

**CITY OF NORTH ST. PAUL PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, NOVEMBER 5, 2020
6:15 PM**

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

The City of North St. Paul has moved all of its public meetings online effective August 4, 2020. The move to online meeting access via Zoom ensures compliance with the Governor’s Emergency Executive Order and face covering mandate while providing our Planning Commission members, staff and residents with safe and comfortable access to public meetings. Access information and links to meetings are available at northstpaul.org. This change to online meeting access will remain in effect until further notice. (Stat. 13D.02 subd. 4)

**The November 5th Zoom meeting can be accessed [HERE](#) or via:
<https://wsbeng.zoom.us/> (from a PC, Mac, tablet, iPhone or Android device)
Meeting ID: 230 597 443
Password: 663246
or by phone at 1-929-205-6099, meeting ID 230 597 443, password 663246.**

The Planning Commission Zoom meeting will be ‘open to the public’ to listen in, but will be muted from contributing at all times with the exception of the open to the public forum.

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

I. CALL TO ORDER

II. ROLL CALL

COMMISSION

Elaine Barton, Commission Chair

Patrick Blees, Commissioner

Rick Gelbmann, Commissioner

John Monge, Commission Vice-Chair

Tom Sonnek, Commission City Council Liaison

Michael Stahlmann, Commissioner

Allan Worm, Commissioner

STAFF

Erin Perdu, Planning Consultant

Olivia Boerschinger, Planning Secretary

III. ADOPT AGENDA

IV. APPROVAL OF MINUTES

- A. Approval of the October 1, 2020 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 HEARING

- A. Conditional Use Permit for 2275 Anchor Drive, Kwik Trip

VII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

- A. CUP and Site Plan for 2275 Anchor Drive, Kwik Trip

VIII. OLD BUSINESS

- A. 2020 Zoning Updates Discussion

IX. REPORTS FROM STAFF

X. REPORTS FROM COMMISSIONERS

XI. ADJOURNMENT

The next regularly scheduled Planning Commission Meeting is Thursday, December 3, 2020 at 6:15 p.m.

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, OCTOBER 1, 2020
6:15 P.M.**

I. CALL TO ORDER

Chair Barton called the meeting to order at 6:20 p.m. The meeting was conducted via Zoom.

II. ROLL CALL

COMMISSION

Elaine Barton, Commission Chair
Patrick Blees, Commissioner
Rick Gelbmann, Commissioner
John Monge, Commission Vice Chair
Tom Sonnek, Commission City Council Liaison
Michael Stahlmann, Commissioner
Allan Worm, Commissioner

STAFF

City Manager Scott Duddeck
Erin Perdu, City Planner
Ryan Krzos, WSB Consultant
Olivia Boerschinger, Planning Secretary

III. ADOPT AGENDA

Motion to adopt agenda by Commissioner Stahlmann, and seconded by Commissioner Gelbmann, with all present voting aye (6-0). Motion carried to adopt the October 1, 2020 Agenda.

IV. APPROVAL OF MINUTES

Commissioner Gelbmann requested the following minutes correction:

-Page 3, 8th paragraph, replace C1 and C2 with c(1) and c(2)

Chair Barton requested the following minutes correction:

-Page 4, 3rd line from bottom, replace “required” with “allowed”

Motion to approve Minutes by Commissioner Blees, and seconded by Commissioner Gelbmann, with all present voting aye (6-0). Motion carried to approve the September 3, 2020, regular meeting minutes as submitted.

V. MEETING OPEN TO THE PUBLIC

A resident, Jackie, 2481 – 19th Avenue, stated she received a letter about lot adjustments on the property adjacent to hers. She added she would like to get clarification and provide some input.

Chair Barton stated there will be an agenda item with public hearing for that property, and Jackie can provide her comments during the public hearing.

Rob Aurelius stated he was checking to make sure he could join the meeting.

VI. PUBLIC HEARINGS

A. Variance and Minor Subdivision, Lot Split for 2847 19th Avenue E

City Planner Erin Perdu reviewed a request for lot line adjustment or minor subdivision and a variance for a City-owned property that is proposed to be prepared for a student-built home. The proposal is for a lot line shift of 5 feet to the west, demolition of the existing home on the site, and construction of a new single-family home, which would require a variance from the lot coverage maximum of 40%.

Ms. Perdu stated the lot line adjustment is proposed to give the new home a wider side setback to the east where a deteriorating retaining wall is located that will be reconstructed as part of this project.

Ms. Perdu stated the proposal includes construction of a new garage new driveway on the west side of the home, and removal of the existing driveway. An existing patio and paved areas in the rear yard will be removed.

Ms. Perdu stated the proposal deviates from R-1 district requirements for minimum lot size, with 6,500 square feet proposed where 7,920 square feet are required, but City Ordinance allows for continuance of existing nonconforming lots. The parcel is located with the Shoreland Overlay District, and City Staff submitted the proposal to the Minnesota Department of Natural Resources for comment but have not received a reply.

Ms. Perdu stated the variance is related to the proposed lot coverage of 43.5% where 40% is allowed. She added the construction of a new garage accounts for the majority of impervious coverage. She noted all other requirements for lot size and building size are met.

Ms. Perdu stated the proposed new home would be a 1-story single-family home with 2-car garage that would match the character of the neighborhood. She added the footprint is proposed to be larger than the previous home to reflect current market standards. There is no change in use, and the proposed home would include desirable standards with building materials in keeping with the neighborhood. Other homes in the neighborhood with garages also exceed the 40% lot coverage requirement.

Ms. Perdu stated City Staff recommends that the Planning Commission recommend City Council approval of the variance to allow lot coverage of 43.5% and approve the minor subdivision for lot line adjustment.

City Council Liaison Sonnek asked whether there are similar lots on this street that are existing nonconforming lots because of lot coverage.

Ms. Perdu confirmed this, adding the City does not have surveys for all the lots on the street but they are similar in scale and appearance to what is proposed here, and the lots are all relatively the same width.

City Council Liaison Sonnek if the lot is an existing nonconforming lot right now in terms of lot coverage or square footage. Ms. Perdu stated the only nonconformity is in the lot square footage, which is approximately 40% right now. She added site plan reading technology was used to estimate the lot size, draw boundaries, and measure impervious coverage.

City Council Liaison Sonnek stated the aerial view of the neighborhood shows other houses on the street with garages that appear to be over 40%, as they are comparable to this lot size. Ms. Perdu confirmed this, adding the lot to the west of this property is nonconforming, with 3.8 feet from the side lot line.

City Council Liaison Sonnek stated no variance in lot size is required because the lot is already nonconforming, but a variance is required to go over 40%. Ms. Perdu confirmed this.

City Council Liaison Sonnek asked why the City would be concerned about taking care of the retaining wall on private property, so the neighbor to the east does not have to do that.

City Manager Scott Duddeck stated the front of the existing house has a 5.4-foot setback from the existing property line, which is in conformance with setback requirements. He added the retaining wall to the east was not being maintained by either property, as there was some confusion about where the property line is. He noted the property owners to the east are supportive of adding 5 feet to give the City the opportunity to clean up the side yard property line, build a new retaining wall and increase the side yard setback for rear yard access.

City Council Liaison Sonnek asked why the City needs access to the rear yard. Mr. Duddeck stated there are 3 utility poles located in the rear yard's northeast corner. He added they have been replaced now, and the additional 5 feet will allow for access.

City Council Liaison Sonnek asked whether the City is required to pay the neighbor to the east for the 5 feet of property. Mr. Duddeck stated the City is paying \$3,800 for the property, which was calculated based on the property value of the land only.

Commissioner Gelbmann asked whether the entire retaining wall will be rebuilt, including where it extends north by another 10-15 feet beyond the property boundary. Mr. Duddeck stated the retaining wall is eroding and in disrepair and would be replaced where it curves around the northeast corner of the property.

Commissioner Blees asked how high the retaining wall will be. Mr. Duddeck stated a 3-foot wall is planned, sloping up at the terrace to the existing grade.

Chair Barton asked whether impervious surface coverage has been calculated based on the existing home and paved areas. Ms. Perdu confirmed this.

Chair Barton asked whether the building footprint can be expanded on a nonconforming lot. She added the lot is nonconforming, regardless of impervious space. Ms. Perdu stated the building footprint cannot be expanded if the structure is nonconforming. She added, in this case, the structure is conforming but the lot size is not. She noted the existing home on the site encroaches on the setback to the west but the house will be demolished, and the proposed home will meet all setback requirements.

Chair Barton asked whether the amount of impervious surface will increase. Ms. Perdu stated the impervious surface is 2,200 square feet, and that will increase to 2,835 square feet.

Commissioner Worm asked whether the window wells are proposed on the west side, where there is a setback of 6 feet. He asked whether that is legal. He asked whether the owner would be able to get a vehicle through that location.

Ms. Perdu stated, according to the plans, they are access windows but not part of the structure, so they are allowed in the setback. She added there would not be room for a vehicle. Mr. Duddeck stated vehicle access would be on the east side of the property.

Chair Barton opened the public hearing at 6:50 p.m.

Chair Barton stated City Staff received emails from Rob Aurelius that will be reviewed after the public hearing.

Jackie Rothstein, 2481 19th Avenue, stated she owns the property to the west. She added the driveway that will be moved to the east side of the proposed home will be right along her home's bedroom windows. She noted she also shares a driveway with the house on her other side, so her house will be sandwiched between two driveways, which is not consistent with other homes in the neighborhood.

Ms. Rothstein stated she would like to talk about changing the driveway. She added she is fully supportive of other aspects of the plan.

Rob Aurelius, 2271 7th Street N, stated he looked at the house plans that have been posted online for bidding purposes, and has some comments. He added there are problems with the plans related to livability and construction techniques. He noted, for example, there is only 3 feet shown between kitchen countertops; doors are 2 inches narrower than normal; the only room with southern exposure is the laundry room.

Mr. Aurelius stated the previous caller was worried about the proposed driveway running alongside her house. He added it will actually be the garage that will be next to her house.

Mr. Aurelius stated the proposed home would have a taller garage door than usual; the foundation will require 10-foot concrete walls to support top-loaded 18-inch floor trusses; and expensive

compound roof trusses will require support girders. He added the land costs are low, but this seems to be an expensive, over-adorned house that is too big for the existing neighborhood.

Mr. Aurelius stated he noted the impervious surface amounts in his email, but he did not include the driveway, which was a mistake on his part.

Mr. Aurelius stated the proposed 24x24 foot garage is large and could be reduced to decrease square footage. He added a 10-foot west side yard is not possible because of the existing retaining wall. He noted the Code stresses maintaining the character of older neighborhoods, and it would be nice to preserve that vision, with a modest, ADA-compliant home that the high school students could draw up over the winter.

Chair Barton closed the public hearing at 6:58 p.m.

Chair Barton requested clarification regarding the proposed location of the new driveway. Ms. Perdu stated the driveway will run from the street to the new garage, which will be on the west side of the house. She added there will be green space, and not a driveway next to Ms. Rothstein's house.

Commissioner Worm asked whether the house design could be flipped, so the driveway would be on the east side. He added that would give more room on the west property line. Ms. Perdu stated that would be a decision for the designer. She added the request as it is being presented meets zoning requirements.

Commissioner Gelbmann stated placing the garage on the west side will actually give Ms. Rothstein more privacy. Mr. Duddeck agreed, adding the proposed layout is designed to provide the maximum amount of privacy for both homes. He added the home to the west only has a setback of 3.8 feet.

Chair Barton stated Mr. Aurelius' email to City Staff mentioned average vs. minimal setback requirements. She added the standard requirement is the average setback or 25 feet, whichever is less, which only applies to homes that sit closer to the street than 25 feet. She noted, in this case, the average setback is a little more than 25 feet, but 25 feet is the lower amount so that is the standard that applies.

Chair Barton stated the rear setback is a minimum, and not a requirement. Chair Barton stated all of the setbacks are the minimum required amount.

Ms. Perdu stated Ms. Rothstein submitted a message in the meeting chat asking about snow blowing. Ms. Rothstein expressed concern that her house will be the only house on the block with a driveway on both sides.

Commissioner Blees stated there is a house down the street, 2465 19th Avenue, that is a very similar condition, with driveways on both sides of the house. He added, in fact, that situation is worse than this one, because the driveways go all the way to the back yard, and the house is almost completely enclosed by driveways. He noted it is not his intention to challenge Ms. Rothstein, but he was taking a look at other houses on the street and noticed that situation was similar.

Chair Barton stated Mr. Aurelius raises the point of granting the variance, and the issue of practical difficulty, and how much square footage would need to be reduced to remove the variance. She added it is possible to have a nice single-story reasonably priced home and stay under the 40% requirement. She noted that is a critical factor in granting a variance.

Mr. Duddeck stated the garage would need to be eliminated to get below 40%. He added the garage is considered to be a necessary feature, as there was no garage before, and other homes with garages exceed 40% lot coverage. He noted this property has been a problem for the community, and the City's goal is to build a new home that meets today's standards of what homeowners want. He stressed the importance of building a home that fits in the neighborhood, of which the community can be proud.

Chair Barton stated she struggles with the reason for the variance. She added there is only one option being presented. She asked whether City Staff have considered other home designs and plans.

Mr. Duddeck stated several designs have been reviewed but were not acceptable, as they had a decreased house size with a large garage that was the prominent feature of the façade. He noted other designs can be reviewed but it is not clear whether that will sufficiently reduce the square footage.

Commissioner Gelbmann stated the proposed home design fits the character of the neighborhood better than the other examples shown by Mr. Duddeck. He asked whether the driveway is included in impervious surface calculations. Ms. Perdu confirmed this.

Commissioner Gelbmann asked whether a permeable surface could be used for the driveway, and whether that would reduce the impervious surface calculation. Ms. Perdu stated she would need to confirm that with the City Engineer and the Watershed District.

Commissioner Monge stated the existing home has always had problems. He added other homes on the same street all have garages, and they probably exceed lot coverage requirements. He noted homes have to have garages, and the size of the home is important too. He noted he would like this request to be moved forward, and he is excited about the new home that will be built in this neighborhood.

Chair Barton stated the garage is not the issue, nor the other homes on the block. She added the Planning Commission should consider the City Code as is currently written.

Ms. Boerschinger stated Ms. Rothstein asked whether a tuck-under garage could be constructed on the home's east side as an alternative. Chair Barton stated that type of garage would be difficult to construct with a single-level home.

Council Member Sonnek stated it would be helpful to have an understanding of what impervious surface requirements. He added the four houses to the west have garages and probably exceed the 40% requirement. He noted, on this block, a home that exceeds the 40% requirement would not be that big of an issue.

Chair Barton stated the other homes on the block have smaller garages than what is proposed here. She added the impervious surface amounts of the other homes is not known.

City Council Liaison Sonnek stated the other homes have driveways extending to the rear of the property. Commissioner Blees agreed, adding the impervious surface amount will be high on the other homes because of the length of the driveways.

City Council Liaison Sonnek stated lot coverage of 43, 44% would not be unusual on that street, based on satellite views of the neighborhood.

Chair Barton stated the design of the home is the reason that is given for the variance request. She added the house could be designed another way, to meet the 40% requirement, especially in the Shoreland District, which is now included in City Code. She noted this is only the second variance request the City has had in the Shoreland District since 2015, when it was added to City Code.

Ms. Perdu stated Mr. Dawley has indicated that credits have been given in the past for pervious pavers with an approved design that meet certain requirements. She added a condition would have to be added to the approval that the impervious paver design is approved by the City Engineer.

Commissioner Worm asked about impervious asphalt. Ms. Perdu stated she only asked Mr. Dawley about pervious surfaces and was not specific.

Chair Barton stated they used pervious asphalt at the new Watershed District facility. Commissioner Monge stated pervious asphalt was installed on a trial basis at the City Hall site. Mr. Duddeck agreed, adding pervious concrete was used at the Public Works building but did not last 1 year before it had to be removed, due to deterioration. He expressed concern that there would be issues related to long-term maintenance for the homeowner at this proposed home.

Mr. Blees stated he has a background in design, and Mr. Duddeck is accurate in his representation of pervious concrete. He added this will be a marketable house, a little larger in size, which can be seen as a step toward improving the community, with a positive effect on the neighborhood. He noted the reach for the variance is very small in his opinion, and if the lot size were conforming, there would not be an issue.

Chair Barton stated pervious pavers could be used on the little sidewalk. Mr. Duddeck agreed that something small could be considered, as it will probably be a walkway from the front door to the garage, and not the existing carriage walk to the street.

Chair Barton stated even that little change would bring impervious surface down to 41.2%. She added little things make the difference. She added the proposed single-family home will not be unique, and a variance is unnecessary, and overstating, in her opinion. She noted it is possible to build a nice home and still meet the 40% coverage requirement.

Commissioner Stahlmann stated he likes the new home plan, which fits well with the neighborhood. He added he does not believe it is necessary to change the layout, and move the

garage, and he supports having the bedrooms on the west side. He noted he is in favor of the variance, but he understands Chair Barton's concerns.

Chair Barton asked for clarification regarding the garage square footage. Mr. Duddeck stated the proposed garage would be 576 square feet. He added the proposed 10-foot basement walls will be decreased due to sanitary sewer, and the top load floor trusses will allow for level floors, to increase accessibility.

Chair Barton stated reducing the size of the garage to 22' x 22' would bring the additional impervious surface down to 40 square feet, for an additional savings of 92 feet.

Commissioner Worm stated he is not in favor of shrinking the garage. He added the City requires that residents keep their garbage and recycling containers in the garage.

Chair Barton stated other homes in the neighborhood have the smaller sized garage. She added it is possible to do this. She added it is the role of the Planning Commission to review the variance and criteria and determine whether the criteria is met. She noted she does not believe the variance is necessary, and a nice house can be built without it, that would match the character of other homes in the neighborhood.

Motion by Commissioner Blees, and seconded by Commissioner Monge, with all present voting aye (6-0). Motion carried to recommend City Council approval of Variance and Minor Subdivision, Lot Split for 2847 19th Avenue E.

Motion by Commissioner Monge, and seconded by Commissioner Worm, with Commissioners Blees, Gelbmann, Monge, Stahlmann, and Worm voting aye and Chair Barton voting nay (5-1). Motion carried to recommend City Council approval of a Variance for the Maximum Allowable Lot Coverage to Allow 43.5% Where 40% is Required.

Chair Barton requested that information be added to the staff report regarding the Zoning District in which the property is located, including Shoreland Overlay. Ms. Perdu agreed.

VII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

-None.

VIII. OLD BUSINESS

A. 2020 Zoning Updates Discussion

Feedback on the zoning code updates

Ms. Perdu reviewed Zoning Code updates, including definitions of the types of vehicles that are to be regulated. She added, from her perspective, the focus should be on visibility of vehicles from the front yard, and also safety.

Ms. Perdu stated a few new definitions have been added, including large motor vehicle; weighted trailer, as defined in State regulations; commercial vehicle; recreational vehicle, with added

language based on State licensing standards; and yard and front yard. A matrix has been added, indicating where vehicles can be parked and for how long, as well as a diagram showing “safe vision triangle” for driveways.

Ms. Perdu stated language was added related to truck parking and time limits, with exceptions for loading and unloading.

Chair Barton stated a definition of passenger vehicles should be included on the grid. She added the State definition can be used

Chair Barton stated, on Page 26, the definition of yard and front yard are essentially the same. She added the front yard is defined as the distance from the lot line or right of way to the amount of the minimum setback. She noted the setback was reduced, and there have been issues with Code enforcement.

Chair Barton asked how front yard is defined. Ms. Perdu stated the definition is usually written as the distance between the front lot line and the point on the structure that is closest to the lot line. She added the definition of required front yard is different, and the two should be separated.

Chair Barton stated, with regard to differentiation between parking area and driveway, they are two separate areas, and that should be repeated. She added the driveway provides access to the parking area. She noted these terms have been used interchangeably.

Ms. Perdu stated those definitions can be reviewed more closely. She added the driveway definition is focused on vehicular access from the street to the garage or parking area. She added the parking area is any area that is used for parking vehicles. She noted parking space is separate from driveway. She noted, for purposes of this discussion, the intent of the definition for driveways in residential districts is to refer to what most people think of as a driveway. She proposed that City Staff review these definitions and provide clarification.

Chair Barton stated the distinction between driveway and parking area is important, so residents can get used to the concept that they are not the same. She added it is a good idea to reinforce that difference to avoid confusion in the Ordinance.

Ms. Perdu stated City Staff can go back and review the definitions if the Planning Commission can reach consensus on where vehicles would be allowed to be parked.

Chair Barton referred to Item C, on Page 29, which states that parking should be at least 15 feet from the roadway.

Commissioner Gelbmann stated that is inconsistent with the visibility triangle distance requirements.

Commissioner Blees stated the visibility triangle should not be part of this requirement as it is typically used for street intersections to improve visibility and safety. He added this issue is how close a vehicle can be parked to the street curb in the driveway, and if the vehicle is parked 15 feet from the curb it will not impact visibility for adjacent residences.

Commissioner Gelbmann stated he was thinking of two vehicles parked next to each other in a driveway. He added the visibility triangle requirement is 20 feet.

Commissioner Blees stated the triangle is not necessary to achieve visibility, as the setback can be used as the appropriate distance.

WSB Consultant Ryan Krzos stated the setback is defined as from the street edge, as opposed to the property line. He added, from a Code enforcement perspective, there will not be a discrepancy if the requirement is set at 10 feet, and the boulevard is 12 feet.

Commissioner Blees stated it is a safety issue, and 15 feet is more than enough to have visibility. He added 10 feet should be the minimum. Commissioner Gelbmann agreed.

Commissioner Blees requested clarification regarding the definition of commercial vehicles. He asked whether someone would be allowed to park their commercial van in the street overnight.

Ms. Perdu stated the definition of commercial vehicles is weight of more than 10,000 pounds and 18 feet in length.

City Council Liaison Sonnek stated that will be hard to enforce. He asked whether vehicles would be ticketed based on someone's word that the vehicle has been parked in one place for a long time. He asked whether a citation would be issued.

Chair Barton stated this issue is addressed in the traffic Code and would be enforced by the police. She added is not proposed to be included under Zoning Regulations.

Ms. Perdu stated the two-hour prohibition applies to trucks, tractors or semi-trailers greater than 6 tons. She confirmed that this requirement is not included in the Zoning Code, but City Staff wants to ensure that the language is consistent.

Chair Barton asked whether the two-hour parking limit for recreational vehicles is proposed to be added to traffic regulations. Ms. Perdu confirmed this.

Chair Barton requested that the vehicle grid on Page 28 be amended to include a requirement that recreational vehicles must be in compliance with off-street parking regulations including setbacks.

Commissioner Blees stated the vehicle grid refers to "adequate screening", which is a vague and subjective term. Ms. Perdu agreed to look at that again.

Commissioner Gelbmann stated this would be nice if it were meant as a reminder of intent, to be considerate to neighbors and screen vehicles, rather than something that needs to be enforced.

Ms. Perdu stated there may be something in the language related to landscaping and screening that can be linked to this section. She added City Staff will review this item and consider changes for further review.

Chair Barton stated she likes the simplicity of the vehicle grid. Commissioner Blees agreed.

Commissioner Blees stated he agrees with Commissioner Gelbmann that reasonable expectations would be preferable to significant restrictions. He added it is difficult to find appropriate language when something is not an enforceable requirement.

Commissioner Gelbmann stated it could be sufficient to have that language as a guidance for addressing resident disputes, which are hopefully rare.

Commissioner Blees stated, in that case, subjective language is acceptable, and “adequately screened” should be left in to give it flexibility. Commissioner Gelbmann agreed.

Chair Barton asked, with regard to Type 1 and Type 2 recreational vehicles on Page 27, whether the definition should be amended to include how height and length are measured. Mr. Krzos stated height is measured to the top of the vehicle, and length is measured to the top of the ladder. Chair Barton stated that should be included.

Commissioner Gelbmann stated the recreational vehicle definition should be revised to clarify height and length measurements.

Chair Barton stated some residents may need to park on the street overnight because they do not have onsite parking. She added Commissioner Worm brought this point up during the last discussion, and an administrative waiver process was mentioned as a potential solution.

Chair Barton thanked City Staff for doing a great job on the Definitions section.

Chair Barton stated the Planning Commission’s consensus is to use a flat number for driveway parking, rather than the triangle concept.

Commissioner Worm asked whether vehicles can be parked in the rear yard. Commissioner Blees stated they must be on a paved surface. Chair Barton stated screening for vehicles parked in the rear yard should be considered.

Ms. Perdu stated the type of vehicle they are parking in the back yard is a factor, as not all vehicles require screening.

IX. REPORTS FROM STAFF

-None.

X. REPORTS FROM COMMISSIONERS

a. Update from City Council Liaison

City Council Liaison Sonnek stated many construction projects are ongoing in the downtown area. He added residents can register online on the City’s newly designed website to receive the North St. Paul News and Events email newsletter.

City Council Liaison Sonnek stated the City Council Candidates Forum was held September 30, 2020. He added the video should be available on the City website soon. He added John Wahl filed for candidacy but has withdrawn from the City Council race.

Commissioner Gelbmann stated it is difficult to find information on the candidates, and it seems onerous to have to search online to find out their positions.

City Council Liaison Sonnek stated candidate websites can be found by searching online. Ms. Boerschinger stated the Candidate Forum is currently being edited and will be posted online as soon as it is available.

Commissioner Worm thanked Ms. Boerschinger for getting the meeting packet to him last week.

Chair Barton stated North St. Paul city Hall is now an official absentee ballot drop off location.

XI. ADJOURNMENT

There being no further business, motion to adjourn by Commissioner Worm, and seconded by Commissioner Gelbmann, with all present voting aye (6-0). Motion carried to adjourn the meeting at 8:31 p.m.

The next regularly scheduled Planning Commission Meeting is November 5, 2020 at 6:15 p.m.

Members, please notify any planned absences to:

Olivia Boerschinger
Planning Commission Secretary
651-747-2400
Olivia.boerschinger@northstpaul.org

MEMORANDUM

Date: 10/30/2020
To: Planning Commissioners
From: Erin Perdu, AICP, City Planner
CC: Scott Duddeck, City Manager
Re: Site Plan Review and Conditional Use Permit Request for Kwik-Trip at Anchor Commons

BACKGROUND

Steven Lowe of Kwik Trip has submitted applications on behalf of the property purchaser (currently the City of North St. Paul) for site plan review and a Conditional Use Permit to facilitate the development of a gas station, car wash and convenience store on one of the lots within the Anchor Commons development, 2275 Anchor Drive.

In December of 2019 the City reviewed and approved a preliminary and final plat establishing the Anchor Block Commons subdivision. The subject requests would apply to lot 2, block 1, currently unaddressed. The site is currently zoned MU-3, Corridor Mixed-Use District; automobile service station/convenience stores and car washes are both Conditional Uses in the zoning district. Site Plan Review is required for new commercial or industrial development projects. The proposed use would include a 10,950 sf. convenience store with an integrated single-bay car wash, 10-dispenser main fueling canopy and a 2-lane side diesel fueling canopy.



Figure 1: Location Map

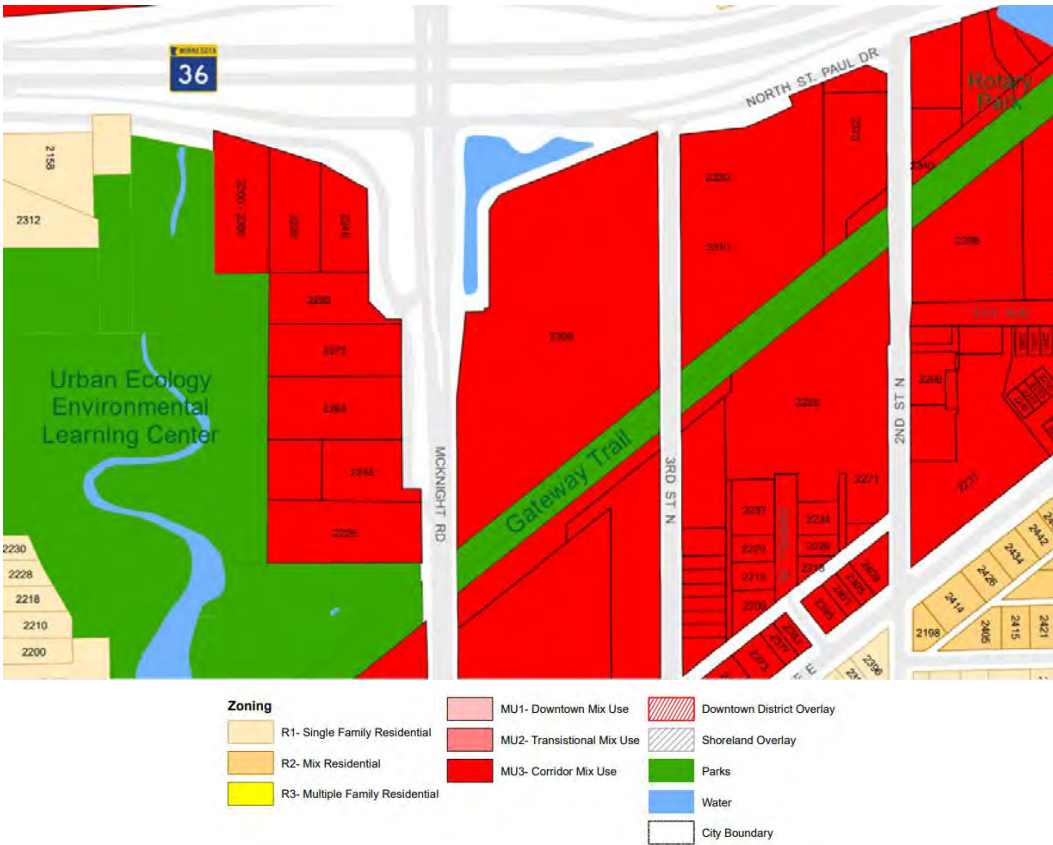


Figure 2: Zoning Map

GENERAL STAFF REVIEW

Consistency with the City Plans

- 154.004 (F)(2) Conditional Use Permit Standards (i) *The variance is in harmony and consistent with the general purposes and intent of the Comprehensive Plan.*
- 154.004 (F)(2) Conditional Use Permit Standards (vii) *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*
- 154.004 (F)(2) Conditional Use Permit Standards (x) *If applicable, the proposed use is consistent with officially adopted city plans and overlays*
- 154.004(H)(2) Site Plan Review Standards (a) *The proposal is consistent with the general purposes and intent of the Comprehensive Plan;*
- 154.004(H)(2) Site Plan Review Standards (i) *If applicable, the proposal is consistent with officially adopted city plans and overlays.*

This site is guided for corridor mixed use in the 2040 Comprehensive Plan. This designation is established to encourage the development or redevelopment of mixed-use centers that combine retail development with a variety of housing, offices, live-work spaces, employment activities, and other complementary uses. The proposed project is part of a redevelopment of the site that would establish a combination of residential and commercial uses in the area known as the Anchor Block. The site was specially noted as being targeted for redevelopment in both the Comprehensive Plan and the Redevelopment Master Plan. Accordingly, the project is consistent with the vision and intent of the Comprehensive Plan for this area. The site is not subject to any overlay zoning districts.

Health, Safety, and General Welfare

- 154.004 (F)(2) Conditional Use Permit Standards (ii) *The variance will not adversely affect the health, safety, or general welfare of the city.*
- 154.004 (H)(2) Site Plan Review Standards (b) *The proposal will not adversely affect the health, safety, or general welfare of the city.*

Development of the site is not likely to negatively impact the health, safety, or general welfare of the City. The project will utilize a site with remediated soils. The site is designed so that the store, car wash and fueling islands are as far from the apartment building being constructed across Anchor Drive to the south. The location along McKnight Rd. with visibility from Hwy. 36, is suited for the automobile-dependent uses proposed. Anchor Drive and the intersection of Anchor Drive and McKnight Rd. was constructed with this type of use in mind. Further, this segment of McKnight Rd. is classified as a Minor Augmenter: an arterial roadway that supplements the Principal Arterial (Hwy 36) system. It is designed to handle the type of traffic and number of trips that would be anticipated with the proposed use.

Compatibility with Surrounding Context

- 154.004(F)(2) Conditional Use Permit Standards (iv) *The use or appearance of the use is compatible with adjacent properties*

- 154.004(F)(2) Conditional Use Permit Standards (vii) *The use will be sufficiently compatible or separated by distance or screening from adjacent residentially zoned land*
- 154.004(F)(2) Conditional Use Permit Standards (ix) *The use will not create an intrusion of excessive noise, glare, or general unsightliness*
- 154.004(H)(2) Site Plan Review Standards (c) *The proposal is compatible with present and future land uses in the surrounding area and reasonably related to the overall needs of the city.*
- 154.004(H)(2) Site Plan Review Standards (d) *The proposal or appearance of the proposal is compatible with adjacent properties.*
- 154.010(E)(3) General Architectural requirements (g) *Protection of views. Buildings shall be designed and oriented so as not to detract from one another or to unduly restrict views to open spaces, plazas and vistas.*

The site is surrounded by Highway 36 to the north, commercial and industrial uses to the west, self-storage facility to the east and multi-family residential to the south. The site is located at the intersection of two significant transportation corridors through the City (Hwy 36 and McKnight Road). As such this use represents a logical transition between those corridors and the balance of the Anchor Block site. The site is appropriate for the auto-dependent use proposed.

The site improvements are placed in a location that would not interfere with views of public open space, parks, or vistas.

Proposed Uses

- 154.004(F)(2) Conditional Use Permit Standards (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*
- 154.004(H)(2) Site Plan Review Standards (h) *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.*
- 154.007(C)(1) *Permitted, Conditional, and Interim Uses refers to Table 6 for allowed uses within the residential districts.*
- 154.010(D) Supplemental Standards (47) *Warehousing/Storage (a) Space shall not exceed more than 60% of principal building.*

The proposed automobile service station, car wash and convenience store are all conditional uses in the MU-3 Zoning District. As previously mentioned, the site is within a larger redevelopment area known as the Anchor Block, which will establish a mix of residential and commercial uses, as envisioned for the site by the Comprehensive Plan and as intended within the MU-3 District. The proposal complies or could be conditioned upon demonstration of compliance with other applicable Ordinance requirements as noted herein.

Proposed Lot/Building Dimensional and Setback Requirements

- 154.007(C)(3) *refers to Table 7 for the lot requirements within the mixed-use districts.*

Requirement	MU-3	Proposed
Minimum Lot Size	35,000 sq. ft.	3.41 ac

Requirement	MU-3	Proposed
Minimum Lot Width	120 ft	242.5 ft
Front Yard Setback	25 ft	250.1 ft
Rear Yard Setback	0 ft	134.8 ft
Side Yard Setback	0 ft	60.7 ft (West) 112.1 ft (East)
Maximum Height	Five (5) stories or 55 ft	One (1) Story and <55ft.

The subject site was platted in December of 2019 under the current Zoning and Subdivision ordinances. Accordingly, the lot meets the size and width requirements for the MU-3 Zoning District. The proposed convenience store and car wash building would comply with all front, rear, and side yard setback requirements, and would be within the maximum building height limit.

Utilities and Municipal Services

- 154.004(F)(2) Conditional Use Standards (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*
- 154.004(F)(2) Conditional Use Standards (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*
- 154.004(H)(2) Site Plan Review Standards (e) *The proposal can be adequately supported by public urban services including the water supply, transportation system and capacity, police and fire protection, utilities, and sanitary waste disposal and stormwater disposal systems.*
- 154.004(H)(2) Site Plan Review Standards (f) *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;*
- 154.010(A) Development Standards (9) *Utility installations. All on site utility installations shall be placed underground.*
- 154.010(E)(3) General Architectural requirements (b) *Utilities. Building utility services and structures such as meters, transformers, refuse containers, including dumpsters, ancillary equipment and the like shall be either located inside the principal building, inside an accessory building, or, where outside be entirely screened from off-site views. For new buildings, all utilities shall be underground.*

The proposed use will not generate any additional demand on parks, schools, or other similar public facilities. The facility will be served by municipal water and sewer via underground connections. Stormwater management will be provided by three infiltration basins on the site. When the Anchor Drive roadway was platted and designed this use was contemplated for this location, therefore the surrounding transportation systems are adequate for the proposed use. No building utility structures, or ancillary equipment is proposed to be located outside of the building.

Open Space

- *154.010(B)(2)(b) Nonresidential Open Space Office/commercial/industrial. Each lot shall contain usable open space/plazas and shall not be less than 5% of the total lot area.*

Approximately 40% of the site will be pervious area, which includes stormwater infrastructure and landscape open areas to the rear, front and west side of the building.

Landscaping

- *154.010(F)(3) Tree requirements. (a) Number of trees. Trees must be planted within the property lines and in a location as not to interfere with sight line visibility at maturity. The minimum number of trees of any given site shall be as follows: (iii.) MU-2 and MU-3 Districts. Whichever is greater: one tree per 1,000 square feet of gross building floor area or one tree per 50 lineal feet of site perimeter.*
- *154.010(F)(4) Landscape coverage. All residential district properties are encouraged to have diversified landscaping in addition to the landscaping required in setback areas for free-standing, detached structures. All landscaped areas are encouraged to be developed with live deciduous and coniferous plants, grass, trees, and shrubs which provide a variety of color, texture, height, and forms consistent with the needs of the site and other elements of the plan. The landscaped areas may contain, but not limited to, some decorative stones, wood, patio blocks, sculptures, and other appropriate ornamental features. Overall composition and location of landscaped areas shall complement the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas shall be preferred to smaller, disconnected areas. The following zoning classifications will have the following percentage of the lot landscaped: (e) MU-2 and MU-3 Districts. All areas, except for buildings, driveways and approved parking areas, shall be landscaped as described above. Where possible, a minimum of 2% of the site may provide for diversified landscaping that allows infiltration of stormwater. Screening shall be provided and established to protect and screen abutting residential districts.*
- *154.010(F)(5) Required yards and setbacks.*
 - (a) All developed uses shall consist of, but not limited to, a landscaped yard, including grass, plantings, decorative stones, trees and shrubs, along all streets.*
 - (b) Except for driveways, the yard shall extend along the entire frontage of the lot, and along both streets in the case of a corner lot, such yard shall have a depth of at least ten feet.*
 - (c) Required yards and setback areas, except driveways and areas used for accessory structures, shall be graded to final elevations and sodded or seeded and landscaped with grass, plantings, decorative stones, trees and shrubs.*

The landscaping plan shows a total of 35 trees. The building contains 10,953 sf of gross floor area, and 1,722 ft. of site perimeter – equating to a total of 35 required trees. In addition, 2 parking lot trees are required and 2 are provided (1 tree per 12 parking spaces). The number of trees proposed equals the number required

The required diversified landscape area is 2,972 sf. An area measuring approximately 22,040 square feet will be graded and seeded for stormwater management and another 38,202 sf. is included as landscaped area. The landscaped areas include seeded/grass areas along with trees, ornamentals and shrubs.

The area located between the front property line and the parking area will be landscaped with lawn, and mulched areas containing trees and shrubs. This area would be in excess of 20 feet in width meeting the ten-foot minimum for the landscape yard.

Screening

- *154.004(H)(2) Site Plan Review Standards (g) The proposal will be sufficiently compatible or separated by distance or screening from adjacent residentially zoned land.*
- *154.010(E)(3) General Architectural requirements (c) Screening of rooftop equipment. All rooftop equipment, with the exception of solar and wind equipment, shall be screened from view from adjacent streets and public rights-of-way. Rooftop equipment shall be screened from view from adjacent buildings to the extent possible.*
- *154.010(J)(10) Off-street parking standards for non-residential districts. (d) Parking lots should be screened from streets and sidewalks by planters or plantings or both. If planters are used, their material should be compatible with adjacent buildings. Planters should be at least 18 inches high.*

The site does not adjoin any residentially zoned property. There is rooftop equipment proposed; the building is designed with a roof system that creates a natural screening for the roof top equipment, shown on the Screening exhibit. The equipment is screened by the roof structure.

