

SEP 24 2012 0900

City of Saint Paul  
Department of Safety and Inspections  
Attention: Corinne A. Tilley, Zoning  
375 Jackson Street, Suite 220  
Saint Paul MN 55101

**RE: Zoning Committee Staff Report File #12-101937**

In order for the appellant to address the Zoning Committee Staff Report, we request the documents/communications, cited in the staff report, listed below:

April 13, 2012 timeline to remove the gas pumps given by the City's Department of Safety and Inspections Fire Inspection.

April 24, 2012 communication from Ramsey County Public Works determining that the proposed new driveway curb cut was too close to the intersection.

Copy of communications from Ramsey County and Saint Paul Public Works determining the revised site plan to relocate pumps (denied on July 11, 2012) was not consistent with traffic safety.

Copy of WB-50 truck turning diagram submitted with the revised site plan dated August 15, 2012 (approved August 24, 2012).

Distribution list of recipients and communications, including meeting minutes, attendees, and notes, for review of the site plan submitted in July 2011-new construction that was denied on July 11, 2012.

Distribution list of recipients and communications, including meeting minutes, attendees, and notes, for review of the scaled back version of the site plan that was denied on July 11, 2012.

Distribution list of recipients and communications, including meeting minutes, attendees, and notes, for review of the site plan resubmitted on August 1, 2012.

Distribution list of recipients and communications, including meeting minutes and notes, for review of the revised plans dated August 15, 2012 that were approved, subject to appeal.

Documents are needed no later than 3:30 p.m. Tuesday September 25, 2012. We understand there may be a charge for copies.

Please contact us at 651-488-2308 or [buddydog2@comcast.net](mailto:buddydog2@comcast.net) with any questions or concerns.

Sincerely,



Susan and Raymond Cantu  
115 Rose Avenue West  
Saint Paul MN 55117

9/23/12



CITY OF SAINT PAUL

*Christopher B. Coleman, Mayor*

375 Jackson Street, Suite 220 Telephone: 651-266-8989  
Saint Paul, MN 55101-1806 Fax: 651-266-8951

April 13, 2012

BILAL ALSADI  
1200 RICE ST.  
ST PAUL MN 55117

## **CORRECTION NOTICE - RE-INSPECTION COMPLAINT**

RE: 1200 RICE ST  
Ref. # 90351

Dear Property Representative:

A re-inspection was made on your building on April 13, 2012, in response to a complaint. You are hereby notified that the following deficiencies must be corrected prior to re-inspection date. A reinspection will be made on **April 20, 2012 at 10:30 AM.**

Failure to comply may result in a criminal citation or the revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

### DEFICIENCY LIST

1. FUEL DISPENSING DEVICES - MSFC 2203.1 – Dispensing devices shall be located ten feet (3048 mm) or more from property lines.

**NORTH BANK OF DISPENSERS SHALL BE TAKEN OUT OF SERVICE IMMEDIATELY, AND BE PHYSICALLY DISCONNECTED BY 4-20-12.**

**SOUTH BANK USE WILL BE PERMITTED UNTIL 7-12-12**

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

If you have any questions, email me at [scott.st.martin@ci.stpaul.mn.us](mailto:scott.st.martin@ci.stpaul.mn.us) or call me at 651-266-8995 between 7:30 a.m - 9:00 a.m.

Please help to make Saint Paul a safer city in which to live and work.

Sincerely,  
Scott St. Martin  
Fire Inspector

Ref. # 90351

**From:** "Laberee, Erin" <Erin.Laberee@CO.RAMSEY.MN.US>  
**To:** <david.kuebler@ci.stpaul.mn.us>  
**Date:** 4/24/2012 3:46 PM  
**Subject:** 1200 Rice Gas Station

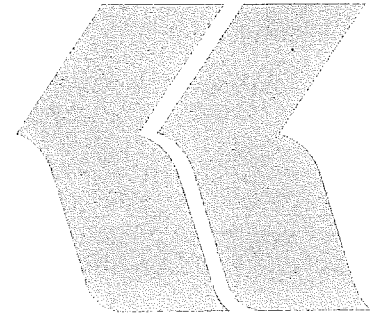
*The Maryland Ave. driveway is being constructed today and tomorrow at 25 feet wide as shown on the architect's plan.*

*The proposed driveway on Rice Street is too close to the intersection. The new driveway should be as far south as possible to the property line. The purpose of the reconstruction project was improve safety for the intersection. The County closed 2 of the gas station's accesses as part of the project. Allowing an access any closer than the old driveway takes us a step backwards in what we are trying to accomplish.*



July 12, 2011

Tom Beach  
Department of Safety and Inspection  
375 Jackson Street, Suite 220  
St. Paul, MN 55101-1806



Re: REEMO GAS AND DELI  
1200 Rice Street  
Site Plan Review Application.

Tom,

The attached application with the various support documents are submitted for Plan Review by you and the various departments. The fee of \$500.00 is included and made out to the City of St. Paul with the notation Site Plan Review, 1200 Rice St.

The documents include the following:

- Boundary and Topographic Survey – by Rehder and Assoc. (4/15/11 Rev. 7/1/11)
- Grading, Drainage, Stormwater Management Worksheets, Erosion Control and Utility Plan – by Rehder and Assoc. Sheets C-1 and C-2. (7-12-11)
- Site Plan (A-1), Site Demolition Plan (A-2), Building Elevations (A-3) and Viewing Sketches of Roof Top Equipment (A-4) – by K K Design (7/12/11).

The proposed signage is based on a calculation including the full length of the short property line (Rice St. 94.42) plus half of the long property line (Maryland Ave. 68.25), times two (2) for a total of 325.34 square feet allowed. The corner pylon is anticipated to be a sign eight (8) feet wide and ten (10) to twelve (12) feet high for an amount of eighty to 80 to 100 feet square. The lower portion of the sign will maintain a height of eight (8) feet above grade and will overhang the property the allowable eighteen (18) inches. It will be internally lit with a dynamic reader board taking up about 50 percent of the sign. Final design to be determined. The building signs will also be internally lit signs. There final shape and size(s) have not been determined but will be sized to not exceed the area allowed for the property including the pylon sign.

I talked to the contact person, from Dist. 6, and will be on their agenda, July 26<sup>th</sup>.

16 copies (11 x 17) of the drawings are included and a electronic pdf version will be sent to you via e-mail. If you have any questions or need any additional information please give me a call at, 952-922-3226. Or e-mail at, [john@kkdesign.biz](mailto:john@kkdesign.biz).

Thank you,

John Kosmas, Architect



# APPLICATION FOR SITE PLAN REVIEW

Department of Safety and Inspections (DSI)  
375 Jackson Street  
Suite 220  
Saint Paul MN 55101-1806  
651-266-9086

### STAFF USE ONLY

SPR #

Fee \$ 500

Staff meeting date

7/26/11 9/6/11

City agent

TBeach

### APPLICANT

Steve Parsons

Name JOHN KOSMAS Company K K DESIGN  
Address 6112 EXCELSIOR BLVD  
City ST. LOUIS PARK State MN Zip 55416  
Phone 952 922 3226 Fax 952 922 3231  
Email john@kkdesign.biz

### OWNER

(If different than applicant)

Name Bilal Alsadi Company Reemo Gas & Deli  
Address 13850 Guild Ave. Phone (c) 612 750 4448  
Apple Valley, MN 55124

### PROJECT

Project name / description REEMO GAS & DELI  
(CONSTRUCTION OF NEW 2,496 S.F. GAS  
CONVENIENCE STORE & DELI W/2 P.I. & CANOPY)

(RICE & Maryland)

Project address / Location 1200 RICE STREET  
ST. PAUL, MN

Legal description of the property : LOTS 10, 11 & 12, BLOCK 2,  
STINSON'S RICE STREET ADDITION TO THE  
CITY OF ST. PAUL. INCLUDING 1/2 OF VACATED AUKU

Applicant's signature

John Kosmas

Date 7/12/11

### STAFF USE ONLY

Type Site Plan

Sub New Com

Work Comm

S.F. 12,700

Folder Name

Reemo Convenience / Gas Station

Reviewed by

- Maryland will be widened by 10'. Existing convenience gas station will be torn down and a new one will be built to fit on the smaller site.
- Conditional Use Permit is required.

(attach additional sheets if necessary)

Bond/letter of credit/escrow \$

Date

Site plan approved by

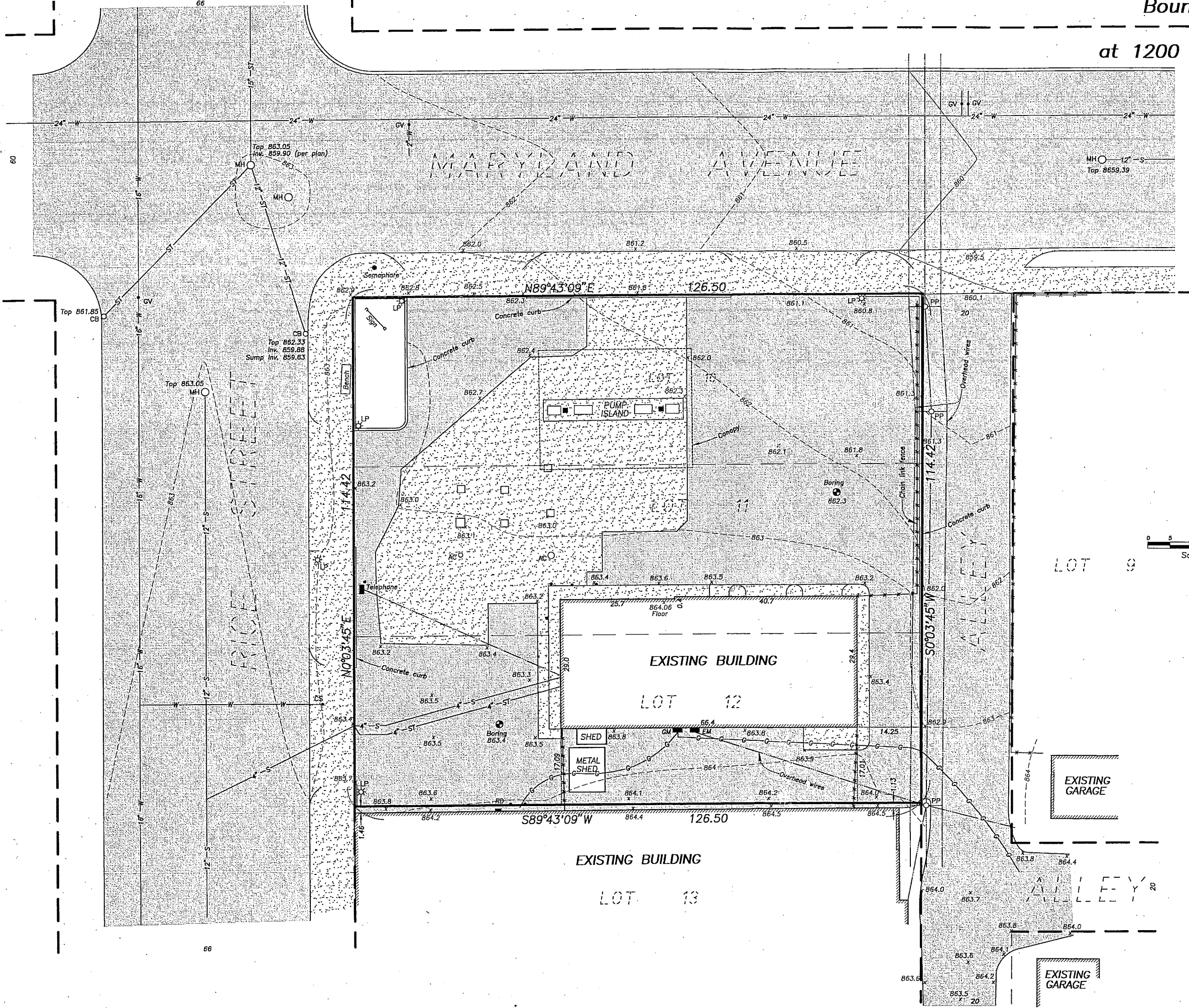
Date

Work approved by

Date

This form and other information about site plan review are available at [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi). Click on Zoning in the column on the left side of the page and then click on Site Plan Review.

**Boundary and Topographic Survey for:**  
**KK DESIGN**  
 at 1200 Rice Street – St. Paul, Minnesota



**NOTES**

- \* Bearings shown are based on an assumed datum.
- \* Utilities shown are from information furnished by the City of St. Paul and Xcel Energy in response to Gopher State One Call Ticket No. 110900724 and are verified where possible.
- \* Contact Gopher State 1 for utility locations before any construction shall begin. Phone 651-454-0002.
- \* Bench Mark: Top of hydrant at the northwest corner of Rose Avenue and Rice Street. Elevation = 866.25 feet.
- \* Area = 14,474 square feet (0.33 acre).
- \* Zoning: B-2.
- \* Zoning information obtained from the City of St. Paul Web Site.

**UTILITY STATEMENT**

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are shown as accurately as possible from information available. The surveyor has not physically located the underground utilities.

**LEGEND**

- Iron Monument Set
- PK Nail Set
- S— Sanitary Sewer
- ST— Storm Sewer
- W— Watermain
- GV • Gate Valve
- MHO Manhole
- CB○ Catch Basin
- AC○ Access Cover
- Guard Post
- PP○ Power Pole
- LP\* Light Pole
- GM Gas Meter
- EM Electric Meter
- RD Roof Drain
- ▨ Concrete Surface
- ▨ Bituminous Surface
- G— Buried Gas

**PROPERTY DESCRIPTION**

Lots 10, 11 and 12, Block 2, STINSON'S RICE STREET ADDITION TO THE CITY OF ST. PAUL, MINN., according to the recorded plat thereof, Ramsey County, Minnesota.

