Saint Paul Planning Commission

City Hall Conference Center Room 40
15 Kellogg Boulevard West

Steering Committee Meeting – 8:00 a.m., Room 41

Agenda

October 19, 2012
8:30 – 11:00 a.m.

I. Approval of minutes of October 5, 2012.

II. Chair's Announcements

III. Planning Director's Announcements

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

NEW BUSINESS

#12-107-924 Urban Village Salon/Spa/Massage Center – Change of nonconforming use permit for beauty salon, spa, and massage center. 134-136 Western Avenue North, NE corner at Laurel. *(Michelle Beaulieu, 651/266-6620)*

#12-104-517 Cool Air Mechanical – Conditional use permit for a service business with workshop that is more than 15,000 sq. ft, and variances of three T2 design standards: entrance location, door and window openings, and materials and detailing. 1441-1483 Rice street between Nebraska and Arlington. *(Bill Dermody, 651/266-6617)*

#12-103-789 Gerdau Ameristeel US Inc. – Conditional use permits for outdoor recycling processing center and for use of a method other than fill to elevate a structure above the regulatory flood protection elevation and variances of site access more than two feet below RFPE and rehabilitation slopes greater than 18%. 740-780 Barge Channel Road, SE of Midwestern Railroad. *(Josh Williams, 651/266-6659)*

V. Comprehensive Planning Committee

Great River Passage Master Plan Addendum to the Saint Paul Comprehensive Plan - recommendation for adoption. *(Lucy Thompson, 651/266-6578)*

VI. Neighborhood Planning Committee

VII. Transportation Committee

VIII. Communications Committee

IX. Task Force/Liaison Reports

X. Old Business

XI. New Business

XII. Adjournment

Information on agenda items being considered by the Planning Commission and its committees can be found at www.stpaul.gov/ped, click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

Saint Paul Planning Commission & Heritage Preservation Commission

MASTER MEETING CALENDAR

WEEK OF OCTOBER 15-19, 2012

Mon (15)

4:00-5:30 p.m. **Transportation Committee** *(Christina Morrison, 651/266-6546)* — **13th Floor - CHA** 25 Fourth Street West

Presentation on the East Metro Rail Capacity Study – Mike Rogers, Ramsey County Regional Rail

Update on Gateway Corridor – Allen Lovejoy, Public Works

Tues (16)

3:30-5:00 p.m. **Comprehensive Planning Committee** *(Merritt Clapp-Smith, 651/266-6547)* — **HAS BEEN CANCELLED**

Weds (17)

Thurs (18)

5:00 p.m. **Heritage Preservation Commission** — **Room 40 City Hall**
Lower Level
Enter building on 4th Street
15 W. Kellogg Blvd.

Public Hearing

242-244 Maria Avenue, Dayton's Bluff Historic District, by Michael Buelow, BB Housing Associates, for a building permit to rehabilitate the double-house. File #13-002 *(Boulware, 651/266-6715)*

888 W. Seventh Street, Jacob Schmidt Brewing Company Historic District, by Bruce Knutson Architects, for a building permit to construct a new wall, entrances and parking lot after the demolition of a portion of the non-historic Warehouse Annex. File #13-003 *(Dermody, 651/266-6617)*

727 Fifth Street East, Dayton's Bluff Historic District, by Cha Thao, owner, for an After-the-Fact building permit to replace 22 windows. File #13-004 *(Boulware, 651/266-6715)*

Old Business

Notice of Appeal for 366 Jackson, applicant is appealing an HPC conditional approval for replacing sidewalks around building, appeal is planned for November 7th.
File #12-044 *Spong, 651/266-6714)*

Fri (19)

8:00 a.m.	**Planning Commission Steering Committee** *(Donna Drummond, 651/266-6556)*	**Room 41 City Hall** Conference Center 15 Kellogg Blvd.
8:30- 11:00 a.m.	**Planning Commission Meeting** *(Donna Drummond, 651/266-6556)*	**Room 40 City Hall** Conference Center 15 Kellogg Blvd.

***Zoning*..... SITE PLAN REVIEW** – List of current applications. *(Tom Beach, 651/266-9086)*

NEW BUSINESS

#12-107-924 Urban Village Salon/Spa/Massage Center – Change of nonconforming use permit for beauty salon, spa, and massage center. 134-136 Western Avenue North, NE corner at Laurel. *(Michelle Beaulieu, 651/266-6620)*

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***Comprehensive Planning Committee*.....** Great River Passage Master Plan Addendum to the Saint Paul Comprehensive Plan - recommendation for adoption. *(Lucy Thompson, 651/266-6578)*

Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West

Minutes October 5, 2012

A meeting of the Planning Commission of the City of Saint Paul was held Friday, October 5, 2012, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present:	Mmes. Merrigan, Noecker, Perrus, Reveal, Thao, Wang, Wencl; and Messrs. Connolly, Edgerton, Gelgelu, Nelson, Ochs, Schertler, Spaulding, and Ward.
Commissioners Absent:	Mmes. *Porter, *Shively and Messrs. *Connolly, *Lindeke, and *Oliver. *Excused
Also Present:	Donna Drummond, Planning Director; Joe Musolf, Lucy Thompson, Patricia James, Kate Reilly, Sarah Zorn, Scott Tempel, Lucas Glissendorf, Jules Atangana, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes September 21, 2012.

MOTION: ***Commissioner Ward moved approval of the minutes of September 21, 2012. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.***

II. Chair's Announcements

Chair Wencl had no announcements.

III. Planning Director's Announcements

Donna Drummond announced an upcoming event hosted by ULI MN on October 11th at Union Depot. It will focus on downtown Saint Paul and is called "Saint Paul on the Move". Scheduled speakers include Mayor Coleman, Commissioner Jim McDonough from Ramsey County, and Michael Langley, CEO of Greater MSP. The event will include tours of Union Depot and a reception. Commissioners are encouraged to attend if interested.

IV. PUBLIC HEARING: District del Sol Plan– Item from the Neighborhood Planning Committee. *(Kate Reilly, 651/266-6618)*

Chair Wencl announced that the Saint Paul Planning Commission was holding a public hearing on the District del Sol Plan. Notice of the public hearing was published in the Legal Ledger on August 23, 2012, and was sent to the citywide Early Notification System list and other interested parties.

Kate Reilly, PED staff talked briefly about the plan. The District del Sol Plan covers the area

around Robert and Cesar Chavez Streets. Sections of the plan cover policies ranging from natural landscape, water resources, and energy efficiency to public realm, transportation, community development, public art and historic preservation. The plan outlines goals and strategies for the commercial district and features land use objectives that are focused on properties at 430 South Robert and the Commercial Club site at 72 Cesar Chavez, both of which are slated for redevelopment in the near future. Also at the commissioner's places is a letter from District Energy St. Paul asking to be a part of the process as the plan moves forward.

Chair Wencl read the rules of procedure for the public hearing.

The following people spoke.

1. Elena Gaarder is Executive Director of the West Side Community Organization, the District 3 Planning Council. Their planning district includes the area that this plan addresses. She spoke in support of the plan. She stated that the plan positions this commercial district for future transitway investments, will bring added buying power to the commercial district through adding housing, and it respects the values and history of the area.

2. Karen Reid, Executive Director of Neighborhood Development Alliance, spoke in support of the plan. She and her organization were part of the planning process. Reid acknowledged the Riverview Economic Development Association for its great work to get this started and get it almost to the finish line. NeDA then stepped up to push it through. Ms. Reid recognizes Riverview Economic Development Association's efforts in getting this plan, which is the community's vision, to the City Council.

MOTION: ***Commissioner Merrigan moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, October 8, 2012, and to refer the matter back to the Neighborhood Planning Committee for review and recommendation. Commissioner Noecker seconded the motion. The motion carried unanimously on a voice vote.***

V. Zoning Committee

SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

Four items came before the Site Plan Review Committee on Tuesday, October 2, 2012:

- Gerdau, maintenance shop and lab additions at 1678 Red Rock Road.
- American Engineering testing, new testing lab building, revised plans at 5050 Cleveland Avenue North.
- Wedding Shoppe parking lot, new off site parking lot at 1212 Grand Avenue.
- Habitat for Humanity, new office building and parking lot at 1954 University Avenue West.

Two items to come before the Site Plan Review Committee on Tuesday, October 9, 2012:

- St. Anthony Green 3, 5 townhouse units (Site plan for 9 units was approved in 2006 and 4

units were built but approval of the original site plan has expired.) Located at 2314 Long Avenue.

- Form A Feed Fertilizer Facility, 63,200 sq. ft. facility with barge unloading operation and truck loading bays, 637 Barge Channel Road.

NEW BUSINESS

#12-098-382 Southview Senior Living – Conditional Use Permits for assisted living facility and to increase the surface parking maximum, and variance of alley access standard for residential property. 464-484 Ashland and 493-497 Holly SE corner at Mackubin Street. *(Kate Reilly, 651/266-6618)*

MOTION: ***Commissioner Nelson moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.***

#12-101-124 Twin City Tees – Enlargement of nonconforming use (limited production and processing) and variance of lot area coverage (35% maximum allowed; approximately 57% requested). 938 6th Street East SW corner at Forest. *(Scott Tempel, 651/266-6621)*

MOTION: ***Commissioner Nelson moved the Zoning Committee's recommendation to approve the enlargement of nonconforming use and variance subject to additional conditions. The motion carried unanimously on a voice vote.***

#12-101-937 REEMO Gas and Convenience Store – Appeal by Raymond and Susan Cantu of a decision by the Zoning Administrator to approve the site plan for the relocation of the gas pumps and gas island at REEMO Gas and Convenience Store. 1200 Rice Street, SE corner at Maryland Avenue. *(Corinne Tilley, 651/266-9085)*

Commissioner Commissioners Thao and Noecker asked for clarification of the grounds for denial of the appeal.

Commissioner Nelson explained that the existing gas station/convenience store has a conditional use permit. At this point there is nothing that they are doing which triggers the requirement for getting a new conditional use permit. All they are doing is relocating their gas pumps.

Commissioner Noecker said so the site plan review was related to moving the pumps? The community wasn't involved because they didn't have to be involved since it wasn't a conditional use permit? She asked for clarification.

Commissioner Nelson provided additional background that there was community involvement earlier, when there was going to be a tear down and a new building, which would have required a new conditional use permit. With that not occurring, this is strictly a site plan review; the new conditional use permit is not needed and is no longer an issue. In essence, with this strictly being a site plan review for relocating some pumps, they had more than the minimum number of parking spaces. The site plan issue required them to twice prove what kind of truck could get access to deliver gas. In the end, the site plan was approved. The staff person, Corinne Tilley,

gave one of the best presentations that he has seen regarding laying out all the facts and the history of the case and defining all the issues.

Commissioner Ochs asked about next steps if this appeal is denied.

Commissioner Nelson said that the appellants can appeal this decision to the City Council.

Commissioner Ochs said that the Commission should not be a hindrance to the owners trying to keep the same type of business operating, even if they need to move their pumps or raze the building and construct new.

Commissioner Nelson said that by approving the denial of the appeal, the Commission will be allowing the owner to go forward with their operation. The appeal was by neighbors to deny the site plan that the owner was attempting to construct. By voting yes to this motion, the owner can maintain the existing building and relocate the pumps and maintain their business on the current site.

Commissioner Perrus commented that the Zoning Committee did hear a lot of testimony from the neighborhood, but what the owner is asking to do is code compliant. The neighborhood concerns were very general in nature. There was no specific testimony relating to traffic, there was no evidence that anything about this relocation would be deter mental to the safety of the neighborhood.

MOTION: ***Commissioner Nelson moved the Zoning Committee's recommendation to deny the appeal. The motion carried unanimously on a voice vote.***

Commissioner Nelson announced the items on the agenda for the next Zoning Committee meeting on Thursday, October 11, 2012.

VI. Saint Paul's Neighborhood Stabilization Program: Update and Recent Accomplishments, presentation by Joe Musolf, PED. *(Joe Musolf, 651/266-6594)*

Joe Musolf, PED staff, gave an informational presentation about the Saint Paul Neighborhood Stabilization Program (NSP), giving an update about recent accomplishments and what the completed rehabbed homes look like. Mr. Musolf said that in August 2008, the Housing Economic Recovery Act was passed, which included $4 billion for emergency assistance for redevelopment of abandoned and foreclosed homes and residential properties. The federal Department of Housing & Urban Development (HUD) was asked to take the $4 billion and figure out how to accomplish that. This program is not about foreclosure prevention; this money's intent was to help deal with the physical affects of vacancies due to foreclosure. HUD developed a program called the Neighborhood Stabilization Program, which addresses properties vacant due to foreclosure. Properties are either rehabilitated or demolished and redeveloped. This is a residential program, for either homeownership or rental, single-family or multi-family, and must reach at 120% of Area Median Income (AMI) or below, with a portion going to households at 50% AMI and below. In February 2009, the American Recovery and Reinvestment Act, known as the stimulus package, contained an additional $2 billion for the Neighborhood Stabilization Program. A third allocation of $1 billion occurred in July 2010 with Wall Street Reform and Consumer Protection Act for a total $7 billion investment by the federal government in this major program.

The City of Saint Paul has received over $31 million in NSP dollars in the form of five grants, three grants from the federal government and two grants through the State of Minnesota. Each of the five grants is different, with slightly different rules, different geography, different reporting requirements and different time frames. There are requirements to spend these dollars quickly, however the activities funded will generate program income so the City will be working with these funds over about a 10 year time period. Approximately $21 million has been spent to date, and by Spring 2013 another $8.5 to 9 million dollars must be spent.

The NSP started out heavy on acquisition and built an inventory of properties for the whole program. They are done with acquisition and now are concentrating on rehab. Next year they will sort out the plans for redevelopment. To date they have about 40 properties that are complete and sold, about 80 in rehab and there are about 70 vacant lots in "landbank". Mr. Musolf gave an example of a case, where a home on Ross Avenue was vacant and foreclosed. They purchased it for $33,000 in January 2010. It was a 1600 sq. ft. house with four bedrooms and one bathroom. They are careful in the analysis of their acquisitions to ensure that they are purchasing homes that are structurally sounds and can be rehabbed for a reasonable amount of money. They also pay special attention to the exterior appearance of homes because they want these homes to have a noticeable, visible stabilizing impact on the block. The completed homes have very high energy efficiency, and most of the homes meet what is called Home Performance with Energy Star standards, which means that they pay close attention to weatherization of the home and they rehab these homes in a manner that should leave the new home owner with little chance for any needed capital improvement in the home for a number of years.

The home on Ross Avenue was purchased for $33,000, $150,000 was spent on the rehab and a new garage, and the house was sold for $130,000, so the gap financing provided through NSP was about $65,000. The NSP funds are designed to fund that value gap, so typically they are leaving on average about $75,000 in these homes, with the gap ranging from $50,000 to $100,000. Mr. Musolf showed several before and after pictures of a few of the rehabbed homes. For more information there are two web sites: www.stpaulcommumities.com is a site used as an external marketing face to all of the homes that are for sale, working with the traditional real estate broker, and www.stpaul.gov/nsp is the City's site with a lot of technical data about the program.

Commissioner Spaulding said that Mr. Musolf stated that the NSP funds could last for 10 year. Does he anticipate that the program would go at this level of activity for 10 years? With the level of need in the city more could be done. There is a lot of need and not the economic capacity within a lot of neighborhoods to meet the maintenance and upgrade needs of the housing stock. Are there any thoughts on if there is a way to continue this after the federal funds dry up?

Mr. Musolf replied that the NSP funds certainly do not address all of the need in terms of vacancies due to foreclosure. He mentioned that the rate of foreclosure in the city has been 1,000+ annually for the last few years. Musolf also explained that the level of Saint Paul NSP activity will slow down over the next couple years, because of the front-loaded nature of the plan. Nevertheless, program income is now coming in, and recycling of funds is starting to happen. He hopes these concentrated NSP investments will set the stage for other investment to follow into these same areas of the city.

Commissioner Ward asked for more detail on how the City plans to use the recaptured dollars as

the federal portion of the program winds down. Second, are there any data on the secondary economic impact of the dollars being spent on people who are swinging the hammers?

Mr. Musolf echoed his previous response, explaining that program income will be recycled back into the program, to continue to deal with the inventory the City has purchased for the program. The next phase of Saint Paul NSP work will focus on redevelopment of vacant lots. Regarding tracking, Mr. Musolf explained that there is a job creation and job retention reporting requirement for the funds that are connected with the Stimulus Package. He reminded the Commission that success with the program should be measured not only by number of houses rehabbed or built, but also by the number of jobs created and retained because of the spending. In terms of the economic impact of the work, this is harder to track, but City staff intends to try to figure this out. In fact, there is an obligation to measure some effects the work is having on the housing market.

Commissioner Edgerton asked what the total number of homes are planned to be redeveloped, because about $75,000 net is put into each home and with 31 million dollars that's roughly about 400 homes that could be done, but that does not match the numbers shown on the slide.

Mr. Musolf acknowledged that one of the slides didn't add up correctly. He explained that an equation of $75,000 gap per housing unit plus some administrative and other costs divided into $31,000,000 should lead to at least 300 housing units being touched. He expressed that this is a fair estimate.

Commissioner Edgerton said then what is the City's investment, in addition to the $31 million is there a City cost that goes into this?

Mr. Musolf replied no, that this grant is self contained. In other words, the grant comes with administrative funds to pay for staff time to carry it out.

Commissioner Edgerton said if some of those homes are going to be rentals, then who are the landlords? Are developers ending up being the owners and therefore the landlord and working with developers? What is their investment?

Mr. Musolf stated that the City is not developing and owning rental property. Rather, they have partnered with private for- and non-profit developers to do this work and to own these rentals. Mr. Musolf explained that the typical deal structure goes something like this: A value gap is established and that gap is left in the deal and will be forgiven at the end of the required period of affordability (15 years); 100% construction financing is provided, with the developer required to pay back the construction financing loan less the gap on an amortized annual payment basis. There is also a provision that requires the developer to share in any appreciation at the time of a future sale of the property.

Commissioner Edgerton asked if there are any requirements for maintaining the properties, making sure that these homes are maintained down the road.

Mr. Musolf explained that in the rental deals, because of the size of the mortgages, the developer does have a significant incentive to keep the property well maintained. Regarding the homeownership model, there is also a soft second mortgage in place in order to assure the property remains owner-occupied for a set amount of time. But, Mr. Musolf also pointed out that DSI has code enforcement tools as well.

Commissioner Noecker asked whether there are any private developers initially interested in acquiring the properties and if so, is the City entitled to bid for them or is there any kind of process to go through?

Mr. Musolf said no, if there are private investors able to purchase and rehabilitate any of these homes and make the financial equation work without subsidy, then the City doesn't need to be there. The City is only working on houses where a subsidy is necessary and does not compete with the private sector.

Commissioner Schertler observed that one of the challenges and reasons for the large value gap (leaving $75,000 in a unit) is the multiple public purposes. You have probably higher than code energy efficiency improvements, there's always going to be historic preservation that shows up and rain gardens for stormwater management. Those types of things that the community wants is always going to add costs and people in the community are going to want this house to lead the market. It's just the scale of this challenge that is out there for urban redevelopment that is huge and this type of effort has been very successful for a long time. Commissioner Schertler has always wondered how many properties the City has touched more than once.

Mr. Musolf said it does happen. Every once in a while the City has purchased a home for the NSP program that had previously seen City investment.

Chair Wencl thanked Mr. Musolf for his presentation, saying that it was a valuable and very positive presentation that gave a lot of good feedback on what's happening.

Commissioner Nelson reminded the commissioners that they have seen a couple of these properties in front of them in the past regarding various zoning issues so the Commission has been impacting this program.

VII. Comprehensive Planning Committee

Commissioner Merrigan announced the item on the agenda for the next Comprehensive Planning Committee meeting on Tuesday, October 9, 2012.

VIII. Neighborhood Planning Committee

Chair Wencl announced the item on the agenda for the next Neighborhood Committee meeting on Wednesday, October 10, 2012.

IX. Transportation Committee

Commissioner Spaulding announced the next Transportation Committee meeting on Monday, October 8th has been cancelled and rescheduled to Monday, October 15, 2012.

X. Communications Committee

No report.

XI. Task Force/Liaison Reports

None.

XII. Old Business

None.

XIII. New Business

None.

XIV. Adjournment

Meeting adjourned at 9:55 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,

Donna Drummond

Donna Drummond
Planning Director

Approved _____
(Date)

_____
Daniel Ward II
Secretary of the Planning Commission

PED\Butler\planning commission\minutes\October 5, 2012

AGENDA
ZONING COMMITTEE
OF THE SAINT PAUL PLANNING COMMISSION
Thursday, October 11, 2012 3:30 P.M.
City Council Chambers, Room #300
Third Floor City Hall - Saint Paul, Minnesota

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

APPROVAL OF SEPTEMBER 27, 2012, ZONING COMMITTEE MINUTES

SITE PLAN REVIEW – List of current applications (Tom Beach, 651-266-9086)

NEW BUSINESS

1 **12-107-924 Urban Village Salon, Spa, and Massage Center**
Change of non-conforming use permit for beauty salon,spa, and massage center
134-136 Western Ave N, NE corner at Laurel
RM2
Michelle Beaulieu 651-266-6620

2 **12-104-517 Cool Air Mechanical**
Conditional use permit for a service business with workshop that is more than 15,000 sq. ft, and variances of three T2 design standards: entrance location, door and window openings, and materials and detailing
1441- 1483 Rice St, between Nebraska and Arlington
T2
Bill Dermody 651-266-6617

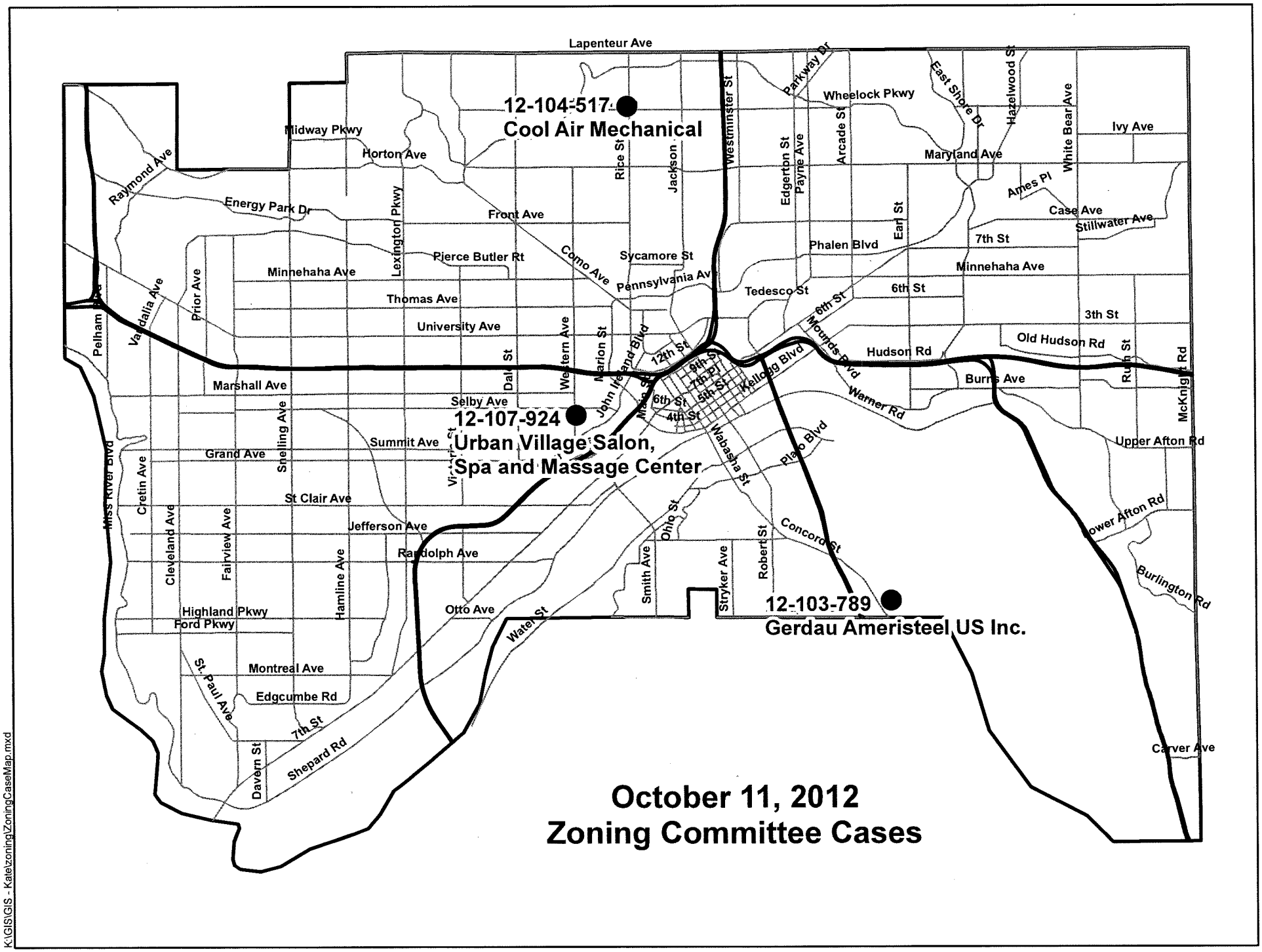
3 **12-103-789 Gerdau Ameristeel US Inc.**
Conditional use permits for outdoor recycling processing center and for use of a method other than fill to elevate a structure above the regulatory flood protection elevation and variances of site access more than two feet below RFPE and rehabilitation slopes greater than 18%
740-780 Barge Channel Road, SE of Midwestern Railroad
I2
Josh Williams 651-266-6659

ADJOURNMENT

Information on agenda items being considered by the Zoning Committee can be found online at www.stpaul.gov/ped, then Planning, then Zoning Committee.

