

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** TJJ Development **FILE #:** 20-029-704
  2. **APPLICANT:** Selby Dale LLC **HEARING DATE:** May 21, 2020
  3. **TYPE OF APPLICATION:** Rezoning
  4. **LOCATION:** 156 Dale St N, SE corner of Dale Street and Selby Avenue
  5. **PIN & LEGAL DESCRIPTION:** 01.28.23.22.03.07; Woodland Park Addition, To St. Paul, Lot 8 & Except West 31.39 ft of North 42.65 Feet Lot 9 And East 28 Ft of South 130.24 Feet of Lot 10 And South 73.10 Ft of West 22 Ft of Lot 10 And South 73.03 Ft of Lot 11 Block 6
  6. **PLANNING DISTRICT:** 8 **EXISTING ZONING:** B2
  7. **ZONING CODE REFERENCE:** §61.801(b)
  8. **STAFF REPORT DATE:** May 12, 2020 **BY:** Tony Johnson
  9. **DATE RECEIVED:** April 28, 2020 **60-DAY DEADLINE FOR ACTION:** June 27, 2020
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- A. **PURPOSE:** Rezone from B2 community business to T3 traditional neighborhood.
- B. **PARCEL SIZE:** 26,571 sq. ft.
- C. **EXISTING LAND USE:** Vacant Auto Garage
- D. **SURROUNDING LAND USE:**
  - North: Commercial
  - East: Vacant Land
  - South: Multi- Family Residential, Duplex, Single Family, Cluster Development (duplexes and single family)
  - East: Commercial
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** In 1922, the subject parcel, along with the rest of Selby Avenue were zoned "C" commercial. In 1975 when the modern zoning code was enacted, the subject parcel was zoned B2, community business district. The parcel has remained zoned B2 since that time. Prior to 2016, the subject parcel was 2 parcels, 156 Dale and 600 Selby. The 600 Selby parcel was a small grocery store land use until 2005 when the building was demolished, and the parcel has remained vacant since that time. In 2016, the two parcels, 156 Dale and 600 Selby, were combined in order to construct a restaurant in the former auto repair garage on the 156 Dale parcel with 37 accessory parking spaces for the restaurant, on what was formerly the 600 Selby parcel. The restaurant proposal received site plan and heritage preservation commission approval, but it was ultimately never constructed. TJJ development now has a purchase agreement for the subject parcel and an adjacent parcel located at 594 Selby Avenue. The 594 Selby Avenue parcel is zoned RM2 and the applicant is not proposing to rezone that parcel as a part of this application. The zoning code permits development on split zoned zoning lots, if the use is permitted in both zoning districts. The applicant is seeking a rezoning to T3, traditional neighborhood, which permits both residential and commercial uses, in order to develop an 82-unit apartment building that will be located on both the 156 Dale and 594 Selby Avenue parcels and to convert the existing vacant auto garage located entirely on 156 Dale Street into a hair salon.

G. **PARKING:** The applicant is proposing to construct an apartment building across to two lots, 156 Dale and 594 Selby with two different zoning designations. There is an existing vacant auto repair garage on the 156 Dale Street parcel, which the applicant is proposing to convert into a hair salon. The 156 Dale Street parcel is proposed to be rezoned to T3, traditional neighborhood, and the 594 Selby parcel is and will remain zoned RM2, multi-family residential. Per zoning code sec. 60.306, when a building is constructed over multiple zoning designations, such as the proposed apartment, the portion of the building in those respective zoning districts must comply with all the provisions of that district, including any provisions specific to those zoning districts that pertain to minimum parking requirements.

Zoning code section 66.342 (a) applies to the residential units proposed on the 156 Dale Street parcel that are proposed to be in the T3 traditional neighborhood in that portion of the zoning lot, and that provision reduces the parking requirement for the residential units by 25%. Furthermore, Section 66.342 (a) also allows the frontage on the 156 Dale lot to count towards the minimum parking requirements and that reduction would apply to both the proposed residential units and the hair salon. The units that are being proposed on the RM2 portion of the lot would not receive either of these minimum parking requirement reductions.

There are 22 units proposed on the RM2 portion of the zoning lot and 60 units proposed on the T3 portion of the zoning lot. Zoning Code § 63.207 requires a minimum of 24 spaces for the 22 units proposed on the RM2 portion of the zoning lot. Factoring in the 25% reduction for residential units on the portion of that lot that is proposed to be rezoned to T3, a minimum of 52 spaces is required for the 60 units on that are proposed on that portion of the zoning lot. The proposed hair salon would not require any additional parking to be provided for the use to be established because the minimum parking requirement for the former auto repair garage is higher than the minimum parking requirement for the proposed salon. The available on-street parking along the frontage of portion of the zoning lot that is proposed to be rezoned to T3 would count toward meeting the minimum parking requirement for both the salon and the 60 units, which reduces the minimum parking requirement by 7 spaces.

The minimum parking requirement for proposed apartment and hair salon is 69 spaces total, and 110 spaces are being proposed.

H. **DISTRICT COUNCIL RECOMMENDATION:** No recommendation from District 8 at the time of this staff report.

I. **FINDINGS:**

1. The applicant is seeking to rezone the subject parcel from B2, Community Business, to T3, Traditional Neighborhood, in order to construct a new 82-unit apartment building and to convert the existing vacant auto garage into a hair salon.
2. The proposed zoning is consistent with the way this area has developed. Selby avenue has developed with a mix of commercial and residential of varying densities. In 1922, when the first zoning code was enacted, Selby Avenue was zoned "C" commercial which permitted a both residential and commercial uses, like the proposed T3 zoning district. In 1975 when the modern zoning code was enacted, Selby Avenue was zoned RM2 multi-family residential, B2 community business, and B3 general business, with the new zoning districts generally corresponding to the underlying land uses. T3 zoning permits a range of land uses that are consistent with the current mix of commercial and multifamily residential zoning districts on Selby Avenue. The proposed T3 zoning is also consistent with the historic "C" commercial zoning designation and is compatible with the way the area has developed in terms of the mix of commercial and residential land uses along the Selby Avenue corridor.

3. The proposed zoning is consistent with the Comprehensive Plan. The proposed T3, traditional neighborhood zoning, is consistent with both the 2030 and 2040 comprehensive plan. The 2030 comprehensive plan identifies Selby Avenue as a mixed-use corridor. T3, traditional neighborhood zoning and proposed commercial and residential land uses, are consistent with this 2030 comprehensive plan mixed use corridor designation and specifically policy LU 1.24 which calls for supporting a mix of uses on mixed use corridors. Policy LU1.2 of the 2030 comprehensive plan calls for permitting high density development in mixed use corridors at 30 – 150 dwelling units per acre. The proposed 82-unit apartment building is within this density range at 102 dwelling units per acre, which is consistent with the housing density called for by this policy.

The 2040 comprehensive plan identifies the Selby and Dale Intersection as a neighborhood node. Policy LU-30 calls for focusing increasing density toward the center of the node and transitioning in scale to surrounding land uses. The proposed zoning will allow an increase in potential density at the center of the neighborhood node which will then transition into lower density residential uses which is consistent with this policy. Policy LU-1 calls for encouraging transit supportive density and directing the majority of the growth to areas with the highest existing or planned transit capacity. The proposed zoning district and development is at the intersection Selby and Dale which are both served by frequent transit service. Additionally, the B-Line bus rapid transit extension is planned to be constructed on Selby Avenue. The proposed T3 traditional neighborhood zoning district will facilitate to the development of transit supportive density at this location prior to the development of the B line.

4. The proposed zoning is compatible with surrounding commercial and residential land uses if varying densities near the subject parcel. The commercial and residential uses in the immediate area are generally permitted uses in the T3 traditional neighborhood district. T3 zoning at the subject location will enable the intensification of development near the center of this node that is compatible with the nearby commercial and residential land-uses and zoning districts.
5. Court rulings have determined that “spot zoning” is illegal in Minnesota. Minnesota courts have stated that this term *“applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property.”* The proposed T3 zoning would not constitute spot zoning. The uses permitted in the proposed T3 zoning district are consistent with uses permitted in the RM2 zoning district and B2 zoning district in the immediate area.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning from B2 community business to T3 traditional neighborhood.



# REZONING APPLICATION

Department of Planning and Economic Development  
Zoning Section  
1400 City Hall Annex, 25 West Fourth Street  
Saint Paul, MN 55102-1634  
(651) 266-6583

Zoning Office Use Only	
File #	_____
Fee Paid \$	_____
Received By / Date	_____
Tentative Hearing Date	_____

## APPLICANT

Property Owner(s)	Selby Dale LLC c/o TJL Development LLC							
Address	2416 Edgcumbe Road	City	St Paul	State	MN	Zip	55116	
Email	lavallejim@comcast.net		Phone	612-751-1919				
Contact Person (if different)	Jim LaValle		Email	lavallejim@comcast.net				
Address	2416 Edgcumbe Rd	City	St Paul	State	MN	Zip	55116	

(Attach additional sheet if necessary to include all of the owners of at least 67% of the area of the property to be rezoned.)

## PROPERTY INFO

Address/Location	156 Dale Street North, St Paul		
PIN(s) & Legal Description	012823220307, See enclosed survey		
<small>(Attach additional sheet if necessary.)</small>			
Lot Area	6 acres	Current Zoning	B-2

## TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, Selby Dale LLC c/o TJL Development LLC

owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a B-2 zoning district to a T-3 zoning district, for the purpose of:

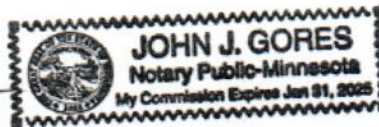
See enclosed letter.

Attach additional sheets if necessary. Attachments as required:  Site Plan  Consent Petition  Affidavit  
 If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Subscribed and sworn to before me

Date 4/3 2020

Notary Public



Selby-Dale, LLC  
By: Alan T. Tschick  
Fee owner of property  
Title: Chief Manager

**TJL Development LLC  
2416 Edgcumbe Road  
St Paul MN, 55116  
612-751-1919**

4/23/20

Tony Johnson  
Paul Dubruiel  
City of Saint Paul  
Planning and Economic Development Department  
25 West Fourth Street  
1400 City Hall Annex  
Saint Paul, MN 55102

Re: Redevelopment of 594 Selby Avenue and 156 Dale Street, Saint Paul

Tony and Paul,

I am excited to be involved in the redevelopment of two properties located at the south east quadrant of Selby Avenue and Dale Street. The two properties, a bare land parcel, 594 Selby Avenue, and a vacant building with land area, 156 Dale Street have been dormant for several years, are in disrepair and pose blight on the neighborhood and community. I have a binding purchase agreement with the owner of the properties.

On Monday April 20<sup>th</sup> 2020 the Saint Paul Heritage Preservation Commission approved our development plan as presented to the zoning committee.

We are proposing to rehabilitate the vacant building consistent with previous HPC approvals for a retail use, remediate the existing pollution and develop a market rate apartment building and parking to serve those uses. The site is located in a vibrant, mature and sophisticated urban environment that has access to the transit system, access to numerous retail and restaurant, entertainment, and educational establishments. It's important to recognize these built in neighborhood amenities. The project will emphasize and promote healthy living by utilizing and promoting the pedestrian and transit environment that already exists. The building mass has been articulated, setback and stepped to respect the surrounding neighbors, give the building individuality and comply with the design standards of the zoning code. The building is clad with high quality materials that are consistent with many of the buildings in the district and neighborhood.

The proposed building will consist of one level of underground parking containing approximately 59 parking stalls with ingress and egress from Selby Avenue. This parking will serve the residential component of the project. The parking garage will also contain a pet washing station, bicycle parking racks, trash management areas and mechanical and electrical facilities. The first floor of the project will contain a lobby with fitness and amenity spaces for the residents of the building, a bicycle repair shop for

the resident's use. The project will also incorporate an outdoor amenity plaza located on the second floor above the enclosed parking below. The first floor will also have public and private parking, (approximately 48 stalls) accessed from Selby Avenue and the existing alley to serve both the retail and residential uses. In the second through sixth floors the project proposes approximately 80 market rate apartments. We are proposing a unit mix that contains alcove, studio, one, two-bedroom and three-bedroom units. We are planning to coordinate real time Metro Transit monitors in the lobby and work with one of the shared cars providers to promote shared vehicles located at the building.

The Development is intended to cater to various income levels and family types that are prevalent in the neighborhood and found throughout the city.

Please consider this letter, enclosed applications and supporting materials our formal request to grant a rezoning of the land area of 156 Dale Street from B-2 to T-3. Also please consider this our formal application for variances that have been determined by St Paul Planning staff:

Variances for 594 Selby Parcel are the following:

- Sec. 66.231 for density. A maximum of 9 units are permitted on this parcel and 22 are proposed. (the zoning line will go through the one of the units and so it was determined as half in the RM2 half in The T3 parcel which is how we arrived at 22)
- Sec. 66.231 for side yard setbacks. A 9 foot setback is required. 9 balconies are proposed at a 5 foot setback.
- Sec. 66.231 for a rear yard setback. A 25 foot setback is required, 4 balconies are proposed at a 21 foot setback.
- Sec. 66.231 for height. A maximum height of 50 feet is permitted in the RM2 district, 53 feet is proposed.
- Sec. 66.232 for lot coverage a maximum of 35% lot coverage is permitted, 58% is proposed.
- Sec. 63.310 entrance to the parking facility in a T3 district across an RM2 parcel.

Variances for 156 Dale Parcel:

- Sec. 66.331 (i) for the front setback. The front setback is determined by the average setback of existing structures on the block. The existing front setback of 28 feet is proposed.
- Sec. 66.341 (b) placement of parking for the two spaces in front of the commercial building.

Findings for the Variances:

*(a) Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision:*

The existing zoning code in RM-2 has several density restrictions that cause practical difficulty. I understand city staff and commissioners are advancing new density standards that relax the existing RM-2 density constraints. Practical difficulties also occur due to The Historic Preservation Commission requirements to preserve the single-story existing structure on Dale Street that requires densification to facilitate vacant land development. The Heritage Preservation Commission denied a request to demolish the vacant single-story building or add on the front of the building that causes the practical difficulty.

*(b) The plight of the landowner is due to circumstances unique to the property and not created by the landowner:*

The zoning of the property is unique as there are two adjacent zoning classifications and was not controlled or guided or zoned by the current landowners. Complying with the requirements of the City of St Paul Heritage Preservation Commission were not created by the landowner nor the applicant and are unique to the property.

*(c) The variance will not permit any use that is not allowed in the zoning district in which the property is located:*

The proposed uses for the redevelopment comply with all City Codes and Ordinances and will not contribute to the ability of a non-allowed use to be allowed.

*(d) The variance will not alter the essential character of the surrounding area:*

The surrounding area contains similar size multi-unit housing facilities, office buildings, retailers, entertainment and restaurant venues, parking facilities and educational facilities. The proposed new multi-unit market rate apartment community with public parking compliments the surrounding uses and character as the proposed use already exists in the surrounding area. This finding was also met as determined by the City of St Pauls Heritage Preservation Commission approval of the project on April 20, 2020.

The proposed use will allow for and contribute to blight removal, pollution cleanup, additional public safety for the community and increase surrounding property values due to the significant contemplated capital investment.

We believe the project is consistent with all the regulations and intent of the Saint Paul Comprehensive Plan and the Summit University District Council small area plan.

We respectfully request the city schedule to required hearing to allow approvals to be secured.

Sincerely,  
Jim LaValle

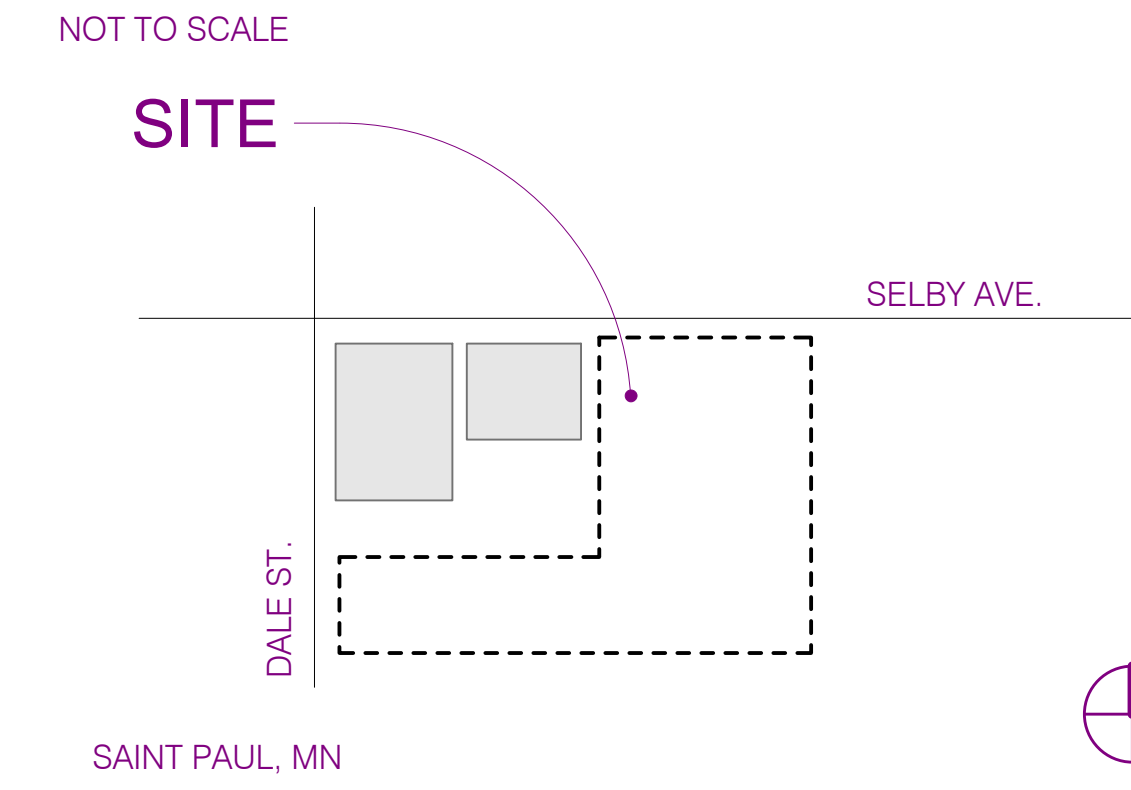
# Selby / Dale Apartments

## Site Plan Review Application

April 15, 2020



### VICINITY MAP



### GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- SUBCONTRACTORS SHALL VISIT THE JOB SITE AND SHALL REVIEW THE CONTRACT DOCUMENTS TO FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS AND INTENT OF THE SCOPE OF THE WORK PRIOR COMMENCEMENT OF WORK. DISCREPANCIES SHALL BE REPORTED TO GENERAL CONTRACTOR FOR CLARIFICATION.

### AREA SUMMARY

(GROSS BUILDING AREA)	
LEVEL 0 - SUB-LEVEL	22385 SF
LEVEL 1	22316 SF
LEVEL 2	18741 SF
LEVEL 3	18741 SF
LEVEL 4	18744 SF
LEVEL 5	15953 SF
GRAND TOTAL	116781 SF

### PARKING STALLS

TOTALS	SUBLEVEL	LEVEL 1	ON GRADE	TOTAL	%
ACCESSIBLE PARKING STALL	0	2	1	3	2.7%
COMPACT PARKING STALL	31	22	0	53	48.2%
STANDARD PARKING STALL	29	24	1	54	49.1%
GRAND TOTAL	60	48	2	110	

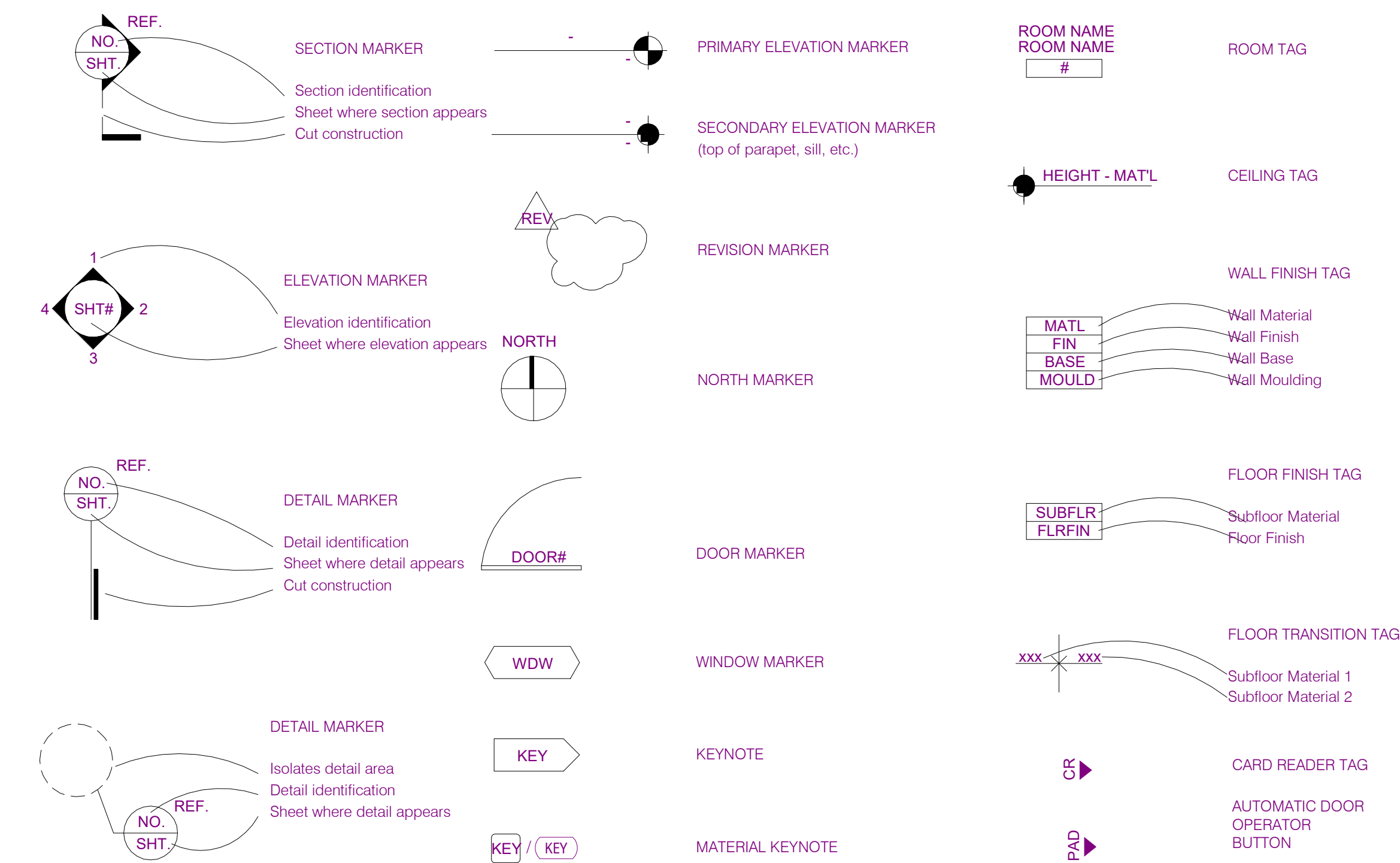
### UNIT COUNT

UNIT TYPE	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	UNIT TYPE TOTAL
1 BR	7	8	9	9	32
1+ BR	1	1	1	2	5
2 BR	2	2	2	1	7
3 BR	1	1	1	0	3
ALCOVE	3	2	2	2	9
MICRO	1	1	1	0	3
STUDIO	6	6	6	5	23
GRAND TOTAL	21	21	21	19	82

### UNIT MIX BY AREA

UNIT TYPE	UNIT COUNT	% BY COUNT	NET LEASABLE	% BY AREA
1BR	32	39%	23516 SF	40%
1BR+	4	5%	3648 SF	6%
2BR	8	10%	7880 SF	14%
3BR	3	4%	3987 SF	7%
STUDIO	35	43%	19105 SF	33%
GRAND TOTAL	82		58136 SF	

### SYMBOLS



### CONTACTS

DEVELOPER/CLIENT	CONTRACTOR	ARCHITECT	CIVIL ENGINEER	LANDSCAPE ARCHITECT
<b>NAME:</b> TJL DEVELOPMENT <b>CONTACT:</b> JIM LAVALLE <b>ADDRESS:</b> 2416 EDGECLUMBE RD, SAINT PAUL, MN 55116 <b>PHONE No.:</b> 612-751-1919 <b>EMAIL:</b> lavallejim@comcast.net	<b>NAME:</b> TBD <b>CONTACT:</b> CONTACT NAME No. 1 <b>ADDRESS:</b> ADDRESS LINE 1 <b>PHONE No.:</b> PHONE NUMBER <b>EMAIL:</b> EMAIL No. 2	<b>NAME:</b> URBANWORKS ARCHITECTURE <b>CONTACT:</b> DAVID HAALAND <b>ADDRESS:</b> 901 N 3RD ST, SUITE 145 MINNEAPOLIS, MN 55401 <b>PHONE No.:</b> 612-455-3100 <b>EMAIL:</b> dhaaland@urban-works.com	<b>NAME:</b> QUETICA, LLC <b>CONTACT:</b> ERIC BEAZLEY <b>ADDRESS:</b> AARON ANDERSON 3800 AMERICAN BOULEVARD W, SUITE 1500 BLOOMINGTON, MN 55431 <b>PHONE No.:</b> 612-402-1670 <b>EMAIL:</b> eric.beazley@quetica.com	<b>NAME:</b> QUETICA, LLC <b>CONTACT:</b> ERIC BEAZLEY <b>ADDRESS:</b> AARON ANDERSON 3800 AMERICAN BOULEVARD W, SUITE 1500 BLOOMINGTON, MN 55431 <b>PHONE No.:</b> 612-402-1670 <b>EMAIL:</b> eric.beazley@quetica.com
<b>NAME:</b> BKBM ENGINEERS <b>CONTACT:</b> JOHN TIMM <b>ADDRESS:</b> 6120 EARLE BROWN DRIVE, SUITE 700 BROOKLYN CENTER, MN <b>PHONE No.:</b> 763-843-0420 <b>EMAIL:</b> jimtim@bkbm.com	<b>NAME:</b> TBD <b>CONTACT:</b> CONTACT NAME No. 1 <b>ADDRESS:</b> ADDRESS LINE 1 <b>PHONE No.:</b> PHONE NUMBER <b>EMAIL:</b> EMAIL No. 2	<b>NAME:</b> TBD <b>CONTACT:</b> CONTACT NAME No. 1 <b>ADDRESS:</b> ADDRESS LINE 1 <b>PHONE No.:</b> PHONE NUMBER <b>EMAIL:</b> EMAIL No. 2	<b>NAME:</b> TBD <b>CONTACT:</b> CONTACT NAME No. 1 <b>ADDRESS:</b> ADDRESS LINE 1 <b>PHONE No.:</b> PHONE NUMBER <b>EMAIL:</b> EMAIL No. 2	<b>NAME:</b> TBD <b>CONTACT:</b> CONTACT NAME No. 1 <b>ADDRESS:</b> ADDRESS LINE 1 <b>PHONE No.:</b> PHONE NUMBER <b>EMAIL:</b> EMAIL No. 2

### SHEET LIST - SITE PLAN REVIEW APPLICATION

G001	TITLE SHEET	
(SURVEY)	SURVEY	
C0-1	COVER	(QUETICA)
C1-1	REMOVALS AND EROSION CONTROL PLAN	(QUETICA)
C2-1	SITE PLAN	(QUETICA)
C3-1	GRADING PLAN	(QUETICA)
C4-1	UTILITY PLAN	(QUETICA)
C5-1	NOTES	(QUETICA)
C6-1	DETAILS	(QUETICA)
L2-1	LANDSCAPE PLAN	(QUETICA)
L2-2	LANDSCAPE DETAILS	(QUETICA)
L2-3	LANDSCAPE DETAILS	(QUETICA)
AL101	ARCHITECTURAL LANDSCAPE PLAN	
A001	SUBLEVEL PLAN	
A101	LEVEL 1 PLAN	
A102	LEVEL 2 PLAN	
A103	LEVEL 3 PLAN	
A104	LEVEL 4 PLAN	
A105	LEVEL 5 PLAN	
A202	ROOF PLAN - OVERALL	
A301	BUILDING ELEVATIONS	
A302	BUILDING ELEVATIONS	
A351	BUILDING AXONOMETRIC VIEWS	
A352	BUILDING PERSPECTIVE RENDERINGS	

FOR CITY PERMIT USE

TJL DEVELOPMENT - SELBY & DALE

URBANWORKS

CONSULTANT

PRELIMINARY  
NOT FOR CONSTRUCTION

HISORIC PRESERVATION COMMISSION  
04.15.2020

REVISIONS

KEY PLAN

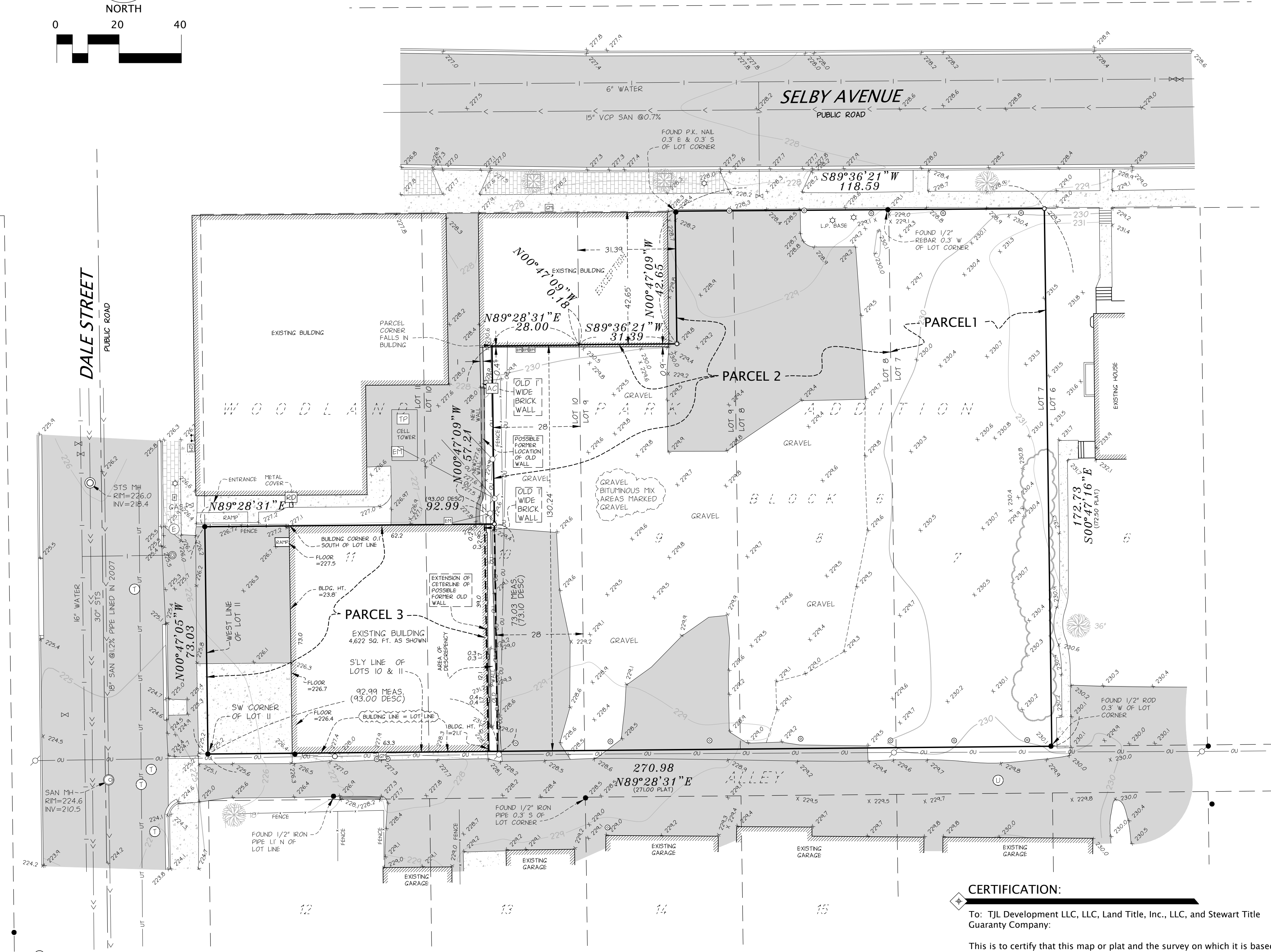
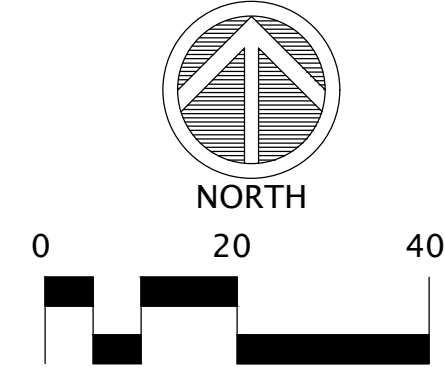
DATE: 4/15/2020  
PROJECT #: 20-0001  
PHASE: SITE PLAN  
DRAWN BY: DP/SL  
CHECKED BY: Checker

TITLE SHEET

G001

© URBANWORKS ARCHITECTURE LLC 2018  
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401





**EXISTING LEGAL DESCRIPTION:**

The following Legal Description is as shown on the Land Title, Inc. as agent for Stewart Guaranty Company Title Insurance Company Title Commitment No. 602896, dated December 16, 2019.

