERS OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. CONCRETE SIDEWALKS AND CURB SHALL BE REMOVED TO NEAREST CONSTRUCTION JOINT OUTSIDE THE FOOTING LINE.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MINNEAPOLIS STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS. THE CONTRACTOR SHALL NOTIFY THE UTILITY OWNERS OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTER OF STRUCTURE, FACE OF SIDEWALK OR EXTERIOR OF SIDEWALK UNLESS NOTED OTHERWISE.
7. ALL CONCRETE SIDEWALK ADJACENT TO BUILDING SHALL BE SEPARATED BY A 1/2" DILATION JOINT.
8. PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CURB OR BROKEN PAVING CAUSED BY SITE CONSTRUCTION.
9. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF ALL UTILITIES ADJACENT TO THE PROJECT AS A RESULT OF THESE ACTIVITIES.
10. CONTRACTOR SHALL NOT IMPROVE EXISTING TRAFFIC SIGNALIZATION TO ADJACENT SIDEWALKS OR SIDEWALKS.
11. CONTRACTOR SHALL PROVIDE SCHEDULING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK.
12. EXISTING SIDEWALKS AND CURB SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ALL SIDEWALKS AND CURB SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
13. CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PROTECT AND MAINTAIN ANY EXISTING SIDEWALKS AND/OR CURB DURING CONSTRUCTION. UNTIL THE PROJECT HAS BEEN COMPLETED AND HANDLED OVER.
14. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SIDEWALKS THROUGHOUT THE PROJECT. ALL SIDEWALKS SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
15. THE CONTRACTOR SHALL CONTACT JOHN WILKINSON, GENERAL FORMAL LOGGING - SIGNAL MAINLINE, (612) 288-1234 FOR ALL LOGGING AND SIGNAGE REQUIREMENTS.
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17. CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM PUBLIC WORKS, (612) 288-1234 FOR ALL EXCAVATION WORK. THE CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM PUBLIC WORKS, (612) 288-1234 FOR ALL EXCAVATION WORK.
18. ALL WORK ON CURBS, SIDEWALKS, AND SECONDARIES WITHIN THE PUBLIC RIGHT OF WAY MUST BE DONE TO CITY STANDARDS. ALL WORK ON CURBS, SIDEWALKS, AND SECONDARIES WITHIN THE PUBLIC RIGHT OF WAY MUST BE DONE TO CITY STANDARDS.
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23. ALL PRIVATE FACILITIES IN THE RIGHT OF WAY SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ALL PRIVATE FACILITIES IN THE RIGHT OF WAY SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
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SITE LEGEND:

- [Symbol] EXISTING PROPERTY LINE
- [Symbol] 8612 CURB AND OUTER
- [Symbol] BITUMINOUS PAVEMENT
- [Symbol] SITE LIGHTING 300-300-300 Poles
- [Symbol] 300 WATT (M)

PARKING DATA:

- DISTING - 16 SPACES
- PROPOSED - 41 SPACES
- TOTAL - 57 SPACES

SITE DATA:

- DISTING CORNER: R-4
- PROPOSED AREA (LOT 1, 2, 3): 1,624 AC
- LOT 1: 41,023 SF (58% OF SITE)
- LOT 2: 8,206 SF (1.2% OF SITE)
- LOT 3: 9,609 SF (1.5% OF SITE)
- DISTING BUILDING FOOTPRINT AREA = 11,212 SF
- ON-SITE ESTIMATED AREA = 20,609 SQ. FT. 0.48 AC
- PROPOSED AREA (LOT 4-6):
- LOT 4: 8,206 SF (1.2% OF SITE)
- LOT 5: 9,609 SF (1.5% OF SITE)
- LOT 6: 8,411 SF (1.3% OF SITE)

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 the responsibility of the professional person to whom this drawing is submitted to verify the accuracy of the information furnished to him.

DATE	ISSUE
10-20-11	SITE PLAN SUBMITTAL
PROJECT TEAM DATA	
PROJECT NO.	110928
DATE	11/09/28
ISSUED	11/09/28
PROJECT NO.	110928

