CITY OF
WEST ST. PAUL

City Hall
1616 Humboldt Avenue
West St. Paul, MN 55118
651-552-4100
FAX 651-552-4190
www.wspmn.gov

# SITE PLAN APPLICATION

Filing Fee: $275.00

Escrow Amount: $1,300.00

Total Fees: $ 1575.00

**OFFICE USE ONLY**

Case No: 19-15

Date Received: 11/22/19

Receipt No:

60 Day Date: 1/21/20

Street Address of Parcel: 1140 ROBERT ST SOUTH, WEST SAINT PAUL, MN 55118

Name of Applicant: DAN SAAD

Phone # 651-457-1195

Address of Applicant: 1140 ROBERT ST. SOUTH
WEST SAINT PAUL, MN 55118

Email: DAN@WAKOTA.ORG

Name of Owner: DAN SAAD

Phone # 651-457-1195

Address of Owner: 1140 ROBERT ST. SOUTH
WEST SAINT PAUL, MN 55118

Email: DAN@WAKOTA.ORG

## SITE INFORMATION

Legal/PID # of the Property Involved: 42-01700-61-032

Present Zoning: B-3

Proposed Use of Parcel: BUSINESS-CLINIC (<50 EMPLOYEES)

What will be the effect(s) on existing and anticipated traffic conditions, including parking facilities on adjacent streets: REFER TO EXHIBIT "A"

## EXHIBITS REQUIRED

1. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 copies in sets and folded plans, showing application information as follows:
    a. A survey, scaled and dimensioned, site plan showing pertinent existing conditions, such as: parking layout, access provisions, structure locations, drainage, lot area, and yard dimensions, including but not limited to the surrounding parcels within 150 feet.
    b. A complete set of preliminary drawings prepared and signed by a registered civil engineer, architect, and/or landscape architect showing:
        i. A site plan indicating parking layout, access provisions, structure locations, any fences, walls, or other screening, including height and type of material, landscaping, drainage, trees and shrubbery, including types, locations, and sizes,
        ii. Building elevations, including finishes on all buildings on all sides,
        iii. All lighting provisions on site, including type, location, and lumens affecting the surrounding parcels and streets,
        iv. Curb type and location on site, and
        v. Proposed plans for sidewalk to service, parking, recreation, and service areas within the site.

REFER TO EXHIBIT "B"

## ACKNOWLEDGE AND SIGNATURE

The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the State of Minnesota.

| | |
|---|---|
| Signature of Owner (Required) | 651-457-1195<br>Phone Number |
| Signature of Applicant (If different) | Phone Number |

**NOTE: All Materials relevant to this Application must be filed on or before the dates listed on the Operating Procedures for Applicants page. The Planning Commission holds its regular meeting at 7:00pm on the third Tuesday of each month.**

---

**LAPSE OF SITE PLAN:** An approved site plan shall lapse and become null and void six months following the date on which the Plat was approved, unless prior to the expiration of six months a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion on the subject site. An approved Site Plan may be renewed once for a period of one year by the City Council.

## FEES

1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or by the Planning Commission. Fees shall include application fee, filing fees, consultant, legal, planning, and engineering fees.

2. Applicants shall deposit with the City, together with the application filing fees, the sums required by Council resolution toward prepayment of the Consultants and Attorney's expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report and recommendation to the City Council concerning the application. All reasonable expenses and fees, in excess of the deposit, shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.

**WHAT WILL BE THE EFFECT ON THE EXISTING AND ANTICIPATED TRAFFIC CONDITIONS, INCLUDING PARKING FACILITIES AND ADJACENT STREETS?**

Existing Traffic Conditions:

The existing joint parking facility provides approximately thirty (30) parking stalls by combining both Wakota Life Care Center, Inc. (Wakota) and Raddatz Dance Studio (Raddatz) properties. In addition to that, approximately five (5) street parking spaces are also available along Westchester Place (see Exhibit "B").

Based on the current zoning ordinance (Sect. 153.348-R), Wakota is required to provide ten (10) stalls and Raddatz twenty-four (24). Although the sum of these numbers exceeds the thirty (30) stalls currently available, Wakota and Raddatz business hours do not coincide and the parking requirements are not computed concurrently.

Anticipated Traffic Conditions:

The proposed improvements only include resurfacing the parking area within Wakota's newly plated property, but take in consideration capacity for parking spaces available also in Raddatz, Twins Venture LLC (Twins) and Rivera Chiropractic Center lots, which are within the one hundred (100) feet maximum distance limit for joint parking facilities as stipulated in the zoning ordinance (Sect. 153.346-F). The total number of stalls required is of 105, while 114 are being provided as shown in the table below, exceeding the minimum parking stalls required by the city ordinance (Sect. 153.348).

| **Shared Parking lot Calculations:** | Required: | Provided: | | |
|---|---|---|---|---|
| Wakota: | 37 | 15 | | |
| Twins | 16 | 30 | | |
| Rivera | 28 | 45 | | |
| Raddtaz | 24 | 24 | | |
| Total Provided: | 105 | 114 | **9** | Surplus stalls |

In summary and for the reasons stated above, construction of the new proposed clinic won't have any effect on the existing traffic conditions and will remain relatively the same as the required increase in number of parking spaces is of only seven (7) stalls, from thirty (30) existing to thirty-seven (37) required.

The parking lot will be constructed meeting city ordinances, applicable codes and with safety in mind, including ADA accessible stalls.

CITY OF
WEST ST. PAUL

City Hall
1616 Humboldt Avenue
West St. Paul, MN 55118
651-552-4190
www.wspmn.gov

# CONDITIONAL USE PERMIT APPLICATION

Filing Fee: $275

Escrow Amount: $400 (Residential)
$800 (Commercial)

TOTAL FEES: $ 1075.00

**Office Use Only**

Case No: PC 19-15

Date Received: 11/22/19

Receipt #

60 Day Date: 1/21/20

Street Address of Parcel: 1140 ROBERT ST SOUTH, WEST SAINT PAUL, MN 55118

Name of Applicant: DAN SAAD

Phone # 651-457-1195

Address of Applicant: 1140 ROBERT ST SOUTH
W. ST. PAUL, MN 55118

Email: DAN@WAKOTA.ORG

Name of Owner: DAN SAAD

Phone # 651-457-1195

Address of Owner: 1140 ROBERT ST SOUTH
W. ST. PAUL, MN 55118

Email: DAN@WAKOTA.ORG

Legal/PID # 42-01700-61-032

Present Zoning: B-3

Proposed Use of Parcel: BUSINESS-CLINIC (<50 EMPLOYEES)

Zoning Section Authorizing CUP: 153.141 CONDITIONAL USES - (I) MEDICAL CLINIC

What will be the effect of the proposed use on the health, safety, and welfare of the occupants of the surrounding parcels?

REFER TO EXHIBIT "A", PAGE 1

What will be the effect on existing and anticipated traffic conditions, including parking facilities and adjacent streets?

REFER TO EXHIBIT "A", PAGE 1

What will be the effect of the proposed use on the Comprehensive Plan?

REFER TO EXHIBIT "A", PAGE 2

## EXHIBITS REQUIRED

A. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 paper copies, of a map or plat showing the property on which the Conditional Use Permit is requested, and all parcel within 150 feet of the boundaries of the subject parcel.

REFER TO EXHIBIT "B"

B. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 paper copies in sets and folded plans, showing application information as follows:

a. Proposed and existing topography and drainage.

b. A complete plan prepared and signed by a registered Civil Engineer, Architect, and/or Landscape Architect showing:

i. The parking layout, access provisions, structure locations, landscaping, drainage, trees, and shrubbery including types, locations, and sizes,

ii. Any fences, walls, or other screening, including height and type of material,

iii. All lighting provisions including type, location, and lumens affecting the surrounding parcels and streets,

iv. Curb type and location on site, and

v. Proposed plans for sidewalk to service, parking, recreation and service areas within the site.

REFER TO EXHIBIT "C"

## ACKNOWLEDGE AND SIGNATURE

The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the State of Minnesota.

| | |
|---|---|
| Signature of Owner (Required) | 651-457-1195<br>Phone Number |
| Signature of Applicant (If different) | Phone Number |

**NOTE: All Materials relevant to this Application must be filed on or before the dates listed on Operating Procedures for Applicants page.**

The Planning Commission holds its regular meeting at 7:00pm on the third Tuesday of each month.

**LAPSE OF CONDITIONAL USE PERMIT:**

An approved Conditional Use Permit shall lapse and become null and void six months following the date on which the Conditional Use Permit was approved, unless prior to the expiration of six months a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion on the subject site, or a Certificate of Occupancy is issued by the Building Official. A Conditional Use Permit may be renewed once for a period of one year by the City Council.

**FEES:**

1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the City Planner and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or by the Planning Commission. Fees shall include application fee, filing fees, consultant, legal, planning, and engineering fees.

2. Applicants shall deposit with the City, together with the application filing fees, the sums required by Council resolution toward prepayment of the Consultants and Attorney's expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report and recommendation to the City Council concerning the application. All reasonable expenses and fees in excess of the deposit, shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.

**WHAT WILL BE THE EFFECT OF THE PROPOSED USE ON THE HEALTH, SAFETY AND WELFARE OF THE OCCUPANTS SURROUNDING PARCELS?**

Wakota Life Care Center, Inc, (Wakota) plans to expand its current Clinic footprint to accommodate programming growth in response to the community's evolving needs. The existing one-story structure, constructed in the 1950s, will be torn down and replaced with a newly constructed two-story building, erected in compliance with Zoning Ordinances and applicable building codes.

The new building will be equipped with a new sprinkler system, fire rated exterior walls, handicap accessible parking and facilities, energy efficient equipment and taking advantage of modern construction techniques. Health, Life safety and Welfare of the public is an important focus point for the construction of the new facility. The existing structures abutting the property do not meet those standards and the project will represent a significant improvement in the safety and welfare of the occupants as well as those of the surrounding parcels.

**WHAT WILL BE THE EFFECT ON THE EXISTING AND ANTICIPATED TRAFFIC CONDITIONS, INCLUDING PARKING FACILITIES AND ADJACENT STREETS?**

Existing Traffic Conditions:

The existing joint parking facility provides approximately thirty (30) parking stalls by combining both Wakota Life Care Center, Inc. (Wakota) and Raddatz Dance Studio (Raddatz) properties. In addition to that, approximately five (5) street parking spaces are also available along Westchester Place (see Exhibit "B").

Based on the current zoning ordinance (Sect. 153.348-R), Wakota is required to provide ten (10) stalls and Raddatz twenty-four (24). Although the sum of these numbers exceeds the thirty (30) stalls currently available, Wakota and Raddatz business hours do not coincide and the parking requirements are not computed concurrently.

Anticipated Traffic Conditions:

The proposed improvements only include resurfacing the parking area within Wakota's newly plated property, but take in consideration capacity for parking spaces available also in Twins Venture LLC (Twins) adjoining lot, which is within the one hundred (100) feet maximum distance limit for joint parking facilities as stipulated in the zoning ordinance (Sect. 153.346-F). Wakota and Twins parking area account for fifteen (15) and fourteen (14) stalls respectively, computing a total of twenty-nine (29) parking spaces (this application does NOT take into account the shared parking lot agreement with Raddatz).

Based on the new Wakota building area and proposed use, a total of thirty-seven (37) off-street parking stalls will be required in accordance with the zoning ordinance (Sect. 153.348). A variance application is being submitted to account for the discrepancy of eight (8) parking stalls so the number of parking spaces can be brought into compliance. As stated above, five (5) additional street spaces are also available along Westchester Place, condition which will remain unchanged.

The parking lot will be constructed meeting city ordinances, applicable codes and with safety in mind, including ADA accessible stalls.

In summary and for the reasons stated above, construction of the new proposed clinic won't have any effect on the existing traffic conditions and will remain relatively the same as the required increase in number of parking spaces is of only seven (7) stalls, from thirty (30) existing to thirty-seven (37) required.

**WHAT WILL BE THE EFFECT OF THE PROPOSED USE OF THE COMPREHENSIVE PLAN?**

Our goal is for Wakota to become both a focal point of the community and a recognizable landmark of our City streetscape, particularly on the north end of the Robert Street corridor.

The proposed structure takes in consideration the Comprehensive Plan, which encourages:

- The design of the new structure will meet high-bar zoning standards, in alignment with the Robert Street Renaissance Plan.
- Promote the economic development of this commercial corridor and provide services to local residents and surrounding communities.
- Durable finish materials, pleasant aesthetics, landscaping to enhance curb appeal.
- Building expansions evolving toward the street and parking lots located behind or between buildings.
- The used of shared parking facilities between adjacent property owners.
- Consolidation of smaller parcels and parking lots to minimize isolated, individualized parcels that necessitates numerous curb cuts, promoting greater pedestrian accessibility.
- Also, the new structure will be brought up to applicable code standards, thereby improving public safety and welfare.

CITY OF
WEST ST. PAUL

City Hall
1616 Humboldt Avenue
West St. Paul, MN 55118
651-552-4100
FAX 651-552-4190
www.wspmn.gov

# PLATTING APPLICATION

Filing Fee: $275 + $2 each lot

Escrow Amount: $600 (1-2 lots)

$1,600 (3 or more lots)

Total Fees: $ 877.00

**OFFICE USE ONLY**

Case No: PC 19-15

Date Received: 11/22/19

Receipt No:

60 Day Date: 1/21/20

## CONTACT INFORMATION

Name of Applicant:

Phone # 651-457-1195

Address of Applicant: 1140 ROBERT ST. S W. ST PAUL MN 55118

Email: DAN@WAKOTA.ORG

Name of Owner: DAN SAAD

Phone # 651-457-1195

Address of Owner: 1140 ROBERRT ST. S W.ST PAUL MN 55118

Email: DAN@WAKOTA.ORG

Name of Surveyor: EDS

Phone # 763-545-2800

Address of Surveyor: 6480 Wayzata Blvd. Minneapolis MN 55426

Email: vsivriver@edsmn.com

Name of Engineer:

Phone # 763-545-2800

Address of Engineer: 6480 Wayzata Blvd. Minneapolis MN 55426

Email: vsivriver@edsmn.com

## PLAT INFORMATION

Legal/PID # of the Property Involved: 42-01700-61-032

Total Acreage: 0.3 combined

Proposed Number of Lots: 2

Proposed Name of Plat: WAKOTA LIFE ADDITION

Plat meets all minimum subdivision requirements. If not, explain: YES

**EXHIBITS REQUIRED**

1. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 copies of the proposed plat/final plat in sets.

**ACKNOWLEDGE AND SIGNATURE**

The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the State of Minnesota.

10-25-19 651-457-1195

Signature of Owner (Required) Phone Number

651-457-1195

Signature of Applicant (If different) Phone Number

**NOTE: All Materials relevant to this Application must be filed on or before the dates listed on the Operating Procedures for Applicants page. The Planning Commission holds its regular meeting at 7:00pm on the third Tuesday of each month.**

---

**LAPSE OF PLAT:** An approved Plat shall lapse and become null and void six months following the date on which the Plat was approved, unless prior to the expiration of six months the Plat is recorded at Dakota County

**FEES**

1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or by the Planning Commission. Fees shall include application fee, filing fees, consultant, legal, planning, and engineering fees.

2. Applicants shall deposit with the City, together with the application filing fees, the sums required by Council resolution toward prepayment of the Consultants and Attorney's expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report and recommendation to the City Council concerning the application. All reasonable expenses and fees in excess of the deposit shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.

CITY OF WEST ST. PAUL

1616 Humboldt Avenue
West St. Paul, MN 55118

651-552-4100
www.wspmn.gov

**CITY OF WEST ST. PAUL, MN**
**NOTICE OF PUBLIC HEARING**

The listed items below will be a Public Hearing at the Planning Commission Meeting Tuesday, December 17, 2019 at 7:00 pm and a Public Hearing at the City Council Meeting Monday, January 13, 2020 at 6:30 p.m.:

> **PC Case 19-15 – Conditional Use Permit, Site Plan, and Preliminary Plat review for the construction of a new medical office building at 1140 Robert St. – Dan Saad**

If you have any questions regarding the hearing item listed above, please contact Ben Boike, Assistant Community Development Director/City Planner at (651) 552-4134.

---

For Informational Purposes Only – Not for Publication

Shirley Buecksler
City Clerk

Published: December 8, 2019
Twin Cities Pioneer Press
Posted: December 4, 2019
City of West St. Paul

CITY OF WEST ST. PAUL

# Planning Commission Report

To: **Planning Commission**

From: **Melissa Sonnek, City Planner**

Date: **January 21, 2020**

## Conditional Use Permit, Site Plan, and Preliminary Plat Review for 1140 Robert St.

### REQUEST:

On behalf of Wakota Life Center, Dan Saad is requesting the approval of the following applications in order to construct a new 9,785 sq. ft. medical office at 1140 Robert St:

1. Site plan for the redevelopment of the property,
2. Conditional use permit to allow a medical office, and
3. Preliminary plat to combine lots.

***Attachments:***
*Applications/Narrative/Notice*
*Memos from the Env. Comm. and Engineering Consultant*
*Submitted plans*

### CURRENT USES AND ZONING:

| | Use | Zoning |
|---|---|---|
| **Subject Property** | Medical Office | B3, General Business |
| **Properties to North** | Commercial | B3, General Business |
| **Properties to East** | Single-family homes | R1, Single-family |
| **Properties to South** | Commercial | B3, General Business |
| **Properties to West** | Commercial | B3, General Business |

## 1) SITE PLAN ANALYSIS:

**Proposal**
Wakota Life is proposing to tear down their existing 2,000 sq. ft. building at 1140 Robert St. and build a new, two story 9,785 sq. ft. building (see attached plans). The proposed building will be located on the same lot as the existing building (fronting Robert St.) with parking remaining at the rear of the property. As stated in the applicant's narrative, the proposed expansion is to accommodate programming growth in response to the community's evolving needs.

**Building Setbacks**
The B3 - General Business District requires the below listed building setbacks. The proposed site plan/preliminary plat complies with all of the building setbacks.

| | Req. Setbacks | Proposed Setbacks |
|---|---|---|
| **Front** | 10 – 40 ft. | 13.3 ft. |
| **Rear** | 20 ft. min | 50 ft. |
| **Side (north)** | 0 ft. min. | 0 ft. |
| **Side (south)** | 0 ft. min. | 0 ft. |

**Parking Setbacks**
The B3 - General Business District requires the below listed parking setbacks.

| | Req. Setbacks | Proposed Setbacks |
|---|---|---|
| **Front** | Not Permitted | N/A |
| **Rear** | 10 ft. min | 0 ft. |
| **Side (north)** | 0 ft, min | 0 ft. |
| **Side (south)** | 0 ft, min | 0 ft. |

The proposed site plan complies with all of the parking setbacks as detailed, with the exception of the rear parking lot setback. Despite the fact that the rear parking setback is located on the Raddatz lot (east half of the parking lot is owned by Raddatz Dance Studio with the west half owned by the applicant), since the eastern lot is not owned by Wakota Life, the City is unable to require that the adjacent property be brought into compliance. The two properties are currently in negotiation to repave and restripe the entire parking lot and to install curb and landscaping on the eastern most side of the property. The City is intending to plant the boulevard area to match the adjacent properties.