**Parcel 1:**  
Lot 7, Block 6, Woodland Park Addition, Ramsey County, Minnesota (Torrens Certificate No. 554592)

**Parcel 2:**  
Lot 8 and Lot 9 except the West 31.39 feet of the North 42.65 feet of Lot 9, and the East 28 feet of the South 130.24 feet of Lot 10, all in Block 6, Woodland Park Addition to the City of St. Paul, Ramsey County, Minnesota. (Torrens Certificate No. 566499)

AND

(Parcel 3)  
That part of Lots Ten (10) and Eleven (11), Block Six (6), Woodland Park Addition to St. Paul, Ramsey County, Minnesota, described as follows, to wit:

Commencing at the Southwest corner of Lot Eleven (11), Block Six (6), of said addition; thence North along the West line of said Lot Eleven (11), Seventy-three and three hundredths (73.03) feet to a point; thence East Ninety-three (93) feet to the center line of a brick wall running Northerly and Southerly through said Lot Ten (10); thence Southerly along said center line produced Seventy-three and one-tenths (73.10) feet to the Southerly line of said Lot Ten (10), Block Six (6); thence westerly along said Southerly line of said Lots Ten (10) and Eleven (11), Ninety-three (93) feet to the point of beginning, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for said County. (Abstract Property)

**LEGAL DESCRIPTION NOTES:**

THE LEGAL DESCRIPTION FOR PARCEL 3 CALLS OUT THE "CENTER LINE OF A BRICK WALL RUNNING NORTH AND SOUTH" AND "ALONG CENTERLINE PRODUCED" THERE ARE REMNANTS OF AN OLD 1 FOOT WIDE BRICK WALL AT THE NORTHEAST CORNER OF SUBJECT BUILDING AND TO THE NORTH ABOUT 40 FEET WHERE A HIGH SECTION OF THE 1 FOOT WIDE BRICK WALL STILL EXISTS. THE AREA BETWEEN THE 1" WIDE BRICK WALLS WAS REPLACED BY A NEWER MODULAR BLOCK WALL. THE "CENTERLINE OF THE BRICK WALL" IS THE CONTROLLING FACTOR FOR THE PLACEMENT OF THE PARCEL LINE. THE RESULT FROM USING THE WALL WOULD LEAVE A 3 FOOT GAP BETWEEN THE ADJOINING PARCEL. PLEASE CONSULT AN ATTORNEY TO RECTIFY THIS MATTER.

☐ DENOTES AREA OF DISCREPANCY BETWEEN BRICK WALL AND ADJOINING PARCEL.

**EASEMENT NOTES:**

The following are survey related items as shown on the above listed Land Title, Inc. as agent for Stewart Guaranty Company Title Insurance Company Title Commitment No. 602896, dated December 16, 2019.

no survey related items show in commitment.

**AREA**

TOTAL AREA OF PARCEL = 35,031 SQ.FT. / 0.80 ACRES

**FLOOD INFORMATION:**

THIS PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 27123C0085G HAVING AN EFFECTIVE DATE OF JUNE 4TH, 2010.

**LEGEND:**

- FOUND MONUMENT
- SET 1/2" IRON PIPE MARKED RLS NO. 25718
- ☒ CABLE TV RESISTAL
- ☒ AIR CONDITIONER
- ☒ ELECTRIC MANHOLE
- ☒ ELECTRIC METER
- ☒ ELECTRIC PEDESTAL
- ☒ ELECTRIC TRANSFORMER
- ☒ LIGHT POLE
- ☒ GUY WIRE
- ☒ POWER POLE
- ☒ GAS MANHOLE
- ☒ GAS METER
- ☒ TELEPHONE MANHOLE
- ☒ TELEPHONE PEDESTAL
- ☒ SANITARY CLEANOUT
- ☒ SANITARY MANHOLE
- ☒ CATCH BASIN
- ☒ STORM DRAIN
- ☒ FLARED END SECTION
- ☒ STORM MANHOLE
- ☒ FIRE DEPT. CONNECTION
- ☒ HYDRANT
- ☒ CURB STOP
- ☒ WATER WELL
- ☒ WATER METER
- ☒ POST INDICATOR VALVE
- ☒ WATER VALVE
- ☒ BOLLARD
- ☒ FLAG POLE
- ☒ MAIL BOX
- ☒ TRAFFIC SIGN
- ☒ UNKNOWN MANHOLE
- ☒ SOIL BORING
- ☒ TRAFFIC SIGNAL
- ☒ CONIFEROUS TREE
- ☒ DECIDUOUS TREE

**CERTIFICATION:**

To: TJL Development LLC, LLC, Land Title, Inc., LLC, and Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a)(b)(c), 8, 9, 11, 14, 16, 18, and 19 of Table A thereof. The field work was completed on January 17th, 2020.

CORNERSTONE LAND SURVEYING, INC.  
Dated: 12-20-17  
Revised: 1-17-20  
By: *Daniel L. Thurmes*  
Daniel L. Thurmes  
Minnesota License No. 25718

The Land Title, Inc. as agent for Stewart Guaranty Company Title Insurance Company Title Commitment No. 602896, dated December 16, 2019, as listed on this survey was relied upon for matters of record. Other easements may exist that were not shown in this commitment and are not shown on this survey.

**UNDERGROUND UTILITIES NOTES:**

THE UTILITIES SHOWN HEREON WERE FIELD LOCATED PER VISIBLE STRUCTURES WHERE POSSIBLE. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.

MOST UTILITIES ARE SHOWN PER UTILITY PLANS RECEIVED FROM THE CITY OF ST. PAUL PUBLIC WORKS PORTAL. THESE PLANS WERE NOT AS-BUILT LOCATIONS AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. CONTACT GOPHER STATE ONE BEFORE EXCAVATING.

**PARKING**

TOTAL EXISTING STRIPPED PARKING STALLS = 0 INCLUDING 0 HANDICAP STALLS



**ALTA NOTES:**

ITEM 16. THERE IS NO OBSERVED EVIDENCE OF RECENT CONSTRUCTION.  
ITEM 17. THERE ARE NO PROPOSED RIGHT OF WAY CHANGES PER THE CITY OF ST. PAUL PLANNING DEPARTMENT AS OF THE DATE OF THE CERTIFICATION.  
ITEM 18. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.  
ITEM 19. THERE WAS NO EVIDENCE OF WETLAND MARKERS AS DELINEATED BY THE APPROPRIATE AUTHORITIES AS OF THE DATE OF THIS CERTIFICATION.

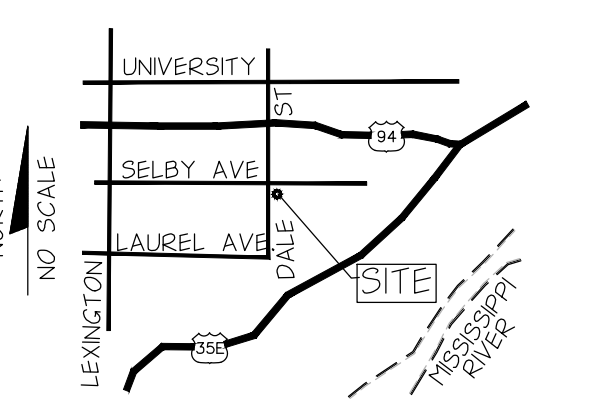
**CONTACT:**

Jim LaValle  
TJL Development LLC  
612-751-1919  
lavallejim@comcast.net

**COUNTY/CITY:**

**RAMSEY COUNTY**  
**CITY OF ST. PAUL**

**VICINTY MAP:**



**REVISIONS:**

DATE	REVISION
1-15-15	INITIAL ISSUE
1-17-20	UPDATED

**PROJECT ADDRESS:**

**156**  
**DALE STREET**  
P.I.D.#012823220307

Suite #200  
1970 Northwestern Ave.  
Stillwater, MN 55082  
Phone 651.275.8969  
dan@cssurveying.net

**CORNERSTONE**  
LAND SURVEYING, INC

FILE NAME SURVCR29A  
PROJECT NO. CR14029A

**CERTIFICATE OF SURVEY**

# SELBY AND DALE APARTMENTS

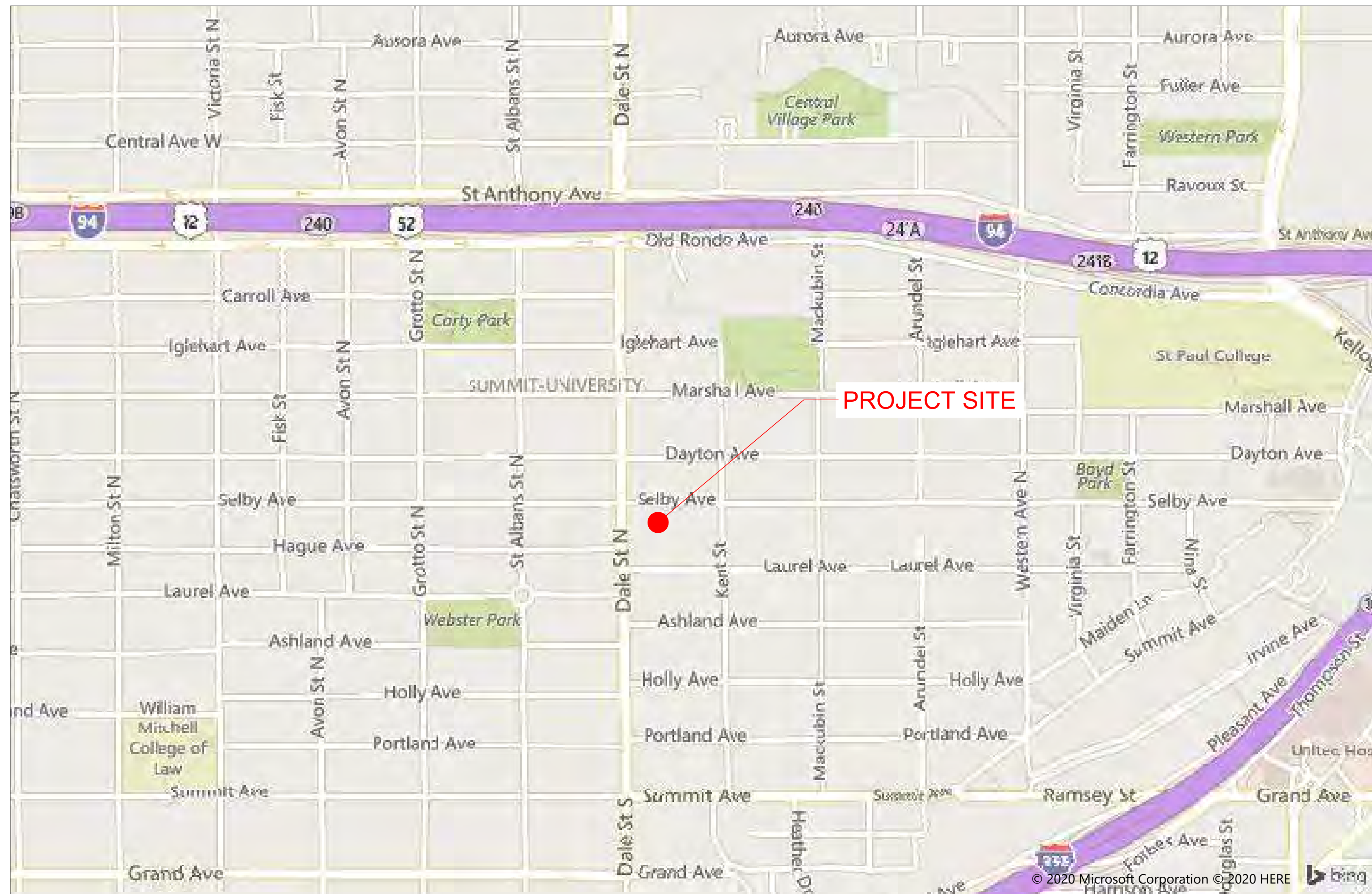
600 SELBY AVE.

ST. PAUL, MINNESOTA

CIVIL ENGINEERING PLANS FOR  
SITE DEMOLITION, SITE PLAN, GRADING, EROSION CONTROL AND UTILITIES

SHEET INDEX

C0-1	COVER SHEET
C1-1	REMOVALS & EROSION CONTROL PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C4-1	UTILITY PLAN
C5-1	NOTES
C6-1	DETAILS



EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. 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.

DESIGN CONSULTANT

CIVIL ENGINEER  
QUETICA, LLC  
3800 American Blvd. W.  
Suite 1500  
Bloomington, MN 55431

ERIC BEAZLEY, PE  
TEL: 651-964-4646 X871  
eric.beazley@quetica.com

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.  
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

PROJECT NO.: 1955  
DRAWN BY: A. Anderson  
CHECKED BY: E. Beazley  
DATE: 11/2/2020  
REVISIONS:

PRELIMINARY  
NOT FOR CONSTRUCTION

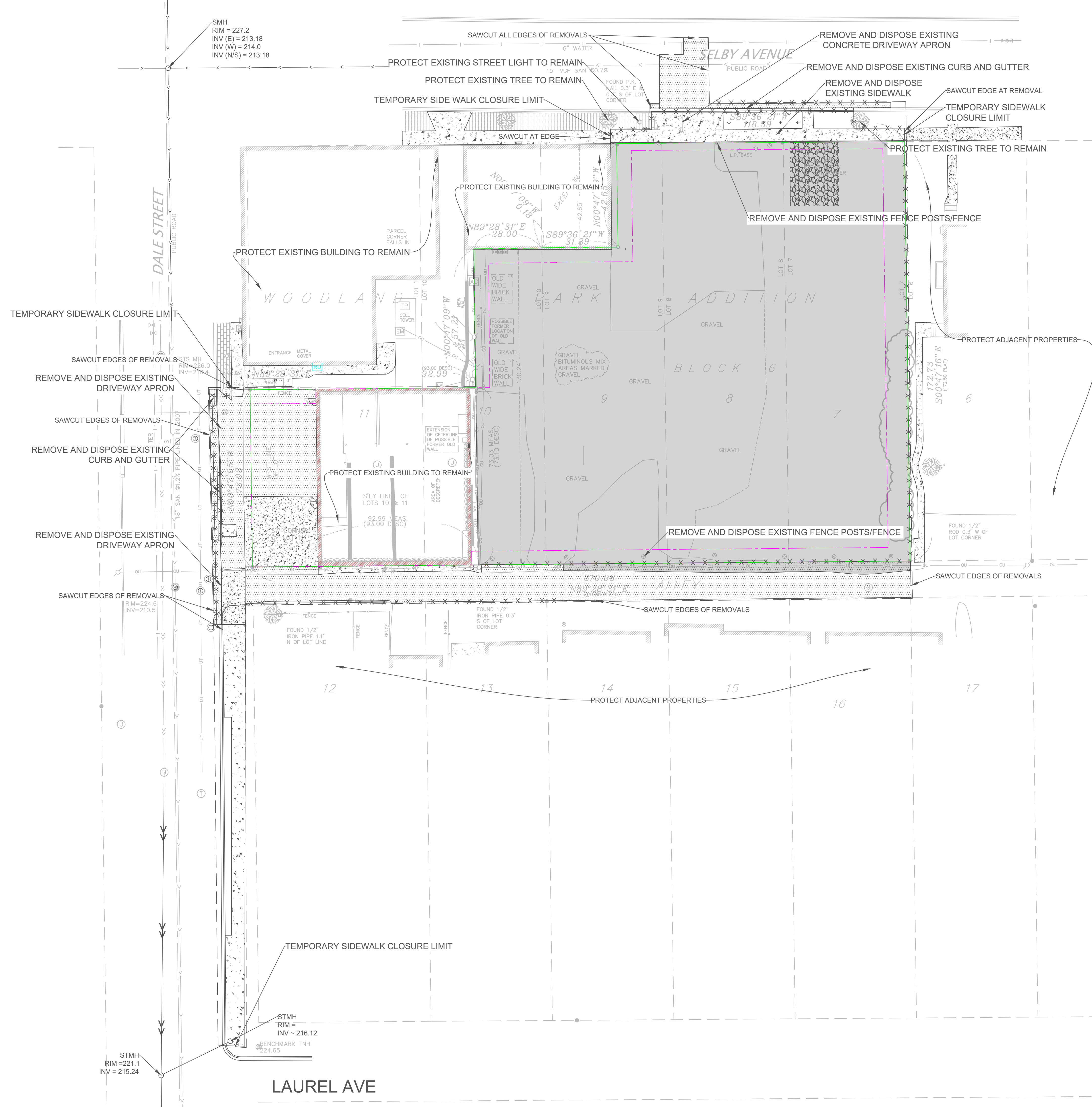
URBAN  
WORKS  
quetica

4.15.2020 DSI SUBMITTAL

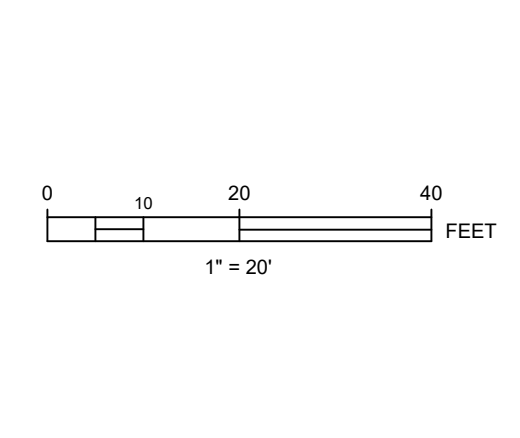
Selby and Dale Apartments  
156 Dale St. N,  
St. Paul, MN 55102

COVER


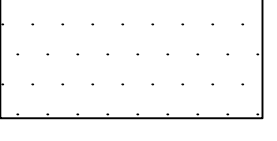
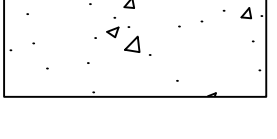
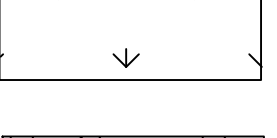






C0-1



**EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. 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.**



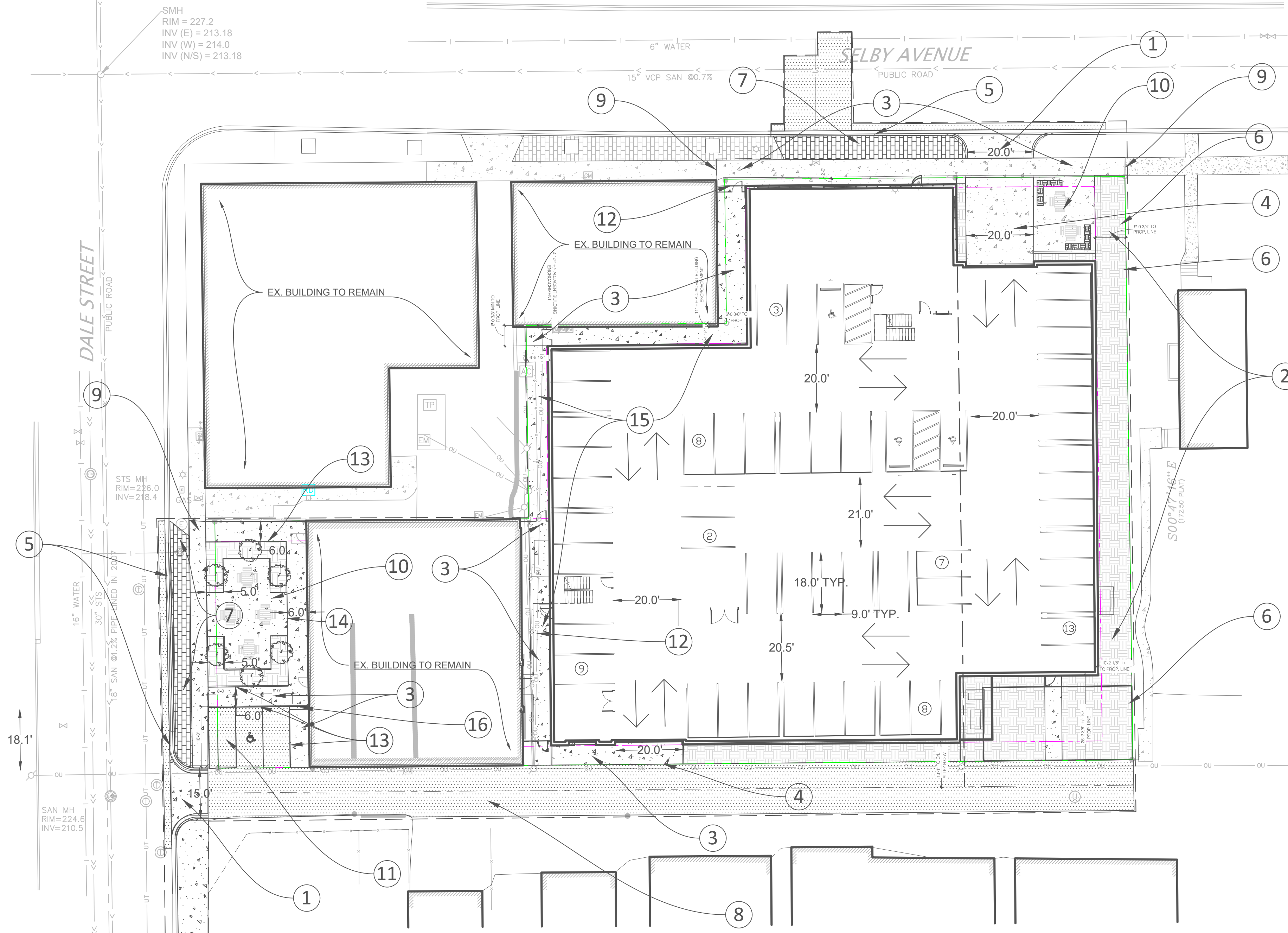
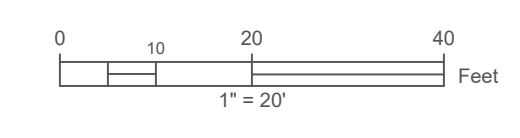
- NOTES:**
1. SEE THE NOTES SHEET (C5-1) FOR FULL REMOVALS NOTES, WHICH ARE INTEGRAL TO THIS PLAN SHEET.
  2. PROTECT EXISTING CURB AND GUTTER ALONG STREETS AND OTHERWISE, EXCEPT AS NOTED.
  3. SAWCUT ALL EDGES (ALONG REMOVAL AREAS) OF PAVEMENT & CURB/GUTTER.
  4. PROTECT EXISTING STREETS AND ALLEY.
  5. SEE SHEET C4-1 (UTILITY) FOR ADDITIONAL UTILITY REMOVALS.
  6. PROTECT ADJACENT PROPERTIES

-  REMOVE AND DISPOSE ALL SURFACE FEATURES INCLUDING, BUT NOT NECESSARILY LIMITED TO, BRUSH, DEBRIS, CURB AND GUTTER, PAVEMENT, SIGNS, BUILDINGS, LANDSCAPING, ETC. EXCEPT WHERE NOTED.
-  REMOVE AND DISPOSE BITUMINOUS AND ADJACENT CONCRETE CURB AND GUTTER.
-  REMOVE AND DISPOSE SIDEWALK
-  REMOVE AND DISPOSE EXISTING LANDSCAPING
-  ROCK CONSTRUCTION ENTRANCE
-  PLACE BIOLOG AROUND PERIMETER OF DISTURBED AREA
-  SETBACK LINES FOR PROPOSED ZONING
-  PROPERTY LINE
-  EXISTING PROPERTY BOUNDARIES
-  CONSTRUCTION LIMITS

TOTAL SITE AREA: .8 ACRES

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATION OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES AND OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

<p><b>C1-1</b></p>	<p><b>REMOVALS AND EROSION CONTROL PLAN</b></p>	<p>Selby and Dale Apartments 156 Dale St. N, St. Paul, MN 55102</p>
<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>URBAN WORKS</p>	<p>quetrica</p>
<p>4.15.2020</p>	<p>DSI SUBMITTAL</p>	<p>PROJECT NO.: 1955 DRAWN BY: A. Anderson CHECKED BY: E. Beatty DATE: 4.15.2020 REVISION(S)</p>



- 1 NEW TYPE 1 CONCRETE DRIVEWAY PER CITY STANDARDS
- 2 LANDSCAPE AREA SEE LANDSCAPING PLAN
- 3 NEW 4" CONCRETE SIDEWALK
- 4 NEW 8" CONCRETE DRIVEWAY
- 5 NEW TYPE B612 CURB AND GUTTER
- 6 PROPOSED SUBGRADE STORMWATER RETENTION SYSTEM OUTLINE
- 7 NEW PAVERS TO MATCH ADJACENT SECTIONS
- 8 NEW LIGHT DUTY BITUMINOUS PAVEMENT MATCH EXISTING
- 9 CONNECT TO EXISTING SIDEWALK
- 10 PROPOSED PATIO AREA SEE LS PLANS
- 11 SHORT TERM PARKING STALL
- 12 PROPOSED SECURITY GATE (SEE ARCH)
- 13 TAPER DOWN CURB
- 14 6" CONCRETE CURB
- 15 SLOPE SIDEWALK @ 2% TOWARDS CENTER ON BOTH SIDES BETWEEN BUILDINGS
- 16 6" CONCRETE STEP

- NEW TYPE 1 CONCRETE DRIVEWAY PER CITY STANDARDS
- NEW 4" CONCRETE SIDEWALK PER CITY STANDARDS
- PROPOSED LANDSCAPE AREA
- NEW PAVERS MATCH EXISTING
- NEW PAVEMENT SECTION MATCH ADJACENT
- EXISTING ZONE RM2
- EXISTING ZONE B2
- ZONED MIXED RESID/COMMERCIAL

