City of North St. Paul
Planning Commission
Special Meeting Agenda (Amended)

February 9, 2023
5:00 PM

The Planning Commission Special Meeting will be conducted on **February 9, 2023** at 5:00 p.m. in the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

The Planning Commission also meets via interactive TV under Minn. Stat. 13D.02. Members of the public interested in attending remotely can log in with the following information:

The **February 9, 2023 Zoom meeting can be accessed via:** https://tinyurl.com/NSPplanning (**from a PC, Mac, tablet, iPhone or Android device)**
Meeting ID: 821 4097 2224 | Password: 362656 or by phone at 1-929-205-6099
Participants accessing the meeting by phone please use the following meeting ID: 87556902183

You can also watch the meeting on our YouTube channel here: https://tinyurl.com/NSPYouTube

The Planning Commission Zoom meeting will be 'open to the public to listen in, but will be muted from contributing at all times with the exception of the Public Forum or a Public Hearing.

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. Roll Call

COMMISSION
Patrick Blees, Chair
Andrew Wise, Vice-Chair
Erik Brenna, Commissioner
Cameron Muhic, Commissioner
Jason Nordby, City Council Liaison

STAFF
Brandy Howe, Community Development Director
Chris Cherne, Planning Commission Secretary

III. Adopt Agenda

IV. Approval of Minutes

A. Approval of 01/05/2023 Planning Commission Meeting Minutes

V. Meeting Open to the Public

This Open Forum is an opportunity for persons to address the Planning Commission 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 Commission may ask clarifying questions of the speaker, no formal action by the Commission or discussion will be held on these items.

VI. Public Hearings

VII. Commission Business, Action Items & Recommendations

A. Site Plan Review at 2231 11th Avenue E

B. Discuss 2023 Work Plan

VIII. Old Business

IX. Reports from Staff

X. Reports from Council Liaison

XI. Reports from Commissioners

XII. Adjournment

The next regularly scheduled Planning Commission meeting is Thursday, March 2, 2023 at 6:30 PM.

NORTH ST. PAUL
extraordinary.

Agenda Information Memorandum

To	Date
Planning Commissioners	February 9, 2023

Agenda Placement

Approval of Minutes

Subject

Approval of 01/05/2023 Planning Commission Meeting Minutes

Background/Facts

Recommended Action

Staff recommends approval of the 01-05-2023 Planning Commission minutes.

Attachments

1. PC Minutes 01-05-2023

Respectfully submitted,
Chris Cherne, Planning Commission/EDA Secretary

CITY OF NORTH ST. PAUL
PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, JANUARY 5, 2023
6:30 P.M.

North St. Paul City Hall – Council Chambers
2400 Margaret Street

I. CALL TO ORDER

Commissioner Blees called the meeting to order at 6:30 p.m.

II. ROLL CALL

COMMISSION
Patrick Blees, Commissioner
Eric Brenna, Commissioner
Cameron Muhic, Commissioner
Andrew Wise, Commissioner
Jason Nordby, City Council Liaison absent

STAFF
Brandy Howe, Community Development Director
Chris Cherne, Planning Commission Secretary

III. ADOPT AGENDA

Commissioner Blees suggested Chair and Vice Chair Election Commission Business Action Items and Recommendations be moved to Item IV.

Motion to reorder the agenda by Commissioner Wise, and seconded by Commissioner Muhic, with all present voting aye (4-0). Motion carried.

Motion to adopt revised agenda by Commissioner Brenna, and seconded by Commissioner Wise, with all present voting aye (4-0). Motion carried to adopt the January 5, 2023 agenda as revised.

IV. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

A. Chair and Vice Chair Election

After some discussion, Commissioner Blees stated he would accept the role of Chair and Commissioner Wise stated he would accept the role of Vice Chair.

Motion by Commissioner Muhic, and seconded by Commissioner Brenna, with all present voting aye (4-0). Motion carried to approve Chair and Vice Chair elections.

V. APPROVAL OF MINUTES

Motion to approve Minutes by Commissioner Wise, and seconded by Commissioner Muhic, with all present voting aye (4-0). Motion carried to approve the December 1, 2022 regular meeting minutes as submitted.

VI. MEETING OPEN TO THE PUBLIC

There were no comments.

VII. PUBLIC HEARINGS

A. Amendment to the Sign Ordinance

Chair Blees stated the Planning Commission agreed to hold a public hearing on the amendment to the Sign Ordinance.

Chair Blees opened the public hearing at 6:38 p.m.

Chair Blees closed the public hearing at 6:39 p.m.

Community Development Director Brandy Howe stated there was not any new information to provide. Chair Blees suggested a recommendation to City Council at their next meeting.

Motion by Commissioner Wise, and seconded by Commissioner Brenna, with all present voting aye (4-0). Motion carried to recommend approval to City Council of an Ordinance to Amend 157: Sign Ordinance of the Municipal Code.

Chair Blees recommended that authorization of this amendment to be signed by Mayor John Monge.

VIII. OLD BUSINESS

There was no old business.

IX. REPORTS FROM STAFF

Ms. Howe stated she has received an application for site plan review for a coffee/donut shop that will reconfigure the parking lot at Polar Plaza on 11th Avenue and McKnight Road. She also received a variance request for a cell phone tower extension. Both items be reviewed at the Planning Commission's next meeting.

X. REPORTS FROM COUNCIL LIAISON

Chair Blees stated he spoke to Council Liaison Nordby who is looking forward to being a part of this Commission.

XI. REPORTS FROM COMMISSIONERS

Planning Commission members thanked Council Liaison Wong for her work on the Commission over the last 2 years. They also expressed thanks to the rest of the out-going Planning Commission members.

Ms. Howe inquired about a commemorative offering for members' years of service. Chair Blees suggested that should ultimately come from City Council.

XII. ADJOURNMENT

There being no further business, motion to adjourn by Commissioner Brenna, and seconded by Commissioner Muhic, with all present voting aye (4-0). Motion carried to adjourn the meeting at 6:51 p.m.

The next regularly scheduled Planning Commission Meeting is Thursday, February 2, 2023 at 6:30 p.m.

Members, please notify any planned absences to:

Chris Cherne
Planning Commission Secretary
651-747-2440
chris.cherne@northstpaul.org

NORTH ST. PAUL
extraordinary.

Agenda Information Memorandum

To	Date
Planning Commissioners	February 9, 2023

Agenda Placement #

Commission Business, Action Items & Recommendations

Subject

Site Plan Review at 2231 11th Avenue E

Background/Facts

Refer to separate staff report.

Recommended Action

Recommend site plan approval at 2231 11th Avenue E

Attachments

1. PC Review 02-09-23
2. Civil Plans
3. Resolution

Respectfully submitted,
Brandy Howe, Planner

City of North St. Paul

Planning Commission Report

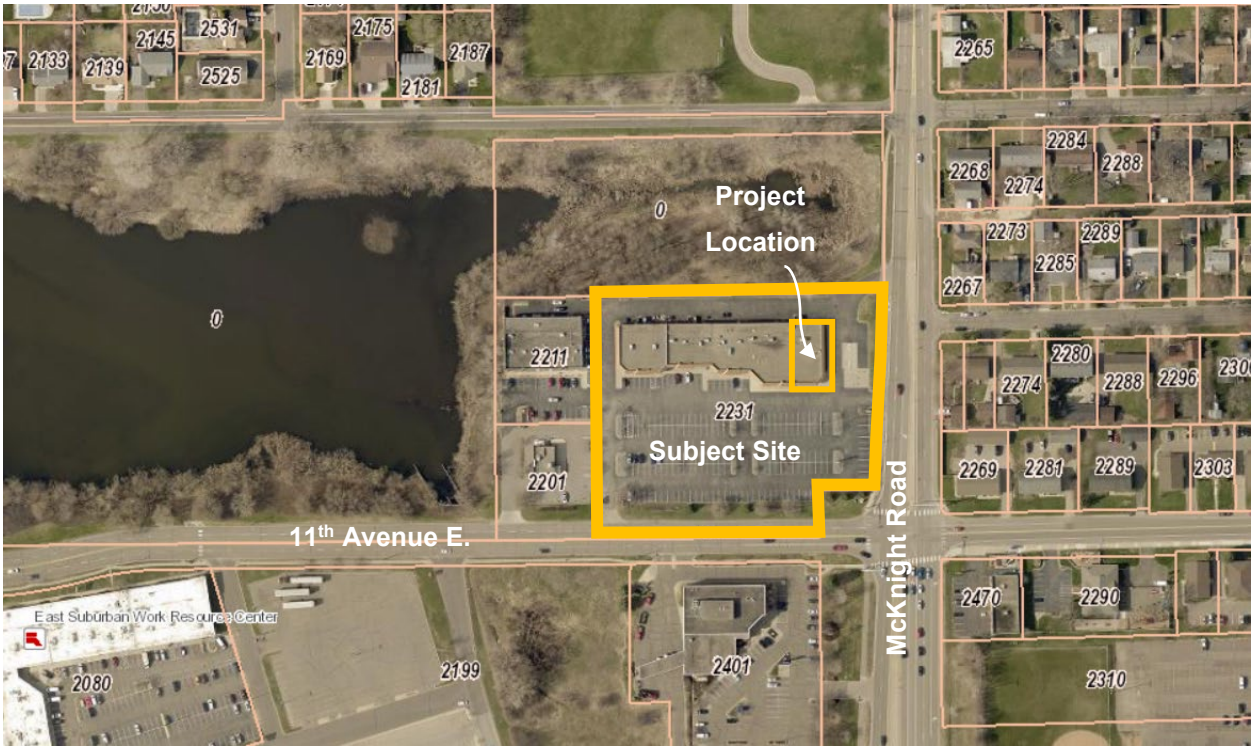
From:	Brandy Howe, Community Development Director
Meeting Date:	February 9, 2023
Agenda Item:	Site Plan Review at 2231 11th Avenue E.

GENERAL INFORMATION

Applicant(s)/Owner(s):	Architectural Consortium, LLC (Applicant) NSP PP Properties, LLC (Owner)
Subject Property:	2231 11th Avenue East (Polar Plaza)
Application Complete:	January 19, 2023
60-Day	March 20, 2023

PROJECT OVERVIEW

The applicant, Architectural Consortium, LLC, on behalf of NSP PP Properties, LLC is seeking site plan approval for a fast food restaurant and drive-through lane at 2231 11th Avenue E (Polar Plaza). The subject site is an existing multitenant structure known as Polar Plaza. The proposal is to remodel the easternmost tenant space of the subject building and add a drive-thru service window for a new coffee/donut shop (Dunkin' Donuts). The site plan also reconfigures the traffic circulation to accommodate the proposed drive-thru service window. According to the applicant's narrative statement, the typical hours of operation of a Dunkin' Donuts is usually 5 am to 7 pm.