**Parking Counts**
The proposed site plan includes a total of 15 parking stalls in the Wakota side of the parking lot located behind the building. Based on the size of the new building, the site would need a total of 37 parking stalls to be in compliance with the code.

In order to provide the additional required parking, Wakota has obtained two parking agreements from adjacent properties; Twin Ventures at 1152 Robert has agreed to share 14 parking stalls and Rivera Chiropractic has agreed to share 10 parking stalls. With these parking agreements in place (see attachments), Wakota is able to provide the number of parking stalls required by code without a variance.

The code does allow for shared parking across multiple properties, as long as there is enough parking for each use. As such, City Staff is recommending a condition of approval that Wakota Life is to

maintain the minimum number of parking spaces required by code. If Wakota is unable to provide the necessary parking (i.e. a parking agreement is terminated) then the conditional use permit may be revoked.

**Drive Aisle and Parking Stall Dimensions**
The submitted plans call for one-way circulation through the parking lot. The zoning ordinance allows for a minimum one-way drive aisle width of 15 feet. The proposed parking lot layout meets this requirement. In regard to parking stall dimensions, the proposed layout calls for 9' x 20' parking stalls and 9' x 23' parallel parking stalls, both of which meet minimum requirements.

**Curbing**
The proposed site plan only includes curbing for a proposed sidewalk at the rear of the new building. The zoning ordinance requires curbing for all commercial parking lots. Since the existing parking lot is being modified as part of this project, typically the site plan process would require that the entire lot be brought into compliance with this requirement. However, this parking lot is unique in that all of the adjacent parking lots are also legal non-conforming and do not have curbing. Based on this and the proposed shared parking across multiple properties, Staff does not believe it is necessary to require curbing along the west, south, and north property lines.

**Site Access and Sidewalk Connectivity**
Vehicular access to the Wakota lot will be provided via an existing curb cut on Westchester Place, at the rear of the property through the Raddatz parking lot. Pedestrian access to the new building will be provided by a sidewalk from the public sidewalk on Robert St. to the front door, as well as through a door at the rear of the building.

**Lighting**
The applicant is not proposing exterior lighting as part of the project. Should the applicant opt to include exterior lighting in the future, all lighting shall be subject to the zero foot-candle requirement at all property lines.

**Landscaping**
The property currently has a small lawn between the Robert St. sidewalk and the front of the building. There are currently no trees on-site. The landscaping portion of the zoning code outlines a requirement of one quality tree per 20 lineal feet of property line, which equates to 30 trees. The proposed landscape plan calls for a smaller/reduced green space in the front yard setback, which will include 3 deciduous Swedish Aspen trees and 16 Juniper bushes.

Staff is comfortable recommending approval of the proposed landscaping due to relatively small amount of impervious surface being added. Staff also believes that the proposed landscaping area would not be able to support a larger number of mature trees.

**Environmental Committee Review**
The Environmental Committee reviewed the proposed landscape plan at their December 4, 2019 meeting. The Committee discussed the plan, including looking at aerial images of the existing conditions. Members were fine with the proposed number and variety of trees, and the choice of bushes. There was some concern about the increase in impervious surface are and the plan for stormwater treatment. Members agreed that a green roof would be a great addition to this development. There was also a short discussion about dressing up the rear parking area. Members would like to see native plantings in this area and not just a mowed lawn.

The Environmental Committee recommended approval of the plans with following additional recommendations:

1. The applicant is encouraged to use "pollinator friendly" native plants that were not treated with "neonicotinoids",
2. The applicant is encouraged to consider a green roof for stormwater treatment,
3. The applicant is encouraged to utilized dark sky technology for exterior lighting, and
4. The applicant is encouraged to include native plantings in rear yard landscape buffer.

Staff is requiring as a condition of approval that the applicant consider the recommendations of the Environmental Committee.

**Construction Materials**
The applicant is proposing a combination of cement based lap siding (primary material), masonry (primary material), aluminum storefront (primary material), and metal (secondary material). The proposed materials adhere to the requirements of the zoning ordinance.

**Window Coverage**
The submitted plans show an adequate amount of window coverage on the east and west elevations. The code requires that buildings maintain a minimum of 40% window coverage for walls that face a street, parking lot or open space. Since the proposed southern elevation does not meet the minimum window coverage requirement, City Staff is requiring as a condition of approval that the applicant alter the building elevations to incorporate at least 40% window coverage on the southern elevation.

Typically, City Staff would recommend the same for the northern elevation as well. However, the applicant is unable to provide the necessary windows on the northern elevation due to the proximity of the proposed building to the building to north (DulceMex – Candy Store). Building code does not allow for any openings on the northern side of the building, as a method for fire prevention/slowing.

**Visual Relief**
In the B3 – General Business district, all exterior walls that face a street, parking lot, or open space, which in this case is all sides, must not exceed 60 feet in length without visual relief. Visual relief can be accomplished by meeting two of the below listed criteria:

- The façade is divided architecturally with different materials and textures,
- There are horizontal offsets of at least two feet in depth,
- There are vertical offsets in the roofline of at least two feet, and
- The windows on the first floor are recessed horizontally at least one foot.

The submitted plans detail that the east, west, and south elevation meet this requirement; however, the northern elevation does not. Therefore, City Staff is requiring as a condition of approval that the applicant revise the plans to incorporate at least two of the visual relief criteria into the northern elevation in order to meet the code requirements.

**Mechanical**
The submitted plans do not include details on mechanical protrusions. As such, City Staff is requiring a condition of approval that all mechanical protrusions are properly screened as per section 153.032 (F).

**Trash Enclosure**
The submitted plans do not include a trash enclosure. Staff inquired as to whether or not the applicant was planning to include exterior trash and the applicant stated that they are planning to include an

enclosure at the southwest corner of the parking lot. If the applicant opts to include an enclosure, Staff is recommending a condition of approval that inclusion of exterior trash containers require a trash enclosure as detailed in Section 153.032 (F)(6) of the zoning ordinance.

**Signage**
The proposed plans do not include specifics on signage at this time. Staff is recommending a condition of approval requiring that all signage meet the requirements of Section 153 of the Zoning Ordinance.

**Engineering/Storm water Review**
The site plan was reviewed by an engineering consultant to specifically review stormwater requirements for the project.

The engineering consultant listed a number of recommendations regarding obtaining proper permits, storm and drainage calculations, and plan specifics. As such, City Staff is requiring as a condition of approval, that the applicant adhere to all items outlined in the WSB Engineering Memo dated January 8, 2020.

In addition, Staff is recommending a condition of approval that prior to obtaining a building permit, the applicant enter into a stormwater management agreement with the City for the proposed stormwater filtration basin.

## 2) CONDITIONAL USE PERMIT ANALYSIS

**Zoning Ordinance**
§ 153.171 CONDITIONAL USES.

Within the B3 - General Business District, no structure or land shall be used for the following uses, except by conditional use permit:

- Dental or medical office or clinic;

The B3 District requires a Conditional Use Permit for all medical offices. The existing business predates this requirement. Therefore, the business has been operating as a legal non-conforming use. The request to redevelop the property triggers the need to bring the use into compliance by obtaining a Conditional Use Permit.

**Business Overview**
Wakota's medical services include pregnancy testing and ultrasounds. They partner with Dr. Timothy Hernandez from Entira Family Clinics to interpret ultrasounds, providing 550 medical services in 2018.

Their material assistance program provides women and families maternity clothes, baby clothing through size 3T, diapers, wipes, car seats, high chairs, portable cribs, etc. Clients can come once a month to pick up diapers and clothes.

In 2018, Wakota distributed more than 99,000 diapers and 680 large baby items, such as car seats, portable cribs, strollers, and high chairs. They also offer family life education classes, which cover topics from natural fertility options and childbirth to breastfeeding and parenting. Other classes include: finance/budgeting, food/nutrition, healthy relationships, and employment. They are looking to add a mental health practitioner as well as part of the expansion.

**Employees**
Wakota currently has four full-time employees and five part-time employees. After completion of the new building, the applicant expects to add one additional full-time employee and one additional part-time employee in year one and again in year two.

**Hours of Operation**
Monday–Friday, 9 AM-5 PM

## 3) PRELIMINARY PLAT ANALYSIS:

Since the subject property was not previously platted, the City is requiring that the applicant plat the property (see attached preliminary plat drawing). The existing property consists of two un-platted parcels, the proposed plat would result in one parcel/lot consisting of .30 acres.

## STAFF RECOMMENDATION:

**Staff recommends APPROVAL of the SITE PLAN to allow for the construction of a new medical office building at 1140 Robert St. subject to the submitted plans and the following conditions:**

1. Council approval of the corresponding conditional use permit and plat applications,
2. The applicant shall apply for and obtain all applicable building and sign permits,
3. The applicant shall ensure that all lighting levels will not exceed zero foot candles at all abutting property lines, and no direct glare shall extend into the public street, public open space, or neighboring properties,
4. The applicant shall alter the building elevations to incorporate at least 40% window coverage on the southern elevation prior to submitting building permit applications,
5. The applicant shall revise the plans to incorporate at least two of the visual relief criteria on the northern elevation,
6. The applicant shall ensure that all mechanical protrusions are properly screened as per section 153.032 (F) of the code,
7. The applicant shall ensure that any/all trash enclosures comply with section 153.032 (F)6 of the zoning code,
8. The applicant shall ensure that all signage meet the requirements of Section 153 of the zoning code,
9. The applicant shall adhere to the recommendations of the Environmental Committee per the attached memo dated December 11, 2019.
10. The applicant shall adhere to all items outlined in the WSB Engineering Memo dated January 8, 2020, and
11. The applicant shall enter into a stormwater management agreement with the city for the proposed stormwater filtration basin.

**Staff recommends APPROVAL of the CONDITIONAL USE PERMIT to allow a Medical Office in a B3, General Business District at 1140 Robert St. subject to the following condition:**

1. Council approval of the corresponding site plan and plat applications, and
2. The property is to maintain the minimum number of parking spaces required by code.

**Staff recommends APPROVAL of the PRELIMINARY PLAT for 1140 Robert St. subject to the submitted preliminary plat drawing and the following conditions:**

1. Council approval of the corresponding conditional use permit and site plan applications,
2. The applicant shall submit a final plat for formal review by the Planning Commission and City Council within one year,
3. Upon submittal of the final plat, the applicant shall include 10 foot drainage/utility easements along the front property line and a 5 foot drainage/utility along all interior property lines with the exception of those areas covered by the proposed building, and
4. The applicant shall record the final plat at Dakota County prior to issuance of a building permit to construct the new building.

LEVANDER,
GILLEN &
MILLER, P.A.
ATTORNEYS AT LAW

TIMOTHY J. KUNTZ
DANIEL J. BEESON
ANGELA M. LUTZ AMANN
KORINE L. LAND
DONALD L. HOEFT
BRIDGET McCAULEY NASON
PETER G. MIKHAIL
TONA T. DOVE
AARON S. PRICE
DAVID L. SIENKO
CASSANDRA C. WOLFGRAM
CASSANDRA J. BAUSTISTA

# MEMO

**TO:** **Rich Gabriel**
**FROM:** **Kori Land, City Attorney**
**DATE:** **January 23, 2020**
**RE:** **Wakota Life CUP**

The CUP was recommended for denial by the Planning Commission because it did not fit the definition of a medical office or clinic. City Code §153.004 defines a medical office or clinic as the following:

> *OFFICE OR CLINIC, MEDICAL.* An establishment principally engaged in providing therapeutic, preventative, corrective, healing and health-building treatment services on an outpatient basis by physicians and other similarly licensed practitioners. Typical uses include medical and chiropractic offices or clinics.

Wakota Life submitted testimony that they have many uses at this building, including medical type services that require a doctor's review, but they also provide counseling services, educational services, charity services, and this is the site for their administrative office staff. Based on the estimate that only 13% of its business is medical, the Planning Commission interpreted that this is NOT principally a medical office. If not a medical office, the use then becomes an office of a general nature. This definition is as follows:

> Offices of a general nature, other than medical or dental, where the employment within the building does not exceed 25 persons and the operations do not include retail sales or warehousing on the site.

Offices of a general nature are permitted uses in the B3 zoning district; therefore, no CUP is required. If Wakota Life decides to expand its medical portion of its services to become its principal use, meaning more than 50% of its business is dedicated to medical services provided by a licensed physician or practitioner, then it would need to apply for a CUP at that time. Until then, no CUP is required.

633 SOUTH CONCORD STREET • SUITE 400 • SOUTH SAINT PAUL, MINNESOTA 55075 • 651-451-1831 • FAX 651-450-7384
OFFICE ALSO LOCATED IN SPOONER, WISCONSIN

Wakota
A GUIDINGSTAR CENTER

**TO: Rich Gabriel, Wakota's legal counsel**
**FROM: Dan Saad, Wakota Executive Director**
**DATE: January 24, 2020**
**RE: Wakota Life CUP Application**

# MEMO

I talked with my board of directors on Thursday evening and here is what we would like to do regarding the CUP for Office or Clinic, Medical.

Due to the discovery that the group of women that protested at the Planning Commission meeting on January 21, 2020 could so effectively sway a 6-0 unanimous vote against our project that has city staff recommendation of approval, we would like to keep the CUP application up for a decision of the City Council on January 27, 2020. It is our understanding that this group of women have infiltrated the West St. Paul government bodies and we have no interest in coming back to face a biased governing body to seek a CUP in the future.

As Wakota's application indicated, we are looking to add therapeutic mental health and well-women medical care and do not want to be concerned with the legalities of whether we have crosses the threshold to needing a conditional use permit at some point down the road and certainly do not want to have groups of citizens questioning our every service for compliance until then.

Wakota was organized in 1976 by two physicians and a group of local citizens. Their mission was to "help anyone in need of health care and basic social services from conception onward." As Wakota has grown and evolved over time, our focus has been on the needs of pregnant women and their families.

Our mission is to serve any woman, any mother, any family compassionate, life affirming care and support. We serve all without discrimination.

Although our current services are not principally engaged in providing therapeutic, preventive, corrective, healing, and health-building treatment, if Wakota is eligible to request a CUP for this use now, we would like to do this at the Januany 27, 2020 meeting of the City Council.

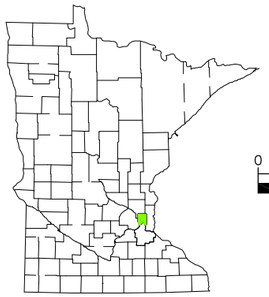
It is our understanding that if the CUP is denied by the city council on January 27, 2020, that Wakota would default to Offices of a General Nature, which is a permitted use in the B3 zoning district and allows for medical services up until 50 percent of our business is dedicated to medical or therapeutic services, which would then require us to submit an application for a CUP at that time.

Wakota Life Care Center
1140 Robert Street South
West St. Paul, MN 55118
(651) 457-1195 phone
(651) 457-1276 fax
www.guidingstarwakota.org

# WAKOTA LIFE CARE CENTER

1140 ROBERT STREET
WEST ST. PAUL, MINNESOTA

## PRELIMINARY PLANS FOR:
## PROPOSED BUILDING, PARKING LOT, PLAT, UTILITIES AND GRADING



0 20 40
SCALE IN FEET

PROJECT LOCATION
COUNTY: DAKOTA
CITY: WEST ST. PAUL

**CONTACTS**

OWNER REPRESENTIVE

DAN SAAD
PHONE CELL (612) 518-7818
PHONE OFFICE (651) 457-1195

GENERAL CONTRACTOR

SCARFONE CONTRACTING LLC
PHONE (651) 307-0335
RALPH SCARFONE

ARCHITECT

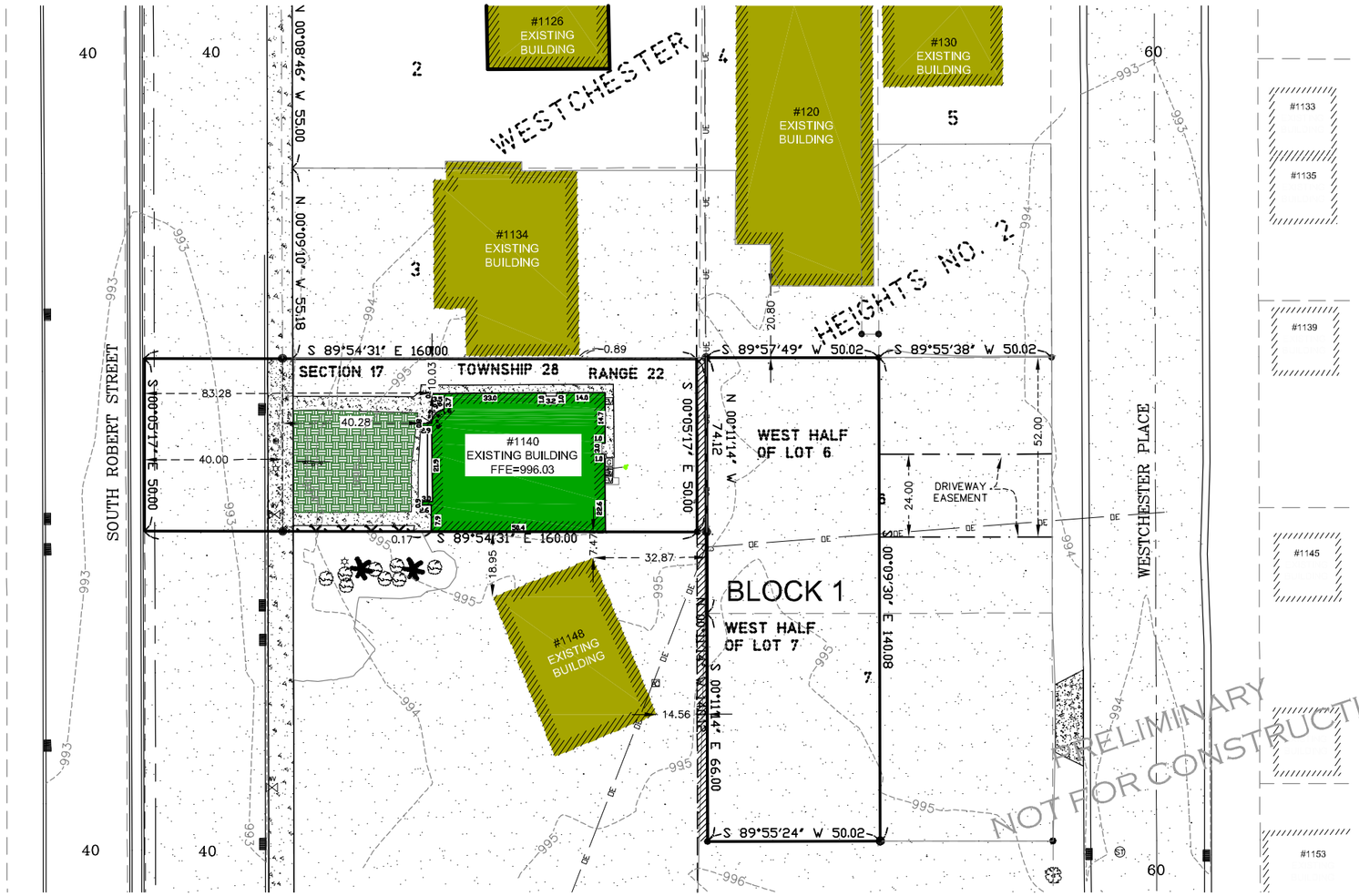
SKETCHES LLC
PHONE (651) 222-3444
CARLOS PEREZ

CITY PLANNER

CITY OF WEST ST. PAUL
PHONE (651) 552-4134
BENJAMIN BOIKE

ENGINEER / SURVEYOR

ENGINEERING DESIGN &
SURVEYING, INC.
6480 WAYZATA BLVD.
MINNEAPOLIS, MN 55426
PHONE (763) 545 2800
FAX (763) 545 2801
VLADIMIR SIVRIVER




**SHEET INDEX**


C1.....TITLE SHEET
C2.....EXISTING TOPOGRAPHY
C3.....SITE DIMENSION PLAN
C4.....GRADING, DRAINAGE & EROSION CONTROL PLAN
C5.....UTILITIES PLAN
C6.....SWMP PLAN
C7.....SWMP NOTES
C8.....PRELIMINARY PLAT
C9.....DETAILS
C10.....DETAILS 2


**VICINITY MAP**

SECTION 17, TOWNSHIP 28, RANGE 22

**LEGEND**

EXISTING

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "RLS 25105"
- DENOTES NAIL SET
- DENOTES PROPERTY LINE
- DENOTES LOT LINE
- DENOTES SETBACK LINE
- DENOTES DRAINAGE FLOW
- DENOTES ELECTRIC POWERPOLE
- 999.9 DENOTES EXISTING MINOR CONTOUR LINE
- 999.9 DENOTES EXISTING MAJOR CONTOUR LINE
- OE DENOTES OVERHEAD ELECTRIC
- (M) DENOTES MEASURED DIMENSION
- (P) DENOTES PLATTED DIMENSION
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES WATER VALVE
- DENOTES SANITARY MANHOLE
- DENOTES BUSH
- DENOTES SHRUB
- DENOTES STORM CATCH BASIN (RECTANGLE)
- DENOTES STORM SEWER MANHOLE
- DENOTES MANHOLE (UNKNOWN UTILITY)
- DENOTES GAS METER
- DENOTES ELECTRIC METER
- DENOTES AIR CONDITIONER
- DENOTES DRAINAGE FLOW
- DENOTES GREEN SPACE AREA
- DENOTES LIGHT POLE
- DENOTES SIGN POST

**MINIMUM SETBACKS**

| | BUILDING | PARKING |
|---|---|---|
| FRONT SETBACK | 10-40 | NOT PERMITTED |
| SIDE SETBACK | 0 | 0 |
| REAR SETBACK | 20 | 10 |

**ZONING**

| | |
|---|---|
| EXISTING ZONING | B -3 |
| MEDIUM DENSITY | B |

**BENCHMARK**

ELEVATION = 957.43 (NAVD 88) MNDOT DISK "BATLER".


ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com


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

Vlad Sivriver DATED: 11/22/19

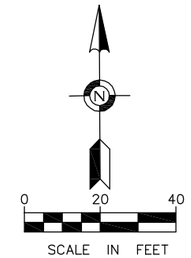
VLADIMIR SIVRIVER P.E. NO. 25105

TITLE SHEET

| | | |
|---|---|---|
| JOB NAME: GUIDING STAR WAKOTA NEW FACILITY | DRAWN BY: IS | PROJ. NO. 19-136 |
| LOCATION: 1140 SOUTH ROBERT STREET WEST SAINT PAUL, MN 55118 | CHECKED BY: VS | SHEET NO. C1 |

# EXISTING TOPOGRAPHY

Call 48 Hours before digging
**GOPHER STATE ONE CALL**
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166




## LEGAL DESCRIPTION

The North 50 feet of the South 460 feet of the West 160 feet of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼), Section Seventeen (17), Township Twenty-eight (28), Range Twenty-two (22), Dakota County, Minnesota, According to the Government Survey thereof.

Together with Lots 6, and 7, Block 1, EXCEPT the East one-half (½) thereof,WESTCHESTER HEIGHTS NO.2 RE-ARRANGEMENT, according to the recorded plat thereof, Dakota County, Minnesota.

Also together with an easement for common access and driveway and common parking lot purposes in favor of Lots Six (6) and Seven (7), except the East one-half (E½) thereof, WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT over a parcel of land described as follows:

The East one-half (E½) of Lot Six (6) and Lot Seven (7), in Block One (1), WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, County of Dakota, State of Minnesota, per an Agreement for the Creation and Maintenance of Common Parking Lot dated the 24th day of March, 1991.

Also together with an easement for driveway purposes over and upon the following tract of land situated in the County of Dakota and State of Minnesota, described as follows, to-wit:

The South twenty-four (24) feet of the North fifty-two (52) feet of the East one-half (E½) of Lot Six (6) in Block one (1), WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, per Document No. 107757, though said Agreement dated the 24th day of March 1991 does terminate said Dcoument 107757, however said Agreement is not currently recorded at said County of Dakota.

Subject to an easement for a common access and driveway and common parking lot purposes in favor of Lot Four (4) and the East one-half (E ½) of Lot Six (6) and Lot Seven (7), WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, County of Dakota, State of Minnesota, over a parcel of land described as follows:

Lots Six (6) and Seven (7) except the East one-half (E ½) thereof, WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, County of Dakota, State of Minnesota.

## LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "RLS 25105"
- DENOTES NAIL SET
- DENOTES PROPERTY LINE
- DENOTES LOT LINE
- DENOTES SETBACK LINE
- DENOTES DRAINAGE FLOW
- DENOTES ELECTRIC POWERPOLE
- 999.9 DENOTES EXISTING MINOR CONTOUR LINE
- 999.9 DENOTES EXISTING MAJOR CONTOUR LINE
- OE DENOTES OVERHEAD ELECTRIC
- (M) DENOTES MEASURED DIMENSION
- (P) DENOTES PLATTED DIMENSION
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES WATER VALVE
- DENOTES SANITARY MANHOLE
- DENOTES BUSH
- DENOTES SHRUB
- DENOTES STORM CATCH BASIN (RECTANGLE)
- DENOTES STORM SEWER MANHOLE
- DENOTES MANHOLE (UNKNOWN UTILITY)
- DENOTES GAS METER
- DENOTES ELECTRIC METER
- DENOTES AIR CONDITIONER
- DENOTES DRAINAGE FLOW
- DENOTES GREEN SPACE AREA
- DENOTES LIGHT POLE
- DENOTES SIGN POST

## ZONING

| | |
|---|---|
| EXISTING ZONING | B -3 |
| MEDIUM DENSITY | B |

## MINIMUM SETBACKS

| | |
|---|---|
| FRONT SETBACK | 40 FT. |
| SIDE SETBACK | 0 FT. |
| REAR SETBACK | 20 FT. |

PRELIMINARY
NOT FOR CONSTRUCTION

## NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
4. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.
5. PROPERTY DESCRIPTIONS APPROXIMATE AND NOT PROVIDED BY CLIENT
6. AT THE TIME OF THIS SURVEY THERE ARE NO BUILDING IMPROVEMENTS.

## BENCHMARK

ELEVATION = 957.43 (NAVD 88) MNDOT DISK "BATLER".

## EXISTING HARDCOVER

| | |
|---|---|
| EXISTING BUILDING | 2,028 SQ. FT |
| EXISTING CONCRETE SURFACE | 1,991 SQ. FT |
| EXISTING BITUMINOUS SURFACE | 9,070 SQ. FT |
| TOTAL IMPERVIOUS SURFACE AREA | 13,089 SQ. FT. |
| TOTAL LOT AREA | 15,013 SQ. FT. |
| EXISTING HARDCOVER | 87.2 % |

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |


EDS
ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com


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

Vlad Sivriver DATED: 11/22/19

VLADIMIR SIVRIVER P.E. NO. 25105

EXISTING TOPOGRAPHY

JOB NAME: GUIDING STAR WACOTA NEW FACILITY

LOCATION: 1140 SOUTH ROBERT STREET WEST SAINT PAUL, MN 55118

DRAWN BY: IS

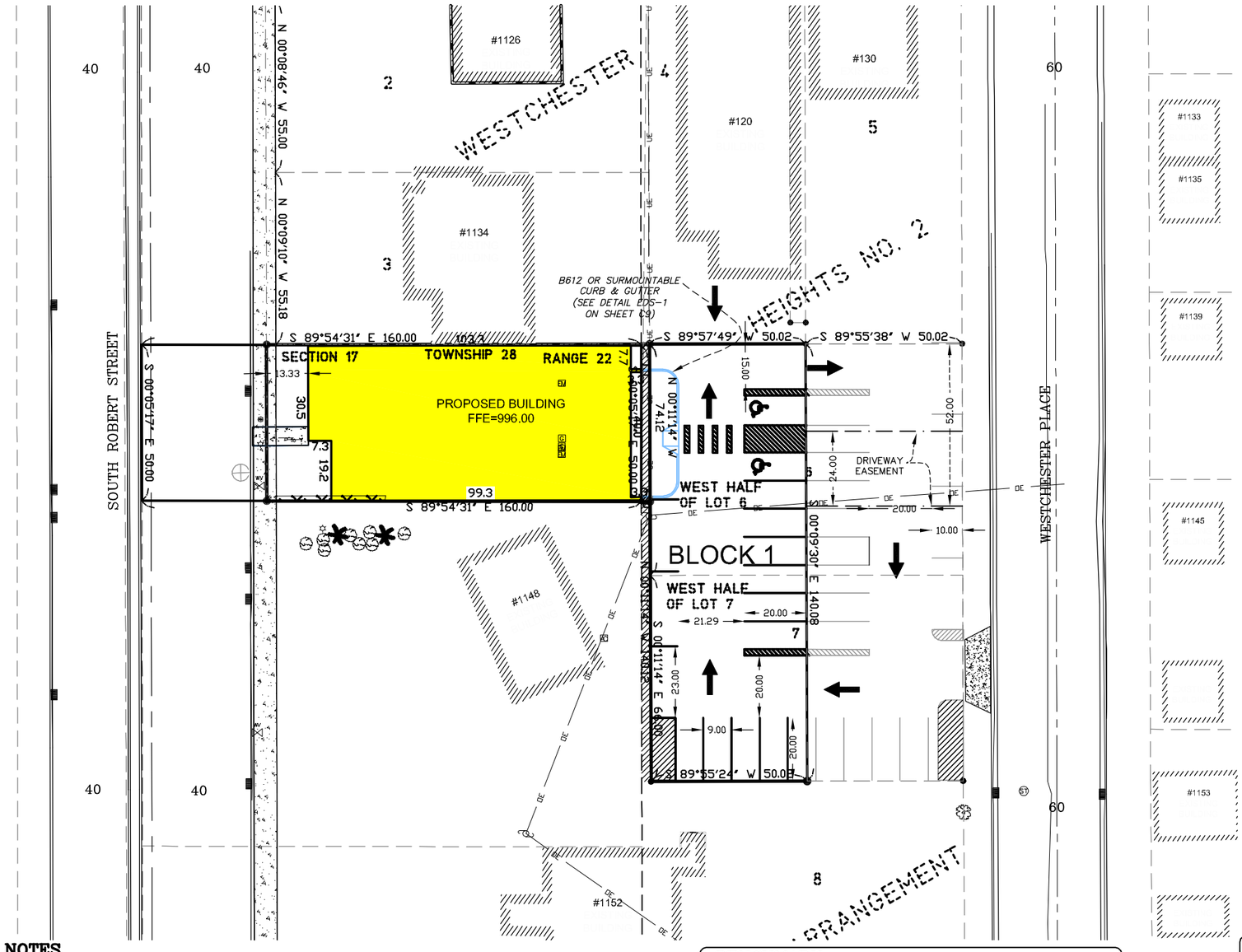
CHECKED BY: VS

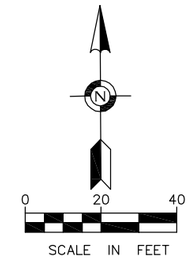
PROJ. NO. 19-136

SHEET NO. C2

# SITE DIMENSION PLAN

Call 48 Hours before digging
**GOPHER STATE ONE CALL**
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166




## LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "RLS 25105"
- DENOTES NAIL SET
- DENOTES PROPERTY LINE
- DENOTES LOT LINE
- DENOTES SETBACK LINE
- DENOTES DRAINAGE FLOW
- DENOTES ELECTRIC POWERPOLE
- 999.9 DENOTES EXISTING MINOR CONTOUR LINE
- 999.9 DENOTES EXISTING MAJOR CONTOUR LINE
- OE DENOTES OVERHEAD ELECTRIC
- (M) DENOTES MEASURED DIMENSION
- (P) DENOTES PLATTED DIMENSION
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES WATER VALVE
- DENOTES SANITARY MANHOLE
- DENOTES BUSH
- DENOTES SHRUB
- DENOTES STORM CATCH BASIN (RECTANGLE)
- DENOTES STORM SEWER MANHOLE
- DENOTES MANHOLE (UNKNOWN UTILITY)
- DENOTES GAS METER
- DENOTES ELECTRIC METER
- DENOTES AIR CONDITIONER
- DENOTES DRAINAGE FLOW
- DENOTES GREEN SPACE AREA
- DENOTES LIGHT POLE
- DENOTES SIGN POST

## LEGAL DESCRIPTION

The North 50 feet of the South 460 feet of the West 160 feet of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼), Section Seventeen (17), Township Twenty-eight (28), Range Twenty-two (22), Dakota County, Minnesota, According to the Government Survey thereof.

Together with Lots 6, and 7, Block 1, EXCEPT the East one-half (½) thereof,WESTCHESTER HEIGHTS NO.2 RE-ARRANGEMENT, according to the recorded plat thereof, Dakota County, Minnesota.

Also together with an easement for common access and driveway and common parking lot purposes in favor of Lots Six (6) and Seven (7), except the East one-half (E½) thereof, WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT over a parcel of land described as follows:

The East one-half (E½) of Lot Six (6) and Lot Seven (7), in Block One (1), WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, County of Dakota, State of Minnesota, per an Agreement for the Creation and Maintenance of Common Parking Lot dated the 24th day of March, 1991.

Also together with an easement for driveway purposes over and upon the following tract of land situated in the County of Dakota and State of Minnesota, described as follows, to-wit:

The South twenty-four (24) feet of the North fifty-two (52) feet of the East one-half (E½) of Lot Six (6) in Block one (1), WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, per Document No. 107757, though said Agreement dated the 24th day of March 1991 does terminate said Dcoument 107757, however said Agreement is not currently recorded at said County of Dakota.

Subject to an easement for a common access and driveway and common parking lot purposes in favor of Lot Four (4) and the East one-half (E ½) of Lot Six (6) and Lot Seven (7), WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, County of Dakota, State of Minnesota, over a parcel of land described as follows:

Lots Six (6) and Seven (7) except the East one-half (E ½) thereof, WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, County of Dakota, State of Minnesota.

## ZONING

| | |
|---|---|
| EXISTING ZONING | B -3 |
| MEDIUM DENSITY | B |

## MINIMUM SETBACKS

| | |
|---|---|
| FRONT SETBACK | 40 FT. |
| SIDE SETBACK | 0 FT. |
| REAR SETBACK | 20 FT. |

PRELIMINARY
NOT FOR CONSTRUCTION

## NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
4. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

## BENCHMARK

ELEVATION = 957.43 (NAVD 88) MNDOT DISK "BATLER".

## EXISTING HARDCOVER

| | |
|---|---|
| EXISTING BUILDING | 2,028 SQ. FT |
| EXISTING CONCRETE SURFACE | 1,991 SQ. FT |
| EXISTING BITUMINOUS SURFACE | 9,070 SQ. FT |
| TOTAL IMPERVIOUS SURFACE AREA | 13,089 SQ. FT. |
| TOTAL LOT AREA | 15,013 SQ. FT. |
| EXISTING HARDCOVER | 87.2 % |

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |


EDS
ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com


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

Vlad Sivriver DATED: 11/22/19

VLADIMIR SIVRIVER P.E. NO. 25105

SITE DIMENSION PLAN

JOB NAME: GUIDING STAR WACOTA NEW FACILITY

LOCATION: 1140 SOUTH ROBERT STREET WEST SAINT PAUL, MN 55118

DRAWN BY: IS

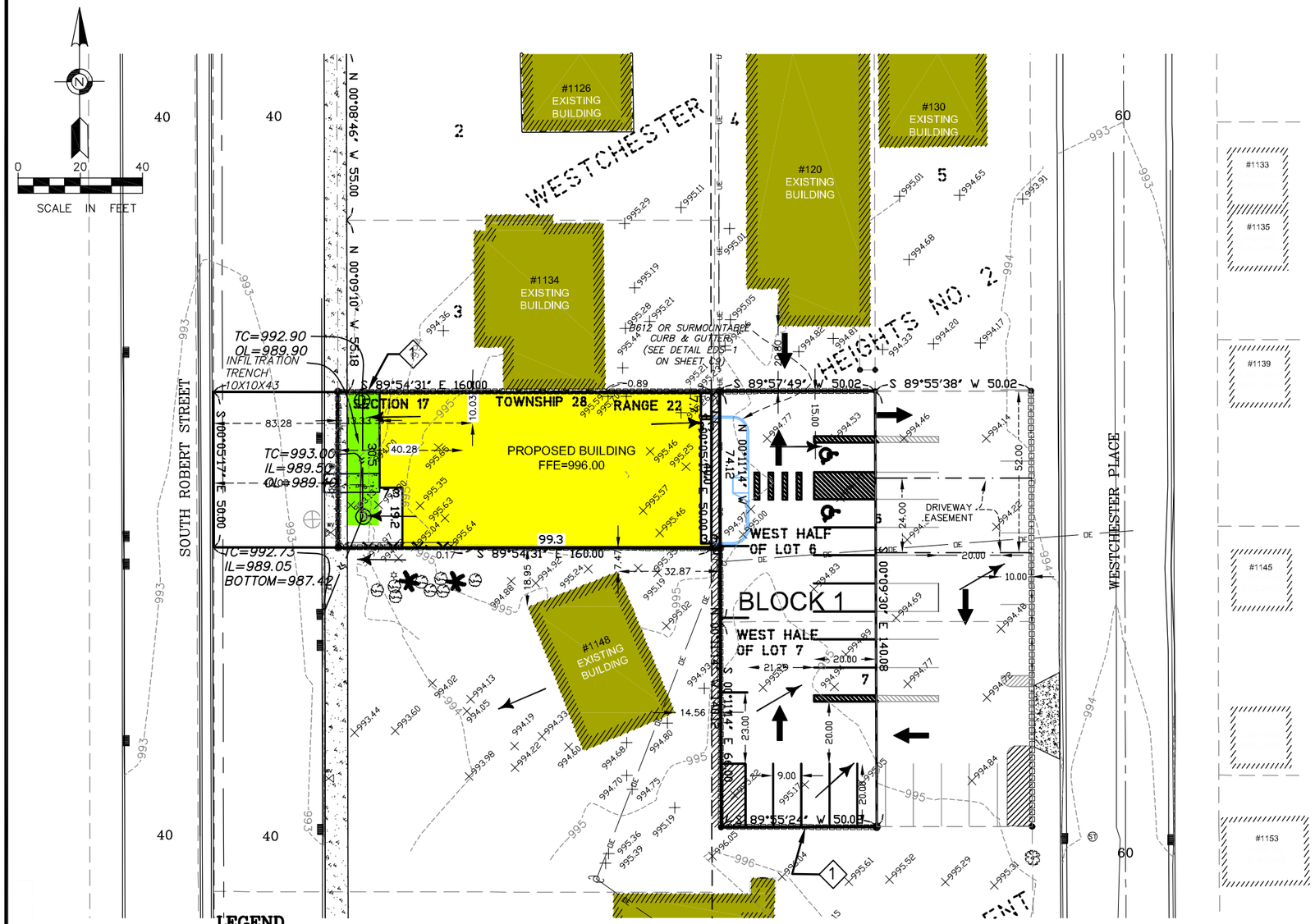
CHECKED BY: VS

PROJ. NO. 19-136

SHEET NO. C3

# GRADING, DRAINAGE AND EROSION CONTROL PLAN

Call 48 Hours before digging
**GOPHER STATE ONE CALL**
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166




