



**City of North St. Paul
Economic Development Authority
Regular Meeting Agenda**

**September 13, 2022
3:00 PM**

The **September 13, 2022** Economic Development Authority meeting will be conducted at 3:00 p.m. The meeting location is the Sandberg Room at City Hall, located at 2400 Margaret St., North St. Paul.

Members of the public are permitted to attend the meeting in person, however, it is encouraged to view the meeting remotely. Instructions can be found below.

September 13, 2022 Zoom meeting can be accessed

via: <https://tinyurl.com/NSPEconDevAuth>

(from a PC, Mac, tablet, iPhone or Android device)

or by phone at US: +1 929 205 6099 or +1 301 715 8592

**Participants joining the meeting by phone please use the following passcode:
86929140679**

The Economic Development Authority Zoom meeting will be 'open to the public to listen in but will be muted from contributing at all times with the exception of a Public Hearing and open to the public forum.

Please join the meeting early to test your audio and video settings. If you join via a device and your audio is not working, you may need to use the dial-in phone number option in order to be heard.

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Robert Dew, Chair

Kevin Fuller, Vice Chair

Don Jensen, Treasurer

Tom Schifsky

Archie Vickerman

Terry Furlong, Mayor/Council Representative

Tim Cole, Council Representative

Brett Garry, Business Association Representative

STAFF

Brian Frandle, Executive Director
Lisa Ritchie, EDA Admin. Assistant

IV. Adopt Agenda

V. Approval of Minutes

- A. Approval of the August 9th meeting minutes

VI. Meeting Open to the Public

This Open Forum is an opportunity for persons to address the Economic Development Authority on items not on the agenda. A completed public comment form should be presented to the staff liaison prior to the meeting. Comments will be limited to 3 minutes per person. While the Authority may ask clarifying questions of the speaker, no formal action by the Authority or discussion will be held on these items.

- A. Open Windows Productions Presentation_Henry Schneider

VII. Authority Business & Action Items

- A. JB Vang Memorandum of Understanding
- B. Lillie Building update

VIII. Old Business

- A. River of God Church
- B. FKA: Ground Round site
- C. Target Vacant Lot Clean up
- D. Knick Knack Building - Possible repurchase?
- E. McKnight Left Turn Lane
- F. 2579 7th Street (Between Sidewinders & Fallen Angels Tattoo)
- G. Oil Can Henry's
- H. Commercial Properties Listed For Sale on North St Paul City Website

IX. Executive Director Report

X. Treasurer's Report

- A. Financials

XI. Chair Report

XII. Mayor Report

XIII. Reports from EDA Members

XIV. Reports from Staff

- A. Housing Study Presentation update

XV. Adjournment

The next regularly scheduled Economic Development Authority meeting is October 11, 2022

**August 9, 2022
3:00 PM**

I. Call to Order

Chair Dew called the meeting to order at 3:00 PM

II. Pledge of Allegiance

III. Roll Call

Robert Dew, Chair

Kevin Fuller, Vice Chair

ABSENT

Don Jensen, Treasurer

Tom Schifsky

Archie Vickerman

Terry Furlong, Mayor/Council Representative ABSENT

Tim Cole, Council Representative

Brett Garry, Business Association Representative

STAFF

Lisa Ritchie, EDA Admin. Assistant

Brian Frandle, Interim City Manager/Executive Director

Craig Waldrin, City Consultant

IV. Adopt Agenda

Dew asked for a motion to adopt the agenda. It was moved by Vickerman and seconded by Jensen. All present voting aye. Motion carried.

V. Approval of Minutes

A. Approval of the July 12, 2022 Meeting Minutes

Dew asked for a motion to approve the July 12, 2022 minutes. It was moved by Vickerman and seconded Schifsky to approve the July 12, 2022 meeting minutes as presented. All present voting aye. Motion carried.

VI. Meeting Open to the Public

Note: This is a courtesy extended to persons wishing to address the committee who are not on the agenda. A completed public comment form should be presented to the Arts and Culture Commission Committee Secretary prior to the meeting; presentations will be limited to 3 minutes. This session will be limited to 15 minutes.

There wasn't anyone from the public in attendance.

VII. Authority Business & Action Items

A. 2395 Margaret Street Update - JBVang

Waldrin gave an update and stated a memorandum of understanding is being reviewed by City Attorney Mattick. He also stated the EDA needs authorization from City Council to engage in a memorandum of understanding. Dew recommended waiting to vote until the EDA looks at it and suggested putting it off until next month. Waldrin questioned proper protocol regarding City Council signatures. Dew stated the City Council can enter into this without a recommendation from EDA

according to by-laws. Dew recommended getting it to the EDA as soon as City Attorney Mattick goes through it and have it as an agenda item for next month. He also suggested a special meeting, if necessary, before next month's meeting.

B. North St. Paul Housing Study Update

Dew stated the 90-page document update is in draft form. Waldrin has not looked through it and Ritchie noted a few edits that need to be cleaned up. Dew commented this has not been done since 2011 and noted the background data is tied to census data. He stated he would like to complete a full study following every census year and look at the housing development aspect to make sure the information such as housing capacity, affordability, senior housing is up to date. The report noted a higher demand for various types of senior housing.

Dew proposed the EDA review the report and email concerns to Frandle and copy Ritchie as well. He also noted a follow up with Maxfield to make the draft is available to potential developers. Ritchie inquired if next month's meeting is too soon to go over the final draft. Dew stated if the EDA can get it a few days in advance of the next meeting that should provide time for review. Ritchie will make sure they can adhere to the Sept. 13th deadline. Dew also noted it can wait until October.

Dew suggested distributing it to City Council members. Council Member Cole clarified it has not been distributed to City Council. Frandle questioned if it was to be distributed as a draft form or final draft before being sent to City Council. Frandle suggested a City Council workshop or meeting to review it and have potential developers in attendance also. Council Member Cole recommended this item be discussed at a City Council workshop. City staff will meet with Maxfield and schedule a presentation to the EDA.

C. Lillie Building Update

Waldrin stated the proposal has far exceeded expectations. The building contains 82 units with a commercial and architectural component. There is a City Council work session on August 16th to provide further information and discussion. Waldrin also stated there will be a TIF component to this project and is still working with Baker Tilly on details and will go to the Planning Commission for review of the PUD. Dew requested current drawings distributed to the EDA in case of questions or comments.

Jensen stated there has been a lawsuit and a possible hearing at the end of October. Dew commented he hopes they sort it out in court and wants to keep an open door and help out the business owner if possible. Dew also noted the EDA will not address the legal circumstances and will have to let it play out in court. The next step will be to engage with the developer and to meet with the City Council next Tuesday for a special meeting.

D. 2579 7th Ave. Parklet - Borings

Dew stated it is the space between Sidewinders and the tattoo shop and there will be a preliminary report to look at before the next EDA meeting.

E. EDA Levy

Dew noted this was a carryover from last meeting. He requested to make a recommendation to City Council for a levy for EDA. The EDA would recommend an appropriate percentage for the 2023 levy. Dew and Jensen reviewed current levy and expenditures for the last few years. They also

discussed past and current increases and the demand for a dedicated staff person to work on behalf of the EDA. There is money set aside for consulting fees and studies. Dew noted the EDA has run on a surplus each year and this has allowed the EDA to spend \$125,000 on a loan to Mac's Diner.

Dew requested the levy be approved at the maximum percentage moving forward and stressed the need for a permanent staff member. There was also discussion around opening up the EDA to new members or increasing the number of members on the EDA board.

Ritchie discussed more levy information and noted the beginning balance. Ritchie stated Winek is asking each Commission to send him an itemized list of what the levy money would be used for.

Ritchie added at the Planning Commission meeting, WSB provided a list of priorities and noted some of the priorities could fall under the responsibility of the EDA. The two main priorities were to establish a sidewalk maintenance district and market vacant sites and buildings. Dew agreed with the marketing of the vacant sites and buildings but suggested moving the sidewalk maintenance district to the capital improvement plan.

Dew would recommend not using any of the EDA surplus money to fund any projects for 2023. Vickerman inquired how specific the itemized list has to be. Dew noted that he has talked to Winek and will provide a list of broad items. Vickerman suggested a more generalized list versus more specific. Dew requested historic data on past investments and what money the City has put into the EDA. Dew asked Ritchie to go over this at the next meeting.

VIII. Old Business

A. River of God Church

Dew stated he will discuss this and get a redevelopment plan approved. Mayor Furlong was slated to discuss this item but was not in attendance. Ritchie stated the church is part of a larger organization.

B. FKA: Ground Round Site

Dew reviewed notes from last meeting and stated there was compliance with the Fire Chief and has been brought to City Council. Dew suggested leaving it as Old Business. Jensen agreed keeping it on the agenda.

C. Target Vacant Lot Clean-Up

Dew noted code enforcement issues and that the item was previously tabled due to the newly appointed Target Government Affairs position. Mayor Furlong was scheduled to reach out to that person but was not in attendance to provide update.

D. Knick Knack Building – Possible Repurchase

Dew stated the EDA collectively agreed not to repurchase this building at its current listing price. Council Member Cole suggested making an offer. Dew requested staff research the building regarding permitting, current asking price, and past City purchase price. Dew also noted it would be a benefit to the City by creating connections to the back parking lot. Vickerman asked what is behind the building. Dew stated he believes it is adjacent (on the South side) to an alley way. Vickerman inquired if it is a joint lot. Dew stated it is not all owned by the same party. Dew suggested a possible rough drawing of how these properties create a connection with parking to 7th Avenue without people having to wedge in between buildings.

E. McKnight Left Turn Lane

Dew stated this is in conjunction with the Target issue and believes it is on the workshop with MnDOT. Dawley would provide the EDA with an update. Dew also suggested the median should be spruced up but does not think it should fall on the responsibility of the EDA but would be a good opportunity for the City.

IX. Executive Director Report

Frandle reported Dawley noted soil borings are done and the preliminary report stated the foundation was sound and will be written up in a report. Ritchie inquired if the number of soil borings was four or five.

X. Treasurer's Report

A. Financials

Jensen reported the allocation of the first half revenue funds. He mentioned there has not been discussion on the breakdown but did note the \$16,800 in personnel costs, \$26,000 in engineering fees, and \$6,100 in general service fees. Ritchie stated she was unsure if the \$125,000 loan had to be paid back and had been distributed yet. Dew stated it has not been yet and Jensen has it on the expense side of the financial report. Ritchie agreed but would need confirmation from the financial director. Frandle stated he will confirm with Winek regarding the \$125,000 loan.

Dew suggested the EDA follow up and verify the terms of the agreement. It was also suggested to put it on next month's agenda. Ritchie stated she will make sure Winek has all the necessary documents and will follow up with EDA. Dew suggested contacting Winek and getting a better itemized list of the EDA expenditures and where the money is being spent and also suggested a notification if the City writes a check on behalf of the EDA. Ritchie will contract with project management to track these.

XI. Chair Report

Dew questioned the website about real estate property. He stated the website had a link from the City website and showed commercial properties for sale. He noted the website has the "economic development contact" as the private broker. Frandle stated he will look at it and try to adjust it to separate the private broker contact and the economic development contact.

XII. Mayor Report

Mayor Furlong was not in attendance.

XIII. Reports from EDA Members

Garry stated there was another business association meeting yesterday and next month's meeting will include employees from Port Authority. Dew stated he has started hearing discussion on the Hillcrest property.

Dew inquired about adding new members to the EDA. Garry will talk with them and could meet with members of current EDA to discuss process. Schiffsky asked if there were currently any vacancies. Dew stated there are no current vacancies but looking ahead to the future. Dew stated there has been discussion about changing the by-laws and taking on two more members.

XIV. Reports from Staff

Ritchie stated a quorum is required per City Attorney Mattick for all EDA meetings as well as joint

meetings with the Planning Commission. The EDA discussed this at length and Ritchie stated she will forward the email from Mattick. Dew stated he will look for staff guidance. Jensen stated he will look for emails on changes to the housing study, will forward by the end of the week, and stated acknowledging email silence as consent.

XV. Adjournment

Dew requested a motion to adjourn the meeting. Schifsky moved and Vickerman seconded a motion to adjourn the meeting.

All present voting aye. Motion carried.

Meeting adjourned at 4:18 p.m.



To

Executive Director and Authority Members

Date

September 13, 2022

Agenda Placement # VI.A

Meeting Open to the Public

Subject

Open Windows Productions Presentation_Henry Schneider

Background/Facts

Recommended Action

Attachments

None

Respectfully submitted,



To

Executive Director and Authority Members

Date

September 13, 2022

Agenda Placement # VII.A

Authority Business & Action Items

Subject

JB Vang Memorandum of Understanding

Background/Facts

Recommended Action

Attachments

1. 20220809 North St. Paul MOU Draft

Respectfully submitted,

MEMORANDUM OF UNDERSTANDING

This **MEMORANDUM OF UNDERSTANDING** ("MOU") dated this August ____, 2022, by and between the City of North Saint Paul, 2400 Margaret Street, North Saint Paul, MN 55109 (the "City") and JB Vang Partners, 1335 Pierce Butler Route, Saint Paul, MN, 55104 (the "Developer") sets out the principles which will guide the activities of the Developer and the City as it relates to the Property mentioned in this MOU.

WHEREAS, the City is the fee owner of property located in the City of North St. Paul at 2395, 2393, 2385, 2381, 2377, and 2375 Margaret Street North (the "Property") which Property the City is proposing to sell, together with any right-of way vacated accruing to the Property as depicted in **Exhibit A**;

WHEREAS, the Developer desires to explore the possibility of acquiring the Property together with additional adjoining private properties ("Additional Property") (together the "Property" and "Additional Property" are referred to herein as the "Development Area") for development of a multi-story market rate apartment building with surface level parking (the "Development");

WHEREAS, the City is interested in development of the Property as proposed by the Developer;

WHEREAS, if the Developer is successful in obtaining preliminary approval from the City regarding the Development proposed by the Developer the City shall enter into a Purchase Agreement with the Developer for the Property at a mutually agreed upon price and site due diligence period together with other negotiated conditions for conveyance of the Property;

WHEREAS, Developer wishes to secure a Memorandum of Understanding restricting the City to work solely with Developer on negotiations for acquisition of the Property while also providing the Developer sufficient time to conduct review of the Property, financial underwriting for the proposed Development, prepare appropriate plans for the Property, and negotiate with the City on an agreement for the sale of the Property.

NOW THEREFORE the parties agree as follows:

1. In consideration of the processing of the development under the terms of this MOU, the City agrees that it will negotiate and work solely with Developer on negotiations for sale of the Property to Developer for Developer's proposed Development until October 31st, 2022 ("Term").
2. During the Term of this MOU, Developer agrees to use its best efforts to:
 - (i) work toward completing conceptual site planning and programming;
 - (ii) work toward completing architectural concepts floor plans and elevations;
 - (iii) engage general contractors for preliminary construction pricing;
 - (iv) conduct internal market studies verifying unit size, unit mix, rental rates, etc.;
 - (v) conduct financial underwriting of the Development and identify necessary funding sources with the City;
 - (vi) negotiate a contract for private Development for acquisition and development of the property and construction of an approved development with the City.

3. During the Term of this MOU, if the Developer has provided sufficient evidence the above items in Section 2 have been adequately completed, the City agrees to negotiate in good faith to enter into a contract for private development to include the sale of the Property and the development of the Development Area. ~~enter into a Purchase Agreement with the City. The City agrees to provide any available site due diligence previously conducted at the Property such as surveys, environmental reports, geotechnical evaluations, etc.~~

4. The Developer may assign this MOU to a successor, subsidiary or affiliated Development Corporation, upon written notification and approval by the City.

5. The Developer will provide the City with a written progress report at the end of the “Term”. The Developer may request an extension if reasonably necessary as agreed upon between Developer and City. The duration of this extension shall be mutually agreed upon between Developer and City.

6. This MOU represents the entire understanding of the parties regarding the Development Area and any amendment to this MOU shall be in writing and be executed by both parties.

7. Both Parties are aware and acknowledge that contingencies and unknowns presently exist, any one or more of which could make the project cost prohibitive, and that both parties are expending sums of money and time with full knowledge of the risks involved and that neither party shall be liable for any of the other party's expenses in any event, except as otherwise provided pursuant to a separate agreement between the parties or pursuant to required fees or costs under City Code.

, 8. The parties agree that this MOU isn’t intended to bind the parties to enter an agreement for the sale and acquisition of the Property, but is merely intended to set forth the parties' intent to proceed with the process of (i) negotiating an agreement for the sale of the Property and development of the Development Area and (ii) resolving certain pre-development issues related to the Property, Additional Property and Development.

9. This MOU may be amended by mutual agreement of the parties.

JB Vang Partners

BY: _____
Its: _____

City of North Saint Paul

BY: _____
Its: _____

Exhibit A





To

Executive Director and Authority Members

Date

September 13, 2022

Agenda Placement # VII.B

Authority Business & Action Items

Subject

Lillie Building update

Background/Facts

Update on the Lillie Building - See attachment

Recommended Action

Attachments

1. Lillie Bldg Revised Plans.9.1.2022

Respectfully submitted,
Lisa

NEW

THE LILLIE REDEVELOPMENT

2503-2517 7TH AVE. E. NORTH ST. PAUL, MN 55109



ARCHITECT
MOMENTUM DESIGN GROUP

KENNETH STEPHENSON
MATT HALLER
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matt@mdgarchitects.com
OFFICE | 952.583.9788



CIVIL ENGINEER/LANDSCAPE ARCHITECT
CIVIL SITE GROUP

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PATRICK SARVER
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GOLDEN VALEY, MN 55422

wbruestle@civilsitegroup.com
psarver@civilsitegroup.com
OFFICE | 612.615.0060

DEVELOPER
TJL DEVELOPMENT

JIM LAVALLE
2416 EDGECLUMBE ROAD
ST. PAUL, MN 55116

lavallejim@comcast.net
612.751.1919

SHEET INDEX:

X00 EXTERIOR PERSPECTIVE
C0.0 TITLE SHEET
V1.0 SITE SURVEY
C1.0 REMOVALS PLAN
C2.0 SITE PLAN
C3.0 GRADING PLAN
C4.0 UTILITY PLAN
C5.0 CIVIL DETAILS
C5.1 CIVIL DETAILS
C5.2 CIVIL DETAILS
L1.0 LANDSCAPE PLAN
L1.1 LANDSCAPE PLAN NOTES & DETAILS
SW1.0 SWPPP - EXISTING CONDITIONS

SW1.1 SWPPP - PROPOSED CONDITIONS
SW1.2 SWPPP - DETAILS
SW1.3 SWPPP - NARRATIVE
X01 EXISTING CONTEXT
X02 INSPIRATION IMAGES
X03 SITE / FIRST FLOOR PLAN
X04 FLOOR PLANS
X05 EXTERIOR ELEVATIONS
X06 EXTERIOR ELEVATIONS
X07 EXTERIOR MATERIALS
X08 SHADOW STUDIES
X09 SIGNAGE ELEVATIONS

EXTERIOR
PERSPECTIVE



VIEW 1



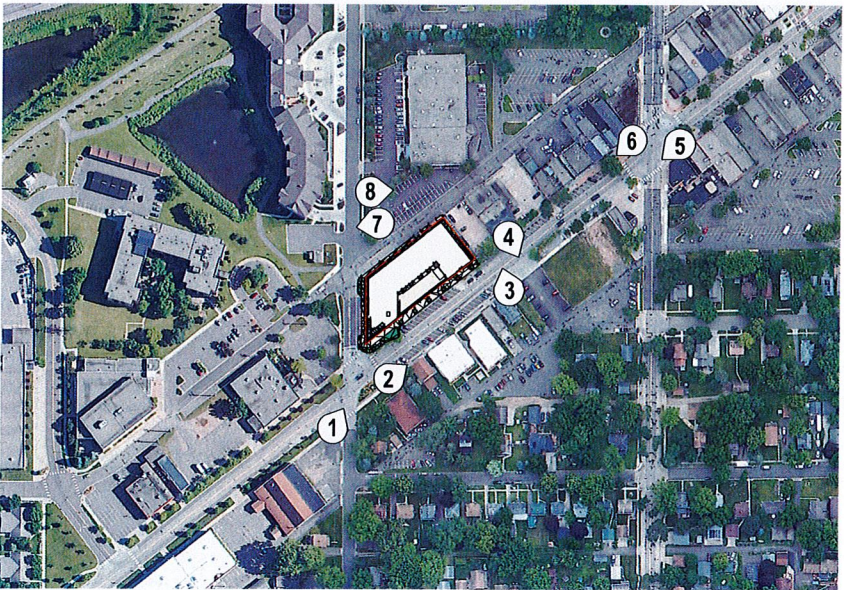
VIEW 2



VIEW 3



VIEW 4



SITE PLAN
1" = 100'-0"



VIEW 5



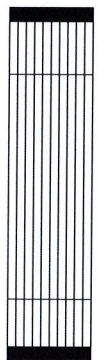
VIEW 6



VIEW 7



VIEW 8

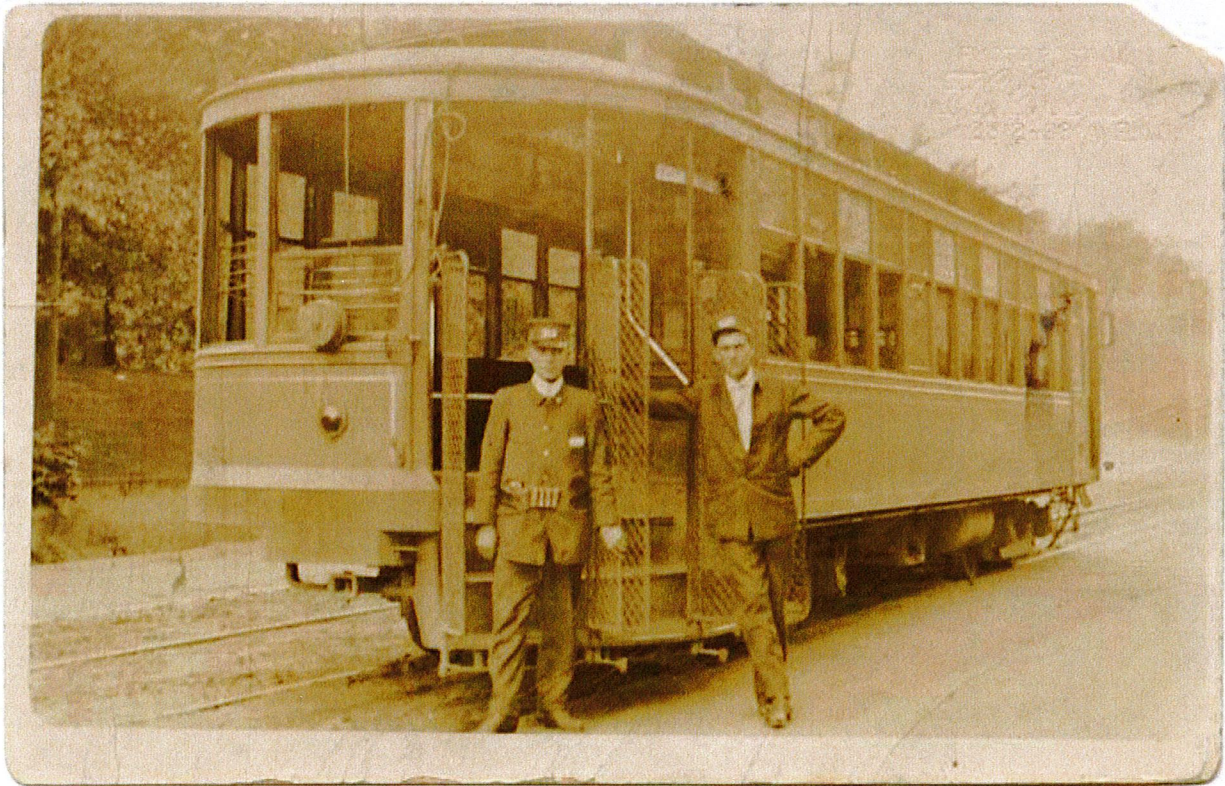




LUND SKI COMPANY
C.A. Lund Ski Co. Catalog. (n.d.). Vintage Winter. Retrieved July 13, 2022, from <https://www.vintagewinter.com/products/c-a-lund-ski-co-catalog>.