ZONING COMMITTEE MEMBERS: Call Patricia James at 266-6639 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have.



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ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Urban Village Salon/Spa/Massage Center **FILE #** 12-107-924
2. **APPLICANT:** Urban Village Salon / Spa **HEARING DATE:** October 11, 2012
3. **TYPE OF APPLICATION:** Nonconforming Use Permit - Change
4. **LOCATION:** 136 Western Ave N, NE corner at Laurel
5. **PIN & LEGAL DESCRIPTION:** 012823120150, Dayton And Irvines Addition W 1/2 Of Lots 7 8 And 9 Ex The N 10 Ft Of Sd Lot 9 Blk 75
6. **PLANNING DISTRICT:** 8 **PRESENT ZONING:** RM2
7. **ZONING CODE REFERENCE:** §62.109(c)
8. **STAFF REPORT DATE:** October 3, 2012 **BY:** Michelle Beaulieu
9. **DATE RECEIVED:** September 20, 2012 **60-DAY DEADLINE FOR ACTION:** November 19, 2012

A. **PURPOSE:** Change of nonconforming use permit for 10-chair beauty salon and massage center

B. **PARCEL SIZE:** 70 ft. (Laurel) x 170 ft. (Western) or 11,900 sq. ft.

C. **EXISTING LAND USE:** C - Beauty Salon/Spa/Barber Shop

D. **SURROUNDING LAND USE:**

The site is surrounded on three sides by multi-family residential (zoned RM2). To the north there are businesses and additional multi-family residential units (zoned B2).

E. **ZONING CODE CITATION:** §62.109(c) authorizes the planning commission to allow a nonconforming use to change to a use permitted in the district in which the nonconforming use is first allowed, or a use permitted in a district that is more restrictive than the district in which the nonconforming use is first allowed upon making certain findings (see Section H below).

F. **HISTORY/DISCUSSION:** In 1988 a beauty salon was established at this location in one apartment unit (Z.F. #10302). In March 2012, the nonconforming use permit for the salon was enlarged to include the entire space that the beauty salon had occupied and is currently occupying (Z.F. #12-027-167). The 2012 nonconforming use permit was issued for a 5-chair beauty salon, in accordance with the number of chairs specified in the application.

G. **DISTRICT COUNCIL RECOMMENDATION:** The District 8 Council has not made any recommendations at this time.

H. **FINDINGS:**

1. The applicant, Urban Village Salon/Spa, has applied for a change of nonconforming use permit to add five chairs and massage services to their permit. The salon opened under a previous business owner/operator in 1988. The business began offering massage services in 1994, according to licensing information in the Department of Safety and Inspections. The previous business closed in 2008.
2. Section 62.109(c) states: *The planning commission may allow a nonconforming use to change to a use permitted in the district in which the nonconforming use is first allowed, or a use permitted in a district that is more restrictive than the district in which the nonconforming use is first allowed, if the commission makes the following findings:*
   a. *The proposed use is equally appropriate or more appropriate to the neighborhood than the existing nonconforming use.* This finding is met. A 10-chair beauty salon intensifies the previously approved salon use and maintains the same floor area as the 5-chair salon. Massage center is a use first permitted in the T1 zoning district, which is also the district in which beauty salons are first allowed.
   b. *The traffic generated by the proposed use is similar to that generated by the existing nonconforming use.* This finding is met. Massage centers and beauty salons typically operate on an appointment basis. Traffic to the business will therefore be spread out over the course of the day, as it is now, and will not be overly busy at certain times of the day. The parking requirement for the business has not changed and is still met. A parking lot

across the street on the southeast corner of Laurel and Western is for the use of the beauty salon and massage center with five signed spaces.

c. *The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding is met. The use is located entirely within the building. The change will offer neighbors more services in the same local business. The change will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.

d. *The use is consistent with the comprehensive plan.* This finding is met. The proposed uses meet the goals of Land Use strategy 1.7 in the Saint Paul Comprehensive Plan, which is to "permit neighborhood serving commercial businesses compatible with the character of Established Neighborhoods."

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the change of non-conforming use for a 10-chair beauty salon and massage center at 136 N Western, subject to the condition that five parking spaces be provided as required by the zoning code in the lot on the southeast corner of Laurel and Western and that those spaces be designated for use by the beauty salon and massage center.

Present/Past use: Beauty Salon/Spa (5 chairs)

Proposed Use: Beauty Salon/Spa (10 chairs) and Massage Center

At the time of the previous application for non conforming use, we were unaware that massage services should have been specifically identified. We were under the assumption that we were keeping the status of salon and spa, and we did not know they were to be listed separately. The space has been operating as a salon and spa, including massage, since 1988. We would like to keep our status as a beauty salon and also add massage to our non conforming use. The current non conforming use permit states this is a five chair beauty salon. The current permit was applied for prior to Urban Village, LLC signing a lease with At Home Apartments (Lor-West Apartments, LLP). They applied for the permit to be "as is" in case of us changing our minds. They also did not know the number of chairs at the time of application. Our salon will be a ten chair salon and our spa area includes three treatment rooms and a pedicure area. Two of the treatment rooms will include esthetic services, which falls under the "beauty salon" category. These services can include: facials, body waxing, skin treatments, laser hair removal, Botox, and spray tanning. One room will be reserved for Massage services.

Findings:

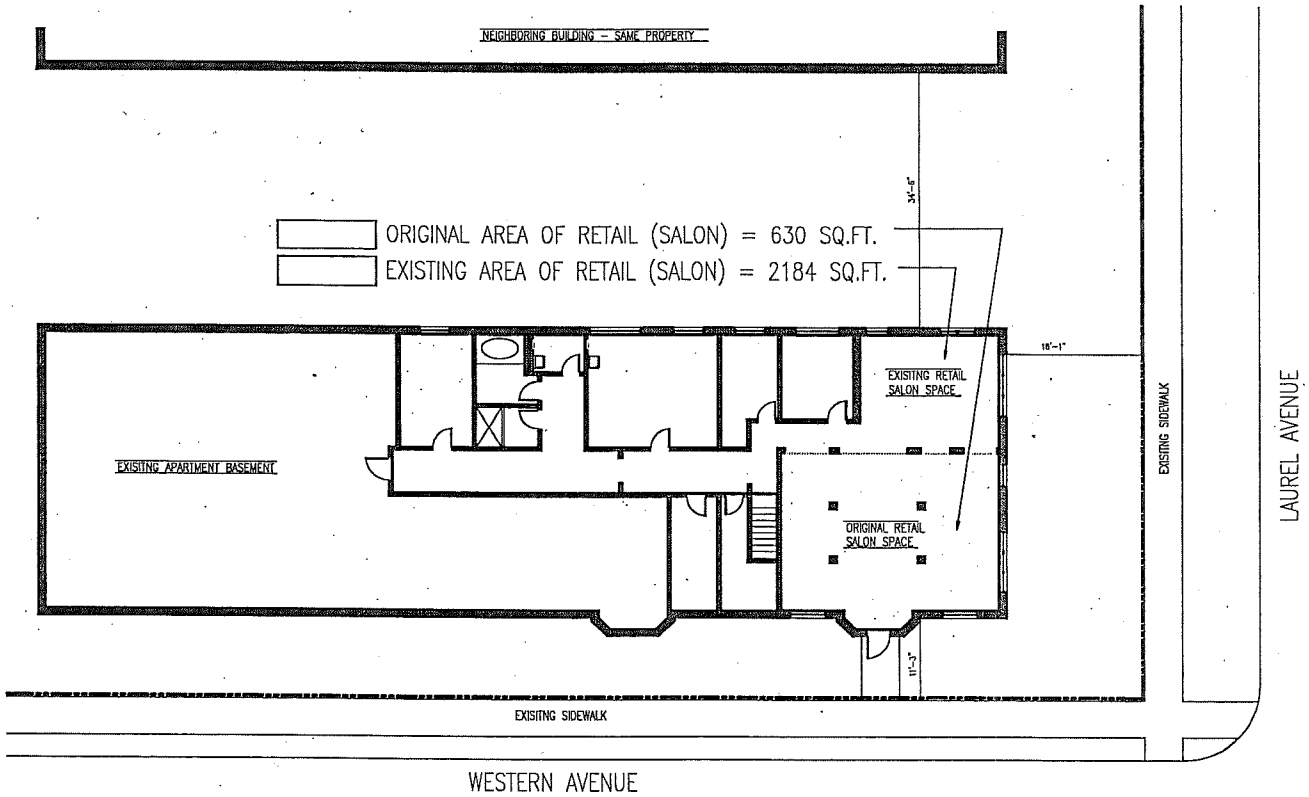
1. Our proposed use is equally appropriate to the neighborhood because we are able to offer another service besides "beauty" services. Being able to offer massage would add a "wellness" service. Also, by having ten chairs versus five, we are able to offer patrons more variety in services and skill level.

2. The traffic generated be making this change should stay similar to the current use. Generally, massage therapists see one person per hour. The work they do is very physical. Therefore, they typically do not have more than 6-7 massages per day. Even though we have will have ten chairs instead of five, we will never have everyone there at one time. Since we are a chair rental salon, stylist schedules are very flexible, and most work 3-4 days per week. We are open Monday thru Saturday, so we spread people's working days out to cover open times. We believe our parking situation in the lot across the street is adequate. As noted in our previous application, we have five parking spaces in the parking lot across the street on the southeast corner of Laurel and Western. With that, we still meet the zoning code for one space per 400 sq ft of area of a service business.

3. Offering massage services will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare. Having massage services available will offer another way for the neighborhood to support a local business, and pamper themselves at the same time. We

would like to be able to offer a variety of services. Having additional salon chairs will not only allow a wider variety of services and skill level, but will also add more local jobs for people. In a struggling economy, people still need to get their hair cut/colored and take care of themselves. We will be able to offer five more people a place to work, and if you include massage it would be six more people. This is excellent for a small, local business and its neighborhood.

4. Adding massage services to our business, as well as having a ten chair beauty salon, will stay consistent with the comprehensive plan. Our business meets the goals of the Land Use Strategy 1.7 in the Saint Paul Comprehensive Plan, which is to "permit neighborhood serving commercial businesses compatible with the character of Established Neighborhoods" as well as Land Use Strategy 1.24 "support a mix of uses on Mixed-Use corridors."



LOWER LEVEL BUILDING PLAN

0 4 8 16

Collage

@ Home Apartments

RETAIL SPA
WESTERN AND
LAUREL

@ HOME APARTMENTS

Collage | architects
Architect
Peter Brady
PHL@CL.Home
700 Raymond Avenue
St. Paul, MN 55114

@ Home Apartments
Developer
818 Lincoln Ave.
St. Paul, Minnesota 55102

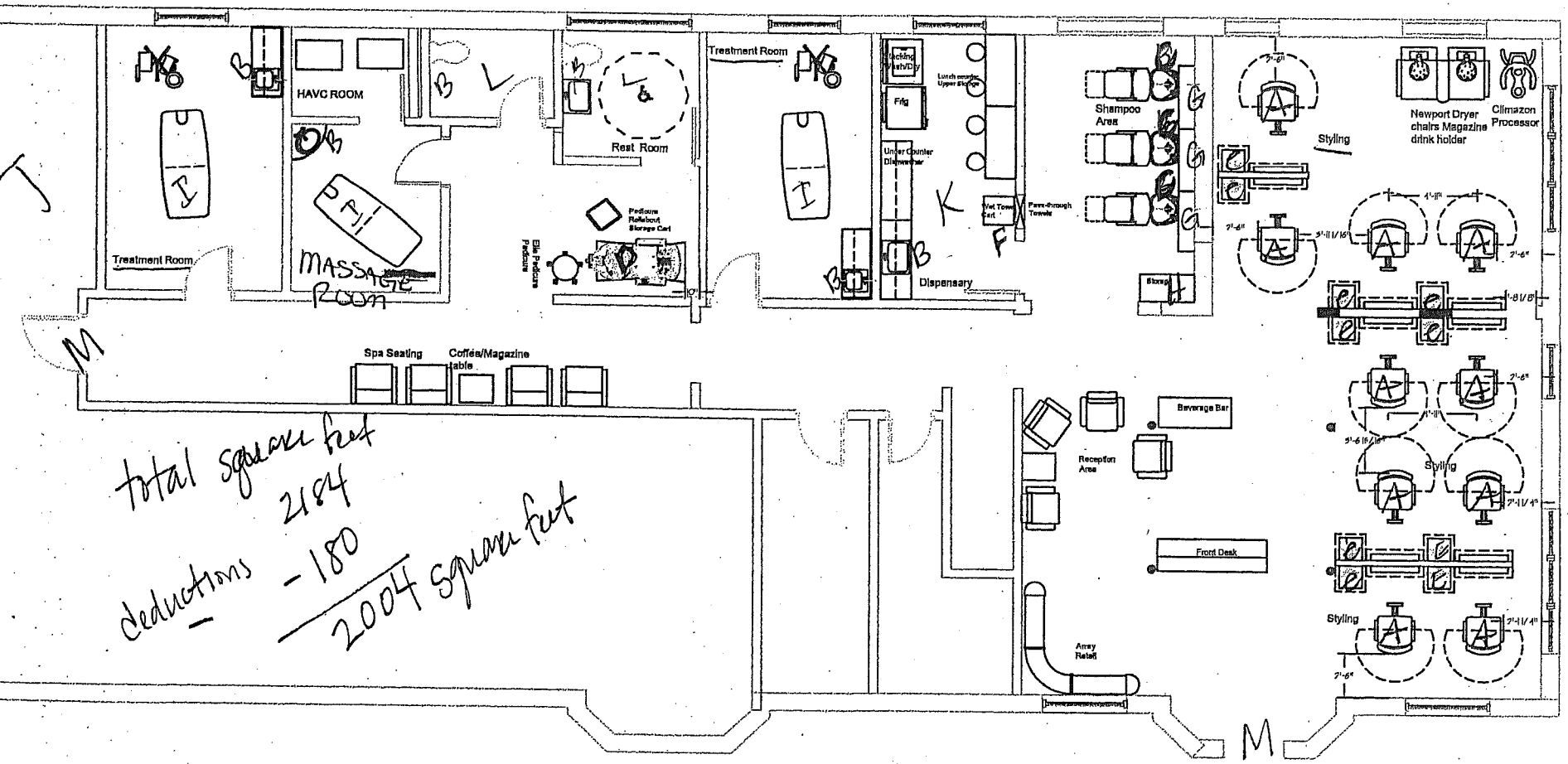
LOWER PLAN
DESIGN 01.20.2010

NUM	DATE	DESCRIPTION

PROJECT NO. 11-001
CAD FILE
DRAWN BY PB
CHK'D BY PB
APPROVED

SCALE THE DRAWING PLAN - 1/8" SCALE

A1



total square feet
2184
deductions -180
2004 square feet

Urban Village Salon & Spa

St. Paul Minnesota
Plan 6

This building plan was provided by the Architect for this project. Verify with the Architect if this is the current space, openings, rest rooms, plumbing, electrical locations etc.

The preliminary drawing is based upon information provided by the customer and is for illustration purpose only.

This drawing includes the major mechanical components of the product being considered by the customer. It does not necessarily indicate or describe all work required for design and completion of the product due to structural, mechanical, electrical, plumbing or specification.

The customer shall furnish all dimensions, locations and specifications required for proper final design and completion of the product.

Belvedere USA Corporation is not responsible for measurements of a drawing that was sent via telefax.

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PLAN NO.	SHEET	SCALE	DATE	DRAWN BY
6	1 OF 1	1/4" = 1'-0"	3-30-12	Barb

REVISIONS

belvedere

ORANGE, CALIFORNIA • NORCROSS, GEORGIA • BELVIDERE, ILLINOIS
DUNKIRK, ILLINOIS • BURNSVILLE, MARYLAND
WESTBORO, MASSACHUSETTS • BLOOMINGTON, MINNESOTA
DUBLIN HEIGHTS, NEW YORK • TEMBURG, OHIO • MISSISSAUGA, ONTARIO

pg. 8&9

city of saint paul
planning commission resolution
file number 12-19
date March 23, 2012

WHEREAS, Lor-West Apartments, File # 12-027-167, has applied for an Enlargement of nonconforming use for a beauty salon under the provisions of §62.109 (d) of the Saint Paul Legislative Code, on property located at 136 Western Ave N, Parcel Identification Number (PIN) 012823120150, legally described as Dayton And Irvines Addition W 1/2 Of Lots 7 8 And 9 Ex The N 10 Ft Of Sd Lot 9 Blk 75; and

WHEREAS, the Zoning Committee of the Planning Commission, on March 15, 2012, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The applicant, Lor-West Apartments, has applied for an enlargement of a nonconforming use for a beauty salon for the garden level of 136 Western Ave N. The beauty salon has been in operation since 1988.
2. The current owners wish to enlarge the use to accommodate demand. Although the number of chairs will remain the same, the volume has been greater than expected and more room is needed to accommodate the functions of the beauty salon.
3. Section 62.109(d) Enlargement of nonconforming use states that *"The planning commission may permit the enlargement of a nonconforming use if the commission makes the following findings:"*
   1. *The enlargement will not result in an increase in the number of dwelling units.* This finding is met. No additional dwelling units will be created by the enlargement of the beauty salon.
   2. *For enlargements of a structure, the enlargement will meet the yard, height and percentage of lot coverage requirements of the district.* This finding does not apply. The structure is not being enlarged.
   3. *The appearance of the enlargement will be compatible with the adjacent property and neighborhood.* This finding is met. All changes are to the interior of the building and will not affect the appearance of the building.
   4. *Off-street parking is provided for the enlargement that meets the requirements of section 63.200 for new structures.* This finding is met. A parking lot across the street, on the southeast corner of Laurel and Western is for the use of the beauty salon. There are five spaces signed as such, which meets the requirements of the zoning code for one space per 400 square feet of area of a service business.

5. *Rezoning the property would result in a "spot" zoning or a zoning inappropriate to surrounding land use.* This finding is met. The area is surrounded by RM2 on three sides and rezoning would be inappropriate to the surrounding land use. In addition, the parking lot that the salon uses is zoned RM2.
6. *After the enlargement, the use will not result in an increase in noise, vibration, glare, dust, or smoke; be detrimental to the existing character of development in the immediate neighborhood; or endanger the public health, safety, or general welfare.* This finding is met. The use continues to be a five-chair beauty salon and the use is located entirely within the building. The enlargement is meant to create more usable space for the stylists in the salon. Its enlargement will not be detrimental to the existing character of development of the neighborhood or endanger the public health, safety, or general welfare.
7. *The use is consistent with the comprehensive plan.* This finding is met. The proposed use meets the goals of Land Use strategy 1.7 in the Saint Paul Comprehensive Plan, which is to "permit neighborhood serving commercial businesses compatible with the character of Established Neighborhoods" as well as Land Use Strategy 1.24 "Support a mix of uses on Mixed-Use Corridors."
8. *A notarized petition of two-thirds of the property owners within one hundred (100) feet of the property has been submitted stating their support for the enlargement.* This finding is met. The petition was found sufficient on February 23, 2012: 109 parcels eligible; 73 parcels required; 74 parcels signed.

The application for a permit shall include the petition, a site plan meeting the requirements of section 61.400, floor plans, and other information as required to substantiate the permit. This finding is met. All of the required information has been submitted.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Lor – West Apartments for an Enlargement of nonconforming use as a five-chair beauty salon is hereby approved, subject to the condition that five parking spaces be provided as required by the zoning code in the lot on the southeast corner of Laurel and Western and that those spaces be designated for use by the beauty salon.

moved by Nelson
seconded by _____
in favor Unanimous
against _____

Board of Cosmetologist Examiners
2829 University Avenue SE, Suite 710
Minneapolis, MN 55414
651-201-2742 - 612-617-2601(fax)
www.bceboard.state.mn.us - bce.board@state.mn.us

Salon License Application

-MAKE A COPY OF THIS APPLICATION FOR YOUR RECORDS-

THE BCE IS ON A THREE-YEAR LICENSE CYCLE. A LICENSE CANNOT BE ISSUED FOR MORE THAN THREE YEARS. THUS, YOUR INITIAL LICENSE MAY EXPIRE IN LESS THAN THREE YEARS.

Please complete all of the following questions. Failure to have a complete application will result in a delay of your salon license as the application will be returned.

A Salon License does not transfer when a salon is sold or moved. Owning and operating a salon under another person's or business license is illegal.

"The data which you furnish on this application will be used by the BCE to assess your qualifications for licensure. Disclosure of this information is voluntary. You are not legally required to provide this data, however if you fail to do so, the BCE may be unable to process this application. Disclosure of your Social Security number is required by Minnesota Statutes 270C.72 and your Social Security number may be requested by and Released to the Minnesota Commissioner of Revenue. Then BCE may use your Social Security Number for Revenue Recapture as authorized by Minnesota Statutes, Chapter 270A. After issuance of a license, all information contained in this application, except your Social Security Number, will be public information pursuant to Minnesota Statutes, Chapter 13."

Pursuant to Minnesota Statutes 604.113 and 609.535 the BCE is authorized to charge a service charge of $30.00 for any check that is returned for non-sufficient funds.

05/2011

License Fee:

Total Fee
$243.00 $293.00 if this application is a result of a late renewal)

Initial Salon Information

Salon Legal Name Urban Village, LLC
Salon Name (DBA – Doing Business As) Urban Village SalonSpa
Required MN Tax ID and Federal EIN/TIN or SSN (SSN used if salon is a sole proprietor or does not require taxation) ~~4L4158-00002~~ 2439081

Check Type of Salon License

To qualify for a cosmetology salon license, the salon must offer hair care services, as shown off the floor plan by a shampoo bowls and hair cutting stations. If both nail services and waxing (hair removal) services are offered, but not hair care, the salon needs 2 licenses. These 2 licenses are a manicurist salon license and an esthetician salon license. Submit 2 applications together at the same time including all fees above.