## GRADING NOTES

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
2. SUITABLE GRADING MATERIAL SHALL CONSIST OF ALL SOIL ENCOUNTERED ON THE SITE WITH EXCEPTION OF TOPSOIL DEBRIS. ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL. STOCKPILE TOPSOIL AND GRANULAR FILL AT LOCATIONS DIRECTED BY CONTRACTOR.
3. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF THE EXISTING PAVEMENT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. GRADES SHOWN ARE FINISHED GRADES, CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION.
6. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OFF THE CONSTRUCTION SITE.
8. COMPLETION OF SITE GRADING OPERATIONS SHALL RESULT IN ALL AREAS BEING GRADED TO 'PLAN SUBGRADE ELEVATION'. THE PARKING LOT AND DRIVEWAY AREAS SHALL BE DETERMINED BY REFERRING TO THE SITE PLAN AND PAVEMENT SECTION DETAILS FOR LOCATION AND LIMITS OF BITUMINOUS PAVEMENT SECTIONS.
9. THE MINIMUM GRADED SLOPE FROM EDGE OF BUILDING SHALL BE 6 INCHES IN 10 FEET.
10. FINISHED GROUND AND SOD ELEVATION ADJACENT TO BUILDING SHALL BE 6" BELOW FLOOR ELEVATION. SLOPE GROUND AWAY FROM BUILDING A MINIMUM OF 6" IN 10 FEET BEYOND 10 FEET REFER TO PLAN GRADES.
11. CONTRACTOR IS RESPONSIBLE FOR GRADING AND SLOPING THE FINISHED GROUND SURFACE TO PROVIDE SMOOTH & UNIFORM SLOPES. WHICH PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND PREVENT PONDING IN LOWER AREAS. CONTACT ENGINEER IF FIELD ADJUSTMENTS TO GRADING PLANS ARE REQUIRED.
12. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION, PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES WHICH PROVIDE POSITIVE DRAINAGE. CONTACT PROJECT ENGINEER IF FIELD ADJUSTMENTS ARE REQUIRED.
13. INSTALL A MINIMUM OF 4 INCHES CLASS 7 AGGREGATE BASE UNDER CURB AND GUTTER.
14. CONTRACTOR SHALL REMOVE ONLY THOSE TREES MARKED IN THE FIELD VERIFY WITH ENGINEER PRIOR TO REMOVAL.
15. ALL GRADING SHALL BE ACCORDING TO MnDOT 2105.
16. EXISTING CURB CUTS SHALL BE REMOVED AND REPLACED WITH CURB AND GUTTER PER CITY STANDARD DETAILS (AND SPECIFICATIONS). B618 FOR PUBLIC STREET.
17. A BLOOMINGTON NON-RESIDENTIAL DRIVEWAY APRON IS REQUIRED ON ACCESSES TO PUBLIC STREETS.
18. CONTACT UTILITIES DIVISION REGARDING PERMIT FOR STORM SEWER CONSTRUCTION.

## EROSION CONTROL NOTES

1. CONTRACTOR MUST CALL FOR A PRE-CONSTRUCTION MEETING 48HRS PRIOR TO ANY LAND DISTURBANCES 612-673-3867. FAILURE TO DO SO MAY RESULT IN FINES, THE REVOCATION OF PERMIT AND A STOP WORK ORDER BEING ISSUED.
2. INSTALL PERIMETER EROSION CONTROL AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO THE COMMENCEMENT OF ANDY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES.
3. BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 2 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 6 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE USING A GEO-TEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
4. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY MINNEAPOLIS INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
5. INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS, WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CATCH BASIN INSERTS OR OTHER APPROVED PRODUCT ARE REQUIRED IN UNDISTURBED AREAS THAT MAY RECEIVE RUN OFF FROM THE PROJECT AREA. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
6. LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24HRS.
7. MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
8. TEMPORARILY OR PERMANENTLY STABILIZE ALL CONSTRUCTION AREAS WHICH HAVE UNDERGONE FINAL GRADING, AND ALL AREAS IN WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY AGAINST EROSION DUE TO RAIN, WIND AND RUNNING WATER WITHIN 7-14 DAYS. USE SEED AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. AN EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED RECOMMENDED MINIMIZING EROSION POTENTIAL.
9. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION WITH PERMANENT VEGETATION ESTABLISHMENT. FINAL STABILIZATION FOR PURPOSED OF THIS REMOVAL IS 70% ESTABLISHED COVER OVER DENUDED AREA.
10. READY MIXED CONCRETE AND CONCRETE BATCH PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATIONS AS SHOWN IN THE EROSION CONTROL PLAN. UNDER NO CIRCUMSTANCE MAY WASHOUT WATER DRAIN ONTO THE PUBLIC RIGHT OF WAY OR INTO ANY PUBLIC OR PRIVATE STORM DRAIN CONVEYANCE.
11. CHANGES TO APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE EROSION CONTROL INSPECTOR PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE INSTALLATION AND DETAILS FOR ALL PROPOSED ALTERNATE TYPE DEVICES.

NOT FOR CONSTRUCTION

## LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "RLS 25105"
- DENOTES NAIL SET
- DENOTES PROPERTY LINE
- DENOTES LOT LINE
- DENOTES SETBACK LINE
- DENOTES DRAINAGE FLOW
- DENOTES ELECTRIC POWERPOLE
- 999.9 DENOTES EXISTING MINOR CONTOUR LINE
- 999.9 DENOTES EXISTING MAJOR CONTOUR LINE
- OE DENOTES OVERHEAD ELECTRIC
- (M) DENOTES MEASURED DIMENSION
- (P) DENOTES PLATTED DIMENSION
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES WATER VALVE
- DENOTES SANITARY MANHOLE
- DENOTES BUSH
- DENOTES SHRUB
- DENOTES STORM CATCH BASIN (RECTANGLE)
- DENOTES STORM SEWER MANHOLE
- DENOTES MANHOLE (UNKNOWN UTILITY)
- DENOTES GAS METER
- DENOTES ELECTRIC METER
- DENOTES AIR CONDITIONER
- DENOTES DRAINAGE FLOW
- DENOTES GREEN SPACE AREA
- DENOTES LIGHT POLE
- DENOTES SIGN POST

## BENCHMARK

ELEVATION = 957.43 (NAVD 88) MNDOT DISK "BATLER".

EDS
ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

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

Vlad Sivriver DATED: 11/22/19

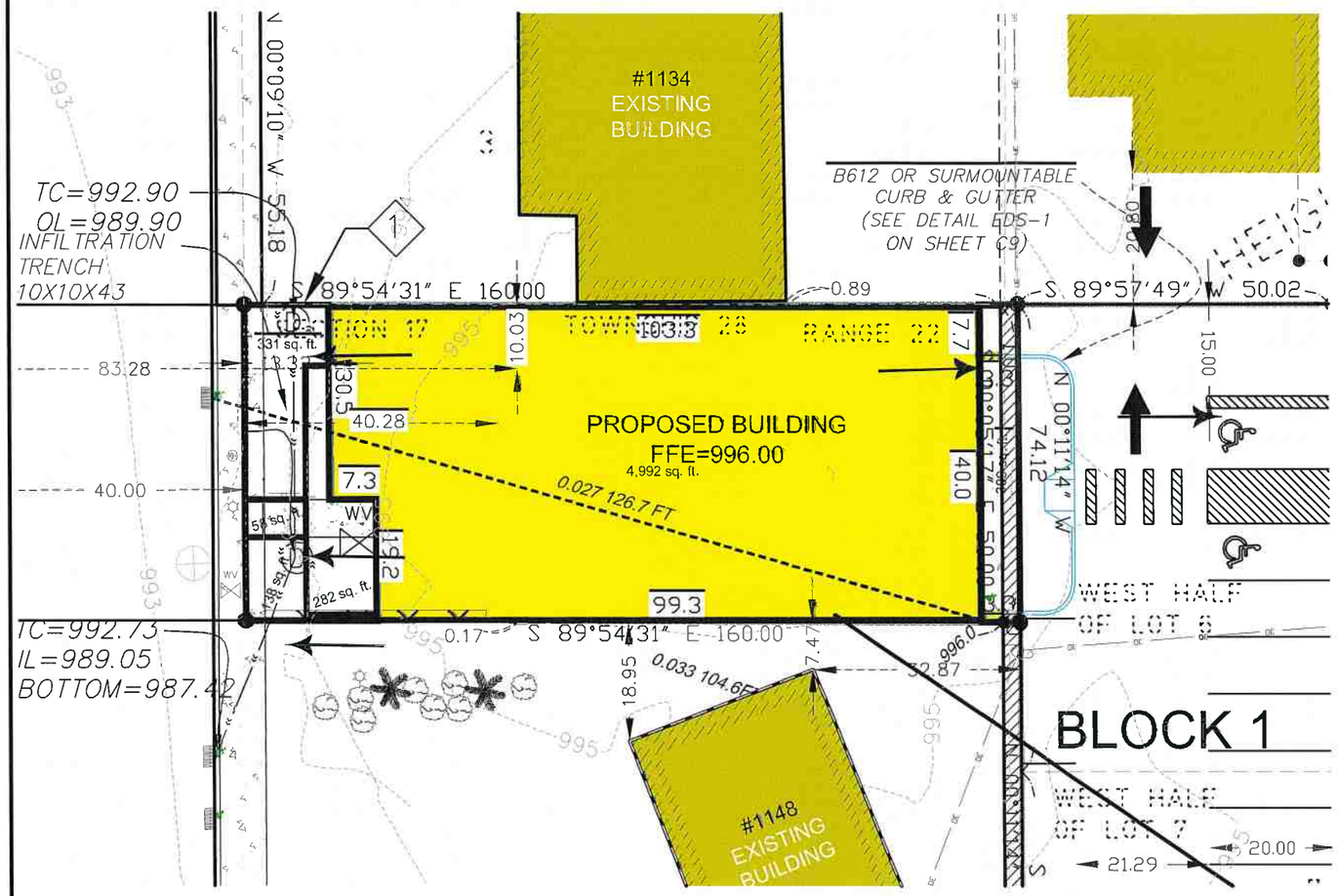
VLADIMIR SIVRIVER P.E. NO. 25105

GRADING DRAINAGE AND EROSION CONTROL PLAN

| | | |
|---|---|---|
| JOB NAME: GUIDING STAR WACOTA NEW FACILITY | DRAWN BY: IS | PROJ. NO. 19-136 |
| LOCATION: 1140 SOUTH ROBERT STREET WEST SAINT PAUL, MN 55118 | CHECKED BY: VS | SHEET NO. C4 |

# PROPOSED DRAINAGE AREAS

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166




SCALE IN FEET

## LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "RLS 25105"
- DENOTES NAIL SET
- DENOTES PROPERTY LINE
- DENOTES LOT LINE
- DENOTES SETBACK LINE
- DENOTES DRAINAGE FLOW
- DENOTES ELECTRIC POWERPOLE
- DENOTES EXISTING MINOR CONTOUR LINE
- DENOTES EXISTING MAJOR CONTOUR LINE
- DENOTES OVERHEAD ELECTRIC
- DENOTES MEASURED DIMENSION
- DENOTES PLATTED DIMENSION
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES WATER VALVE
- DENOTES SANITARY MANHOLE
- DENOTES BUSH
- DENOTES SHRUB
- DENOTES STORM CATCH BASIN (RECTANGLE)
- DENOTES STORM SEWER MANHOLE
- DENOTES MANHOLE (UNKNOWN UTILITY)
- DENOTES GAS METER
- DENOTES ELECTRIC METER
- DENOTES AIR CONDITIONER
- DENOTES DRAINAGE FLOW
- DENOTES GREEN SPACE AREA
- DENOTES LIGHT POLE
- DENOTES SIGN POST

## LEGAL DESCRIPTION

The North 50 feet of the South 460 feet of the West 160 feet of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼), Section Seventeen (17), Township Twenty-eight (28), Range Twenty-two (22), Dakota County, Minnesota, According to the Government Survey thereof.

Together with Lots 6, and 7, Block 1, EXCEPT the East one-half (½) thereof, WESTCHESTER HEIGHTS NO.2 RE-ARRANGEMENT, according to the recorded plat thereof, Dakota County, Minnesota.

Also together with an easement for common access and driveway and common parking lot purposes in favor of Lots Six (6) and Seven (7), except the East one-half (E½) thereof, WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT over a parcel of land described as follows:

The East one-half (E½) of Lot Six (6) and Lot Seven (7), in Block One (1), WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, County of Dakota, State of Minnesota, per an Agreement for the Creation and Maintenance of Common Parking Lot dated the 24th day of March, 1991.

Also together with an easement for driveway purposes over and upon the following tract of land situated in the County of Dakota and State of Minnesota, described as follows, to-wit:

The South twenty-four (24) feet of the North fifty-two (52) feet of the East one-half (E½) of Lot Six (6) in Block one (1), WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, per Document No. 107757, though said Agreement dated the 24th day of March 1991 does terminate said Document 107757, however said Agreement is not currently recorded at said County of Dakota.

Subject to an easement for a common access and driveway and common parking lot purposes in favor of Lot Four (4) and the East one-half (E ½) of Lot Six (6) and Lot Seven (7), WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, County of Dakota, State of Minnesota, over a parcel of land described as follows:

Lots Six (6) and Seven (7) except the East one-half (E ½) thereof, WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, County of Dakota, State of Minnesota.

## ZONING

| | |
|---|---|
| EXISTING ZONING | B -3 |
| MEDIUM DENSITY | B |

## MINIMUM SETBACKS

| | |
|---|---|
| FRONT SETBACK | 40 FT. |
| SIDE SETBACK | 0 FT. |
| REAR SETBACK | 20 FT. |

## PROPOSED HARDCOVER

| | |
|---|---|
| PROPOSED BUILDING | 4,992 SQ. FT |
| PROPOSED SIDEWALK | 58 SQ. FT |
| PROPOSED CANOPY | 282 SQ. FT |
| PROPOSED PAVED AREAS (EAST) | 309 SQ. FT |
| TOTAL IMPERVIOUS SURFACE AREA | 5,641 SQ. FT. |
| TOTAL LOT AREA | 6,000 SQ. FT. |
| EXISTING HARDCOVER | 94.0% |

## BENCHMARK

ELEVATION = 957.43 (NAVD 88) MNDOT DISK "BATLER".

## NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
4. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

PRELIMINARY
NOT FOR CONSTRUCTION


EDS
ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com


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

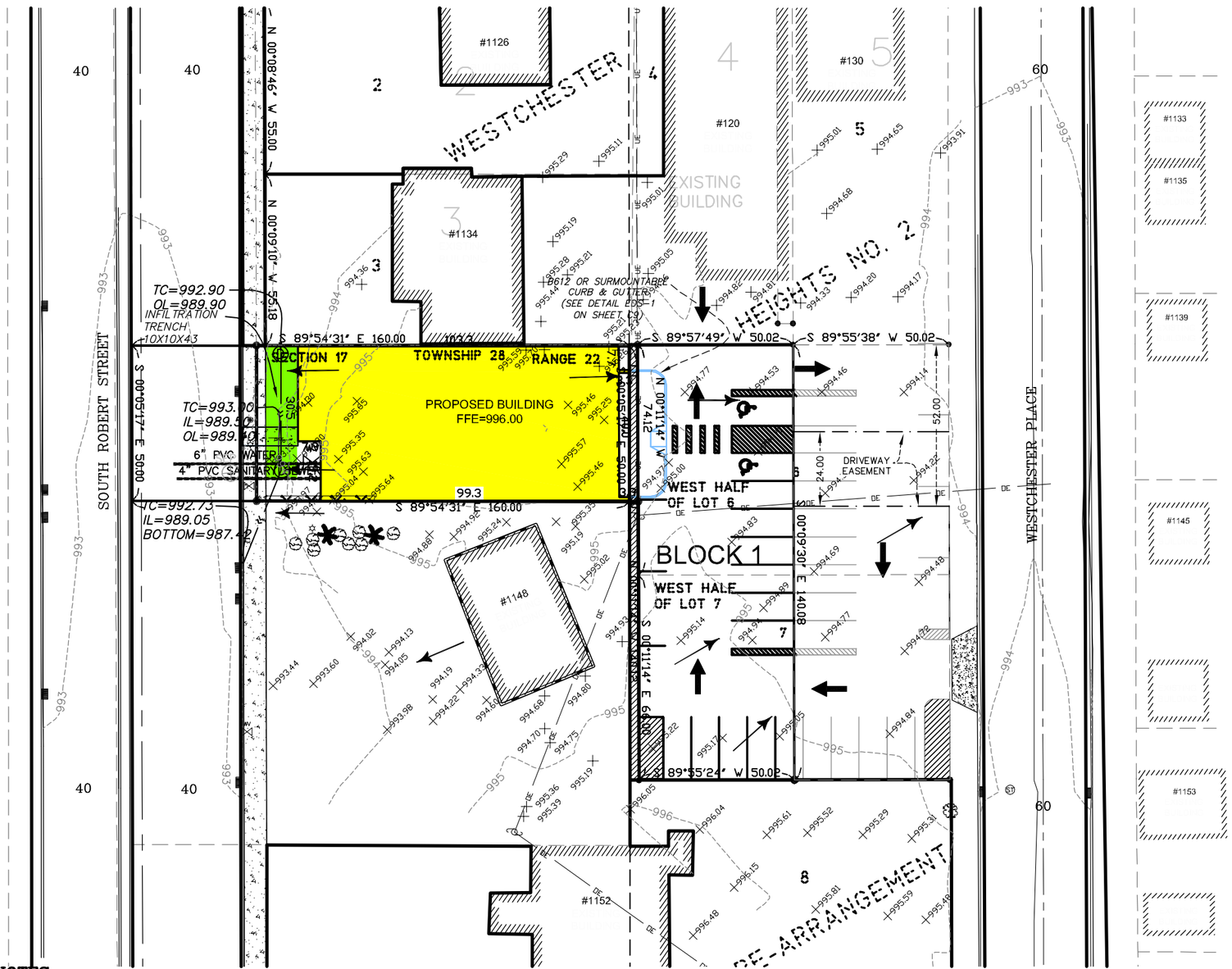
Vlad Sivriver DATED: 11/23/19
VLADIMIR SIVRIVER P.E. NO. 25105

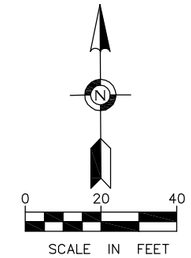
PROPOSED DRAINAGE AREAS

| | | |
|---|---|---|
| JOB NAME: GUIDING STAR WACOTA NEW FACILITY | DRAWN BY: IS | PROJ. NO. 19-136 |
| LOCATION: 1140 SOUTH ROBERT STREET WEST SAINT PAUL, MN 55118 | CHECKED BY: VS | SHEET NO. C4 |

# UTILITY PLAN

Call 48 Hours before digging
**GOPHER STATE ONE CALL**
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166




## LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "RLS 25105"
- DENOTES NAIL SET
- DENOTES PROPERTY LINE
- DENOTES LOT LINE
- DENOTES SETBACK LINE
- DENOTES DRAINAGE FLOW
- DENOTES ELECTRIC POWERPOLE
- 999.9 DENOTES EXISTING MINOR CONTOUR LINE
- 999.9 DENOTES EXISTING MAJOR CONTOUR LINE
- OE DENOTES OVERHEAD ELECTRIC
- (M) DENOTES MEASURED DIMENSION
- (P) DENOTES PLATTED DIMENSION
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES WATER VALVE
- DENOTES SANITARY MANHOLE
- DENOTES BUSH
- DENOTES SHRUB
- DENOTES STORM CATCH BASIN (RECTANGLE)
- ST DENOTES STORM SEWER MANHOLE
- MH DENOTES MANHOLE (UNKNOWN UTILITY)
- G DENOTES GAS METER
- EM DENOTES ELECTRIC METER
- AC DENOTES AIR CONDITIONER
- DENOTES DRAINAGE FLOW
- DENOTES GREEN SPACE AREA
- DENOTES LIGHT POLE
- DENOTES SIGN POST

## ZONING

| | |
|---|---|
| EXISTING ZONING | B -3 |
| MEDIUM DENSITY | B |

## MINIMUM SETBACKS

| | |
|---|---|
| FRONT SETBACK | 40 FT. |
| SIDE SETBACK | 0 FT. |
| REAR SETBACK | 20 FT. |

## MATERIALS

WATER
-WATER SERVICE — 6" C900 PVC PIPE

SANITARY
-SANITARY SERVICE — 4" SDR 40 PVC PIPE SCHEDULE 40

## SEPARATION/LOCATION NOTES

- 4' TYPICAL SEPARATION BETWEEN SANITARY SERVICE AND
-WYE STATIONED FROM DOWNSTREAM MANHOLE.

## NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
4. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

## BENCHMARK

ELEVATION = 957.43 (NAVD 88)
MNDOT DISK "BATLER".

PRELIMINARY
NOT FOR CONSTRUCTION

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |


EDS
ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com


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

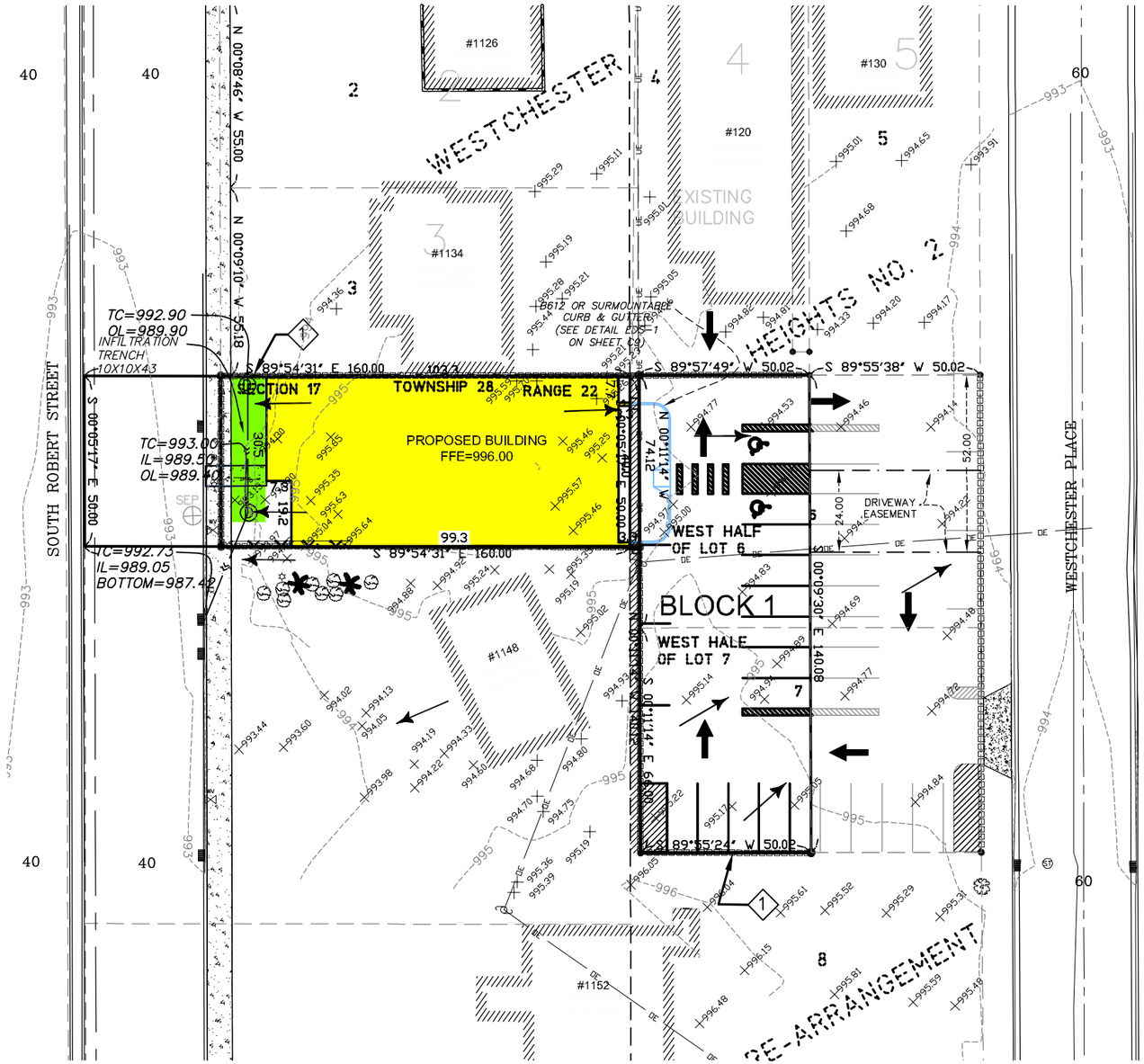
Vlad Sivriver DATED: 11/22/19
VLADIMIR SIVRIVER P.E. NO. 25105

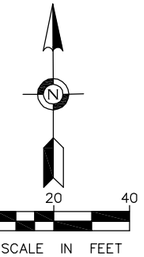
UTILITY PLAN

| | | |
|---|---|---|
| JOB NAME: GUIDING STAR WACOTA NEW FACILITY | DRAWN BY: IS | PROJ. NO. 19-136 |
| LOCATION: 1140 SOUTH ROBERT STREET WEST SAINT PAUL, MN 55118 | CHECKED BY: VS | SHEET NO. C5 |

# STORM WATER MANAGEMENT PLAN

Call 48 Hours before digging
**GOPHER STATE ONE CALL**
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166




## LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "RLS 25105"
- DENOTES NAIL SET
- DENOTES PROPERTY LINE
- DENOTES LOT LINE
- DENOTES SETBACK LINE
- DENOTES DRAINAGE FLOW
- DENOTES ELECTRIC POWERPOLE
- 999.9 DENOTES EXISTING MINOR CONTOUR LINE
- 999.9 DENOTES EXISTING MAJOR CONTOUR LINE
- OE DENOTES OVERHEAD ELECTRIC
- (M) DENOTES MEASURED DIMENSION
- (P) DENOTES PLATTED DIMENSION
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- WV DENOTES WATER VALVE
- S DENOTES SANITARY MANHOLE
- DENOTES BUSH
- DENOTES SHRUB
- DENOTES STORM CATCH BASIN (RECTANGLE)
- ST DENOTES STORM SEWER MANHOLE
- MH DENOTES MANHOLE (UNKNOWN UTILITY)
- G DENOTES GAS METER
- EM DENOTES ELECTRIC METER
- AC DENOTES AIR CONDITIONER
- DENOTES DRAINAGE FLOW
- DENOTES GREEN SPACE AREA
- DENOTES LIGHT POLE
- DENOTES SIGN POST

## GENERAL NOTES

1. SEE SWPP NOTES ON SHEET C9 FOR FURTHER SWPP REQUIREMENTS, IN CASE OF CONFLICT BETWEEN THIS PLAN AND SWPP NOTES, THE SWPP NOTES SHALL OVERRULE.
2. ALL EROSION CONTROL MEASURES MUST BE INSTALLED AT THE INITIAL STAGES OF CONSTRUCTION AND MAINTAINED UNTIL ALL AREAS ALTERED HAVE BEEN RESTORED.
3. ALL REAR YARD AREAS OF LOTS AT SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF GRADING BY GRADING CONTRACTOR. ALL AREAS BETWEEN THE CURB AND SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF PRIVATE UTILITY INSTALLATION BY THE UTILITY CONTRACTOR.
4. STREET SWEEPING MUST BE UNDERTAKEN ON AN AS-NEEDED BASIS.
5. PERFORM SEEDING FOR FINAL STABILIZATION OF DISTURBED AREA AS FOLLOWS:

   a. REPLACE TOPSOIL TO PROVIDE A UNIFORM THICKNESS. LOOSEN TOPSOIL TO MINIMUM DEPTH OF 3".

   b. APPLY COMMERCIAL GRADE SLOW RELEASE FERTILIZER PER 1,000 SQUARE FEET.

   c. INCORPORATE FERTILIZER INTO SOIL BY USE OF HARROW OR OTHER MEANS TO PLACE FERTILIZER BELOW GROUND LEVEL.

   d. APPLE Mn/DOT SEED MIXTURE 190 AT RATE OF 100 POUNDS PER ACRE WITH BRILLION TYPE SEEDER OR OTHER MEANS TO COVER SEED WITH $\frac{1}{3}$" TO $\frac{3}{4}$" OF SOIL.

   e. APPLY UNIFORM COVERING OF Mn/DOT TYPE 1 MULCH AT A RATE OF 2 TONS PER ACRE.

   f. ANCHOR MULCH TO DEPTH OF 2" TO 3" WITH DISC ANCHOR OR OTHER MEANS IMMEDIATELY AFTER SEEDING.

## NUMBERED NOTES

1. INSTALL SILT FENCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
2. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
3. INSTALL STORM SEWER INLET PROTECTION IMMEDIATELY AFTER STRUCTURE INSTALLATION IF INLET IS TO REMAIN EXPOSED TO SURFACE RUNOFF.
4. INSTALL SWPP BOX NEAR THE CONSTRUCTION ENTRANCE.
5. INSTALL TEMPORARY CONCRETE WASHOUT PAD.

① PROVIDE SILT FENCE AROUND PERIMETER OF SITE

② PLACE SOD ON DISTURBED AREA

③ ALL FINISH ELEVATIONS ARE GIVEN ON FLOW LINE UNLESS OTHERWISE NOTED

④ ROCK CONSTRUCTION ENTRANCE

## NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
4. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651)

## BENCHMARK

ELEVATION = 957.43 (NAVD 88)
MNDOT DISK "BATLER".

NOT FOR CONSTRUCTION


EDS
ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com


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

Vlad Sivriver DATED: 11/22/19

VLADIMIR SIVRIVER P.E. NO. 25105

| | | | |
|---|---|---|---|
| STORM WATER MANAGEMENT PLAN | JOB NAME: GUIDING STAR WACOTA NEW FACILITY | DRAWN BY: IS | PROJ. NO. 19-136 |
| | LOCATION: 1140 SOUTH ROBERT STREET WEST SAINT PAUL, MN 55118 | CHECKED BY: VS | SHEET NO. C6 |

Storm Water Pollution Prevention Plan

The work described to implement the following Storm Water Pollution Prevention Plan (SWPPP) shall be considered part of the Contract Documents and shall be performed by the Contractor. The work to Install and maintain the Best Management Practices (BMP's) to prevent erosion and provide sediment control shall be in accordance with Permit No. MN R10000f and shall include, but are not necessarily be limited to, the requirements contained herein.

1. Construction Activity Information

Project Name: WAKOTA LIFE CARE CENTER
Project Address/Location: Township-Section-Range = 28-17-22
City/Township: City of WEST SAINT PAUL State: MN Zip Code: 55118
County Parcel ID Number(s): 420170061031 & 428381001072
All cities where construction will occur: City of WEST SAINT PAUL
All townships where construction will occur: Not Applicable
All counties where construction will occur: DAKOTA County
Project Size (number of acres to be disturbed): 0.345
Project Type: _ Residential XX Commercial
_ Road Construction _ Other (describe)

Cumulative Impervious Surface:
Existing area of impervious surface to nearest quarter acre: 0
Post construction area of impervious surface to nearest quarter acre: 0.3 Receiving Waters.,

| Name of Water Body | Type | Appendix A Special Water? |
|---|---|---|
| N/A | N/A | No |

Dates of Construction

Estimated Construction Start Date: MARCH, 2020
Estimated Completion Date: JUNE, 2020

Contact Information

Owner of Project Site: SCARFONE CONTRACTING, LLC
Business Name: SCARFONE CONTRACTING, LLC
Federal Tax ID Number: available as needed
State -Tax ID Number: available as needed
Contact Person: RALPH SCARFONE
Title: OWNER OF PROJECT Phone: 651-307-0335
Mailing Address: 4875 Pilot Knob Rd, Saint Paul, MN 55122-2740

Contractor (Party who will oversee Implementation of the SWPPP. May be same party as Owner above):

Business Name: SCARFONE CONTRACTING, LLC
Federal Tax 10 Number- available as needed
State Tax ID Number- available as needed
Contact Person: RALPH SCARFONE Title: OWNER OF PROJECT
Phone: 651-307-0335
Mailing Address: 4875 Pilot Knob Rd, Saint Paul, MN 55122-2740

General Construction Project Information

Description of the construction activity (what will be built, general time/ins., etc.).

WAKOTA LIFE CARE CENTER is a B-3 MEDICAL COMMERCIAL BUILDING

The construction activities will include grading operations for the construction of surface drainage and utilities. Storm sewer construction, exposed soil stabilization, and bituminous paving will follow grading operations.

Description of soil types found at the project: See soil report

According to soil borings taken by a geotechnical engineering consultant, the majority of the soils onsite fall under glacial till, consisting of lean sandy clay and clayey sand with traces of gravel.

2. General Site Information

Description of the location and type of all temporary and permanent erosion prevention and sediment control BMP's to be used, including the timing for installation and procedures used to establish additional temporary BMP 's as necessary.

Contractor shall install and maintain the temporary and permanent erosion prevention and sediment control BMP's as shown on the accompanying drawing and as described herein. The timing shall be in accordance with the Construction Activity Sequence below and in accordance with sound and proactive construction scheduling and practices.

Accompanying this SWPPP is a site plan that includes the following features:

* Existing and proposed grades, including dividing lines and direction of flow for all pre- and post-construction stormwater runoff drainage areas located within the project limits.
* Locations of impervious surfaces.
* Locations of areas not to be disturbed.
* Method(s) to be used for final stabilization of al exposed soil areas.

Description of stormwater mitigation measures required as the result of an environmental, archaeological, or other required local, state, or federal review of the project:

Not applicable to this project.

Description of the type and locations of BMP's appropriate for this site and sufficient to comply with all applicable requirements of the TMDL implementation plan and identification of the receiving water and of the areas of project site discharging to an impaired water that has an approved TMDL implementation plan that contains requirements for construction Stormwater discharges:

Not applicable to this project.

Selection of Permanent Stormwater Management System

Will the project create a new cumulative impervious surface greater than or equal to one acre? XX Yes _ No

If yes, a water quality volume of 1/2 inch of runoff from this area must be treated before leaving the site or entering surface waters (1 inch of runoff from this area if discharging to special waters).

Method(s) to be used to treat runoff from the new impervious surfaces created by the project:

__ Wet sedimentation basin XX Infiltration/Filtration basin

__ Regional ponds __Combination of practices

Description of treatment method(s) to be used, including design information for each method :

One infiltration trench will be constructed as shown on the plan. The basin has been designed to provide sufficient storage below the outlet run-out elevation to retain back-to-back 100-year, 24-hour rainfalls and runoff above the highest anticipated groundwater elevation and prevent damage to property adjacent to the basin. The trench has also been designed to store over 5000 gal of storm water for the on-site irrigation. Access is provided to the trench for future basin maintenance. The trench has been designed with a stabilized emergency overflow to accommodate storm events in excess of the trench's hydraulic design.

Description of how a proposed method to treat runoff from new impervious surfaces will achieve approximately 80% removal of total suspended solids on an annual average basis:

Not Applicable

3. Erosion Prevention Practices

Description of construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices to be used to minimize erosion:

Stage the soil disturbing activities to minimize the amount of disturbed soil prior to stabilization. Disturbed areas will be considered stabilized when covered with materials such as anchored mulch, staked sod, riprap, wood fiber blanket, or other materials that prevent erosion from occurring. Grass seeding alone will not be considered stabilization.

Disturb only those areas where proposed contours and elevations are shown to differ from the existing and where removals and other operations are noted. Special areas of the project site that are not to be disturbed by construction activity are noted on the plan.

Description of temporary erosion protection or permanent cover to be used for exposed positive slopes within 200 lineal feet of a surface water (stream, lake, pond, marsh, wetland, reservoir spring, river, storm water basin, storm water drainage system, waterways, water courses, and Irrigation systems whether surface water is natural or artificial, public or private with maximum time an exposed soil area can remain exposed when the area is not actively being worked:

Provide year round stabilization to the above mentioned areas in accordance with the following table:

| Steepness of slope (H:V) | Maximum Exposure Duration When Area Is Not Actively Worked |
|---|---|
| Greater than 3:1 | 7 Days |
| 3:1 through 10:1 | 14 Days |
| Less than 10:1 | 21 Days |

Description of practices to be used to stabilize the normal wetted perimeter of drainage or diversion ditches within 200 lineal feet of the property edge or point of discharge to a surface water within 24 hours of connecting the ditch to the surface water:

Install seed, fertilizer, and disc-anchored mulch or temporary wood fiber blanket in ditches and swales within 24 hours of connecting the ditch or swale to the surface water where shown on the plan in accordance with the details.

Description of other erosion prevention practices to be used:

Install the specified energy dissipation method, such as riprap and geotextile fabric, at pipe outlets within 24 hours of installation. Permanently seed disturbed areas prior to end of seeding dates specified by MnDOT.

4. Sediment Control Practices

Description of sediment control practices to be used to minimize sediments from entering surface waters, including curb and gutter systems and storm drain inlets:

Permanent sediment control practices to be used on this project consist of sedimentation basins. Temporary sediment control practices to be used are silt fence, culvert inlet protection, storm sewer inlet protection, stone pad exits, ditch checks, and, if necessary, street sweeping.

5. Dewatering and Basin Draining

If the project Includes dewatering or basin draining, describe the BMP's to be used to prevent the discharge from adversely affecting the receiving waters and downstream landowners.

Dewatering to be performed in accordance with dewatering permit.

6. Additional BMP's for Special Waters and Discharges to Wetlands

This project does not discharge stormwater directly to a Special Water. This project does not discharge stormwater directly to wetlands. Stormwater is treated in sedimentation basins prior to discharge to the wetlands.