- SETBACK LINES FOR PROPOSED ZONING
- PROPERTY LINE
- EXISTING PROPERTY BOUNDARIES
- CONSTRUCTION LIMITS

**EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. 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.**

- NOTES:**
- SEE THE NOTES SHEET (C5-1) FOR FULL SITE PLAN NOTES, WHICH ARE INTEGRAL TO THIS PLAN SHEET.
  - CONTRACTOR TO MAINTAIN ACCESS TO THE FIRE DEPARTMENT CONNECTION FOR FIRE DEPARTMENT PERSONNEL AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
  - SEE THE REMOVALS PLAN FOR PROTECTION OF EXISTING FEATURES, INFRASTRUCTURE AND UTILITIES TO REMAIN.
  - THE REMOVAL, PRUNING, AND/OR PLANTING OF TREES IN THE PUBLIC BOULEVARD REQUIRES AN APPROVED PERMIT FROM THE CITY FORESTER (651-632-2437). ANY WORK MUST BE COMPLETED BY A LICENSED TREE CONTRACTOR.
  - INSPECTION CONTACT: THE DEVELOPER SHALL CONTACT THE RIGHT OF WAY INSPECTOR, JIM HEHN AT 651.485.0417 ONE WEEK PRIOR TO BEGINNING WORK TO DISCUSS TRAFFIC CONTROL, PEDESTRIAN SAFETY AND COORDINATION OF ALL WORK IN THE PUBLIC RIGHT OF WAY. NOTE: IF A ONE WEEK NOTICE IS NOT PROVIDED TO THE CITY, ANY RESULTING DELAYS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
  - AS PART OF THE ROW PERMITTING PROCESS, TWO WEEKS BEFORE ANY WORK BEGINS THAT IMPACTS THE ROW IN ANY WAY THE DEVELOPER SHALL PROVIDE TO THE ROW INSPECTOR THE NAME AND CONTACT INFORMATION OF THE CONSTRUCTION PROJECT MANAGER OR CONSTRUCTION PROJECT SUPERINTENDENT. IF THIS INFORMATION IS NOT PROVIDED THERE MAY BE A DELAY IN OBTAINING PERMITS FOR THE WORK IN THE ROW. SAID DELAYS WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER.
  - SEWER REPAIR PERMIT: PLUMBING CONTRACTOR TO OBTAIN "REPAIR PERMITS" FROM PUBLIC WORKS FOR PROPOSED MODIFICATION TO THE EXISTING STORM SEWER CONNECTIONS. CALL ST PAUL PW PERMIT DESK (651-266-6234) FOR INFORMATION ON OBTAINING THIS PERMIT.
  - SEWER REMOVAL/ABANDONMENT PERMIT: PLUMBING CONTRACTOR TO OBTAIN "REMOVAL PERMITS" FROM PUBLIC WORKS TO CUT OFF EXISTING SEWER CONNECTIONS SERVICES TO THE PROPERTY. CALL ST PAUL PW PERMIT DESK (651-266-6234) FOR INFORMATION ON OBTAINING THIS PERMIT.
  - SEWER CONNECTION PERMIT: LICENSE HOUSE DRAIN CONTRACTOR TO OBTAIN (SEWER CONNECTION PERMIT) TO CONSTRUCT NEW SANITARY AND STORM CONNECTION IN STREET FROM MAIN TO THE PROPERTY. CALL ST PAUL PW PERMIT DESK (651-266-6234) FOR INFORMATION ON OBTAINING THIS PERMIT.
  - A FOUR-SIDED TRENCH BOX IS REQUIRED ON ALL EXCAVATIONS DEEPER THAN 5 FEET WHERE UNDERGROUND WORK OR INSPECTION IS TO BE PERFORMED BY SPRWS. FOR ALL WET TAPS TO BE PERFORMED BY SPRWS, A MINIMUM TRENCH BOX SIZE OF 8 FEET HIGH X 8 FEET WIDE X 10 FEET LONG IS REQUIRED. LADDERS ARE REQUIRED AND MUST EXTEND 3 FEET ABOVE THE SURFACE OF THE TRENCH. SIDEWALKS, PAVEMENTS, DUCTS AND APPURTENANT STRUCTURES SHALL NOT BE UNDERMINED UNLESS A SUPPORT SYSTEM OR ANOTHER METHOD OF PROTECTION IS PROVIDED. TRENCHES IN EXCESS OF 20 FEET IN DEPTH MUST BE SIGNED OFF BY A REGISTERED PROFESSIONAL ENGINEER. EXCAVATED MATERIAL MUST BE KEPT A MINIMUM OF 2 FEET FROM THE EDGE OF THE TRENCH.
  - BICYCLE PARKING WILL BE PROVIDED ON INTERIOR OF BUILDING. (SEE ARCH)
  - CONSTRUCTION IN THE RIGHT OF WAY: ALL WORK ON CURBS, DRIVEWAYS, AND SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY MUST BE DONE TO CITY STANDARDS AND SPECIFICATIONS BY A CONTRACTOR LICENSED TO WORK IN THE CITY RIGHT-OF-WAY UNDER A PERMIT FROM PUBLIC WORKS SIDEWALK SECTION (651-266-6120). SIDEWALK GRADES MUST BE CARRIED ACROSS DRIVEWAYS.
  - RIGHT OF WAY RESTORATION: 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 THE 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 RESTORATION" AND ARE AVAILABLE AT THE PERMIT OFFICE.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATION OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES AND OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

PROJECT NO.: 1955  
 DRAWN BY: A. Anderson  
 CHECKED BY: E. Besley  
 DATE: 11.13.2020  
 REVISIONS:

PRELIMINARY  
 NOT FOR CONSTRUCTION

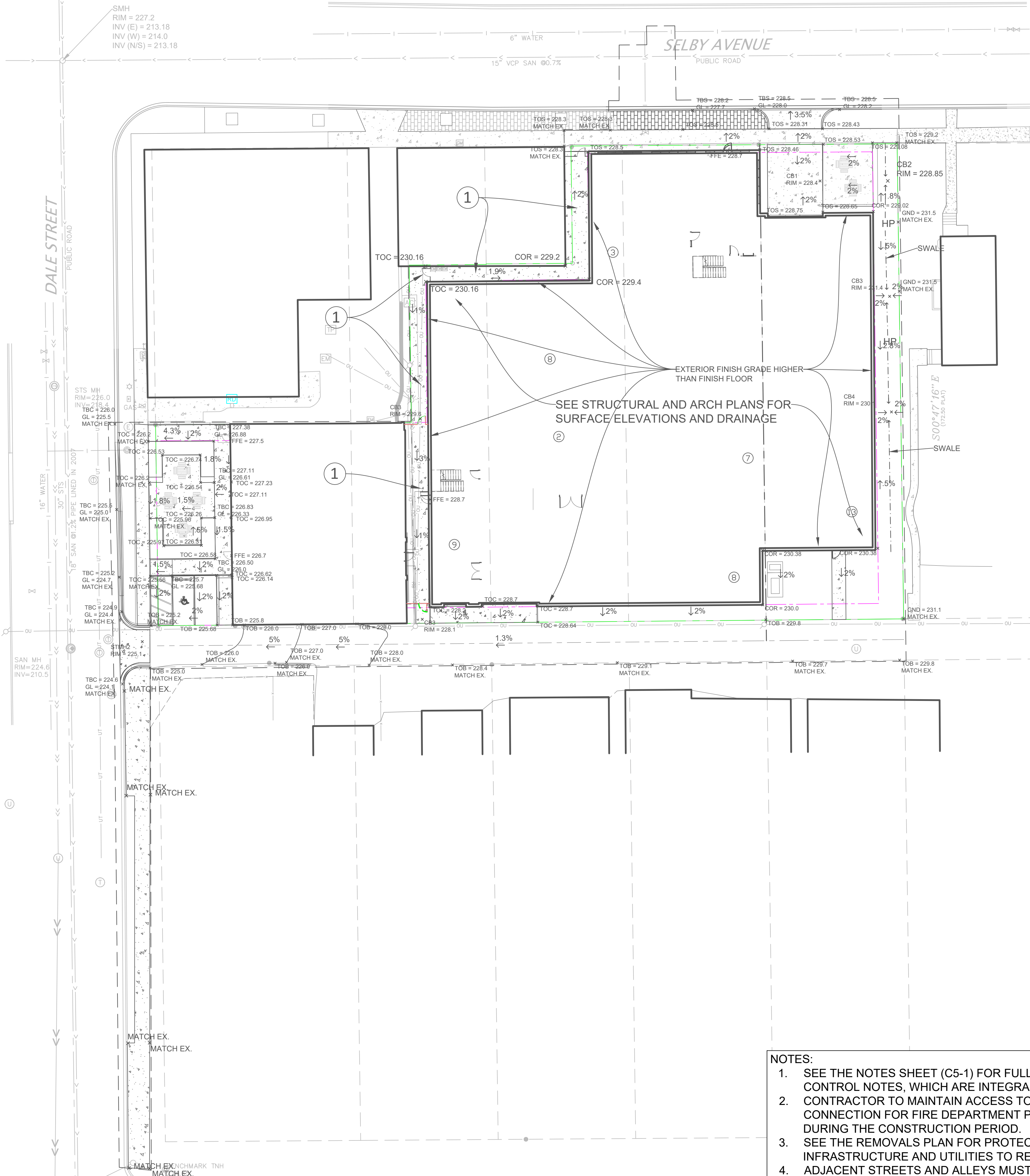
URBAN  
 WORKS

4.15.2020 DSI SUBMITTAL

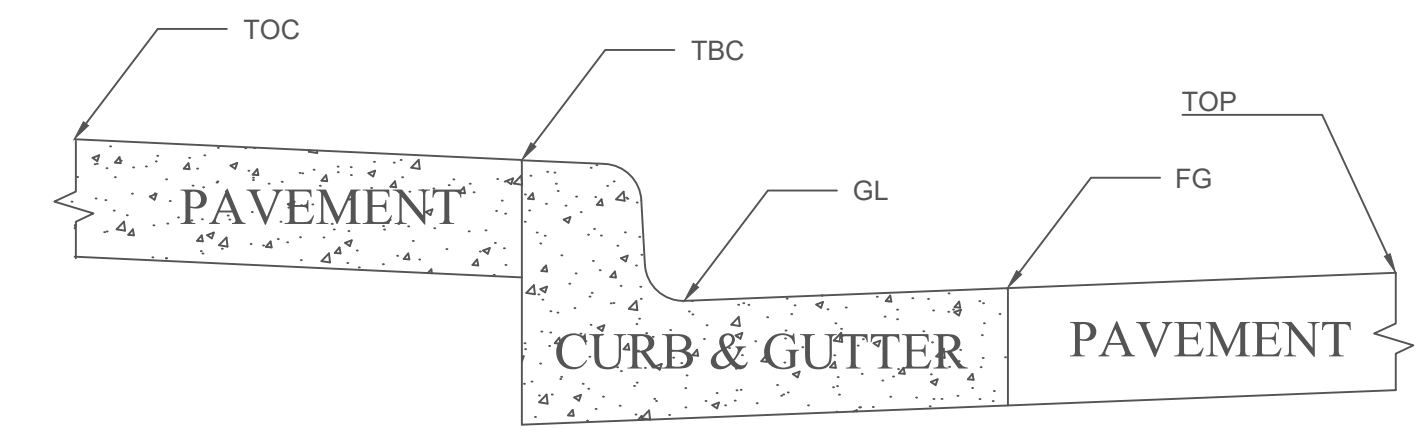
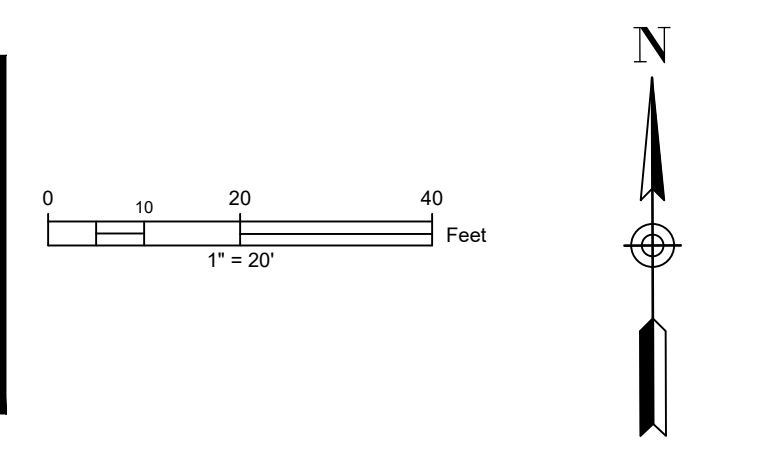
Selby and Dale Apartments  
 156 Dale St. N,  
 St. Paul, MN 55102

C2-1

SITE PLAN



EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. 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.



# LEGEND

CL	CENTERLINE	IOS	INVERT OF SWALE
CONC.	CONCRETE	TBC	TOP BACK OF CURB
EOF	EMERGENCY OVERFLOW	TOB	TOP OF BITUMINOUS
EX.	EXISTING	TOC	TOP OF CONCRETE
FFE	FINISH FLOOR ELEVATION	TOD	TOP OF DECK
GB	GRADE BREAK	TOP	TOP OF PAVEMENT
GL	GUTTER FLOW LINE	TOS	TOP OF SIDEWALK
GND	GROUND	TW	TOP OF RETAINING WALL
GW	GROUND AT BASE OF RET. WALL	VG	VALLEY GUTTER

**1** INSTALL SIDEWALK WITH INVERTED CROWN BETWEEN BUILDINGS 2% SLOPE TOWARDS CENTER

- SETBACK LINES FOR PROPOSED ZONING
- PROPERTY LINE
- EXISTING PROPERTY BOUNDARIES
- CONSTRUCTION LIMITS

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATION OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES AND OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

**NOTES:**

- SEE THE NOTES SHEET (C5-1) FOR FULL GRADING PLAN AND EROSION CONTROL NOTES, WHICH ARE INTEGRAL TO THIS PLAN SHEET.
- CONTRACTOR TO MAINTAIN ACCESS TO THE FIRE DEPARTMENT CONNECTION FOR FIRE DEPARTMENT PERSONNEL AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
- SEE THE REMOVALS PLAN FOR PROTECTION OF EXISTING FEATURES, INFRASTRUCTURE AND UTILITIES TO REMAIN.
- ADJACENT STREETS AND ALLEYS MUST BE SWEEPED TO KEEP THEM FREE OF SEDIMENT. CONTRACTOR MUST MONITOR CONDITIONS AND SWEEP AS NEEDED OR WITHIN 24-HOURS OF NOTICE BY THE CITY.

PROJECT NO.: 1955  
 DRAWN BY: A. Anderson  
 CHECKED BY: E. Beady  
 DATE: 11.2.2020  
 REVISION(S)

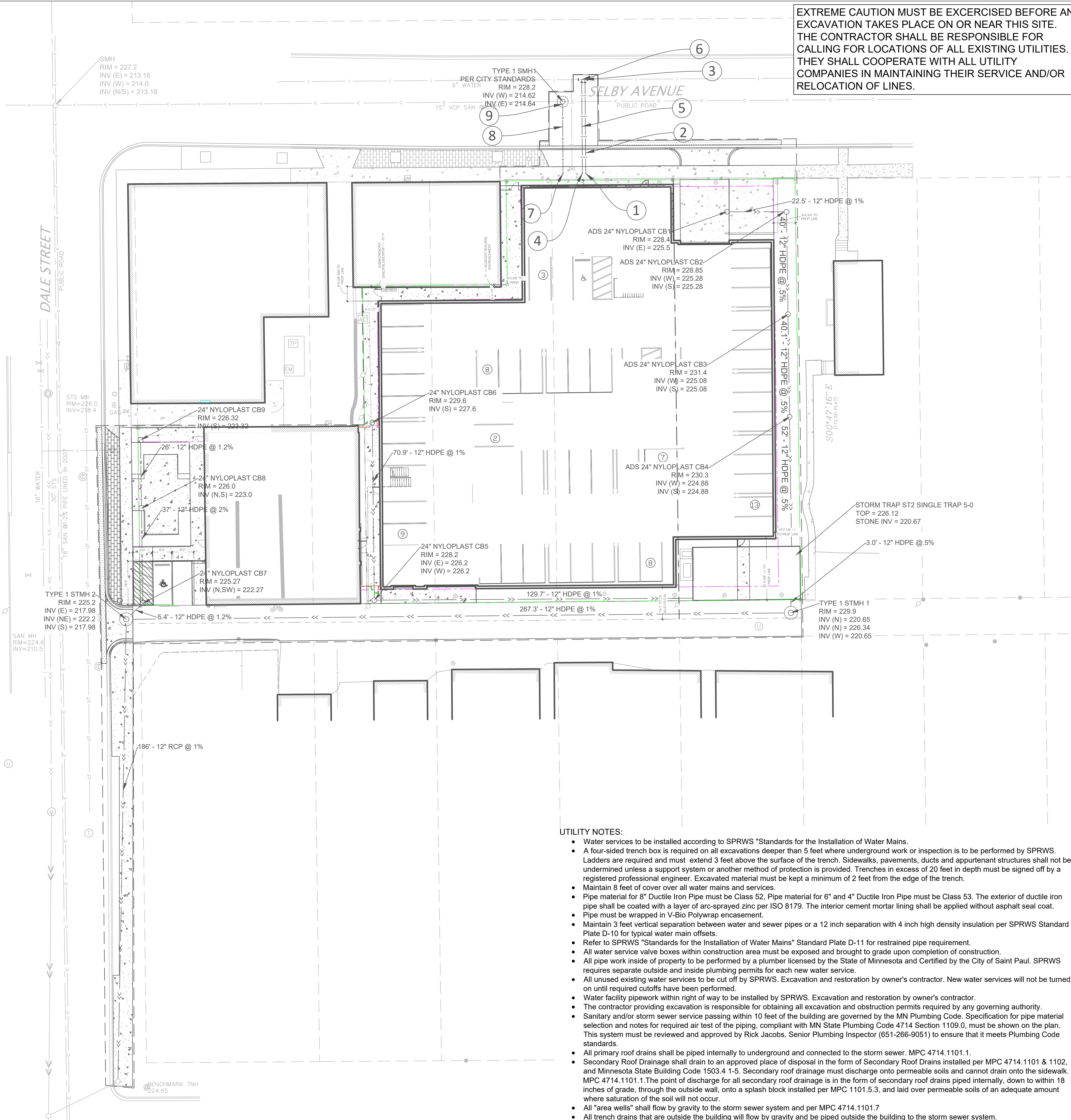
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

URBAN WORKS  
 quet.ca

4.15.2020 DSI SUBMITTAL

Selby and Dale Apartments  
 156 Dale St. N,  
 St. Paul, MN 55102

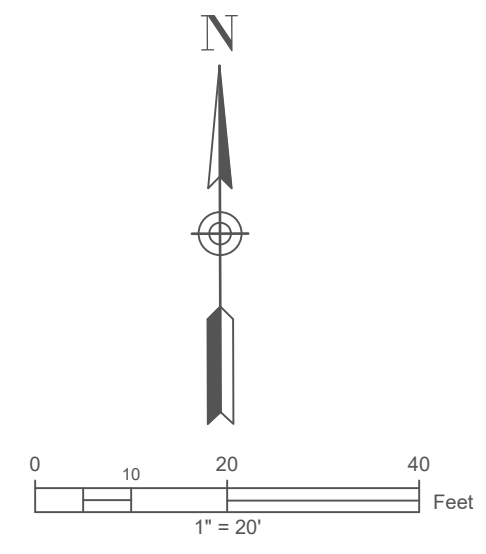
**C3-1**  
**GRADING PLAN**



**EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. 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.**

**NOTES:**

- SEE THE NOTES SHEET (C5-1) FOR FULL UTILITY NOTES, WHICH ARE INTEGRAL TO THIS PLAN SHEET.
  - COORDINATE ELECTRICAL DISCONNECTS WITH SERVICE PROVIDER.
  - COORDINATE POWER POWER/OVERHEAD CABLE RELOCATION AND OR BURIAL WITH SERVICE PROVIDER.
  - SEE SHEET C1-2 (REMOVALS) FOR ADDITIONAL UTILITY REMOVALS.
  - CONTRACTOR TO MAINTAIN ACCESS TO THE FIRE DEPARTMENT CONNECTION FOR FIRE DEPARTMENT PERSONNEL AT ALL TIMES DURING CONSTRUCTION.
  - A FOUR-SIDED TRENCH BOX IS REQUIRED ON ALL EXCAVATIONS DEEPER THAN 5 FEET WHERE UNDERGROUND WORK OR INSPECTION IS TO BE PERFORMED BY SPRWS. FOR ALL WET TAPS TO BE PERFORMED BY SPRWS, A MINIMUM TRENCH BOX SIZE OF 8 FEET HIGH X 8 FEET WIDE X 10 FEET LONG IS REQUIRED. LADDERS ARE REQUIRED AND MUST EXTEND 3 FEET ABOVE THE SURFACE OF THE TRENCH. SIDEWALKS, PAVEMENTS, DUCTS AND APPURTENANT STRUCTURES SHALL NOT BE UNDERMINED UNLESS A SUPPORT SYSTEM OR ANOTHER METHOD OF PROTECTION IS PROVIDED. TRENCHES IN EXCESS OF 20 FEET IN DEPTH MUST BE SIGNED OFF BY A REGISTERED PROFESSIONAL ENGINEER. EXCAVATED MATERIAL MUST BE KEPT A MINIMUM OF 2 FEET FROM THE EDGE OF THE TRENCH.
  - UTILIZATION OF LASER EQUIPMENT IS REQUIRED FOR PIPES WITH SLOPES LESS THAN OR EQUAL TO 2%.
  - SEWER CONNECTION PERMIT: LICENSE HOUSE DRAIN CONTRACTOR TO OBTAIN (SEWER CONNECTION PERMIT) TO CONSTRUCT NEW SANITARY AND STORM CONNECTION IN STREET FROM MAIN TO PROPERTY. CALL ST PAUL PW PERMIT DESK (651-266-6234) FOR INFORMATION ON OBTAINING THIS PERMIT.
- STUB 6" DIP CL53 FIRE WATER SERVICE 5' FROM THE BUILDING. (SEE MECHANICAL PLANS FOR CONNECTION TO THE BUILDING) MIN 8.5' BELOW SURFACE GRADE
  - 38.5' - 6" DIP CL53 FIRE WATER SERVICE (8.5' DEEP MIN.).
  - CONNECT TO EXISTING WATERMAIN PER CITY STANDARDS. VERIFY SIZE, TYPE AND ELEVATION OF EX. WATERMAIN IN BOULEVARD. PROVIDE A WET TAP FOR A PROPOSED 6" DIP CL53 FIRE WATER SERVICE. INSTALL A 6" GATE VALVE PER CITY STANDARDS.
  - STUB 2" TYPE K COPPER, 5' FROM THE BUILDING DOMESTIC WATER SERVICE. (SEE MECHANICAL PLANS FOR CONNECTION TO THE BUILDING) MIN. 8.5' BELOW FINISHED FLOOR ELEVATION
  - 38.5' - 2" TYPE K COPPER DOMESTIC WATER SERVICE (8.5' DEEP MIN.).
  - CONNECT TO EXISTING WATERMAIN PER CITY STANDARDS. VERIFY SIZE, TYPE AND ELEVATION OF EX. WATERMAIN IN BOULEVARD. PROVIDE A WET TAP FOR A PROPOSED 2" COPPER DOMESTIC WATER SERVICE. INSTALL A 6" CURB STOP PER CITY STANDARDS.
  - STUB 12" RCP 5' FROM THE BUILDING @ INV = 214.87. SEE MECHANICAL PLANS FOR CONNECTION TO THE BUILDING.
  - 28.5' - 12" RCP @ 2%
  - CONNECT TO PROPOSED SANITARY SEWER MANHOLE PER CITY STANDARDS. @ INV = 214.87



STORMWATER RATE MANAGEMENT SUMMARY			
CONDITION	% IMPERVIOUS	24 HR STORM EVENT	DISCHARGE [CFS]
EXISTING	68	2-YR - 2.80 [IN]	2.02
		10-YR - 4.19 [IN]	3.26
		100-YR - 5.90 [IN]	4.86
PROPOSED	88.9	2-YR - 2.80 [IN]	0.41
		10-YR - 4.19 [IN]	0.66
		100-YR - 5.90 [IN]	0.99

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATION OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES AND OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

- UTILITY NOTES:**
- Water services to be installed according to SPRWS "Standards for the Installation of Water Mains.
  - A four-sided trench box is required on all excavations deeper than 5 feet where underground work or inspection is to be performed by SPRWS. Ladders are required and must extend 3 feet above the surface of the trench. Sidewalks, pavements, ducts and appurtenant structures shall not be undermined unless a support system or another method of protection is provided. Trenches in excess of 20 feet in depth must be signed off by a registered professional engineer. Excavated material must be kept a minimum of 2 feet from the edge of the trench.
  - Maintain 8 feet of cover over all water mains and services.
  - Pipe material for 8" Ductile Iron Pipe must be Class 52, Pipe material for 6" and 4" Ductile Iron Pipe must be Class 53. The exterior of ductile iron pipe shall be coated with a layer of arc-sprayed zinc per ISO 8179. The interior cement mortar lining shall be applied without asphalt seal coat.
  - Pipe must be wrapped in V-Bio Polywrap encasement.
  - Maintain 3 feet vertical separation between water and sewer pipes or a 12 inch separation with 4 inch high density insulation per SPRWS Standard Plate D-10 for typical water main offsets.
  - Refer to SPRWS "Standards for the Installation of Water Mains" Standard Plate D-11 for restrained pipe requirement.
  - All water service valve boxes within construction area must be exposed and brought to grade upon completion of construction.
  - All pipe work inside of property to be performed by a plumber licensed by the State of Minnesota and Certified by the City of Saint Paul. SPRWS requires separate outside and inside plumbing permits for each new water service.
  - All unused existing water services to be cut off by SPRWS. Excavation and restoration by owner's contractor. New water services will not be turned on until required cutoffs have been performed.
  - Water facility pipework within right of way to be installed by SPRWS. Excavation and restoration by owner's contractor.
  - The contractor providing excavation is responsible for obtaining all excavation and obstruction permits required by any governing authority.
  - Sanitary and/or storm sewer service passing within 10 feet of the building are governed by the MN Plumbing Code. Specification for pipe material selection and notes for required air test of the piping, compliant with MN State Plumbing Code 4714 Section 1109.0, must be shown on the plan. This system must be reviewed and approved by Rick Jacobs, Senior Plumbing Inspector (651-266-9051) to ensure that it meets Plumbing Code standards.
  - All primary roof drains shall be piped internally to underground and connected to the storm sewer. MPC 4714.1101.1.
  - Secondary Roof Drainage shall drain to an approved place of disposal in the form of Secondary Roof Drains installed per MPC 4714.1101 & 1102, and Minnesota State Building Code 1503.4 1-5. Secondary roof drainage must discharge onto permeable soils and cannot drain onto the sidewalk. MPC 4714.1101.1. The point of discharge for all secondary roof drainage is in the form of secondary roof drains piped internally, down to within 18 inches of grade, through the outside wall, onto a splash block installed per MPC 1101.5.3, and laid over permeable soils of an adequate amount where saturation of the soil will not occur.
  - All "area wells" shall flow by gravity to the storm sewer system and per MPC 4714.1101.7
  - All trench drains that are outside the building will flow by gravity and be piped outside the building to the storm sewer system.

PROJECT NO.: 1955  
 DRAWN BY: A. Anderson  
 CHECKED BY: E. Beatty  
 DATE: 11.13.2020  
 REVISION(S)

PRELIMINARY  
 NOT FOR CONSTRUCTION

URBAN  
 WORKS

quetrica

Selby and Dale Apartments  
 156 Dale St. N,  
 St. Paul, MN 55102

UTILITY PLAN

C4-1

# CITY OF SAINT PAUL NOTES

- A. **SIGNAGE:** Signs regulating parking and/or traffic on private property shall be installed by the property owner or contractor outside of the public right of way (ROW). Removal of signs within the public ROW shall be completed by the City. New signs or the reinstallation of existing signs, as approved by Public Works Traffic Engineering, regulating parking and/or traffic in the public ROW for this development shall be installed by the City at the expense of the development. Contact Chris Gulden of Public Work 651-266-9778 two weeks in advance of needed sign work.
- B. All work on curbs, driveways and sidewalks within 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 driveways.
- C. Restoration of asphalt and concrete pavements are performed by the Public Works Street Maintenance Division. The contractor is responsible 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.
- D. **ROADWAY RESTORATION:** As per the City's "Standard Specifications for Street Openings" policy, restoration on roadway surfaces less than 5 years old will require full width mill and overlay or additional degradation fees. Degradation fees are determined by contacting the Right of Way desk at 651-266-6151. Pavement restoration shall be completed by the St. Paul Public Works Street Maintenance Division. All related costs are the responsibility of the developer/contractor. Contact Street Maintenance at 651-266-9700 for estimate of costs for pavement restoration.
- E. The contractor shall contact Lighting - Signal Maintenance at 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 within public rights-of-way shall be maintained for the duration of construction. Coordinate with the City of Saint Paul.
- F. The installation of private electrical wiring, conduit, receptacles and/or lighting is strictly prohibited in the City's right-of-way.
- G. Care must be taken during construction and excavation to protect any survey monuments and/or property irons. Call Public Works Surveying at 651-266-6075 if you have any questions.
- H. Pipe work inside the property to be performed by a plumber licensed by the State of Minnesota and certified by the City of Saint Paul. Pipe work within the public right-of-way to be performed by City forces.
- I. Abandoning existing sewer service or making new connections to the 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).
- J. **Inspection Contact:** The developer shall contact the right-of-way inspector Dick Rohland at 651-485-1688 one week prior to beginning work to discuss traffic control, pedestrian safety, coordination of all work in the public right-of-way. Note: if a one week notice is not provided to the City, any resulting delays shall be the sole responsibility of the Contractor.
- K. As part of the ROW permitting process, two weeks before any work begins that impacts the ROW in any way the developer shall provide to the ROW Inspector the name and contact information of the Construction Project Manager or Construction Project Superintendent. If this information is not provided there may be a delay in obtaining permits for the work in the ROW. Said delays will be the sole responsibility of the developer.
- L. **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 MUTCD requirements for work within the public right-of-way.
- M. **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 services into a site, and (where required) submitting plans for review by the Public Works Utility Review Committee.
- N. The Contractor shall contact Mike Lusian, General Foreman, Signal and Lighting 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. Access to signal controllers 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 Operations Department. Contact Mike Lusian, General Foreman Signals and Lighting Maintenance at 651-266-9780 for more information.
- O. Work conducted on State roadways, trunk highways or rights-of-way may also require permitting through MnDOT.
- P. **SEWER REPAIR PERMIT:** Plumbing Contractor to obtain "Repair Permits" from Public Works for proposed modifications to the existing storm sewer connections. Call St. Paul PW permit desk (651-266-6234) for information obtaining this permit.
- Q. **SEWER CONNECTION PERMIT:** License house drain contractor to obtain (Sewer Connection Permit) to construct new sanitary and storm connection in street from main to the property. Call St. Paul PW permit desk (651-266-6234) for information on obtaining this permit.
- R. **SEWER REMOVAL/ABANDONMENT PERMIT:** Plumbing contractor to obtain "Removal Permits" from the Public Works to cut off existing sewer connection services to the property. Call St. Paul PW desk (651-266-6234) for information on obtaining this permit.
- S. 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.
- T. Existing street trees are to be protected at all times. Trees damaged or removed during construction shall be restored or replaced to the satisfaction of, and at no cost to, the City as determined by the Forestry manager.
- U. **CONSTRUCTION IN THE RIGHT OF WAY:** All work on curbs, driveways, and sidewalks within the public right of way must be done to City Standards and Specifications by a contractor licensed to work in the City right-of-way under a permit from Public Works Sidewalk Section (651-266-6108). Sidewalk grades must be carried across driveways.
- V. **RIGHT OF WAY RESTORATION:** 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.
- W. **ENCROACHMENTS:** Per Chapter 134 of the Legislative Code, no person shall construct and maintain any project or encroachment within the public right-of-way. Construction of the development that necessitates temporary use of the Right-of-Way (ROW) for construction purposes shall be limited to equipment, personnel, devices and appearances that are removable following construction. Encroachment permits will not be granted for devices such as tie backs, rock bolts, H-piles, lagging, timbers, sheet piling, etc. that the owner is seeking to abandon in the ROW.
- X. Section 3201.3 of the Minnesota Building Code defers the final authority of encroachments into the public rights-of-way/public property to the local authority. City Legislative Code governs management of the public rights-of-way. Provided such installations are approved by Public Works, footings may be allowed to encroach into City ROW no more than twelve (12) inches at depths below eight (8) feet as provided for in the Minnesota Building Code Section 3202.1. Said encroachments would require an encroachment permit from the City per Chapter 134 of the Legislative Code. Encroachments into County or State ROW are not allowed unless authorization has been granted from said agency. Encroachments installed in the ROW without authorization will be removed at no expense to the City/County/State.
- Y. The removal, pruning, and/or planting of trees on the public boulevard requires an approved permit from the City Forester (651-632-5129). Any work must be completed by a licensed tree contractor.
- Z. Construction supplies, materials, spoils, equipment, and vehicles shall not be stored or operated within the drip line of any public street tree or on turf boulevards without prior written approval from the City Forester. If the boulevard must be used for construction activities, site access routes, material storage or other related activities, protective measures approved by the City Forester shall be taken to reduce soil compaction and protect trees) from damage.
- AA. Street trees shall be protected by establishing a tree protection zone using 4' tall fencing installed at the drip line of the tree. Tree protection fencing shall be installed prior to the start of any site work and maintained for the duration of the project. Proposed work within, or changes to the location of tree protection fencing shall be reviewed by the City Forester prior to alteration.
- AB. Contactor shall contact the City Forester (651-632-2437), prior to demolition or other land disturbance associated with site construction, to verify tree protection measures.
- AC. Water services to be installed according to SPRWS "Standards for the Installation of Water Mains".
- AD. A four-sided trench box is required on all excavations deeper than 5-feet where underground work or inspection is to be performed by SPRWS. Ladders are required and must extend 3-feet above the surface of the trench. Sidewalks, pavements ducts and appurtenant structures shall not be undermined unless a support system or another method of protection is provided. Trenches in excess of 20-feet in depth must be signed off by a registered professional engineer. Excavation material must be kept a minimum of 2-feet from the edge of the trench.
- AE. Maintain 8-feet of cover over all water mains and services.
- AF. Pipe material for 8" Ductile Iron Pipe must be Class 52. Pipe material for 6" and 4" Ductile Iron Pipe must be Class 53. The exterior of ductile iron pipe shall be coated with a layer of arc-sprayed zinc per ISO 8179. The interior cement mortar lining shall be applied without asphalt seal coat.
- AG. Pipe must be wrapped in V-Bio Polywrap encasement.
- AH. Maintain 3-feet vertical separation between water and sewer pipes or a 12-inch separation with 4-inch high density insulation per SPRWS Standard Plate D-10 for typical water main offsets.
- AI. Refer to SPRWS "Standards for the Installation of Water Mains" Standard Plate D-11 for restrained pipe requirement.
- AJ. **STREET SWEEPING:** Street sweeping is an important temporary erosion control best management practice and shall be performed with use of water. Dry sweeping is prohibited. Additionally, trucks hauling in and out of the site, for any activity including but not necessarily limited to paving, excavation, etc. needs to ensure clean off all mud flaps to avoid any buildup on the street pavement. 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 notice by the City.
- AK. **MISCELLANEOUS:** Any infrastructure damage resulting from the contractor's activities, incidental or otherwise, shall be repaired/replaced to the satisfaction of the City at no cost to the City.
- AL. Contractor to televise the city sanitary sewer in Wacouta to confirm no construction debris in sewers and quality of manhole reconstruction work. Submit videos to PW Sewers to review.
- AM. Development project team is responsible for confirming all build heights and locations of utilities in the field.