- [X] Cosmetology Salon (Care of hair, nails, and skin)
- [ ] Manicurist Salon (Care of nails, does not include the removal of hair by waxing)
- [ ] Esthetician Salon (Care of skin, including waxing)

For Office Use Only :
Staff Initials _____ Check/MO/Receipt Number 2589 Amount Paid: 243
Application Number: 4L4092109 License Number: _____ Date Processed: _____

Section A

The building in which this salon is located is new construction. Original signatures, no photocopies.

1. Applicant must attach a copy of the signed, dated Certificate of Occupancy issued by the City or County in which the building is located.
2. Applicant must attach statement from Zoning Official that salon is in compliance with zoning ordinances, or obtain signature below

Salon address inspected and meets zoning compliance

Signature of Zoning Official | Title | Date

Print Name of Zoning Official | City or County Name | Telephone Number

Section B

The building in which this salon is located is an existing building. The Applicant has made improvements or changes to the salon which requires building permits and zoning approval. Original signatures, no photocopies.

1. Applicant must attach a copy of the Building Permits issued by the City or County in which the building is located.
2. Applicant must attach statement from Zoning Official that salon is in compliance with zoning ordinances, or obtain signature below:

134 WESTERN AVE N ST. PAUL, MN 55102

Salon address inspected and meets zoning compliance

Signature of Zoning | Title: Zoning Inspector | Date: 07/09/12

YAYA DIATTA | ST Paul | 651-266-9080

Print Name of Zoning Official | City or County Name | Telephone Number

Section C

The building in which this salon is located is an existing building. No Building Permits or Zoning Approval was required by the City or County in which this salon is located. Original signatures, no photocopies.

Salon address inspected and meets zoning compliance

Signature of Zoning Official | Title | Date

Print Name of Zoning Official | City or County Name | Telephone Number

Additional Application Information

Salon Name (DBA): Urban Village	Salon Legal Name (Complete Again): Urban Village LLC
Owner First and Last Name or Corporation Name: Melanie Stephenson, Bee Peterson, Andria Kroona, Sadie Varpness	
Salon Address: 134 Western Ave. N	
City: St. Paul	State: MN / Zip Code: 55102
Salon Phone Number: 651-330-8404	County of Salon Location: Ramsey
Email Address: info@urbanvillagesalon.com	Web Address: urbanvillagesalon.com
Salon Manager Last Name: Stephenson	Salon Manager First Name: Melanie
Salon Manager MN License Number: 09017813 ✓	Salon Manager License Expiration Date: 09/30/2012
Type of Manager License: ☒ Cosmetologist ○ Manicurist ○ Esthetician	

Please check the following days the salon is open:

☒ Monday ☒ Tuesday ☒ Wednesday ☒ Thursday ☒ Friday ☒ Saturday ○ Sunday

Is this salon open by appointment only: ○ Yes ☒ No If Yes, list one day per month salon is open:	Is this salon in a Residence? ○ Yes ☒ No
Total Number of Practitioners Working in Salon: 4-~~1~~14	Total Square Feet of Salon: ~~[illegible]~~ 2184

Required Square Feet Per Practitioner	Cosmetology Salon	Manicurist Salon	Esthetician Salon
	1 120	1 100	1 110
	Add 50 for each additional licensee	Add 35 for each additional licensee	Add 50 for each additional licensee

Building and Zoning Compliance

1. Check the appropriate box below.
2. Obtain signature in appropriate section and attach required documentation.

☐ **Complete section A if you select the following:**
The building in which this salon is located is new construction. Complete section A below.

☒ **Complete section B if you select the following:**
The building in which this salon is located is an existing building. The Applicant has made improvements or changes to the salon which requires building permits and zoning approval. Complete section B below.

☐ **Complete section C if you select the following:** The building in which this salon is located is an existing building. The building in which this salon is located is an existing building. No building permits or zoning approval was required by the City or County in which the salon is located. Complete section C Below.

Salon Floor Plan (can submit blue prints of formal drawing with codes listed on previous page)

NAME OF SALON Urban Village Salon Spa

Total Floor Space (from salon floor plan below) 2184 square feet	Calculate any Reception, Restroom and Supply areas which are part of the salon floor space:
Total Deductions (from calculation at Right) - 374 square feet	Reception Area = 197 square feet Restroom Area = 89 square feet Supply Area = 98 square feet
Total Work Space (Total Floor Space) minus (Total Deductions) - = 1810 square feet	Total Deductions = 374 square feet

Prepare a diagram of the salon floor plan, using the Sample Floor Plan and the Code Letters attached.

Each square below equals five square feet. If your salon is larger than 50 feet by 50 feet, attach additional pages to show complete floor plan.

Salon Manager Acknowledgements

I the licensed salon manager for the salon listed in this application certify that I will be the licensed salon manager and I am the responsible party of this salon. These responsibilities include, but are not limited to:

A. Ensuring the salon license is current.

B. Ensuring all employees/independent contractors that are providing licensed services are in fact currently licensed, including myself. A minimum fine of $150.00 per practitioner can be assessed to you, the manager, if individuals in the salon you are managing are found working on an expired license.

C. Ensure all equipment is in proper working condition, and that all sanitation and safety requirements are met.

D. The salon complies with all sanitation requirements and requirements of Minnesota Rules 2105.0350 through 2105.0390

E. If I leave this salon or quit managing it, I will notify the Board of this, so I am no longer listed as responsible for this salons compliance with Minnesota laws and rules.

Salon Manager License Number

Salon Manager Expiration Date

Salon Manager Printed Name

Salon Manager Signature

Date

Owner(s) Application Certification

I certify that the information submitted with this application is true and correct. I also certify that this document has not been altered or changed in any manner from the form adopted by the Board of Cosmetologist Examiners.

Sodie Vaquez

Signature of Owner #1

7-9-12

Date

Subscribed and sworn to before me: This 9th day of July, 20 12

Cheryl J Casey

Signature of Notary

My Commission Expires: Jan 31, 2017

CHERYL J. CASEY
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

Notary Seal

Signature of Owner #2

7-9-12

Date

Subscribed and sworn to before me: This 9 day of July, 20 12

Signature of Notary

My Commission Expires: 01/31/2016

Notary Seal

JUSTIN DAVID HOSMAN
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/16

(If there are more than 2 owners, attach additional pages)

Application processing time is 15 business days.

Salon Manager Acknowledgements

I the licensed salon manager for the salon listed in this application certify that I will be the licensed salon manager and I am the responsible party of this salon. These responsibilities include, but are not limited to:

A. Ensuring the salon license is current.

B. Ensuring all employees/independent contractors that are providing licensed services are in fact currently licensed, including myself. A minimum fine of $150.00 per practitioner can be assessed to you, the manager, if individuals in the salon you are managing are found working on an expired license.

C. Ensure all equipment is in proper working condition, and that all sanitation and safety requirements are met.

D. The salon complies with all sanitation requirements and requirements of Minnesota Rules 2105.0350 through 2105.0390

E. If I leave this salon or quit managing it, I will notify the Board of this, so I am no longer listed as responsible for this salons compliance with Minnesota laws and rules.

09017813
Salon Manager License Number

9/30/12
Salon Manager Expiration Date

Melanie Stephenson
Salon Manager Printed Name

Salon Manager Signature

3·23·12
Date

Owner(s) Application Certification

I certify that the information submitted with this application is true and correct. I also certify that this document has not been altered or changed in any manner from the form adopted by the Board of Cosmetologist Examiners.

Signature of Owner #1

7·9·12
Date

Subscribed and sworn to before me: This 9th day of July, 20 12

Cheryl J Casey
Signature of Notary

My Commission Expires: Jan 31 2017

CHERYL J. CASEY
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

Notary Seal

Signature of Owner #2

7-9-12
Date

Subscribed and sworn to before me: This 9th day of July, 20 12

Cheryl J Casey
Signature of Notary

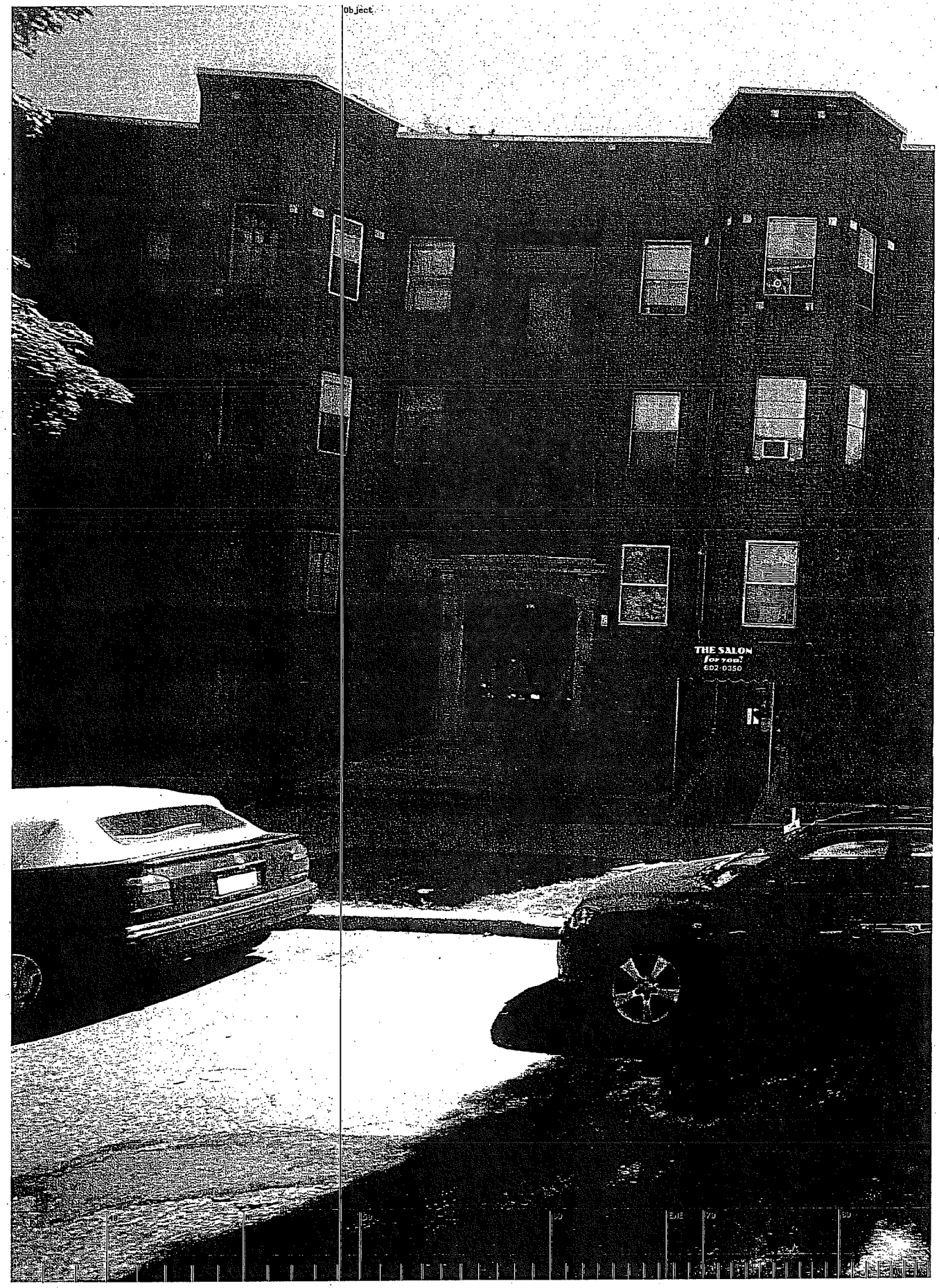
My Commission Expires: Jan 31, 2017

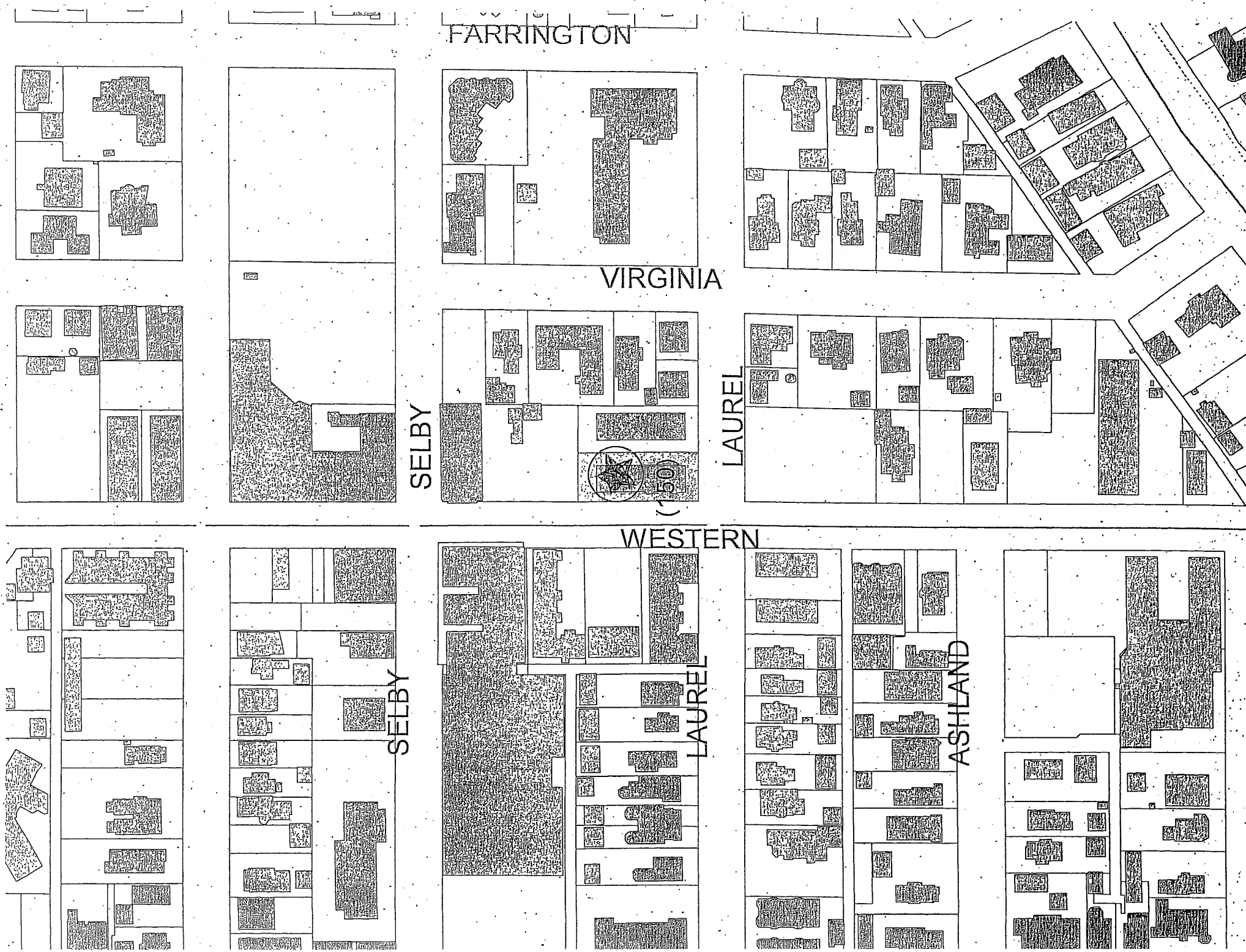
Notary Seal

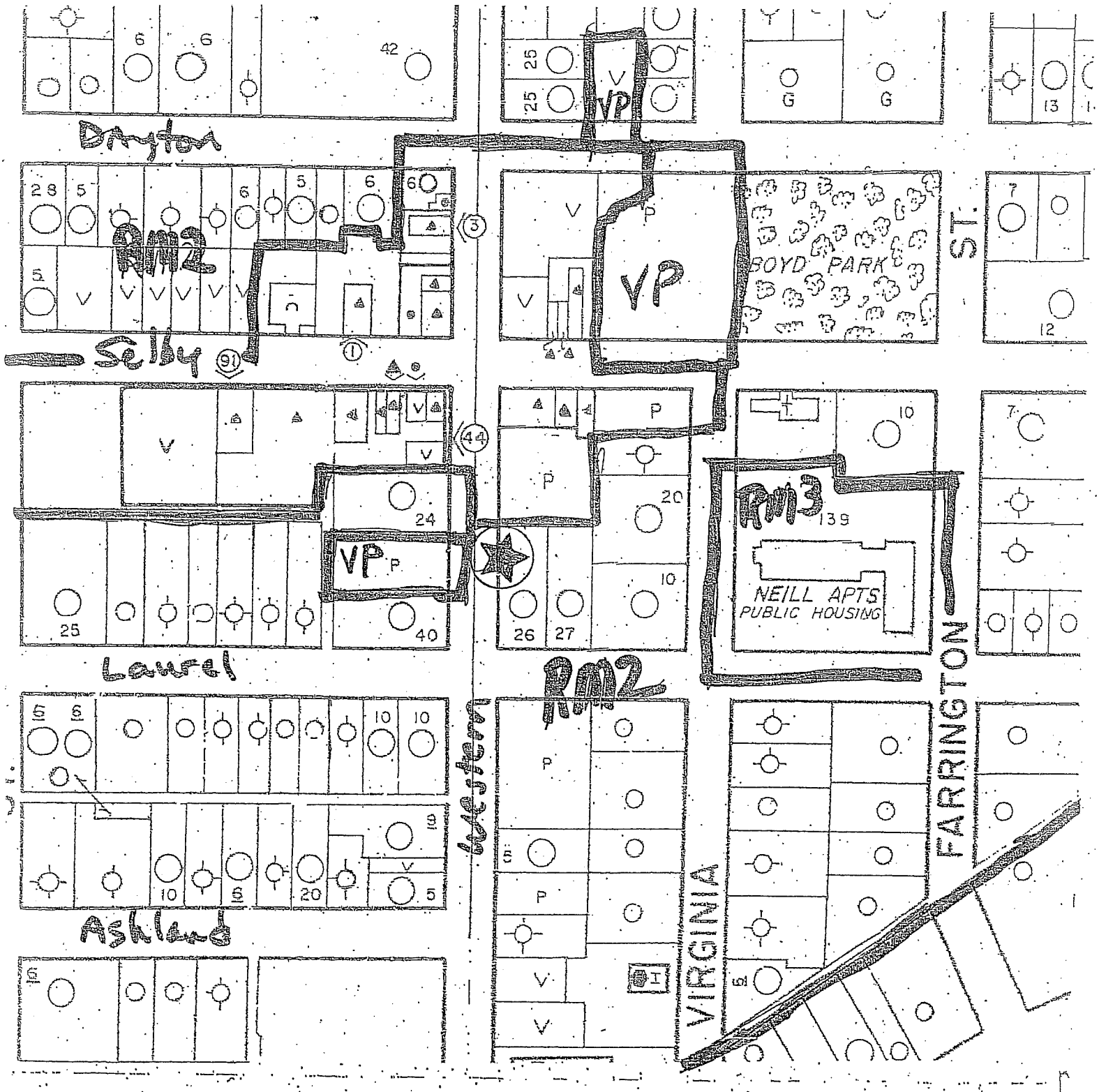
(If there are more than 2 owners, attach additional pages)

CHERYL J. CASEY
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

Application processing time is 15 business days.


object
THE SALON
for rent
602-0350


FARRINGTON
VIRGINIA
SELBY
LAUREL
WESTERN
SELBY
LAUREL
ASHLAND



APPLICANT Urban Village Salon

PURPOSE CHG of NCUP

FILE # 12-107924 DATE 9-20-12

PLNG. DIST 8 Land Use Map # 20

~~SCALE 1" = 400'~~ Zoning Map # 15

LEGEND

zoning district boundary

subject property

one family

two family

multiple family

commercial

industrial

V vacant

north

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Cool Air Mechanical **FILE #:** 12-104-517
2. **APPLICANT:** Cool Air Mechanical **HEARING DATE:** October 11, 2012
3. **TYPE OF APPLICATION:** Conditional Use Permit & Variance
4. **LOCATION:** 1441 Rice St, between Nebraska and Arlington
5. **PINS & LEGAL DESCRIPTION:** 242923140054, 242923140055, 242923140056, 242923140057, 242923140058, 242923140125, Rice Street Villas- South 20 feet of Lot 4 and all of Lots 5 through 24 Blk 16
6. **PLANNING DISTRICT:** 6 **PRESENT ZONING:** T2
7. **ZONING CODE REFERENCE:** §§ 65.534, 66.313, 66.343, 61.501; 61.202(b)
8. **STAFF REPORT DATE:** October 3, 2012 **BY:** Bill Dermody
9. **DATE RECEIVED:** September 11, 2012 **60 DAY DEADLINE FOR ACTION:** November 10, 2012

A. **PURPOSE:** Conditional use permit for a service business with workshop that is more than 15,000 sq. ft, and variances of three T2 design standards: entrance location, door and window openings, and materials and detailing

B. **PARCEL SIZE:** 64469 sq. ft. (525' (Rice) x 125' (Arlington))

C. **EXISTING LAND USES:** Contractor shop, food shelf, and vacant land

D. **SURROUNDING LAND USE:**

North: Vacant with landscaping (T2), then retail (B3)

East: Softball fields (R4) and restaurant (T2)

South: Auto repair (T2)

West: Single-family and two-family residential (RT1)

E. **ZONING CODE CITATION:** §66.313 states the intent of the T2 Traditional Neighborhood district; §66.343 lists the T1-T4 design standards; §61.501 lists general requirements for all conditional uses; §61.202(b) authorizes the planning commission to grant variances when related to permits, using the required findings of MN Stat. 462.357, Subd. 6.

F. **HISTORY/DISCUSSION:** The vacant portion of the site contained a single-family home as of 1985. The site was rezoned from B3 to T2 in 2005 as part of a much larger rezoning that implemented recommendations from the Rice Street Small Area Plan. There is no other zoning history for this property.

G. **DISTRICT COUNCIL RECOMMENDATION:** At the time of this staff report, the District 6 Council had not commented on the application.

H. **FINDINGS:**

1. The contractor shop proposes to construct a new building on the vacant (northern) end of the property to allow for a business expansion. The entirety of the existing parking lot will be paved (a portion is currently a gravel/dirt surface). The new building will accommodate an expanded workshop and office uses for Cool Air Mechanical.
2. Section 65.534 lists the standards and conditions for service businesses with a workshop use, which are permitted in the T2 district. These conditions and the applicant's ability to meet them are as follows:

   (a) *A conditional use permit is required for establishments of more than fifteen thousand (15,000) square feet.* This condition is met with this application. The existing business is 17,319 square feet, and it will be approximately 25,500 square feet with the addition of the new building. (The food shelf will expand within the existing building from its present size of 2,500 square feet to approximately 4,500 to 5,000 square feet.)

(b) *The showroom or sales area shall be located at the front of the building and designed in a manner consistent with traditional storefront buildings. All storage and workshop activities shall be done within a completely enclosed building.* This condition is met. The business includes a workshop but no showroom or sales area. The workshop activities will be fully enclosed within a building.

3. §61.501 lists five standards that all conditional uses must satisfy:

(a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. This site is located in a Mixed Use Corridor as shown in the Generalized 2030 Future Land Use Map (Figure LU-B). Strategy 1 of the Land Use chapter of the Comprehensive Plan is to target growth in unique neighborhoods. More specifically, Strategy 1.21 calls for balancing the accommodation of growth with support for transit use and walking. The subject application proposes the growth of a business in a unique neighborhood in a manner that provides an attractive, aesthetically pedestrian-oriented streetscape. The use provides an effective transition from the B3 uses to the north. The use is consistent with the vision of the District 6 Area Plan, adopted in April 2012, which calls for strong commercial and industrial bases.

(b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met by the existing site. No additional ingress and egress points are proposed.

(c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The new building and additional parking lot pavement improve the existing vacant lot and gravel parking. The use is in keeping with all of the existing uses to its north and south along Rice Street. The proposed use is not detrimental to the area's character.

(d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. Should the vacant landscaped area north of the subject site be developed, it could gain access via Nebraska Street and no cross-access with the subject site would be needed. Improvement of the mixed use corridor will not be impeded by the new workshop building or associated parking lot.