7. Construction Activity Sequence

In addition to performing and sequencing the tasks associated with implementing this SWPPP as described herein and shown on the plan, the Contractor shall perform construction activities in accordance with the following sequence:

(1) Install silt fence along property line of project site where shown on plan and when property line is down gradient and within 100 feet of areas to have disturbed soil and where property line is within 20 feet of soil disturbing and other construction activities.
(2) Install silt fence along edge of wetlands and at other locations shown on the plan.
(3) Install stone exit pads where shown on plan and at other locations where vehicles and equipment will leave the site onto paved and gravel surfaces.
(4) Construct storm water ponds and related piping and control structures as shown on the project plans. Install and maintain temporary erosion prevention measures as shown on the plan.
(5) Install silt fence along bottom of storm water pond inslopes and where shown on the plan.
(6) Install trunk sanitary sewer.
(7) Complete earthwork activities. Install and maintain sediment control measures such as ditch checks and stormwater inlet protection.
(8) Complete utility construction. Install and maintain sediment control measures such as inlet protection as work proceeds.
(9) Remove silt deposits from site, remove silt deposits from stormwater basins.
(10) Provide soil stabilization to disturbed areas by preparing topsoil, seeding, fertilizing, mulching, anchoring mulch in accordance with plans and specifications.
(11)Remove perimeter silt fence, other silt fence, check dams, and other sediment control measures upon achieving final stabilization and Owner submits the Notice of Termination.

8. Inspections and Maintenance

Description of procedures to be taken to routinely inspect the construction site:

Contractor shall inspect erosion prevention and sediment control BMP's to ensure integrity and effectiveness. Repair, replace, or supplement non-functional BMP's to provide continually functional BMP's. Contractor shall inspect the entire construction site a minimum of 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 shall include stabilized areas, erosion prevention and sediment control BMP's, and infiltration areas. Specific tasks associated with the inspection and maintenance of the BMP's include the following:

* Maintain and retain at the construction site written records of the inspections and maintenance performed. Records of each inspection and maintenance activity shall include: Date and time of inspection/maintenance activity; Name of person(s) Performing the activity; Finding of Inspection; Recommended corrective actions; Corrective actions taken; and Date and amount of rainfall events greater than 0.5 inches in 24 hours.
* Repair, replace, or supplement silt fences that become nonfunctional or accumulate sediment to the level of 1/3 the silt fence height or more within 24 hours of discovery or as soon as conditions allow access.
* Drain temporary and permanent sediment basins and remove sediment when the volume of sediment collected reaches 1/2 the permanent storage volume within 72 hours of discovery or as soon as conditions allow access.
* Inspect surface waters, drainage ditches, and stormwater conveyance systems for evidence of sediment deposited by erosion. Remove deltas and deposited sediment and restabilize areas where sediment removal results in exposed soil within seven (7) days of discovery unless precluded by legal, regulatory, or physical constraints. Removal and stabilization shall be completed within seven (7) days of obtaining access. The NPDES/SDS permit holder is responsible for contacting the local, regional, state, and federal authorities and receiving the applicable permits prior to performing this work.
* Inspect construction site vehicle exit locations for evidence of sediment being tracked off-site onto paved surfaces. Remove tracked sediment from off-site paved surfaces within 24 hours of discovery.
* Inspect perimeter of construction site. Remove off-site accumulations of sediment in a manner and at a frequency to minimize off-site impacts.

9. Pollution Prevention Management Measures

Contractor shall implement the following pollution prevention management measures on the site:

* Solid Waste: Collect and properly dispose of sediment, asphalt and concrete millings, floating debris, paper, plastic, fabrics, construction and demolition debris, and other wastes in accordance with MPCA disposal requirements.
* Hazardous Materials: Properly store, provide required secondary containment, and dispose of oil products, fuels, point products, and other hazardous substances to prevent spills, leaks, and other discharges in accordance with MPCA regulations. Provide restricted access storage areas to prevent unauthorized access and vandalism.
* Equipment Washing: Restrict external washing of trucks and other construction equipment to a defined area of site. Contain runoff and properly dispose of waste. Engine degreasing is prohibited on the property.
* Spill prevention: Park construction equipment and store potentially hazardous materials in a designated area located as far as practicable from potential environmentally sensitive areas. Construct impoundment dike and take other measures required to contain spilled material. Remove and dispose of contaminated soil, vegetation, and other materials and perform other mitigation measures as required in accordance with MPCA regulations.
* Sanitary and Septic Waste: Provide and maintain temporary facilities in accordance with MPCA and Minnesota Department of Health regulations.

10. Final Stabilization

Contractor shall achieve final stabilization of the construction site by achieving the following:

* Soil disturbing activities have been completed and soils are stabilized by a uniform perennial vegetative cover with a density of 70 percent over the entire pervious surface area or other equivalent means to prevent soil failure under erosive conditions.
* Temporary synthetic and structural erosion prevention and sediment control BMP's are removed.
* Sediment is removed from permanent sedimentation basins to return basins to the design capacity, removed from stormwater conveyance systems, and is stabilized or removed from the site.

11. Notice of Termination

Contractor shall notify Owner Immediately upon achieving Final Stabilization. Owner must submit the Notice of Termination within 30 days after Final Stabilization or within 30 days of another owner assuming control according to Part II.B.5. over all areas of the site that have not undergone Final Stabilization.

PRELIMINARY
NOT FOR CONSTRUCTION

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

EDS
ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

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

Vlad Sivriver DATED: 11/22/19

VLADIMIR SIVRIVER P.E. NO. 25105

STORM WATER MANAGEMENT NOTES

JOB NAME: GUIDING STAR WACOTA NEW FACILITY
LOCATION: 1140 SOUTH ROBERT STREET WEST SAINT PAUL, MN 55118

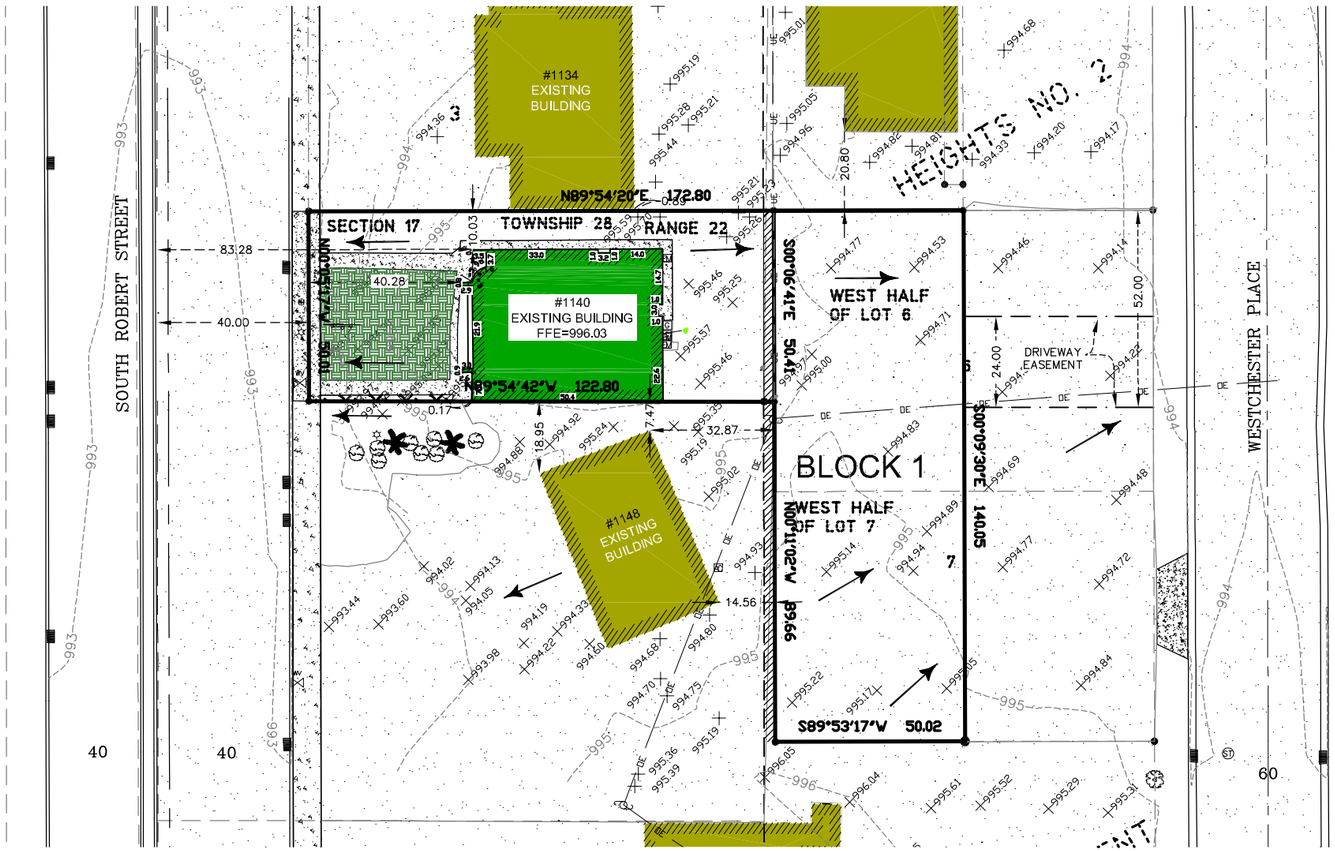
DRAWN BY: IS
CHECKED BY: VS

PROJ. NO. 19-136
SHEET NO. C7

# WAKOTA LIFE ADDITION

## PRELIMINARY PLAT

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166




SCALE IN FEET: 0 20 40

## LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "RLS 25105"
- DENOTES NAIL SET
- DENOTES PROPERTY LINE
- DENOTES LOT LINE
- DENOTES SETBACK LINE
- DENOTES DRAINAGE FLOW
- DENOTES ELECTRIC POWERPOLE
- 999.9 DENOTES EXISTING MINOR CONTOUR LINE
- 999.9 DENOTES EXISTING MAJOR CONTOUR LINE
- OE DENOTES OVERHEAD ELECTRIC
- (M) DENOTES MEASURED DIMENSION
- (P) DENOTES PLATTED DIMENSION
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES WATER VALVE
- DENOTES SANITARY MANHOLE
- DENOTES BUSH
- DENOTES SHRUB
- DENOTES STORM CATCH BASIN (RECTANGLE)
- DENOTES STORM SEWER MANHOLE
- DENOTES MANHOLE (UNKNOWN UTILITY)
- DENOTES GAS METER
- DENOTES ELECTRIC METER
- DENOTES AIR CONDITIONER
- DENOTES DRAINAGE FLOW
- DENOTES GREEN SPACE AREA
- DENOTES LIGHT POLE
- DENOTES SIGN POST

## ZONING

| | |
|---|---|
| EXISTING ZONING | B -3 |
| MEDIUM DENSITY | B |

## MINIMUM SETBACKS

| | |
|---|---|
| FRONT SETBACK | 40 FT. |
| SIDE SETBACK | 0 FT. |
| REAR SETBACK | 20 FT. |

## LEGAL DESCRIPTION

The North 50 feet of the South 460 feet of the West 160 feet of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼), Section Seventeen (17), Township Twenty-eight (28), Range Twenty-two (22), Dakota County, Minnesota, According to the Government Survey thereof.

Together with Lots 6, and 7, Block 1, EXCEPT the East one-half (½) thereof,WESTCHESTER HEIGHTS NO.2 RE-ARRANGEMENT, according to the recorded plat thereof, Dakota County, Minnesota.

Also together with an easement for common access and driveway and common parking lot purposes in favor of Lots Six (6) and Seven (7), except the East one-half (E½) thereof, WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT over a parcel of land described as follows:

The East one-half (E½) of Lot Six (6) and Lot Seven (7), in Block One (1), WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, County of Dakota, State of Minnesota, per an Agreement for the Creation and Maintenance of Common Parking Lot dated the 24th day of March, 1991.

Also together with an easement for driveway purposes over and upon the following tract of land situated in the County of Dakota and State of Minnesota, described as follows, to-wit:

The South twenty-four (24) feet of the North fifty-two (52) feet of the East one-half (E½) of Lot Six (6) in Block one (1), WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, per Document No. 107757, though said Agreement dated the 24th day of March 1991 does terminate said Dcoument 107757, however said Agreement is not currently recorded at said County of Dakota.

Subject to an easement for a common access and driveway and common parking lot purposes in favor of Lot Four (4) and the East one-half (E ½) of Lot Six (6) and Lot Seven (7), WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, County of Dakota, State of Minnesota, over a parcel of land described as follows:

Lots Six (6) and Seven (7) except the East one-half (E ½) thereof, WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, County of Dakota, State of Minnesota.

## NOTES

1. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY THE SURVEYOR.
2. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
3. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION .

## PROPOSED LOTS

| PARCEL | SQ. FT. | ACRES |
|---|---|---|
| 1 | ±6,140 | 0.14 |
| 2 | ±7,008 | 0.16 |

## EXISTING HARDCOVER

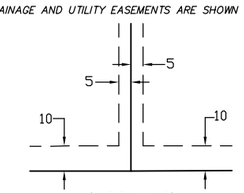
| | |
|---|---|
| EXISTING BUILDING | 2,028 SQ. FT |
| EXISTING CONCRETE SURFACE | 1,991 SQ. FT |
| EXISTING BITUMINOUS SURFACE | 9,070 SQ. FT |
| TOTAL IMPERVIOUS SURFACE AREA | 13,089 SQ. FT. |
| TOTAL LOT AREA | 15,013 SQ. FT. |
| EXISTING HARDCOVER | 87.2 % |

## BENCHMARK

ELEVATION = 957.43 (NAVD 88) MNDOT DISK "BATLER".

PRELIMINARY
NOT FOR CONSTRUCTION

*DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:*




*(NOT TO SCALE)*

*BEING 5 FEET IN WIDTH, AND ADJOINING LOT LINES UNLESS OTHERWISE SHOWN, AND 10 FEET IN WIDTH, AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE SHOWN ON THE PLAT*

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |


ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

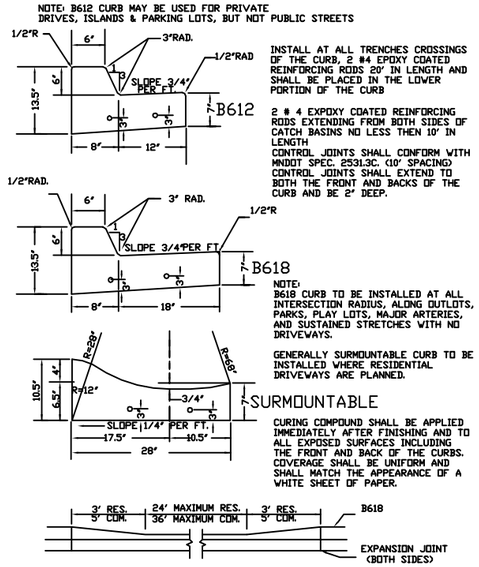

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Vlad Sivriver DATED: 11/22/19

VLADIMIR SIVRIVER P.E. NO. 25105

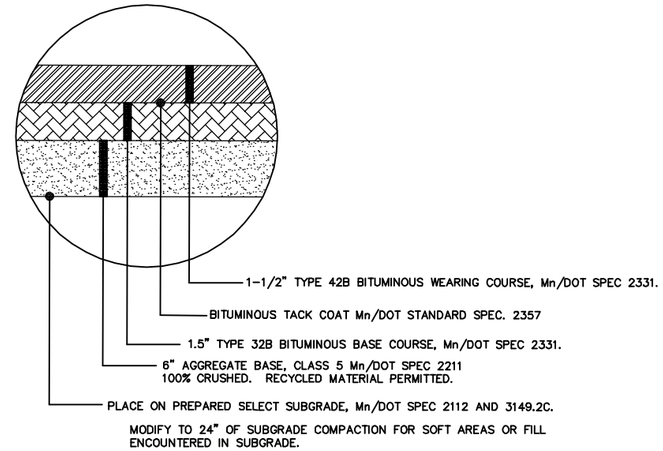
PRELIMINARY PLAT

| | | |
|---|---|---|
| JOB NAME: GUIDING STAR WAKOTA NEW FACILITY | DRAWN BY: IS | PROJ. NO. 19-136 |
| LOCATION: 1140 SOUTH ROBERT STREET WEST SAINT PAUL, MN 55118 | CHECKED BY: VS | SHEET NO. C8 |




## STANDARD CURB DETAIL

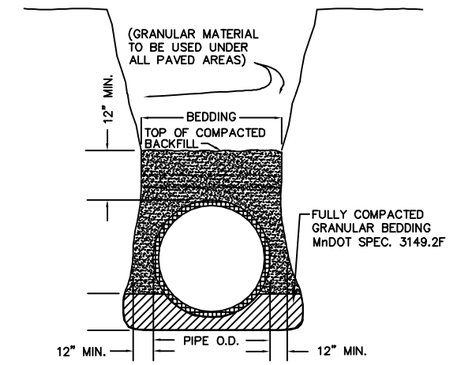
DETAIL DRAWING EDS-1




NOT TO SCALE

## TYPICAL SECTION FOR NORMAL TRAFFIC AND PARKING AREAS

DETAIL DRAWING EDS-2

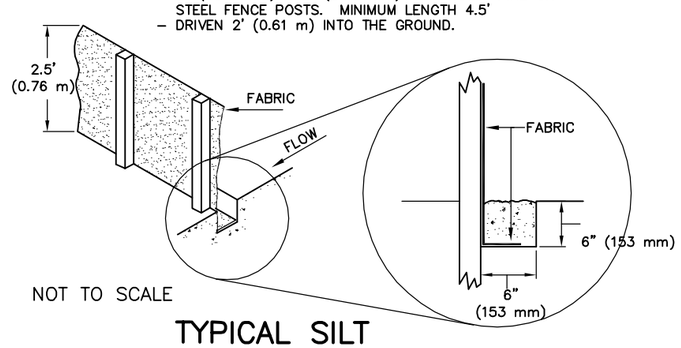



NOT TO SCALE

## TRENCH AND PIPE BEDDING DETAIL

DETAIL DRAWING EDS-3

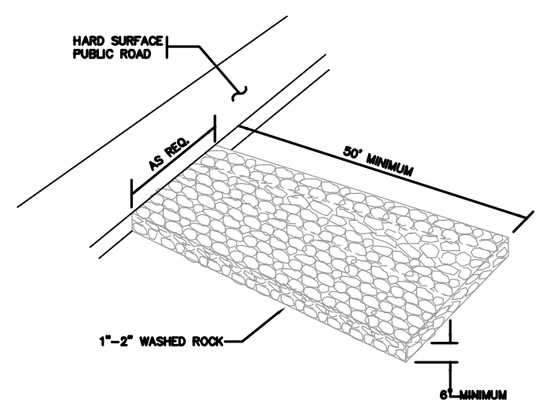
NOTES:
- PLACE BOTTOM EDGE OF FENCE INTO 6" (153 mm) DEEP TRENCH AND BACKFILLED IMMEDIATELY.
- POSTS SHALL BE:
  - 4' (1.22 m) ON CENTER
  - 2" (50.8 mm) X 2" (50.8 mm) HARDWOOD, PINE OR STEEL FENCE POSTS. MINIMUM LENGTH 4.5'
  - DRIVEN 2' (0.61 m) INTO THE GROUND.