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

Dated this 15th day of April, 2011  
 REHDER & ASSOCIATES, INC.

*Thomas J. Adan*  
 Thomas J. Adan, Land Surveyor  
 Minnesota License No. 43414

Revised July 1, 2011 to show additional topography

**Rehder and Associates, Inc.**  
 CIVIL ENGINEERS AND LAND SURVEYORS

3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

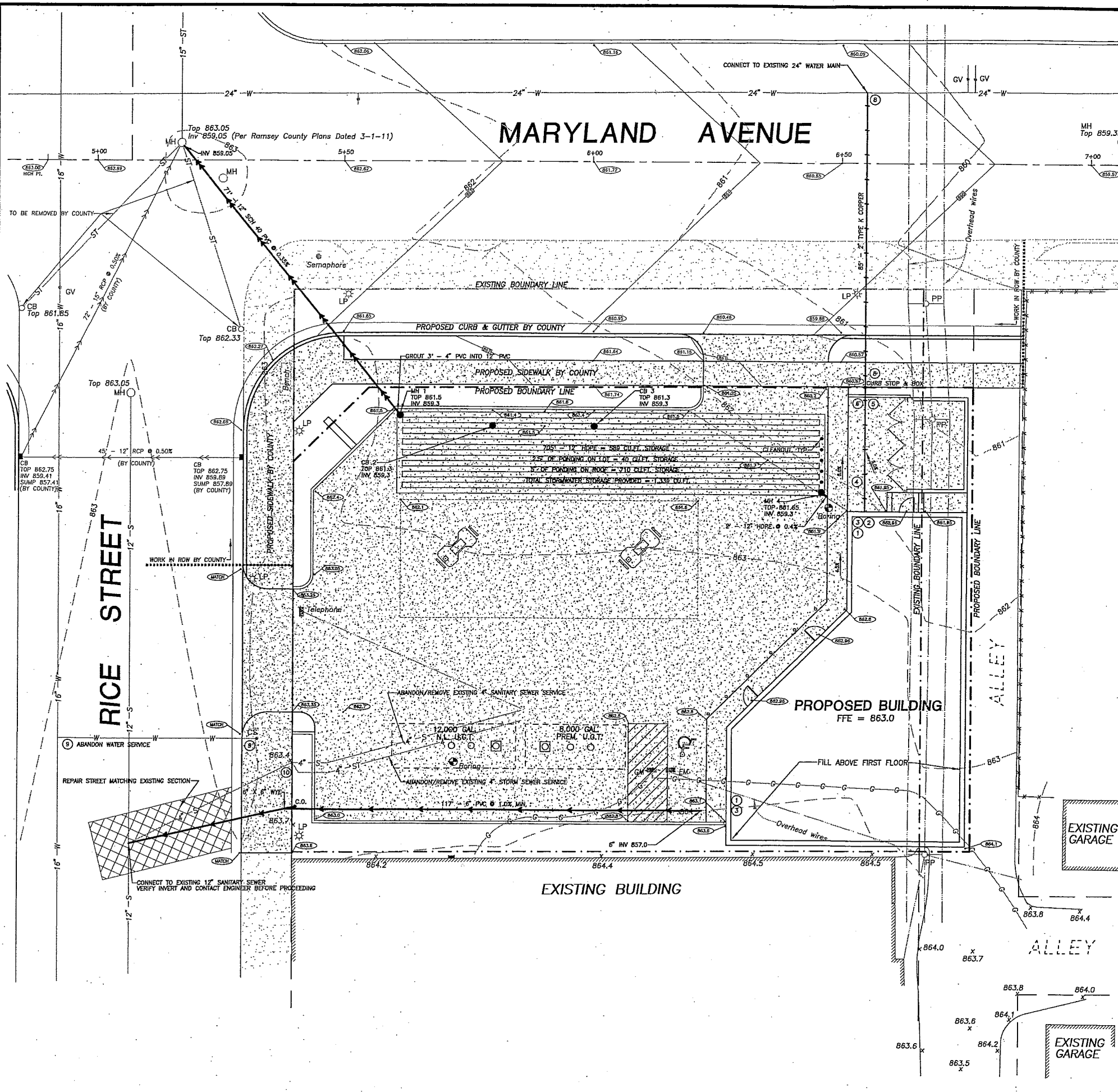
# MARYLAND AVENUE

# RICE STREET

## PROPOSED BUILDING

FFE = 863.0

## EXISTING BUILDING



### GENERAL NOTES

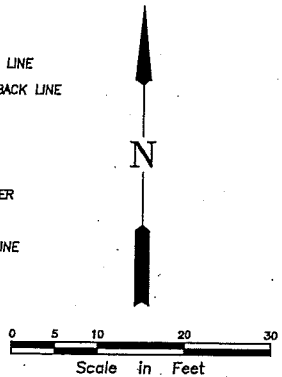
- 1 - All elevations shown are to final surfaces.
- 2 - Care must be taken during construction and excavation to protect any survey monuments and/or property irons. Call Sam Gibson of Public Works Surveying (651-266-6075) if you have any questions.
- 3 - Access to signal controller and lighting cabinets 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 Maintenance Department. Contact John McNamara, General Foreman Signals and Lighting at 651-266-9780.
- 4 - The Contractor must obtain an Obstruction Permit from Public Works Right of Way Service Desk (651-266-6151) if trucks/equipment will be driving over curbs or if construction (including silt fence) will block City streets, sidewalks, or alleys.
- 5 - The Contractor must obtain an Excavation Permit from Public Works, if digging is done in the Public Right of Way. Contact the Public Works Right of Way Service Desk (651-266-6151).
- 6 - It is strongly recommended that contractors call for cost estimates prior to bidding to obtain accurate cost estimates for both obstruction and excavation permits. Failure to secure an excavation permit or required obstruction permit will result in double-permit fee and other fees required under City of St. Paul Legislative Codes.
- 7 - The contractor shall contact the Right of Way Inspector, Jim Hehn (651-485-0417), one week prior to beginning work to coordinate traffic control, pedestrian safety and work in the public right of way.
- 8 - Adjacent streets and alleys must be swept to keep them free of sediment. Contractor must monitor conditions and sweep as needed or within 24 hours of notice by the City.
- 9 - A rock construction entrance to be installed and maintained at entrances to existing hard surface roads. Rock entrance shall be no less than 50' in length and as wide as necessary for traffic. Use 1" to 2" washed rock.
- 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 - All utilities and contractors must be registered, insured and bonded, as recognized by the Public Works Right of Way Service Desk, (651-266-6151) if they will be working in the public road right of way.
- 12 - 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.
- 13 - Removing or planting trees in the boulevard requires a permit from the City Forester (651-632-5129). If trees will not be removed, they must be protected during construction per detail 9/C4.
- 14 - Abandoning existing sewer service or making new connections to City sewer must be done to City standards by a Licensed House Drain Contractor or a Licensed Plumber under a permit from Public Works Sewer Section (651-266-6234).
- 15 - All work on curbs, driveways, and sidewalks in the public right of way must be done by a licensed and bonded contractor under a permit from Public Works Sidewalk Section (651-266-6120). Sidewalk grades must be carried across the driveways. The contractor must contact Public Works Street Maintenance for any street repair/reconstruction at (651-266-9700) with questions regarding procedures and costs.
- 16 - The contractor must coordinate with gas, electric, cable television and telephone/communication utilities prior to construction to determine feed points into the property. The utility must submit a plan for the approval of the Public Works Utility Review Committee if the proposed service requires excavation within the public right of way, and is responsible for ordering all permits for their utility's services into the site. Direct questions about plan needs and permits to the utility inspector.
- 17 - Each area disturbed by construction shall be restored per the specifications within two weeks of substantial completion of grading in that area.
- 18 - The City Building Inspector must approve all installed sediment and erosion control devices prior to any land disturbance and/or excavation.
- 19 - 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 (651-292-6600). Procedures and unit costs are found in Street Maintenance's "General Requirements - All Restorations" and are available at the permit office. Contact Al Czaja of Public Works Sidewalks (651-266-6108) if you have questions about public sidewalks and curb cuts.
- 20 - Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area approved by the City. Contact Wes Saunders Pearce (651-266-9112) for requirements.
- 21 - Any water from dewatering must be treated to within 50 NTUs of the receiving water before being discharged into the storm sewer.
- 22 - Provide inlet control per details 3/C2 and 4/C2 for all existing and proposed catch basins that will receive runoff from the site.
- 23 - The installation of private electrical wiring, conduit, receptacles and/or lighting is strictly prohibited 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.

### UTILITY NOTES

- 1 - All sewer services to extend to a point 5' from proposed building.
- 2 - Bring water main into proposed building and cap at the floor.
- 3 - Verify all service locations and inverts with mechanical engineer before construction.
- 4 - All watermain to have a minimum of 7.5' of cover.
- 5 - All water main and services to be installed in accordance with Saint Paul Regional Water Services "Standards for the Installation of Water Mains."
- 6 - Pipe work inside property to be performed by a plumber licensed by the State of Minnesota and certified by the City of St. Paul.
- 7 - Make application for water service with Saint Paul Regional Water Service (SPRWS) at 1900 Rice Street.
- 8 - SPRWS will install service and provide excavation/restoration in the right of way at the contractor's expense.
- 9 - All unused water connections must be cutoff at the main. Excavation and restoration to be provided by the contractor.
- 10 - Existing sanitary sewer services that will not be used must be abandoned at the property line. Contact Anca Sima of Sewer Engineering (651-266-6237).

### LEGEND

- |     |                               |     |                               |
|-----|-------------------------------|-----|-------------------------------|
| ●   | PROPOSED MANHOLE              | --- | BOUNDARY/ROW/BLOCK LINE       |
| ■   | PROPOSED CATCH BASIN          | --- | BUILDING/PARKING SETBACK LINE |
| +   | PROPOSED HYDRANT              | ○   | SOIL BORING                   |
| +   | PROPOSED GATE VALVE           | →   | DRAINAGE ARROW                |
| →   | PROPOSED STORM SEWER          | W   | EXISTING WATERMAIN            |
| →   | PROPOSED SANITARY SEWER       | S   | EXISTING SANITARY SEWER       |
| →   | PROPOSED WATERMAIN            | ST  | EXISTING STORM SEWER          |
| ■   | PROPOSED CONCRETE             | --- | EXISTING BURIED GAS LINE      |
| ■   | PROPOSED STD. DUTY BITUMINOUS | --- | EXISTING CONTOUR              |
| --- | PROPOSED CONTOUR              | x   | EXISTING ELEVATION            |
| --- | PROPOSED ELEVATION            |     |                               |
| --- | SILT FENCE                    |     |                               |



**Reider & Associates, Inc.**  
 Civil Engineers, Planners and Land Surveyors  
 8410 Federal Drive, Suite 110 • Eden Prairie, Minnesota 55342  
 651-485-5051 • Fax: 651-485-5937 • email: info@reider.com

I hereby certify that this plan 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.  
**PRELIMINARY**  
 Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Reg. No. \_\_\_\_\_

7-12-11  
 ISSUED  
 SITE PLAN REVIEW

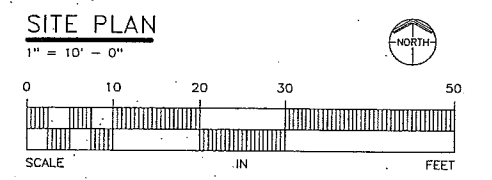
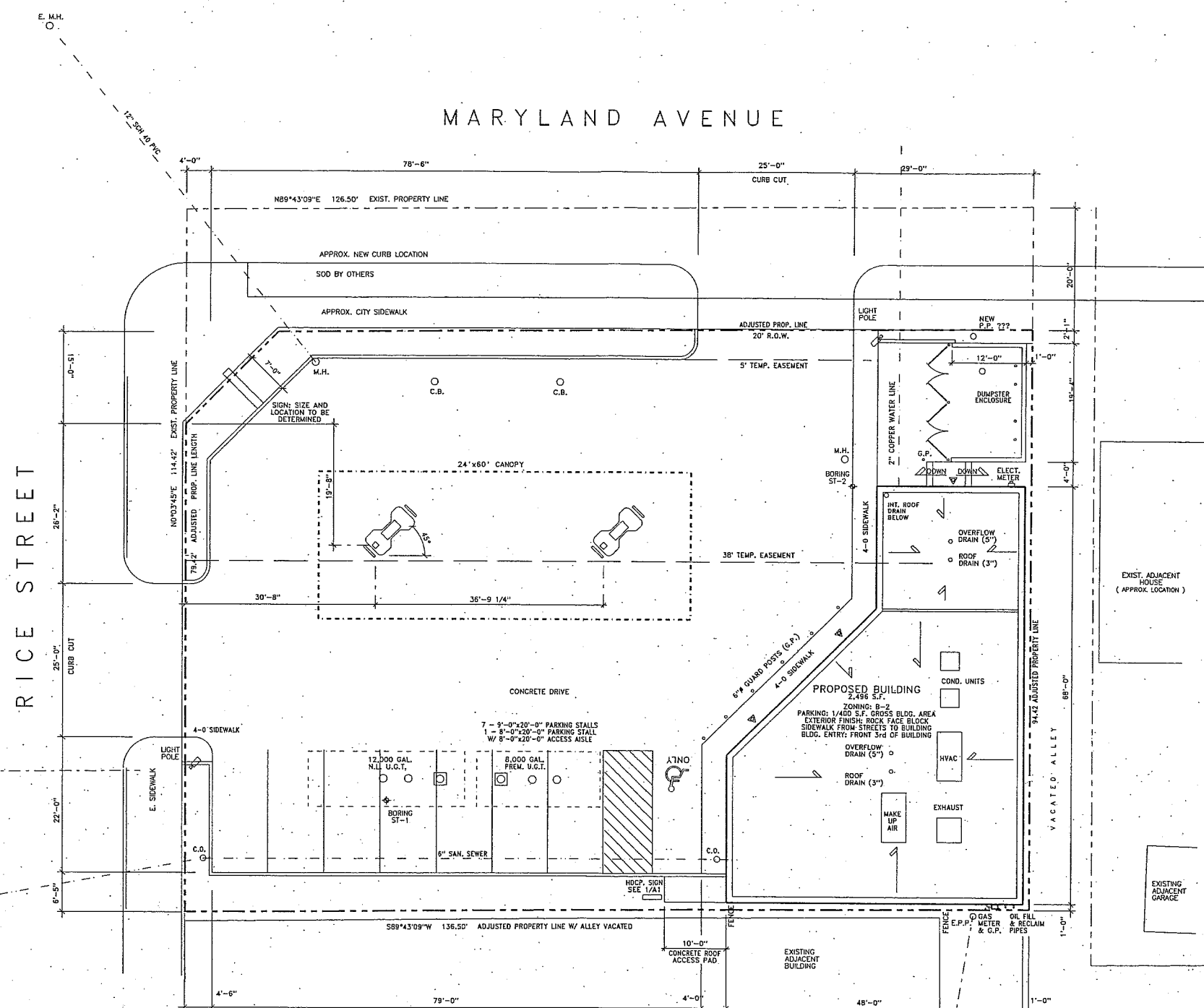
GRADING, DRAINAGE, EROSION CONTROL & UTILITY PLAN  
 REEMO GAS & DELI  
 CITY OF ST. PAUL

