

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, AUGUST 2, 2018
6:15 PM**

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

I. CALL TO ORDER

II. ROLL CALL

COMMISSION

Elaine Barton, Commission Chair
Trisha Hamm, Commission Vice-Chair
Tom Sonnek, Commission City Council Liaison
Chris Bathurst, Commissioner
Rick Gelbmann, Commissioner
Michael Stahlmann, Commissioner
John Wahl, Commissioner
Allan Worm, Commissioner

STAFF

Erin Perdu, City Planner
Karin Derauf, Commission Secretary

III. ADOPT AGENDA

IV. APPROVAL OF MINUTES

Approve the July 12, 2018 regular meeting minutes.

V. MEETING OPEN TO THE PUBLIC

Note: This is a courtesy extended to persons wishing to address the Commission concerning issues that are not on the agenda. This discussion will be limited to 15 minutes.

VI. PUBLIC HEARINGS

A. Richardson Elementary School Site Plan Review and Variances

VII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

A. None

VIII. REPORTS FROM STAFF

A. Code Enforcement Process

IX. REPORTS FROM COMMISSIONERS

Update from City Council Liaison

X. ADJOURNMENT

The next regularly scheduled Planning Commission Meeting is Thursday, September 6, 2018 at 6:15 p.m.

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, JULY 12, 2018
6:15 P.M.**

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

I. CALL TO ORDER

Chair Barton called the meeting to order at 6:19 p.m.

II. ROLL CALL

COMMISSION

Elaine Barton, Commission Chair

Trisha Hamm, Commission Vice-Chair

Tom Sonnek, Commission City Council Liaison

Chris Bathurst, Commissioner

ABSENT

Michael Stahlmann, Commissioner

Rick Gelbmann, Commissioner

John Wahl, Commissioner

Allan Worm, Commissioner

ABSENT

STAFF

Olivia Dorow Hovland, City Planner

Karin Derauf, Commission Secretary

III. ADOPT AGENDA

Motion to adopt agenda by Commissioner Gelbmann, and seconded by Commission Vice-Chair Hamm, with all present voting aye (5-0). Motion carried to adopt the July 12, 2018 Agenda.

IV. APPROVAL OF MINUTES

Motion to approve Minutes by Commission Vice-Chair Hamm, and seconded by Commissioner Gelbmann, with all present voting aye (5-0). Motion carried to approve the June 7, 2018 regular meeting minutes as submitted.

V. MEETING OPEN TO THE PUBLIC

Resident, John Schmahl of 2750 Chisholm Ave, spoke on the Code Enforcement staff not being available at the meeting to answer code violation questions.

City Planner Hovland provided information that the Draft Review document from Code Enforcement is not available yet.

Mr. Schmahl also commented about a cat shelter issue that was in the newspaper approximately a month ago, regarding bobcats.

VI. PUBLIC HEARINGS

A. City of North St. Paul Conditional Use Permit

Planner Hovland provided the staff report regarding the CUP the City of North St. Paul is applying for storage of utility poles and street light standards at the tennis courts at McKnight field located at 2310 10th Ave. E. The proposal is to install two 16-foot gates for access in and out of the tennis courts. This storage requires a Conditional Use Permit as “essential service structures” are listed as a conditional use in the R-1 zoning district.

Council Liaison Tom Sonnek inquired about the Findings portion of the Conditional Use Permit Review, Item 2, IV., which reads “The use or appearance is compatible with adjacent properties;” and the staff finding is that, “based on the description of the use of the facility from the applicant and an analysis of the site conditions, the CUP appears to be compatible with adjacent properties. It is buffered from surrounding privately-owned properties, and will not create a visual blight. Condition met.” The question from Council Liaison is whether or not there will be plans to screen the fences surrounding the area so that the storage items are not seen?

Applicant, Brian Frandle, Director of Electric Department, City of North St. Paul, answered that he has plans to provide screening and has received estimates of two different types. He is determining what will best serve the structure, the area, and also the residents, however, he has plans to ensure that the area is visually screened. He will add additional posts to ensure that the fence post structures are strong and sturdy enough to hold the screening. Currently the posts are 10 feet apart and the plans are to add posts so that they are 5 feet apart.

Commissioner Barton asked if storage will be long-term, and Director Frandle indicated it will be for as long as an alternative can be found, so it could be considered long-term. Director Frandle cited all the options he has thought of and this was the best solution for now.

Commissioner Wahl asked about the turnover rate of the materials. Director Frandle indicated that there is not much turnover, certainly not daily or even weekly.

Opened Public Hearing at 6:39 p.m.

Closed Public Hearing at 6:39 p.m.

Commissioner Chair states that this enclosure definitely needs to be screened. She clarified that there are 8 tennis courts, 4 old and 4 newer. It appears that the intention is not to replace these courts, and wonders why we are not reviewing this for and IUP (Interim Use Permit) rather than a CUP, because this is intended for Park use.

Council Liaison Sonnek agreed stating that if this will be utilized for long-term storage than the City needs to do something “more substantial” for storing these items. He also asked if the Parks Commission has reviewed this CUP as the area purposed for storage is part of the park at McKnight Fields.

Chair Barton indicated that she reviewed the Parks Plans, and saw that there are indications of “improvement” to the parks; however, this CUP doesn’t fall under that category in terms of

improvement. At the time of the Park Improvement Plan, around 2012 or 2013, the condition of the courts was considered “good”.

Commissioner Wahl asked the applicant why there is a necessity to move the poles from the current location at Berwald and whether or not there is a timeline to have everything moved? He also suggested that this purposed use should fall under the category of and IUP.

Director Frandle has stated that the gates have been locked at Berwald on occasion, and then the City doesn't have access so they have to disrupt Berwald Roofing to gain access. He also indicated that he appreciates the generosity of Berwald to allow use of their space at no cost to the City, however, it has been approximately 6 years' worth of storage and Director Frandle feels that the City has expended this generous offer; it is time to find alternative storage rather than continuing to take advantage of Berwald Roofing.

Council Liaison Sonnek again referred to the Parks Commission and doesn't want to be forced into a decision with the Planning Commission deciding on this CUP without their input. Liaison Sonnek asked Director Frandle if he has spoken to the City Manager, Craig Waldron regarding the storage. He stated that he has, as well as the City Attorney, Soren Mattick. He indicated that the courts were not salvageable and that the City Attorney advised him to bring forth a CUP for storage at this site.

City Planner Hovland indicated that the Planning Commission can add a time limit to the Conditional Use Permit.

Council Liaison Sonnek suggested that the Planning Commission follow the time limit of reviewing the CUP on an annual basis.

Commissioner Wahl has concerns that the CUP will actually be reviewed. City Planner indicated that code enforcement issues are part of the discussion later in the meeting and that CUP's and IUP's are part of that discussion in terms of review, processes, procedures, and follow up.

Council Liaison Sonnek asked about costs regarding the complete screening of the area indicated for storage and Director Frandle stated that the estimates were approximately \$18,000.00. Liaison Sonnek asked where the funds come from and it was indicated that they come out of the Electric Department funds.

Commissioner Gelbmann inquired as to whether there is a creative or artistic way to store the poles and create a positively used space, ie., stacked like a teepee or another interesting storage idea to create something like “art in the park”, as a way to distract from the “blight”.

Commission Chair, Elaine Barton asked how much material will be stored. Director Frandle indicated that there are currently 50 to 70 wood poles and 25 to 30 metal poles that will be stored in the enclosed area. The poles will all be lying down.

Commissioner Wahl asked about safety issues and does it pose any safety concerns to have the poles stored in this area. Director Frandle also stated that he does not have any safety concerns in the way the materials will be stored and handled as they sit in a “cradle”.

Chair Barton confirmed that the gate will be located on 10th Ave, and asked where the loading and unloading would take place. Director Frandle indicated that poles will be loaded and

unloaded directly inside the storage area. A truck will be able to pull through the gates and park parallel next to the poles for any loading and unloading purposes.

Commissioner Stahlmann has concerns about spending the \$18,000.00 when this area is intended specifically for park use. He is not in favor of utilizing this as storage and not in favor of the CUP. He would rather see the funds spent on a long-term permanent plan. He appreciates what Director Frandle is trying to do and no longer taking advantage of Berwald, however, the money would be better spent on a permanent solution which this does not appear to be.

Chair Barton reiterated what City Planner Hovland indicated in terms of putting a time limit on the CUP so this is not permanent, but still offers the Electric Department Director a solution for his storage issues right now.

Commissioner Gelbmann asked if the Electric Department will be giving funds to the Park Department for “rental” payment to eventually implement improvements at that park. Council Liaison Sonnek stated that from a budgetary standpoint that would be a good mechanism to ensure that funds are appropriated properly and reasonably so that the Park Department could use those funds at a future date to make improvements where they deem necessary.

Commissioner Gelbmann stated that “paying rent” to the Parks Department may also be a means of motivation to facilitate finding a permanent storage space for the Electric Department.

On completion of the review of the CUP application, for the use of the old McKnight Field tennis courts as storage for the utility poles and street light standards, a motion was made by Commissioner Wahl and seconded by Commissioner Gelbmann to recommend that City Council approve the CUP with the following conditions being met, (1) the area be adequately screened from public view, (2) the CUP be reviewed annually by the Planning Commission with the recommendations to Council on findings, and (3) that the CUP has an expiration date of two years from time of Council Approval.

A second recommendation was made that the Electrical Department pay “rental fees” to the Parks Department as a way to provide funds to the Parks Department for improvement of this parcel, as well as provide an incentive to the Electrical Department and City to find a permanent solution for storage of Electrical Department materials.

All present voting aye (5-0). Motion carried for both recommendations to City Council regarding the CUP and conditions.

VII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

VIII. REPORTS FROM STAFF

A. Code enforcement process

City Planner Hovland reported that City staff, including the City Planners, City Manager, Community Development Director, Fire Director, and City Attorney met to discuss the code enforcement process for Conditional Use and Interim Use permits. There was previously no formal way to review these permits in the City Codes. The City Attorney is working to provide a draft of a formalized process for review.

A brief overview is that it will have requirements of an annual review process for all CUP's and IUP's, as well as a correction process that involves communication with the permit holder that includes a 10-day process, an appeal process, the number of non-compliance violations are allowed, and who will monitor these permits.

Commissioner Gelbmann commented that there should be some means to characterize these permits for example the types of permits, and the conditions of the permits, as well as the basis of any complaints received. This will allow the prioritization of CUP' and IUP's for any inspections processes.

Chair Barton commented and emphasized that CUP's are associated with the use of the land in the permit, not the individual who holds the permit, and these are significant use requiring priority.

City Council Liaison commented that there are two separate processes and briefly outlined his thoughts on how these processes should be formulated citing the following:

1. General Permitting Process

- A. Application
- B. Internal review by staff
- C. Review/recommendation by Planning Commission
- D. Annual review by staff noting any violations
 - 1. Formal process for clear violation escalation patterns
- E. Follow-up to permit holder as well as the Planning Commission and City Council

2. Violations Process

- A. Problem Identification Phase
 - 1. Proactively – Code enforcement sees violations when in the field
 - 2. Reactively – Complaint is formally filed by a resident, etc.
- B. Investigation Phase
 - 1. Specific steps for Code Enforcement to follow
- C. Findings Phase
- D. Corrections Phase
 - 1. Also indicates clear violation escalation patterns
- E. Communications Phase
 - 1. Open status and why
 - 2. Closed status

IX. REPORTS FROM COMMISSIONERS

Council Liaison Sonnek reported on the Anchor Block site and that there is still interest in the south portion of the lot in terms of potential housing. He also indicated that there is some interest in the old City Hall site.

He stated that Kyle Mestad, a doctorate student with Hamline University, is continuing to work on key performance indicators for each department as a way to measure the services and value the City is providing to residents. There is also a graduate class at Hamline University that will be “building” a fiber utility business plan for the City.

Commissioner Gelbmann reported that the Silver Lake Improvement Association did several samplings of invasive plants and the good news is they did not discover any invasive species so

they will not be treating the lake this year. He stated that it is good to see the native plants are coming back. He also stated that the water level is high, so a “no wake” notification may be issued for the lake.

X. ADJOURNMENT

There being no further business, motion to adjourn by Commissioner Wahl, and seconded by Commissioner Gelbmann, with all present voting aye (5-0). Motion carried to adjourn the meeting at 7:49 p.m.

The next regularly scheduled Planning Commission Meeting is Thursday, August 2, 2018 at 6:15 p.m.

Members, please notify any planned absences to: Karin Derauf
Planning Commission Secretary
651-747-2400
karin.derauf@northstpaul.org

MEMORANDUM

Date: 8/2/2018
To: Planning Commissioners
From: Erin Perdu, AICP, City Planner
CC: Craig Waldron, Interim City Manager
Paul Ammerman, Community Development Director
Re: Variances and Site Plan Review for Richardson Elementary

BACKGROUND

The applicants are requesting several variances and Site Plan Approval to allow for building improvements at the existing Richardson Elementary School building. The building improvements will include three separate additions: a one-story for a classroom at the south end, a one-story classroom addition for loading dock and mechanical at the center of the building, and a one-story addition for administration and classrooms. Proposed construction at new additions will be concrete block faced on the exterior with brick and precast panels. Interior walls will be a combination of concrete block and metal stud walls. Floor will be a combination of precast plank and steel deck-concrete composite slabs. Roof deck and structure will be concrete plank and metal deck on steel bar joists.

The proposed site work includes a new bus loop, parking lot reconstruction, sidewalks, stormwater filtration basins, improvements to the ballfield area, and associated utility connections, grading, and landscaping. The parking lot and student drop-off area primarily service light vehicle traffic. The new bus loop will primarily serve bus and delivery truck traffic and may require a heavy-duty pavement section.

Stormwater filtration basins will be constructed to provide rate control and contaminate removal of stormwater runoff from site impervious surfaces in accordance with City, and the Ramsey Washington Metro Watershed District rules.

This project will require site plan approval as well as variances for a reduction in the number of parking islands provided (2 provided where 7 are required), the size of parking stalls provided (18 foot depth provided where 20 foot depth is required), number of parking spaces provided (71 provided where 134 are required), and the width of driveways provided (22 foot maximum allowed, must abut a vehicle access door with a width of at least 8 feet).



Figure 1: Area Map

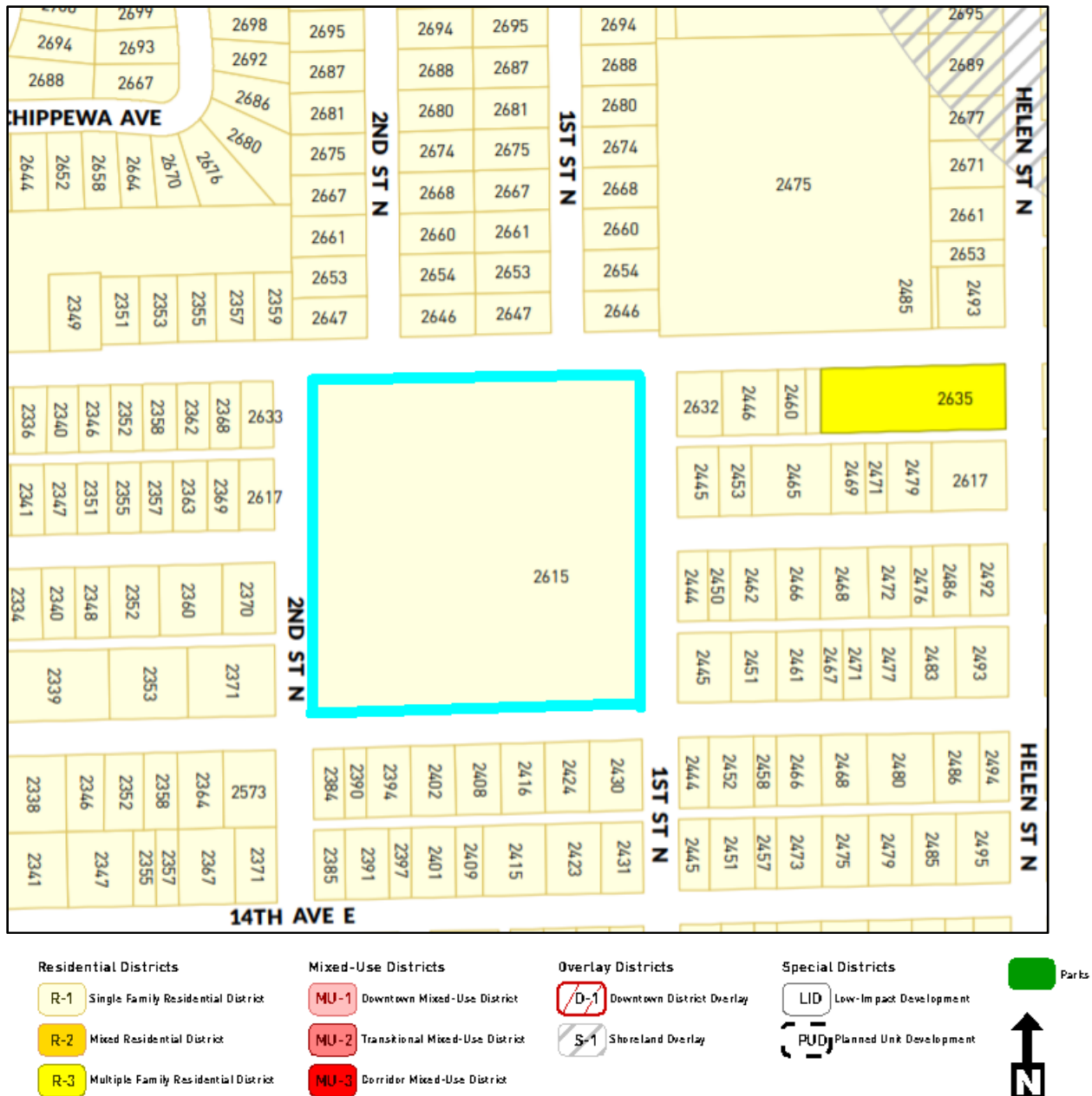


Figure 2: Zoning Map

FINDINGS

Parking Island Variance Review:

The applicant is requesting a variance from the required number and landscaping of parking islands. Parking island requirements are as follows:

- One parking island with a minimum of 1 tree for every 12 parking spaces. The site has 77 parking spaces which would require 7 parking islands.
 - The applicant is providing two planting islands at the ends of the interior parking bay.

Standards for the review and approval of Variances are found in Chapter 154.004 Section E of the City Code are listed below in italics. Staff comments on each of the review criteria follow.

2. Standards. The City may grant a variance if the proposed request is compliant with the following findings:

i.) *The variance is in harmony and consistent with the general purposes and intent of the Comprehensive Plan and this Chapter;*

The proposal is in harmony and consistent with the 2030 Comprehensive Plan, which includes this site as a part of the public/semi-public district, which is the designation for public type spaces which are not parks or open space, including schools. The site currently has no planting islands, so the addition of two will be an improvement to the site. The site will be landscaped around the parking lots.

ii.) *The variance will not adversely affect the health, safety, or general welfare of the City;*

The proposed reduction in planting islands will not create any adverse effects on the general health, safety, or general welfare of the City based on the nature of its use or location. Shading, screening and stormwater management will be provided outside of the parking lot. Reducing the area dedicated to parking lot islands will allow for more active-use spaces that support the health of students and other school occupants.

iii.) *The variance is necessary due to special conditions applying to the structures or land in question that are particular to the property and do not apply generally to other land or structures in the district or vicinity in which the land is located;*

The site has limited space available for parking. Additional planting islands would reduce the space available for parking spaces.

iv.) *The variance requested is the minimum variance necessary to alleviate the practical difficulty;*

Based on the description of the use of the site from the applicant and an analysis of the site conditions, this variance appears to be the minimum variance possible to alleviate the practical difficulty. Any lesser variance would require that the applicant provide more planting islands and would negatively impact the provision of parking spaces and active-use spaces for students on the site.

v.) *Practical Difficulties are caused from the strict application of the Zoning Code as outlined below:*

a. *The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Code;*

The proposed use is a continuation of the current use of the site.

b. *The plight of the landowner is due to circumstances unique to the property not created by the landowner; and*

The unique circumstances are due to the usage of the site as an elementary school. The site is bordered by streets on all sides and cannot expand in terms of acreage. Any change in a use of a portion of the site affects usage of other portions of the

site.

- c. *The variance, if granted, will not alter the essential character of the locality.*
The reduction in parking islands will not alter the essential character of the locality; shading, screening, and stormwater management will be provided outside of the parking lots.
- d. *Economic considerations alone do not constitute practical difficulties.*
Economic considerations are not a factor in the variance request.
- e. *The variance is consistent with officially adopted City plans and overlays.*
The proposed variance is consistent with the intent of the parking and loading standards.

Parking Space Size Variance Review:

The applicant is requesting a variance from the required minimum parking space size. Parking space requirements are as follows:

- Minimum stall depth of 20 feet.
 - The applicant is proposing a minimum stall depth of 18 feet for all exterior parking stalls, with a bumper overhang between the parking stalls and the exterior sidewalks.

Standards for the review and approval of Variances are found in Chapter 154.004 Section E of the City Code are listed below in italics. Staff comments on each of the review criteria follow.

2. Standards. The City may grant a variance if the proposed request is compliant with the following findings:

- i.) *The variance is in harmony and consistent with the general purposes and intent of the Comprehensive Plan and this Chapter;*
The proposal is in harmony and consistent with the 2030 Comprehensive Plan, which includes this site as a part of the public/semi-public district, which is the designation for public type spaces which are not parks or open space, including schools. The variance being requested both reduces impervious surface and provides adequate parking.
- ii.) *The variance will not adversely affect the health, safety, or general welfare of the City;*
The proposed reduction in parking stall size will not create any adverse effects on the general health, safety, or general welfare of the City based on the nature of its use or location. Reducing the depth of parking spaces allows for the inclusion of a bumper overhang buffer between parking lots and exterior sidewalks, minimizing conflicts between pedestrians and cars. The parking spaces will be functional and safe with the reduced depth.
- iii.) *The variance is necessary due to special conditions applying to the structures or land in question that are particular to the property and do not apply generally to other land or structures in the district or vicinity in which the land is located;*

The site has limited space available for parking. Reducing parking space depth maximizes the number of parking spaces the site can accommodate. The space constraints limit the available area for stormwater management; by reducing impervious surface, the area required for stormwater management is decreased.

- iv.) *The variance requested is the minimum variance necessary to alleviate the practical difficulty;*

Based on the description of the use of the site from the applicant and an analysis of the site conditions, this variance appears to be the minimum variance possible to alleviate the practical difficulty. Any lesser variance would require that the applicant provide fewer parking spaces and would negatively impact the provision of impervious surface on the site.

- v.) *Practical Difficulties are caused from the strict application of the Zoning Code as outlined below:*

- a. *The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Code;*

The proposed use is a continuation of the current use of the site.

- b. *The plight of the landowner is due to circumstances unique to the property not created by the landowner; and*

The unique circumstances are due to the usage of the site as an elementary school. The site is bordered by streets on all sides and cannot expand in terms of acreage. Any change in a use of a portion of the site affects usage of other portions of the site.

- c. *The variance, if granted, will not alter the essential character of the locality.*

The reduction in parking space depth will not alter the essential character of the locality.

- d. *Economic considerations alone do not constitute practical difficulties.*

Economic considerations are not a factor in the variance request.

- e. *The variance is consistent with officially adopted City plans and overlays.*

The proposed variance is consistent with the intent of the parking and loading standards.

Parking Space Number Variance Review:

The applicant is requesting a variance from the required number of parking spaces. Parking space requirements are as follows:

- The minimum number of parking spaces for elementary and secondary schools is one space per classroom and one space per every seven students. The school renovation is being designed for 29 classrooms and an occupancy of 729 students; the parking requirement is 134 spaces.

- The applicant is proposing a to provide 71 permanent paved, striped parking stalls. The site is being designed with 7 permanent striped, paved spaces. Future expansion of the gymnasium will reduce the parking count to 71 spaces.
- The bus loop will be used for event parking with capacity to park an additional 52 vehicles.
- The existing school parking lots have a capacity of 69 spaces with no additional area for event parking.

Standards for the review and approval of Variances are found in Chapter 154.004 Section E of the City Code are listed below in italics. Staff comments on each of the review criteria follow.

2. Standards. The City may grant a variance if the proposed request is compliant with the following findings:

1. *The variance is in harmony and consistent with the general purposes and intent of the Comprehensive Plan and this Chapter;*
The proposal is in harmony and consistent with the 2030 Comprehensive Plan, which includes this site as a part of the public/semi-public district, which is the designation for public type spaces which are not parks or open space, including schools. The existing parking lots have sufficient capacity, and according to the applicant, are frequently observed to be under parked during the school day. The proposed number of parking spaces is an improvement on the current number of parking spaces.
2. *The variance will not adversely affect the health, safety, or general welfare of the City;*
The proposed number of parking stalls will not create any adverse effects on the general health, safety, or general welfare of the City based on the nature of its use or location.
3. *The variance is necessary due to special conditions applying to the structures or land in question that are particular to the property and do not apply generally to other land or structures in the district or vicinity in which the land is located;*
The site has limited space available for parking. It is not feasible to meet the requirement for number of parking spaces on the site.
4. *The variance requested is the minimum variance necessary to alleviate the practical difficulty;*
Based on the description of the use of the site from the applicant and an analysis of the site conditions, this variance appears to be the minimum variance possible to alleviate the practical difficulty. Any lesser variance would negatively impact the provision of impervious surface on the site.
5. *Practical Difficulties are caused from the strict application of the Zoning Code as outlined below:*
 - a. *The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Code;*
The proposed use is a continuation of the current use of the site.

- b. *The plight of the landowner is due to circumstances unique to the property not created by the landowner; and*
The unique circumstances are due to the usage of the site as an elementary school. The site is bordered by streets on all sides and cannot expand in terms of acreage. Any change in a use of a portion of the site affects usage of other portions of the site.
- c. *The variance, if granted, will not alter the essential character of the locality.*
The proposed number of parking spaces will not alter the essential character of the locality.
- d. *Economic considerations alone do not constitute practical difficulties.*
Economic considerations are not a factor in the variance request.
- e. *The variance is consistent with officially adopted City plans and overlays.*
The proposed variance is consistent with the intent of the parking and loading standards.

Driveways Variance Review:

The applicant is requesting a variance from the driveway requirements in the R-1 zoning district. Driveway requirements are as follows:

- Driveways must lead to and abut a vehicle access door having a width of at least 8 feet.
- Driveways must not exceed a 22-foot maximum width at the property line.
 - The applicant seeks a 2-foot variance, for a maximum width of 24 feet at the property line.

Standards for the review and approval of Variances are found in Chapter 154.004 Section E of the City Code are listed below in italics. Staff comments on each of the review criteria follow.

2. Standards. The City may grant a variance if the proposed request is compliant with the following findings:

- 6. *The variance is in harmony and consistent with the general purposes and intent of the Comprehensive Plan and this Chapter;*
The proposal is in harmony and consistent with the 2030 Comprehensive Plan, which includes this site as a part of the public/semi-public district, which is the designation for public type spaces which are not parks or open space, including schools. Driveways on the site may need to exceed the 22-foot maximum to allow for the navigation of buses, emergency vehicles, trash collection, and delivery vehicles.
- 7. *The variance will not adversely affect the health, safety, or general welfare of the City;*
The proposed number of parking stalls will not create any adverse effects on the general health, safety, or general welfare of the City based on the nature of its use or location.
- 8. *The variance is necessary due to special conditions applying to the structures or land in question that are particular to the property and do not apply generally to other land or structures in the district or vicinity in which the land is located;*

The site is an institutional use operating in a residentially-zoned district. The site should not be subject to the driveway requirements for residential districts, as it is not a residential use, and has different site demands.

9. *The variance requested is the minimum variance necessary to alleviate the practical difficulty;*

Based on the description of the use of the site from the applicant and an analysis of the site conditions, this variance appears to be the minimum variance possible to alleviate the practical difficulty. There are no codified rules for driveways not in residential districts. The proposed curb cuts are around 22-feet at the property line. There is a reduction from the current total of 7 curb cuts to 5 curb cuts.

10. *Practical Difficulties are caused from the strict application of the Zoning Code as outlined below:*

- a. *The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Code;*

The proposed use is a continuation of the current use of the site.

- b. *The plight of the landowner is due to circumstances unique to the property not created by the landowner; and*

The unique circumstances are due to the usage of the site as an elementary school. The site is bordered by streets on all sides and cannot expand in terms of acreage. Any change in a use of a portion of the site affects usage of other portions of the site.

- c. *The variance, if granted, will not alter the essential character of the locality.*

The proposed driveways will not alter the essential character of the locality, and will allow for better traffic flow through the site.

- d. *Economic considerations alone do not constitute practical difficulties.*

Economic considerations are not a factor in the variance request.

- e. *The variance is consistent with officially adopted City plans and overlays.*

The proposed variance is consistent with the intent of the parking and loading standards.

Site Plan Review

Site Plan Review is required for any expansion of 1,000 square feet or more or any new commercial, industrial, institutional, and multi-family development projects in the City. Standards for Site Plan Review are found in Chapter 154.004 Section H of the City Code are listed below in italics. Staff comments on each of the review criteria follow.

2. *Standards. The City may grant a Site Plan approval if the proposal is compliant with the following:*

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

The proposal is in harmony and consistent with the 2030 Comprehensive Plan, which includes this site as a part of the public/semi-public district, which is the designation for public type spaces which are not parks or open space, including schools. The proposed construction enhances the operation of the site as an elementary school.

ii.) The proposal will not adversely affect the health, safety, or general welfare of the City;

The proposed redevelopment will not create any adverse effects on the general health, safety, or general welfare of the City based on the nature of its use or location.

iii.) 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 proposal is compatible with surrounding land uses, and will reduce traffic conflicts with a new bus loop and parking lot layout.

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

The proposed redevelopment is compatible with the appearance and use of adjacent properties. The proposed additions are all one-story in height. The school's appearance will be upgraded by adding more windows to the exterior and all new exterior cladding materials. Additionally, new entrance canopies and vestibules will be provided to make the entrance points more clear, safe, and secure.

v.) The proposal can be adequately supported by public urban services including the water supply, transportation system and stormwater disposal systems;

Please refer to engineering comments.

vi.) 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;

The proposed use of the site will be similar in intensity.

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

The project is compatible and is separated by distance and screening from the surrounding residential neighborhood. The playground is being relocated from the west side to the east side and will be closer to residences. New mechanical equipment will provide screening per City ordinance.

viii.) 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

The proposed project will maintain the use as a school.

ix.) If applicable, the proposal is consistent with officially adopted City plans and overlays.

As stated above, the proposal is consistent with the adopted Comprehensive Plan. There are no overlay districts applicable to this parcel.

Additional Standards:

Additional standards relevant to this site are located throughout the ordinance, and include the following:

1. Schools, Public and Private.
 - a. A transition area between the use and adjacent properties may be required, using landscaping, screening, and other site improvements.

Engineering Comments:

Civil

General Comments

1. Do the fences shown on the lot lines meet the setback requirements?
2. Please review all notes for spelling errors (See Sheets V201 and C101)

Sheet C101

1. Contractor to use Type III inlet protection for all inlets within the city streets.

Sheet C201

1. Please review the proposed 972 contours in the southwest corner of the property. Proposed contours cannot overlap or intersect.
2. All proposed contours must be labeled.
3. All proposed contours must begin and terminate at an existing contour of the same elevation. The proposed 971, 972, and 975 contours do not appear to match existing contours along the north side of the property.

Sheet C212

1. Staff recommends protecting existing sanitary and water services with insulation if proposed cover is less than 7.5-ft.

Sheet C401 & Sheet C502

2. The hatching for 6" Concrete Pavement in the legend does not match the hatch shown for 6" Concrete Walk on Sheet C401.
3. Verify that the curb type labels (D412, B612, etc.) shown on C401 match the typical sections shown on Sheet C502, especially those labeled as Typical Sections F-F and G-G.

Sheet C411

1. Please provide reason that the southeast parking lot does not show any proposed handicap parking.

2. Please review the parking stall layout for the west bus parking lot. As shown, there does not appear to be a through lane for traffic to move around parking vehicles.

Sheet 507

1. Gutter widths shall be 36" according to City Standard Plates ST-7 and ST-8. Please review and revise details for 2. Typical Concrete Apron and 3. Typical Valley Gutter on this sheet.

* The City Engineer, Morgan Dawley, may include additional comments or conditions on the staff report to City Council.

Stormwater

General

1. A NPDES General Construction Permit will need to be obtained prior to the start of any construction.
2. A Ramsey Washington Metro Watershed District (RWMWD) permit is required and must be provided to the City once obtained prior to the start of construction.
3. Storm sewer sizing calculations must be provided to confirm storm sewer has been sized to hold the 10-year rainfall event.
4. The 0.06 in/hr exfiltration through the HSG D soils below the filtration basin should be removed from the model and cannot be taken credit for with respect to the volume reduction requirements. If volume reduction requirements cannot be met, the applicant must include modeling showing that 90% of the TSS from the 2.5" rainfall event is removed by the proposed BMPs, per RWMWD requirements.

Drainage Report

1. Table 2.01 should be updated to show an increase in 0.948 acres of impervious instead of a decrease in impervious.
2. Section 6.60 in the Drainage Report states that the impervious from the future expansion of the gym is included in the stormwater calculations and models. On Exhibit C, it shows both impervious and pervious surfaces where the future gym expansion would be. Applicant should confirm this additional impervious is being included in stormwater calculations.

HydroCAD Model

1. Models should be updated to a MSE 3 rainfall distribution with Atlas 14 rainfall depths as noted by the RWMWD.
2. The model is showing the 18" inlet into BMP 2 will outlet into the basin underground. The 18" inlet elevation outlets into the basin at 969.15 (taken from Pond SDMH7 in HydroCAD) but the bottom of BMP 2 is shown at 970.15. Applicant should update the outlet elevation for the 18" pipe so it outlets above ground.
3. Outlets from the proposed filtration basins should be updated as follows:
 - a. Primary Outlet
 - i. The horizontal orifice should be routed to the outlet pipe.
 - ii. The 4 in/hr exfiltration should be routed to the 6" underdrain. The 6" underdrain should then be routed to the outlet pipe.

- b. Secondary Outlet
 - i. The emergency overflow (EOF) should be the secondary outlet. There should be no tertiary outlet.
- c. The 0.06 in/hr exfiltration should be removed from the model.
- 4. Drainage routed to each discharge point offsite should be broken up to confirm rate control requirements are being met to each of the separate discharge points. From the utility plans provided it appears there are three points where storm sewer is being connected to existing storm sewer offsite: connecting to MH 14 on 17th Avenue, connecting to CBMH E5 on 1st Avenue, and connecting to CB 16 on 2nd Avenue.
- 5. The 100-year, 10-day snowmelt event should be included in future submittals.

Utility Plans

1. Structures SDMH E33 and SDMH 7 both show two outlets – a 6” culvert which bypasses the proposed filtration basin and an 18” culvert which outlets into the proposed basin. It is recommended that the applicant remove the 6” culvert which bypasses the filtration basin, so all of the runoff volume is directed into the filtration basins.
2. Add NWL and HWL to the plans for the proposed filtration basins.
3. Add cleanout elevations for the underdrains of the proposed filtration basins. The Minnesota Stormwater Manual recommends a minimum slope of 0.5%.
4. It is recommended that STMH 1 is removed and storm sewer from the northern parking lot is routed to SDMH E33 to reduce the number of inlets into BMP 1.
5. Profile views for the proposed storm sewer are recommended. At a minimum any crossings between storm, sanitary or water main should be shown in profile view to confirm required separation is met.
6. Drainage easements should be included in the plans to confirm all storm sewer is covered under easement.

Grading Plans

1. Label all proposed and existing contours. Add labels to proposed contours within the courtyard area to confirm drainage direction.
2. Add spot elevations to the northern swale routed from the building shown on page C202 to confirm water will drain away from the building and not cause flooding concerns.
3. Add the EOF locations for the proposed filtration basins to the grading plans.

Erosion Control Plan and SWPPP

1. Erosion control measures should be shown on a separate plan sheet from demolition plans. Erosion control measures should be shown overtop of the proposed site conditions, not existing.
2. All entrances onto the property where construction will be taking place should either have a rock construction entrance or should be blocked off during construction.
3. Add inlet protection to existing CB 10 in the northeast corner of 1st Street North.
4. A note should be added to the Erosion Control Plan stating that the filtration basins shall be kept offline until impervious area construction is completed and vegetation has been established, per the Minnesota Stormwater Manual.
5. A note should be added stating that the exfiltration rate of the filtration basins will be tested at the end of construction to ensure rates are meeting or exceeding the design rate.

If the design rate is not being met, media will be amended until it can meet or exceed the design rate.