ZONING REVIEW

Land Use

The subject site is zoned MU-3: Corridor Mixed Use, which is intended to for mixed-use centers. The existing multitenant building is approximately 24,000 square feet. Dunkin' Donuts is the proposed land use planned to occupy the easternmost tenant space, which is approximately 2,100 square feet of the overall building. Restaurants and drive-in businesses are permitted land uses in the MU-3 zoning district. The ordinance does include supplemental land use regulations for drive-in business serving food or beverages. Such business shall provide, in addition to vehicular service areas, indoor food and beverage service seating area. An indoor seating area as well as an outdoor seating will be available for customers.

Setbacks

The existing structure with the proposed new drive-thru addition meets the setback requirements of the MU-3 zoning district.

Building setbacks	MU-3 Requirements	Existing/Proposed Conditions
Front setback	25 feet	170 feet
Side setback	0 feet	84 feet
Rear setback	0 feet	42 feet

Parking

The overall site currently has 189 parking stalls. With the proposed site reconfiguration, the overall number of parking stalls will decrease to 162. The site plan also include 2 ADA-compliant spaces, 1-2 electric vehicle charging stations, 3 curbside pick-up stalls, and 3 bike parking spaces.

The required parking amount for a fast food restaurant is 15 stalls per 1,000 square feet of gross floor area. Based on this requirement, the proposed Dunkin' Donuts will need a minimum of 31 stalls to meet this requirement. Despite the reduction in the overall parking, the number of available spaces meet the parking requirements per ordinance.

	Tenant area (GFA)	Parking Standard	Total Stalls Required
Dunkin' Donuts	2,078 SF	15 per 1,000 GFA	31
Existing Retail	32,389 SF	4 per 1,000 GFA	130
Total Required	34,467 SF		162
Note: GFA = gross floor area			

Site Design

As indicated, the applicant proposes minor building modifications and traffic circulation improvements to an already developed site. The east end of the parking lot is being redesigned to accommodate the proposed drive-through. Vehicles may enter from McKnight or 11th Avenue and access the drive-through from the southeastern side of the parking lot. A crosswalk connects the existing sidewalk on McKnight Road to the building entrance. An outdoor patio/dining area is provided on the south side next to the drive-thru lane and handicap parking stalls. An existing exterior dumpster at the north side is set to remain and serve the Dunkin Donuts. No new loading docks are proposed.

Landscaping

Two existing trees will be removed as a result of the reconfiguration of the parking/site circulation. The proposed landscaping plan includes 13 new over story trees, 6 conifers, and adequate shrubs, grasses, and perennials. The proposed landscaping plan exceeds minimum standards in the ordinance.

Plantings are propose to be located in parking lot islands and along McKnight Road. Some of the proposed landscaping will be located within sanitary sewer easements. Staff recommends an encroachment agreement as a condition of approval to define ownership, maintenance, and liability for landscaping within the easement.

No new landscaping is proposed on the south or north ends of the site. Adequate landscaping presently exists on the south end along 11th Avenue. Note that the land immediately adjacent to the north is undeveloped and has adequate existing tree cover such that glare from headlights should not be an issue and thus no additional screening is proposed.

Noise

Specific details for the drive-through speaker have not yet been provided. A recommended condition of approval is that the applicant submit evidence that the all speakers and other equipment on the site will not exceed sound level requirements per Section 154.010(A)7 of the zoning code.

Lighting and Signs

The lighting plan depicts three Radean Post Top 25 foot tall lamps in the parking lot area and five D-Series LED lamps along the site perimeter. The plan as depicted does not meet the maximum code requirement of 0.4 foot-candles at the property line. A revised plan to meet this requirement is recommended as a condition of approval.

At this time 3 illuminated doubled sided directional signs are planned within the parking area to help direct patrons. Drive-thru specific elements will include a clearance bar, optional review board, order canopy with integral speaker plus separate digital menu board. The existing pylon sign will be retained and updated with new face panels and paint. The existing monument sign adjacent to McKnight Road is nonconforming and will be removed. A new monument is planned at the southeast corner of the site. Sign permits will be required for all new permanent signs.

Stormwater

The City Engineer reviewed the plans and determined that the existing impervious surface will be reduced overall with the proposed improvements and less than one acre is to be disturbed by construction. City stormwater requirements appear to be met with these thresholds; however, all Ramsey Washington Metro Watershed District rules are to be followed, including any permitting requirements.

Architectural Design

The applicant provided renderings of the proposed modifications of the building exterior. Note that architectural design review is not required for building alterations measuring less than 1,000 square feet. This project does not meet the threshold for design review.

CRITERIA FOR APPROVAL

Per 154.04(H) of the zoning ordinance, the City may grant site plan approval if the proposal is compliant with the following (staff review in italics):

1. The proposal is consistent with the general purposes and intent of the Comprehensive Plan;

   The future land use map designates this site as "Corridor Mixed Use" which is intended for the development or redevelopment of mixed-use centers. Staff finds criteria to be met.

2. The proposal will not adversely affect the health, safety, or general welfare of the city;

   Staff finds criteria to be met.

3. The proposal is compatible with present and future land uses in the surrounding area and reasonably related to the overall needs of the city;

   The proposed use is compatible with adjacent uses within the strip center where it is located as well as the residential and commercial uses in the vicinity. Staff finds criteria to be met.

4. The proposal or appearance of the proposal is compatible with adjacent properties;

Staff finds criteria to be met.

5. The proposal can be adequately supported by public urban services including the water supply, transportation system and capacity, police and fire protection, utilities, and sanitary waste disposal and stormwater disposal systems;
   The site is already served by city services. Staff finds criteria to be met.

6. The proposal will not create an excessive burden on existing parks, schools, and other public facilities which serve or are proposed to serve the area;

   No new residential is created to burden parks or schools. Staff finds criteria to be met.

7. The proposal will be sufficiently compatible or separated by distance or screening from adjacent residentially zoned land;

   Adequate screening already exists on the north side of the property. Staff finds criteria to be met.

8. The proposal is in harmony with the general purposes and intent of this chapter and the zoning district in which the applicant intends to locate the proposal; and

   Staff finds criteria to be met based on zoning review, above.

9. If applicable, the proposal is consistent with officially adopted city plans and overlays.

   Not applicable.

STAFF FINDINGS AND RECOMMENDATION

Staff finds the proposal to meet the criteria for approval listed above recommends approval of the enclosed site plan for Dunkin Donuts at 2231 11th Avenue E., subject to the conditions in the draft resolution.

ATTACHMENTS

1. Civil plans prepared by Westwood dated January 17, 2017
2. Architectural renderings prepared by Architectural Consortium, LLC dated December 14, 2022
3. Draft Resolution

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PRELIMINARY PLANS

FOR

NORTH ST PAUL DUNKIN DONUTS

NORTH ST PAUL, MN

Vicinity Map
(NOT TO SCALE)

PREPARED FOR:

NSP PP PROPERTIES, LLC
2494 MAYFLOWER AVENUE
MINNETONKA, MN 55305
CONTACT: STUART TAPPER
PHONE: 612-701-6045
EMAIL: STUART@MERWINLIQUORS.COM

PREPARED BY:

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0040116.00
CONTACT: JEFF WESTENDORF

SHEET INDEX

Sheet List Table	
SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C100	EXISTING CONDITIONS & REMOVALS PLAN
C200	OVERALL SITE & TRUCK TURNING MOVEMENTS PLAN
C201	SITE PLAN
C300	GRADING & DRAINAGE PLAN
C400	EROSION CONTROL PLAN
C500	DETAILS
L100	LANDSCAPE PLAN
L200	LANDSCAPE DETAILS & NOTES
E100	LIGHTING PLAN

NO.	DATE	REVISION	SHEETS
	01/17/2023	CITY COMMENTS	C201, E100
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PRELIMINARY PLANS

FOR

NORTH ST PAUL
DUNKIN DONUTS

NORTH ST PAUL, MN

INITIAL SUBMITTAL DATE: 12/16/2022 SHEET: C001

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NORTH ST PAUL DUNKIN DONUTS

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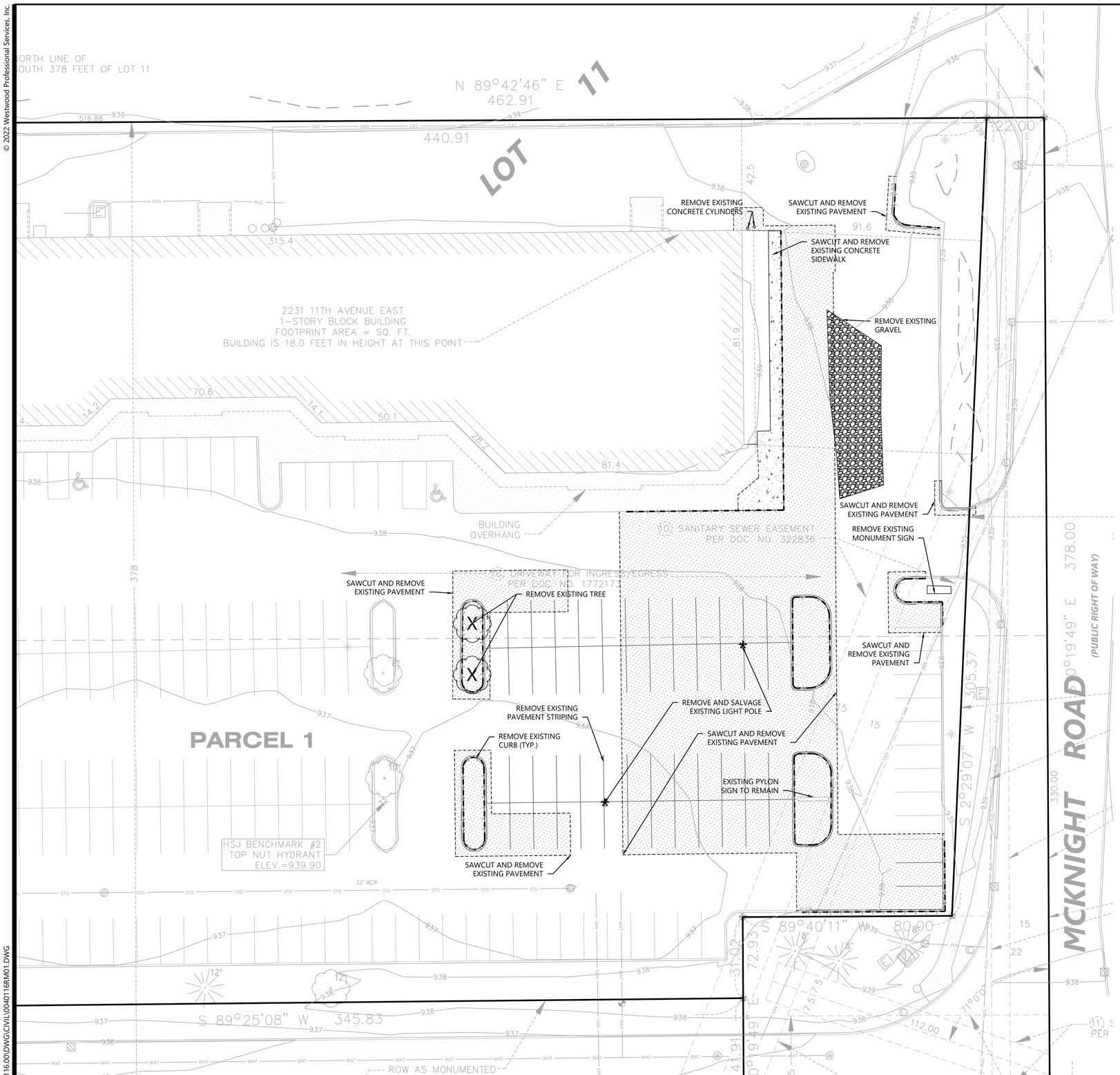

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

REMOVAL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SAW CUT PAVEMENT
EXISTING	**REMOVALS**	
		CURB & GUTTER
SAN		SANITARY SEWER
WAT		WATER MAIN
WAT		HYDRANT
STO		STORM SEWER
GAS		GAS
PUG		UNDERGROUND ELECTRIC
POH		OVERHEAD ELECTRIC
TUG		UNDERGROUND TELEPHONE
TOH		OVERHEAD TELEPHONE
FO		TELEPHONE FIBER OPTIC
CTV		CABLE TELEVISION
X		FENCE
		CONCRETE
		BITUMINOUS
		BUILDING
		TREE
		LIGHT POLE
	X	TRAFFIC SIGN
		CONSTRUCTION BARRICADE

REMOVAL NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
3. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

1" = 20'

0' 20' 40' 60'

NOT FOR CONSTRUCTION

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: 20'
VERTICAL SCALE: .