(e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met provided the recommended additional conditions and the requested variances are approved.

4. MN Stat. 462.357, Subd. 6 establishes the grounds for variance approvals. Required findings for a variance consistent with the law are as follows:

(a) *The variance is in harmony with the general purposes and intent of the zoning code.* This finding is met. One of the main intents of the T2 district is to create a more human-scale, attractive, and pedestrian-oriented environment. Though the proposed use itself is not pedestrian-oriented, the proposed building contributes to the pedestrian environment with its human-scale design elements. Most of the T1-T4 design standards are achieved, including building façade articulation along the Rice Street frontage that relates to the human scale. Landscaping along the Rice Street frontage also relates to the human scale.

(b) *The variance is consistent with the comprehensive plan.* This finding is met. The proposed development is consistent with the Comprehensive Plan as cited previously in Finding 4(a).

(c) *The applicant has established that there are practical difficulties in complying with the*

provision that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties. This finding is met. The property owner has demonstrated that complying with the design standards regarding entrance location, door and window openings, and materials and detailing is impractical for the subject business because of the facts that it is not a pedestrian-oriented business and that the building requires solid, windowless walls along the east façade in order to provide its intended storage function. Also, the effect of these variances is mitigated to the extent practical by the articulated façade design and proposed landscaping.

(d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner.* This finding is met. The subject business is existing and predates the change to T2 zoning. Its expansion requires variances because of the nature of the business (mechanical contractor's workshop).

(e) *The variance will not permit any use that is not allowed in the zoning district where the affected land is located.* This finding is met. The variances do not affect the permitted service business use of the property.

(f) *The variance will not alter the essential character of the surrounding area.* This finding can be met if additional screening is provided in order to conform with the T1-T4 design guidelines, which require loading areas to be screened from the street and from adjacent residential uses. The area's existing built form is generally more auto-oriented than what is intended for the T2 district; the subject request is in keeping with the surrounding area's character, but represents a significant step toward the character envisioned for the T2 district.

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for a service business with workshop that is approximately 25,500 sq. ft, and variances of three T2 design standards: entrance location, door and window openings, and materials and detailing subject to the following additional conditions:

1. A site plan is approved by City staff, including additional screening to conform with §66.343(b)(15) regarding screening of loading and service areas.
2. All final plans approved by City staff for this use shall be in substantial compliance with the plan submitted and approved as part of this application.

PROGRESSIVE Architecture
4920 Otter Lake Road
White Bear Lake, MN 55110

RECEIVED
SEP 1 1 2012
Per _____

Cool Air Mechanical
New Office/ Warehouse Building
1441 Rice Street
St. Paul, MN 55117

History

Cool Air Mechanical is a heating and ventilating company that has been in business for just under 50 years. It has been located at 1441 Rice Street, St. Paul, MN for most of this time. The existing building on the south side of the site houses Cool Air Mechanical along with for the Keystone Community Services Food Shelf. Cool Air has recently experienced growth and needs to expand, as does the Food Shelf.

The decision was made to expand t to allow for additional mechanical services and to allow the Food Shelf to expand into some of the existing Cool Air space resulting in the need to construct a new building on the north side of their site. This new structure will house food grade oil storage (food grade oil, that is used for specialty mechanical refrigeration units) tool repair and storage on the first floor. The second floor will contain office space.

Project

The decision to have two buildings (one to the north and one to the south) will result in locating the parking spaces "between the two buildings." The parking that is exposed to Rice Street will be contained by an existing decorative fence as well as new landscaping just behind the fence.

The parking requirements indicate the need for only 48 spaces for both buildings. However, there will be an occasional need for additional parking by the Food Shelf, as well as Cool Air's company vehicles (which are not addressed in the calculations given on Sheet A1.1). These 9 additional spaces will result in 57 total parking spaces, which will be closer to the actual anticipated use.

The new project will also have a concrete surface that will include a bike rack. This surface will also be used for moped or motorcycle parking.

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SEP 1 1 2012
Per_____

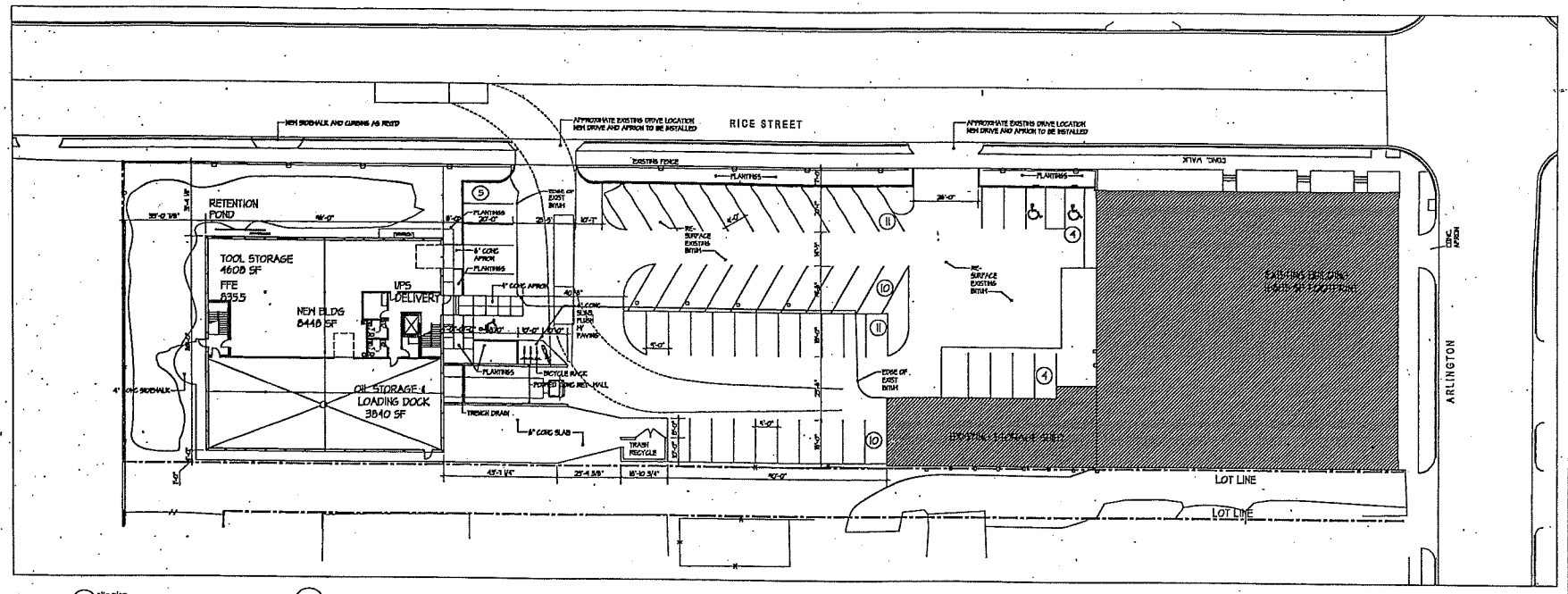
The new building addition will also include a significant amount of landscaping. There will be a large infiltration area that will be planted with native wildflowers and grasses located towards the Rice Street side of the new building to further enhance the aesthetics of the new structure. As mentioned before, new vegetation will be added between Rice Street and the parking lot. This vegetation strip will act as a visual buffer between Rice Street and the parking area. To screen the loading dock, plantings have also been added adjacent to this area.

The use of the building conforms to the new T-2 zoning as a service business with a showroom. This new design will adhere as much as possible to the new traditional neighbor district design standards, however, several variances will need to be addressed:

66.343(12) Entrance location
The primary use for both the new and the existing building will be addressing vehicular traffic. Due to the nature of the business, little to no business will be pedestrian. Therefore, the main entrance of the new building has been oriented towards the parking lot and not the street. A pedestrian sidewalk has been added to connect the entrance with Rice Street, and the entry canopy has been wrapped around the building, addressing both the main entry and Rice Street.

66.343(13)(a) *Door and window openings*
The amount of glazing along Rice Street is only 7%. This is due to the fact that the main floor is to be used for tool storage. Here, function dictates solid walls with fewer windows to accommodate shelving. To compensate for this, additional windows have been added to the first floor on the opposite side of the building, as well as to the second floor. To further enhance the street elevation, the front canopy has been wrapped around the Rice Street side and decorative trellises have been added, giving the façade layers of interest. A highlight strip has been added around the windows to further accent the building.

66.343(14)(a) *Materials and detailing.*
The building will be constructed of concrete panels. This type of construction has been done just south of the Cool Air location. This design proposes using colored concrete panels with varied "shadow lines" that are to be scored into the concrete. In addition to this, trellising will be added along with a canopy wrap and highlight strips. By placing this new building behind the infiltration pond with native wildflowers, the result will enhance the Rice Street neighborhood and provide natural landscaping in an urban setting.



1 site plan
1" = 10'-0"

NORTH

PARKING CALCS				
EXISTING BLDG\FIRST FLOOR				
FOOD SHELF	2500	RETAIL	1 / 400	6.25
COOL AIR OFFICE	4425	OFFICE	1 / 400	11.06
MANIFACTURING	7225	MANUF.	1 / 1000	7.23
STORAGE	2485	STORAGE	1 / 5000	0.50
TOTAL FIRST FLOOR	16635			25.04
EXISTING BLDG\SECOND FLOOR				
COOL AIR OFFICE	1804	OFFICE	1 / 400	4.51
STORAGE	1380	STORAGE	1 / 5000	0.28
TOTAL THIS FLOOR	3184			4.79
TOTAL EXISTING BLDG				29.83
NEW BUILDING FIRST FLOOR				
TOOL STORAGE	4608	WHOLESALE	1 / 1500	3.07
OIL	3840	MANUF.	1 / 1000	3.84
TOTAL NEW BLDG FIRST FLOOR	8448			6.91
NEW BUILDING SECOND FLOOR				
OFFICE	4608	OFFICE	1 / 400	11.52
TOTAL NEW BLDG SECOND FLOOR	4608			11.52
TOTAL NEW BLDG				18.43
				58.26
STALLS PROVIDED				57.00

PROGRESSIVE ARCHITECTS

ISSUE DATE ISSUED FOR:

REVISIONS:

DRAWN BY: XXXX
CHECKED BY: SCM

I HEREBY VERIFY 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.

SCOTT C. MOVEL 7/12/2012 13126 SIGNATURE DATE REG. NUMBER

COOL AIR MECHANICAL

1441 Rice Street
Saint Paul, MN 55117

A1.1

SITE PLAN

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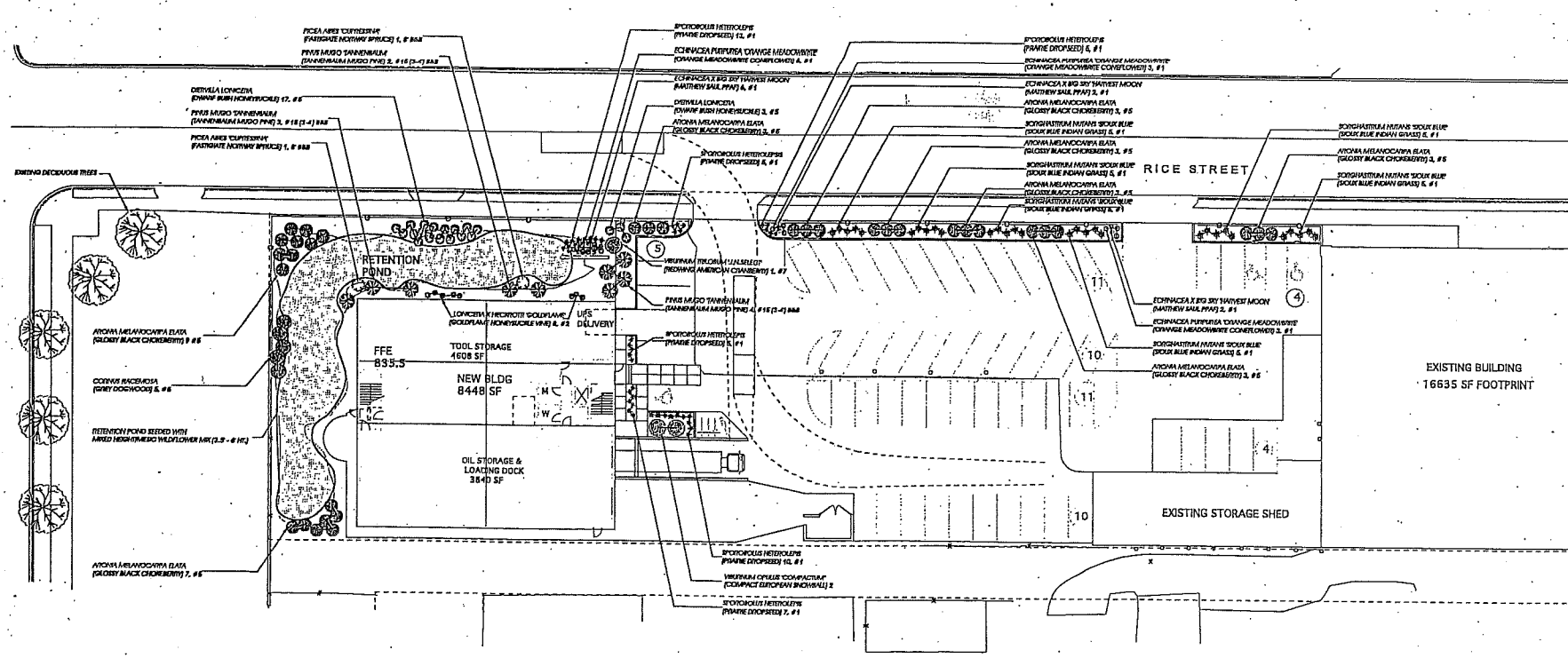


CONTRACTOR TO FIELD VERIFY SITE DIMENSIONS

landscapes by dae, llc
Debra A. Einterness, APLD, MNLA-CP
1872 Chardel Court
West Saint Paul, Minnesota 55118-4439

LANDSCAPE DESIGN FOR
COOL AIR MECHANICAL, INC.
1441 Rice Street
St. Paul, MN 55107

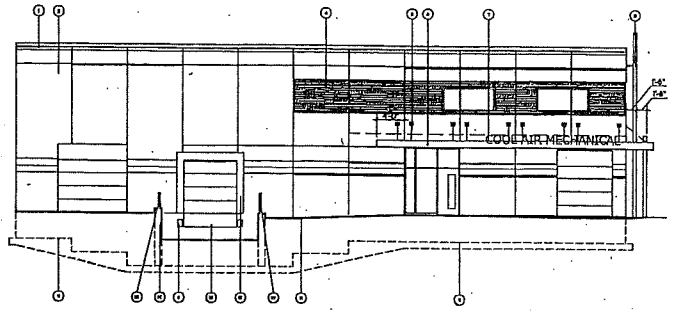
PROJECT
201201

DATE
8-21-2012

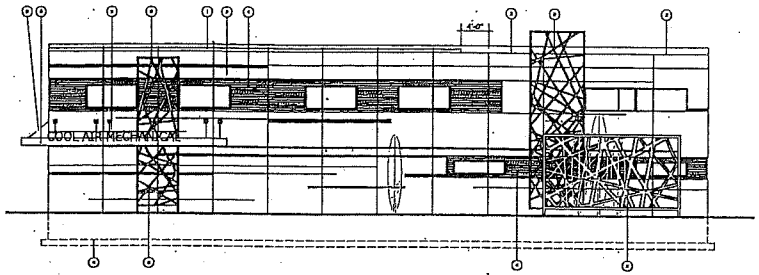
REVISION

SCALE
1 = 220

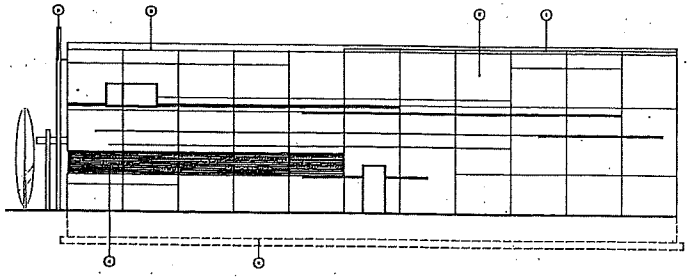
SHEET
L1



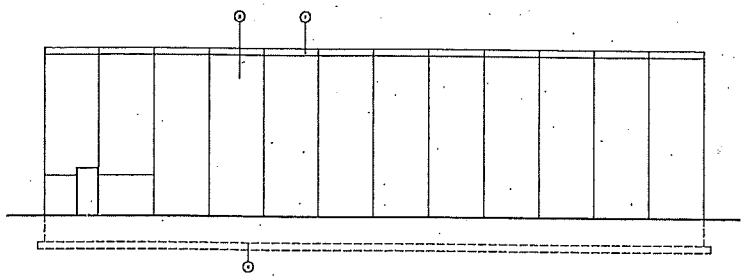
1 SOUTH EXTERIOR ELEVATION
1/8"=1'-0"



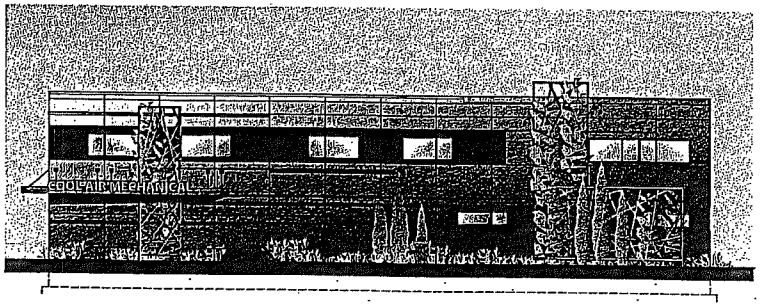
2 EAST EXTERIOR ELEVATION
1/8"=1'-0"



3 NORTH EXTERIOR ELEVATION
1/8"=1'-0"



4 WEST EXTERIOR ELEVATION
1/8"=1'-0"



6 EAST COLORED EXTERIOR ELEVATION
1/8"=1'-0"

ELEVATION LEGEND (X)
1. 6" CAP FLASHING -
2. 12" CAP FLASHING
3. PRE - COLORED CONC PLANK, W/ HORIZ SCORING, SEE FOR ADDITIONAL INFORMATION
4. PAINTED AREA IN CONC PANEL -
5. SS CABLE CANOPY SUPPORTS, AND SS HARDWARE -
6. ALUM CANOPY, W/ BANDON SHIRL FINISH
7. ANODIZED LETTERING W/ STEPS SECURED TO ALUM CANOPY, NOTE THAT SIGNAGE TYPE MAY CHANGE
8. ALUMINUM TRELLIS, W/ SHIRL FINISH, SEE DETAILS FOR MORE INFORMATION
9. FOOTING SEE STRUCTURAL
10. STEEL TUBE GUARD RAIL, PAINT.
11. DOCK SEALS -
12. DOCK BUMPERS -
13. DOCK LEVELER -
14. POURED CONC RETAINS WALL - SEE STRUCTURAL AND CIVIL FOR ADDITIONAL INFORMATION
15. APPROXIMATE GRADE - SEE CIVIL FOR MORE INFORMATION

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PROGRESSIVE ARCHITECTURE
4500 BITTERSWEET ROAD, WHITE BEAR LAKE, MN 55110
PH: 651.429.0411 FAX: 651.429.0413 WWW.PROGRESSIVEARCH.COM

ISSUE DATE ISSUED FOR:

REVISIONS:

DRAWN BY: XXXX
CHECKED BY: SCH

I HEREBY VERIFY 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.

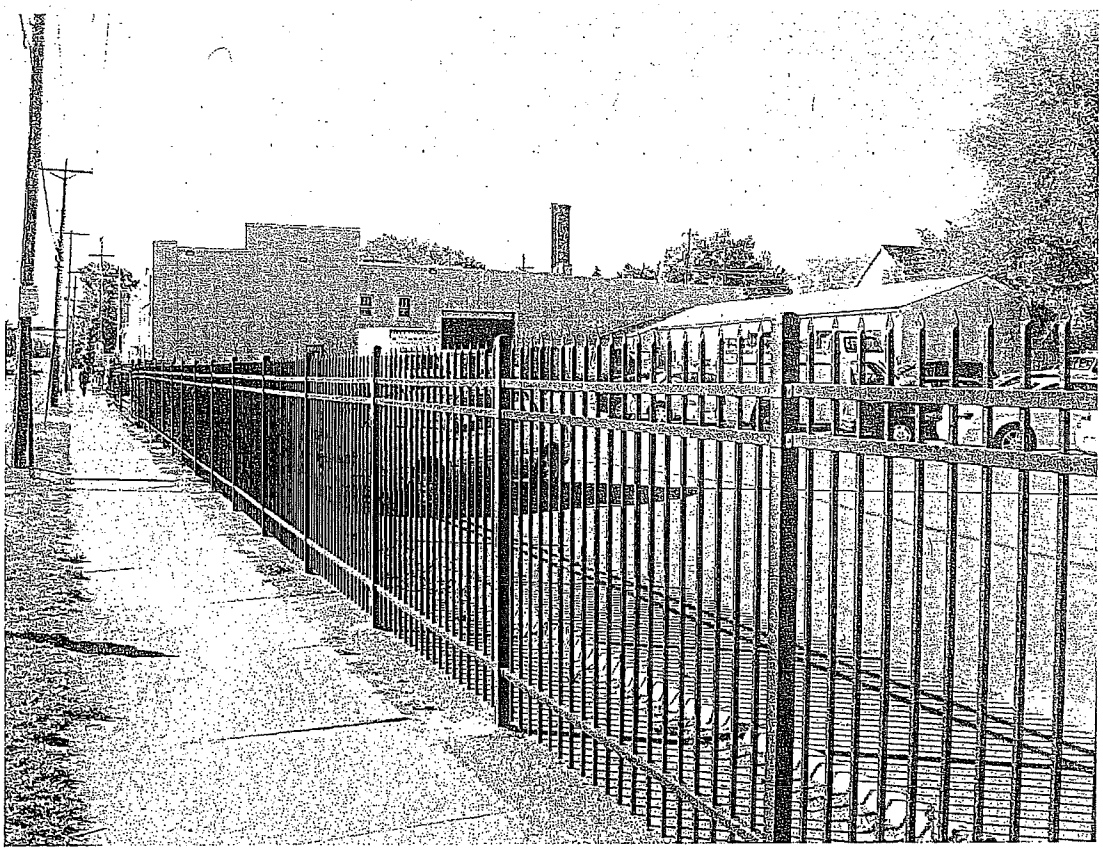
SCOTT C. HOWES 7/12/05 18826
NAME DATE REG. NUMBER