6. A note should be added to the SWPPP stating that street sweeping will be performed if vehicle tracking BMPs are not adequate to prevent sediment from being tracked onto the street, per the NPDES General Construction Permit.
7. Detail 3 on page C501 shows a ditch check used for erosion control, however no ditch checks were located on the erosion control plans. Please callout location of ditch checks to be installed or remove the detail if no ditch checks are proposed.
8. Include locations of potential pollutant-generating activities as identified in Part IV.F. [MNR100001, Part III.A.5.d.]
9. Include estimated quantities for all erosion prevention and sediment control BMPs in the SWPPP. [MNR100001, Part III.A.5.b.]
10. Proposed temporary and permanent stabilization measures for exposed soils is not clear. Include proposed temporary and permanent stabilization BMPs for exposed soil areas. Permanent seed mixes were identified, but proposed stabilizing covers (e.g., hydraulic mulch, sod, erosion control blanket, etc.) were not identified. [MNR100001, Part III.A.5.a.]
11. Include proposed BMPs for stabilization of any temporary or permanent drainage ditches or swales in the erosion control plan and/or landscape plans. Note that mulch is not an acceptable form of stabilization in any part of a ditch or swale. [MNR100001, Part IV.B.4.]
12. Include locations of all receiving waters within one mile of the project. If receiving waters will not fit on the plan sheets, include an arrow indicating both direction and distance to the surface water(s) on the plans. [MNR100001, Part III.A.5.g.]
13. Add language within the SWPPP notes section for dewatering to require the contractor to provide a site-specific dewatering plan to the City Engineer at least 10 days prior to undertaking these activities. [MNR100001, Part IV.D.1.3]
14. The project is located in the North St. Paul Drinking Water Supply Management Area. Identify additional measures being taken to protect the DWSMA in the SWPPP. [MNR100001, Part III.A.6.]
15. Ensure all existing and proposed inlets are protected during construction. Inlet protection was missing from Sheet C201. [MNR100001, Part IV.C.4.]

Utilities

1. The 6" watermain that passes through the center of the site underneath the existing building is required to maintain adequate fire flow availability to hydrants in the area. All construction activity shall protect the existing watermain, and 7.5 feet of cover above the watermain will be maintained at all times. Limited access to this watermain poses a risk to the public water system in the event of a watermain break or contamination. It is recommended that the City consider short-term alternatives to minimize this risk, such as lining the aging watermain, and long-term solutions, such as installing an 8" watermain in 1st Street N between 15th Avenue E and 17th Avenue E when 1st Street N is reconstructed. An 8" watermain in 1st Street N would allow the abandonment of the 6" watermain while still maintaining adequate fire flow availability to all hydrants in the area.

2. A title search by the applicant and the existing survey submitted for the site appears to represent that there are no existing utility easements on the property. A 20 foot wide permanent drainage and utility easement centered on the 6" watermain should be dedicated to the city for ongoing maintenance, repair, and replacement. Provide proof of easement recording to city prior to start of construction.
3. The landscaping plan proposes trees over the 6" watermain within the recommended permanent drainage and utility easement. Revise landscaping plan to remove plantings and trees in conflict with existing utilities and submit for review and approval prior to building permit issuance.
4. A review of the trunk sanitary sewer capacity analyzed as part of the City's Comprehensive Plan Update indicates that the minor increase in sanitary sewer flow from the proposed additions can be accommodated by the existing sanitary sewer system.

RECOMMENDED ACTION

Based on the findings described in this report, staff recommends the following actions:

1. **Conditional Approval** of a variance for the minimum required parking islands on the site: 2 parking islands provided where 7 are required with the following condition:
 - a. Address all applicable engineering comments
2. **Conditional Approval** of a variance for the minimum required parking space size on the site: 18-foot depth for exterior stalls, where 20-foot depth is required with the following condition:
 - a. Address all applicable engineering comments
3. **Conditional Approval** of a variance for the minimum required number of parking spaces on the site: 71 parking spaces provided where 134 parking spaces are required with the following condition:
 - a. Address all applicable engineering comments
4. **Conditional Approval** of a variance for the residential-district driveway requirements on the site: exemption from the 22-foot driveway width maximum, and requirement that a driveway lead to an 8-foot vehicle access door with the following condition:
 - a. Address all applicable engineering comments
5. **Conditional approval** of the site plan for redevelopment of the site as proposed, with the following conditions:
 - a. Address all applicable engineering comments



City of North St. Paul
2400 Margaret Street
North St. Paul, MN 55109
Phone (651) 747-2407
www.northstpaul.org

ZONING & LAND USE APPLICATION

Escrow:	Application Fee:
Residential \$500 min.	Residential \$250.00
Non-Res. \$1000 min.	Non-Res \$500
(code 1.2044)	(code 1.3290)

APPLICATION FOR VARIANCE

The variance process must be scheduled through the Community Development Planning and Zoning Department. The lead-time for submittals shown on this application is necessary to allow City staff and consultants time to review and comment on documents provided. Additional lead-time will be required if the City determines that the potential impacts require more detailed study, or if review by other agencies is required. Incomplete application submittals will not be forwarded to the appropriate Commission or Council until all required information has been provided.

APPLICANT INFORMATION

Applicant Name: Mark Kusnierek
Company (if applicable): LHB, Inc.
Address: 701 Washington Ave. N, Ste. 200
City, State, Zip: Minneapolis, MN 55401
Phone Number: 612-752-5848
Email: mark.kusnierek@LHBcorp.com

Owner Name: Randy Anderson (Business Manager)
Company (if applicable): ISD 622 Public Schools
Address: 2520 12 Ave. E
City, State, Zip: North St. Paul, MN 55109
Phone Number: 651-748-7561
Email: randerson@isd622.org

Are you the owner of the property? YES ☒ NO
(If no, you must supply property owner information)

PROPERTY INFORMATION

Street location of property (address): 2615 1st Street N
Parcel Identification Number (PID) (see Ramsey County website): 122922210016
Legal description of property: See attached survey
Present zoning of property (see City website): R-1
Size of property (acreage): 7.97 ac
Title information: Abstract Torrens
Property Description: Residential Commercial Industrial ☒ Institutional

PROPOSAL INFORMATION

The request(s) which we desire for our property is/are in conflict with the following section(s) of the City of North St. Paul Zoning Code (reference Zoning Code, see City website): 154.010.(F).6.(a); 154.010.(J).3.(a); 154.010.(J).10.(e).iv; 154.010.(J).9.(e)

Proposed non-conformance(s): See Attachment

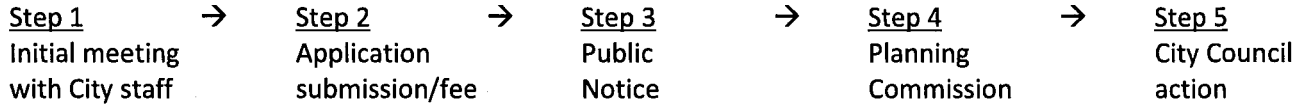
On a separate sheet of paper, please answer the following questions in full detail:

1. Provide a project description.
2. Is the variance in harmony and consistent with the general purposes and intent of the Comprehensive Plan and Chapter 154?
3. Will the variance adversely affect the health, safety, or general welfare of the City?
4. Is the variance necessary due to special conditions applying to the structures or land in question that are particular to the property and do not apply generally to other land or structures in the district or vicinity in which the land is located?
5. Is the variance requested, the minimum variance necessary to alleviate the practical difficulty? Practical Difficulties are caused from the strict application of the Zoning Code as outlined below:
 - The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Code.
 - The plight of the landowner is due to circumstances unique to the property not created by the landowner.
 - The variance, if granted, will not alter the essential character of the locality.
 - Economic considerations alone do not constitute practical difficulties.
 - The variance is consistent with officially adopted City plans and overlays.

06 E 034 865 900 382 520

LAND USE PROCESS

Review Process



	MONTH:					MONTH:				
App Submittal										
Design Review										
EAC										
Parks & Rec										
Planning Commission										
City Council										
WEEKS:	1	2	3	4	5	1	2	3	4	5

Regular Scheduled City Meetings:

PLANNING COMMISSION

1st Thursday of the month (6:15 p.m.)

DESIGN REVIEW COMMISSION

4th Thursday of the month (5:00 p.m.)

ENVIRONMENTAL ADVISORY COMMISSION

4th Monday of the month (6:00 p.m.)

PARKS & RECREATION COMMISSION

4TH Wednesday of the month (6:30 p.m.)

ECONOMIC DEVELOPMENT AUTHORITY

2ND Tuesday of every odd month (4:00 p.m.)

CITY COUNCIL

1st and 3rd Tuesday of the month (6:30 p.m.)

APPLICATION SUBMITTALS

Required Completed

Completed Application

Application Fee: Residential \$200; Non-Res. \$500. Escrow: Residential \$500 min.; Non-Res. \$1,000 min.

Certificate of Survey including the following items: Scale of drawing, legal description, dimensions of lot and north point, dimensions of front, rear and side yards, indicate buildable area, dimensions of proposed driveway(s), location of all existing buildings on the lot, location of the proposed building or construction, location of stakes established by the surveyor along each side lot line, location of all recorded and platted easements, two-foot contours and spot elevations, all encroachments, proposed drainage patterns, locate ponds, lakes, rivers, or other water features bordering on or running through the subject property, locate and depict all "significant tree(s)" to be removed on the property.

Site plan including the following items: Name and address of developer/owner, date of plan preparation, dates and descriptions of all revisions, name of project. Proposed front, rear and side yard setbacks. Location, setback, and dimensions of all proposed buildings and structures. Location of all adjacent buildings located within 100 feet of the exterior boundaries of the property. Location, number, and dimensions of proposed parking and loading spaces. Identify sidewalks, trails and walkways, and location of recreation and service areas. Location of rooftop equipment and proposed screening. Provisions of storage and disposal of waste, garbage and recyclables, including details for screening exterior trash/recycling. Location, size and type of water and sewer system mains, fire hydrants and proposed service connections.

Location map showing the general location of the proposed use within the city.

Map showing all principal land uses within 350 feet of the parcel for which the application is being made.

Proof of ownership of the property.

Map or plat showing the lands proposed to be changed and all lands within at least 350 feet of the boundaries of the property.

Names and addresses of the owners of the lands within 350 feet as appear on the records of the County Auditor of Ramsey County, which shall be provided by the petitioner (City can provide this for the applicant).

Other submittals as required by specific zoning district.

Any additional data requested by the city: _____

NOTE TO APPLICANT

All completed application and accompanying materials are due 30 days prior to the scheduled Planning Commission meeting (if applicable). The purpose of this submittal requirement is to allow for:

1. Plan distribution to the City staff, consultants, and applicable government entities.
2. Project review time and generation of staff reports.
3. Project meetings between City staff and applicants.
4. Meeting materials preparation and distribution.

The North St. Paul City Codes guide and enable development activities within the City by ensuring proper and well-coordinated projects. The land use application is the mechanism that allows the City to examine proposed land uses to ensure compatibility with the City Codes, design and development standards, and the surrounding land uses and natural environments. The review is intended to ensure positive growth for the community. All applications are reviewed individually and are evaluated based on their own merit. Each land use request has an associated checklist of required items. Applicants are encouraged to participate in an initial meeting with City staff prior to submitting a formal land use application. The initial meeting is an opportunity to informally discuss the conceptual idea of the proposed project in an effort to reduce delays. Participation in the initial meeting does not provide approval, or guarantee approval of the project. The City shall not accept plans, drawings, or other information related to the project except upon submittal of a formal application. The City reserves the right to reject an incomplete application.

APPLICATION FEE STATEMENT

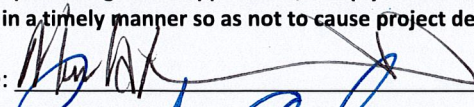
There may be additional expenses pertaining to project review that is the responsibility of the applicant. All applicable fees must be paid when submitting land use applications and accompanying materials. All fees, which are set annually by City Ordinance, help cover costs incurred by the City to review the application. The City of North St. Paul often uses consulting firms to assist in the review of projects. Please refer to the City's Fee Schedule for information on planning review fees and other applicable costs.

REVIEW REQUIREMENTS

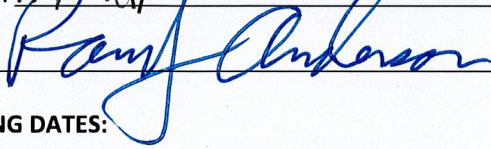
Minnesota State Statute 15.99 requires local governments to review an application within 15 business days of submission to determine if an application is complete and/or if additional information is required to complete the review. Once complete, a formal 60-day review period begins. The City has the ability to extend the review period for an additional 60 days, if necessary, due to insufficient information or scheduling difficulties. Please review the corresponding checklist that goes with the request. All applications must be received by the deadline(s) attached hereto. Failure to submit by the date given may result in a delay of the review by the Planning Commission and City Council.

ACKNOWLEDGEMENT

I certify that all information submitted is true and correct and I fully understand that all information and a complete application must be submitted at least 30 days prior to a Planning Commission meeting to ensure review by the Planning commission on that date. By signing this form, I hereby acknowledge the receipt of the checklist and procedure for the project to be submitted for consideration. It is my responsibility to check all applicable ordinances pertaining to the application, comply with all ordinance requirements, and submit all required materials. All permit requests should be submitted in a timely manner so as not to cause project delays.

Applicant signature: 

Date: 7/5/18

Owner Signature: 

Date: 6/26/2018

PROPOSED MEETING DATES:

Design Review Commission: _____ Planning Commission _____ Parks & Rec Commission _____
Environmental Advisory Commission _____ City Council _____

FOR OFFICE USE ONLY

Date submitted: _____ Date complete: _____ If incomplete, date letter sent to applicant: _____
Date of public hearing: _____ Publication date: _____ Date notice sent to adjoining properties: _____
Amount fee paid: _____ Date fee paid: _____ Receipt #: _____ File #: _____

Planning Commission action: _____ Recommend approval: _____ Recommend denial: _____
Date applicant/property owner notified of Planning Commission action: _____

City Council action: _____ Recommend approval: _____ Recommend denial: _____
Date applicant/property owner notified of City Council action: _____

Date filed with Ramsey County Recorder office: _____



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

**Application for Variance Attachment
Richardson Elementary School
Addition and Renovation**

Project Description:

The proposed project consists of site and building improvements to the existing elementary school. Building improvements includes three separate additions; 1) a one-story for a classroom at the south end, 2) a one-story classroom addition for loading dock and mechanical at the center of the building, and 3) a one-story addition for administration and classrooms. Proposed construction at new additions will be concrete block faced on the exterior with brick and precast panels. Interior walls will be a combination of concrete block and metal stud walls. Floors will be a combination of precast plank and steel deck-concrete composite slabs. Roof deck and structure will be concrete plank and metal deck on steel bar joists.

The proposed site work includes a new bus loop, parking lot reconstruction, sidewalks, stormwater filtration basins, improvements to the ballfield area, and associated utility connections, grading, and landscaping. The parking lot and student drop-off area primarily service light vehicle traffic. The new bus loop will primarily serve bus and delivery truck traffic and may require a heavy-duty pavement section.

Stormwater filtration basins will be constructed to provide rate control and contaminate removal of stormwater runoff from site impervious surfaces in accordance with City, and the Ramsey Washington Metro Watershed District (RMWWD) Rules.

Variance Request #1

154.010.(F).6.(a) Landscape Coverage "Interior Parking Landscaping"

Per section 154.010.(F).6.(a) of the zoning ordinance, "A planning island with a minimum of 1 tree shall be installed for every 12 parking spaces." The site has limited space for parking, and providing a parking island for every 12 spaces would require reductions in programmed areas such as playgrounds. We are requesting a variance to reduce the requirement for planting islands within the parking lots. Stalls on the exterior of the parking lots will be shaded and screened to the maximum extent practicable from the exterior of the parking lot. Two planting islands are provided at the ends of the interior parking bay, but will not fully meet the requirement. Stormwater management will be provided away from the parking lots in other portions of the site, and will conform to the Ramsey Washington Metro Watershed District stormwater Rules.

Question Responses:

1. See above project description.
2. Though not specifically referenced in the Comprehensive Plan, this variance request is in harmony and consistent with the Comprehensive Plan. Landscaping will be provided on the exterior of parking lots, and the types of plantings will be consistent with the Comprehensive Plan.

3. This variance will not adversely affect the health, safety, or general welfare of the City. Shading, screening and stormwater management will be provided outside of the parking lot and will be consistent with other City and Watershed requirements. In addition, reducing the area dedicated to parking lot islands will allow for more active-use spaces that support the health of students and other school occupants.
4. The site has limited space available for parking and providing a parking island for every 12 spaces is not feasible due to this constraint. Shading, screening and stormwater management will be provided outside of the parking lot and will be consistent with other City and Watershed requirements.
5. The variance is being requested due to space limitations on the site, and is the minimum variance necessary to alleviate the practical difficulty. It is our opinion that the variance will not impact the functionality or use of the site. Economic consideration is not a factor in this variance request. It is not clear as to whether the request is consistent with officially adopted City plans and overlays, however this request does not set any precedence for future non-compliance, and is necessary based on the site constraints.

Variance Request #2

154.010.(J).3.(a) Off Street Parking Stall "Minimum Size Regulations"

Per section 154.010.(J).3.(a) of the zoning ordinance, "Each space shall contain a minimum area of not less than 180 square feet, exclusive to access drives, a width of not less than 9 feet and a depth of not less than twenty feet." During the preapplication meeting City Staff had requested additional setback to allow for bumper overhang away from the sidewalk. As part of this request, the Staff had recommended using a stall depth of 18 feet for all exterior parking stalls. Based on that recommendation, we are requesting a variance to decrease the required minimum stall depth from 20 feet to 18 feet for all exterior parking stalls.

Question Responses:

1. See above project description.
2. This variance request is in harmony and consistent with the Comprehensive Plan. Two of the goals stated in the Comprehensive Plan are to reduce impervious surface and provide adequate and convenient parking. The variance being requested both reduces impervious surface and provides adequate parking. These results are both consistent with the Comprehensive Plan.
3. This variance will not adversely affect the health, safety, or general welfare of the City. The parking spaces will be functional and safe with the reduced depth, and are consistent with requirements in other jurisdictions in the Twin Cities area.
4. As stated above, this variance request is a result of the recommendation from City Staff. With that said, space on the project site is limited and reduction in parking area allows for the space to be utilized more efficiently for function and programming. The space constraint limits the available area for stormwater management; by reducing impervious surface, the area required for stormwater management is decreased.
5. The variance is being requested to accommodate a request made by City Staff, and was a recommendation of the City Staff. The variance will not impact the functionality of the parking space, and is consistent with requirements of other jurisdictions in the Twin Cities area. Economic consideration is not a factor in this request. It is not clear as to whether the request is consistent with officially adopted

City plans and overlays, however this request is consistent with the recommendations of the City Staff.

Variance Request #3

154.010.(J).9.(e).iv Off Street Parking "Required number of off-street parking Spaces"

Per section 154.010.(J).9.(e).iv of the zoning ordinance, "The minimum number of required off-street parking spaces for the following uses shall be as indicated on Table 8." Per Table 8, the minimum number of parking spaces for Elementary and Secondary Schools is one space per classroom and one space per every seven students. The school renovation is being designed for 29 classrooms and an occupancy of 729 students; the parking requirement 134 spaces. Due to space limitation on the site, it is not feasible to provide 134 striped, paved parking spaces on the site. We are requesting a variance to reduce the required spaces to 71 permanent paved, striped parking stalls. The site is being designed with 77 permanent stiped, paved spaces including four accessible spaces. Future expansion of the gymnasium will reduce the parking count to 71 spaces. The bus loop will be used for event parking with capacity to park an additional 52 vehicles. The existing school parking lots have a capacity of 69 spaces with no additional area for event parking. The existing parking lots have sufficient capacity, and are frequently observed to be under parked during the school day. Based on this observation, the increase in permanent capacity, and added capacity for event parking, it is our opinion that the design is sufficient to meet the function and needs of the school.

Question Responses:

1. See above project description.
2. This variance request is in harmony and consistent with the Comprehensive Plan. Two of the goals stated in the Comprehensive Plan are to reduce impervious surface and provide adequate and convenient parking. The variance being requested both reduces impervious surface and provides adequate parking. These results are both consistent with the Comprehensive Plan.
3. This variance will not adversely affect the health, safety, or general welfare of the City. Based on observation of the existing parking lot function, the increase in permanent capacity from the existing parking count, and added capacity for event parking, it is our opinion that the design provides adequate parking for the function and needs of the school.
4. The site has limited space available for parking. It is not feasible to meet the requirement for number of parking spaces on the site. Based on observation of the existing parking lot function, the increase in permanent capacity from the existing parking count, and added capacity for event parking, it is our opinion that the design provides adequate parking for the function and needs of the school.
5. The variance is being requested due to space limitations on the site, and is the minimum variance necessary to alleviate the practical difficulty. It is our opinion that the variance will not impact the functionality or use of the site. Economic consideration is not a factor in this variance request. It is not clear as to whether the request is consistent with officially adopted City plans and overlays, however this request does not set any precedence for future non-compliance, and is necessary based on the site constrains.

Variance Request #4

154.010.(J).9.(e).iv Off Street Parking "Driveways"

Per section 154.010.(J).9.(e).i of the zoning ordinance, "Driveways must lead to an abut a

vehicle access door having a width of at least eight (8) feet. Driveways must not exceed a twenty-two (22) foot maximum width at the property line.” This section of the zoning ordinance does not appear to apply to the building use; however, since there is nothing in the ordinance that explicitly states that the project is exempt from this section based on building use, City Staff has recommended submitting a variance request to exempt the project from this requirement. We request a variance to remove the size restriction on driveway widths, and to remove the requirement for an 8 foot vehicle access door at the end of the driveway.

Question Responses:

1. See above project description.
2. This variance request is in harmony and consistent with the Comprehensive Plan.
3. This variance will not adversely affect the health, safety, or general welfare of the City. This variance is necessary to improve health, safety and the general welfare, because driveways must be wider than 22 feet to navigate the parking lots with emergency, trash collection, and delivery vehicles.
4. The variance is necessary for the function of the site. We feel this particular section of the ordinance is intended for residential housing, and doesn't really apply to school parking lots.
5. The variance is being requested to make the site function for emergency, trash collection and delivery vehicles. The variance is necessary for function of the site and is the minimum variance necessary to alleviate the practical difficulty. Economic consideration is not a factor in this variance request. It is not clear as to whether the request is consistent with officially adopted City plans and overlays, however this request does not set any precedence for future non-compliance, and is necessary based on the building use.



City of North St. Paul
2400 Margaret Street
North St. Paul, MN 55109
Phone (651) 747-2407
www.northstpaul.org

ZONING & LAND USE APPLICATION

Escrow:
\$1,000 min.
(code 1.2044)

Application Fee:
\$500.00
(code 1.3290)

APPLICATION FOR SITE/BUILDING PLAN APPROVAL

The site/building plan approval process must be scheduled through the Community Development Planning and Zoning Department. The lead-time for submittals shown on this application is necessary to allow City staff and consultants time to review and comment on documents provided. Additional lead-time will be required if the City determines that the potential impacts require more detailed study, or if review by other agencies is required. Incomplete application submittals will not be forwarded to the appropriate Commission or Council until all required information has been provided.

APPLICANT INFORMATION

Applicant Name: Mark Kusnierek
Company (if applicable): LHB
Address: 701 Washington Ave. N. Suite 200
City, State, Zip: Minneapolis, MN 55401
Phone Number: 612-752-5848
Email: mark.kusnierek@lhbcorp.com

Owner Name: Randy Anderson
Company (if applicable): ISD 622
Address: 2250 E. 12TH AVE.
City, State, Zip: NORTH ST. PAUL, MN
Phone Number: 651-748-7561
Email: randerson@isd622.org

Are you the owner of the property? YES X NO
(If no, you must supply property owner information)

PROPERTY INFORMATION

Street location of property (address): 2615 First Street North, North St. Paul, MN 55109
Parcel Identification Number (PID) (see Ramsey County website): 122922210016
Legal description of property: See survey
Present zoning of property (see City website): R-1
Size of property (acreage): 7.97 ac
Title information: Abstract Torrens
Property Description: Residential Commercial Industrial ✓ Institutional

PROPOSAL INFORMATION

Required for:

- Expansions of 1,000 square feet or more of commercial, industrial, institutional, and multi-family development projects.
New commercial, industrial, institutional, and multi-family development projects.

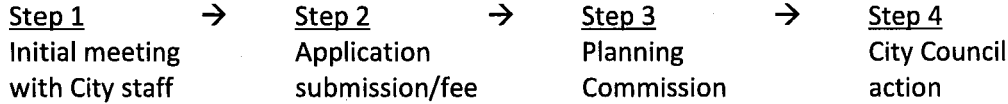
On a separate sheet of paper, please answer the following questions in full detail:

1. Provide a project description.
2. Is the proposal consistent with the general purposes and intent of the Comprehensive Plan?
3. Will the proposal adversely affect the health, safety, or general welfare of the City?
4. Is the proposal compatible with present and future land uses in the surrounding area and reasonably related to the overall needs of the City?
5. Is the proposal or appearance of the proposal compatible with adjacent properties?
6. Can the proposal 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 storm water disposal systems?
7. Will the proposal create an excessive burden on existing parks, schools, and other public facilities which serve or are proposed to serve the area?
8. Is the proposal sufficiently compatible or separated by distance or screening from adjacent residentially zoned land?
9. Is the proposal in harmony with the general purposes and intent of zoning codes and the zoning district in which the applicant intends to locate the proposal?
10. If applicable, is the proposal consistent with officially adopted City plans and overlays?

NI E 1134 865 900 382520

LAND USE PROCESS

Review Process



	MONTH:					MONTH:				
App Submittal										
Design Review										
EAC										
Parks & Rec										
Planning Commission										
City Council										
WEEKS:	1	2	3	4	5	1	2	3	4	5

Regular Scheduled City Meetings:

PLANNING COMMISSION

1st Thursday of the month (6:15 p.m.)

DESIGN REVIEW COMMISSION

4th Thursday of the month (5:00 p.m.)

ENVIRONMENTAL ADVISORY COMMISSION

4th Monday of the month (6:00 p.m.)

PARKS & RECREATION COMMISSION

4TH Wednesday of the month (6:30 p.m.)

ECONOMIC DEVELOPMENT AUTHORITY

2ND Tuesday of every odd month (4:00 p.m.)

CITY COUNCIL

1st and 3rd Tuesday of the month (6:30 p.m.)

APPLICATION SUBMITTALS

Required	Completed	
_____	_____	Completed Application.
_____	_____	Application Fee \$500.00. Escrow \$1,000.00 minimum.
_____	_____	Certificate of Survey. Please see Zoning Code, Table 2 Submittal Requirements.
_____	_____	Site Plan. Please see Zoning Code, Table 2 Submittal Requirements.
_____	_____	Parking and Circulation Plan. Please see Zoning Code, Table 2 Submittal Requirements.
_____	_____	Grading/Storm Water Management Plan.
_____	_____	Sanitary Sewer and Water Plan with estimated use per day.
_____	_____	Soil Type and Soil Limitations. Please see Zoning Code, Table 2 Submittal Requirements.
_____	_____	Landscaping Plan. Please see Zoning Code, Table 2 Submittal Requirements.
_____	_____	Lighting Plan. Please see Zoning Code, Table 2 Submittal Requirements.
_____	_____	Architectural Detail Drawings. Please see Zoning Code, Table 2 Submittal Requirements.
_____	_____	Typical floor plan and room plan drawn to scale with a summary of square footage for each use or activity.
_____	_____	Sign Plan including the type, location, and size of all proposed signage.
_____	_____	Vicinity map showing the property in relation to nearby highways or major street intersections.
_____	_____	Type of business or activity and proposed number of employees.
_____	_____	Proof of ownership of the property.
_____	_____	Map or plat showing the lands proposed to be changed and all lands within at least 350 feet of the boundaries of the property.
_____	_____	Names and addresses of the owners of the lands within 350 feet as appear on the records of the County Auditor of Ramsey County.
_____	_____	Other submittals as required by specific zoning district.
_____	_____	Any additional data requested by the city: _____

NOTE TO APPLICANT

All completed application and accompanying materials are due 30 days prior to the scheduled Planning Commission meeting (if applicable). The purpose of this submittal requirement is to allow for:

1. Plan distribution to the City staff, consultants, and applicable government entities.
2. Project review time and generation of staff reports.
3. Project meetings between City staff and applicants.
4. Meeting materials preparation and distribution.

The North St. Paul City Codes guide and enable development activities within the City by ensuring proper and well-coordinated projects. The land use application is the mechanism that allows the City to examine proposed land uses to ensure compatibility with the City Codes, design and development standards, and the surrounding land uses and natural environments. The review is intended to ensure positive growth for the community. All applications are reviewed individually and are evaluated based on their own merit. Each land use request has an associated checklist of required items. Applicants are encouraged to participate in an initial meeting with City staff prior to submitting a formal land use application. The initial meeting is an opportunity to informally discuss the conceptual idea of the proposed project in an effort to reduce delays. Participation in the initial meeting does not provide approval, or guarantee approval of the project. The City shall not accept plans, drawings, or other information related to the project except upon submittal of a formal application. The City reserves the right to reject an incomplete application.

APPLICATION FEE STATEMENT

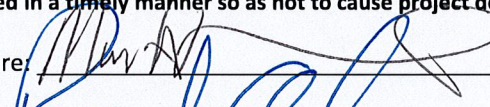
There may be additional expenses pertaining to project review that is the responsibility of the applicant. All applicable fees must be paid when submitting land use applications and accompanying materials. All fees, which are set annually by City Ordinance, help cover costs incurred by the City to review the application. The City of North St. Paul often uses consulting firms to assist in the review of projects. Please refer to the City's Fee Schedule for information on planning review fees and other applicable costs.

REVIEW REQUIREMENTS

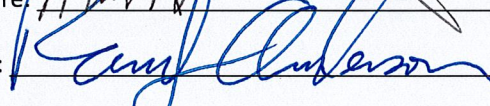
Minnesota State Statute 15.99 requires local governments to review an application within 15 business days of submission to determine if an application is complete and/or if additional information is required to complete the review. Once complete, a formal 60-day review period begins. The City has the ability to extend the review period for an additional 60 days, if necessary, due to insufficient information or scheduling difficulties. Please review the corresponding checklist that goes with the request. All applications must be received by the deadline(s) attached hereto. Failure to submit by the date given may result in a delay of the review by the Planning Commission and City Council.

ACKNOWLEDGEMENT

I certify that all information submitted is true and correct and I fully understand that all information and a complete application must be submitted at least 30 days prior to a Planning Commission meeting to ensure review by the Planning commission on that date. By signing this form, I hereby acknowledge the receipt of the checklist and procedure for the project to be submitted for consideration. It is my responsibility to check all applicable ordinances pertaining to the application, comply with all ordinance requirements, and submit all required materials. All permit requests should be submitted in a timely manner so as not to cause project delays.

Applicant signature: 

Date: 7/5/18

Owner Signature: 

Date: 6/26/2018

PROPOSED MEETING DATES:

Design Review Commission: _____ Planning Commission _____ Parks & Rec Commission _____
Environmental Advisory Commission _____ City Council _____

FOR OFFICE USE ONLY

Date submitted: _____ Date complete: _____ If incomplete, date letter sent to applicant: _____
Date of public hearing: _____ Publication date: _____ Date notice sent to adjoining properties: _____
Amount fee paid: _____ Date fee paid: _____ Receipt #: _____ File #: _____

Planning Commission action: _____ Recommend approval: _____ Recommend denial: _____
Date applicant/property owner notified of Planning Commission action: _____

City Council action: _____ Recommend approval: _____ Recommend denial: _____
Date applicant/property owner notified of City Council action: _____

Date filed with Ramsey County Recorder office: _____

Land Use Application for Richardson Elementary Addition and Remodeling

ISD 622

North St. Paul.

1. Provide a project description.

The proposed building construction consists of an addition at the south end of the existing building. A two-story (plus mechanical penthouse class room) addition and a single-story (plus penthouse) entry addition. Proposed construction will be CMU interior and exterior bearing walls with precast floors and roof. Mechanical penthouses will be steel framed.

The proposed site work includes a new bus loop, parking lot reconstruction, sidewalks, stormwater filtration basins, improvements to the ballfield area, and associated utility connections, grading, and landscaping. The parking lot and student drop-off area primarily service light vehicle traffic. The new bus loop will primarily serve bus and delivery truck traffic and may require a heavy-duty pavement section.

Stormwater filtration basins will be constructed to provide rate control and contaminate removal of stormwater runoff from site impervious surfaces in accordance with City, and the Ramsey Washington Metro Watershed District (RMWWD) Rules.

2. Is the proposal consistent with the general purposes and intent of the Comprehensive Plan?

The proposed project supports Goal 1 of the Comprehensive Plan (2008) to "Develop themes, prepare plans, and implement plans which will enhance and improve the image of the City . . . in each of the City's residential neighborhoods" by upgrading the exterior materials of the existing school. The project supports Goal 4 to "Achieve a functional, aesthetic, and balanced system which includes pedestrian friendly sidewalks and trails, local streets, collectors, arterials, a freeway and transit" by clearly separating bus, cars, and pedestrian circulation from streets and sidewalks into the site. Also, the proposal supports Goal 8 to "Protect and enhance the lakes, wetlands, woods, and wildlife and promote actions, practices, and developments which will sustain the environment" by creating basins that will reduce the flow rate and improve the quality of the stormwater flowing into the City storm sewer system.

3. Will the proposal adversely affect the health, safety, or general welfare of the City?

No. The project will make improvements to the facilities and general safety of the students and staff of the school. The site improvements will increase safety and security by creating separate entrances for students and visitors with safety vestibules. Also, interior improvements will upgrade interior finishes and provide new classroom space for pre-kindergarten and special education.

4. Is the proposal compatible with present and future land uses in the surrounding area and reasonably related to the overall needs of the City?

Yes, the existing use as a school will be maintained and is compatible with future uses in the surrounding residential neighborhood.

5. Is the proposal or appearance of the proposal compatible with adjacent properties?

Yes, the school's appearance will be upgraded by adding more windows to the exterior and all new exterior cladding materials. Additionally, new entrance canopies and vestibules will be provided to make the entrance points more clear, safe, and secure. This work will be compatible with adjacent uses.

6. Can the proposal 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 storm water disposal systems?

The proposed project will create separate vehicle circulation for buses, staff, and visitors that will improve the safety and flow of the transportation system. Interior upgrades will create a series of security thresholds and zones to increase safety and security. The School District is working with the City to determine if new water and sewer connections will be required due to the age of the existing lines. The size and capacity of these lines are sufficient to serve the proposed project.

7. Will the proposal create an excessive burden on existing parks, schools, and other public facilities which serve or are proposed to serve the area?

No, the proposed project will not create an excessive burden to existing parks, schools, and other public facilities.

8. Is the proposal sufficiently compatible or separated by distance or screening from adjacent residentially zoned land?

Yes, the project is compatible and is separated by distance and screening from the surrounding residential neighborhood. The playground is being relocated from the west side to the east side and will be closer to residences. New mechanical equipment will provide screening per City ordinance.

9. Is the proposal in harmony with the general purposes and intent of zoning codes and the zoning district in which the applicant intends to locate the proposal?

Yes, the proposed project will maintain the use as a school which is compatible to a residential zoning district.

10. If applicable, is the proposal consistent with officially adopted City plans and overlays?

Yes, the proposed project maintains the use as a school and is consistent with City plans and overlays.