SHEET NUMBER

C1

PROJECT NO: 111-0483.040 DRAWING FILE: 0483040.DWG





**SITE DATA:**

LOT AREA:	12,775 S.F. (.29 ACRES)
BUILDING AREA:	2,496 S.F. (20 %)
LANDSCAPE AREA:	1,147 S.F. (9 %)
PARKING / DRIVE AREA:	9,132 S.F. (71 %)
PARKING PROVIDED:	
STANDARD STALLS	7
HANDICAPPED STALL	1
TOTAL SPACES	8
PARKING GUIDELINE PER CITY:	6.24
1 STALL PER 400 S.F. OF GROSS FLOOR AREA	

**SITE DATA TAKEN FROM:**

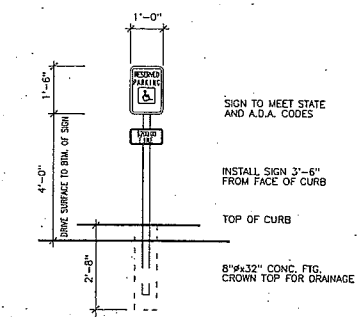
SURVEY BY:  
REIDER AND ASSOCIATES, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
3440 FEDERAL DRIVE  
SUITE 240  
EAGAN, MINNESOTA 55122  
651-452-5051

DATED: 4/15/2011  
REVISED: 7/1/2011

UTILITY, GRADING AND EROSION CONTROL PLANS BY:  
REIDER AND ASSOCIATES, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
3440 FEDERAL DRIVE  
SUITE 240  
EAGAN, MINNESOTA 55122  
651-452-5051

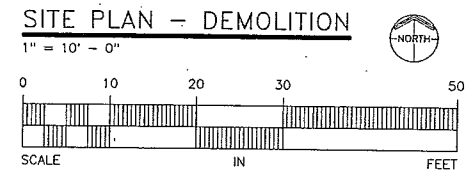
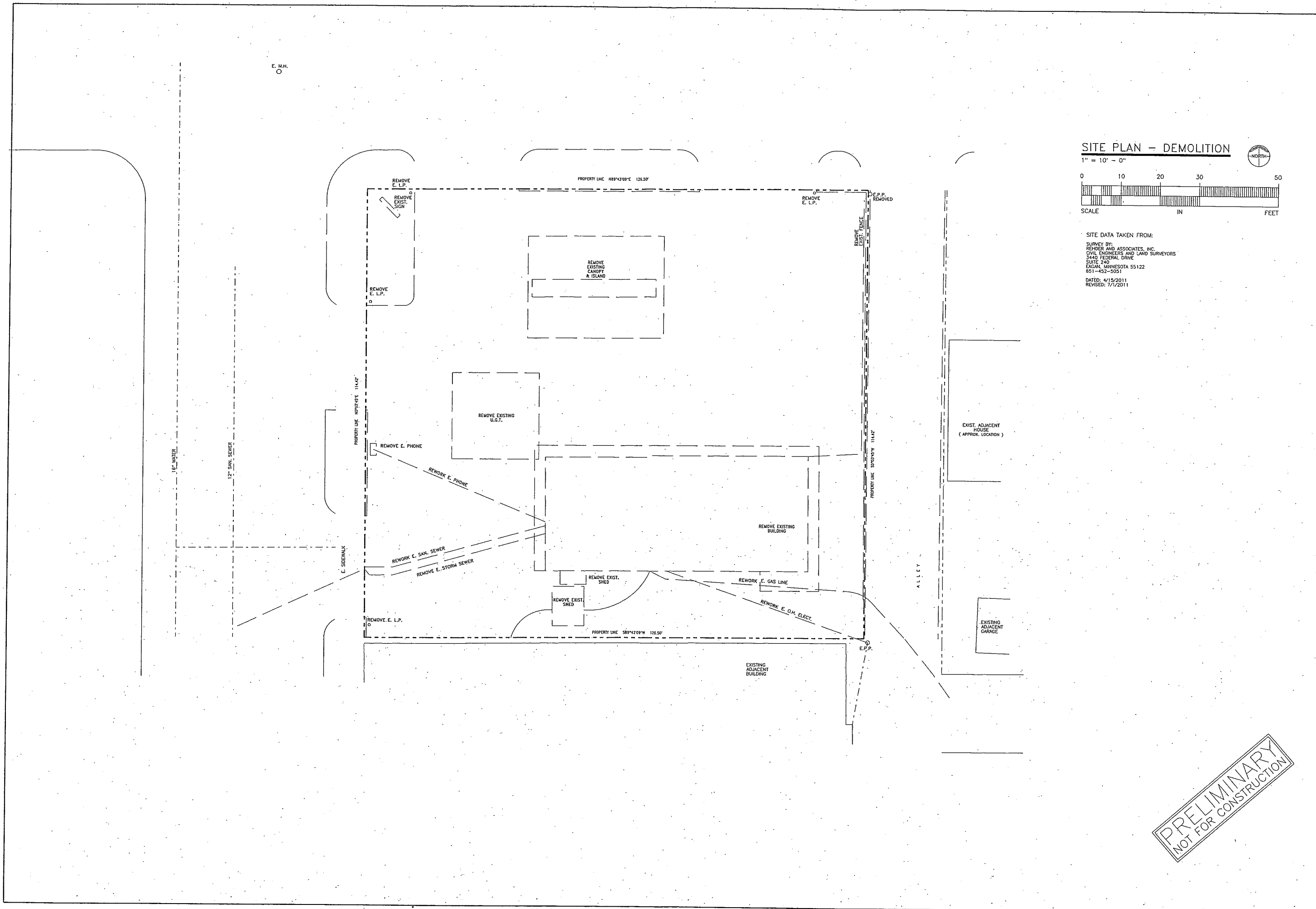
DATED: 7/12/2011

- NOTES:**
- VERIFY LOCATIONS OF UTILITIES PRIOR TO EXCAVATION CALL. COPPER STATE ONE CALL 1-800-252-1166
  - CONTRACTOR TO VERIFY LOCATIONS OF UTILITY STUBS
  - 3'-0" TYPICAL CONCRETE CURB RADIUS UNLESS NOTED
  - SIDEWALKS AND RAMPS: 2.500 (2.5) AIR-ENTRAINED CONCRETE 4" THICK, BROOM FINISH, SCORE WITH 3/4" DEEP CONTRACTION JOINTS INTO APPROXIMATELY 4'-0" SQUARES OR AS SHOWN.
  - HANDICAP STALLS/ACCESS AISLE MAX SLOPE 1:50 MAXIMUM 1:20 SLOPE AT SITE AREA BETWEEN HANDICAP CURB RAMP AND PARKING STALL HANDICAP CURB RAMP MAX. SLOPE 1:12
  - SEE THE FOLLOWING FOR ADDITIONAL REQUIREMENTS: 2003 IBC CHAPTER 11, CAS/ANSI A117.1-1992, MINN. ACCESSIBILITY CODE SECTION 1341 (2000)
  - SEE BUILDING DRAWINGS TO CONFIRM BUILDING DIMENSIONS/DESIGN AND COORDINATE LOCATION OF ENTRANCE AND EXIT DRIVEWAYS
  - FOR ADDITIONAL DUMPSTER ENCLOSURE INFORMATION SEE BUILDING DRAWINGS
  - LIGHT FIXTURE AND POLE: SHOE BOX TYPE FIXTURE DOWNWARD FACING AWAY FROM PROPERTY LINE 20'-0" HIGH ALUMINUM POLE W/ BASE PLATE ANCHOR BOLTS AND COVER APPROX. SIZE OF CONC. BASE 2'-6" x 7'-6" W/ 1" EXPOSED ABOVE FINISH GRADE. RUB EXPOSED EXTERIOR WITH STONE FOR SMOOTH FINISH. VERIFY INFORMATION WITH FIXTURE MANUFACTURE AND SOIL CONDITIONS.
  - UTILITY SERVICES TO BUILDING TO BE COORDINATED WITH BUILDING DRAWINGS AND OWNERS REPRESENTATIVE
  - CONNECTION OF BUILDING UTILITY SERVICES TO EXISTING UTILITIES LOCATED IN/AT STREET, BOULEVARD, ETC. TO BE COORDINATED WITH INDIVIDUAL UTILITY COMPANIES
  - SILT FENCE SEE GRADING, EROSION CONTROL & UTILITY PLAN FOR LOCATION
  - COORDINATE EXISTING UTILITIES NEEDING TO BE REMOVED OR RELOCATED WITH UTILITY PLAN, GRADING PLAN AND SURVEY
  - PARKING AND DRIVEWAY STRIPING: COLOR - WHITE, WIDTH - 4"
  - SEE SURVEY FOR LEGAL DESCRIPTION(S)
  - NEW VENT PIPES FOR UNDERGROUND TANKS (U.G.T.) 5" x 72" GUARD POSTS FILL W/ 3000# CONC. (32" EXPOSED)



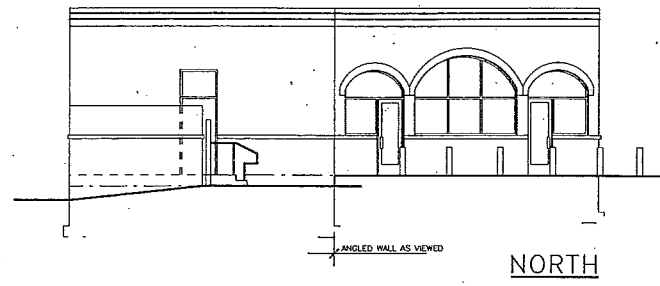
1	HANDICAP SIGN
A1	3/8" = 1' - 0"