# CITY OF SAINT PAUL PERMIT REQUIREMENTS

- A. **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 ballpark cost estimates.
- B. **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.
- C. **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.
- D. **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 Saint Paul Legislative Codes.
- E. **Requirements to Work in the Public Right-of-Way:** All utilities and contractors working in the public right-of-way must be registered, insured and bonded, as recognized by the Public Works Desk (651-266-6151).

# EXISTING CONDITIONS NOTES

- A. The existing conditions information shown on these plans are per a survey completed by CORNERSTONE LAND SURVEYING, INC ON 1-17-20.
- B. Contractor to verify building dimensions, and utility and basement depths.
- C. Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
- D. Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- E. Some underground utility locations are shown as marked onsite by those utility companies whose locators responded the Gopher State One Call.
- F. Existing conditions, including buried structures and utilities, have been shown hereon are subject to the following restrictions:
- Utility operators do not consistently respond to locate requests.
  - Utility operators that do respond often will not locate services from their main line to the customer's structure or facility - they consider those segments private installations that are outside of their jurisdiction. If a private service to an adjoining's site crosses this site, or a service to this site crosses an adjoining's site, it may not be located since most operators will not mark such "private" services.
  - Snow and ice during winter months may obscure otherwise visible evidence of a buried structure or utility.
  - Maps provided by operators, either along with a field location or in lieu of such a location, are often inaccurate or inconclusive.

# DEMOLITION NOTES

- A. The Contractor shall take all precautions necessary to avoid property damage to adjacent properties during the construction phase of the project. The Contractor will be held responsible for any damages to adjacent properties occurring during the construction phase of this project.
- B. The Contractor will be responsible for providing and maintaining traffic control devices such as barricades, warning signs, directional signs, flagmen and lights to control the movement of traffic where necessary. Placement of these devices shall be approved by the Owner prior to placement. Traffic control devices shall conform to the appropriate Minnesota Department of Transportation standards.
- C. In accordance with generally accepted construction practices, the Contractor will be solely and completely responsible for conditions on the job site, including safety of all persons and property during the performance of the work. This requirement will apply continuously and not be limited to normal working hours.
- D. The duty of the developer or engineer to conduct construction review of the Contractor's performance is not intended to review the adequacy of the Contractor's safety measures in, or near the construction site.
- E. Before beginning construction, the Contractor shall comply with the erosion control plan and/or permit.
- F. The Contractor shall field verify locations and elevations of existing utilities and topographic features prior to commencement of construction activity. The Contractor shall notify the engineer of any discrepancies or variations from the plans.
- G. Existing to Remain: Existing items of construction that are not to be permanently removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.
- H. Unless otherwise indicated, demolition waste becomes property of Contractor.
- I. If appropriate, refer to the environmental plans and specifications for hazardous material remediation.
- J. **Temporary Facilities:** Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
- K. Provide protection to allow safe passage of people around selective demolition area and to and from occupied portions of building.
- L. **Temporary Shoring:** Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.
- M. Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations.
- N. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.
- O. Except for items or materials indicated to be recycled, reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an approved landfill.
- P. Do not allow demolished materials to accumulate on-site.
- Q. Clear and grub and remove all trees, vegetation and site debris prior to grading. All removed material shall be hauled from the site daily. All clearing and grubbing and removals shall be performed per the contract specifications. Erosion control measures shall be immediately established upon removal.

- A. **All paving, concrete curb, gutter and sidewalk shall be furnished and installed in accordance with the requirements of the City. See Architectural and Landscape plans for additional landscape applications.**
- B. **The City department of engineering, building inspections department and the construction engineer shall be notified at least 48 hours prior to work within the street right of way (sidewalk, street or driveways).**
- C. **Minnesota state statute requires notification per "Gopher State One Call" prior to commencing any grading, excavation or underground work.**
- D. **See contract specifications for any removal details.**
- E. **Before beginning construction, the Contractor shall comply with the erosion control plan and/or permit.**
- F. **The Contractor shall field verify locations and elevations of existing utilities and topographic features prior to commencement of construction activity. The Contractor shall notify the engineer of any discrepancies or variations from the plans.**
- G. **The Contractor will be responsible for providing and maintaining traffic control devices such as barricades, warning signs, directional signs, flagmen and lights to control the movement of traffic where necessary. Placement of these devices shall be approved by the Owner prior to placement. Traffic control devices shall conform to the appropriate Minnesota Department of Transportation standards.**
- H. **In accordance with generally accepted construction practices, the Contractor will be solely and completely responsible for conditions on the job site, including safety of all persons and property during the performance of the work. This requirement will apply continuously and not be limited to normal working hours.**
- I. **The duty of the developer or engineer to conduct construction review of the Contractor's performance is not intended to review the adequacy of the Contractor's safety measures in, or near the construction site.**
- J. **Any sign or fixture removed within the right of way, or as part of the site work shall be replaced by the contractor in accordance with the city requirements.**
- K. **Clear, grub and remove all trees, vegetation and site debris prior to grading. All removed material shall be hauled from the site daily. All clearing and grubbing and removals shall be performed per the contract specifications. Erosion control measures shall be performed per the contract specifications.**
- L. **Pedestrian ramps shall be provided at the locations shown.**
- M. **The Contractor shall saw-cut bituminous and concrete pavements as required per the specifications.**
- N. **Concrete curb and gutter to be B612.**
- O. **The contractor shall be required to obtain all permits from authorities and regulatory agencies having jurisdiction over this site and the adjacent right of ways, as required, prior to beginning work.**
- P. **Except for stripped topsoil and other materials indicated to be stockpiled or otherwise remain Owner's property, cleared materials shall become Contractor's property and shall be removed from Project site.**
- Q. **Salvageable Improvements: Carefully remove items indicated to be salvaged and store on Owner's premises.**
- R. **Do not commence site-clearing operations until temporary erosion- and sedimentation-control and plant-protection measures are in place.**
- S. **Soil Stripping, Handling, and Stockpiling: Perform only when the topsoil is dry or slightly moist.**
- T. **Protect and maintain benchmarks and survey control points from disturbance during construction.**
- U. **Locate and clearly identify trees, shrubs, and other vegetation to remain, or to be relocated.**
- V. **The intent of the proposed construction is to preserve as much of the existing pavement, curb and gutter and sidewalk as possible. Protect existing site improvements to remain from damage during construction.**
- W. **Interrupting Existing Utilities: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:**
- Notify Owner not less than [two] 2 days in advance of proposed utility interruptions.
  - Do not proceed with utility interruptions without Owner's written permission.
- X. **Fill depressions caused by clearing and grubbing operations with satisfactory soil material unless further excavation or earthwork is indicated.**
- Y. **Remove sod and grass before stripping topsoil.**
- Z. **Strip topsoil to full depth in a manner to prevent intermingling with underlying subsoil or other waste materials.**
- AA. **Remove subsoil and nonsoil materials from topsoil, including clay lumps, gravel, and other objects more than 2 inches in diameter; trash, debris, weeds, roots, and other waste materials.**
- BB. **DO NOT remove or disturb or damage site improvements outside of the project limits, including but not limited to, parking meter signs, lights, signs, sidewalks, fencing, structures, etc.**

# UTILITY PLAN NOTES

- Contractor shall protect existing utilities not deemed for removal from damage.
- All utilities shall be furnished and installed per the requirements of the specifications, and applicable regulatory agency's.
- See the detail sheets and contract specifications for specific utility details and utility service details.
- All utilities shall terminate 5' from the building unless otherwise noted.
- See the mechanical plans for water and sanitary connections 5' from the building.
- All utility pipe bedding shall be constructed per the requirements of the city and the report of geotechnical exploration and review developed by american engineering testing, inc.
- All connections to existing utilities shall be performed per the requirements of the city. the city department of engineering and building inspections department and the construction engineer must be notified at least 48 hours prior to any work within the public right-of-way, or work impacting public utilities.
- The contractor shall be required to obtain all permits from authorities and regulatory agencies having jurisdiction over this site, as required, prior to beginning work.
- The contractor shall field adjust water service to avoid conflicts with sanitary sewer, storm sewer small utilities and services as required.
- All street repairs and patching shall be performed per the requirements of the city, county or state, as applicable. all traffic control shall be provided by the contractor and shall be established per the requirements of the city, county or state as applicable. this shall include all signage, barricades, flashers and flaggers as needed. all public streets shall be open to traffic at all times. no road closures shall be permitted without expressed written authority of the city, county and/or state, as applicable.
- All new watermain must have a minimum of 8-feet of cover. insulation shall be provided where 8-feet of cover cannot be attained.
- Adjust all existing structures, both public and private to the proposed grades where disturbed and comply with all requirements of the utility owners. structures being reset to paved areas must meet the owner's requirements for traffic loading.
- Refer to report of geotechnical exploration and review for geotechnical concerns and construction requirements related to subgrade corrections, utility construction, pavement construction, etc.

# GRADING, DRAINAGE & EROSION CONTROL NOTES

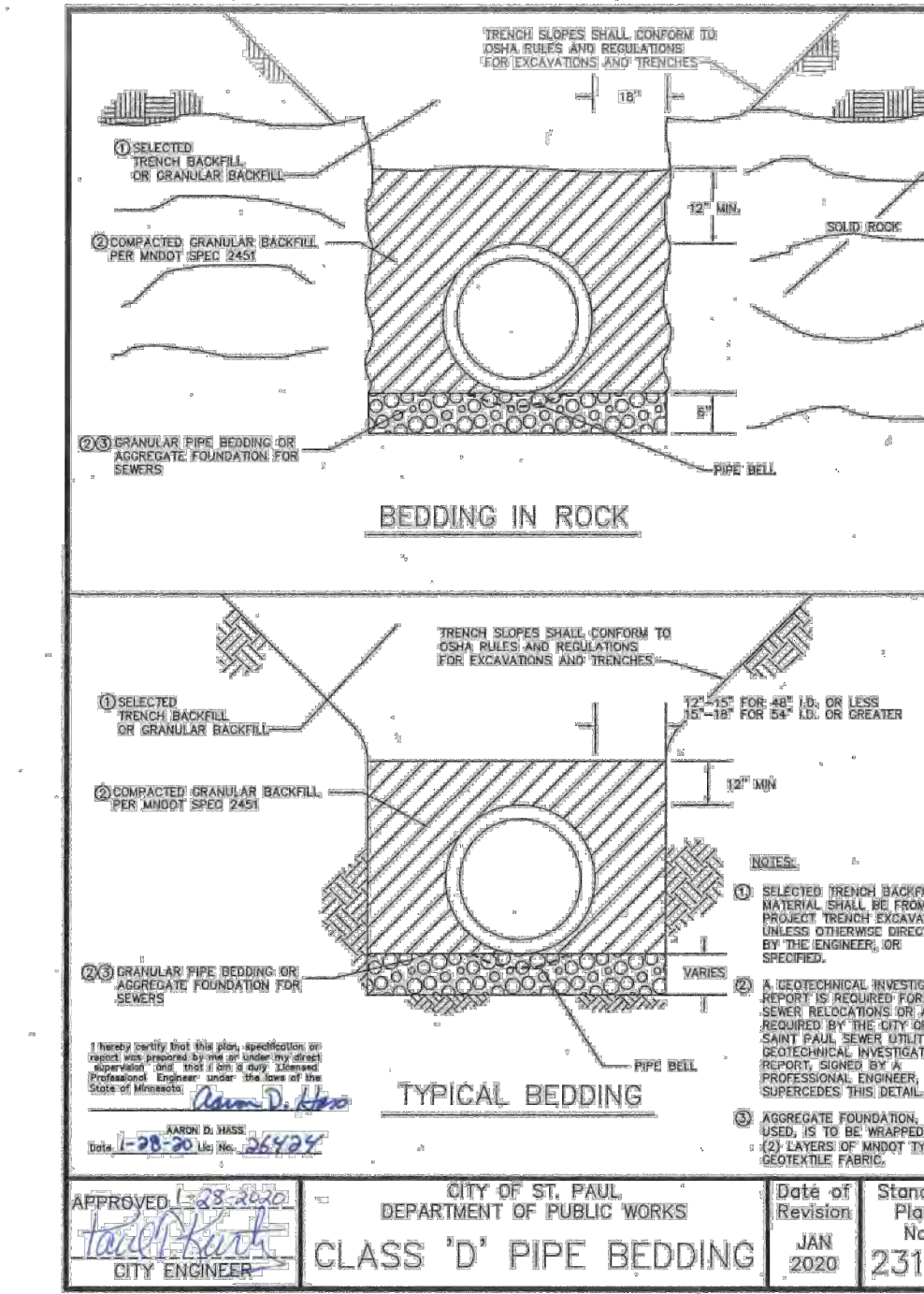
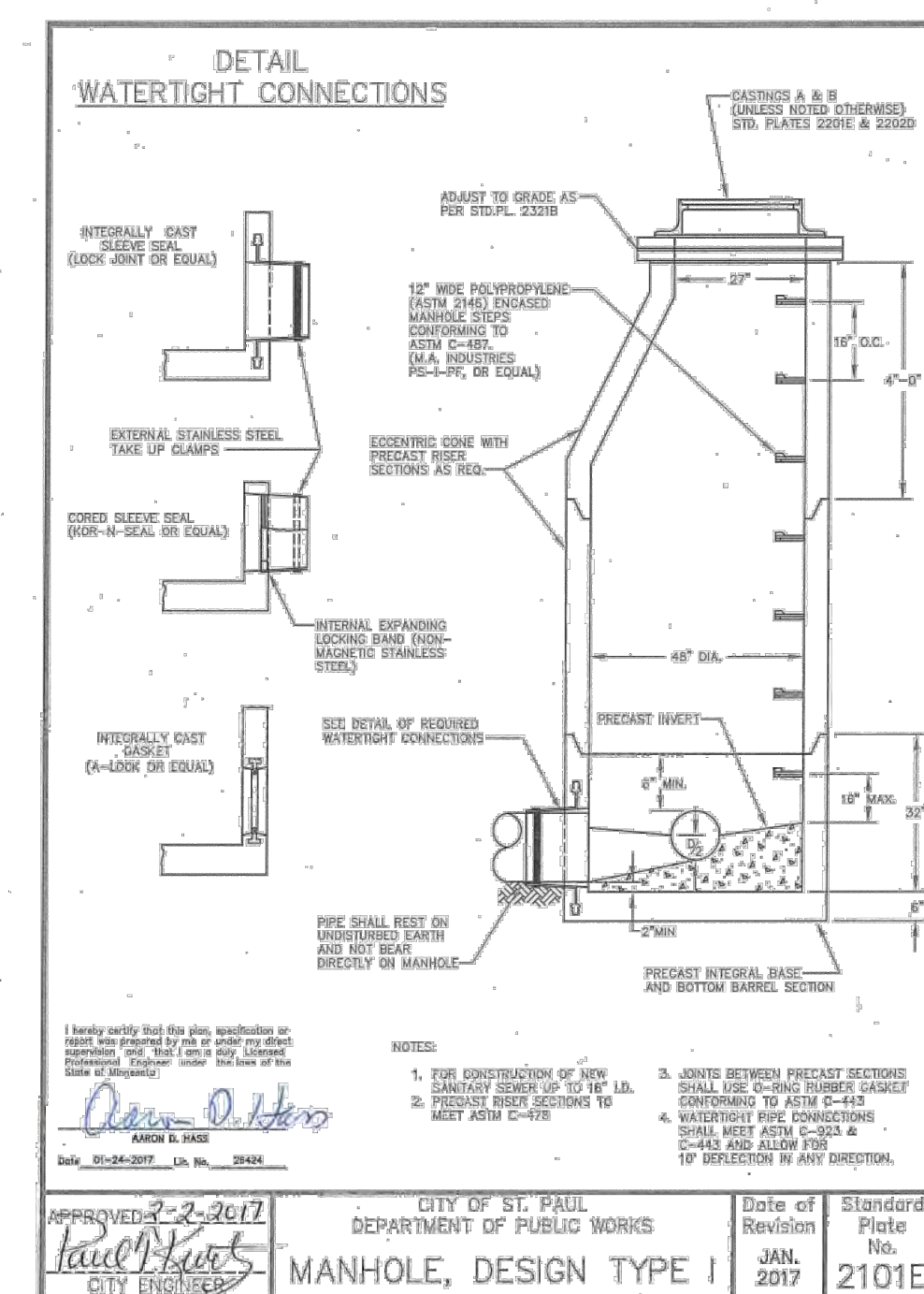
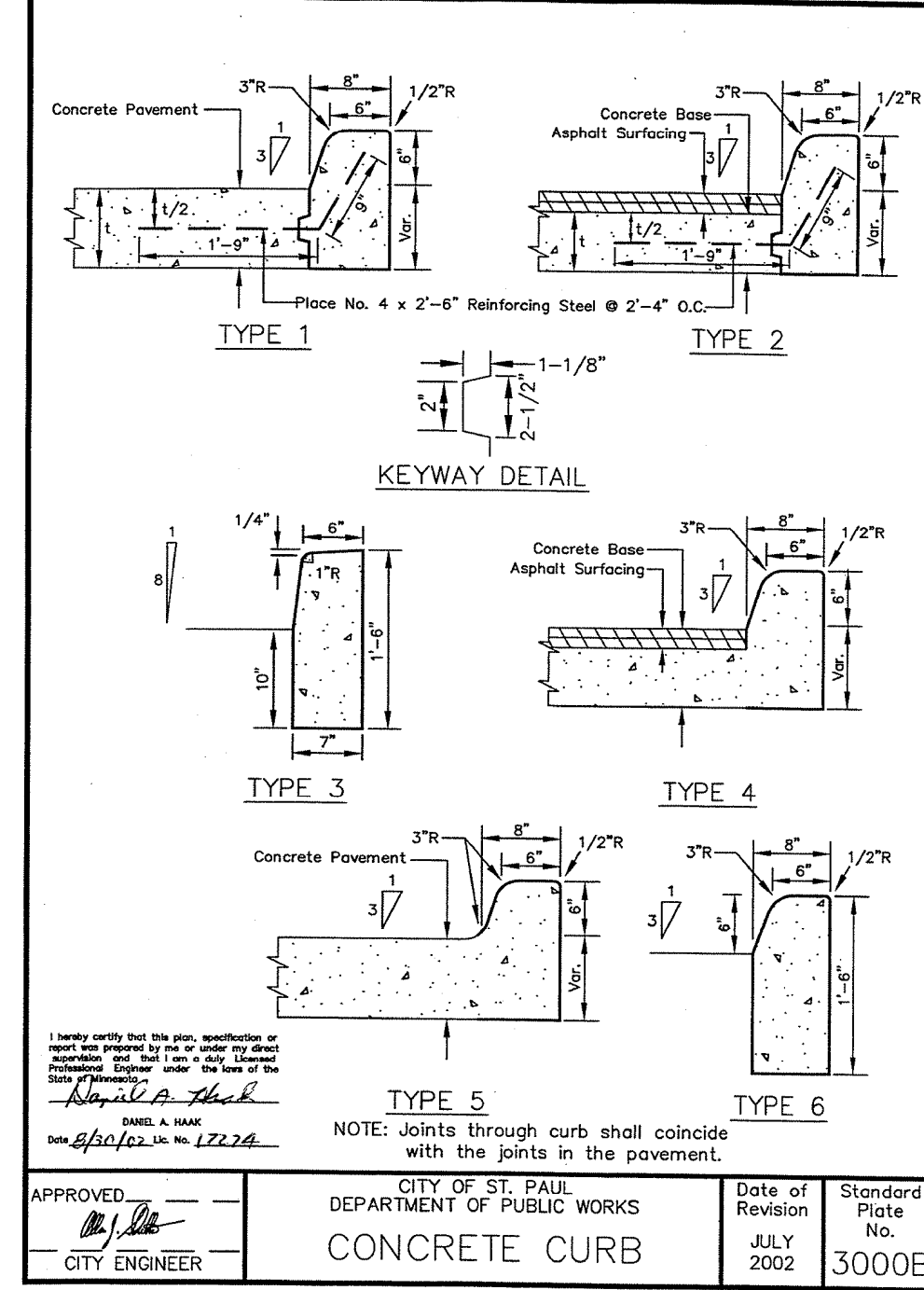
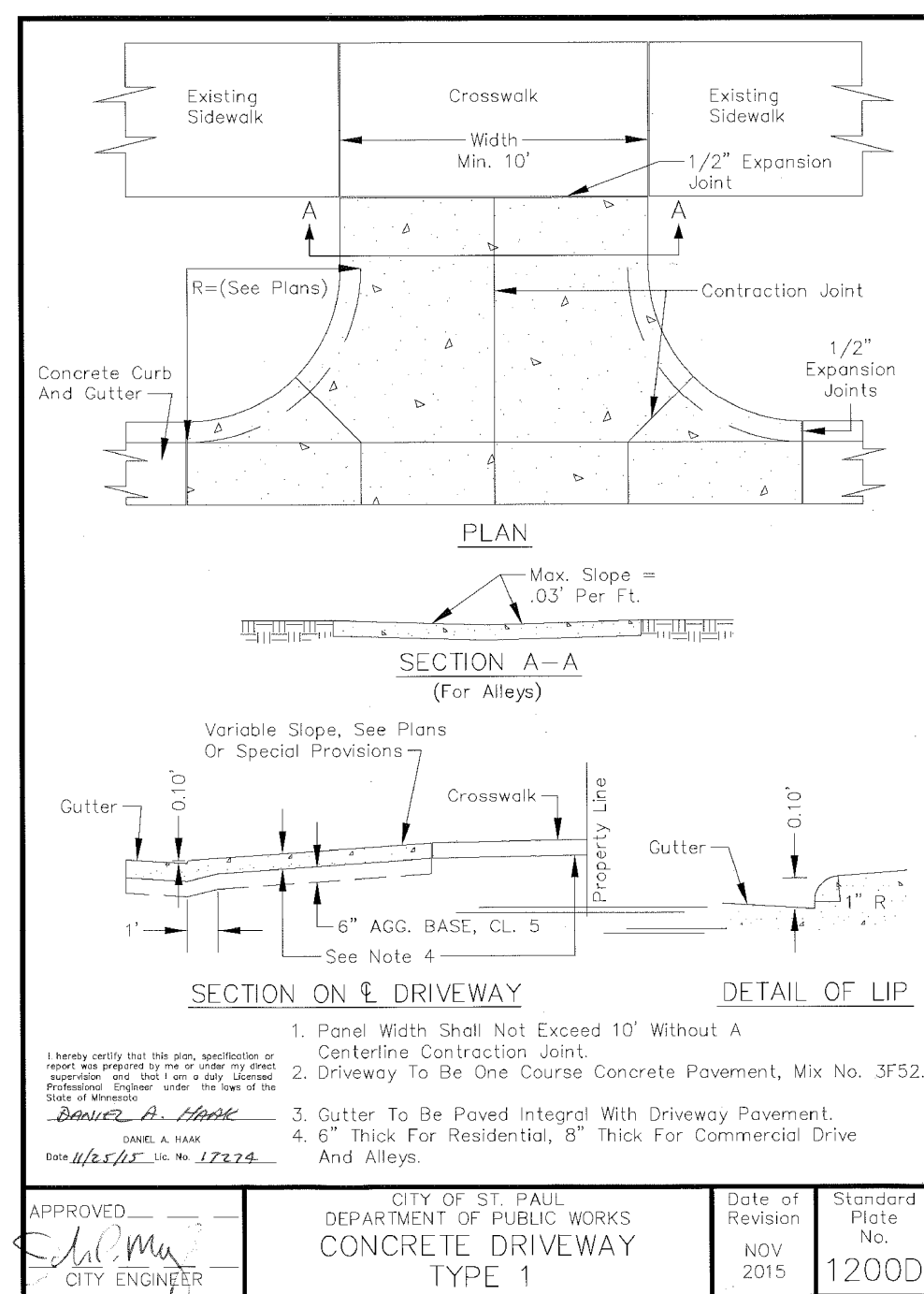
- A. All disturbed areas are to receive a minimum of 4-inches of topsoil mixed with 2-inches of compost (for a total of 6-inches), and sod or seed. These areas shall be watered by the Contractor until the sod or seed is growing in a healthy manner. See Landscape plan for more information.
- B. The Contractor shall take all precautions necessary to avoid property damage to adjacent properties during the construction phase of the project. The Contractor will be held responsible for any damages to adjacent properties occurring during the construction phase of the project.
- C. The Contractor will be responsible for providing and maintaining traffic control devices such as barricades, warning signs, directional signs, flagmen and lights to control the movement of traffic where necessary. Placement of these devices shall be approved by the Owner prior to placement. Traffic control devices shall conform to the appropriate Minnesota Department of Transportation standards.
- D. In accordance with generally accepted construction practices, the Contractor will be solely and completely responsible for conditions on the job site, including safety of all persons and property during the performance of the work. This requirement will apply continuously and not be limited to normal working hours.
- E. The duty of the developer or engineer to conduct construction review of the Contractor's performance is not intended to review the adequacy of the Contractor's safety measures in, or near the construction site.
- F. The contractor shall be required to obtain all permits from authorities and regulatory agencies having jurisdiction over this site, as required, prior to beginning work.
- G. Before beginning construction, the Contractor shall comply with the erosion control plan and/or permit.
- H. The Contractor shall field verify locations and elevations of existing utilities and topographic features prior to commencement of construction activity. The Contractor shall notify the engineer of any discrepancies or variations from the plans.
- I. Backfill: Soil material used to fill an excavation.
- J. Borrow Soil: Satisfactory soil imported from off-site for use as fill or backfill.
- K. Fill: Soil materials used to raise existing grades.
- L. Traffic: Minimize interference with adjoining roads, streets, walks, and other adjacent occupied or used facilities during earth moving operations.
- Do not close or obstruct streets, walks, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction.
  - Provide alternate routes around closed or obstructed traffic ways if required by Owner or authorities having jurisdiction.
- M. Do not conduct work on adjoining property unless directed by Engineer.
- N. Do not commence earth-moving operations until temporary erosion- and sedimentation-control measures are in place.
- O. **General:** Provide borrow soil materials when sufficient satisfactory soil materials are not available from excavations.
- P. **Satisfactory Soils:** Soil Classification [Groups GW, GP, GM, SW, SP, and SM according to ASTM D 2487] [Groups A-1, A-2-4, A-2-5, and A-3 according to AASHTO M 145], or a combination of these groups; free of rock or gravel larger than 3 inches in any dimension, debris, waste, frozen materials, vegetation, and other deleterious matter.
- Q. **Unsatisfactory Soils:** Soil Classification [Groups GC, SC, CL, ML, OL, CH, MH, OH, and PT according to ASTM D 2487] [Groups A-2-6, A-2-7, A-4, A-5, A-6, and A-7 according to AASHTO M 145], or a combination of these groups.
- Unsatisfactory soils also include satisfactory soils not maintained within 2 percent of optimum moisture content at time of compaction.
- R. **Engineered Fill:** Naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand; ASTM D 2940; with at least 90 percent passing a 1-1/2-inch (37.5-mm) sieve and not more than 12 percent passing a No. 20 (0.075-mm) sieve.
- S. **Drainage Course:** Narrowly graded mixture of washed, crushed stone, or crushed or uncrushed gravel; ASTM D 448; coarse-aggregate grading Size 57; with 100 percent passing a 1-1/2-inch (37.5-mm) sieve and 0 to 5 percent passing a No. 8 (2.36-mm) sieve.
- T. **Sand:** ASTM C 33; fine aggregate.
- U. **Install Detectable Warning Tape above constructed utilities.** Detectable warning tape is defined as: Acid- and alkali-resistant, polyethylene film warning tape manufactured for marking and identifying underground utilities, a minimum of 6 inches wide and 4 mils thick, continuously inscribed with a description of the utility, with metallic core encased in a protective jacket for corrosion protection, detectable by metal detector when tape is buried up to 30 inches deep; colored as follows:
- Red: Electric.
  - Yellow: Gas, oil, steam, and dangerous materials.
  - Orange: Telephone and other communications.
  - Blue: Water systems.
  - Green: Sewer systems.
- V. Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout, and other hazards created by earth moving operations.
- W. Protect and maintain erosion and sedimentation controls during earth moving operations.
- X. Protect subgrades and foundation soils from freezing temperatures and frost. Remove temporary protection before placing subsequent materials.
- Y. If excavated materials intended for fill and backfill include unsatisfactory soil materials and rock, replace with satisfactory soil materials.
- Z. Before beginning construction the contractor shall install a temporary rock entrance pad at all points of vehicle exit from the project site. Said rock entrance pad shall be maintained by the contractor for the duration of the project.
- AA. Erosion and sedimentation control measures shall be established around the entire site perimeter and in accordance with NPDES permit requirements (if applicable), best management practices, City requirements and the details shown in the project plans.
- AB. All entrances and connections to City streets shall be performed per the requirements of the City. The contractor shall be responsible for all permits and notifications as required by the City.
- AC. Filtration basins shall not be constructed until all upstream areas have been established.
- AD. Excavate to indicated elevations and dimensions within a tolerance of plus or minus 1 inch. If applicable, extend excavations a sufficient distance from structures for placing and removing concrete formwork, for installing services and other construction, and for inspections.
- Excavations for Footings and Foundations: Do not disturb bottom of excavation. Excavate by hand to final grade just before placing concrete reinforcement. Trim bottoms to required lines and grades to leave solid base to receive other work.
  - Excavation for Underground Tanks, Basins, and Mechanical or Electrical Utility Structures: Excavate to elevations and dimensions indicated within a tolerance of plus or minus 1 inch. Do not disturb bottom of excavations intended as bearing surfaces.
- AE. Excavations at Edges of Tree- and Plant-Protection Zones:
- Excavate by hand to indicated lines, cross sections, elevations, and subgrades. Use narrow-tine spading forks to comb soil and expose roots. Do not break, tear, or chop exposed roots. Do not use mechanical equipment that rips, tears, or pulls roots.
  - Place backfill on subgrades free of mud, frost, snow, or ice.
  - Place backfill and fill soil materials in layers not more than 8 inches in loose depth for material compacted by heavy compaction equipment, and not more than 4 inches in loose depth for material compacted by hand-operated tampers.
- Under structures, building slabs, steps, and pavements, scarify and recompact top 12 inches of existing subgrade and each layer of backfill or fill soil material at 98 percent.
  - Under walkways, scarify and recompact top 6 inches below subgrade and compact each layer of backfill or fill soil material at 95 percent.
  - Under turf or unpaved areas, scarify and recompact top 6 inches below subgrade and compact each layer of backfill or fill soil material at 85 percent.
- AH. **General:** Uniformly grade areas to a smooth surface, free of irregular surface changes. Comply with compaction requirements and grade to cross sections, lines, and elevations indicated.
- Provide a smooth transition between adjacent existing grades and new grades.
  - Cut out soft spots, fill low spots, and trim high spots to comply with required surface tolerances.
- AI. **Site Rough Grading:** Slope grades to direct water away from buildings and to prevent ponding. Finish subgrades to required elevations within the following tolerances:
- Turf or Unpaved Areas: Plus or minus 1 inch
  - Walks: Plus or minus 1 inch
  - Pavements: Plus or minus 1/2 inch