RICHARDSON ELEMENTARY SCHOOL

ADDITION AND RENOVATION

2615 1ST ST N NORTH SAINT PAUL, MN 55109

CONTACTS

CLIENT

NORTH ST PAUL - MAPLEWOOD - OAKDALE ISD 622
2520 EAST 12TH AVENUE
NORTH ST PAUL, MN 55109
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FAX: (651) 748-7571
CONTACT: RANDY ANDERSON
BUSINESS SERVICES DIRECTOR
E-MAIL: RANDYANDERSON@ISD622.ORG

PROJECT MANAGER

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MINNEAPOLIS, MN 55401
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E-MAIL: MARK.KUSNIEREK@LHBCORP.COM

CIVIL ENGINEER

LHB, INC.
701 WASHINGTON AVENUE NORTH, SUITE 200
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HALLBERG ENGINEERING
1750 COMMERCE COURT
WHITE BEAR LAKE 55110
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E-MAIL: TGUNDERSON@HALLBERGENGINEERING.COM

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701 WASHINGTON AVENUE NORTH, SUITE 200
MINNEAPOLIS, MN 55401
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E-MAIL: NATHAN.WRIEDT@LHBCORP.COM

SUSTAINABLE CONSULTANT

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701 WASHINGTON AVENUE NORTH, SUITE 200
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INTERIOR DESIGNER

LHB, INC.
21 WEST SUPERIOR STREET, SUITE 500
DULUTH, MN 55802
PHONE: (218) 727-8446
CONTACT: AARON HANSON
E-MAIL: AARON.HANSON@LHBCORP.COM

LOCATION MAP



PROJECT RENDERING



SHEET INDEX

G001	PROJECT TITLE SHEET
V101	SURVEY
V201	ZONING SITE PLAN
CIVIL	
C001	CIVIL NOTES
C002	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
C101	DEMOLITION AND EROSION CONTROL PLAN
C201	GRADING PLAN
C202	GRADING ENLARGEMENT PLAN
C203	GRADING ENLARGEMENT PLAN
C204	GRADING ENLARGEMENT PLAN
C205	GRADING ENLARGEMENT PLAN
C211	GRADING PROFILES
C212	GRADING PROFILES
C301	UTILITY PLAN
C311	BMP ENLARGEMENTS
C401	SURFACING AND LAYOUT PLAN
C411	STRIPING AND SIGNAGE PLAN
C501	CIVIL DETAILS
C502	CIVIL DETAILS
C503	CIVIL DETAILS
C504	CIVIL DETAILS
C505	CIVIL DETAILS
C506	CIVIL DETAILS
C507	CIVIL DETAILS
LANDSCAPE	
L101	LANDSCAPE PLANS
L500	LANDSCAPE DETAILS
ARCHITECTURE	
A100	PLANS
A110	ROOF PLAN
A200	ELEVATIONS
A400	SECTIONS
A811	SIGNAGE PLAN AND MONUMENT SIGN
ELECTRICAL	
E100	ELECTRICAL SITE PLAN

CLIENT:

NORTH ST PAUL -
MAPLEWOOD - OAKDALE
ISD 622

2520 EAST 12TH AVENUE
NORTH ST. PAUL, MN 55109



THIS SQUARE APPEARS 1/2"X1/2"
ON FULL SIZE SHEETS

1 07-05-2018 ZONING & LAND USE APPLICATION
NO DATE ISSUED FOR

NO DATE REVISION

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 Architect
under the laws of the State of Minnesota.

Signature:

Typed or Printed Name: Mark Kusnierek

Date: 7/5/2018

Reg. No.: 22310

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PROJECT NAME:

RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION

2615 1ST ST. N
NORTH ST. PAUL, MN 55109

DRAWING TITLE:

PROJECT TITLE SHEET

FILE: XXX

DRAWN BY: TMA

CHECKED BY: MAK

PROJ. NO: 170756

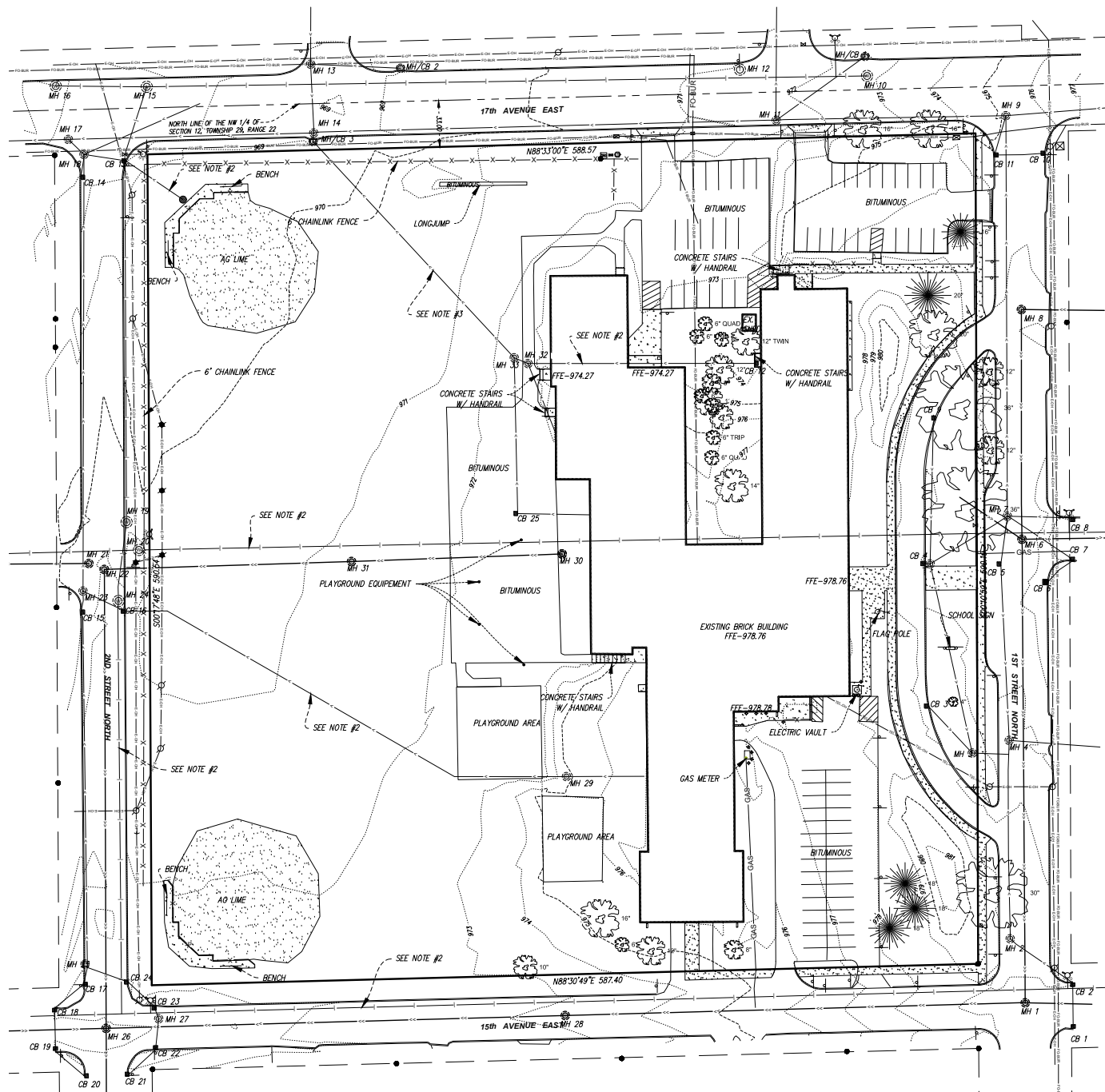
DRAWING NO:

G001

MANHOLE SCHEDULE			
MANHOLE NUMBER	MANHOLE STYLE	RIM ELEVATION	INVERTS
MH 1	SANITARY	979.39	N - 967.29 E - 970.39 S - 970.39 SE - 973.69
MH 2	STORM	978.89	
MH 3	STORM	978.26	
MH 4	STORM	977.50	N - 971.75 E - 972.75 S - 971.85 N - 973.44 NE - 971.79 SE - 971.89 W - 974.04
MH 5	STORM	977.79	N - 969.26 E - 968.86 S - 968.76 NW - 969.26
MH 6	SANITARY	976.26	
MH 7	STORM	976.33	BURIED UNDER BILT.
MH 8	SANITARY	976.22	E - 970.12 S - 970.02 E - 970.16 S - 967.41 SW - 969.46 W - 966.71
MH 9	STORM	975.11	
MH 10	WATER MAIN	972.82	
MH 11	STORM	971.50	N - 960.85 NE - 965.73 E - 964.55 W - 959.65
MH 12	TELEPHONE	971.24	E - 963.13 S - 958.33 N - 958.31 E - 958.01 S - 963.91 W - 957.21
MH 13	STORM	968.23	
MH 14	STORM	968.61	
MH 15	WATER MAIN	967.67	
MH 16	WATER MAIN	967.00	E - 955.01 SE - 956.11 W - 955.01 NW - 956.08
MH 17	STORM	967.11	NE - 956.33 E - 962.23 S - 962.23
MH 18	STORM	967.33	
MH 19	WATER MAIN	970.9	
MH 20	WATER MAIN	971.16	
MH 21	SANITARY	970.74	W - 960.54 E - 965.58 S - 965.48 COULDN'T OPEN
MH 22	SANITARY	971.13	
MH 23	STORM	970.45	
MH 24	WATER MAIN	971.02	
MH 25	STORM	971.58	N - 966.18 SE - 966.43 S - 966.18 CENTER - 964.58 STANDING WATER, PIPES HIDDEN
MH 26	SANITARY	972.08	E/W - 965.88 E - 968.32 W - 968.22 W - 966.81 E/W - 966.06
MH 27	STORM	971.73	
MH 28	SANITARY	973.33	SE - 965.97 NW - 964.97
MH 29	STORM	974.72	
MH 30	SANITARY	972.36	SE - 965.03 S - 965.03 NW - 964.93
MH 31	SANITARY	971.21	
MH 32	STORM	972.35	
MH 33	STORM	972.43	

CATCH BASIN SCHEDULE			
CB NUMBER	RIM ELEVATION	INVERTS	
CB 1	979.36	N - 974.96	
CB 2	978.87	S - 974.47 NW - 973.72	
CB 3	977.56		
CB 4	976.82	E - 973.07	
CB 5	976.12	N/S - 971.42	
CB 6	975.22	NE - 971.87	
CB 7	976.11	SW - 971.76 NW - 971.66	
CB 8	975.90	W - 971.45	
CB 9	976.94	S - N/A	
CB 10	975.18	W - 970.18	
CB 11	975.07	NE - 969.67 E - 969.82	
CB 12	970.43	6" PLASTIC	
CB 13	967.33	NW - 963.03	
CB 14	967.50	N - 964.00	
CB 15	970.4	N/S - 965.25	
CB 16	970.65	E - 967.05 NW - 966.95	
CB 17	971.44	N - 966.34 SW - 966.44 NE/S - 966.57	
CB 18	971.57	N - 966.73 SE - 966.93	
CB 19	971.63		
CB 20	971.27	NW - 966.77	
CB 21	971.43	NE - 967.33 N - 967.12 SW - 967.22	
CB 22	971.22		
CB 23	971.32	SE - 967.07 NW - 966.92	
CB 24	NO INFO		
CB 25	972.30	N - 965.1 E - 965.25 SW - 966.53 NW - 964.51 N - 963.92 S - 964.07	
MH/CB 1	972.98		
MH/CB 2	969.76		
MH/CB 3	969.02		

STORM SYSTEM PIPE SCHEDULE			
START	END	SIZE	MATERIAL
CB 1	CB 2	12"	RCP
CB 2	MH 2	12"	RCP
MH 2	MH 4	12"	RCP
PIPE B/W			
MH 3	MH 2 & MH 4	12"	RCP
CB 3	MH 3	12"	PVC
CB 5	MH 3	12"	RCP
CB 4	MH 5	12"	PVC
MH 4	OFFSITE TO EAST	12"	RCP
CB 5	MH 4	15"	RCP
CB 6	CB 7	12"	RCP
CB 9	MH 7	12"	RCP
CB 8	MH 7	12"	RCP
CB 9	MH 5	12"	PVC
MH 5	MH 7	12"	PVC
MH 7	MH 9	15"	RCP
OFFSITE EAST	MH 9	12"	RCP
CB 10	CB 11	15"	RCP
CB 11	MH 9	15"	RCP
MH 9	MH 11	18"	RCP
MH/CB 1	MH 11	15"	RCP
MH 11	OFFSITE TO NORTH	24"	RCP
MH 11	MH 14	24"	RCP
MH/CB 2	MH 13	15"	RCP
MH 13	MH 14	24"	RCP
OFFSITE NORTH	MH 13	18"	RCP
MH/CB 3	MH 14	18"	RCP
MH 33	MH/CB 3	12"	PVC
MH 32	MH 33	12"	PVC
BUILDING	MH 32	12"	RCP
CB 25	MH 33	12"	PVC
BUILDING	CB 25	8"	STEEL
MH 14	MH 17	30"	RCP
?	MH 18	27"	RCP
CB 13	MH 18	12"	RCP
CB 14	MH 18	12"	RCP
MH 18	MH 17	30"	RCP
MH 17	OFFSITE WEST	48"	RCP
MH 23	MH 18	UNKNOWN	
CB 16	MH 23	12"	RCP
CB 15	MH 23	12"	RCP
MH 25	CB 15	12"	RCP
CB 17	MH 25	12"	RCP
CB 18	CB 17	12"	RCP
CB 19	CB 18	12"	RCP
CB 20	CB 19	12"	RCP
CB 21	CB 22	12"	RCP
CB 22	MH 27	12"	RCP
MH 27	CB 23	12"	RCP
CB 23	CB 24	12"	RCP
CB 24	MH 25	15"	RCP
BUILDING	MH 29	10"	HDPE
MH 29	?	12"	PVC



LEGEND

- DENOTES FOUND IRON PIPE
- DENOTES EXISTING CATCH BASIN
- ⊙ DENOTES EXISTING SANITARY MANHOLE
- ☆ DENOTES EXISTING LIGHT POLE
- ⊕ DENOTES EXISTING HYDRANT
- ⊕ DENOTES EXISTING WATER VALVE
- DENOTES EXISTING SIGN
- DENOTES UNDERGROUND ELECTRIC
- DENOTES UNDERGROUND GAS
- DENOTES UNDERGROUND TELEPHONE
- DENOTES UNDERGROUND WATER
- DENOTES UNDERGROUND SANITARY SEWER
- DENOTES UNDERGROUND STORM SEWER
- DENOTES UNDERGROUND FIBER OPTIC
- DENOTES OVERHEAD ELECTRIC
- ⊙ DENOTES EXISTING TREE
- ⊕ DENOTES EXISTING POWER POLE
- ⊕ DENOTES EXISTING ELECTRIC METER
- DENOTES OVERHEAD TELEPHONE
- ⊙ DENOTES WATER MANHOLE
- ⊙ DENOTES STORM SEWER MANHOLE

NOTES

- No Title Work was given to LHB for preparation of this survey.
- Utilities shown per 2004 Addition Construction Documents.
- Identified storm line is appears to be in the correct location based on pipe direction and size. No as-built maps available to verify.
- The subsurface utility information in this plan is utility quality level d. this utility quality level was determined according to the guidelines of c/fsc 38-02, entitled "standard guidelines for the collection of existing subsurface utility data"

CLIENT:

NORTH ST. PAUL -
MAPLEWOOD - OAKDALE
ISD 622

2520 EAST 12TH AVENUE
NORTH ST. PAUL MN 55109

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

1 06/26/2018 EXISTING CONDITIONS SURVEY
NO DATE ISSUED FOR

NO DATE REVISION

I HEREBY CERTIFY that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

SIGNATURE: *Kyle J. Roddy*

TYPED OR PRINTED NAME: Kyle J. Roddy

DATE: 6/26/18 REG. NO.: 42627

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PROJECT NAME:

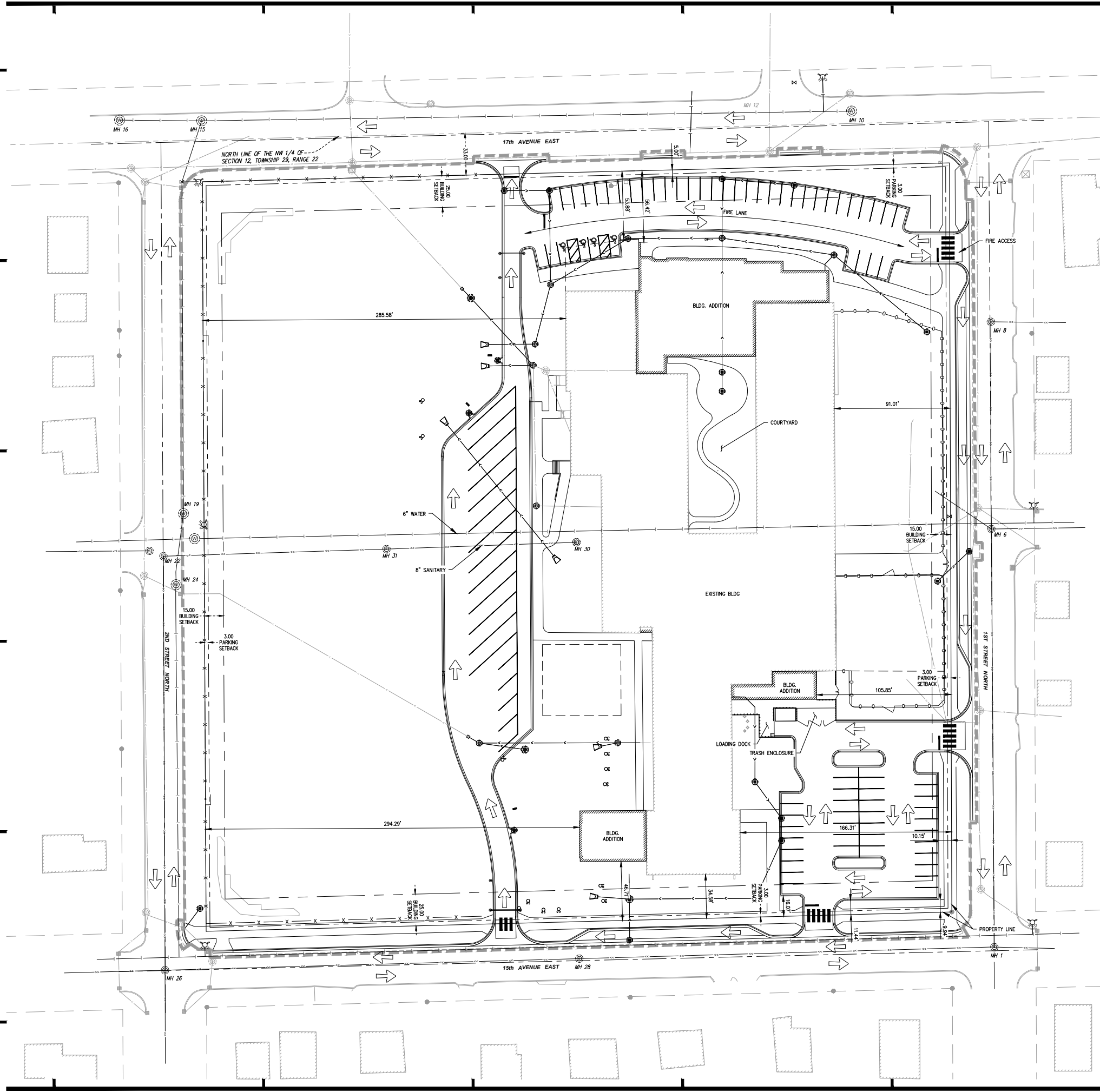
RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION

2615 1ST STREET N
NORTH ST. PAUL MN 55109

DRAWING TITLE:
EXISTING CONDITIONS
SURVEY

FILE: ..170759600 Drawings\Survey\170474 Richardson.dwg
DRAWN BY: ECO
CHECKED BY: KJR
PROJ. NO.: 170759
DRAWING NO:

V101

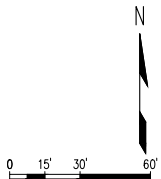


SHEET NOTES

1. ZONE SETBACKS
-25' FRONT BUILDING SETBACK
-25' REAR BUILDING SETBACK
-15' SIDE BUILDING SETBACK
-3' PARKING SETBACK
2. LOT SIZE: 347044 SF (7.97 AC)
3. REFER TO ARCHITECTURAL SHEET A110 FOR ROOFTOP EQUIPMENT AND SCREAMING.
4. REFER TO CIVIL SHEET C411 FOR SIGNAGE AND STRIPING LAYOUT INFORMATION.

PARKING SUMMARY (REFERENCE)		
	EXISTING	PROPOSED
ADA PARKING	4	4
STALLS	65	73
TOTAL	69	77

WARNING
LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. CALL BEFORE DIGGING.
MINNESOTA ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY MN STATUTE 216D



PRELIMINARY
NOT FOR CONSTRUCTION
07/05/2018

CLIENT: NORTH ST. PAUL
MAPLEWOOD - OAKDALE
ISD 622

2520 EAST 12TH AVENUE
NORTH ST. PAUL MN 55109

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS.

NO DATE ISSUED FOR

NO DATE REVISION

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.

SIGNATURE: *Adam Besse*

TYPED OR PRINTED NAME: ADAM BESSE

DATE: 07/05/2018 REG. NO.: 52597

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PROJECT NAME:
RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION

2615 1ST STREET N
NORTH ST. PAUL MN 55109

DRAWING TITLE:
ZONING SITE PLAN

EXISTING LEGEND

---	PROPERTY LINE
- - - -	SETBACK LINE
---730---	CONTOUR MAJOR (5' INTERVAL)
---732---	CONTOUR MINOR (1' INTERVAL)
●	FOUND IRON PIPE
■	CATCH BASIN
⊗	STORM SEWER MANHOLE
⊗	UNDERGROUND STORM SEWER
⊗	SANITARY MANHOLE
⊗	UNDERGROUND SANITARY SEWER
☆	LIGHT POLE
⌘	HYDRANT
⌘	WATER VALVE
⊗	WATER MANHOLE
---	UNDERGROUND WATER
---	SIGN
---	UNDERGROUND ELECTRIC
---	UNDERGROUND GAS
---	UNDERGROUND TELEPHONE
---	UNDERGROUND FIBER OPTIC
---	OVERHEAD ELECTRIC
⊗	EXISTING TREE
⊗	EXISTING POWER POLE
⊗	EXISTING ELECTRIC METER
---	OVERHEAD TELEPHONE
---	BUILDING

WARNING
LOCATION OF UNDERGROUND UTILITIES
TO BE VERIFIED BY CONTRACTOR.
CALL BEFORE DIGGING. GOPHER
STATE ONE CALL 1-800-252-1166
REQUIRED BY LAW

PROPOSED LEGEND

---	CONSTRUCTION LIMITS
---	REMOVE BITUMINOUS PAVEMENT
---	REMOVE CONCRETE
---	REMOVE FENCE
---	REMOVE STORM SEWER
---	REMOVE TREE
---	INLET PROTECTION
---	BIOROLL
---	SILT FENCE
---	CONSTRUCTION ENTRANCE
---	EROSION CONTROL BLANKET
---730---	CONTOUR MAJOR (5' INTERVAL)
---732---	CONTOUR MINOR (1' INTERVAL)
---	SWALE
●	SPOT ELEVATION
---	FLOW ARROW
---	PROPOSED STORM SEWER
---	PVC DRAIN TILE
---	STORM CATCH BASIN OR MANHOLE
---	FLARED END SECTION (FES)
---	HEADWALL
---	CLEANOUT
---	WATER SERVICE
---	CURB AND GUTTER
---	DECORATIVE FENCING
---	CHAIN LINK FENCING
---	SINGLE OR DOUBLE GATE
---	PIPE SWING GATE
---	HEAVY DUTY BITUMINOUS
---	LIGHT DUTY BITUMINOUS
---	CONCRETE WALK
---	8" CONCRETE SLAB ON GRADE
---	BIOFILTRATION SOIL AND SEED
---	PLAYGROUND
---	AG LIME
---	TRUNCATED DOMES
---	ADA LANDING
---	TURF REINFORCING MAT

PAVEMENT STRIPING
CIRCLE - LATEX

1ST DIGIT
WIDTH
4", 6", ETC.

2ND DIGIT
PATTERN
S - SOLID
B - BROKEN
D - DOTTED/DOUBLE

3RD DIGIT
COLOR
W - WHITE
Y - YELLOW
B - BLUE

EXAMPLE: (4SW) = 4" SOLID LINE WHITE - EPOXY

GENERAL CONSTRUCTION NOTES

- CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING PAVEMENTS DESIGNATED TO REMAIN. ANY PAVEMENTS DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- GRADES SHOWN ARE FINISH SURFACE ELEVATIONS. THE CONTRACTOR SHALL MAKE APPROPRIATE DEDUCTIONS FOR VARYING SURFACES TO DETERMINE SUBGRADE ELEVATIONS.
- ALL EXISTING AND PROPOSED STRUCTURE ACCESS COVERS SHALL BE ADJUSTED TO FINISHED GRADE BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING. SEE SPECIFICATIONS FOR REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY THE PROJECT LOCATION WITH SITE INTERFACES INCLUDING BUT NOT LIMITED TO UTILITIES, SIDEWALKS, EXISTING GRADES, AND PROPOSED GRADES. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO EXECUTING THE WORK. NOTIFY THE ENGINEER IF FIELD CONDITIONS VARY FROM THE PLAN.
- ALL AREAS DISTURBED SHALL BE RESTORED WITH TOPSOIL AND SEED UNLESS NOTED OTHERWISE. REFERENCE SPECIFICATIONS FOR REQUIREMENTS.
- ALL BITUMINOUS AND CONCRETE REMOVAL LIMITS SHALL BE SAW CUT TO A NEAT LINE PRIOR TO PLACEMENT OF ANY NEW MATERIAL AGAINST EXISTING EDGES.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL WORK IN THE RIGHT OF WAY. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL WHILE WORKING WITHIN THE RIGHT OF WAY.

GOVERNING SPECIFICATIONS

THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL GOVERN, EXCEPT AS MODIFIED BY THE PROJECT SPECIFICATIONS. (AVAILABLE AT: <http://www.dot.state.mn.us/tccsup>)

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MIN MUTCD, INCLUDING THE MOST CURRENT FIELD MANUAL. (AVAILABLE AT: <http://www.dot.state.mn.us/trafficeng>)

ABBREVIATIONS

A.I.P.	ABANDON IN PLACE	O.C.	ON CENTER
A.G.	ABOVE GROUND	F(CB/MH)	PROPOSED CATCH BASIN/MAHNOLE
B.G.	BELOW GROUND	PVC	POLYVINYL CHLORIDE
CB	CATCH BASIN	PROP.	PROPOSED
CE	PIPE CROWN ELEVATION	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	R.O.W.	RIGHT OF WAY
EXIST.	EXISTING	SCH.	SCHEDULE
ELEV.	ELEVATION	SM.	SIMILAR
E.W.	EACH WAY	S.O.G.	SLAB ON GRADE
FES	FLARED END SECTION	SS	STAINLESS STEEL
FM	FORCE MAIN	STD.	STANDARD
HDPE	HIGH DENSITY POLYETHYLENE	TEMP.	TEMPORARY
HMA	HOT MIX ASPHALT	TRM	TURF REINFORCING MAT
IE	INVERT ELEVATION	(TYP.)	TYPICAL
MAX.	MAXIMUM	V.I.F.	VERIFY IN FIELD
MIN.	MINIMUM	MNDOT	MINNESOTA DEPARTMENT OF TRANSPORTATION
MH	MANHOLE	WWM	WELDED WIRE MESH
MOD.	MODIFIED		



**PERFORMANCE
DRIVEN DESIGN.**
LHBperformance

701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

PRELIMINARY
NOT FOR CONSTRUCTION
07/05/2018

CLIENT:

**NORTH ST. PAUL -
MAPLEWOOD - OAKDALE
ISD 622**

**2520 EAST 12TH AVENUE
NORTH ST. PAUL MN 55109**

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

1	07/05/2018	LAND DEVELOPMENT APPLICATION
NO	DATE	ISSUED FOR

NO	DATE	REVISION
----	------	----------

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.

SIGNATURE: *Adam Besse*

TYPED OR PRINTED NAME: ADAM BESSE

DATE: 07/05/2018 REG. NO.: 52597

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PROJECT NAME:

**RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION**

**2615 1ST STREET N
NORTH ST. PAUL MN 55109**

DRAWING TITLE:

CIVIL NOTES

FILE: ..170756600 Drawings\0170756 C001 Notes.dwg
DRAWN BY: DPG
CHECKED BY: MMW
PROJ. NO: 170756
DRAWING NO:

C001

STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

1. GENERAL

THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA) REGULATES STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY DISTURBING LAND EQUAL TO OR GREATER THAN ONE ACRE THROUGH A GENERAL PERMIT (PERMIT NO. MN R100001) AUTHORIZING THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY TO WATERS OF THE STATE IN COMPLIANCE WITH THE CLEAN WATER ACT AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) PROGRAM. THE GENERAL PERMIT (PERMIT) REQUIRES THE DEVELOPMENT AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP IS A COMBINATION OF NARRATIVE, PLANS SHEETS, AND STANDARD DETAIL SHEETS THAT ADDRESS THE FORESEEABLE CONDITIONS AT ANY STAGE IN THE CONSTRUCTION OR POST-CONSTRUCTION ACTIVITIES.

2. ADMINISTRATIVE REQUIREMENTS

- A. **RESPONSIBLE PARTIES:** THE OWNER AND GENERAL CONTRACTOR (CONTRACTOR) ARE CO-PERMITTEES OF THE PERMIT AND ARE JOINTLY RESPONSIBLE FOR COMPLIANCE WITH TERMS AND CONDITIONS OF THE PERMIT. OBTAIN A COPY OF THE PERMIT AND COMPLY WITH PARTS II.B, II.C, III.B-F, IV, V, AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C OF THE PERMIT. VERIFY THAT PERMIT REQUIREMENTS ARE SATISFIED AND COMPLETE THE BLANKS ON THIS SWPPP SHEET.
- B. **PERMIT APPLICATION:** THE CONTRACTOR IS RESPONSIBLE FOR COMPLETING THE PERMIT APPLICATION ON-LINE AND PAYING THE APPLICATION FEE. OWNER AND CONTRACTOR MUST BOTH MUST SIGN THE APPLICATION. OBTAIN A COPY OF THE PERMIT AND APPLY ON-LINE AT THE MPCA CONSTRUCTION STORM WATER WEBSITE: <http://www.pca.state.mn.us/water/stormwater/stormwater-c.html>.
- C. **PERMIT COVERAGE:** PERMIT COVERAGE TYPICALLY BECOMES EFFECTIVE SEVEN (7) CALENDAR DAYS AFTER THE ELECTRONIC SUBMITTAL DATE. DO NOT BEGIN LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL PERMIT COVERAGE IS EFFECTIVE. THE START OF ANY LAND DISTURBING ACTIVITIES SIGNIFIES THAT THE CONTRACTOR IS ASSUMING RESPONSIBILITY FOR PERMIT COVERAGE AND HAS COMPLIED WITH PERMIT REQUIREMENTS.
- D. **NOTIFICATION OF COVERAGE:** THE CONTRACTOR WILL RECEIVE A NOTIFICATION OF COVERAGE FROM THE MPCA (E.G., VIA EMAIL, ONLINE NOTIFICATION, OR LETTER). KEEP OR POST A COPY OF THE NOTIFICATION OF COVERAGE WITH THE SWPPP AT THE PROJECT SITE. PROVIDE COPIES TO THE OWNER AND ENGINEER.
- E. **CHANGE OF COVERAGE FOR NEW OWNER OR NEW OPERATOR (CONTRACTOR):** FOR A NEW OWNER OR OPERATOR, THE CURRENT OWNER, AND NEW OWNER OR OPERATOR, MUST SUBMIT A PERMIT MODIFICATION FORM PRIOR TO THE NEW OWNER OR OPERATOR COMMENCING CONSTRUCTION ACTIVITY. CONTACT THE MPCA AT 800-657-3864 FOR THIS FORM. THE CURRENT OWNER MUST ALSO SUBMIT A NOTICE OF TERMINATION (NOT) FORM AS NOTED BELOW WHEN THE OWNERSHIP OF THE PROPERTY CHANGES, AS NOTED BELOW.
- F. **TERMINATION OF COVERAGE:** THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER AND TERMINATING PERMIT COVERAGE BY COMPLETING AND SUBMITTING A NOTICE OF TERMINATION (NOT) FORM TO THE MPCA. A NOTICE OF TERMINATION MUST BE SUBMITTED WITHIN 30 DAYS AFTER FINAL STABILIZATION HAS BEEN ESTABLISHED FOR THE SITE AND CONSTRUCTION ACTIVITY IS COMPLETE, OR WHEN THE OWNER OR OPERATOR CHANGES. COMPLIANCE WITH PERMIT REQUIREMENTS IS REQUIRED UNTIL SUBMISSION OF A NOTICE OF TERMINATION.
- G. **RECORD RETENTION:** THE CONTRACTOR SHALL KEEP A COPY OF THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS ON SITE DURING CONSTRUCTION. THIS DOCUMENTATION MUST BE KEPT ON FILE FOR 3 YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION. COORDINATE TRANSFER OF THIS DOCUMENTATION TO THE OWNER AT PROJECT COMPLETION.
- H. **CHANGES (AMENDMENTS) TO SWPPP:** UPDATE AND DOCUMENT CHANGES TO THE SWPPP AS NECESSARY DURING CONSTRUCTION, AND AS REQUIRED BY THE PERMIT ACCORDING TO PART III.B OF THE PERMIT.

3. CONSTRUCTION ACTIVITY REQUIREMENTS

- A. **GENERAL:** COMPLY WITH PART IV.A OF THE PERMIT TO IMPLEMENT THE SWPPP AND THE REQUIREMENTS OF THE PERMIT. THE BEST MANAGEMENT PRACTICES (BMPs) IDENTIFIED IN THE SWPPP AND PERMIT MUST BE SELECTED, INSTALLED, AND MAINTAINED IN AN APPROPRIATE AND FUNCTIONAL MANNER IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, MANUFACTURER RECOMMENDATIONS, AND ACCEPTED ENGINEERING PRACTICES.
- B. **EROSION PREVENTION PRACTICES:** PLAN FOR AND IMPLEMENT CONSTRUCTION PRACTICES TO SATISFY PART IV.B OF THE PERMIT. STABILIZE EXPOSED SOIL AREAS AS SOON AS POSSIBLE, BUT IN NO CASE LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. AMEND SWPPP BY INDICATING THE LOCATION OF AREAS WHERE CONSTRUCTION WILL BE PHASED TO MINIMIZE DURATION OF EXPOSED SOIL AREAS.
- C. **SEDIMENT CONTROL PRACTICES:** PLAN FOR AND IMPLEMENT CONSTRUCTION PRACTICES THAT MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING BUT NOT LIMITED TO, CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS TO SATISFY PART IV.C OF THE PERMIT. PROVIDE TEMPORARY SEDIMENTATION BASINS WHERE 10 OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION AS APPROVED BY LHB (SEE PART III.C OF THE PERMIT FOR BASIN REQUIREMENTS).
- D. **DEWATERING AND BASIN DRAINING:** COMPLY WITH PART IV.D OF THE PERMIT. ENSURE THAT ALL WATER FROM DEWATERING OR BASIN DRAINING ACTIVITIES IS DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS OR DOWNSLOPE PROPERTIES, OR INUNDATION IN WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACTS TO THE WETLANDS. ANY TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE ADEQUATELY TREATED BY DISCHARGING TO A SEDIMENTATION BASIN WHENEVER FEASIBLE, OR TREATED WITH APPROPRIATE BMPs IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENT BASIN. THE CONTRACTOR MUST VISUALLY CHECK THE TREATED STORMWATER PRIOR TO DISCHARGING TO RECEIVING WATERS TO ENSURE ADEQUATE TREATMENT IS BEING MET AND THAT THE DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. BACKWASH WATER FROM FILTRATION MUST BE INCORPORATED INTO THE SITE IN A NON-EROSIVE MANNER, OR DISCHARGED TO THE SANITARY SEWER WITH PERMISSION FROM THE SANITARY SEWER AUTHORITY.
- E. **INSPECTIONS AND MAINTENANCE:** COMPLY WITH PART IV.E OF THE PERMIT.

- F. **POLLUTION PREVENTION MANAGEMENT MEASURES:** COMPLY WITH PART IV.F OF THE PERMIT. **NOTE, PREPARE AND INCLUDE A FUELING OPERATION PLAN AND EMERGENCY SPILL PLAN WITH THE SWPPP AS REQUIRED BY THIS PART.** AMEND SWPPP BY INDICATING THE LOCATION OF POTENTIAL POLLUTANT GENERATING ACTIVITIES ON SITE MAPS.
- G. **FINAL STABILIZATION:** ESTABLISH FINAL STABILIZATION FOR THE SITE AS DESCRIBED IN PART IV.G OF THE PERMIT. SPECIFIC CONDITIONS REQUIRED FOR FINAL STABILIZATION INCLUDE:
- 1) SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND SOILS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE PVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSION CONDITIONS.
 - 2) PERMANENT STORMWATER MANAGEMENT SYSTEMS ARE OPERATIONAL AND SEDIMENT IS REMOVED FROM TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND CONVEYANCE SYSTEMS, AND DITCHES ARE STABILIZED WITH FINAL COVER.
 - 3) ALL TEMPORARY SYNTHETIC AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPs ARE REMOVED. BMPs DESIGNED TO DECOMPOSE MAY BE LEFT IN PLACE.
 - 4) FOR RESIDENTIAL CONSTRUCTION, THE STRUCTURE(S) ARE FINISHED, TEMPORARY EROSION PROTECTION AND PERIMETER CONTROL IS COMPLETED, AND THE RESIDENCE SOLD TO THE HOMEOWNER WHO HAS BEEN GIVEN THE MPCA'S "HOMEOWNER FACT SHEET" REGARDING THE NEED FOR PERMANENT COVER.
 - 5) DISTURBED AGRICULTURAL LAND IS RETURNED TO ITS PRECONSTRUCTION AGRICULTURAL USE.