**PRELIMINARY**  
NOT FOR CONSTRUCTION

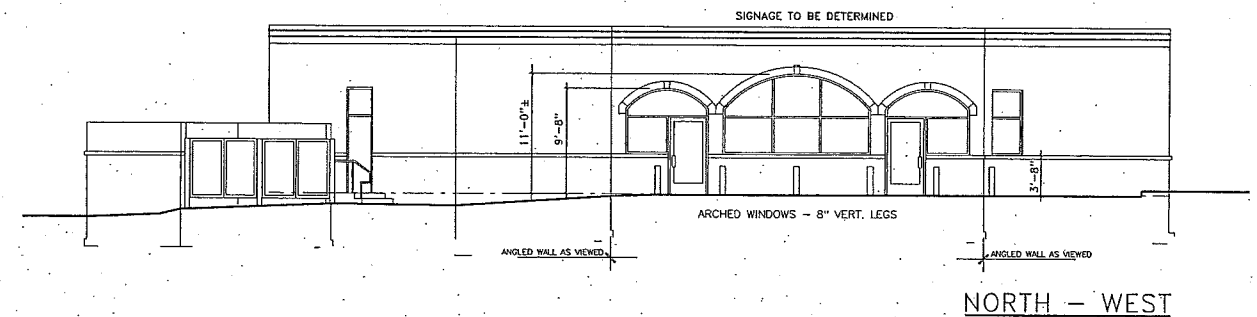
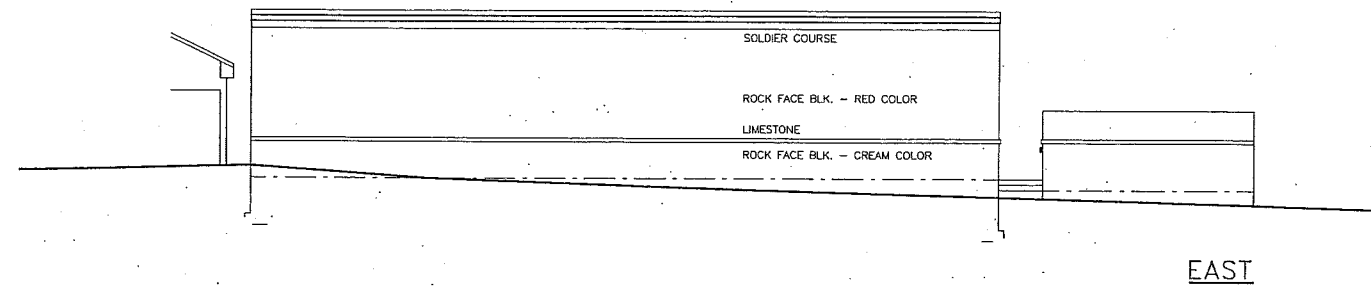
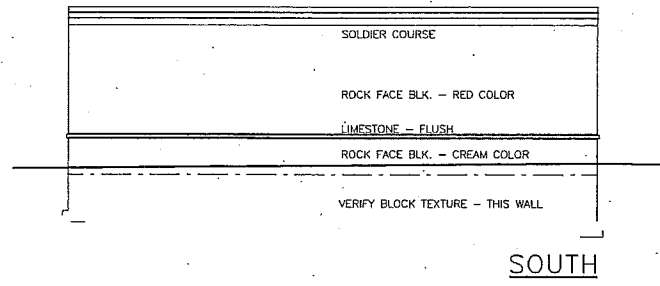
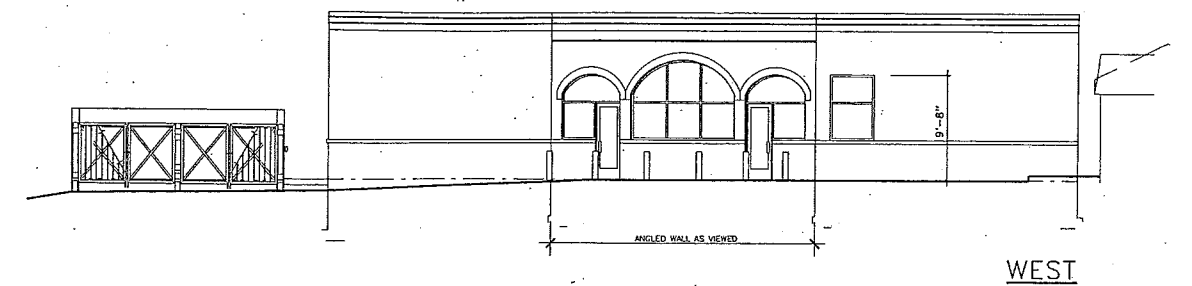


SITE DATA TAKEN FROM:  
 SURVEY BY:  
 REIMER AND ASSOCIATES, INC.  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 3440 FEDERAL DRIVE  
 SUITE 240  
 EAGAN, MINNESOTA 55122  
 651-432-5051  
 DATED: 4/15/2011  
 REVISED: 7/1/2011

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

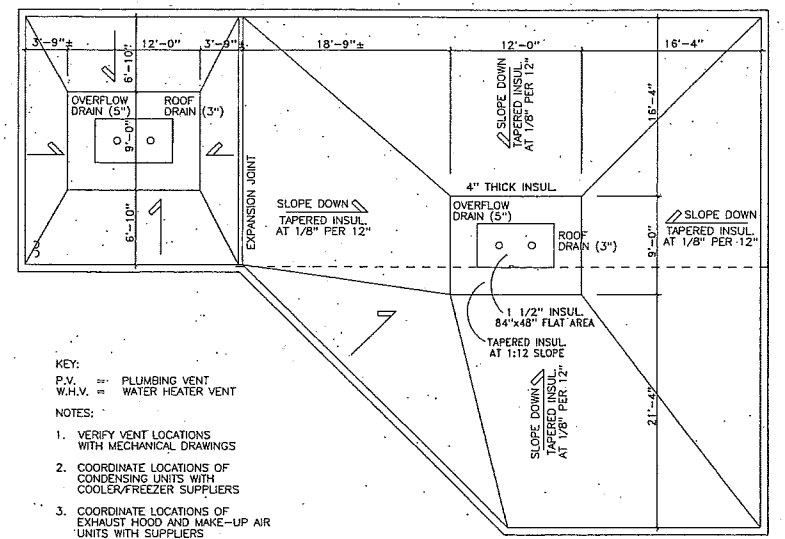


SOLDIER COURSE  
 SOLDIER COURSE AT TOP  
 OF ARCHED WINDOWS  
 ROCK FACE BLK.  
 - RED COLOR  
 LIMESTONE  
 ROCK FACE BLK.  
 - CREAM COLOR



**ELEVATIONS**  
 1/8" = 1'-0"

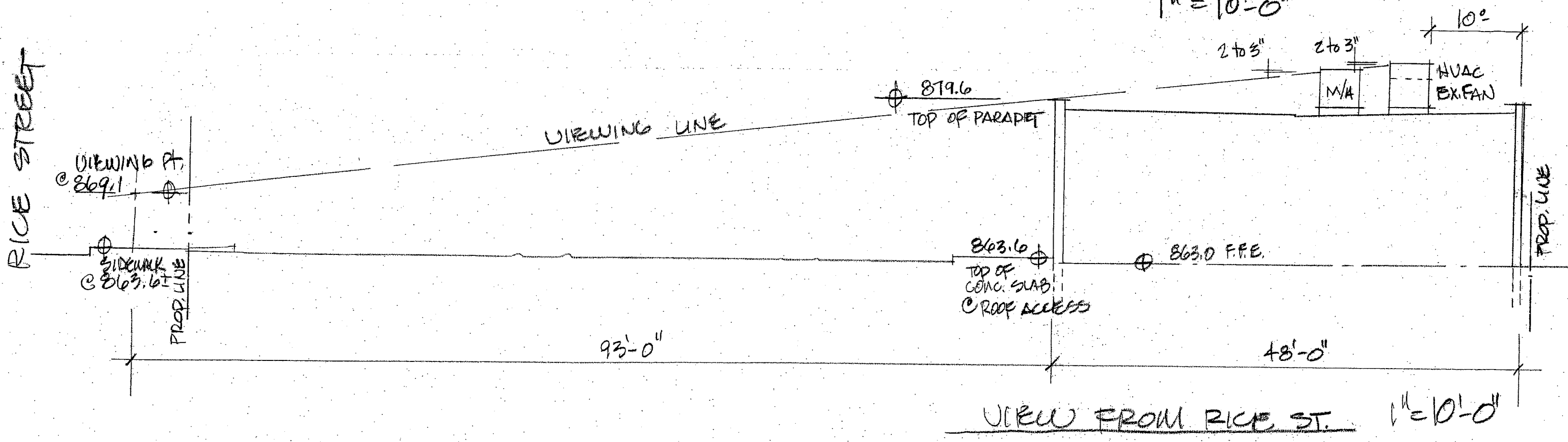
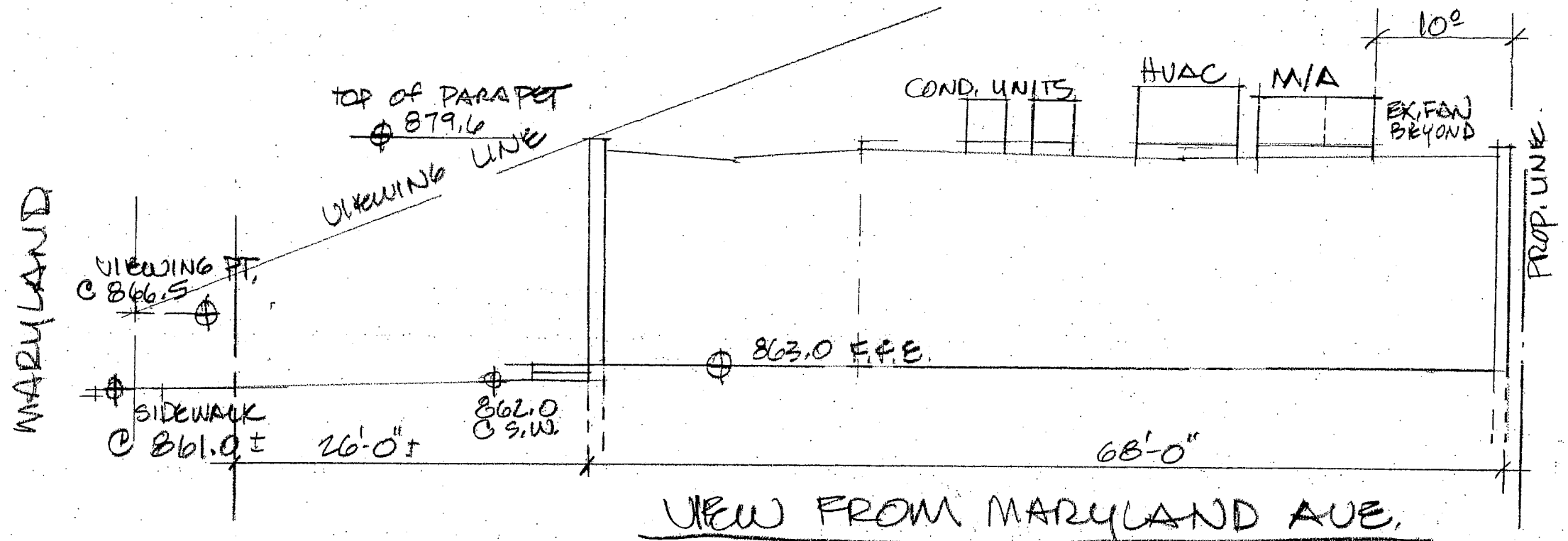
DO NOT SCALE DRAWINGS  
 NOTIFY K K DESIGN OF ANY  
 DISCREPANCIES BETWEEN  
 ELEVATIONS, PLANS & SECTIONS  
 FOR DETERMINATION



- KEY:  
 P.V. = PLUMBING VENT  
 W.H.V. = WATER HEATER VENT
- NOTES:
1. VERIFY VENT LOCATIONS WITH MECHANICAL DRAWINGS
  2. COORDINATE LOCATIONS OF CONDENSING UNITS WITH COOLER/FREEZER SUPPLIERS
  3. COORDINATE LOCATIONS OF EXHAUST HOOD AND MAKE-UP AIR UNITS WITH SUPPLIERS
  4. SUPPLIERS OF ROOF TOP EQUIPMENT TO PROVIDE SIZE, WEIGHT AND SUGGESTED LOCATION FOR REVIEW BY STRUCTURAL ENGINEER
  5. SEE SITE PLAN FOR APPROX. LOCATIONS OF ROOF TOP EQUIPMENT

**ROOF PLAN**  
 1/8" = 1'-0"

**PRELIMINARY**  
 NOT FOR CONSTRUCTION



SHEET	PROJECT NO. : 1101-03	REVISIONS:
A4	FILE NO. : 10103-1.VWF	
OF	DESIGNED BY : JPK	
	DRAWN BY : SPL	
	DATE : 7/12/2011	

REEMO GAS & DELI  
1200 RICE STREET  
ST. PAUL - MINNESOTA

**K. K. DESIGN**  
ARCHITECTURE - PLANNING - CONSTRUCTION MANAGEMENT  
6112 EXCELSIOR BOULEVARD  
MINNEAPOLIS, MINN.  
952-922-3226  
55416

**Site Plan Review Application Packet (16 plans)**

Send to: ~~Scott Brimmer~~  
~~Al Czaia~~  
~~Bill Hagland~~  
~~Bill McDonald~~  
~~Wes Saunders-Pearce~~  
~~Anca Sima~~  
~~Ellen Stewart~~  
~~Elizabeth Stiffler~~  
~~Bill Tschida~~  
~~Allan Forstenson~~  
~~Terri Vasquez~~  
~~Angie Wiese~~  
~~City Council~~ (application only) 5  
~~District Council~~ 6  
Plan Review  
SPR Folder

REMO CONVENIENCE  
1400 RICE

Add'l: Frank Berg (structural, "green roofs")  
Paige Ahlborg (Ramsey Wash Watershed)  
~~Steve Parsons~~ (CPTED)  
Forrest Kelley (Capital Region Watershed District)  
Tim Griffin (Design Center, downtown)  
Paul Mandell (CAAPCJ)  
Greg Reese (City Forester, trees)  
Tod Sherman (State Transportation Dept)  
Ken Haider (Ramsey County PW for County Roads)  
Amy Spong (HPC)

## Chronology

**Reemo Convenience/Gas Station**  
**1200 Rice St**  
**File: # 11 250428**

Zoning: B2  
Overlay District:  
District Council: 6  
Ward: 5

Applicant Name: Kk Design  
Applicant Phone Number(s) Work: 952-922-3226, Fax: 952-922-3231  
Applicant Email Address: johnckkdesign.biz

January 2011

There were comments in my notes about traffic and sewer.

**From:** Tom Beach  
**To:** Nelson, Dave H; Stiffler, Elizabeth  
**Date:** 5/7/2011 11:48 AM  
**Subject:** 1200 Rice  
**CC:** Engelbrekt, Bruce; Laberee, Erin; Lindall Robert

Here is my analysis of the two site plans for a convenience market at 1200 Rice.

### Zoning

Property is zoned is B2

Convenience markets need a Conditional Use Permit per 67.702. Applications for CUP's are heard by the Planning Commission.

It looks like both alternatives would need a modification of the CUP standards.

#### Alternative without adjacent alley

Minimum lot size for convenience markets is 12,000 square feet. I measure the site at 11,828 and so a modification must be approved by the Planning Commission.

#### Alternative where the adjacent alley is vacated and the gas station gets half

The lot area for this site plan is 12,763 square feet and this meets the minimum lot size. However, condition b requires convenience stores to have "a 10' buffer area with screen planting and an obscuring wall or fence ... along any property adjoining an existing residence or residentially zoned property." In this case it means if the alley is vacated, a 10' buffer is required along the east property line unless the Planning Commission approves a modification. (This setback is not required for the alternate where the alley stays.)