NOT TO SCALE

## TYPICAL SILT FENCE CONSTRUCTION

DETAIL DRAWING EDS-4




NOT TO SCALE

## TYPICAL ROCK ENTRANCE

DETAIL DRAWING EDS-5

PRELIMINARY
NOT FOR CONSTRUCTION

ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

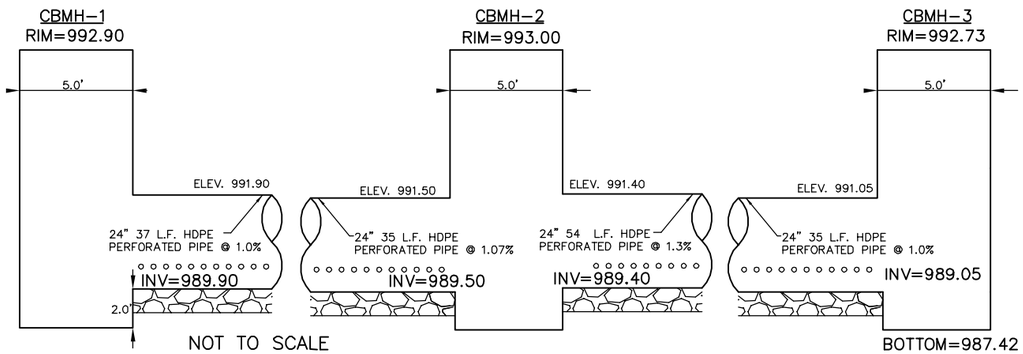
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Vlad Sivriver DATED: 11/22/2019

VLADIMIR SIVRIVER P.E. NO. 25105

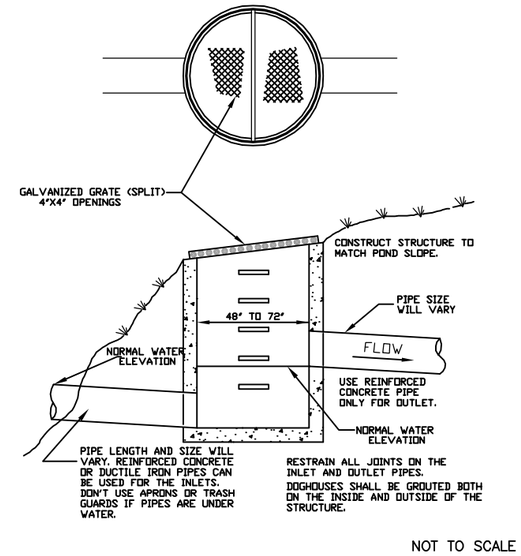
DETAILS

| | | |
|---|---|---|
| JOB NAME: GUIDING STAR WACOTA NEW FACILITY | DRAWN BY: IS | PROJ. NO. 19-136 |
| LOCATION: 1140 SOUTH ROBERT STREET WEST SAINT PAUL, MN 55118 | CHECKED BY: VS | SHEET NO. C9 |



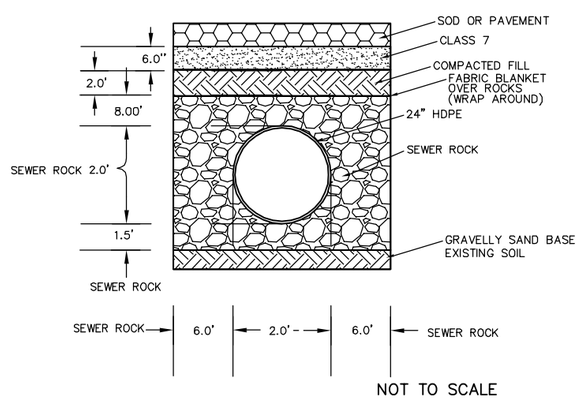

## INFILTRATION TRENCH PROFILE

**DETAIL DRAWING EDS-6**



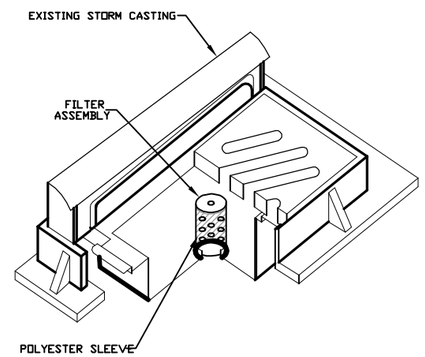

## TYPICAL SKIMMER STRUCTURE

**DETAIL DRAWING EDS-7**




## INFILTRATION TRENCH DETAIL

**DETAIL DRAWING EDS-8**




INSERT TO BE USED SHALL BE A WIMCO, LANGE INDUSTRIES 'ROAD DRAIN' STYLE, OR APPROVED EQUAL TO BE UTILIZED IN THE EXISTING ROADWAY CASTING.

NOT TO SCALE

## INLET PROTECTION (WIMCO)

**DETAIL DRAWING EDS-9**

PRELIMINARY
NOT FOR CONSTRUCTION

ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

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

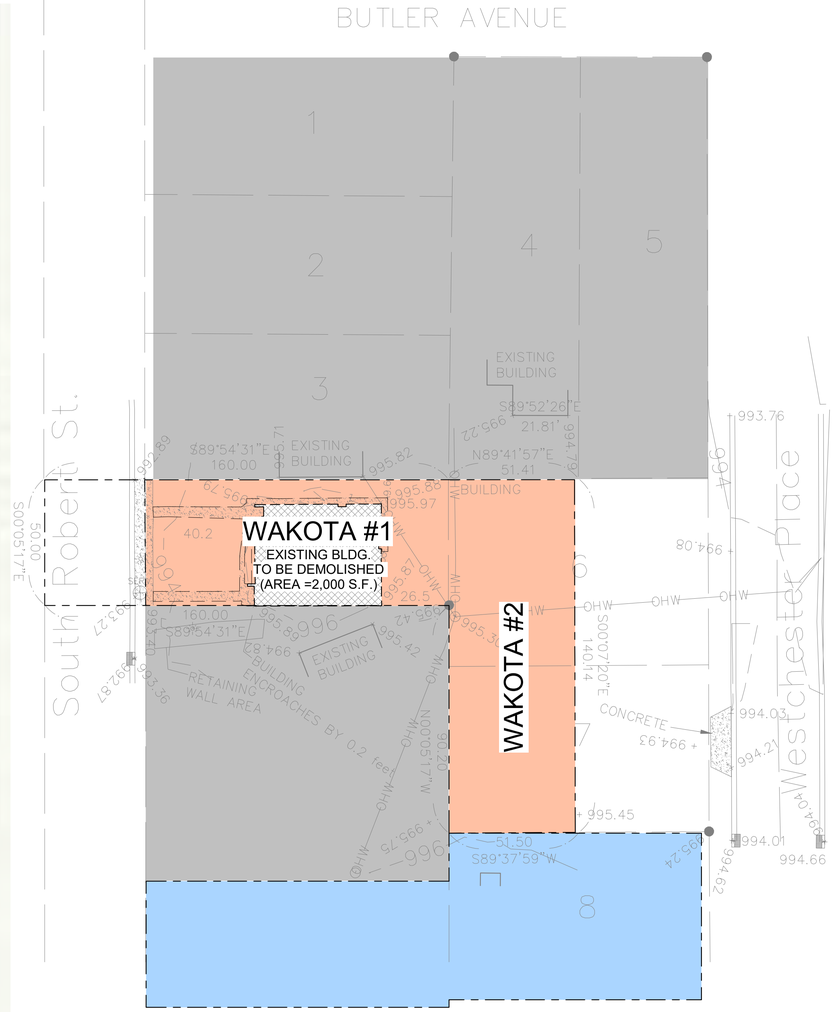
Vlad Sivriver DATED: 11/22/2019

VLADIMIR SIVRIVER P.E. NO. 25105

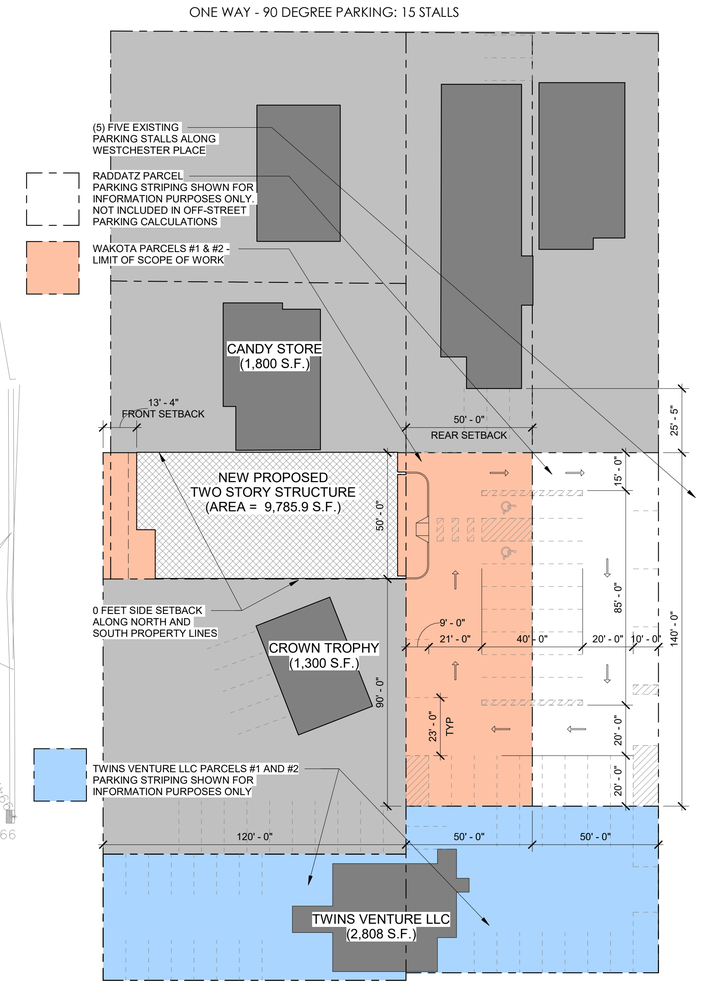
DETAILS 2

| | | |
|---|---|---|
| JOB NAME: GUIDING STAR WACOTA NEW FACILITY | DRAWN BY: IS | PROJ. NO. 19-136 |
| LOCATION: 1140 SOUTH ROBERT STREET WEST SAINT PAUL, MN 55118 | CHECKED BY: VS | SHEET NO. C10 |

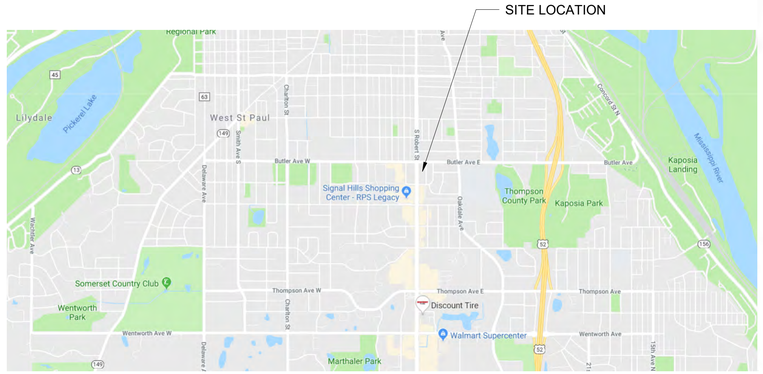
1 PROPERTY MAP
1" = 30'-0"




2 EXISTING SITE SURVEY
1" = 30'-0"




3 PROPOSED SITE PLAN
1" = 30'-0"




## Off-Street Parking Stalls Calculations:

| Wakota a Guiding Star Center: | Area (sq.ft.) | Ordinance Count Rule: |
|---|---|---|
| Office/Business: | 9068.54 | At least one off-street parking space for every 250 square feet (when >6,000 sq.ft.) |
| Storage: | 717.36 | At least one space for every 500 square feet in excess of the first 500 sq.ft. (<15,000 sq.ft.) |
| Required Stalls: | 37 | 15 Stalls Provided |

| Twins Venture LLC: | Area (sq.ft.) | Ordinance Count Rule: |
|---|---|---|
| Office/Business: | 2808 | At least one off-street parking space for every 200 square feet (when <6,000 sq.ft.) |
| Required Stalls: | 14 | 28 Stalls Provided (14 shared) |

| Shared Parking lot Calculations: | Stalls: | |
|---|---|---|
| Wakota: | 15 | |
| Twins | 14 | |
| Total Provided: | 29 | 8 Variance stalls required to meet ordinance |

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Signature:

Typed or Printed Name: CARLOS R. PEREZ

Date: NOV 22, 2019 License Number: 051272

GUIDING STAR - WAKOTA
NEW FACILITY
1140 Robert Street South, West Saint Paul, MN 55118

Sketches L.L.C.

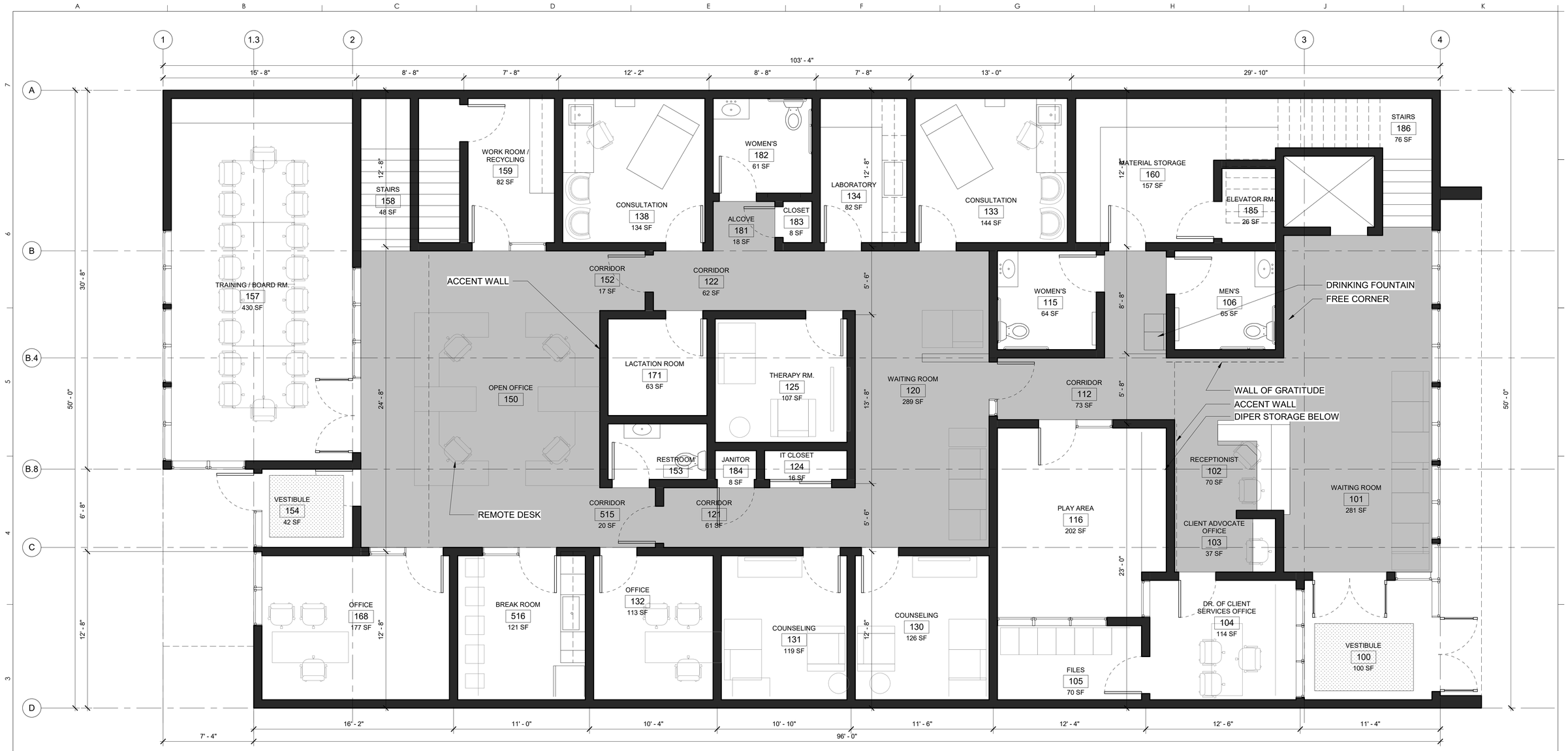
178 Robie Street West, Saint Paul, MN 55107 | 612.222.3444

| No. | Description | Date |
|---|---|---|
| A | SITE PLAN APPROVAL | 11/22/2019 |

VARIANCE APPLICATION

| | | |
|---|---|---|
| Project number: | 1200-910 | C100 |
| Date: | 10/25/2019 | |
| Drawn by: | CP | |
| Checked by: | RS | Scale: 1" = 30'-0" |

Printed on: 11/21/2019 1:45:44 AM11/21/2019 1:45:44 AM




1 FIRST LEVEL FLOOR PLAN
1/4" = 1'-0"

NORTHWEST VIEW (S. ROBERT ROBERT STREET)

SOUTHWEST VIEW (S. ROBERT STREET)

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Signature:

Typed or Printed Name: CARLOS R. PEREZ

Date: NOV 22, 2019 License Number: 051272

GUIDING STAR - WAKOTA
NEW FACILITY
1140 Robert Street South, West Saint Paul, MN 55118

Sketches L.L.C.