COOL AIR MECHANICAL

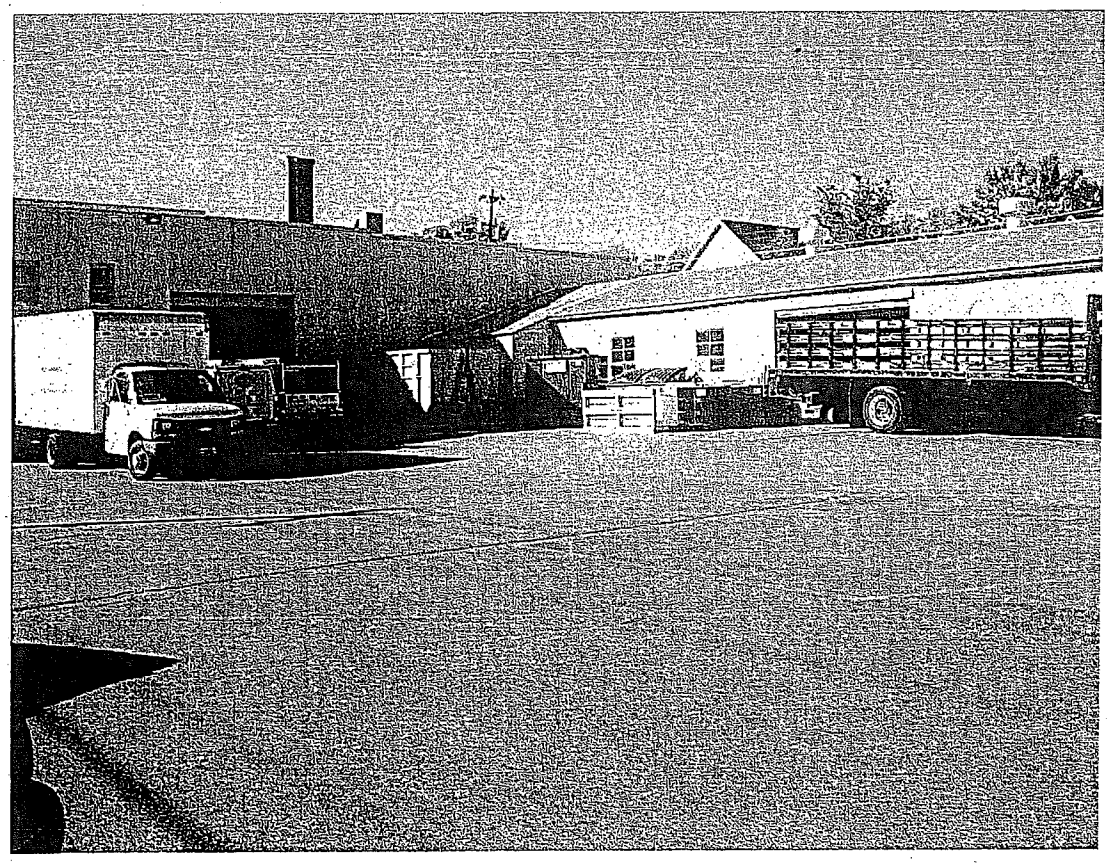
1441 Rice Street
Saint Paul, MN 55117

A3.1

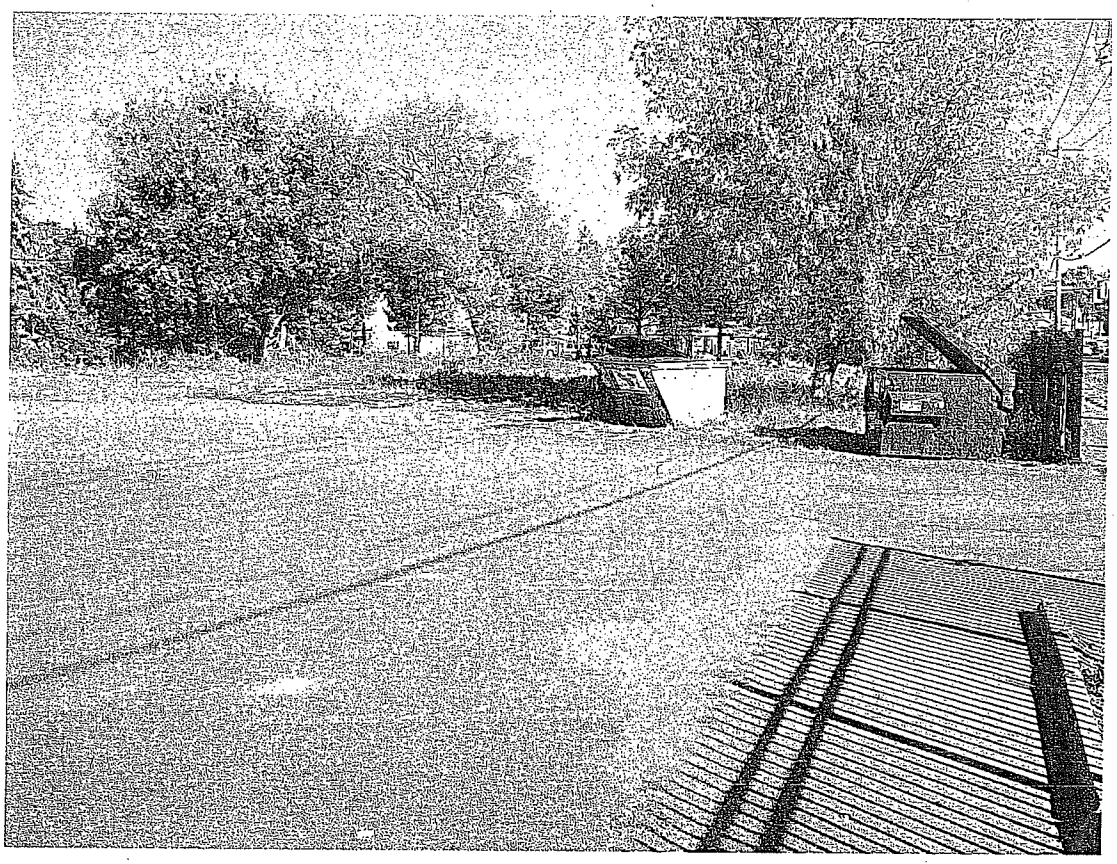
EXT. ELES



Existing building, from the north along Rice Street

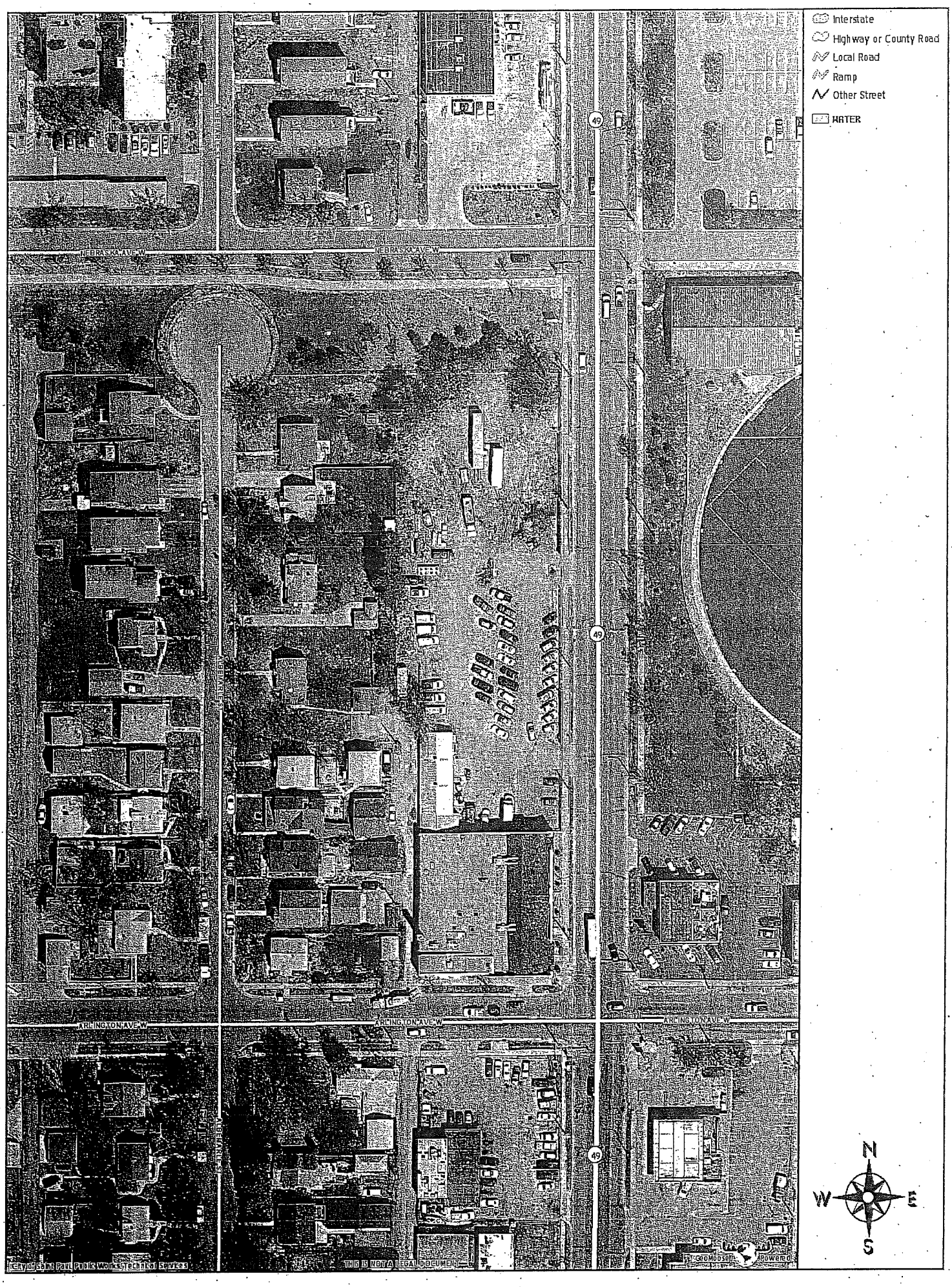


Existing building, from the parking lot



Proposed building location (currently vacant), from the parking lot

Proposed building location (beyond the fence), from Nebraska Street


Interstate
Highway or County Road
Local Road
Ramp
Other Street
WATER
NEBRASKA AVE W
ARLINGTON AVE W
49
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City of St. Paul Public Works/Technical Services
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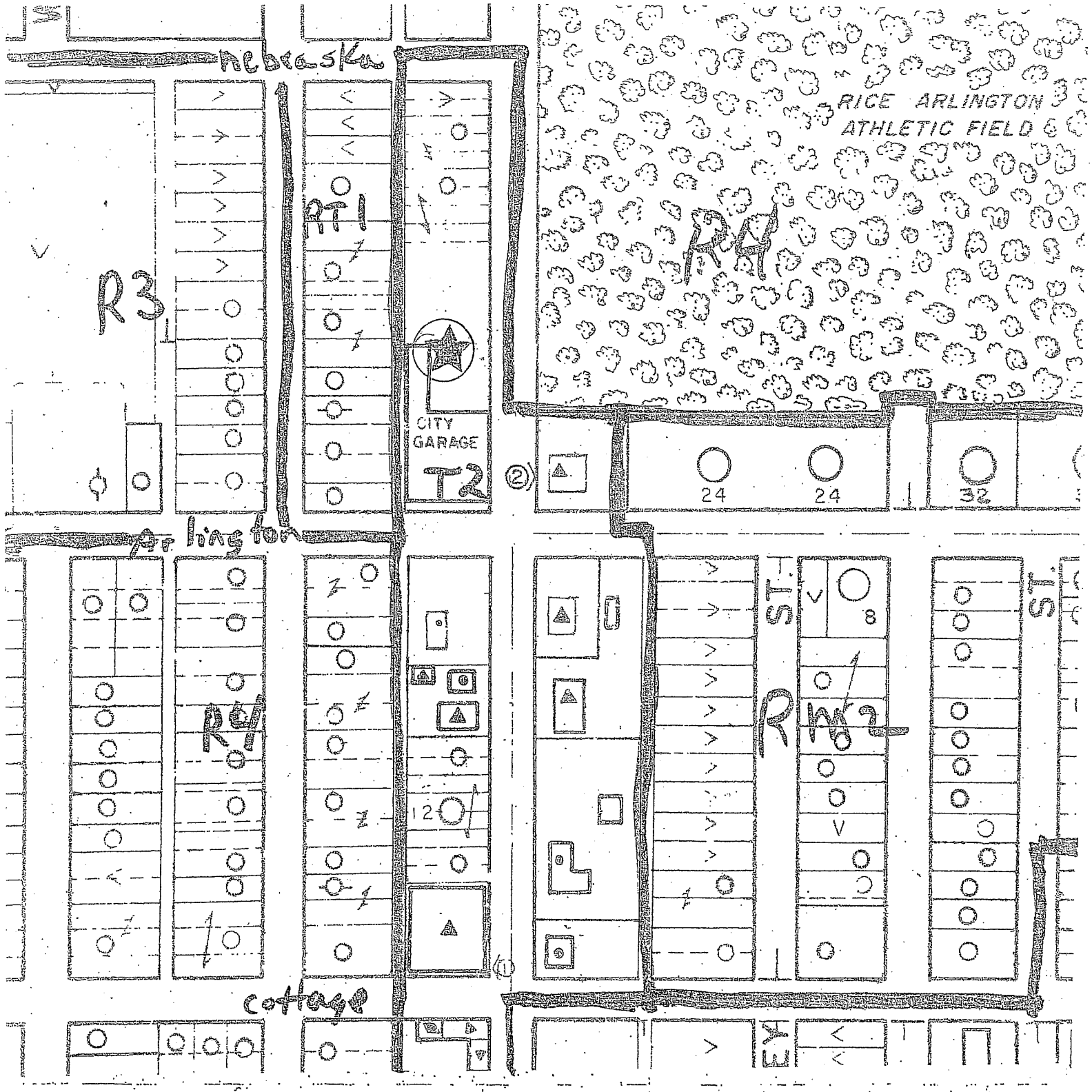


APPLICANT Cool Air-Mechanical

PURPOSE CUP - w/variances

FILE # 12-104517 DATE 9-12-12

PLNG. DIST 6 Land Use Map # 4

Zoning Map # 3

LEGEND

zoning district boundary

subject property

north

one family

two family

multiple family

commercial

industrial

V vacant

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Gerdau Ameristeel US Inc. **FILE #:** 12-103-789
2. **APPLICANT:** Gerdau Ameristeel US Inc **HEARING DATE:** September 27, 2012
3. **TYPE OF APPLICATION:** CUP w/ variance
4. **LOCATION:** 780 Barge Channel Road, SE of Midwestern Railroad
5. **PIN & LEGAL DESCRIPTION:** 092822340019, see file for complete legal description
6. **PLANNING DISTRICT:** 3 **PRESENT ZONING:** I2, FF
7. **ZONING CODE REFERENCE:** §§65.846, 68.402(c)(7), 72.74, 72.32, 72.75, 61.501; 61.601; 61.202(b)
8. **STAFF REPORT DATE:** September 18, 2012 **BY:** Josh Williams
9. **DATE RECEIVED:** September 6, 2012 **60 DAY DEADLINE FOR ACTION:** November 5, 2012

A. **PURPOSE:** Conditional use permits for outdoor recycling processing center and for use of a method other than fill to elevate a structure above the regulatory flood protection elevation and variances for site access more than two feet below RFPE and rehabilitation slopes greater than 18%.

B. **PARCEL SIZE:** 3049,27 sq. ft. (7 acres)

C. **EXISTING LAND USE:** Industrial/Warehouse (vacant)

D. **SURROUNDING LAND USE:**

North: Industrial (I2)

East: SPPD impound lot (I2)

South: Vegetation, railroad tracks, Concord Street (I2)

West: Industrial (I2)

E. **ZONING CODE CITATION:** §65.846 lists standards and conditions for recycling processing centers. §68.402(c)(7) require rehabilitation slopes in River Corridor districts to be less than 18%. §72.74 lists standards for conditional uses in the FF flood fringe district. §72.32 lists factors to be considered in evaluating applications for condition use permits in the floodplain. §61.501 lists general requirements for all conditional uses. §72.75 lists four findings that must made in order to grant variances to the floodplain. §61.202(b) authorizes the planning commission to grant variances when related to conditional use permits.

F. **HISTORY/DISCUSSION:** There is no zoning history for the property.

G. **DISTRICT COUNCIL RECOMMENDATION:** District 3 has recommended approval of the application with conditions.

H. **FINDINGS:**

1. The applicant, Gerdau Ameristeel US, is seeking conditional use permits, with a variance, in order to establish an outdoor recycling processing center at 780 Barge Channel Road. The currently vacant property is owned by the Saint Paul Port Authority, and, if established, the recycling center will operate under a 10-year lease with the Port Authority. The applicant has stated that the purpose of the recycling center is to provide a supply of scrap material for recycling at the steel mill operated by Gerdau on Red Rock Road.
2. The applicant is seeking two conditional use permits. One is for the overall use of the site as an outdoor recycling processing center, which is a conditional use in all zoning districts. The other is for the elevation of a structure above the regulatory flood protection elevation (RFPE) on an alternative to fill. The applicant has proposed four structures on the site. One structure is existing, and is below the RFPE. This structure will be rehabilitated, including movement of all mechanical systems and utilities above the RFPE, and consistent with FEMA requirements for investment in non-conforming structures. Two new structures, a fluid extraction building and a peddler drive-through building, will be constructed on fill elevated to RFPE. A fourth building, housing offices and a scale operator, will be constructed on an alternative to fill.

3. The applicant is also requesting variance of two floodplain development standards. §72.75(a) states: *All new principal structures must have vehicular access at or above an elevation not more than two (2) feet below the regulatory flood protection elevation. If variance to this requirement is granted, limitations on the period of use or occupancy of the structure for times of flooding must be specified and only after determining the adequate flood warning time and local flood emergency response procedures exist.* Access to the site is via Barge Channel Road, the portion of which that serves the site has an elevation between roughly 701 and 701.8 feet. RFPE is 708.2 feet. The parking lot serving the office structure is situated at grade, and the elevation varies between 702 and 704.2 feet.

   §68.402(c)(7) states that *no rehabilitation slopes shall be steeper than eighteen (18) percent slope.* Numerous slopes on the sight, created by excavation for stormwater treatment and fill for building elevation, exceed eighteen percent.

4. §65.846 lists standards and conditions for recycling processing centers, outdoor, a conditional use in the I2 General Industrial district:

   (a) *Outdoor processing, salvaging, and storage of the materials and motor vehicles shall be no closer than three hundred (300) feet to a property occupied with a one-, two-, or multiple-family dwelling. The area used for the outdoor processing, salvaging, and storage shall be behind an eight-foot-high obscuring wall, fence, or landscape buffer. The Planning Commission may modify this requirement where a wall, fence, or buffer may interfere with the operation of the business.*

   This condition is met. The nearest residential lot is located approximately 420 feet from the southwest boundary of the property. The entire southern and southwestern edge of the property, along Concord Street, is screened by established vegetation. Site plans submitted by the applicant call for that vegetation to remain in place. The northern and eastern boundaries of the site abut Barge Channel Road and the SPPD impound lot, respectively. At site plan review, the staff recommendation was that screening along these portions of property was not necessary.

   (b) *There shall be no outdoor open burning on the site. The use of cutting torches, furnaces, or other equipment which produces a flame shall not be construed to constitute open burning.*

   This condition is met. The applicant is aware of the condition and has no plans for open burning on the site. Processing occurring on site will be limited to that required for transport to the Gerdau mill.

   (c) *There shall be no stacking of material above the height of the wall or fence, except that material set back three hundred (300) feet from the nearest residential property line may be stacked one (1) foot higher than the wall or fence, up to a maximum of sixty (60) feet for, for every additional five (5) feet the material is set back from the nearest residential property line.*

   This condition is met. The nearest residential lot is located 420 feet from the property line of the subject property, allowing a total stacking height of 36 feet, if the internal setback of the stacked materials from the property line is not considered. However, the applicant has agreed to a maximum stacking height of 25 feet.

5. §72.74 lists standards for conditional uses in the FF flood fringe district.

   (a) *Alternative elevation methods other than the use of fill may be utilized to elevate a structure's lowest floor above the regulatory flood protection elevation. These alternative methods may include the use of stilts, pilings, parallel walls or above grade, enclosed areas such as crawl spaces or tuck-under garages. The base or floor of an enclosed area shall be considered above grade and not a structure's basement or lowest floor if: 1) the*

enclosed area is above grade on at least one (1) side of the structure; 2) is designed to internally flood and is constructed with flood-resistant materials; and 3) is used solely for parking of vehicles, building access or storage. The above-noted alternative elevation methods are subject to the following additional standards:

(1) Design and certification. The structure's design and as-built condition must be certified by a registered professional engineer or architect as being in compliance with the general design standards of the Minnesota State Building Code and, specifically, that all electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities must be at or above the regulatory flood protection elevation or be designed to prevent floodwater from entering or accumulating within these components during times of flooding.

(2) Specific standards for above grade, enclosed areas. Above grade, fully enclosed areas such as crawl spaces or tuck-under garages must be designed to internally flood and the design plans must stipulate:

a. *A minimum area of "automatic" openings in the walls where internal flooding is to be used as a floodproofing technique. There shall be a minimum of two (2) openings on at least two (2) sides of the structure and the bottom of all openings shall be no higher than one (1) foot above grade. The automatic openings shall have a minimum net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding unless a registered professional engineer or architect certifies that a smaller net area would suffice. The automatic openings may be equipped with screens, louvers, valves or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters without any form of intervention.*

b. *That the enclosed area will be designed of flood-resistant materials in accordance with the FP-3 or FP-4 classifications in the Minnesota State Building Code and shall be used solely for building access, parking of vehicles or storage.*

This standard can be met. The applicant has contracted with an engineering and architecture firm to design pilings for a prefabricated structure. The applicant will supply certified design and as built plans to the Department of Safety and Inspections and the Planning Commission.

(b) Basements, as defined in §72.14, shall be subject to the following:

(1) Residential basement construction shall not be allowed below the regulatory flood protection elevation except as authorized in subsection (e) of this section.

(2) Nonresidential basements may be allowed below the regulatory flood-protection elevation, provided the basement is protected in accordance with subsection (c) or (e) of this section.

This standard does not apply; the proposed structure has no basement.

(c) All areas of nonresidential structures including basements to be placed below the regulatory flood protection elevation [RFPE] *shall be structurally dry floodproofed in accordance with the FP-1 or FP-2 floodproofing classifications in the Minnesota State Building Code. This shall require making the structure watertight, with the walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. Structures floodproofed to the FP-3 or FP-4 classification shall not be permitted.*

This standard does not apply; the proposed structure has no basement or other areas below the RFPE.

(d) The storage or processing of materials that are, in times of flooding, flammable, explosive or potentially injurious to human, animal or plant life is prohibited. Storage of other materials

or equipment may be allowed if readily removable from the area within the time available after a flood warning and in accordance with a plan approved by the planning commission, or if elevated above the regulatory flood protection elevation by alternative methods which meet the requirements of subsection (a) above. Storage of bulk materials may be allowed provided an erosion/sedimentation control plan is submitted which clearly specifies methods to be used to stabilize the materials on site for a regional flood event. The plan must be prepared and certified by a registered professional engineer or other qualified individual acceptable to the planning commission.

This standard is met. The applicant intends to store stockpiled heavy scrap on site during times of flooding. Similar to bulk storage items such as gravel or rock, these items are not buoyant or susceptible to transport in low-current floodwaters. Dissimilar to bulk materials such as sand, erosion and sediment controls are not needed.

(e) *When the Federal Emergency Management Agency has issued a letter of map revision-fill (LOMR-F) for vacant parcels of land elevated by fill to the one (1) percent chance flood elevation, the area elevated by fill remains subject to the provisions of this chapter. A structure may be placed on the area elevated by fill with the lowest floor below the regulatory flood protection elevation provided the structure meets the following provisions:*

(1) *No floor level or portion of a structure that is below the regulatory flood protection elevation shall be used as habitable space or for storage of any property, materials, or equipment that might constitute a safety hazard when contacted by floodwaters. Habitable space shall be defined as any space in a structure used for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage rooms, laundry or utility space, and similar areas are not considered habitable space.*

(2) *For residential and nonresidential structures, the basement floor may be placed below the regulatory flood protection elevation subject to the following standards:*

a. *The top of the immediate floor above any basement area shall be placed at or above the regulatory flood protection elevation.*

b. *Any area of the structure placed below the regulatory flood protection elevation shall meet the "reasonably safe from flooding" standards in the Federal Emergency Management Agency (FEMA) publication entitled "Ensuring that Structures Built on Fill In or Near Special Flood Hazard Areas Are Reasonably Safe From Flooding," Technical Bulletin 10-01, a copy of which is hereby adopted by reference and made part of this chapter. In accordance with the provisions of this chapter, and specifically section 72.33(g), the applicant shall submit documentation that the structure is designed and built in accordance with either the "Simplified Approach" or "Engineered Basement Option" found in FEMA Technical Bulletin 10-01.*

c. *If the ground surrounding the lowest adjacent grade to the structure is not at or above the regulatory flood protection elevation, then any portion of the structure that is below the regulatory flood protection elevation must be floodproofed consistent with any of the FP-1 through FP-4 floodproofing classifications found in the Minnesota State Building Code.*

This standard does not apply; no LOMR-F has been issued for the land on which the structure is being built.