I do not have a problem with the modification for lot size if traffic circulation works OK. .

If the alley is vacated I would like to see some green buffer on the east property line, ideally the full 10' but as much as we can get.

PED staff would handle the CUP and modification. So they would make the official recommendation to the Planning Commission. So you may want to see what Patricia James thinks

### Traffic

I asked Elizabeth Stiffler to look at traffic issues, including circulation within the site, at the driveways and tanker trucks.

**Alley**

I think it makes sense to vacate the adjacent alley. It does not seem to me that the alley is needed. I don't know if the neighbors agree. Vacating the alley would provide 10' for more circulation or for more green space/buffer. Vacating the alley would also eliminate a curb cut on Maryland.

**Stormwater**

It looks like the project would need to meet the City's standard for stormwater management but not the standards of the Capitol Region Watershed.

**From:** "Lindall, Robert J." <RLindall@Kennedy-Graven.com>  
**To:** "Jerry Auge Jr." <Jerry.Auge@CO.RAMSEY.MN.US>  
**Date:** 7/19/2011 11:34 AM  
**Subject:** FW: 1200 Rice  
**CC:** "Dave H Nelson" <Dave.H.Nelson@ci.stpaul.mn.us>, "Bruce Engelbrekt" <Bruce.Engelbrekt@ci.stpaul.mn.us>, "Tom Beach" <Tom.Beach@ci.stpaul.mn.us>, "LeFevre, John M." <jlefevre@Kennedy-Graven.com>

Jerry- The alley vacation has been discussed since January, so I don't know when the petition may have been submitted to Ramsey County. However, I recommended some time ago that it would be in the interest of the County to consent to the vacation in order to mitigate damages caused by the condemnation. Due to the condemnation, the remainder will be nonconforming from the standpoint of area. Furthermore, it would be helpful to us if we can show the County's cooperation in attempting to help the owner deal with the impacts of the project. We proposed that the parties agree that, if vacated, the portion of the alley which accrues to Alsadi should be considered to be part of the remainder in the condemnation. They didn't agree to that. I still think it would be good for the County to consent to the vacation (even without an agreement with Alsadi that the alley is part of the remainder for the purpose of determining damages). If the vacation is completed when the commissioners issue their award in late September or October, 2011, we will argue that the alley should be considered part of the remainder, even if there is no agreement. If the vacation is not completed but is in progress, it is more difficult for us to make that argument, but we will still try. In order to have the vacation as far along as possible in September, when the hearings are held, the sooner the County can act on the request, the better.

Please let me know if you have any questions or concerns.

7/20/11

TB sent email to Dave Neslon and John Kosmas

Once Ramsey County submits the vacation form to the City, I will put the site plan back on our agenda. Let me know when that happens.

**CPTED**

**From:** Steve Parsons  
**To:** Tom Beach  
**Date:** 7/21/2011 1:16 PM  
**Subject:** 1200 Rice

Hey Tom, I took a look at the plans for the Reemo Gas and Deli. The outside looks good. I would like to see a 4 or 5 foot wrought iron fence along the property lines. This area has heavy foot traffic and the fence would discourage persons from using it as a shortcut. It would also define the businesses space. I did not see any interior plans...



**Saint Paul Regional Water Services  
Reemo Gas & Deli  
1200 Rice Street**

08/31/11 review of plans dated 07/12/11 received by SPRWS 07/18/11

Saint Paul Regional Water Services (SPRWS) plan review requirements are as follows:

- 1) Provide the following on Plan Sheet C1 under UTILITY NOTES:
  - a) Revise Note 4 to read: "Maintain 8 feet of cover over all water services."
  
- 2) The following work shall be performed by SPRWS on an actual cost basis. An estimate will be provided and a deposit in the amount of the estimate must be received before the work can be scheduled. Work of this type is currently being scheduled 4 - 6 weeks after payment and required signatures have been received.
  - a) Cut offs of existing unused services at the main. Excavation and restoration by contractor.
  
  - b) Installation of services in right of way.

**Additional Requirements:**

1. Application for new water services and plumbing permits must to be made with SPRWS at 1900 Rice Street, Saint Paul, MN.
  
2. Payment of the estimated costs and schedule charges for work to be done by SPRWS must be paid in full before work can be scheduled.
  
3. Furnish one set of revised site plans for review. Following approval by SPRWS, furnish one set of approved plans.

Review by Brent Marsolek  
Telephone: 651-266-6810  
Fax: 651-266-1658  
Email: [brent.marsolek@ci.stpaul.mn.us](mailto:brent.marsolek@ci.stpaul.mn.us)

9/2/11

Autoturn for tanker submitted. (Forwarded to ES on 9/6/11.)

### **Sewers/Drainage/Watershed**

- 1/10/11 John Kosmas is checking with Anca about whether SWMP and rate control will be required. Site is .27 acres and will be slightly larger if alley is vacated.
- Big pipes shown for rate control.
- 60 square feet of stormwater landscaping is required (6 spaces required and 8 provided).

### **Erosion control**

They need to submit erosion control plan.

### **Water**

### **Lights**

They need to submit lighting plan.

Canopy lighting.

### **Landscaping**

They need to submit a landscape plan.

Is an ornamental fence provided along Rice and Maryland?

### **Fire**

### **Right of way**

**INSPECTION CONTACT:** The developer shall contact the Right of Way inspector Long Yang, (651) 485-4398 (one week prior to beginning work) to discuss traffic control, pedestrian safety and coordination of all work in the public right of way.

**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.

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Work conducted on State Roadways, Trunk Highways or Right of Way may also require permitting through MnDot. MnDot contact is Buck Craig (651-234-7911). State and City approval is required on MnDot roadways maintained by the City.

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All utilities and contractors working in the public right of way must to be registered, insured and bonded, as recognized by the Public Works Service Desk. (651-266-6151)

#### **CPTED (Crime Prevention Through Environmental Design)**

**From:** Steve Parsons  
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**Date:** 7/21/2011 1:16 PM  
**Subject:** 1200 Rice

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#### **Design standards**

They have a ped connection/sidewalk to Maryland  
Windows look OK.

#### **Signs**

Per Yaya

#### **PED**

Anton J is the planner. (Will he handle CUP?)

#### **District Council/Neighbors**

Helgen had concerns about vacating alley.

#### **Parks**

Is a parkland dedication fee required? No. They are not increasing the number of parking spaces.

## Tom Beach - Site plan for rebuild of Reemo Gas and Deli at 1200 Rice

---

**From:** Tom Beach  
**To:** john@kkdesign.biz  
**Date:** 9/8/2011 7:43 AM  
**Subject:** Site plan for rebuild of Reemo Gas and Deli at 1200 Rice  
**CC:** Anthrim, Kerry; Engelbrekt, Bruce; Nelson, Dave H; group site plan mi...  
**Attachments:** HazMat application.pdf

---

On 9/6/11 you met with City staff to discuss the site plan for rebuilding the convenience/gas station. The comments from that meeting are summarized below.

### Revised Plans

You will need to send me 7 sets of the site plan revised to reflect the comments in this email.

### Vacate alley

It is still not clear whether the alley to the east will be vacated.

### Zoning

A Conditional Use Permit must be approved by the Planning Commission to tear down and rebuild the building.

If the alley is vacated, this site will share a property line with the residential property to the east. A 10' setback is required from this shared property line unless the Planning Commission modifies this requirement.

If the alley is not vacated, the area of the property will be less than 12,000 square feet. A minimum lot area of 12,000 square feet is required unless the Planning modifies this requirement.

### Traffic

You will be eliminating two existing driveways. The amount of traffic for the proposed station should be similar to the traffic for the existing station.

Elizabeth Stiffler of Traffic Engineering (651-266-6210) said the plan generally looks OK. However, she wants to review the plan that shows tanker truck maneuvers.

The lane striping for Rice and Maryland must be added to the plan. Staff will send you a City plan showing the lanes for you to use.

### Sidewalks

Al Czaia of Public Works Sidewalks (651-266-6108) said these notes must be added to the plan stating

- "All work on curbs, driveways, and sidewalks within the public right of way must be done to City Standards and Specifications by a licensed and bonded contractor under a permit from Public Works Sidewalk Section (651-266-6120). Sidewalk grades must be carried across driveways." (This does not apply to work done as part of the street widening project.)
- "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 651-292-6600. Procedures and unit costs are found in Street Maintenance's "General Requirements - All Restorations" and are

available at the permit office.”

### **Sewers**

Anca Sima of Sewer Engineering (651-266-6237) said:

- You must provide HydroCad calculations for the project. You must meet the rate control requirements based on the HydroCad numbers (and not the City worksheet).
- You will need to add more stormwater storage pipes to provide more capacity.
- You will need to obtain permission from the County for work in the public right of way.
- The plan must show the pipe material used for the sanitary sewer connection. Schedule 40 PVC can be used.

Once Public Works Sewers Division has approved the site plan, you will need to submit the following to them:

#### *PDF or AutoCad files*

The applicant must email the approved drawings of the site plan in PDF and AutoCad along with any custom line type files and external references to: [anca.sima@ci.stpaul.mn.us](mailto:anca.sima@ci.stpaul.mn.us)

#### *Construction Record Drawings*

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Anca Sima  
Public Works Sewers Division  
700 City Hall Annex  
25 West 4<sup>th</sup> Street  
Saint Paul, MN 55102  
[anca.sima@ci.stpaul.mn.us](mailto:anca.sima@ci.stpaul.mn.us)

### **Erosion Control**

Wes Saunders Pearce, Water Resources Coordinator (651-266-9112) said the plans must show the location of silt fence and a rock construction entrance. This can be adjusted in the field if the adjacent area is torn up for street construction.

### **Water**

Dave Marruffo (651-266-6813) of the Saint Paul Regional Water Service said

- 1) Provide the following on Plan Sheet C1 under UTILITY NOTES:
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3. Furnish one set of revised site plans for review. Following approval by SPRWS, furnish one set of approved plans.

**Fire Safety**

You said the buiding will not be sprinklered.

Angie Wiese of Fire Safety said:

- The emergency access looks OK.
- Removal of existing fuel tanks needs a City permit. A handout about this is attached.

**Dumpster**

The dumpster is shown near the Maryland sidewalk and near the east property line. It is in a very visible location. We talked about ways to screen it better such as providing additional room for landscaping or making the screen walls higher. We will look at this again in more detail once a decision is made about vacating the alley.

**Signs**

Business signs will require a separate review and Sign Permit from the Department of Safety and Inspections. Site plan approval does not constitute approval of business signs shown on the site plan. Contact Yaya Diatta of DSI Zoning (651-266-9080) if you have any questions about signs.

**Parkland Dedication**

A parkland dedication is not required because the number of parking spaces will not be increased.

**Lighting plan**

You must submit a lighting plan for the site that shows the location of lighting fixtures. A photometric site plan must be submitted that includes the lighting for the canopy.

**Right of Way**

The following notes must be included on the revision of your plan:

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Tom Beach  
DSI  
375 Jackson Street  
Suite 220  
Saint Paul, MN 55101-1806

651-266-9086 (phone)  
651-266-9124 (fax)  
tom.beach@ci.stpaul.mn.us (email)

## 9/16/11 meeting notes

On 9/6/11 you met with City staff to discuss the site plan for rebuilding the convenience/gas station. The comments from that meeting are summarized below.

### Revised Plans

You will need to send me 7 sets of the site plan revised to reflect the comments in this email.

### Vacate alley

The alley to the east will not be vacated.

### Zoning

A Conditional Use Permit must be approved by the Planning Commission to tear down and rebuild the building. The lot size is OK (minimum 12,000 square feet) because we can count half the alley.

### PED

Penny is the planner. (Is she doing the CUP?)

### Traffic

You will be eliminating two existing driveways. The amount of traffic for the proposed station should be similar to the traffic for the existing station.

Elizabeth Stiffler of Traffic Engineering (651-266-6210) said the plan generally looks OK. However, she wants to review the plan that shows tanker truck maneuvers.

The lane striping for Rice and Maryland must be added to the plan. Staff said on 9/6/11 that they would send you a City plan showing the lanes for you to use. (*Is this proposed striping?*)

### Sidewalks

Al Czaia of Public Works Sidewalks (651-266-6108) said these notes must be added to the plan stating

- "All work on curbs, driveways, and sidewalks within the public right of way must be done to City Standards and Specifications by a licensed and bonded contractor under a permit from Public Works Sidewalk Section (651-266-6120). Sidewalk grades must be carried across driveways." (This does not apply to work done as part of the street widening project.)
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### Sewers

*John Kosmos says he is having trouble with meeting rate control because storm sewer in the street is very shallow.*

Anca Sima of Sewer Engineering (651-266-6237) said:

- You must provide HydroCad calculations for the project. You must meet the rate control requirements based on the HydroCad numbers (and not the City worksheet).
- You will need to add more stormwater storage pipes to provide more capacity.
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3. Furnish one set of revised site plans for review. Following approval by SPRWS, furnish one set of approved plans.

### **Fire Safety**

*What is happening with orders to close the pump?*

You said the building will not be sprinklered.

Angie Wiese of Fire Safety said:

- The emergency access looks OK.
- Removal of existing fuel tanks needs a City permit. A handout about this is attached.

### **Dumpster**

How tall is the enclosure?

What is the material of walls and doors?

Ornamental grass shown on north side.

### **Parkland Dedication**

A parkland dedication is not required because the number of parking spaces will not be increased.

Ellen S does not have any other issues.

### **Lighting plan**

2 lights are shown (besides canopy and building lighting)>

How tall are 2 light poles? Cut off fixtures?