EARHUFF ORGAN AND PIANO COMPANY
Image Courtesy of The North Saint Paul Historical Society



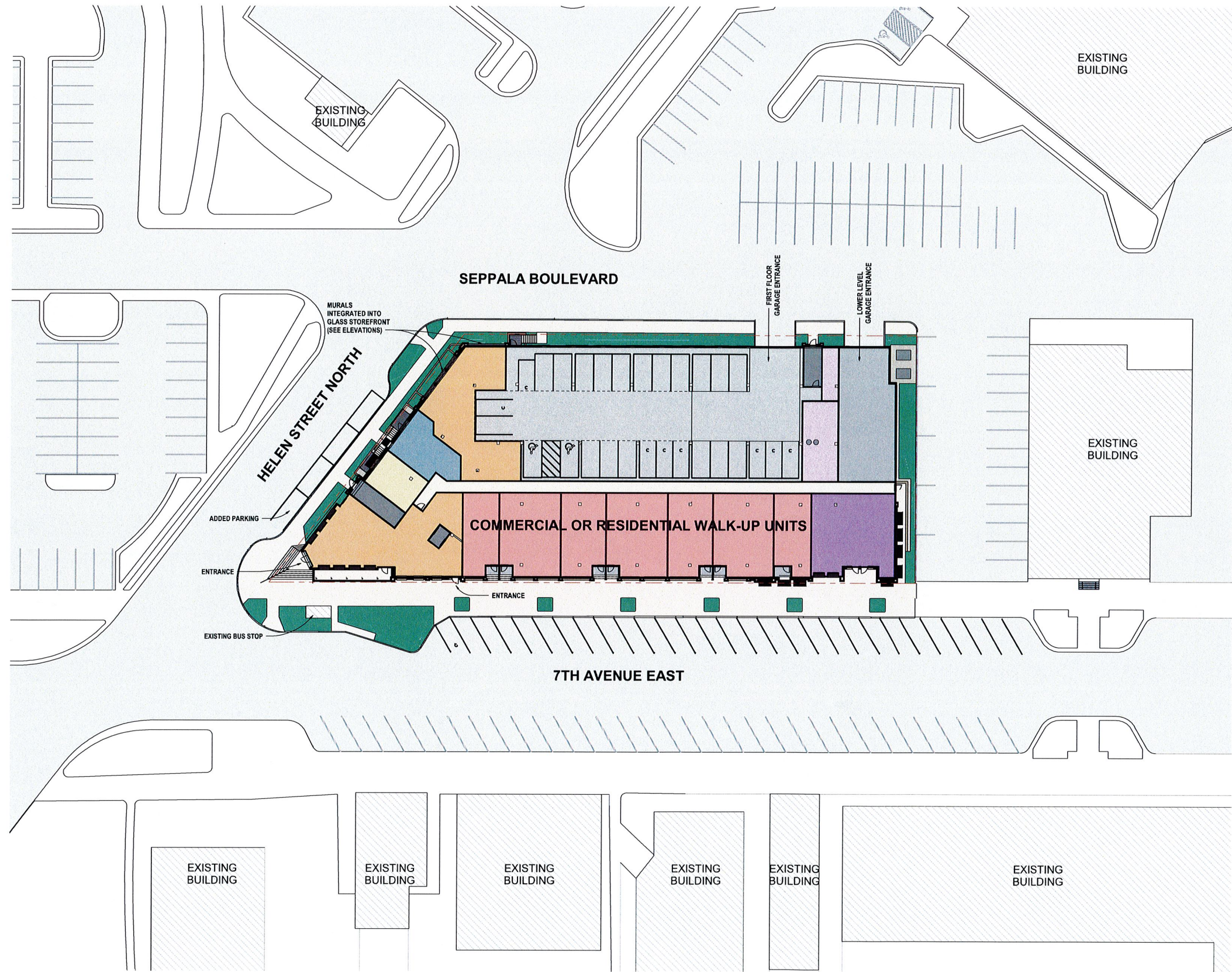
TROLLEY AND CREW
Minnesota Streetcar Museum. (1910-1915). Streetcar posed with Crew, Minneapolis, Minnesota. Minnesota Digital Library. Retrieved from <https://collection.mndigital.org/catalog/msn:2772?pn=false#c=&m=&s=&cv=&xywh=-852%2C-1%2C6088%2C6500>.

*FINAL IMAGES TO BE DETERMINED



DOWNTOWN NORTH SAINT PAUL
Image Courtesy of The North Saint Paul Historical Society

*FINAL IMAGES TO BE DETERMINED



SITE / FIRST FLOOR PLAN
1" = 20'-0"

DEVELOPMENT SUMMARY:

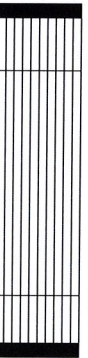
LOT INFORMATION:	2503 7TH AVENUE EAST (PID: 122922420120) 2509 7TH AVENUE EAST (PID: 122922420096) 2515 7TH AVENUE EAST (PID: 122922420091) 2517 7TH AVENUE EAST (PID: 122922420095)
ZONING:	MU3 - CORRIDOR MIX USE
PROPOSED USE:	MIXED-USE
APPROXIMATE LOT AREA:	32,391.5 SF (0.74 ACRES) OVERALL
HEIGHT:	4 STORIES - 57' - 6 3/8"
SETBACKS (PRESCRIBED):	7TH AVE: 25' HELEN ST: 3' SEPPALA BLVD: 5' PLAN EAST: 10'
PROPOSED PARKING STALLS:	93 ENCLOSED STALLS (12 STALLS PER UNIT)

GROSS BUILDING AREA BY FLOOR	F.A.R. SITE AREA 32,391.5 SF (.74 ACRES)
Lower Floor (-1)	26541 SF
1ST FLOOR	28262 SF
2ND FLOOR	22592 SF
3RD FLOOR	22616 SF
4TH FLOOR	21946 SF
Total	122261 SF

UNIT COUNT BY FLOOR		GARAGE PARKING	
1ST FLOOR		Lower Floor (-1)	
1 BED	1	COMPACT	23
COMMERCIAL OR RESIDENTIAL UNITS	7	PARALLEL	4
STUDIO	1	STANDARD	34
	9		61
2ND FLOOR		STREET LEVEL	
1 BED	6	PARALLEL	4
1 BED + DEN	2		4
2 BED	5		
STUDIO	11	1ST FLOOR	
	24	COMPACT	6
		STANDARD	20
			28
3RD FLOOR		TOTAL PARKING	
1 BED	7		93
1 BED + DEN	3		
2 BED	5		
STUDIO	10		
	25		
4TH FLOOR			
1 BED	7		
1 BED + DEN	3		
2 BED	4		
STUDIO	10		
	24		
TOTAL	82		

ROOM TYPE LEGEND

- STUDIO
- 1 BED
- COMMERCIAL OR RESIDENTIAL UNITS
- COMMON AREA
- COMMERCIAL
- VERTICAL CIRCULATION
- CIRCULATION
- GARAGE
- UTILITY



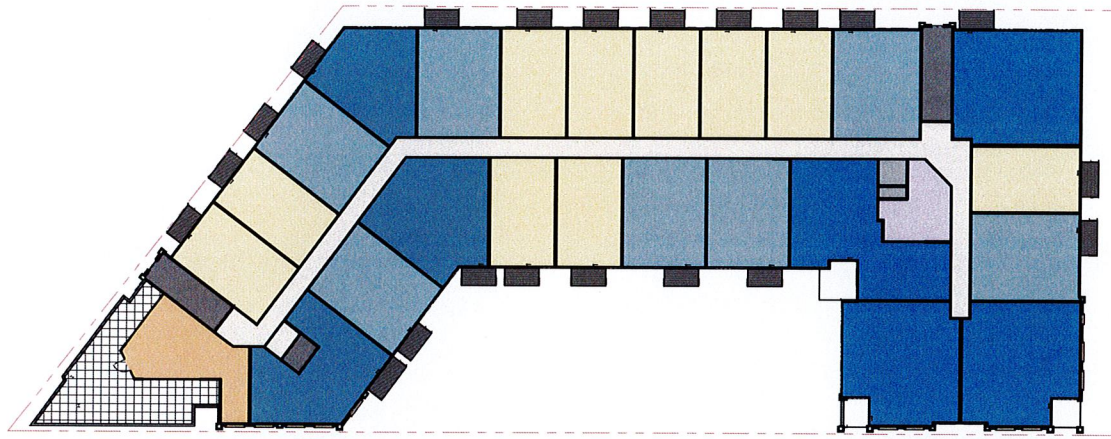
ARCHITECTURAL
SHEETS ISSUED FOR
REFERENCE ONLY

Date: 08/30/2022
Project Number: 21066

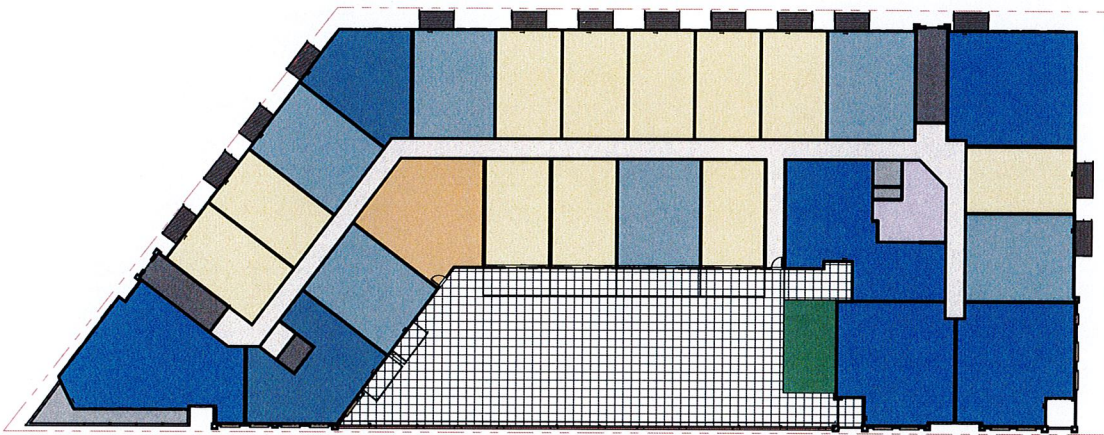
FLOOR PLANS

ROOM TYPE LEGEND

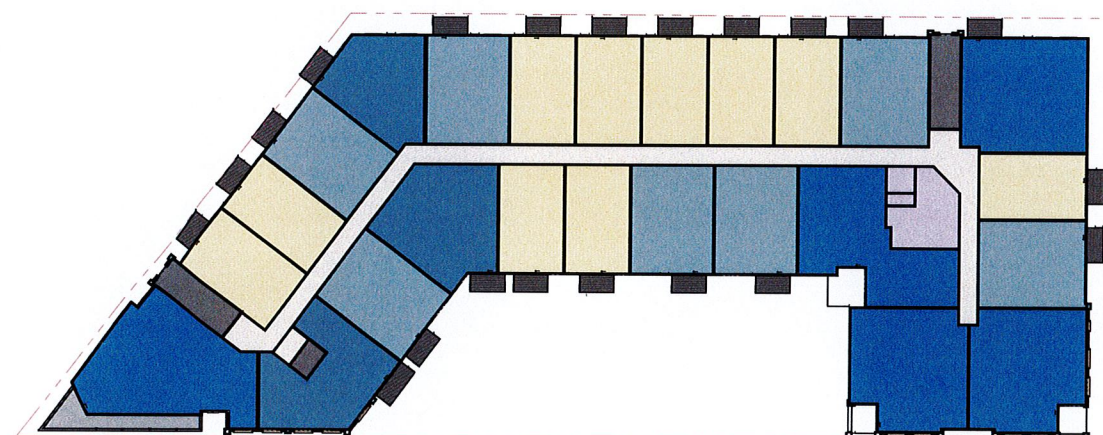
- STUDIO
- LIVE/WORK
- 1 BED
- 1 BED + DEN
- 2 BED
- COMMERCIAL OR RESIDENTIAL UNITS
- COMMON AREA
- DOG PARK
- EXTERIOR PATIO
- COMMERCIAL
- VERTICAL CIRCULATION
- CIRCULATION
- GARAGE
- UTILITY



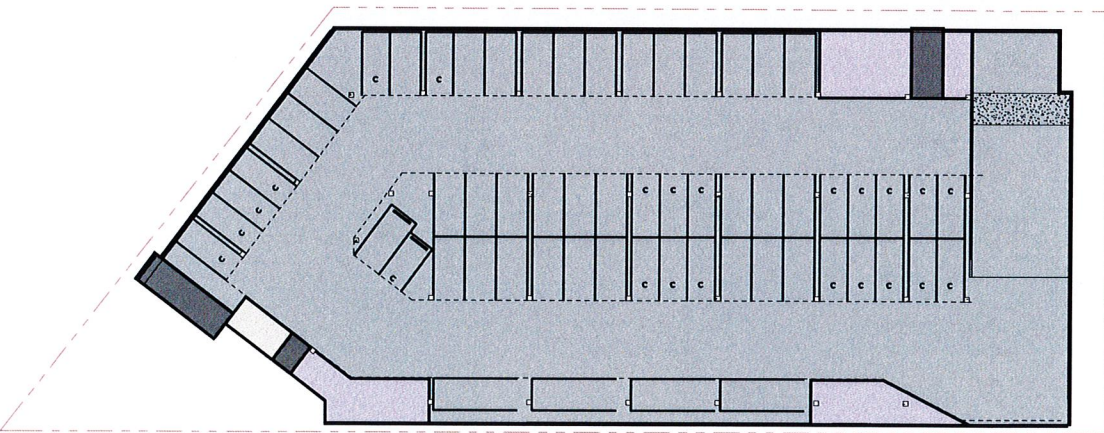
4TH FLOOR PLAN
1" = 20'-0"



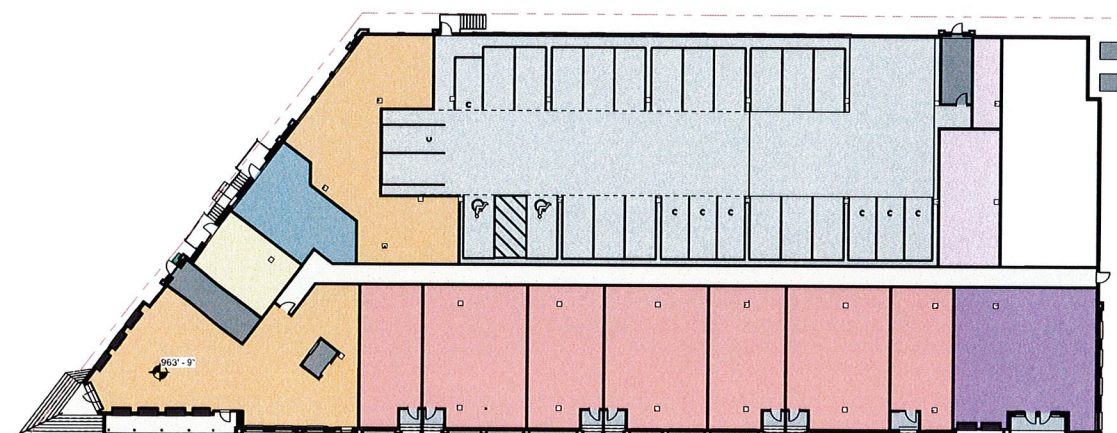
2ND FLOOR PLAN
1" = 20'-0"



3RD FLOOR PLAN
1" = 20'-0"



LOWER FLOOR (-1) PLAN
1" = 20'-0"



1ST FLOOR PLAN
1" = 20'-0"



NOT FOR CONSTRUCTION

EXTERIOR FINISH KEY

MATERIAL #1:	
BASIS OF DESIGN:	METAL SIDING
COLOR:	BURNISHED SLATE
ORIENTATION:	HORIZONTAL

MATERIAL #2:	
BASIS OF DESIGN:	METAL SIDING
COLOR:	MIDNIGHT BRONZE
ORIENTATION:	VERTICAL

MATERIAL #3:	
BASIS OF DESIGN:	LAP SIDING
COLOR:	STONE WHITE
ORIENTATION:	HORIZONTAL

MATERIAL #4:	
BASIS OF DESIGN:	LAP SIDING
COLOR:	BURNISHED SLATE
ORIENTATION:	HORIZONTAL

MATERIAL #5:	
BASIS OF DESIGN:	BRICK MASONRY
PATTERN:	RUNNING BOND

MATERIAL #6:	
BASIS OF DESIGN:	STONE
PATTERN:	CITADEL BUILDING STONE
COLOR:	FRENCH COUNTRY

MATERIAL #7:	
BASIS OF DESIGN:	CMU
PATTERN:	ROCKFACE
COLOR:	MULTICOLORED TAN

OVERALL
TOTAL
MATERIAL
PERCENTAGES

MATERIAL #1:	13%
MATERIAL #2:	4%
MATERIAL #3:	20%
MATERIAL #4:	1%
MATERIAL #5:	19%
MATERIAL #6:	2%
MATERIAL #7:	13%
GLAZING:	28%
TOTAL:	100%



7TH AVE ELEVATION
1/8" = 1'-0"



PATIO EAST ELEVATION
1/8" = 1'-0"

MATERIAL
PERCENTAGES

MATERIAL #1:	0%
MATERIAL #2:	0%
MATERIAL #3:	57%
MATERIAL #4:	0%
MATERIAL #5:	15%
MATERIAL #6:	0%
MATERIAL #7:	0%
GLAZING:	28%
TOTAL:	100%



PATIO NORTH ELEVATION
1/8" = 1'-0"

MATERIAL
PERCENTAGES

MATERIAL #1:	0%
MATERIAL #2:	0%
MATERIAL #3:	68%
MATERIAL #4:	0%
MATERIAL #5:	0%
MATERIAL #6:	0%
MATERIAL #7:	0%
GLAZING:	32%
TOTAL:	100%



PATIO WEST ELEVATION
1/8" = 1'-0"

MATERIAL
PERCENTAGES

MATERIAL #1:	0%
MATERIAL #2:	3%
MATERIAL #3:	55%
MATERIAL #4:	0%
MATERIAL #5:	11%
MATERIAL #6:	0%
MATERIAL #7:	0%
GLAZING:	31%
TOTAL:	100%

MATERIAL
PERCENTAGES

MATERIAL #1:	10%
MATERIAL #2:	11%
MATERIAL #3:	0%
MATERIAL #4:	2%
MATERIAL #5:	35%
MATERIAL #6:	5%
MATERIAL #7:	0%
GLAZING:	37%
TOTAL:	100%

NOT FOR CONSTRUCTION



PLAN EAST ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGES

MATERIAL #1:	7%
MATERIAL #2:	1%
MATERIAL #3:	22%
MATERIAL #4:	0%
MATERIAL #5:	21%
MATERIAL #6:	1%
MATERIAL #7:	25%
GLAZING:	23%
TOTAL:	100%



SEPPALA BLVD ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGES

MATERIAL #1:	11%
MATERIAL #2:	0%
MATERIAL #3:	28%
MATERIAL #4:	0%
MATERIAL #5:	8%
MATERIAL #6:	0%
MATERIAL #7:	34%
GLAZING:	19%
TOTAL:	100%

MURAL INTEGRATED INTO
GLASS STOREFRONT
(EXACT DESIGN & FINAL
SELECTED IMAGE TBD)



MURAL INTEGRATED INTO
GLASS STOREFRONT
(EXACT DESIGN & FINAL
SELECTED IMAGE TBD)

HELEN ST ELEVATION

MATERIAL PERCENTAGES

MATERIAL #1:	40%
MATERIAL #2:	5%
MATERIAL #3:	0%
MATERIAL #4:	0%
MATERIAL #5:	25%
MATERIAL #6:	2%
MATERIAL #7:	1%
GLAZING:	27%
TOTAL:	100%