C-4
SHEET 6 OF 7

GRADING NOTES

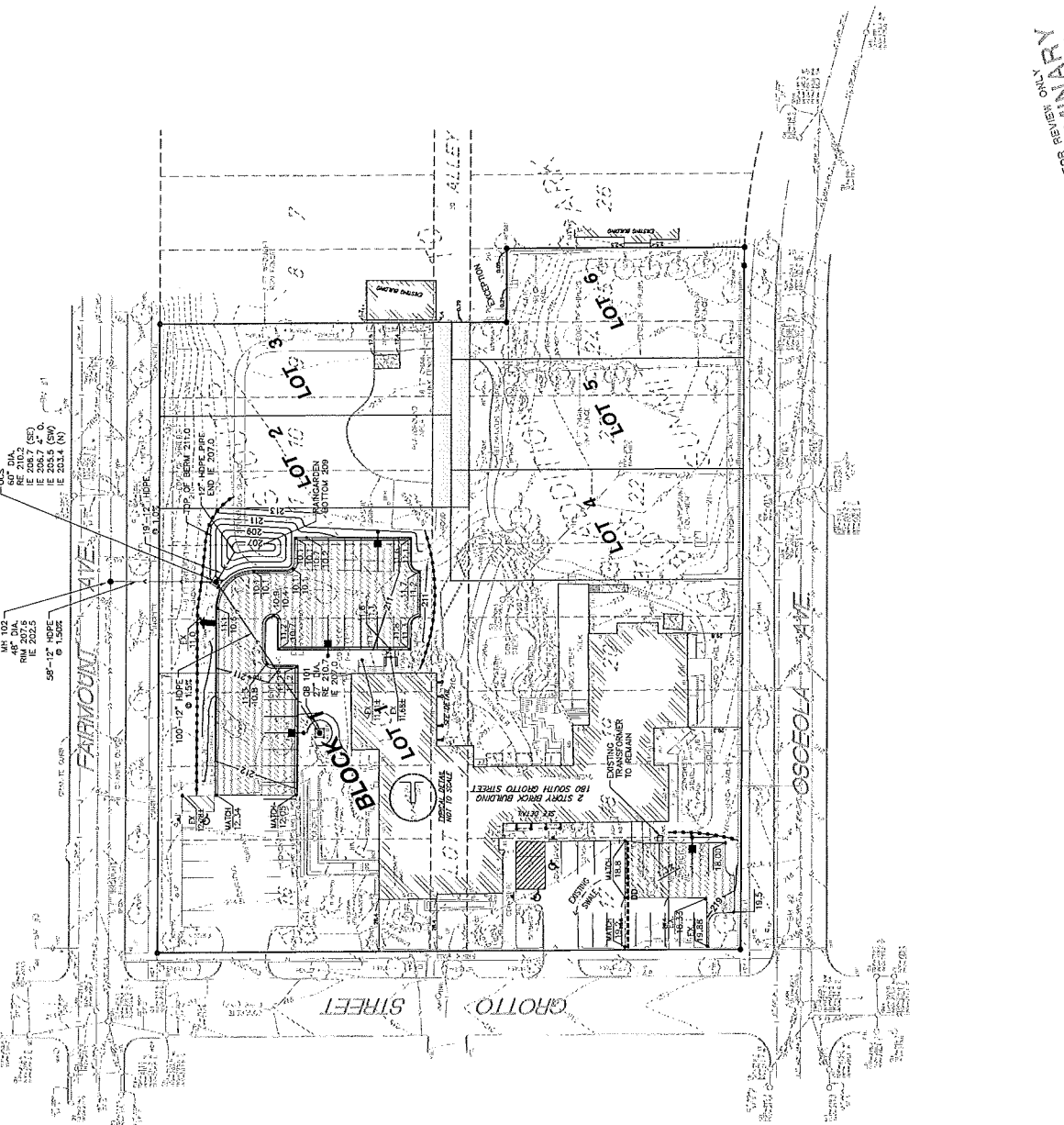
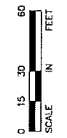
1. ALL PAVED AREAS SHALL BE GRADED TO MATCH EXISTING GRADE.
2. ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. PROPOSED GRADING SHALL BE ACCORDANCE WITH MINNESOTA STATE AND LOCAL CITY ORDINANCES.
4. WORKY CONCER MUST BE ONE CALL 48 HOURS PRIOR TO START OF CONSTRUCTION AT (609)252-1166 OR (651)454-0022.
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 PREVENT 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 SURVEOR WITHIN ALL PROPOSED INFILTRATION AREAS TO A DEPTH OF 24 INCHES OR DEEPER TO A BUREAU CERTIFICATION OF SOA.
13. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED AND ALL NECESSARY INSURANCE COVERAGE SHALL BE IN PLACE UNTIL THE CONTRACTOR HAS RECEIVED AND APPROVED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AGENCIES.
14. CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS OR ALIENS. THE CONTRACTOR MUST CONTACT ROE KLEAM (651-487-7293) IF THE ALLEY WILL BE BLOCKED DURING CONSTRUCTION.
15. THE CONTRACTOR MUST OBTAIN AN EROSION CONTROL PLAN FROM PUBLIC WORKS. (651-266-5074) IF TRUCKS/LOADMENT WILL BE DRIVING OVER CURBS OR IF CONSTRUCTION WILL BLOCK CITY STREETS. SCHEDULES OF ALIENS, THE CONTRACTOR MUST CONTACT ROE KLEAM (651-487-7293) 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 FERMETER CONTROL (SILT FENCE) FOR ANY TEMPORARY STOCKPILES.