6. §72.32 lists thirteen (13) factors to be considered in evaluating applications for conditional use permits in the FF flood fringe district:

(a) *The relationship of the proposed use to the comprehensive plan and floodplain management program for the city.* The proposed use is in compliance with the Saint Paul Comprehensive Plan and the city's floodplain management program. The city's floodplain

management program is implemented through Chapter 72 of the zoning code and through project review by the city's Water Resources Coordinator. Policy 5.1.3 of the River Corridor chapter of the comprehensive plan states that *the City supports continuation of industrial use in appropriate portions of the corridor,* including the Southport industrial area.

(b) *The importance of the services provided by the proposed facility to the community.* The proposed recycling processing center will help to support the operation of the Gerdau mill at Red Rock, which provides is slated for expansion and provides 400 jobs.

(c) *The ability of the existing topography, soils, and geology to support and accommodate the proposed use.* The site has long been used for industrial and related activities. The applicant will conduct geotechnical investigations prior to erecting new structures on the site.

(d) *The compatibility of the proposed use with existing characteristics of biologic and other natural communities.* The subject property is largely developed for industrial use and thus does not harbor substantial habitat or biological communities. Currently vegetated portions of the site will remain in the existing condition. Limited new landscaping has been proposed for site beautification and as part of the stormwater treatment system

(e) *The proposed water supply and sanitation systems and the ability of those to prevent disease, contamination, and unsanitary conditions.* The site is currently served by municipal water and sanitary sewer. Changes to connections have been approved through the site plan review process.

(f) *The requirements of the facility for a river-dependent location, if applicable.* Not applicable. The proposed facility does not have direct access to the barge channel or river. A shared dock-wall does exist for occasional use, but is of limited capacity.

(g) *The safety of access to the property for ordinary vehicles.* Access to the site is available via Barge Channel Road. The road itself is below the RFPE, and access is restricted during times of flooding.

(h) *The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.* The applicant is proposing three new structures. Two are elevated on fill to the RFPE, and the third will be elevated on alternative to fill. One existing structure on the site will remain in place, but all mechanical systems and utilities will be moved above the RFPE, and the remainder of the interior will be consistent with FEMA wet floodproofing standards. The applicant has also submitted a flood response plan which outlines practices to protect on-site work vehicles and scale equipment from flood damge.

(i) *The dangers to life and property due to increased flood heights or velocities caused by encroachments.* The proposed facility will be located in the flood fringe and will by definition not result in encroachment into areas of flood flow.

(j) *The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site.* The proposed facility will be located in the flood fringe, where the velocity of flood flow is in general minimal. Long duration of flood, rapid rate of rise of flood waters, and sediment transport to site will not unduly impact the site or applicant, and are likely small in magnitude due to location in the flood fringe.

(k) *The danger that materials may be swept onto other lands or downstream to the injury of others.* The proposed structure will not increase the danger of materials being transported from the site by floodwaters or base flows. Some bulk materials (metal scrap) will remain on site in times of flooding; the applicant has provided a flood response and evacuation plan that is in conformance with standards for floodplain storage.

(l) *The availability of alternative locations or configurations for the proposed use.* The applicant conducted an extensive search and found limited options for their facility within the Twin Cities region.

(m) *Such other factors as are relevant to the purposes of this chapter.* The factors and findings enumerated and described herein adequately evaluate the proposed use for the purposes of this chapter.

7. §61.501 lists five standards that all conditional uses must satisfy:

(a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The extent, location and intensity of the use are in compliance with Policy 5.1.3 of the River Corridor chapter of the Saint Paul Comprehensive Plan, which supports industrial uses in the appropriate portions of the river corridor provided no significant adverse impacts on the river corridor will occur.

(b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. At peak operation, facility is not expected to generate significant amounts of traffic. Some existing traffic to other recycling processing centers on Barge Channel Road may redirect to the proposed facility. Trucks transporting material to the Red Rock mill will go south on Concord Street to cross the River at I-494.

(c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The proposed facility will be surrounded on two sides by existing industrial uses. Residential areas are located over 400 feet away, far enough to attenuate noise of operations. The applicant has agreed to limit operating hours to between 7 am and 5 pm, Monday through Friday, with possible half-day operations from 7 am to noon on Saturdays. Existing light poles on the site will be removed; nighttime operations will not occur, and lighting on site will be limited to security lighting at building perimeters.

(d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The subject property and immediately surrounding properties are zoned industrial, and allowed uses are consistent with proposed facility.

(e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met subject to variances for vehicular access more than two (2) feet below the RFPE and rehabilitation slopes greater than 18%.

8. §72.25 lists four findings that must be made in order to grant a variance of Floodplain Management Overlay District standards:

(a) *The burden of proof shall rest with the applicant to demonstrate conclusively that a variance to the provisions of this chapter will not result in a hazard to life or property and will not adversely affect the public health and safety; such proof may include soils, geology, and hydrology reports signed by registered professional engineers. Variances shall be consistent with the general purposes of the standards contained in this chapter and state law and the intent of applicable state and national laws and programs. In granting a variance, the board of zoning appeals shall make written findings, consistent with the criteria specified in this article, stating the grounds upon which the variance is justified. Although variances may be used to modify permissible methods of flood protection, no variance shall have the effect of allowing in any district use prohibited in that district, permit a lower degree of flood protection than the flood protection elevation for the particular area, or permit a lesser degree of flood protection than required by state law.* This finding is met. With regard to the requirement that vehicular access to new principal structures be at no

more than two (2) feet below RFPE (§72.75(a)): Access to the subject site is via Barge Channel Road, which is at a lower elevation than the internal site road and parking lot that serve the primary structure. The applicant has provided a flood response plan and the site would not be occupied at the time of regional flooding. As a result, further elevation of the parking lot and/or on internal road would not enhance the safety of building occupants in times of flooding. Variance of this requirement is consistent with the purposes of this chapter, will not result in a hazard to life or property, and will not adversely affect the public health or safety.

(b) *Variances shall not be granted within the floodway if any increase in flood levels during the regional flood discharge would result.* This finding is met. The variance is not within the floodway.

(c) *Variance shall only be granted upon:*

(1) *Showing of good and sufficient cause;*

(2) *A determination that failure to grant the variance would result in exceptional hardship to the applicant; and*

(3) *A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.*

This finding is met. The entrance to the parking lot is located approximately 45 feet from the egress to Barge Channel Road. Raising the parking lot to 706.2 feet would require accommodating approximately 4.3 feet of grade change on the internal roadway between the parking lot and the egress to Barge Channel Road, potentially creating road slopes unsafe for fully loaded tractor-trailers; and greatly increase the net fill imported to the site. It would also result in numerous additional steeply graded areas to accommodate the internal road and stacking area to the east and likely would increase non-conformity in regard to §68.402(c)(7) pertaining to slopes. Granting of the variance will not result in increased flood heights nor additional threats to public safety or extraordinary public expense, and will not create a nuisance, cause fraud, or conflict with the existing local ordinances.

(d) *Variances shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.* This finding is met. The applicant has made a good-faith effort to elevate vehicular access as much as practicable.

9. MN Stat. 462.357, Subd. 6 was amended to establish new grounds for variance approvals effective May 6, 2011. Required findings for a variance consistent with the amended law are as follows:

(a) *The variance is in harmony with the general purposes and intent of the zoning code.* This finding is met. The purpose of Chapter 68 of the Zoning Code (River Corridor Overlay Districts) is *to protect and preserve the Mississippi River Corridor as a unique and valuable resource for the benefit of the health, safety, and welfare of the citizens of the city and state.* The proposed will variances will not negatively impact the health, safety, or welfare of the public and are consistent with this purpose.

The site plan proposed by the applicant creates several slopes between 18% and 35%, for stormwater detention basins and for raising building sites above the RFPE. The Interim Development Regulations for grading and filling included in Governor's Executive Order 79-19, which created the Mississippi River Critical Area, say that earthmoving and erosion

should be minimized, methods to prevent erosion and trap sediment should be employed, and fill should be established to accepted engineering standards. Minimizing slopes is one of a number of methods to help minimize erosion potential, but would require significantly more earthmoving, grading, and fill. The stormwater pollution prevention plan (SWPPP) for construction and site plan provided by the applicant, which have been approved by the City of Saint Paul Water Resources Coordinator, provide an equally effective alternative for minimizing erosion potential while also minimizing the required earthmoving and fill.

(b) *The variance is consistent with the comprehensive plan.* This finding is met. The extent, location and intensity of the use are in compliance with Policy 5.1.3 of the River Corridor chapter of the Saint Paul Comprehensive Plan, which supports industrial uses in the appropriate portions of the river corridor provided no significant adverse impacts on the river corridor will occur. The proposed variances do not reduce this consistency.

(c) *The applicant has established that there are practical difficulties in complying with the provision, and that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.* This finding is met. Conforming with the provisions would likely result in the loss of use for primary purposes of a substantial portion of the site, would likely result in unsafe road configurations and grades for tractor-trailers, and would require much more extensive grading and filling on the site, which Governor's Executive Order 79-19 says should be minimized.

(d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner.* This finding is met. Inability of the applicant to meet §72.75(a) is due in large part to the elevation of the public road serving the site. Use of the site is also constrained by a trail easement along the southwestern boundary of the property.

(e) *The variance will not permit any use that is not allowed in the zoning district where the affected land is located.* This finding is met. The proposed variances relate to finished site characteristics and configuration, and do not relate to the proposed use of the property, which is a conditional use on the I2 district.

(f) *The variance will not alter the essential character of the surrounding area.* This finding is met. Both the essential character of the surrounding area and the proposed use of the site are industrial in natures, and the proposed variances do not impact this character.

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permits for outdoor recycling processing center and for use of a method other than fill to elevate a structure above the regulatory flood protection elevation, and variance of site access more than two feet below RFPE and the requirement that rehabilitation slopes be no steeper than eighteen (18) percent, subject to the following additional conditions:

1) Stored pile heights shall be no taller than 25 feet.
2) Hours of operation shall be between 7 am to 5 pm Monday through Friday and 7 am to 12 noon on Saturday.
3) The applicant shall supply to the Department of Safety and Inspections and the Planning Commission certified construction and as-built plans for the office/scale-operator structure prior to beginning operations on site.
4) No crushing, shredding or equivalent of salvaged materials shall occur on site.

Williams, Josh (CI-StPaul)

From: Mason Wells <mason@wsco.org>
Sent: Monday, September 24, 2012 10:32 AM
To: Kelly Jameson; Williams, Josh (CI-StPaul); Tilley, Corinne (CI-StPaul); Hokan Miller
Subject: Gerdau CUP Recommendation

Below is the motion approved by WSCO's Riverfront, Development, and Land Use Committee on Tuesday, September 18th. The motion will not go before the full WSCO Board until after the September 27th Zoning Committee. I plan on attending the meeting on the 27th. I will likely speak to the importance of West Side jobs.

"Motion to approve the conditional use permit applications as submitted with the following conditions: 1) No shredding of metal will be permitted at any time at this facility. 2) Any and all changes to these Conditional Use Permits will only be made with a reapplication to the Conditional Use Permit process."

If there are any question, please let me know.

Thanks,
Mason

--
Mason Wells
West Side Community Organization
Community Organizer
1 W Water St, Suite 260
St. Paul, MN 55107
651-293-1708
mason@wsco.org

The proposed project requires a Conditional Use Permit for two reasons:

1. The proposed use is considered a recycling process center with outdoor processing which is permitted as a conditional use in the I2 zoning district. The operation will include outdoor storage and processing of metal materials and equipment.
2. The proposed Office/Scale House building will be raised above the regulatory flood protection elevation using an alternate method allowed by conditional use in the FF flood fringe district.

Through discussion with City staff we understand the following applicable standards and conditions will be considered when reviewing this Conditional Use Permit Application:

- Article IV. - 68.400. River Corridor Standards and Criteria
- Sec. 72.74. - Standards for conditional uses in the FF Flood Fringe District
- Sec. 72.75 – Standards for all FF Flood Fringe uses.
- Criteria presented in a Report prepared by Larry Zangs dated 10/18/2011

The following discussion presents a narrative and the title of applicable standards and criteria followed by an applicant comment explaining how the proposed site plan is in compliance.

Narrative

The proposed metal collection facility is considered a recycling process center with outdoor processing which is permitted as a conditional use in the I2 zoning district, where the property is located. The proposed use is consistent with adjacent properties. There are two similar metal recycling operations located within one-quarter mile along Barge Channel Road. The site is located within the RC2 Flood Fringe. The site will have an approved flood evacuation plan detailing flood preparation activities that the operator will conduct prior to flood events.

The site will function as a metal recycling process center for both small and large recycling operators. Recyclable metals, including vehicles, appliances, and miscellaneous metals, will arrive by tractor trailer and pickup. All vehicles will weigh-in at the entrance scale upon arrival. Loads are inspected to verify that they can be accepted. No hazardous materials are accepted at this site. During busy periods trucks can wait in the on-site staging area to avoid excessing vehicle stacking on the roadway. After weigh-in trucks will take their metals to the designated unloading location. To provide a safe operating site commercial operators with large delivery trucks will be directed to the back of the site for unloading, while smaller operators with smaller delivery vehicles and trailers will be unloaded near the front of the site. Non-ferrous metals will be unloaded and stored in the Non-ferrous Warehouse building (See Site Plan on plan sheet C2-1). Small operators with ferrous metals will be unloaded in the Peddler Drive Through Building. Vehicles will be processed for recycling in the Fluid Extraction Building. All operators will then leave the site by passing over a second scale and receiving a payment ticket prior to leaving the site. Small operators will then park in the staging area near the exit to receive their cash from an ATM style machine located near the exit. Large operators will leave the site directly from the scale with their payment credited to an account.

The proposed site plan includes three new buildings and renovation of an existing building. Two of the new buildings, the Peddler Drive Through and the Fluid Extraction Building, will be connected and will be raised on fill above the Regulatory Flood Protection Elevation (RFPE). The RFPE for the site is 708.2'. The third new building is the proposed Office/Scale-House for vehicles exiting the site. Scale tickets will be passed from the scale house to the drivers waiting in their vehicles. This building will be raised above the RFPE on utilizing a raised foundation system of piers or grade walls. The building will be constructed such that flood waters can pass beneath the lowest finished floor without compromising the structural integrity of the building. The existing building that is to be renovated has an existing floor elevation of 702.8'. The existing building currently has the heating system and the majority of the electrical system raised above the RFPE. The building will be renovated to raise the remainder of the electrical to an elevation at or above the RFPE. The existing building will also have the metal siding replaced. Prior to a flood the building will be cleaned, all stored materials and equipment removed, and allowed to flood. The cost of the materials for the renovations to the existing building will not exceed 50% the value of the existing building. The project budget includes approximately $20,000

An erosion and sediment control plan is prepared that implements controls in accordance with the NPDES permit and City requirements. This plan includes temporary and permanent erosion and sediment control measures including Best Management Practices (BMPs) that include standard specifications, details, and special provisions as outlined in the NPDES permit requirements and City of Saint Paul. The construction of permanent stormwater management BMPs as well as the erosion and sediment control plan is included in the project's Stormwater Pollution Prevention Plan (SWPPP).

Construction BMPs will minimize erosion potential during construction. Drainage structure outfalls would be designed to include outlet stabilization to minimize potential erosion and turbidity. Natural drainage ways including existing or proposed ditches as well as vegetated filter strips will aid in permanent erosion and sediment control as well as stormwater management.

The site will be controlled with perimeter silt fence along the proposed construction limits. All construction areas will be entirely controlled. Additional silt fence and hay bale protection will be placed at key locations where necessary.

Stormwater runoff is transported on-site primarily using vegetated swales. The collected runoff is treated to NURP standards with two on-site detention ponds prior to release to a third detention pond on the adjacent parcel owned by the Saint Paul Port Authority. That pond drains to another vegetated swale and then to wetlands connected to the Mississippi River.

A landscaping plan (plan sheet L1-1) is included showing landscaped areas along Barge Channel Road, around the proposed ponds, around the proposed Office/Scale House, and along the vegetated swale.

Sec. 65.846. – Recycling processing center, outdoor.

Applicant Comment: The use of this site as a recycling processing center with outdoor processing triggers a separate CUP requirement and is covered in a separate CUP application. The proposed site plan includes an 8' high chain link security and screening fence. The screening will be accomplished utilizing a screening fabric. The screening fabric will be placed on the fence along Barge Channel Road and the stormwater pond to the west. The area that will be used for stacking of material is approximately 420' from the nearest residential property line. This setback distance would allow a maximum stacking height of 32'. However, the Owner does not anticipate a need to have stockpile heights that high and voluntarily agree to limit stockpile heights to a maximum of 25'. The typical operation of the site will have stockpiles approximately the height of the fence. This is because the site serves as a feeder facility for the steel mill located at 1678 Red Rock Road in St. Paul. This mill requires approximately 40,000 tons of recyclable material per month. The proposed recycling operation is expected to provide approximately 3,000 tons of recyclable material per month at its peak operation. Accordingly, there will be consistent demand for the material collected at this recycling facility, which will keep the stockpile heights limited.

ARTICLE IV. - 68.400. RIVER CORRIDOR STANDARDS AND CRITERIA

Sec. 68.402. - Protection of shorelands, floodplains, wetlands and bluffs.

Applicant Comment: The proposed project is in compliance with code Section 68.402. The fill required to grade the site as proposed is a net 3210 CY and has been kept to a minimum to allow safe ingress and egress from the proposed buildings and raise the proposed buildings to the RFPE of 708.2'. The existing building will be renovated to eliminate the need for additional fill to raise a third building. The total area of the site that will be disturbed is approximately 3.55 acres of the 7.0 total acres.

Sec. 68.403. - Protection of wildlife and vegetation.

Applicant Comment: The proposed project will not alter the natural environment on site. No wetlands are proposed to be removed or altered. The proposed areas to be disturbed have been subject to previous use that included surfaces similar to those proposed. The proposed project is in compliance with code Section 68.403.

Sec. 68.404. - Protection of water quality.

Applicant Comment: The proposed project is in compliance with code Section 68.404. Stormwater runoff will be collected and transported through the use of vegetated swales. The stormwater will be detained in stormwater ponds and treated to National Urban Runoff Program (NURP) standards. The smaller eastern pond drains to the

western pond. The western pond drains to an adjacent existing NURP pond that then drains to another vegetated swale prior to draining to wetlands connected to the Mississippi River. Runoff discharge rates will comply with the City of St. Paul stormwater requirements. Through this stormwater treatment system the discharged stormwater will be in compliance with the above code.

Sec. 72.74. - Standards for conditional uses in the FF Flood Fringe District

(a) Alternative elevation methods...

Applicant Comment: The lowest floor of the proposed Office/Scale House building will be raised above the regulatory flood protection elevation utilizing a raised foundation system of piers or grade walls. The area under the building will be open to flood on all four sides of the building. The building will be constructed such that flood waters can pass beneath the lowest finished floor without compromising the structural integrity of the building. The building engineer will provide a certification that the building and foundation design and as-built condition is consistent with the Minnesota Building Code and the flood factors of the area.

(d) The storage and processing of materials...

Applicant Comment: The metal inventory stored on-site will be protected and stabilized on-site during a flood event. An erosion/sedimentation control plan included within the flood evacuation plan will clearly identify methods to stabilize these piles.

Sec. 72.74. - Standards for conditional uses in the FF Flood Fringe District

(e) Developments not to affect hydraulic capacities.

Applicant Comment: The proposed project is located 900' from the floodway. No filling will take place within the floodway. The floodway is the part of the floodplain necessary to allow passage of 100-year flood waters without increasing the water surface and where velocities of flowing floodwaters are of concern. Fill within the flood fringe will not affect the hydraulic capacities of the channel.

Criteria presented in a Report prepared by Larry Zangs dated 10/18/2011:

a) *Consistency with the comprehensive plan and floodplain management program for the city.*

Applicant Comment: The proposed metal collection facility is considered a recycling process center with outdoor processing which is permitted as a conditional use in the I2 zoning district, where the property is located. The use is consistent with adjacent properties. There

are two similar metal recycling operations located within one-quarter mile along Barge Channel Road. The proposed site will have two new buildings raised on fill above the Regulatory Flood Protection Elevation (RFPE), one new building that will be raised utilizing a raised foundation system of piers or grade walls such that the lowest floor will be above the RFPE, and will renovate an existing shop building placing mechanical and electrical equipment above the RFPE. The site will have an approved flood evacuation plan detailing flood preparation activities that the operator will conduct prior to flood events.

b) Importance of the services provided by the proposed facility to the community.

Applicant Comment: This facility plays a critical role in support of the existing Gerdau steel mill located at Red Rock. The Red Rock steel mill requires a consistent supply of recyclable metal. However, supply of this metal has been inconsistent as existing independent suppliers have shipped recyclable metal out of town in response to price fluctuations. A Gerdau operation recycling facility will provide the consistent supply of recyclable metal necessary to support continued consistent operation of the existing mill and to support the recently announced capacity expansion and $50 million investment at the mill in St. Paul. This facility helps ensure the success of a St. Paul manufacturer with 400 employees.

c) Compatibility with existing characteristics of biologic and other natural communities.

Applicant Comment: The proposed site plan will protect the existing trees located on the south side of the site. Stormwater runoff will be treated using vegetated swales and National Urban Runoff Program (NURP) ponds. Two new ponds are proposed that will then drain to an existing storm pond located adjacent to the site. That pond drains to a vegetated swale and then to wetlands along the north side of Barge Channel Road. This is an improvement over the existing condition in which the site drains directly to the vegetated swale that drains into the wetlands. A landscape plan has been proposed that will introduce trees, and plantings to the site. The new plantings will be focused around the front of the site and around the Office/Scale House building.

d) Design of the water supply and sanitation systems to prevent disease, contamination and unsanitary conditions.

Applicant Comment: The water supply will be from the Saint Paul Regional Water Service via a watermain located in Barge Channel Road. The sanitary service will drain to a City sanitary main located in Barge Channel Road.

e) Requirements of the facility for a river-dependent location, if applicable.

Applicant Comment: The facility does not have a requirement for a river-dependent location.

f) Safety of access to the property for ordinary vehicles.

Applicant Comment: The proposed facility is designed to safely accommodate ordinary vehicles including passenger vehicles and tractor trailers. It is expected that customers using this facility will be driving ordinary vehicles.

g) *Susceptibility of the facility and its contents to flood damage and the effect of such damage on the individual owner.*

Applicant Comment: The proposed site has been designed with the understanding that flooding is a periodic occurrence at this location. Accordingly, two of the proposed buildings have been proposed to be raised above the RFPE on fill. The third proposed building will act as an office and scale house for vehicles exiting the site. This building will be raised utilizing a raised foundation system of piers or grade walls such that the lowest floor will be above the RFPE. The space below the lowest floor will be open on all four sides and allowed to flood. The existing building will be renovated to ensure mechanical and electrical equipment is placed above the RFPE. This building will be cleaned and have equipment and inventory removed or raised above the RFPE in preparation for a flood event. On-site equipment such as loaders and skid steers will be removed from the site or located inside the raised buildings during flood events. The proposed scales will be disconnected from the electrical supply and have electrical panels removed during flood events. Metal inventory stored on-site will be protected and stabilized on-site during a flood event. An erosion/sedimentation control plan included within the flood evacuation plan will clearly identify methods to stabilize these piles.

h) *Dangers to life and property due to increased flood heights or velocities caused by encroachments.*

Applicant Comment: The proposed site plan is not expected to result in increased flood heights or velocities of flood waters.

i) *Expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site.*

Applicant Comment: These flood characteristics are not expected to be affected by the proposed site plan. Additionally, the proposed site plan and flood evacuation plan have been designed to minimize, to the extent practicable, impact of flood events on the operation of the facility. The location of the facility is a considerable distance from the floodway, which is where these flood characteristics have the greatest impact. The location is such that it would be backwaters during a flood event and not subject to high velocity flows.

j) *The danger that materials may be swept onto other lands or downstream to the injury of others.*

Applicant Comment: The flood evacuation plan will include activities to minimize, to the extent practicable, the opportunity for materials to be swept downstream. Once the flood evacuation plan is executed the site will be cleaned and without materials that could be transported by the floodwaters.

k) *The availability of alternative locations or configurations for the proposed use.*

Applicant Comment: The site was chosen due to its proximity to the Red Rock steel mill and due to its compatibility with surrounding uses considering the proximity of existing facilities conducting similar operations.