4. SWPPP RESPONSIBILITIES (THE OWNER IS RESPONSIBLE FOR PREPARING AND AMENDING THE SWPPP).

- A. ON BEHALF OF THE OWNER, THE FOLLOWING PERSON PREPARED THE SWPPP AND IS TRAINED IN SWPPP DESIGN:
- NAME: JAMES TIGGELAAR / LHB, INC.
- TRAINING DATE/INSTRUCTOR: CERTIFICATION 6/1/13 (EXPIRES 5/31/21)/JOHN GULLIVER, U OF M
- TRAINING CONTENT/HOURS: DESIGN OF CONSTRUCTION SWPPP / 8 HOUR REFRESHER
- B. ON BEHALF OF THE OWNER, THE CONTRACTOR WILL OVERSEE SWPPP IMPLEMENTATION, REVISE AND AMEND THE SWPPP, PERFORM INSPECTIONS, AND SUPERVISE THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPs BEFORE AND DURING CONSTRUCTION. THE FOLLOWING CONTRACTOR REPRESENTATIVE IS TRAINED TO PERFORM THESE DUTIES AND WILL ASSUME THESE RESPONSIBILITIES:
- NAME: _____
- TRAINING DATE/INSTRUCTOR: _____
- TRAINING CONTENT/HOURS: _____
- C. THE OWNER IS RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM. THE FOLLOWING PERSON IS DESIGNATED TO PERFORM THESE DUTIES:
- NAME/TITLE: _____
- MAINTENANCE PLAN: REFERENCE STORMWATER REPORT BY LHB DATED JULY 5, 2018.

- D. **CHAIN OF RESPONSIBILITY:** THE GENERAL CONTRACTOR IS IN CHARGE OF ALL SWPPP IMPLEMENTATION ON THE CONSTRUCTION SITE AND IS ACCOUNTABLE FOR SUBCONTRACTORS AND OTHER CONTRACTORS WORKING ON SITE AND THEIR COMPLIANCE WITH GENERAL STORMWATER PERMIT AND SWPPP REQUIREMENTS. NOTIFY THE OWNER OF ANY AMENDMENT NEEDED TO THE SWPPP.

5. REGULATORY AGENCIES AND PERMITS

- A. COMPLY WITH REQUIREMENTS OF ALL REGULATORY AGENCIES AND PERMITS HAVING JURISDICTION DURING CONSTRUCTION ACTIVITIES. THE FOLLOWING ADDITIONAL REGULATORS AND PERMITS ARE KNOWN TO HAVE SITE JURISDICTION:
- 1) CITY OF NORTH ST. PAUL (GRADING PERMIT)
 - 2) RAMSEY-WASHINGTON METRO WATERSHED DISTRICT (PERMIT AUTHORITY DELEGATED TO CITY)

6. DESCRIPTION OF THE CONSTRUCTION ACTIVITY / SWPPP COMPONENTS

- A. **NARRATIVE:**
- 1) PROJECT SUMMARY: THE PROJECT INVOLVES THE REDEVELOPMENT OF THE EXISTING RICHARDSON ELEMENTARY SCHOOL LOCATED ON 7.92 ACRES. SPECIFIC WORK INCLUDES:
 - a. DEMOLITION OF EXISTING BUILDINGS, FOUNDATIONS, FOOTING, SIDEWALKS, PARKING LOTS, CURB AND GUTTER, AND UNDERGROUND UTILITIES INVOLVING STORM SEWER.
 - b. FOUNDATION CONSTRUCTION.
 - c. DEWATERING ACTIVITIES.
 - d. CONCRETE CURB AND GUTTER, AND SIDEWALK CONSTRUCTION.
 - e. STORMWATER DETENTION BASINS, STORM SEWER, AND RELATED FACILITY CONSTRUCTION.
 - f. BUILDING CONSTRUCTION.
 - g. PARK AND RECREATION EQUIPMENT CONSTRUCTION.
 - 2) TIMING FOR INSTALLATION OF EROSION & SEDIMENTATION BMPs AND PERMANENT STORMWATER MANAGEMENT SYSTEMS, IN GENERAL SEQUENTIAL ORDER FROM FIRST TO LAST:
 - a. INLET PROTECTION FOR EXISTING INLETS / SILT FENCE / DELINATION AREAS NOT TO BE DISTURBED / ROCK CONSTRUCTION ENTRANCE / TEMPORARY SEDIMENTATION BASIN: PROVIDE PRIOR TO CONSTRUCTION; MAINTAIN DURING CONSTRUCTION.
 - b. SILT FENCE AROUND STOCKPILES: DURING CONSTRUCTION.

- c. PORTABLE SEDIMENT CONTAINMENT SYSTEMS FOR TREATING WATER FROM DEWATERING OPERATIONS : PROVIDE DURING CONSTRUCTION.
- d. INLET PROTECTION FOR NEW INLETS: AS CONSTRUCTED.
- e. FILTRATION BASIN
- f. HARD SURFACING (E.G., BUILDING ROOFS, PAVEMENTS)
- g. VEGETATIVE COVER / EROSION CONTROL BLANKETS: AFTER FINAL TOPSOIL PLACEMENT AND FINISH GRADING.
- h. REMOVAL OF TEMPORARY BMPs: AFTER FINAL STABILIZATION IS ESTABLISHED.

3) IMPERVIOUS SURFACE AREAS / WATER QUALITY VOLUME:

- a. PRE-CONSTRUCTION IMPERVIOUS: 4.835 ACRES
- b. POST CONSTRUCTION IMPERVIOUS: 5.783 ACRES
- c. NET NEW IMPERVIOUS: 0.918 ACRES
- d. WATER QUALITY VOLUME: 3332 CUBIC FEET
- e. REASON WATER QUALITY VOLUME CANNOT BE INFILTRATED (PER PART III.D.1.i): WATER QUALITY VOLUME IS INFILTRATED TO THE MAXIMUM EXTENT PRACTICABLE. HSG D SOILS MAKE IT INFEASIBLE TO INFILTRATE FULL WATER QUALITY VOLUME ON SITE.
- f. ACTUAL WATER QUALITY VOLUME RETAINED ON-SITE / METHOD OF RETENTION: 1350 CUBIC FEET / INFILTRATION
- g. REMAINDER OF WATER QUALITY VOLUME AND ALTERNATIVE TREATMENT METHOD: FILTRATION WILL BE USED TO TREAT THE REMAINDER OF THE WATER QUALITY VOLUME.

- 4) CHEMICAL TREATMENT SYSTEMS FOR ENHANCING THE ON-SITE SEDIMENTATION PROCESS AND HOW COMPLIANCE WILL BE ACHIEVED PER PART IV.C.10 OF THE PERMIT: NA

- 5) DOCUMENTATION OF INFEASIBILITY FOR OBTAINING RIGHT-OF-WAY FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS: NA

- 6) STORMWATER POLLUTION MITIGATION MEASURES IDENTIFIED IN ENVIRONMENTAL REVIEW OR OTHER REQUIRED REVIEW: NA.

- 7) MEASURES TO ASSURE COMPLIANCE WITH SURFACE AND GROUNDWATER STANDARDS IN KARST AREAS: NA

B. PLAN SHEETS:

- 1) SWPPP: THIS SHEET, INCLUDING DOCUMENTATION DESCRIBED AND REFERENCED HEREIN.
- 2) TEMPORARY BMPs / QUANTITIES / LOCATIONS OF AREAS NOT TO BE DISTURBED / SOIL TYPES: SEE SHEET C101
- 3) PERMANENT BMPs: SEE SHEET C311
- 4) EXISTING GRADES, DRAINAGE PATTERNS, AREAS OF STEEP SLOPES: SEE SHEET C101
- 5) FINAL GRADES, DRAINAGE PATTERNS, AREAS OF STEEP SLOPES: SEE SHEET C201-C205
- 6) IMPERVIOUS SURFACING / METHODS OF FINAL STABILIZATION: SEE SHEET C401
- 7) IDENTIFICATION OF SURFACE WATERS AND WETLANDS WITHIN 1 MILE OF SITE THAT RECEIVE RUNOFF FROM SITE: NA
- 8) FOR THE ABOVE SURFACE WATERS, IDENTIFICATION OF SPECIAL OR IMPAIRED WATERS, INCLUDING ENVIRONMENTAL PROTECTION AGENCY (EPA) APPROVED TOTAL MAXIMUM DAILY LOAD (TMDL) AND WASTE LOAD ALLOCATION (WLA) FOR POLLUTANTS OR STESSORS IDENTIFIED IN APPENDIX A, PART B.10 OF THE PERMIT: NA
- 9) FOR THE ABOVE SPECIAL OR IMPAIRED WATERS, DOCUMENTATION OF BMPs USED TO ADDRESS TMDL OR WLA REQUIREMENTS TO COMPLY WITH APPENDIX A OF THE PERMIT: NA
- 10) CONSTRUCTION AREAS THAT ARE ADJACENT TO AND DRAIN TO MINNESOTA DEPARTMENT OF NATURAL RESOURCES (MDNR) PUBLIC WATERS PROMULGATED AS "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIMES: NA
- 11) TOPSOIL PRESERVATION AREAS: NA
- 12) INFILTRATION AREAS TO BE PROTECTED FROM EXCESSIVE SOIL COMPACTION AND SEDIMENTATION / METHODS OF PROTECTION: SEE SHEET C311

C. STANDARD DETAIL SHEETS: NA

D. MAINTENANCE PLAN: CONTAINED IN STORMWATER REPORT BY LHB DATED JULY 5, 2018.

7. STANDARDS SPECIFICATIONS FOR CONSTRUCTION:

UNLESS OTHERWISE NOTED IN CONTRACT DOCUMENTS, ALL MATERIAL AND CONSTRUCTION REQUIREMENTS FOR TEMPORARY SEDIMENT CONTROL AND EROSION PREVENTION SHALL BE IN ACCORDANCE WITH THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

PRELIMINARY
NOT FOR CONSTRUCTION
07/05/2018

CLIENT:
NORTH ST. PAUL -
MAPLEWOOD - OAKDALE
ISD 622

2520 EAST 12TH AVENUE
NORTH ST. PAUL MN 55109

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1	07/05/2018	LAND DEVELOPMENT APPLICATION
NO	DATE	ISSUED FOR
NO	DATE	REVISION

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.

SIGNATURE: *Adam Besse*

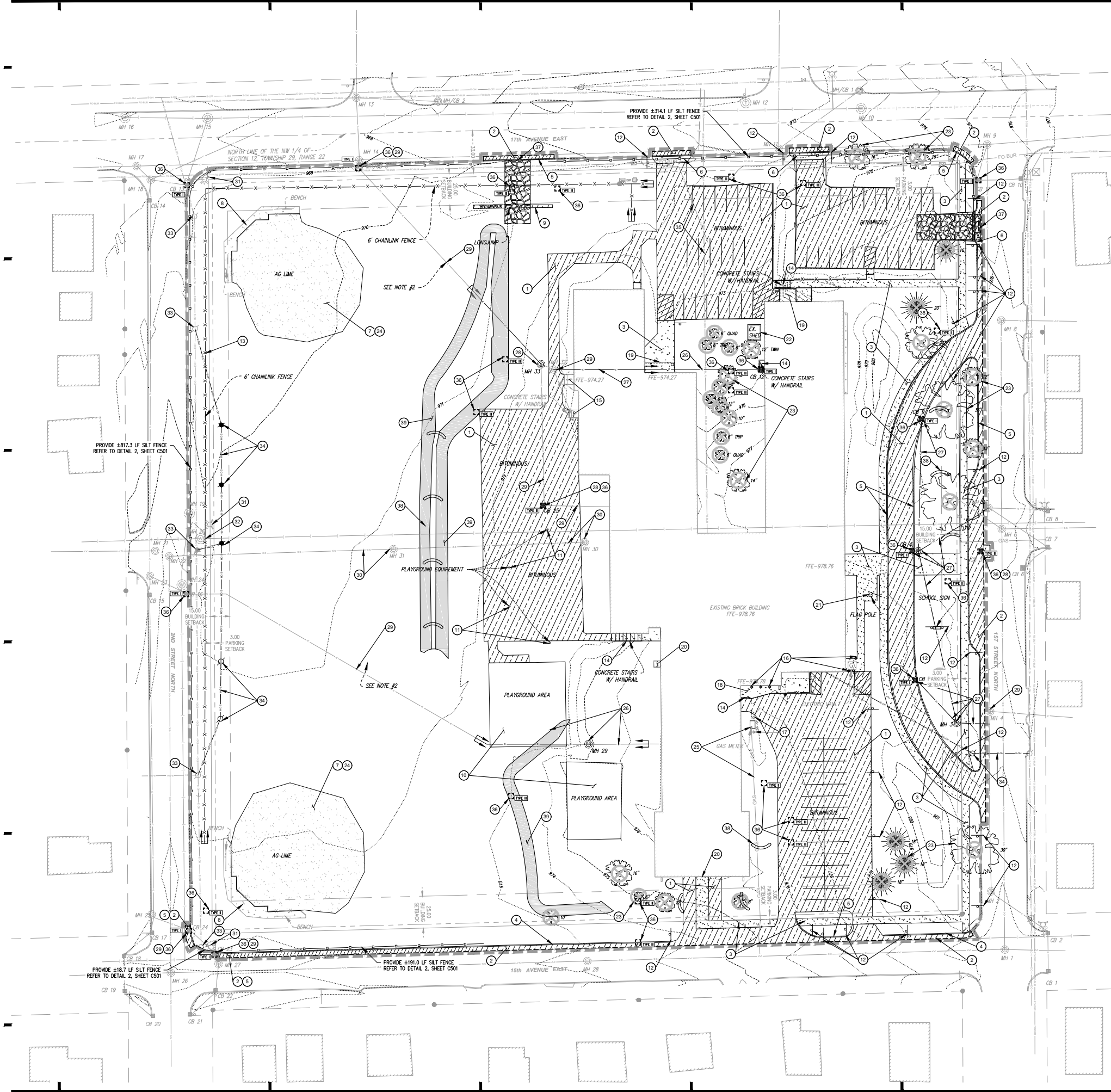
TYPED OR PRINTED NAME: ADAM BESSE

DATE: 07/05/2018 REG. NO.: 52597

PROJECT NAME:
RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION

2615 1ST STREET N
NORTH ST. PAUL MN 55109

DRAWING TITLE:
STORMWATER POLLUTION
PREVENTION PLAN (SWPPP)



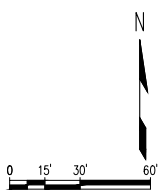
SHEET NOTES

1. REFER TO ARCHITECTURAL FOR BUILDING DEMOLITION.
2. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON THIS PROJECT. THE EROSION CONTROL DEVICES SHOWN IN THESE DRAWINGS ARE THE MINIMUM REQUIREMENTS. CONSTRUCT EROSION CONTROL DEVICES AS SHOWN AND AS NECESSARY TO PREVENT THE RUNOFF, TRACKING, OR LOSS OF SOIL MATERIALS FROM DISTURBED AREAS ON THE PROJECT SITE.
3. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANY LAND IS OTHERWISE DISTURBED ON THE SITE.
4. REMOVE ALL TOPSOIL AND ORGANICS, BRUSH, SHRUBS AND TREES WITHIN THE CONSTRUCTION LIMITS PRIOR TO SUBGRADE PREPARATIONS UNLESS OTHERWISE NOTED IN THE DRAWINGS. TOPSOIL THICKNESS VARIES, REFER TO THE GEOTECHNICAL REPORT FOR ACTUAL TOPSOIL THICKNESS.
5. PAVEMENT REMOVAL
 - a. SAW CUT AND REMOVE EXISTING PAVEMENT ALONG A NEAT LINE AS INDICATED IN THE DRAWINGS. DAMAGED PAVEMENT EDGES, DUE TO CONSTRUCTION ACTIVITIES, SHALL BE RE-SAW CUT ALONG A NEAT LINE PRIOR TO PAVEMENT INSTALLATION.
 - b. REMOVE ALL CONCRETE PAVEMENT, CONCRETE CURB, AND CONCRETE GUTTER TO THE NEAREST EXISTING JOINT. PARTIAL PANEL REPLACEMENT IS NOT PERMITTED. ANY PANEL DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE FULLY REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 - c. REMOVE PAVEMENT ONLY TO LIMITS SHOWN ON THE DRAWINGS. DISTURBANCE OF PAVEMENT OUTSIDE THE CONSTRUCTION LIMITS IS NOT PERMITTED.
 - d. DISPOSE OF BITUMINOUS PAVEMENTS OFF SITE AT AN APPROVED DISPOSAL FACILITY.
6. FILTRATION BASIN SHALL NOT BE EXCAVATED DEEPER THAN 2 FEET BELOW EXISTING GRADE PRIOR TO FINAL STABILIZATION. DURING CONSTRUCTION PROVIDE TEMPORARY SEEDING AND EROSION CONTROL BLANKET ON BASIN SIDE SLOPES IF EXCAVATION OF BASIN IS PERFORMED MORE THAN 7 DAYS PRIOR TO FINAL STABILIZATION.
6. NOTIFY NICOLE SODERHOLM, RAMSEY-WASHINGTON METRO WATERSHED DISTRICT, AT 651-792-7976 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OF INFILTRATION BASIN.
7. NOTIFY NICOLE SODERHOLM, RAMSEY-WASHINGTON METRO WATERSHED DISTRICT, AT 651-792-7976 AT LEAST 48 HOURS PRIOR TO BEGINNING ANY AND ALL CONSTRUCTION ACTIVITIES FOR INITIAL SWPPP INSPECTION.

SHEET KEY NOTES

- 1 REMOVE EXIST. BITUMINOUS PAVEMENT.
- 2 SAWCUT & REMOVE EXIST. BITUMINOUS PAVEMENT.
- 3 REMOVE EXIST. CONCRETE WALK.
- 4 REMOVE EXIST. BITUMINOUS CURB.
- 5 REMOVE EXIST. CURB.
- 6 REMOVE CURB & DRIVEWAY APRON.
- 7 REMOVE EXIST. AG LIME.
- 8 PRESERVE & PROTECT EXIST. BACKSTOP & CONCRETE WALK.
- 9 REMOVE EXIST. BITUMINOUS LONG JUMP.
- 10 REMOVE EXIST. SAND PLAYGROUND, WOOD TIMBERS AND SALVAGE PLAYGROUND EQUIPMENT AND RETURN TO THE OWNER. THE OWNER WILL PROVIDE STORAGE LOCATION FOR SALVAGED EQUIPMENT.
- 11 REMOVE EXIST. PLAYGROUND EQUIPMENT.
- 12 REMOVE EXIST. SIGN.
- 13 REMOVE ±893.6 LF OF EXIST. CHAIN LINK FENCE
- 14 REMOVE EXIST. STAIRS AND RAILINGS.
- 15 PRESERVE & PROTECT EXIST. STAIRS & RAILING.
- 16 REMOVE EXIST. BOLLARDS.
- 17 PRESERVE AND PROTECT EXIST. BOLLARDS.
- 18 REMOVE EXIST. LOADING DOCK. REFER TO STRUCTURAL.
- 19 REMOVE OVERHANG & CONCRETE. REFER TO ARCH FOR BLDG DEMO.
- 20 REMOVE STOOP. REFER TO ARCH.
- 21 REMOVE EXIST. FLAG POLE.
- 22 REMOVE EXIST. SHED.
- 23 REMOVE EXIST. TREE (TYP.)
- 24 REMOVE AND SALVAGE BASES AND BASE ANCHORS.
- 25 PRESERVE AND PROTECT GAS METER, AND PIPING.
- 26 REMOVE STORM STRUCTURES & PIPING.
- 27 REMOVE STORM STRUCTURE TO 2 FEET BELOW FINISHED GRADE. GROUT AND ABANDON EXIST. STORM STRUCTURE AND PIPING IN PLACE.
- 28 RECONSTRUCT EXIST. STRUCTURE. REFER TO UTILITY PLAN.
- 29 PRESERVE AND PROTECT EXIST. STORM PIPE AND STRUCTURES.
- 30 PRESERVE AND PROTECT EXIST. SANITARY STRUCTURE AND PIPING. ADJUST CASTING TO FINISHED GRADE.
- 31 PRESERVE AND PROTECT EXIST. HYDRANT.
- 32 PRESERVE AND PROTECT EXIST. WATER MANHOLE.
- 33 PRESERVE AND PROTECT UTILITY POLE.
- 34 REMOVE UTILITY POLE AND CABLES. REFER TO ELEC.
- 35 PRESERVE AND PROTECT EXIST. BURIED CABLES.
- 36 PROVIDE INLET PROTECTION. REFER TO DETAIL 5, SHEET C501.
- 37 PROVIDE TEMP. CONSTRUCTION ENTRANCE. REFER TO DETAIL 1, SHEET C501.
- 38 PROVIDE BOLLARD ALONG SWALE AT 50' O.C. REFER TO DETAIL 3, SHEET C501.
- 39 PROVIDE EROSION CONTROL BLANKET ON SLOPES 4:1 OR GREATER. REFER TO DETAIL 4, SHEET C501.

WARNING
LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.
CALL BEFORE DIGGING
MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D



701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

PRELIMINARY
NOT FOR CONSTRUCTION
07/05/2018

CLIENT:
**NORTH ST. PAUL -
MAPLEWOOD - OAKDALE
ISD 622**

2520 EAST 12TH AVENUE
NORTH ST. PAUL MN 55109

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

NO	DATE	ISSUED FOR
1	07/05/2018	LAND DEVELOPMENT APPLICATION

NO	DATE	REVISION
----	------	----------

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.

SIGNATURE:
TYPED OR PRINTED NAME: ADAM BESSE
DATE: 07/05/2018 REG. NO.: 52597

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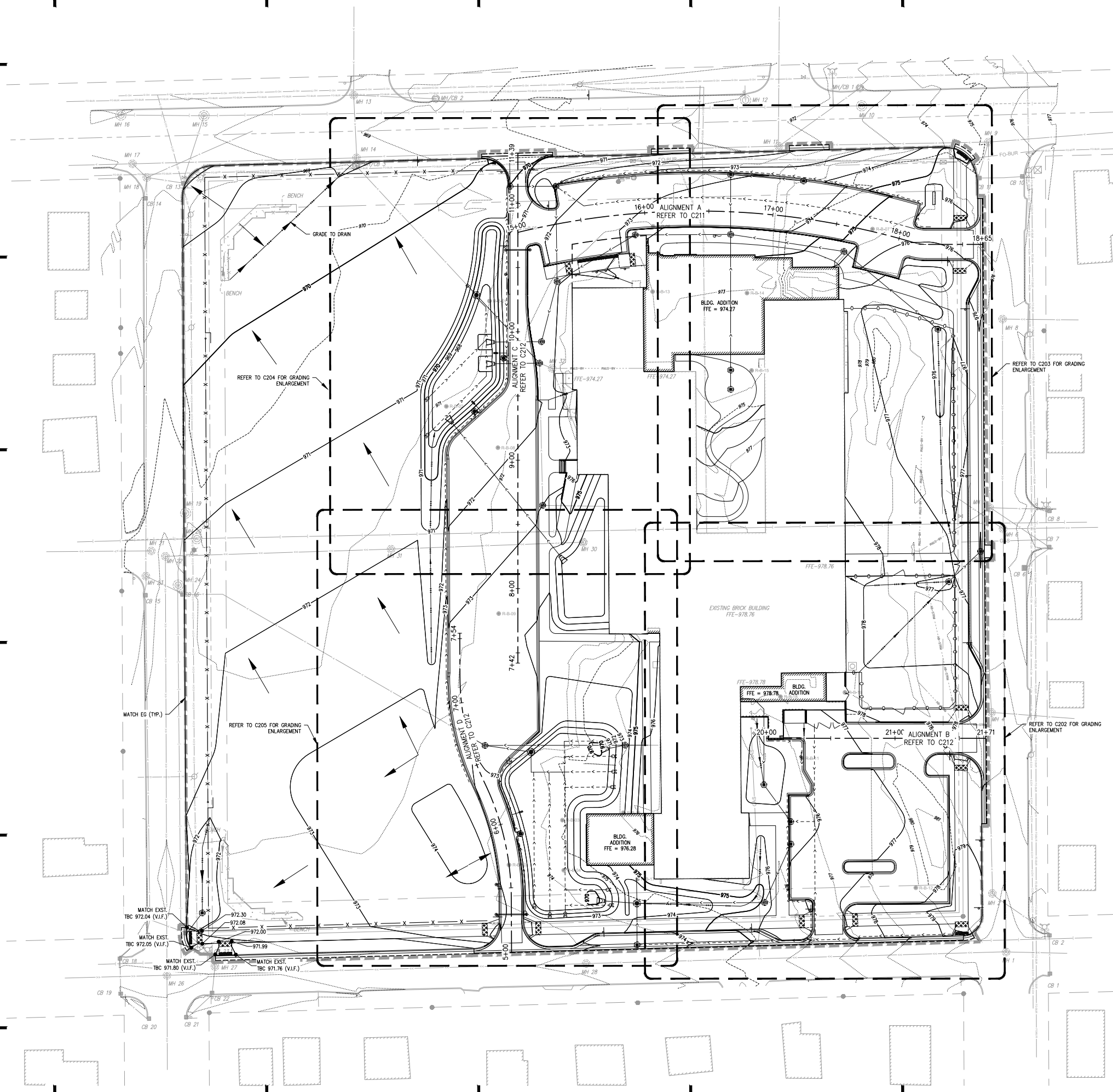
PROJECT NAME:
**RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION**

2615 1ST STREET N
NORTH ST. PAUL MN 55109

DRAWING TITLE:
**DEMOLITION AND EROSION
CONTROL PLAN**

FILE: ..170756600 Drawings\CI170756 C101 Demolition.dwg
DRAWN BY: DPG
CHECKED BY: AFB
PROJ. NO.: 170756
DRAWING NO:

C101



SHEET NOTES

1. ALL GRADES SHOWN IN THE DRAWINGS ARE TO FINISH GRADE. THE CONTRACTOR SHALL MAKE THE APPROPRIATE DEDUCTIONS FOR VARYING SUBGRADE ELEVATIONS.
2. ALL ELEVATIONS DESIGNATED AS TBC ARE TO THE TOP OF THE FULL HEIGHT CURB. THE CONTRACTOR SHALL MAKE THE APPROPRIATE DEDUCTIONS FOR CURB CUTS, OR RAMP.
3. MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL MAINTAIN A MINIMUM SLOPE OF 4% IN LANDSCAPED AREAS AND 2% IN PAVED AREAS FOR 10 FEET AWAY FROM THE BUILDING UNLESS OTHERWISE NOTED.
4. PREPARE SUBGRADE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DOCUMENTS. REFER TO THE SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
5. UNLESS NOTED OTHERWISE, GRADES ADJACENT TO THE BUILDING WALL SHALL BE 6" BELOW FINISH FLOOR ELEVATION IN LANDSCAPED AREAS, AND AT FINISH FLOOR FOR PAVED AREAS.

WARNING

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PROJECT NAME:

**RICHARDSON
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ADDITION AND RENOVATION**

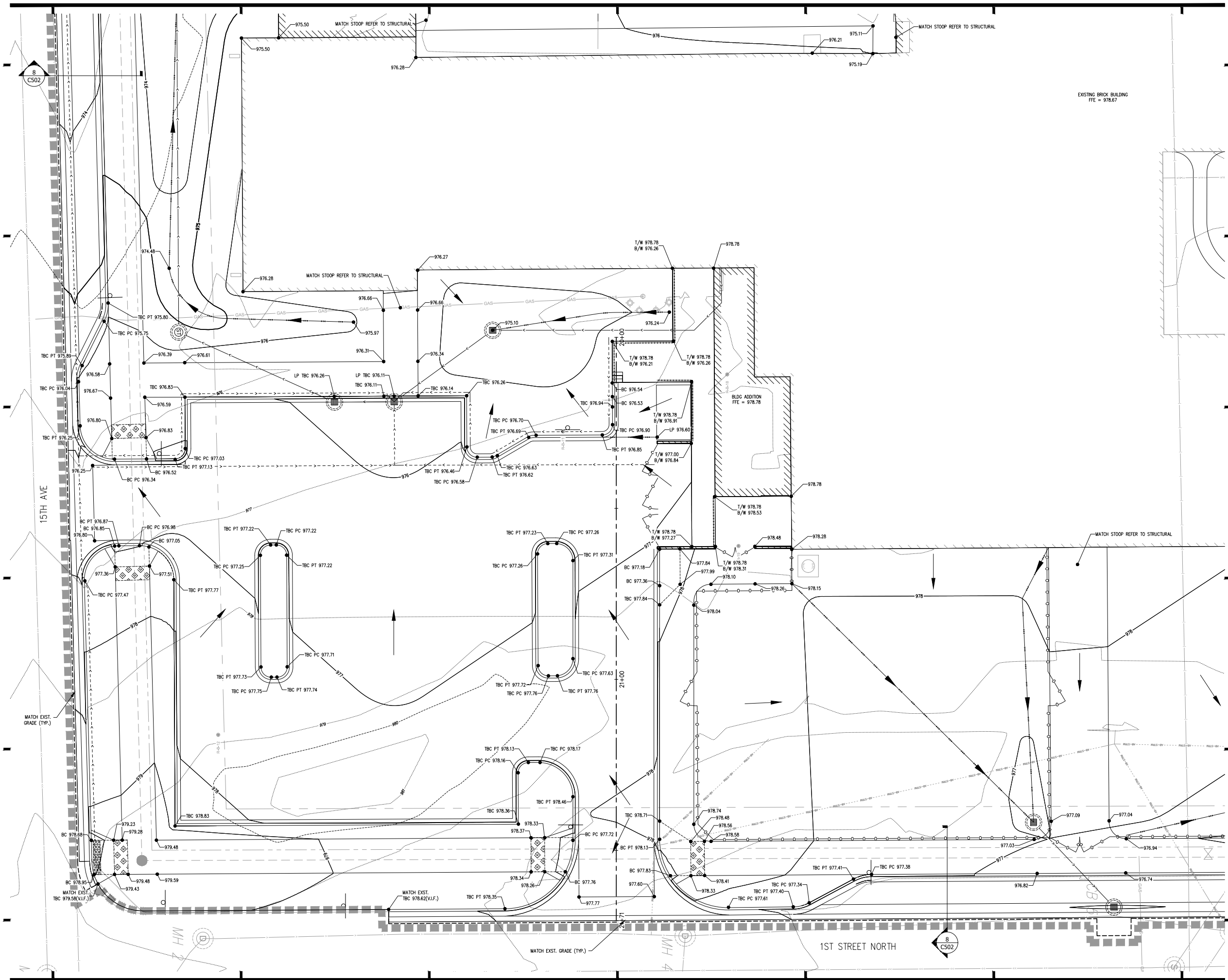
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NORTH ST. PAUL MN 55109

DRAWING TITLE:

GRADING PLAN

FILE: ..170756600 Drawings\0170756 C201 Grading.dwg
DRAWN BY: DPG
CHECKED BY: AFB
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DRAWING NO:

C201



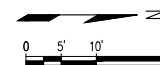
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PROJECT NAME:

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ELEMENTARY SCHOOL
ADDITION AND RENOVATION

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DRAWING TITLE:

GRADING ENLARGEMENT
PLAN

FILE: ..170756600 Drawings\170756 C202 Grading Enlargement.dwg

DRAWN BY: DPG

CHECKED BY: AFB

PROJ. NO.: 170756

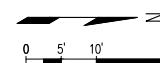
DRAWING NO:

C202



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DRAWING TITLE:
**GRADING ENLARGEMENT
PLAN**

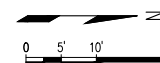
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CHECKED BY: AFB
PROJ. NO: 170756
DRAWING NO:

C203



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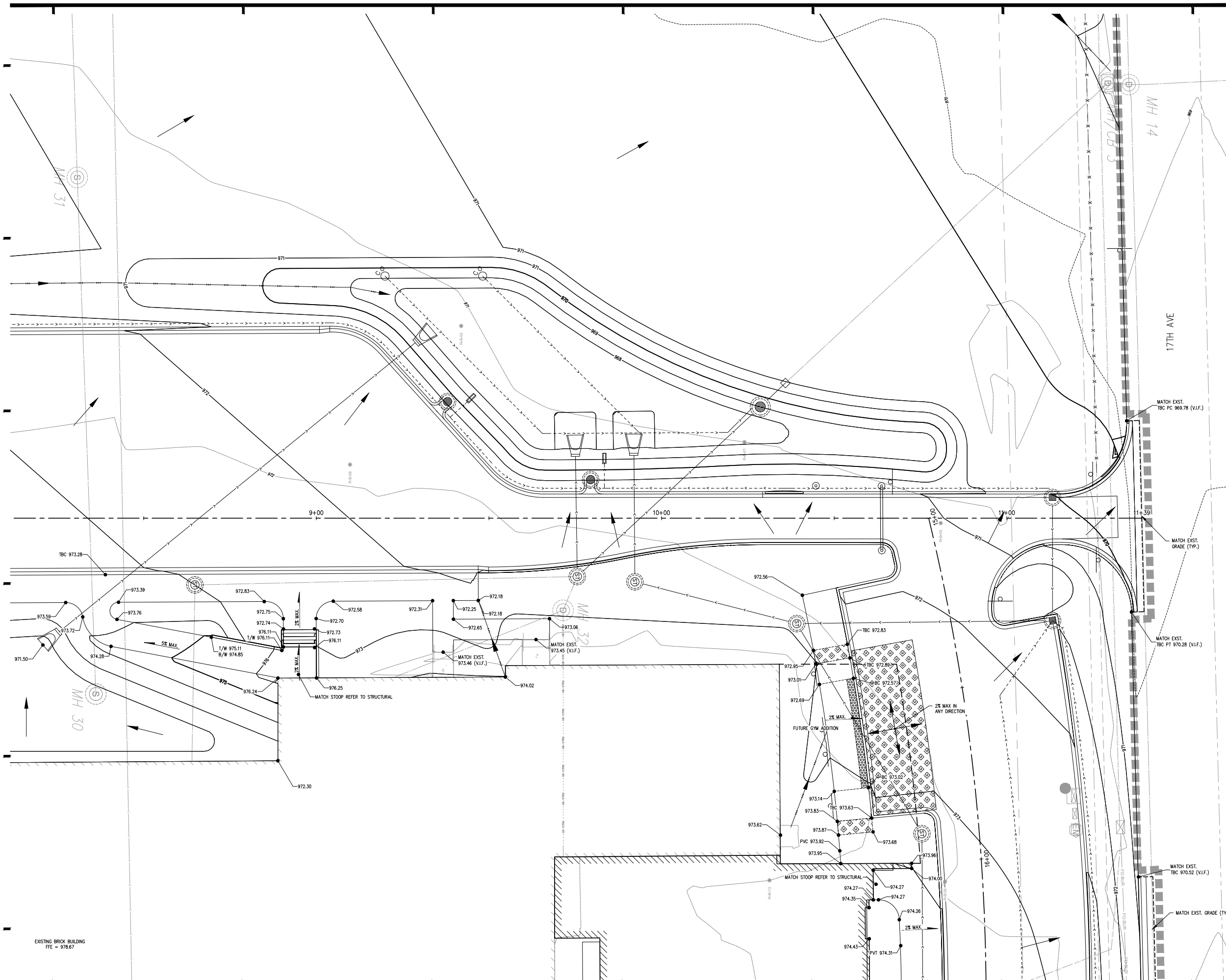
RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION

2615 1ST STREET N
NORTH ST. PAUL MN 55109

DRAWING TITLE:
GRADING ENLARGEMENT
PLAN

FILE: ..\170756\600 Drawings\IC\170756 C202 Grading Enlargement.dwg
DRAWN BY: CPG
CHECKED BY: AFB
PROJ. NO: 170756
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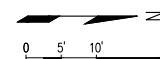
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UTILITIES SHALL BE VERIFIED BY
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1	07/05/2018	LAND DEVELOPMENT APPLICATION
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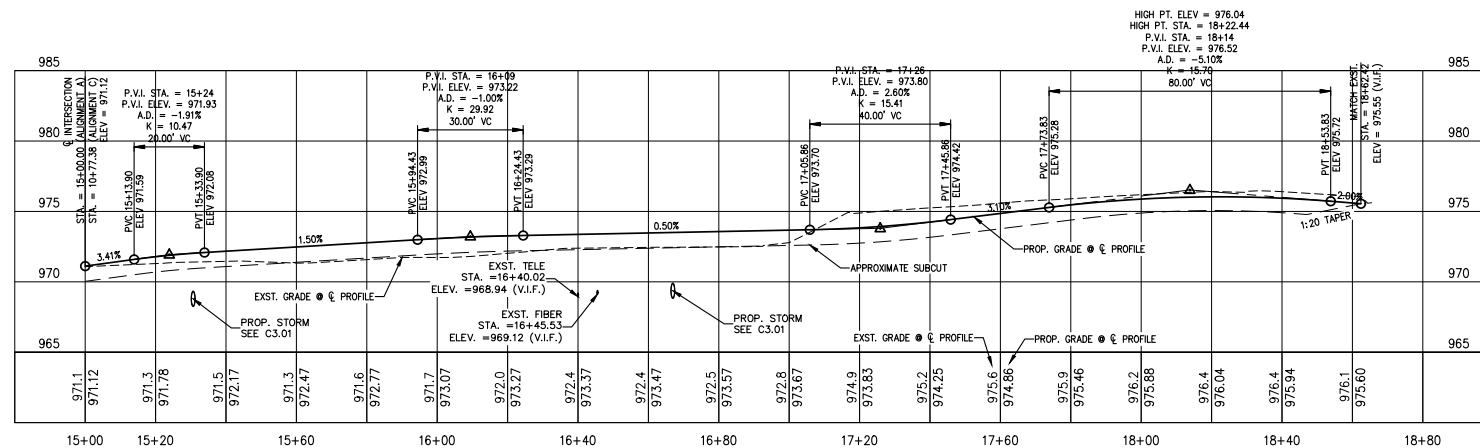
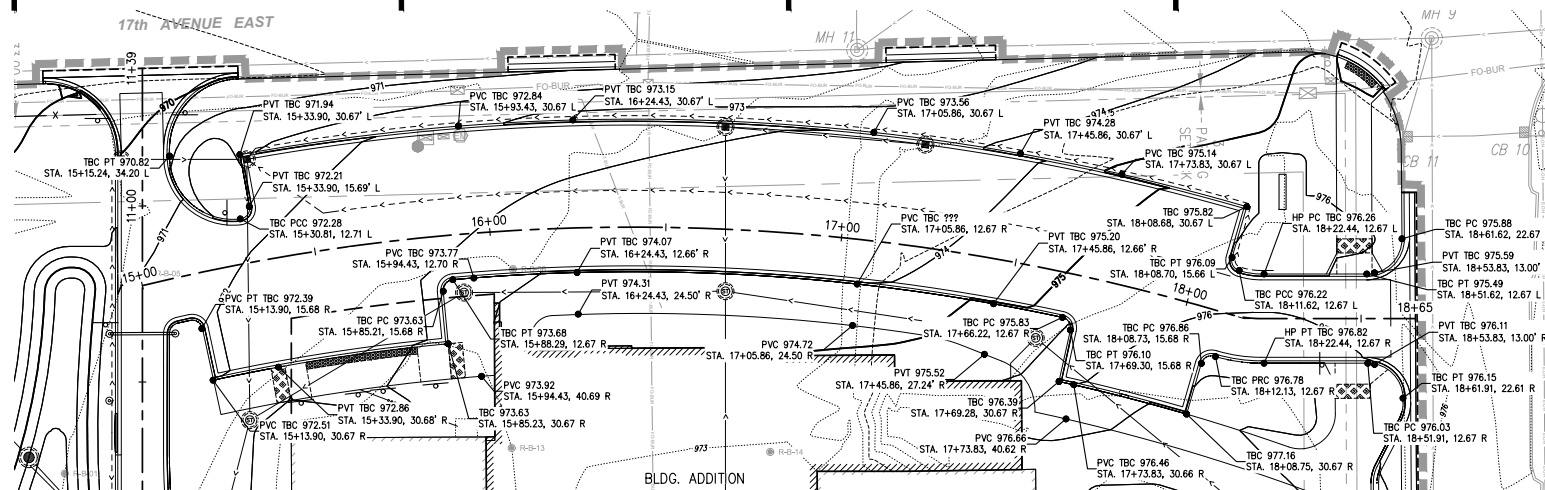
RICHARDSON
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ADDITION AND RENOVATION

2615 1ST STREET N
NORTH ST. PAUL MN 55109

DRAWING TITLE:
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PLAN**

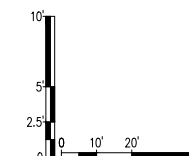
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CHECKED BY: AFB
PROJ. NO: 170756
DRAWING NO:

C205



1 ALIGNMENT A PLAN & PROFILE

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my direct supervision and that I am a duly
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SIGNATURE: *Adam Besse*

TYPED OR PRINTED NAME: ADAM BESSE

DATE: 07/05/2018 REG. NO.: 52597

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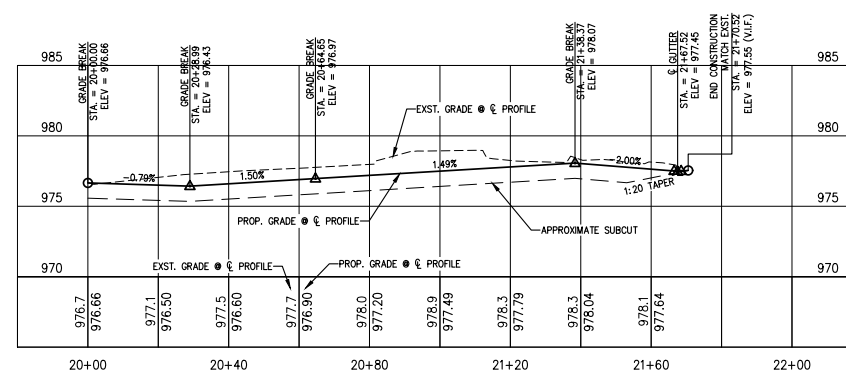
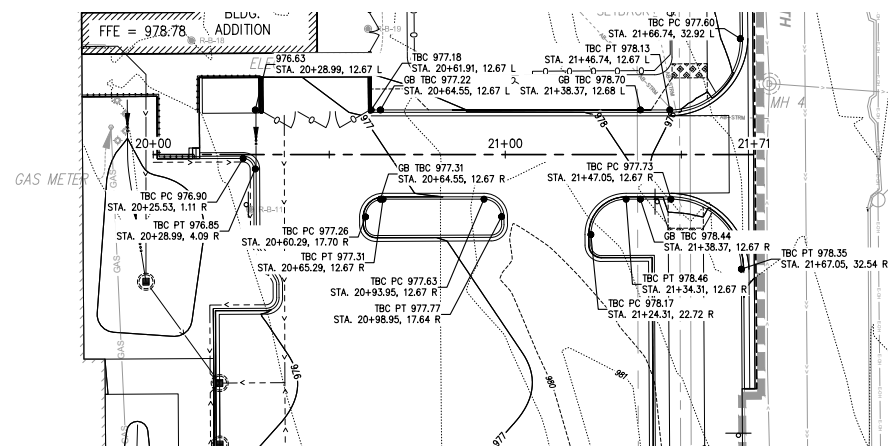
PROJECT NAME:
RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION

2615 1ST STREET N
NORTH ST. PAUL MN 55109

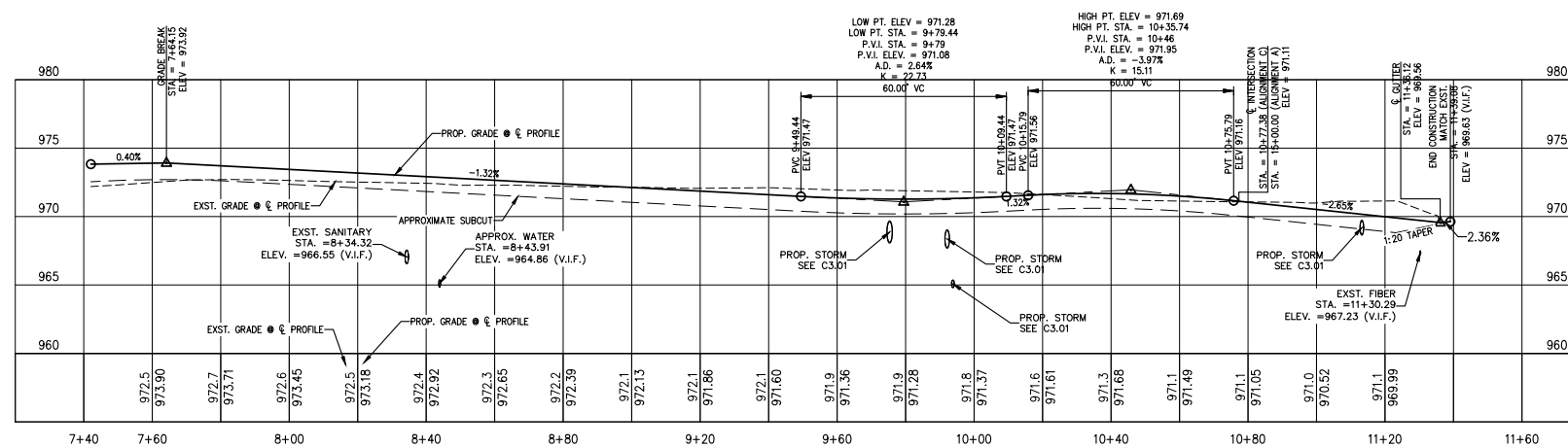
DRAWING TITLE:
GRADING PROFILES

FILE: \\170756600 Drawings\CI170756 C211 Grading Profiles.dwg
DRAWN BY: DPG
CHECKED BY: AFB
PROJ. NO: 170756
DRAWING NO:

C211



2 ALIGNMENT B PLAN & PROFILE



CLIENT:
NORTH ST. PAUL -
MAPLEWOOD - OAKDALE
ISD 622

2520 EAST 12TH AVENUE
NORTH ST. PAUL MN 55109

WARNING
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1	07/05/2018	LAND DEVELOPMENT APPLICATION
NO	DATE	ISSUED FOR

NO	DATE	REVISION
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SIGNATURE:

TYPED OR PRINTED NAME: ADAM BESSE

DATE: 07/05/2018 REG. NO: 52597

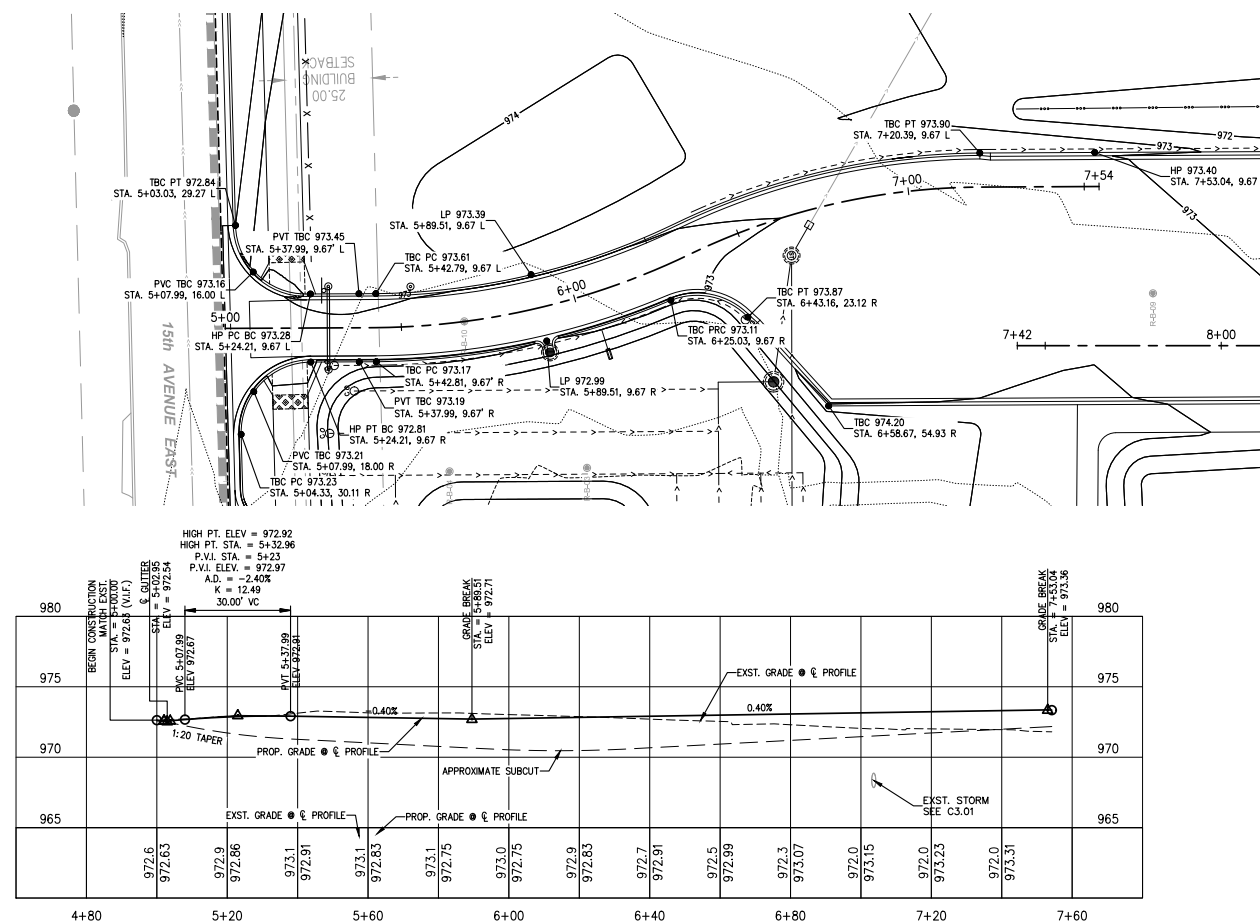
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PROJECT NAME:
RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION

2615 1ST STREET N
NORTH ST. PAUL MN 55109

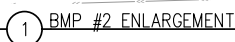
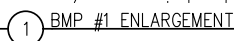
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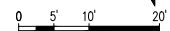


2 ALIGNMENT D PLAN & PROFILE

1. NOT ALL FITTINGS ARE SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS TO COMPLETE THE WORK.



LOCATION OF ALL UNDERGROUND
UTILITIES SHALL BE VERIFIED BY
THE CONTRACTOR.
CALL BEFORE DIGGING



CLIENT:
NORTH ST. PAUL -
MAPLEWOOD - OAKDALE
ISD 622

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NORTH ST. PAUL MN 55109

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1	07/05/2018	LAND DEVELOPMENT APPLICATION
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NO	DATE	REVISION
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PROJECT NAME:
RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION

2615 1ST STREET N
NORTH ST. PAUL MN 55109

DRAWING TITLE:
UTILITY ENLARGEMENT
PLAN

FILE: ..170756\600 Drawings\C170756 C311 BMP Enlargements.dwg
DRAWN BY: DPG
CHECKED BY: AFB
PROJ. NO: 170756
DRAWING NO:

C311

SHEET NOTES

- SEE A111 FOR ROOFTOP EQUIPMENT AND SCREENING.
- PREVENT FROM DAMAGE ALL SURFACES OUTSIDE THE CONSTRUCTION LIMITS. RESTORE ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES TO PRECONSTRUCTION CONDITION UNLESS OTHERWISE NOTED IN THE DRAWINGS.
- ADJUST ALL CASTINGS, VALVE BOXES AND JUNCTION BOXES TO FINISH GRADE.
- PROVIDE BITUMINOUS TACK COAT BETWEEN PROPOSED BITUMINOUS PAVEMENTS AND ALL ADJACENT CONCRETE OR BITUMINOUS SURFACES.
- PROVIDE BITUMINOUS TACK COAT BETWEEN THE WEARING AND NON-WEARING COURSES FOR ALL PROPOSED BITUMINOUS PAVEMENTS.
- SAW CUT ALL EXISTING PAVEMENTS ADJACENT TO PROPOSED PAVEMENTS ALONG A NEAT LINE AND FULL DEPTH. SAW CUT ALL EXISTING CONCRETE PAVEMENTS, OR CURB AT THE NEAREST EXISTING JOINT.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO BACK OF CURB.
- PROVIDE 1/2" EXPANSION JOINT, IN ACCORDANCE WITH DETAIL 3, ON SHEET C503, AT ALL INTERFACES BETWEEN STRUCTURES AND ALL CONCRETE PAVEMENT OR WALKS UNLESS OTHERWISE NOTED.
- ONLY PLACE FILL MATERIALS ON COMPETENT, INSPECTED SUBGRADE.

LEGEND

- 8" CONCRETE PAVEMENT, SEE INSET "D" SHEET C50X
- 6" CONCRETE PAVEMENT, SEE INSET "C" SHEET C50X
- LIGHT DUTY BITUMINOUS, SEE INSET "A" SHEET C50X
- HEAVY DUTY BITUMINOUS, SEE INSET "B" SHEET C50X
- BIOFILTRATION SOIL AND SEED
- REINFORCED TURF
- PLAYGROUND SURFACING, REFER TO LANDSCAPE PLAN
- LANDING 2% MAX IN ANY DIRECTION
- TRUNCATED DOMES

PRELIMINARY
NOT FOR CONSTRUCTION
07/05/2018

CLIENT:
**NORTH ST. PAUL -
MAPLEWOOD - OAKDALE
ISD 622**

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NORTH ST. PAUL MN 55109**

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PROJECT NAME:
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ADDITION AND RENOVATION**

**2615 1ST STREET N
NORTH ST. PAUL MN 55109**

DRAWING TITLE:
**SURFACING AND LAYOUT
PLAN**

FILE: ..170759600 Drawings\1707596 C401 Surfacing.dwg
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CHECKED BY: AFB
PROJ. NO.: 170759
DRAWING NO:

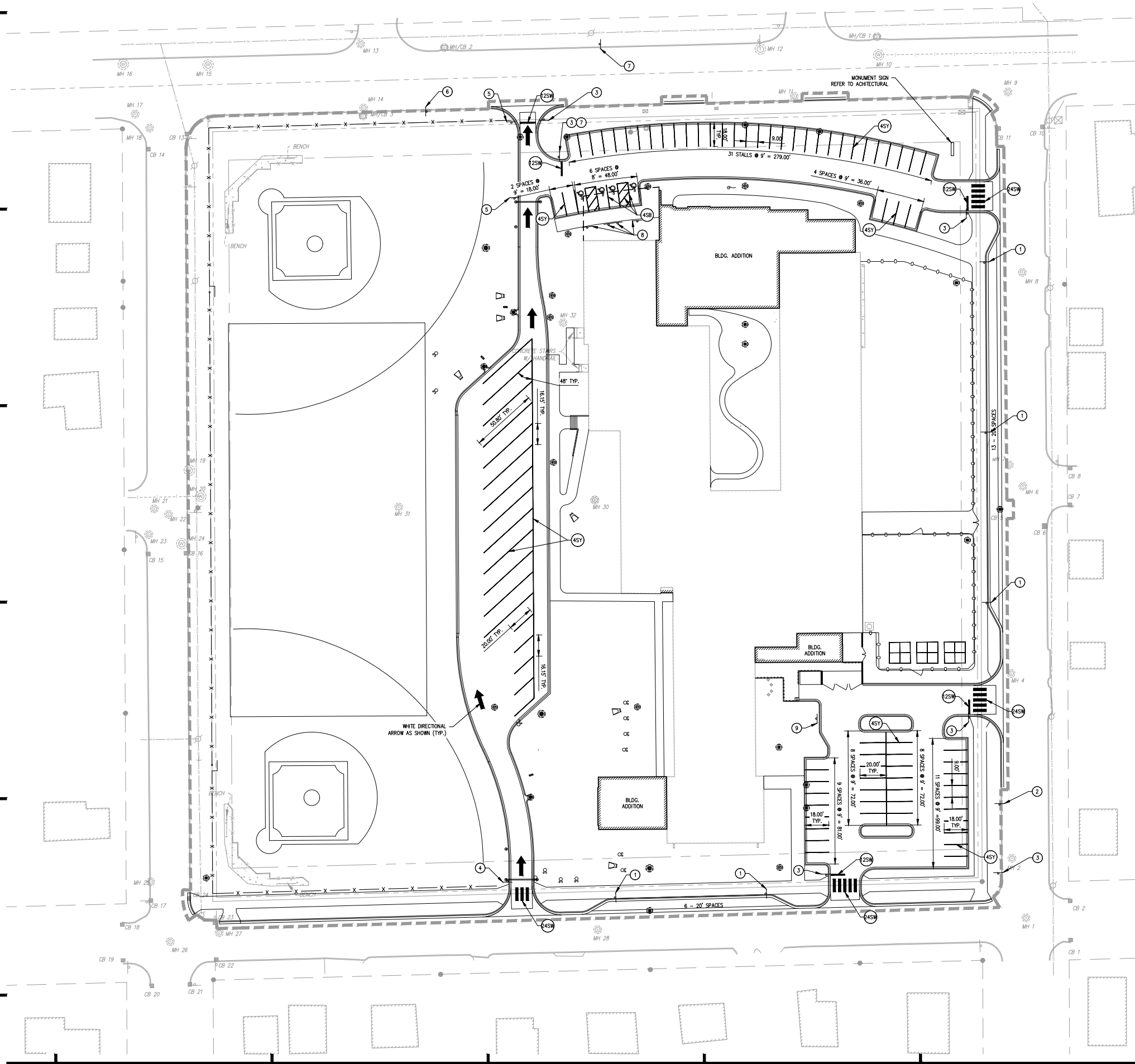
C401

WARNING

LOCATION OF ALL UNDERGROUND
UTILITIES SHALL BE VERIFIED BY
THE CONTRACTOR.
CALL BEFORE DIGGING

MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D

0 15' 30' 60'



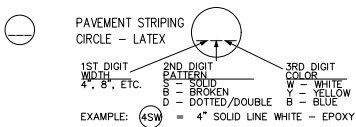
SHEET NOTES

1. ALL STRIPING SHALL CONFORM TO THE MUTCD MOST CURRENT EDITION.
2. LIGHTING IS SHOWN FOR LOCATION ONLY. REFER TO ELECTRICAL FOR ADDITIONAL INFORMATION.

SHEET KEY NOTES

- 1 "NO PARKING STUDENT DROP OFF ONLY"
- 2 R8-3 "NO PARKING"
- 3 R1-1 "STOP"
- 4 "STOP AUTHORIZED VEHICLES ONLY"
- 5 R5-1 "DO NOT ENTER"
- 6 R3-1 "NO RIGHT TURN"
- 7 R3-2 "NO LEFT TURN"
- 8 R7-8 "HANDICAP PARKING"
- 9 "LOADING ZONE NO PARKING"

LEGEND



WARNING

LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.
CALL BEFORE DIGGING.

MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D

701 Washington Ave. N. Ste 200 | Minneapolis, MN 55401 | 612.338.2029

PRELIMINARY
NOT FOR CONSTRUCTION
07/05/2018

CLIENT:
**NORTH ST. PAUL -
MAPLEWOOD - OAKDALE
ISD 622**

2520 EAST 12TH AVENUE
NORTH ST. PAUL MN 55109

1	07/05/2018	LAND DEVELOPMENT APPLICATION
NO	DATE	ISSUED FOR

NO	DATE	REVISION
----	------	----------

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.

SIGNATURE: *Adam Besse*

TYPED OR PRINTED NAME: ADAM BESSE

DATE: 07/05/2018 REG. NO.: 52597

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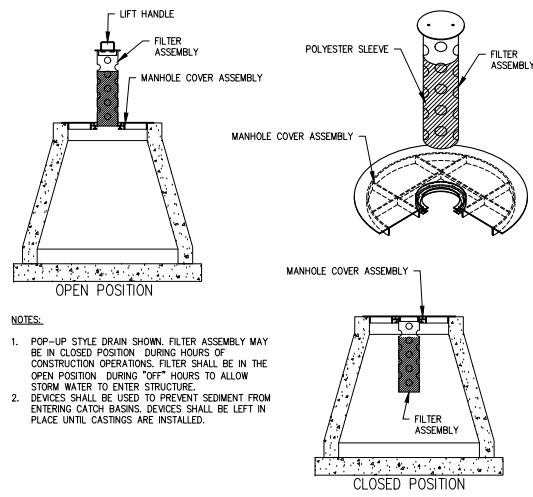
PROJECT NAME:
**RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION**

2615 1ST STREET N
NORTH ST. PAUL MN 55109

DRAWING TITLE:
**STRIPING AND SIGNAGE
PLAN**

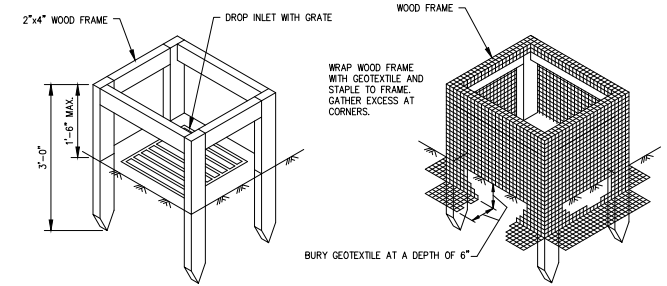
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DRAWING NO:

C411

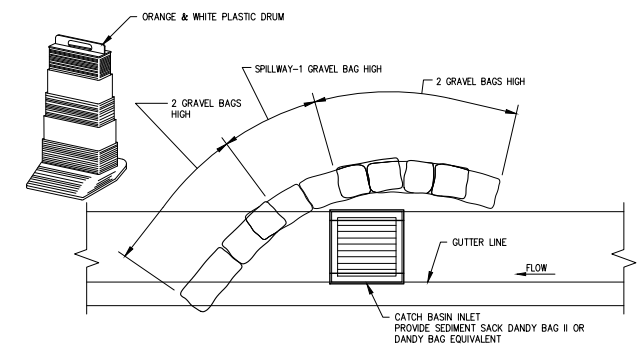


- NOTES:
1. POP-UP STYLE DRAIN SHOWN. FILTER ASSEMBLY MAY BE IN CLOSED POSITION DURING HOURS OF CONSTRUCTION OPERATIONS. FILTER SHALL BE IN THE OPEN POSITION DURING "OFF" HOURS TO ALLOW STORM WATER TO ENTER STRUCTURE.
 2. DEVICES SHALL BE USED TO PREVENT SEDIMENT FROM ENTERING CATCH BASINS. DEVICES SHALL BE LEFT IN PLACE UNTIL CASTINGS ARE INSTALLED.

TYPE III

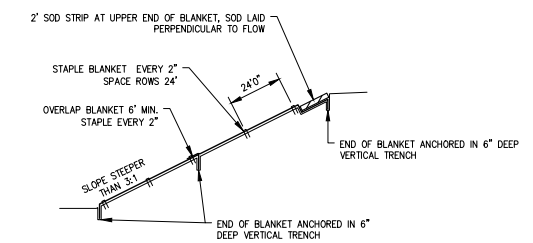


TYPE II



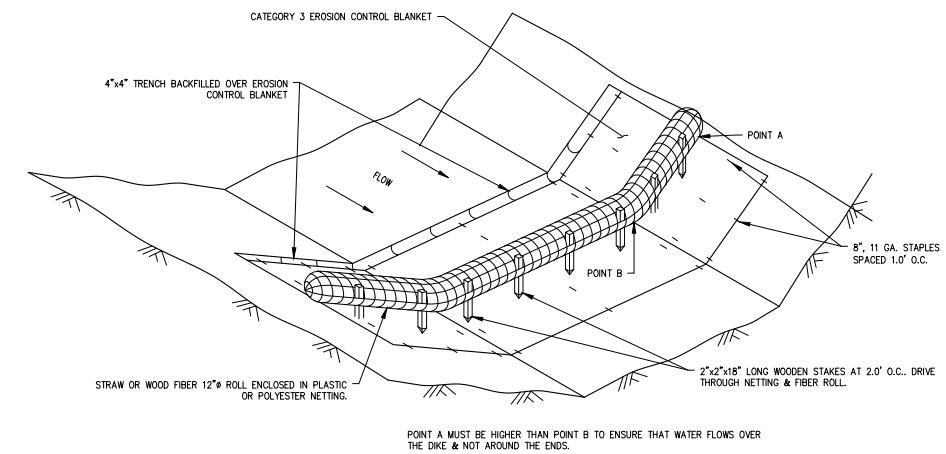
TYPE I

5 INLET PROTECTION - TYPE I, TYPE II, & TYPE III
NOT TO SCALE

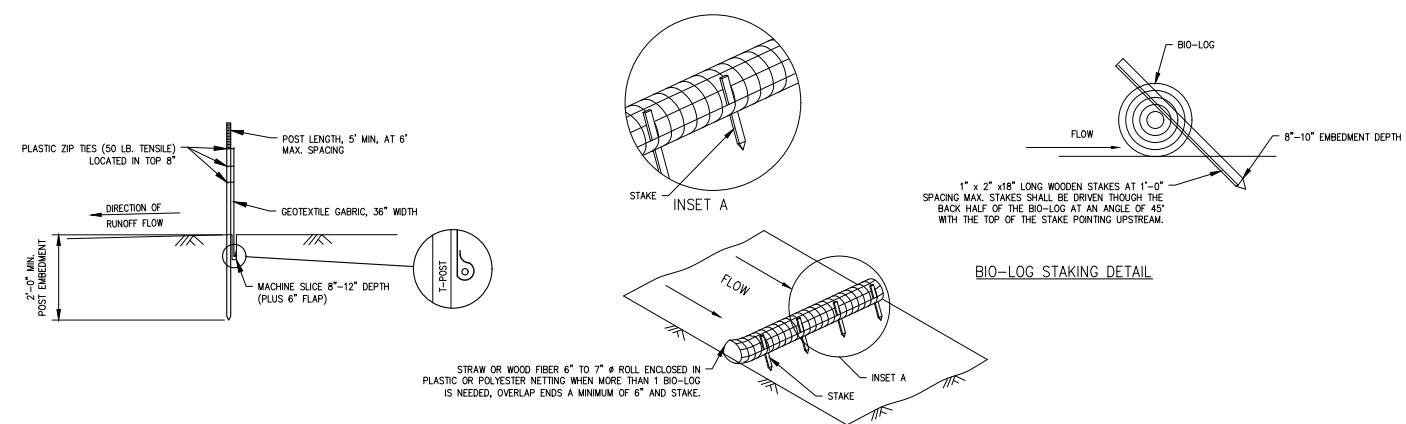


NOTE: EROSION CONTROL BLANKET ON SLOPES STEEPER THAN 1:4 OR 1:4 SLOPES GREATER THAN 5' VERTICALLY FROM EDGE OF SHOULDER TO TOE OF SLOPE.

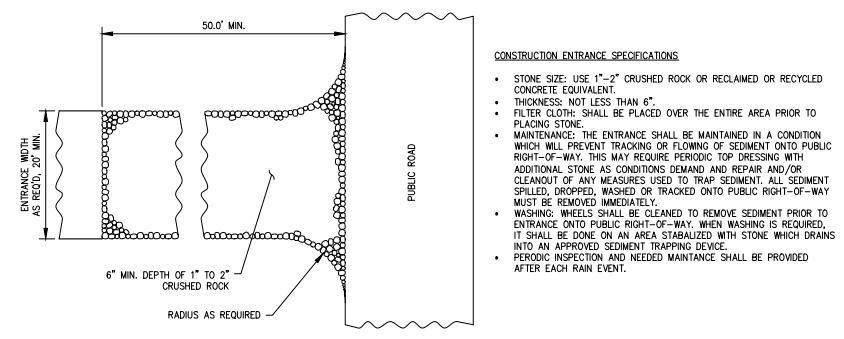
4 EROSION CONTROL BLANKET
NOT TO SCALE



3 DITCH CHECK
NOT TO SCALE



2 SILT FENCE MACHINE SLICED OR BIO-LOG
NOT TO SCALE



1 ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION
07/05/2018

CLIENT:
NORTH ST. PAUL -
MAPLEWOOD - OAKDALE
ISD 622

2520 EAST 12TH AVENUE
NORTH ST. PAUL MN 55109

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

1 07/05/2018 LAND DEVELOPMENT APPLICATION
NO DATE ISSUED FOR

NO DATE REVISION

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TYPED OR PRINTED NAME: ADAM BESSE

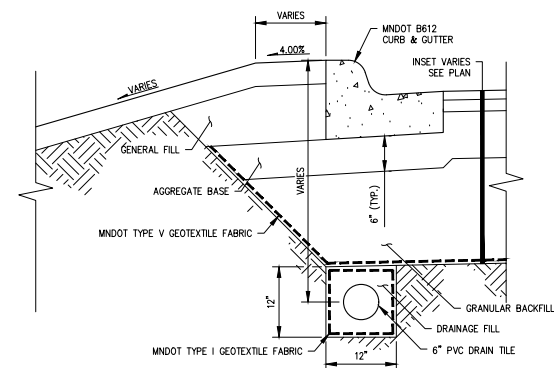
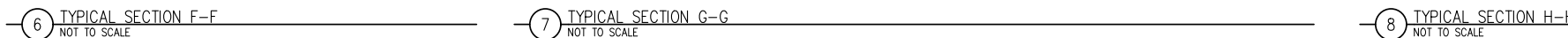
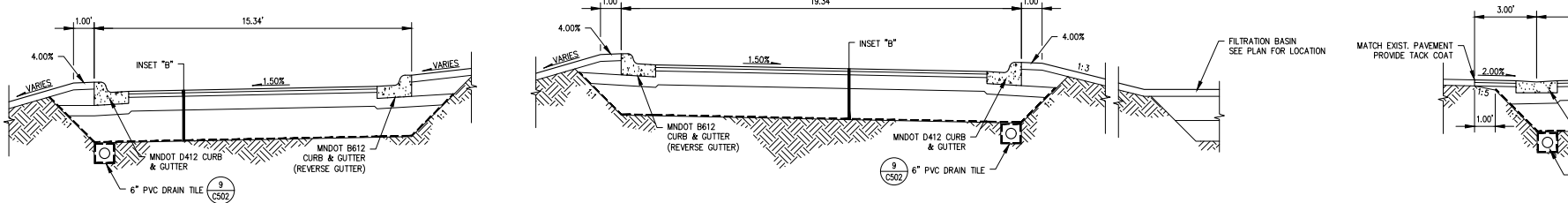
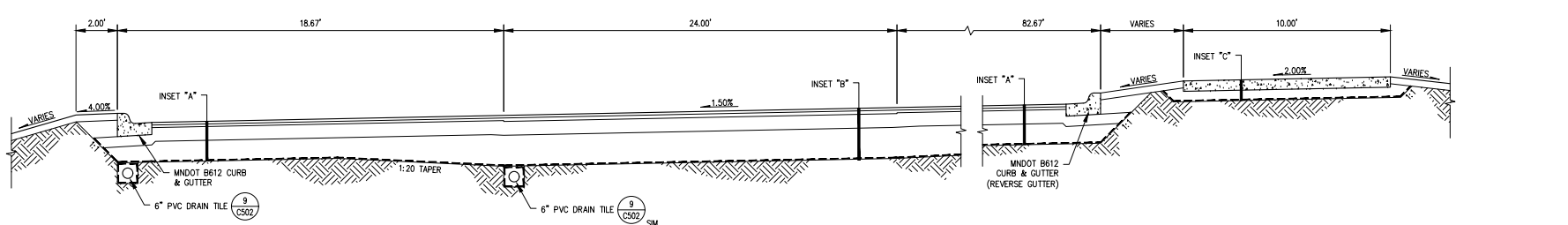
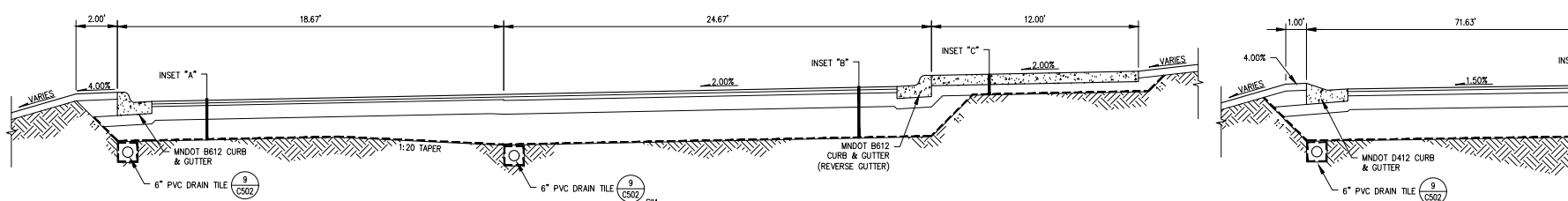
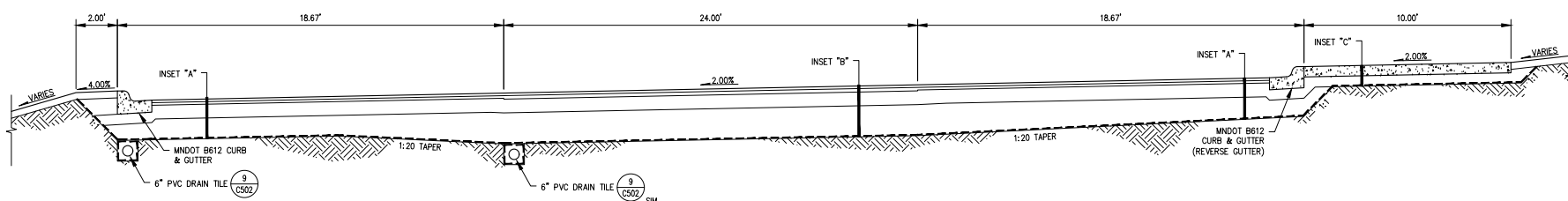
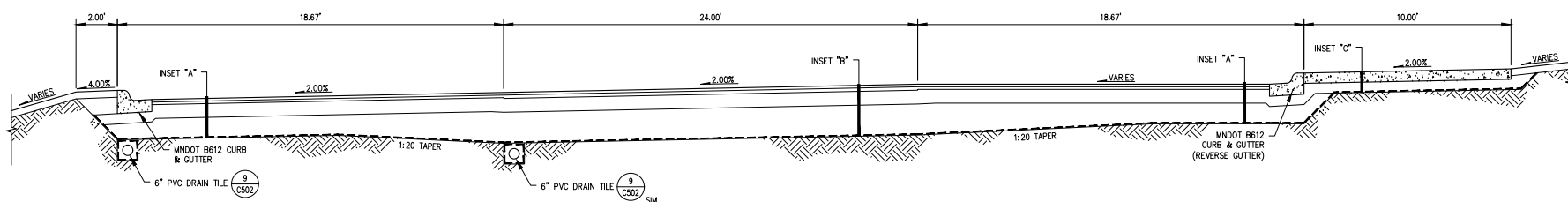
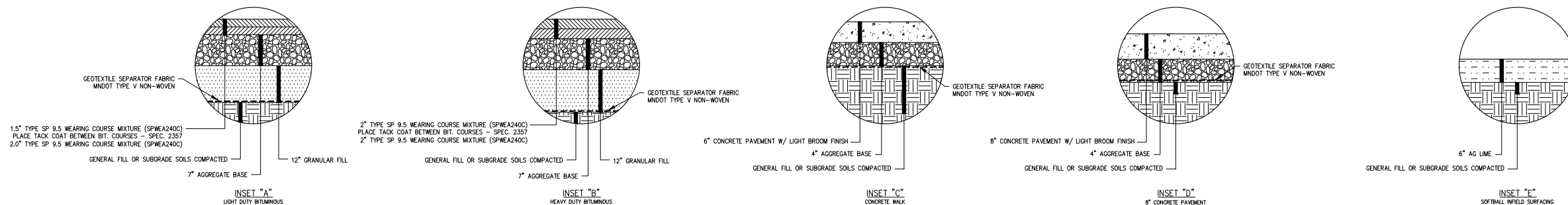
DATE: 07/05/2018 REG. NO.: 52597

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PROJECT NAME:
RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION

2615 1ST STREET N
NORTH ST. PAUL MN 55109

DRAWING TITLE:
CIVIL DETAILS



PRELIMINARY
NOT FOR CONSTRUCTION
07/05/2018

CLIENT:
**NORTH ST. PAUL -
MAPLEWOOD - OAKDALE
ISD 622**

**2520 EAST 12TH AVENUE
NORTH ST. PAUL MN 55109**

THIS SQUARE APPEARS 12" x 12" ON
FULL SIZE SHEETS.