Plantings including a variety of coniferous, deciduous and ornamental trees at least 1.5” caliper. Proposed shrubs are shown approximately 24” in height.

Drainage/Natural Resources

- *154.010(F) Landscaping Standards (9) Drainage, access & utility easements. No landscape material other than grass, or retaining walls, shall be placed within a drainage, access or utility easement. Rock or riprap may be allowed upon review and approval by the Zoning Administrator provided the proposed material does not interfere with drainage, access or utilities.*

Drainage and utility easements are dedicated along most of the perimeter of the site. The landscaping and planting proposed by the applicant in the landscaping plan that is within drainage and utility easement is acceptable on review of the City Engineer as included in the application. Final building permit landscaping plans prior to building permit and planting locations during construction shall be as approved by the City Engineer.

Streets and Sidewalks

- *154.010(A) Development Standards (21) Pedestrian circulation. Sidewalks or other designated pedestrian ways shall be clearly indicated and provided for the safety of pedestrians within nonresidential and mixed-use districts.*

- 154.010(A) Development Standards (22) Sidewalks and trails. Complete plans shall be provided for proposed sidewalks and trails to serve parking, recreation and service areas within developments and to link to the city's system.
- 154.010(E)(3) General Architectural requirements (e) Pedestrian ways. Buildings shall be designed with proper provision and orientation for a pedestrian system to serve and link development.

The plans show an 8.6' wide sidewalk around the perimeter of the building. However, the sidewalk narrows significantly near the handicap parking stalls. The applicant has provided additional detail showing that there is adequate clearance for the front doors to open without encroaching into the parking area.

There are no pedestrian ways proposed through the middle of the site, but these are not typical for an automobile service station use.

Parking

- 154.010(J)(3) General Parking Standards. (a) Minimum size regulations. Each space shall contain a minimum area of not less than 180 square feet, exclusive of access drives, a width of not less than nine feet and a depth of not less than 20 feet. Each space shall be adequately served by access drives as determined by the Zoning Administrator. All loading spaces shall be sufficient to meet the requirements of each use and shall provide adequate space for storage and maneuvering of the vehicles they are designed to serve. Parking ramps and underground parking may be allowed to have some reduction in the dimensions stated above.
- 154.010(J)(10) Off-street parking standards for non-residential districts. (e) MU-3. Off-street parking may be reduced where it can be demonstrated that such reduction is justified due to joint use of facilities for dissimilar uses, provisions for transit facilities or other factors having impact on parking demand and capacity.
- 154.010(J)(10) Off-street parking standards for non-residential districts. (g) Required number of off-street parking spaces. The minimum number of required off-street parking spaces for the following uses shall be as indicated on Table 8. Where a specific use is not listed, the Zoning Administrator shall determine the minimum number of required off-street parking spaces by considering functional similarities between uses listed and the use not listed.
- 154.010(J)(10) Off-street parking standards for non-residential districts. (h) Yards. Off-street parking and loading facilities shall be subject to the front yard, side yard, and rear yard regulations for the use district in which the parking is located, except in the MU-1, MU-2, and MU-3 Districts, yard setbacks may be reduced if a substantial landscape setback is provided having a width meeting at least the minimum specified.

A summary of the requirements in Table 8 is provided below for mini warehouse uses.

Use	Requirement	Proposed
Auto Service Station/Convenience Store Automobile Services	2.7 per ksf GFA interior sales area, plus 1.5 ksf GFA	4.225 ksf GFA sales 3.685 ksf GFA storage No service bays

	interior or storage/display area, plus 2 per service bay	17 spaces required 18 provided
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The proposed parking stalls are 9.7 feet wide and 20 feet long, meeting minimum requirements.

The parking area would comply with the 25 ft front yard setback requirement.

Loading Area

- 154.010(J)(5) *Loading areas.*
 - (a) *Loading and unloading areas for goods, supplies and services shall be sufficient to meet the requirements of each use. At a minimum, one loading dock shall be provided for each nonresidential building having over 20,000 square feet of floor area if the use is retail sales or services. For all other uses, at least one loading dock shall be provided if the building has over 50,000 square feet of floor area.*
 - (b) *Loading spaces shall be at least 35 feet long and ten feet wide, and shall have a height clearance of at least 13 feet.*

The site plan includes a loading zone on the east side of the building. The zone is 23 feet wide and 113 feet long, meeting the minimum requirements.

Bicycle and Transit

- 154.010(J)(7) *Bicycle Parking Standards*
 - (a) *New development. Bicycle parking shall be provided for all new commercial, industrial, community service use, and multifamily residential development.*
 - (b) *Number of spaces. The number of bicycle parking spaces shall be at least 10% of the minimum required vehicle parking for the use. In no case shall less than two spaces be provided.*
 - (c) *Location of facilities. Bicycle parking facilities shall be located within 50 feet of the main building entrance in a location that is visible to building occupants from the main parking lot.*
- 154.010(A) *Development Standards (25) Transit. Developments are to take into account the needs for transit and the transit rider and related pedestrian ways. Development of transit facilities and transit plazas are to be furnished on a cooperative basis with participation from property owners, the city and metro transit. New express transit is proposed on Highway 36 with on-line stop(s) with the possibility of a transit station between/near Margaret Street and McKnight Road.*

A bicycle rack with two spaces is required within 50 feet of the facility's front entrance.

This site is not currently on transit route therefore a transit plaza is not required.

Access and Circulation

- 154.010(F) *Landscaping requirements (8) Traffic visibility. In order to provide a clear view of intersecting streets to motorists, a triangular area of clear vision formed by the*

two intersecting streets and driveways and a line connecting said centerlines, shall be kept clear of visual obstruction, as specified below.

(a) Within any vision clearance triangle, screening, plantings, walls, fences or other obstructions are not permitted between a height of 30 inches and ten feet above the curb level, with the exception of fences with a maximum of three feet in height and at least two-thirds open to vision.

(c) At the intersection of a private drive or alley with a street, the line shall extend a minimum of ten feet from the intersection of the street and alley or drive property lines.

- *154.010(J)(3) General Parking Standards (e) Access.*
 - i. Parking and loading space shall have proper access from a public right-of-way as determined by the Zoning Administrator.*
 - ii. The number and width of access drives shall be so located as to minimize traffic congestion and traffic hazard.*

Vehicular access is proposed via two driveways from Anchor Drive, which is appropriate given the high volume of traffic that is generated by the intended use. The width of each driveway can accommodate two vehicles traveling opposite directions, with the easternmost driveway wide enough to accommodate semi-trucks.

The vision triangle at the entry ways is clear of permanent obstructions but does appear to contain landscaping. Said landscaping will need to be in compliance with the above noted clearance standards.

Architecture

- *154.010(E)(3) General Architectural requirements (f) Pedestrian-oriented design. Building designs are encouraged to make the street enjoyable, visually interesting and comfortable. Individual buildings should be integrated with the streetscape to bring activity in the building in direct contact with the people on the street.*
- *154.010(E)(4) Architectural Control (d) Nonresidential and mixed-use buildings. The following standards are applicable after the effective date of this chapter to all new buildings and major expansions (50% or more of the building floor area). These standards shall apply only to the portion of the building or site that is undergoing alteration. Although, all buildings and structures and remodeling of either existing or new buildings shall take into account compatibility related to architectural quality and mass of the structures to be constructed.*
 - i. Primary building entrances on all new buildings are encouraged to be oriented to the primary abutting public street. The entrance shall have a functional door. Additional secondary entrances may be oriented to a secondary street or parking area. Entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features. Barrier-free entrances are required.*
 - ii. Façade articulation. Consistent with the design of traditional storefront buildings, new buildings of more than 40 feet in width shall be divided into smaller increments, through articulation of the façade. This can be achieved through combinations of the following techniques, and others that may meet the intent of this section.*
 - A. Façade modulation. Stepping back or extending forward a portion of the façade.*

- B. *Vertical divisions using different textures or materials (although materials shall be drawn from a common palette).*
- C. *Division into storefronts, with separate display windows and entrances.*
- D. *Variation in roof lines by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.*
- E. *Arcades, awnings, and window bays at intervals equal to the articulation interval.*
- iii. *Design of street-facing facades. No blank walls shall be permitted to face the public street, sidewalks, or other public spaces such as plazas. Elements such as windows, doors, columns, changes in material, and similar details shall be used to add visual interest.*
- iv. *Door and/or window openings.*
 - A. *For all buildings.*
 - 1. *Glass on windows and doors shall be clear or slightly tinted, allowing views into and out of the interior. Spandrel glass may be used on service areas of the building.*
 - 2. *Displays may be placed within windows. Equipment within buildings shall be placed a minimum of five feet behind windows. To preserve views, within three feet of any window, not more than 30% of the view through the windows shall be blocked by merchandise, displays, shelving, or other obstructions.*
 - 3. *Window shape, size and patterns shall emphasize the intended organization of the façade and the definition of the building.*
- v. *Compatibility with traditional buildings. New development shall relate to the design of traditional buildings adjacent to the site, where present, in scale and character. This can be achieved by maintaining similar façade divisions, roof lines, rhythm, and proportions of openings, building materials and colors. Historic architectural styles are encouraged, but need not be replicated.*
- vi. *Building alignment. Buildings shall be aligned with facades parallel with the street to create a well-defined street edge.*
- vii. *Building articulation. Buildings shall have horizontal and vertical articulation, which may include dormers, cornice detailing, recesses and projections, step-backs of upper stories, changes in roof types and planes, building materials, and window patterns. The base of a building shall relate to the human scale, including doors and windows, texture, projections, awnings, canopies, and similar features.*

The proposed building will be constructed with materials including full brick cladding, standing seam metal roof, store front aluminum openings and stucco accents. Extensive landscaping, modern storm water facilities, pylon and wall signage, customer and employee parking, concrete paving with curb and gutter are also included in the overall site design. The front of the building is oriented towards Anchor Drive, and features storefront windows surrounding main entry doors. The front façade is articulated using material changes and variation in the footprint of the front façade. The rear elevation contains a similar architectural design but is without a storefront entrance. The side and rear facades contain similar materials with windows placed in several locations. The dumpster area is appropriately enclosed with wood fencing on the east elevation. The site is not surrounding by any historical building styles. Staff finds that the building design complies with the above noted standards.

Lighting

- *154.010(A) Development Standards (7) Outdoor lighting. All outdoor lighting shall be directed away from adjoining property and from the street unless globe lighting is used. Bare incandescent light bulbs shall not be permitted in view of adjacent property or the public right-of-way, except decorative holiday lights having 7.5 watts or less. No exterior lighting shall exceed 0.4 foot candles at the lot line. Yard lights shall not be closer than five feet from the property line, provided the direct source of light is not visible from the public right-of-way or adjacent residential property.*

The submitted lighting plan shows several types of light fixtures, including:

- 28 under-canopy fixtures
- 4 LED light strips above the front door
- 40 recessed down-lights around the perimeter of the building
- 11 pole-mounted fixtures

These lights would be directed downwards, and not towards any adjoining property. The light fixtures on the diesel canopy (nearest the adjacent self-storage facility) are shown dimmed down to 30%. Even with that modification, the photometric plan shows light levels would exceed the 0.4-footcandle threshold in three locations: along the easterly property line near the diesel canopy, near the larger of the two driveways along Anchor Drive and along the westerly property line near the regular gas canopy. Therefore, the lighting plan will have to be revised to comply with this standard.

Engineering Comments:

ALTA Survey:

1. As a condition of approval, prepare and record a supplemental drainage and utility easement to the favor of the City of North St. Paul, 20 feet in width, centered over the existing storm drain tile between filtration basins in the south area of the site.

Sheet SP2.1 Site Plan (Keynote):

1. Provide sidewalk connection from Anchor Drive sidewalk to the seating area west of the eastern driveway entrance.

Sheet SP3 Grading Plan:

1. Provide EOF locations and elevations for the catch basins in the parking area.

Sheet SP4 Utility Plan:

1. Hydrants are provided in the Anchor Drive right of way near the southeast property corner and the southwest property corner. Final hydrant locations and whether any

additional are to be provided on the site to be approved by Fire Chief prior to building permit issuance.

Sheet SP4.1 Utility Plan (Storm Sewer):

1. Verify cleanout invert on the south side of the building labeled as 939.68 which may be mislabeled instead of 938.68.
2. Recommend shifting the cleanout on the draitile coming out of the east side of the building out of the edge of the 6" integral curb/walk – or verify it can be installed outside of the walk/drive joint.

RECOMMENDED ACTION

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

Approval of the requested Conditional Use Permit to allow for the auto service station/convenience store/car wash use.

Conditional Approval of the proposed Site Plan Review subject to the following conditions of approval:

1. Revised set of plans shall be submitted prior to building permit issuance for review addressing comments provided and incorporating any recommended comments as acceptable and necessary.
2. Provision of an easement exhibit and legal description for a supplemental 20-foot wide drainage and utility easement centered over the filtration basin draitile. The City will prepare an easement exhibit for signatures and recording.
3. Plantings, walls, fences or other obstructions are not permitted between a height of 30 inches and ten feet above the curb level within the 30-foot vision triangle created that the development driveway. As shown on the proposed landscaping plan at this time, there do not appear to be conflicts with the aforementioned sight vision triangle, however final installed locations shall meet this requirement.
4. All signage shall comply with Zoning Ordinance requirements and the applicant or property owner shall obtain permits prior to installation.
5. Modification to the proposed lighting plan to achieve no more than 0.4-footcandles at the property line.



Store Engineering

PHONE 608-793-5555

FAX 608-781-8960

1626 Oak St., P.O. Box 2107

La Crosse, WI 54602

www.kwiktrip.com

September 24, 2020

City of North St. Paul
Scott Duddeck – Executive Director
2400 Margaret Street
North St. Paul, MN 55109

RE: Kwik Trip Store 1169 at Lot 2, Block 1, Anchor Block Commons

Dear Mr. Duddeck:

This letter is intended to accompany the submittal for our application to the City of North St. Paul for the requested Site Plan Review and Conditional Use Permit. With this application, we also request to be placed on the next available Planning Commission and City Council meeting agendas.

Kwik Trip, Inc. is proposing the construction of a 10,950 square foot Convenience Store with an integral Single Bay Carwash and a 10-dispenser main fueling canopy as well as a 2-lane side diesel fueling canopy. This site will be accessed from two full access movements from Anchor Drive. Included with the applications in the submittal are digital files of the Site Improvement Plans. I have also included the ALTA Survey, Building and Canopy Elevation Renderings, Signage Plans and the Storm Water Management Plan.

Operations

The requested hours of operation will be 24 hours for all uses. The type of products that will be sold will be similar to that of our existing stores throughout the mid-west: fresh produce, bakery and dairy, hot and cold food and beverages, fresh meat and groceries, tobacco products, lottery, convenience store merchandise, alcohol, gasoline, diesel, ice and propane. The outside

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.

merchandising of products is being requested next to the store (two ice chests and one propane cage) and underneath the proposed main canopy. To ensure that the freshest products are sold in our stores, we request that daily deliveries be allowed.

Buildings, Architecture and Site Design

The architectural elements in this state-of-the-art building consist of a full brick cladding, standing seam metal roof, store front aluminum openings and stucco accents. Extensive landscaping, modern storm water facilities, pylon and wall signage, customer and employee parking, concrete paving with curb and gutter are also included in the overall site design.

Investment in the City

This project will be a multi-million-dollar investment in the City of North St. Paul. Not only in the physical improvements and development of a vacant parcel, but also an investment of approximately 25 to 30 new permanent jobs in the City. The projected payroll here is estimated to be nearly \$500,000 annually.

Community Partner

We pride ourselves in being an asset in the communities where we are located. Families can walk or ride their bikes to our stores. Retirees on fixed income can access fresh groceries like milk, eggs, bread and fruit just steps from their car. We take pride in giving back to the communities we serve with charitable donations and by partnering with local non-profits. Kwik Trip would be happy to provide any additional information or answer any questions or concerns the City of North St. Paul may have with our submittal. Please feel free to call or email with any questions you may have.

Sincerely,

Steven L Lowe

Steven Lowe
Development/Construction Manager
Store Engineering
slowe@kwiktrip.com
608-793-5954



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 CONDITIONAL USE PERMIT

The conditional use permit 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: Steven Lowe
Company (if applicable): Kwik Trip, Inc.
Address: 1626 Oak St
City, State, Zip: La Crosse, WI 54602
Phone Number: 608-793-5954
Email: slowe@kwiktrip.com
Are you the owner of the property? ☐ YES ☒ NO
(If no, you must supply property owner information)

Owner Name: City of North St Paul
Company (if applicable): _____
Address: 2400 Margaret Street
City, State, Zip: North St Paul, MN 55109
Phone Number: _____
Email: _____

PROPERTY INFORMATION

Street location of property (address): McKnight Rd N
Parcel Identification Number (PID) (see Ramsey County website): 122922320016
Legal description of property: Lot 2, Block 1, Anchor Block Commons, Ramsey County, Minnesota
Present zoning of property (see City website): _____
Size of property (acreage): 3.41 Acres
Title information: ☒ Abstract ☒ Torrens
Property Description: ☐ Residential ☒ Commercial ☐ Industrial ☐ Institutional

PROPOSAL INFORMATION

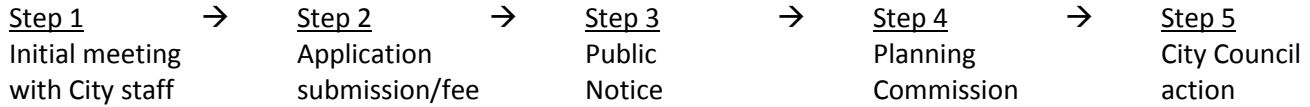
Application is hereby made for Conditional Use Permit to conduct the following: convenience store with fuel sales & carwash
Applicable Zoning Code Section (reference Zoning Code, see City website): MU-3, Corridor Mixed-Use District

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. Is the use 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. Will the use be sufficiently compatible or separated by distance or screening from adjacent residentially zoned land?
9. Is the use 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?
10. Will the use create an intrusion of excessive noise, glare, or general unsightliness?
11. If applicable, is the proposed use consistent with officially adopted City plans and overlays?

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: \$1000 minimum.
_____	_____	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.
_____	_____	Typical floor plan and room plan drawn to scale with a summary of square footage for each use or activity.
_____	_____	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.
_____	_____	County, which shall be provided by the petitioner.
_____	_____	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: _____

Owner Signature: _____ Date: _____

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: _____



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: Steven Lowe
Company (if applicable): Kwik Trip, Inc.
Address: 1626 Oak St
City, State, Zip: La Crosse, WI 54602
Phone Number: 608-793-5954
Email: slowe@kwiktrip.com
Are you the owner of the property? ☐ YES ☒ NO
(If no, you must supply property owner information)

Owner Name: City of North St Paul
Company (if applicable): _____
Address: 2400 Margaret Street
City, State, Zip: North St Paul, MN 55109
Phone Number: _____
Email: _____

PROPERTY INFORMATION

Street location of property (address): McKnight Rd N
Parcel Identification Number (PID) (see Ramsey County website): 122922320016
Legal description of property: Lot 2, Block 1, Anchor Block Commons, Ramsey County, Minnesota
Present zoning of property (see City website): MU-3, Corridor Mixed-Use District
Size of property (acreage): 3.41 Acres
Title information: ☒ Abstract ☒ Torrens
Property Description: ☐ Residential ☒ Commercial ☐ Industrial ☐ Institutional

PROPOSAL INFORMATION

Required for:

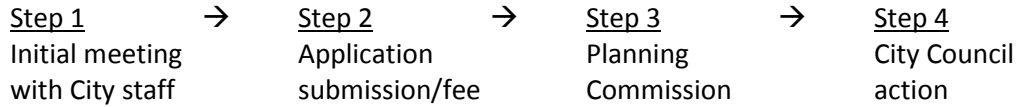
- ☐ Expansions of 1,000 square feet or more of commercial, industrial, institutional, and multi-family development projects.
☐ New commercial, industrial, institutional, and multi-family development projects.

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?

LAND USE PROCESS

Review Process



	MONTH:					MONTH:				
App Submittal										
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Parks & Rec										
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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.
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FOR OFFICE USE ONLY

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Date filed with Ramsey County Recorder office: _____

ALTA/NSPS LAND TITLE SURVEY

LOT 2, BLOCK 1,
ANCHOR BLOCK COMMONS,
RAMSEY COUNTY, MINNESOTA

KWIK TRIP, INC.

PROPERTY DESCRIPTION: (Per Schedule A of Title Commitment File No. 1556641, with a commitment date of August 31, 2020 at 8:00 A.M., prepared by First American Title Insurance Company)

Lot 2, Block 1, Anchor Block Commons, Ramsey County, Minnesota.

(This property is Abstract and Torrens, the Torrens Certificate No. is 634562)

GENERAL NOTES:

- Bearings shown hereon are based on the East line of Lot 2, Block 1, ANCHOR BLOCK COMMONS, which is assumed to bear N00°17'51"W.
- Monuments have been found or set at all major corners of the boundary as indicated on this survey.
- Surveyed property address – unassigned, per Ramsey County GIS mapping.
- Per FEMA Flood Insurance Rate Map Number 27123C0044G with an effective date of June 4, 2010, surveyed property is located in Zone X, areas of minimal flooding. Areas determined to be outside 500-year floodplain determined to be outside the 1% and 0.2% annual chance floodplains.
- Surveyed property contains ±148,619 sq. ft. (±3.41 acres).
- BENCHMARK: Ramsey County Geodetic Database Station Name 9240 – Elevation 961.98 ft. (NAVD 88)
- Per the zoning letter provided by Olivia Beerschinger with Community Development of the City of North St. Paul, dated August 13, 2020, surveyed property is located in the MU-3, Corridor Mixed-Use District. The setback requirements, height and floor space area restrictions, and parking requirements are:
 - Minimum Front Yard – 25 feet.
 - Minimum Side and Rear Yard – 0 feet.
 - Additional regulations for automotive service station/convenience store uses include setback regulations that do not allow any building, structure, canopy, gasoline pump, or storage tank to be located within 25 feet of a residential zoning district.
 - The maximum height for the MU-3 zoning district is five stories or 55 feet.

The lot requirements for the property require a minimum lot size of 35,000 square feet, and a minimum lot width of 120 feet. A commercial lot must contain usable open space that shall not be less than 5% of the total lot area. Additional supplemental regulations may be included based on the use of the property. For a complete list of supplemental regulations, please review City Code 154.010 (D).

Parking requirements are based off the use of property and vary by use. The parking requirements for automotive service stations/convenience store use is 2.7 parking stalls per 1,000 square feet of the gross floor area (GFA) of interior sales area, plus 1.5 parking stalls per 1,000 square feet of the GFA of interior or storage/display area, plus 2 stalls per service bay. There would be additional parking requirements if the use included a car wash.

- At the time of this survey, were no buildings were observed on the surveyed property.
- No parking spaces were observed on the surveyed property.
- Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket No. 202104078, dated 07/28/2020 or were taken from utility plans provided by North St. Paul. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002). In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response.
- At the time of this survey, the plat of ANCHOR BLOCK COMMONS was recently filed of record which established new right of way lines for Anchor Block Drive and McKnight Road, as shown. Street improvements for both roadways have been recently completed.
- No field delineated wetland markers were observed at the time of this survey.
- Per Schedule B, Part II Exceptions of the above listed Title Commitment:

Item 8 – Right of access acquired by the State of Minnesota, as shown on Minnesota Department of Transportation Right of Way Plat Number 62-38 filed July 10, 2006, as Doc. Nos. 1978507 (Torrens) and 3981576 (Abstract). (as shown hereon)

Further restrictions of right of access as described in Quit Claim Deed filed February 19, 2020 as Document No. 2659546 and Quit Claim Deed filed as Document No. 2659547.6 (Abstract). (Does not modify any of the existing right of access restrictions shown on Minnesota Department of Transportation Right of Way Plat 62-38.)

Item 9 – Right of access acquired by the State of Minnesota, as shown on Minnesota Department of Transportation Right of Way Plat Number 62-36 filed July 19, 2006, as Doc. Nos. 1978508 (Torrens) and 3981577 (Abstract). (as shown hereon)

Further restrictions of right of access as described in Quit Claim Deed filed February 19, 2020 as Document No. 2659546 and Quit Claim Deed filed as Document No. 2659547 (Abstract). (as shown hereon)

Item 10 – An easement shown or dedicated on the Map as referred to in the legal description For: Utility and Drainage Purposes. (as shown hereon)

STATEMENT OF POSSIBLE ENCROACHMENTS:

- Existing drainline crosses the surveyed parcel without benefit of a furnished easement.

CERTIFICATION:

To: Kwik Trip, Inc., a Wisconsin Corporation; First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11, 14, 17, 18, 19, 21, and 22 of Table A thereof. The field work was completed on August 6, 2020.

Date of Plat or Map: September 17, 2020.

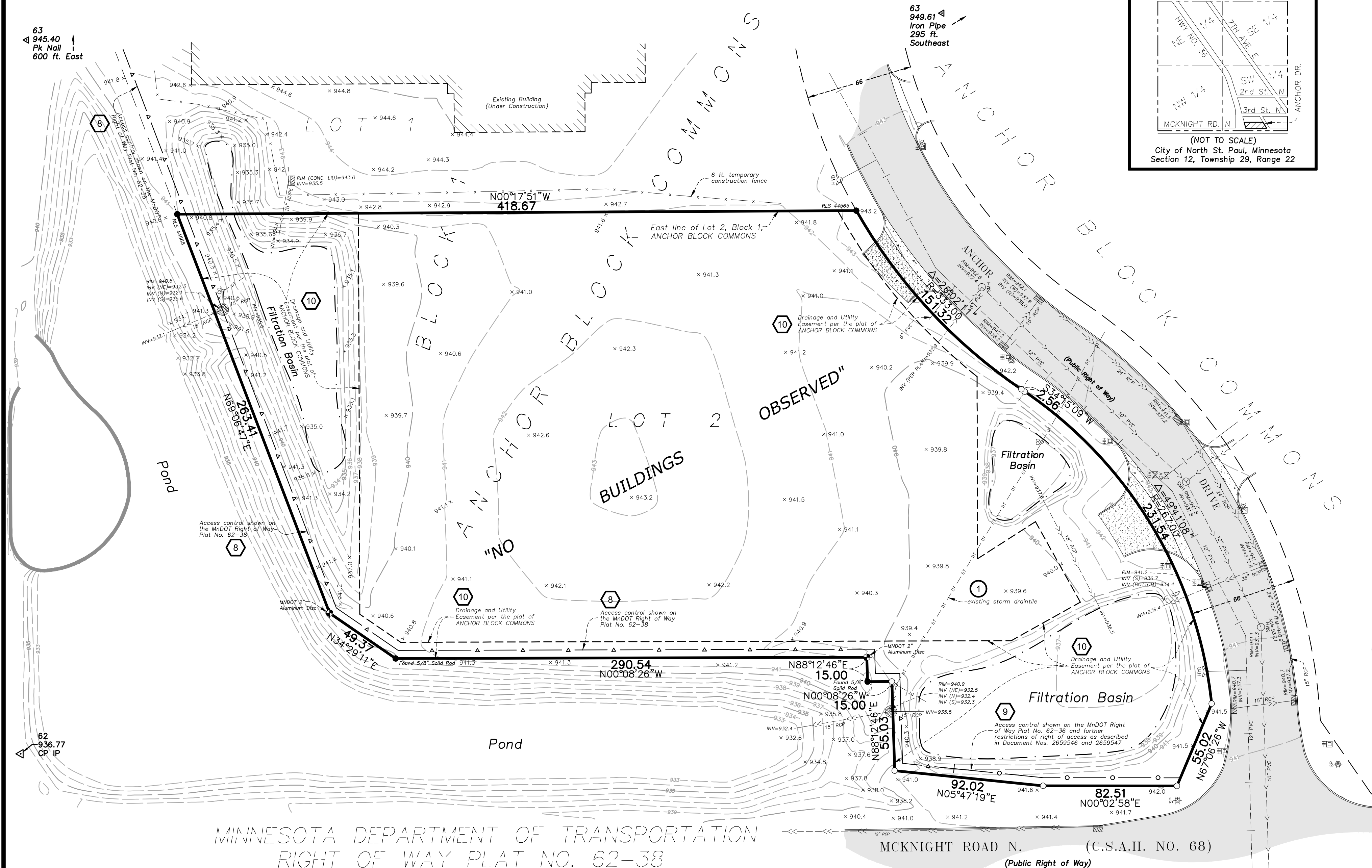
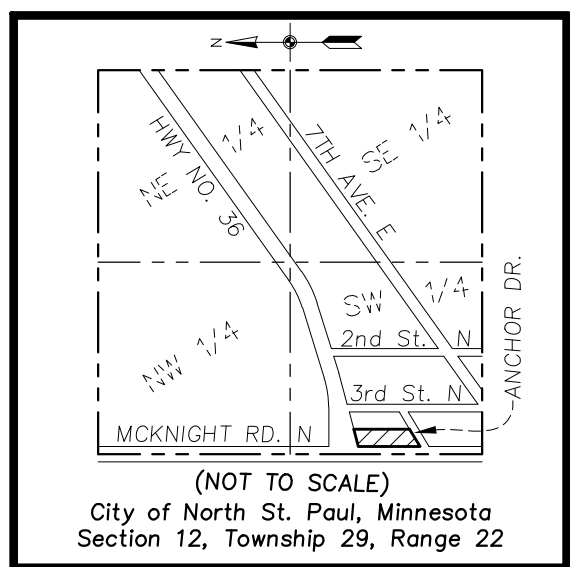
Signed: Carlson McCain, Inc.

By: Thomas R. Balluff, L.S.
Minnesota License No. 40361
tballuff@carlsonmccain.com

LEGEND

- | | |
|--|---------------------------------|
| Denotes Found MnDOT Right of Way Monument | Denotes Hand Hole |
| Denotes Found Iron Monument | Denotes Watermain |
| Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361 | Denotes Sanitary Sewer |
| Denotes Light Pole | Denotes Storm Sewer |
| Denotes Semaphore | Denotes Existing Fence as noted |
| Denotes Existing Spot Elevation | Denotes Gravel Surface |
| Denotes Sanitary Manhole | Denotes Concrete Surface |
| Denotes Catch Basin | Denotes Bituminous Surface |
| Denotes Flared End Section | Denotes Existing 1 Ft. Contour |
| Denotes Fire Hydrant | Denotes Existing 5 Ft. Contour |
| Denotes Gate Valve | |
| Denotes Cleanout | |
| Denotes Over Flow Structure | |

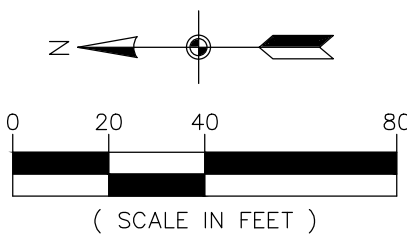
VICINITY MAP



CONTROL POINTS

(ASSUMED COORDINATES)

#60	179815.2590'	598548.9590'	949.61'	Iron Pipe
#61	179454.1560'	597899.3570'	944.46'	Iron Pipe
#62	180635.2700'	597938.4660'	936.77'	Iron Pipe
#63	180631.5330'	598508.7530'	945.50'	PK Nail



REGISTERED LAND
SURVEY NO. 445

REGISTERED LAND
SURVEY NO. 445

CARLSON MCCAIN
ENGINEERING
SURVEYING
ENVIRONMENTAL

3680 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.485.7900 \ FAX 763.485.7959 \ CARLSONMCCAIN.COM

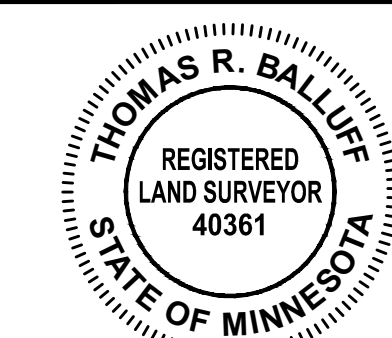
ALTA/NSPS LAND TITLE SURVEY

PROPOSED KWIK TRIP 1169 SITE
North St. Paul, Minnesota

KWIK TRIP, INC.
P.O. BOX 2107
1626 Oak Street
Lacrosse, WI 54602

REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	

DRAWN BY: bjs
ISSUE DATE: 9/17/20
FILE NO: 639-B



KWIK TRIP STORE #1169

CITY SUBMITTAL
CITY OF NORTH ST. PAUL
RAMSEY COUNTY, MINNESOTA

OWNER

KWIK TRIP, INC
STEVEN LOWE
1626 OAK STREET
LA CROSSE, WI 54602
PHONE: 608-793-5954
EMAIL: slowe@kwiktrip.com

CIVIL ENGINEER

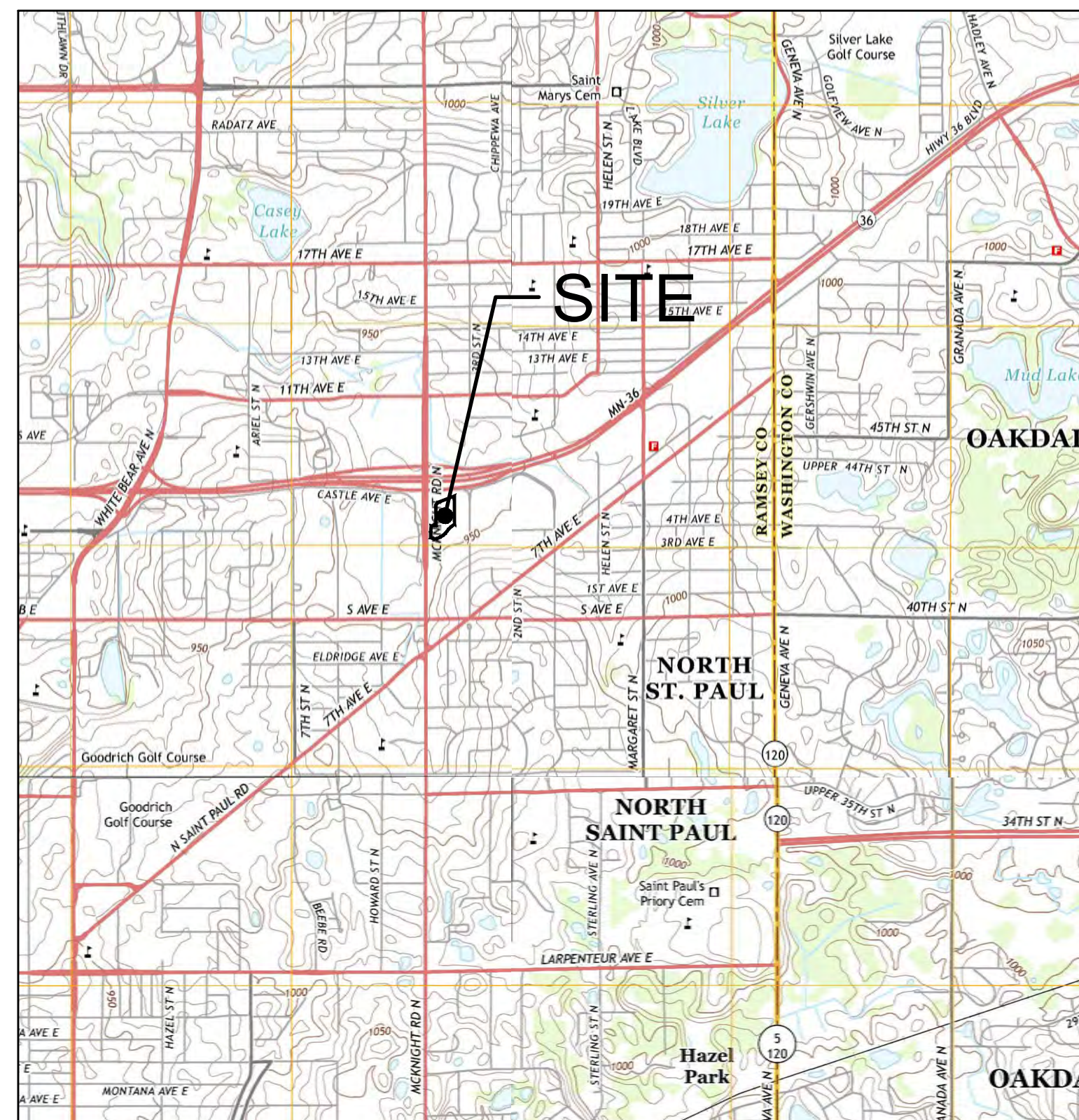
CARLSON MCCAIN, INC.
JOSEPH RADACH
3890 PHEASANT RIDGE DR NE, #100
BLAINE, MN 55449
PHONE: 763-489-7912
EMAIL: jradach@carlsonmccain.com

SITE DESIGNER

CARLSON MCCAIN, INC.
JOSEPH RADACH
3890 PHEASANT RIDGE DR NE, #100
BLAINE, MN 55449
PHONE: 763-489-7912
EMAIL: jradach@carlsonmccain.com

SURVEYOR

CARLSON MCCAIN, INC.
TOM BALLUFF
3890 PHEASANT RIDGE DR NE, #100
BLAINE, MN 55449
PHONE: 763-489-7916
EMAIL: tballuff@carlsonmccain.com



SITE LOCATION MAP



AERIAL LOCATION MAP

SHEET INDEX

ALTA	SURVEY
SP1	EXISTING CONDITIONS & REMOVALS PLAN
SP2	SITE PLAN (LAYOUT)
SP2.1	SITE PLAN (KEYNOTE)
SP3	GRADING & EROSION CONTROL PLAN
SP4	UTILITY PLAN
SP4.1	UTILITY PLAN (STORM SEWER)
SP5	STORMWATER POLLUTION PREVENTION PLAN
SP6	DETAILS
SP7	DETAILS
SP8	DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN
E1	PHOTOMETRIC LIGHTING PLAN



KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960



ENVIRONMENTAL • ENGINEERING • SURVEYING
3890 Pheasant Ridge Dr, #100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

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.

Name: Joseph T. Radach, P.E.
Signature: *Joe T. R.*
Date: 08/21/20 License #: 45889

COVER SHEET

CONVENIENCE STORE #1169
SIDE DIESEL & 1-BAY CARWASH

HIGHWAY 36 & MCKNIGHT ROAD
NORTH ST. PAUL, MINNESOTA

[illegible]

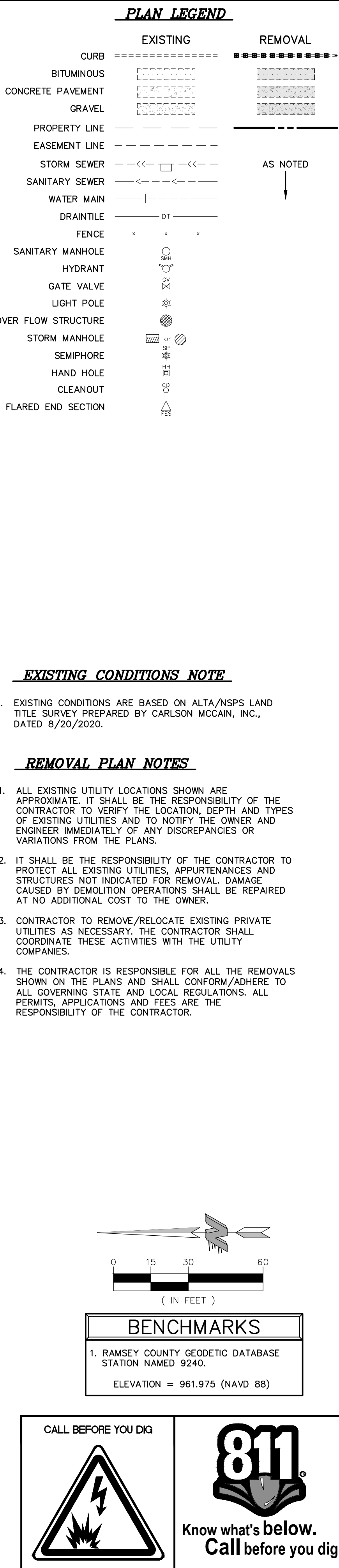
DRAWN BY JTR

SCALE	GRAPHIC
-------	---------

PROJ. NO. 8927-00

DATE 2020-08-21

SHEET 1169 G000



***Kwik
TRIP***

**Kwik
STAR**

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

**Carlson
McCain**
ENVIRONMENTAL • ENGINEERING • SURVEYING
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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 Professional Engineer under the laws of the State of Minnesota.