INITIAL ISSUE: 12/16/2022
REVISIONS:
01/17/2023 CITY COMMENTS
. .
. .
. .

PREPARED FOR:
NSP PP PROPERTIES, LLC
2494 MAYFLOWER AVENUE
MINNETONKA, MN 55305

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

01/17/2023 | LICENSE NO. .

NORTH ST PAUL DUNKIN DONUTS
NORTH ST PAUL, MN

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

EXISTING CONDITIONS & REMOVALS PLAN

SHEET NUMBER:
C100

DATE: 01/17/2023

NORTH ST PAUL DUNKIN DONUTS

PROJECT NUMBER: 0040116.00

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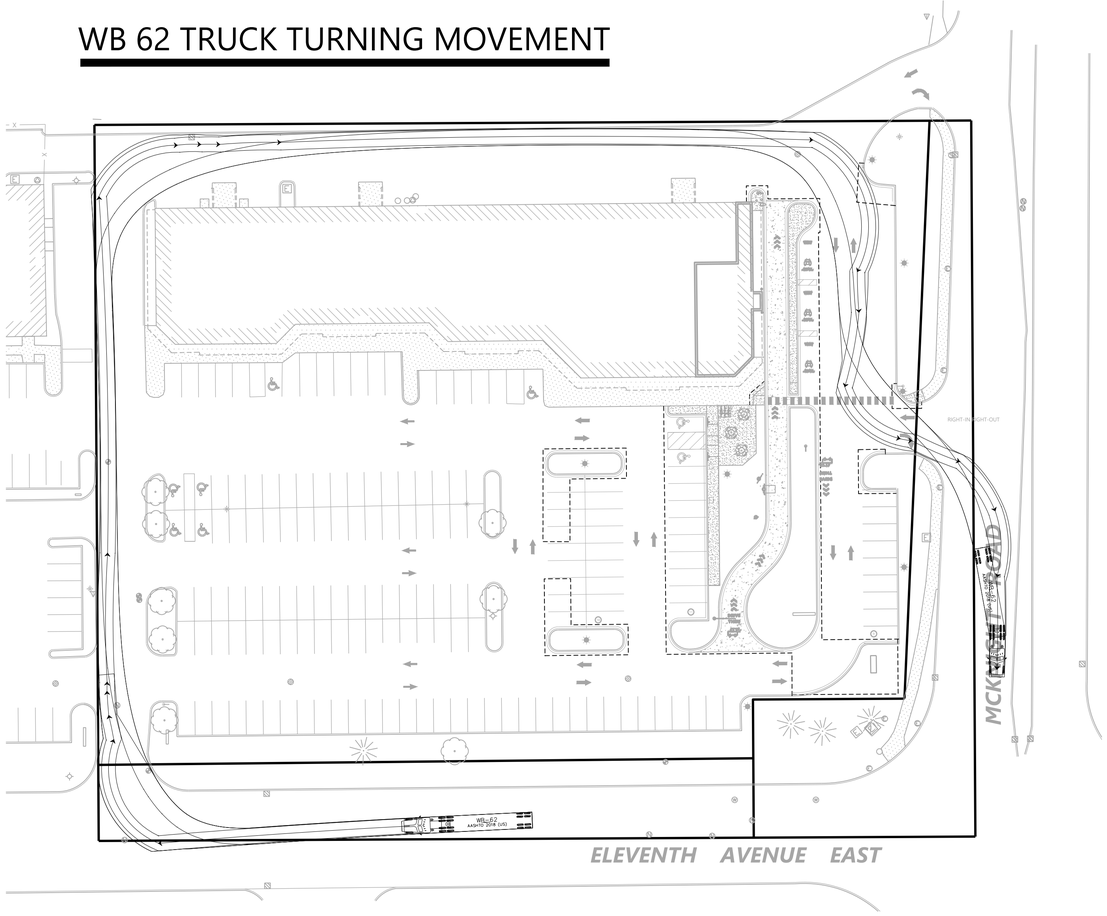
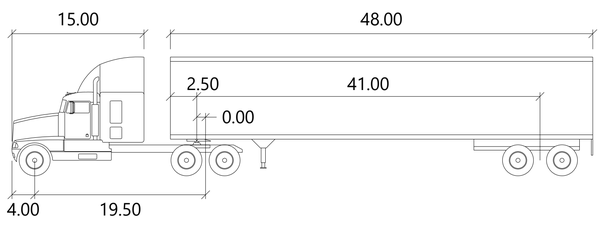
Common Ground Alliance

WB 62 TRUCK TURNING MOVEMENT

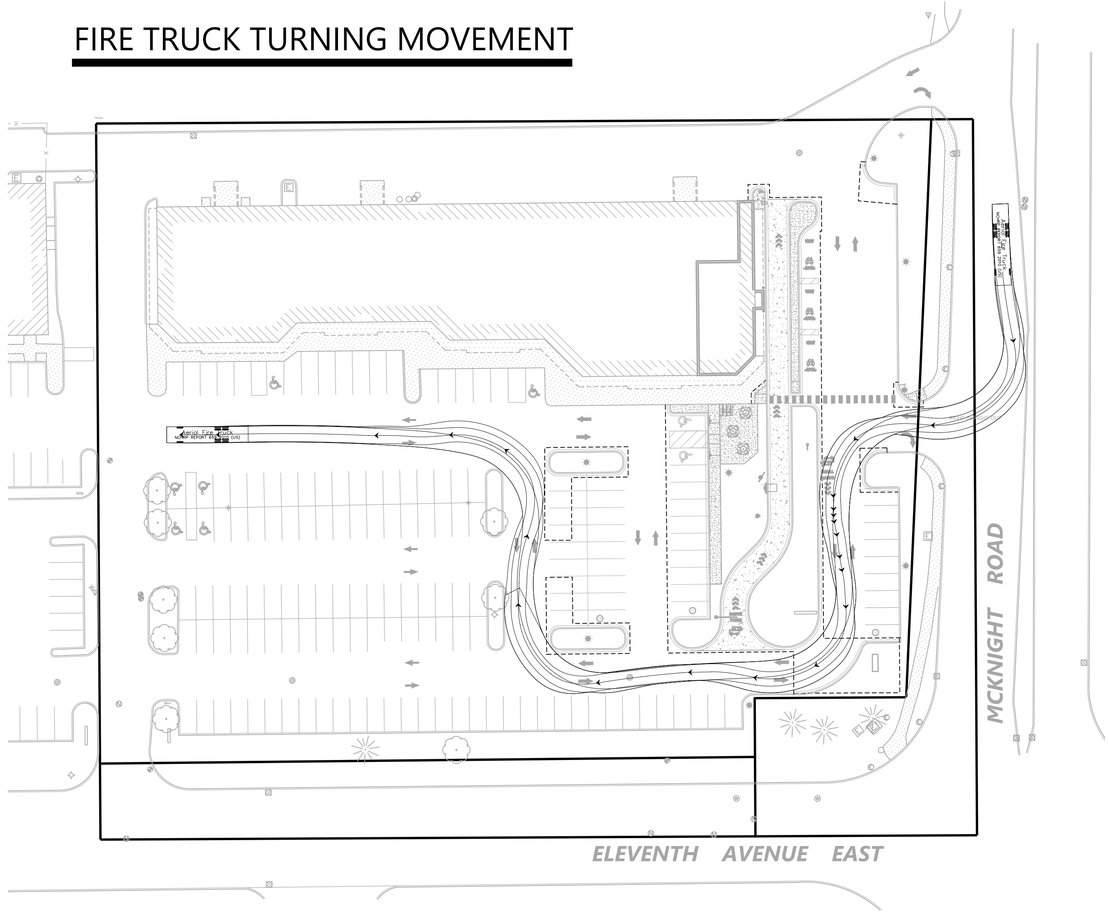


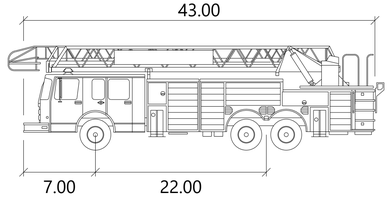


WB-62

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

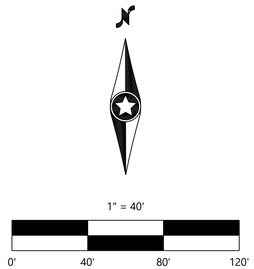
FIRE TRUCK TURNING MOVEMENT





Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3



NOT FOR CONSTRUCTION

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: 40'
VERTICAL SCALE: .

INITIAL ISSUE: 12/16/2022
REVISIONS:
1 01/17/2023 CITY COMMENTS
2 .
3 .
4 .
5 .

PREPARED FOR:
NSP PP PROPERTIES, LLC
2494 MAYFLOWER AVENUE
MINNETONKA, MN 55305

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

01/17/2023 LICENSE NO. .