178 Robie Street West, Saint Paul, MN 55107 | 612.222.3444

| No. | Description | Date |
|---|---|---|
| A | SITE PLAN APPROVAL | 11/22/2019 |

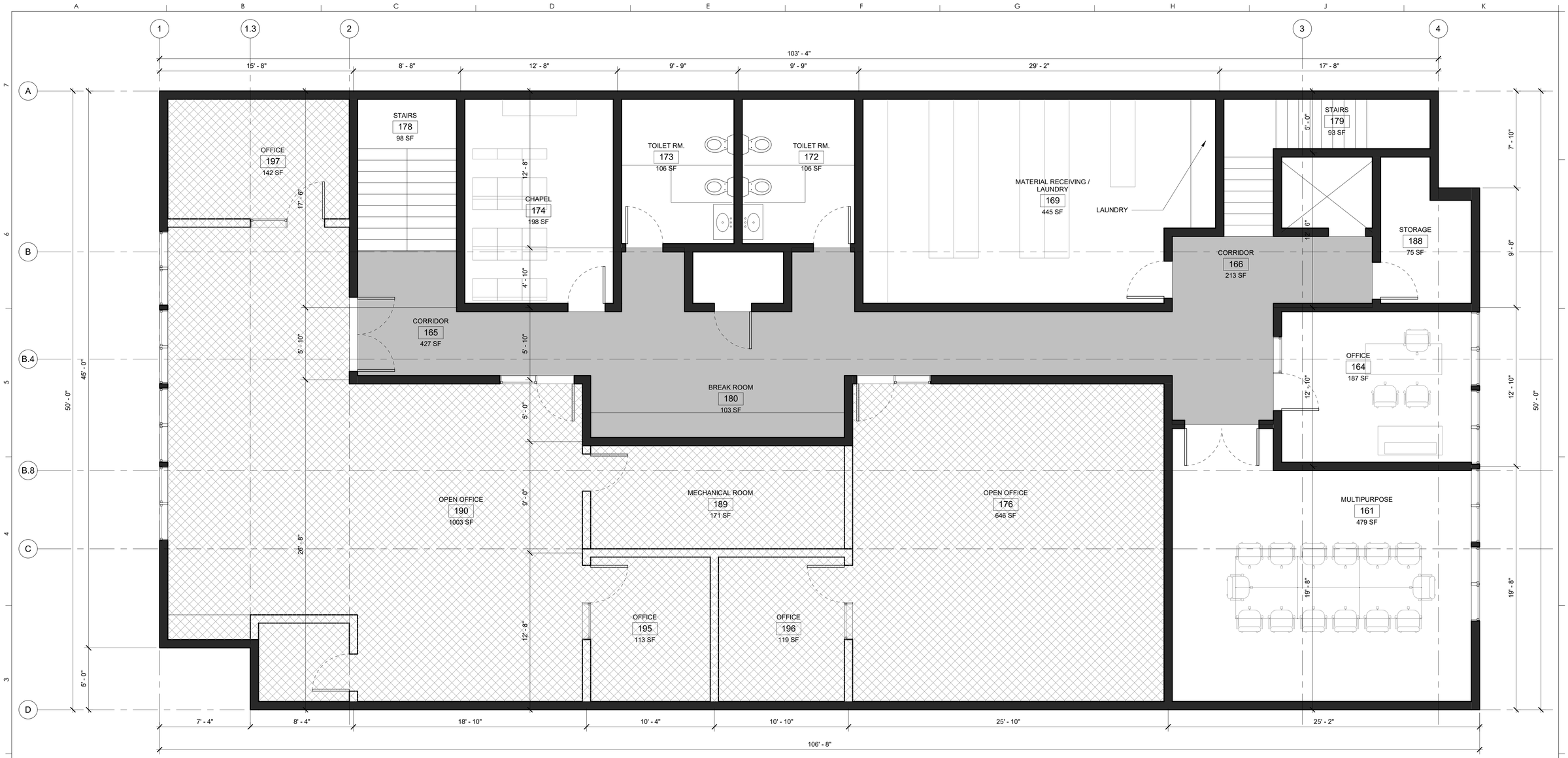
FIRST LEVEL FLOOR PLAN

| | |
|---|---|
| Project number: | 1200-910 |
| Date: | 10/25/2019 |
| Drawn by: | C.P. |
| Checked by: | R.S. |

A100

Scale: 1/4" = 1'-0"

Printed on: 11/21/2019 1:45:41 AM11/21/2019 1:45:41 AM




1 SECOND LEVEL FLOOR PLAN
1/4" = 1'-0"

NORTHEAST VIEW (WESTCHESTER PLACE)

SOUTHEAST VIEW (WESTCHESTER PLACE)

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Signature:

Typed or Printed Name: CARLOS R. PEREZ

Date: NOV 12, 2019 License Number: 051272

GUIDING STAR - WAKOTA
NEW FACILITY
1140 Robert Street South, West Saint Paul, MN 55118

Sketches L.L.C.

178 Robie Street West, Saint Paul, MN 55107 | 612.222.3444

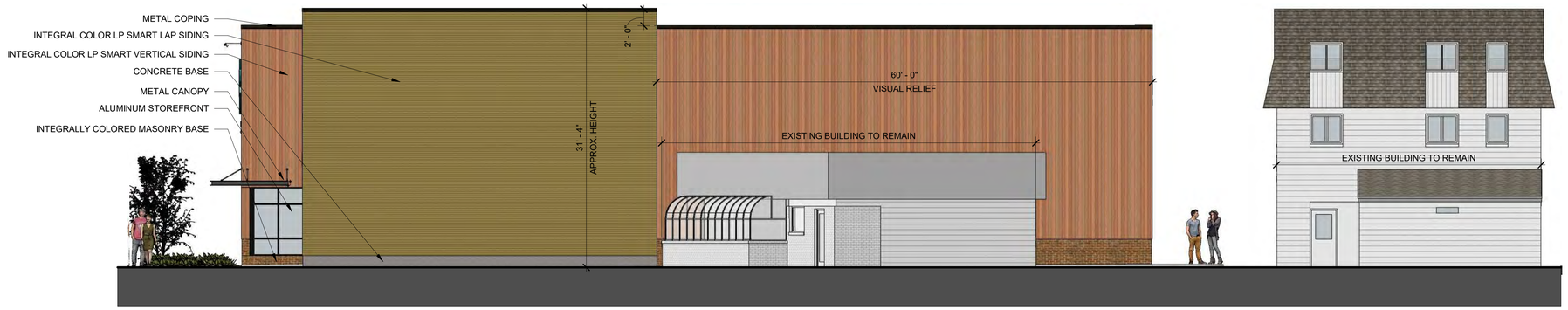
| No. | Description | Date |
|---|---|---|
| A | SITE PLAN APPROVAL | 11/22/2019 |

SECOND LEVEL FLOOR PLAN

| | | |
|---|---|---|
| Project number: | 1200-910 | A101 |
| Date: | 10/25/2019 | |
| Drawn by: | C.P. | |
| Checked by: | R.S. | Scale: 1/4" = 1'-0" |

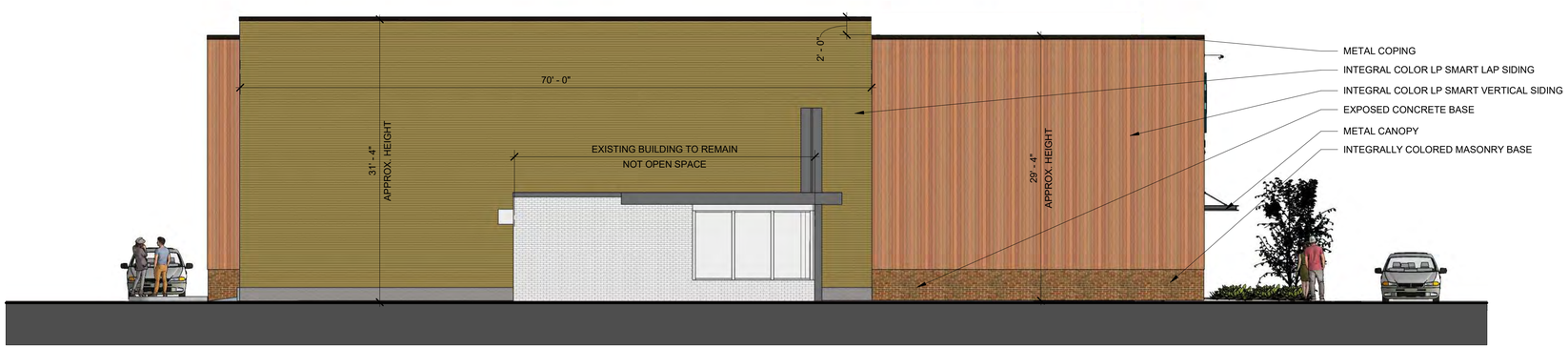
Printed on: 11/21/2019 1:45:43 AM11/21/2019 1:45:43 AM

WEST ELEVATION (1/8"=1') - SOUTH ROBERT STREET




SOUTH ELEVATION (1/8"=1') - CROWN TROPHY PROPERTY

EAST ELEVATION (1/8":1') - WESTCHESTER PL




NORTH ELEVATION (1/8":1') - CANDY STORE PROPERTY

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION: The building images shown area a representation of the current design intent only. The building images may not relfect variations in color, tone, hue, shading,ambient light intensity, materials, texture, contrast, font sylte, construction variations required by building codes or inspectors, material availability or final design detailing.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Signature: _____

Typed or Printed Name: CARLOS R. PEREZ

Date: NOV 22, 2019 License Number: 051272

GUIDING STAR - WAKOTA
NEW FACILITY
1140 Robert Street South, West Saint Paul, MN 55118

Sketches L.L.C.

178 Robie Street West, Saint Paul, MN 55107 | 612.222.3444

| No. | Description | Date |
|---|---|---|
| A | SITE PLAN APPROVAL | 11/22/2019 |

BUILDING ELEVATIONS

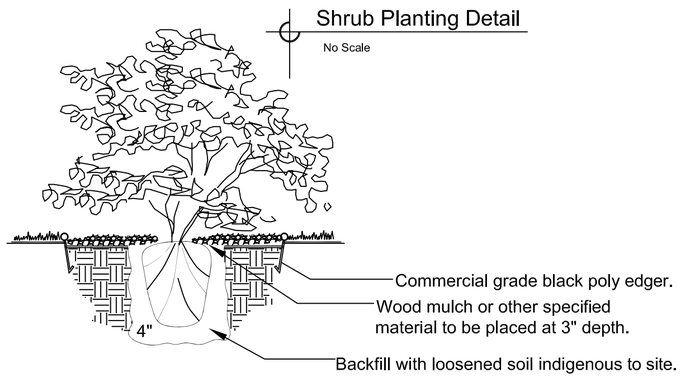
| | |
|---|---|
| Project number: | 1200-910 |
| Date: | 10/25/2019 |
| Drawn by: | C.P. |
| Checked by: | R.S. |

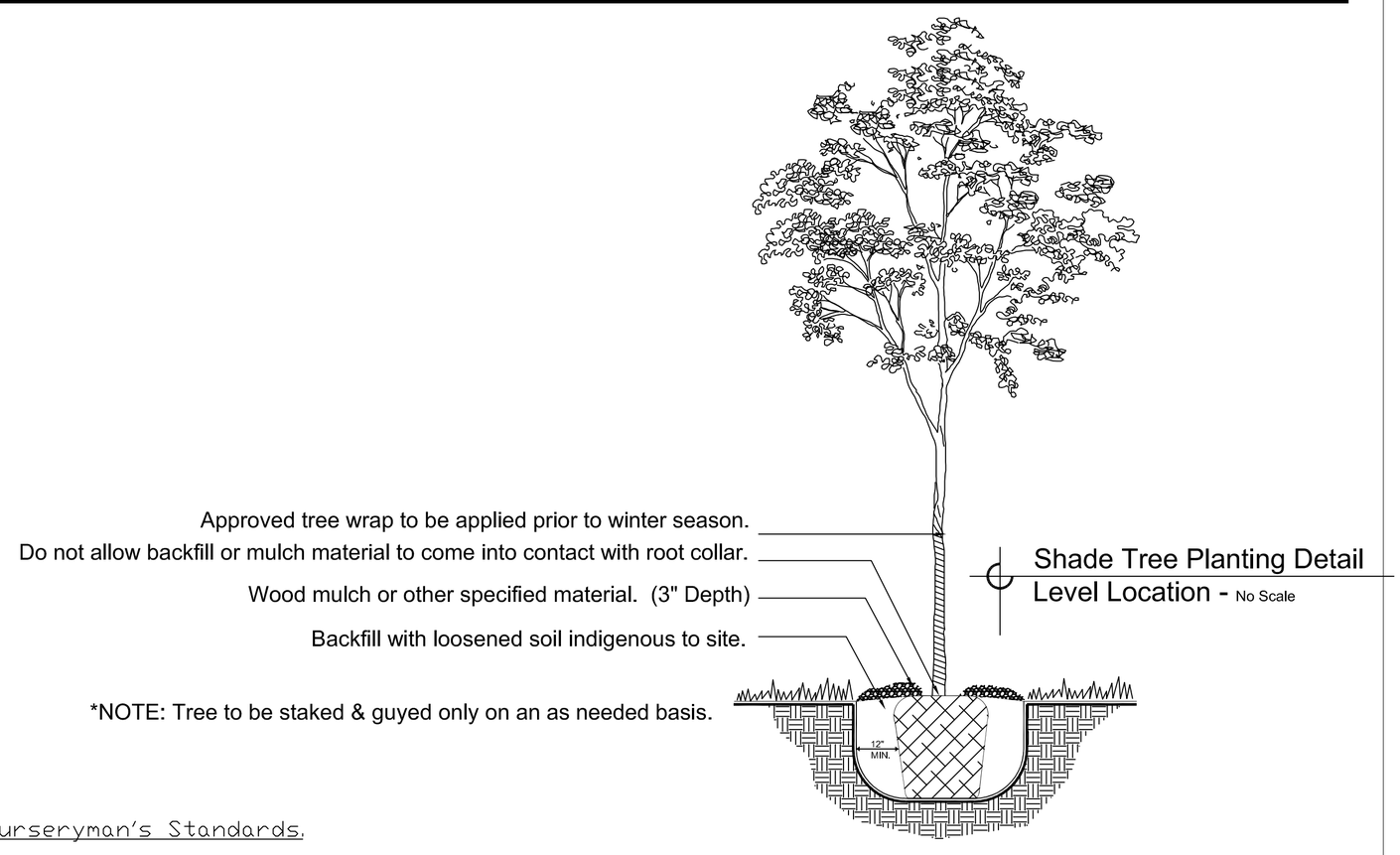
A200

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

Printed on: 11/21/2019 1:45:43 AM11/21/2019 1:45:43 AM

| QTY. | CODE | Common Name | Size/Root | Notes |
|---|---|---|---|---|
| 3 | SWA | Swedish Aspen, Columnar | 3" BB | |
| 16 | SGJ | Sea Green Juniper | #5 | |




*NOTE: Tree to be staked & guyed only on an as needed basis.

GENERAL NOTES PLAN SPECIFIC:

All plantings shall be true to name and size in accordance with American Nurseryman's Standards.

All plantings shall be guaranteed for one year (365 days) from date of acceptance. Landscape Contractor shall replace any dead or damaged plants at no additional cost to Owner during the guarantee period. Landscape Contractor shall make monthly site maintenance inspections and notify owner of maintenance deficiencies.

All trees shall be guyed at the discretion of the landscape contractor. Landscape contactor shall warrant plants to be plumb at the end of the warranty period. All trees shall be wrapped at the end of November of installation year.

All shrub beds and areas indicated as receiving rock mulch shall receive a 5" deep layer of 2-4" size Washed River Rock over 3 ounce landscape fabric. Landscape maintenance bed around the building is 3 feet wide with 1 ½ inch river rock over 3 ounce landscape fabric. All single trees shall receive a 4" layer of shredded bark mulch free of leaves, twigs, and other extraneous debris over weed barrier fabric.

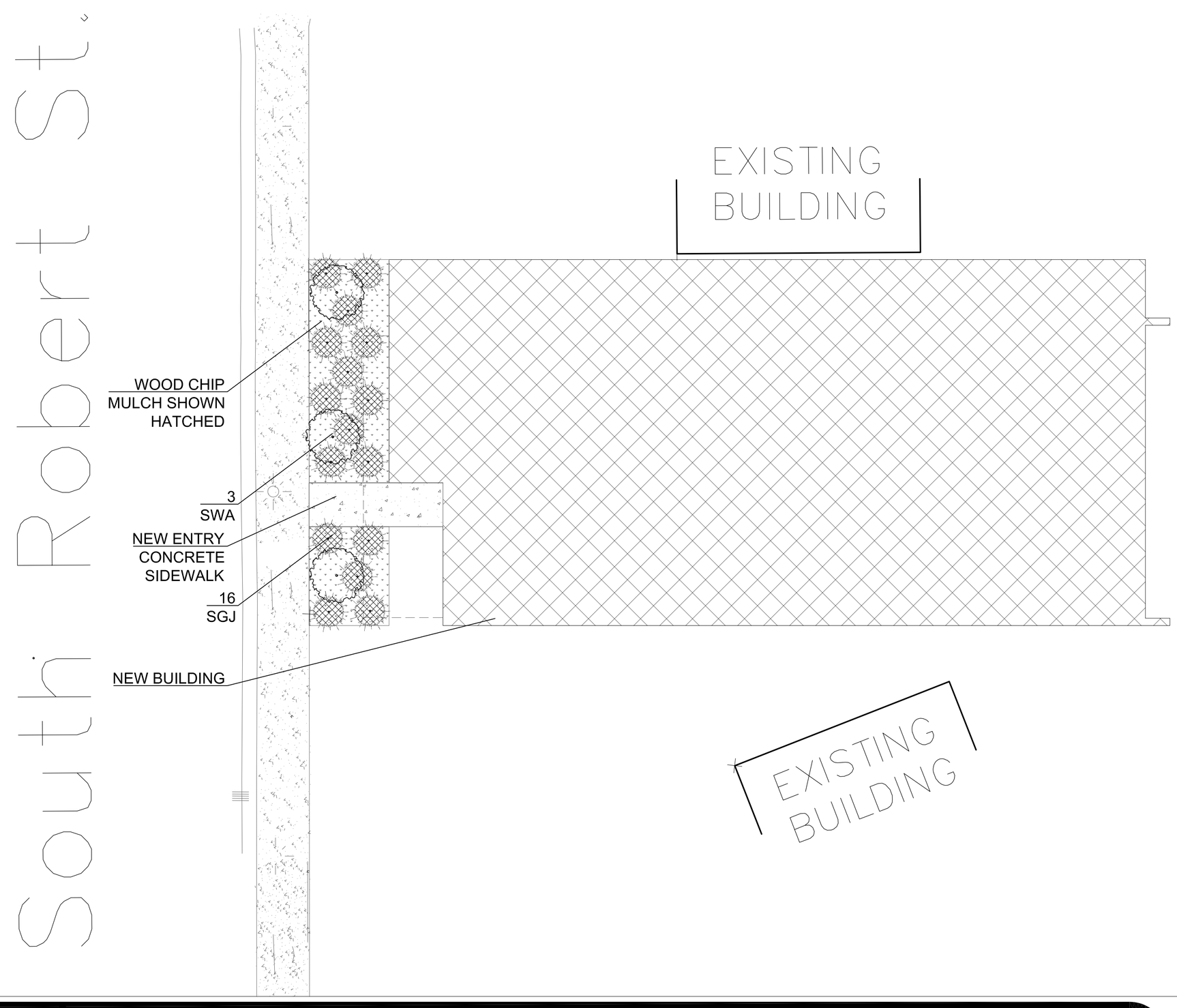
Sod shall be cultured Kentucky bluegrass, free of weeds and clumps. All area within the irrigations limits shall be sodded. Landscape Contractor will water at time of installation and roll all sod as needed to assure a smooth turf. All slopes greater than 3 to 1 shall be staked. Any sliding of sod shall be replaced by Landscape Contractor at no cost to the owner.

All areas outside the irrigation limits shall be seeded with MNDOT 25-131 and mulch with straw disc anchored. Any slopes greater than 3:1 shall be blanketed with 2 side straw blanket.

A performance base irrigation system shall be installed by the Landscape Contractor including sleeve as needed. RPZ shall be supplied to the general contractor for installation. Coordinate with the general contractor for the size of the irrigation stub. IRRIGATION INSTALLED ONLY IN THE SODDED TURF AREAS.

Landscape Contractor shall be responsible for locating all utilities by actual location in the field prior to any planting operation.

Preliminary Plan-
Not For Construction




NORTH

SCALE:
0 15 30 60


MARKELL ~ LABEREE DESIGN GROUP
895 Park Knoll Drive,
Eagan MN 55123
651-468-8714
leemarkell@comcast.net


I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly registered LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Lee Markell

Lee Markell

Date: 10/25/2019

License No.19313

# Wakota Life Care Center, West St. Paul

PREPARED FOR:

| NO. | REVISION / ISSUE | DATE: |
|---|---|---|
| A | SITE PLAN APPROVAL | 10/25/2019 |

DESIGNED: AD
DRAWN: Ad
CHECKED: LM
DATE: 10/25/2019

SHEET: L1