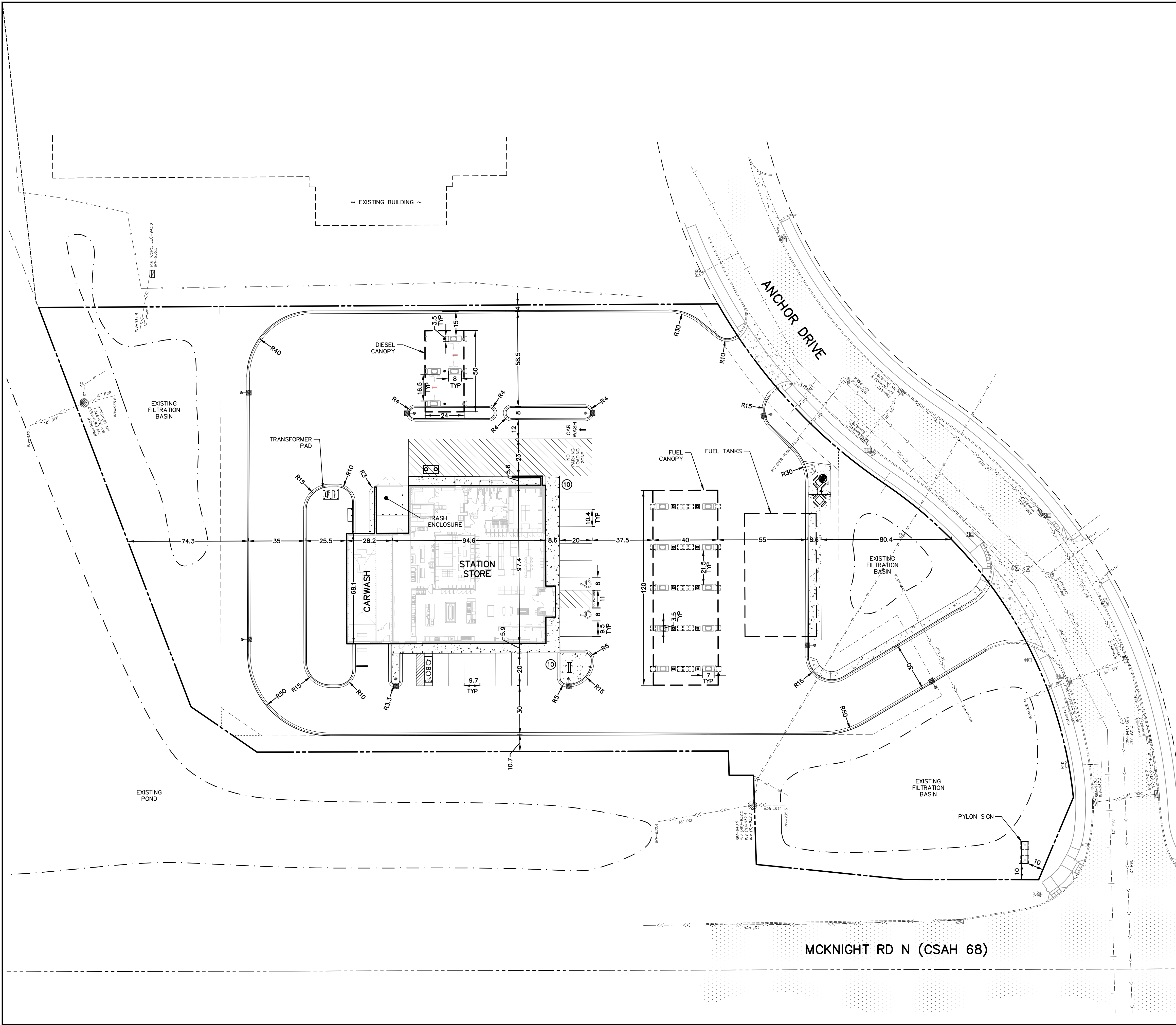
Name: Joseph T. Radach, P.E.

Signature: 

Date: 08/21/20 License #: 45889

EXISTING CONDITIONS & REMOVALS PLAN

[illegible]



PLAN LEGEND

	EXISTING	PROPOSED
CURB	---	---
BITUMINOUS	---	---
CONCRETE PAVEMENT	---	---
CONCRETE WALK	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
STORM SEWER	---	---
SANITARY SEWER	---	---
WATER MAIN	---	---
DRAINTILE	---	---
FENCE	---	---
SANITARY MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
LIGHT POLE	---	---
OVER FLOW STRUCTURE	---	---
STORM MANHOLE	---	---
SEMPHORE	---	---
HAND HOLE	---	---
CLEANOUT	---	---
FLARED END SECTION	---	---

- SITE PLAN NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONCRETE CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
 - UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINT AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:
CONTROL JOINT MAX. SPACING: WALKS-8' O.C.
ALL OTHERS-10' O.C.
SAW CUT CONTROL JOINTS MINIMUM 1/4 CONCRETE THICKNESS.
EXPANSION JOINT MAX. SPACING: WALKS-24' O.C.
*ALL OTHERS-40' O.C.
*ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS SHALL HAVE AN EXPANSION JOINT.
DOWELL ALL EXPANSION JOINTS: 24" O.C. MAX.
CONCRETE SEALER SHALL BE TK-26UV.

SITE DATA

ZONING:	MU-3
PARCEL AREA:	148,620 SF
HARD SURFACE AREA:	
STATION STORE:	9,033 SF 6%
CARWASH:	1,920 SF 1%
PAVEMENT:	78,232 SF 53%
TOTAL:	89,185 SF 60%
PERVIOUS SURFACE AREA:	59,435 SF 40%
BUILDING HEIGHTS:	
STATION STORE:	24.0 FT
CARWASH:	14.0 FT
FUEL CANOPIES:	15.5 FT

PARKING SUMMARY

STANDARD STALLS	18
HANDICAP STALLS	2
FUEL CANOPY STALLS	20
DIESEL CANOPY STALLS	2
TOTAL STALLS	42

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3890 Pheasant Ridge Dr, #100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

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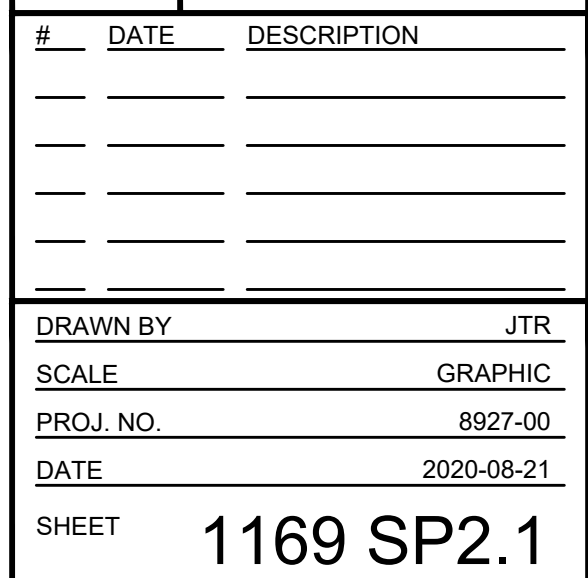
Name: Joseph T. Radach, P.E.
Signature: [Signature]
Date: 08/21/20 License #: 45889

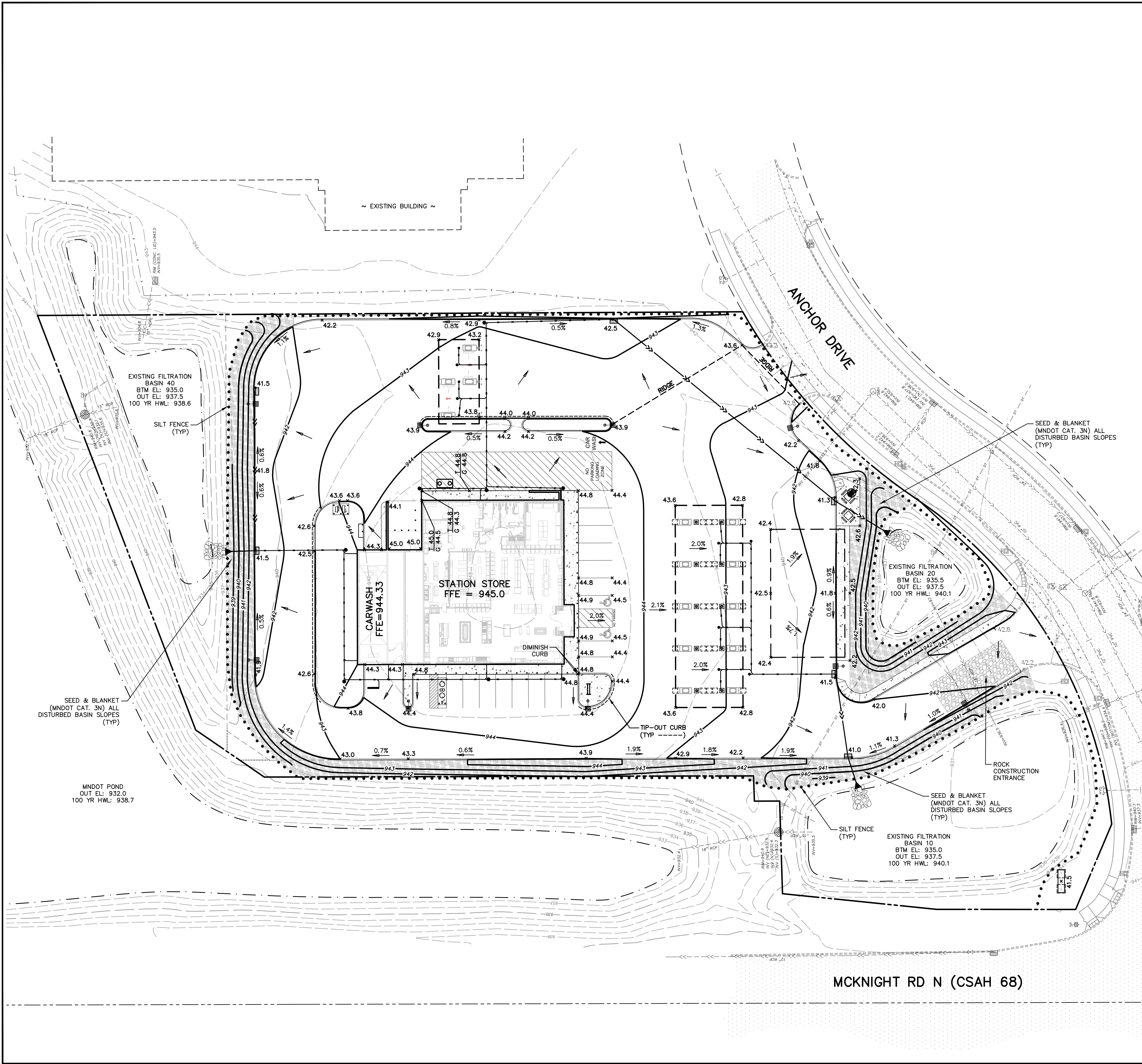
SITE PLAN (LAYOUT)

CONVENIENCE STORE #11169
SIDE DIESEL & 1-BAY CARWASH
HIGHWAY 36 & MCKNIGHT ROAD
NORTH ST. PAUL, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY	JTR
SCALE	GRAPHIC
PROJ. NO.	8927-00
DATE	2020-08-21
SHEET	1169 SP2





PLAN LEGEND	
EXISTING	PROPOSED
CURB	
BITUMINOUS	
CONCRETE PAVEMENT	
CONCRETE WALK	
PROPERTY LINE	
EASEMENT LINE	
STORM SEWER	
SANITARY SEWER	
WATER MAIN	
DRAINTILE	
FENCE	
SANITARY MANHOLE	
HYDRANT	
GATE VALVE	
LIGHT POLE	
OVER FLOW STRUCTURE	
STORM MANHOLE	
SEMPHORE	
HAND HOLE	
CLEANOUT	
FLARED END SECTION	
5' CONTOUR	
1' CONTOUR	
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	
SILT FENCE	

GOVERNING SPECIFICATIONS

- THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY OF NORTH ST. PAUL SPECIFICATIONS.
- THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

GRADING NOTES

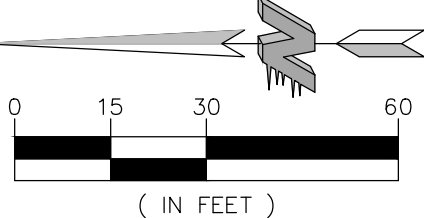
- SILT FENCE AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND PAVEMENTS PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
- CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODED, SEEDDED OR LANDSCAPED.
- TURF ESTABLISHMENT SHALL BEGIN AS SOON AS POSSIBLE BUT IN NO CASE LATER THAN 7 DAYS AFTER GRADING COMPLETION.
- ALL SLOPES 3:1 OR STEEPER SHALL HAVE MNDOT CAT.1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL.

STORMWATER/INSPECTION NOTES

- CONTRACTOR SHALL NOTIFY NICOLE SODERHOLM, RAMSEY-WASHINGTON METRO WATERSHED DISTRICT, AT 651-792-7976 PRIOR TO BEGINNING ANY AND ALL CONSTRUCTION ACTIVITY FOR AN INITIAL SWPPP INSPECTION.
- CONTRACTOR SHALL NOTIFY NICOLE SODERHOLM, RAMSEY-WASHINGTON METRO WATERSHED DISTRICT, AT 651-792-7976 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OF STORMWATER FACILITIES.

TURF ESTABLISHMENT

- TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.
- TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.
 - SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.
 - DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.
 - MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).
 - FERTILIZER: TYPE 10-10-10 AT 200 POUNDS PER ACRE.



BENCHMARKS	
1. RAMSEY COUNTY GEODETIC DATABASE STATION NAMED 9240.	
ELEVATION = 961.975 (NAVD 88)	

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Signature:
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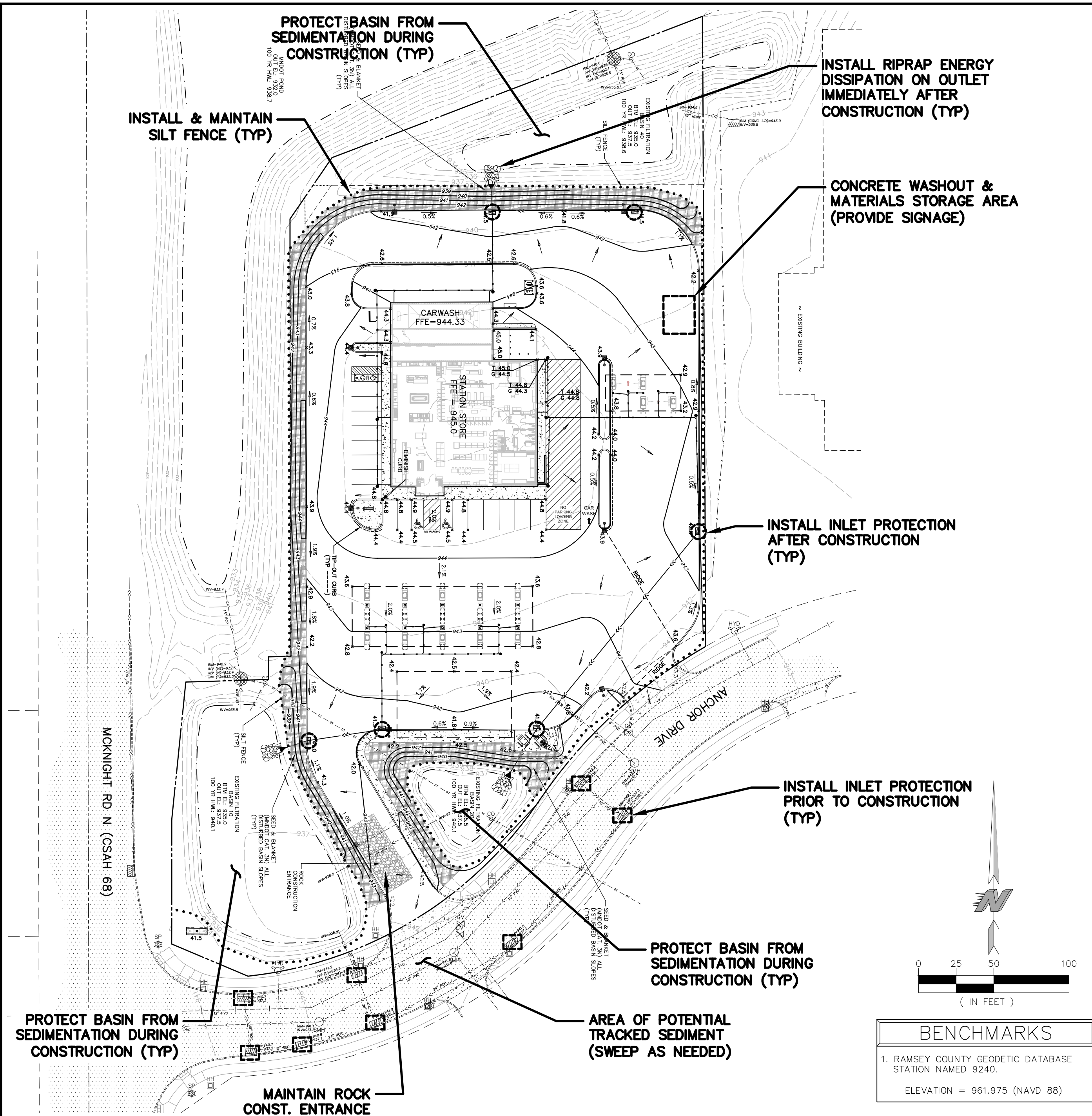
GRADING, DRAINAGE & EROSION CONTROL PLAN
CONVENIENCE STORE #1169
SIDE DIESEL & 1-BAY CARWASH
HIGHWAY 36 & MCKNIGHT ROAD
NORTH ST. PAUL, MINNESOTA

#	DATE	DESCRIPTION

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SHEET 1169 SP3



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PRIOR TO START OF CONSTRUCTION

THE FOLLOWING STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION. REFER TO GRADING AND EROSION CONTROL PLANS FOR LOCATIONS.

1. SILT FENCE
SILT FENCE SHALL BE INSTALLED AT THE LIMIT OF GRADING ON ANY FILL SLOPE. ADDITIONAL SILT FENCE MAY BE REQUIRED IN CUT SLOPE AREAS. SILT FENCE SHALL ALSO BE INSTALLED AROUND ANY INFILTRATION/FILTRATION PRACTICE.
2. ROCK CONSTRUCTION ENTRANCE
ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE FIELD ENTRANCES TO THE SITE.
3. CATCH BASINS
ALL CATCH BASINS SHALL BE PROTECTED WITH INLET PROTECTION DEVICES APPROVED BY THE LOCAL GOVERNING UNIT. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO, WMCO PROTECTION DEVICES, INFRASAFE PROTECTION DEVICES, FILTER FABRIC, BIO ROLLS AND STRAW BALES.

DURING CONSTRUCTION

THE FOLLOWING STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION. REFER TO GRADING AND EROSION CONTROL PLANS FOR LOCATIONS.

1. PHASED GRADING
TO THE EXTENT POSSIBLE, GRADING SHALL BE PHASED TO MINIMIZE THE AMOUNT OF DISTURBED AREAS DURING SITE CONSTRUCTION.
2. TRACKED SEDIMENT
ANY SEDIMENT TRACKED FROM THE SITE ONTO THE STREET SHALL BE REMOVED IMMEDIATELY UPON DETECTION. THE ROCK CONSTRUCTION ENTRANCE SHALL BE INSPECTED AND REPAIRED IF INUNDATED WITH SEDIMENT.
3. STOCKPILES
STOCKPILES SHALL BE PLACED IN AN AREA THAT WILL MINIMIZE THE NEED FOR RELOCATION. IF A STOCKPILE WILL REMAIN IN PLACE FOR AN EXTENDED PERIOD OF TIME, STABILIZATION MEASURES SHALL BE IMPLEMENTED, INCLUDING BUT NOT LIMITED TO, SEEDING AND SILT FENCING. TEMPORARY STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, CONDUITS OR DITCHES.
4. TOPSOIL
UPON GRADING COMPLETION, A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE PLACED OVER ALL DISTURBED AREAS, EXCLUDING PROPOSED STREETS AND PARKING AREAS.
5. RESTORATION
ALL DISTURBED AREAS NOT ACTIVELY WORKED SHALL BE RESTORED WITH SEED AND MULCH, EROSION CONTROL BLANKET AND/OR SOD WITHIN 7 DAYS.
6. SLOPES
IN ORDER TO MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER.
7. DRAINAGE DITCHES
THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH THAT DRAINS WATER FROM THE SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER. STABILIZATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER.
8. PIPE OUTLETS
PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.
9. CATCH BASINS
ALL CATCH BASINS SHALL BE PROTECTED WITH INLET PROTECTION DEVICES APPROVED BY THE LOCAL GOVERNING UNIT. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO, WMCO PROTECTION DEVICES, INFRASAFE PROTECTION DEVICES, FILTER FABRIC, BIO ROLLS AND STRAW BALES.
10. DUST
CONSTRUCTION DUST SHALL BE CONTAINED TO THE EXTENT POSSIBLE. IF THE SITE BECOMES EXCESSIVELY DUSTY, APPROPRIATE MEASURES SHALL BE TAKEN TO REDUCE DUST BEING TRANSPORTED FROM THE SITE. DUST CONTROL MEASURES INCLUDE, BUT ARE NOT LIMITED TO, WATERING AND CALCIUM CHLORIDE APPLICATION.
11. DEWATERING
DEWATERING ACTIVITIES SHALL BE CONDUCTED WITH AND APPROVED BY THE LOCAL GOVERNING UNIT. IF THERE WILL BE ANY DEWATERING OR BASIN DRAINING THAT MAY HAVE TURBID OR SEDIMENT LOADED DISCHARGE, THE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. APPROPRIATE BMP'S SHALL BE USED FOR EROSION AND SEDIMENT CONTROL AND ENERGY DISSIPATION.
12. CONSTRUCTION MATERIALS AND DEBRIS
CONSTRUCTION MATERIALS SHALL BE STORED IN AN ORDERLY MANNER AND IN AN AREA THAT WILL MINIMIZE CONFLICTS WITH OTHER CONSTRUCTION ACTIVITIES. CONSTRUCTION DEBRIS SHALL BE CONTAINED IN DUMPSTERS AND REMOVED FROM THE SITE AS NECESSARY.
13. CHEMICALS
CHEMICALS SHALL BE STORED IN A SAFE AREA IN SEALED CONTAINERS WITH THE ORIGINAL LABELING AND MATERIAL SAFETY DATA SHEETS AVAILABLE.
14. SPILLS AND CONTAMINATION
IF FUEL, OIL OR A HAZARDOUS CHEMICAL IS SPILLED OR DETECTED DURING CONSTRUCTION ACTIVITIES, ALL APPROPRIATE AGENCIES SHALL BE IMMEDIATELY NOTIFIED, INCLUDING, BUT NOT LIMITED TO, THE MINNESOTA DUTY OFFICER AT 800-422-0798.
15. CONCRETE WASHOUT AREA
PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTAMINATING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

POST CONSTRUCTION

WHEN THE SITE HAS BEEN COMPLETELY CONSTRUCTED, THE SITE MUST UNDERGO FINAL STABILIZATION. FINAL STABILIZATION OCCURS WHEN ALL OF THE GRADING, INFRASTRUCTURE AND BUILDING ACTIVITIES HAVE BEEN COMPLETED. TO ACHIEVE FINAL STABILIZATION, THE FOLLOWING MEASURES SHALL BE COMPLETED.

1. ALL DISTURBED AREAS WITHOUT PERMANENT IMPERVIOUS SURFACES SHALL BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER. AREAS NOT REQUIRING SOD OR EROSION CONTROL BLANKET SHALL BE SEEDED AND MULCHED.
 2. SEDIMENT FROM CONVEYANCES AND TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS SHALL BE CLEANED OUT. SEDIMENTATION BASINS SHALL BE SUFFICIENTLY CLEANED OUT TO RETURN THE BASIN TO DESIGN CAPACITY. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN OR CONVEYANCES DISCHARGING OFF-SITE OR TO SURFACE WATERS.
 3. WHEN STABILIZED VEGETATION HAS BEEN ESTABLISHED OVER 70 PERCENT OF THE PERVIOUS SURFACE AREA, ALL SYNTHETIC TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED. THIS INCLUDES, BUT IS NOT LIMITED TO, SILT FENCE, TREE FENCE AND CATCH BASIN INLET PROTECTION DEVICES.
- INSPECTIONS & RECORD KEEPING
- STORMWATER POLLUTION PREVENTION INSPECTIONS SHALL OCCUR ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. INSPECTIONS MAY BE CEASED DURING FROZEN GROUND CONDITIONS WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS. THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE WITHIN 24 HOURS AFTER RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST. DURING THE COURSE OF CONSTRUCTION, IT MAY BE DETERMINED THAT ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES MAY BE NEEDED, OR CERTAIN MEASURES ARE NOT PRACTICAL TO INSTALL. IN THESE CASES, AN AMENDMENT TO THE SWPPP SHALL BE MADE, AND SUPPORTING REASONS SHALL BE DOCUMENTED IN THE SWPPP.
1. THE EXCAVATOR IS RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS.
 2. RECORD NAME OF INSPECTOR AND DATE AND TIME OF INSPECTION.
 3. RECORD RAINFALL AMOUNT SINCE MOST RECENT INSPECTION.
 4. INSPECT ROCK CONSTRUCTION ENTRANCES FOR SEDIMENTATION. INSPECT ADJACENT STREETS FOR SEDIMENT TRACKING.
 5. INSPECT SITE FOR EXCESSIVE EROSION AND SEDIMENT ACCUMULATION.
 - A. INSPECT SILT FENCE AND OTHER TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES FOR EROSION, SEDIMENTATION AND MALFUNCTIONING.
 - B. INSPECT FLARED END SECTIONS FOR EROSION AND SEDIMENTATION.
 - C. INSPECT PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S FOR EROSION AND SEDIMENTATION.
 - D. INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION.
 6. INSPECT SITE AND ADJACENT PROPERTIES FOR CONSTRUCTION DEBRIS, TRASH AND SPILLS.

7. INSPECT STABILIZED AREAS FOR EROSION.
8. RECORD RECOMMENDED REPAIRS, MAINTENANCE AND/OR REPLACEMENTS REQUIRED TO ENSURE EROSION AND SEDIMENTATION CONTROL MEASURES ARE SUFFICIENT.
9. RECORD RECOMMENDED AMENDMENTS TO THE SWPPP.
10. RECORD REPAIRS, MAINTENANCE AND/OR REPLACEMENTS THAT WERE COMPLETED SINCE THE LAST INSPECTION.

NOTE: FOR AREAS THAT HAVE UNDERGONE FINAL STABILIZATION, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH.

MAINTENANCE

THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, INSPECTION AND MAINTENANCE OF ALL STORMWATER POLLUTION PREVENTION MEASURES FOR THE DURATION OF THE PROJECT. THE FOLLOWING GUIDELINES SHALL BE USED TO DETERMINE NECESSARY REPAIRS, MAINTENANCE AND/OR REPLACEMENT OF THE EROSION AND SEDIMENTATION CONTROL MEASURES.

1. ROCK CONSTRUCTION ENTRANCES SHALL BE REPAIRED OR REPLACED IF THE ROCK BECOMES INUNDATED WITH SEDIMENT AND/OR EXCESSIVE SEDIMENT IS BEING TRACKED FROM THE SITE. SEDIMENT TRACKED ONTO ADJACENT STREETS SHALL BE REMOVED. MEASURES SHALL BE TAKEN IMMEDIATELY UPON DISCOVERY.
2. SILT FENCE SHALL BE REPAIRED OR REPLACED WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE, THE SILT FENCE IS DAMAGED AND/OR THE SILT FENCE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 24 HOURS OF DISCOVERY.
3. CATCH BASIN INLET PROTECTION DEVICES SHALL BE CLEANED WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE SEDIMENT TRAP AND/OR REPAIRED OR REPLACED IF THE DEVICE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.
4. FLARED END SECTIONS SHALL BE CLEANED IF DEBRIS IS RESTRICTING FLOW OR IF SEDIMENT HAS ACCUMULATED AT THE OUTLET. IF A FLARED END SECTION BECOMES NONFUNCTIONAL OR DAMAGED, IT SHALL BE REPAIRED OR REPLACED. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.
5. IF SEDIMENT IS OBSERVED OFF-SITE OR NEAR SURFACE WATERS, THE SOURCE OF SEDIMENT SHALL BE DETECTED AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED. THE PERMITEE(S) SHALL COORDINATE SEDIMENT RETRIEVAL FROM SURFACE WATERS WITH ALL APPROPRIATE AGENCIES. MEASURES SHALL BE TAKEN WITHIN 7 DAYS OF DISCOVERY.
6. PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S SHALL BE CLEANED IF DEBRIS IS PRESENT AND/OR EXCESSIVE SEDIMENTATION HAS OCCURRED. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN SEDIMENT HAS FILLED THE BASIN TO 1/2 THE STORAGE VOLUME. NO SEDIMENT SHALL BE ALLOWED TO ACCUMULATE IN INFILTRATION BASINS. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.

NOTICE OF TERMINATION

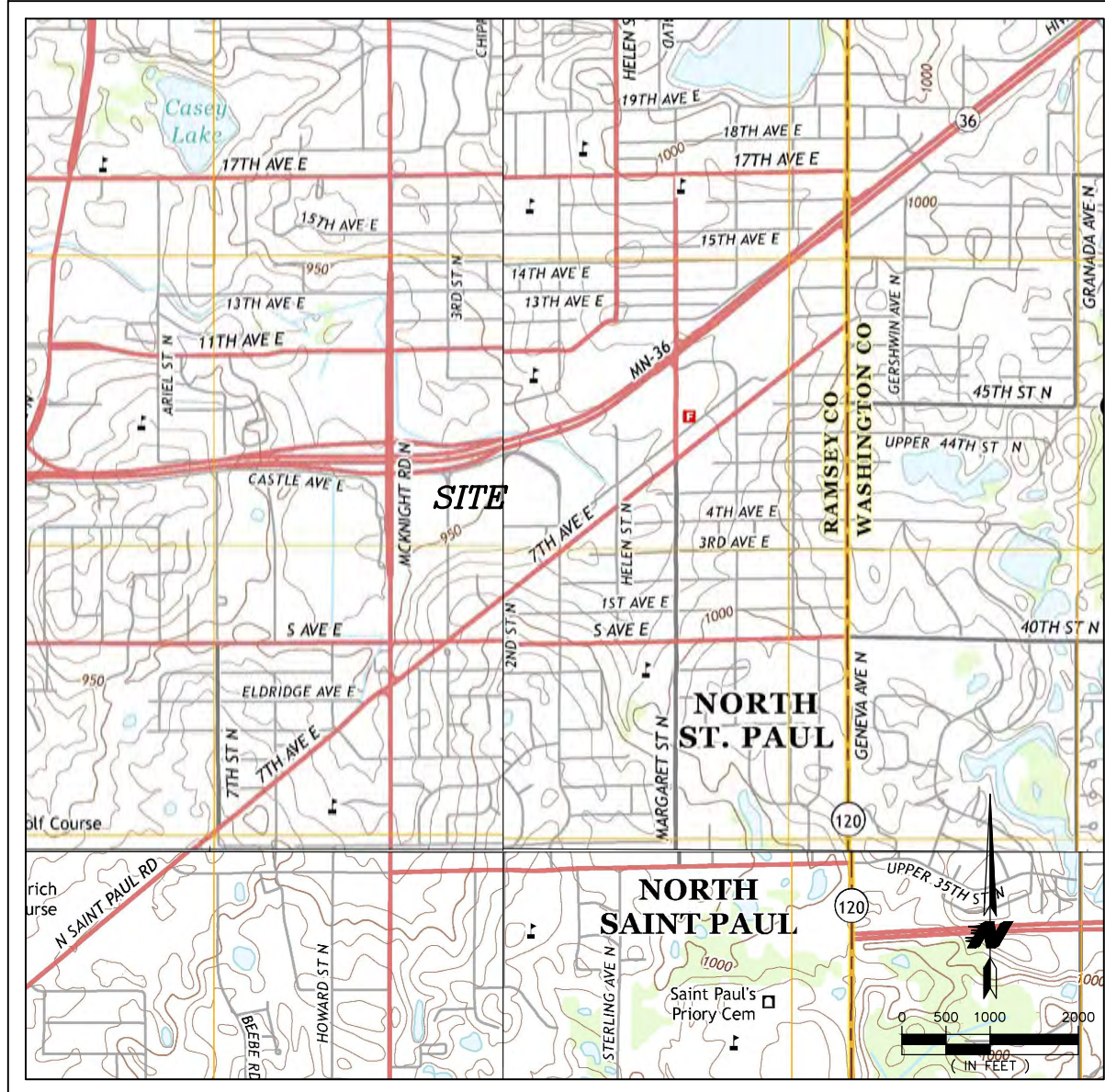
THE PERMITEE(S) MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITEE) HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION.

QUANTITIES

THE FOLLOWING TABLE PROVIDES ESTIMATED QUANTITIES FOR STORMWATER POLLUTION PREVENTION THROUGHOUT THE PROJECT.

ITEM	UNIT	ESTIMATED QUANTITY
ROCK ENTRANCE	EA.	1
SILT FENCE	L.F.	1,590
INLET PROTECTION	EA.	13
EROSION BLANKET	S.Y.	1,500
TURF ESTABLISHMENT	AC.	0.8

SITE LOCATION MAP



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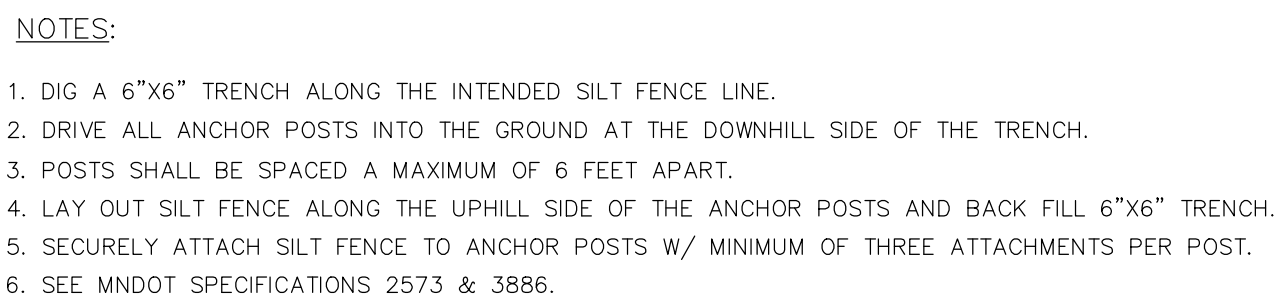
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Phone: 763-489-7900 Fax: 763-489-7959

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Name: Joseph T. Radach, P.E.
Signature:
Date: 08/21/20 License #: 45889

STORMWATER POLLUTION
PREVENTION PLAN
CONVENIENCE STORE #1169
SIDE DIESEL & 1-BAY CARWASH
HIGHWAY 36 & MCKNIGHT ROAD
NORTH ST. PAUL, MINNESOTA

#	DATE	DESCRIPTION
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SCALE		GRAPH
PROJ. NO.		8927
DATE		2020-08
SHEET		1169 SP3



AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS
OR APPROVED EQUAL

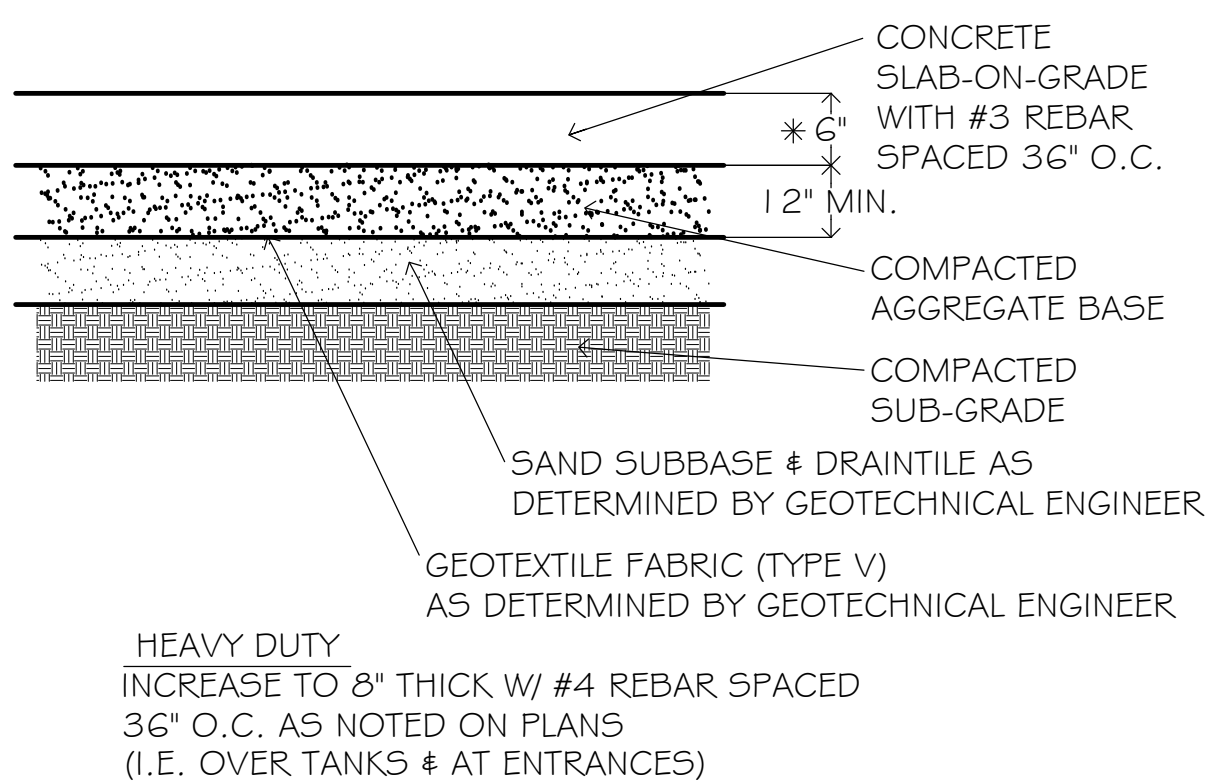
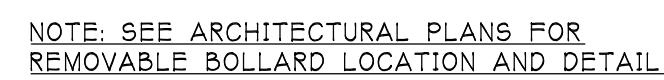
NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND/OR SEED.
2. BEGIN AT THE TOP OF THE SLOPE (OR CHANNEL) BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN (STARTING DOWNSTREAM PROCEEDING UPSTREAM) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH A MINIMUM 4" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH MINIMUM 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
6. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
7. THE TERMINAL ENDS OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTES:

1. BASE PLATE ILLUSTRATION MAY CHANGE WITHOUT NOTICE. DO NOT USE FOR SETTING ANCHOR BOLTS. CONSULT AREA LIGHT MANUFACTURER FOR BASE PLATE TEMPLATE, ANCHOR BOLT SIZE AND EMBEDMENT DEPTH

NOTE: SEE ARCHITECTURAL PLANS FOR
REMOVABLE BOLLARD LOCATION AND DETAIL

[illegible]

* TIPOUT CURB SHALL SLOPE OUT AT 3/4" PER FOOT.