NOT FOR CONSTRUCTION

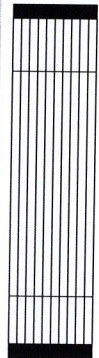
ARCHITECTURAL
SHEETS ISSUED FOR
REFERENCE ONLY

Date: 08/30/2022
Project Number: 21085

EXTERIOR
ELEVATIONS

THE LILLIE REDEVELOPMENT

2503-2517 7TH AVE. E. NORTH ST. PAUL, MN 55109



ARCHITECTURAL
SHEETS ISSUED FOR
REFERENCE ONLY

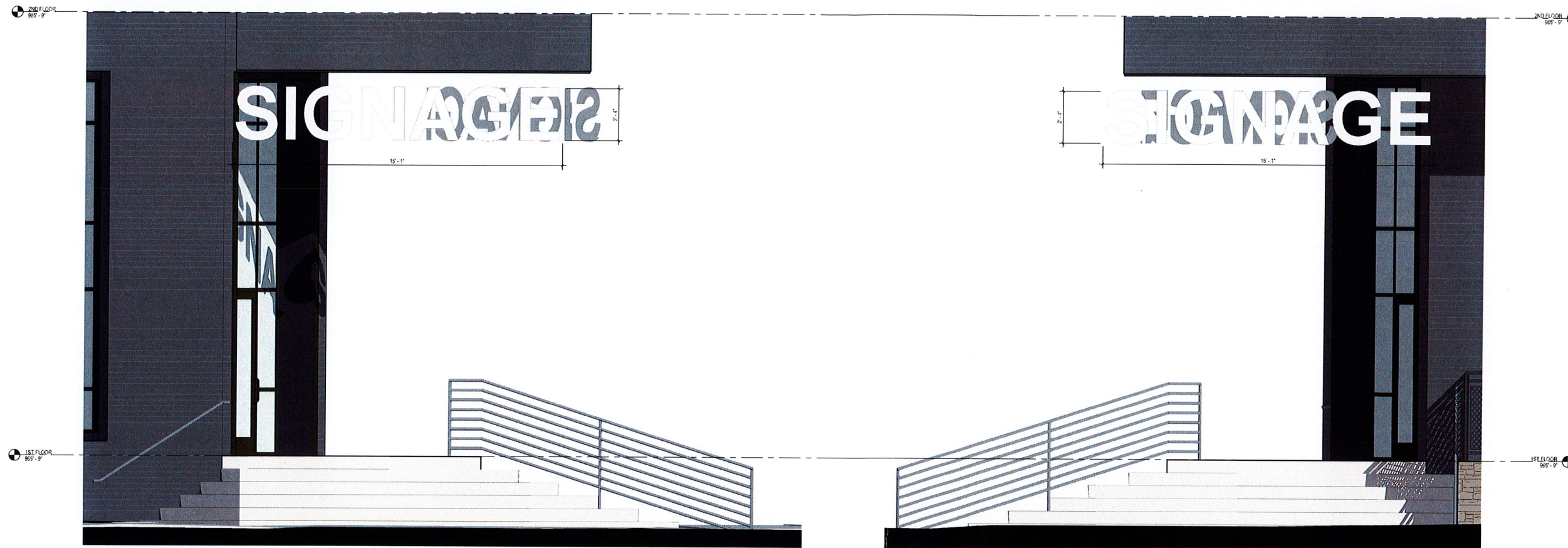
Date:	09/20/2022
Project Number:	21065

EXTERIOR
MATERIALS

X07

NOT FOR CONSTRUCTION



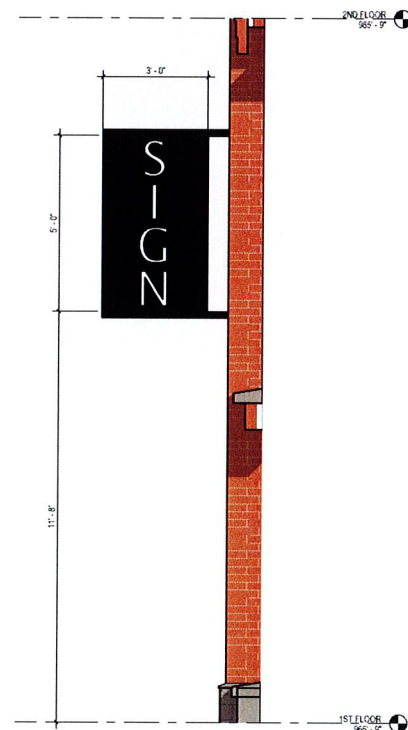


1 ENTRY ELEVATION - VIEW A
SCALE 1/2" = 1'-0"

35.2 SF

2 ENTRY ELEVATION - VIEW B
SCALE 1/2" = 1'-0"

35.2 SF



3 LIVE WORK BLADE SIGN
SCALE 1/2" = 1'-0"

QUANTITY: 6
15 SF EACH

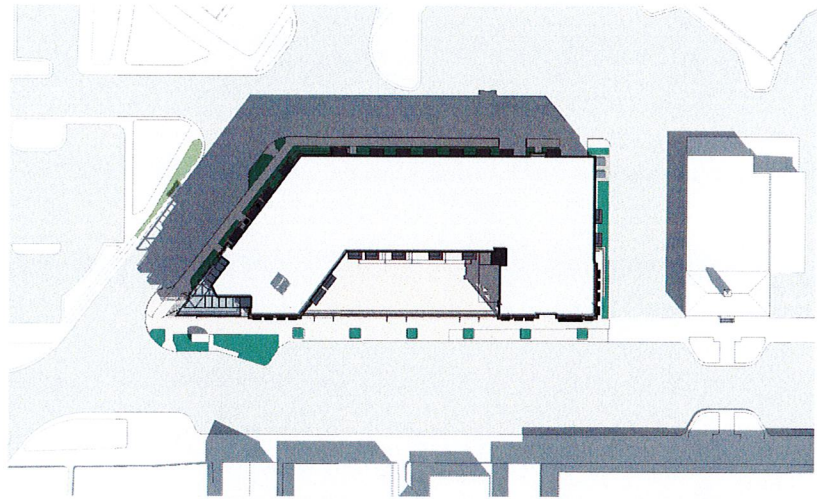


4 COMMERCIAL ELEVATION
SCALE 1/2" = 1'-0"

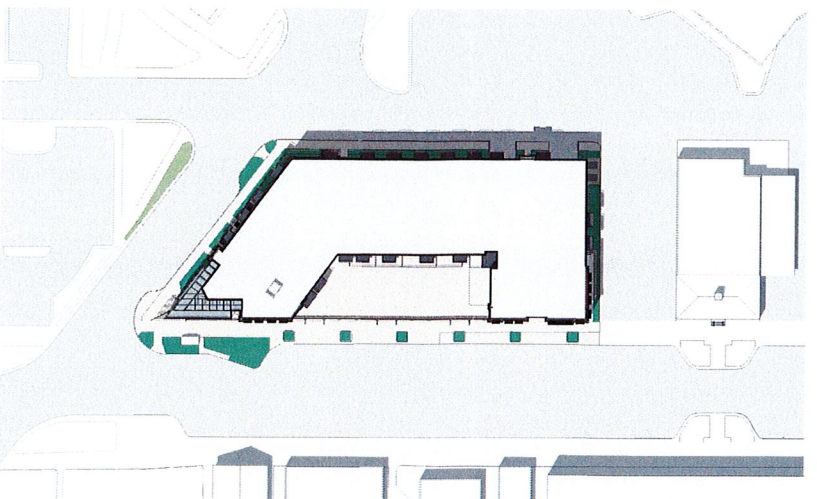
33.9 SF



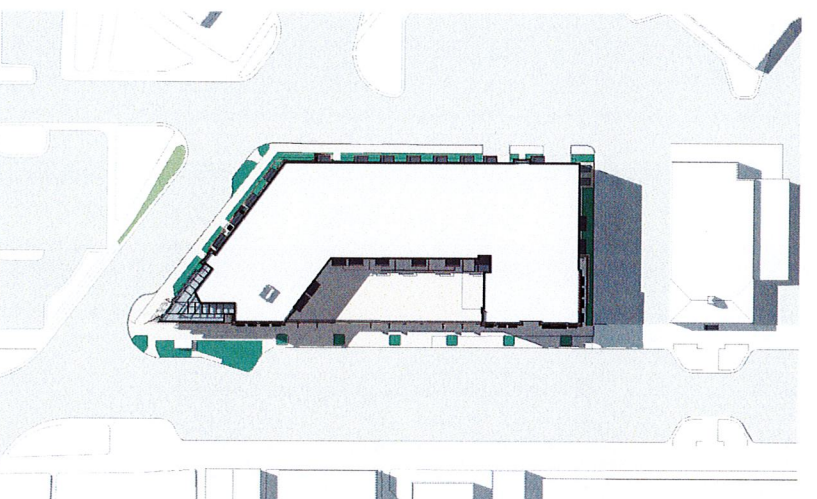
NOT FOR CONSTRUCTION



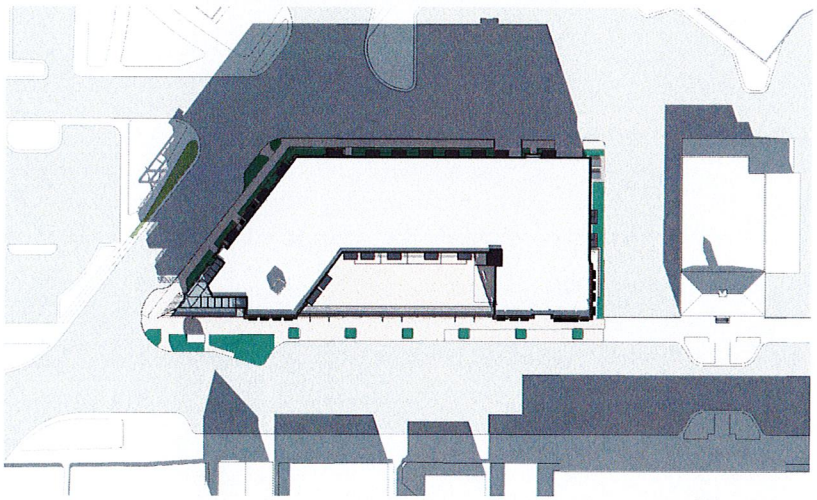
JUNE 21, 9 AM



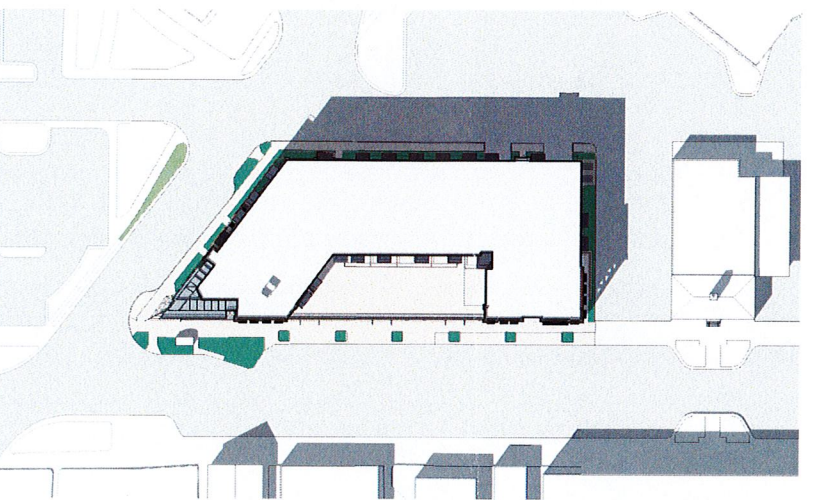
JUNE 21, NOON



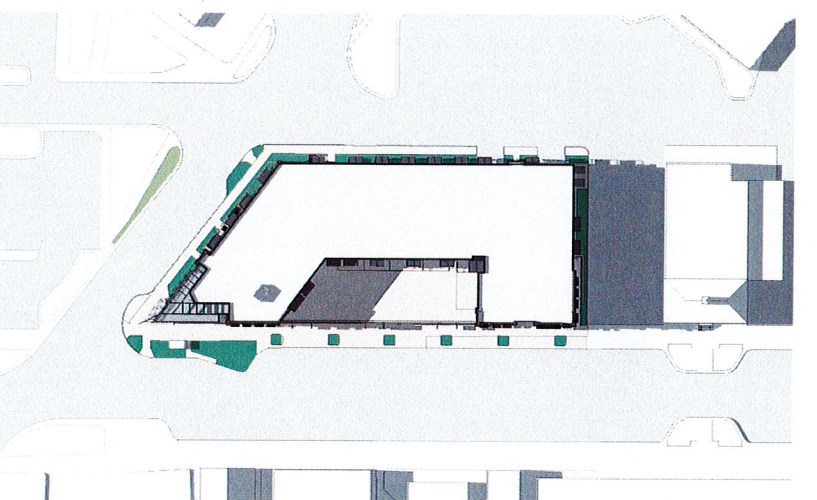
JUNE 21, 3 PM



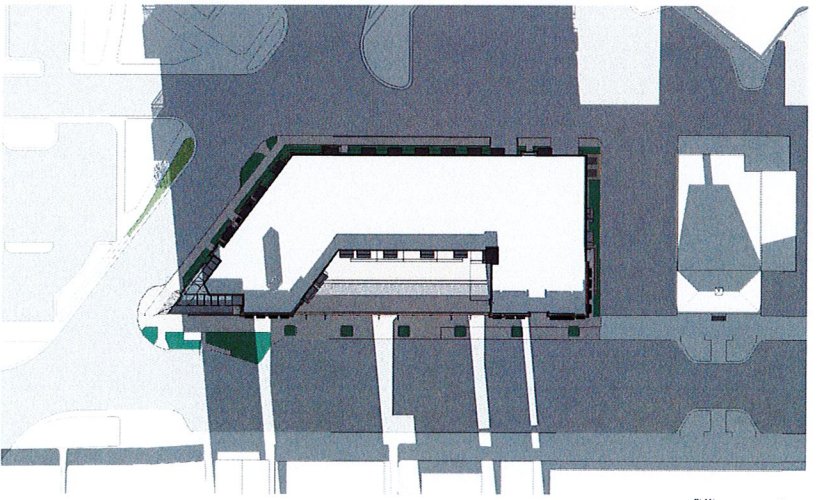
MARCH & SEPTEMBER 21, 9 AM



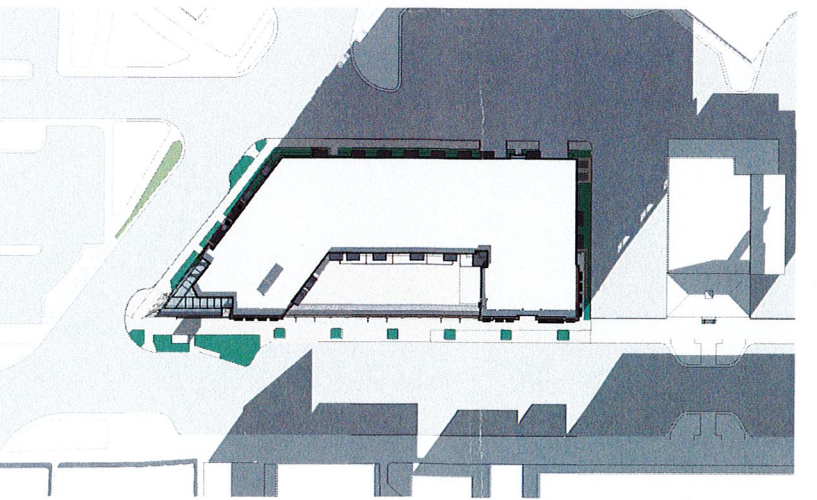
MARCH & SEPTEMBER 21, NOON



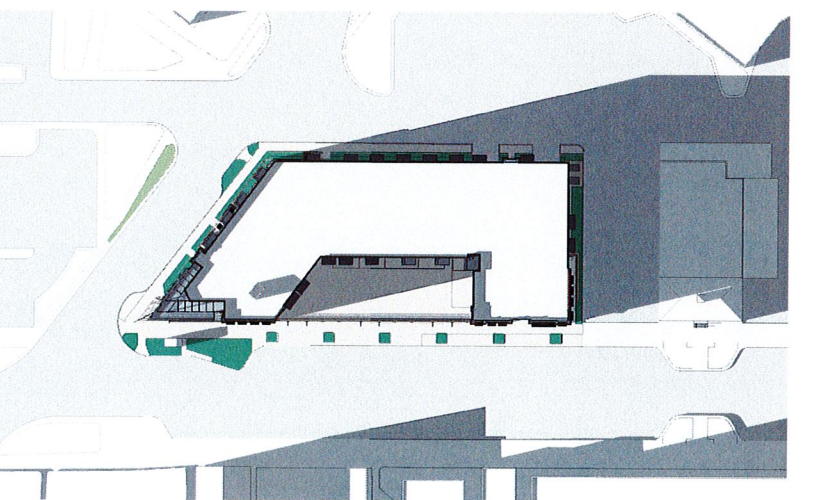
MARCH & SEPTEMBER 21, 3 PM



DECEMBER 21, 9AM



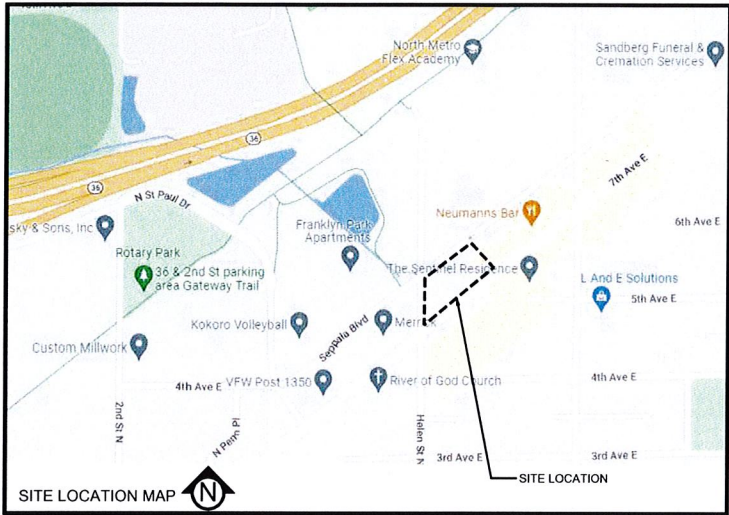
DECEMBER 21, NOON



DECEMBER 21, 3PM

EAST 7TH AVE MIXED-USE

NORTH ST. PAUL, MINNESOTA
ISSUED FOR: CITY SUBMITTAL



PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
EAST 7TH AVE MIXED-USE

2503-2517 7TH AVENUE N. N. ST. PAUL, MN 55109

TJL DEVELOPMENT, LLC

2416 EDGECLUMBE ROAD, ST. PAUL, MN 55116

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sarver
DATE: 07/13/22 LICENSE NO.: 24904

ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION

07/13/22 CITY SUBMITTAL

ARCHITECT:

MOMENTUM DESIGN GROUP
755 N PRIOR AVE
#301A
ST. PAUL, MN 55114
952-583-9788

DEVELOPER / PROPERTY OWNER:

TJL DEVELOPMENT, LLC
2416 EDGECLUMBE ROAD
SAINT PAUL, MN 55116
CONTACT: JIM LAVALLÉ
612-751-1919

ENGINEER / LANDSCAPE ARCHITECT:

CIVIL SITE GROUP
5000 GLENWOOD AVE
GOLDEN VALLEY, MN 55422
CONTACT: PATRICK SARVER
612-615-0060

SURVEYOR:

CIVIL SITE GROUP
5000 GLENWOOD AVE
GOLDEN VALLEY, MN 55422
CONTACT: RORY SYNSTELIEN
612-615-0060

GEOTECHNICAL ENGINEER:

TBD



Know what's below.
Call before you dig.

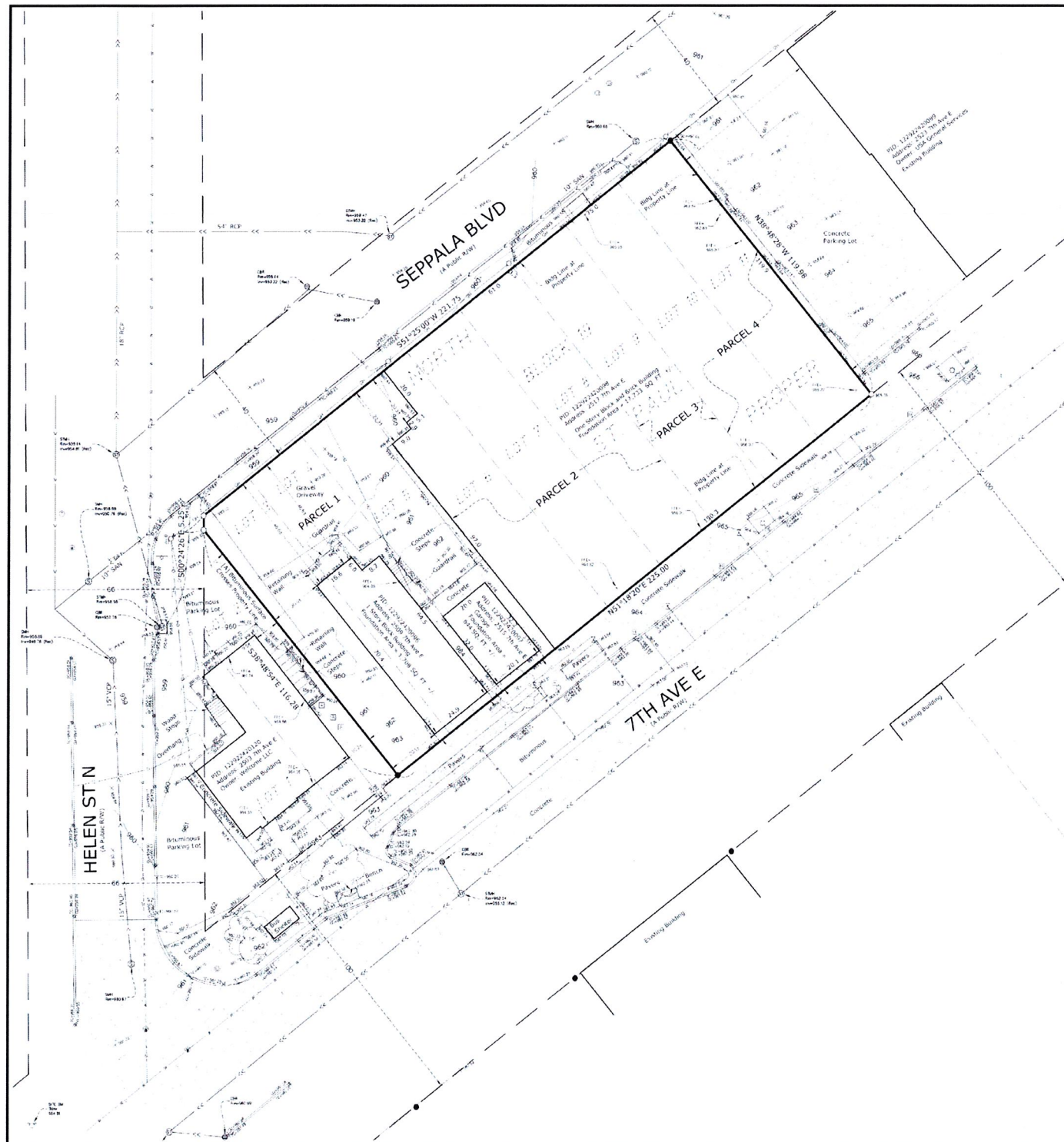
ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (851-454-0002 OR 800-252-1196) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
V1.0	SITE SURVEY
C1.0	REMOVALS PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NOTES & DETAILS
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE

TITLE SHEET

C0.0

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DESCRIPTION OF PROPERTY SURVEYED

Parcel 1:
Lots 3, 4, 5 and 6, Block 19, PACPTT the East 25 feet of Lot 6, North St. Paul Proper, Ramsey County, Minnesota.

