

Memorandum

TO: Ben Boike, Assistant Community Development Director/City Planner
FROM: Darin Rezac, Civil Engineer
DATE: September 14, 2016
SUBJECT: Site Review 967 Robert St S

The engineering department has completed its review of the above-referenced project. In conjunction with the site plan approval, the following conditions must be met.

RECOMMENDED CONDITIONS OF APPROVAL

1. Permits from the appropriate regulatory agencies must be obtained, including but not limited to the MPCA, Dakota County, MnDOT, etc.
2. Existing storm sewer line that runs underneath the existing driveway abutting Robert St appears to be dead-headed at the existing catch basin. Connect existing CB to proposed CB-4. Approximate distance is 84 LF.
3. Remove and re-space the trees along Robert St to accommodate the recently installed trees as part of the Robert St Landscape Project. Coordinate with city staff to determine exact location of proposed trees along Robert St.
4. Provide the city with a copy of the proposed Stormwater Management Plan.

C: Ross Beckwith, City Engineer/Public Works & Parks Director
Chuck Price, Engineering Tech III



TO: Asst. Community Dev. Dir.
THROUGH: Asst. Parks & Recreation Dir.
FROM: Environmental Committee
DATE: September 14, 2016

SUBJECT:

CASE #16-12 – Site Plan review for 963 Robert St.

BACKGROUND INFORMATION:

At the September 7, 2016 Environmental Committee (EC) meeting, members reviewed the Site Plan submitted by Sherman Associates to construct an addition to their parking lot at 963 Robert St. The EC members liked the selection of trees and the large amount of plants and shrubs being installed. They disagreed with the Assistant Community Development Director's recommendations, and felt that all 28 trees should be required, per the code, especially since this was parking lot development. The EC unanimously voted to approve the site plan as long as the developer fulfilled the required number of 28 trees for the site plan, with an additional comment that they strongly encourage the developer to use "pollinator friendly" native plants that were not treated with "neonicotinoids".

RECOMMENDATION:

Environmental Committee members approve the site plan for redevelopment of 963 Robert St. with the conditions listed above.



Minnesota Department of Transportation

Metropolitan District
Waters Edge Building
1500 County Road B2 West
Roseville, MN 55113

June 14th, 2016

Ben Boike, Zoning Administrator
City of West St. Paul
1616 Humboldt Ave
West St. Paul, MN 55118

SUBJECT: **Emerson Hill Commercial Mn/DOT Review #P16-038**
NW quad of Robert st (952A) and Haskell St
West St. Paul, Dakota County
Control Section 1908

Dear Mr. Boike:

The Minnesota Department of Transportation (MnDOT) has reviewed the above referenced plat in compliance with Minnesota Statute 505.03, subdivision 2, Plats. Before any further development, please address the following issues:

Water Resources

A drainage permit may be required. More information is needed. A stormwater pond with outlet connection to Robert Street is shown, but no calculations or model is provided. Maintenance of peak discharge rate at or less than for existing conditions will need to be demonstrated for 2-year, 10-year, and 100-year design events to obtain required drainage permit.

For questions concerning these comments, please contact Bruce Irish (651-234-7534) or bruce.irish@state.mn.us.

Surveys

A survey crew was unable to locate any of the monuments on the proposed plat boundary to verify property boundaries.

For questions regarding these comments please contact Matt Wernet at 651-366-4345 or matt.wernet@state.mn.us.

Permits

Any use of or work within or affecting MnDOT right of way requires a permit. Permit forms are available from MnDOT's utility website at <http://www.dot.state.mn.us/metro/maintenance/permits.html>

Please include one to one set of plans formatted to 11X17 with each permit application. Please direct any questions regarding permit requirements to Buck Craig (651-234-7911) of MnDOT's Metro Permits Section.

Review Submittal Options:

Mn/DOT's goal is to complete the review of plans within 30 days. Submittals sent in electronically can usually be turned around faster. There are four submittal options. Please submit either:

1. One (1) electronic pdf. version of the plans. Mn/DOT can accept the plans via e-mail at metrodevreviews.dot@state.mn.us provided that each separate e-mail is under 20 megabytes.
2. Three (3) sets of full size plans. Although submitting seven sets of full size plans will expedite the review process. Plans can be sent to:

Mn/DOT – Metro District Planning Section
Development Reviews Coordinator
1500 West County Road B-2
Roseville, MN 55113

3. One (1) compact disk.
4. Plans can also be submitted to Mn/DOT's External FTP Site. Please send files to: <ftp://ftp2.dot.state.mn.us/pub/incoming/MetroWatersEdge/Planning> Internet Explorer doesn't work using ftp so please use an FTP Client or your Windows Explorer (My Computer). Also, please send a note to metrodevreviews.dot@state.mn.us indicating that the plans have been submitted on the FTP site.

If you have any questions concerning this review please contact me at (651) 234-7784.

Sincerely,



Karen Scheffing
Principal Planner

Copy sent via E-Mail:

Buck Craig, Permits
Nancy Jacobson, Design
Tara McBride, Area Engineer
Bruce Irish, Water Resources
Matt Aguirre, Right-of-Way
David Sheen, Traffic
Matt Wernet, Surveys
Russell Owen, Metropolitan Council