PROJECT NO.: 19088 DRAWN BY: A. Anderson CHECKED BY: E. Beahy DATE: 11.13.2020 REVISIONS:	PRELIMINARY NOT FOR CONSTRUCTION	URBAN WORKS	quest.ca	DSI SUBMITTAL
				4.15.2020

Selby and Dale Apartments  
156 Dale St. N,  
St. Paul, MN 55102

# NOTES

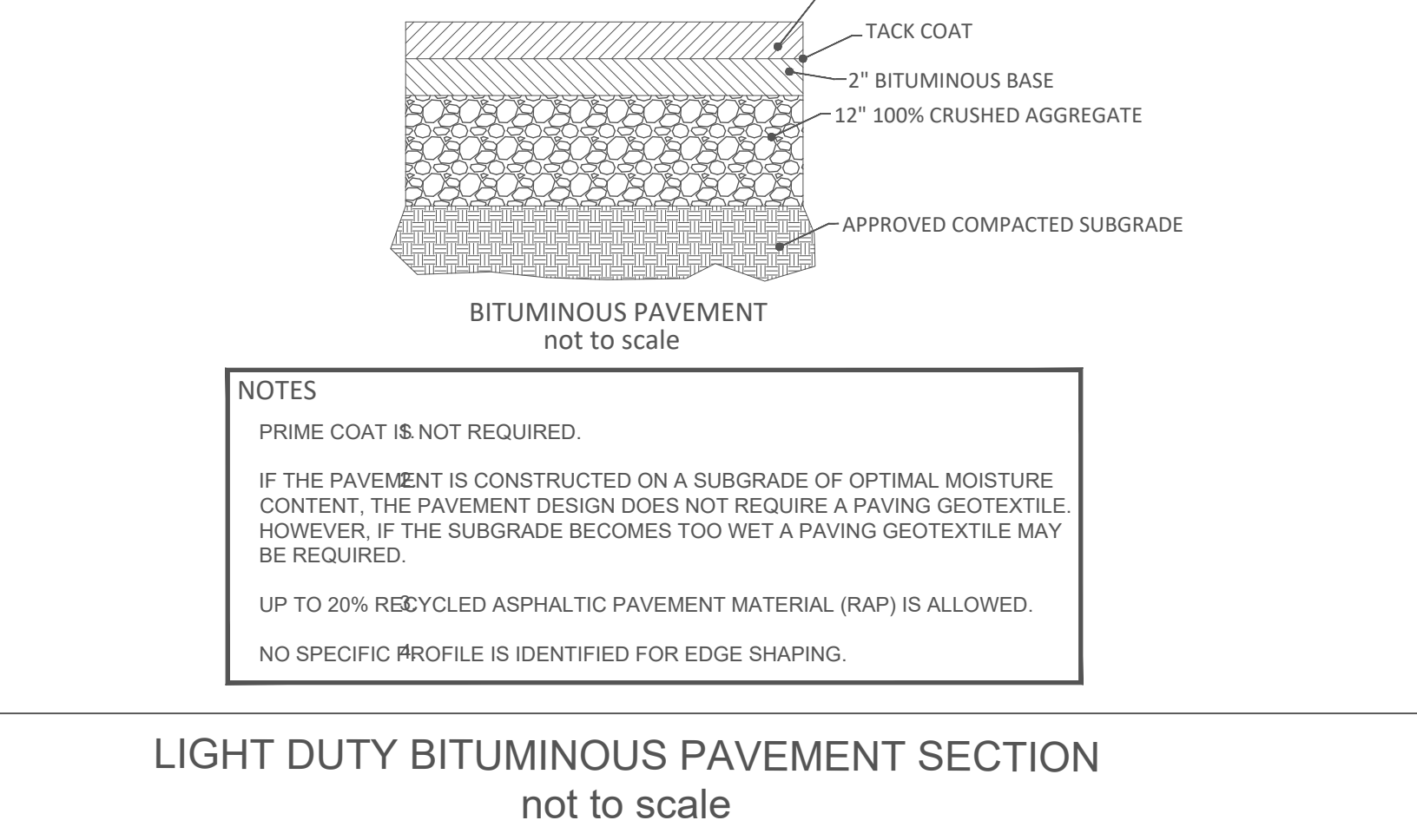
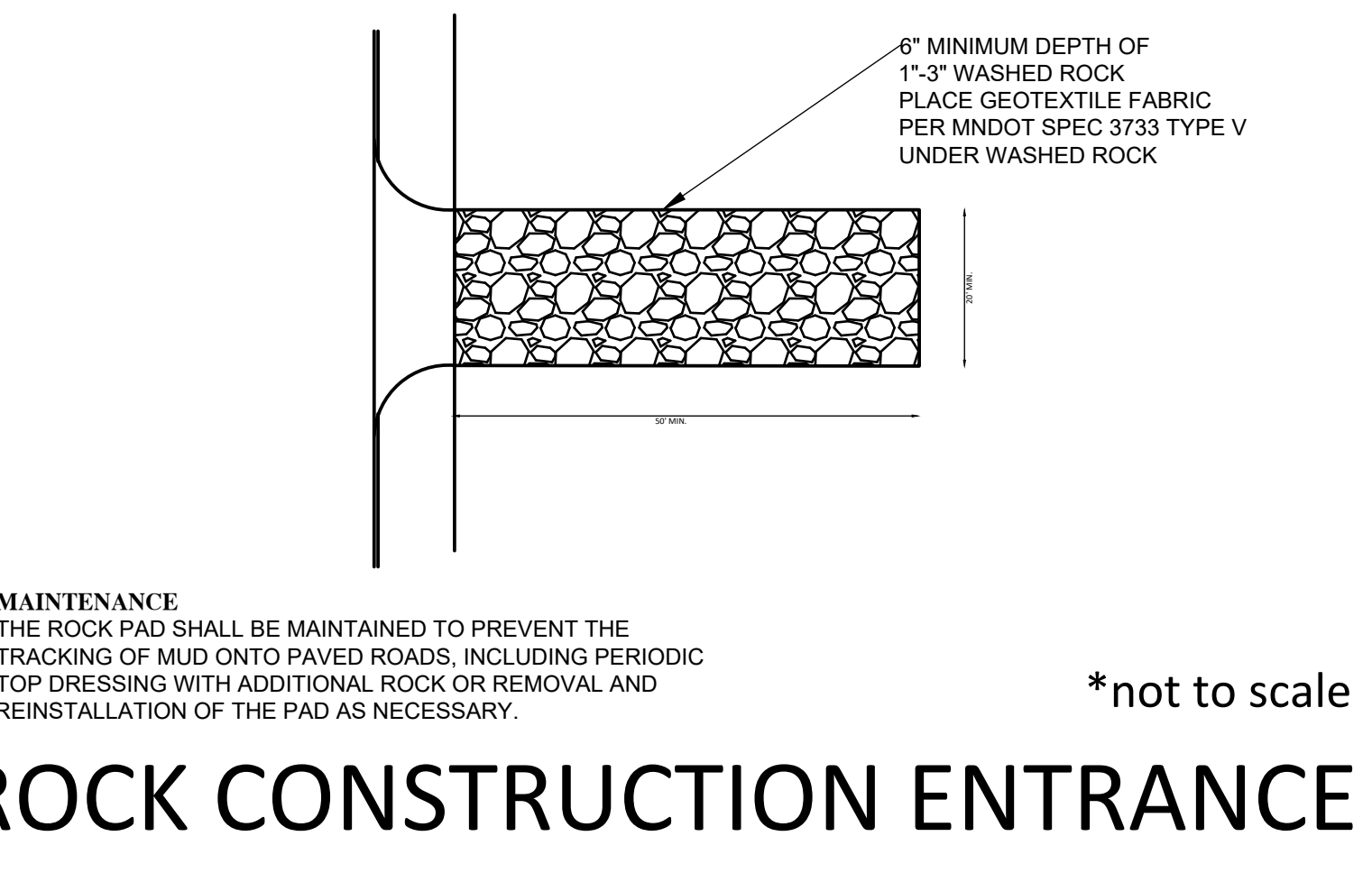
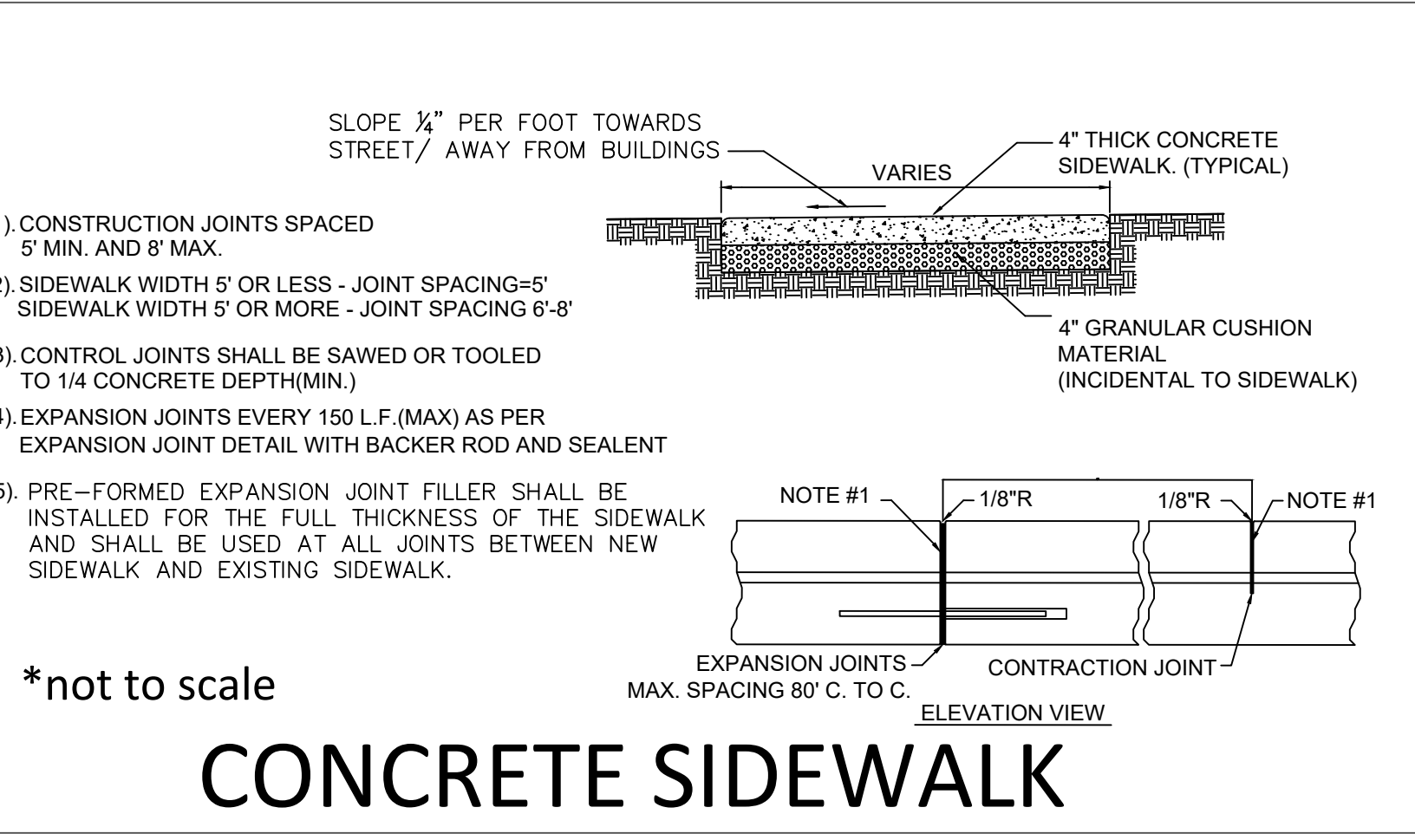
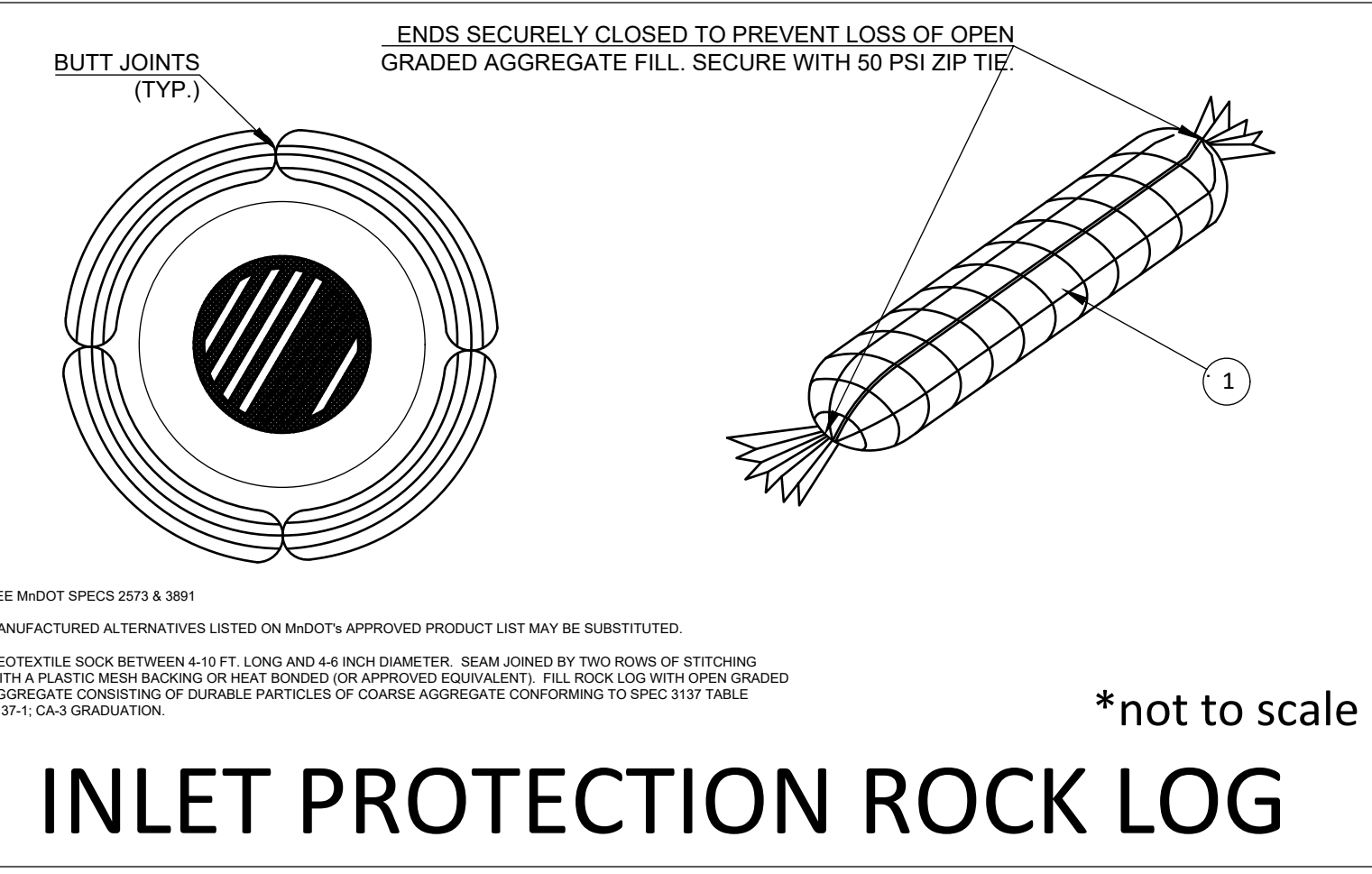
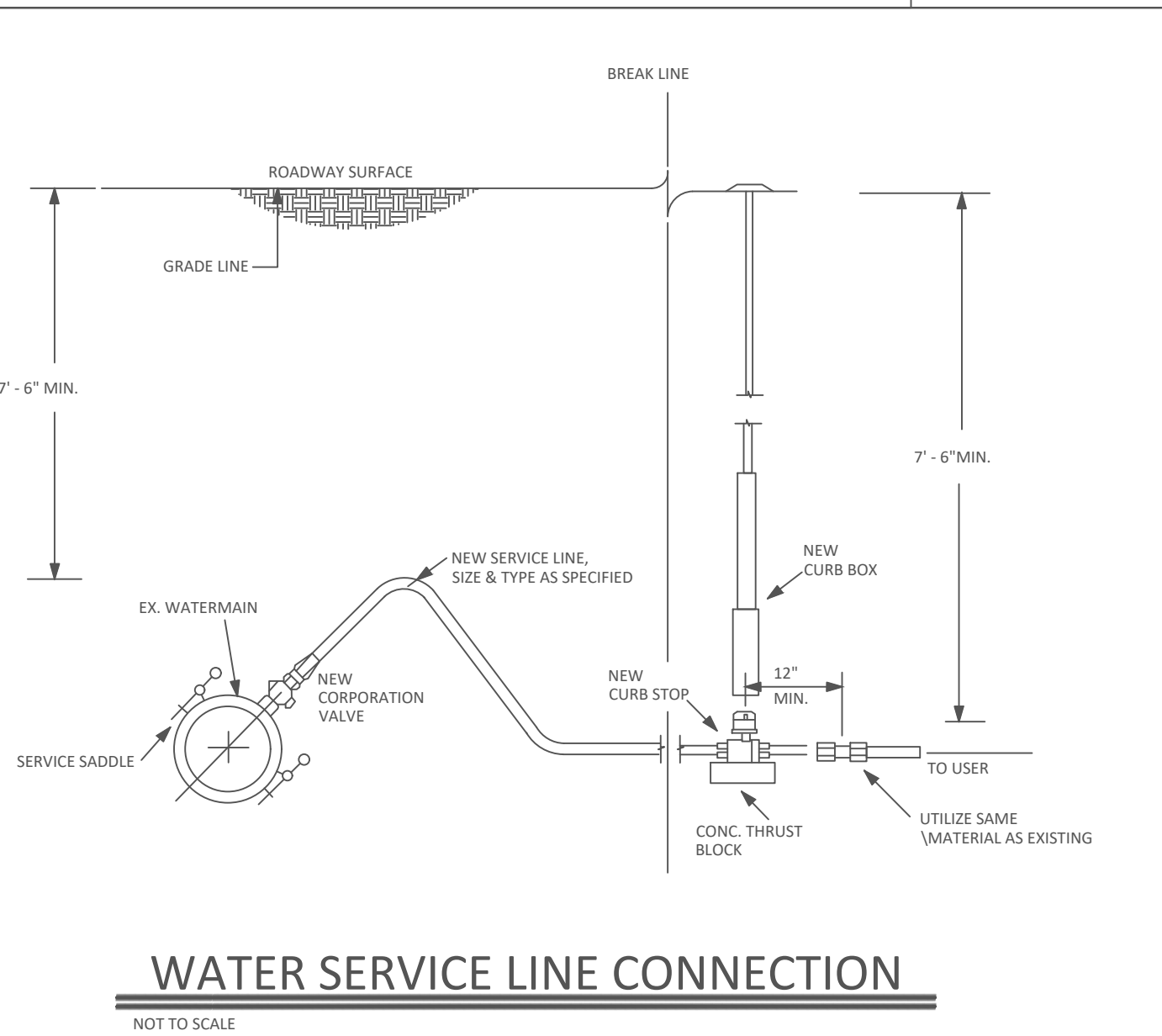
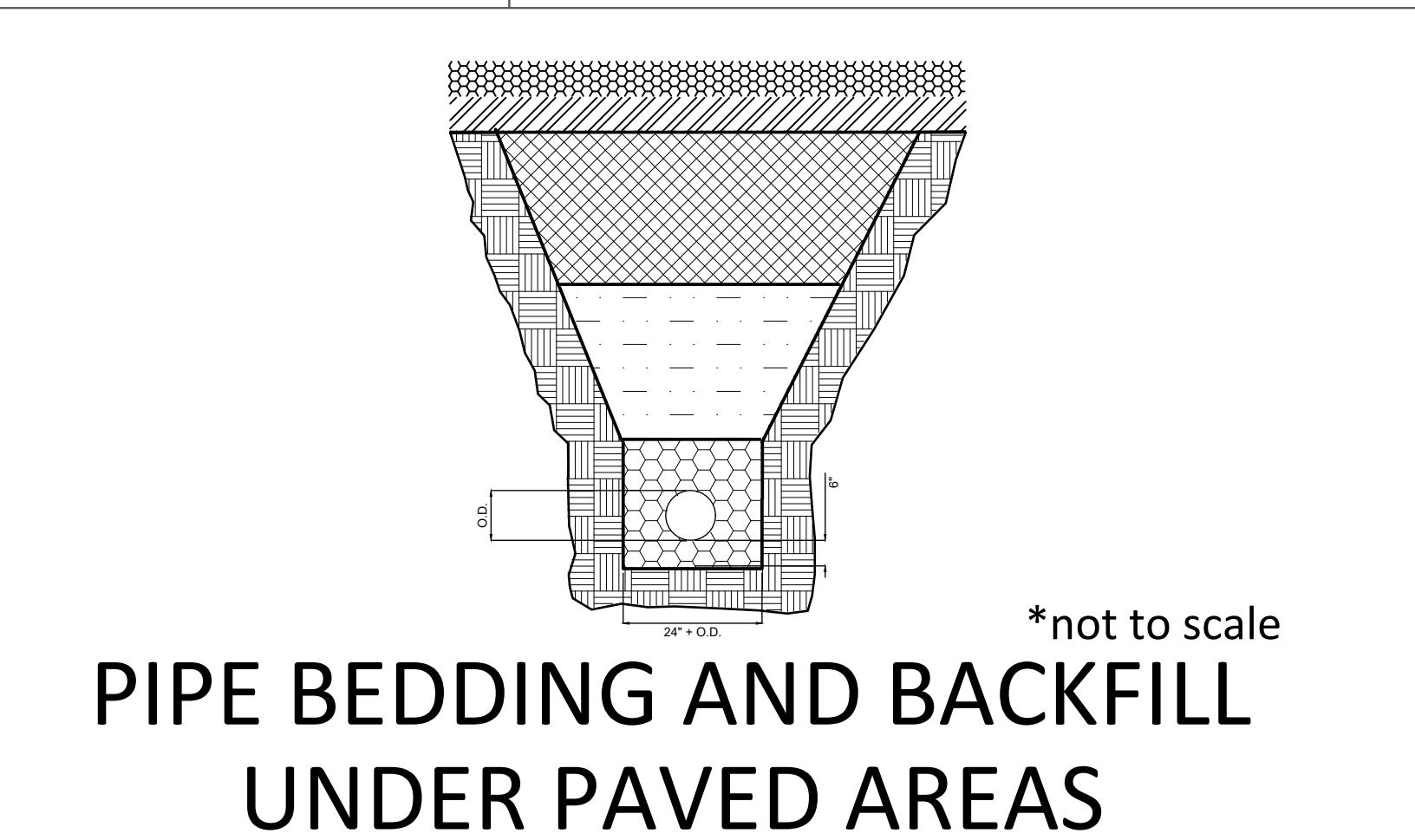
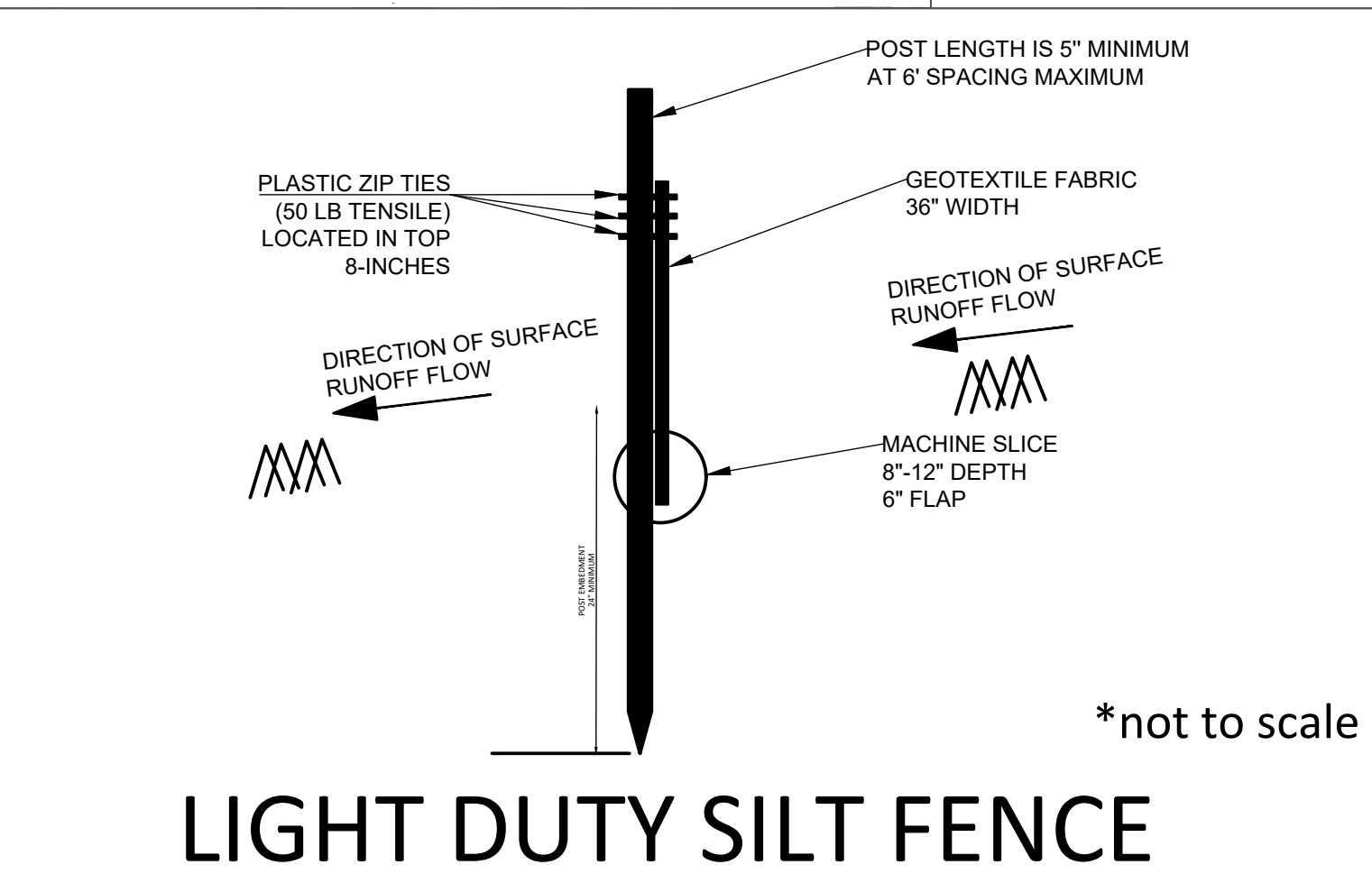
C5-1