(Torrens Property - Certificate of Title No. 574425 (Includes Additional Land))

Parcel 2:
The East 25 feet of Lot 6 and all of Lots 7 and 8, Block 19, North St. Paul Proper, Ramsey County, Minnesota.

(Torrens Property - Certificate of Title No. 574425 (Includes Additional Land))

Parcel 3:
Lot 9, Block 19, North St. Paul Proper, Ramsey County, Minnesota.

(Torrens Property - Certificate of Title No. 574424)

Parcel 4:
Lots 10 and 11, Block 19, North St. Paul Proper, Ramsey County, Minnesota.

(Abstract Property)

GENERAL SURVEY NOTES

1. Bearings are based on the Ramsey County Coordinate System (1985 Adjustment).
2. Elevations are based on the NGVD 29 Datum. Site Benchmark is the top of the fire hydrant located at the northwesterly quadrant of the intersection of 7th Avenue E and Helen Street N, as shown hereon. Elevation = 964.81.
3. We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies; plans provided by client; markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, existing utilities, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may hinder our ability to locate and observe all the utilities located on the subject property.

ALTA/NPS LAND TITLE SURVEY NOTES

(numbered per Table A)

1. Measurements placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
2. Site Address: 2503, 2509, 2515 and 2517 7th Avenue E, North St. Paul, MN 55109.
3. This property is contained in Zone 1 (area determined to be inside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 271220065G, effective date of June 4th, 2019.
4. The parcel area is 27,038.17 square feet or 0.621 +/- acres.
5. (a) Exterior dimensions of buildings are ground level as shown hereon.
6. Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may hinder our ability to visually observe all site features located on the subject property.
7. No visible parking stalls were observed on the subject property, while conducting the fieldwork.
8. The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Ramsey County GIS.

SURVEY REPORT

1. This map and report was prepared with the benefit of a Commitment for Title Insurance issued by First American Title Insurance Company, File No. NCS 1123482-NPLS, dated April 5th, 2022. We note the following with respect to Schedule B of the herein referenced Title Commitment:
a. Item 10's 1, 10 and 11 are not survey related.

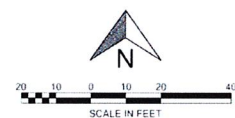
2. Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes
a) If numerous parking lot crosses the westerly property line, as shown hereon near the northwesterly corner of subject property.

ALTA CERTIFICATION

To: LFL, LLC, a Minnesota limited liability company, T.J. Development LLC, a Minnesota limited liability company, and First American Title Insurance Company
This is to certify that this map and report and the survey on which it is based were made in accordance with the 2021 Minimum Standards Detail Requirements for ALTA/NPS Land Title Surveys, as the standards and adopted by ALTA and NPS, and include Items 1, 2, 3, 4, 7(a), 8, 9, and 12 of Table A thereof.
The fieldwork was completed on 06-3-2022.
Dated this 15th day of June, 2022.

Ray L. Spentzer
rayl@spentzer.com

Minnesota Certificate No. 44585



Linetype & Symbol Legend

—ELECTRIC LINE	⊠ AIR CONDITIONER	⊠ UTILITY VAULT
---ELECTRIC LINE (RECORD)	⊠ CABLE TV BOX	⊠ UTILITY MANHOLE
---FIRE ALARM LINE	⊠ ELECTRIC MANHOLE	⊠ ELECTRICAL OUTLET
---FIRE/COMM LINE (RECORD)	⊠ ELECTRIC TRANSFORMER	⊠ HANG HOLE
---GAS MAIN	⊠ ELECTRICAL METER	⊠ BOLLARD
---GAS MAIN (RECORD)	⊠ FIBER/COMM. MANHOLE	⊠ FLAG POLE
---OVERHEAD UTILITIES	⊠ POCKET TROLL	⊠ HILL TANK
---SANITARY SEWER	⊠ GUY WIRE	⊠ HANDICAP SYMBOL
---SANITARY SEWER (RECORD)	⊠ GAS METER	⊠ LIGHT POLE
---SHORT SEWER	⊠ GAS MANHOLE	⊠ MAIL BOX
---SEWER (RECORD)	⊠ GAS VALVE	⊠ SIGN
---TELEPHONE LINE	⊠ RICE DRAIN	⊠ CONIFEROUS TREE
---TELEPHONE LINE (RECORD)	⊠ SEWER CLEAN OUT	⊠ DECIDUOUS TREE
---WATER MAIN	⊠ SANITARY MANHOLE	⊠ NOISE BARRIER
---WATER MAIN (RECORD)	⊠ STORM MANHOLE	⊠ FOUND IRON MONUMENT
---CHANNEL FENCE LINE	⊠ WATER MAIN	⊠ SET IRON MONUMENT
---WALKWAY FENCE LINE	⊠ FLARED END SECTION	⊠ CAST IRON MONUMENT
---GAS RAIL	⊠ TELEPHONE BOX	
⊠ COVERED SURFACE	⊠ TELEPHONE MANHOLE	
⊠ PAVED SURFACE	⊠ TRAFFIC SIGNAL	
⊠ UNPAVED SURFACE	⊠ HYDRANT	
⊠ GRAVEL/LANDSCAPE SURFACE	⊠ FIRE CONNECTION	
	⊠ POST INDICATOR VALVE	
	⊠ WATER MANHOLE	
	⊠ WATER VALVE	
	⊠ WELL	



CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55427
civilsitegroup.com 612.913.0800

PROJECT
**2503, 2509, 2515, & 2517
7th Avenue East**

North St. Paul, Ramsey County, MN 55109

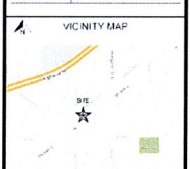
CLIENT
T.J. Development, LLC

2416 Edgumbe Road, Saint Paul, MN 55116

THE CLIENT CERTIFIES THAT THIS SURVEY
PLAN OR REPORT WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND
THAT I AM A LICENSED LAND
SURVEYOR UNDER THE LAWS OF THE
STATE OF MINNESOTA.

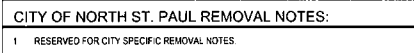
RAY L. SPENTZER
DATE: 06-15-2022 LICENSE NO.: 44585

QA/QC
FIELD CHECKED BY
DESIGNED BY
REVIEWED BY
DATE
REVISION SUMMARY



DATE	DESCRIPTION

PROJECT NO. 2022-00
**ALTA/NPS LAND
TITLE SURVEY**
V1.0



1. ALL EXISTING UTILITY LOCATIONS SHALL BE APPROXIMATE. CONTACT "GOMPER STATE ONE CALL" (811-454-0000 OR 800-252-1169) FOR UTILITY LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE "STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MHDOT, STATE AND LOCAL REGULATIONS.
4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
9. PROPERTY LINES SHALL BE CONSIDERED GENERAL. CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE BOND DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
10. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS FOR ANY WORK ON ADJACENT PRIVATE PROPERTY. THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
11. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A

MANOR APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY

12. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.

13. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM AND THEFT. DURING AND AFTER NORMAL WORK HOURS THROUGHOUT THE DURATION OF THE CONTRACT, SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.

14. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS AND AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION.

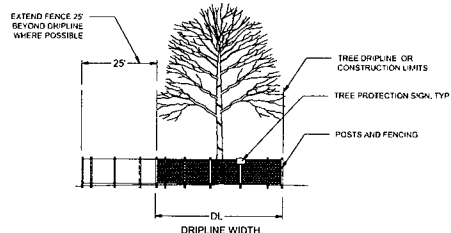
15. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL TRAFFIC BUILDING REPAIRS SHALL BE COMPLETED AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.

16. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.

17. STAGING, DEMOLITION AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.

18. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LOG.

19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPIHER STATE ONE CALL" (855-448-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION. NO COST TO THE OWNER.



 	EX 1 CONTOUR ELEVATION INTERVAL REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT. CONC. AND GRAVEL PAVTS. REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS. REMOVE CURB AND GUTTER, IF IN RIGHT-OF-WAY COORDINATE WITH LOCAL GOVERNING UNIT TREE PROTECTION TREE REMOVAL - INCLUDING ROOTS AND STUMPS
--	--

FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN. PRIOR TO ANY CONSTRUCTION, WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

1 TREE PROTECTION



Know what's below
Call before you dig

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
EAST 7TH AVE MIXED-USE
2503-2517 7TH AVENUE N. ST. PAUL, MN 55109
TJL DEVELOPMENT, LLC
2416 EDGECLIFF ROAD, ST. PAUL, MN 55116

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 07/13/22 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
ISSUE/SUBMITTAL SUMMARY

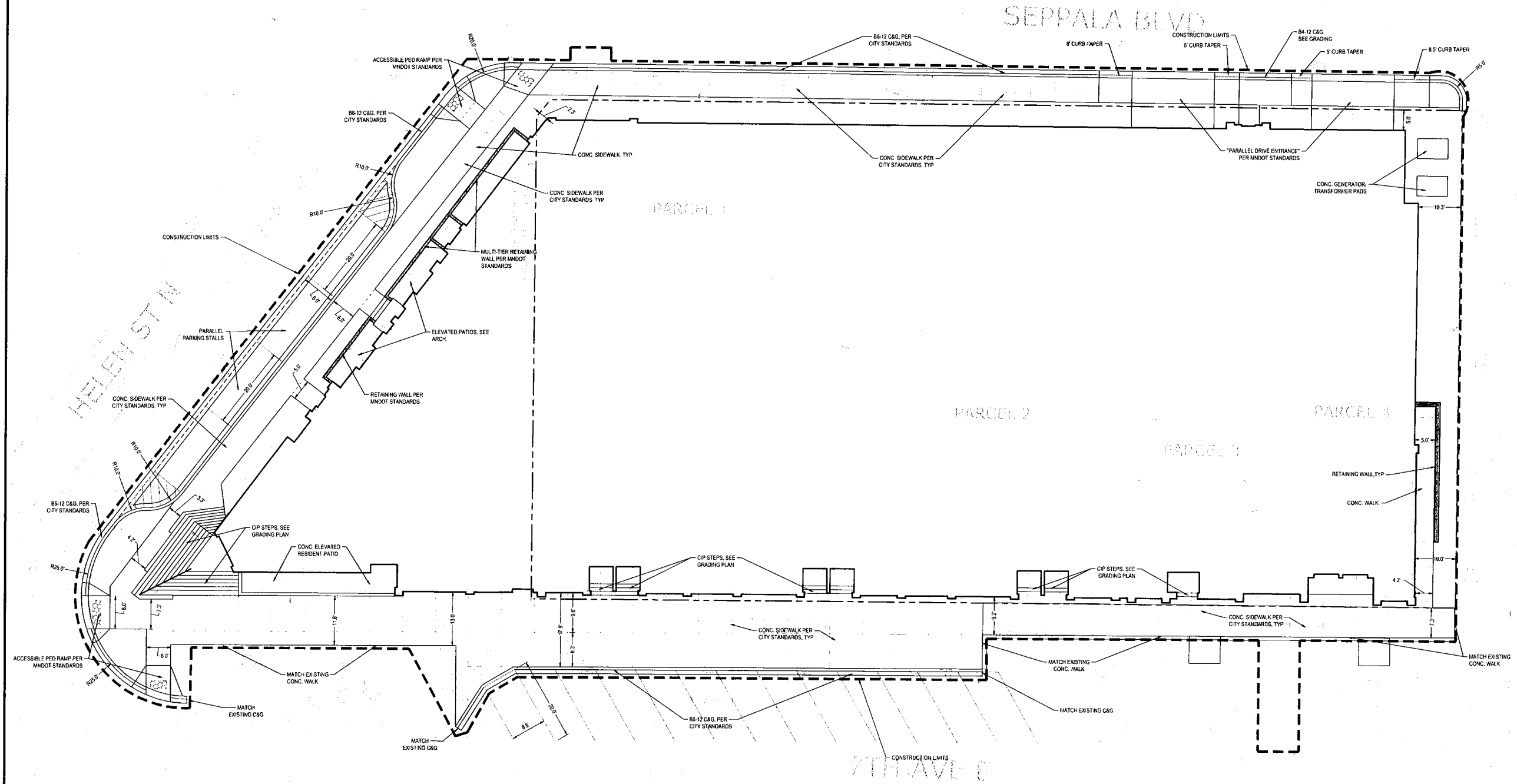
DATE DESCRIPTION
ISSUE/SUBMITTAL SUMMARY

REVISION SUMMARY
DATE DESCRIPTION
REVISION SUMMARY

SITE PLAN

C2.0

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SITE LAYOUT NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "Gopher State One Call" (888-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATION ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD PRIOR TO INSTALLATION. FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE

- FOLLOWING FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
 - CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
 - SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
 - ALL CURB RADI ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
 - FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
 - PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
 - ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
 - BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
 - ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

SITE AREA TABLE:

SITE AREA CALCULATIONS	EXISTING CONDITION	PROPOSED CONDITION
BUILDING COVERAGE	22,220 SF 68.6%	28,465 SF 87.9%
ALL PAVEMENTS	7,367 SF 22.1%	1,729 SF 5.3%
ALL NON-PAVEMENTS	3,002 SF 9.3%	7,195 SF 22.2%
TOTAL SITE AREA	32,589 SF 100.0%	32,389 SF 100.0%

IMPERVIOUS SURFACE	29,387 SF 90.7%
EXISTING CONDITION	30,194 SF 92.7%
PROPOSED CONDITION	837 SF 2.5%

OPERATIONAL NOTES:

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE WITHIN LANDSCAPED AREAS. WHEN FULL REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.
TRASH REMOVAL	TRASH SHALL BE PLACED IN INTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. WITHIN ROW SEE CITY DETAIL. WITHIN PRIVATE PROPERTY SEE CSG DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP-OUT GUTTER WHERE APPLICABLE-SEE PLAN.
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
- HC = ACCESSIBLE SIGN
- NP = NO PARKING FIRE LANE
- ST = STOP
- CP = COMPACT CAR PARKING ONLY

CITY OF NORTH ST. PAUL SITE SPECIFIC NOTES:

- RESERVED FOR CITY SPECIFIC NOTES

SITE DATA

EXISTING ZONING	N2
PROPOSED ZONING	N2
NUMBER OF UNITS	100
PARKING SPACE	92/18
DRIVE AISLE	24



2503-2517 7TH AVENUE N, N ST. PAUL, MN 55109

TJL DEVELOPMENT, LLC
2416 EDGE CUMBE ROAD, ST. PAUL, MN 55116

Matthew R. Pavak
DATE 07/13/22 LICENSE NO 44263

[The following page contains faint, illegible markings and bleed-through from the reverse side.]

GRADING PLAN

C3.0



- | | |
|--|--|
| <p>1. CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS (PFE, LFE, GFE, PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CITY ENGINEER, ARCHITECTURAL, STRUCTURAL, AND CONTRACTOR PRIOR TO CONSTRUCTION.</p> <p>2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOLDER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.</p> <p>3. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, ETC. IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.</p> <p>4. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED ACQUISITIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY EXCAVATION PERMIT. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE.</p> <p>5. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOLDER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.</p> <p>6. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS SET BY THE CITY.</p> <p>7. PROPOSED SLOPE GRADES ARE FLOW LINE FINISHED GRADE ELEVATIONS. UNLESS OTHERWISE NOTED.</p> <p>8. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1" MIN. AND 2" MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.</p> <p>9. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTENANCE AREAS IS 4:1.</p> <p>10. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL DESIGNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.</p> <p>11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STATIONS THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.</p> | <p>9. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR OR IMPORT SUITABLE MATERIAL TO THE SITE.</p> <p>10. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SAVE ENOUGH TOPSOIL FOR RESEEDING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PAD, ROADWAYS AND DRIVEWAYS. EXCESS TOPSOIL SHALL BE PLACED IN AREAS WHERE THERE IS TO BE ESTABLISHED TO A DEPTH OF 6 INCHES. RESEED TOPSOIL IN AREAS WHERE THERE IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.</p> <p>11. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND CROSSWALK REPAIR. ALL AREAS THAT HAVE BECOME DIRTED BY TRAFFIC OR CRODDED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DIRTED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.</p> <p>12. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST HILL SHALL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED PANDEMAUX TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE IN THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DEFLECTION SYSTEMS.</p> <p>13. TOLERANCES</p> <p>13.1 THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.</p> <p>13.2 THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.</p> <p>13.3 AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION UNLESS DIRECTED OTHERWISE BY THE ENGINEER.</p> <p>13.4 TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.</p> <p>14. MAINTENANCE</p> |
|--|--|

1 RESERVED FOR CITY SPECIFIC GRADING NOTES

SEE SWPPP ON SHEETS SW1.0 - SW1.3

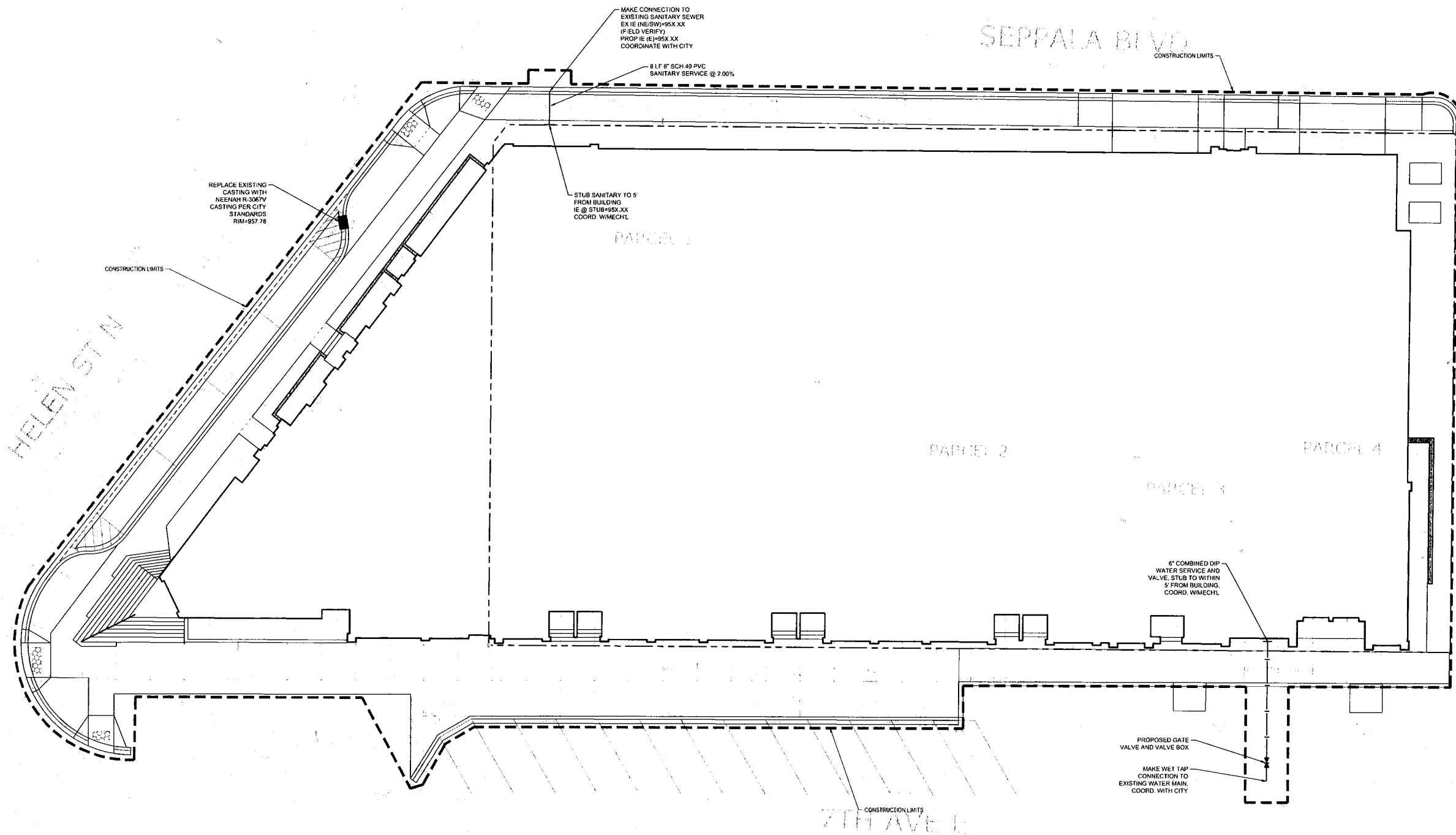
----- 11.25 -----	EX 1' CONTOUR ELEVATION INTERVAL
----- 11.37 -----	1' CONTOUR ELEVATION INTERVAL
↘ 41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 BS/TJS	SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
891.00 WE	SPOT GRADE ELEVATION PAVEMENT EXISTING
-----	GRADE BREAK - HIGH POINTS
	CURB AND GUTTER (T O + T OUT)

→
EOF=1135.52



Know what's below.
Call before you dig.





1. SEE SITE PLAN FOR "HORIZONTAL DIMENSIONS AND LAYOUT."
2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS
3. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACT "Gopher State one Call" (866-454-5462 OR 800-252-1166) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER
4. UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) AND SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS
5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER
6. ALL WATER PIPE SHALL BE CLASS 22 DUCTILE IRON PIPE (DIP) (AWWA C151, AASHTO M254, AWWA C100, AWWA C153) UNLESS OTHERWISE NOTED
7. ALL SANITARY SEWER SHALL BE SDR 26 POLYETHYLENE CHLORIDE (PVC) (ASTM D3034 S 5 F58, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1566) UNLESS OTHERWISE NOTED
8. ALL STORM SEWER PIPE SHALL BE HDPE ASTM F1714 F2206 WITH ASTM D3022 SPEC FITTINGS UNLESS OTHERWISE NOTED
9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION
10. UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL LOCATION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS
11. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.4 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
12. FREE FLOW HEADS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED
13. HYDRANT TYPE, VALVE AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL
14. A MINIMUM OF 6 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL
15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES UNLESS

OTHERWISE NOTED

ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.

CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE DRILLED.

COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.

COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.

ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNS, BARRIERS, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.

ALL STRUCTURES, PUBLIC AND PRIVATE SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PROVED GRADES MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.

CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.

CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT THE INSTALLATION OF UTILITIES.