Gerdau Flood Evacuation Plan

Gerdau Metal Recycling Facility
780 Barge Channel Road
St. Paul, MN 55104
Phone: TBD

The following items must be completed in preparation for flooding of the site as described below. The Gerdau Site Manager will be responsible for monitoring flood conditions and river elevations. This information is posted on the National Oceanic and Atmospheric Administration's website: http://water.weather.gov/ahps2/hydrograph.php?wfo=mpx&gage=stpm5. The City of St. Paul website for flood information is: http://www.stpaul.gov/index.aspx?NID=3742. The City maintains a Daily Flood Update email notification that shall be monitored for additional information. This email subscription is accessible through the above City website.

The following actions are to be taken at the site in preparation for a flood event. The elevation listed is the trigger for the events shown. When the river reaches these elevations the activities shall be completed. The Regulatory Flood Protection Elevation (RFPE) for this site is 708.2' (NAVD 88). The River Elevations shown below in the NWS Stage column reference the river stage elevation as reported on the above websites. The River Elevations shown below in the NAVD 88 column indicate the elevation above sea level on the North American Vertical Datum 1988. The NAVD 88 is the datum utilized for the RFPE and the site design documents.

The City will notify the Saint Paul Port Authority and Gerdau of sanitary sewer lift station shut down. Shut down of the lift station includes draining the sewer main, filling the lift station wet wells with clear water, and if necessary pulling out the electrical panels by City personnel. At an approximate river elevation of 701.0' (NAVD 88), site access may be restricted due to flooding of low areas on Barge Channel Road.

Gerdau Activity	River Elevation (NWS Stage)	River Elevation (NAVD 88)
• Remove trash, debris and floatables from rain gardens, vegetated swales, and NURP ponds. • Inspect vegetated swales, and NURP pond slopes for stability deficiencies that could be exacerbated by flood waters. Perform any necessary repairs. • Remove trash, debris and floatables from remainder of site. • Inspect skirting around the Office/Scale House Building to verify that the openings that allow flood water to pass under the building are clear and unobstructed. • Drain fluid storage tanks.	10' Gauge Height	Elevation 693.78'

• Inspect any stockpiled materials that are to remain on site during the flood. Remove all stockpiled car bodies, and loose tin (#2 Light) material. • Move all materials within the Non-Ferrous Warehouse to a rack elevated above the RFPE or to the buildings that are elevated on fill. • Remove any recyclable vehicles from the site.	14' Gauge Height – Flood Stage	Elevation 697.78'
• Move all mobile equipment inside elevated buildings or haul off-site. • Disconnect electrical supply to scales.	16' Gauge Height	Elevation 699.78'

PLANNING COMMISSION

Barbara A. Wencl, Chair

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

September 20, 2012

Gaius Nelson, Chair
Zoning Committee
City of Saint Paul
1400 City Hall Annex
Saint Paul, MN 55102

RE: Zoning File #12-103879

Dear Mr. Nelson,

I am the applicant or the applicant's duly appointed representative for this zoning file.

I request a continuance of consideration of the application in this zoning file, which is presently scheduled for a public hearing before the Zoning Committee on September 27, 2012.

I understand that a continuance of the public hearing before the Zoning Committee means that the decision of the Planning Commission on this application, which is presently scheduled for October 5, 2012, will also be continued.

I request that the Zoning Committee continue consideration of this application to October 11, 2012. I understand that the Planning Commission would then be scheduled to make their decision on October 19, 2012.

I am aware of and understand that the statutory requirements found in Minn. Stat. 15.99 (1995) requiring the City of Saint Paul to approve or deny this application within sixty days of its submission. I desire to extend the sixty day period for a City decision under Minn. Stat. 15.99 to November 19, 2012.

Sincerely,

Glen Carlisle for Roy Frosch

Signature of Applicant or Applicant's duly appointed representative

Glen Carlisle for Roy Frosch

Printed name of Applicant or Applicant's duly appointed representative

GERDAU

September 12, 2012

Josh Williams
Planner
Planning and Economic Development
25 W. Fourth Street
Saint Paul, MN 55102

Mr. Williams,

As the applicant for the conditional use permit applications for 780 Barge Channel Road, Zoning File # 12-103-789, I hereby request that the date of application be September 6, 2012 for purpose of determining the deadline for final action as specified by Minnesota Statute 15.99.

Thank you, and please contact me with any questions.

Sincerely,

Roy Frosch
Project Manager

Gerdau
300 Ward Road
Midlothian, Texas 76065

214-908-6310

GERDAU RECYCLING FACILITY AT SOUTHPORT
August 24, 2012
Address: 750 Barge Channel Road
File #: 12 095170
Email sent to Roy Frosch at roy.frosch@gerdau.com

On 8/28/12 you met with City staff to discuss the site plan for your project. The comments from that meeting are summarized below.

Project overview
Gerdau wants to construct new buildings and pave part of the site to establish a facility for accepting metal that can be used at its mill on Red Rock Road.

Revised Plans
You will need to send me copies of the site plan after you have made revisions in response to the comments in this email. Please send me 7 half-sized sets of the site plan and a pdf version.

Zoning
The project requires a Conditional Use Permit (for the use) and a variance (for the method used to raise one of the buildings above the flood elevation). The hearing is tentatively set for late September. Josh Williams of PED is the staff working on this.

Address
Terri Vasquez of Public Works Technical Services (651-266-6128) will issue addresses for the project. One address will be issued for the site – probably 780 Barge Channel Road.

Plat
Terri said the property lines shown on your survey do not match the lines shown on the Ramsey County plat map.

Combine parcels
The site is made up of more than one tax parcels. You will need to combine them. This is done through Ramsey County. Terri Vasquez gave you the form that needs to be filled out. You will need to submit it to Ramsey County, then get an acknowledgement from the County that you have submitted it and then send a copy of this to Tom Beach. Once the lots are combined, the Port Authority can still rent a portion of the property to Gerdau.

Barge Channel Road
There was a discussion about whether Barge Channel Road was a private street or a public street. Terri Vasquez said the plat maps show it as a public street. Kelly Jameson of the Port said there were agreements making it a private street. Staff asked Kelly to submit the documentation she has about this and they will review it.

Plan notes
Terri Vasquez said you need to make these changes to the notes on the sheet C2.1:

- Note 3 – Change the phone number to 651-266-9700
- Note 5 – delete this note
- Note 10 – the contact should be Brent Gillen at 651-485-4263.

Traffic and driveways
Elizabeth Stiffler of Public Works Traffic Engineering (651-266-6210) said you must:

- Add arrows on the plan to indicate the flow of traffic on the site.
- Add the dimensions for the width of the new driveways.
- Show the existing driveways that will be removed.

- Show any gates and indicate if/how they will be locked.

Elizabeth said she is OK with the wider than normal driveway at the west side of the property.

Al Czaia of Public Works Sidewalks (651-266-6108) said:

- The concrete apron for the new curb cuts should extend back from the street as far as the aprons for the existing curb cuts.
- There will probably be a charge for the City to restore and damage to the street that results from construction activity.
- If Barge Channel Road is a public street, notes must be added to the plan stating
  - "All work on curbs, driveways, and sidewalks within the public right of way must be done to City Standards and Specifications by a licensed and bonded contractor under a permit from Public Works Sidewalk Section (651-266-6120). Sidewalk grades must be carried across driveways."
  - "Restoration of asphalt and concrete pavements are performed by the Public Works Street Maintenance Division. The contractor is responsible for payment to the City for the cost of these restorations. The contractor shall contact Public Works Street Maintenance to set up a work order prior to beginning any removals in the street at 651-292-6600. Procedures and unit costs are found in Street Maintenance's "General Requirements - All Restorations" and are available at the permit office."

Sewers

Anca Sima of Public Works Sewer Engineering (651-266-6237) said:

- She would check after the meeting to see if each building needed have its own sewer connection out to the main. Since then she sent an email that says Public Works determined that each building must have its own connection.
- She did not know that the calculations had been submitted. She will review them and get back to you with her comments.

Once Public Works Sewers Division has approved the site plan, you will need to submit the following to them:

PDF or AutoCad files

The applicant must email the approved drawings of the site plan in PDF and AutoCad along with any custom line type files and external references to: anca.sima@ci.stpaul.mn.us

Construction Record Drawings

As a condition of the approved site plan, the applicant must provide as-built drawings (paper or PDF) of all sanitary and storm sewer lines and all appurtenances which were installed on a site for which a final site plan was approved. The drawings shall be submitted to Saint Paul Public Works no later than 60 days following installation of the sewer facilities. As-built changes to text including: invert elevations, dimensions, notes, etc. shall be lined out with the record drawing text placed near it. Do not alter, modify or erase original approved construction drawing text. The construction as-built drawings shall show, but are not limited to, such information as the exact size, length, type and location of pipes; location and size of manholes and catch basins; depth and slopes of retention basins. The drawings shall show plan and profile views of all new public sanitary and storm sewer lines and plan views of all private sewer lines. The construction as-built drawings shall show all work as actually installed and as field verified by a professional engineer or a representative thereof. The drawings shall be identified as "Construction As-built Drawings" in the title block of each drawing and shall bear the signature and seal of a professional engineer.

Construction Record Drawings should be submitted to:
Anca Sima
Public Works Sewers Division
700 City Hall Annex

25 West 4th Street
Saint Paul, MN 55102
anca.sima@ci.stpaul.mn.us

Water service
Dave Marruffo (651-266-6813) of the Saint Paul Regional Water Service said:

1. Provide the following on Plan Sheet C4-1 under UTILITY PLAN NOTES:

   a) Add Note: Water services to be installed according to SPRWS "Standards for the Installation of Water Mains."

   b) Edit Note 9 to: "Maintain 8 feet of cover over all water mains and services."

   c) Add Note: Pipe material for 8" Ductile Iron Pipe must be Class 52, Pipe material for 6" and 4" Ductile Iron Pipe must be Class 53.

   d) Add Note: Maintain 3 feet vertical separation between water and sewer pipes or a 12 inch separation with 4 inch high density insulation per SPRWS Standard Plate D-10 for typical water main offsets.

   e) Add Note: All water service valve boxes within construction area must be exposed and brought to grade upon completion of construction.

   f) Add Note: All pipe work inside of property to be performed by a plumber licensed by the State of Minnesota and Certified by the City of Saint Paul.

2. The following work shall be performed by SPRWS on an actual cost basis. An estimate will be provided and a deposit in the amount of the estimate must be received before the work can be scheduled. Work of this type is currently being scheduled 4 - 6 weeks after payment and required signatures have been received:

   a) Install 1.5" Copper Service within right-of-way.

Additional Requirements:

1. Application for new water services, billing information, and plumbing permits to be made with SPRWS at 1900 Rice Street, Saint Paul, MN.

2. Furnish one set of revised site plans for review. Following approval by SPRWS, furnish one set of approved plans.

Erosion Control
Wes Saunders-Pearce, Water Resources Coordinator, (651-266-9112) said the erosion/sediment control plan looks OK.

Flood plane
Wes Saunders-Pearce, Water Resources Coordinator, (651-266-9112) said:

- You will need to provide a more detailed flood emergency evacuation plan.
- You will need to provide an Elevation Certificate before a Certificate of Occupancy can be issued for the new buildings.

Street Lights
A note must be added to the plan stating "The Contractor shall contact John McNamara, General Foreman, Lighting - Signal Maintenance, (651-487-7209), if removal or relocation of existing facilities is required or in the event of damage to the lighting or signal utilities. The

Contractor shall assume responsibility (and related costs) for any damage or relocations."

"The installation of private electrical wiring, conduit, receptacles and/or lighting is strictly prohibited in the City's ROW (Right of Way)."

Park trail
A 16' wide Pedestrian Trail Easement has been provided along the southwest edge of the site. EllenStewart of Parks said the site plan looks OK if the existing grades in the easement area are not changed by the project and a visual screen is provided to separate the trail area from the rest of the site. The plan calls for an 8' high chain link fence with "privacy fabric. Staff asked you to provide a photo or more information of the privacy fabric.

Screening
A visual screen is required along the Barge Channel Road side of the site and along the pond. Tom Beach said the screening can be provided by vegetation or privacy fabric (pending staff getting more information about the fabric). Josh Williams of PED will visit the site and based on what he sees he will let us know if any additional screening is needed.

Lighting
You said you will remove some of the existing lights on the site. Tom Beach said you must provide a lighting plan for the site, showing what lights will remain, be removed and be added. Lights should be aimed/shielded to minimize light to residential property to the south across Concord.

Hours of operation
You said you had not determined that exact hours of operation but said they would be approximately 7 AM to 5 PM Monday thru Friday and Saturday morning.

Parkland Dedication
A Parkland Dedication is not required for this project since the amount of off-street parking does not appear to be increasing. An easement for a future trail was recorded in November 2011.

MPCA Permit
This project will be affecting more than 1 acre and so you must obtain a General Stormwater Permit for Construction Activity from the Minnesota Pollution Control Agency. You will need to submit you erosion/sediment control plan to them. Call the MPCA at 651-757-2088 for more information. I need to see confirmation that you got this permit before I can approve the site plan.

Right of Way
The following comments must be included on the revision of your plan:

INSPECTION CONTACT: The developer shall contact the Right of Way inspector Brent Gillen 651-485-4263 (one week prior to beginning work) to discuss traffic control, pedestrian safety and coordination of all work in the public right of way.

SAFE WORK SITE REQUIREMENTS: The Contractor shall provide a continuous, accessible and safe pedestrian walkway that meets ADA and MN MUTCD standards if working in a sidewalk area, and traffic control per MN MUTCD requirements for work in the public right of way.

NO PRIVATE FACILITIES IN THE RIGHT OF WAY: The developer is strictly prohibited from installing private electrical wiring, conduit, receptacles and/or lighting in the City's Right of Way. This includes stubbing conduit or cable into the public right of way to accommodate utility feeds to the site. Coordinate with each utility prior to construction to determine feed points into the property. Utilities are responsible for securing excavation permits to run their service into a site,

and (where required) submitting plans for review by the Public Works Utility Review Committee.

CITY OF ST. PAUL PERMIT REQUIREMENTS:

ORDERING OBSTRUCTION AND EXCAVATION PERMITS: Contact Public Works Right of Way Service Desk at (651) 266-6151. It is strongly recommended that contractors call for cost estimates prior to bidding to obtain accurate cost estimates.

OBSTRUCTION PERMITS: The contractor must obtain an Obstruction Permit if construction (including silt fences) will block City streets, sidewalks or alleys, or if driving over curbs.

EXCAVATION PERMITS: All digging in the public right of way requires an Excavation Permit. If the proposed building is close to the right of way, and excavating into the right of way is needed to facilitate construction, contact the utility inspector.

FAILURE TO SECURE PERMITS: Failure to secure Obstruction Permits or Excavation Permits will result in a double-permit fee and other fees required under City of St. Paul Legislative Codes.

REQUIREMENTS TO WORK IN THE PUBLIC RIGHT OF WAY:
All utilities and contractors working in the public right of way must be registered, insured and bonded, as recognized by the Public Works Service Desk. (651-266-6151)

Site Plan Approval
The site plan is approved subject to you meeting the conditions in the email. This decision can be appealed to the Planning Commission within 10 days of this email.

DEPARTMENT OF SAFETY AND INSPECTIONS
Ricardo X. Cervantes, Director

CITY OF SAINT PAUL
Christopher Coleman, Mayor

375 Jackson St, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

Project Review Summary - 11 286761 **Date of Report:** 10/18/2011 **E-Mailed:** October 19, 2011

Project Name: Gerdau Midlothian Mill-- Metal collection facility

Property Address: 750 BARGE CHANNEL ROAD **PIN:** 092822340009 **Zoning District:** I2

Project Applicant Contact Information
Mr Roy Frosch
Gerdau Midlothian Mill
300 Ward Road
Midlothian TX 76065

The following summarizes the items discussed on **October 5, 2011** regarding the steps necessary to obtaining approval for the project referenced above:

ZONING/FLOOD PLAIN ISSUES

Zoning Issues

The proposed metal collection facility is considered a recycling process center with outdoor processing which is permitted as a conditional use in the I2 industrial zoning district, where the property is located. You will need to obtain a zoning conditional use permit (CUP)*, from the St. Paul Planning Commission, before this use may be established. Consideration of CUP requests, by the Commission, requires a public hearing.

Flood Plain Development Issues

The reference property is in the City's flood hazard zone which is designated a Flood Fringe area. All structures with a roof and a wall or attachment to utilities, including gas and liquid storage tanks and accessory structures, must be elevated on fill so that the lowest floor including basement floor is at or above the regulatory flood protection elevation. The Options in this case are:

1) The entire site would need to be raised up on fill so that structures, equipment and metal scrap piles would be elevated to the Regulatory Flood Protection level *[See Item A.]* or;
2) Under a CUP approved by the Planning Commission*, elevate the structures by alternative measures other than fill *[See Item B. 1)]*. Under this scenario, if equipment and metal piles are stored below the regulatory level, they would need to be removed from the site in the event of flood *[See Item B. 4)]*

A. At this property, the base flood elevation (BFE) is determined to be 706.2' (St Paul Datum). The lowest floor(including basement floor) of the structures noted above must be elevated two feet above the BFE to the Regulatory Flood Protection Elevation (RFPE) of 708.2'.

   1) The finished fill elevation for such structures shall be not lower than one (1) foot below the regulatory flood protection elevation and the fill shall extend at such elevation at least fifteen (15) feet beyond the outside limits of the structure. Fill shall be compacted and the slopes shall protected by the use of riprap, vegetative cover or other acceptable method.

B. Any structure in the FF flood fringe district that is not elevated on fill shall only be allowable as a conditional use. The uses are subject to the conditions of the underlying zoning district, to the standards for conditional uses in the flood fringe district in and to the standards for all flood fringe uses.

   1) Alternative elevation methods other than the use of fill may be utilized to elevate a structure's lowest floor above the regulatory flood protection elevation. These alternative methods may include the use of stilts, pilings, parallel walls or above grade, enclosed areas such as crawl spaces or tuck-under garages.

2) The base or floor of an enclosed area shall be considered above grade and not a structure's basement or lowest floor if: 1) the enclosed area is above grade on at least one (1) side of the structure; 2) is designed to internally flood and is constructed with flood-resistant materials; and 3) is used solely for parking of vehicles, building access or storage.

3) The structure's design and as-built condition must be certified by a registered professional engineer or architect as being in compliance with the general design standards of the Minnesota State Building Code and, specifically, that all electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities must be at or above the regulatory flood protection elevation or be designed to prevent floodwater from entering or accumulating within these components during times of flooding.

4) The storage, processing of materials or equipment may be allowed if readily removable from the area within the time available after a flood warning and in accordance with a plan approved by the planning commission, or if elevated above the regulatory flood protection elevation by alternative methods which meet the standards of the City's Flood Fringe Zoning Overlay District.

5) Storage of bulk materials may be allowed provided an erosion/sedimentation control plan is submitted which clearly specifies methods to be used to stabilize the materials on site for a regional flood event. The plan must be prepared and certified by a registered professional engineer or other qualified individual acceptable to the planning commission.

***Conditional Use Permit Information**

The conditional use permit process for both the recycling processing center with outdoor processing and the alternative approach to elevating the site (if chosen as the preferred option) can be combined as one application. Applications for the CUP are submitted to our Planning Office at the Department of Planning and Economic Development. Contact either Patricia James (651-266-6639) or Josh Williams (651-266-6659) for further information about this process and if a pre-application meeting with city staff is advisable. The web link, including the application and information for obtaining a Conditional Use Permit will be found on the last page of this document

In reviewing conditional use permit applications, City staff and the planning commission will need to consider the following:

a) Consistency with the comprehensive plan and floodplain management program for the city.
b) Importance of the services provided by the proposed facility to the community.
c) Compatibility with existing characteristics of biologic and other natural communities.
d) Design of the water supply and sanitation systems to prevent disease, contamination and unsanitary conditions.
e) Requirements of the facility for a river-dependent location, if applicable.
f) Safety of access to the property for ordinary vehicles.
g) Susceptibility of the facility and its contents to flood damage and the effect of such damage on the individual owner.
h) Dangers to life and property due to increased flood heights or velocities caused by encroachments.
i) Expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site.
j) The danger that materials may be swept onto other lands or downstream to the injury of others.
k) The availability of alternative locations or configurations for the proposed use.
l) Such other factors as are relevant to the purposes of this chapter.

City staff and the planning commission may attach conditions to the granting of conditional use permits. Such conditions may include, but are not limited to, the following:

a) Modifications of design, site planning or site treatment.
b) Requirements for implementation of erosion and sediment control, vegetation management, wildlife management and other protective measures.
c) Modifications of waste disposal and water supply facilities or operations.
d) Limitations on period of use and operation, a flood warning system and an evacuation plan.
e) Imposition of operational controls, sureties and deed restrictions.
f) Requirements for construction of channel improvements, modifications, dredging, dikes, levees and other protective measures.

g) Flood proofing measures consistent with state-established flood proofing standards in the Minnesota State Building Code and with the flood protection elevation for the particular area including flood velocities, duration and rate of rise, hydrostatic and hydrodynamic forces, and other factors associated with the regulatory flood. The planning commission shall require that the applicant submit a plan or documents certified by a registered professional engineer or architect that the flood proofing measures are consistent with the regulatory flood elevation and associated flood factors for the particular area. The flood proofing measures include, but are not limited to, the following:
   - Anchorage to resist flotation and lateral movement.
   - Installation of watertight doors, bulkheads and shutters, or similar methods of construction.
   - Reinforcement of walls to resist water pressure.
   - Installation of pumps to lower water levels in structures.
   - Construction of water supply and waste treatment systems to prevent the entrance of floodwaters.
   - Installation of pumping facilities or comparable practice for subsurface drainage systems for buildings to relieve external foundation wall and basement floor pressures.
   - Construction to resist rupture or collapse caused by water pressure or floating debris.
   - Installation of valves or controls on sanitary and storm drainage which will permit the drains to be closed to prevent backup of sewage and storm water into the buildings or structures. Gravity draining of basements may be eliminated by mechanical devices.
   - Location of all electrical equipment, circuits and installed electrical appliances such that they are not subject to the regional flood.
   - Location of any structural storage facilities for chemicals, explosives, buoyant materials, flammable liquids or other toxic materials that could be hazardous to public health, safety and welfare (if permissible under the Minnesota State Building Code) above the flood protection elevation or provision of adequate flood proofing to prevent flotation of or damage to storage containers which could result in the escape of toxic materials into floodwaters.

Site Plan Approval Required
The proposed use requires site plan approval. A site plan must be prepared and submitted to City staff for review and approval before any building permits or licenses are issued. Tom Beach at 651-266-9086 is the contact this review process. The web link, including the application and information about the Site Plan process will be found on the last page of this document.

Other Issues to discuss as part of the Conditional Use and Site Plan Review process
Provision for the Stormwater Pollution Prevent Plan (SWPPP) and the Minnesota Pollution Control Industrial Stormwater Discharge Permit required for this facility.

NPDES Construction Stormwater Permit needed before construction activity could begin.