NORTH ST PAUL DUNKIN DONUTS
NORTH ST PAUL, MN

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Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #200
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

OVERALL SITE & TRUCK TURNING MOVEMENTS PLAN

SHEET NUMBER:
C200

DATE: 01/17/2023

PROJECT NUMBER: 0040116.00

NORTH ST PAUL DUNKIN DONUTS

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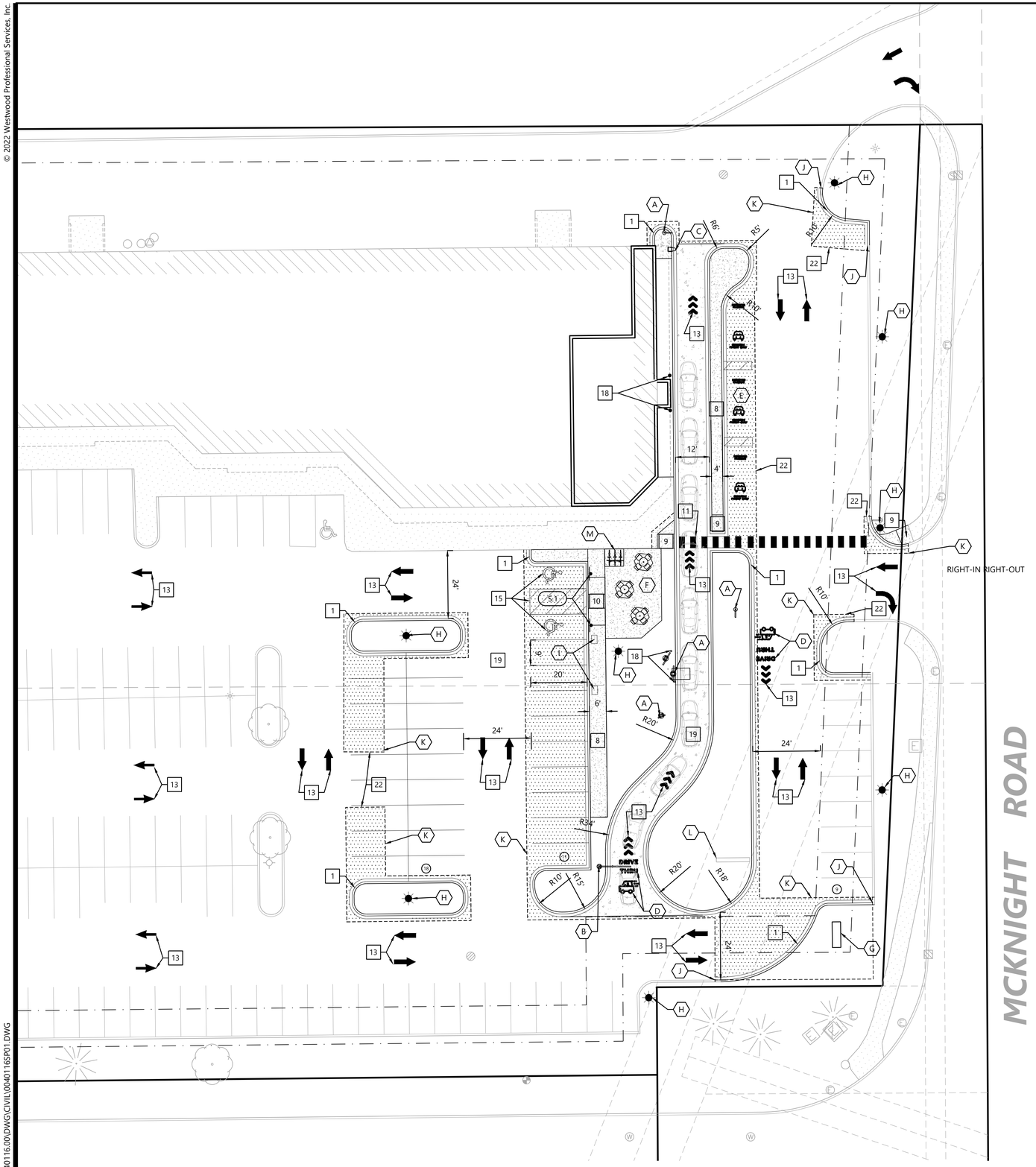

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
x	x	FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
	(#)	NUMBER OF PARKING STALLS
	T	TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

SITE DEVELOPMENT SUMMARY

• EXISTING ZONING:	MU3, CORRIDOR MIXED-USE
• PARCEL DESCRIPTION:	LOT 11, CASTLE WOOD
• PROPERTY AREA:	174,963 SF (4.017 AC)
• EXISTING IMPERVIOUS SURFACE:	151,652 SF (86.7%)
• PROPOSED IMPERVIOUS SURFACE:	148,188 SF (84.7%)
• BUILDING GROSS SIZE: PROPOSED COFFEE EXISTING RETAIL	34,467 SF 2,078 SF ±32,389 SF
• BUILDING SETBACK PER CODE:	25'=FRONT 0'=SIDE 0'=REAR
• PARKING SETBACK:	12'=FRONT, REAR, AND ROW 6'=INTERIOR SIDE
• PARKING SPACE/DRIVE AISLE:	9' WIDE X 20' LONG
• PARKING PROVIDED (TOTAL SITE)	162 STALLS (PLUS 3 CURBSIDE PICKUP STALLS)

1 SITE DETAILS (SI-0XX)

1	B612 CURB AND GUTTER
8	PRIVATE CONCRETE SIDEWALK
9	PRIVATE PEDESTRIAN CURB RAMP
10	PRIVATE PARALLEL PEDESTRIAN CURB RAMP
11	CROSS WALK STRIPING
13	TRAFFIC ARROW
15	HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
18	BOLLARD
19	PAVEMENT SECTIONS
22	SAW CUT CONTROL JOINT

A SITE KEYNOTES

A	DRIVE THRU SIGNAGE - SEE ARCH PLANS
B	DRIVE THRU CLEARANCE BAR - SEE ARCH PLANS
C	TRASH BIN - SEE ARCH PLANS
D	DRIVE THRU PAINT- SEE ARCH PLAN
E	CURBSIDE PICKUP PAINT - SEE ARCH PLAN
F	PATIO FURNITURE - SEE ARCH PLANS
G	FUTURE POTENTIAL MONUMENT SIGN
H	PROPOSED LIGHT POLE - SEE PHOTOMETRIC PLAN
I	EV CHARGING STATION
J	MATCH EXISTING CURB
K	MATCH EXISTING PAVEMENT
L	EXISTING PYLON SIGN
M	BIKE RACK

S.10 SIGN LEGEND

REFERENCE		SIZE	MnDOT DESIGNATION
S.1	HANDICAP ACCESSIBLE	12" X 18"	R7-8M

GENERAL SITE NOTES

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY HARRY S. JOHNSON CO., INC. LAND SURVEYORS, BLOOMINGTON, MN, 07/11/2022.
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
6. ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

1" = 20'

0' 20' 40' 60'

NOT FOR CONSTRUCTION

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: 20'
VERTICAL SCALE: .

INITIAL ISSUE: 12/16/2022
REVISIONS:
1 01/17/2023 CITY COMMENTS
2 .
3 .
4 .
5 .

PREPARED FOR:
NSP PP PROPERTIES, LLC
2494 MAYFLOWER AVENUE
MINNETONKA, MN 55305

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

01/17/2023 LICENSE NO. .

NORTH ST PAUL DUNKIN DONUTS
NORTH ST PAUL, MN

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
Westwoodps.com
Westwood Professional Services, Inc.

SITE PLAN

SHEET NUMBER:
C201

DATE: 01/17/2023

NORTH ST PAUL DUNKIN DONUTS

PROJECT NUMBER: 0040116.00

N:\0040116.00\DWG\CIVIL\0040116SP01.DWG

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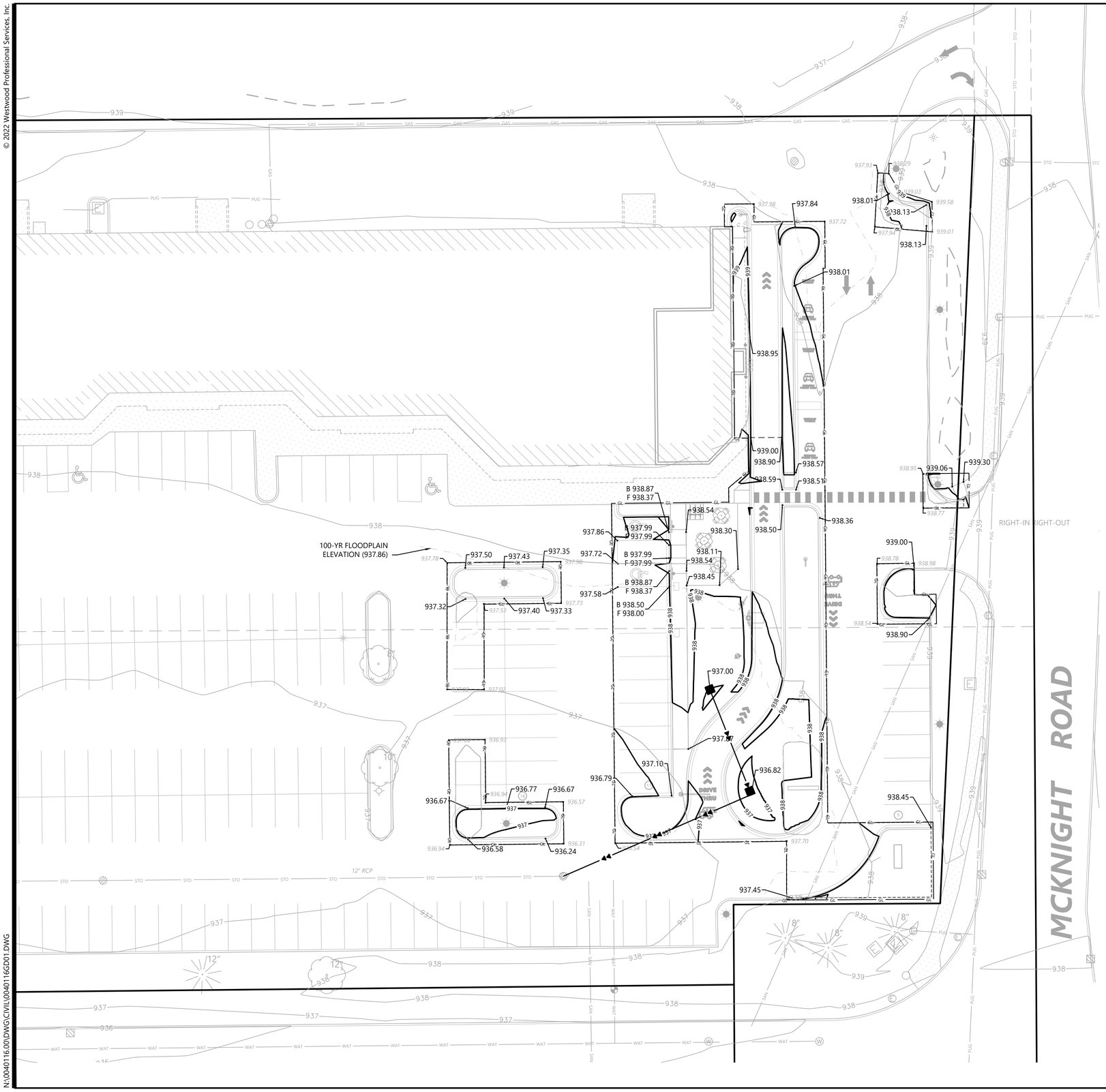

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GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
		CURB AND GUTTER
STO	STO	STORM SEWER
WAT	WAT	WATER MAIN
SAN	SAN	SANITARY SEWER
		DRAIN TILE
		RIDGE LINE
	GL	GRADING LIMITS
× 900.00	× 900.00	SPOT ELEVATION
	0.00%	FLOW DIRECTION
	E.O.F.	EMERGENCY OVERFLOW
		100-YR HWL (937.86)

GRADING NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
3. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
4. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
6. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
7. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
8. **SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.**
9. SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
10. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
11. CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
14. EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
15. EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
16. ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

FLOOD STORAGE SUMMARY

100-YR WATER SURFACE ELEVATION = 937.86 PER RAMSEY-WASHINGTON METRO WATERSHED DISTRICT

EXISTING FLOOD STORAGE BELOW 937.86 ELEVATION	163 CY
PROPOSED FLOOD STORAGE BELOW 937.86 ELEVATION	173 CY
NET CHANGE IN FLOOD STORAGE	+10 CY

NO NET FILL WITHIN THE FLOODPLAIN OCCURS.