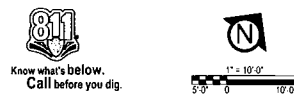
CONTRACTOR SHALL MAINTAIN AS BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.

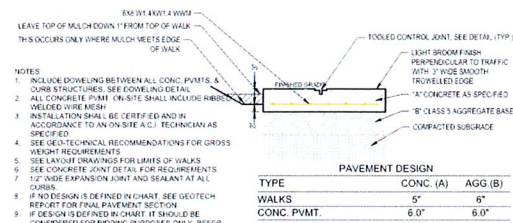
ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MAN-OLDS, CATCHBASINS, OR OTHER STRUCTURES.

ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 47A, SECTION 119.01.

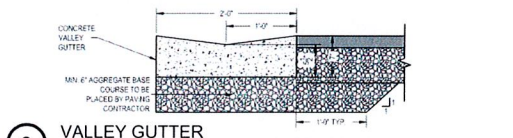
FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TIE SHALL BE INSTALLED AT ALL LOW POINT CATCH BASINS 26 IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TIE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.

	CATCH BASIN
	MANHOLE
	GATE VALVE AND VALVE BOX
	PROPOSED FIRE HYDRANT
	WATER MAIN
	SANITARY SEWER
	STORM SEWER
	FES AND RIP RAP

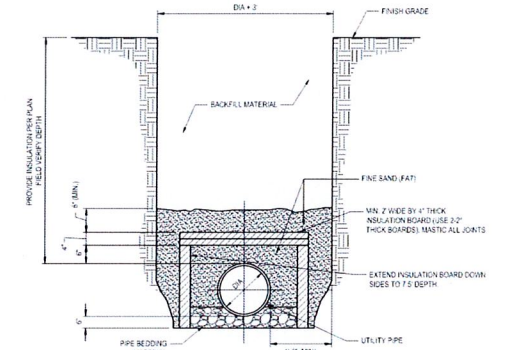




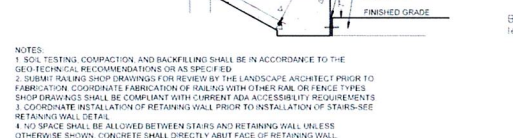
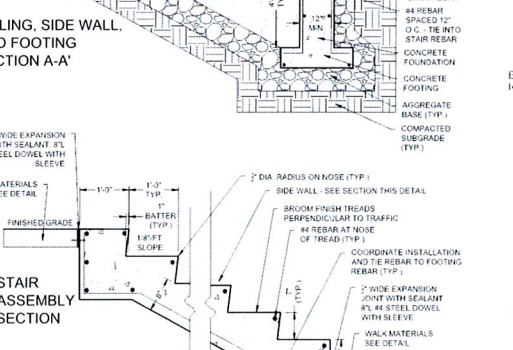
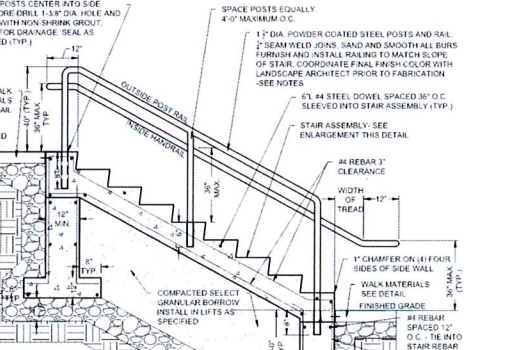
1 CONCRETE PVMT./WALK/PAD NTS (PRIVATE PROPERTY)



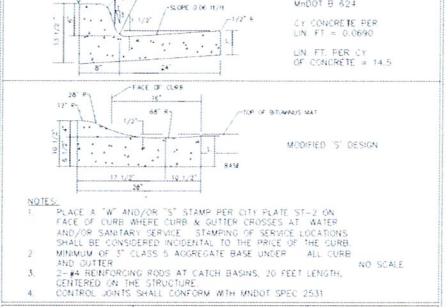
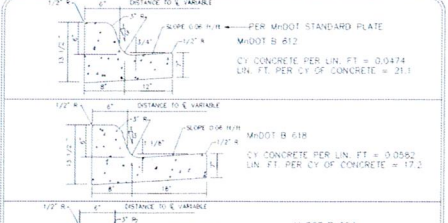
2 VALLEY GUTTER NTS



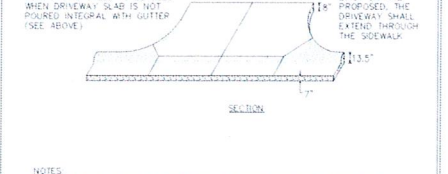
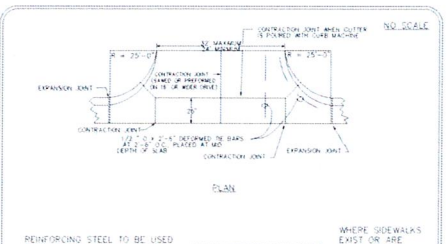
3 UTILITY PIPE INSULATION DETAIL NTS



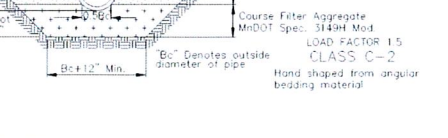
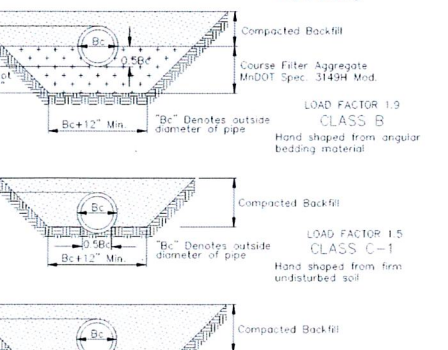
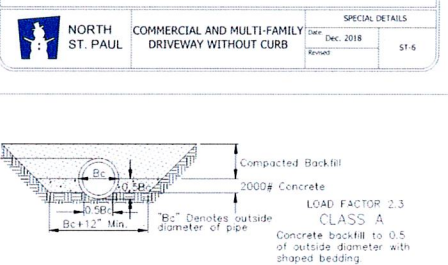
4 EXTERIOR SITE STAIR NTS



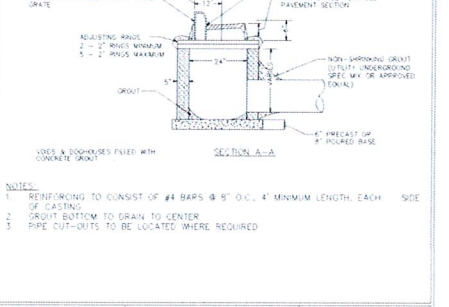
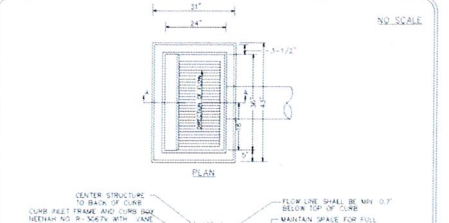
NORTH ST. PAUL CONCRETE CURB AND GUTTER Date: Dec. 2018 Revised: ST-1



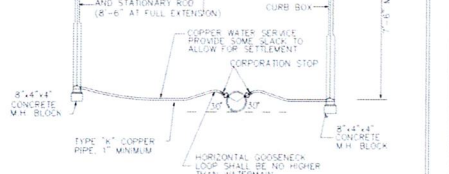
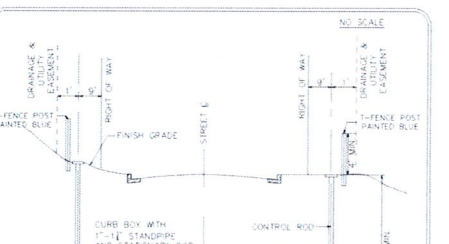
NORTH ST. PAUL COMMERCIAL AND MULTI-FAMILY DRIVEWAY WITHOUT CURB Date: Dec. 2018 Revised: ST-6



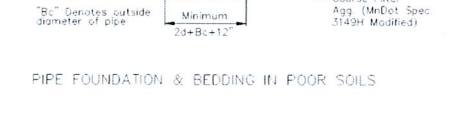
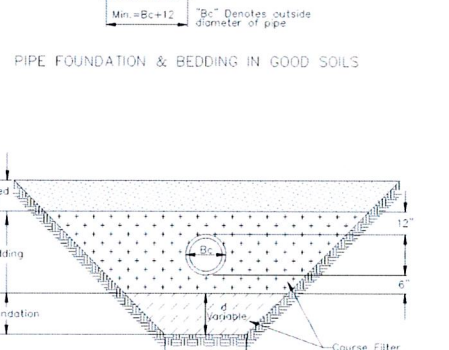
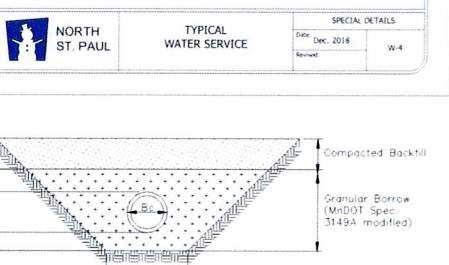
NORTH ST. PAUL TYPICAL WATER SERVICE Date: Dec. 2018 Revised: W-4



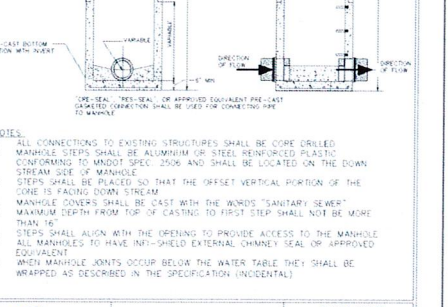
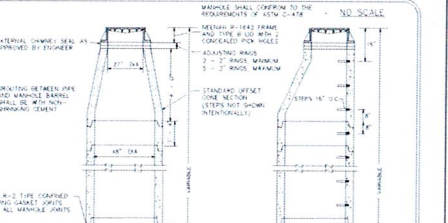
NORTH ST. PAUL STANDARD CATCH BASIN Date: Dec. 2018 Revised: STM-1



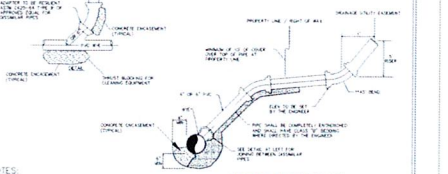
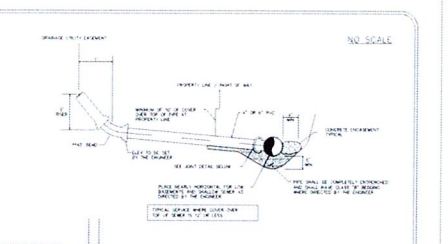
NORTH ST. PAUL TYPICAL SERVICE CONNECTIONS FOR SANITARY SEWER Date: Dec. 2018 Revised: SS-3



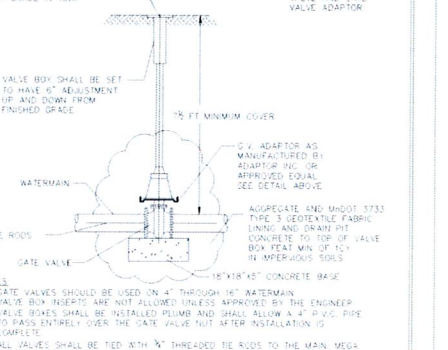
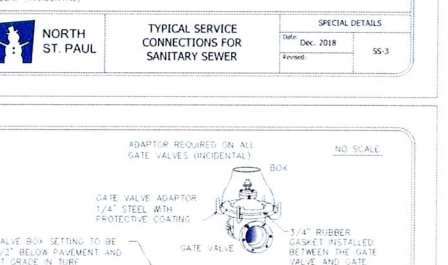
NORTH ST. PAUL PIPE FOUNDATION & BEDDING IN POOR SOILS Date: Dec. 2018 Revised: W-5



NORTH ST. PAUL GATE VALVE AND BOX INSTALLATION Date: Dec. 2018 Revised: W-5



NORTH ST. PAUL GATE VALVE AND BOX INSTALLATION Date: Dec. 2018 Revised: W-5

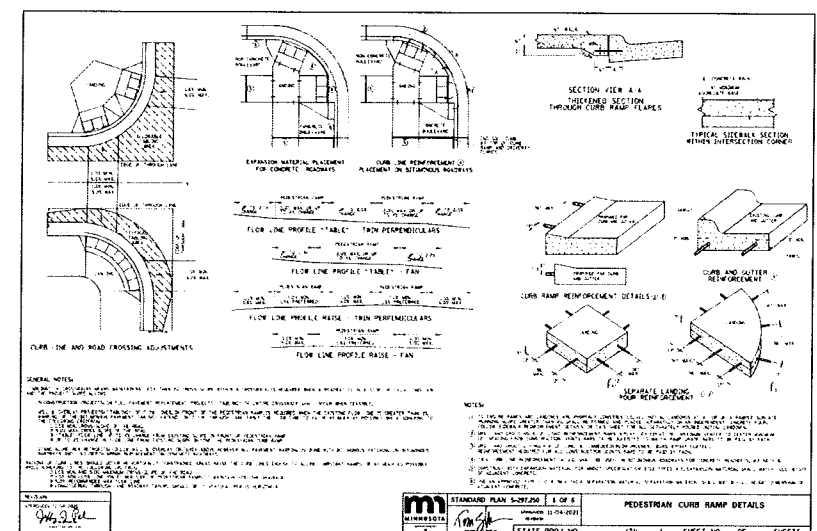
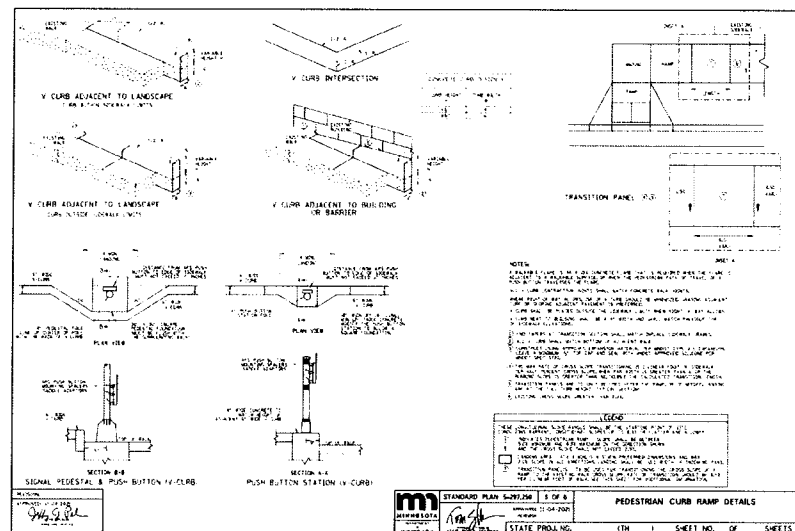
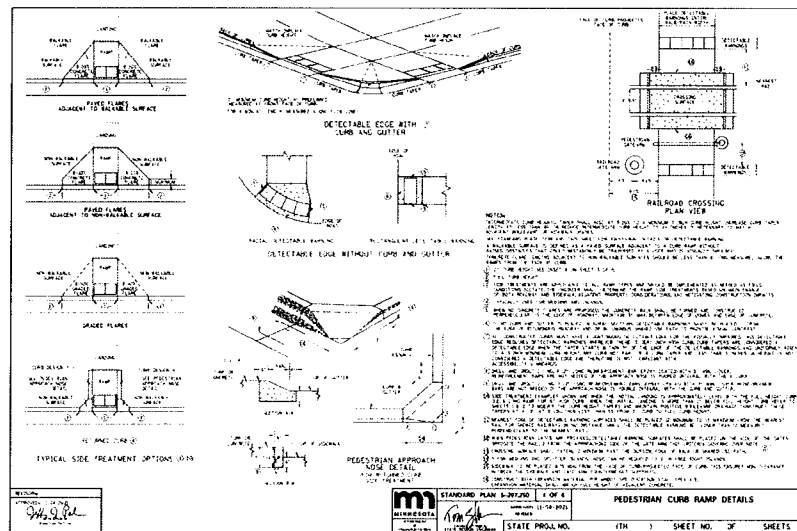
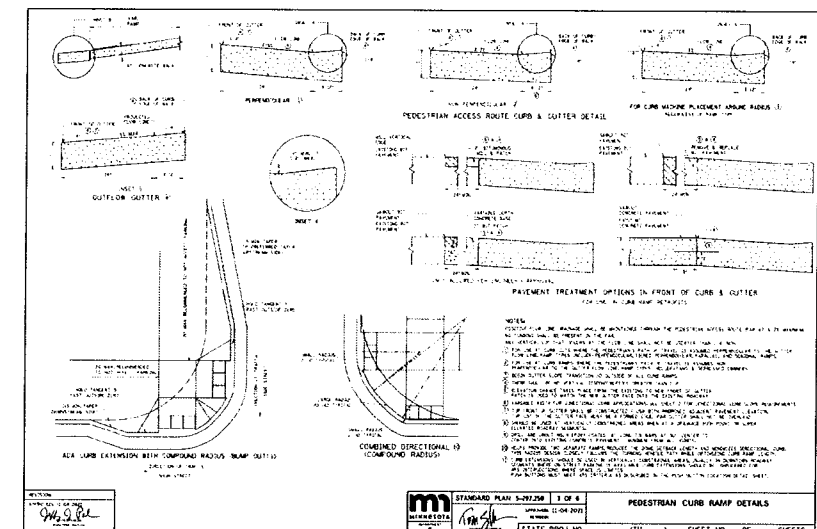
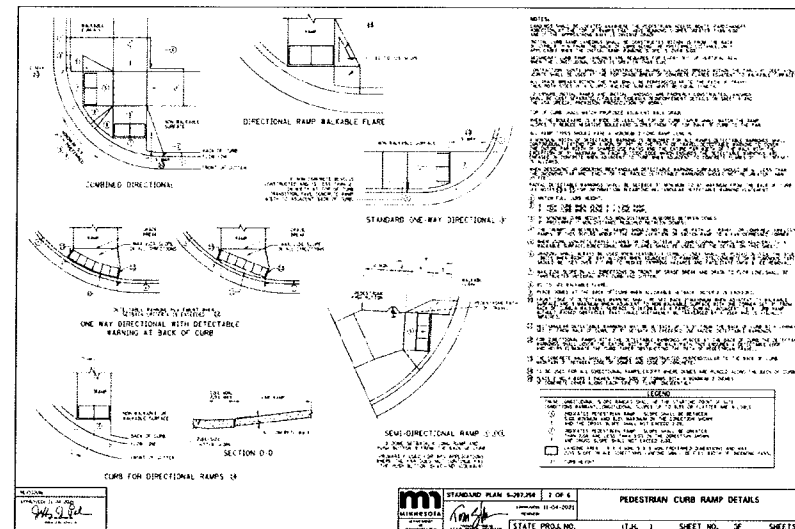
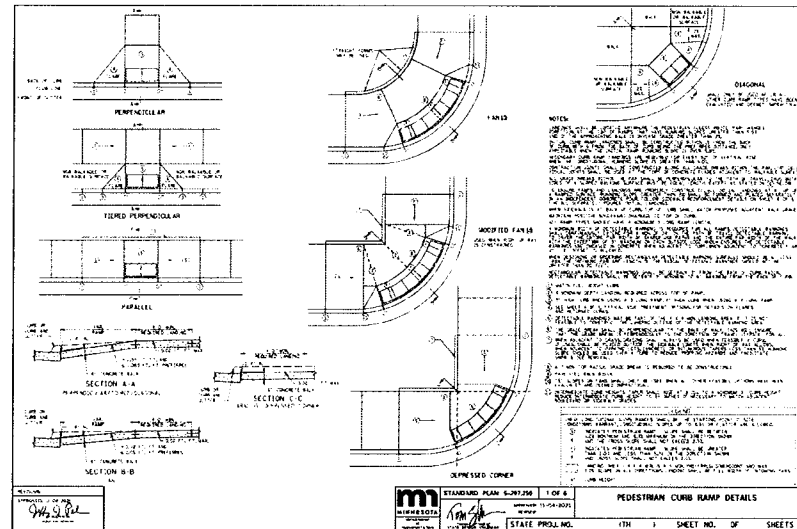


NORTH ST. PAUL GATE VALVE AND BOX INSTALLATION Date: Dec. 2018 Revised: W-5

PRELIMINARY:
NOT FOR CONSTRUCTION

EAST 7TH AVE MIXED-USE
2505-2517 7TH AVENUE N. ST. PAUL, MN 55109
TJL DEVELOPMENT, LLC
2416 EDGECLUMBE ROAD, ST. PAUL, MN 55116

PROJECT
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
Matthew R. Pavlek
DATE: 07/13/22 LICENSE NO. 44263
ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
10/20/2021 SUBMITTAL
DRAWN BY: WB REVIEWED BY: PS, MP
PROJECT NUMBER: 2207
REVISION SUMMARY
DATE DESCRIPTION
CIVIL DETAILS



**PRELIMINARY:
NOT FOR
CONSTRUCTION**

EAST 7TH AVE MIXED-USE
2503-2517 7TH AVENUE N, ST. PAUL, MN 55109
TJL DEVELOPMENT, LLC
2416 EDGECLUMBER ROAD, ST. PAUL, MN 55116

PROJECT

DATE: 07/13/22 1:00PM NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/13/22	ISSUE/SUBMITTAL