### **Landscaping**

Can they eliminate sidewalk and shift south row of parking east to free up more space for landscaping along Rice?

We typically have a hedge behind ornamental fence.

### **Right of Way**

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9/21/11 and 10/?/11

Deposition for land valuation. Attending were

- Me
- Dave Nelson from City
- Erin Laberee from County
- Owner
- Attorneys for both sides

**From:** Angie Wiese  
**To:** Beach, Tom; Lane, Wendy  
**Date:** 4/13/2012 1:15 PM  
**Subject:** 1200 Rice  
**CC:** Bloom, Jim; Owens, Phil; St Martin, Scott  
**Attachments:** 1200 Rice.DOC

Just an FYI: Inspector St. Martin has red tagged and sent orders to the property owner of 1200 Rice regarding their gas pump. Though the attached orders specify 5 feet from building openings, the section also requires 10 feet from lot lines. The widening of Maryland has caused them to be out of compliance with this requirement.

The pumps on the north side of the island will be red tagged today and mechanically disconnected by the 20th. We are giving the property owner until July 12th to figure out another solution for the south side pumps.

**From:** David Kuebler  
**To:** Laberee, Erin  
**Date:** 4/23/2012 5:14 PM  
**Subject:** Maryland and Rice Gas Station  
**CC:** Beach, Tom  
**Attachments:** RiceMarylandGasStaPrelimPlans.pdf

Per our discussion yesterday (4/23), attached please find for your review a copy of the proposed plan for the gas station at the southeast quadrant of Maryland and Rice. Please verify that the decision made at the commissioner's hearing is accurately represented in the proposed plan. Also, any pertinent information you could provide with respect to the commissioner's decision and the subject property would be helpful in determining compliance by the developer with that decision.

Today (4/24) I will be informing the developer that the City is in conversations with the County with respect to the proposed improvement as it relates to the commissioner's hearing.

(K) 10792



# APPLICATION FOR SITE PLAN REVIEW

Department of Safety and Inspections (DSI)  
375 Jackson Street  
Suite 220  
Saint Paul MN 55101-1806  
651-266-9086

STAFF USE ONLY

SPR# 11-250428

Fee \$ 500

Staff meeting date

4/24/12

City agent TBeach

APPLICANT

Steve Parsons

Name JOHN KOSMAS Company KK DESIGN  
Address 6112 EXCELSIOR BLVD  
City ST. LOUIS PARIE State MN Zip 55416  
Phone 952 922 3226 Fax 952 922 3231  
Email john@kkdesign.biz

OWNER

(If different than applicant)

Name Bilal Alsadi Company Reemo Gas & Deli  
Address 13850 Guild Ave. Phone (C) 612 750 4448  
APPLE VALLEY, MN 55124

PROJECT

Project name / description REEMO GAS & DELI  
(CONSTRUCTION OF NEW 2,496 S.F. GAS  
CONVENIENCE STORE & DELI W/ 2 P.I. & CANOPY)

(RICE & Maryland)

Project address / Location 1200 RICE STREET  
ST. PAUL, MN

cc: 5  
OC6

Legal description of the property: LOTS 10, 11 & 12, BLOCK 2,  
STINSON'S RICE STREET ADDITION TO THE  
CITY OF ST. PAUL. INCLUDING 1/2 OF VACATED ALLEY

Applicant's signature

*John Kosmas*

Date

7/12/11

STAFF USE ONLY	Type <u>Site Plan</u>	Sub <u>Neighborhood</u>	Work <u>Comm</u>	SIF <u>12,700</u>
Folder Name	<u>Reemo Convenience / Gas Station</u>			
Reviewed by	<i>[Signature]</i>			

- Maryland will be widened by ~~5~~. Existing convenience gas station will be torn down and a new one will be built to fit on the smaller site.

OK

- Conditional Use Permit is required.

- Alley ~~must be vacated~~ will not be vacated. CONTACT

*Currently a shut project with no work. If you have any questions contact me.*

(attach additional sheets if necessary)

Bond/letter of credit/escrow \$ \_\_\_\_\_ Date \_\_\_\_\_

Site plan approved by \_\_\_\_\_ Date \_\_\_\_\_

Work approved by \_\_\_\_\_ Date \_\_\_\_\_

This form and other information about site plan review are available at [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi). Click on Zoning in the column on the left side of the page and then click on Site Plan Review.

## Tom Beach - Site plan for Reemo gas/convenience store at 1200 Rice

---

**From:** Tom Beach  
**To:** john@kkdesign.biz  
**Date:** 4/28/2012 9:45 AM  
**Subject:** Site plan for Reemo gas/convenience store at 1200 Rice  
**CC:** Anthrim, Kerry; group site plan minutes

---

On 4/24/12, you met with City staff to discuss the site plan for rebuilding the existing convenience store/gas station on this property. The comments from that meeting are summarized below.

### Revised Plans

You must send me 7sets of the site plan revised to reflect the comments in this email.

### Conditional Use Permit

A Conditional Use Permit is required to rebuild the convenience store. A public hearing is scheduled for 5/10/12. Kate Reilly is the planner who will work on this.

### Traffic

David Kuebler of Public Works Traffic Engineering (651-266-6217) said:

- The existing striping for Rice Street be included on the plan submittal.
- Both the WB50 and WB40 tanker trucks must be used as the design vehicle and the turning movements for both be provided for review.
- The westbound Maryland to southbound Rice turning movement include the "parking" lane on the west side of Rice. The turning movement shown in the preliminary plans did not take that area into account.
- Maneuvering room must be evaluated based on a truck origination north of Maryland as opposed to east of Rice.

### Rice Street curb cut

Ramsey County send this email to City staff about the driveways:

**From:** "Laberee, Erin" <Erin.Laberee@CO.RAMSEY.MN.US>  
**To:** <david.kuebler@ci.stpaul.mn.us>  
**Date:** 4/24/2012 3:46 PM  
**Subject:** 1200 Rice Gas Station

*The Maryland Ave. driveway is being constructed today and tomorrow at 25 feet wide as shown on the architect's plan.*

*The proposed driveway on Rice Street is too close to the intersection. The new driveway should be as far south as possible to the property line. The purpose of the reconstruction project was improve safety for the intersection. The County closed 2 of the gas station's accesses as part of the project. Allowing an access any closer than the old driveway takes us a step backwards in what we are trying to accomplish.*

Tom Beach sent an email to Erin suggesting that Ramsey reconsider their request to move the Rice Street driveway south since it would require moving the south row of parking spaces and that would mean a complete redesign of the site at this late date.

### Sidewalks

Al Czaia of Public Works Sidewalks (651-266-6108) said:

He wants the design of the new curb cuts (radii vs flare) to match the existing curb cuts in the area. Al

will review what is currently out there.

The concrete for the curb cuts must be 8". The adjacent sidewalk can be built at 6" thick. There was a discussion of grades and transitions for ADA access.

### **Sewers**

Anca Sima of Public Works Sewer Engineering (651-266-6237) said:

- The site plan currently does not meet the standards for stormwater rate control. Staff cannot vary these standards. You said it will be hard to meet the standards because the storm sewer in Maryland is very shallow. There was a discussion of ways to deal with this, including running the storm sewer connection down the alley to Rose or providing a pump for the stormwater pipes.
- If the storm sewer goes out to Maryland, it can connect to the manhole near the corner (but the County would have to approve this too).
- Anca has not received HydroCad calculations from you.
- Sewer connection permits are required. Only a house drain contractor licensed to work in the City of St Paul may apply for the sewer permits after the proposal is approved. This Division requires an inspection of all sewer connections. A note must be included on the plan stating "Abandoning existing sewer service or making new connections to City sewer must be done to City standards by a Licensed House Drain Contractor under a permit from Public Works Sewer Section (651-266-6234)."

Once Public Works Sewers Division has approved the site plan, you will need to submit the following to them:

#### *PDF or AutoCad files*

The applicant must email the approved drawings of the site plan in PDF and AutoCad along with any custom line type files and external references to: [anca.sima@ci.stpaul.mn.us](mailto:anca.sima@ci.stpaul.mn.us)

#### *Construction Record Drawings*

As a condition of the approved site plan, the applicant must provide as-built drawings (paper or PDF) of all sanitary and storm sewer lines and all appurtenances which were installed on a site for which a final site plan was approved. The drawings shall be submitted to Saint Paul Public Works no later than 60 days following installation of the sewer facilities. As-built changes to text including: invert elevations, dimensions, notes, etc. shall be lined out with the record drawing text placed near it. Do not alter, modify or erase original approved construction drawing text. The construction as-built drawings shall show, but are not limited to, such information as the exact size, length, type and location of pipes; location and size of manholes and catch basins; depth and slopes of retention basins. The drawings shall show plan and profile views of all new public sanitary and storm sewer lines and plan views of all private sewer lines. The construction as-built drawings shall show all work as actually installed and as field verified by a professional engineer or a representative thereof. The drawings shall be identified as "Construction As-built Drawings" in the title block of each drawing and shall bear the signature and seal of a professional engineer.

Construction Record Drawings should be submitted to:

Anca Sima  
Public Works Sewers Division  
700 City Hall Annex  
25 West 4<sup>th</sup> Street  
Saint Paul, MN 55102  
[anca.sima@ci.stpaul.mn.us](mailto:anca.sima@ci.stpaul.mn.us)

### **Water**

Dave Marruffo (651-266-6813) of the Saint Paul Regional Water Service said the site plan looks OK.

### **Street Lights**



The site plan must include these notes

- The Contractor shall contact John McNamara, General Foreman, Lighting - Signal Maintenance, (651-487-7209), 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.
- The installation of private electrical wiring, conduit, receptacles and/or lighting is strictly prohibited in the City's ROW (Right of Way)

### **Fire**

Angie Wiese (651-266-8953) of Fire Safety said:

- The site plan looks OK.
- The City has ordered you to remove the gas pump because it is too close to the new property line. But they have given you 90 days to resolve this.
- The building does not need to be sprinklered and you are not planning to install a sprinkler system.

### **Dumpster**

You said the dumpster enclosure will be 7' tall and the material will match the building. The location of the dumpster may slide west a few feet to avoid a water supply access.

### **Signs**

Business signs will require a separate review and Sign Permit from the Department of Safety and Inspections. Site plan approval does not constitute approval of business signs shown on the site plan. Contact Yaya Diatta of DSI Zoning (651-266-9080) if you have any questions about signs.

### **Survey Monuments**

A note must be added to the plan stating "Care must be taken during construction and excavation to protect any survey monuments and/or property irons. Call Sam Gibson (651-266-6075) of Public Works Surveying if you have any questions."

### **Parkland Dedication**

You will not be increasing the number of parking spaces and so a Parkland Dedication is not required.

### **District Council**

You will be meeting with District 6 this week.

### **License**

Jeff Fischbach of DSI (651-266-9106) said a new license must be approved for the rebuilt gas station. A hearing notice will be sent out to nearby property owners. As part of you License application you will need to list the hours of operation for the store, pumps and deliveries.

### **Notes on plan**

Please correct these notes on Sheet C1

Note 6 – The correct name of the contact person is Long Yang.

Notes 15 and 19 – Please replace with this standard note:

- All work on curbs, driveways, and sidewalks within the public right of way must be done to City Standards and Specifications by a licensed and bonded contractor under a permit from Public Works Sidewalk Section (651-266-6120). Sidewalk grades must be carried across driveways.
- 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.

## **Right of Way**

Please make sure the following notes are on the plan:

The following notes must be included on the revision of your plan:

**INSPECTION CONTACT:** The developer shall contact the Right of Way inspector *Long Yang*, (651) 485-4398 (one week prior to beginning work) to discuss traffic control, pedestrian safety and coordination of all work in the public right of way.

**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.

**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.

### 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.

**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.

### **REQUIREMENTS TO WORK IN THE PUBLIC RIGHT OF WAY:**

All utilities and contractors working in the public right of way must to be registered, insured and bonded, as recognized by the Public Works Service Desk. (651-266-6151).

### **Site Plan Approval**

The site plan is approved subject to you meeting the conditions in the email. This decision can be appealed to the Planning Commission within 10 days of this email.

Tom Beach  
DSI  
375 Jackson Street  
Suite 220  
Saint Paul, MN 55101-1806

651-266-9086 (phone)  
651-266-9124 (fax)  
tom.beach@ci.stpaul.mn.us (email)

**From:** Tom Beach [mailto:Tom.Beach@ci.stpaul.mn.us]  
**Sent:** Saturday, April 28, 2012 9:32 AM  
**To:** David Kuebler; Laberee, Erin  
**Subject:** Re: 1200 Rice Gas Station

Erin,

Reemo's Rice Street driveway cannot go any farther south unless the row of parking spaces along the south side of the property is relocated. And that means a total redesign of the entire project. We have had this plan for a number of months and telling them to move the driveway now does not seem realistic.

**From:** "Laberee, Erin" <Erin.Laberee@CO.RAMSEY.MN.US>  
**To:** "Tom Beach" <tom.beach@ci.stpaul.mn.us>, "David Kuebler" <david.kuebler@...>  
**Date:** 5/1/2012 2:59 PM  
**Subject:** RE: 1200 Rice Gas Station  
**CC:** "Brown, Robert S. (PW)" <robert.s.brown@co.ramsey.mn.us>

I understand your position, but the County has invested significant funds into improving the safety of the intersection. I am currently working with David Kuebler on the access issue. I understand David is waiting for information from the developer regarding turning movements to the site. Once that information is received we will review the Rice Street access again.