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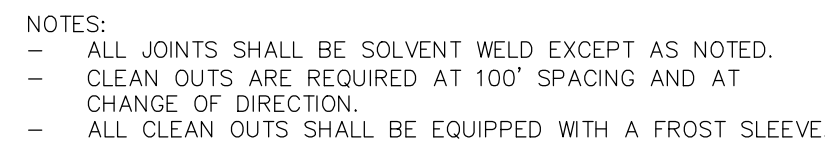


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Name: Joseph T. Radach, P.E.
Signature: *Joe T. R*
Date: 08/21/20 License #: 45889

DETAILS	CONVENIENCE STORE #1169 SIDE DIESEL & 1-BAY CARWASH HIGHWAY 36 & MCKNIGHT ROAD NORTH ST. PAUL, MINNESOTA
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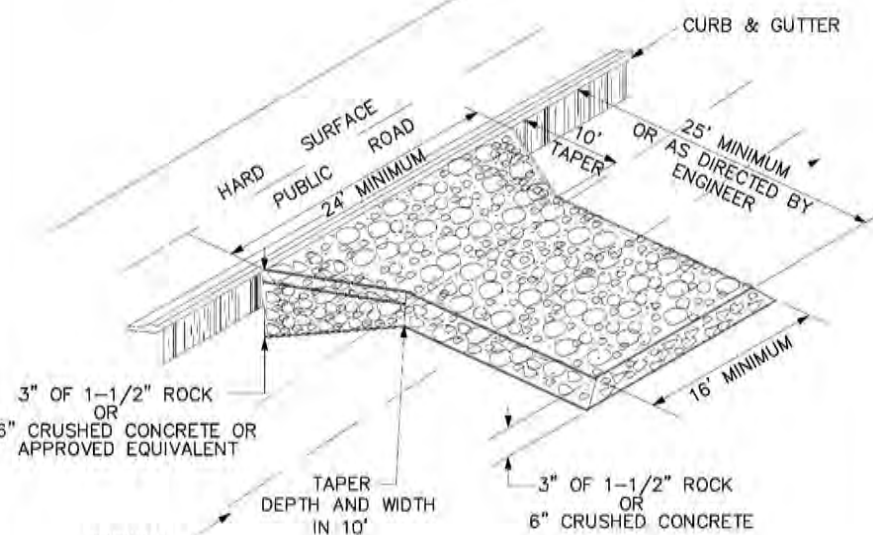


SECTION A-A

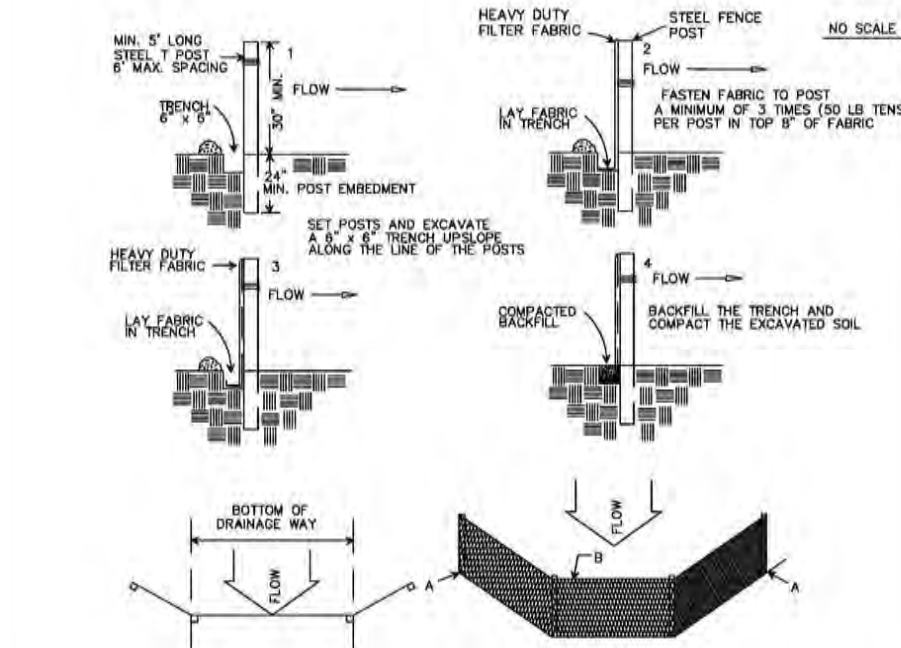
SECTION B-B

NO. 5

SPECIAL NOTE:
SPECIAL ATTENTION SHALL BE PAID WHEN
INSTALLING DRIVEWAYS TO NOT
UNDERMINE OR DAMAGE EXISTING
SIDEWALKS.



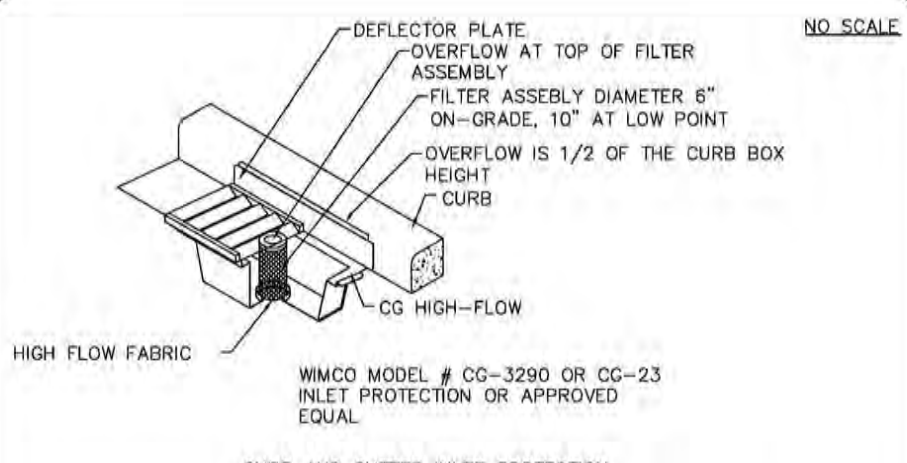
SPECIAL DETAILS	
Date: Dec, 2018	EC-1
Revised:	



NOTES:

1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LATELY DURING PROLONGED RAINFALL. ANY REPAIRS SHALL BE MADE IMMEDIATELY.	4. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/2 HEIGHT OF THE BARRIER, OR AS DIRECTED BY THE ENGINEER.
2. SHOULD THE FABRIC DECOMPOSE, OR BECOME DAMAGED BEFORE THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER IS NOT NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.	5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SALT PILE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDDED.
3. WETLANDS ARE TO BE PROTECTED BY TWO ROWS OF BARRIERS. DOUBLE ROWS OF BARRIERS IS REQUIRED AROUND WATER BODIES.	6. ALL MATERIAL & INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE MDSOT CONSTRUCTION SPECIFICATION TABLE 100-1.

SPECIAL DETAILS	
Date: Dec. 2018	FC-3
Revised:	



CROSS SECTION VIEW

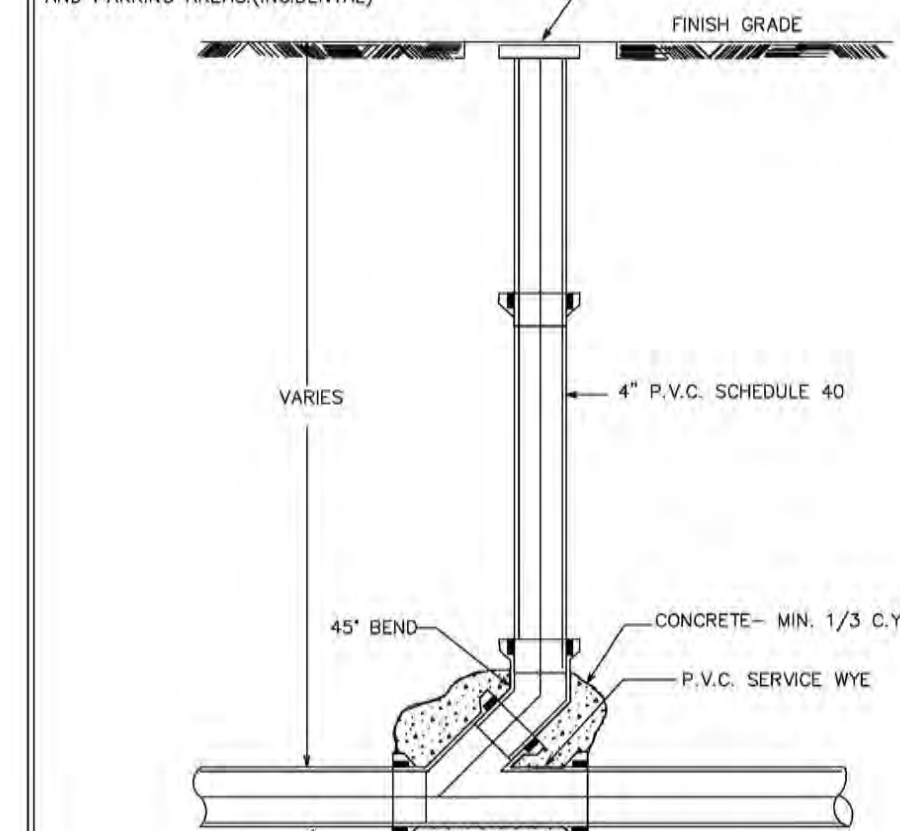
INFRASAFE SEDIMENT CONTROL BARRIER
ROYAL ENVIRONMENTAL SERVICES OR AN
ENGINEER APPROVED EQUAL

REAR YARD INLET PROTECTION

NOTES:

1. DEVICES TO BE INSTALLED IMMEDIATELY UPON INSTALLATION OF CONCRETE STRUCTURE CONC OF TOP SLAB. CASTING ASSEMBLY MUST ALSO BE AT TEMPORARILY IN PLACE.
2. CHECK FILTER MEDIA AFTER EACH RAIN EVENT & CLEAN AND REPLACE IF NEEDED.
3. REMOVE SEDIMENT AND DEBRIS FROM RECEPTACLE AFTER EACH RAIN EVENT.

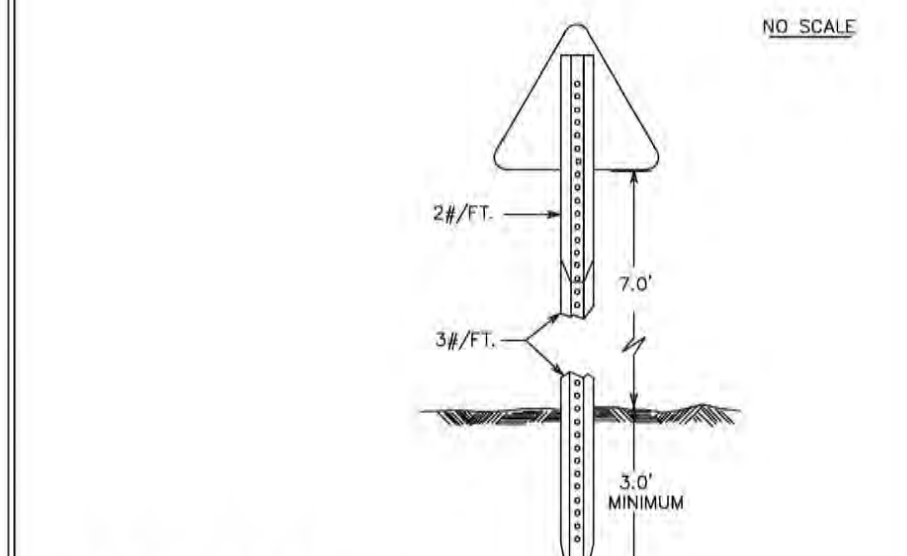
SPECIAL DETAILS	
Date: Dec. 2018	EC-1
Revised:	



NOTES:

1. PAID AS EITHER A SINGLE ITEM PER EACH OR INDIVIDUALLY AS SERVICE PIPE AND SERVICE WYE BID ITEMS AS SHOWN ON THE PROPOSAL FORM
2. INSTALL EVERY 100 FEET OR AS DIRECTED BY ENGINEER
3. ALL SERVICES SHALL HAVE A CLEANOUT AT THE PROPERTY LINE

SPECIAL DETAILS	
Date: Dec. 2018	SS
Revised:	

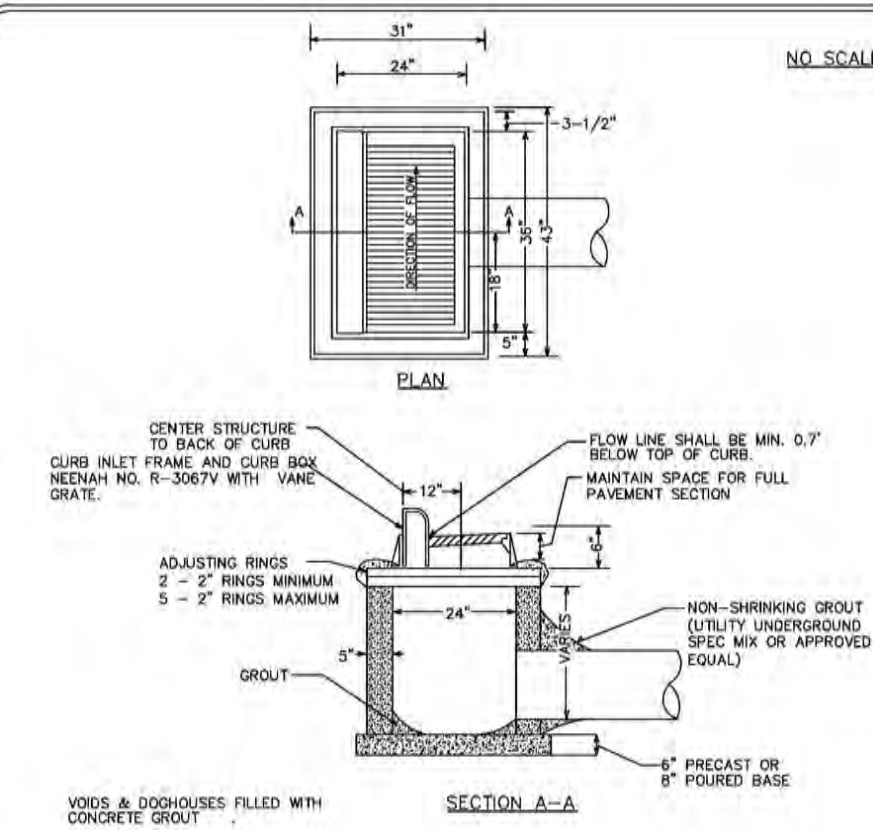


TRAFFIC SIGN SPECIFICATIONS
STOP SIGN SHALL BE R1-1, 30" X 30"
OR AS DIRECTED BY CITY ENGINEER.

ALUMINUM SHALL BE 5052-H38 OR 6061-T6 ALLOY.
GAUGE SHALL BE: 0.080 ON THE LONGEST SIDE UP TO 30"
0.100 ON THE LONGEST SIDE (OVER 30")

RETROREFLECTIVE SHEETING SHALL BE TYPE XI IN ACCORDANCE WITH MNDOT SPEC. 3352
ALL SIGNS CONFORM TO MN MUTCD AND MOST CURRENT
MNDOT REQUIREMENTS UNLESS APPROVED BY CITY ENGINEER.

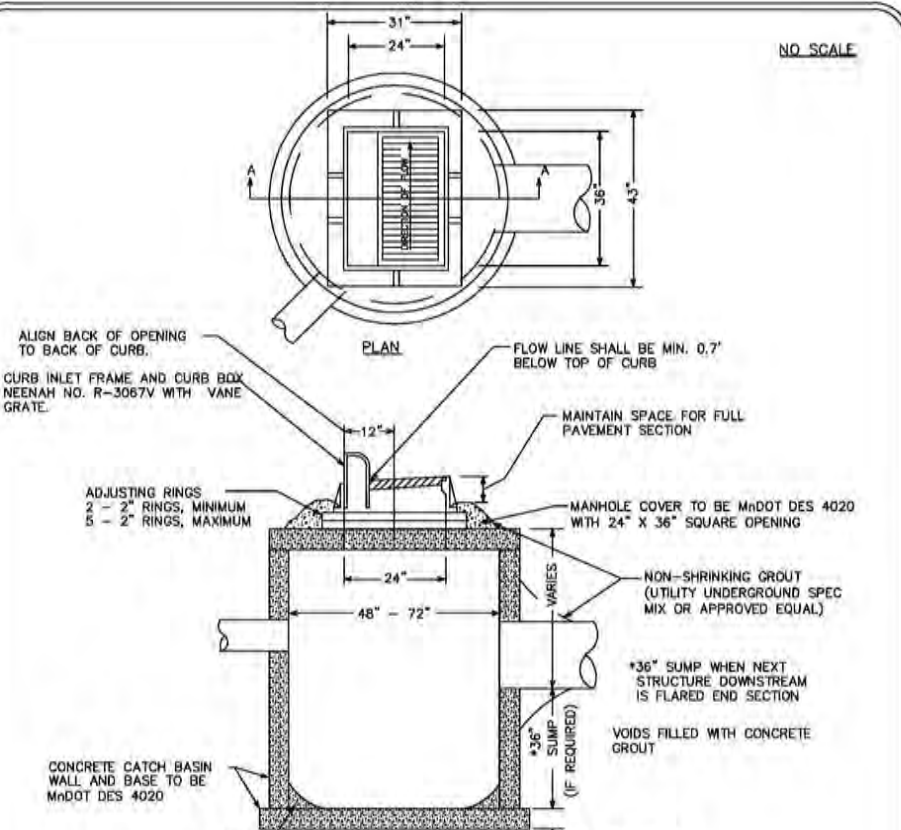
SPECIAL DETAILS	
Date: Dec. 2018	ST-11
Drawn by:	



NOTES:

1. REINFORCING TO CONSIST OF #4 BARS @ 8" O.C., 4' MINIMUM LENGTH, EACH SIDE OF CASTING
2. GROUT BOTTOM TO DRAIN TO CENTER
3. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED

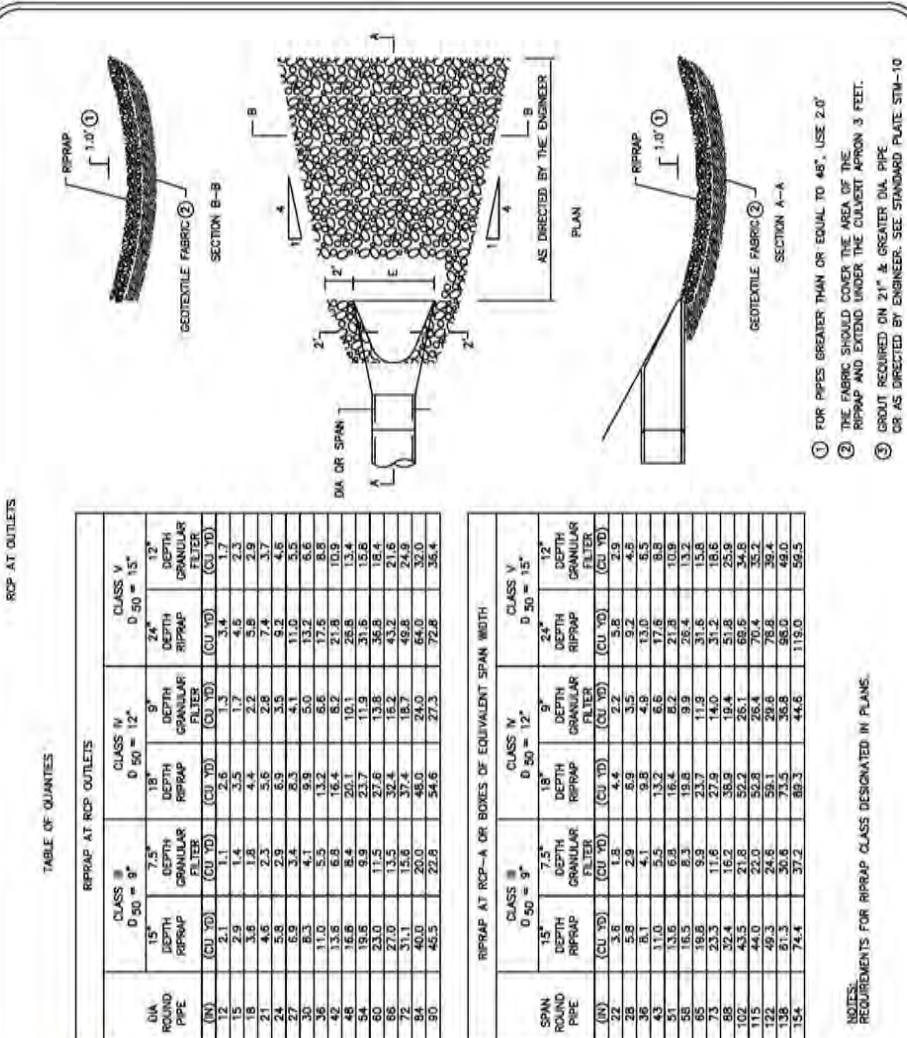
SPECIAL DETAILS	
Date: Dec. 2018	STM-1
Revised:	



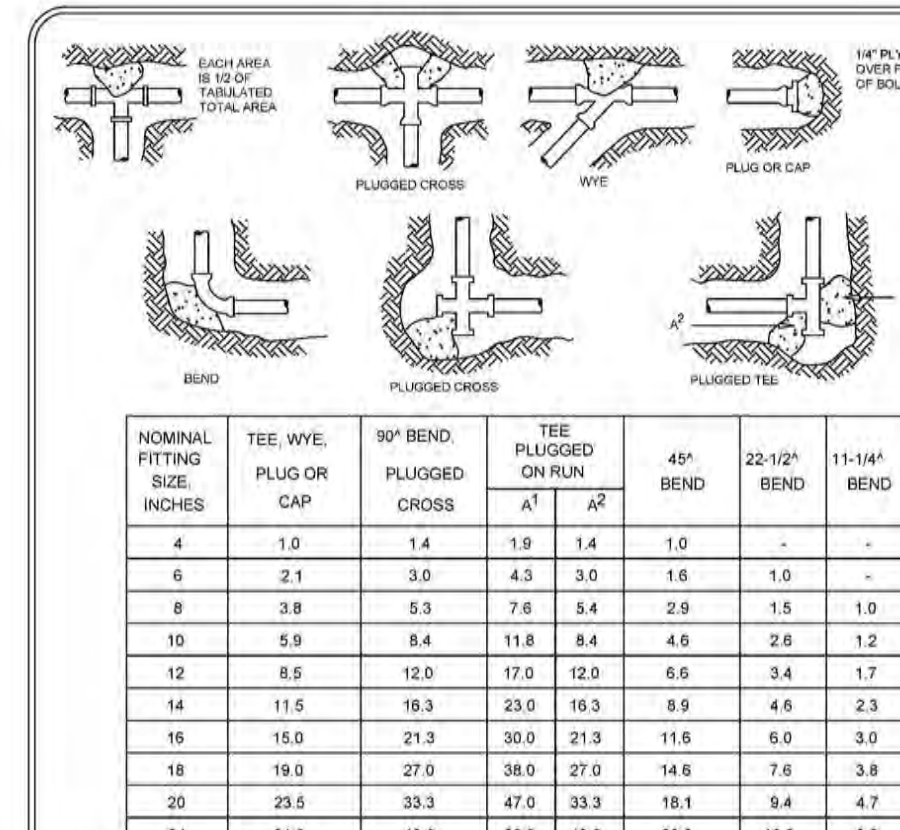
NOTES:

1. REINFORCING TO CONSIST OF #4 BARS @ 8" O.C., 4' MINIMUM LENGTH, EACH SIDE OF CASTING
2. MANHOLE STEPS SHALL BE ALUMINUM OR STEEL REINFORCED PLASTIC CONFORMING TO MNDOT SPEC. 2506 AND SHALL BE LOCATED @ 10" O.C. PARALLEL WITH THE CURB
3. GROUT BOTTOM TO DRAIN TO CENTER
4. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED
5. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE MANHOLE
6. MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 16"

SPECIAL DETAILS	
Date: Dec. 2018	STM-2
Revised:	



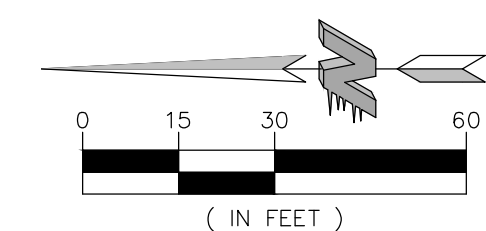
SPECIAL DETAILS	
Date: Dec. 2018	STM
Revised:	



NOTES:

1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. KEEP CONCRETE CLEAR OF JOIN AND ACCESSORIES.
3. REQUIRED BEARING AREAS AT FITTING SHALL BE AS NOTED ABOVE UNLESS INDICATED OTHERWISE.
4. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON THE PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN ON THIS STANDARD PLAN.
5. ABOVE BEARING AREAS BASED ON TEST PRESSURES OF 150 PSI AND AN ALLOWABLE BEARING STRESS OF 2000 LBS. PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA=(TEST PRESSURE/150)(2000/SOIL BEARING STRESS)(TABLE VALUE)

SPECIAL DETAILS	
Date: Dec. 2018	W.
Revised:	



1. 154.010(F)(3) TREE REQUIREMENTS – ONE (1) TREE PER 1,000 SQ. FT. OF GROSS BUILDING FLOOR AREA OR ONE (1) TREE PER 50 FT. OF SITE PERIMETER, WHICHEVER IS GREATER.

REQUIRED = 35 TREES (10,953 SF BUILDING / 1000 = 11, OR 1,722 LF SITE PERIMETER / 50 = 35)

PROVIDED = 35 TREES

2. 154.010(F)(6) INTERIOR PARKING LANDSCAPING

(A) A PLANTING ISLAND WITH A MINIMUM OF ONE TREE SHALL BE INSTALLED FOR EVERY 12 PARKING SPACES.

(B) THE PRIMARY PLANT MATERIAL SHALL BE SHADE TREES WITH AT LEAST ONE DECIDUOUS CANOPY TREE FOR EVERY 200 SQUARE FEET OF REQUIRED LANDSCAPED AREA.

REQUIRED = 2 TREES (20 PARKING SPACES / 12 = 2)

PROVIDED = 2 TREES

1. **EXISTING CONDITIONS.** CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE PROJECT SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. **UTILITY LOCATES.** CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW IN MINNESOTA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS "FIELD VERIFY" ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. **PERMITS.** CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. **EXISTING ITEMS TO REMAIN.** CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. **CONSTRUCTION STAGING AND ACCESS.** CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR STORAGE ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. **SITE REMOVALS.** REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS "REMOVED BY OTHERS" OR "REMOVE AND SALVAGE."
7. **UTILITY COORDINATION.** REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. **CONSTRUCTION STAKING.** UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. **DIMENSIONS.** DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. **PLAN QUANTITIES.** CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. **REFERENCE SPECIFICATIONS.** THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT. ALL SPECIFICATIONS SHALL BE THE LATEST EDITION AVAILABLE, UNLESS OTHERWISE NOTED, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 1. LANDSCAPE SPECIFICATIONS.
 2. PLAN DRAWINGS.
 3. PLANT / MATERIAL SCHEDULES.
 4. CITY STANDARD SPECIFICATIONS AND DETAILS.
 5. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

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 Landscape Architect under the laws of the State of Minnesota.

Name: Ryan J. Ruttger, RLA

Signature: 

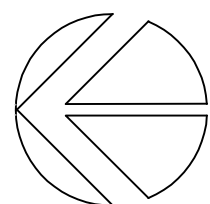
Date: 08/21/20 License #: 56346

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2020-0195.43

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Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

K - LSI LIGHTING: SLM-LED-9L-SIL-FT-UNV-50-70CRI-WHT-IL

PHOTOMETRIC SITE PLAN
CONVENIENCE STORE #111
SIDE DIESEL & 1-BAY CARWASH
HIGHWAY 36 & MCKNIGHT ROAD
NORTH ST. PAUL, MINNESOTA

Name: Joseph T. Radach, P.E.
Signature: _____
Date: 08/21/20 License #: 45889

KWIK TRIP STORE #1169

CITY SUBMITTAL
CITY OF NORTH ST. PAUL
RAMSEY COUNTY, MINNESOTA

OWNER

KWIK TRIP, INC
STEVEN LOWE
1626 OAK STREET
LA CROSSE, WI 54602
PHONE: 608-793-5954
EMAIL: slowe@kwiktrip.com

CIVIL ENGINEER

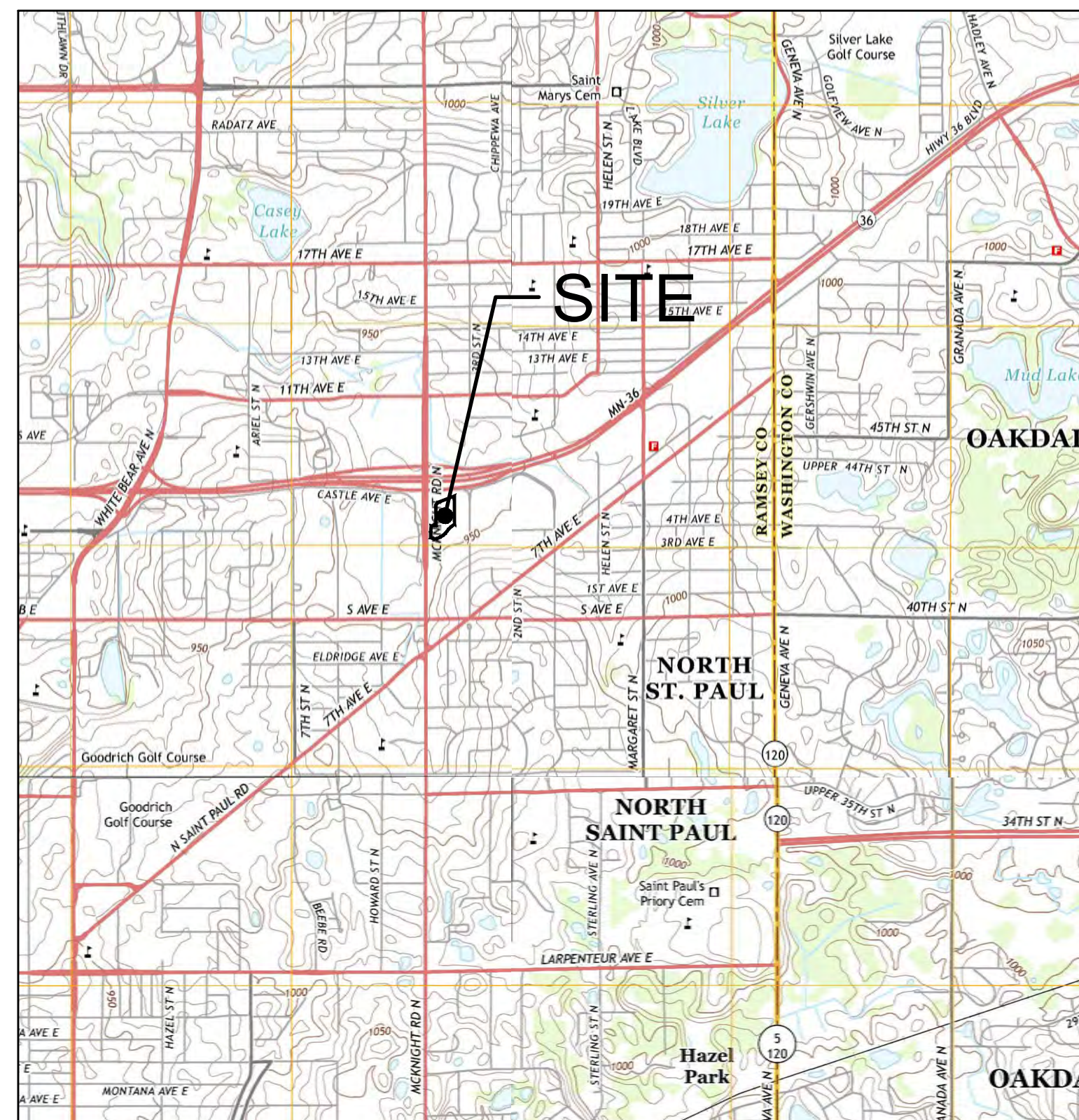
CARLSON MCCAIN, INC.
JOSEPH RADACH
3890 PHEASANT RIDGE DR NE, #100
BLAINE, MN 55449
PHONE: 763-489-7912
EMAIL: jradach@carlsonmccain.com

SITE DESIGNER

CARLSON MCCAIN, INC.
JOSEPH RADACH
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BLAINE, MN 55449
PHONE: 763-489-7912
EMAIL: jradach@carlsonmccain.com

SURVEYOR

CARLSON MCCAIN, INC.
TOM BALLUFF
3890 PHEASANT RIDGE DR NE, #100
BLAINE, MN 55449
PHONE: 763-489-7916
EMAIL: tballuff@carlsonmccain.com



SITE LOCATION MAP



AERIAL LOCATION MAP

SHEET INDEX

ALTA	SURVEY
SP1	EXISTING CONDITIONS & REMOVALS PLAN
SP2	SITE PLAN (LAYOUT)
SP2.1	SITE PLAN (KEYNOTE)
SP3	GRADING & EROSION CONTROL PLAN
SP4	UTILITY PLAN
SP4.1	UTILITY PLAN (STORM SEWER)
SP5	STORMWATER POLLUTION PREVENTION PLAN
SP6	DETAILS
SP7	DETAILS
SP8	DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN
E1	PHOTOMETRIC LIGHTING PLAN



KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960



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3890 Pheasant Ridge Dr, #100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

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Name: Joseph T. Radach, P.E.
Signature: *Joe T. R.*
Date: 08/21/20 License #: 45889

COVER SHEET

CONVENIENCE STORE #1169
SIDE DIESEL & 1-BAY CARWASH

HIGHWAY 36 & MCKNIGHT ROAD
NORTH ST. PAUL, MINNESOTA

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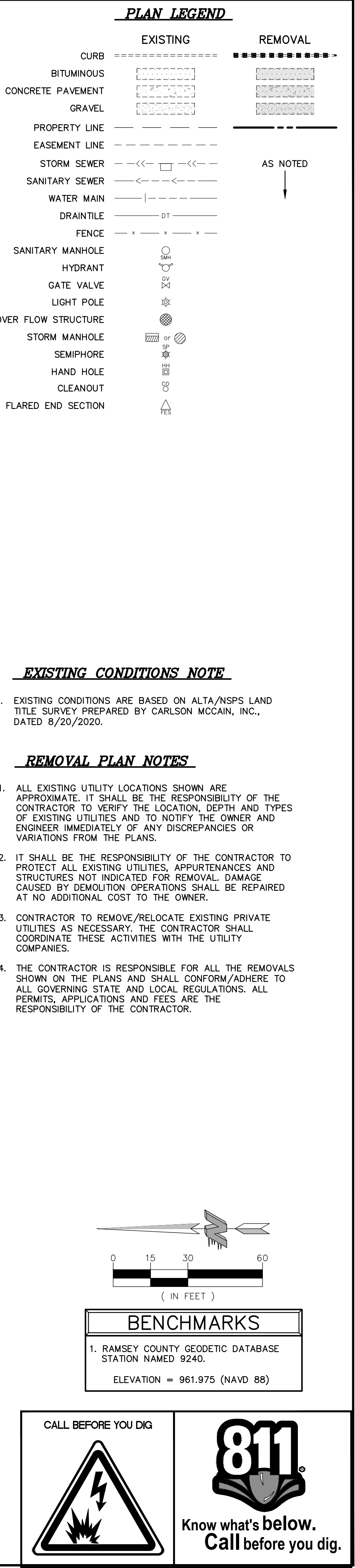
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SCALE	GRAPHIC
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PROJ. NO. 8927-00

DATE 2020-08-21

SHEET 1169 G000



Kwik TRIP

**Kwik
STAR**

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Name: Joseph T. Radach, P.E.

Signature: 

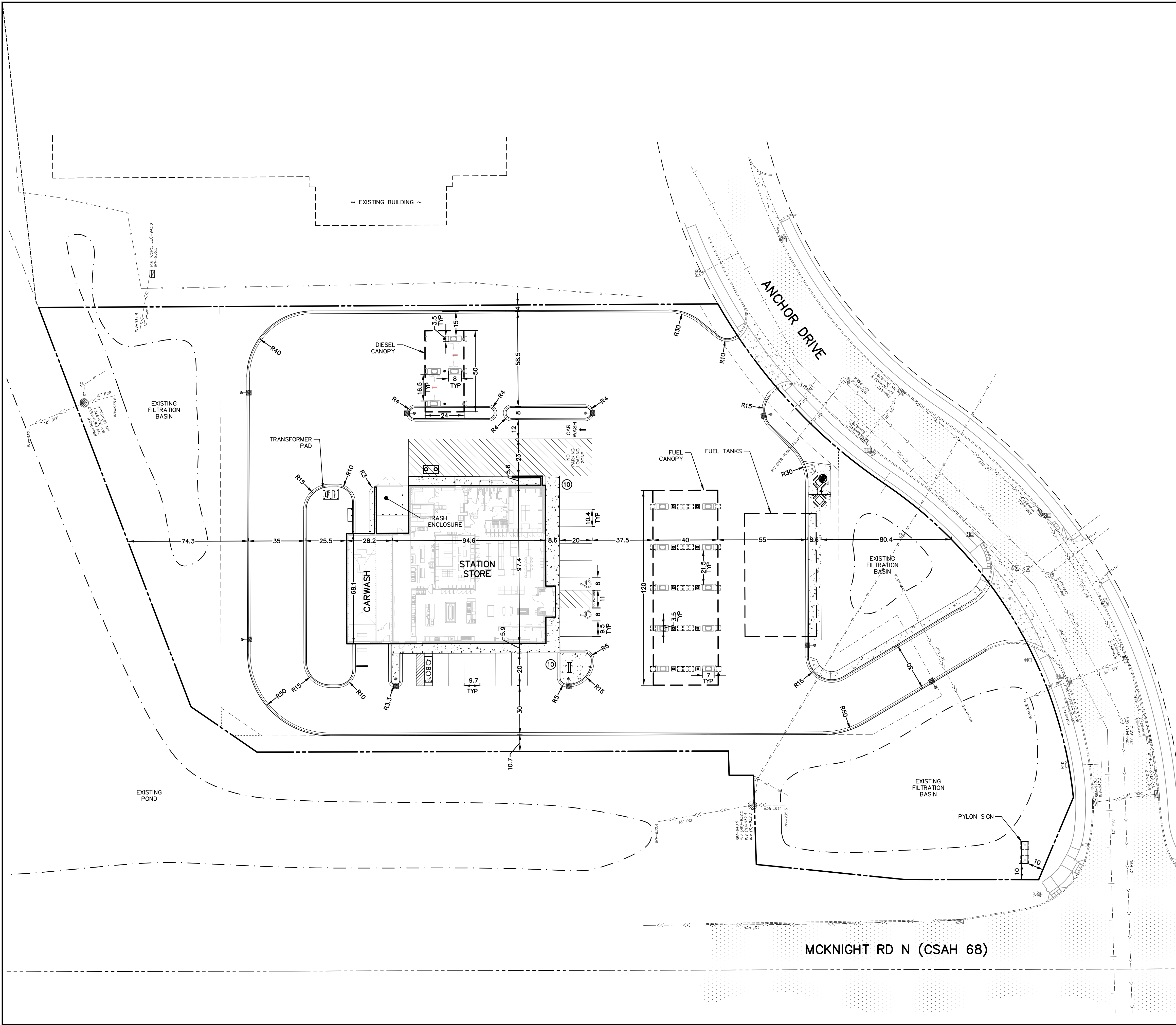
Date: 08/21/20 License #: 45889

REMOVALS PLAN

CONVENIENCE STORE #1
SIDE DIESEL & 1-BAY CAR

HIGHWAY 36 & MCKNIGHT ROAD
NORTH ST. PAUL, MINNESOTA

[illegible]



PLAN LEGEND

	EXISTING	PROPOSED
CURB	---	---
BITUMINOUS	---	---
CONCRETE PAVEMENT	---	---
CONCRETE WALK	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
STORM SEWER	---	---
SANITARY SEWER	---	---
WATER MAIN	---	---
DRAINTILE	---	---
FENCE	---	---
SANITARY MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
LIGHT POLE	---	---
OVER FLOW STRUCTURE	---	---
STORM MANHOLE	---	---
SEMPHORE	---	---
HAND HOLE	---	---
CLEANOUT	---	---
FLARED END SECTION	---	---

- SITE PLAN NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONCRETE CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
 - UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINT AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:
CONTROL JOINT MAX. SPACING: WALKS-8' O.C.
ALL OTHERS-10' O.C.
SAW CUT CONTROL JOINTS MINIMUM 1/4 CONCRETE THICKNESS.
EXPANSION JOINT MAX. SPACING: WALKS-24' O.C.
*ALL OTHERS-40' O.C.
*ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS SHALL HAVE AN EXPANSION JOINT.
DOWELL ALL EXPANSION JOINTS: 24" O.C. MAX.
CONCRETE SEALER SHALL BE TK-26UV.