**CONCRETE CURB AND CUTTER DESIGN B**

DIMENSIONS	W = 12"			W = 18"			W = 24"			W = 30"					
	H	A	B	DESIGN NO.	CU. YDS. PER LN. FT. CU. YD.	LN. FT. PER CU. YD.	DESIGN NO.	CU. YDS. PER LN. FT. CU. YD.	LN. FT. PER CU. YD.	DESIGN NO.	CU. YDS. PER LN. FT. CU. YD.	LN. FT. PER CU. YD.			
4	7-3/8"	11-1/2"		B412	0.0421	23.8	B418	0.0529	18.9	B424	0.0637	15.7	B430	0.0745	13.4
6	8"	13-1/2"		B512	0.0474	21.1	B518	0.0582	17.2	B524	0.0690	14.5	B530	0.0798	12.6
8	9-5/8"	15-1/2"		B612	0.0529	18.9	B618	0.0637	15.7	B624	0.0745	13.4	B630	0.0853	11.7
9	9"	16-3/8"		B712	0.0559	17.9	B718	0.0667	15.0	B724	0.0775	12.9	B730	0.0883	11.3
10	9-3/8"	17-5/8"		B812	0.0589	17.0	B818	0.0697	14.4	B824	0.0805	12.4	B830	0.0913	11.0

\* USE 2-5/8" RADIUS FOR CURB HEIGHT OF 4"





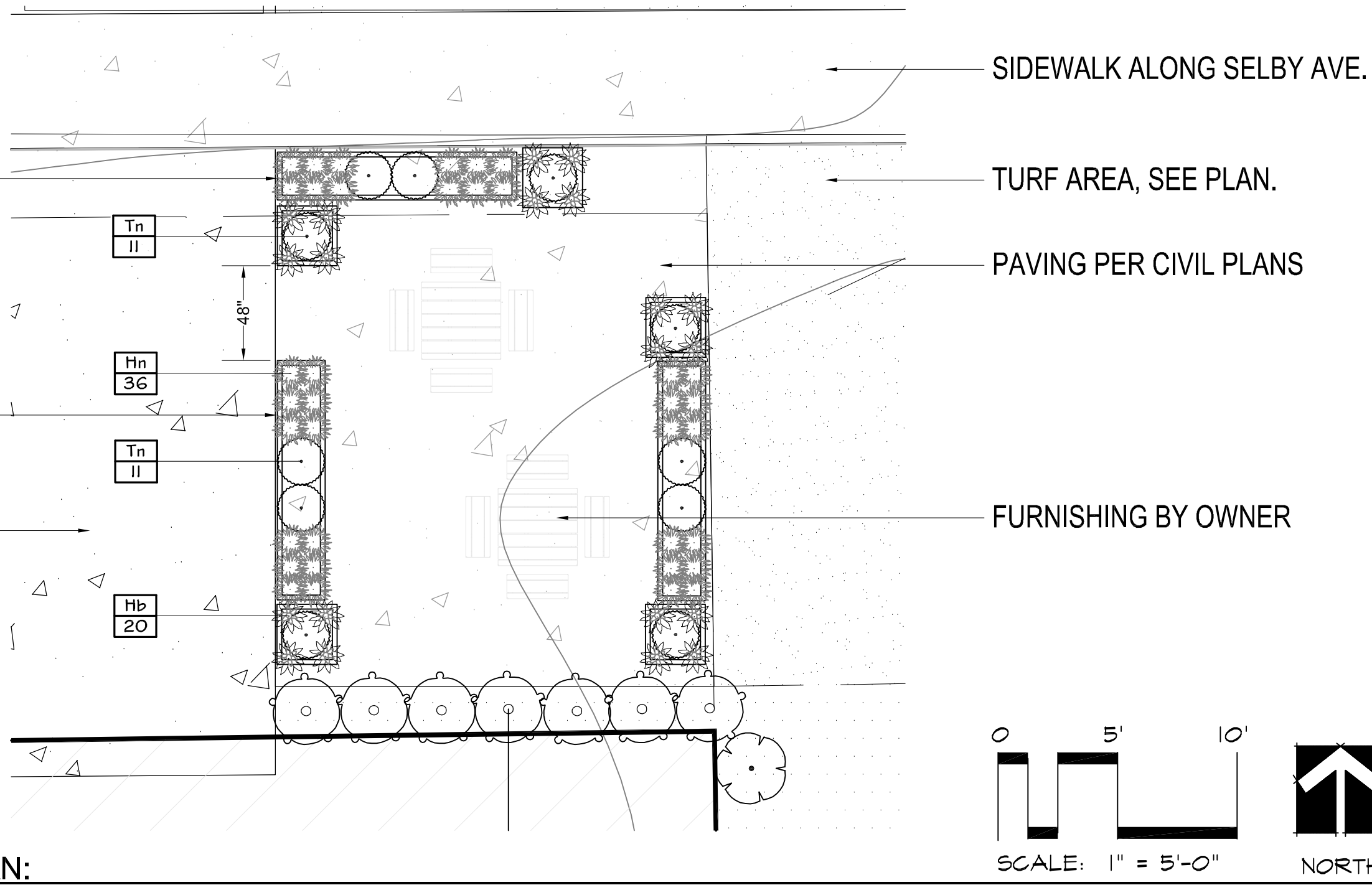
TOURNESOL WILSHIRE COLLECTION  
LIGHTWEIGHT GFRC CONCRETE  
T-2 'IRON' FINISH, DRAIN HOLES.

30"x30"x36" TALL PLANTER  
TYP. (3) UNITS

30"x30"x36" TALL PLANTER  
TYP. (5) UNITS

DRIVEWAY PER CIVIL PLANS

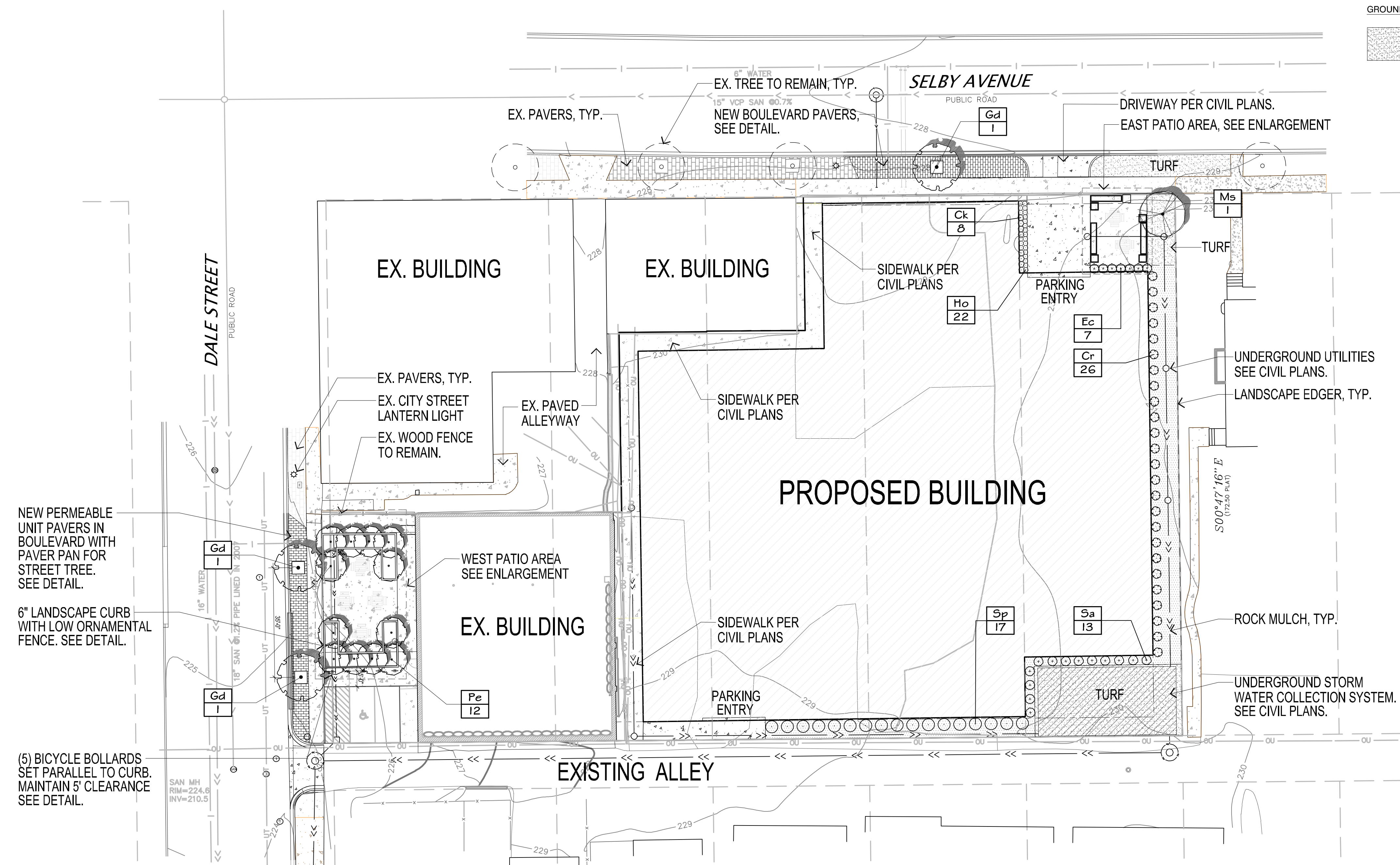
NOTE:  
LANDSCAPE CONTRACTOR TO  
FURNISH AND INSTALL PLANTERS,  
SOIL, PLANTS, AND DRAIN ROCK.  
VERIFY FINAL LOCATIONS IN FIELD.



EAST PATIO ENLARGEMENT PLAN:

PLANT SCHEDULE

DECIDUOUS ORNAMENTAL TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Ms	Malus x 'Pink Spires'	Pink Spires Crab Apple	2.5" Cal.	B&B	1
	Pe	Populus tremula 'Erecta'	European Columnar Aspen	1.5" Cal.	Pot	12
DECIDUOUS OVERSTORY TREE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Gd	Gleditsia triacanthos 'Draves' TM	Street Keeper Honey Locust	2.5" Cal.	B&B	3
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Cr	Cornus alba 'Regnzam'	Red Gnome Dogwood	3 gal. (Min. 18" Height)	Pot	34
	Ec	Euonymus fortunei 'Canadale Gold'	Canadale Gold Euonymus	3 gal. (Min. 18" Height)	Pot	31
	Sp	Salix purpurea 'Nana'	Dwarf Arctic Willow	5 gal. (Min. 18" Height)	Pot	17
	Sa	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	3 gal. (Min. 18" Height)	Pot	13
	Tn	Taxus x media 'Flushing'	Flushing Columnar Yew	10 gal. (Min. 18" Height)	Pot	11
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Ck	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	Pot	92
	Ho	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	Pot	22
	Hn	Heuchera x 'Northern Fire'	Northern Fire Coral Bells	1 gal.	Pot	36
	Hb	Hosta x 'Cherry Berry'	Plantain Lily	1 gal.	Pot	20
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Pa2	Poa pratensis 'Admiral'	Kentucky Bluegrass	sod		1,576 sf



LANDSCAPE PLAN:

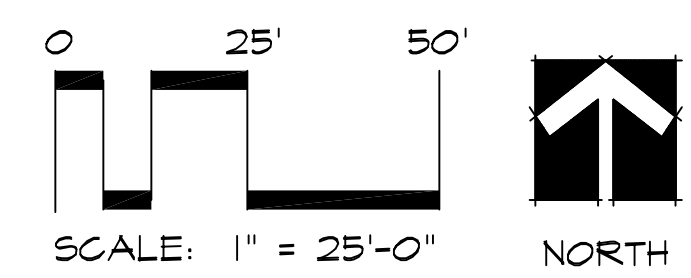
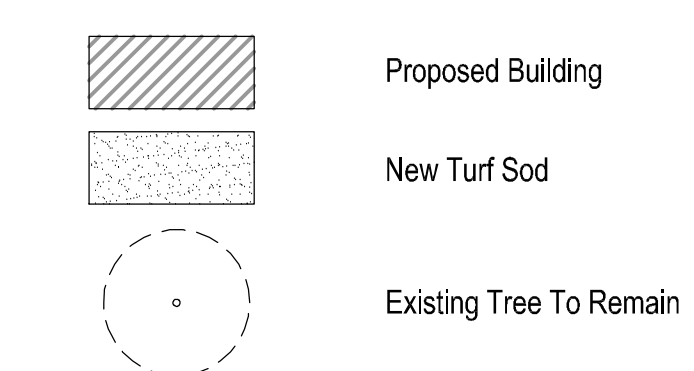
General Notes:

- The removal, pruning, and/or planting of trees in the public boulevard requires an approved permit from the City Forester (612) 632-5129). Any work must be completed by a licensed tree contractor.
- See Civil Engineer's plans for site plan layout and dimensions.
- Contractor to coordinate any work in the city right-of-way with City of Saint Paul Public Works Department.
- Expose root flare and set at-grade.
- The contractor is responsible to maintain trees in a plumb position throughout the maintenance period.
- Remove the burlap and ropes from the top 1/3 of the root ball, cut wire basket down to the second horizontal wire from the bottom, and dispose of off-site.
- Refer to Sheet L2-2+L2-3 for Landscape Details, Notes, & Schedules.

Landscape Summary:

Required landscape budget to be 2% of the total Construction Cost:  
Est. Construction Cost: \$3.5M  
Landscape Required: \$70K  
Landscape Estimate: \$70K

Landscape Legend:



PROJECT NO.: 2024  
 DRAWN BY: JAF  
 CHECKED BY: BHT  
 DATE: 08/04/2020  
 REVISION:

PRELIMINARY  
 NOT FOR CONSTRUCTION

quet+ica  
 URBAN WORKS

08/04/2020 DSI SUBMITTAL

Selby & Dale Apartments  
 156 Dale Street North  
 St. Paul, MN 55102

LANDSCAPE PLAN

L2-1

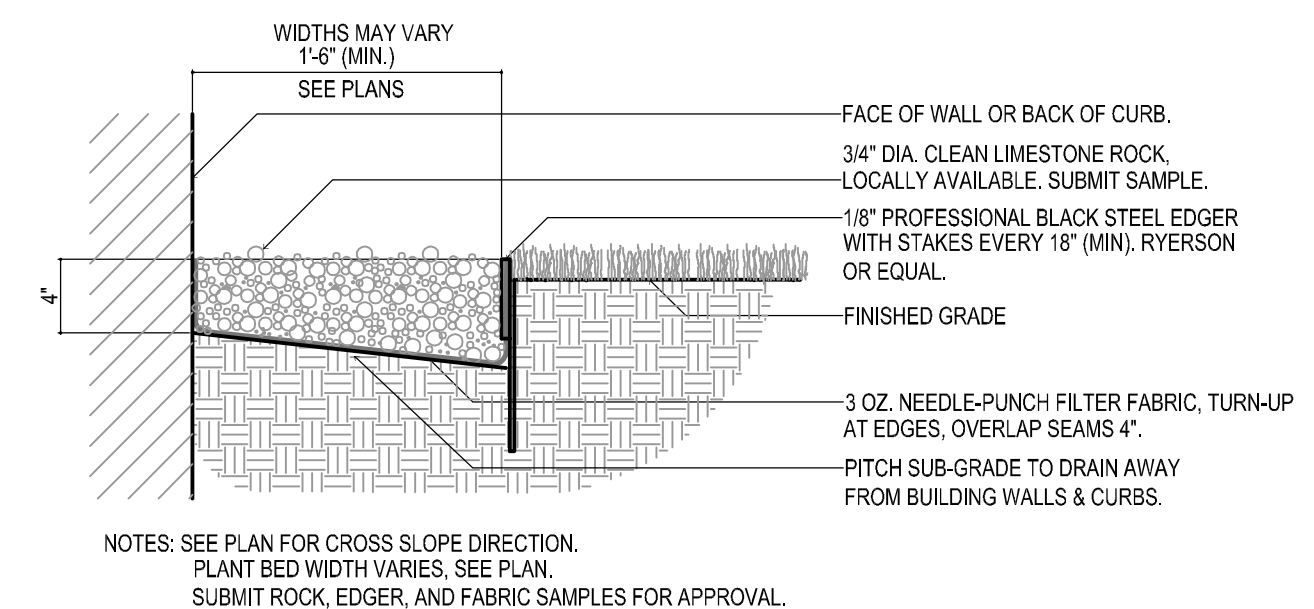


**Landscape Notes and Requirements:**

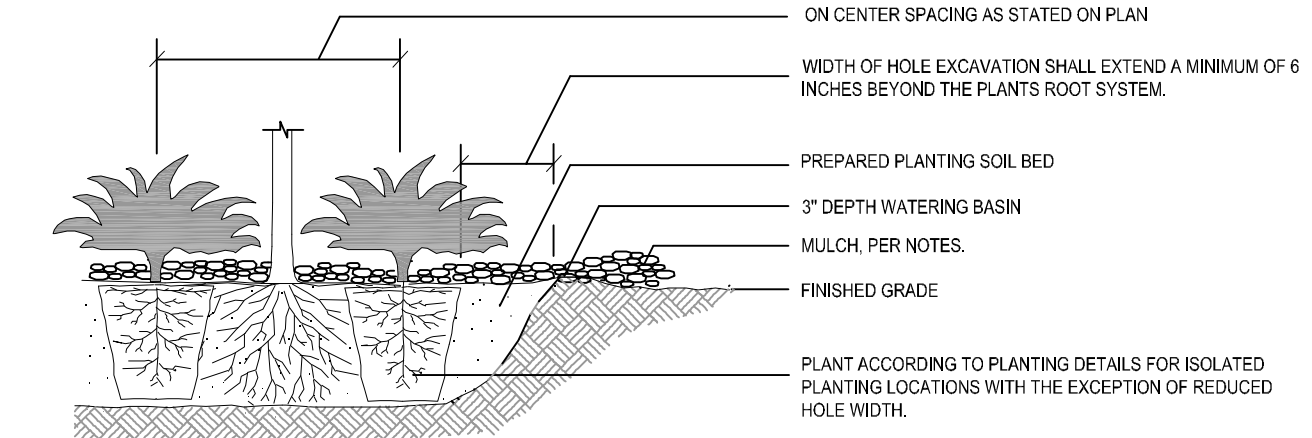
1. Tree saucer for individual trees outside of a plant bed to be four inches (4") depth natural Eastern Red Cedar mulch for trees outside of a plant bed. Install per tree planting detail. Do not place mulch against tree trunk. Remove wire and burlap from top third of root ball before final soil back-fill and mulch.
2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified.
4. Plan takes precedence over plant schedule if discrepancies in quantities exist.
5. All proposed plants shall be located and staked as shown.
6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
8. All plant materials shall be fertilized upon installation as specified.
9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
11. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
12. Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
13. Warranty: The contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 20% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.
17. Irrigation: The landscape contractor shall provide a irrigation layout plan for all proposed planting and shrub areas within the property limits. Hunter Irrigation products only. Include atmospheric rain sensor, RPZ, Deduct Water Meter, and irrigation controls in mechanical room. Stub copper irrigation feed and PVC wiring feed through foundation wall. Include sleeving under paved areas as needed. Submit layout plan and product cut sheets to the Landscape Architect for review.
18. All edger shall be professional grade black steel edger, 1/8" thickness. Anchor every 18" on-center (minimum). Submit sample.
19. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
20. Rock mulch areas shall be 3/4" inch dia. local clean buff limestone over weed mat. Install per detail. Submit mulch sample for approval.
21. All planting and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc.
22. Turf Sodding activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2014 edition, for turf bed preparation, installation, maintenance, acceptability, and warranty.
23. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
24. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.
25. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
26. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
27. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
28. See Site and Civil plans for additional information regarding the project, including infiltration area soils and sub-surface drainage requirements and performance.
29. Topsoil Requirements: All graded areas of the site that are designated on the plan set for turf sod shall have no less than 6" of imported top soil, areas designated for shrubs, trees, and perennials shall have no less than 12" of imported top soil, meeting MnDOT classifications for planting soil for trees, shrubs, and turf. Slope away from building.
30. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
31. Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.
32. Retaining wall engineering by others. Unless otherwise noted, retaining wall block to be County Materials Co., County Block, Split-Face in Buff. Submit engineered wall drawings to Civil Engineer for review and approval. Include cap blocks and pre-manufactured corner units of matching finish and color. Install per manufacturer's guidelines.

**Irrigation Performance Requirements:**

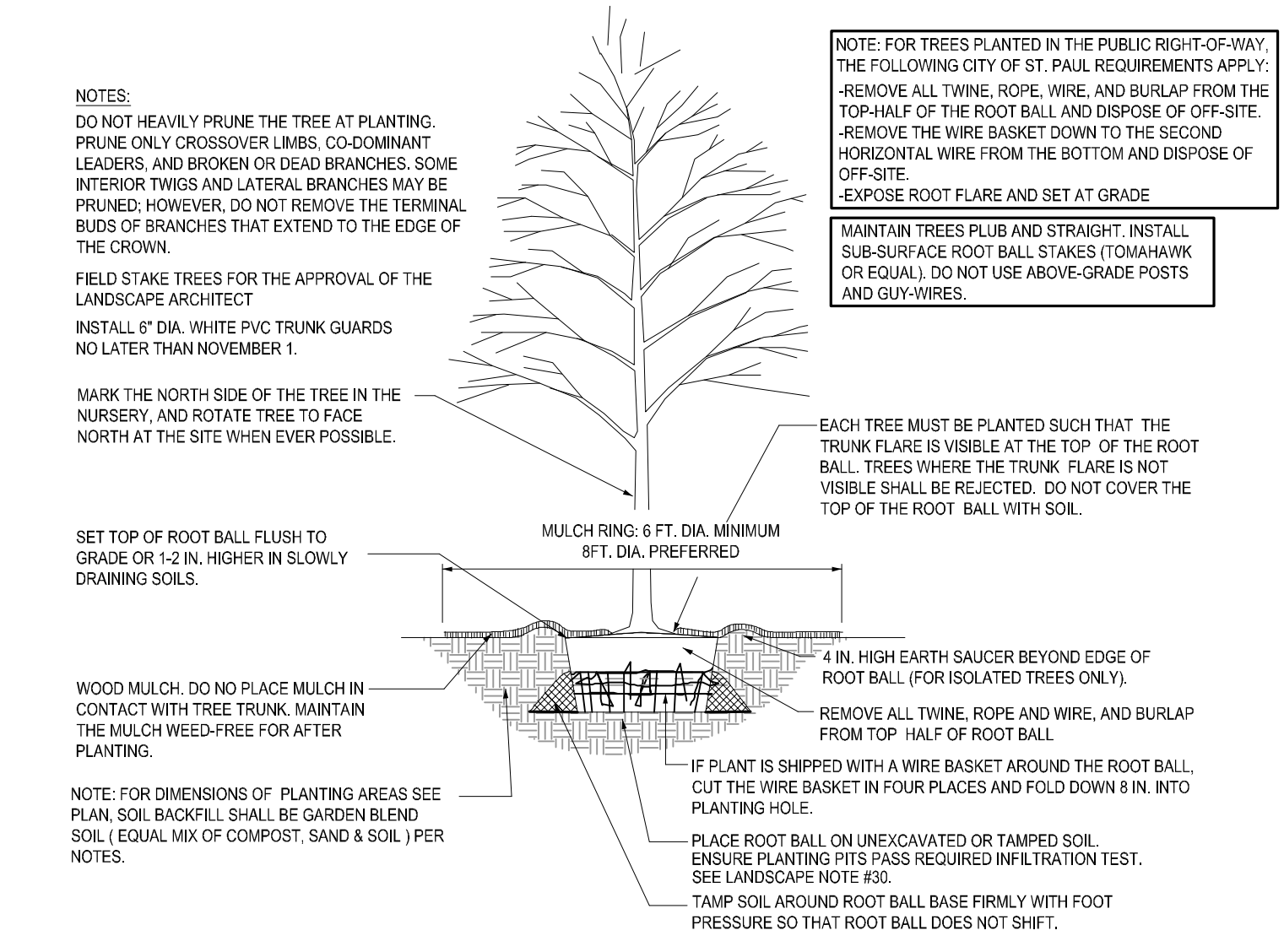
1. IRRIGATION SYSTEM SHOULD AVERAGE 40(+/-) PSI AT THE BASE OF ALL SPRINKLER HEADS. NOTIFY LANDSCAPE ARCHITECT IF EXISTING PRESSURE DIFFERS. BUILDING PRESSURE IS NOT KNOWN.
2. IRRIGATION CONTRACTOR TO PREPARE FULL IRRIGATION LAYOUT PLANS FOR LANDSCAPE ARCHITECT'S REVIEW. LAYOUT WORK AS ACCURATELY AS POSSIBLE. THE CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO THE LOCATION AND SPACING AS NECESSARY TO ACCOMMODATE ACTUAL FIELD CONDITIONS. HEAD LOCATIONS SHALL BE FLAGGED AND REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. COORDINATE SLEEVING AND IRRIGATION PIPE / HEAD / INTERNAL PLUMBING INSTALLATION WITH THE WORK OF OTHERS.
4. ALL MATERIALS SHALL BE INSTALLED AS DETAILED ON DRAWINGS. (HOWEVER, IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED, THE CONTRACTOR SHALL FOLLOW THE INSTALLATION METHODS ISSUED BY THE MANUFACTURE. ALL SUCH LITERATURE MUST BE SUBMITTED 48 HOURS PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.)
5. CHECK AND VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS, UTILITIES, AND SERVICES PRIOR TO TRENCHING.
6. LATERAL PIPING TO BE A MINIMUM OF 12 INCHES DEEP AND MAINLINES A MINIMUM OF 18 INCHES DEEP.
7. ALL MAIN LINE PIPING AND LATERAL PIPE OF 1-1/2" AND LARGER SHALL BE PVC (SDR 26 / CLASS 160), HOWEVER THE IRRIGATION FEED FROM THE BUILDING INTO THE LANDSCAPE SHALL BE COPPER. ALL OTHER LATERAL PIPE OF 1-1/4" AND SMALLER MAY BE POLYETHYLENE.
8. ALL TEES AND ELBOWS SHALL BE PVC (160 PSI). INCLUDE THRUST BLOCKING AT TEE AND ELBOW POINTS.
9. ALL SPRINKLERS SHALL BE AS NOTED ON DETAIL & SPECIFICATION.
10. ADJUST HEADS FOR GRADE, AS NECESSARY, AFTER TURF GRASS HAS BEEN ESTABLISHED AND ALL SETTLEMENT AT HEADS HAS OCCURRED.
11. ALL AUTOMATIC CONTROLLERS, RISERS, BACKFLOW PREVENTERS AND HOSE BIBS SHALL BE SET PLUM. SPRINKLER HEAD RISERS, QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISHED GRADE.
12. CONTROL VALVE WIRES, INCLUDING THE GROUND WIRE, SHALL BE #12 GAUGE U.F.U.L. APPROVED DIRECT BURIAL. UNDERGROUND CONNECTIONS SHALL BE MADE WITH 3-M WIRE CONNECTORS (DBY) OR APPROVED EQUAL.
13. TRACER-WIRE IS TO BE PLACED OVER ALL MAIN AND LATERAL LINES.
14. PLACE ALL VALVES IN APPROVED VALVE BOXES.
15. USE TEFLON TAPE ON ALL THREADED JOINTS.
16. BRAND EACH VALVE BOX WITH 2" HIGH LETTERING SHOWING ZONE NUMBER AND CONTROLLER LETTER (EXAMPLE 'A3'). THIS STAMP IS TO MATCH THE ZONE SHOWN ON THE PLAN UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
17. CONDUCT PERFORMANCE TEST IN THE PRESENCE OF OWNER AND LANDSCAPE ARCHITECT FOLLOWING COMPLETION OF SYSTEM INSTALLATION.
18. CONDUCT AND DEMONSTRATE WINTERIZATION AND SPRING START-UP PROCESS TO OWNER IN THE FALL OF COMPLETION.
19. LANDSCAPE ARCHITECT SHALL BE NOTIFIED TO VERIFY TRENCH DEPTHS BEFORE BACKFILLING.
20. IRRIGATION CONTRACTOR TO COORDINATE MECHANICAL ROOM WATER CONNECTION POINT WITH MECHANICAL ENGINEER AND PLUMBING CONTRACTOR.
21. AFTER INSTALLATION OF DRIP IRRIGATION PIPE IS COMPLETE AND PRIOR TO SODDING OR MULCH INSTALLATION, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT TO REVIEW THE INSTALLATION OF THE DRIP IRRIGATION SYSTEM.
22. LANDSCAPE CONTRACTOR TO ADJUST HEADS IN THE FIELD TO ENSURE WATER DOES NOT SPRAY THE BUILDING FACE OR PAVED AREAS.
23. COORDINATE LOCATION OF ROOFTOP-MOUNTED ATMOSPHERIC MOISTURE (RAIN) SENSOR WITH OWNER AND ARCHITECT.
24. COORDINATE LOCATION OF SLEEVING UNDER PAVED AREAS WITH GENERAL CONTRACTOR, EARTHWORK, AND PAVING SUB-CONTRACTORS.
25. SUBMIT LAYOUT PLAN AND PRODUCT DATA TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
26. IRRIGATION BID SHALL INCLUDE (1) FALL SHUT-DOWN AND (1) SPRING START-UP (SPRING OF THE YEAR FOLLOWING INSTALLATION).
27. THIS PROJECT WILL USE HUNTER COMMERCIAL IRRIGATION PRODUCTS.
28. PROVIDE THE OWNER WITH MANUFACTURER'S INSTRUCTION MANUAL FOR CONTROLLER. POST IRRIGATION ZONE LAYOUT MAP AT 8"x10" NEXT TO THE CONTROLLER FOR REFERENCE.
29. PROVIDE THE OWNER WITH AN AS-BUILT PLAN (PAPER AND CAD .DWG) UPON COMPLETION OF INSTALLATION.