EROSION CONTROL SCHEDULE

1. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FIELDS 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 MEASUREMENTS 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 TO MINIMIZE DISTURBANCE. 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 MEASUREMENTS, FERTILIZER MUST BE APPLIED TO PROTECT FROM SEEDING BY SILT FENCE, LOW 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



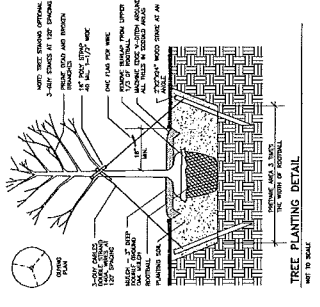
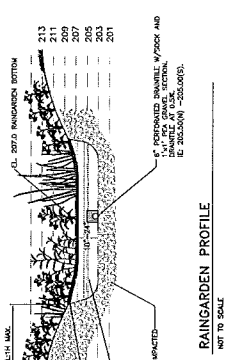
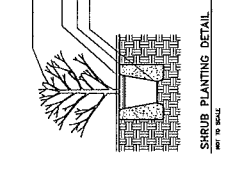
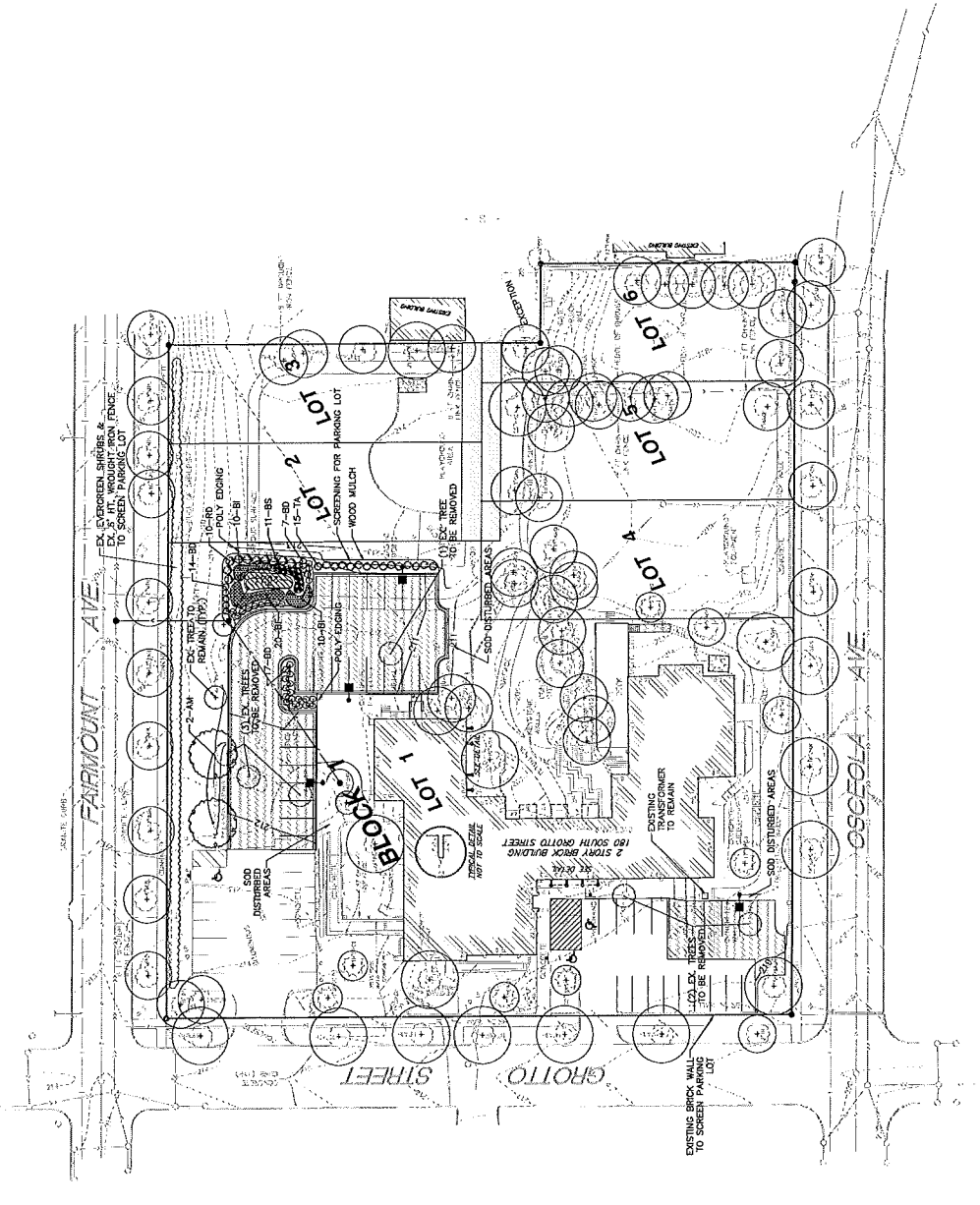
FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