Thank you,

Erin

Erin Laberee, P.E.  
Ramsey County Department of Public Works  
1425 Paul Kirkwold Drive  
Arden Hills, MN 55112

p 651.266.7105  
f 651.266.7110

**From:** John Kosmas <john@kkdesign.biz>  
**To:** Tom Beach <tom.beach@ci.stpaul.mn.us>  
**Date:** 5/17/2012 5:35 PM  
**Subject:** Rice and Maryland  
**CC:** Steve Lidholm <steve@kkdesign.biz>

Good afternoon or early evening Tom,

1. Based on what I heard at the Conditional Use meeting, we do not have to put a roof on the dumpster even though I gave your co-planner (sorry forgot her name) at the meeting a drawing with the roof noted. We are moving the dumpster west to clear the water line that is now going to be located between the dumpster and the alley. We are also adding plantings in the space between the dumpster and alley.
2. We are adding lights to the alley side of the building, down light only to minimize the light going towards the adjacent house / yard.

3. We are introducing a block wall between the dumpster and our building at the height of the dumpster.
4. We have increased the height of the two fences on the south side of the building to the adjacent building to 5 feet.
5. I have the lighting readout for the canopy and driveway lights to include with our permit application, or do you want to see them first.
6. The storm water tank is soon to be finalized as to the size, material and final placement on the site. That will include any catch basins, man holes and piping from the building roof drainage. I am also going to send Erin from the County an e-mail today to see if she can give me an as-built drawing for the water along with the storm sewer line from the manhole located in the center of the intersection.
7. The existing lane stripping for Rice Street south of the intersection is noted on our plans and will be added to the Civil drawings.
8. The no parking signs are also noted on our plans something that had to be physically measured in the field due to the fact the City did not have the data on file. Of course that does not make sense to me but that is life in the big city.
9. I will also have the truck turning information prepared and submitted separate from the permit drawings, do think they should go direct to the party requesting the information? Also it needs to be noted that yes I will do the drawing for a 40 foot rig but that is not available to be used for gas delivery and will not be used for gas delivery. It will be a 50 foot rig doing the work.

Did I miss anything that you want added to the drawings before we turn them in for permit Tuesday or Wednesday the 22nd or 23rd. Also, can I turn the drawings in for permit prior the final hearing on the License? Would also include Steve on any reply since I am going to be out of the office a couple days for a grandsons graduation.

5/21/12

John Maczko says curb cut should go south.

5/25/12

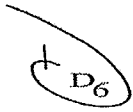
Dave K confirmed that St Paul PW wants curb cut moved south.

5/25/12

TB told this to John Kosmos.

5/25/12

TB left vmail for Erin L: her 5/1/12 seems to leave the issue undecided. I asked her to confirm that the driveway needs to go south.



District 6 Planning Council

171 Front Avenue  
Saint Paul, MN 55117  
651-488-4485 fax: 651-488-0343  
[district6ed@dist6pc.org](mailto:district6ed@dist6pc.org)

May 2, 2012

Zoning Committee of the Planning Commission

RE: 1200 Rice Street Conditional Use Permit and Site Plan Review

At its April 24, 2012 District 6 Planning Council's Land Use Task Force meeting the Task Force met with the applicant and the architect regarding 1200 Rice Street.

John Kosmos, the architect for the rebuild updated the Task Force and the community on the submitted site plan for 1200 Rice Street rebuild.

After discussion, the Task Force recommends approving the Conditional Use Permit and the site plan with the following requested modifications:

- The trash storage area will be totally enclosed, including an overhead structure
- The space between the building and trash enclosure will be eliminated and the south section of the property will be closed off so foot traffic will be kept to a minimum
- There will be no encroachment to the alley *OK*
- Extend the partition wall on the eastside of the property by using a fencing system to close off the building.
- Water management will meet with the City/County approval *OK*
- Under canopy lights that will not shine out into the street *Get details + photomach*
- Adequate lighting throughout the site including the sides and back portion of the property
- Security cameras to monitor the entire site including the alley are engaged at all times with a 24 hour loop and a 45 day access to video *!*
- Visual monitors inside the store *TV monitor*
- Use CPTED practices *No CPTED still*
- Vents on the roof not on the sides of the building *? No vent plan.*
- The desired minimum ingress/egress is 300 feet from the intersection so the current ingress/egress closest to Rose Avenue must remain *No*

*need for opening  
minimum  
height  
access to  
alley*

*?*

~~ingress and egress~~ needs to meet the City of Saint Paul and Ramsey County's approval *OK*  
The applicant will utilize the Rice Street Commercial Guidelines *?*  
~~The applicant follows~~ recommendations set forth by the Site Plan review team *OK*

Thank-you for your consideration and if you have questions, please contact the office at the numbers above.

Regards,

*Jeff Martens*

Jeff Martens  
Land Use Task Force Chairman

Cc: Ward 5  
County Commissioner Janice Rettman  
North End Business Association  
Dan Zangs  
John Kosmos

An Affirmative Action Equal Opportunity Employer

6/28/12

Leg hearing about license. Kris S and I went. It was laid over pending site plan etc.

6/29/12

TB sent plan to David K for review and cc'd John K.

2000 sf bldg w/ 5 parking spaces and curb cut to the south on Rice. Copy is in file and Outlook email.

7/5/12

TB and DK talked to John K. We agreed that John K will put WB40 maneuvers on temp plan and then DK will review. (I had suggested putting WB40 on other plans but we did not follow up on that.)

7/9/12

John K sent turning plans to David K and TB. TB forwarded them on to Angie.

TB asked DK – are plans OK

TB asked AW – can they get a short extension if needed?

7/10/12

Angie W says no extension.

David K says he is waiting to hear from Ramsey County. (I asked if he forwarded plans to Ramsey.)

7/11/12

TB talked to David K and Erin L.

On 7/9/2012 1:39 PM, Beach, Tom (CI-StPaul) wrote:

*John,*

*David Kuebler put together this summary of our discussions about 1200 Rice. Let us know if you have any questions.*

---

**From:** Kuebler, David (CI-StPaul)  
**Sent:** Monday, July 09, 2012 12:19 PM  
**To:** Beach, Tom (CI-StPaul)  
**Subject:** RE: 1200 Rice Street (again)

Tom,

Just a followup to our meeting the other day regarding the temporary plan.

- DSI and the developer will determine what "temporary" means and what happens should the redevelopment of the site go beyond the temporary date.
- The temporary plan will include:
  - The existing building.
  - The existing driveway on Rice Street.
  - The new driveway on Maryland.
  
  - Moving the pumps south of the new ROW line twelve feet.
- The developer will submit a new plan that shows:
  - The turning movements of a WB40 from westbound Maryland to southbound Rice into the site and Maryland out of the site.
  - The turning movements of a WB40 from westbound Maryland into the site via the Maryland left turn lane and the new driveway on Maryland and then out to southbound Rice Street.
  - The turning movements of a WB40 from southbound Rice Street into the site via the existing driveway on Rice and exiting the new driveway on Maryland.
- Preliminary approval of the temporary plan is contingent upon County input.

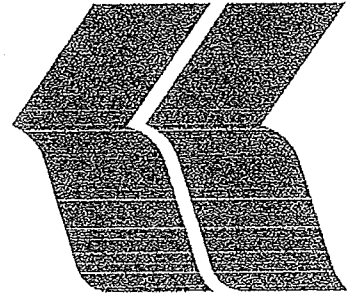
If I have any of this incorrect or more was agreed to please let me know.

Thanks,  
David

David Kuebler, M.S.P.E.  
Civil Engineer III  
St. Paul Public Works Traffic Engineering  
800 City Hall Annex  
25 West 4th Street  
St. Paul, MN 55102-1660  
651.266.6217 (phone)  
651.298.4559 (fax)  
[david.kuebler@ci.stpaul.mn.us](mailto:david.kuebler@ci.stpaul.mn.us)

--  
John Kosmas, Architect  
K K Design  
952-922-3226





August 1, 2012

Mr. Larry Zangs, Project Facilitator  
City of St. Paul Department of Safety and Inspection  
375 Jackson St. - Suite 220  
St. Paul, MN 55101

RE: Application for Site Plan Review - Per conversation on July 31, 2012  
Reemo Convenience Store and Gas Station  
1200 Rice Street

Mr. Larry Zangs,

On behalf of Mr. Bilal Alsadi, Owner of the property, I request a Site Plan Review based on your recommendation due to the updated site plan that has been submitted. I understand that the review will take place on Aug. 14, 2012, in the second floor conference room located at 375 Jackson St.

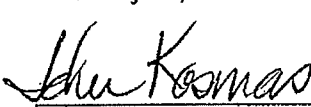
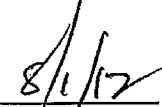
I have attached the, Application For Site Plan Review, signed by Mr. Alsadi, dated Aug, 1, 2012. The fee required will be transferred from the fee paid (\$520.00) for the Appeal Request, dated July 19, 2012, and applied to this application fee (\$500).

I also have noted my name as an Owners Representative, on the form where you normally see the owners name if different than the applicant.

I have attached a copy of the two drawings which identify the various elements of the site and the truck turning diagram utilizing a WB50 vehicle.

If you or any staff have any questions please contact me.

Thank you,

   
\_\_\_\_\_  
John P. Kosmas, Date  
K K Design

Attachments:

- Application For Site Plan Review – dated August 1, 2012
- Drawing Sheet 1: Updated Site Plan dated, July 19, 2012
- Drawing Sheet 2: Updated WB-50, Truck Turning Diagram, dated July 19, 2012

# APPLICATION FOR SITE PLAN REVIEW

STAFF USE ONLY

Department of Safety and Inspections (DSI)  
375 Jackson Street  
Suite 220  
Saint Paul MN 55101-1806  
651-266-9086

SPR # 12-090127  
Fee \$ 500.00  
Staff meeting date: 14 AUG  
City agent C. TILLEY

**APPLICANT:**  
(Main contact person for project)

*OWNER*

Name: Bilal Alsadi  
 Company: Rice Street Market – REEMO Gas and Deli  
 Address: 1200 Rice Street  
 City: St. Paul State: MN Zip: 55117  
 Phone: (c) 612 – 750 -4448 Email: bilal67@msn.com

Name: John Kosmas Company: K K Design  
 Address: 6112 Excelsior Blvd. St. Louis Park, MN 55416  
 Phone: 952 – 922 – 3226 Email: john@kkdesign.biz

**OWNER'S REP.:**  
(If different than the applicant)

## PROJECT :

Project name / description: Rice Street Market / Reemo Gas and Deli  
Request to remove existing pump islands and pumps, UGT's remain. Then install two new pump islands and MPD with new piping to existing UGT's. Install new curbing along the property line parallel to Maryland following the 45 degree corner and then south to existing curbing along the property line parallel to Rice Street.

Project address / Location: 1200 Rice Street, Intersection of Maryland Ave and Rice Street, South East quadrant of intersection.

Legal description of the property: Lots 10, 11 & 12, Blk 2, Stinson's Rice Street Addition to City of St. Paul, Minn.

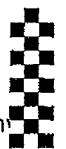
B2  
W5  
D6

Applicant's signature [Signature] Date 8-1-2012

**STAFF USE ONLY** Type Site Plan Sub OTHER SITE WORK Work COMM'L S.F. 3000  
 Folder Name REEMO GAS PUMP RELOCATION  
 Reviewed by \_\_\_\_\_  
 Comments:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

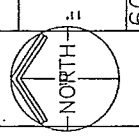
(attach additional sheets if necessary)  
 Bond/letter of credit/escrow \$ \_\_\_\_\_ Date \_\_\_\_\_  
 Site plan approved by \_\_\_\_\_ Date \_\_\_\_\_  
 Work approved by \_\_\_\_\_ Date \_\_\_\_\_

This form and other information about site plan review are available at [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi). Click on Zoning in the column on the left side of the