PROJECT DISTURBED AREA = 0.45 AC

N

1" = 20'

0' 20' 40' 60'

NOT FOR CONSTRUCTION

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE: 12/16/2022
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2494 MAYFLOWER AVENUE
MINNETONKA, MN 55305

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01/17/2023 (LICENSE NO. .)

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Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

NORTH ST PAUL DUNKIN DONUTS
NORTH ST PAUL, MN

GRADING & DRAINAGE PLAN

SHEET NUMBER:
C300

DATE: 01/17/2023

PROJECT NUMBER: 0040116.00

NORTH ST PAUL DUNKIN DONUTS

N:\0040116.00\DWG\CIVIL\00401116GD01.DWG

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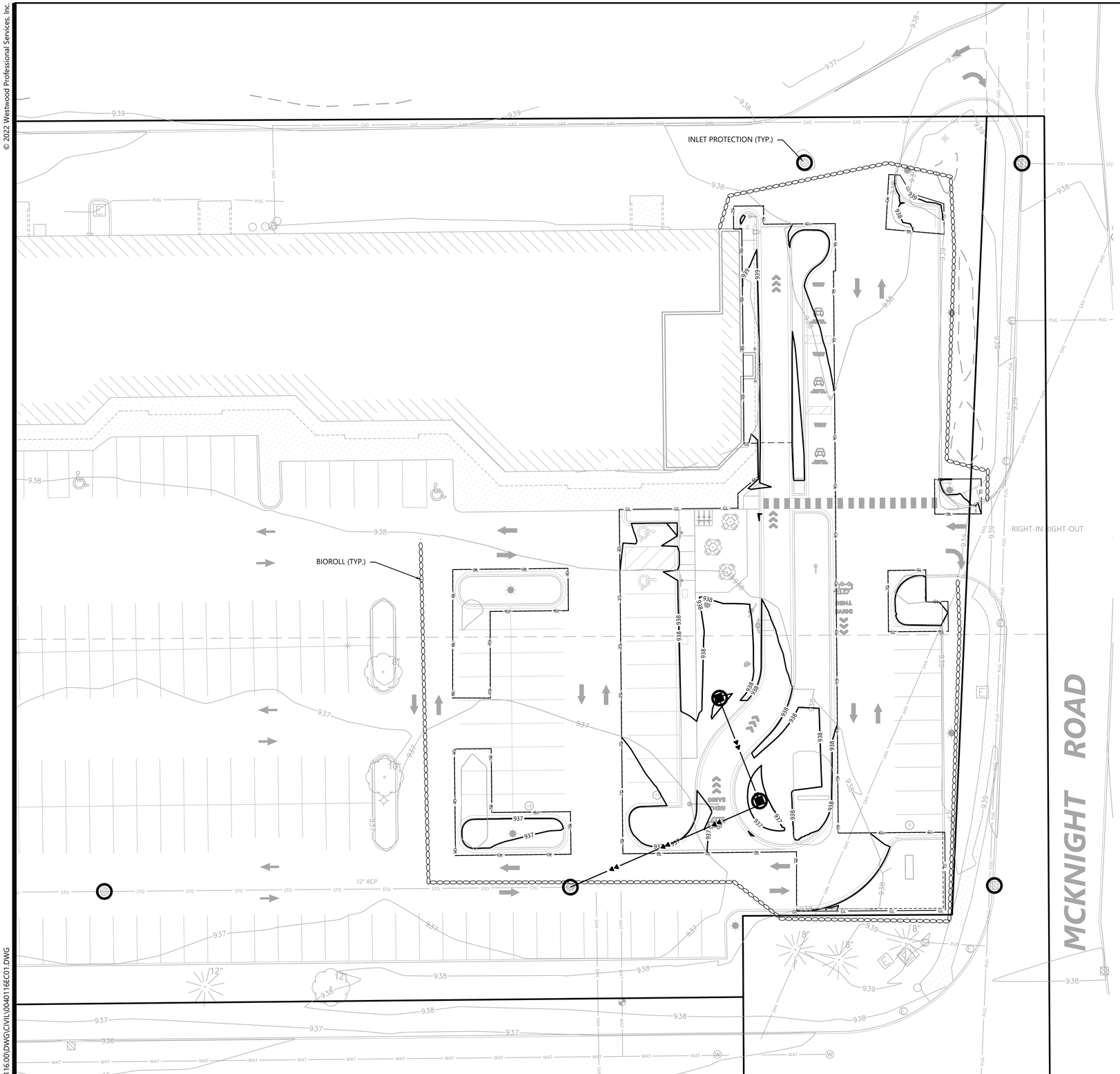

EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
		CURB AND GUTTER
		BIOROLL
STO	STO	STORM SEWER
WAT	WAT	WATER MAIN
SAN	SAN	SANITARY SEWER
		DRAIN TILE
	GL	GRADING LIMITS
		ROCK CONSTRUCTION ENTRANCE
	E.O.F.	EMERGENCY OVERFLOW
		INLET PROTECTION

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GENERAL EROSION CONTROL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
3. EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
4. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
5. PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
6. WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
7. ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
8. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
   - A. TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.
   - B. TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE
   - C. INFILTRATION/FILTRATION BASIN SHALL BE MNDOT SEED MIX 34-262 AT 14.5-POUNDS PER ACRE.
   - D. POND SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.
   - E. GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.
   - F. MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
9. FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
10. ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
11. ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREDGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.
14. PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE CONCURRENT WITH SITE WORK.

1" = 20'
0' 20' 40' 60'

NOT FOR CONSTRUCTION

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE: 12/16/2022
REVISIONS:
1 01/17/2023 CITY COMMENTS
2 .
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PREPARED FOR:
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MINNETONKA, MN 55305

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01/17/2023 (LICENSE NO. .)

NORTH ST PAUL DUNKIN DONUTS
NORTH ST PAUL, MN

Westwood
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
Westwood Professional Services, Inc.

EROSION CONTROL PLAN

SHEET NUMBER:
C400

DATE: 01/17/2023

PROJECT NUMBER: 0040116.00

NORTH ST PAUL DUNKIN DONUTS

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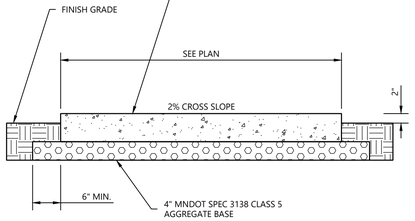
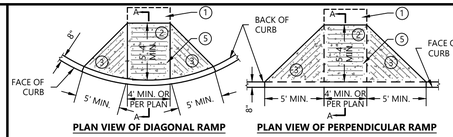
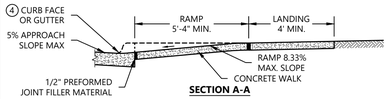


NOTES:
1. SEE ARCHITECTURAL PLANS FOR WALK SCORING AND JOINT LAYOUT.
2. WALK SHALL BE PER MnDOT SPEC 2521 MIX NO. 3A32 WITH A 28-DAY DESIGN STRENGTH OF 3900-PSI.

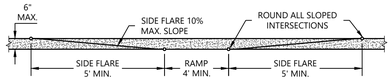
Westwood	PRIVATE CONCRETE SIDEWALK	LAST REVISED: 08/15/17 SI08



PLAN VIEW OF DIAGONAL RAMP — PLAN VIEW OF PERPENDICULAR RAMP



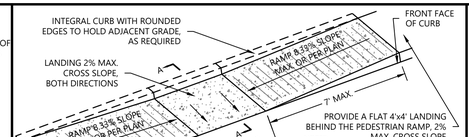
SECTION A-A



ELEVATION OF RAMP

NOTES:
1. PROVIDE A RELATIVELY FLAT MINIMUM 4'x4' LANDING BEHIND THE PEDESTRIAN RAMP, 2% MAXIMUM CROSS SLOPE BOTH DIRECTIONS.
2. CURB RAMP AREA TO BE CONCRETE AND MEET LATEST ADA REQUIREMENTS. RAMP CROSS SLOPE 2% MAXIMUM. BACK-TO-BACK PEDESTRIAN RAMPS SHALL HAVE MINIMUM 48" LANDING BETWEEN, OR PROVIDE AT-GRADE CROSSING.
3. SIDE FLARES TO BE CONCRETE AND IMPLEMENTED WHERE ADJACENT TO PAVED AREAS. FLARED SLOPE TO BE 10% MAXIMUM. EXISTING CURB RAMP ALTERATIONS, WITH NO LANDING, SHALL BE 8.33% MAXIMUM. PROVIDE 10% MAXIMUM SLOPE, UNLESS NOTED OTHERWISE.
4. ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE MAY NOT BE GREATER THAN 1/4 INCH.
5. RAMP AND FLARED SIDE SURFACE TO BE MEDIUM BROOM FINISH, PERPENDICULAR TO TRAVEL PATH.
6. WALK SHALL BE PER MnDOT SPEC 2521 MIX NO. 3A32 WITH A 28-DAY DESIGN STRENGTH OF 3900-PSI.

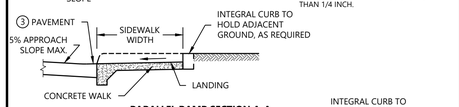
Westwood	PRIVATE PEDESTRIAN CURB RAMP	LAST REVISED: 08/15/17 SI09



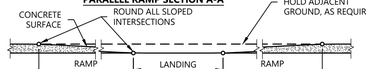
ISOMETRIC PLAN

PROVIDE A FLAT 4'x4' LANDING BEHIND THE PEDESTRIAN RAMP, 2% MAX. CROSS SLOPE.

NOTES:
1. CURB RAMP AREA TO BE CONCRETE AND MEET LATEST ADA REQUIREMENTS. RAMP CROSS SLOPE 2% MAXIMUM.
2. RAMP SURFACE TO BE MEDIUM BROOM FINISH, PERPENDICULAR TO TRAVEL PATH.
3. ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE MAY NOT BE GREATER THAN 1/4 INCH.