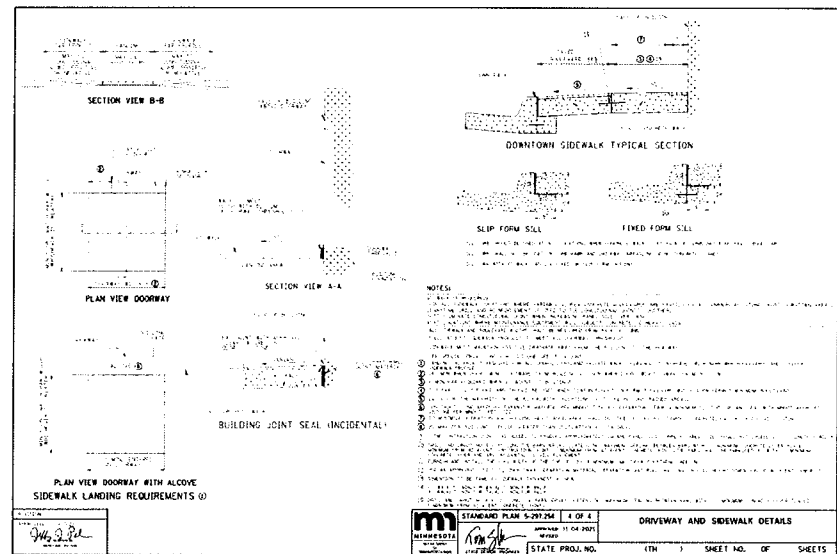
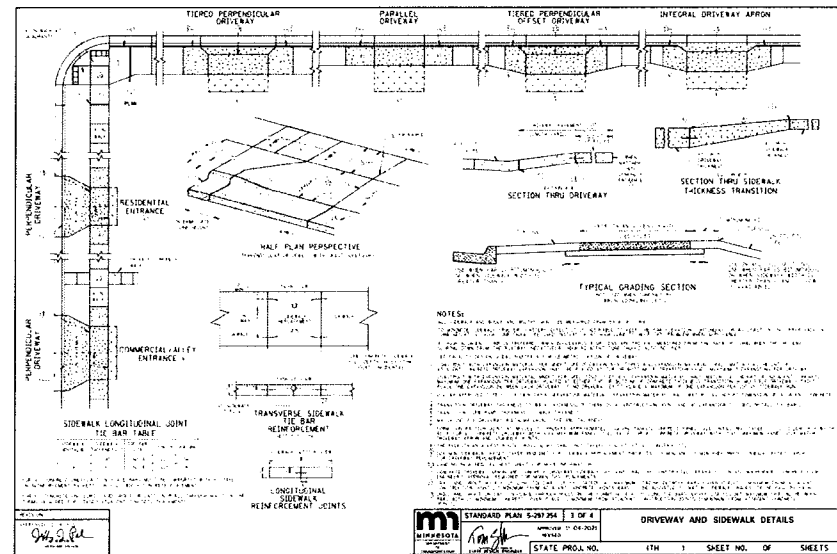
REVISION SUMMARY

DATE	DESCRIPTION
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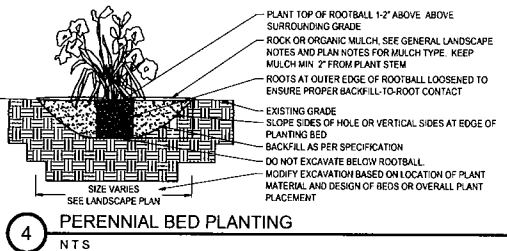
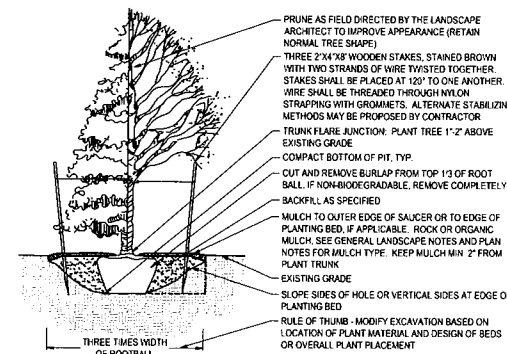
DRAWN BY: VB REVIEWED BY: PS, MP
PROJECT NUMBER: 22207

CIVIL DETAILS

C5.1



PLANT SCHEDULE		
GROUND COVERS	COMMON / BOTANICAL NAME	SIZE
	Rock Mulch Underlaid Under Entry Deck / Decorative Rock Mulch	
	2" x 4" Dresser Trap Rock, uniform in size over filter fabric, include aluminum edging as shown on plan, or as needed. Provide Samples.	Mulch
	Rock Maintenance Strip	
	1" x 3" Dresser Trap Rock, uniform in size over filter fabric, include aluminum edging as shown on plan, or as needed. Provide Samples. See detail.	Mulch
	Blue Grass Based / Sod	
	Commercial grade, locally grown, well rooted sod blend of improved Kentucky Bluegrass w/ uniform color, leaf texture, density and varieties consisting of a minimum of two and no more than four common cultivars.	Sod



- CivilSite**
GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

EAST 7TH AVE MIXED-USE
2503-2517 7TH AVENUE N, N ST. PAUL, MN 55109

TJL DEVELOPMENT, LLC
2416 EDGECLUMBE ROAD, ST. PAUL, MN 55116

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.


Patrick J. Server
DATE 07/13/22 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
01/01/2010	ISSUE SUBMITTAL

DRAWN BY: WB REVIEWED BY: PS, MP
PROJECT NUMBER: 22207

DATE	DESCRIPTION

LANDSCAPE PLAN
NOTES & DETAILS

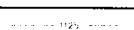
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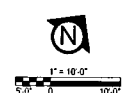
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- 1 ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOLDER STATE ONE CALL" AT 800-455-2246 OR 800-455-2247 FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- 2 THIS PROJECT IS LESS THAN ONE ACRE AND WILL NOT REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
- 3 SEE SHEETS SW1.0 - SW1.3 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
- 4 SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
- 5 CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

LEGEND:

	EX 1' CONTOUR ELEVATION INTERVAL 1' @ CONTOUR ELEVATION INTERVAL DRAINAGE ARROW
	SILT FENCE - BIOROLL - GRADING LIMIT
	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET



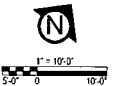


1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "Gopher State One Call" (815-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS. 68 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS LESS THAN ONE ACRE AND WILL NOT REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.

SEE SHEETS SW1.0 - SW1.3 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES
3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

	EX. 1" CONTOUR ELEVATION INTERVAL 10' CONTOUR ELEVATION INTERVAL DRAINAGE ARROW
	SLOPE FENCE / BIOTROLL - GRADING LIMIT
	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET



2503-2517 7TH AVENUE N, N ST. PAUL, MN 55109

16 EDGECUMBE ROAD, ST. PAUL, MN 551

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
MINNESOTA


Matthew R. Pavcik

DATE 07/13/22 LICENSE NO 44263

[illegible]SWPPP - PROPOSED
CONDITIONS

SW1.1

2503-2517 7TH AVENUE N, N ST. PAUL, MN 55109

TJL DEVELOPMENT, LLC
2416 EDGE CUMBE ROAD, ST. PAUL, MN 55113


Matthew R. Pavak
DATE 07/13/22 LICENSE NO 44263

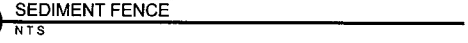
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DRAWN BY: YB REVIEWED BY: PS, M
 PROJECT NUMBER: 22207

[illegible]

SW1.2

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Matthew R. Pavak
DATE 07/13/22 LICENSE NO 44263

[illegible][illegible]

DRAWN BY: YB REVIEWED BY: PS, M
 PROJECT NUMBER: 22207

[illegible]

SW1.2

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THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2018 #NW000001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BAP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS
4. INSTALL INLET PROTECTION AT ALL ADJACENT AND DOWNSTREAM CATCH BASINS
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN (POND) INSTALL
6. CONSTRUCT TEMPORARY SEDIMENT BASIN (POND) (SECTION 14)
7. CLEAR AND GRUB REMAINDER OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. STABILIZE DENuded AREAS AND STOCKPILES
11. INSTALL SANITARY SEWER WATER MAIN STORM SEWER AND SERVICES
12. INSTALL SILT FENCE / INLET PROTECTION AROUND CPS
13. INSTALL STREET SECTION
14. INSTALL CURB AND GUTTER
15. BUSHWHACK ON STREETS
16. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
17. REMOVE ACCUMULATED SEDIMENT FROM BASIN (POND)
18. FINAL GRADE POND / INFILTRATION BASIN(S) (DO NOT COMPACT SOILS IN INFILTRATION AREAS)
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOO LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION:

THE SWPPP (ORIGINAL OR COPIES) INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNERS MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT

1. THE FINAL SWPPP.
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT.
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11, INSPECTIONS AND MAINTENANCE).
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY CONTRACTS, COVENANTS AND OTHER BONDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE, AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEES (AS IDENTIFIED BY THE NPDES PERMIT).
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BAP'S TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BAP'S AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BAP'S IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUALS MUST BE AVAILABLE FOR AN ON-SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPDA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUALS AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
 - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER SECTION 21 OF THE PERMIT.
 - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
 - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

CONSTRUCTION ACTIVITY REQUIREMENTS

SWPPP AMENDMENTS (SECTION 6):

1. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2 A OR ITEM 21.2 B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BAP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BAP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.
2. PERMITTEES MUST AVOID THE SWPPP TO INCLUDE ADDITIONAL IDENTIFIED PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
3. PERMITTEES MUST AVOID THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BAP'S AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, US EPA OR MPDA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY ABATING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., VIOLANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210 SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A US EPA APPROVED TMDL.

BAP SELECTION AND INSTALLATION (SECTION 7):

1. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BAP'S IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

EROSION PREVENTION (SECTION 8):

1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
2. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES WHEN STEEP SLOPES MUST BE DISTURBED. PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINAGE AND TERRACING).
3. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES, STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT CLAY, SILT OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.
4. FOR PUBLIC UTILITIES THAT THE IMMEDIATE WORK HAS PROLONGED WORK IN WATER RESTRICTIONS DURING SPECIFIED SPRAY-FINISHING THE FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.
5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAL FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION MUST BE DESIGNED WITH PROPER DITCH CHECKS, BOLL ROLLS, SALT DYES, ETC. IT DOES NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES.
7. PERMITTEES MUST NOT USE MULCH, HYDROSEAL, TACKLER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH CONTAINING SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 3 PERCENT.
8. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.
9. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

SEDIMENT CONTROL (SECTION 9):

1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BAP'S ON ALL DOWNGRADIENT PERIMETERS OF ANY SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNGRADIENT SEDIMENT CONTROL PRACTICES ARE NOT FEASIBLE, PERMITTEES MUST PROVIDE A BYPASS OR BYPASS IN PLACE FOR THE DOWNGRADIENT PERIMETER.
3. PERMITTEES MUST PROVIDE SALT FERTILIZER TO THE BASE OF STOCKPILES OR THE DOWNGRADIENT PERIMETER.
4. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
5. A FLIGHTING SALT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BAP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UP-DRIFT PERIMETER CONTROL PRACTICE IF EXPOSED SOILS DRAIN TO A SURFACE WATER.
6. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES REMOVED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT TERM ACTIVITY IS COMPLETE. PERMANENT SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRESCRIPTION PERIOD EXCEED THE SHORT TERM ACTIVITY IS NOT COMPLETE.
7. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BAP'S DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
8. PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G., STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/STATE/MPDA/DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
9. PERMITTEES MUST PROVIDE SALT FERTILIZER TO THE BASE OF STOCKPILES OR THE DOWNGRADIENT PERIMETER.
10. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL, IF INSTALLED IN A MANNER THAT RETAINS ALL STOCKPILES.
11. PERMITTEES MUST INSTALL A VEHICLE TRACKING BAP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.
12. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BAP'S ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
13. IN MANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
14. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
15. PERMITTEES MUST DIRECT DISCHARGES FROM RAMP TO VEGETATED AREAS UNLESS INFEASIBLE.
16. PERMITTEES MUST PRESERVE A 30 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECTS EXISTING DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL, IF INSTALLED IN A MANNER THAT RETAINS ALL STOCKPILES.
17. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES. DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROL PRACTICES PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM OR INFILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

DEWATERING AND BASIN DRAINING (SECTION 10):

1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LOADED WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.0210 SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT WITH APPROPRIATE BAP'S SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
2. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ADSORBENT PADS) PRIOR TO DISCHARGE.
3. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
4. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST PAUSE THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

INSPECTIONS AND MAINTENANCE (SECTION 11):

1. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2 B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.
2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BAP'S.
3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BAP'S AND INSPECT INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BAP'S WITH FUNCTIONAL BAP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6.
4. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA.
5. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED ON SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND REINSTATE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECIPITATED BY LOCAL REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS IF PRECIPITATED. REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.
6. PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REPAIR SEDIMENTATION FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SURFACING TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
7. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 10% OF THE HEIGHT OF THE DEVICE.
8. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 10% THE STORAGE VOLUME.
9. PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL, PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE) IN THREE (3) CALENDAR DAYS IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2 B.
10. PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE IN ITEM 11.2 AS FOLLOWS:
 - a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE, OR
 - b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12

- MONTHS MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPDA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT, OR
- WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR
- UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
10. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
 - a. DATE AND TIME OF INSPECTIONS, AND
 - b. NAME OF PERSONS CONDUCTING INSPECTIONS, AND
 - c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED, AND
 - d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES), AND
 - e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ON-SITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES, AND
 - f. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, DODOR, SETTLED OR SUSPENDED SOLIDS, OR SLEAK), AND OTHER DEVISOR INDICATORS OF POLLUTANTS, AND
 - g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS.

POLLUTION PREVENTION MANAGEMENT (SECTION 12):

1. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
2. PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
3. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADHESIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 134 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
4. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 130S.
5. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 104.
6. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DIPP PADS OR ADSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 113.01, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
7. PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS.
8. PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPDA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

PERMIT TERMINATION (SECTION 4 AND SECTION 13):

1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN-OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES COVERAGE UNDER THIS PERMIT TERMINATES AT 11:59 PM ON THE SUBMISSION DATE OF THE NOT.
3. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERMANENT VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILLER.
4. PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS DESIGNED.
5. PERMITTEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS PRIOR TO SUBMITTING THE NOT.
6. PERMITTEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BAP'S PRIOR TO SUBMITTING THE NOT. PERMITTEES MAY LEAVE BAP'S DESIGNED TO DECOMPOSE ON-SITE IN PLACE.
7. FOR PERMANENT CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE. THE RESIDENCE SELLER TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPDA'S "WALKAWAY FACT SHEET" TO THE HOMEOWNER.
8. FOR CONSTRUCTION PROJECTS ON AGRICULTURAL LAND (E.G., PIPELINES ACROSS CROPLAND), PERMITTEES MUST RETURN THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOT.

SEED NOTES:

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

GENERAL RECOMMENDATIONS:

THE CONTRACTOR IS RESPONSIBLE TO SALVAGE AND PRESERVE EXISTING TOPSOIL NECESSARY FOR FINAL STABILIZATION AND TO ALSO MINIMIZE COMPACTION IN ALL LANDSCAPE AREAS IMMEDIATELY BEFORE SEEDING. THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

SEED

- TEMPORARY SEEDING SHALL BE MNDOT SEED MIX 21-112 (WINTER WHEAT COVER CROP) FOR WINTER AND 21-111 (OATS COVER CROP) FOR SPRING/ANNUAL APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100 LBS/ACRE.

MULCH

- IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, ANNOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 90% COVERAGE (2 TONS PER ACRE OF STRAW MULCH).

SLOPES

- 3:1 (HORIZONTAL) OR FLATTER MULD SHALL BE COVERED WITH MULCH.
- SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.
- SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

TRAINING SECTION 21

DESIGN ENGINEER: MATTHEW R. PAVEK P.E.
TRAINING COURSE: DESIGN OF SWPPP
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN
DATES OF TRAINING COURSE: 5/15/2011 - 5/16/2011
TOTAL TRAINING HOURS: 12
RE-CERTIFICATION: 2/27/2020 (8 HOURS), EXP: 5/31/2023

OWNER INFORMATION

TJL DEVELOPMENT, LLC
2416 EDGECLUMBE ROAD
SAINT PAUL, MN 55116
CONTACT: JIM JAVILLE
612-751-1919

AREAS AND QUANTITIES:

SITE AREA CALCULATIONS		EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	22,220 SF	68.6%	28,465 SF	87.9%	
ALL PAVEMENTS	7,167 SF	22.1%	1,729 SF	5.3%	
ALL NON-PAVEMENTS	3,002 SF	9.3%	2,135 SF	6.6%	
TOTAL SITE AREA	32,389 SF	100.0%	32,389 SF	100.0%	

IMPERVIOUS SURFACE		EXISTING CONDITION		PROPOSED CONDITION	
EXISTING CONDITION	29,387 SF	90.7%			
PROPOSED CONDITION	30,194 SF	93.2%			
DIFFERENCE (EX. VS PROP.)	807 SF	2.5%			

EROSION CONTROL QUANTITIES		EXISTING CONDITION		PROPOSED CONDITION	
DISBURBED AREA	43,195 SF				
SILT FENCE/BIO-ROLL	1,000 LF				
EROSION CONTROL BLANKET	0 SF				
INLET PROTECTION DEVICES	6 EA				

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

SWPPP CONTACT PERSON

CONTRACTOR:

SWPPP INSPECTOR TRAINING:
ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT. TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP.

PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT IS NOT REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS.

SWPPP ATTACHMENTS (ONLY APPLICABLE IF SITE IS 1 ACRE OR GREATER):

CONTRACTOR SHALL OBTAIN A COPY OF THE FOLLOWING SWPPP ATTACHMENTS WHICH ARE A PART OF THE OVERALL SWPPP PACKAGE:
ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE - SITE SPECIFIC SWPPP DOCUMENT
ATTACHMENT B: CONSTRUCTION STORMWATER INSPECTION CHECKLIST
ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORMWATER TREATMENT SYSTEMS
ATTACHMENT D: STORMWATER MANAGEMENT REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER, AVAILABLE UPON REQUEST
ATTACHMENT E: GEOTECHNICAL EVALUATION REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER, AVAILABLE UPON REQUEST.

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS LESS THAN 10 ACRES SO AN NPDES PERMIT IS NOT REQUIRED.

PROJECT NARRATIVE:

PROJECT IS A REDEVELOPMENT OF AN VACANT NEWSPAPER BUILDING, SMALL COMMERCIAL BUSINESS, AND SMALL MULTI-RESIDENTIAL BUILDING INTO A NEW MULTI-RESIDENTIAL AND MIXED-USE BUILDING. SITE AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

NATIVE BUFFER NARRATIVE:

PRESERVING A 50' NATURAL BUFFER AROUND WATER BODIES IS NOT REQUIRED AS PART OF THIS PROJECT BECAUSE WATER BODIES ARE NOT LOCATED ON SITE.

INFILTRATION NARRATIVE:

INFILTRATION IS NOT REQUIRED AS PART OF THE PROJECT BECAUSE PERMANENT STORM WATER MANAGEMENT IS NOT REQUIRED.

SOIL CONTAMINATION NARRATIVE:

SOILS ON-SITE HAVE NOT BEEN IDENTIFIED.

SPECIAL TMDL BWP REQUIREMENTS - SITE SPECIFIC (IF REQUIRED):

N/A

PERMANENT STABILIZATION NOTES - SITE SPECIFIC:

- PERMANENT SEED MIX:
 - FOR THIS PROJECT ALL AREAS THAT ARE NOT TO BE SOODED OR LANDSCAPED SHALL RECEIVE A NATIVE PERMANENT SEED MIX.
 - AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MNDOT SEED MIX 35-261 (STORMWATER SOUTH AND WEST) AT 35 LBS PER ACRE.
 - AREAS MNDOT SEED MIX 35-221 (DRY PRAIRIE GENERAL) AT 10 LBS PER ACRE.
 - MAINTENANCE SHALL BE IN ACCORDANCE TO THE MNDOT SEEDING MANUAL.

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
EAST 7TH AVE MIXED-USE

2503-2517 7TH AVENUE N, ST. PAUL, MN 55109



To

Executive Director and Authority Members

Date

September 13, 2022

Agenda Placement # VIII.A

Old Business

Subject

River of God Church

Background/Facts

Note: This church is affiliated with "Assemblies of God". The Minnesota District Council is located at 1315 Portland Ave S, Minneapolis, MN 55404 Phone: 612-332-2400

Recommended Action

After the RMP is published, contact the above listed.

Attachments

1. THE ASSEMBLIES OF GOD

Respectfully submitted,
Lisa Ritchie, Administrative Assistant

THE ASSEMBLIES OF GOD

The Assemblies of God was founded in 1914. Today there are close to 13,000 churches in the U.S. with nearly 3 million members and adherents. There are more than 69 million Assemblies of God members worldwide, making the Assemblies of God the world's largest Pentecostal denomination.

The U.S. Assemblies of God national office is located at 1445 N. Boonville Avenue, Springfield, Missouri. It houses the Fellowship's executive and administrative offices, service divisions and departments, and warehouse.

<https://ag.org/church?g=f99e6ac8-427e-4711-a1f1-eefbbeaef621&d=True>

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MINNESOTA DISTRICT COUNCIL

mnaog.org/

 JFILBECK@MNAOG.ORG |
  (612) 332-2400 |
  (612) 332-2510



OUR EXECUTIVE LEADERSHIP



Left to Right: Malcolm Burleigh, Donna Barrett, Doug Clay, Rick DuBose, Wilfredo De Jesús, Greg Mundis.

CHURCH DIRECTORY

4 CHURCHES MATCH "RIVER OF GOD" + "MN"

River of God

-- Select District --

City

Minnesota

Zip

SEARCH

EAGLE'S LANDING ASSEMBLY OF GOD

Reverend Michael T Stevens

📍 30970 ARCTIC RD BALL CLUB, MN 56636

📞 (218) 246-2511

NEW RIVER ASSEMBLY OF GOD

Reverend Thomas L. Johnson

📍 240 SPATES AVE RED WING, MN 55066



[HTTP://WWW.NEWRIVERAG.ORG](http://www.newriverag.org)



NEWRIVERAGCHURCH@GMAIL.COM



(651) 388-3303

RIVER OF GOD CHURCH

Reverend Dennis L. McGrane

📍 2490 7TH AVE E NORTH SAINT PAUL, MN 55109



[HTTP://WWW.RIVEROFGODCHURCH-MN.ORG](http://www.riverofgodchurch-mn.org)



INFO@RIVEROFGOD.ORG



(651) 770-7777





To

Executive Director and Authority Members

Date

September 13, 2022

Agenda Placement # VIII.D

Old Business

Subject

Knick Knack Building - Possible repurchase?

Background/Facts

Purchased 2/22/21 for \$118,909.97. Right of Redemption 8/22/21
Currently back on the market for \$299,000

Recommended Action

Attachments

1. Current Listing 2564 7th Avenue E

Respectfully submitted,
Lisa Ritchie, Administrative Assistant

Details for 2564 7th Avenue E

MLS# 6246830

Description for 2564 7th Avenue E, North Saint Paul, MN, 55109

Great opportunity to own this retail building in prime downtown North St. Paul location. High demand area with great traffic and visibility. Building will suit many business uses. Bring your own business, or purchase for investment. Can be used as one building, or easily split and use as 2 units, or redevelop/expand to suit your needs. Large parking area in back, which could also be used to expand the building.