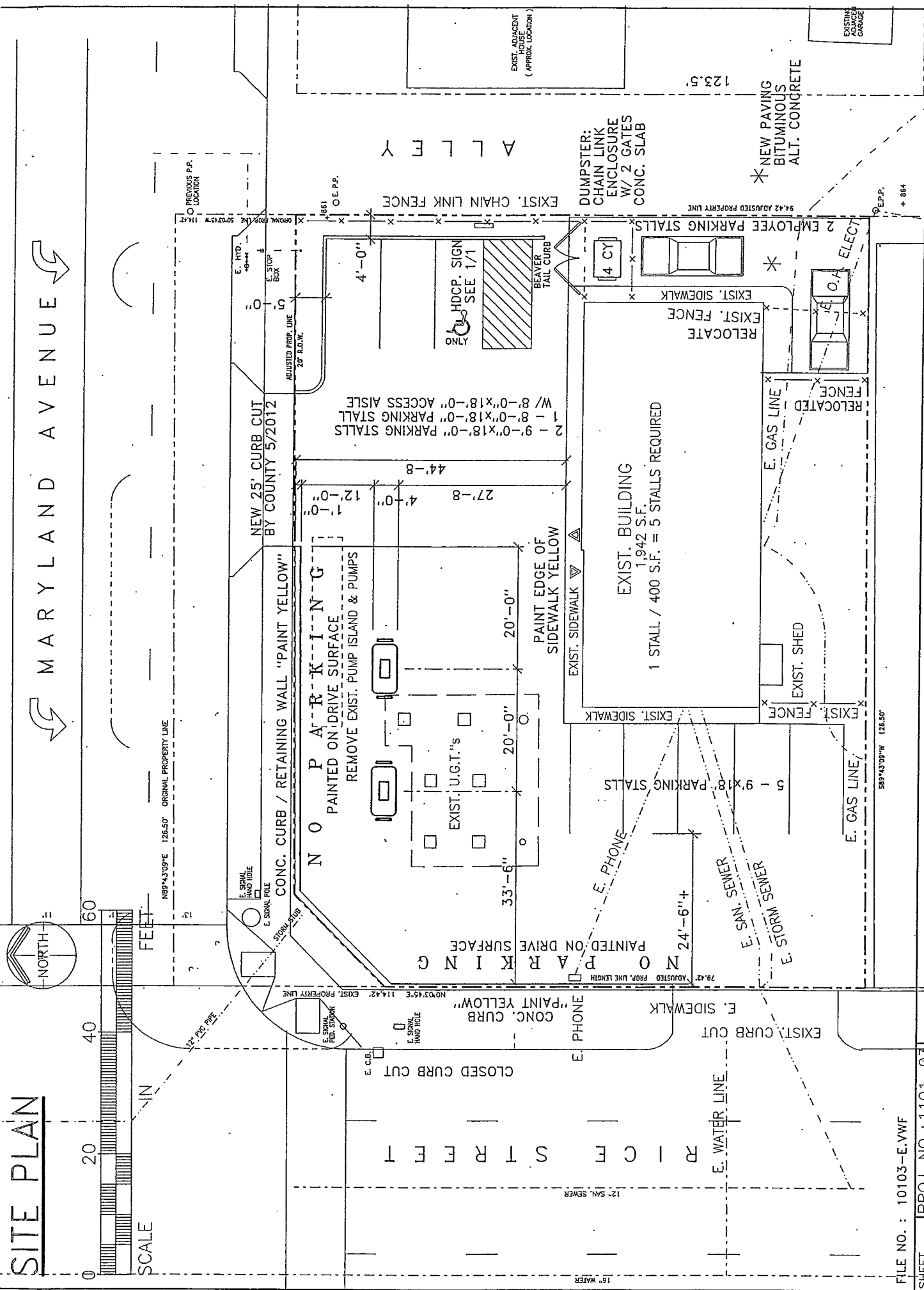


# SITE PLAN

MARYLAND AVENUE

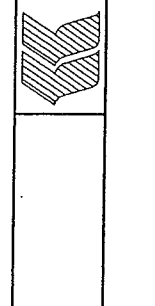


SCALE  
IN FEET



FILE NO.: 10103-E.VWF  
 PROJ. NO: 1101-03  
 DRAWN BY: SPL  
 DATE: 7/19/2012

REEMO GAS & DELI  
 1200 RICE STREET ST. PAUL -- MINNESOTA



K. K. DESIGN  
 6112 EXCELSIOR BLVD.  
 MPLS., MINN. 55416  
 952-922-3226



**Site Plan Review Application Packet (16 plans)**

- Send to:
- Scott Brimer
  - Al Czaia
  - Bill Hagland
  - David Kuebler
  - Bill McDonald
  - Wes Saunders-Pearce
  - Anca Sima
  - Ellen Stewart
  - Bill Tschida
  - Allan Torstenson
  - Terri Vasquez
  - Angie Wiese
  - City Council (application only) 5
  - District Council
  - SPR Folder

- Add'l:
- Brian Karpen (structural, "green roofs")
  - Paige Ahlborg (Ramsey Wash Watershed)
  - Steve Parsons (CPTED)
  - Forrest Kelley (Capital Region Watershed District)
  - Tim Griffin (Design Center, downtown)
  - Paul Mandell (CAAPCJ)
  - Greg Reese (City Forester, trees)
  - Tod Sherman (State Transportation Dept)
  - Ken Haider (Ramsey County PW for County Roads)
  - Amy Spong (HPC)

→ ERINI / RAMSEY  
→ JERRY / RAMSEY

## Tilley, Corinne (CI-StPaul)

---

**From:** Kerry Antrim <district6ed@dist6pc.org>  
**Sent:** Tuesday, August 07, 2012 12:45 PM  
**To:** Tilley, Corinne (CI-StPaul)  
**Subject:** RE: Site Plan Agenda item #1 (August 14, 2012) - Reemo gas pump relocation - 1200 Rice Street

Hi

Is there anyway that the applicant can put fencing in around the perimeter of Rice and Maryland. It really looks strange with the street widening and new sidewalks. Thank-you!

Kerry Antrim  
District 6 Planning Council  
Executive Director  
171 Front Avenue  
Saint Paul, MN 55117  
651-488-4485 fax: 651-488-0343  
cell: 651-403-9338  
[www.district6stpaul.org](http://www.district6stpaul.org)



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**From:** Tilley, Corinne (CI-StPaul) [<mailto:corinne.tilley@ci.stpaul.mn.us>]  
**Sent:** Friday, August 03, 2012 3:47 PM  
**To:** Bloom, Jim (CI-StPaul); Saunders-Pearce, Wes (CI-StPaul); Kuebler, David (CI-StPaul); Vasquez, Terri (CI-StPaul); Czaia, Al (CI-StPaul); Sima, Anca (CI-StPaul); Marruffo, Dave (CI-StPaul); Wiese, Angie (CI-StPaul); Parsons, Steve (CI-StPaul); Hagland, Bill (CI-StPaul); Kerry Antrim ([district6ed@dist6pc.org](mailto:district6ed@dist6pc.org)); Engelbrekt, Bruce (CI-StPaul); Owens, Phil (CI-StPaul); McDonald, Bill (CI-StPaul); [jerry.auge@co.ramsey.mn.us](mailto:jerry.auge@co.ramsey.mn.us); [erin.laberee@co.ramsey.mn.us](mailto:erin.laberee@co.ramsey.mn.us)  
**Subject:** Site Plan Agenda item #1 (August 14, 2012) - Reemo gas pump relocation - 1200 Rice Street

All,  
Please refer to the attached PDF.

I know that most of you are aware of the history at this location and I'm still trying to get a handle on it, but here's the scoop. The original site plan #11-250428 to demo the site and build a new auto convenience store and gas pumps was denied on July 11, 2012.

A new site plan application has been submitted proposing to relocate the existing gas pumps and some interior curbing and lighting. At this time, there are no proposed changes to the building or to any driveway curb cuts.

Please let me know if you need more information.



**Corinne A. Tilley**  
DSI Inspector - Zoning and Site Plan Review

Department of Safety and Inspections

## **Tilley, Corinne (CI-StPaul)**

---

**From:** Marruffo, Dave (CI-StPaul)  
**Sent:** Monday, August 13, 2012 11:51 AM  
**To:** Tilley, Corinne (CI-StPaul)  
**Subject:** SPRWS site plan meeting for 8/14/12

Hello, I will not be attending site plan meetings for Remo Convenience store and Schmidt Bottling Warehouse. St. Paul Water has no issues and is ok with these projects. I will be attending review meetings for Bang Brewery, Form a Feed and Treacy Car Wash.

In regards to 1515 Brewster I am fine with the plans as is. Sorry for the delay.

David Marruffo  
Saint Paul Regional Water Services  
Engineering Division  
1900 Rice St.  
Saint Paul MN. 55113  
PH. (651) 266.6813  
Fax (651) 266.1658

# APPLICATION FOR SITE PLAN REVIEW

Department of Safety and Inspections (DSI)  
 375 Jackson Street  
 Suite 220  
 Saint Paul MN 55101-1806  
 651-266-9086

**STAFF USE ONLY**  
 SPR # 12-090127  
 Fee \$ 500.00  
 Staff meeting date: 14 AUG  
 City agent C. TILLEY

**APPLICANT:**  
 (Main contact person for project)  
*OWNER*

Name: Bilal Alsadi  
 Company: Rice Street Market – REEMO Gas and Deli  
 Address: 1200 Rice Street  
 City: St. Paul State: MN Zip: 55117  
 Phone: (c) 612 – 750 -4448 Email: bilal67@msn.com  
 Name: John Kosmas Company: K K Design  
 Address: 6112 Excelsior Blvd. St. Louis Park, MN 55416  
 Phone: 952 – 922 – 3226 Email: john@kkdesign.biz

**OWNER'S REP.:**  
 (if different than the applicant)

**PROJECT :**

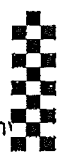
Project name / description: Rice Street Market / Reemo Gas and Deli  
Request to remove existing pump islands and pumps, UGT's remain. Then install two new pump islands and MPD with new piping to existing UGT's. Install new curbing along the property line parallel to Maryland following the 45 degree corner and then south to existing curbing along the property line parallel to Rice Street.  
Project address / Location: 1200 Rice Street, Intersection of Maryland Ave and Rice Street, South East quadrant of intersection.  
Legal description of the property: Lots 10, 11 & 12, Blk 2, Stinson's Rice Street Addition to City of St. Paul, Minn.

B2  
 W3  
 D6

Applicant's signature *[Signature]* Date 8-1-2012

**STAFF USE ONLY** Type Site Plan Sub OTHER SITE WORK Work COMM'L S.F. 3000  
 Folder Name REEMO GAS PUMP RELOCATION WORK  
 Reviewed by *[Signature]* OK  
 Comments:  
no lighting issues.  
 (attach additional sheets if necessary)  
 Bond/letter of credit/escrow \$ \_\_\_\_\_ Date \_\_\_\_\_  
 Site plan approved by \_\_\_\_\_ Date \_\_\_\_\_  
 Work approved by \_\_\_\_\_ Date \_\_\_\_\_

This form and other information about site plan review are available at [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi). Click on Zoning in the column on the left side of the





1200 RICE

TV NO COMMENTS

AW NEED HAZ MATL PERMIT TO REROUTE PROCESS PIPING

WSP ADD NOTES "SWEEPING"

AS NO COMMENTS

AC NO COMMENTS?

LAD  
OVER

- KS - LEG HRG / <sup>OPTED</sup> CAMERAS & LIGHTING IN AREAS <sup>THOSE</sup>
- LC CONDITIONS
- FOOD SVC - 11A-9PM <sup>PUMPS 24 HRS</sup> 11-11 KITCHEN <sup>CASHIER TIL 1A</sup>
- EST. CLOSE @ 10PM
- (NO PKG IN ALLEY?) - POLICE OR PW SIGNAGE <sup>SIGN ON PRIV PROP</sup>

NEW  
LICENSE  
DISCUSSION  
ITEMS

- NO LOITERING SIGNS
- TRASH ~~ENC~~ ENCLOSURE (CYCLONE FENCE?)
- LITTER COLLECTION PLAN
- CLEAR VISUAL LINE OF SIGHT INTO STORE
- SECURITY PLAN

DK - REWORKED SP?

ADA ACCESS TO BLDG

- REVISED PLAN?

- REQ. DECORATIVE FENCE

## DUMPSTER LOCATION

- VEHICLE PKG IN DUMPSTER PICKUP ZONE
  - SITE DISTANCE ISSUES
  - STALL BLOCKING ISSUE
- ZONING - REQ DECORATIVE FENCE
- SCREENING FOR MECH EQUIP - REQ
- LIGHTING -

## Tilley, Corinne (CI-StPaul)

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**From:** Tilley, Corinne (CI-StPaul)  
**Sent:** Monday, August 20, 2012 11:21 AM  
**To:** 'John Kosmas'  
**Subject:** Update on 1200 Rice St. 8-16-12 Submittal

John,  
Here are some comments:

1. A Hazardous Material Permit is required.
2. Add a note on the site plan " Storm sewer inlets shall be protected from sediment by silt fence, or equivalent measures. Protection shall remain in place until bituminous areas have been paved and lawn areas have been established. Adjacent streets and alleys must be swept to keep them free of sediment. Contractor must monitor conditions and sweep as needed or within 24 hours of notice by the City. All disturbed ground left inactive for fourteen or more days must be stabilized by seeding or sodding or proper ground cover."
3. You will continue working with license staff to resolve license issues.
4. Indicate the color of the proposed wrought iron fence on the site plan. Recommend black.
5. Submit details of the proposed plan for reducing the visibility of rooftop mechanical equipment by screening or integrating it into the roof design.
6. Business signage is reviewed under a separate process. Submit a sign permit application with detailed sign plans to Yaya Diatta, DSI Inspector for review.

I'm still waiting for final comments from staff.

Corinne A. Tilley  
DSI Inspector - Zoning and Site Plan Review

Department of Safety and Inspections  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806  
P: 651-266-9085  
[corinne.tilley@ci.stpaul.mn.us](mailto:corinne.tilley@ci.stpaul.mn.us)

Making Saint Paul the Most Livable City in America

-----Original Message-----

**From:** Klassen, Mike (CI-StPaul)  
**Sent:** Monday, August 20, 2012 5:32 PM  
**To:** Tolaas, James (James.Tolaas@CO.RAMSEY.MN.US); Erin Laberee (erin.laberee@co.ramsey.mn.us) (erin.laberee@co.ramsey.mn.us)  
**Cc:** Maczko, John (CI-StPaul); Kuebler, David (CI-StPaul)  
**Subject:** Rice and Maryland

Jim and Erin,

I looked up the site plan and spoke with David Kuebler today. You are correct, there are 3 parking spaces near the Rice St entrance. However I misunderstood you when you said they would block the Rice Street driveway. I took you very literally, thinking the vehicles would be parked right in front of the driveway blocking all driveway use. After reviewing the site plan I see that you meant the that there was a chance (or likelihood) that a backing vehicle from one of the three parking stalls could temporarily block a vehicle making a left or right turn in from Rice St.

As an FYI there is 24' drive lane between the property line and the parked vehicles and another 10' of sidewalk and drive apron between the property line and the curb line. Site plan attached.

I do see what you getting at and yes that is a possibility and likely happens from time to time. However, this is the current condition at the site and we do not have any evidence in our records of this being an operational problem. Without any incidents showing that this current condition has been a problem and 34' of off street area to negotiate in, I have to agree with David, I don't see a basis to require a change. If you have some documentation that this has been an operational hazard, please let us know.

Thanks for your input. We all want to be sure the right thing gets done.

Mike