SITE DATA

ZONING:	MU-3
PARCEL AREA:	148,620 SF
HARD SURFACE AREA:	
STATION STORE:	9,033 SF 6%
CARWASH:	1,920 SF 1%
PAVEMENT:	78,232 SF 53%
TOTAL:	89,185 SF 60%
PERVIOUS SURFACE AREA:	59,435 SF 40%
BUILDING HEIGHTS:	
STATION STORE:	24.0 FT
CARWASH:	14.0 FT
FUEL CANOPIES:	15.5 FT

PARKING SUMMARY

STANDARD STALLS	18
HANDICAP STALLS	2
FUEL CANOPY STALLS	20
DIESEL CANOPY STALLS	2
TOTAL STALLS	42

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Name: Joseph T. Radach, P.E.
Signature: [Signature]
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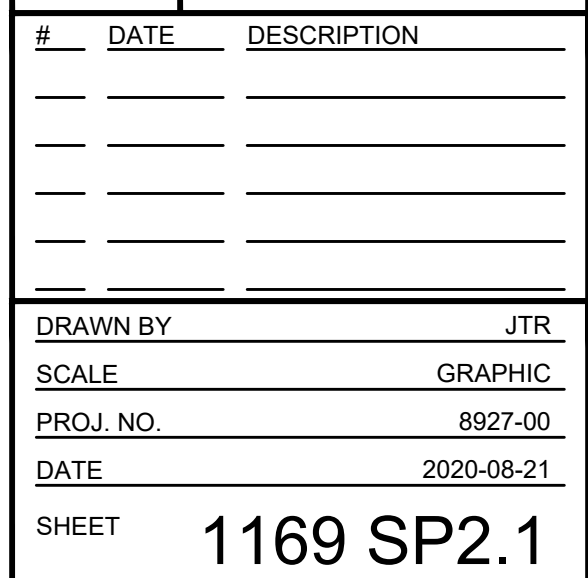
SITE PLAN (LAYOUT)

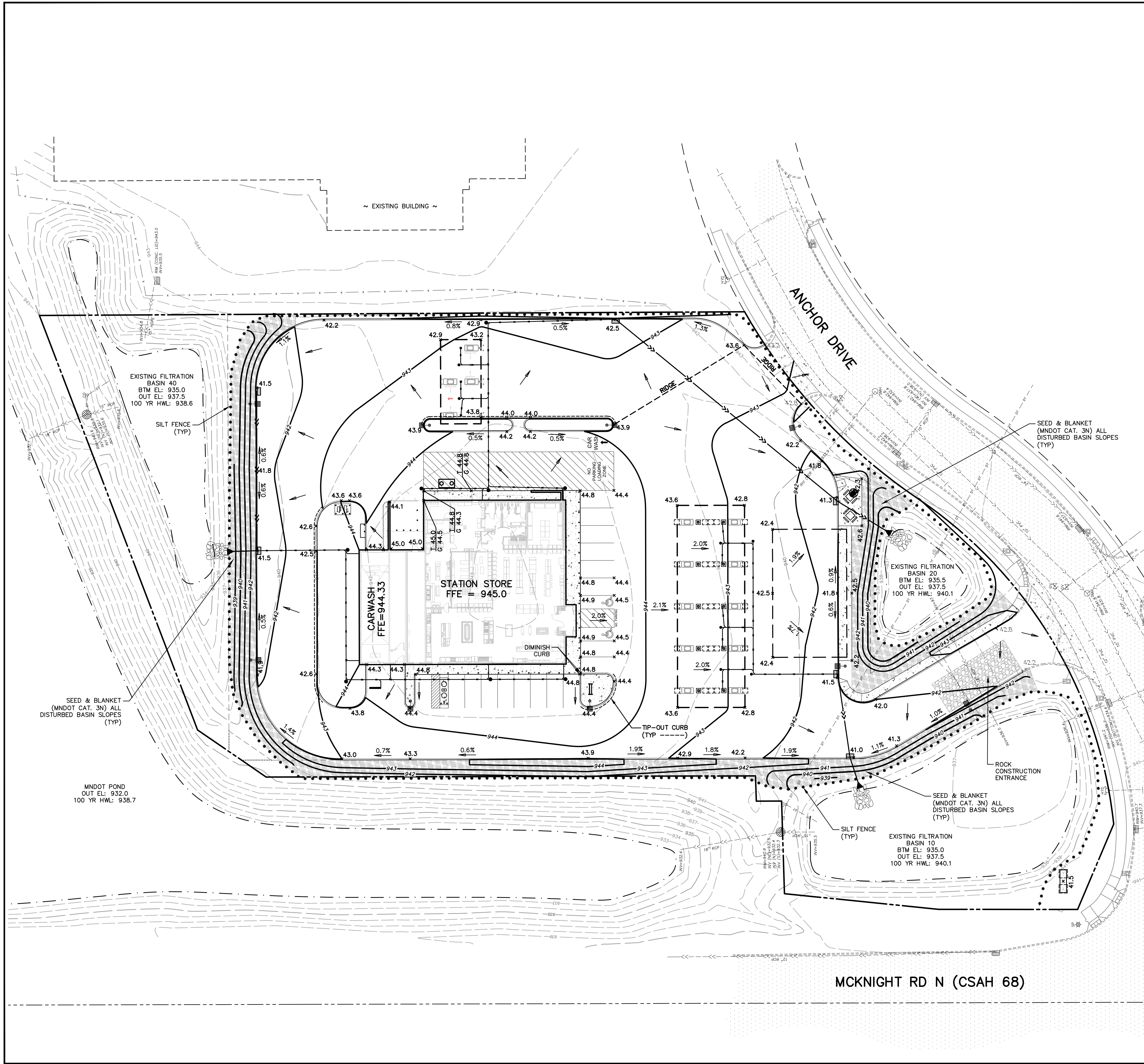
CONVENIENCE STORE #11169
SIDE DIESEL & 1-BAY CARWASH

HIGHWAY 36 & MCKNIGHT ROAD
NORTH ST. PAUL, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY	JTR
SCALE	GRAPHIC
PROJ. NO.	8927-00
DATE	2020-08-21
SHEET	1169 SP2





PLAN LEGEND	
EXISTING	PROPOSED
CURB	
BITUMINOUS	
CONCRETE PAVEMENT	
CONCRETE WALK	
PROPERTY LINE	
EASEMENT LINE	
STORM SEWER	
SANITARY SEWER	
WATER MAIN	
DRAINTILE	
FENCE	
SANITARY MANHOLE	
HYDRANT	
GATE VALVE	
LIGHT POLE	
OVER FLOW STRUCTURE	
STORM MANHOLE	
SEMPHORE	
HAND HOLE	
CLEANOUT	
FLARED END SECTION	
5' CONTOUR	
1' CONTOUR	
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	
SILT FENCE	

GOVERNING SPECIFICATIONS

- THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY OF NORTH ST. PAUL SPECIFICATIONS.
- THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

GRADING NOTES

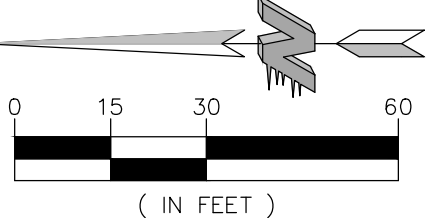
- SILT FENCE AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND PAVEMENTS PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
- CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODED, SEEDDED OR LANDSCAPED.
- TURF ESTABLISHMENT SHALL BEGIN AS SOON AS POSSIBLE BUT IN NO CASE LATER THAN 7 DAYS AFTER GRADING COMPLETION.
- ALL SLOPES 3:1 OR STEEPER SHALL HAVE MNDOT CAT.1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL.

STORMWATER/INSPECTION NOTES

- CONTRACTOR SHALL NOTIFY NICOLE SODERHOLM, RAMSEY-WASHINGTON METRO WATERSHED DISTRICT, AT 651-792-7976 PRIOR TO BEGINNING ANY AND ALL CONSTRUCTION ACTIVITY FOR AN INITIAL SWPPP INSPECTION.
- CONTRACTOR SHALL NOTIFY NICOLE SODERHOLM, RAMSEY-WASHINGTON METRO WATERSHED DISTRICT, AT 651-792-7976 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OF STORMWATER FACILITIES.

TURF ESTABLISHMENT

- TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.
- TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.
 - SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.
 - DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.
 - MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).
 - FERTILIZER: TYPE 10-10-10 AT 200 POUNDS PER ACRE.



BENCHMARKS	
1. RAMSEY COUNTY GEODETIC DATABASE STATION NAMED 9240.	
ELEVATION = 961.975 (NAVD 88)	

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Phone: 763-489-7900 Fax: 763-489-7959

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Signature:
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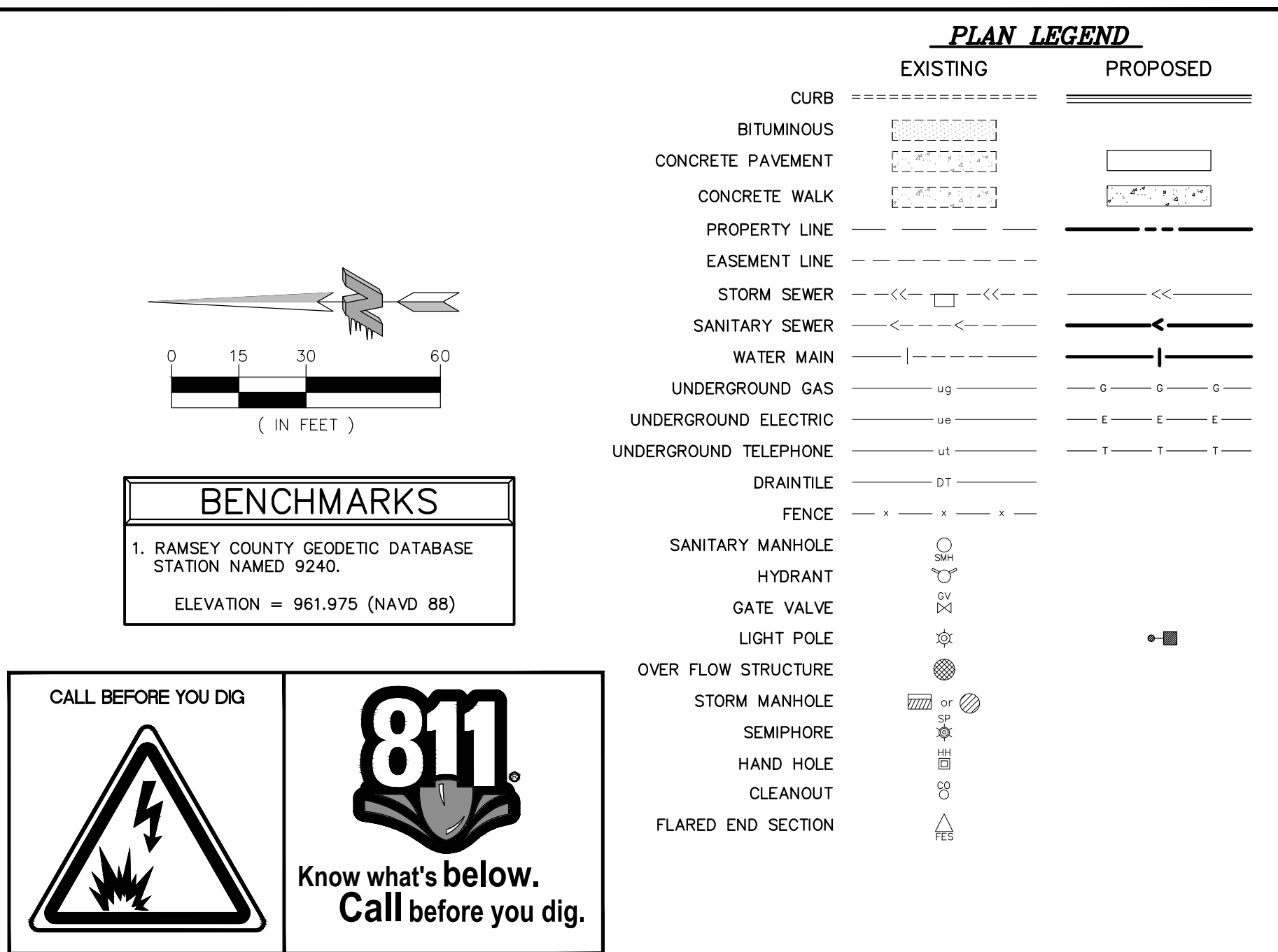
GRADING, DRAINAGE &
EROSION CONTROL PLAN

CONVENIENCE STORE #1169
SIDE DIESEL & 1-BAY CARWASH

HIGHWAY 36 & MCKNIGHT ROAD
NORTH ST. PAUL, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY: JTR
SCALE: GRAPHIC
PROJ. NO.: 8927-00
DATE: 2020-08-21
SHEET: 1169 SP3



1. **Overseeing Specifications:** The latest editions of the Minnesota Department of Transportation "Standard Specifications for Construction", the City Engineers Association of Minnesota (CEAM) Standard Specifications, the City of North St. Paul Standard Specifications and the Minnesota Plumbing Code.

2. **Comply with the work safety practices** specified by the Occupational Safety and Health Administration (OSHA). Comply with all applicable local, state, and federal safety regulations. Obtain necessary entry permits for excavation and trenching (see 20CFR Part 1910.46) without understating the responsibilities and procedures. Consideration safety is solely the responsibility of the Contractor, who is also solely responsible for the means, methods, and sequencing of construction operations.

3. **Perform all utility work** in accordance with State and City requirements.

4. **Contact the City of North St. Paul Public Works Department** for inspection of all utility work.

5. **Connect to existing sanitary sewer M/W by coredrilling.** Connect to existing storm sewer M/Ws by either soredrilling or coredrilling. Meet all City standards and specifications for the connection. Reconstruct inverts after installation. Use water stop gaskets in order to provide water-tight seals when penetrating a structure wall with a pipe. Take measures before and after construction to ensure that service connections do not put in excess stress on existing sewer force main or storm sewer force main joints.

6. **Perform trench excavations for all utilities in accordance with the requirements of OSHA 29 CFR Part 1926, Subpart P, "Excavations and Trenches". (www.osha.gov)**

7. **Coordinate utility utility connection locations** at 5 ft. out from the proposed building with the interior plumbing contractor prior to construction. Verify water and sewer service locations and elevations with the Mechanical Engineer prior to construction.

8. **The locations of existing utilities shown on this plan are from record information and field as-built data.** The Engineer does not guarantee that all existing utilities are shown or, if shown, exist in the locations indicated on the plan. It is the Contractor's responsibility to verify the vertical and horizontal location of all existing utilities (including water service lines and gas lines). Notify the appropriate utility companies before beginning any work.

9. **Utility company permits for locations of all public and private utilities within the work area prior to beginning construction.** Contact 811 for locations of existing utilities at least 72 hours (not including weekends or holidays) before beginning any construction. Obtain ticket number and meet with representatives of the various utilities at the site. Provide the Owner with the ticket number information.

10. **Pathway to verify the location of existing underground facilities** at a sufficient number of locations in order to assure that no conflict with the proposed work exists and that sufficient clearance is available.

11. **Where existing gas, electric, cable, or telephone utilities conflict with the work, coordinate the abandonment, relocation, offset, or support of the existing utilities with the appropriate utility companies.** Coordinate new gas meter and gas line installation, electric meter and electric service installation, cable service and telephone service installation with the local utility companies.

12. **Arrange for and secure suitable disposal areas off-site.** Dispose of all excess soil, waste material, debris, and all materials not designated for salvage. Waste material and debris include tires, stumps, pipe, concrete, asphaltic concrete, or other waste material from the construction operation. Obtain the rights to any waste area for disposal of unsuitable material. Unsuitable material may include but is not limited to: concrete, asphaltic concrete, or other waste material. Unsuitable material shall be considered incidental to the work. All disposal must conform to applicable solid waste disposal permit regulations. Obtain all necessary permits to take soil to the Owner.

13. **Straight line saw-cut existing blumorous or concrete surfacing at the perimeter of pavement removal areas.** Use saws that provide water to the blade. Tack, and match all connections to existing blumorous pavement.

14. **Relocate overhead power, telephone, and cable lines as required.**

15. **All materials required for this work shall be new material conforming to the requirements for class, kind, grade, size, quantity, and other details specified herein or as shown on the Plans.** Materials recycled or salvaged for use in this work must be approved in accordance with the Minnesota Department of Transportation, and regulations pertaining to the particular type of work involved.

16. **Restore the public right-of-way.** Replace any concrete curb and gutter, blumorous pavement, sidewalk, or vegetative cover damaged by the construction activity. Restore damaged turf with sod within the public right-of-way. The work area shown is general and may need to be adjusted in the field.

17. **When sawing or drilling concrete or masonry, use saws that provide water to the blade.** Do not allow the slurry produced by this process to be tracked outside of the immediate work area. Discharge the slurry into the sewer system.

18. **Adjust all curb steps, valve boxes, manhole base castings, catch basin castings, cleanout covers, and similar items to finished grade.**

19. **Install all pipe with the ASTM identification numbers on the top for inspection.** Commence pipe laying at the lowest point in the proposed sewer line. Lay the pipe with the bell end and invert facing the end of the pipe pointing upward. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe.

20. **Obtain and pay for all permits, tests, inspections, etc., required by agencies that have jurisdiction over the project.** The Contractor is responsible for all bonds, letters of credit, or cash bonds required to the work, and to schedule and inspect work in accordance with all local and state codes, rules, ordinances, and regulations pertaining to the particular type of work involved.

1. **Separation of Water and Sewer:** Provide a minimum horizontal separation of 10 feet between all water lines and sewer lines crossings.
2. **Watermain Depth:** Maintain 8' depth of cover over the top of the water lines to the finished grade. Verify elevation of proposed and existing water lines at all utility crossings. Install the watermain at a greater depth in order to clear storm sewers, sanitary sewers, or other utilities as required. Include costs to provide water lines in the base bid.
3. **Disinfection:** Disinfect all completed waterlines in accordance with AWWA Standard C601-05 and the City specifications. Water lines shall be flushed prior to disinfection, except when label method is used.
4. **Testing:** Pressure test and perform bacteriological tests on all water lines under the supervision of the City Public Works Department. Notify the City at least 24 working hours prior to testing. Pressure test the waterline to 1024 PSI (100 psi) gauge pressure (measured at the point of least elevation) by means of a pump connected to the pipe in a satisfactory manner. Maintain the test pressure for a minimum of 2 hours. Do not add water to the watermain in order to maintain the required pressure during the watermain pressure testing. The test section of pipe is acceptable with a pressure drop of 7 XPS (10 psi). Electrical conductivity testing shall be performed as directed by the City.
5. **Use AWWA C515/A21.51 Thickness Class 52 Ductile Iron Pipe (DIP)** with push-on joints for all water lines unless otherwise noted. All watermain fittings shall meet the requirements of AWWA C515 latest edition.
6. **Use** approved by the municipality, use Polyvinyl Chloride Pipe (PVC) conforming to AWWA C500 for 4-inch to 12-inch diameter pipe in lieu of DIP. The pipe shall be pressure class with a DR rating of 18 and conforming to the outside diameter dimensions of cast iron pipe. All materials shall meet the specifications and approvals of the Underwriters Laboratories.
7. **Use** mechanical joint restraint devices for joint restraint on all watermain berths having a vertical or horizontal deflection of $\pm 22.1^\circ$ degrees or greater, all valves, stubs, extension, tees, crosses, plus all hydrant valves, and all hydrants in accordance with City requirements. Use "Series 1100 Megaplug" manufactured by EBAA Inc. Ltd., Eastland, Texas or approved equal, installed in accordance with the manufacturer's recommendations for restraint on Ductile Iron Pipe.
8. **Use** all of valve locations which require a "12" or smaller valve. Install valve boxes which are of the compression resilient seated (CRS) type. Gate valves shall conform to AWWA C515. All other valve boxes conforming to ASTM D 2321, and the valve box locations shall use 5'-1/4" shafts and the word "water" on the lid.
9. **Use** Type 6850 with 4-inch drop lid, or approved equal. Valve boxes shall have at least 6" of adjustment above and below finished grade.
10. **Copper service pipe** shall be Type K, seamless copper water tubing, soft annealed temper and conform to the requirements of ASTM B722. If high density polyethylene (HDPE) water service pipe is used, it shall conform to water tubing to ASTM D2737, for "EndurePure" Service Tubing, PC 3408-200 psi, SDR 7 (PPS), as manufactured by InDuct Industries complying with ASTM D2774.
11. **TRACER WIRE:** Tracer wire for all non-metallic pipe shall be No. 8 AWG gauge, single or multiple strand plastic coated copper wire. Wire splices shall be made with a mechanical water proof connection such as "3M DWR" or approved equal. Tracer wire shall be fastened to fire hydrant with "Hydrant Tracer Wire Bracket" as manufactured by Valt Products or approved equal.

1. Pipe: Use solid-core, SDR-35, ASTM D2689 (or approved equal) Polyvinyl Chloride (PVC) pipe for all designated PVC sanitary sewer services unless otherwise noted. Pipe for services shall meet the requirements of ASTM D2689 for Schedule 40. Joins for all sanitary sewer shall have push-on joints with molded rubber gaskets meeting the requirements of ASTM D2689 for service laterals. All sanitary sewer pipe shall be installed with bell ends having solvent-cemented joints meeting the requirements of ASTM D2525 and ASTM D3345. All PVC pipe on a continuous horizontal grade. Installation must comply with ASTM D2321.

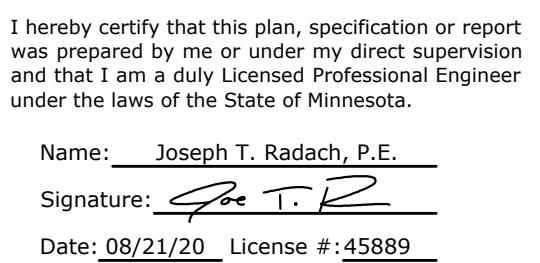
2. Cleanouts: Install cleanouts on all sanitary sewer services. The distance between cleanouts in horizontal piping shall not exceed 100 feet for pipes 4-inch and over in size. Cleanouts shall be of the same nominal size as the pipes they serve. Include frost sleeves and concrete frame and pipe support. Install a meter box frame and stand lid (Neanah R-914A or larger) at each manhole cover over all cleanouts, unless otherwise noted.

3. Testing: Pressure test all sanitary sewer lines per the City's requirements. Test all flexible sanitary sewer lines for deflection after the sewer line has been installed and backfilled to be in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.

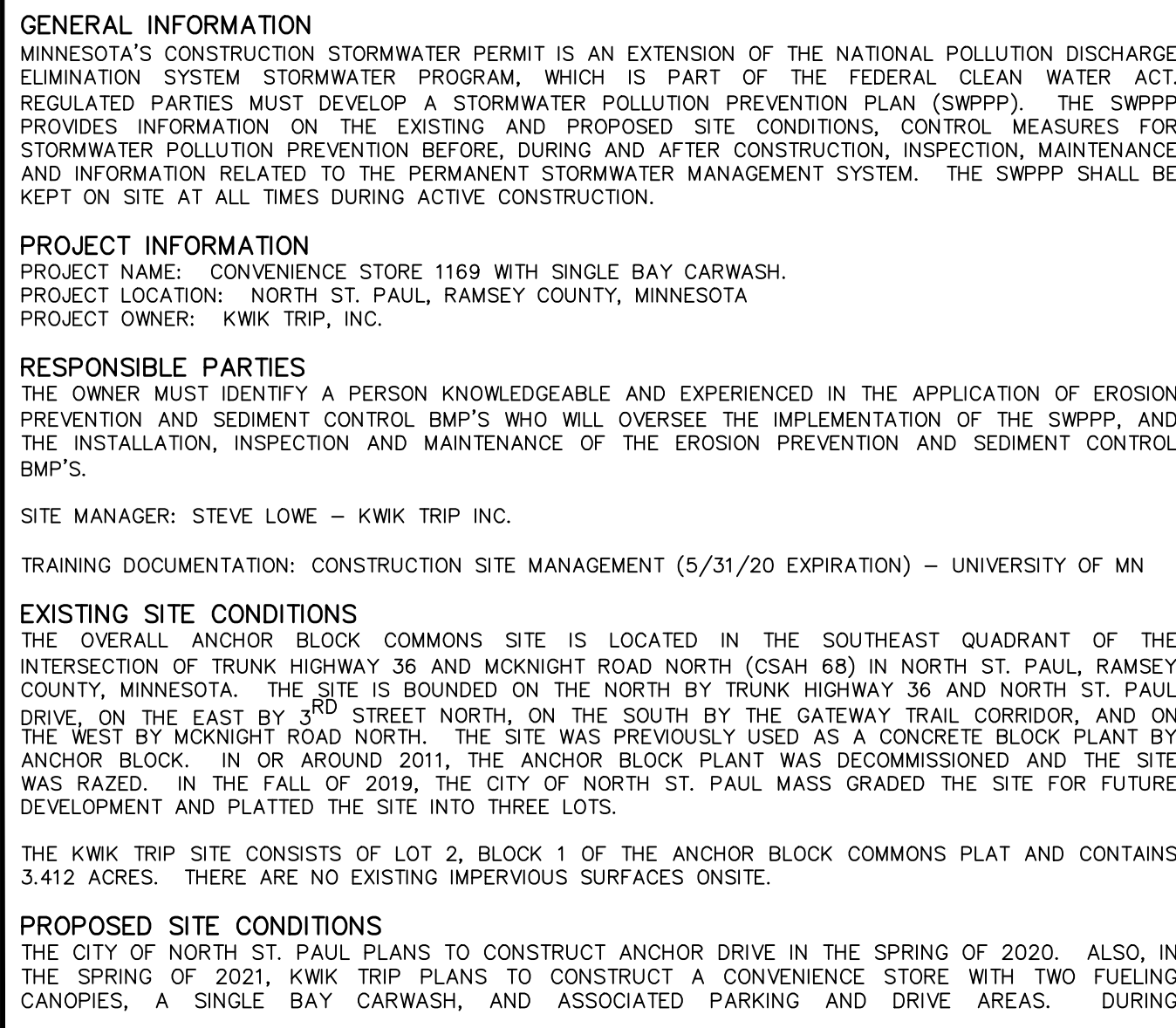
4. Unless other indicated, use reinforced, precast, concrete maintenance holes conforming to ASTM C478, furnished with precast bases. Sanitary sewer maintenance holes shall be supplied with pre-formed inserts and flexible neoprene sleeve connections for all lateral lines 3/4” thru 15”(150lbs) in diameter or less, unless otherwise indicated. Joins for all precast maintenance holes shall be made with 1/2”-ring gaskets in accordance with ASTM C693. The covers shall be 15” in diameter shall not be less than 48 inches.

5. Install flexible watertight frame/chimney seals on all sanitary sewer maintenance holes. Use either Manufactured Maintenance Hole Frame/Chimney Seals or Elastomeric Waterproofing Frame/Chimney Seal.

6. Use Neenah Foundry Co. R-1733 casting on all sanitary sewer maintenance holes unless otherwise noted. Covers shall bear the "Sanitary Sewer" label.



#	DATE	DESCRIPTION
DRAWN BY	JTR	
SCALE	GRAPHIC	
PROJ. NO.	8927-00	
DATE	2020-08-21	
SHEET	1169 SP4	



7. INSPECT STABILIZED AREAS FOR EROSION.

8. RECORD RECOMMENDED REPAIRS, MAINTENANCE AND/OR REPLACEMENTS REQUIRED TO ENSURE EROSION AND SEDIMENTATION CONTROL MEASURES ARE SUFFICIENT.

9. RECORD RECOMMENDED AMENDMENTS TO THE SWPPP.

10. RECORD REPAIRS, MAINTENANCE AND/OR REPLACEMENTS THAT WERE COMPLETED SINCE THE LAST INSPECTION.

NOTE: FOR AREAS THAT HAVE UNDERGONE FINAL STABILIZATION, INSPECTIONS CAN BE REDUCED TO ONE PER MONTH.

MAINTENANCE

THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, INSPECTION AND MAINTENANCE OF ALL STORMWATER POLLUTION PREVENTION MEASURES FOR THE DURATION OF THE PROJECT. THE FOLLOWING GUIDELINES SHALL BE USED TO DETERMINE NECESSARY REPAIRS, MAINTENANCE AND/OR REPLACEMENT OF THE EROSION AND SEDIMENTATION CONTROL MEASURES.

1. ROCK CONSTRUCTION ENTRANCES SHALL BE REPAIRED OR REPLACED IF THE ROCK BECOMES INUNDATED WITH SEDIMENT AND/OR EXCESSIVE SEDIMENT IS BEING TRACKED FROM THE SITE. SEDIMENT TRACKED ONTO ADJACENT STREETS SHALL BE REMOVED. MEASURES SHALL BE TAKEN IMMEDIATELY UPON DISCOVERY.
2. SILT FENCE SHALL BE REPAIRED OR REPLACED WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE. THE SILT FENCE IS DAMAGED AND/OR THE SILT FENCE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 24 HOURS OF DISCOVERY.
3. CATCH BASIN INLET PROTECTION DEVICES SHALL BE CLEANED WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE SEDIMENT TRAP AND/OR REPAIRED OR REPLACED IF THE DEVICE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.
4. FLARED END SECTIONS SHALL BE CLEANED IF DEBRIS IS RESTRICTING FLOW OR IF SEDIMENT HAS ACCUMULATED AT THE OUTLET. IF A FLARED END SECTION BECOMES NONFUNCTIONAL OR DAMAGED, IT SHALL BE REPAIRED OR REPLACED. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.
5. IF SEDIMENT IS OBSERVED OFF-SITE OR NEAR SURFACE WATERS, THE SOURCE OF SEDIMENT SHALL BE DETECTED AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED. THE PERMITEE(S) SHALL COORDINATE SEDIMENT RETRIEVAL FROM SURFACE WATERS WITH ALL APPROPRIATE AGENCIES. MEASURES SHALL BE TAKEN WITHIN 7 DAYS OF DISCOVERY.
6. PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S SHALL BE CLEANED IF DEBRIS IS PRESENT AND/OR EXCESSIVE SEDIMENTATION HAS OCCURRED. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN SEDIMENT HAS FILLED THE BASIN TO 1/2 THE STORAGE VOLUME. NO SEDIMENT SHALL BE ALLOWED TO ACCUMULATE IN INFILTRATION BASINS. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.

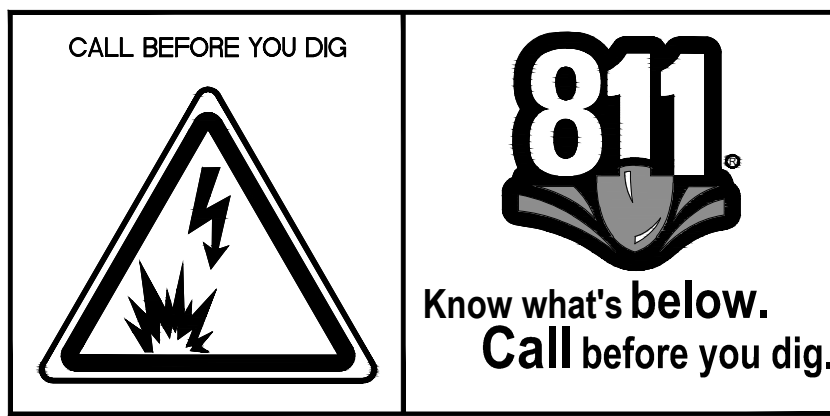
NOTICE OF TERMINATION

THE PERMITEE(S) MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITEE) HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION.

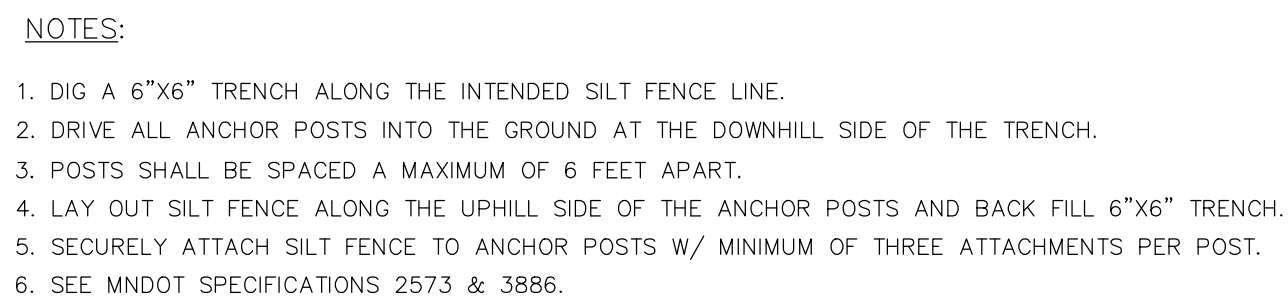
QUANTITIES

THE FOLLOWING TABLE PROVIDES ESTIMATED QUANTITIES FOR STORMWATER POLLUTION PREVENTION THROUGHOUT THE PROJECT.

ITEM	UNIT	ESTIMATED QUANTITY
ROCK ENTRANCE	EA.	1
SILT FENCE	L.F.	1,500
INLET PROTECTION	EA.	13
EROSION BLANKET	S.Y.	1,500
TURF ESTABLISHMENT	SQ. YD.	0



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NOTES:

1. BASE PLATE ILLUSTRATION MAY CHANGE WITHOUT NOTICE. DO NOT USE FOR SETTING ANCHOR BOLTS. CONSULT AREA LIGHT MANUFACTURER FOR BASE PLATE TEMPLATE, ANCHOR BOLT SIZE AND EMBEDMENT DEPTH

5'-0" x 6" DIA. CONCRETE
FILLED STEEL PIPE W/ 30"
EXPOSURE.
PAINT: FACTORY PRIMER;
40" BOLLARD COVER PER
OWNER

5'-6" x 6" DIA. CONCRETE -
FILLED STEEL PIPE W/ 36#
EXPOSURE.
PAINT: FACTORY PRIMER;
40" BOLLARD COVER PER
OWNER

7'-0" x 6" DIA. CONCRETE —
FILLED STEEL PIPE W/ 48"
EXPOSURE.
PAINT: FACTORY PRIMER;
BOLLARD COVER PER OWNER

CONCRETE SLAB-ON-GRADE WITH #3 REBAR SPACED 36" O.C.

6"

* 6"

12" MIN.

COMPACTED AGGREGATE BASE

COMPACTED SUB-GRADE

SAND SUBBASE & DRAINTILE AS DETERMINED BY GEOTECHNICAL ENGINEER

GEOTEXTILE FABRIC (TYPE V) AS DETERMINED BY GEOTECHNICAL ENGINEER

HEAVY DUTY INCREASE TO 8" THICK W/ #4 REBAR SPACED 36" O.C. AS NOTED ON PLANS (I.E. OVER TANKS & AT ENTRANCES)

1/2" R

PAVEMENT

3/4" F/T

3" R

3" R

6"

1/2" R

7 1/2"

7 1/2"

AGG. BASE

12"

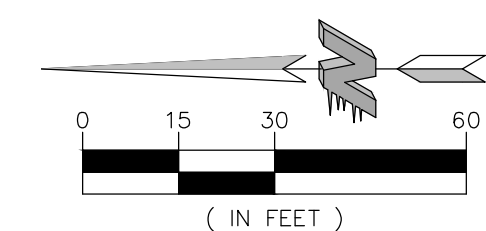
8"

6"

AGG. BASE

6"

NO. 4 X 24" DOWEL
SPACED 36" C-C



1. 154.010(F)(3) TREE REQUIREMENTS – ONE (1) TREE PER 1,000 SQ. FT. OF GROSS BUILDING FLOOR AREA OR ONE (1) TREE PER 50 FT. OF SITE PERIMETER, WHICHEVER IS GREATER.

REQUIRED = 35 TREES (10,953 SF BUILDING / 1000 = 11, OR 1,722 LF SITE PERIMETER / 50 = 35)

PROVIDED = 35 TREES

2. 154.010(F)(6) INTERIOR PARKING LANDSCAPING

(A) PLANTING ISLAND WITH A MINIMUM OF ONE TREE SHALL BE INSTALLED FOR EVERY 12 PARKING SPACES.

(B) THE PRIMARY PLANT MATERIAL SHALL BE SHADE TREES WITH AT LEAST ONE DECIDUOUS CANOPY TREE FOR EVERY 200 SQUARE FEET OF REQUIRED LANDSCAPED AREA.