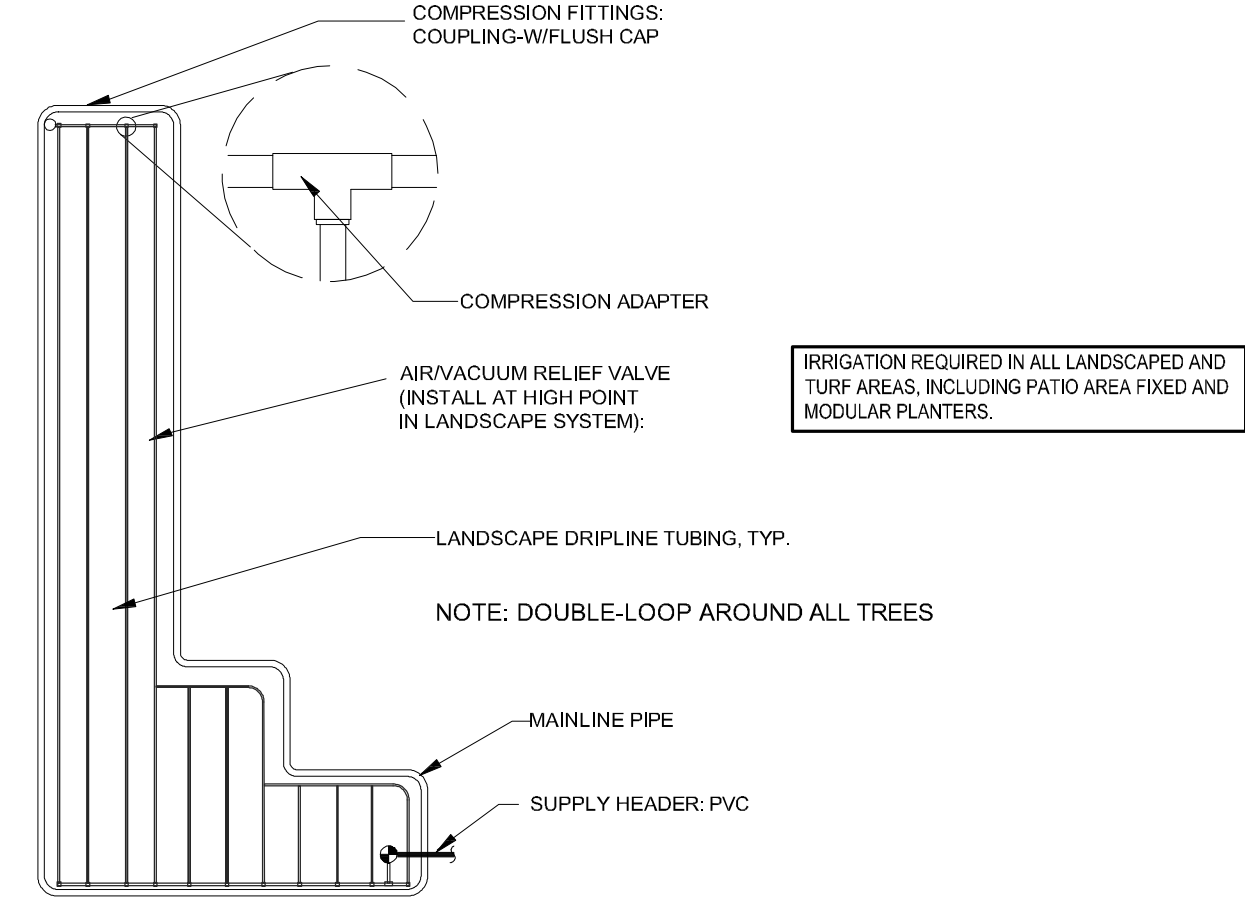
1 PLANT BED AND EDGE DETAIL  
L2-2 NOT TO SCALE



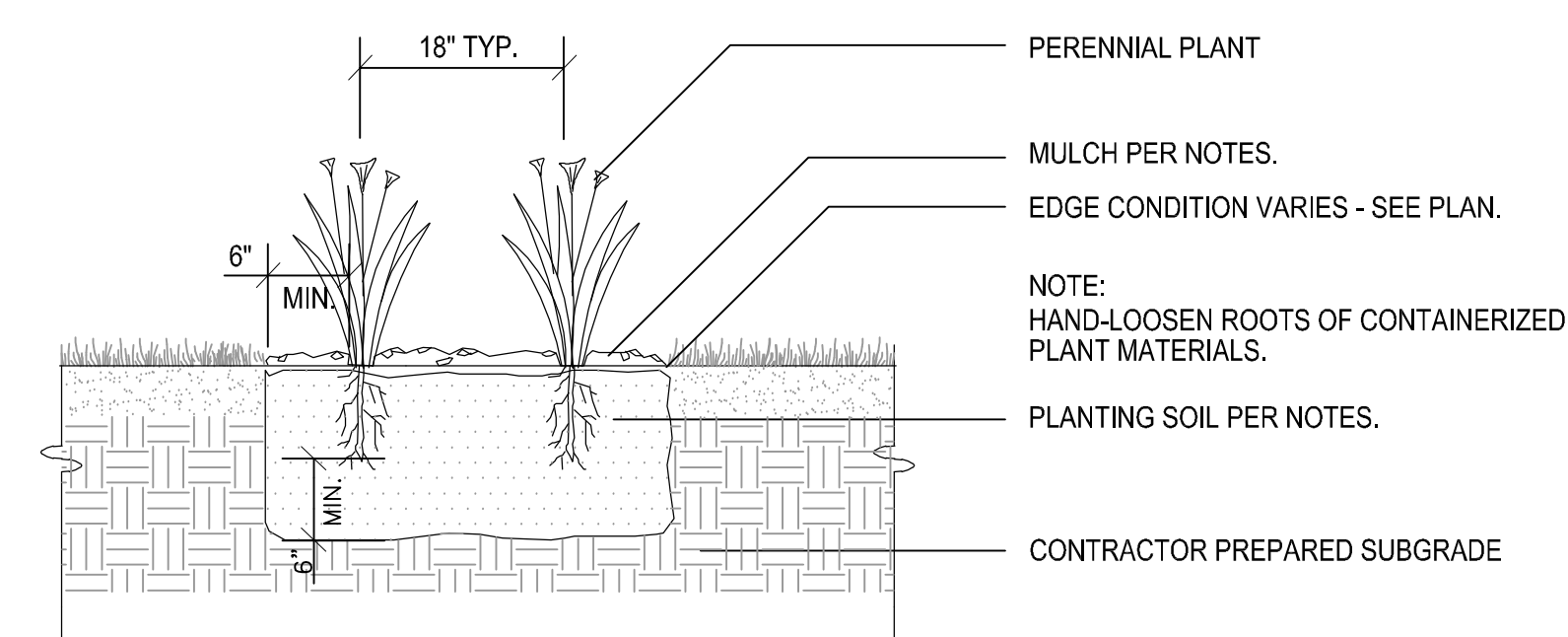
2 TYP. SHRUB & PERENNIAL PLANTING  
L2-2 NOT TO SCALE



3 DECIDUOUS TREE PLANTING - SECTION  
L2-2 NOT TO SCALE



4 TYP. DRIP IRRIGATION LAYOUT PATTERN  
L2-2 NOT TO SCALE

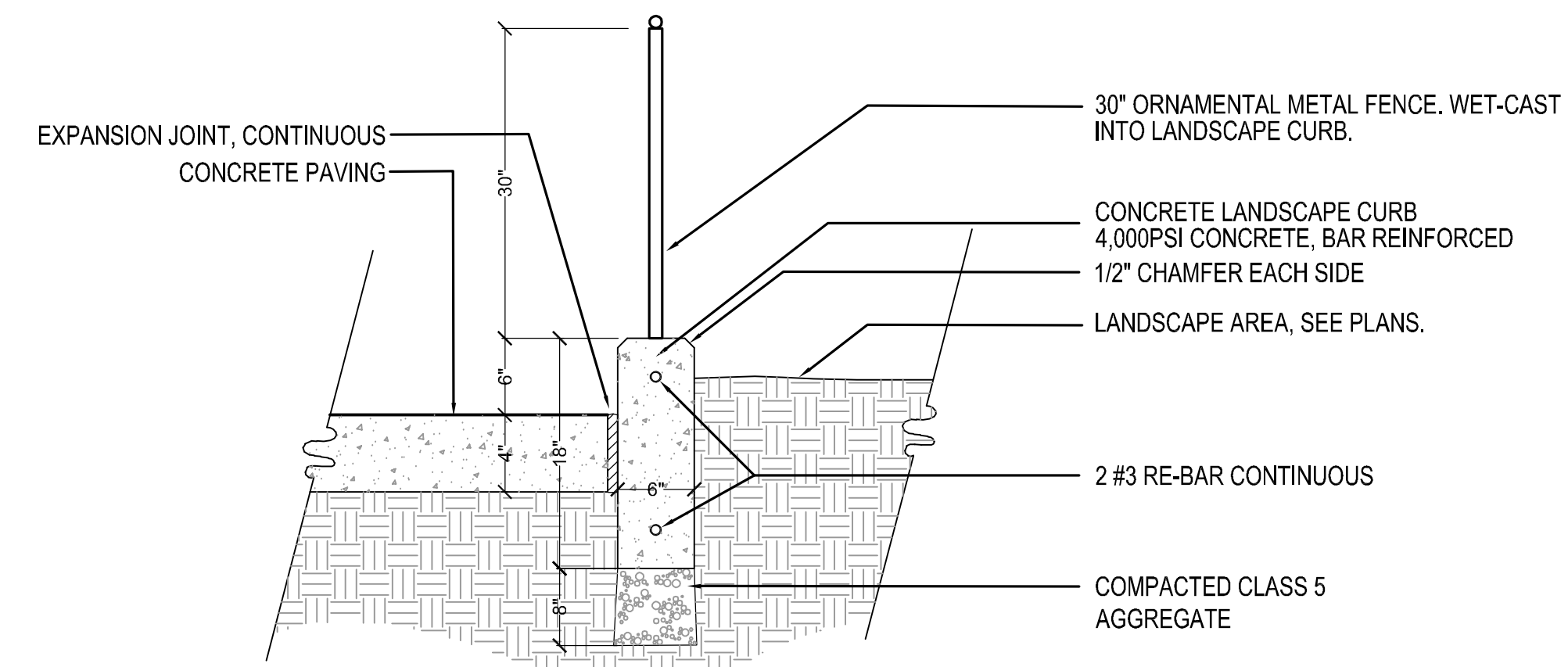


5 TYP. PERENNIAL PLANTING - SECTION  
L2-2 NOT TO SCALE

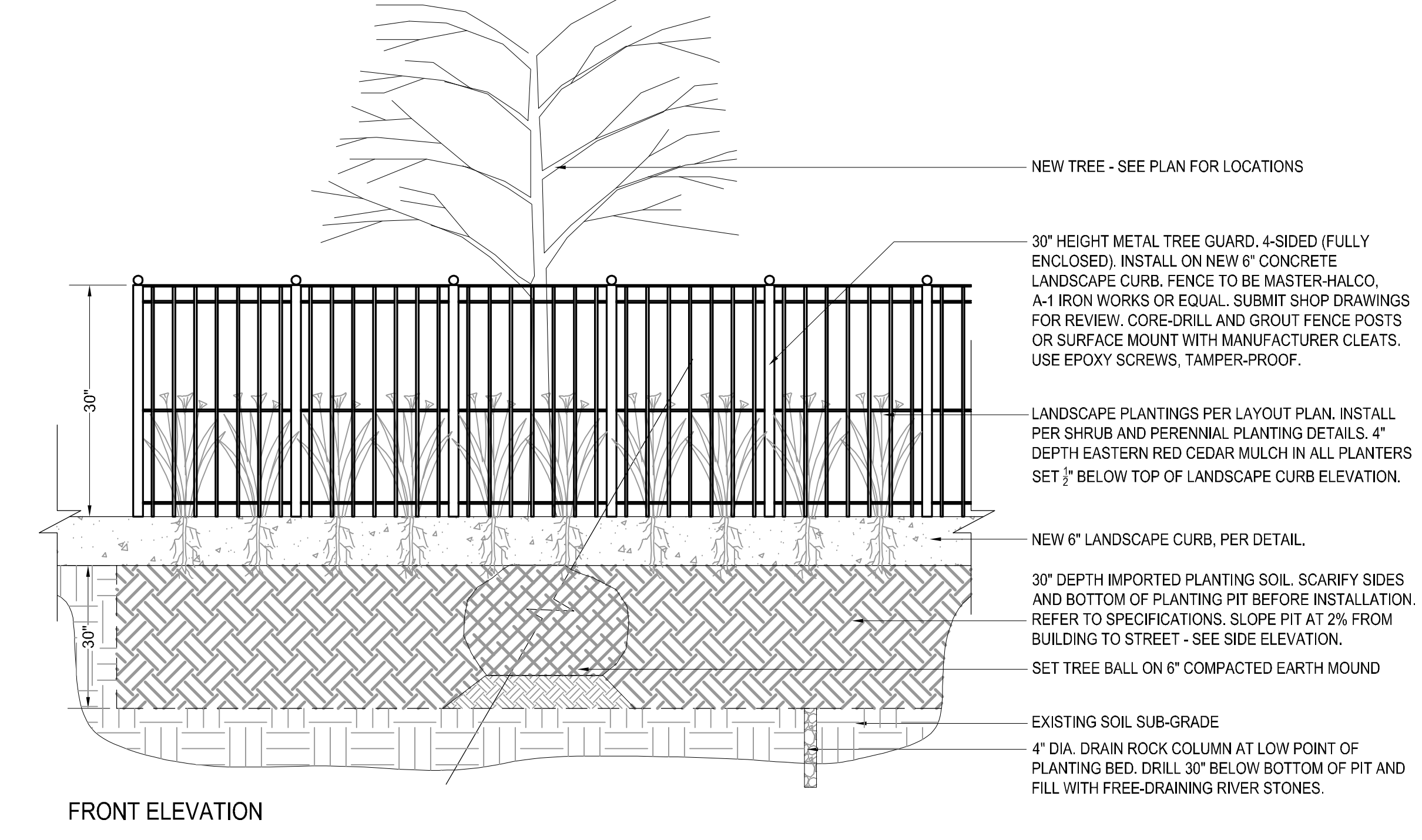
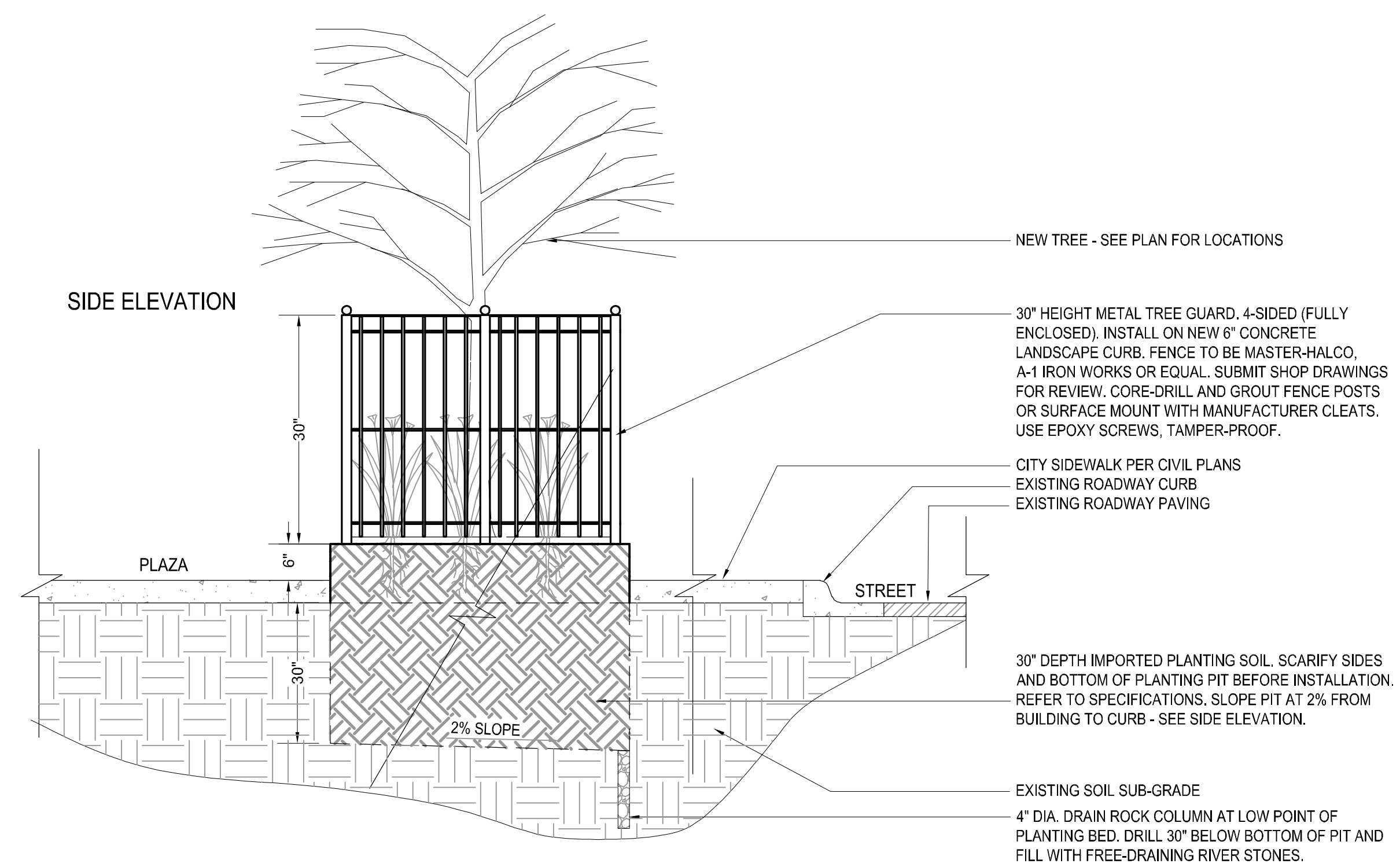
**General Notes:**

1. The removal, pruning, and/or planting of trees in the public boulevard requires an approved permit from the City Forester (612) 632-5129). Any work must be completed by a licensed tree contractor.
2. See Civil Engineer's plans for site plan layout and dimensions.
3. Contractor to coordinate any work in the city right-of-way with City of Saint Paul Public Works Department.
4. Refer to Sheet L2-1 for Landscape Layout Plan.

PROJECT NO.: 2024  
 DRAWN BY: AF  
 CHECKED BY: BH  
 DATE: 08.04.2020  
 REVISION:  
 PRELIMINARY  
 NOT FOR CONSTRUCTION  
 quètica  
 URBAN  
 WORKS  
 DSI SUBMITTAL  
 08.04.2020  
 Selby & Dale Apartments  
 156 Dale Street North  
 St. Paul, MN 55102  
 LANDSCAPE  
 DETAILS  
 L2-2  
 811  
 Know what's below.  
 Call before you dig.



1 6" LANDSCAPE CURB AND FENCE DETAIL  
L2-3 NOT TO SCALE



2 WEST PATIO CURB AND LOW FENCE DETAIL  
L2-3 NOT TO SCALE

ORNAMENTAL METAL FENCE ON NEW LANDSCAPE CURB, CONT. SEE DETAIL.

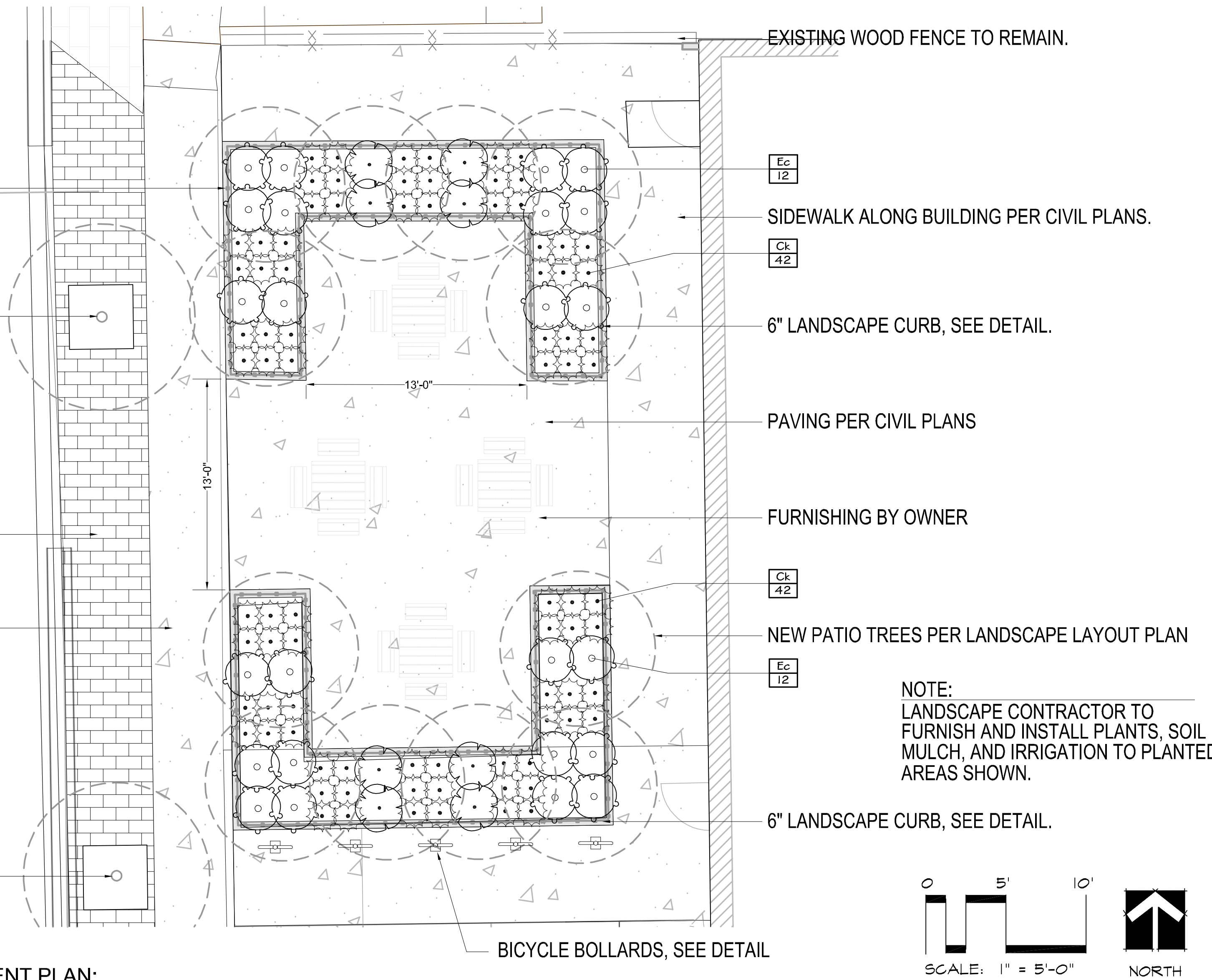
NEW STREET TREE, SEE LANDSCAPE LAYOUT PLAN

NEW BOULEVARD PAVERS, LANDSCAPE LAYOUT PLAN

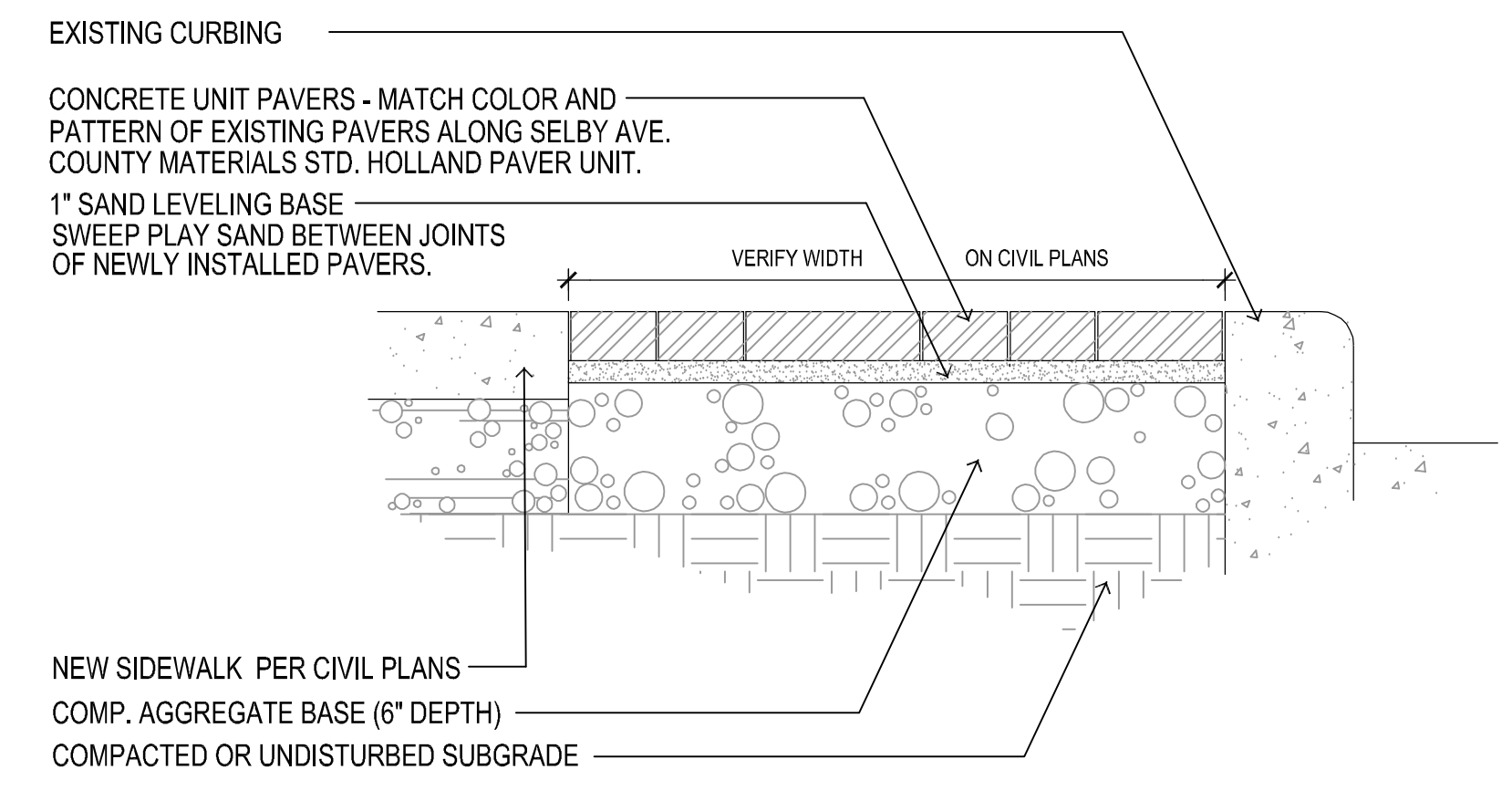
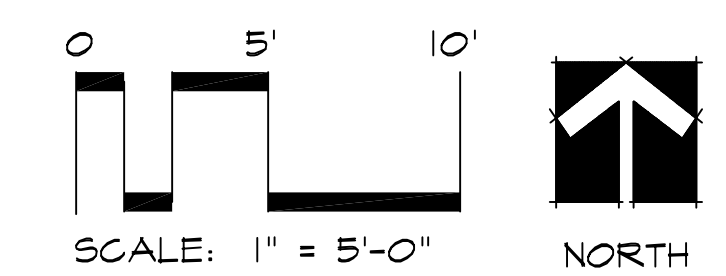
NEW SIDEWALK ALONG DALE ST. PER CIVIL PLANS.

NEW STREET TREE, SEE LANDSCAPE LAYOUT PLAN

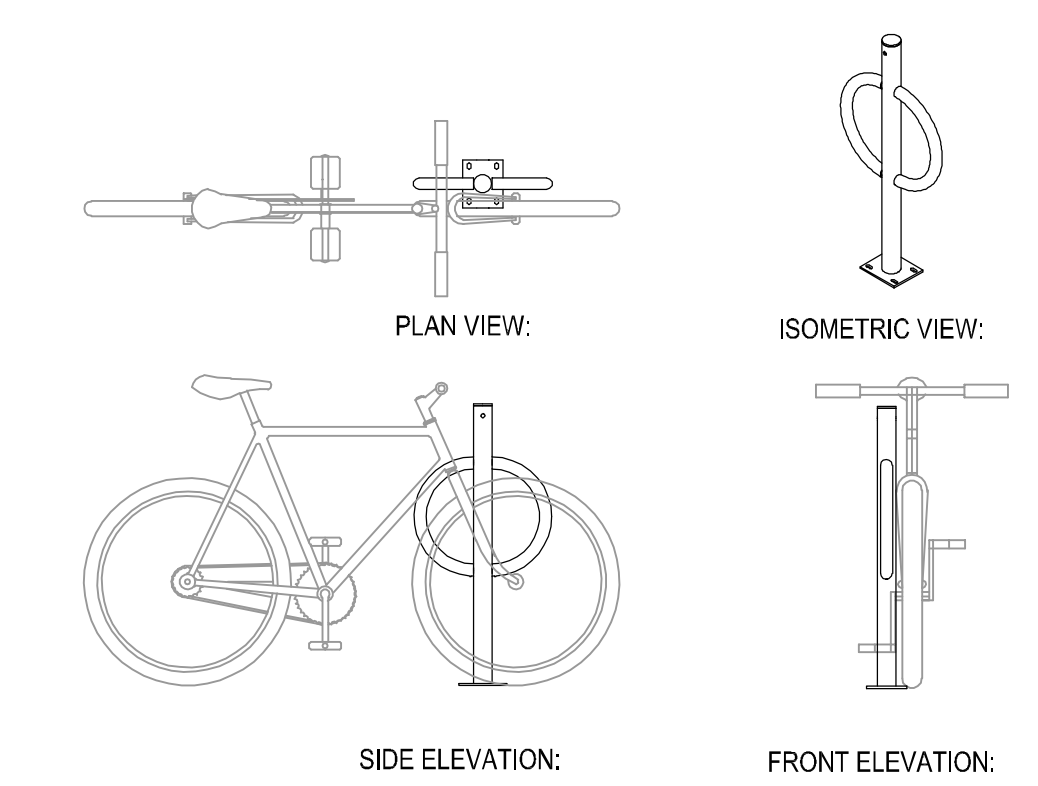
WEST PATIO ENLARGEMENT PLAN:



NOTE: LANDSCAPE CONTRACTOR TO FURNISH AND INSTALL PLANTS, SOIL MULCH, AND IRRIGATION TO PLANTED AREAS SHOWN.