NO.	DATE	ISSUED FOR
1	07/05/2018	LAND DEVELOPMENT APPLICATION

NO.	DATE	REVISION
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TYPED OR PRINTED NAME: ADAM BESSE

DATE: 07/05/2018 REG. NO.: 52597

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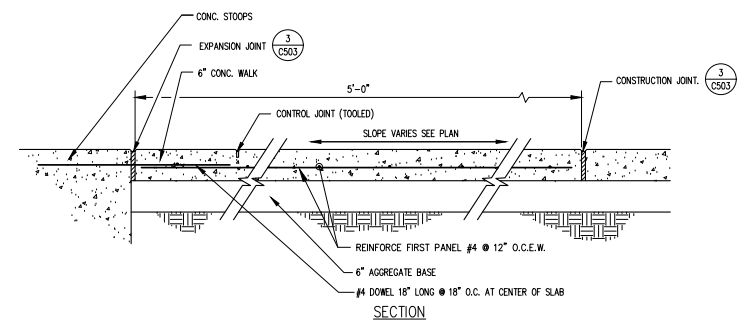
PROJECT NAME:
**RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION**

**2615 1ST STREET N
NORTH ST. PAUL MN 55109**

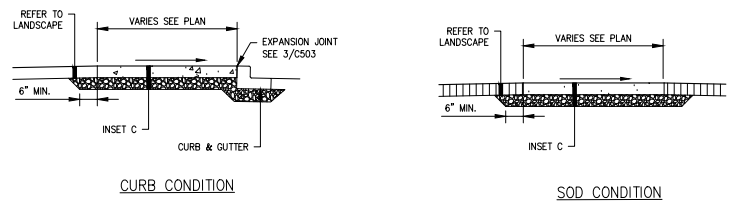
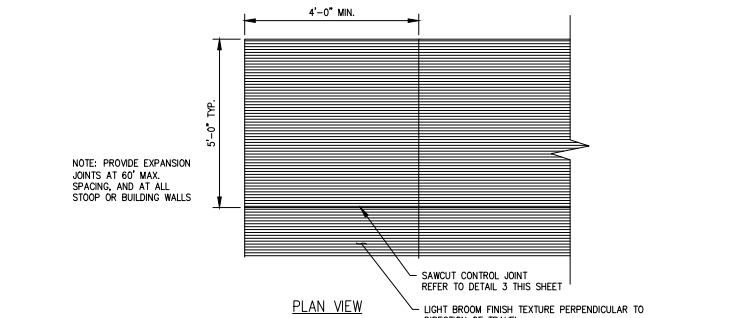
DRAWING TITLE:
CIVIL DETAILS

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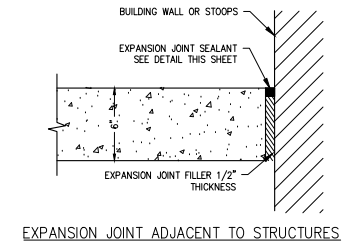
C502



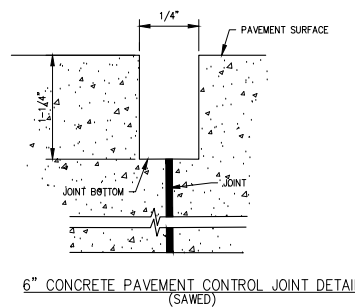
4 TYPICAL 6" CONCRETE WALK/PATIO AT STOOP
NOT TO SCALE



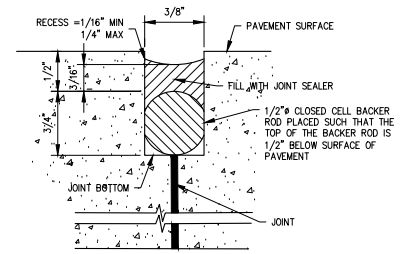
2 6" CONCRETE WALK AND PATIO
NOT TO SCALE



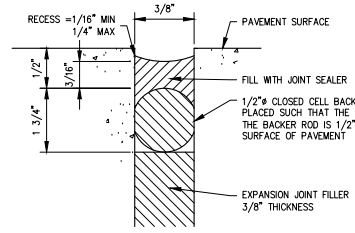
EXPANSION JOINT ADJACENT TO STRUCTURES



6" CONCRETE PAVEMENT CONTROL JOINT DETAIL
(SAWED)



8" CONCRETE PAVEMENT CONTROL JOINT SEALANT DETAIL
(SAWED)

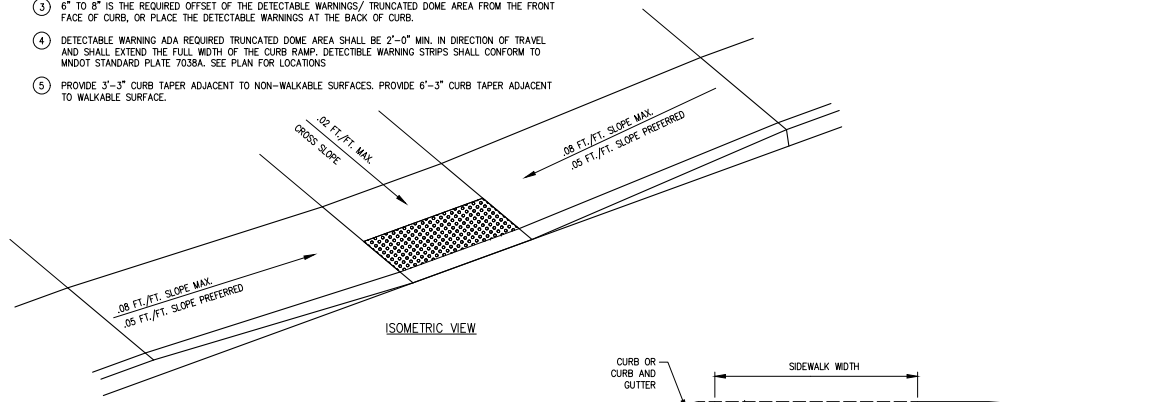


3/8" EXPANSION JOINT SEALANT DETAIL
(FORMED & SEALED)

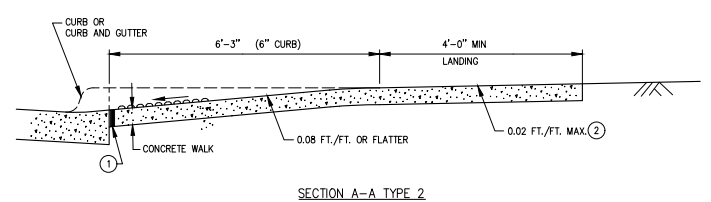
3 JOINT DETAILS
NOT TO SCALE

DETAIL NOTES

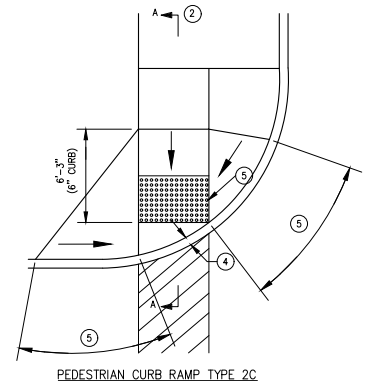
- 1/2 INCH PREFORMED JOINT FILLER MATERIAL, AASHTO M 213.
- PROVIDE A PATH OF TRAVEL 4'-0" WIDE BEHIND THE PEDESTRIAN RAMP. A RELATIVELY FLAT 4' X 4' LANDING WILL ALLOW WHEELCHAIRS TO NAVIGATE AROUND THE PEDESTRIAN RAMP.
- 6" TO 8" IS THE REQUIRED OFFSET OF THE DETECTABLE WARNINGS/ TRUNCATED DOME AREA FROM THE FRONT FACE OF CURB, OR PLACE THE DETECTABLE WARNINGS AT THE BACK OF CURB.
- DETECTABLE WARNING ADA REQUIRED TRUNCATED DOME AREA SHALL BE 2'-0" MIN. IN DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP. DETECTABLE WARNING STRIPS SHALL CONFORM TO MNDOT STANDARD PLATE 7038A. SEE PLAN FOR LOCATIONS.
- PROVIDE 3'-3" CURB TAPER ADJACENT TO NON-WALKABLE SURFACES. PROVIDE 6'-3" CURB TAPER ADJACENT TO WALKABLE SURFACE.



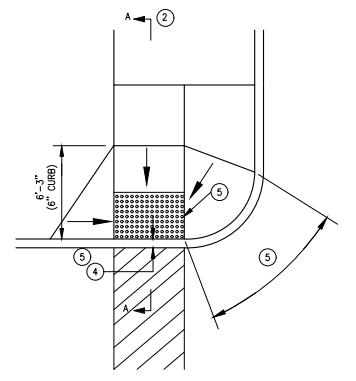
ISOMETRIC VIEW



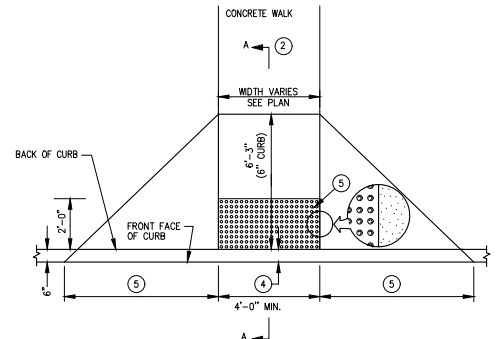
SECTION A-A TYPE 2



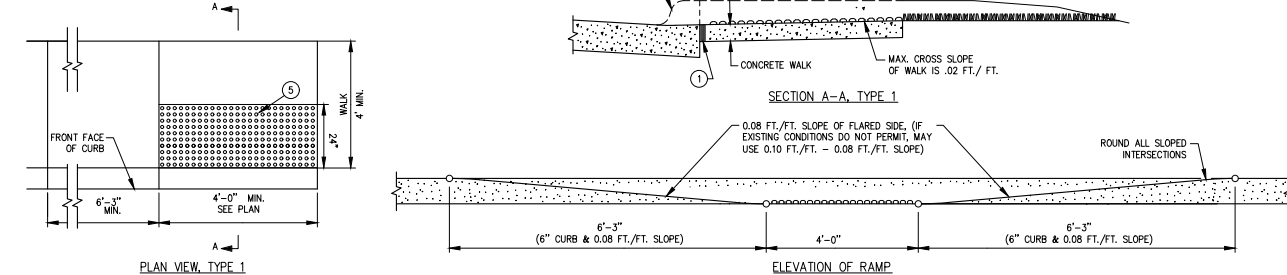
PEDESTRIAN CURB RAMP TYPE 2C



PEDESTRIAN CURB RAMP TYPE 2B

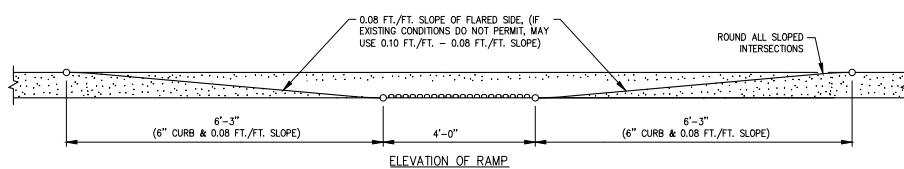


PEDESTRIAN CURB RAMP TYPE 2A (PERPENDICULAR)



PLAN VIEW, TYPE 1

PEDESTRIAN CURB RAMP TYPE 1



ELEVATION OF RAMP

1 TYPICAL ADA PEDESTRIAN RAMP
NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION
07/05/2018

CLIENT:
NORTH ST. PAUL -
MAPLEWOOD - OAKDALE
ISD 622

2520 EAST 12TH AVENUE
NORTH ST. PAUL MN 55109

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1 07/05/2018 LAND DEVELOPMENT APPLICATION
NO DATE ISSUED FOR
NO DATE REVISION

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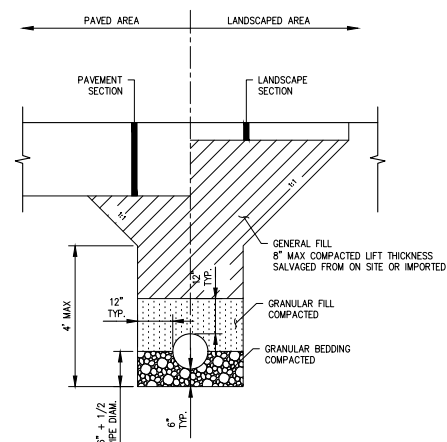
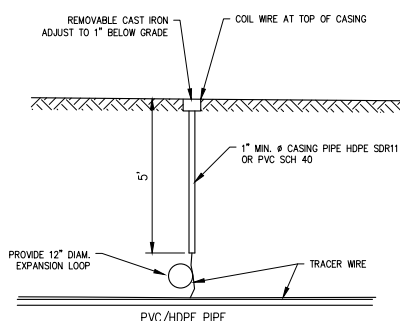
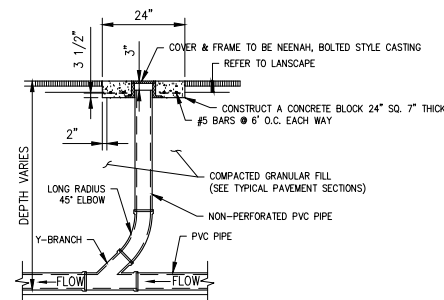
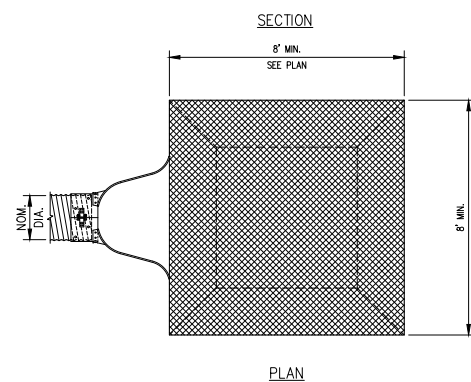
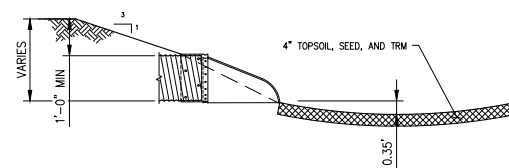
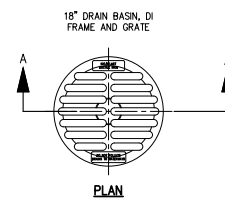
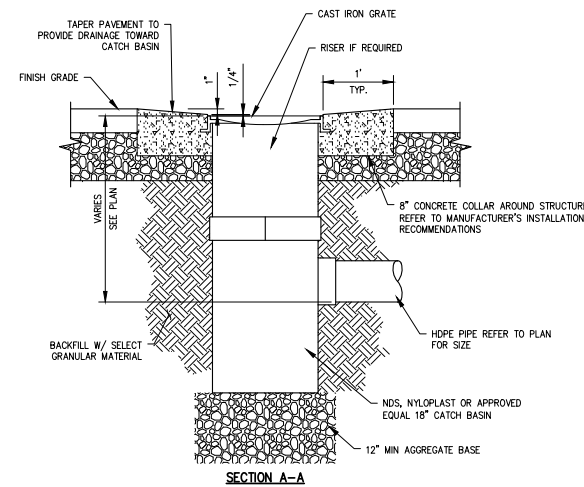
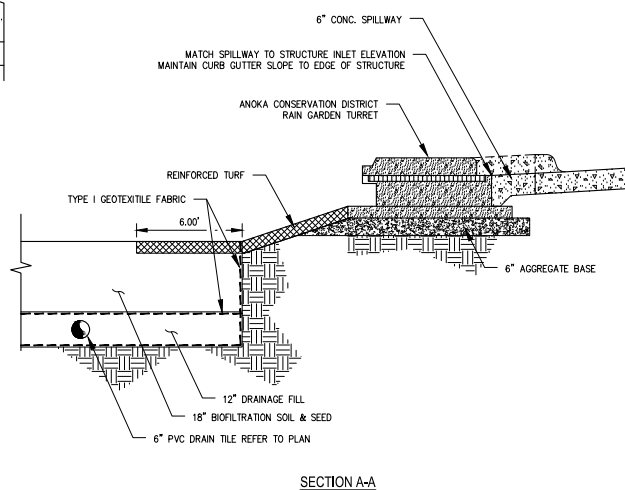
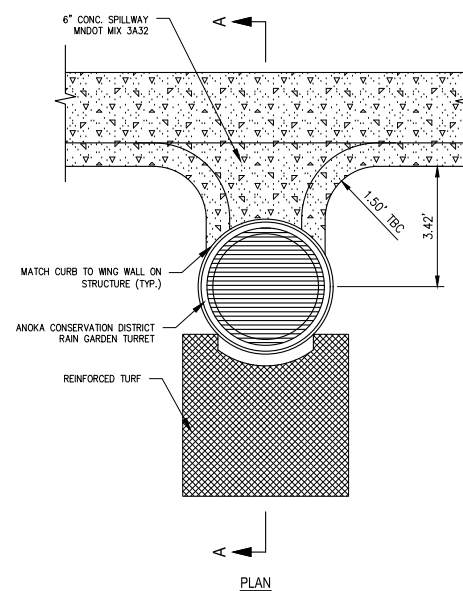
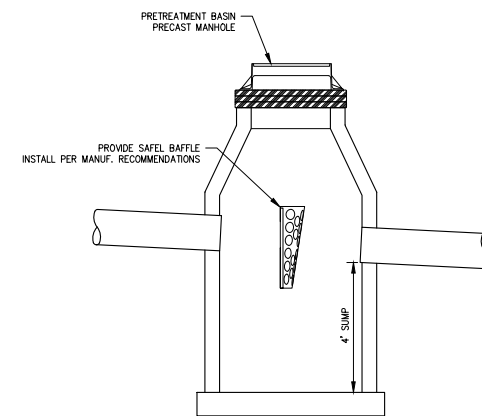
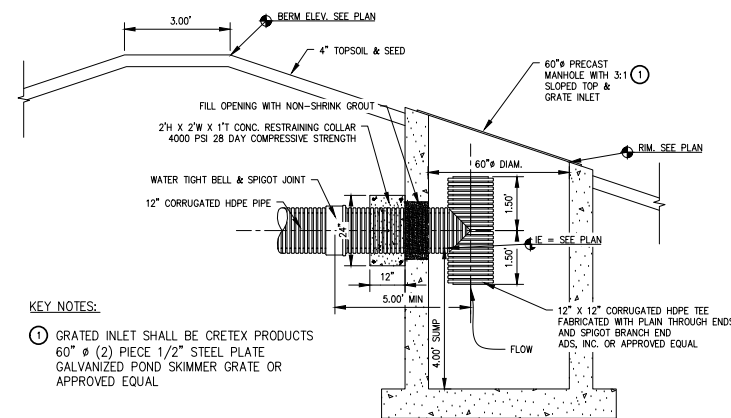
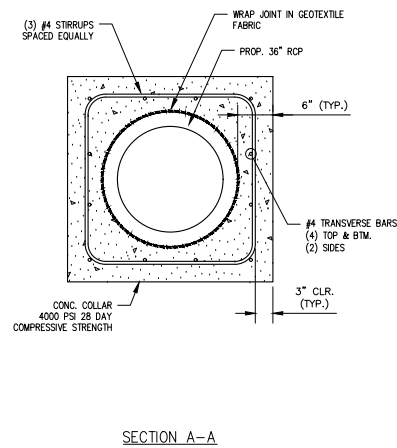
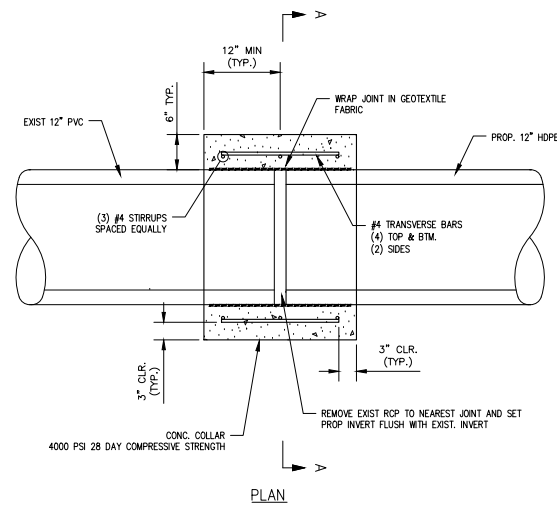
SIGNATURE: *Adam Besse*
TYPED OR PRINTED NAME: ADAM BESSE
DATE: 07/05/2018 REG. NO.: 52597

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PROJECT NAME:
RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION

2615 1ST STREET N
NORTH ST. PAUL MN 55109

DRAWING TITLE:
CIVIL DETAILS



CLIENT:
NORTH ST. PAUL -
MAPLEWOOD - OAKDALE
ISD 622

2520 EAST 12TH AVENUE
NORTH ST. PAUL MN 55109

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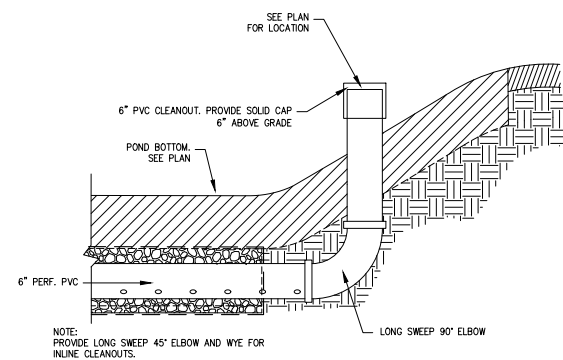
DATE: 07/05/2018 REG. NO.: 52597

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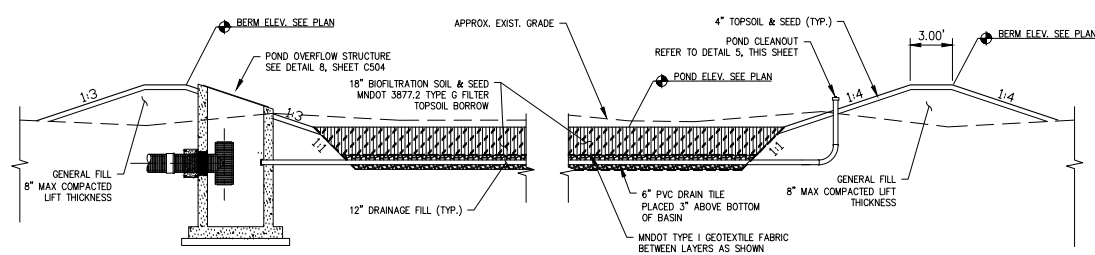
PROJECT NAME:
**RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION**

2615 1ST STREET N
NORTH ST. PAUL MN 55109

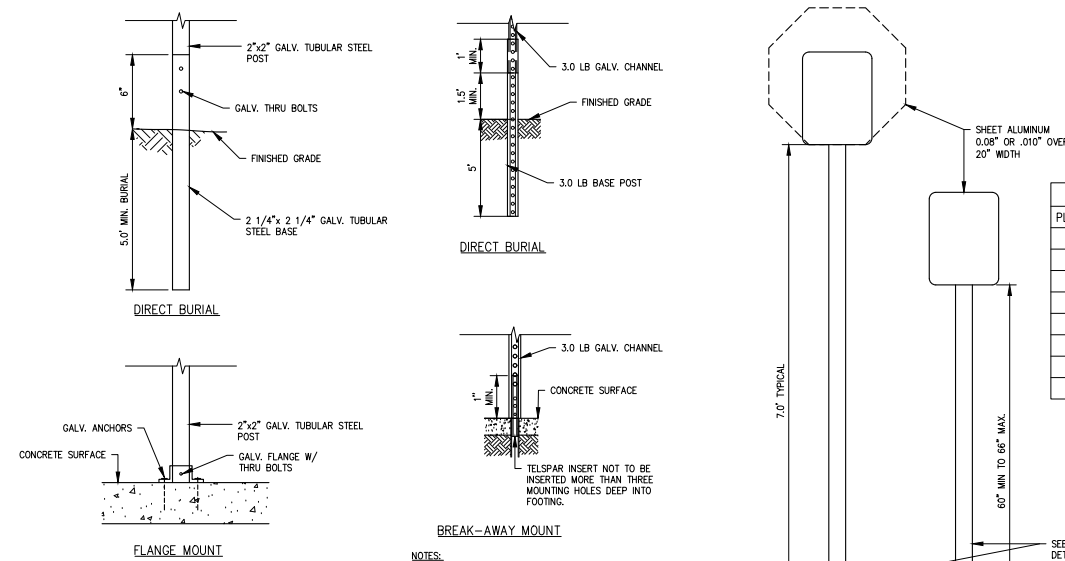
DRAWING TITLE:
CIVIL DETAILS



5 POND CLEANOUT NOT TO SCALE



4 POND SECTION NOT TO SCALE



2B SIGN POST AND MOUNTING DETAIL-TUBULAR NOT TO SCALE

2A SIGN POST AND MOUNTING DETAIL-CHANNEL NOT TO SCALE

SIGN SCHEDULE			
PLAN NO.	MUTCD CODE	TEXT	SIZE
1		NO PARKING STUDENT DROP OFF ONLY	18"x24"
2	R7-6	NO PARKING / LOADING ZONE	12"x18"
3	R1-1	STOP SIGN	24"x24"
4		STOP AUTHORIZED VEHICLES ONLY	30"x30"
5	R5-1	DO NOT ENTER	
6	R3-1	NO RIGHT TURN	
7	R3-2	NO LEFT TURN	
8	R7-8A	HANDICAPPED PARKING VEHICLE ID REQUIRED	12"x18"

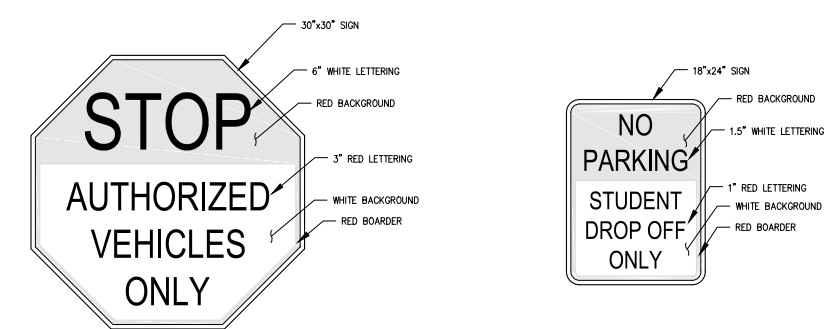
NOTES:
1. MOUNT SIGNS 2'-0" AWAY FROM CURB FACE OR EDGE OF PAVEMENT.
2. ALL SIGNS SHALL CONFORM TO MN MUTCD AND MNDOT SPECIFICATION SECTION 3352.
3. ALL ACCESSIBLE SIGNS SHALL CONFORM TO THE MINNESOTA ACCESSIBILITY CODE.

SEE SIGN POST & MOUNTING DETAIL FOR POST TYPE & MOUNTING

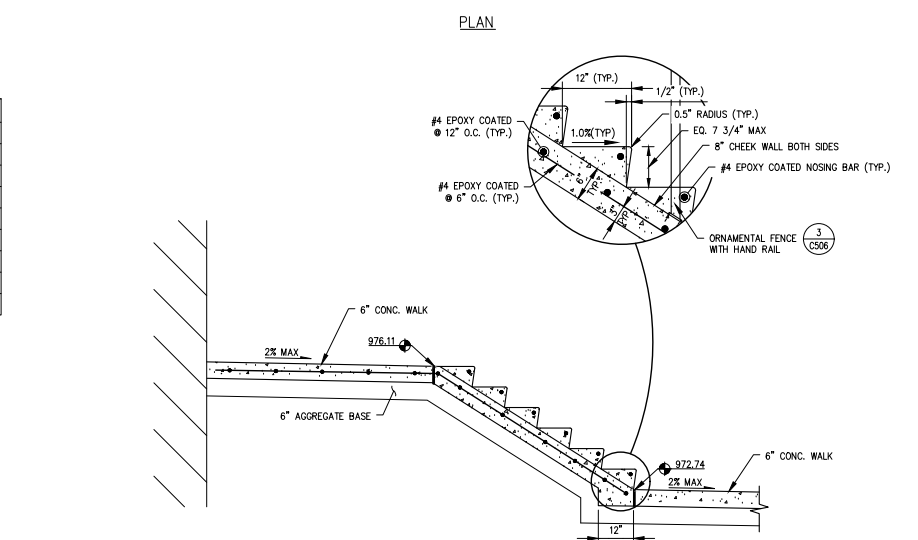
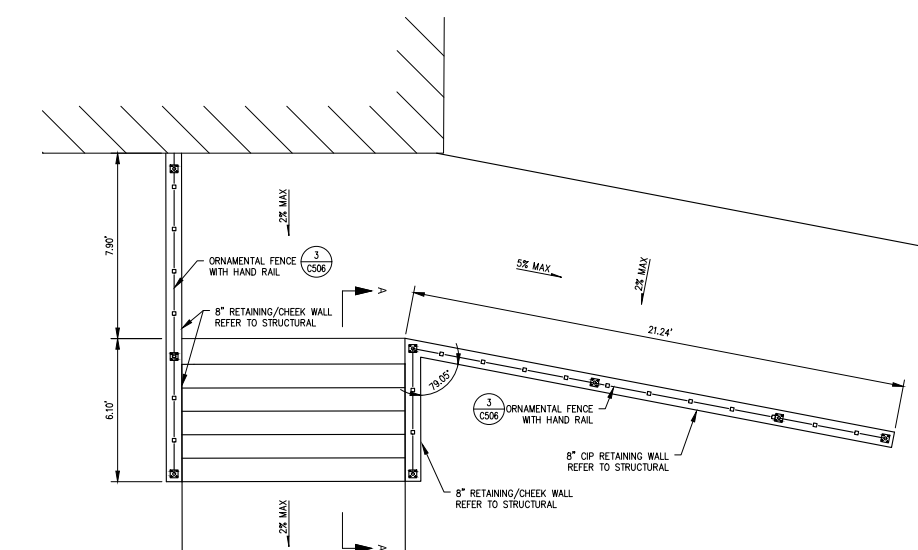
FINISHED GRADE

REGULATORY HANDICAPPED PARKING

2 SIGNAGE DETAIL NOT TO SCALE



3 CUSTOM SIGNAGE DETAIL NOT TO SCALE



1 STAIR DETAIL NOT TO SCALE

PRELIMINARY NOT FOR CONSTRUCTION 07/05/2018

CLIENT: NORTH ST. PAUL - MAPLEWOOD - OAKDALE ISD 622

2520 EAST 12TH AVENUE NORTH ST. PAUL MN 55109

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1 07/05/2018 LAND DEVELOPMENT APPLICATION NO DATE ISSUED FOR

NO DATE REVISION

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TYPED OR PRINTED NAME: ADAM BESSE

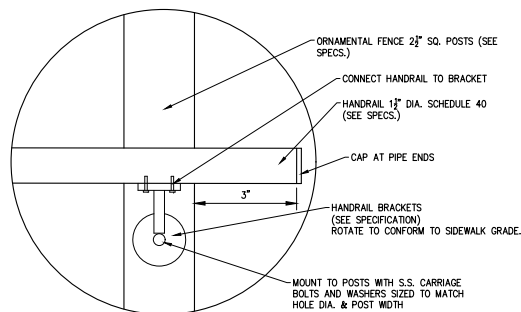
DATE: 07/05/2018 REG. NO.: 52597

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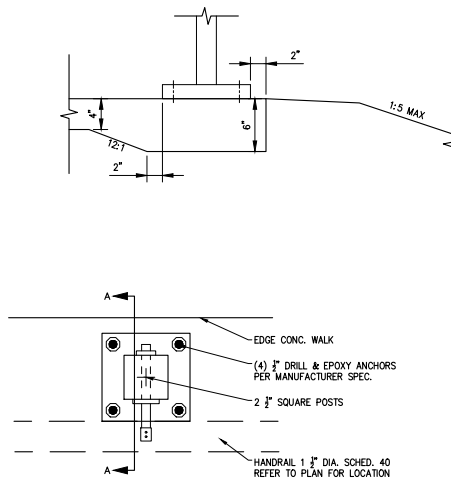
PROJECT NAME: RICHARDSON ELEMENTARY SCHOOL ADDITION AND RENOVATION

2615 1ST STREET N NORTH ST. PAUL MN 55109

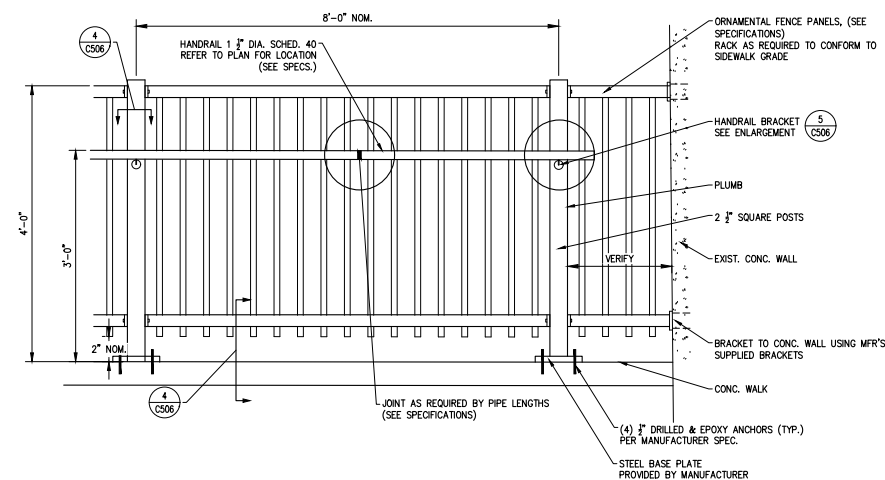
DRAWING TITLE: CIVIL DETAILS



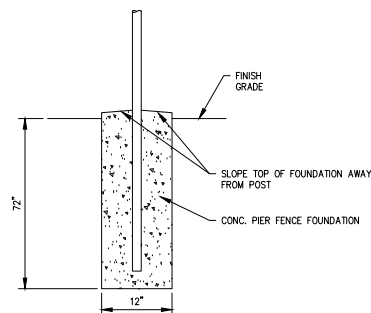
5 HANDRAIL BRACKET ENLARGEMENT
NOT TO SCALE



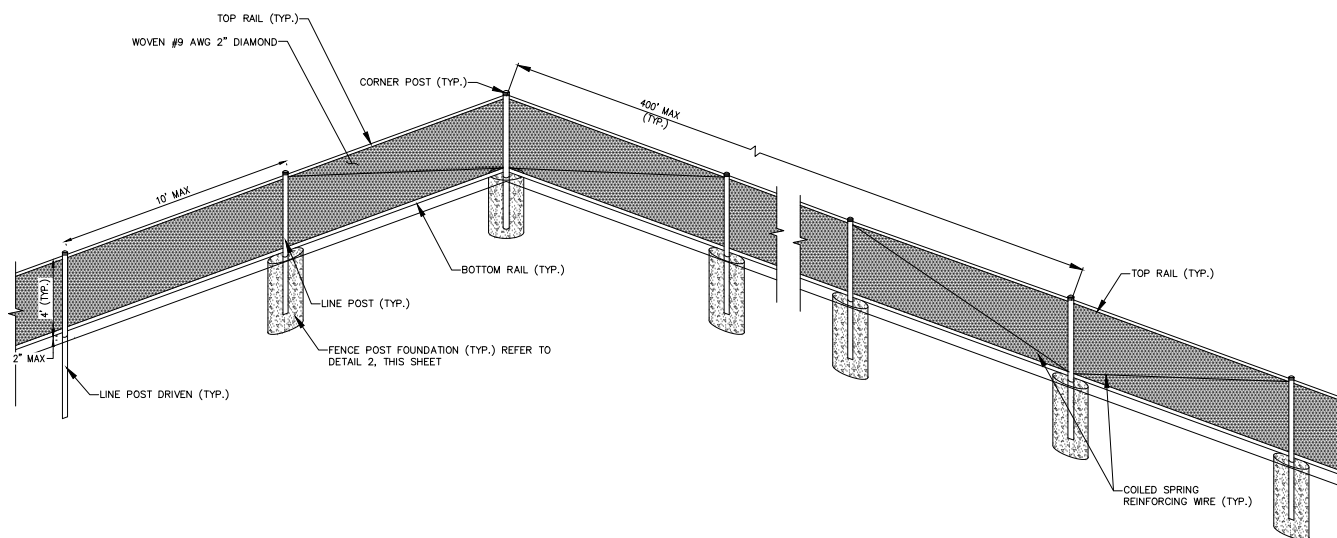
4 ORNAMENTAL FENCE PLAN VIEW
NOT TO SCALE



3 ORNAMENTAL FENCE ELEVATION VIEW
NOT TO SCALE



2 TYPICAL CHAIN LINK FENCE POST FOUNDATION
NOT TO SCALE



1 TYPICAL CHAIN LINK FENCE LAYOUT
NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION
07/05/2018

CLIENT:
NORTH ST. PAUL -
MAPLEWOOD - OAKDALE
ISD 622

2520 EAST 12TH AVENUE
NORTH ST. PAUL MN 55109

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

NO	DATE	ISSUED FOR
1	07/05/2018	LAND DEVELOPMENT APPLICATION

NO	DATE	REVISION
----	------	----------

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.