PARALLEL RAMP SECTION A-A



ELEVATION

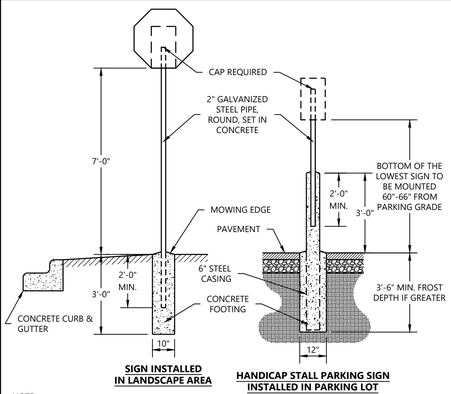
Westwood	PRIVATE PARALLEL PEDESTRIAN CURB RAMP	LAST REVISED: 08/15/17 SI10B

NOTES:
1. TAPED AREAS TO BE CENTERED AND ALIGNED ON CENTER LINE AND LANE LINES. MAKE ADJUSTMENTS IN CENTER MEDIAN AREA.
2. ZEBRA CROSSWALKS SHALL BE WHITE POLYMER-PREFORMED TAPE OR AN ACCEPTABLE EQUIVALENT APPROVED BY THE ENGINEER.
3. A MINIMUM OF 1.5 FT. CLEAR DISTANCE MUST BE LEFT ADJACENT TO CURB. IF LAST STRIPED AREA FALLS INTO THIS DISTANCE, IT MUST BE OMITTED.
4. REMOVE ALL CONFLICTING PAVEMENT MARKINGS AS DIRECTED BY THE ENGINEER.
5. AT SKEWED CROSSWALKS, THE TAPED AREAS ARE TO REMAIN PARALLEL TO THE LANE LINES.
6. WHERE PAVEMENT MARKINGS CAN NOT BE INLAYED INTO THE HOT MAT, PAVEMENT SHALL BE GROOVED FOR THE INSTALLATION OF THE POLYMER-PREFORMED MARKINGS. SEE Mn/DOT STANDARD SPECIFICATION 2564.

Westwood	CROSS WALK STRIPING	LAST REVISED: 08/15/17 SI11

NOTE:
1. ALL TRAFFIC FLOW ARROWS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS ABOVE

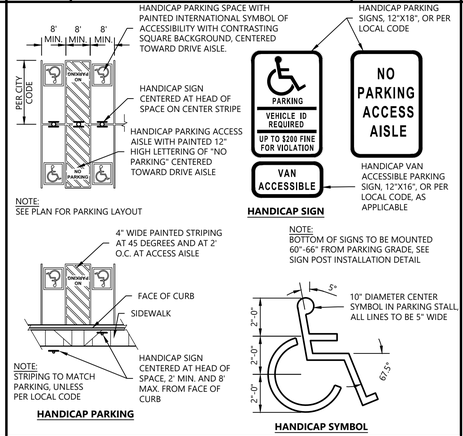
Westwood	TRAFFIC ARROW	LAST REVISED: 08/15/17 SI13



SIGN INSTALLED IN LANDSCAPE AREA — HANDICAP STALL PARKING SIGN INSTALLED IN PARKING LOT

NOTE:
1. SIGN TO BE 2-SIDED WHERE HANDICAP PARKING STALLS FACE ONE ANOTHER.
2. PARKING GRADE IS DEFINED AS EITHER FLOW LINE OF CURB OR PAVEMENT SURFACE AT THE HEAD OF THE STALL.

Westwood	SIGN POST INSTALLATION	LAST REVISED: 06/15/19 SI14



NOTE:
SEE PLAN FOR PARKING LAYOUT

HANDICAP SIGN

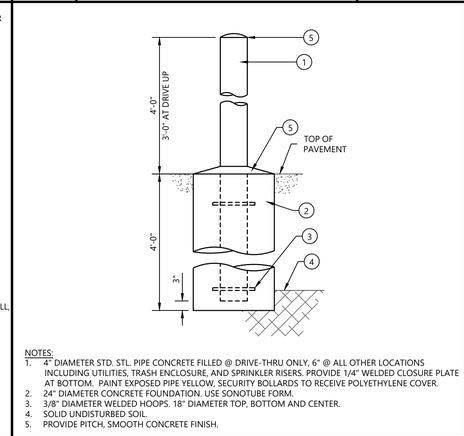
NOTE:
BOTTOM OF SIGNS TO BE MOUNTED 60"-66" FROM PARKING GRADE, SEE SIGN POST INSTALLATION DETAIL

NOTE:
STRIPING TO MATCH PARKING, UNLESS PER LOCAL CODE

HANDICAP PARKING

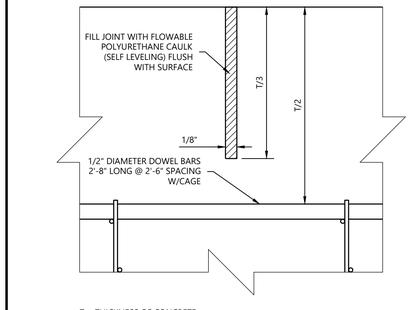
HANDICAP SYMBOL

Westwood	HANDICAP ACCESSIBLE SIGNAGE AND STRIPING	LAST REVISED: 08/15/17 SI15



NOTES:
1. 4" DIAMETER STD. STL. PIPE CONCRETE FILLED @ DRIVE-THRU ONLY, 6" @ ALL OTHER LOCATIONS INCLUDING UTILITIES, TRASH ENCLOSURE, AND SPRINKLER RISERS. PROVIDE 1/4" WELDED CLOSURE PLATE AT BOTTOM. PAINT EXPOSED PIPE YELLOW. SECURITY BOLLARDS TO RECEIVE POLYETHYLENE COVER.
2. 24" DIAMETER CONCRETE FOUNDATION. USE SONOTUBE FORM.
3. 3/8" DIAMETER WELDED HOOPS. 18" DIAMETER TOP, BOTTOM AND CENTER.
4. SOLID UNDISTURBED SOIL.
5. PROVIDE PITCH, SMOOTH CONCRETE FINISH.

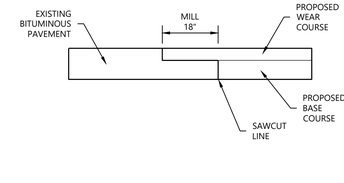
Westwood	BOLLARD	LAST REVISED: 08/15/17 SI18



T = THICKNESS OF CONCRETE

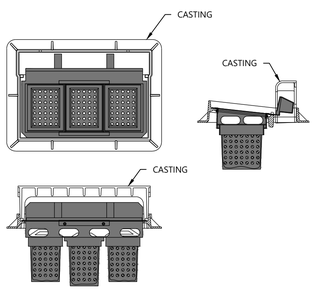
NOTE:
1. THE JOINT FACES SHALL BE CLEANED AND DRIED BY SANDBLASTING AND AIR BLASTING, PRIOR TO SEALING THE JOINT.

Westwood	SAW CUT CONTROL JOINT	LAST REVISED: 08/15/17 SI22



NOTE:
1. PRIOR TO PLACEMENT OF WEAR COURSE, CONTRACTOR SHALL MILL 18" OF THE EXISTING PAVEMENT TO A DEPTH EQUAL TO THE PROPOSED WEAR COURSE.

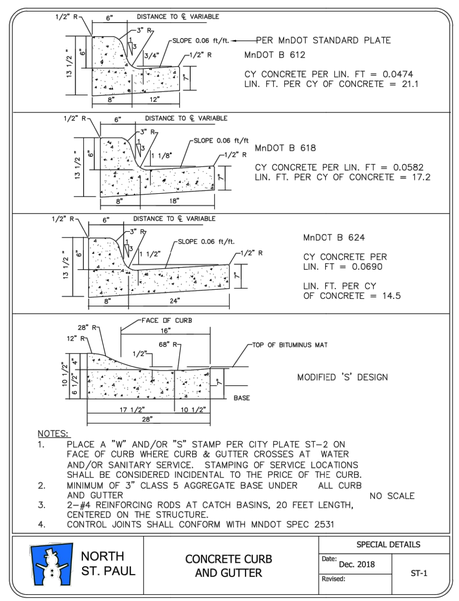
Westwood	MILLING AT SAWCUT	LAST REVISED: 06/26/19 SI53



NOTES:
1. INFRASAFE 2'x3' DEBRIS COLLECTION DEVICE OR ENGINEER APPROVED EQUAL.
2. PLACE 400-MICRON BAG IN EACH BASKET PER MANUFACTURER'S SPECIFICATIONS.
3. PLACE GRATE OVER COLLECTION DEVICE.
4. CLEAN AND MAINTAIN BASKETS WHEN SEDIMENT IS MAXIMUM 3-INCHES FROM TOP OF BASKETS.
5. CLEANING AND MAINTENANCE SHALL BE CONSIDERED INCIDENTAL.

N.T.S.

Westwood	MANUFACTURED 2'x3' INLET PROTECTION	LAST REVISED: 08/15/17 GD31



NOTES:
1. PLACE A "W" AND/OR "S" STAMP PER CITY PLATE ST-2 ON FACE OF CURB WHERE CURB & GUTTER CROSSES AT WATER AND/OR SANITARY SERVICE. STAMPING OF SERVICE LOCATIONS SHALL BE CONSIDERED INCIDENTAL TO THE PRICE OF THE CURB.
2. MINIMUM OF 3" CLASS 5 AGGREGATE BASE UNDER ALL CURB AND GUTTER
3. 2—#4 REINFORCING RODS AT CATCH BASINS, 20 FEET LENGTH, CENTERED ON THE STRUCTURE.
4. CONTROL JOINTS SHALL CONFORM WITH MNDOT SPEC 2531

NO SCALE

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

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

DESIGNED:	-
CHECKED:	-
DRAWN:	-
HORIZONTAL SCALE:	-
VERTICAL SCALE:	-

INITIAL ISSUE:	12/16/2022
REVISIONS:	
1	01/17/2023 CITY COMMENTS
2	-
3	-
4	-
5	-

PREPARED FOR:
NSP PP PROPERTIES, LLC
2494 MAYFLOWER AVENUE
MINNETONKA, MN 55305

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

01/17/2023 | LICENSE NO. -

NORTH ST PAUL DUNKIN DONUTS
NORTH ST PAUL, MN

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
Westwoodps.com
Westwood Professional Services, Inc.