3 BOULEVARD CONCRETE UNIT PAVER DETAIL  
L1.3 NOT TO SCALE



4 BICYCLE BOLLARD DETAIL  
L1.3 NOT TO SCALE

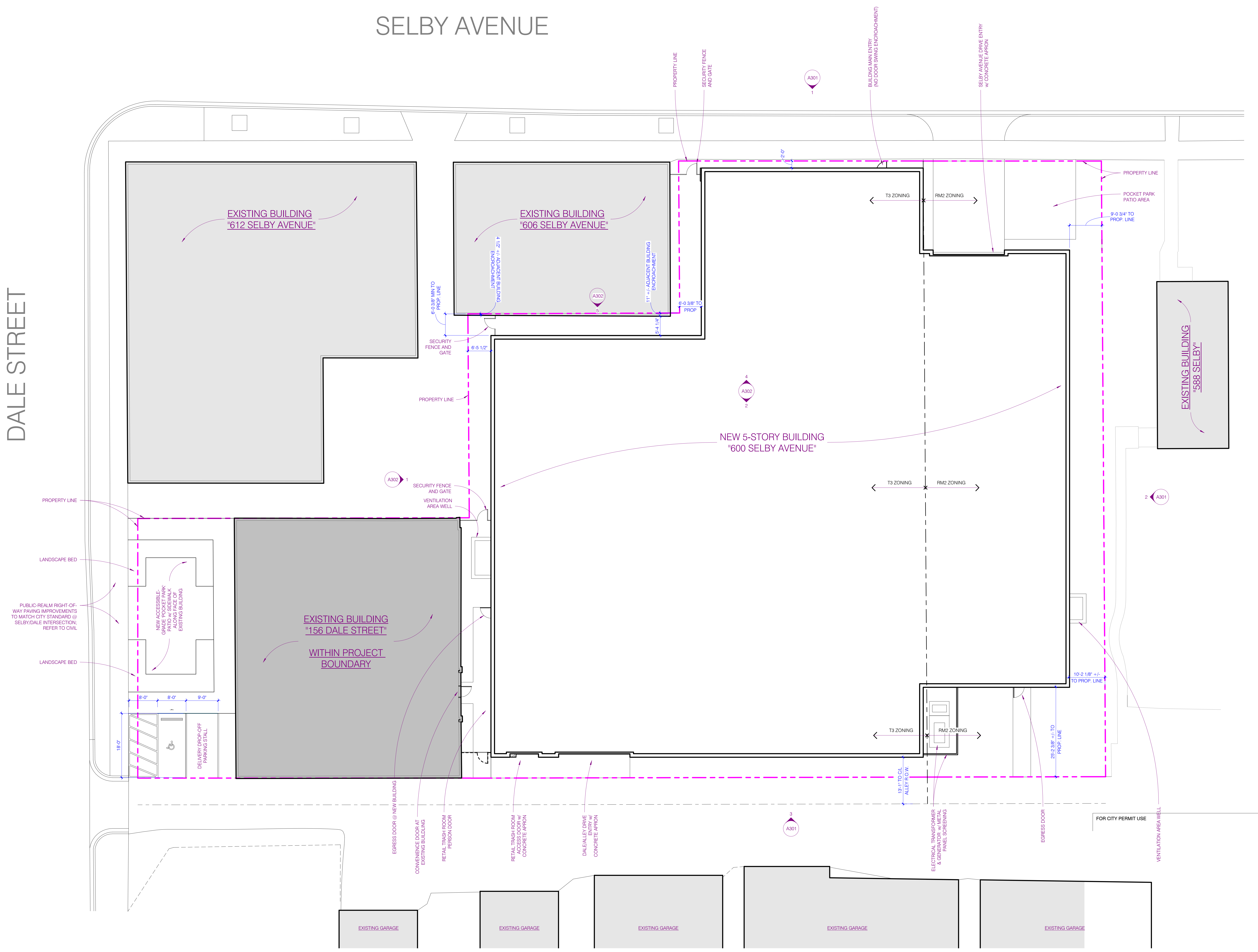
General Notes:

- The removal, pruning, and/or planting of trees in the public boulevard requires an approved permit from the City Forester (612) 632-5129). Any work must be completed by a licensed tree contractor.
- See Civil Engineer's plans for site plan layout and dimensions.
- Contractor to coordinate any work in the city right-of-way with City of Saint Paul Public Works Department.
- Refer to Sheet L2-1 for Landscape Layout Plan.

GENERAL CONTRACTOR TO FURNISH AND INSTALL DERO 'BIKE HITCH' BICYCLE BOLLARDS, SURFACE MOUNT. SEE SITE PLAN FOR LOCATIONS, SPACING, AND QUANTITY.  
FINISH: POWDERCOAT BLACK  
QUANTITY: 5  
INSTALLATION HARDWARE: STAINLESS STEEL, TYPICAL 3/8-INCH CONCRETE QUICK-BOLT FASTENERS. EXPOSE NO MORE THAN 1/4-INCH THREADS ABOVE THE BOLT. PAINT BLACK TO MATCH BICYCLE BOLLARD FINISH.  
FIELD-MARK LOCATIONS FOR APPROVAL PRIOR TO INSTALLATION. OBTAIN PERMIT FOR WORK IN CITY RIGHT-OF-WAY AS REQUIRED.  
WWW.DERO.COM | 1-888-337-6729  
SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.

# SELBY AVENUE

# DALE STREET



TJL DEVELOPMENT - SELBY & DALE

# URBANWORKS

CONSULTANT

PRELIMINARY  
**NOT FOR CONSTRUCTION**

HISORIC PRESERVATION COMMISSION  
04.15.2020

REVISIONS

DATE	4/15/2020
PROJECT #	20-0001
PHASE	SITE PLAN
DRAWN BY	Author
CHECKED BY	Checker

ARCHITECTURAL LANDSCAPE PLAN

# AL101

**1** AL101 - ARCHITECTURAL SITE PLAN

AL101 | 1" = 10'-0"

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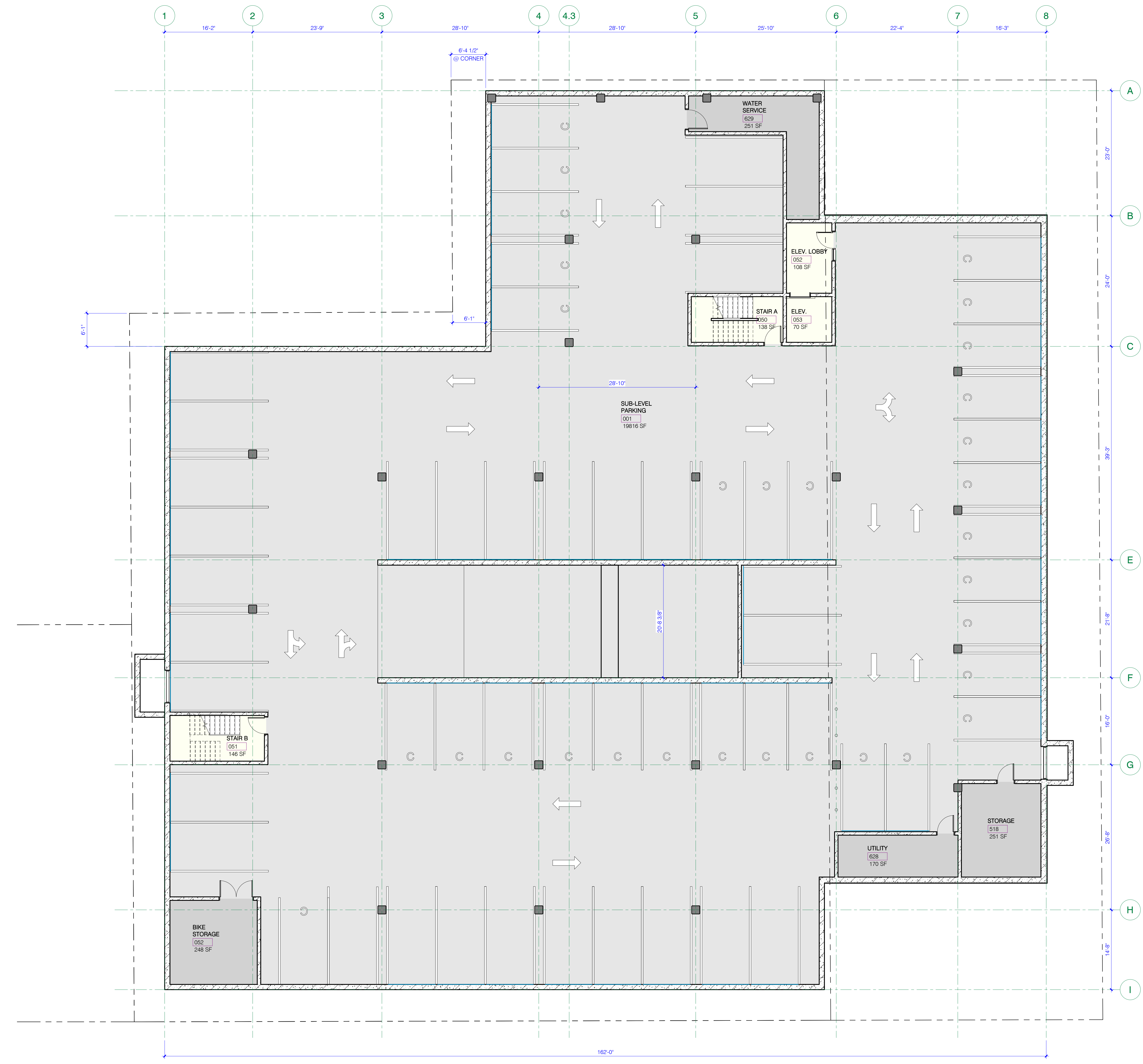
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156 DALE ST. N. ST. PAUL, MN

GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING
2. DIMENSIONS AT INTERIOR WALLS ARE TO CENTERLINE OF WALL
3. DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
4. EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
5. ALL RESIDENTIAL DEMISING WALLS ARE TYPE V3, V3A, AND V6 1HR FIRE RATING, WITH ACOUSTIC RATING
6. ALL RESIDENTIAL CORRIDOR WALLS ARE TYPE W6, 1 HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
7. ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED
8. MAINTAIN 8'-2" MIN. AND 8'-6" MIN. CLEAR HEIGHT AT PARKING AREAS INDICATED ON PLANS. ALL OTHER PARKING AREAS SHALL PROVIDE 7'-2" MIN. CLEAR HEIGHT
9. DIMENSIONS @ CMU ARE TO FACE OF CMU

KEYNOTES:



**1** A001 - SUBLEVEL 1 PLAN  
 [A001] 1/8" = 1'-0"

TJL DEVELOPMENT -  
 SELBY & DALE  
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SUBLEVEL 1

A001

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GENERAL NOTES:

1. ALL WALL DIMENSIONS ARE TO FACE OF WALL SYSTEM UNLESS NOTED BY THE SYMBOL  INDICATING CENTERLINE STUD
2. NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
3. REFER TO INTERIOR FINISH SCHEDULE FOR FLOOR FINISH KEY
4. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS ON SOFFIT)
5. PROVIDE WALL BLOCKING AT KITCHEN WALLS AS INDICATED ON SHEET FS07

KEYNOTES:

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LEVEL 1 PLAN

A101



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1 A101 - LEVEL 1 PLAN  
A101 1/8" = 1'-0"

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GENERAL NOTES:

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9. DIMENSIONS @ CMU ARE TO FACE OF CMU

KEYNOTES:



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LEVEL 2 PLAN

A102

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**1** A102- LEVEL 2 PLAN  
1/8" = 1'-0"

GENERAL NOTES:

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9. DIMENSIONS @ CMU ARE TO FACE OF CMU

KEYNOTES:



1 A103 - LEVEL 3 PLAN  
A103 1/8" = 1'-0"

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LEVEL 3 PLAN

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GENERAL NOTES:

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9. DIMENSIONS @ CMU ARE TO FACE OF CMU

KEYNOTES:



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LEVEL 4 PLAN

A104

1 A104 - LEVEL 4 PLAN  
1/8" = 1'-0"

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GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING
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9. DIMENSIONS @ CMU ARE TO FACE OF CMU

KEYNOTES:

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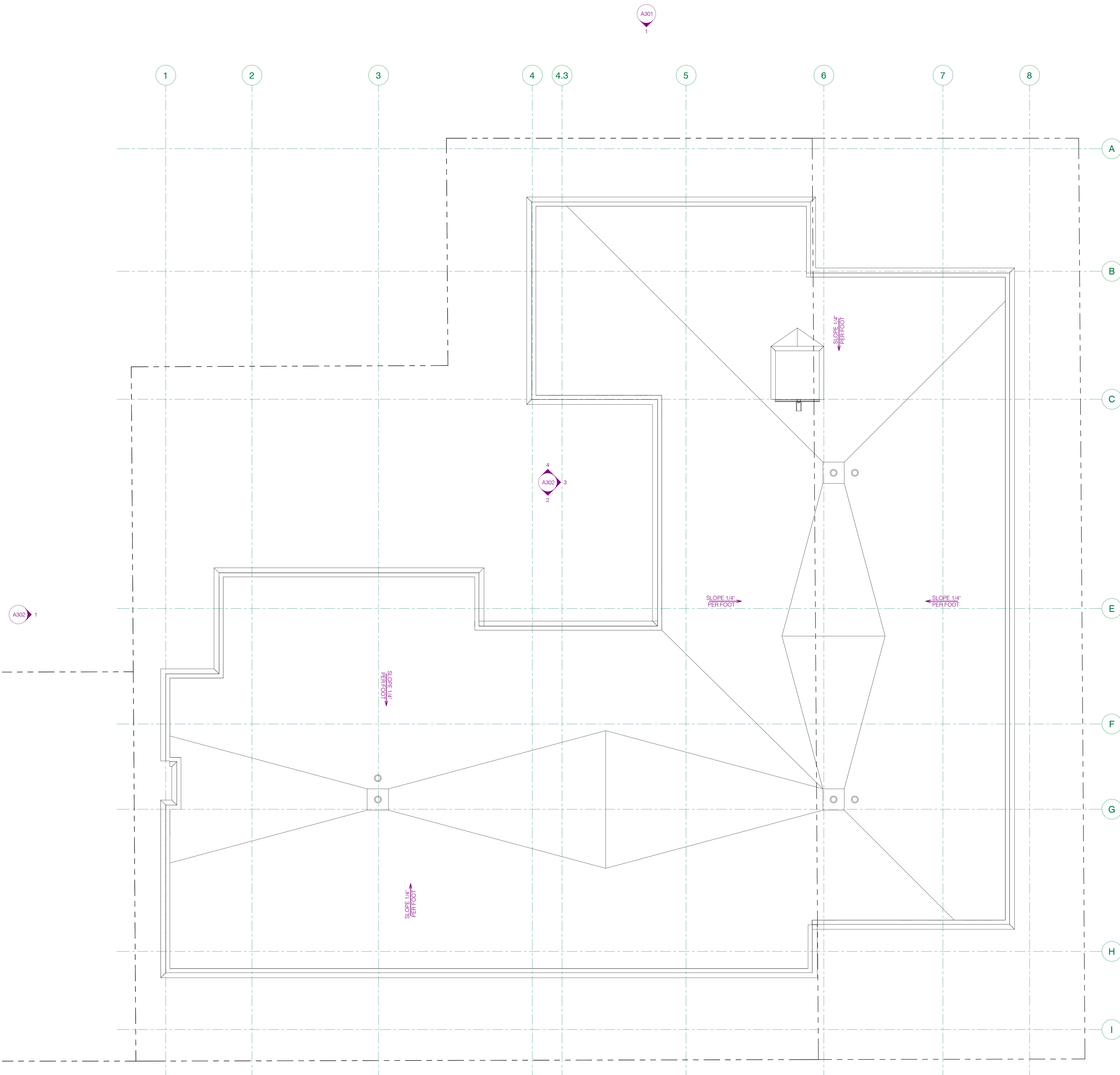
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PROJECT #	20-0001
PHASE	SITE PLAN
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LEVEL 5 PLAN

A105

1 A105 - LEVEL 5 PLAN  
A105 1/8" = 1'-0"

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**1** A202 - ROOF PLAN  
A201 1/8" = 1'-0"

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GENERAL NOTES:

- 1 REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS

KEYNOTES:

- E1a CLAY BRICK - RB MODULAR - COLOR: DARK RANGE, COLORED MORTAR
- E1b CLAY BRICK - RB MODULAR - COLOR: MEDIUM RANGE, COLORED MORTAR
- E2 BURNISHED FACE SHELL, INTEGRALLY INSULATED CONCRETE MASONRY UNIT, COLOR TBC
- E3a PREFINISHED FIBER CEMENT LAP SIDING - 8' EXPOSURE - COLOR: 'COBBLE STONE'
- E3b PREFINISHED FIBER CEMENT LAP SIDING - 6' EXPOSURE - COLOR: 'AGED PEWTER'
- E6 PREFINISHED METAL PARAPET CAP & CORNICE, 2-PART SYSTEM - COLOR: CHARCOAL
- E7 FIBERGLASS COMPOSITE WINDOW - COLOR: BLACK
- E8 ALUMINUM HUNG BALCONY WITH GLASS RAILINGS; PREFINISHED BLACK
- E9 MAGIC PAK LOUVER, CUSTOM COLOR METAL LOUVER TO MATCH ADJACENT MATERIAL
- E12 PREFINISHED MECHANICAL LOUVER
- E13 OVER-HEAD GARAGE DOOR w/ DESIGNER-SPECIFIED EMBOSSED PANELS, COLOR & STYLE TBC
- E14 ANODIZED ALUMINUM STOREFRONT, COLOR BLACK
- E17 FIBERGLASS SLIDING PATIO DOOR, 8'-0" W X 7'-8" H, COLOR BLACK
- E18 INSULATED HOLLOW METAL DOOR, PAINT TO MATCH ADJACENT MATERIAL
- E20 MECHANICAL UNIT SCREENING, PROVIDE UNIT-MOUNTED SYSTEM, COORDINATE W/ MECHANICAL



1 NORTH ELEVATION (SELBY)  
A301 1/8" = 1'-0"



2 EAST ELEVATION  
A301 1/8" = 1'-0"



3 SOUTH ELEVATION  
A301 1/8" = 1'-0"

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BUILDING ELEVATIONS

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GENERAL NOTES:

- 1. REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS

KEYNOTES:

- E1a CLAY BRICK - RB MODULAR - COLOR: DARK RANGE; COLORED MORTAR
- E1b CLAY BRICK - RB MODULAR - COLOR: MEDIUM RANGE; COLORED MORTAR
- E2 BURNISHED FACE-SHELL, INTEGRALLY INSULATED CONCRETE MASONRY UNIT, COLOR TBC
- E3a PREFINISHED FIBER CEMENT LAP SIDING - 8" EXPOSURE - COLOR: 'COBBLE STONE'
- E3b PREFINISHED FIBER CEMENT LAP SIDING - 6" EXPOSURE - COLOR: 'AGED PEWTER'
- E6 PREFINISHED METAL PARAPET CAP & CORNICE, 2-PART SYSTEM; COLOR: CHARCOAL
- E7 FIBERGLASS/COMPOSITE WINDOW - COLOR: BLACK
- E8 ALUMINUM HUNG BALCONY WITH GLASS RAILINGS; PREFINISHED BLACK
- E9 MAGIC PAK LOUVER; CUSTOM COLOR METAL LOUVER TO MATCH ADJACENT MATERIAL
- E12 PREFINISHED MECHANICAL LOUVER
- E13 OVERHEAD GARAGE DOOR w/ DESIGNER-SPECIFIED EMBOSSED PANELS; COLOR & STYLE TBC
- E14 ANODIZED ALUMINUM STOREFRONT; COLOR BLACK
- E17 FIBERGLASS SLIDING PATIO DOOR, 8'-0"W X 7'-8"H; COLOR BLACK
- E18 INSULATED HOLLOW METAL DOOR, PAINT TO MATCH ADJACENT MATERIAL
- E20 MECHANICAL UNIT SCREENING; PROVIDE UNIT-MOUNTED SYSTEM; COORDINATE w/ MECHANICAL

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1 3D View - from Northeast  
A351



2 3D View - from Northwest  
A351



3 3D View - from Southwest  
A351



4 3D View - from Southeast  
A351

TJL DEVELOPMENT -  
SELBY & DALE  
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BUILDING  
AXONOMETRIC  
VIEW

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VIEWS FROM SELBY AVENUE



VIEWS FROM DALE STREET AVENUE - EASTWARD



VIEW FROM ALLEY - WESTWARD

TJL DEVELOPMENT -  
SELBY & DALE

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**BUILDING  
PERSPECTIVE  
RENDERINGS**

**CITY OF SAINT PAUL**

**HERITAGE PRESERVATION COMMISSION RESOLUTION**

**ADDRESS**      **594 Selby Avenue**

**DATE:**            **April 20 2020**

**Memorializing the Saint Paul Heritage Preservation Commission’s April 20, 2020 decision approving the construction of a five-story apartment building at 594 Selby Avenue.**

1. On April 2, 1991, the most recent expansion of the Historic Hill Heritage Preservation District was established under Ordinance No. 17815, § 3(II), reflecting today’s boundaries. The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and authorization or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).The new construction will conform to the massing, volume, height, facade proportions and scale of existing surrounding accessory structures.
2. The construction of a five-story apartment building at 594 Selby Avenue will not adversely affect the Program for the Preservation and architectural control of the Historic Hill Heritage District **§73.06 (e)** so long as the conditions are met.

**NOW, THEREFORE, BE IT RESOLVED**, the Heritage Preservation Commission approves the construction of a five-story apartment building at 594 Selby Avenue, subject to the following conditions:

1. All final materials, details, and plans shall be submitted to staff for review and approval.
2. Plans for the auto-garage at 156 Dale shall be submitted to staff for separate review.
3. Balconies on the eastern façade shall only be at the back half of the elevation.
4. Siding material to be smooth.
5. Any exposed concrete shall have a smooth finish, void of aggregate. Finish may include a light, one directional, broom finish.
6. Window and door glass shall be clear void of tint, color, or reflection.
7. Any metal, including flashing or drip edge, shall have a dark finish not glossy/shiny or a material that will achieve a dark patina within 24 months.
8. Any venting shall be dark and have a low profile. Installation of venting is preferred on non-primary facades.
9. Approval is written in conjunction with and referencing submitted application and approved plans. Conditions of this approval MAY supersede any contradictory notes or schedules found on project description or drawings. This approval is VOID if the approved description or plans are altered from the submitted application.
10. Work to be accomplished in accordance with submitted application and plans. Any deviation from is to be submitted to staff prior to construction.
11. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with submitted plans at the responsibility of the applicant. Inaccuracies or differences should be reported to LPC staff prior to commencement.
12. Work to be accomplished in accordance with all applicable zoning regulations and building codes, or Board of Zoning Appeals decision. This approval does not constitute or recommend a hardship for purposes of zoning review.
13. Further permits and approvals may be required. This approval signifies review and issuance based on the Heritage Preservation regulations and guidelines. No other city, state, or federal review and approval should be assumed or implied by this approval.

**MOVED BY:**

**SECONDED BY:**

**IN FAVOR**

**AGAINST**

**ABSTAIN**

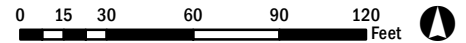
**Decisions of the Heritage Preservation Commission are final, subject to appeal to the City Council within 14 days by anyone affected by the decision. This resolution does not obviate the need for meeting applicable building and zoning code requirements, and does not constitute approval for tax credits.**





FILE #20-029-704 | Existing land use  
**Application of Selby Dale LLC**

Application Type: Rezone  
 Application Date: April 23, 2020  
 Planning District: 8



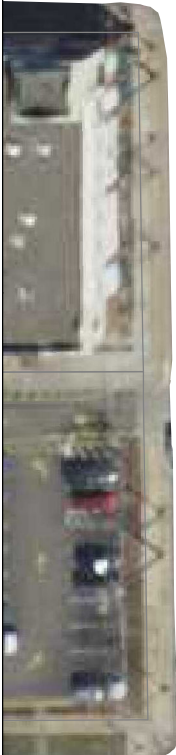
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**Subject Parcel(s) Outlined in Blue**

- |                           |                                |                                |              |
|---------------------------|--------------------------------|--------------------------------|--------------|
| ParcelPoly on             | Multifamily                    | Industrial and Utility         | Railway      |
| Farmstead                 | Office                         | Extractive                     | Airport      |
| Seasonal/Vacation         | Retail and Other Commercial    | Institutional                  | Agricultural |
| Single Family Detached    | Mixed Use Residential          | Park, Recreational or Preserve | Undeveloped  |
| Manufactured Housing Park | Mixed Use Industrial           | Golf Course                    | Water        |
| Single Family Attached    | Mixed Use Commercial and Other | Major Highway                  |              |



Selby Ave



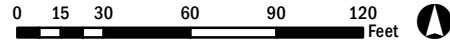
Hague Ave

Daie St N



# FILE #20-029-704 | AERIAL MAP Application of Selby Dale LLC

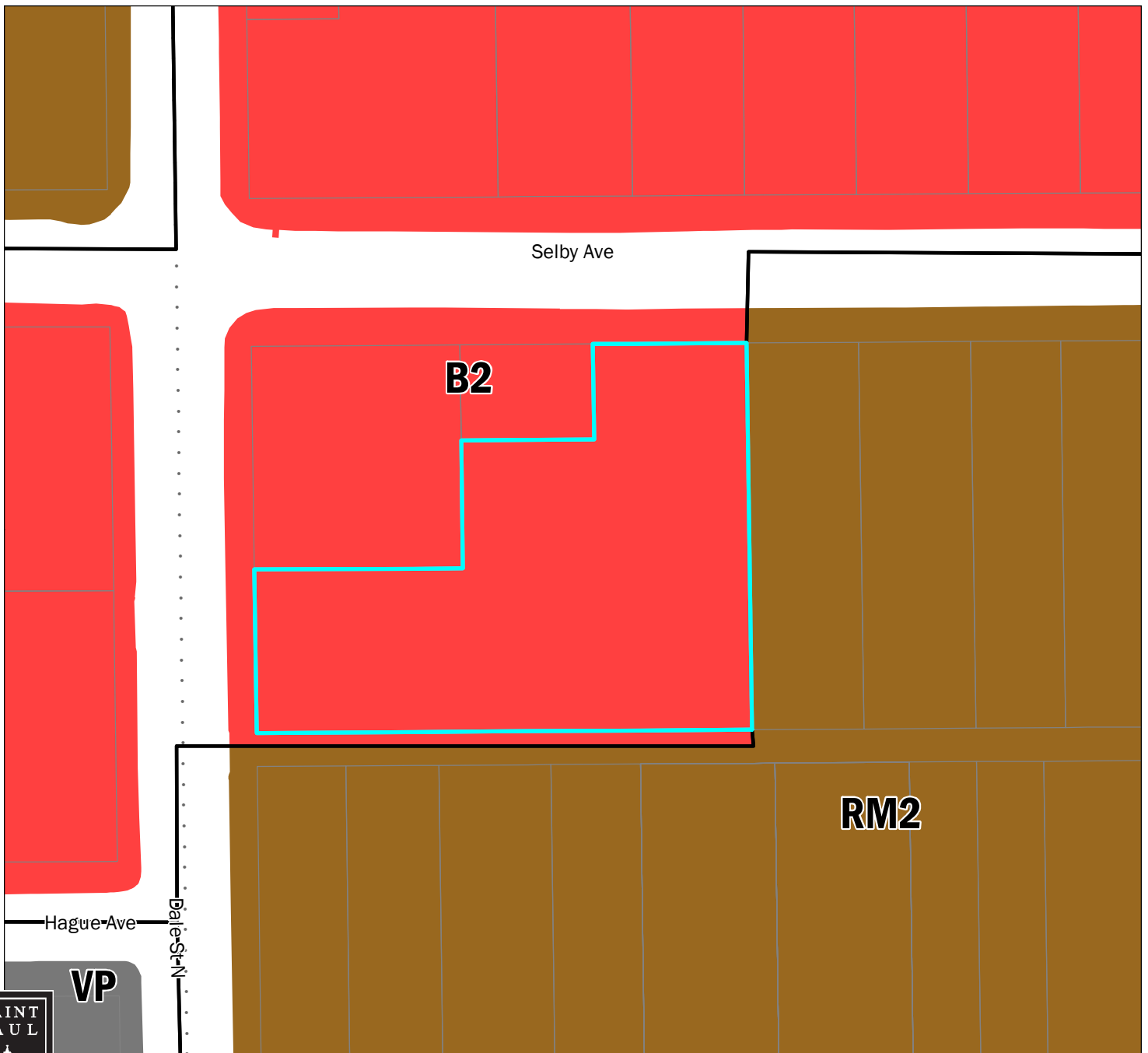
Application Type: Rezone  
Application Date: April 23, 2020  
Planning District: 8



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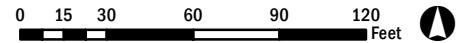
**Subject Parcel(s) Outlined in Blue**

ParcelPoly on



FILE #20-029-704 | ZONING MAP  
**Application of Selby Dale LLC**

Application Type: Rezone  
 Application Date: April 23, 2020  
 Planning District: 8



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**Subject Parcel(s) Outlined in Blue**

ParcelPoly on	RM3 Multiple-Family	B2 Community Business	F2 Residential Low
RL One-Family Large Lot	T1 Traditional Neighborhood	B3 General Business	F3 Residential Mid
R1 One-Family	T2 Traditional Neighborhood	B4 Central Business	F4 Residential High
R2 One-Family	T3 Traditional Neighborhood	B5 Central Business Service	F5 Business
R3 One-Family	T3M T3 with Master Plan	IT Transitional Industrial	F6 Gateway
R4 One-Family	T4 Traditional Neighborhood	ITM IT with Master Plan	VP Vehicular Parking
RT1 Two-Family	T4M T4 with Master Plan	I1 Light Industrial	PD Planned Development
RT2 Townhouse	OS Office-Service	I2 General Industrial	CA Capitol Area Jurisdiction
RM1 Multiple-Family	B1 Local Business	I3 Restricted Industrial	
RM2 Multiple-Family	BC Community Business (converted)	F1 River Residential	