REQUIRED = 2 TREES (20 PARKING SPACES / 12 = 2)

PROVIDED = 2 TREES

1. **EXISTING CONDITIONS.** CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND WITHIN THE EFFECT THE REQUIRED BIDDING STEPS TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. **UTILITY LOCATES.** CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW FOR CONNECTICUT. CONTRACTOR SHALL MAKE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. **PERMITS.** CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. **EXISTING ITEMS TO REMAIN.** CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. **CONSTRUCTION STAGING AND ACCESS.** CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SITE EQUIPMENT ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. **SITE REMOVALS.** REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
7. **UTILITY COORDINATION.** REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. **CONSTRUCTION STAKING.** UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. **DIMENSIONS.** DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. **PLAN QUANTITIES.** CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. **REFERENCE SPECIFICATIONS.** THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
 1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 2. LANDSCAPE ARCHITECT'S SPECIFICATIONS.
 3. PLAN DRAWINGS.
 4. PLANT / MATERIAL SCHEDULES.
 5. CITY STANDARD SPECIFICATIONS AND DETAILS.
 6. MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

**Kwik
STAR**

 **Carlson
McCain**
ENVIRONMENTAL • ENGINEERING • SURVEYING
3890 Pheasant Ridge Dr., #100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

Name: Ryan J. Ruttger, RLA
Signature: 
Date: 08/21/20 License #: 56346

CONVENIENCE STORE #1169
SIDE DIESEL & 1-BAY CARWASH
HIGHWAY 36 & MCKNIGHT ROAD
NORTH ST. PAUL, MINNESOTA

1169 L1
$$\frac{1}{L1}$$



DRAINAGE REPORT

August 21, 2020

Kwik Trip Store 1169
North St. Paul, Minnesota

Re: Kwik Trip Store 1169 – Stormwater Management Plan

The purpose of this letter report is to discuss the proposed stormwater management system for the development of the Kwik Trip lot in the Anchor Block Commons master plan of development. The site consists of Lot 2, Block 1 of the Anchor Block Commons plat completed in 2019. The site was previously graded as part of the overall mass grading for the Anchor Block Commons master plan of development. See Figure 1 for site location map.

Existing Conditions

The overall Anchor Block Commons site is located in the southeast quadrant of the intersection of Trunk Highway 36 and McKnight Road North (CSAH 68) in North St. Paul, Ramsey County, Minnesota. The site is bounded on the north by Trunk Highway 36 and North St. Paul Drive, on the east by 3rd Street North, on the South by the Gateway Trail Corridor, and on the west by McKnight Road North. The site was previously used as a concrete block plant by Anchor Block. In or around 2011, the Anchor Block Plant was decommissioned and the site was razed. In the fall of 2019, the City of North St. Paul mass graded the site for future development and platted the site into three lots.

The Kwik Trip site consists of Lot 2, Block 1 of the Anchor Block Commons plat and contains 3.412 acres. There are no existing impervious surfaces onsite.

Proposed Conditions

The City of North St. Paul plans to construct Anchor Drive in the Spring of 2020. Also, in the Spring of 2021, Kwik Trip plans to construct a convenience store with two fueling canopies, a single bay carwash, and associated parking and drive areas. During construction, approximately 2.5 acres will be disturbed. After construction, the site will contain approximately 2.047 acres of impervious surface.

Stormwater from the site will be treated by filtration basins. Three filtration basins were constructed by the City of North St. Paul on the Kwik Trip site. Storm sewer will be used to collect runoff from the site and the storm sewer will discharge to the onsite filtration basins. All stormwater from the site will ultimately drain to the existing MnDOT pond north of the site.

Anchor Block Commons Stormwater Management Plan

Carlson McCain prepared the stormwater management plan for the overall Anchor Block Commons master development plan. This plan of development proposed four filtration basins to treat stormwater from the entire site. The Kwik Trip lot was designed to drain to three of the filtration basins, one north of the convenience store (Basin 40), one in the southwest corner of the lot (Basin 10P), and one on the south side of property between the two site driveway entrances (Basin 20).

At this time, construction documents are available for each lot in the development, therefore the stormwater management plan for the overall Anchor Block Commons was revised to account for the actual design impervious areas for each lot. The plan was also updated to reflect the new design of Basin 30, which is now proposed with a volume of 0.210 acre feet to address the increases in impervious surfaces throughout the development.

Kwik Trip Stormwater Management Plan

The proposed layout for the Kwik Trip site contains approximately 2.047 acres of impervious surface. This is equal to the impervious area considered in the revised overall Anchor Block Commons development. Therefore, the proposed site as designed is in conformance with the Anchor Block Commons revised overall stormwater management plan.

Storm Sewer Design

Storm sewer will be used to collect stormwater from the site. The storm sewer will outlet to Filtration Basins 10, 20, or 30. The rational method was used to determine anticipated flows to each catch basin and the pipes were sized using those flows along with Manning's equation. All onsite storm sewers were designed to accommodate a 10-year storm at a minimum. See attached Figure 2 for Storm Sewer Drainage Map and attached rational method spreadsheet for design calculations.

Summary

The proposed Kwik Trip will meet the overall stormwater treatment requirements from RWMWD and the MPCA Construction Stormwater Permit. Adequate volume abstraction is provided by the three onsite filtration basins. All storm sewers have been sized to accommodate a 10-year storm at a minimum. The proposed development will not have an adverse impact on the existing stormwater infrastructure originally planned for the development of the site.

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direction supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.



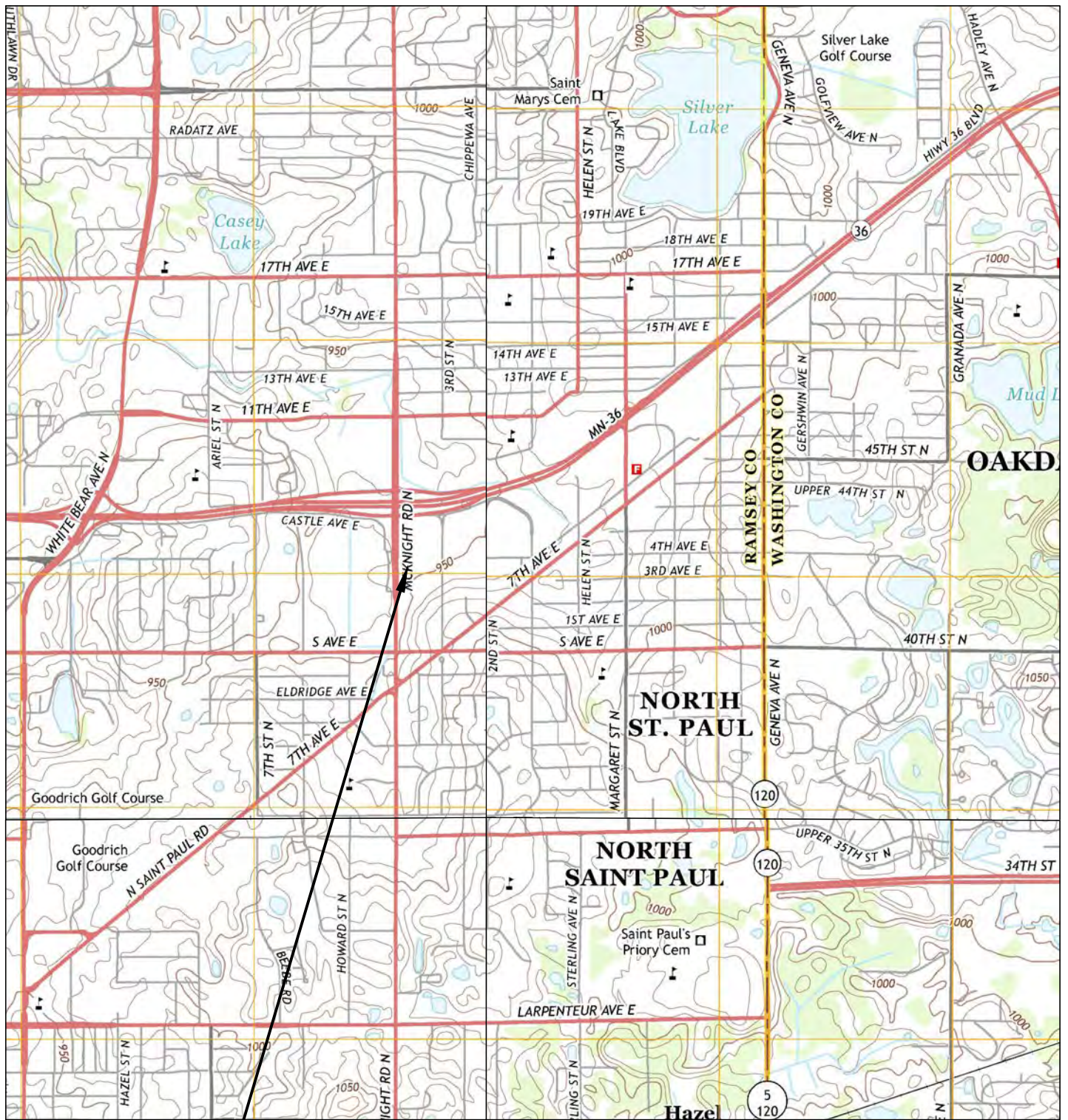
Joseph T. Radach, P.E.
License #: 45889

08/21/20

Date

Attachments

- Figure 1: Site Location Map
- Figure 2: Storm Sewer Drainage Map
- Attachment 1: Storm Sewer Design Spreadsheet



SITE LOCATION



0 500 1000 2000

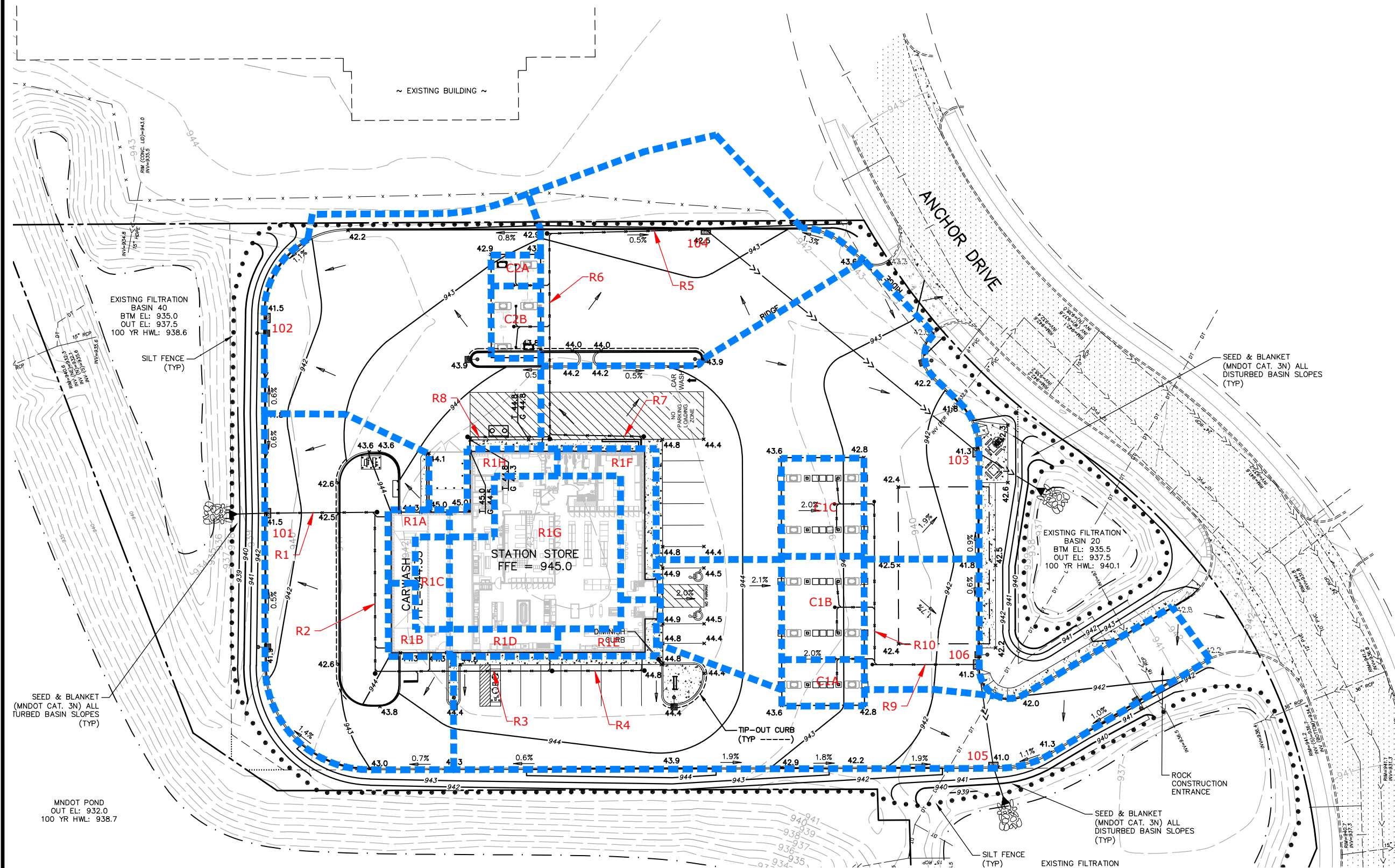
SOURCE: USGS LAKE ELMO, ST. PAUL EAST, WHITE BEAR EAST, WHITE BEAR WEST 7.5 MIN. QUADRANGLE



**KWIK TRIP STORE 1169
W/ CARWASH**
North St. Paul, Minnesota
68 of 90

**FIGURE 1
SITE LOCATION MAP**

Save Date: 08/21/20 | F:\Jobs\8921 - 8940\8927 - kwik trip # 1169 - north st. paul\cad\c3d\engineering\8927_drain.dwg



Notes:

KWIK TRIP, INC.
1626 Oak Street
La Crosse, WI 54602
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**KWIK TRIP STORE 1169
W/ CARWASH**
North St. Paul, Minnesota

**FIGURE 2
STORM SEWER
DRAINAGE MAP**

PROJECT NAME: Kwik Trip Convenience Store 1169

PROJECT LOCATION: North St. Paul, MN

CARLSON PROJECT NO.: 8927

DATE: 08/21/20

BY: JTR

DESIGN CRITERIA	
Storm Frequency	10 year
Manning's "n"	0.013
"C" coefficient	varies



PROPOSED CONDITIONS STORM SEWER DESIGN

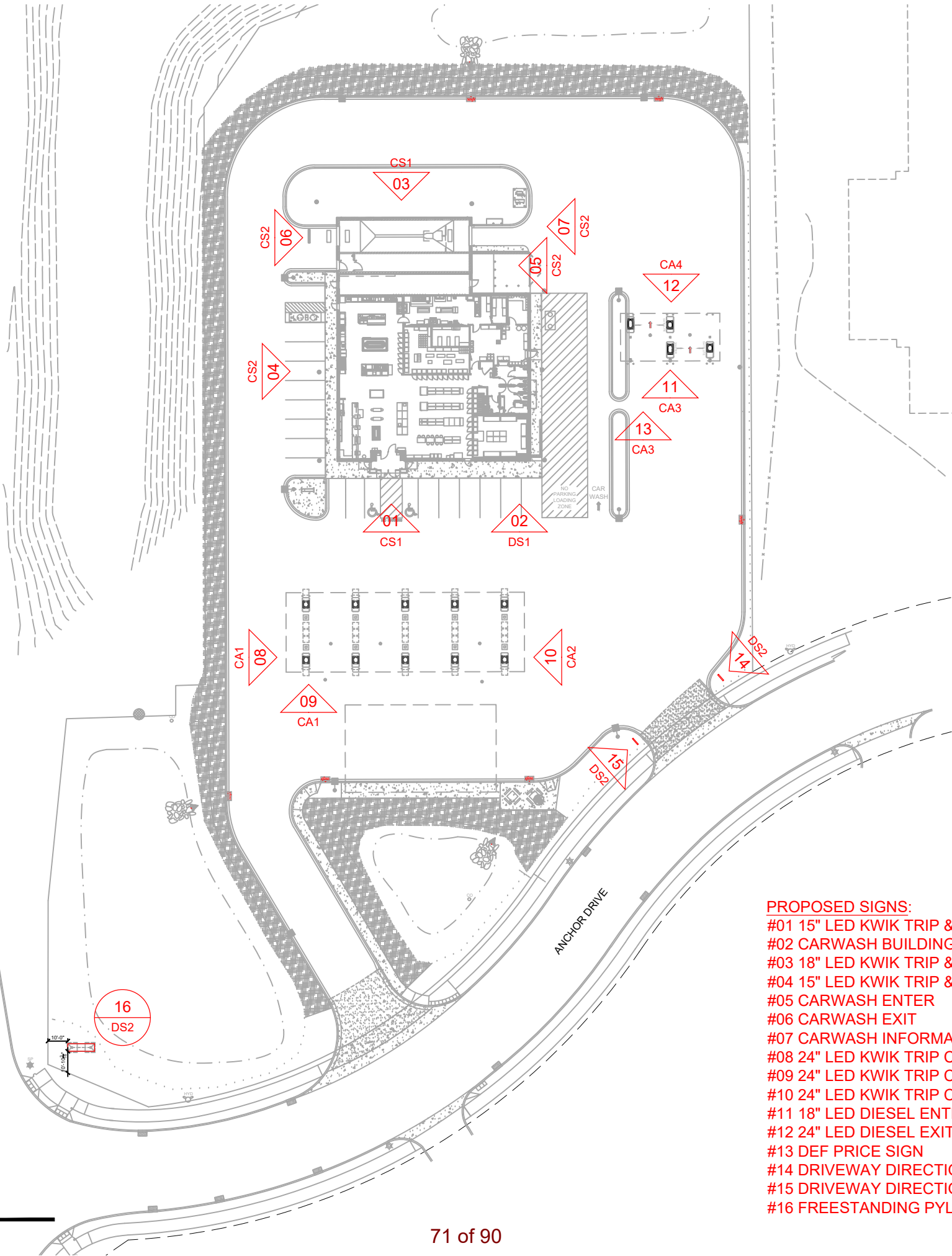
LOCATION		MH SIZE	AREA			"C" COEFFICIENT			GENERAL		DESIGN						PROFILE INFORMATION			
CBMH (from)	CBMH (to)	Diameter (in)	Impervious (sf)	Pervious (sf)	Total Area (ac)	Inc. "C"	Inc. CA	Cum. CA	T (min)	I (in/hr)	Q = CAI (cfs)	D (in)	% Grade	Q _{full} (cfs)	V _{full} (fps)	L (ft)	Invert (in)	Invert (out)	Rim El.	Build (ft)
C1C	R10	na	1900	0	0.04	0.90	0.04	0.04	10	5.8	0.23	4	2.00%	0.27	3.08	33	939.32	938.66	943.10	3.78
C1B	R10	na	2000	0	0.05	0.90	0.04	0.04	10	5.8	0.24	4	2.00%	0.27	3.08	33	939.01	938.35	943.10	4.09
C1A	R10	na	900	0	0.02	0.90	0.02	0.02	10	5.8	0.11	4	2.00%	0.27	3.08	33	938.86	938.20	943.10	4.24
R10	R9	na	0	0	0.00	0.00	0.00	0.10	10	5.8	0.58	10	0.60%	1.70	3.11	80	938.41	937.93	942.70	4.29
R9	106	na	0	0	0.00	0.00	0.00	0.10	10	5.8	0.58	10	0.60%	1.70	3.11	52	937.92	937.60	942.70	4.78
106	105	24x36	6667	0	0.15	0.90	0.14	0.24	10	5.8	1.37	12	0.50%	2.52	3.21	50	937.49	937.24	941.33	3.84
105	fes	24x36	15376	0	0.35	0.90	0.32	0.55	10	5.8	3.22	15	0.40%	4.08	3.33	19	937.08	937.00	940.83	3.75
R1H	R8	na	1078	0	0.02	0.90	0.02	0.02	10	5.8	0.13	6	2.00%	0.79	4.04	10	940.02	939.82	945.00	4.98
R1G	R8	na	5496	0	0.13	0.90	0.11	0.11	10	5.8	0.66	6	2.00%	0.79	4.04	7	939.74	939.60	945.00	5.26
R1F	R7	na	1684	0	0.04	0.90	0.03	0.03	10	5.8	0.20	6	2.00%	0.79	4.04	7	939.98	939.84	945.00	5.02
C1B	R6	na	840	0	0.02	0.90	0.02	0.02	10	5.8	0.10	4	2.00%	0.27	3.08	28	939.89	939.33	943.63	3.74
C1A	R6	na	360	0	0.01	0.90	0.01	0.01	10	5.8	0.04	4	2.00%	0.27	3.08	28	939.77	939.21	943.29	3.52
R8	R6	na	0	0	0.00	0.00	0.00	0.14	10	5.8	0.79	10	0.60%	1.70	3.11	40	939.65	939.41	944.20	4.55
R7	R6	na	0	0	0.00	0.00	0.00	0.03	10	5.8	0.20	10	0.60%	1.70	3.11	46	939.67	939.39	944.70	5.03
R6	R5	na	0	0	0.00	0.00	0.00	0.20	10	5.8	1.13	10	0.60%	1.70	3.11	100	939.41	938.81	944.70	5.29
R5	104	na	0	0	0.00	0.00	0.00	0.20	10	5.8	1.13	10	0.60%	1.70	3.11	77	938.81	938.35	942.90	4.09
104	103	24x36	7840	16678	0.56	0.42	0.24	0.43	10	5.8	2.52	12	0.50%	2.52	3.21	170	938.24	937.39	942.33	4.09
103	fes	24x36	17730	0	0.41	0.90	0.37	0.80	10	5.8	4.64	15	0.60%	5.00	4.07	37	937.22	937.00	941.13	3.91
R1E	R4	na	893	0	0.02	0.90	0.02	0.02	10	5.8	0.11	6	2.00%	0.79	4.04	9	939.30	939.12	945.00	5.70
R1D	R3	na	691	0	0.02	0.90	0.01	0.01	10	5.8	0.08	6	2.00%	0.79	4.04	9	939.03	938.85	945.00	5.97
R1C	R3	na	737	0	0.02	0.90	0.02	0.02	10	5.8	0.09	6	2.00%	0.79	4.04	9	938.67	938.49	944.33	5.66
R1B	R2	na	687	0	0.02	0.90	0.01	0.01	10	5.8	0.08	6	2.00%	0.79	4.04	8	938.41	938.25	944.33	5.92
R1A	R2	na	687	0	0.02	0.90	0.01	0.01	10	5.8	0.08	6	2.00%	0.79	4.04	8	938.03	937.87	944.33	6.30
R4	R3	na	0	0	0.00	0.00	0.00	0.02	10	5.8	0.11	10	0.60%	1.70	3.11	45	938.95	938.68	944.70	5.75
R3	R2	na	0	0	0.00	0.00	0.00	0.05	10	5.8	0.28	10	0.60%	1.70	3.11	86	938.68	938.17	944.70	6.02
R2	R1	na	0	0	0.00	0.00	0.00	0.08	10	5.8	0.44	10	0.60%	1.70	3.11	79	938.17	937.69	943.90	5.73
R1	101	na	0	0	0.00	0.00	0.00	0.08	10	5.8	0.44	10	0.60%	1.70	3.11	54	937.69	937.37	943.70	6.01
102	101	24x36	12119	10876	0.53	0.57	0.30	0.30	10	5.8	1.74	12	0.50%	2.52	3.21	95	937.73	937.26	941.33	3.60
101	fes	48	9007	2986	0.28	0.73	0.20	0.58	10	5.8	3.34	15	0.50%	4.56	3.72	18	937.09	937.00	941.33	4.24

SITE PLAN

1" = 60'-0"

MCKNIGHT RD N

ANCHOR DRIVE



- PROPOSED SIGNS:
- #01 15" LED KWIK TRIP & 10" MARKET BUILDING LETTERS
 - #02 CARWASH BUILDING DIRECTIONAL SIGN
 - #03 18" LED KWIK TRIP & 24" CARWASH BUILDING LETTERS
 - #04 15" LED KWIK TRIP & 10" MARKET BUILDING LETTERS
 - #05 CARWASH ENTER
 - #06 CARWASH EXIT
 - #07 CARWASH INFORMATIONAL SIGN
 - #08 24" LED KWIK TRIP CANOPY LETTERS
 - #09 24" LED KWIK TRIP CANOPY LETTERS
 - #10 24" LED KWIK TRIP CANOPY LETTERS
 - #11 18" LED DIESEL ENTER CANOPY SIGN
 - #12 24" LED DIESEL EXIT CANOPY SIGN
 - #13 DEF PRICE SIGN
 - #14 DRIVEWAY DIRECTIONAL
 - #15 DRIVEWAY DIRECTIONAL
 - #16 FREESTANDING PYLON SIGN

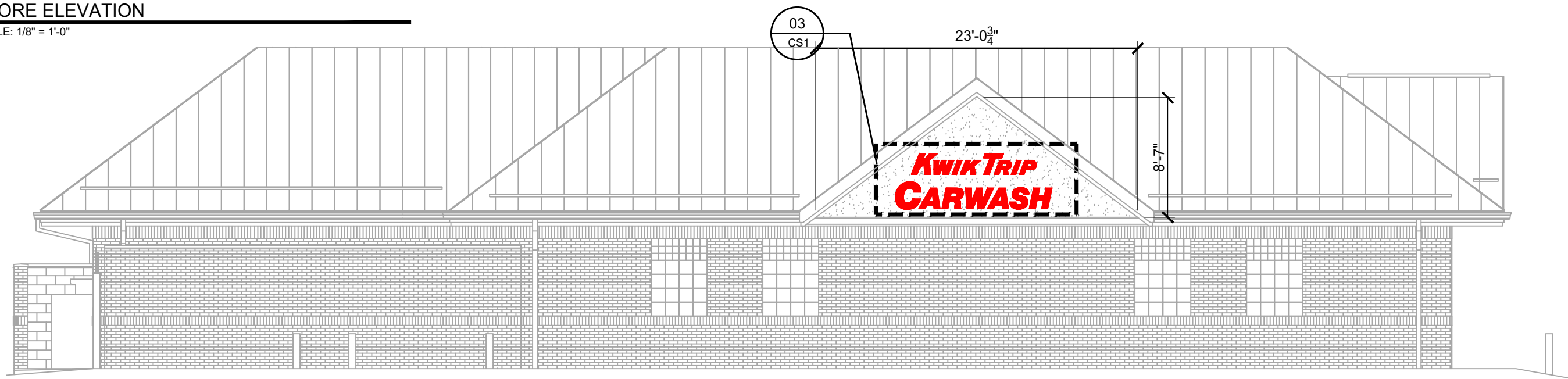


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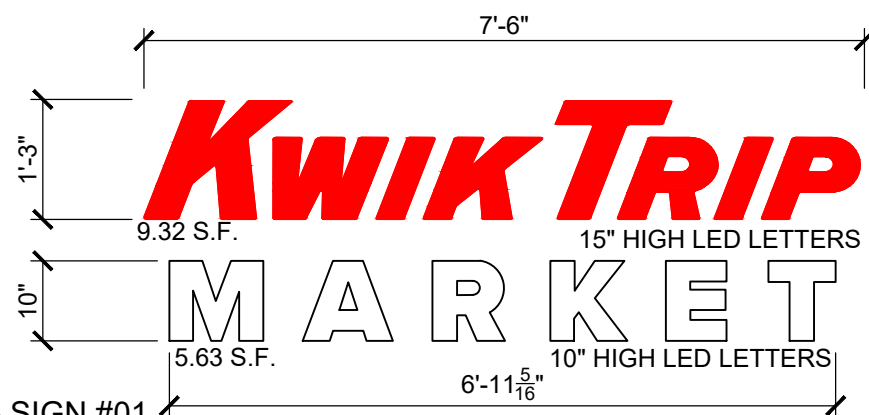
SITE PLAN		CONVENIENCE STORE #1169 W/ SIDE DIESEL & 1 BAY CW		36 & McKnight NORTH ST PAUL, MN	
#	DATE	DESCRIPTION			
△	2020/09/23	SIGN 01 UPDATE			
—	—	—			
—	—	—			
—	—	—			
—	—	—			
—	—	—			
DRAWN BY		KMK			
SCALE		MULTIPLE			
PROJ. NO.		0001			
DATE		2020-08-31			
SHEET		SP1			



STORE ELEVATION
SCALE: 1/8" = 1'-0"

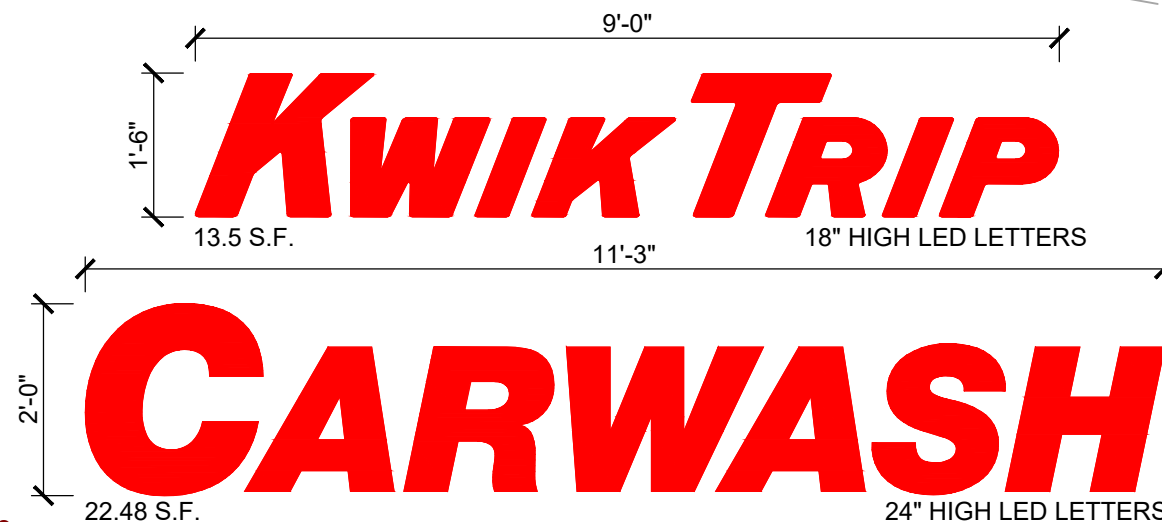


STORE ELEVATION
SCALE: 1/8" = 1'-0"



LOGO DETAIL - SIGN #01

SCALE: 1/2" = 1'-0"



LOGO DETAIL - SIGN #03
SCALE: 1/2" = 1'-0"

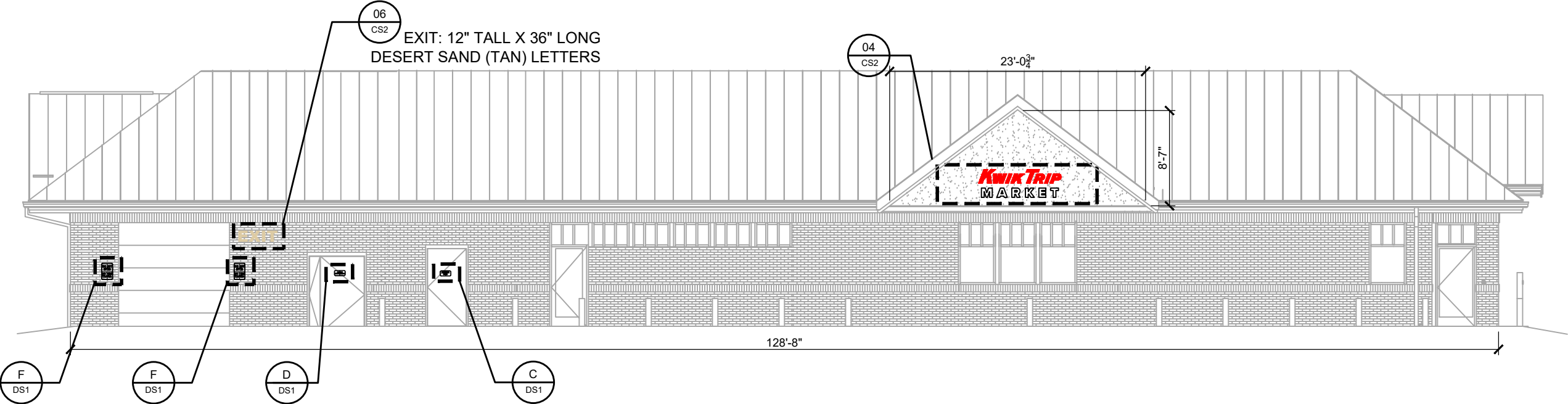
CONVENIENCE STORE SIGNAGE

CONVENIENCE STORE #1169
W/ SIDE DIESEL & 1 BAY CW

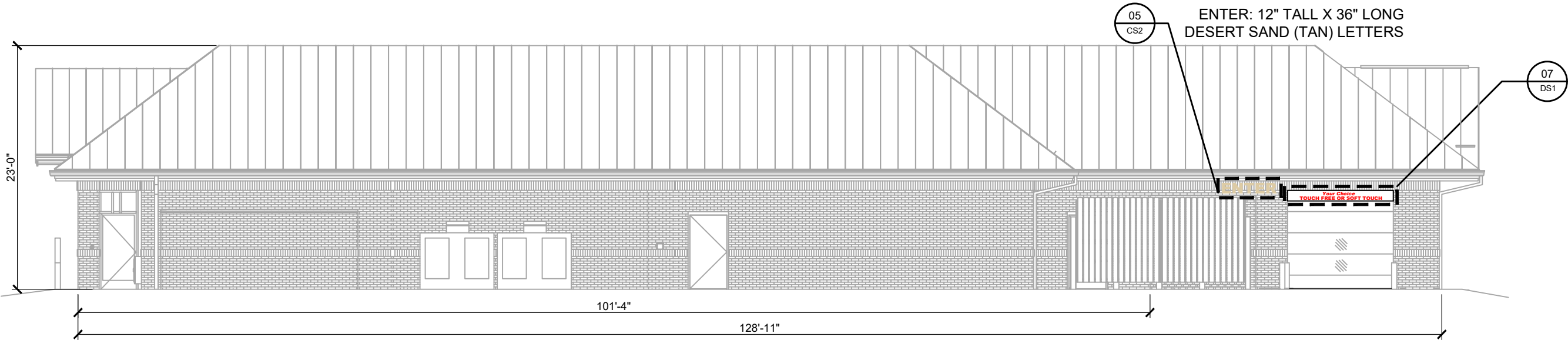
36 & McKnight
NORTH ST PAUL, MN

#	DATE	DESCRIPTION
	2020/09/23	SIGN 01 UPDATE
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
DRAWN BY		KMK
SCALE		MULTIPLE
PROJ. NO.		0001
DATE		2020-08-31
SHEET		

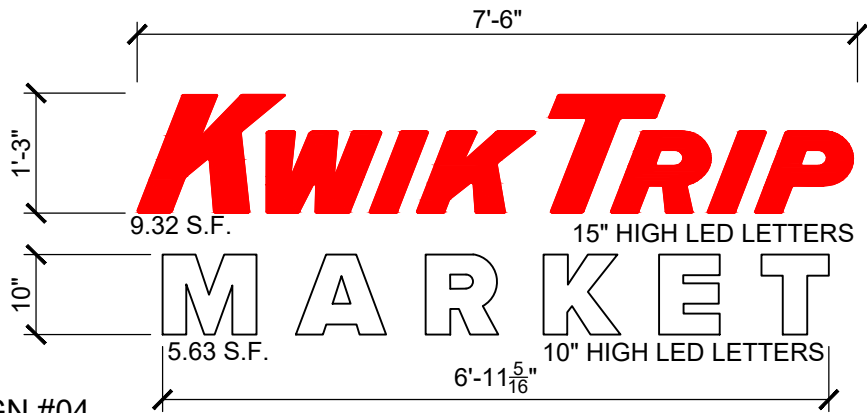
CS1



STORE ELEVATION
SCALE: 3/32" = 1'-0"



STORE ELEVATION
SCALE: 3/32" = 1'-0"

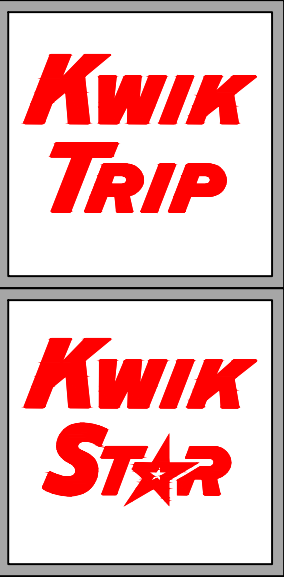


LOGO DETAIL - SIGN #04
SCALE: 1/2" = 1'-0"



NON-LIT INFORMATIONAL SIGN
RED VINYL ON WHITE ALUMINUM
1'-0"H X 10'-0"W = 10.0 SQ FT

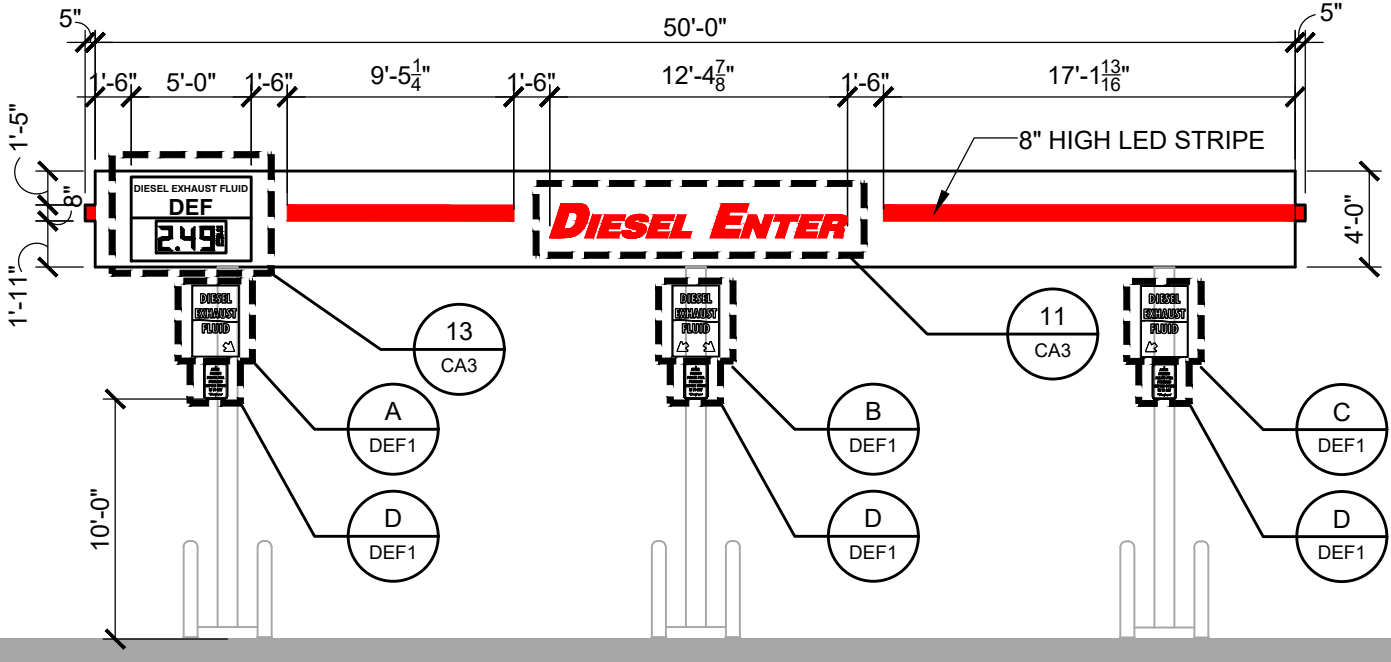
INFORMATIONAL SIGN #07
SCALE: 1/2" = 1'-0"