DETAILS

SHEET NUMBER:
C500

DATE: 01/17/2023

PROJECT NUMBER: 0040116.00

NORTH ST PAUL DUNKIN DONUTS

N:\0040116.00\DWG\CIVIL\0040116DT01.DWG

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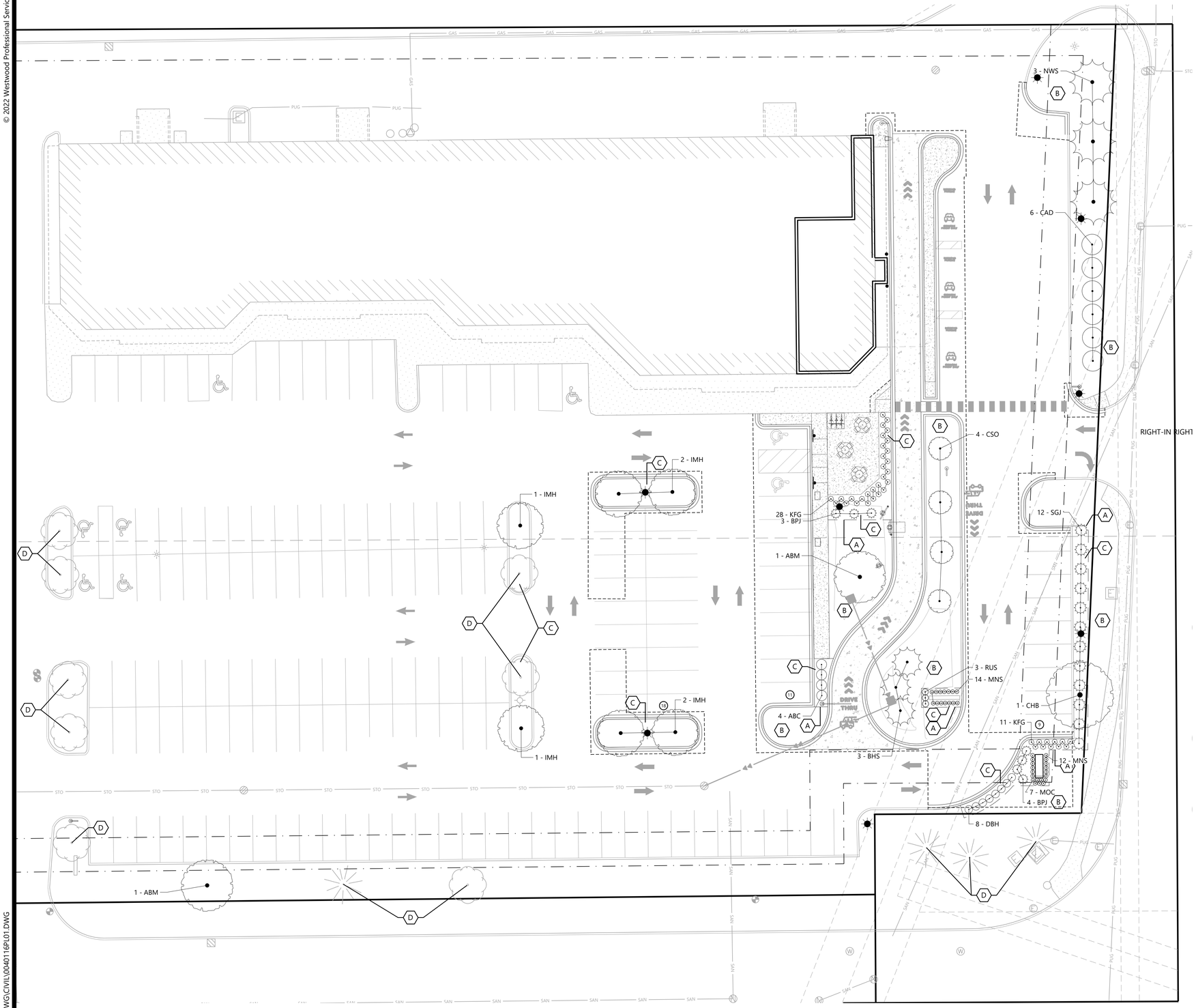

PLANT SCHEDULE

CONIFERS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING O.C.
NWS	3	PICEA ABIES / NORWAY SPRUCE	6` HT	B&B	AS SHOWN
BHS	3	PICEA GLAUCA `DENSATA` / BLACK HILLS SPRUCE	6` HT	B&B	AS SHOWN

OVERSTORY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING O.C.
ABM	2	ACER X FREEMANII `JEFFSRED` / AUTUMN BLAZE MAPLE	2.5" CAL	B&B	AS SHOWN
CHB	1	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2.5" CAL	B&B	AS SHOWN
IMH	6	GLEDITSIA TRIACANTHOS `IMPERIAL` / IMPERIAL HONEYLOCUST	2.5" CAL	B&B	AS SHOWN
CSO	4	QUERCUS X `CRIMSCHMIDT` / CRIMSON SPIRE™ OAK	2.5" CAL	B&B	AS SHOWN

ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING O.C.
MOC	7	COREOPSIS X `MOONBEAM` / MOONBEAM COREOPSIS	#1	CONT.	18" O.C.
RUS	3	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	#1	CONT.	30" O.C.
MNS	26	SALVIA NEMOROSA `MAY NIGHT` / MAY NIGHT SALVIA	#1	CONT.	18" O.C.

GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING O.C.
KFG	39	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / KARL FORESTER FEATHER REED GRASS	#1	CONT.	24" O.C.

CONIFEROUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING O.C.
SGJ	12	JUNIPERUS CHINENSIS `SEA GREEN` / SEA GREEN JUNIPER	#5	CONT.	5`-0" O.C.
BPJ	7	JUNIPERUS HORIZONTALIS `BLUE PRINCE` / BLUE PRINCE JUNIPER	#5	CONT.	4`-0" O.C.

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING O.C.
ABC	4	ARONIA MELANOCARPA `AUTUMN MAGIC` / AUTUMN MAGIC CHOKEBERRY	#5	CONT.	4`-0" O.C.
CAD	6	CORNUS SERICEA `CARDINAL` / CARDINAL DOGWOOD	#5	CONT.	8`-0" O.C.
DBH	8	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE	#5	CONT.	4`-0" O.C.

LANDSCAPE LEGEND

OVERSTORY DECIDUOUS TREE
ORNAMENTAL TREE
SHRUBS
PERENNIALS
EDGER

LANDSCAPE KEYNOTES (A)

A EDGER (TYP.)
B SOD (TYP.)
C ROCK MULCH
D EXISTING TREE TO REMAIN

LANDSCAPE SUMMARY

CANOPY/ EVERGREEN TREE REQUIREMENT (THE GREATER OF)

1 CANOPY/ EVERGREEN TREE PER 1000 SF OF GROSS BUILDING FLOOR AREA (23,800/1000= 23.8 24 TREES)
OR
1 CANOPY/ EVERGREEN TREE PER 50 LF OF SITE PERIMETER (1541/50= 30.8 31 TREES)

*PARKING LOT LANDSCAPE- AT LEAST 1 CANOPY TREE SHALL BE PROVIDED IN EACH ISLAND.

TREES REQUIRED= 31

TREES PROVIDED= 31
(12 EXISTING TREES + 6 PROPOSED CONIFEROUS TREES + 13 PROPOSED DECIDUOUS TREES)

1" = 20'
0' 20' 40' 60'

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DESIGNED:
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DRAWN:
HORIZONTAL SCALE: 20'
VERTICAL SCALE:

INITIAL ISSUE: 12/16/2022
REVISIONS:
1 01/17/2023 CITY COMMENTS
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MINNETONKA, MN 55305

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JEFF WESTENDORF
01/17/2023 LICENSE NO. .

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Westwoodps.com
Westwood Professional Services, Inc.

LANDSCAPE PLAN

SHEET NUMBER:
L100

DATE: 01/17/2023

PROJECT NUMBER: 0040116.00

NORTH ST PAUL DUNKIN DONUTS

N:\0040116.00\DWG\CIVIL\0040116PL01.DWG

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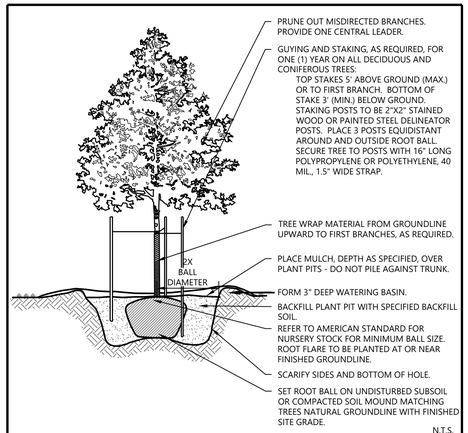
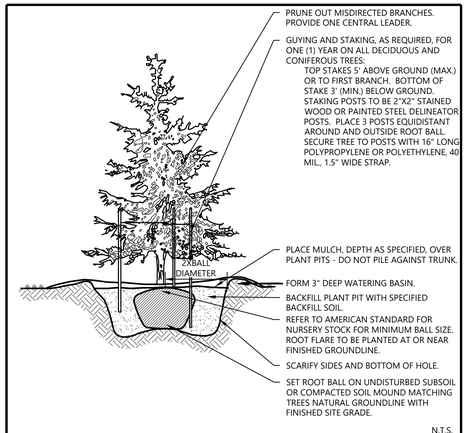
811 or call811.com
Common Ground Alliance

PLANTING NOTES

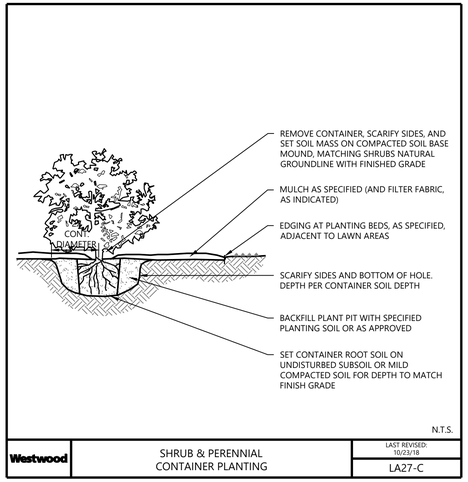
1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE MULCHED IN ROCK, WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.



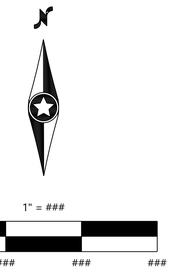
Westwood	DECIDUOUS TREE PLANTING	LAST REVISED: 10/19/18
		LA28



Westwood	EVERGREEN TREE PLANTING	LAST REVISED: 10/19/18
		LA29



Westwood	SHRUB & PERENNIAL CONTAINER PLANTING	LAST REVISED: 10/23/18
		LA27-C



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HORIZONTAL SCALE: ###
VERTICAL SCALE: -

INITIAL ISSUE: 12/16/2022
REVISIONS:
1 01/17/2023 CITY COMMENTS
2 -
3 -
4 -
5 -
6 -

PREPARED FOR:
NSP PP PROPERTIES, LLC
2494 MAYFLOWER AVENUE
MINNETONKA, MN 55305

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JEFF WESTENDORF 01/17/2023 LICENSE NO. -

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NORTH ST PAUL, MN

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12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
www.westwoodps.com
Westwood Professional Services, Inc.