SIGNATURE: *Adam Besse*

TYPED OR PRINTED NAME: ADAM BESSE

DATE: 07/05/2018 REG. NO.: 52597

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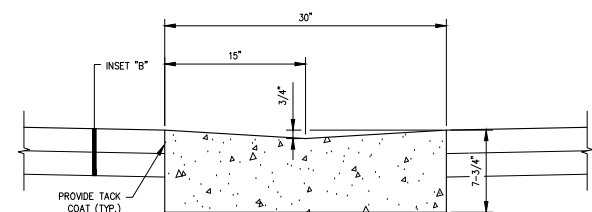
PROJECT NAME:
RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION

2615 1ST STREET N
NORTH ST. PAUL MN 55109

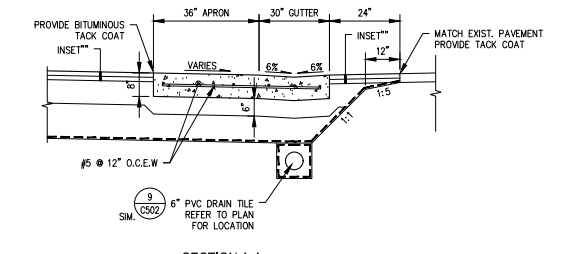
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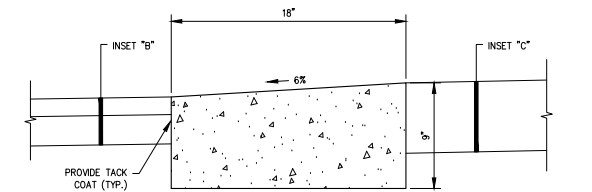
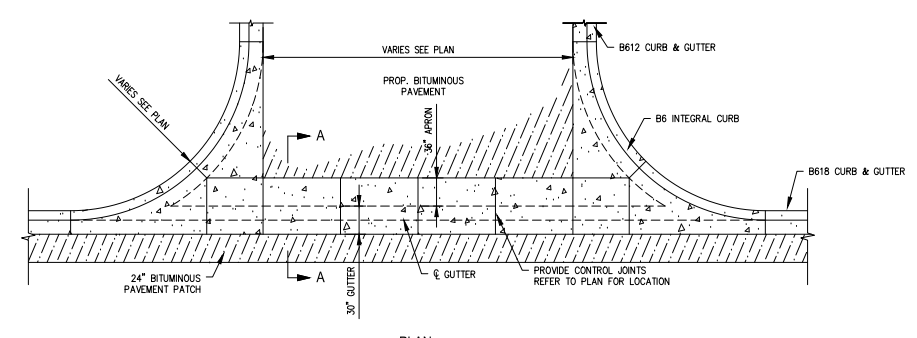
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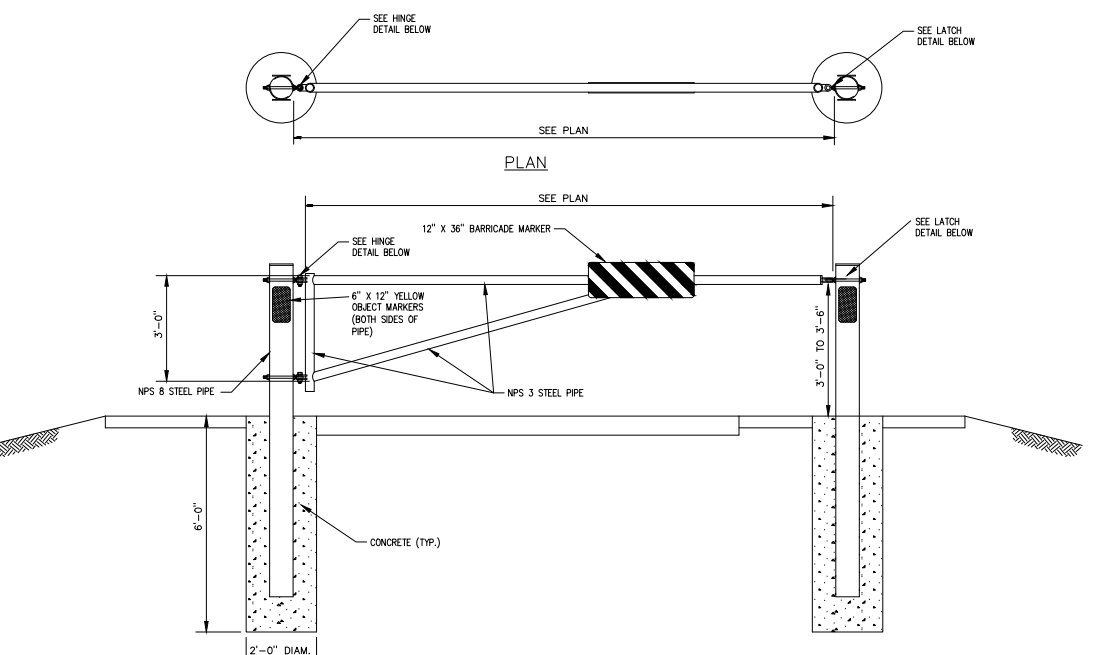
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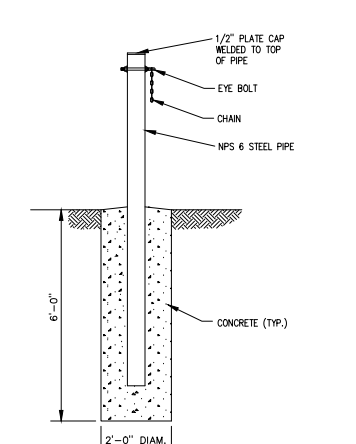
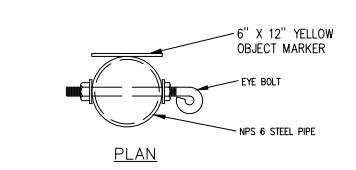
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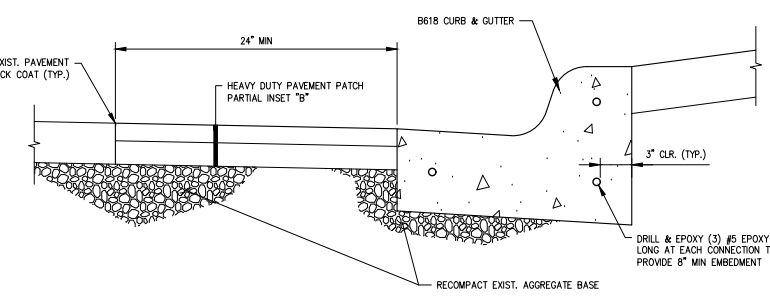
4 TYPICAL CONCRETE RIBBON CURB
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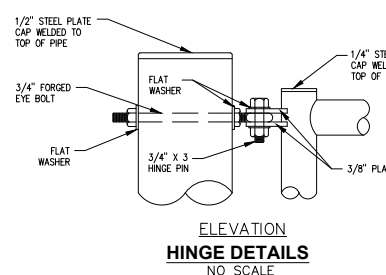
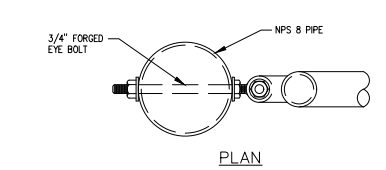
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STEEL PIPE GATE DETAILS
NO SCALE



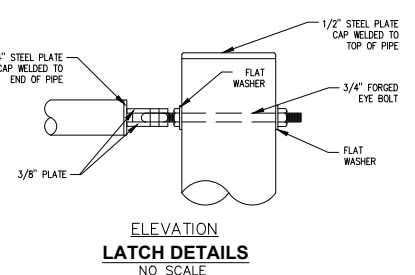
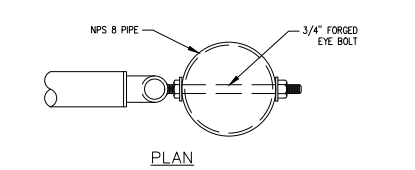
ELEVATION
GATE STOP DETAILS
NO SCALE



5 TYPICAL CONCRETE CURB PATCH
NOT TO SCALE



ELEVATION
HINGE DETAILS
NO SCALE



ELEVATION
LATCH DETAILS
NO SCALE

- NOTES
1. ALL PIPE FOR GATE SHALL CONFORM TO ASTM A53/A53M SCHEDULE 40.
 2. STEEL CAPS FOR GATE POSTS SHALL BE WELDED TO POST AND GROUND SMOOTH.
 3. ALL BOLTS SHALL HAVE A HARDNESS RATING OF GRADE 4.
 4. ALL WELDS SHALL BE GROUND SMOOTH.
 5. HINGE BOLT THREADS SHALL BE EXPOSED A MINIMUM OF 1-1/2" BEYOND THE NUTS ON EITHER SIDE OF THE GATE POST TO ALLOW ADJUSTMENT.
 6. PROVIDE 3/4" X 3" HINGE PINS FOR EACH HINGE. GREASE THREADS OF HINGE PINS BEFORE INSTALLING.
 7. USE A 3-1/2" X 7/8" HITCH PIN TO LOCK GATE. ATTACH 16" OF BRIGHT PLATED 3/8" CHAIN TO PIN AND OTHER END TO PIPE.
 8. GATES AND GATE STOPS SHALL GALVANIZED.

PRELIMINARY
NOT FOR CONSTRUCTION
07/05/2018

CLIENT:
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MAPLEWOOD - OAKDALE
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1 07/05/2018 LAND DEVELOPMENT APPLICATION
NO DATE ISSUED FOR

NO DATE REVISION

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SIGNATURE: *Adam Besse*

TYPED OR PRINTED NAME: ADAM BESSE

DATE: 07/05/2018 REG. NO.: 52597

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PROJECT NAME:
RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION

2615 1ST STREET N
NORTH ST. PAUL MN 55109

DRAWING TITLE:
CIVIL DETAILS

FILE: ..170756600 Drawings\0170756 CS01 Details.dwg
DRAWN BY: DPG
CHECKED BY: AFB
PROJ. NO: 170756
DRAWING NO:

C507



GENERAL LANDSCAPE NOTES:

1. THIS DRAWING DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THE SITE. CONFIRM ALL LOCATIONS OF SURFACE AND SUB-SURFACE FEATURES BEFORE BEGINNING INSTALLATION. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
2. CONFIRM ALL QUANTITIES, SHAPES AND LOCATIONS OF BEDS, AND ADJUST AS REQUIRED TO CONFORM TO THE SITE CONDITIONS. CONFIRM ANY ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT.
3. LOCATE ALL UTILITIES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH PLANT INSTALLATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
5. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL SOD/TURF WHICH HAS BEEN REMOVED FOR NEW PLANT BEDS. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
6. THE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF DISCREPANCIES EXIST. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

PLANT MATERIAL

7. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY.
8. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK", ANSI-Z60. LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
9. ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1-NOVEMBER 1 OF FOLLOWING YEAR), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
10. OVERSEED ALL BARE PATCHES OF TURF WITHIN 50' OF THE CONSTRUCTION LIMITS.

IRRIGATION

11. PROVIDE AN IRRIGATION PLAN, TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
12. IRRIGATION SERVICE SHALL BE PROVIDED FOR ALL NEW SOD, SHRUB AND PERENNIAL AREAS, AND TREES AS NOTED ON PLAN.
13. ALL IRRIGATION SHALL BE APPROPRIATELY SIZED SPRAY HEADS. CARE SHALL BE TAKEN TO ENSURE BUILDING IS NOT WITHIN SPRAY PATH OF SPRAY HEADS.
14. IRRIGATION CONTROLLER TO BE LOCATED IN BASEMENT STORAGE ROOM. SEE ELEC

OTHER MATERIAL

15. PROVIDE SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL. DELIVER MULCH ON DAY OF INSTALLATION. APPLY AROUND EVERY TREE AND IN PERENNIAL AND SHRUB AREAS. USE 2" DEPTH FOR PERENNIAL/GROUND COVER BEDS AND 6" DEPTH AROUND TREES UNLESS OTHERWISE DIRECTED. APPLY PELLET WEED PREVENTER UNDER MULCH BEDS IN SHRUB AND PERENNIAL AREAS.

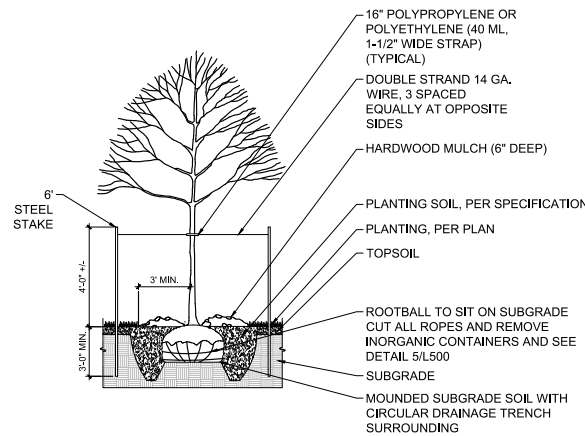
SOILS AND GROUND

16. THE INTENT IS TO USE EXISTING TOPSOIL FOR ALL PLANTING SOIL IN TREE, SHRUB, AND PERENNIAL AREAS. IF THE EXISTING TOPSOIL DOES NOT MEET REQUIREMENTS FOR PLANTING, IMPORTED PLANTING SOIL SHOULD BE USED THAT MEETS TESTING AGENCY'S REQUIREMENTS AND AT A MINIMUM SHOULD BE COMPOSED OF:
 - 16.a. A UNIFORM MIXTURE OF 1 PART SAND, 1 PART RE-PEAT, AND 1 PART TOPSOIL BY VOLUME.
 - 16.b. SOIL CORRECTION FOR TREES, SHRUBS AND TURF: DISC SOIL TO A FULL 5" DEPTH IN ALL AREAS TO BE PLANTED TO LOOSEN COMPACTED SOILS. IDENTIFY AND PROTECT ROOTS OF EXISTING TREES.

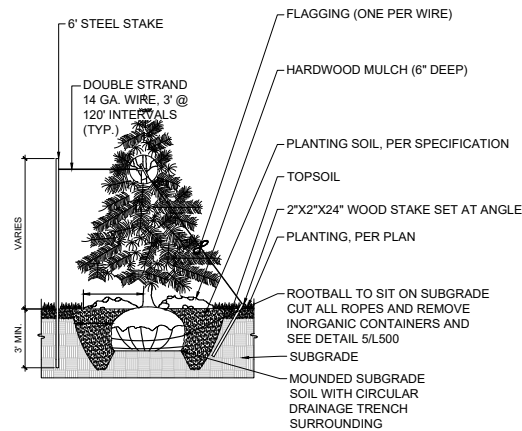
MAINTENANCE AND CARE

17. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF PLANTINGS IS COMPLETE. INSPECTION HAS BEEN MADE AND PLANTING IS ACCEPTED EXCLUSIVE OF THE GUARANTEE.
18. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL PRIOR TO GROWING SEASON, RE-SETTING PLANTS AND PROPER GRADE, AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
19. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER

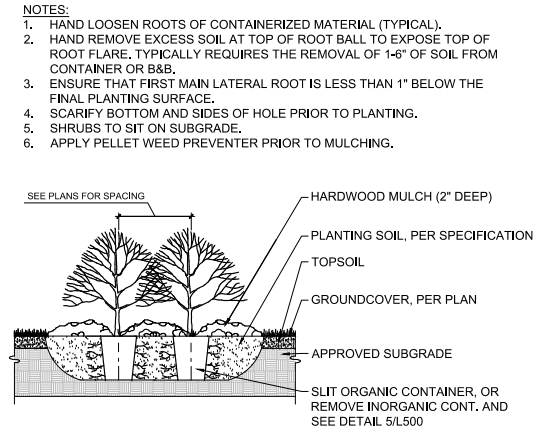




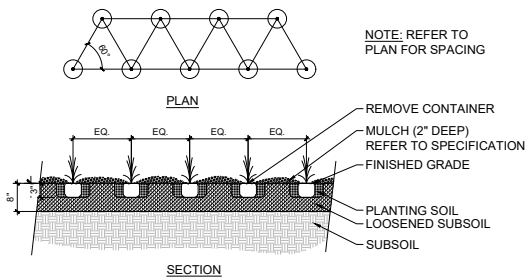
1 DECIDUOUS TREE
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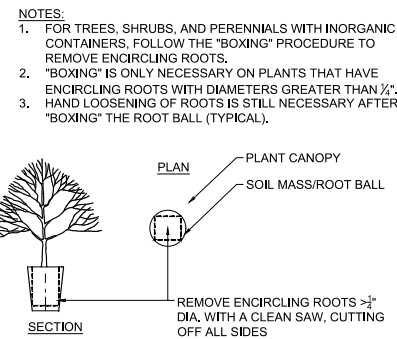
2 CONIFERUS PLANTING DETAIL
NOT TO SCALE



3 SHRUB PLANTING
NOT TO SCALE



4 PERENNIAL PLANTING
NOT TO SCALE



5 BOXING PROCEDURE FOR CONTAINERIZED PLANTS
NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION
07/05/2018

CLIENT:
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ISD 622

2520 EAST 12TH AVENUE
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1	07/05/2018	LAND DEVELOPMENT APPLICATION

NO	DATE	REVISION
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SIGNATURE: *Adam Besse*

TYPED OR PRINTED NAME: ADAM BESSE

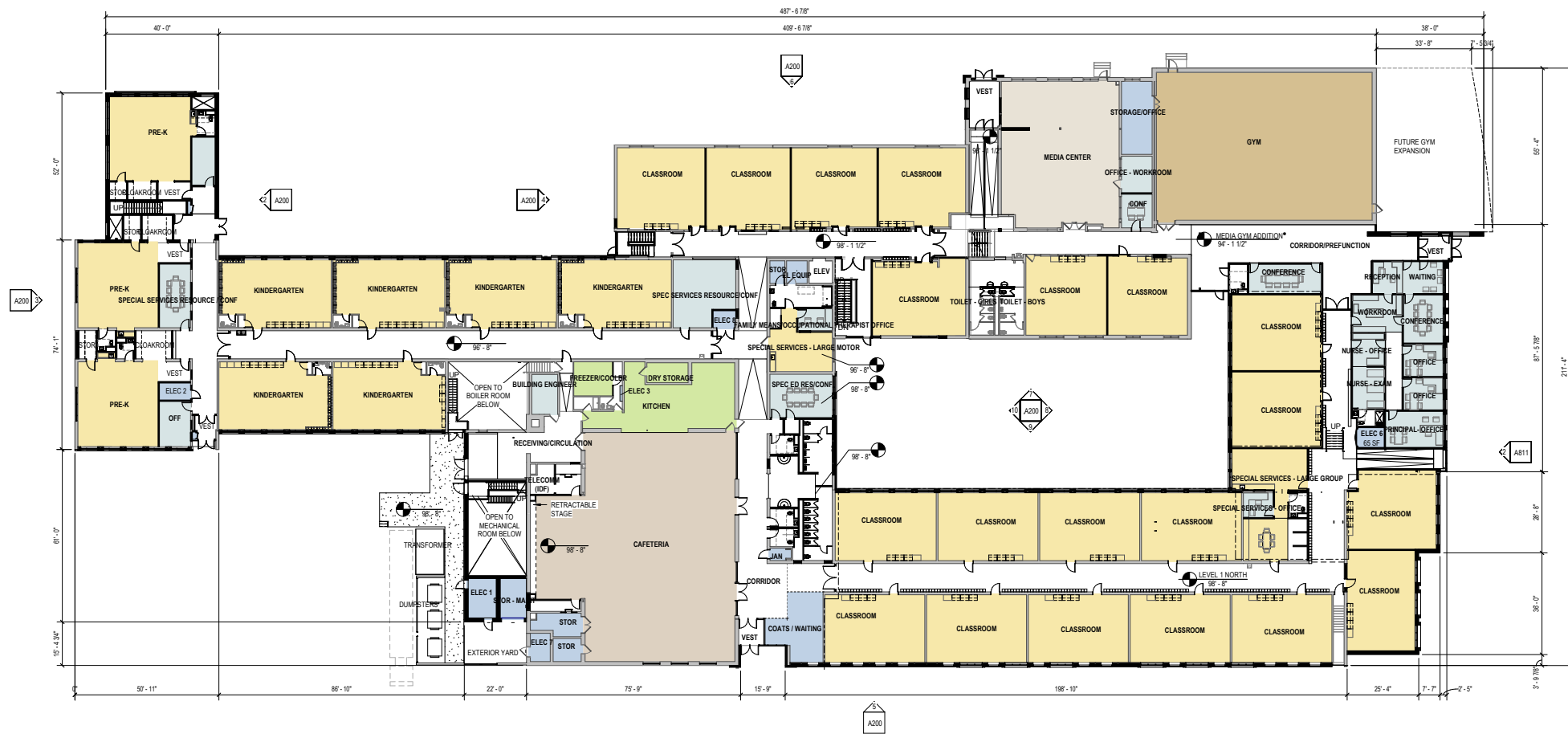
DATE: 07/05/2018 REG. NO.: 52597

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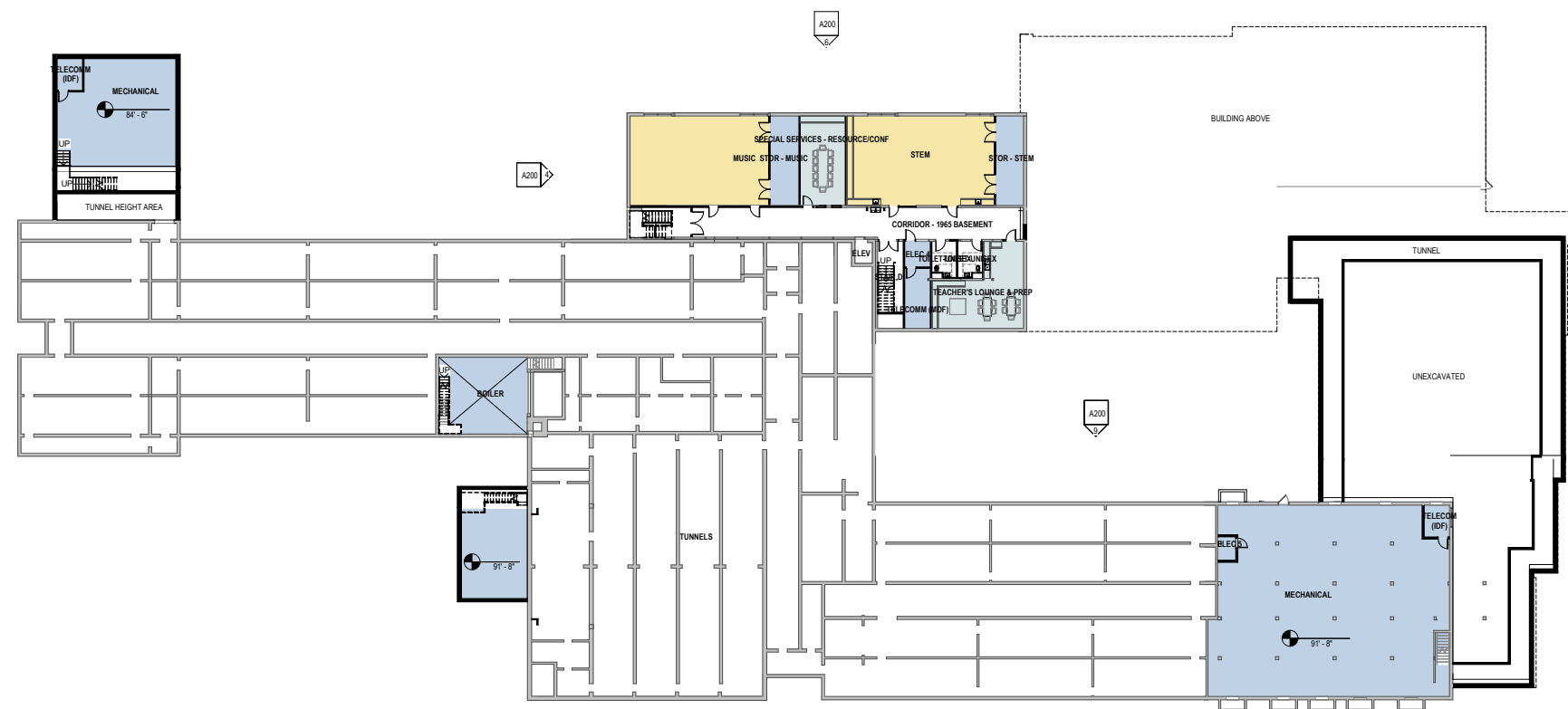
PROJECT NAME:
RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION

2615 1ST STREET N
NORTH ST. PAUL MN 55109

DRAWING TITLE:
PLANTING DETAILS



1 LEVEL 1 OVERALL FLOOR PLAN
1" = 20'-0"



2 BASEMENT OVERALL FLOOR PLAN
1" = 20'-0"

SUMMARY OF SQUARE FOOTAGES FOR USES

AREA	OCCUPANCY
9,514 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM - 300 OCC/SF
4,929 SF CAFETERIA	ASSEMBLY UNCONCENTRATED (TABLES AND CHAIRS) - 15 OCC/SF
4,837 SF	BUSINESS AREAS - 100 OCC/SF
36,153 SF	EDUCATIONAL CLASSROOM AREA - 20 OCC/SF
3,996 SF GYM	EXERCISE ROOMS - 50 OCC/SF
1,173 SF	KITCHENS, COMMERCIAL - 200 OCC/SF
2,099 SF MEDIA CENTER	LIBRARY STACK AREA - 100 OCC/SF
62,702 SF	

OCCUPANCY FACTOR KEY

(none)	
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM - 300 OCC/SF	
ASSEMBLY UNCONCENTRATED (TABLES AND CHAIRS) - 15 OCC/SF	
BUSINESS AREAS - 100 OCC/SF	
EDUCATIONAL CLASSROOM AREA - 20 OCC/SF	
EXERCISE ROOMS - 50 OCC/SF	
KITCHENS, COMMERCIAL - 200 OCC/SF	
LIBRARY STACK AREA - 100 OCC/SF	

OCCUPANCY FACTOR KEY

(none)	
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM - 300 OCC/SF	
ASSEMBLY UNCONCENTRATED (TABLES AND CHAIRS) - 15 OCC/SF	
BUSINESS AREAS - 100 OCC/SF	
EDUCATIONAL CLASSROOM AREA - 20 OCC/SF	
KITCHENS, COMMERCIAL - 200 OCC/SF	

CLIENT:
NORTH ST PAUL -
MAPLEWOOD - OAKDALE
ISD 622

2520 EAST 12TH AVENUE
NORTH ST. PAUL, MN 55109

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ON FULL SIZE SHEETS

1 07-05-2018 ZONING & LAND USE APPLICATION
NO DATE ISSUED FOR

NO DATE REVISION

I HEREBY CERTIFY that this plan, specification or
report was prepared by me or under my direct
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under the laws of the State of Minnesota.

Signature: *Mark Kuzniarek*

Typed or Printed Name: Mark Kuzniarek

Date: 7/5/2018 Reg. No.: 22310

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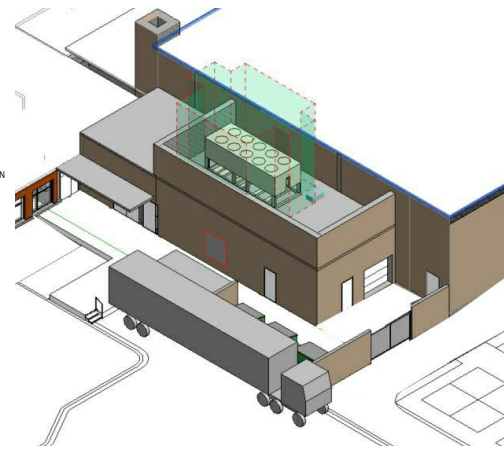
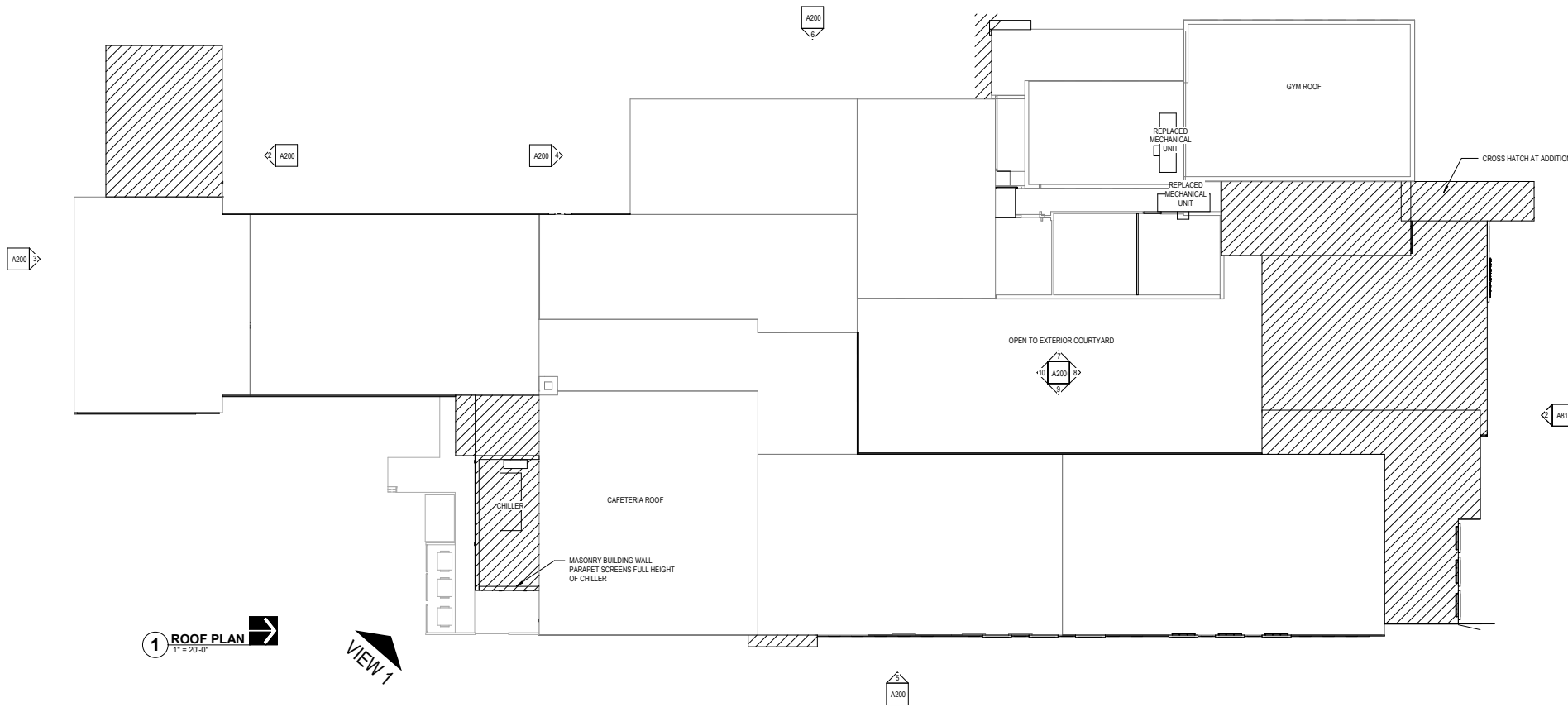
PROJECT NAME:
RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION

2615 1ST ST. N
NORTH ST. PAUL, MN 55109

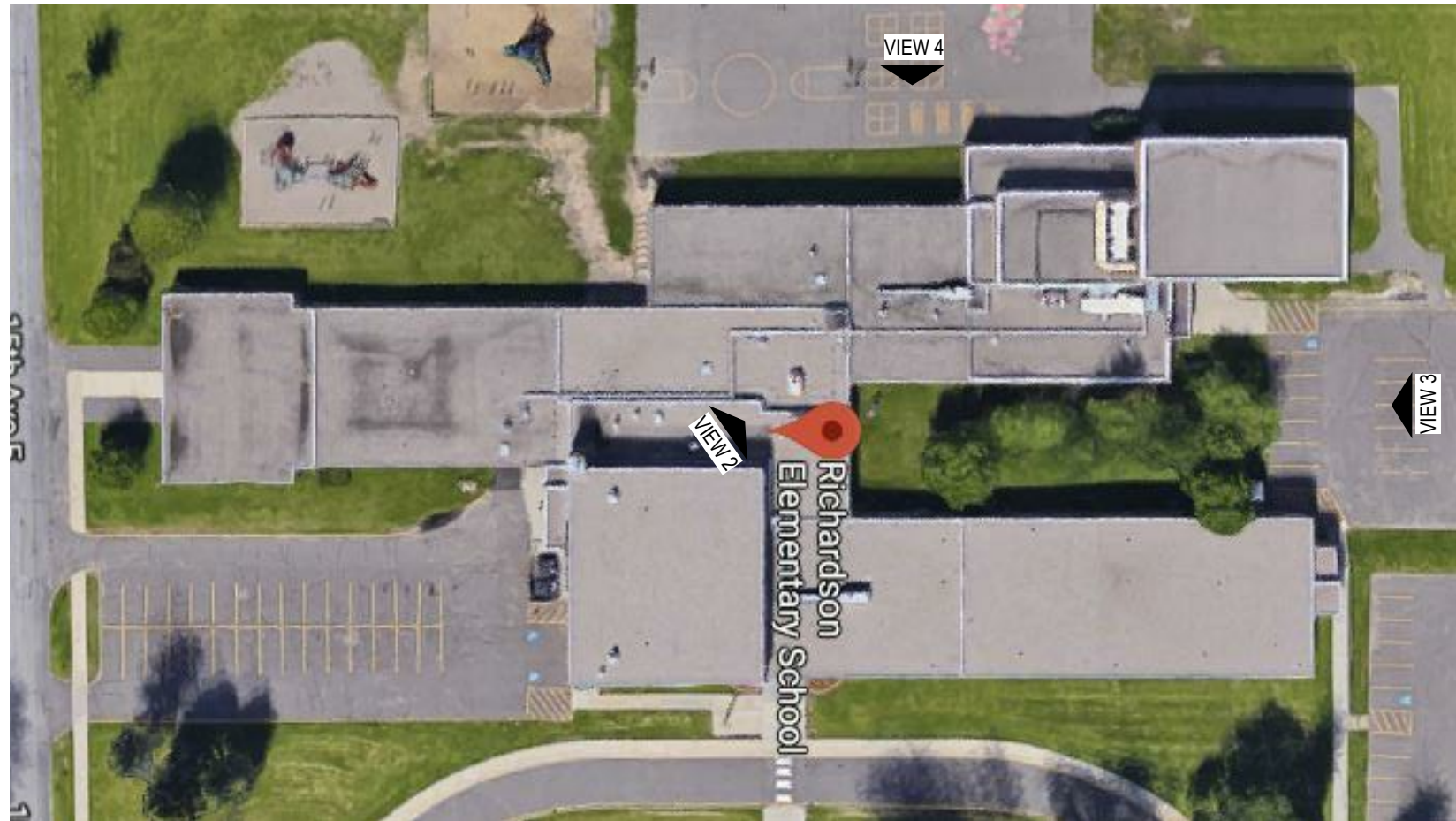
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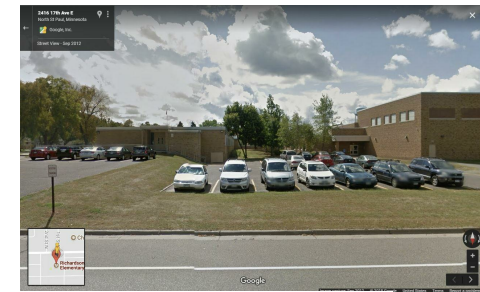
VIEW 1: ROOF TOP SCREENING AT CHILLER



EXISTING AERIAL VIEW OF ROOF



VIEW 2: EXISTING ROOF TOP EQUIPMENT



VIEW 3: NORTH PROPERTY LINE VIEW



VIEW 4: WEST PROPERTY LINE VIEW

CLIENT:
NORTH ST PAUL -
MAPLEWOOD - OAKDALE
ISD 622

2520 EAST 12TH AVENUE
NORTH ST. PAUL, MN 55109

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NO DATE ISSUED FOR

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Signature: Mark Kuzniarek

Typed or Printed Name: Mark Kuzniarek

Date: 7/5/2018 Reg. No.: 22310

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PROJECT NAME:
RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION

2615 1ST ST. N
NORTH ST. PAUL, MN 55109

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ROOF PLAN

FILE: XXXX
DRAWN BY: Author
CHECKED BY: Checker
PROJ. NO: 170756
DRAWING NO:

A110



CLIENT:
NORTH ST PAUL -
MAPLEWOOD - OAKDALE
ISD 622

2520 EAST 12TH AVENUE
NORTH ST. PAUL, MN 55109

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NO	DATE	ISSUED FOR
NO	DATE	REVISION

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Signature: M. de la Riva

Typed or Printed Name: _____

Date: 7/5/2018 Reg. No.:

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PROJECT NAME: _____

RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION

2615 1ST ST. N
NORTH ST. PAUL, MN 55109

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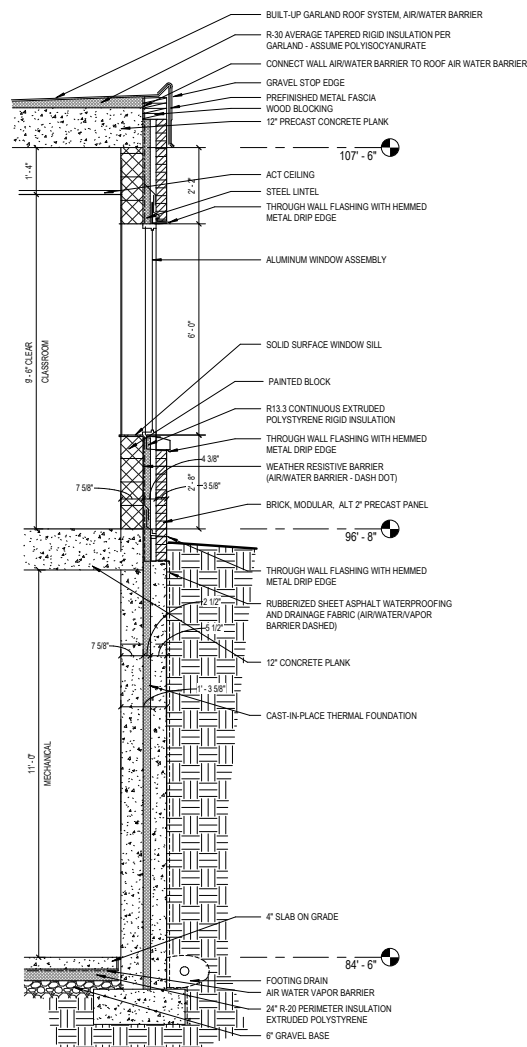
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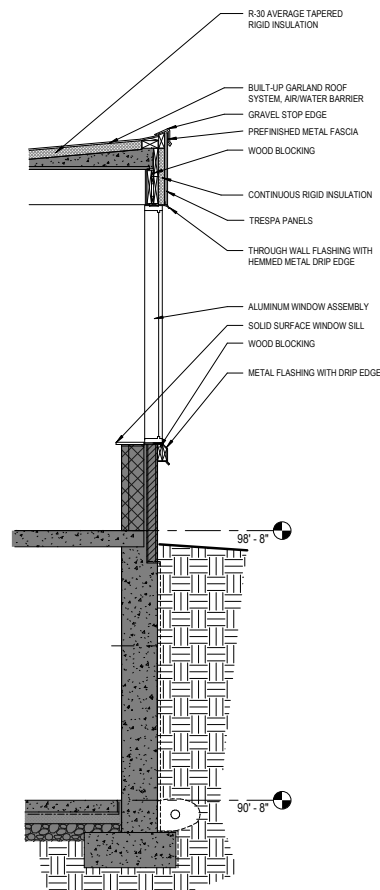


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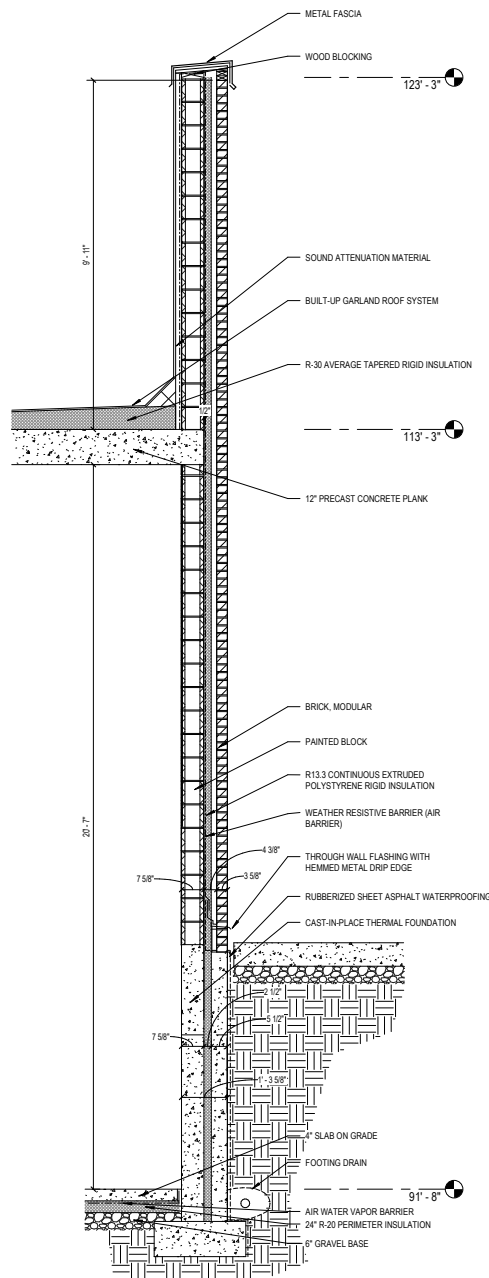
21 W. Superior St., Ste 500 | Duluth, MN 55802 | 218.727.8448



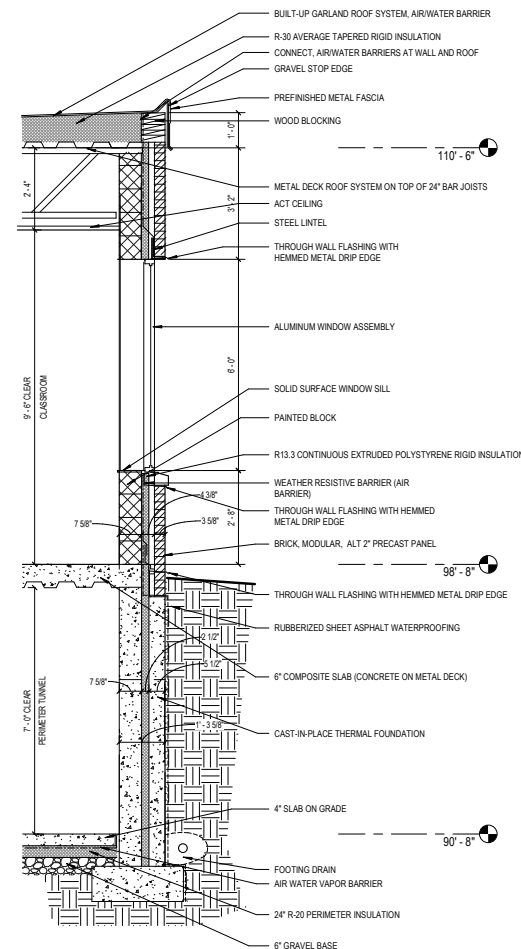
4 PRE-K ADDITION SCHEMATIC WALL SECTION
1/2" = 1'-0"



3 EXISTING NORTH SCHEMATIC WALL SECTION
1/2" = 1'-0"



2 LOADING DOCK ADDITION SCHEMATIC WALL SECTION
1/2" = 1'-0"



1 NORTH ADDITION SCHEMATIC WALL SECTION
1/2" = 1'-0"

CLIENT:
**NORTH ST PAUL -
MAPLEWOOD - OAKDALE
ISD 622**

**2520 EAST 12TH AVENUE
NORTH ST. PAUL, MN 55109**

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NO	DATE	ISSUED FOR

NO	DATE	REVISION
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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 Architect under the laws of the State of Minnesota.

Signature: *Mark Kusniarek*

Typed or Printed Name: **Mark Kusniarek**

Date: 7/5/2018 Reg. No.: 22310

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PROJECT NAME:
**RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION**

**2615 1ST ST. N
NORTH ST. PAUL, MN 55109**

DRAWING TITLE:
SECTIONS

FILE: XXX
DRAWN BY: Author
CHECKED BY: Checker
PROJ. NO: 170756
DRAWING NO:

A400



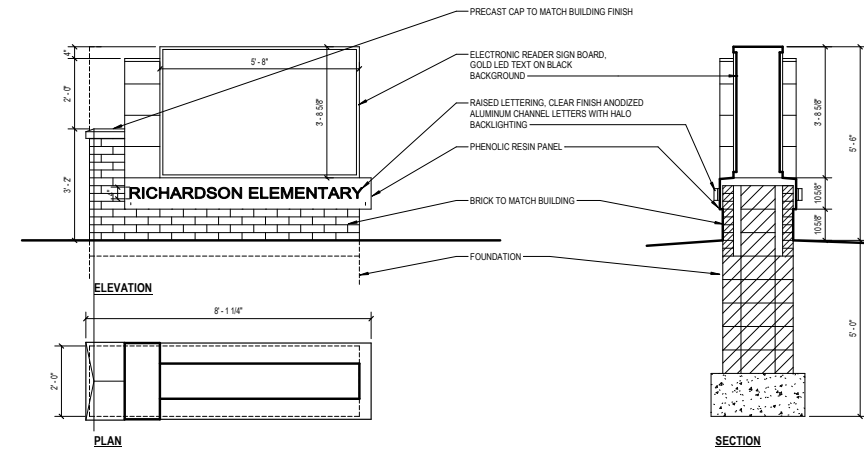
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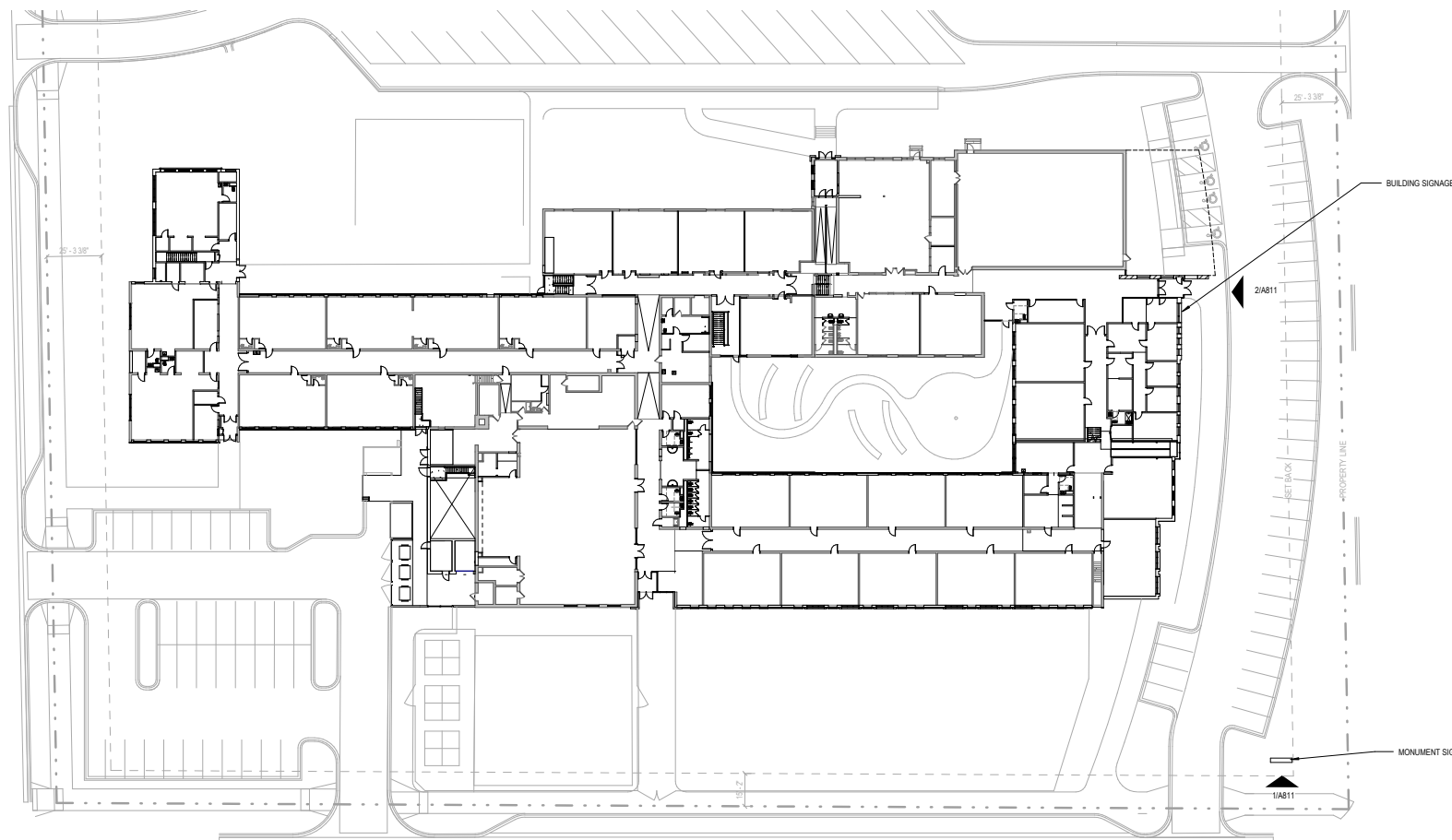


RAISED LETTERING, CLEAR FINISH
ANODIZED ALUMINUM CHANNEL
LETTERS WITH HALO BACKLIGHTING,
FONT AND EXACT NAME, TO BE
DETERMINED

2 ENTRY SIGNAGE
1/8" = 1'-0"



1 MONUMENT SIGN
1/2" = 1'-0"



3 SIGNAGE KEY PLAN
1" = 30'-0"

CLIENT:
NORTH ST PAUL -
MAPLEWOOD - OAKDALE
ISD 622

2520 EAST 12TH AVENUE
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Typed or Printed Name: Mark Kusniarek

Date: 7/5/2018 Reg. No.: 22310

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PROJECT NAME:
RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION

2615 1ST ST. N
NORTH ST. PAUL, MN 55109

DRAWING TITLE:
SIGNAGE PLAN AND
MONUMENT SIGN

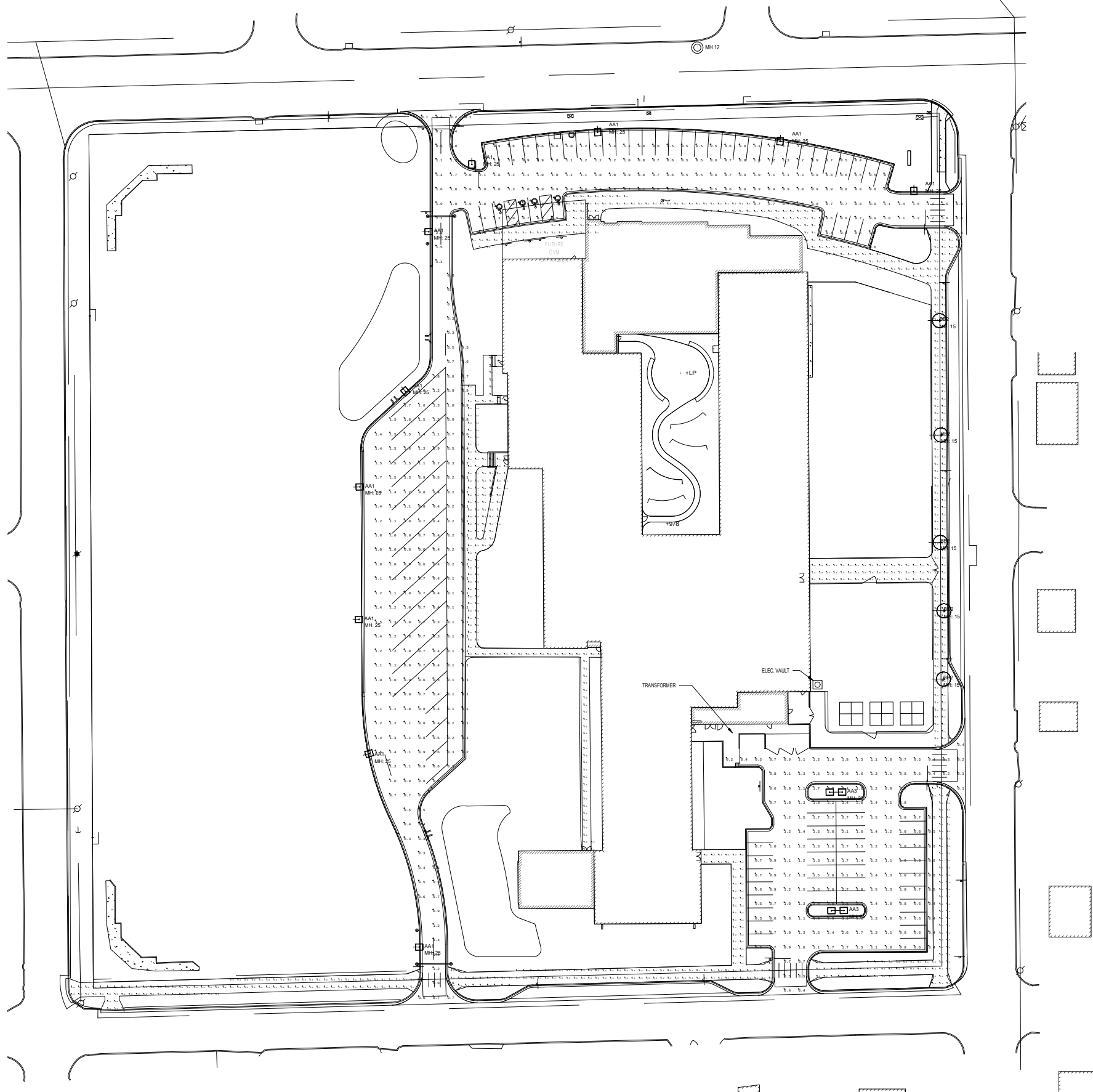
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DRIVEN DESIGN.
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Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
	10	AA1	SINGLE	0.750	DSX0 LED 40C 700 40K T4M MVOLT HS
	5	BB2	SINGLE	0.750	UR20-24L-65-4K7-2
	2	AA3	BACK-BACK	0.750	DSX0 LED 40C 700 40K T4M MVOLT

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Bus Parking_1_Top	Fc	0.74	1.6	0.1	7.40	16.00
Sidewalk 1_1_Top	Fc	0.40	0.9	0.2	2.00	4.50
Sidewalk 2_1_Top	Fc	0.23	1.0	0.0	N.A.	N.A.
Sidewalk 5_Top	Fc	0.05	1.0	0.0	N.A.	N.A.
Sidewalk 6_Top	Fc	0.08	0.6	0.0	N.A.	N.A.
Sidewalk Visitor_Top	Fc	1.63	5.3	0.0	N.A.	N.A.
Staff Parking_1_Top	Fc	1.18	3.5	0.1	11.80	35.00
Visitor Parking_Top	Fc	0.94	2.1	0.1	9.40	21.00

CLIENT:
NORTH ST PAUL -
MAPLEWOOD - OAKDALE
ISD 622

2520 EAST 12TH AVENUE
NORTH ST. PAUL, MN 55109

THIS SQUARE APPEARS 1/2"X1/2"
ON FULL SIZE SHEETS

1 07/05/2018 LAND DEVELOPMENT APPLICATION
NO DATE ISSUED FOR

NO DATE REVISION

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.

Signature:
Typed or Printed Name: NATHAN WREDT
Date: 07/05/2018 Reg. No.: 46305

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PROJECT NAME:
RICHARDSON
ELEMENTARY SCHOOL
ADDITION AND RENOVATION

2615 1ST ST. N
NORTH ST. PAUL, MN 55109

DRAWING TITLE:
ELECTRICAL SITE PLAN -
LIGHT CALCULATIONS

FILE: Q:\177Proj\170756600 Drawings\MEP
DRAWN BY: ZTW
CHECKED BY: NSW
PROJ. NO: 170756
DRAWING NO:

E112

1 Electrical Site Plan - Lighting Calculations
1" = 30'-0"

C:\Users\jmasbo\Documents\170756 Richardson ES E112_Central_rmasbo.rvt
7/5/2018 11:27:05 AM

MEMORANDUM

Date: 8/2/2018
To: Planning Commissioners
From: Erin Perdu, City Planner
CC: Craig Waldron, Interim City Manager
Paul Ammerman, Community Development Director
Re: Code Enforcement Process

BACKGROUND

City staff met to discuss the code enforcement process for conditional and interim use permits. The planning commission requested review and formalization of the process. There has previously been no set way that CUPs and IUPs are monitored and reviewed by staff. The city attorney has drafted formalized process for review.

FINDINGS

Staff has prepared a draft review process. Any additional comments the Planning Commission would like to provide can be added.

RECOMMENDED ACTION

None

CITY OF NORTH ST. PAUL
EMPLOYEE POLICY MANUAL

SECTION 4

j. Customer Complaints

If a customer expresses the desire to file a complaint, the customer should be directed to submit the complaint in writing to the City Manager. The City Manager shall review all customer complaints within seven (7) business days of receipt. Upon closing the complaint, the City Manager shall notify the complainant in writing of the City Manager's determination and the action taken, if any. Information relayed by the City Manager shall be consistent with the Minnesota Data Practices Act.

CITY OF NORTH ST. PAUL

ORDINANCE NO. ____

**AN ORDINANCE AMENDING THE
NORTH SAINT PAUL CITY CODE OF ORDINANCES
TITLE I, CHAPTER 10 GENERAL PROVISIONS,
AND TITLE XV, CHAPTER 154 ZONING REGULATIONS**

**THE CITY COUNCIL OF THE CITY OF NORTH ST. PAUL, MINNESOTA
ORDAINS:**

SECTION 1. Title I, Chapter 10 of the North St. Paul City Code is hereby amended by adding the following Section:

10.21 ADMINISTRATIVE APPEALS

(A) Appeal of a Code Decision: Except where this code specifies an appeal process, an owner of property, city licensed establishment or other person receiving a notice of decision made by City employees (excluding the City Council) or City officials pursuant to the provisions of this code may appeal the decision in writing to the city manager within fourteen (14) calendar days after the decision. The written appeal must be accompanied by a filing fee as established in the city's adopted fee schedule in cash or cashier's check. The filing of an appeal shall stay all proceedings in furtherance of the action appealed from, unless the city determines that such a stay would cause imminent peril to life, health, or property.

(B) Hearing: Upon receipt of the written appeal, the city manager will refer the matter to an independent hearing officer or may, with the consent of the person who is the subject of the notice of code violation, designate himself or herself or an individual or panel as the hearing officer(s).

1. Scheduling the Hearing: The city manager shall schedule a hearing before the hearing officer(s), which will be held within thirty (30) calendar days, unless otherwise agreed to in writing by the parties. The city manager shall promptly notify the person appealing of the date, time, and location of the hearing, and that failure to appear for the scheduled hearing will result in a finding of default and forfeiture of the filing fee.

2. Conduct of the Hearing: At the hearing, both parties may be represented by counsel, shall have the opportunity to present testimony, shall be able to call and question witnesses and introduce any exhibits; however, strict rules of evidence shall not apply. The hearing shall be recorded and a full record of the proceedings shall be maintained by the city according to its data retention schedule. Except as otherwise provided in this section, any costs incurred are the responsibility of the individual.

3. Authority of Hearing Officer(s): The hearing officer(s) has the authority to do any of the following, or a combination thereof:

- a. Affirm, reverse, or remand the underlying decision.
- b. Impose, reduce, stay, or waive any fees or civil penalties either unconditionally or upon compliance with reasonable conditions.
- c. Require compliance with this code within a specified time frame.
- d. Suspend, revoke, deny or approve business licenses.

4. Decision and Order: The hearing officer(s) may announce a decision at the conclusion of the hearing or may take the matter under advisement. The hearing officer(s) shall issue a decision in the form of an order and shall serve a written copy of the order upon the parties no later than thirty (30) calendar days after the hearing. Any costs incurred and any fee or civil penalty the hearing officer(s) imposes must be paid to the city within the time frame established in the order. If no date is specified, it must be paid within thirty (30) calendar days of the order of the hearing officer(s). If the costs, fees and civil penalty are not paid, the city may collect them by any lawful means.

5. Failure to Appear: Failure to appear at the hearing shall result in a default judgment against the appealing party. If the person filing the appeal fails to appear, the decision shall be affirmed, the filing fee forfeited and any proposed enforcement action may be implemented by the city.

(C) Appeal of Hearing Officer(s) Decision: The decision of the hearing officer(s) may be appealed to the city council. The written appeal must be filed with the city manager within seven (7) calendar days of the issuance of the decision. The appeal before the city council will be heard at a regularly scheduled city council meeting. The City Council shall issue a decision on the record. The City Council's decision may be appealed to the Minnesota Court of Appeals.

SECTION 2. Section 154.004, Subsection (F) of the North St. Paul City Code is hereby repealed in its entirety and replaced as follows:

(F) *Conditional use permits.*

1. *Purpose.* A conditional use permit may be issued for a use that may be allowed in a particular zoning district and compatible with the district's character only if controlled through additional standards and discretionary review that ensures the appropriateness of a particular use at a particular location in the district. Certain uses may have beneficial effects and serve important public interests. These uses are subject to the conditional use regulations because they may, but do not necessarily, have significant adverse effects on the environment, overburden public urban services, change the desired

character of an area, or create major nuisances. A review of these uses is necessary due to the potential individual or cumulative impacts they may have on the surrounding area or neighborhood. The conditional use review provides an opportunity to allow the use when there are minimal impacts, but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved.

2. *Standards.* The City Council may grant a conditional use permit after considering the recommendation of the Planning Commission and if the use at the proposed location is compliant with the following findings:

- i. The use is consistent with the general purposes and intent of the Comprehensive Plan;
- ii. The use will not adversely affect the health, safety, or general welfare of the city;
- iii. The use is compatible with present and future land uses in the surrounding area and reasonably related to the overall needs of the city;
- iv. The use or appearance of the use is compatible with adjacent properties;
- v. The use 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;
- vi. The use will not create an excessive burden on existing parks, schools, and other public facilities which serve or are proposed to serve the area;
- vii. The use will be sufficiently compatible or separated by distance or screening from adjacent residentially zoned land;
- viii. The use is in harmony with the general purposes and intent of this chapter and the zoning district in which the applicant intends to locate the proposed use;
- ix. The use will not create an intrusion of excessive noise, glare, or general unsightliness; and
- x. If applicable, the proposed use is consistent with officially adopted city plans and overlays.

3. *Conditions.* In permitting a new conditional use, the City Council may impose, in addition to the requirements set forth in the chapter, conditions considered necessary or appropriate to protect the public health, safety and general welfare of the city.

4. *Modification of conditional use permit.* Any change which involves structural alteration, enlargement, or intensification of the use or any similar change not specifically permitted by the issued permit shall require an amendment to the conditional use permit. A request for an amendment shall be administered in the same manner and all procedures shall apply as if a new permit were being requested.

5. *Review.* The Zoning Administrator shall maintain a record for all conditional use permits issued, including information on the use, location, conditions imposed, if any, by the city, time limits, review dates and such other information as may be appropriate. The Zoning Administrator shall review each conditional use permit to determine if the development is in conformance compliance with the terms of such permit and any conditions designated on an annual basis.

6. *Duration.* A conditional use permit shall remain in effect as long as the conditions agreed upon are observed, but nothing in this section prohibits the city from enacting or amending official controls to change the status of conditional uses.

7. *Automatic conditional use status.* Over time, the zoning regulations applicable to a specific site may change. This may be a result of changes to the content of the zoning regulations for a specific zone or from a change to the zoning map, including annexation and rezonings. After one of these changes, if an existing use was allowed by right or was a nonconforming use, and is now listed as a conditional use, the use is considered an approved conditional use and may continue to operate. Any changes to the use are subject to the conditional use permit process and the appropriate approval criteria.

8. *Revocation.* Upon notice of a violation of this Subsection, the City Planner may serve by certified mail a written notice to the permit holder of the City Planner's intent to seek revocation of the permit. Said notice shall include the specific grounds upon which revocation is sought, and shall specify the date and time of a public hearing at which the permit holder may appear and speak. The Planning Commission shall conduct a public hearing on the appeal at least seven (7) days after service of the written notice and shall make a recommendation to the City Council. The City Council shall make a final determination of whether to revoke the permit. The City Council's decision may be appealed to the Minnesota Court of Appeals.

SECTION 3. Section 154.004, Subsection (G) of the North St. Paul City Code is hereby repealed in its entirety and replaced as follows:

(G) *Interim use permit.*

1. *Purpose.* The purpose and intent of allowing interim uses is:

i. To allow a use for a limited period of time that reasonably utilizes the property in the manner not permitted in the applicable zoning district;

ii. To allow a use that is presently acceptable, but not permitted within the zoning district and, with anticipated development, may not be acceptable in the future.

iii. To allow for a use that is not otherwise identified as a permitted, accessory, or conditional use, but may be appropriate in a particular district, is closely related to another permitted or conditional use, and/or the Zoning Administrator determines the use to be appropriate.

2. *Standards.* The City Council may grant an interim use permit if the use at the proposed location is compliant with the following:

- i. The use is consistent with the general purposes and intent of the Comprehensive Plan;
- ii. The use will not adversely affect the health, safety, or general welfare of the city;
- iii. The use is compatible with present and future land uses in the surrounding area and reasonably related to the overall needs of the city;
- iv. The use or appearance of the use is compatible with adjacent properties;
- v. The use 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;
- vi. The use will not create an excessive burden on existing parks, schools, and other public facilities which serve or are proposed to serve the area;
- vii. The use will be sufficiently compatible or separated by distance or screening from adjacent residentially zoned land;
- viii. The use is in harmony with the general purposes and intent of this chapter and the zoning district in which the applicant intends to locate the proposed use;
- ix. The use will not create an intrusion of excessive noise, glare, or general unsightliness;
- x. Will not impose, by agreement, additional costs on the public;
- xi. Will terminate upon a tangible date or event specified in the resolution approving said interim use permit; and
- xii. If applicable, the proposed use is consistent with officially adopted city plans and overlays.

3. *Conditions.* In permitting an interim use permit, the City Council may impose, in addition to the requirements set forth in the chapter, conditions considered necessary or appropriate to protect the public health, safety, morals and general welfare of the city and are deemed appropriate for permission of the use, including a condition that the owner will provide an appropriate financial surety to cover the cost of removing the interim use and interim structures upon the expiration of the interim use permit.

4. *Modification of an interim use permit.* Any change which involves structural alteration, enlargement, or intensification of use or any similar change not specifically permitted by the issued permit shall require an amendment to the interim use permit. A request for an amendment shall be administered in the same manner and all procedures shall apply as if a new permit were being requested.

5. *Expiration.* An interim use permit shall expire consistent with conditions in statute.

6. *Revocation.* Upon notice of a violation of this Subsection, the City Planner may serve by certified mail a written notice to the permit holder of the City Planner's intent to seek revocation of the permit. Said notice shall include the specific grounds upon which revocation is sought, and shall specify the date and time of a public hearing at which the permit holder may appear and speak. The Planning Commission shall conduct a public hearing on the appeal at least seven (7) days after service of the written notice and shall make a recommendation to the City Council. The City Council shall make a final determination of whether to revoke the permit. The City Council's decision may be appealed to the Minnesota Court of Appeals.

SECTION 4. This ordinance shall be effective immediately upon its passage and publication.

ADOPTED this _____ day of _____, 2018, by the City Council of the City of North St. Paul, Minnesota.

On motion by _____

Second by _____

Voting: Ayes:
 Absent:
 Abstain:

CITY OF NORTH ST. PAUL

BY: _____
 Michael Kuehn, Mayor

ATTEST:

Craig Waldron, City Manager

Summary published in Review: _____

SUMMARY ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE
NORTH SAINT PAUL CITY CODE OF ORDINANCES
TITLE I, CHAPTER 10 GENERAL PROVISIONS,
AND TITLE XV, CHAPTER 154 ZONING REGULATIONS**

NOTICE IS HEREBY GIVEN that, on _____, 2018, Ordinance No. _____ was adopted by the City Council of the City of North St. Paul, Minnesota.

NOTICE IF FURTHER GIVEN that, because of the lengthy nature of Ordinance No. _____, the following summary of the ordinance has been prepared for publication:

Ordinance No. _____ amends City Code Chapters 10 and 154 to create procedures for the appeal of city staff decisions made pursuant to the code and procedures for the revocation of conditional use permits and interim use permits.

A printed copy of the entire Ordinance is available for inspection by any person during the City Clerk's regular office hours.

APPROVED for publication by the City Council of the City of North St. Paul, Minnesota, this _____ day of _____, 2018.

CITY OF NORTH ST. PAUL

BY: _____
Michael Kuehn, Mayor

ATTEST:

Craig Waldron, City Manager

Summary published in Review: _____