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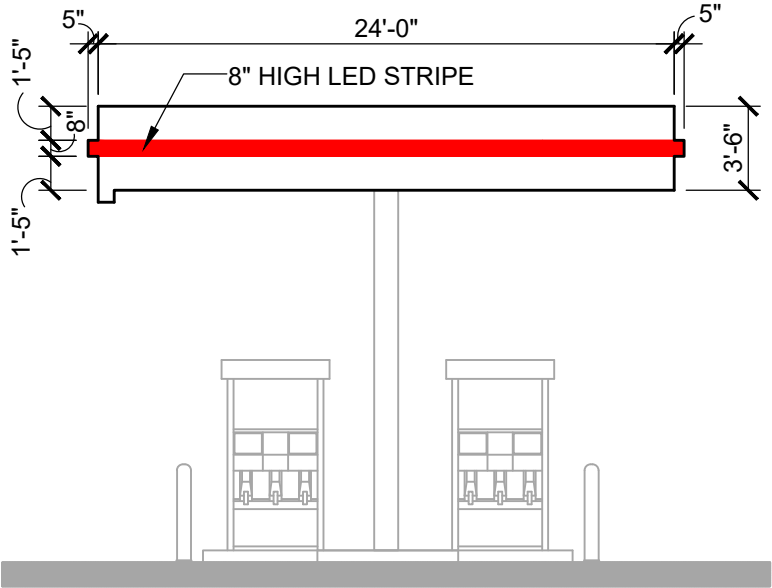
CONVENIENCE STORE SIGNAGE		CONVENIENCE STORE #1169 W/ SIDE DIESEL & 1 BAY CW		36 & McKnight NORTH ST PAUL, MN	
#	DATE	DESCRIPTION			
△	2020/09/23	SIGN 01 UPDATE			
—	—	—			
—	—	—			
—	—	—			
—	—	—			
—	—	—			
DRAWN BY		KMK			
SCALE		MULTIPLE			
PROJ. NO.		0001			
DATE		2020-08-31			
SHEET		CS2			

CANOPY SIGNAGE	
CONVENIENCE STORE #1169	
W/ SIDE DIESEL & 1 BAY CW	
36 & McKnight	
NORTH ST PAUL, MN	
#	DATE DESCRIPTION
DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2020-08-31
SHEET	CA2



CANOPY ELEVATION

SCALE: 1/8" = 1'-0"



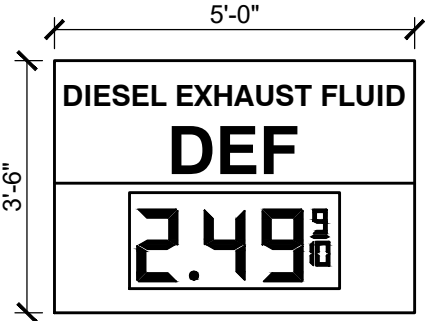
CANOPY ELEVATION

SCALE: 1/8" = 1'-0"



LOGO DETAIL - SIGN #11

SCALE: 1/2" = 1'-0"



DEF DETAIL - SIGN #13

SCALE: 3/8" = 1'-0"



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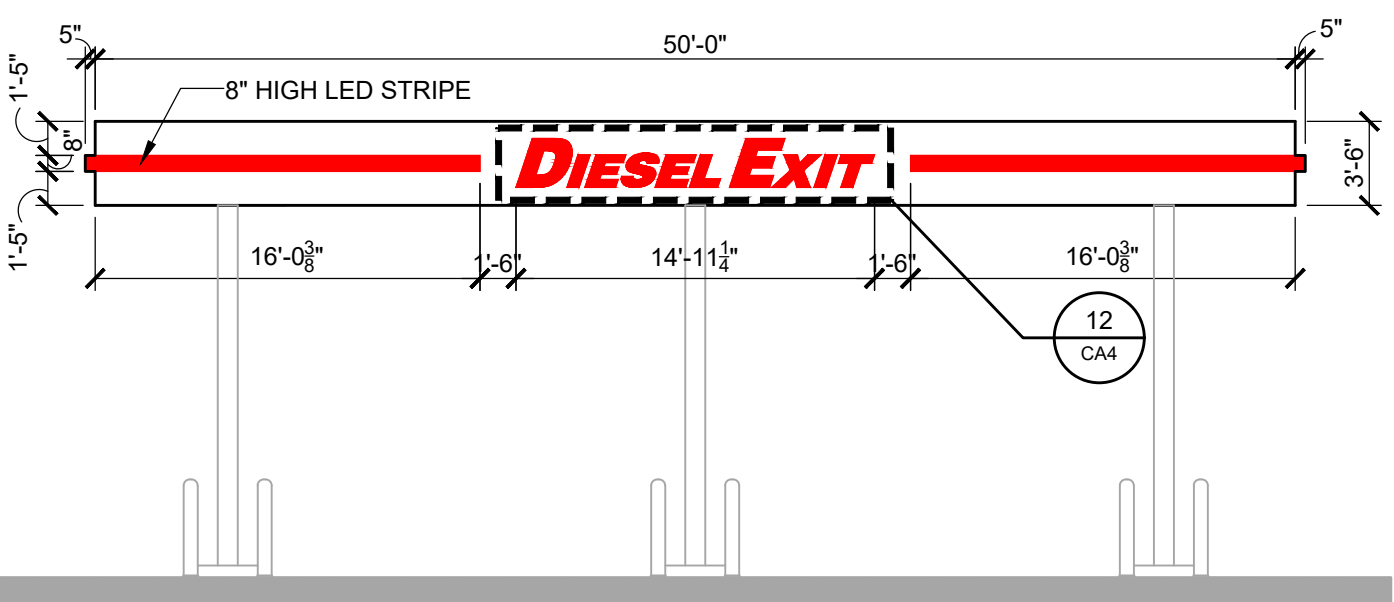
CANOPY SIGNAGE

CONVENIENCE STORE #1169
W/ SIDE DIESEL & 1 BAY CW

36 & McKnight
NORTH ST PAUL, MN

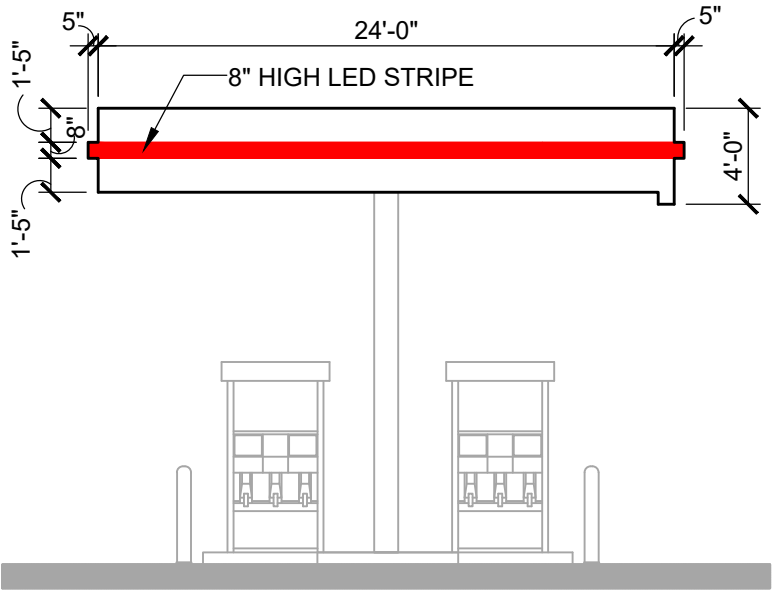
#	DATE	DESCRIPTION

DRAWN BY KMK
SCALE MULTIPLE
PROJ. NO. 0001
DATE 2020-08-31
SHEET CA3



CANOPY ELEVATION

SCALE: 1/8" = 1'-0"



CANOPY ELEVATION

SCALE: 1/8" = 1'-0"



LOGO DETAIL - SIGN #12

SCALE: 1/2" = 1'-0"

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CANOPY SIGNAGE

CONVENIENCE STORE #1169
 W/ SIDE DIESEL & 1 BAY CW
 36 & McKnight
 NORTH ST PAUL, MN

#	DATE	DESCRIPTION

DRAWN BY

SCALE

PROJ. NO.

DATE

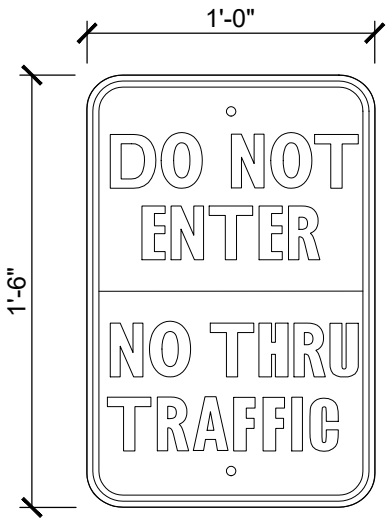
SHEET

KMK
 MULTIPLE
 0001
 2020-08-31
 CA4



ADDRESS SIGN A

SCALE: 3/4" = 1'-0"



F

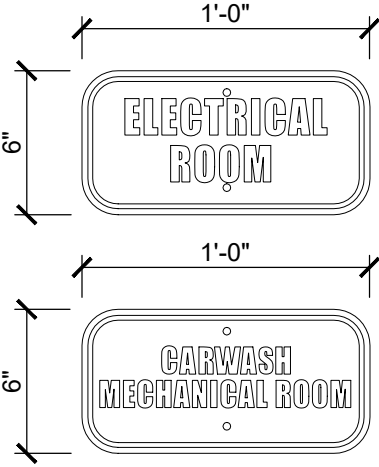
INFORMATIONAL SIGN F

SCALE: 1 1/2" = 1'-0"

GENERAL SPECIFICATIONS

A

18"x12" ALUMINUM SIGN
Qty:
Size: 18"x12"
Material: Standard white blank
Finish: cut vinyl graphics
Pole Size:
Pole Material:
Pole Finish:
Install:
HAGL:
OAH:



C

D

INFORMATIONAL SIGNS C & D

SCALE: 1 1/2" = 1'-0"



NON-LIT DIRECTIONAL SIGN
WHITE VINYL ON RED ALUMINUM
1'-0"H X 4'-0"W = 4.0 SQ FT

DIRECTIONAL SIGN #02

SCALE: 3/4" = 1'-0"

GENERAL SPECIFICATIONS

A

ROOM SIGNS
Qty: 3 total (different copy on each)
Size: per art
Material: white sign blank
Finish: cut vinyl

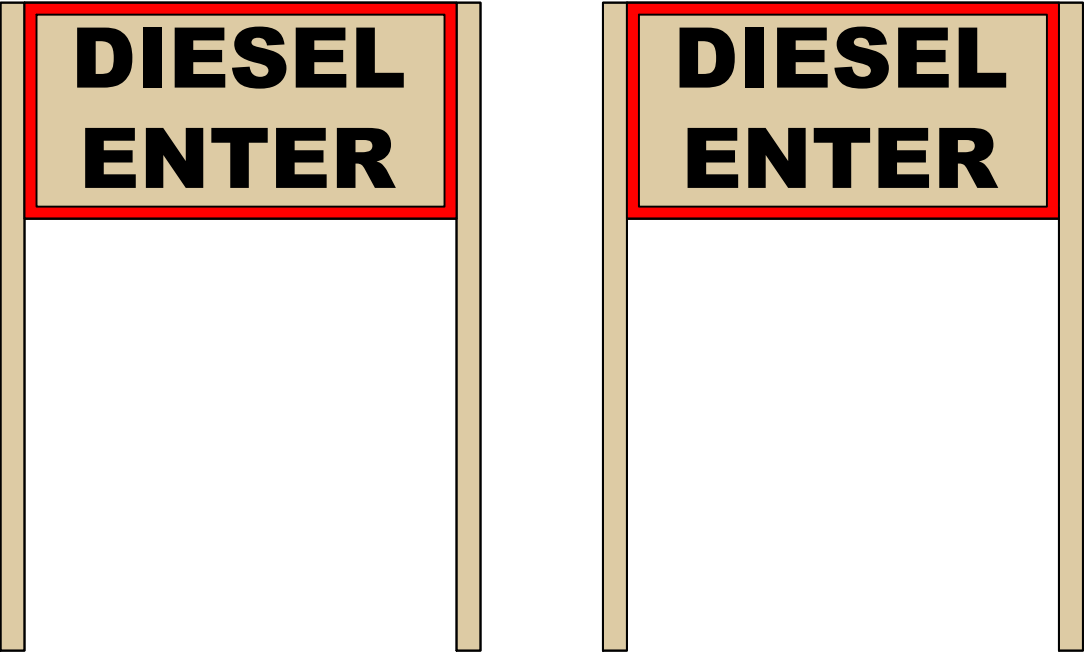
Install along with various signs for same site, crew to give to KT trim guys to install.



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DIRECTIONAL SIGNAGE	CONVENIENCE STORE #1169 W/ SIDE DIESEL & 1 BAY CW		36 & McKnight NORTH ST PAUL, MN
	#	DATE	DESCRIPTION
	—	—	—
	—	—	—
	—	—	—
	—	—	—
DRAWN BY		KMK	
SCALE		MULTIPLE	
PROJ. NO.		0001	
DATE		2020-08-31	
SHEET		DS1	

DOUBLE SIDED DIRECTIONAL SIGN



NON-LIT DIRECTIONAL SIGN
RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM
1'-6"H X 3'-0"W X 4'-6"T= 4.50 SQ FT

DIRECTIONAL SIGNS #14

SCALE: 3/4" = 1'-0"

#16 KWIK TRIP FREESTANDING PYLON SIGN

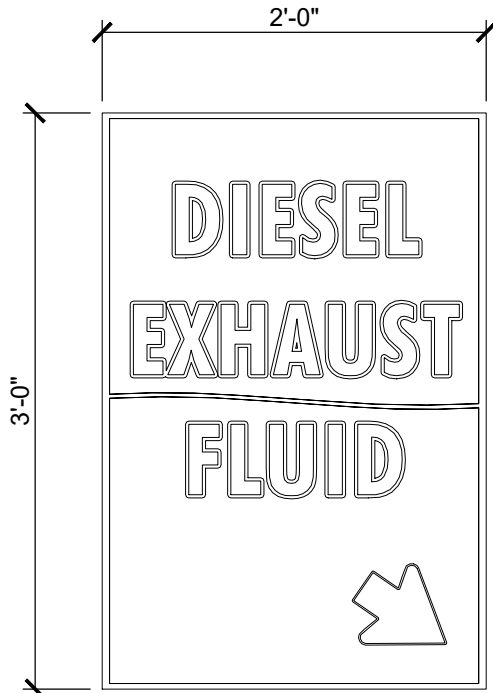
SEE ATTACHMENT FROM LA CROSSE SIGN CO



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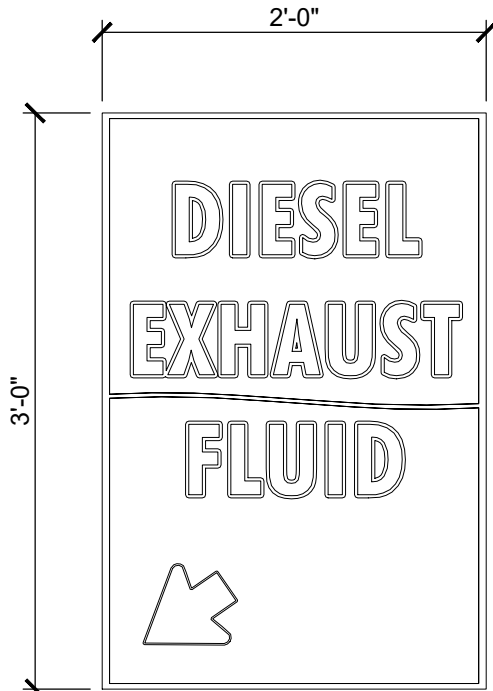
DIRECTIONAL SIGNAGE	CONVENIENCE STORE #1169 W/ SIDE DIESEL & 1 BAY CW 36 & McKnight NORTH ST PAUL, MN	
#	DATE	DESCRIPTION
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
DRAWN BY		KMK
SCALE		MULTIPLE
PROJ. NO.		0001
DATE		2020-08-31
SHEET		DS2



QTY: X

DEF SIGN A

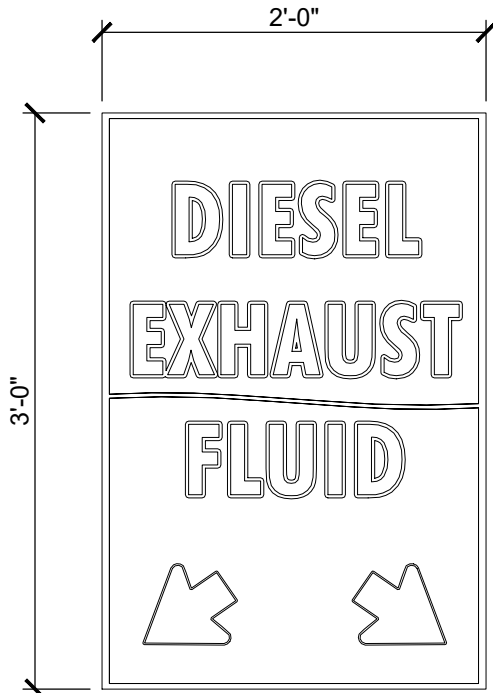
SCALE: 3/4" = 1'-0"



QTY: X

DEF SIGN C

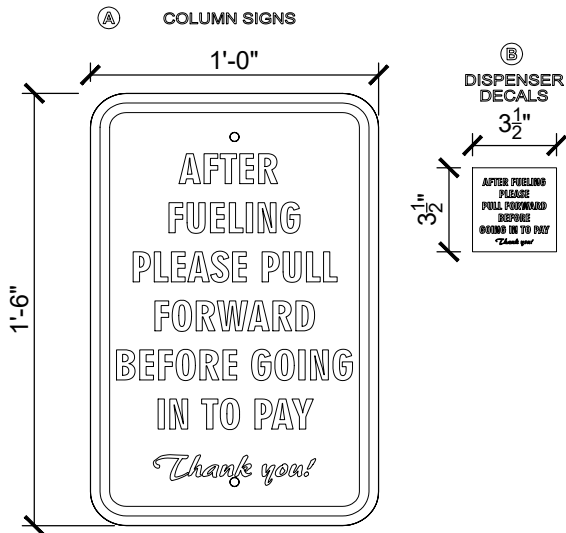
SCALE: 3/4" = 1'-0"



QTY: X

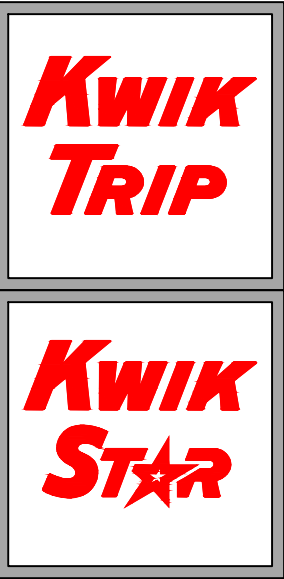
DEF SIGN B

SCALE: 3/4" = 1'-0"



PULL AHEAD SIGN D

SCALE: 1 1/2" = 1'-0"



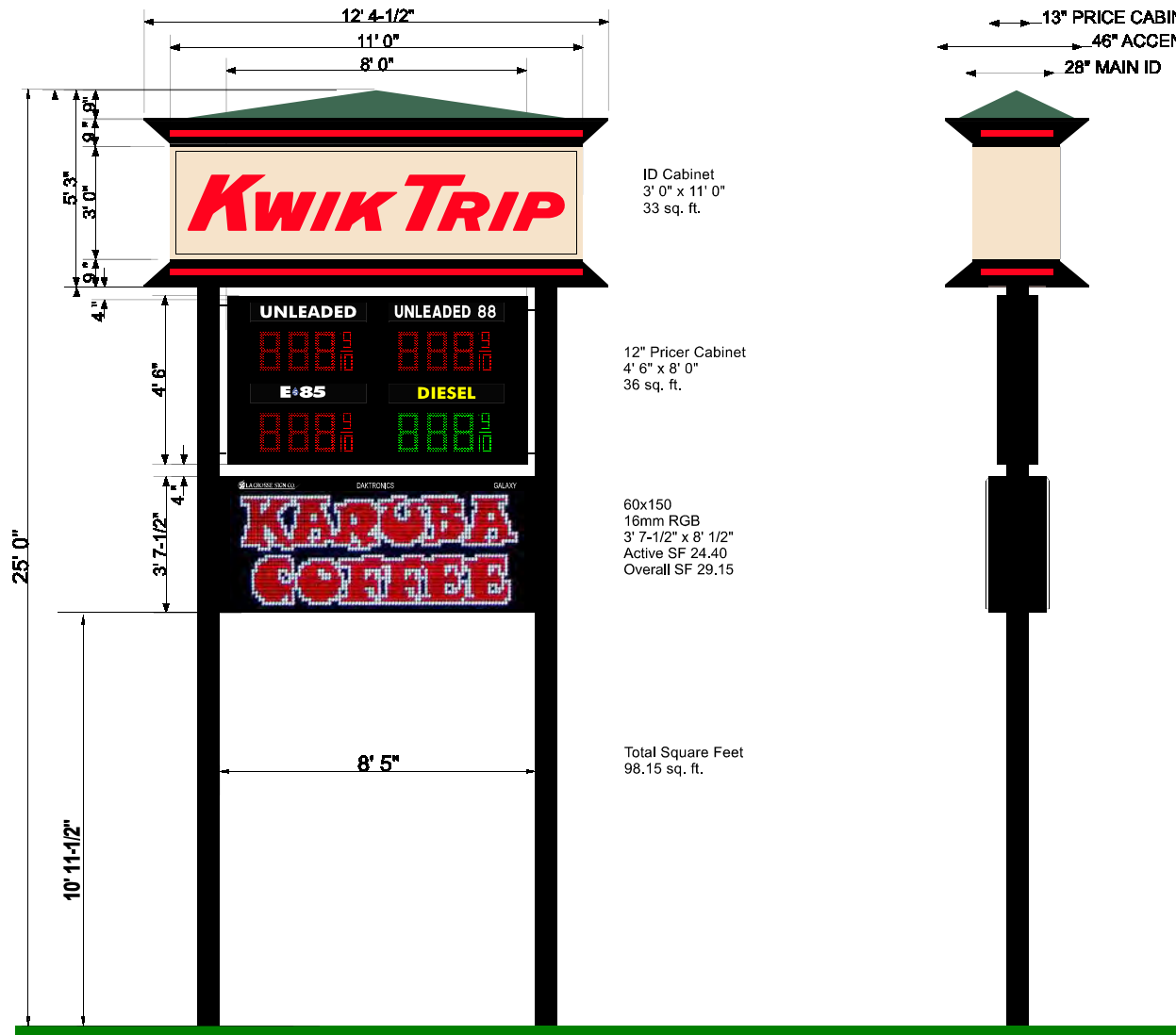
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DEF / DSL SIGNAGE		CONVENIENCE STORE #1169 W/ SIDE DIESEL & 1 BAY CW		36 & McKnight NORTH ST PAUL, MN	
#	DATE	DESCRIPTION			
—	—	—			
—	—	—			
—	—	—			
—	—	—			
DRAWN BY		KMK			
SCALE		MULTIPLE			
PROJ. NO.		0001			
DATE		2020-08-31			
SHEET		DEF1			

DOUBLE FACED PYLON

#1169 North ST. Paul, MN



Approved by: _____ Date: _____ Landlord: _____ Date: _____

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DESIGN

SALES

FILE

COLOR KEY

*COLORS ON SKETCH ARE ONLY A REPRESENTATION. ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER.



1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450
2242 Mustang Way • Madison, WI 53718 • 608-222-5353
2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

Drawing by: Danielle Waas

Sign Type: Pylon

Date Created: 5/5/2016

Last Modified:

Scale: 3/16" = 1'

Job Name: Kwik Trip

Job Address:

Salesperson: Cindy Bluske

Job Number:

Revision Number:

Job File Location:

1 NA 208080 Beige

2 Black S/G paint

3 #2283 Red Acrylic

4 White of Acrylic

5 Red LED

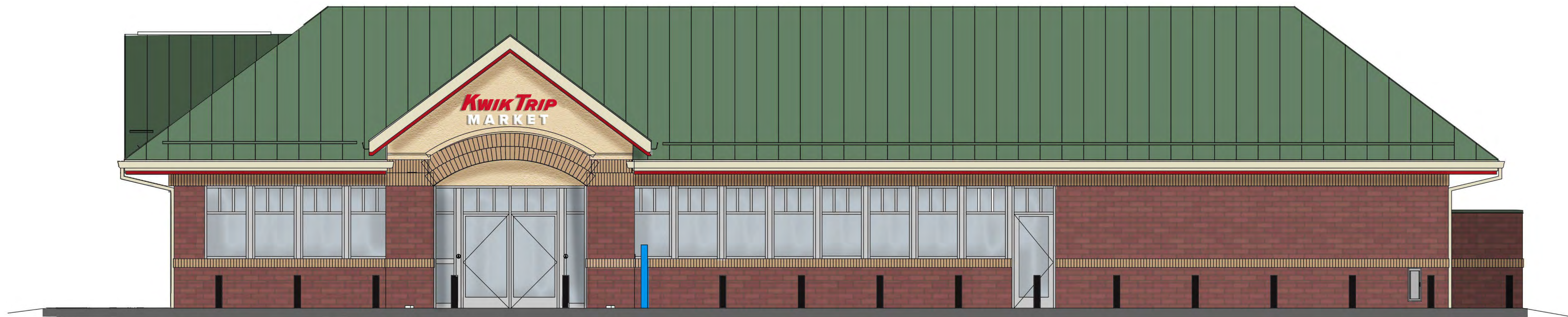
6 NA 307880 Hemlock Green

7 Green LED

8 Black (230-22)

9 Yellow (230-015)

10 Blue (230-167)



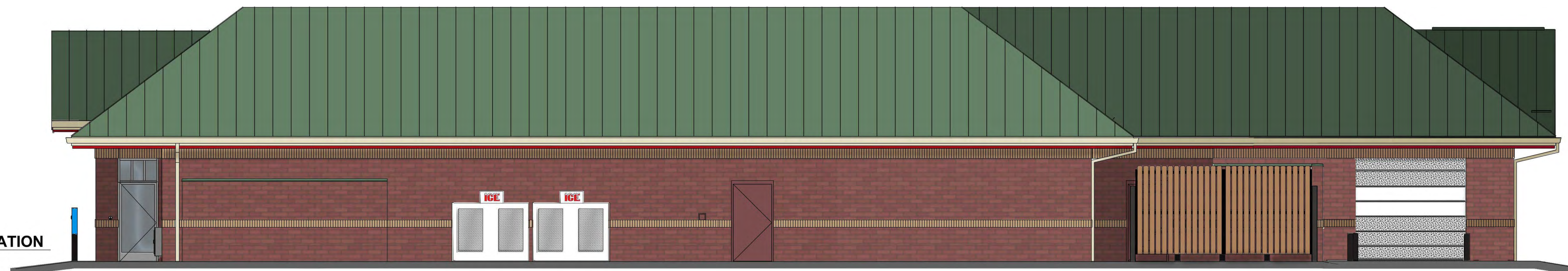
1 FRONT ELEVATION



2 LEFT ELEVATION



3 REAR ELEVATION



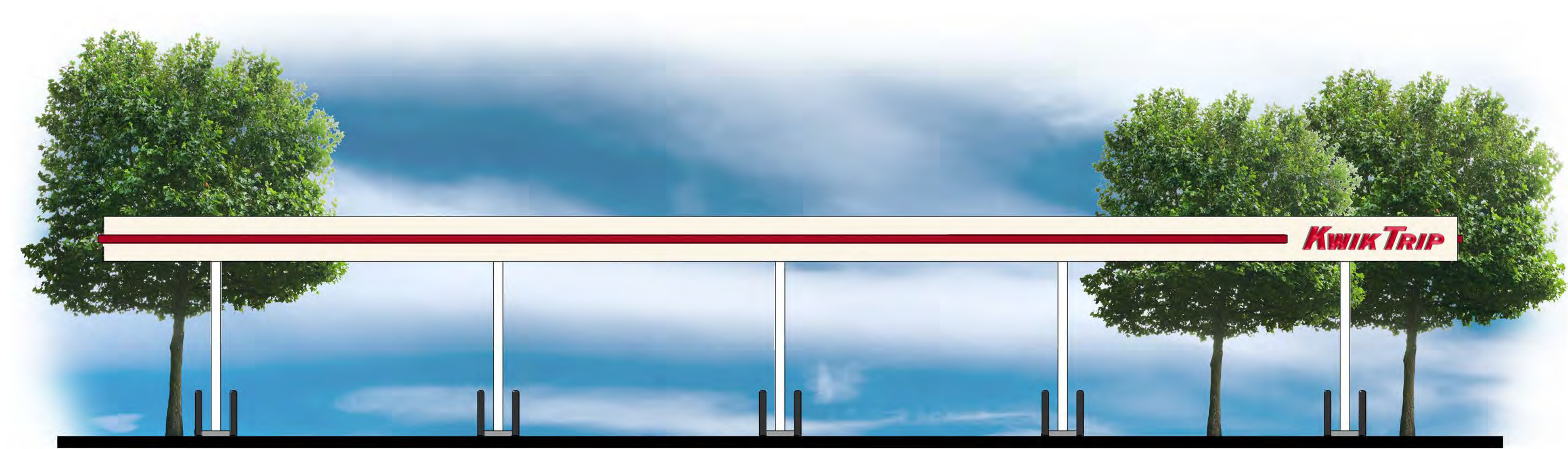
4 RIGHT ELEVATION

Kwik
TRIP

Kwik
STAR

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1 FRONT ELEVATION



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10 MPD

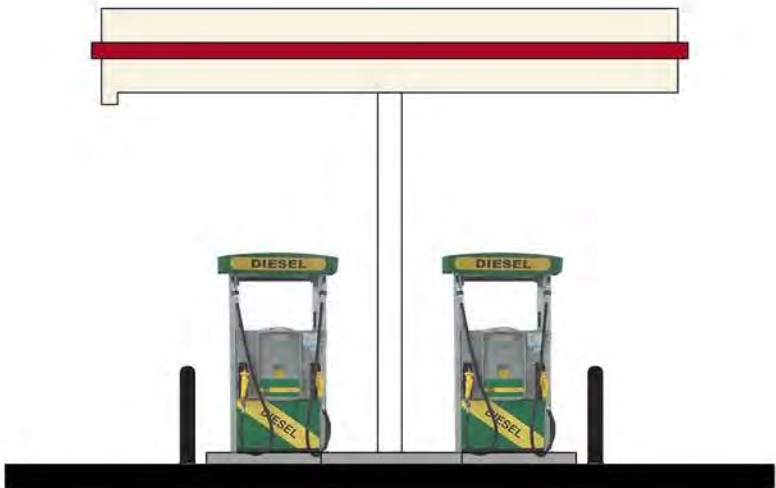
2 SIDE ELEVATION



1 FRONT ELEVATION



2 SIDE ELEVATION



3 REAR ELEVATION

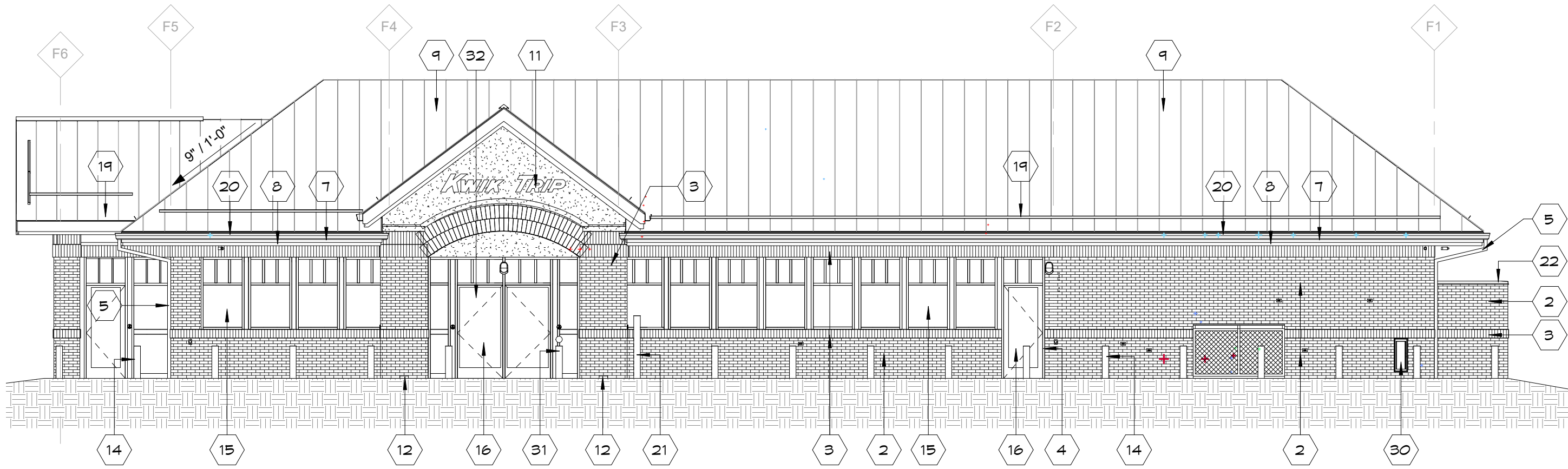


**Kwik
TRIP**

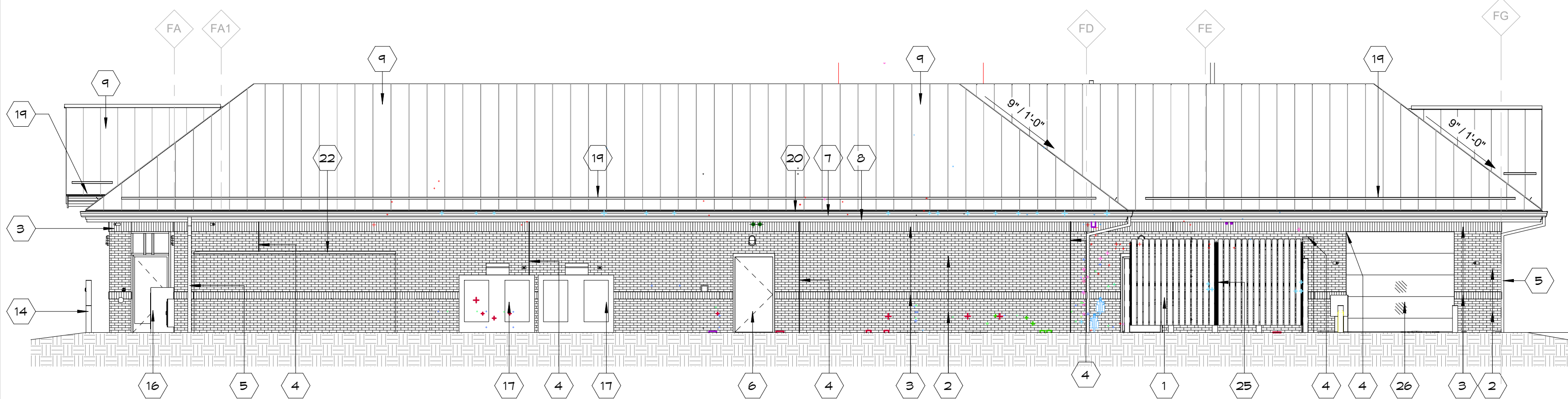
**Kwik
STAR**

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PH. (608) 781-8988
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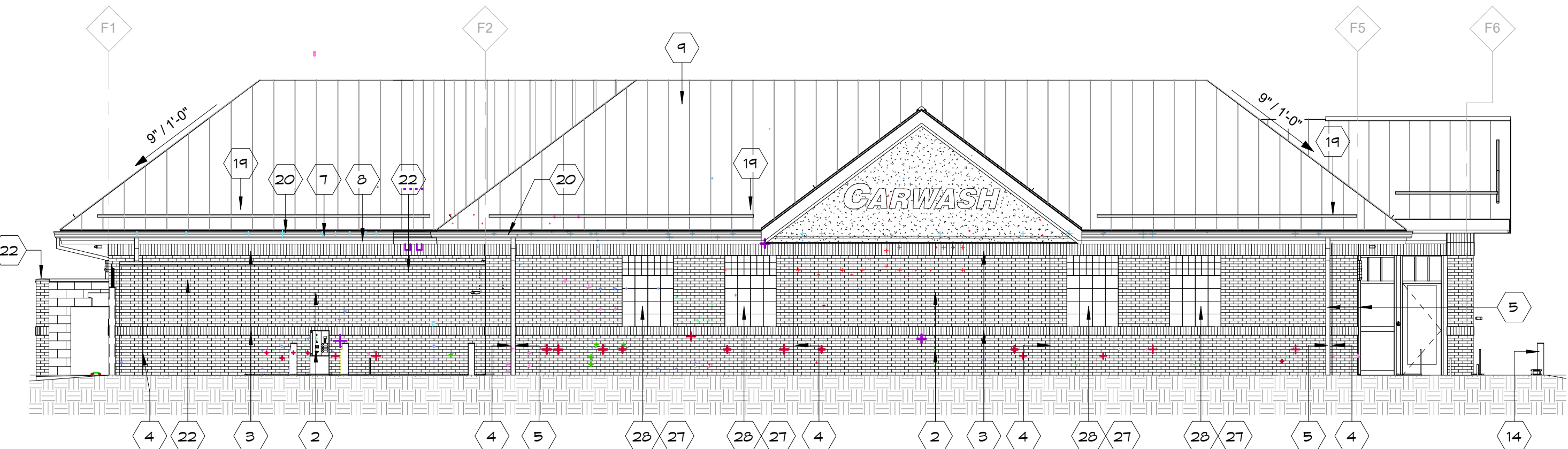
2 LANE DIESEL



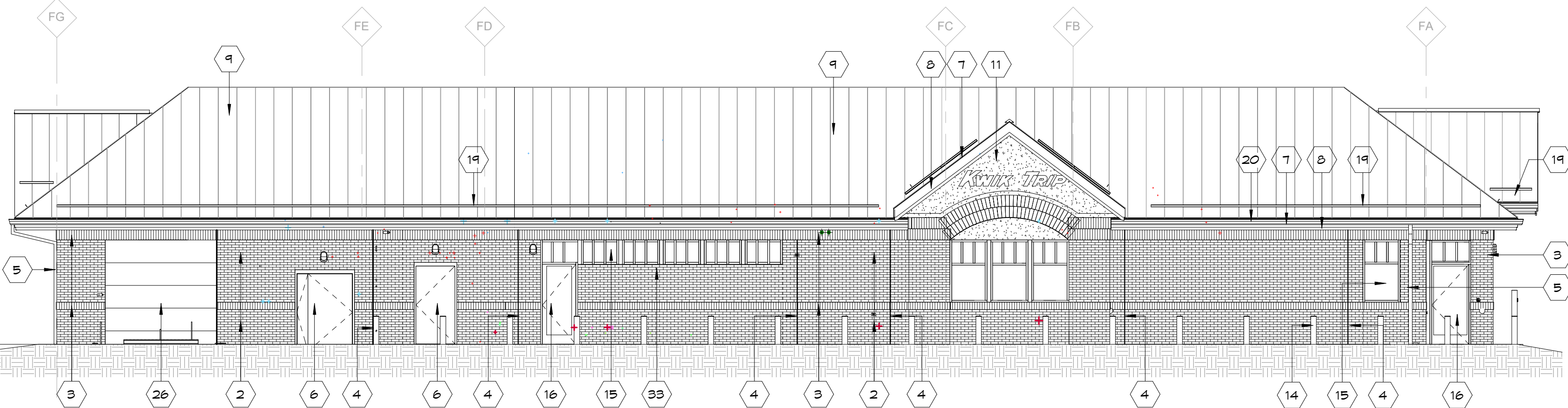
1 FRONT ELEVATION
1/8" = 1'-0"