LANDSCAPE DETAILS & NOTES

SHEET NUMBER:
L200

DATE: 01/17/2023

PROJECT NUMBER: 0040116.00

NORTH ST PAUL DUNKIN DONUTS

N:\0040116.00\DWG\CIVIL\0040116PL01.DWG

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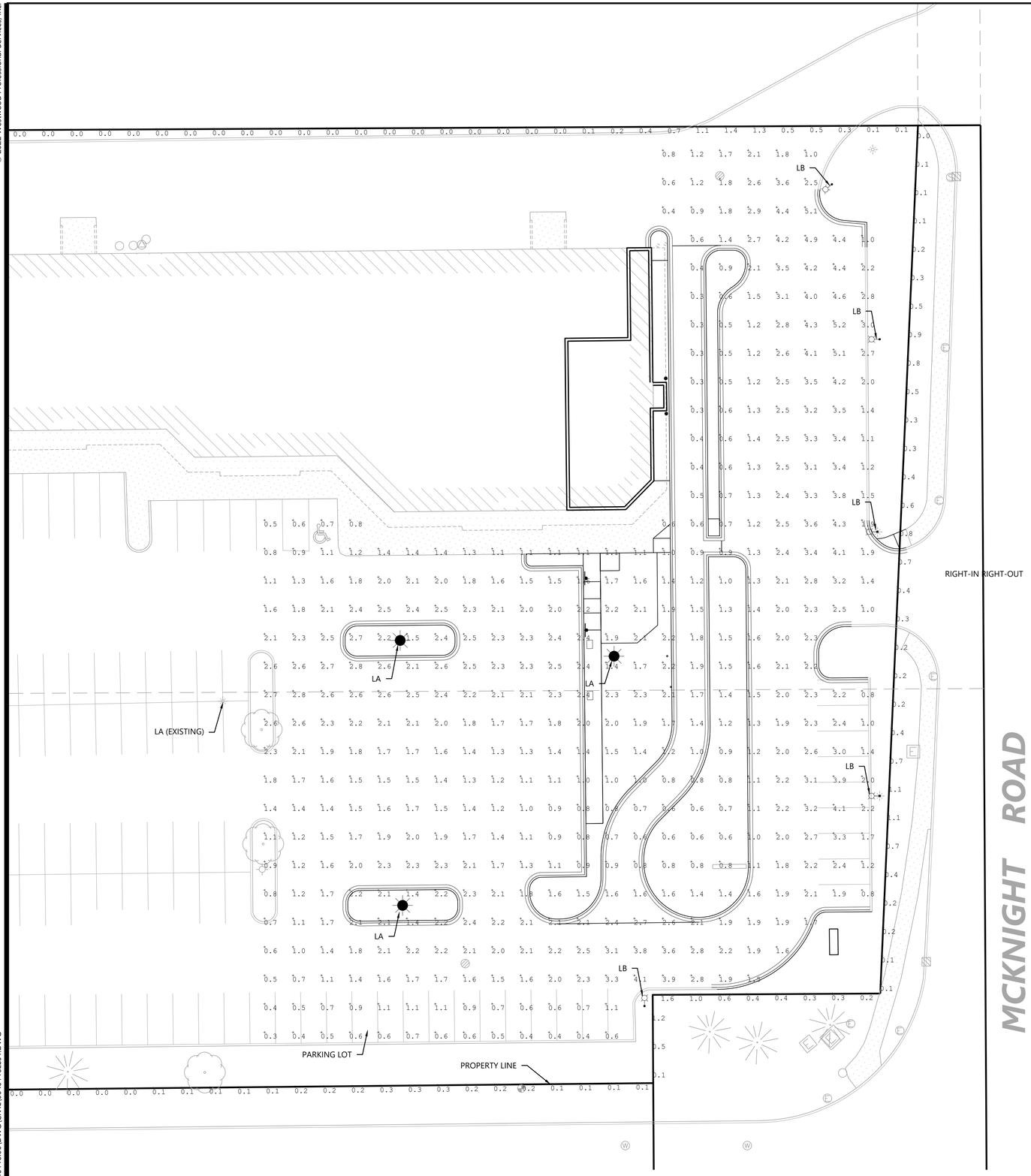


LIGHTING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
x	x	FENCE
	T	TRANSFORMER
		SITE LIGHTING
		SITE LIGHTING - ARM MOUNT
		TRAFFIC SIGN
		POWER POLE

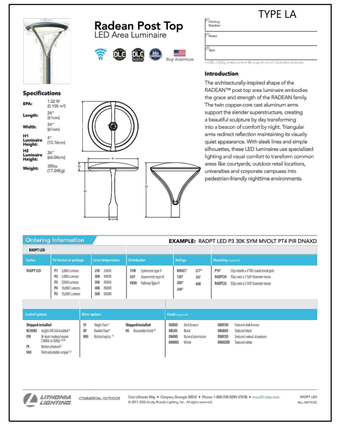
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

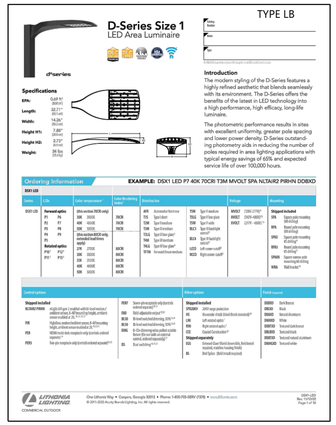
GENERAL LIGHTING NOTES

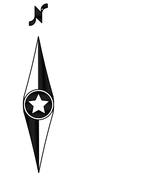
1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY HARRY S. JOHNSON CO., INC. LAND SURVEYORS, BLOOMINGTON, MN, 07/11/2022.
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
3. PHOTOMETRIC ANALYSIS FOR SITE LIGHTING SHOWN BASED ON APPROXIMATE EQUAL OF EXISTING SITE LIGHTING.

LUMINAIRE SCHEDULE							
TAG	MANUFACTURER	PART NUMBER	MOUNTING HEIGHT	WATTAGE	LUMENS	LIGHT LOSS FACTOR	QUANTITY
LA	LITHONIA	RADPT - P5 - 40K - SYM	25'	122W	16,291	0.9	4
LB	LITHONIA	RSX1 LED - P4 - 50K - R4 - HS	25'	133W	16,573	0.9	5

CALCULATION SUMMARY			
AREA	AVG (FC)	MAX (FC)	MIN (FC)
PARKING LOT	1.79	2.0	0.3
PROPERTY LINE	0.24	1.6	0.0







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DRAWN: -
HORIZONTAL SCALE: 20'
VERTICAL SCALE: -

INITIAL ISSUE: 12/16/2022
REVISIONS:
1 01/17/2023 CITY COMMENTS
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3 -
4 -
5 -

PREPARED FOR:
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NORTH ST PAUL, MN

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12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
www.westwoodps.com

LIGHTING PLAN

SHEET NUMBER:
E100

DATE: 01/17/2023

PROJECT NUMBER: 0040116.00

NORTH ST PAUL DUNKIN DONUTS

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CITY OF NORTH ST. PAUL

RESOLUTION NO. 2023-##

RESOLUTION APPROVING A SITE PLAN
2231 11TH AVENUE E. (POLAR PLAZA)

WHEREAS, Architectural Consortium, LLC, on behalf of NSP PP Properties, LLC, had made an application for site plan review under the provisions of 154.004(H) of the City Code, for land located at 2231 11th Avenue E, legally described as:

> The South 378 feet of Lot 11, Castle Wood, Ramsey County, Minnesota, which lies East of the West 159.88 feet of said Lot.
> Torrens Certificate No. 623975

WHEREAS, the matter has been referred to the Planning Commission who have given their advice and recommendation to the City Council; and

WHEREAS, the Planning Commission recommends approval to the City Council subject to the conditions outlined herein; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of North St. Paul that the site plan for Dunkin' Donuts at 2231 11th Avenue E. is hereby approved in accordance with the following:

1.0 Plans

1.01 Site, utility, landscaping, lighting, grading plans prepared by Westwood dated January 17, 2023 and as revised per direction of Community Development Director.

1.02 Architectural renderings prepared by Architectural Consortium, LLC dated December 14, 2022.

2.0 Escrow Payments and Financial Guarantee

2.01 An escrow was posted to the City to cover engineering, legal, and administrative costs incurred by the City. If this account becomes deficient it shall be the developer's responsibility to deposit additional funds.

3.0 Required Documents

3.01 All utility construction, drainage, grading, and development plans must be approved by the City Engineer prior to building permit issuance.

4.0 General Conditions

4.01 Submit evidence that sound levels of the drive-through equipment will not exceed sound level requirements per Section 154.010(A)13 of the Municipal Code.

4.02 A revised photometric plan in compliance with Section 154.010(A)7 of the Municipal Code shall be provided for review and approval by the Community Development Director.

4.03 Existing and proposed encroachments within the existing 30-foot wide sanitary sewer easement are noted. The existing pylon sign is shown to remain within the easement. Other minor encroachments are proposed including asphalt paving, concrete curb and gutter, and landscaping. Subject to the review of the City Attorney, an encroachment agreement is recommended as a condition of approval to define private ownership, maintenance, repair, and liability for private items existing or proposed within the sanitary sewer easement and how these items are to be addressed should the city need to repair or replace by excavation the existing city sanitary sewer encompassed by the existing 30-foot easement.

4.04 No change in access to McKnight Road is proposed with the application; however, it is recommended as a condition of approval that Ramsey County provide a review of the applicant's proposal and that satisfaction by the applicant of any comments or conditions received from Ramsey County be required to be incorporated into the proposal and final plans prior to city building permit issuance.

4.05 The applicant shall provide information to the city at the time of building permit issuance showing conformance with the MN Plumbing Code and local ordinance with respect to the installation of a grease trap/interceptor, to the satisfaction of the Building Official and Public Works. The grease trap/interceptor shall be kept in good operation and maintenance such that it conforms with MN Plumbing Code and Ord. V. 56.36 and subject to inspections by the city and repair and/or maintenance per Ord. V. 56.37 to avoid interfering with and to ensure the proper function of the public sanitary sewer system including gravity sewer pipes, pressure force main pipes, and sanitary sewer lift stations.

ADOPTED this ____ day of _____, 2023.

Motion by
Second by

Voting; Aye:
Nays:
Absent:
Abstain:

_____
John Monge, Mayor

Attest: _____
Brian Frandle, City Manager/Clerk Treasurer

To	Date
Planning Commissioners	February 9, 2023

Agenda Placement

Commission Business, Action Items & Recommendations

Subject

Discuss 2023 Work Plan

Background/Facts

Each year the Planning Commission considers projects and topics to address over the calendar year. The work plan is intended to set annual goals, but be a generalized plan that may be adjusted based on City Council priorities, planning review applications, staff resources, or other factors. The 2022 Planning Commission is listed below for reference. In addition to planning for 2023, staff suggests that the work plan be extended by a year in order to provide recommendations to the City Manager and Finance Director for potential inclusion of projects in the annual budget or capital improvement plan.

North St. Paul
Planning Commission
2022 Work Plan

In Progress

1. Sign Ordinance Update
2. Downtown furnishings
3. Downtown parklets

2022 Planning Projects

1. Zoning map update for compliance with the 2040 Comprehensive Plan
2. Subdivision ordinance amendment (added by staff)
3. CIP review for comprehensive compliance (added by staff)
4. Off-street parking requirements
5. Short-term rental requirements
6. Sidewalk and bicycle/pedestrian plan
7. Wayfinding plan
8. Downtown Design Guidelines

Recommended Action

None.

Attachments

None

Respectfully submitted,
Brandy Howe, Planner