



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

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:

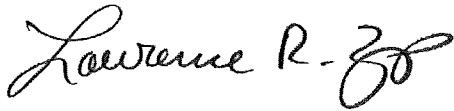
1. **Site improvements** – The proposed site improvements must be constructed as shown on the approved Site Plan. This includes all paving, grading, driveways, utilities, storm water management facilities, landscaping, lighting, fences and walls.

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.

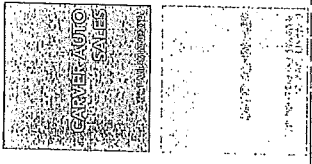
- **In Addition the MnDot Storm Connection Permit, a Sewer permits** for repair and removal permits from Public Works Sewer Division (651-266-6234) are required. These permits are issued only to licensed house drain contractors. All sewer permits are to be requested before 2:00 pm the day prior to when 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.loucks.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 06/04/18

PROFESSIONAL SEAL
 License No. 14199.0A
 Date 06/04/18



- SITE NOTES**
1. ALL FINISH CONCRETE CURBS, CURBS AND SIDEWALKS SHALL BE CONCRETE. FINISH SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. FOR THE DETAILS REFER TO STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 2. ACCESS TO PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT STANDARDS AND LOCALATIVE REQUIREMENTS.
 3. TYPICAL FULL SIZED PARKING SHALL BE 8' X 20' UNLESS OTHERWISE NOTED.

- SIGNAGE AND STRIPING NOTES**
1. SIGNAGE SHALL BE PROVIDED 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 CURBS, CONCRETE FOOTING AND STEEL BRONZE, IN WHITE PAINT.
 4. ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL BRONZE, IN WHITE PAINT.
 5. ALL SIGNAGE SHALL BE SET TO THE LOCATION IN PARALLEL TO OR PERPENDICULAR TO THE CURB AND SHALL BE SET TO THE CURB WITH CONCRETE AND PAINTED YELLOW. REFER TO DETAIL.
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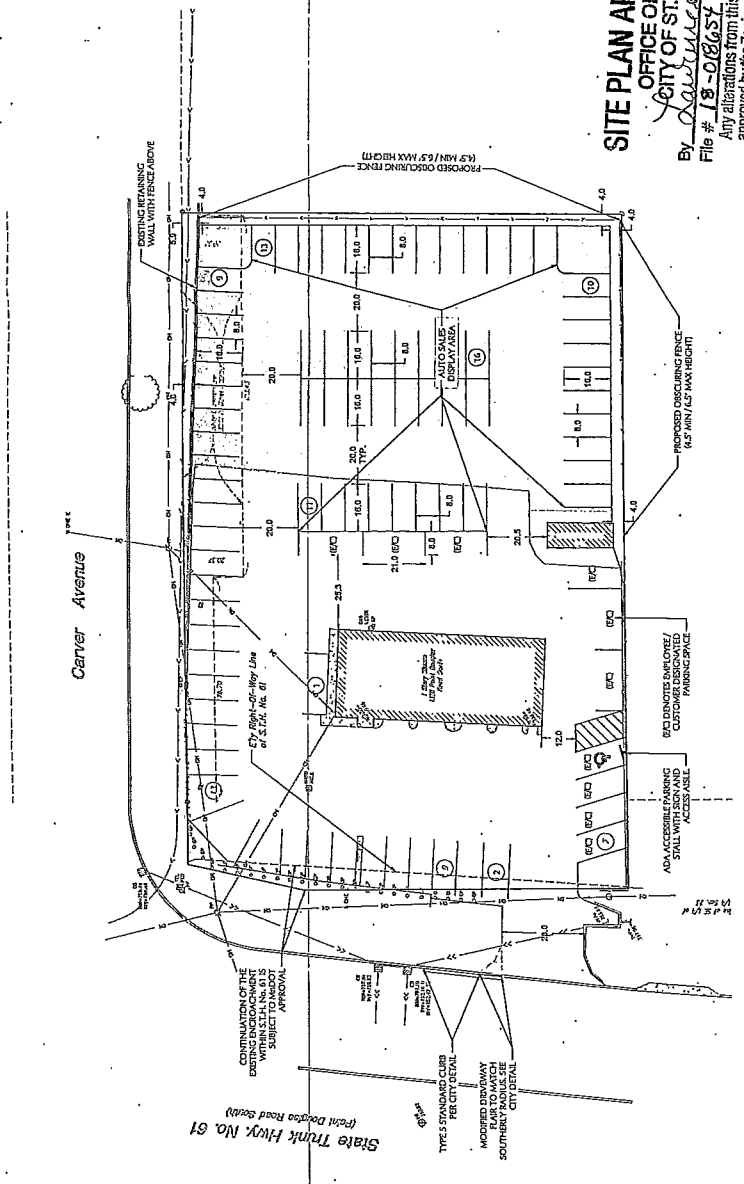
SITE DATA

PROPERTY ADDRESS: THE POINT DOUGLAS ROAD SOUTH, ST PAUL, MN 55119
 PROPERTY AREA: 3.1838 SQUARE FEET OR 0.073 ACRES
 UNIMPAVED PERVIOUS AREA: 1.1472 SQ. FT.
 IMPAVED PERVIOUS AREA: 2.0366 SQ. FT.
 NET NEW IMPVIOUS AREA: 10.0000 SQ. FT.

TOTAL DISTURBED AREA: 2.172 SF
 DISTING BUILDING AREA: 14,695 SF
 CURRENT ZONING: D3 GENERAL BUSINESS
 AUTOMOBILE SALES

PARKING PROVIDED:
 11 SPACES FOR UNPAVED AND CUSTOMERS
 10 SPACES FOR UNPAVED AND CUSTOMERS
 10 SPACES FOR UNPAVED AND CUSTOMERS

SITE PLAN APPROVED
 OFFICE OF CSI
 CITY OF ST. PAUL
 By *[Signature]*
 File # 18-01657 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 MAINTAIN THE PUBLIC RIGHT OF WAY OPEN TO TRAFFIC AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN THE PUBLIC RIGHT OF WAY OPEN TO TRAFFIC AT ALL TIMES.
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 2. OBSTRUCTION PERMITS: THE CONTRACTOR MUST OBTAIN AN OBSTRUCTION PERMIT FROM THE PUBLIC WORKS STREET MAINTENANCE DIVISION. 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.
 3. ALL CURBS SHALL BE CONCRETE. FINISH SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. FOR THE DETAILS REFER TO STANDARD SPECIFICATIONS FOR CONSTRUCTION.
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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.
 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.

Copher State One Call
 TOLL FREE: 1-800-392-5166
 TEL. PRD: 763-292-5166