Listing Information

Property Type: Commercial, Retail/Shopping Center

Status: Active

Lot Size: 0.17 Acres

Square Feet: 2,679 sq ft

Year Built: 1953

Foundation: 2,679 sq ft

Subdivision: Second Add To North, St P

Total Units: 1

Current Use: Retail

County: Ramsey

Days On Market: 19

Construction Status: Previously Owned

School Information

District: 622 - North St Paul-Maplewood

Interior Features

Basement: Partial, Sump Pump, Concrete Block

Utilities

Water: City Water/Connected

Sewer: City Sewer/Connected

Available Utilities: Electric Separate, Heating Common, Hot Water Common

Cooling: Central

Heating: Natural Gas, Forced Air

Exterior / Lot Features

Parking Spaces: 10

Parking Description: Uncovered/Open, Driveway - Asphalt

Exterior: Stucco

Roof: Rubber

Lot Dimensions: 166x249

Zoning: Business/Commercial

Additional Exterior/Lot Features: Land Inclusions - Building, Land, Road Frontage - City, Curbs, Paved Streets, Sidewalks

Driving Directions

From Century Ave, West on 7th Ave - E to Property

Financial Considerations

Owner Pays: Electric, Fuel, Insurance, Maintenance/Repair, Taxes, Trash, Water/Sewer

Tax/Property ID: 122922420157

Tax Amount: \$6,660

Tax Year: 2022

HomeStead Description: Non-Homesteaded

Price Changes

\$299,900Original Price

\$299,900Current Price

+\$0Total Change

Date	Price
8/10/2022 11:37 AM	\$299,900



To

Executive Director and Authority Members

Date

September 13, 2022

Agenda Placement # VIII.F

Old Business

Subject

2579 7th Street (Between Sidewinders & Fallen Angels Tattoo)

Background/Facts

Attached please find WSB's soil borings and findings memo for the 2579 7th Ave site. There was no evidence of intact unexcavated foundations. It appears as if parking, sidewalk, and open space will be suitable in the short term without the need for any major soil corrections. However, we now have the opinion through this investigation that the site was filled with material that was not intended to support structural loads, and that excavation and removal of these existing fills should be anticipated for any future development on the site.

Let me know if there are any questions.

Thanks!
Morgan

Recommended Action

Attachments

1. NSP Parklet - Tech Memo

Respectfully submitted,
Lisa Ritchie, Administrative Assistant

Technical Memorandum

To: *Mr. Robert Dew, Chair
North St Paul – Economic Development Authority
2400 Margaret Street
North St. Paul, MN 55109*

From: *Mark Osborn, PE*

Date: *August 25, 2022*

Re: *Parklet - EDA
2579 7th Avenue East
North St Paul, MN 55109
WSB #: 020984-000*

Scope of Services

The City of North St Paul (City) authorized this scope of service. WSB was requested to drill soil borings within the area of previous building development at the above mentioned location in North St Paul. This included placing 4 flight auger soil borings to depths of about 15 feet below grade. The borings were performed to determine if any foundations or subgrade structures were still in place, and to determine the contents of the fill materials that were placed.

Boring Layout and Soil Sampling Procedures

WSB completed 4 flight auger soil borings at the project site. WSB recommended the boring depths and selected the desired locations based on provided site plans showing the original building location. It is our understanding that the previous structure was slab on grade with shallow frost footings. Our field crew staked the borings using the supplied site plan. The approximate boring locations are shown on the Soil Boring Exhibit attached which is an aerial photo.

We completed the borings on August 9, 2022 with a truck-mounted CME-55 drill rig operated by a two-person crew. The materials encountered were described on field logs and representative samples were containerized and transported to our laboratory for further observation. The subsurface conditions encountered by the borings are illustrated on the Logs of Test Borings in *Appendix A*. Similar soils were grouped into the strata shown on the boring logs, and the appropriate estimated USCS classification symbols were also added. The depths and thickness of the subsurface strata indicated on the boring logs were estimated from the drilling results.

The transition between materials (horizontal and vertical) is approximate and is usually far more gradual than shown. Information on actual subsurface conditions exists only at the specific locations indicated and is relevant only to the time exploration was performed. Subsurface conditions and groundwater levels at other locations may differ from conditions found at the indicated locations. The nature and extent of these conditions would not become evident until exposed by construction excavation. These stratification lines were used for our analytical purposes and due to the aforementioned limitations should not be used as a basis of design or construction cost estimates.

The drill crew observed the borings for free groundwater while drilling and after completion of the borings. These observations and measurements are noted on the boring logs. The crew then backfilled the borings to comply with Minnesota Department of Health regulations.

Exploration Results

Borings FA-1, FA-3, and FA-4 encountered fill to depths of about 5.5 to 6.5 feet, and boring FA-2 encountered fills to about 13 feet below grade. The fills encountered in the borings generally consisted of sands with gravel, silty sands, sands with silt or clay, sandy clay, lean clay, and organic silty clays. We also noted brick debris and roots within some of the fill materials.

Discussion

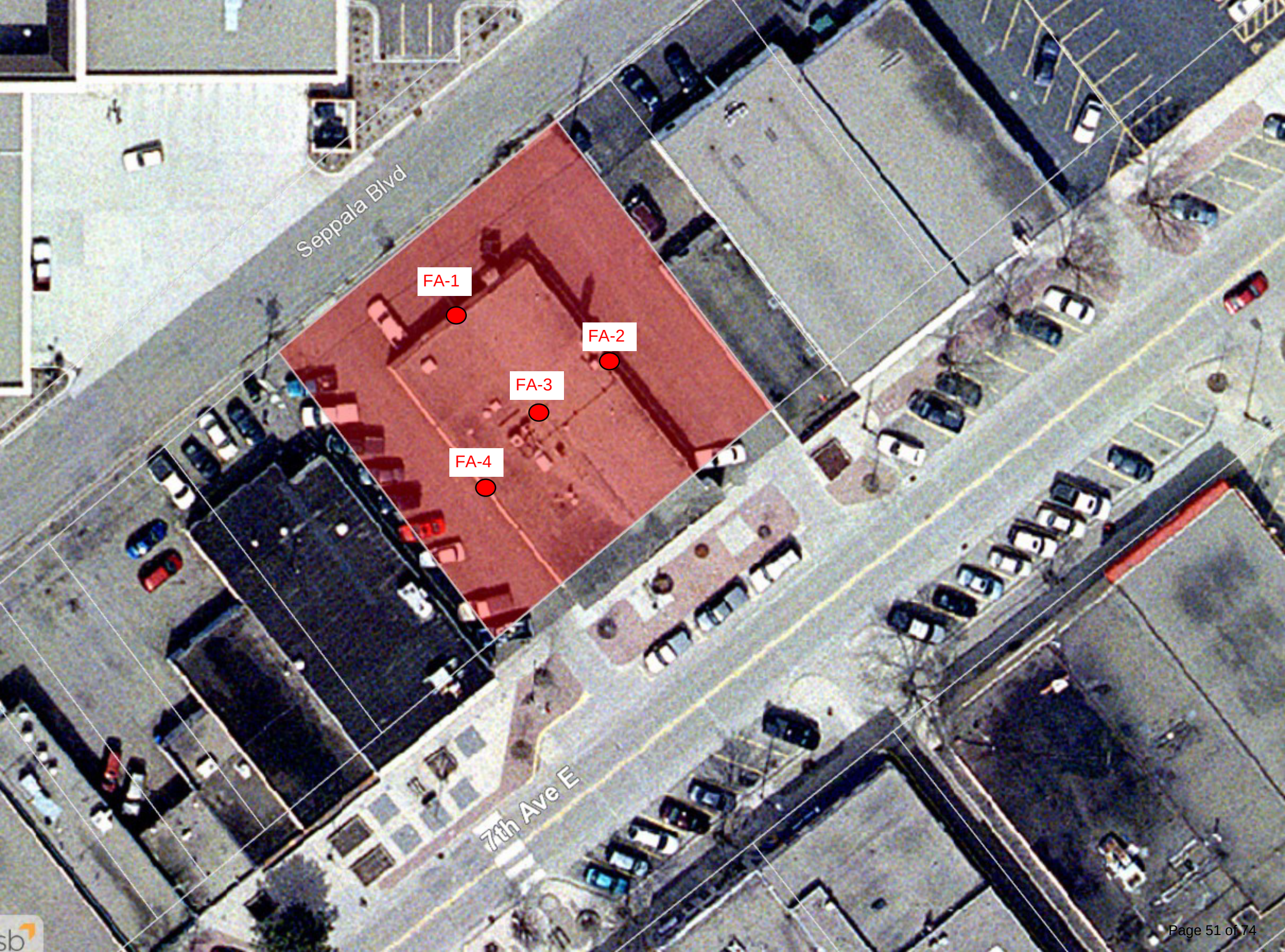
Our comments below are intended to provide preliminary information regarding on site soils and suitability.

In the borings completed within the building area, we did not encounter any evidence of existing foundations or slabs. We did note some brick masonry debris but that was encountered within fill materials. Boring FA-2 encountered fills to a deeper depth (13 feet) than the other three borings (about 5.5 to 6.5 feet). Additional borings or test pits could be conducted in the future in an attempt to define the extent of the deeper fill more accurately.

Based on the variety in fill materials and the presence of wet clays and organic materials at the boring locations, it is our opinion that these existing fills were not placed with the intention of supporting any structural loads. Excavation and removal of the existing fills should be anticipated for development on this site.

Standard of Care

The discussions and opinions contained in this report are based on our professional judgment. The soil testing and geotechnical engineering services performed for this project have been performed with the level of skill and diligence ordinarily exercised by reputable members of the same profession under similar circumstances, at the same time and in the same or a similar locale. No warranty, either expressed or implied, is made.



Seppala Blvd

FA-1

FA-2

FA-3

FA-4

7th Ave E

LOG OF TEST BORING



PROJECT NAME: Parklet - EDA
CLIENT/WSB #: 020984-000

PROJECT LOCATION: North St Paul, MN

BORING NUMBER FA-1

PAGE 1 OF 1

DEPTH (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE		MC %	%Fines	N-Value Plot
						TYPE	No.			
1	FILL: Sand with Gravel, fine to medium grained, brown, moist		Fill							
2	FILL: Silty Sand with Gravel, Roots, brown, moist					FA	1			
3										
4										
5										
6										
7	SILTY SAND WITH GRAVEL, brown, moist to wet to saturated	SM	Glacial Till			FA	2			
8										
9										
10										
11										
12						FA	3			
13										
14										

End of Boring 14.5 ft.

WATER LEVEL MEASUREMENTS

START: 8/09/2022

END: 8/09/2022

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief:	Logged By:
8/09/2022	11:00 am	14.5	14.5	9	8.5		3 1/4" HSA 0' - 14.5'	R. Kurth	MWO

Notes:

GEOTECHNICAL N-VALUE - WSB.GDT - 8/24/22 08:21 - K:\020984-000\GEOTECH-CMT\GEOTECHBORING LOGS.GPJ

LOG OF TEST BORING



PROJECT NAME: Parklet - EDA
CLIENT/WSB #: 020984-000

PROJECT LOCATION: North St Paul, MN

BORING NUMBER FA-2

PAGE 1 OF 1

DEPTH (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE		MC %	%Fines	N-Value Plot
						TYPE	No.			
0	5.5" BITUMINOUS ASPHALT 6: SAND WITH SILT AND GRAVEL, brown, moist		Pavement Section							0
1	FILL: Sand with Gravel, brown to dark brown, moist		Fill							
2	FILL: Silty Sand with Clay, brown and grayish brown and dark brown, moist and wet					FA	1			
3										
4	FILL: Lean Clay, grayish brown, wet									
5										
6	FILL: Silty Sand with Clay, pieces of brick at about 10 feet, brown, moist									
7										
8						FA	2			
9										
10										
11										
12										
13	SILTY SAND, brown, wet	SM	Glacial Till			FA	3			
14	SILTY CLAY, brown, wet	CL								

End of Boring 14.5 ft.

WATER LEVEL MEASUREMENTS

START: 8/09/2022

END: 8/09/2022

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief:	Logged By:
8/09/2022	10:00 am	14.5	14.5	10	8.5		3 1/4" HSA 0' - 14.5'	R. Kurth	MWO

Notes:

GEOTECHNICAL N-VALUE - WSB.GDT - 8/24/22 08:21 - K:\020984-000\GEOTECH-CMT\GEOTECHBORING LOGS.GPJ

LOG OF TEST BORING



PROJECT NAME: Parklet - EDA
CLIENT/WSB #: 020984-000

PROJECT LOCATION: North St Paul, MN

BORING NUMBER FA-3

PAGE 1 OF 1

DEPTH (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE		MC %	%Fines	N-Value Plot
						TYPE	No.			
0	1.5" BITUMINOUS ASPHALT		Pavement Section							
1	18" SAND WITH GRAVLE, brown, moist									
2	FILL: Sand with silt and Gravel, brown, moist		Fill			FA	1			
3	FILL: Sand with Clay and Gravel, dark brown, moist									
4										
5										
6	SILT WITH CLAY, gray, moist	ML	Glacial Till							
7	SAND WITH CLAY AND GRAVEL, grayish brown, moist	SP-SC				FA	2			
8										
9	SILTY SAND, grayish brown and brown, wet	SM								
10										
11										
12						FA	3			
13										
14										

End of Boring 14.5 ft.

WATER LEVEL MEASUREMENTS

START: 8/09/2022

END: 8/09/2022

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief:	Logged By:
8/09/2022	12:15 pm	14.5	14.5	9	None		3 1/4" HSA 0' - 14.5'	R. Kurth	MWO

Notes:

GEOTECHNICAL N-VALUE - WSB.GDT - 8/24/22 08:21 - K:\020984-000\GEOTECH-CMT\GEOTECHBORING LOGS.GPJ

LOG OF TEST BORING



PROJECT NAME: Parklet - EDA
CLIENT/WSB #: 020984-000

PROJECT LOCATION: North St Paul, MN

BORING NUMBER FA-4

PAGE 1 OF 1

DEPTH (ft)	DESCRIPTION OF MATERIAL	USCS	GEOLOGIC ORIGIN	WL	Drilling Operation	SAMPLE		MC %	%Fines	N-Value Plot
						TYPE	No.			
0	5.5" BITUMINOUS ASPHALT 5" SAND WITH GRAVEL, brown to dark brown, moist		Pavement Section							0
1	FILL: Silty Sand with Clay, brown, moist		Fill							
2										
3	FILL: Organic Silty Clay, black, moist					FA	1			
4	FILL: Mixture of Clayey Sand and Lean Clay, brown and gray and dark brown, moist and wet									
5										
6										
7	SILTY SAND, brown, moist to wet	SM	Glacial Till			FA	2			
8				▽						
9										
10										
11										
12						FA	3			
13										
14										

End of Boring 14.5 ft.

WATER LEVEL MEASUREMENTS

START: 8/09/2022

END: 8/09/2022

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER DEPTH	WATER ELEVATION	METHOD	Crew Chief:	Logged By:
8/09/2022	11:30 am	14.5	14.5	8.5	8.0		3 1/4" HSA 0' - 14.5'	R. Kurth	MWO
								Notes:	

GEOTECHNICAL N-VALUE - WSB.GDT - 8/24/22 08:21 - K:\020984-000\GEOTECH-CMT\GEOTECHBORING LOGS.GPJ



To

Executive Director and Authority Members

Date

September 13, 2022

Agenda Placement # VIII.G

Old Business

Subject

Oil Can Henry's

Background/Facts

Per the property statement, this location was sold 7/1/2021

Recommended Action

Attachments

1. Oil Can Henry's_2371 McKnight Property Statement_Beacon - Ramsey County, MN - Property Tax_ 112922140011
2. Oil Can Henry's Public Search-eCRVId_1277766-2022.08.29.10.29.04

Respectfully submitted,
Lisa Ritchie, Administrative Assistant

Pay Property Tax

[Pay Property Taxes](#)

For payment history, please see [Tax Transaction History](#)

Summary View

Parcel ID	112922140011
Parcel Status	Active
Property Address	2371 MCKNIGHT RD N NORTH ST PAUL MN 55109
Sec/Twp/Rng	11/29/22
Brief Tax Description	TARGET PLAZA ADDITION PART OF LOT 6 BLK 1 LYING SLY OF FOL DESC LINE ...LINE OF SD LOT 6 & THERE TERM (Note: Not to be used on legal documents)
Parcel Area	1.07
Parcel Width	0 Feet
Parcel Depth	0 Feet
	(Note: Width and Depth represent buildable area of lot in the case of irregularly shaped lots)
Tax Classification	3A COMMERCIAL LAND AND BUILDING;
Homestead Status	Non homestead
Roll Type	Real Property
Municipality	NORTH ST PAUL
District Code	6926
	For homestead vs non-homestead tax calc - use District code above - click here
School District	ISD #622
Watershed	METRO WATERSHED
TIF District	
Land Use Code	452 AUTOMOTIVE SERVICE STATION
	* The Tax Classification is the Assessor Office's determination of the use of the property and is not the same as the property's zoning.
	* Please contact the zoning authority for information regarding zoning.
	* To determine whether your property is Abstract or Torrens, call 651-266-2050

Taxpayers

Please refer to disclaimer at bottom of this page

Type	Name	Address
Owner	Marvin Development V Llc	5425 Boone Ave N New Hope MN 55428-3614

Tax Summary

For payment history, please see [Tax Transaction History](#)

	2022 Payable	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Estimated Market Value	\$637,600	\$633,800	\$576,200	\$548,800	\$522,700
Taxable Market Value	\$637,600	\$633,800	\$576,200	\$548,800	\$522,700
Net Tax Amount	\$21,032.00	\$20,928.00	\$19,946.00	\$19,308.00	\$18,604.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes	\$21,032.00	\$20,928.00	\$19,946.00	\$19,308.00	\$18,604.00
+ Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Amount Paid	\$21,032.00	\$20,928.00	\$19,946.00	\$19,308.00	\$18,604.00
= Outstanding Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Tax Transaction History

Tax Year	Business Date	Effective Date	Transaction Type	Tax Amount	Special Assessment	Penalty	Interest	Fees	Overpayment	Total
2022	5/13/2022	5/13/2022	Payment	(\$21,032.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$21,032.00)
2022	3/2/2022	3/2/2022	Original	\$21,032.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,032.00
2021	5/17/2021	5/17/2021	Payment	(\$10,464.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$10,464.00)
2021	5/17/2021	5/17/2021	Payment	(\$10,464.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$10,464.00)
2021	2/22/2021	2/22/2021	Original	\$20,928.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,928.00
2020	5/11/2020	5/11/2020	Payment	(\$19,946.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$19,946.00)
2020	2/23/2020	2/23/2020	Original	\$19,946.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,946.00

Sales

Date	eCRV #	Sale Price	State Study Recommendation	State Study Reject Reason	Cnty Stdy Rec
4/3/2007	-	\$256,000	Y		Y
1/7/2008	-	\$1,225,000	N	20-SALE - LEASEBACK	N
7/1/2021	1277766	\$1,050,000	N	06-UNUSUAL FINANCING	N

Statements and Notices

2022

[Value Notice](#)
[Tax Statement](#)
[Payment Stubs](#)
[Proposed Tax Statement](#)

2021

[Value Notice](#)
[Tax Statement](#)
[Payment Stubs](#)
[Proposed Tax Statement](#)

2020

[Value Notice](#)
[Tax Statement](#)
[Payment Stubs](#)
[Proposed Tax Statement](#)

2019

[Value Notice](#)
[Tax Statement](#)
[Payment Stubs](#)
[Proposed Tax Statement](#)

2018

[Value Notice](#)
[Tax Statement](#)
[Payment Stubs](#)
[Proposed Tax Statement](#)

State of Minnesota

The Property Tax Refund Program is administered by the State of Minnesota. For information regarding the program, please call 651-296-3781.

[Form M1PR\(Property Tax Refund\)](#)

No data available for the following modules: Multi-Parcel Link, Current Tax Year, Special Assessments, Service Company and Lender, Photos.

The information in this web site represents current data from a working file which is updated daily (see Last Data Upload at bottom of page for the timing of the last update). Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

[Last Data Upload: 8/29/2022, 2:15:57 AM](#)

Developed by



Version 2.3.216

View Summary for Completed eCRV ID 1277766 1277766

County: Ramsey Auditor ID:

Submit Date: 07/01/2021 10:03 AM Accept Date: 07/01/2021 3:40 PM

Buyers Information

Organization name:

Marvin Development V, LLC

Address:

5425 Boone Avenue North, New Hope, MN 55428 United States

Foreign address: **No**

Phone number: **(763) 489-2938** Email:

***** MN Revenue does not display SSN/Tax ID fields due to privacy. *****

Sellers Information

Person name:

Orville Allen Ennis

Address:

1700 Ashe Road, Unit 4, Bakersfield, CA 93309 United States

Foreign address: **No**

Phone number: **(559) 333-1153** Email:

***** MN Revenue does not display SSN/Tax ID fields due to privacy. *****

Person name:

Susan Eva Ennis

Address:

1700 Ashe Road, Unit 4, Bakersfield, CA 93309 United States

Foreign address: **No**

Phone number: **(559) 333-1153** Email:

***** MN Revenue does not display SSN/Tax ID fields due to privacy. *****

Property Information

County: **Ramsey**

Legal description:

That part of Lot 6, Block 1, Target Plaza Addition, which lies Southerly and Southeasterly of the following described line: Beginning at a point on the East line of said Lot 6, Block 1, which is 130 feet Southerly of the Northeast corner of said Lot 6, Block 1; thence Southwesterly, a distance of 409.64 feet to its intersection with the West line of said Lot 6, Block 1, said intersection being 130.00 feet Northerly of the Southwest corner of said Lot 6, Block 1, and said described line there terminating. Together with non-exclusive easements for ingress and egress purposes over parts of Lots 2 and 4 in said Block 1 as set forth in Document No. 691661. Together with non-exclusive easement for ingress and egress over part of Lot 2, Block 1, Target Plaza Addition as created in Document No. 569412. Torrens Property Being registered land as is evidenced by Certificate of Title No. 571364.