- PLANTING NOTES:**
- INSTALL 12" MIN. PLANTING SOIL TO ALL SHRUB AND PERENNIAL AREAS. CONTRACTOR IS RESPONSIBLE FOR THE GRADING OF SOIL AND PLANTING AREAS. REMOVE STONKS, STICKS, AND DEBRIS UNDER 1" DIA.
 - ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE IED MULCHED WITH 4" DEPTH OF GOLDEN COLDED MULCH. MULCH SHOULD BE 100% FIBER. FIBER SHOULD BE VALLEY TOP BLACK MULCH OR APPROVED EQUAL.
 - PLANTING SOIL SHALL CONSIST OF 30% SELECT LOAMY TOPSOIL, 33% FERT. MESH, 33% FT. RUN SAND. GRANULATE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL PLANTING AREAS 100% FIBER MULCH. FIBER SHOULD BE 100% FIBER. FIBER SHOULD BE VALLEY TOP BLACK MULCH OR APPROVED EQUAL.
 - MATERIAL SHALL CONFORM WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR HURVEY STOCK. MATERIAL ACCEPTATION OF UNDERPINNERS.
 - TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN MARCH.
 - WATER AND MAINTAIN ALL PLANT MATERIALS, SEED AND SOIL UNTIL INITIAL ACCEPTANCE.
 - REPAIR AT NO COST TO OWNER ALL DAMAGE TO PROPERTY RESULTING FROM LANDSCAPE WORK.
 - NOTIFY CONCRETE STATE ONE CALL AT 811-44-6622 AND FOR LOCATING ALL UNDERGROUND UTILITIES. ALSO NOTIFY THE STATE OF MINNESOTA FOR ANY PERMITS REQUIRED FOR THE WORK. REMOVE ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER PROPERTY.
 - COORDINATE INSTALLATION WITH WORK OF OTHER SECTIONS.
 - STAKING AND DUMPING OF TREES PER NATIONAL MICHIGAN STANDARDS. MAINTAIN PLUMBNESS OF TREES FOR DURATION OF IMMUNITY PERIOD.
 - SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.

QTY.	KEY	COMMON NAME/ BOTANICAL NAME	SIZE	REMARKS
2	AM	OVERSTORY TREES AUTUMN BLAZE MAPLE Acer x Freemanii "Jefferson"	2.5" BAB	OVERSTORY TREES
10	RD	SHRUBS RED TWIG DOGWOOD Cornus sericea "Inkitt"	24" HT. CONT. 24" DIA. CONT.	24" HT. CONT. 24" DIA. CONT.
15	TA	ZERONIKS THORN APPROPRIATE Thalictrum occidentale "Tectry"	1 GAL. CONT.	1 GAL. CONT.
38	BD	BURNING BUSH Echinacea	4" CONT.	4" CONT.
20	BF	BUTTERFLY FLOWER Asclepias tuberosa	4" CONT.	4" CONT.
20	BI	NORTHERN BLUE FLAG IRIS Black eyed Susan	4" CONT.	4" CONT.
11	BS	BLACK EYED SUSAN Rudbeckia hirta	4" CONT.	4" CONT.
22	FS	COCKLE BUR Centaurea jacobaea	4" CONT.	4" CONT.

- SITE LEGEND:**
- 1812 CURB AND GUTTER
 - LIMITS OF CONSTRUCTION
 - PROPERTY LINE
 - EXISTING TREE

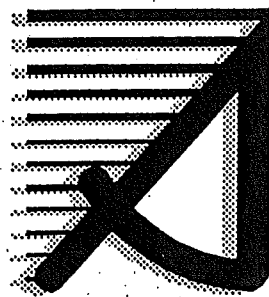
- LANDSCAPE REQUIREMENTS:**
- LOT 1:
 EXISTING TREES TO REMAIN = 23
 EXISTING TREES TO BE REMOVED = 6
 EXISTING TREES TO BE REPLACED = 6
 TOTAL TREES ON SITE = 27
- EXISTING TREES ON LOTS 2-6 ARE NOT INCLUDED AS PART OF THIS CALCULATION



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