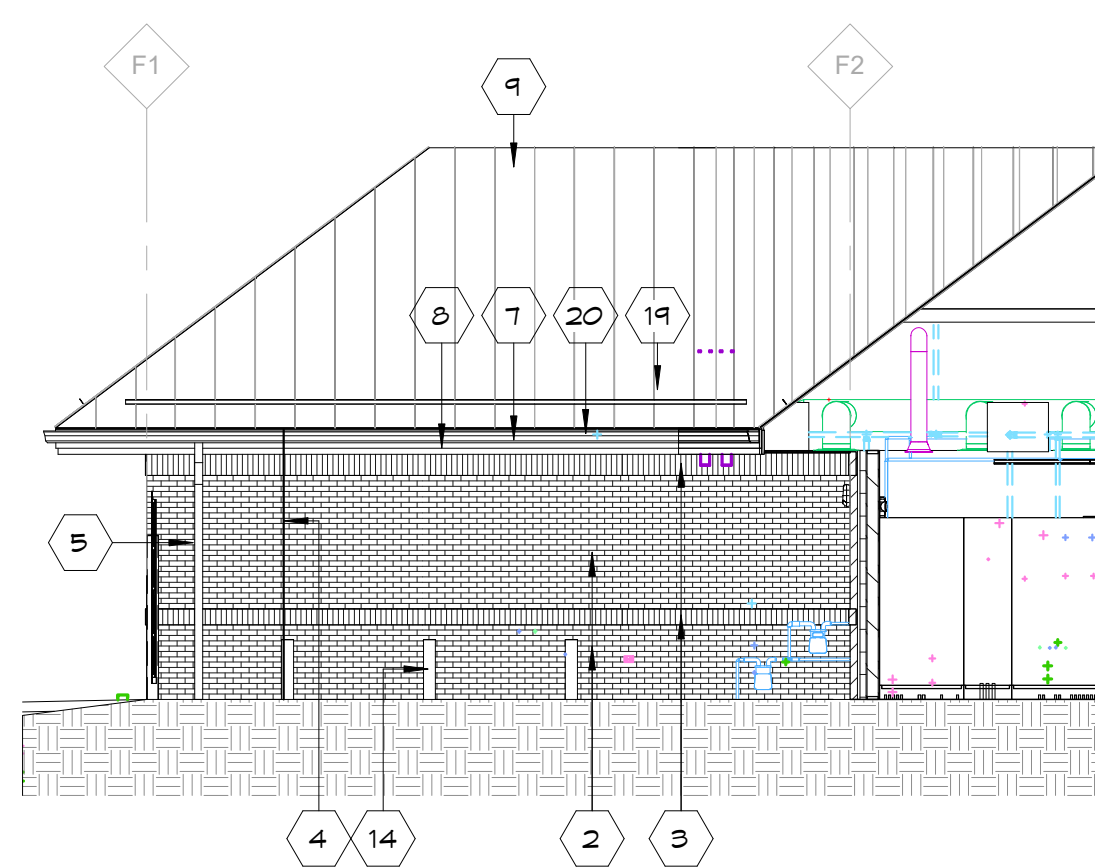
2 LEFT ELEVATION
1/8" = 1'-0"



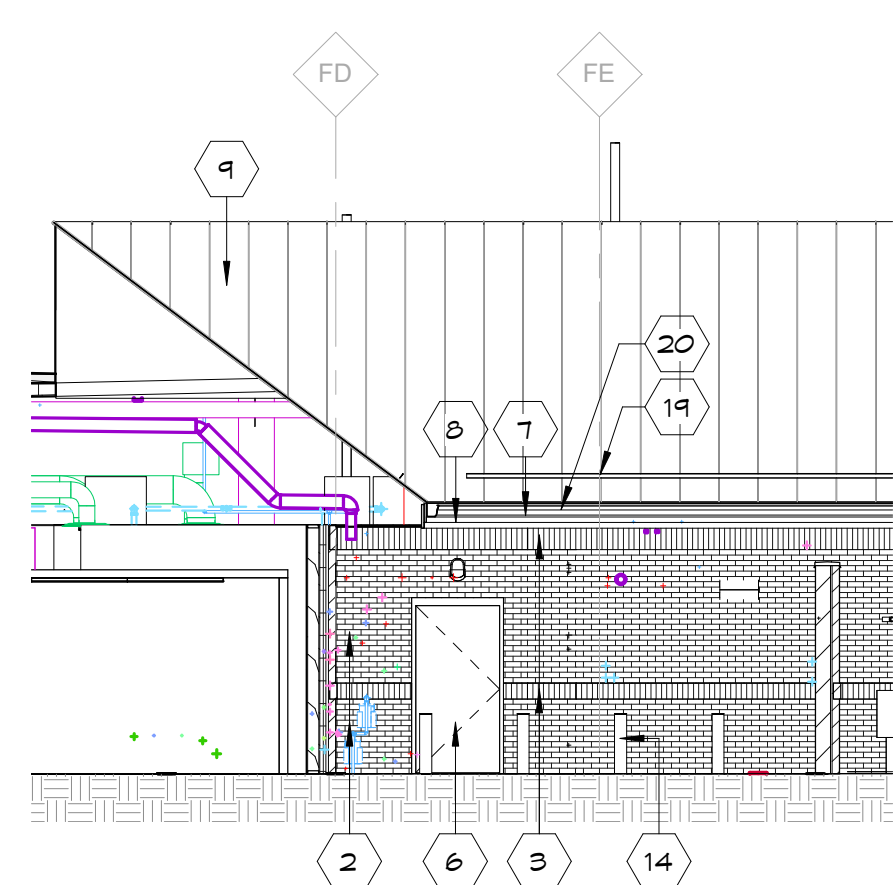
3 REAR ELEVATION
1/8" = 1'-0"



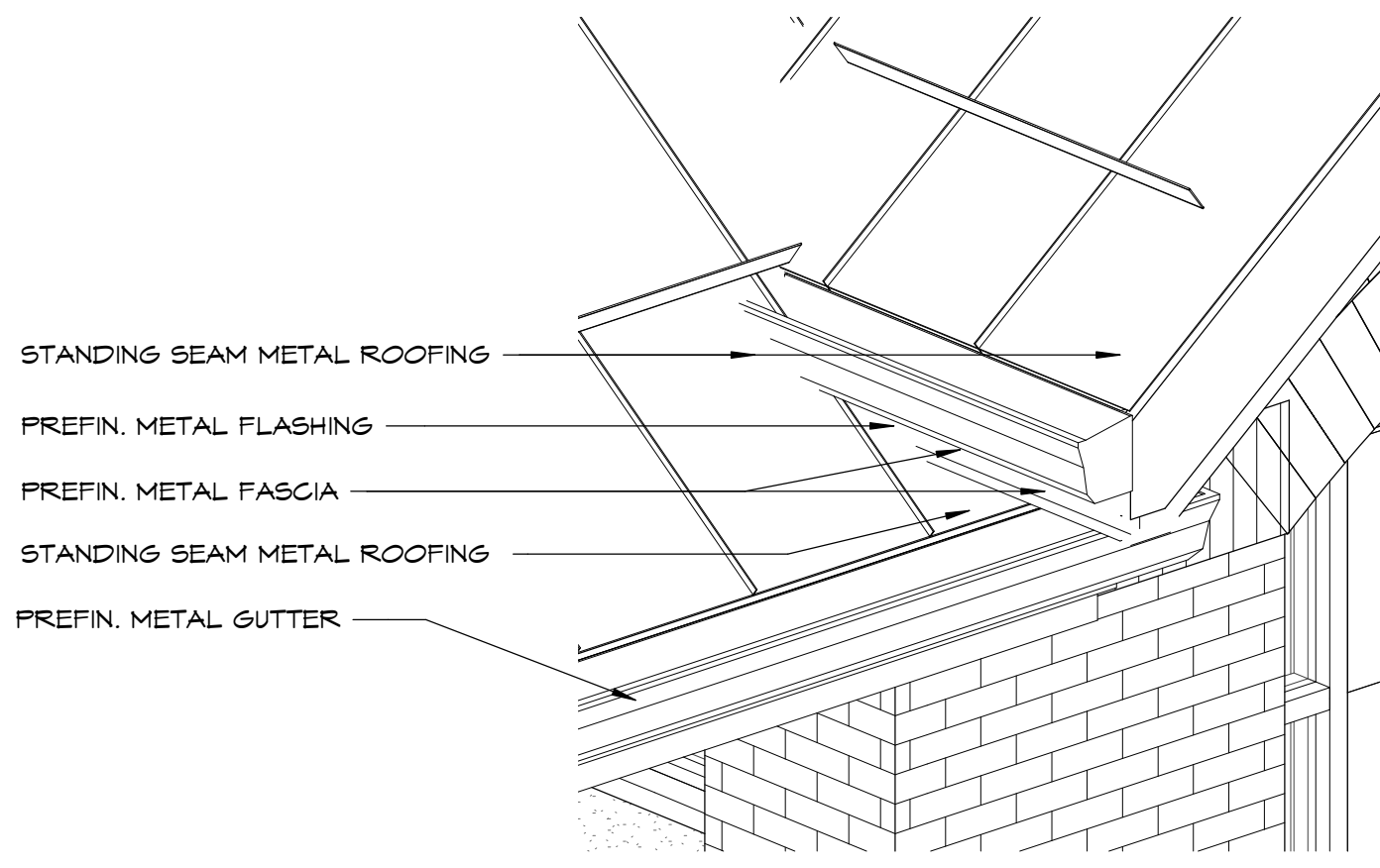
4 RIGHT ELEVATION
1/8" = 1'-0"



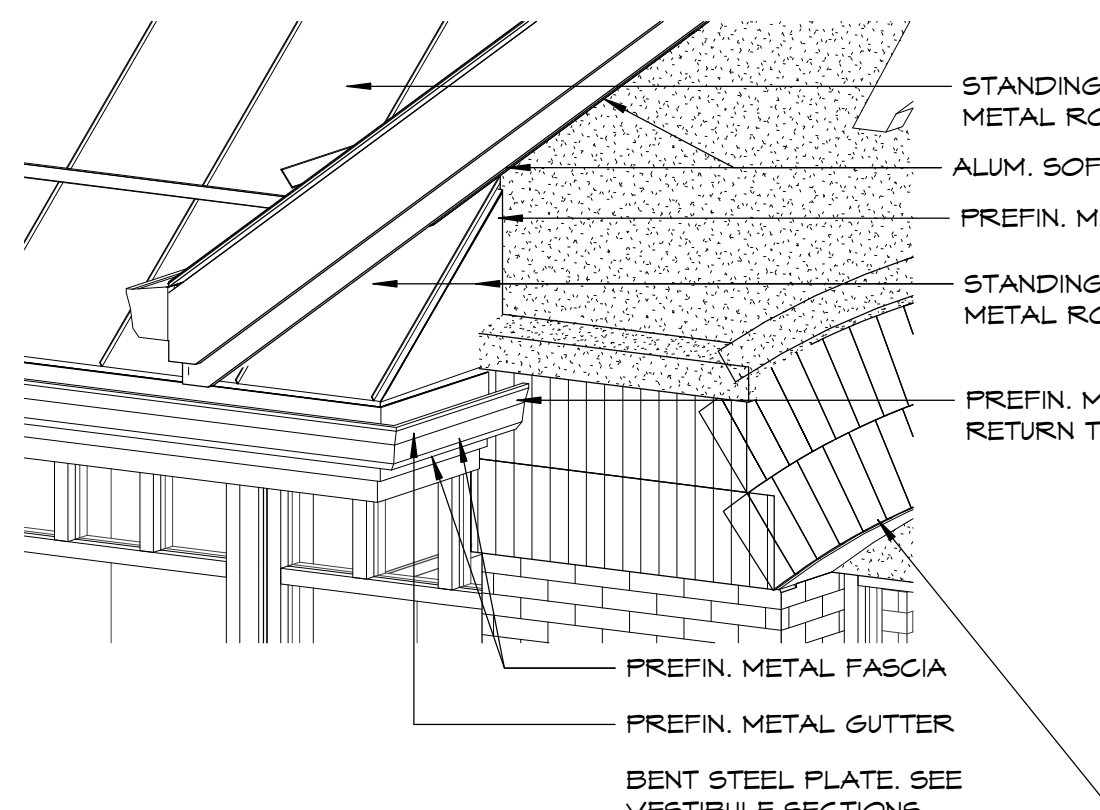
5 REAR INSIDE ENCLOSURE
1/8" = 1'-0"



6 LEFT INSIDE ENCLOSURE
1/8" = 1'-0"



7 VESTIBULE EAVE TO ROOF FLASHING DETAIL



8 FRONT VESTIBULE METAL ROOF RETURN

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
1	TRASH ENCLOSURE.
2	MODULAR BRICK VENEER (RED).
3	BRICK SOLDIER COURSE (TAN). SEE SECTION FOR SIZE
4	BRICK CONTROL JOINT. SEALANT COLOR TO MATCH BRICK COLOR.
5	ALUMINUM DOWNSPOUT.
6	HOLLOW METAL DOOR & FRAME. PAINT. CAULK COLOR TO MATCH BRICK.
7	ALUMINUM FASCIA - ALMOND.
8	ALUMINUM FASCIA - RED.
9	PREFINISHED STANDING SEAM METAL ROOFING.
10	CT CABINET AND ELECTRICAL METER. RE: ELECT. PLANS.
11	EIFS. COLOR: TAN.
12	CAST ALUMINUM BRICK VENT - HOHMANN & BARNARD #C825, 8" X 2 1/4".
13	EMERGENCY FUEL SHUT OFF. RECESS FLUSH W/ WALL.
14	6" BOLLARD W/ 40" PLASTIC SLEEVE. SEE SHEET A124.
15	ALUMINUM STOREFRONT FRAMING W/ INSULATED GLAZING. CAULK COLOR GRAY DYMONIC.
16	ALUMINUM STOREFRONT ENTRANCE. CAULK COLOR GRAY DYMONIC.
17	ICE MERCHANDISER
18	LP CAGE
19	SNOW RETENTION BAR
20	PREFINISHED METAL GUTTER
21	BLUE HDGP. BOLLARD. REFER TO SITE PLANS.
22	PREFINISHED METAL WALL CAP.
23	KNOX BOX LOCATION WHEN NEEDED. OWNER PROVIDED.
24	SPLASH BLOCK
25	PROVIDE LOCK BOLT FOR EACH LEAF
26	INSULATED POLYCARBONATE DOOR
27	12 X 12 GLASS BLOCK
28	6 X 6 GLASS BLOCK
29	SUPPLY FAN. SEE HVAC PLANS.
30	FIRE EXTINGUISHER CABINET
31	HANDICAP PUSH PLATE. SE ELECTRICAL SHEETS FOR MOUNTING HEIGHTS.
32	STREET ADDRESS NUMBERS TO BE LOCATED ON ENTRANCE DOOR. VERIFY WITH OWNER BEFORE APPLYING.
33	BRICK SOLDIER COURSE FIELD COLOR - (RED).

EXTERIOR COLOR SCHEDULE

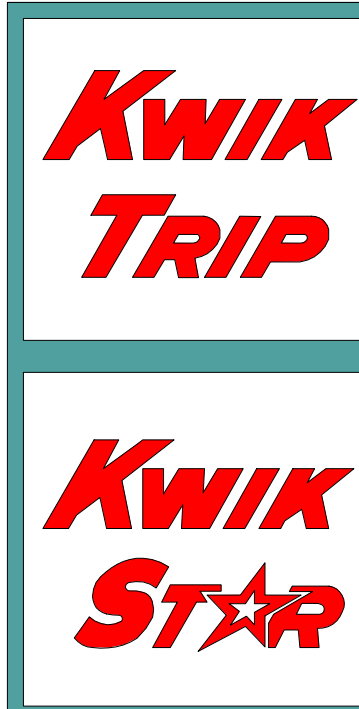
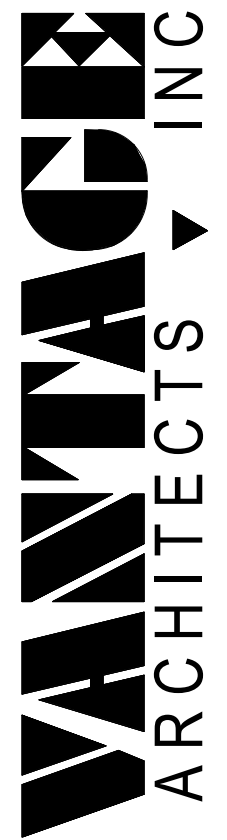
MATERIAL	MANUFACTURER	COLOR
BOLLARDS	--	BLACK, GLOSS
FASCIA	UNA-CLAD 24 GA.	REGAL RED ALMOND
GUTTERS & DOWNSPOUTS	--	ALMOND
SOFFIT	UNA-CLAD	WHITE
METAL ROOF	UNA-CLAD	HEMLOCK GREEN
MORTAR	--	GREY
SEALANT		
RED BRICK	TREMCO DYMONIC	REDWOOD TAN
TAN BRICK	TREMCO DYMONIC	LIMESTONE
ROOF CAP CAR WASH	UNA-CLAD	HEMLOCK GREEN
TAN BRICK	LEGENDARY	CLEAR BUFF
RED BRICK	LEGENDARY	CABERNET BURGUNDY
EIFS	TOTAL WALL	MORNING MIST SWIRL TEXTURE
TRASH ENCLOSURE CAP	UNA-CLAD	HEMLOCK GREEN

Exterior Door Color Code

BAC Blend-a-Color	02	32	64	120
W1 White	-	12	1	-
B1 Black	-	24	1	-
R2 Maroon	-	19	-	-
R3 Magenta	-	26	1	1

EXTERIOR ELEVATION NOTES

- SEE FLOOR PLAN FOR WINDOW TYPE KEYS.
- CONTROL JOINT SEALANT TO MACH VENEER COLOR.
- ALL DOWNSPOUTS TO CONNECT IV BELOW GRADE DRAIN.
- VERIFY NUMBER OF GABLES AND LOCATION OF SIGNAGE WITH OWNER.



KWIK TRIP, Inc.
P.O. BOX 2107
1628 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

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

SIGNATURE: JERRELL SCHMIDT
DATE: 06/03/2020 REG. NO. 14110

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR MY DIRECT SUPERVISOR AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

SIGNATURE: CARL M. FINE
DATE: 06/03/2020 REG. NO. 42440

PROJECT TITLE:
Store #1090 - Gen 3-LH-1Bay-CW

Kwik Trip, Inc.

PROJECT LOCATION:
New Prague, MN

101 Chalupsky Ave. NE

JOB #:

1081.410

DATE:

06.03.2020

DRAWN BY:

Author

TYPE:

CD Set

REVISIONS

NO. DATE

SHEET TITLE

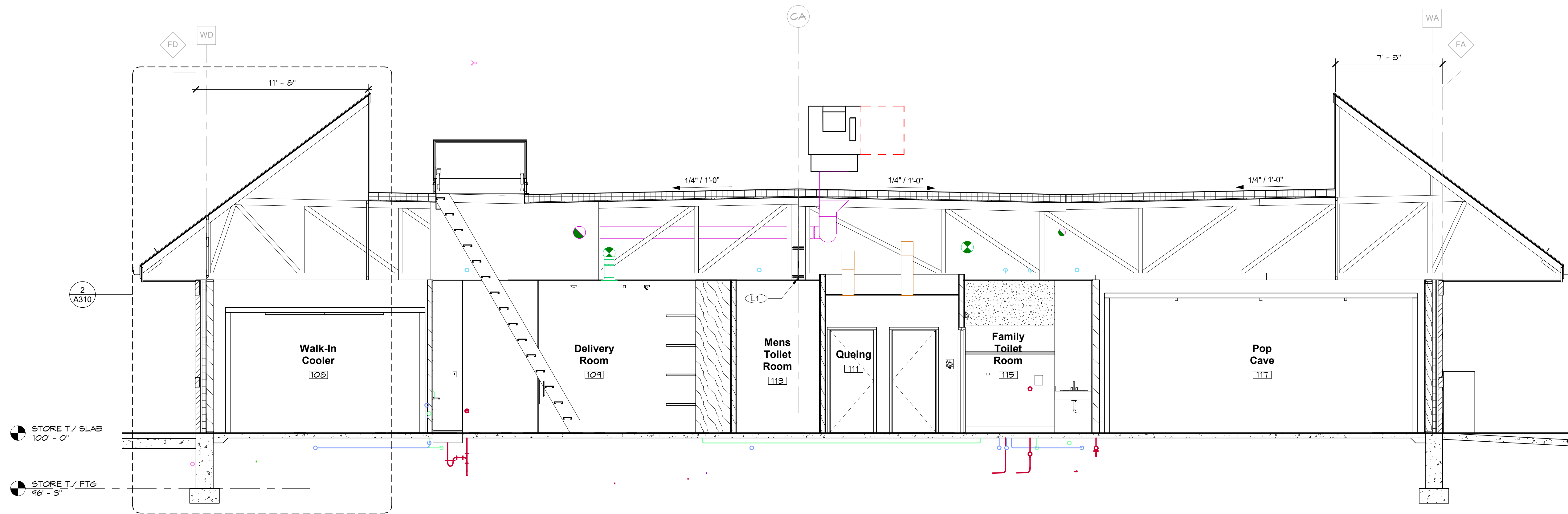
Exterior Elevations

SHEET NO.

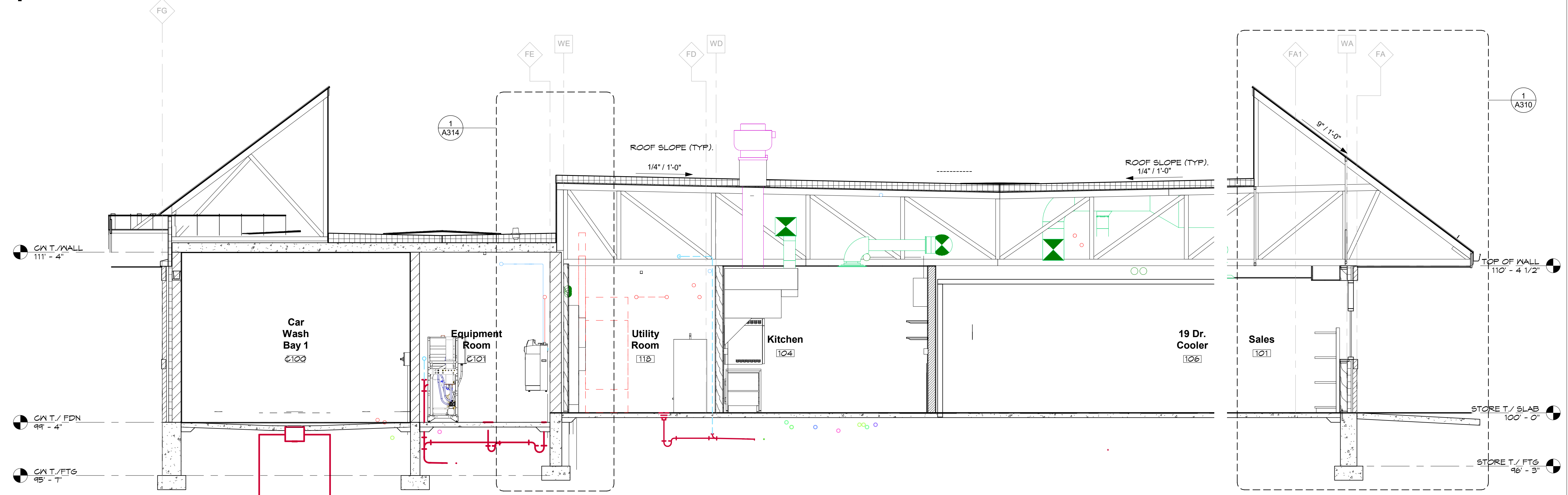
A200

750 N. Third Street
La Crosse, WI 54601
Ph (608) 784-2729 Fax (608) 784-2826

54601



1 BUILDING SECTION 1
1/4" = 1'-0"



2 BUILDING SECTION - SALES, COOLER, KITCHEN
1/4" = 1'-0"

Kwik Trip

Kwik Star

KWIK TRIP, Inc.
P.O. BOX 2107
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LA CROSSE, WI 54602-2107
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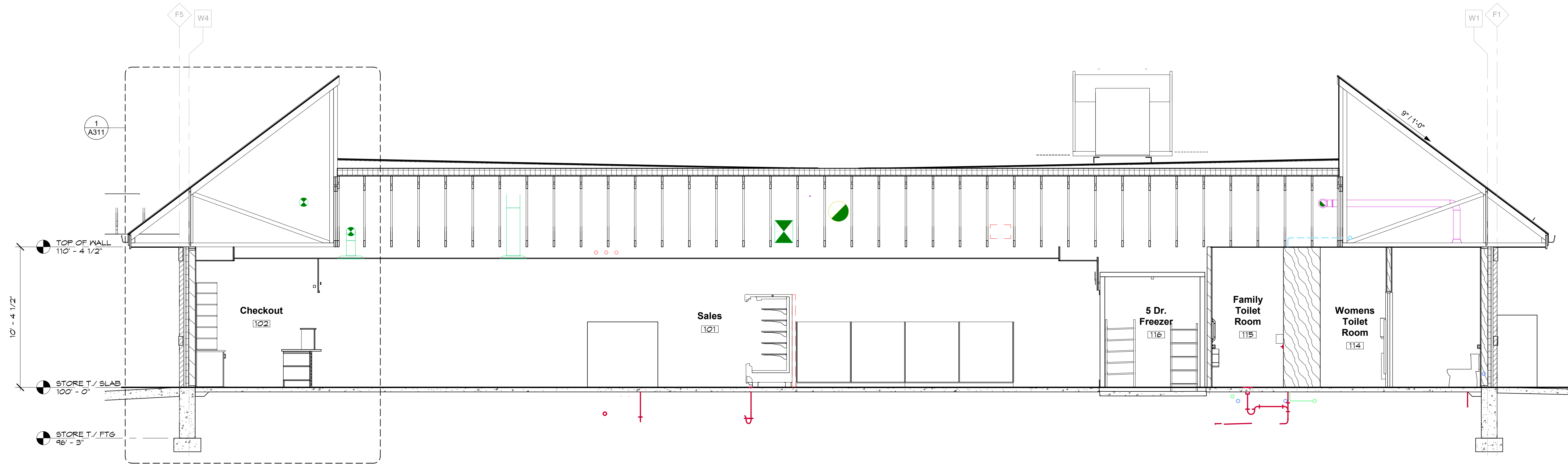
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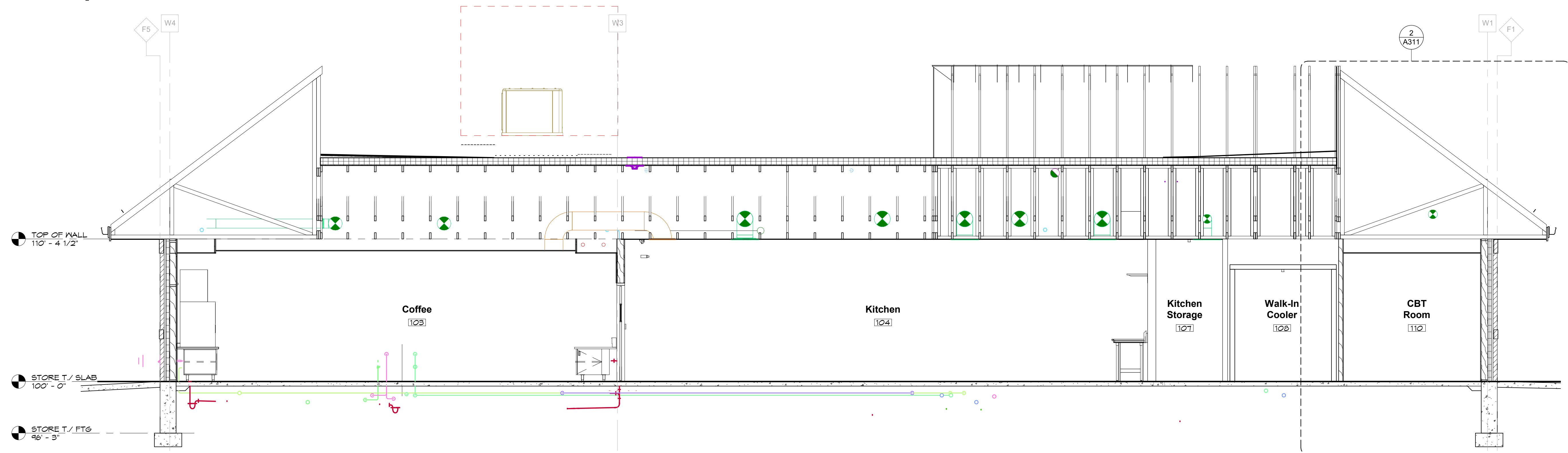
JOB #: 1081.410
DATE: 06.03.2020
DRAWN BY: Author
TYPE: CD Set
REVISIONS
NO. DATE

SHEET TITLE
Building Sections

SHEET NO.
A300



1 BUILDING SECTION - CHECKOUT, SALES, FREEZER
1/4" = 1'-0"



2 BUILDING SECTION - COFFEE, KITCHEN, CBT
1/4" = 1'-0"

VANTAGE
ARCHITECTS, INC.

750 N. Third Street
La Crosse, WI 54601
Ph (608) 784-2729 Fax (608) 784-2826

Kwik Trip

Kwik Star

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1628 OAK STREET
LA CROSSE, WI 54602-2107
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101 Chalupsky Ave. NE

JOB #: 1081.410
DATE: 06.03.2020
DRAWN BY: Author
TYPE: CD Set

REVISIONS	NO.	DATE

SHEET TITLE
Building Sections

SHEET NO.
A301

Proposed Changes to Parking Ordinance Language

~~**MOTOR VEHICLE, LARGE.** Motor vehicles including but not limited to trucks, recreational vehicles, buses, boats attached to trailers, heavy equipment, and similar size vehicles which exceed eighteen (18) feet in length. AND/OR~~

[Existing definition] DRIVE/DRIVEWAY. A permanent, durable surface designed to provide vehicular access from a street to a lot or to provide vehicular access between different parts of a lot or parking area. A drive that is internal to a parking area is not the same as an aisle. For a detached home, duplex or townhome, the driveway serves as all or part of the front yard parking space.

[Existing definition] PARKING SPACE. A suitably surfaced and permanently maintained area, either within or outside a building, of sufficient size to store one standard automobile exclusive of any driveway or other circulation area, accessible from a street, alley, or maneuvering area

TRAILER, WEIGHTED. A trailer required by the State of Minnesota to be registered at over 3,000 pounds gross vehicle weight, that are not a recreational trailer or towed as a tractor-semi trailer combination.

VEHICLE, COMMERCIAL. Any motor vehicle, trailer, or semi-trailer designed or used to carry freight, passengers for a fee, or merchandise in the furtherance of any commercial enterprise and similar vehicles not ordinarily used for personal transportation having a gross weight of more than 10,000 pounds and/or exceeding eighteen (18) feet in length

VEHICLE, PASSENGER. Any motor vehicle designed and used for carrying not more than 15 individuals, including the driver. Passenger vehicle does not include motorcycles, motor scooters, buses, school buses, or commuter vans

[Existing definition] VEHICLE, RECREATIONAL. A vehicular type portable structure without permanent foundation which can be towed, hauled, or driven and primarily designed as temporary living accommodation for recreational, camping, and travel use and including, but not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes. Also includes trailers classified as "Small Utility Trailers" by the Minnesota Department of Vehicle Services, receiving permanent registration with a gross vehicle weight over 3,000 pounds and vehicles bearing a State of Minnesota recreational vehicle license plate required for self-propelled vehicles and trailers equipped as temporary human living quarters.

YARD. A required open space on a lot which is unoccupied and unobstructed by a structure from its lowest level to the sky except as permitted by this chapter. The yard extends along the lot line at right angles to such lot line to a depth or width specified in the setback regulations for the zoning district in which such lot is located.

YARD, FRONT. That portion of the yard extending along the full width of the front lot line between side lot lines and extending from the abutting street right-of-way line to the depth required in the setback regulations for the zoning district in which such lot is located. ***TO BE REVIEWED AS PART OF OUR DEFINITIONS COMPREHENSIVE REVIEW***

§ 154.010 GENERAL REGULATIONS.

(J) *Off street parking & loading.*

1. *Purpose.* The purpose of this section is to provide for off-street parking and loading areas and pedestrian facilities that are accessible, attractive, secure, maintained and meet the needs generated by specific uses. It is further the intent of these regulations to avoid undue congestion on public streets; to

protect the level of service and capacity of existing streets; to avoid unnecessary conflicts between pedestrians and vehicles; to preserve and enhance the city and to protect the public health, safety and welfare.

2. *Application of parking and loading regulations.* The application of off-street parking and loading regulations shall apply to all buildings and uses of land established after the effective date of this section.

3. *General standards for non-residential areas.*

(a) Minimum size regulations. Each space shall contain a minimum area of not less than 180 square feet, exclusive of access drives, a width of not less than nine feet and a depth of not less than 20 feet. Each space shall be adequately served by access drives as determined by the Zoning Administrator. All loading spaces shall be sufficient to meet the requirements of each use and shall provide adequate space for storage and maneuvering of the vehicles they are designed to serve. Parking ramps and underground parking may be allowed to have some reduction in the dimensions stated above.

(b) Use of parking and loading space. Required parking or loading space shall not be used for storage of goods or for storage of vehicles that are inoperable or for sale or rent.

(c) Computing requirements. In computing the number of such parking spaces required, the following rules shall govern:

- i. Floor area shall mean the gross floor area of the specific use;
- ii. Where fractional spaces result, the parking spaces required shall be construed to be the nearest whole number.

(d) Buffer fences and planting screens. Off-street parking and loading areas near or adjoining residence districts shall be screened by a buffer fence of adequate design or a planted buffer screen; plans of such screen or fence shall be submitted for approval as part of the required site plan, and such fence or landscaping shall be installed as part of the initial construction.

(e) Access.

i. Parking and loading space shall have proper access from a public right-of-way as determined by the Zoning Administrator.

ii. The number and width of access drives shall be so located as to minimize traffic congestion and traffic hazard.

(f) Combined facilities. Except in the R-1 District, combined or joint parking facilities may be provided for one or more buildings or uses, provided that the total number of spaces shall equal the sum of the requirements for each building or use. Underground parking bonus. If 50% or more of the required parking is provided underground or under the principal structure, 300 square feet shall be added as lot area for each space, so placed, and said lot area shall be used to determine the maximum allowable use of the property; for example, the number of dwelling units or the floor area ratio for an office building, provided the maximum bonus shall not increase the number of units or floor area by more than 30%.

(g) Lighting. Lighting shall meet the requirements specified in the zoning district and for the specific use where stated.

(h) Required site plan. Application for a building permit shall include a site plan drawn to scale and dimensioned showing off-street parking and loading space to be provided in compliance with this section. The site plan shall include an acceptable drainage plan.

9. *Off-street parking standards for residential districts.*

(a) Definitions: for the purposes of this section, the following vehicles are defined:

a. Type 1 Commercial Vehicle: a commercial vehicle less than 8'6" height as measured to the top of any attachments or 22' in length as measured to include any attachments to the vehicle-

b. Type 2 Commercial Vehicle: a commercial vehicle greater than dimensions of Type 1 and less than 15,000 gross vehicle weight rating

c. Recreational Vehicle – as defined in 154.003

d. Large Recreational Vehicle—— a recreational vehicle over 36 feet in length OR a boat or unoccupied trailer over 25 feet in length

(b) ~~(a)~~ Vehicles may be parked in residential districts per the following table: Truck or bus parking in residential districts. Off-street parking of commercially licensed trucks, trailers or buses with

~~a gross weight of over six tons shall be prohibited, except for deliveries or unloading. Trucks, trailers or buses of less than six tons gross weight shall not be stored in the front yard.~~

Type of Vehicle	Permitted Location	Number	Time Limit
Passenger Automobile	Garage, driveway, side yard, or rear yard surfaced area	No limit	No limit
Type 1 Commercial Vehicle	Garage, d Driveway, side yard, or rear yard surfaced area	Two (2) per lot	No limit
Type 2 Commercial Vehicle	Garage	One (1) per lot	No Limit
Recreational Vehicle	Garage, driveway, side yard or rear yard surfaced area	Two (2) per lot	Front yard: no longer than a 72-hour period, or while being actively loaded or unloaded Garage: No limit Side yard or rear yard surfaced area: No limit provided the vehicle is adequately screened <u>per 154.010 (D)(32)(c). (Outdoor storage shall be screened from abutting residential uses with a wall, solid fencing, evergreen hedge, or equivalent material. All screening shall be six feet in height. Screening along district boundaries, where present, may provide all or part of the required screening)</u> <u>Must be in compliance with off-street parking regulations including setbacks</u>
Large Recreational Vehicle	Garage, d Driveway, side yard, or rear yard surfaced area	One (1) per lot	Front yard: no longer than a 72-hour period, or while being actively loaded or unloaded Garage: No limit Side yard or rear yard surfaced area: No limit provided the vehicle is adequately screened <u>per 154.010 (D)(32)(c). (Outdoor storage shall be screened from abutting residential uses with a wall, solid fencing, evergreen hedge, or equivalent material. All screening shall be six feet in height. Screening along district boundaries, where present, may provide all or part of the required screening)</u> <u>Must be in compliance with off-street parking regulations including setbacks</u>

(c) ~~Vehicle storage~~Paved surface. All vehicles personal, recreational, or commercial shall be stored or parked on a driveway surface.

(d) Setbacks. New driveways and off-street parking shall be set back a minimum of three feet from side property lines. Off-street parking shall be at least 105 feet from the back of the curb or roadway.

(e) Location of parking. Required off-street parking spaces shall be provided on the same lot.

(f) Driveways, authorized parking areas, and authorized garages.

i. Driveways must lead to and abut a vehicle access door having a width of at least eight feet. Driveways must not exceed a 22 foot maximum width at the property line.

ii. Existing driveways which do not lead to an authorized parking area or authorized garage must be removed and landscaped.

iii. Existing driveways which provide access to an authorized parking area or garage shall be improved/surfaced according to this section; however, if the driveway leads to an unpaved street or alley, a waiver to the surface requirement will be considered by the city upon receipt of a written request explaining the reason and justification for this request.

iv. Required number of off-street parking spaces. The minimum number of required off-street parking spaces are located in Table 8.

v. Parking. Vehicles parked in a driveway or other area are not allowed to extend or encroach upon the alley or street right-of-way or public sidewalk.

vi. Driveways located on a corner lot shall be set back a minimum of 15 feet from the corner of the two streets fronting the lot.

§ 72.04 TRUCK PARKING RESTRICTED RESTRICTIONS ON CERTAIN VEHICLES.

(A) —No person shall park a truck, truck tractor or semi-trailer which has a gross vehicle weight in excess of six tons commercial vehicle as defined in Chapter 154 for more than two hours at a time on any street in any area zoned in whole or in part for residential use under the provisions of this code.

—Exceptions: This section does not apply to commercial vehicles being actively loaded or unloaded, vehicles rendering a service, emergency vehicles of the police department, fire department, division of public health, to any public utility vehicle where actually engaged in the performance of emergency duties necessary to be performed by such public departments or public utilities; or to any vehicle owned by or performing work for the United States, the state, or the city.

(B) No person shall park a recreational vehicle as defined in Chapter 154 for more than two hours at a time on any street in any area zoned in whole or in part for residential use under the provisions of this code.

1. Exceptions: This section does not apply to vehicles being actively loaded or unloaded.

(A)(C) Waivers: discuss with City Attorney