Deeded acres:

Will use as primary residence: **No**

What is included in the sale: **Land and Buildings**

New construction: **No**

Property Location(s)

Property location: **2371 McKnight Road North, North St. Paul, 55109**

Preliminary Parcel IDs

Parcels to be split or combined: **No**

Primary parcel ID: **112922140011**

Additional parcel ID(s):

Use(s)

Planned use:

Retail / Vehicle related /Gas/service station

Primary use: **Yes**

Prior use:

Retail / Vehicle related /Gas/service station

Sales Agreement Information

Deed Type: **Trustee Deed**
Date of Deed or Contract: **07/01/2021**
Purchase amount: **\$1,050,000.00**
Downpayment amount: **\$1,050,000.00**
Seller-paid amount: **\$0.00**
Delinquent Special Assessments and Delinquent Taxes Paid by Buyer: **\$0.00**
Financing type: **Cash**

Personal Property

Personal property included: **No**

Sales Agreement Questions

Buyer leased before sale: **No** Lease option to buy: **No**
Seller leased after sale: **No** Minimum rental income guaranteed: **No**
Partial interest indicator: **No** Contract payoff or deed resale: **No**
Received in trade: **No** Like exchange (IRS section 1031): **Yes**
Purchase over two years old: **No**

Supplementary Information

Buyer paid appraisal: **No** Appraisal value: **\$0.00**
Seller paid appraisal: **No** Appraisal value: **\$0.00**
Buyer and seller related: **No** Organization tax exempt: **No**
Government sale: **No** Foreclosed, condemned or legal proceedings: **No**
Gift or inheritance: **No** Name change: **No**
Buyer owns adjacent property: **No**
Public promotion: **Yes**
Significant different price paid: **No**
Comment on price difference:

Submitter Information

Submit date: **07/01/2021 10:03:43 AM**
Submitter: **Chris Hudy**
Organization: **Old Republic Title**
Email: **chudy@oldrepublictitle.com**
Phone number: **(612) 371-1109**
Comments:

Terms Accepted by the Submitter:

I declare under penalty of law that I have examined the information entered and submitted on this form, and, based on what I know and believe to be true, the information entered on this form is complete and correct.

County Data Information

County ID: **62**
Deed type code: **Trustee Deed**
Deed document ID:
Sales agreement net amount: **\$1,050,000.00**

Sales Price Adjustment(s)

Property Attributes

Year structure built: **2007** Parcel new construction percent:
Gross Building Area: Deeded acres:
Parcel water influence: **None**
Neighborhood code:
Exempt wetland: **No**
Exempt native prairie: **No**

Property Type(s)

Property Group: **Commercial**
Property Type:
Primary type: **Yes** Exempt: **No**
Contributing parcels: **1**

County Assessment

Land value: **\$151,500.00** Assessment Year: **2021**
Building value: **\$486,100.00**
Total market value: **\$637,600.00**

County Recommendation for County Study

Good for study: **No**
Reject reason-1: **06c - Unusual Financing**

County Recommendation for State Study

Good for study: **No**
Reject reason-1: **06c - Unusual Financing**

Final Parcels

(primary parcel listed first)
Parcel ID: **112922140011** Seq:
Jurisdiction: **North St. Paul** SD: **North St. Paul-Maplewood**
CER: CPI:



To

Executive Director and Authority Members

Date

September 13, 2022

Agenda Placement # VIII.H

Old Business

Subject

Commercial Properties Listed For Sale on North St Paul City Website

Background/Facts

The City of North St. Paul has partnered with LocationOne to list commercial properties for sale.

North St Paul City Website: <https://www.northstpaul.org/962/Development-Properties>

LocationOne Website: <https://locationone.com/terms/>

9/7/2022 - Left VM with Lisa Franklin of LocationOne & also emailed Kari Erpenbach to get more information about this service. Kari responded that the page was already existing when she came on board and she has never seen a subscription bill for it. She added that it's probably not accurate, so it could come down.

Question to EDA: What action would you like to see taken on this page?

Recommended Action

For review/discussion

Attachments

1. LocationOne

Respectfully submitted,
Lisa Ritchie, Administrative Assistant

Open to Business

Development Properties

Development Resources

Home > Business > Development Information > Development Properties

Development Properties

Looking to sell or lease your commercial property?

LocationOne Information System

The North St. Paul Economic Development Authority (EDA) has partnered with the Minnesota Department of Employment and Economic Development to offer our commercial property owners a no-cost way to advertise commercial space or lease or property for sale. Simply provide us with the information and photos, and we'll enter them into the database. Let us know when your listing is no longer available and we'll remove it for you.

If you'd like assistance posting your commercial property to the LocationOnce system, contact the City Manager at 651-747-2400.

Development Inquiries

Contact the City of North St. Paul at 651-747-2400.

BUILDINGS

SITES

AREAS

MY FOLDERS

SEARCH

Showing 12 of 12 buildings by Sqft High

Add All To Folders

Remove All From Folders



For Sale-2080 11th Ave

North Saint Paul, MN

Office, Retail

47,561 SF



20.0 mi1.5 mi



For Lease-2080-2098 11th Ave

North Saint Paul, MN

Retail, Office, Commercial

25,915 SF



20.0 mi1.5 mi



For Lease - 2206 2nd Street N

North Saint Paul, MN

Office

19,680 SF | 8 Ft Ceiling



20.0 mi1.5 mi



For Sale-2227 13th Avenue E

North Saint Paul, MN

Warehouse & Distribution

16,000 SF



20.0 mi1.5 mi



For Sale-2211 11th Ave

North Saint Paul, MN

Retail, Office

12,351 SF



20.0 mi1.5 mi



For Sale or Lease-2350 Helen Street N

North Saint Paul, MN

Office, Retail

10,000 SF | 14 Ft Ceiling



20.0 mi1.5 mi

LAYERS

DRAW

BUSINESS DATA

HEAT MAPS

MAP VIEWS

MEASURE

SHARE

RESET





To

Executive Director and Authority Members

Date

September 13, 2022

Agenda Placement # X.A

Treasurer's Report

Subject

Financials

Background/Facts

EDA Financials as of August 31, 2022

Recommended Action

For review

Attachments

1. EDA BALANCE SHEET - 8.31
2. EDA EXPENDITURES REPORT - 8.31
3. EDA REVENUE & EXPENSE REPORT - 8.31
4. EDA REVENUE REPORT - 8.31

Respectfully submitted,
Lisa Ritchie, Administrative Assistant

102-EDA-ECONOMIC DEV AUTH

ACCOUNT#	TITLE		
ASSETS			
=====			
102-1010	CASH	355,123.62	
102-1020	TAXES RECEIVABLE	0.00	
102-1022	TAXES REC DEL	0.00	
102-1033	S/A RECEIVABLE	0.00	
102-1040	ACCOUNTS RECEIVABLE	0.00	
102-1042	ACCOUNTS RECEIVABLE MODULE	0.00	
102-1054	DUE FROM OTHER FUNDS	0.00	
102-1060	INTEREST REC INVEST	0.00	
102-1120	PREPAID EXPENSES	0.00	
102-1200	LAND	49,248.22	
102-1300	DUE FROM OTHER FUNDS	0.00	
102-1888	REVENUE CLEARING	<u>1,820.75</u>	
			<u>406,192.59</u>
TOTAL ASSETS			406,192.59
=====			
LIABILITIES			
=====			
102-2010	AP PENDING (DUE TO POOL)	0.00	
102-2011	ACCOUNTS PAYABLE OTHER	0.00	
102-2012	ACCRUED SALARIES	0.00	
102-2013	EST LIAB FOR COMP ABSENCES	0.00	
102-2026	DUE TO OTHER GOVERNMENTS	0.00	
102-2027	DUE TO OTHER FUNDS	0.00	
102-2029	USE TAX PAID	0.00	
102-2030	SALES TAX	0.00	
102-2060	DEFERRED REVENUE	0.00	
102-2088	CONTR OTHER FUNDS	0.00	
102-2196	RETIREE INSURANCE	0.00	
102-2198	LINCOLN DISABILITY	0.00	
102-2199	DELTA DENTAL	0.00	
102-2201	FEDERAL TAX	0.00	
102-2202	STATE TAX	0.00	
102-2203	FICA TAX	0.00	
102-2204	MEDICARE TAX	0.00	
102-2205	PERA	0.00	
102-2209	HCSP MN STATE RETIREMENT SYSTE	0.00	
102-2210	CITY & COUNTY CREDIT UNION	0.00	
102-2211	DEFERRED COMPENSATION	0.00	
102-2212	WAGE WITHHOLDING	0.00	
102-2213	HEALTH/DENTAL/LIFE INSURANCE	0.00	
102-2214	MN MUTUAL LIFE INSURANCE	0.00	
102-2215	PERA LIFE INSURANCE	0.00	
102-2216	MINNESOTA BENEFIT ASSOCIATION	0.00	
102-2217	UNITED WAY	0.00	
102-2218	UNION DUES	0.00	
102-2219	MISC WAGE WITHHOLDING	<u>0.00</u>	
TOTAL LIABILITIES			<u>0.00</u>

102-EDA-ECONOMIC DEV AUTH

ACCOUNT#	TITLE		
EQUITY			
=====			
102-2900	FUND BALANCE	<u>513,005.73</u>	
	TOTAL BEGINNING EQUITY	513,005.73	
	TOTAL REVENUE	94,254.52	
	TOTAL EXPENSES	<u>201,067.66</u>	
	TOTAL REVENUE OVER/ (UNDER) EXPENSES	(106,813.14)	
	TOTAL EQUITY & REV. OVER/ (UNDER) EXP.	<u>406,192.59</u>	
	TOTAL LIABILITIES, EQUITY & REV.OVER/ (UNDER) EXP.		406,192.59
			=====

CITY OF NORTH ST. PAUL
EXPENDITURES REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2022

102-EDA-ECONOMIC DEV AUTH

% OF YEAR COMPLETED: 66.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	PRIOR YEAR YTD ACTUAL	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
102-4-00-4010-000 FULL-TIME SALARIES	60,068	1,655.19	14,497.85	18,284.83	45,570.15	24.14
102-4-00-4011-000 OVERTIME SALARIES	0	0.00	22.31	0.00 (	22.31)	0.00
102-4-00-4020-000 PART-TIME SALARIES	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4030-000 DEFERRED COMPENSATION	3,709	20.00	152.00	686.77	3,557.00	4.10
102-4-00-4031-000 PERA CONTRIBUTION	4,505	124.13	1,098.66	812.64	3,406.34	24.39
102-4-00-4032-000 FICA CONTRIBUTION	3,673	97.92	898.53	827.77	2,774.47	24.46
102-4-00-4033-000 MEDICARE CONTRIBUTION	900	22.92	210.12	193.55	689.88	23.35
102-4-00-4037-000 EDUCATIONAL ASSISTANCE	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4040-000 HEALTH INSURANCE	7,970	334.04	1,954.44	1,260.71	6,015.56	24.52
102-4-00-4050-000 WORKERS COMPENSATION I	457	0.00	228.50	93.00	228.50	50.00
102-4-00-4070-000 SEVERANCE	<u>511</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>511.00</u>	<u>0.00</u>
TOTAL PERSONNEL SERVICES	81,793	2,254.20	19,062.41	22,159.27	62,730.59	23.31
<u>SUPPLIES</u>						
102-4-00-4110-000 OFFICE SUPPLIES	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL SUPPLIES	0	0.00	0.00	0.00	0.00	0.00
<u>CONTRACTUAL SERVICES</u>						
102-4-00-4300-000 GENERAL CONTRACT/CONSU	0	0.00	12,117.50	0.00 (	12,117.50)	0.00
102-4-00-4300-093 GENERAL CONTRACT/CONSU	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4300-101 GENERAL CONTRACT/CONSU	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4300-310 GENERAL CONTRACT/CONSU	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4302-000 LEGAL SERVICES	0	0.00	629.00	633.00 (	629.00)	0.00
102-4-00-4302-310 LEGAL SERVICES	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4304-000 ENGINEERING SERVICES	0	0.00	31,872.50	0.00 (	31,872.50)	0.00
102-4-00-4310-000 GENERAL SERVICE FEES	0	0.00	6,810.00	0.00 (	6,810.00)	0.00
102-4-00-4320-000 COMMUNICATIONS DEVICES	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4330-000 POSTAGE	0	0.00	9.25	0.00 (	9.25)	0.00
102-4-00-4360-000 DUES & SUBSCRIPTIONS	450	0.00	0.00	0.00	450.00	0.00
102-4-00-4370-000 TRAINING & TRAVEL	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4400-000 GENERAL LIABILITY	1,134	0.00	567.00	532.50	567.00	50.00
102-4-00-4410-000 PROPERTY INSURANCE	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4500-000 UTILITIES	0	0.00	0.00	4,851.98	0.00	0.00
102-4-00-4540-000 FIBER SERVICE	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4575-000 COPIER LEASES	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4620-000 AWARDS & INDEMNITIES	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4630-000 MISCELLANEOUS	<u>0</u>	<u>0.00</u>	<u>125,000.00</u>	<u>0.00</u> (	<u>125,000.00)</u>	<u>0.00</u>
TOTAL CONTRACTUAL SERVICES	1,584	0.00	177,005.25	6,017.48 (	175,421.25)	1,174.57
<u>CAPITAL</u>						
102-4-00-4730-319 LAND	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4730-380 LAND - 2564 7TH AVE E	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>119,055.97</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CAPITAL	0	0.00	0.00	119,055.97	0.00	0.00
<u>TRANSFERS</u>						
102-4-00-4992-000 TRANSFER TO OTHER FUND	<u>10,000</u>	<u>0.00</u>	<u>5,000.00</u>	<u>5,000.00</u>	<u>5,000.00</u>	<u>50.00</u>
TOTAL TRANSFERS	10,000	0.00	5,000.00	5,000.00	5,000.00	50.00

CITY OF NORTH ST. PAUL
EXPENDITURES REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2022

102-EDA-ECONOMIC DEV AUTH

% OF YEAR COMPLETED: 66.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	PRIOR YEAR YTD ACTUAL	BUDGET BALANCE	% YTD BUDGET
TOTAL	93,377	2,254.20	201,067.66	152,232.72 (	107,690.66)	215.33
TOTAL EXPENDITURES	93,377	2,254.20	201,067.66	152,232.72 (	107,690.66)	215.33

CITY OF NORTH ST. PAUL
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2022

102-EDA-ECONOMIC DEV AUTH

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 66.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	PRIOR YEAR YTD ACTUAL	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
TAXES	200,907	0.00	100,453.50	92,343.50	100,453.50	50.00
INTERGOVERNMENTAL	0	0.00	0.00	0.00	0.00	0.00
OTHER CHARGES	0 (	1,009.21) (	6,198.98)	7,957.88	6,198.98	0.00
TRANSFERS	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL REVENUES	200,907 (	1,009.21)	94,254.52	100,301.38	106,652.48	46.91
<u>EXPENDITURE SUMMARY</u>						
	<u>93,377</u>	<u>2,254.20</u>	<u>201,067.66</u>	<u>152,232.72</u> (	<u>107,690.66)</u>	<u>215.33</u>
TOTAL EXPENDITURES	93,377	2,254.20	201,067.66	152,232.72 (	107,690.66)	215.33
REVENUE OVER/(UNDER) EXPENDITURES	107,530 (	3,263.41) (	106,813.14) (	51,931.34)	214,343.14	99.33-

CITY OF NORTH ST. PAUL
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2022

102-EDA-ECONOMIC DEV AUTH

% OF YEAR COMPLETED: 66.67

REVENUES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	PRIOR YEAR YTD ACTUAL	BUDGET BALANCE	% YTD BUDGET
<u>TAXES</u>							
102-3011	CURRENT PROPERTY TAX	200,907	0.00	100,453.50	92,343.50	100,453.50	50.00
102-3012	DELINQUENT PROPERTY TAX	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL TAXES	200,907	0.00	100,453.50	92,343.50	100,453.50	50.00
 <u>INTERGOVERNMENTAL</u>							
102-3521	HACA	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL INTERGOVERNMENTAL	0	0.00	0.00	0.00	0.00	0.00
 <u>OTHER CHARGES</u>							
102-3800	MARKET VALUE ADJUSTMENT	0 (	1,549.26) (	10,361.62) (	1,399.39)	10,361.62	0.00
102-3801	INVESTMENT INCOME	0	540.05	2,341.89	919.49 (	2,341.89)	0.00
102-3865	REFUND & REIMBURSEMENTS	<u>0</u>	<u>0.00</u>	<u>1,820.75</u>	<u>8,437.78</u> (	<u>1,820.75</u>)	<u>0.00</u>
	TOTAL OTHER CHARGES	0 (	1,009.21) (	6,198.98)	7,957.88	6,198.98	0.00
 <u>TRANSFERS</u>							
102-3992	TRANSFER FROM OTHER FUND	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES		200,907 (	1,009.21)	94,254.52	100,301.38	106,652.48	46.91
		=====	=====	=====	=====	=====	=====

CITY OF NORTH ST. PAUL
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2022

102-EDA-ECONOMIC DEV AUTH

% OF YEAR COMPLETED: 66.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	PRIOR YEAR YTD ACTUAL	BUDGET BALANCE	% YTD BUDGET
<u>PERSONNEL SERVICES</u>						
102-4-00-4010-000 FULL-TIME SALARIES	60,068	1,655.19	14,497.85	18,284.83	45,570.15	24.14
102-4-00-4011-000 OVERTIME SALARIES	0	0.00	22.31	0.00 (	22.31)	0.00
102-4-00-4020-000 PART-TIME SALARIES	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4030-000 DEFERRED COMPENSATION	3,709	20.00	152.00	686.77	3,557.00	4.10
102-4-00-4031-000 PERA CONTRIBUTION	4,505	124.13	1,098.66	812.64	3,406.34	24.39
102-4-00-4032-000 FICA CONTRIBUTION	3,673	97.92	898.53	827.77	2,774.47	24.46
102-4-00-4033-000 MEDICARE CONTRIBUTION	900	22.92	210.12	193.55	689.88	23.35
102-4-00-4037-000 EDUCATIONAL ASSISTANCE	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4040-000 HEALTH INSURANCE	7,970	334.04	1,954.44	1,260.71	6,015.56	24.52
102-4-00-4050-000 WORKERS COMPENSATION I	457	0.00	228.50	93.00	228.50	50.00
102-4-00-4070-000 SEVERANCE	<u>511</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>511.00</u>	<u>0.00</u>
TOTAL PERSONNEL SERVICES	81,793	2,254.20	19,062.41	22,159.27	62,730.59	23.31
<u>SUPPLIES</u>						
102-4-00-4110-000 OFFICE SUPPLIES	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL SUPPLIES	0	0.00	0.00	0.00	0.00	0.00
<u>CONTRACTUAL SERVICES</u>						
102-4-00-4300-000 GENERAL CONTRACT/CONSU	0	0.00	12,117.50	0.00 (	12,117.50)	0.00
102-4-00-4300-093 GENERAL CONTRACT/CONSU	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4300-101 GENERAL CONTRACT/CONSU	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4300-310 GENERAL CONTRACT/CONSU	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4302-000 LEGAL SERVICES	0	0.00	629.00	633.00 (	629.00)	0.00
102-4-00-4302-310 LEGAL SERVICES	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4304-000 ENGINEERING SERVICES	0	0.00	31,872.50	0.00 (	31,872.50)	0.00
102-4-00-4310-000 GENERAL SERVICE FEES	0	0.00	6,810.00	0.00 (	6,810.00)	0.00
102-4-00-4320-000 COMMUNICATIONS DEVICES	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4330-000 POSTAGE	0	0.00	9.25	0.00 (	9.25)	0.00
102-4-00-4360-000 DUES & SUBSCRIPTIONS	450	0.00	0.00	0.00	450.00	0.00
102-4-00-4370-000 TRAINING & TRAVEL	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4400-000 GENERAL LIABILITY	1,134	0.00	567.00	532.50	567.00	50.00
102-4-00-4410-000 PROPERTY INSURANCE	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4500-000 UTILITIES	0	0.00	0.00	4,851.98	0.00	0.00
102-4-00-4540-000 FIBER SERVICE	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4575-000 COPIER LEASES	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4620-000 AWARDS & INDEMNITIES	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4630-000 MISCELLANEOUS	<u>0</u>	<u>0.00</u>	<u>125,000.00</u>	<u>0.00</u> (	<u>125,000.00)</u>	<u>0.00</u>
TOTAL CONTRACTUAL SERVICES	1,584	0.00	177,005.25	6,017.48 (	175,421.25)	1,174.57
<u>CAPITAL</u>						
102-4-00-4730-319 LAND	0	0.00	0.00	0.00	0.00	0.00
102-4-00-4730-380 LAND - 2564 7TH AVE E	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>119,055.97</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CAPITAL	0	0.00	0.00	119,055.97	0.00	0.00
<u>TRANSFERS</u>						
102-4-00-4992-000 TRANSFER TO OTHER FUND	<u>10,000</u>	<u>0.00</u>	<u>5,000.00</u>	<u>5,000.00</u>	<u>5,000.00</u>	<u>50.00</u>
TOTAL TRANSFERS	10,000	0.00	5,000.00	5,000.00	5,000.00	50.00

CITY OF NORTH ST. PAUL
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2022

102-EDA-ECONOMIC DEV AUTH

% OF YEAR COMPLETED: 66.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	PRIOR YEAR YTD ACTUAL	BUDGET BALANCE	% YTD BUDGET
TOTAL	93,377	2,254.20	201,067.66	152,232.72 (	107,690.66)	215.33
TOTAL EXPENDITURES	93,377	2,254.20	201,067.66	152,232.72 (	107,690.66)	215.33
REVENUE OVER/(UNDER) EXPENDITURES	107,530 (	3,263.41) (	106,813.14) (	51,931.34)	214,343.14	99.33-

CITY OF NORTH ST. PAUL
REVENUE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2022

102-EDA-ECONOMIC DEV AUTH

% OF YEAR COMPLETED: 66.67

REVENUES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	PRIOR YEAR YTD ACTUAL	BUDGET BALANCE	% YTD BUDGET
<u>TAXES</u>							
102-3011	CURRENT PROPERTY TAX	200,907	0.00	100,453.50	92,343.50	100,453.50	50.00
102-3012	DELINQUENT PROPERTY TAX	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL TAXES	200,907	0.00	100,453.50	92,343.50	100,453.50	50.00
 <u>INTERGOVERNMENTAL</u>							
102-3521	HACA	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL INTERGOVERNMENTAL	0	0.00	0.00	0.00	0.00	0.00
 <u>OTHER CHARGES</u>							
102-3800	MARKET VALUE ADJUSTMENT	0 (	1,549.26) (	10,361.62) (	1,399.39)	10,361.62	0.00
102-3801	INVESTMENT INCOME	0	540.05	2,341.89	919.49 (	2,341.89)	0.00
102-3865	REFUND & REIMBURSEMENTS	<u>0</u>	<u>0.00</u>	<u>1,820.75</u>	<u>8,437.78</u> (	<u>1,820.75)</u>	<u>0.00</u>
	TOTAL OTHER CHARGES	0 (	1,009.21) (	6,198.98)	7,957.88	6,198.98	0.00
 <u>TRANSFERS</u>							
102-3992	TRANSFER FROM OTHER FUND	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES		200,907 (	1,009.21)	94,254.52	100,301.38	106,652.48	46.91
		=====	=====	=====	=====	=====	=====