Saint Paul Port Authority requirements for landscaping and screening of the site

BUILDING CODE ISSUES
Building Permit Requirements
This proposal will require a building permit to proceed. The building permit is issued only after plans have been approved by city staff and any necessary public reviews are completed. In addition to the building permit, separate permits are required for any plumbing, electrical or mechanical work. These permits must be obtained and the work performed by State license contractor in each of the respective trades.

- Two sets of complete construction documents (including floor plans and any structural or mechanical ventilation plans) must be submitted with permit application to our plan review group. The construction documents shall include architectural, structural, mechanical, electrical and plumbing plans signed and stamp by appropriate design professionals, registered in the State of Minnesota.

- The ventilation contractor should contact Ron Haider (651-266-9063), our senior mechanical inspector, if they have questions about plan submittals.

- The plumbing and electrical contractors for this project should contact the senior plumbing inspector is Rick Jacob at 651-266-9051 or the senior electrical inspector is Dan Moynihan at 651-266-9036 if they have any questions about plan submittals

Fire Prevention
A sprinkler system for fire suppression may be required for this development. The fire prevention section of the Dept. of Safety and Inspections reviews sprinkler plans, issues permits and does the necessary inspections of the installation. Contact Katie Le Tourneau-Bjorge at 651-266-8954 with questions on obtaining this permit.

Metropolitan Council Service Availability Charge (*SAC)
The propose project will require payment of a "service availability charge"(SAC*). Plans will need to be submitted to the Metropolitan Council Environmental Services (MCES) for a SAC determination. See web link below for the Met Council contact and information about obtaining a SAC determination.

*SAC, or Service Availability Charge, is a one-time fee imposed by the Metropolitan Council Environmental Services on Local Government Units and other communities with building authority for their portion of the reserve capacity cost of the Metropolitan Disposal System (MDS). SAC is not a connection fee. It is for sewer capacity availability at the MDS.

If MCES determines SAC fee is owed, the City will need to collect the payment along with the building permit fee before the building permit or license is issued.

The contacts at the Met Council Environmental Service are:
Karon Cappaert--SAC Determination Review
(651) 602-1118 karon.cappaert@metc.state.mn.us

BUSINESS LICENSING
Licensing Requirements

The business proposed for this location will require the following city license(s)

License Type	Annual Fee
Recycling Processing Center	$816.00

This facility also requires a Minnesota State Scrap Metal Processor License to accept vehicle for recycling of the metal components [see link to State site below].

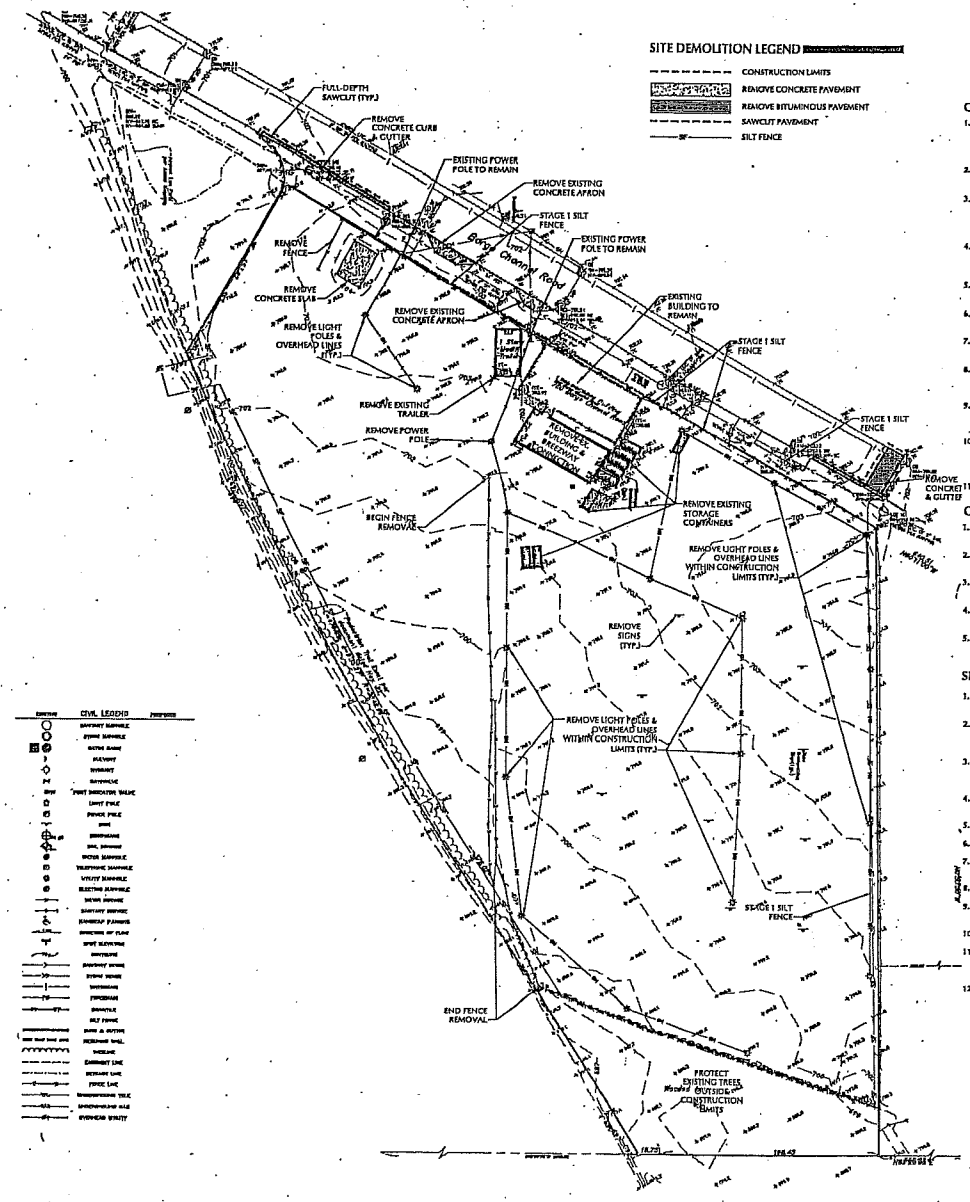
City license(s) identified for the proposed business require a 30 day public notice. In instances where a notice of a license request is required, processing time for the license can take 75 to 90 days. The business license will be issued when all information on the application has been verified, the proper notice time has expired without objections from the neighboring properties and the construction work is completed and approved by the building official.

Application forms and other information provided to the applicant

- Site Plan Review Packet and Application Form
- Conditional Use Permit Zoning Application
- License Application Forms
- Minnesota State Scrap Metal Processor License
- Met Council SAC Information

Larry Zangs - - Department of Safety & Inspection
375 Jackson St – Suite 220
Saint Paul MN 55101
651-266-9109 E- Mail: larry.zangs@ci.stpaul.mn.us

CC: Cecil Bedor (PED), Ricardo Cervantes(Safety& Inspections), Louis Jambois (St Paul Port Auth.)
Kelly Jameson (St Paul Port Auth.), Patricia James(PED), Josh Williams (PED),
Tom Beach (Safety&Inspections)



SITE DEMOLITION LEGEND

- CONSTRUCTION LIMITS
- REMOVE CONCRETE PAVEMENT
- REMOVE BITUMINOUS PAVEMENT
- SAWCUT PAVEMENT
- SILT FENCE

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

CITY OF ST. PAUL NOTES

1. SIGNS REGULATING PARKING AND/OR TRAFFIC ON PRIVATE PROPERTY SHALL BE INSTALLED BY THE PROPERTY OWNER OR CONTRACTOR OUTSIDE OF THE PUBLIC RIGHT-OF-WAY. SIGNS APPROVED BY PUBLIC WORKS TRAFFIC ENGINEERING REGULATING PARKING AND/OR TRAFFIC IN THE PUBLIC RIGHT-OF-WAY FOR THIS DEVELOPMENT SHALL BE INSTALLED BY CITY FORCES AT THE EXPENSE OF THE DEVELOPMENT. CONTACT TRAFFIC ENGINEERING 651-266-6200 SIX WEEKS IN ADVANCE OF NEEDED SIGNS).
2. ALL WORK ON CURBS, DRIVEWAYS, AND SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY MUST BE DONE BY A LICENSED AND BONDED CONTRACTOR UNDER A PERMIT FROM PUBLIC WORKS SIDEWALK SECTION (651-266-6120). SIDEWALK GRADES MUST BE CARRIED ACROSS DRIVEWAYS.
3. RESTORATION OF ASPHALT AND CONCRETE PAVEMENTS ARE PERFORMED BY THE PUBLIC WORKS STREET MAINTENANCE DIVISION. THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT TO THE CITY FOR THE COST OF THESE RESTORATIONS. THE CONTRACTOR SHALL CONTACT PUBLIC WORKS STREET MAINTENANCE TO SET UP A WORK ORDER PRIOR TO BEGINNING ANY REMOVALS IN THE STREET AT 651-266-9700. PROCEDURES AND UNIT COSTS ARE FOUND IN STREET MAINTENANCE'S "GENERAL REQUIREMENTS - ALL RESTORATIONS" AND ARE AVAILABLE AT THE PERMIT OFFICE.
4. THE CONTRACTOR SHALL CONTACT JOHN MCNAMARA AT 651-487-7209, GENERAL FOREMAN, LIGHTING - SIGNAL MAINTENANCE, IF REMOVAL OR RELOCATION OF EXISTING FACILITIES IS REQUIRED OR IN THE EVENT OF DAMAGE TO THE LIGHTING OR SIGNAL UTILITIES. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY (AND RELATED COSTS) FOR ANY DAMAGE OR RELOCATIONS.
5. CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS AND/OR PROPERTY IRONS. CALL SAM GIBSON OF PUBLIC WORKS SURVEYING (651-266-6075) IF YOU HAVE ANY QUESTIONS.
6. PIPE WORK INSIDE PROPERTY TO BE PERFORMED BY A PLUMBER LICENSED BY THE STATE OF MINNESOTA AND CERTIFIED BY THE CITY OF SAINT PAUL. PIPE WORK WITHIN THE PUBLIC RIGHT OF WAY TO BE PERFORMED BY SPRWS.
7. ABANDONING EXISTING SEWER SERVICE OR MAKING NEW CONNECTIONS TO CITY SEWER MUST BE DONE TO CITY STANDARDS BY A LICENSED HOUSE DRAIN CONTRACTOR UNDER A PERMIT FROM PUBLIC WORKS SEWER SECTION (651-266-6234).
8. INSPECTION CONTACT: THE DEVELOPER SHALL CONTACT THE RIGHT OF WAY INSPECTOR, BRENT GILLEN, AT 651-485-4263 (ONE WEEK PRIOR TO BEGINNING WORK) TO DISCUSS SAFETY ISSUES SUCH AS TRAFFIC CONTROL AND PEDESTRIAN-SAFE WALKWAYS. OTHER ISSUES THAT MAY AFFECT THE ROW SUCH AS EROSION CONTROL AND COORDINATION WITH OTHER WORK NEARBY THAT THE DEVELOPER MAY NOT BE AWARE OF SHOULD BE DISCUSSED AS WELL.
9. SAFE WORK SITE REQUIREMENTS: THE CONTRACTOR SHALL PROVIDE A CONTINUOUS, ACCESSIBLE AND SAFE PEDESTRIAN WALKWAY THAT MEETS ADA AND MN MUTCD STANDARDS IF WORKING IN A SIDEWALK AREA, AND TRAFFIC CONTROL PER MN MUTCD REQUIREMENTS FOR WORK IN THE PUBLIC RIGHT OF WAY. THE CITY CONTACT FOR THIS WORK IS BRENT GILLEN AT 651-485-4263.
10. NO PRIVATE FACILITIES IN THE RIGHT OF WAY: THE DEVELOPER IS STRICTLY PROHIBITED FROM INSTALLING PRIVATE ELECTRICAL WIRING, CONDUIT, RECEPTACLES AND/OR LIGHTING IN THE CITY'S RIGHT OF WAY. THIS INCLUDES STUBBING CONDUIT OR CABLE INTO THE PUBLIC RIGHT OF WAY TO ACCOMMODATE UTILITY FEEDS TO THE SITE. COORDINATE WITH EACH UTILITY PRIOR TO CONSTRUCTION TO DETERMINE FEED POINTS INTO THE PROPERTY. UTILITIES ARE RESPONSIBLE FOR SECURING EXCAVATION PERMITS TO RUN THEIR SERVICE INTO A SITE, AND (WHERE REQUIRED) SUBMITTING PLANS FOR REVIEW BY THE PUBLIC WORKS UTILITY REVIEW COMMITTEE.
11. WORK CONDUCTED ON STATE ROADWAYS, TRUNK HIGHWAYS OR RIGHT OF WAY MAY ALSO REQUIRE PERMITTING THROUGH MNDOT.

CITY OF ST. PAUL PERMIT REQUIREMENTS

1. ORDERING OBSTRUCTION AND EXCAVATION PERMITS: CONTACT PUBLIC WORKS RIGHT OF WAY SERVICE DESK AT (651) 266-6151. IT IS STRONGLY RECOMMENDED THAT CONTRACTORS CALL FOR COST ESTIMATES PRIOR TO BIDDING TO OBTAIN ACCURATE COST ESTIMATES.
2. OBSTRUCTION PERMITS: THE CONTRACTOR MUST OBTAIN AN OBSTRUCTION PERMIT IF CONSTRUCTION (INCLUDING SILT FENCES) WILL BLOCK CITY STREETS, SIDEWALKS OR ALLEYS, OR IF DRIVING OVER CURBS.
3. EXCAVATION PERMITS: ALL DIGGING IN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT. IF THE PROPOSED BUILDING IS CLOSE TO THE RIGHT OF WAY, AND EXCAVATING INTO THE RIGHT OF WAY IS NEEDED TO FACILITATE CONSTRUCTION, CONTACT THE UTILITY INSPECTOR.
4. FAILURE TO SECURE PERMITS: FAILURE TO SECURE OBSTRUCTION PERMITS OR EXCAVATION PERMITS WILL RESULT IN A DOUBLE-PERMIT FEE AND OTHER FEES REQUIRED UNDER CITY OF ST. PAUL LEGISLATIVE CODES.
5. REQUIREMENTS TO WORK IN THE PUBLIC RIGHT OF WAY: ALL UTILITIES AND CONTRACTORS WORKING IN THE PUBLIC RIGHT OF WAY MUST TO BE REGISTERED, INSURED AND BONDED, AS RECOGNIZED BY THE PUBLIC WORKS SERVICE DESK. (651-266-6151)

SITE DEMOLITION NOTES

1. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
4. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
5. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES. REFER TO SHEET C3-2 FOR EROSION CONTROL INFORMATION.
6. DEMOLITION AND UTILITY WORK MAY REQUIRE CITY AND MNDOT PERMITS.
7. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS, STRIP TOP SOIL, AND STOCKPILE ON-SITE. REFER TO SWPPP FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS.
8. EXISTING TOPOGRAPHY PROVIDED BY LOUCKS ASSOCIATES BOUNDARY & TOPOGRAPHIC SURVEY DATED 03/12/12.
9. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
10. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
11. CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
12. PROTECT ALL FEATURES NOT NOTED FOR REMOVAL.

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

BENCHMARK

TOP NUT HYDRANT NORTH SIDE OF BARGE CHANNEL ROAD, ACROSS FROM TRAILER AS SHOWN HEREON.
ELEVATION = 705.24 FEET, NAVD 1988 DATUM

Project Name
GERDAU

GERDAU

St. Paul, Minneasota

Owner/Developer
GERDAU LONG STEEL NORTH AMERICA
1801 Hopkins Street
Whitby, Ontario
L1N 5T1

NOT FOR CONSTRUCTION

Professional Services
LOUCKS ASSOCIATES
Planning - Civil Engineering - Land Surveying
Landscape Architecture - Environmental
7200 Hemlock Lane - Suite 300
Maple Grove, MN 55369
Telephone: (763) 424-5505
www.LoucksAssociates.com
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CADD Qualifications
C1-2.DWG

Submittals
3-8-12 CITY SUBMITTAL
4-13-12 CITY SUBMITTAL
5-31-12 REVISED CUP SUBMITTAL

Professional Signature
Nicholas A. Kalstad - PE
Date

Quality Controls
NMM TDG
NMM 09/13/12

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C3-2 STORMWATER POLLUTION PREVENTION PLAN
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C4-1 SIGNAGE PLAN
L1-1 LANDSCAPE PLAN

Sheet Title:
SITE DEMOLITION PLAN

Project No.:
11351

Sheet No.:
C1-2

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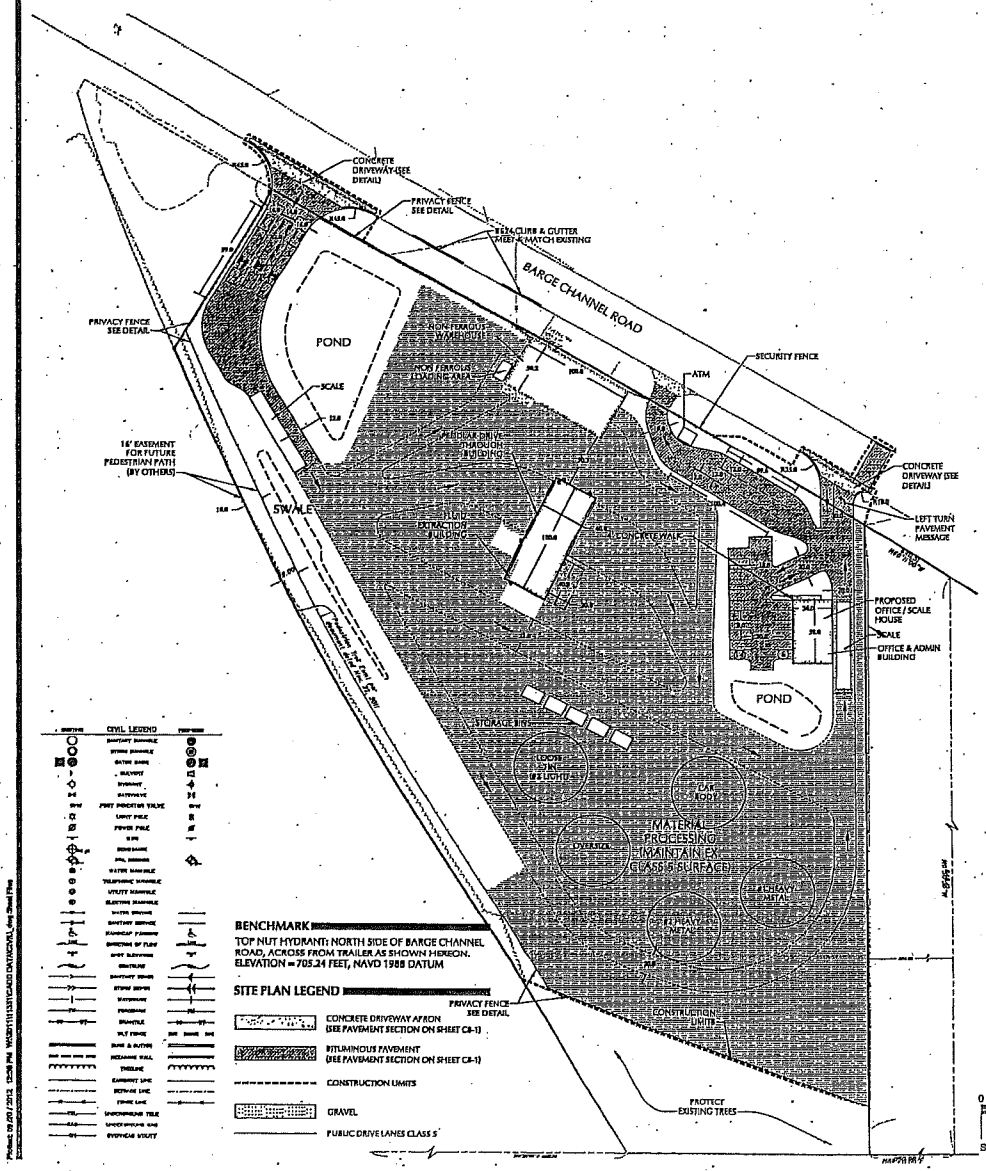

BENCHMARK

TOP NUT HYDRANT: NORTH SIDE OF BARGE CHANNEL ROAD, ACROSS FROM TRAILER AS SHOWN HEREON. ELEVATION = 705.24 FEET, NAVD 1988 DATUM

SITE PLAN LEGEND

- CONCRETE DRIVEWAY APRON (SEE PAVEMENT SECTION ON SHEET C8-1)
- BITUMINOUS PAVEMENT (SEE PAVEMENT SECTION ON SHEET C8-1)
- CONSTRUCTION LIMITS
- GRAVEL
- PUBLIC DRIVE LANES CLASS 5

SITE PLAN GENERAL NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER SHEET C8-1 AND THE REQUIREMENTS OF THE CITY. SEE LANDSCAPE AND ARCHITECTURAL PLANS FOR ANY ADDITIONAL HARDSCAPE APPLICATIONS.
2. THE CITY DEPARTMENT OF ENGINEERING, BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO WORK WITHIN THE STREET RIGHT OF WAY (SIDEWALK, STREET OR DRIVEWAYS).
3. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
4. ANY SIGN OR FIXTURES REMOVED WITH IN THE RIGHT OF WAY OR AS PART OF THE SITE WORK SHALL BE REPLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY REQUIREMENTS. THE CONTRACTOR SHALL PRESERVE AND MAINTAIN ANY EXISTING STREET LIGHTS AND TRAFFIC SIGNS PER THE REQUIREMENTS OF THE CITY.
5. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM THE CITY AS REQUIRED FOR ALL WORK WITH THE STREET AND PUBLIC RIGHT OF WAY.
6. A SIGNIFICANT PORTION OF SITE IMPROVEMENTS NOT SHOWN ON THIS SHEET ARE DESCRIBED AND PROVIDED IN FURTHER DETAIL ON THE ARCHITECTURAL AND LANDSCAPE PLANS. THIS INCLUDES LANDSCAPING, LIGHTING AND OTHER FIXTURES.
7. SEE SHEETS C3-1 FOR GRADING AND STORM SEWER.
8. CONCRETE CURB AND GUTTER TO BE B624, CITY'S STANDARD PLATES. (SEE DETAIL SHEET)

CITY OF ST. PAUL NOTES

1. SIGNS REGULATING PARKING AND/OR TRAFFIC ON PRIVATE PROPERTY SHALL BE INSTALLED BY THE PROPERTY OWNER OR CONTRACTOR OUTSIDE OF THE PUBLIC RIGHT-OF-WAY. SIGNS APPROVED BY PUBLIC WORKS TRAFFIC ENGINEERING REGULATING PARKING AND/OR TRAFFIC IN THE PUBLIC RIGHT-OF-WAY FOR THIS DEVELOPMENT SHALL BE INSTALLED BY CITY FORCES AT THE EXPENSE OF THE DEVELOPMENT. CONTACT TRAFFIC ENGINEERING 651-266-6200 SIX WEEKS IN ADVANCE OF NEEDED SIGN(S).
2. ALL WORK ON CURBS, DRIVEWAYS, AND SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY MUST BE DONE BY A LICENSED AND BONDED CONTRACTOR UNDER A PERMIT FROM PUBLIC WORKS SIDEWALK SECTION (651-266-6120). SIDEWALK GRADES MUST BE CARRIED ACROSS DRIVEWAYS.
3. RESTORATION OF ASPHALT AND CONCRETE PAVEMENTS ARE PERFORMED BY THE PUBLIC WORKS STREET MAINTENANCE DIVISION. THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT TO THE CITY FOR THE COST OF THESE RESTORATIONS. THE CONTRACTOR SHALL CONTACT PUBLIC WORKS STREET MAINTENANCE TO SET UP A WORK ORDER PRIOR TO BEGINNING ANY REMOVALS IN THE STREET AT 651-266-9700. PROCEDURES AND UNIT COSTS ARE FOUND IN STREET MAINTENANCES "GENERAL REQUIREMENTS - ALL RESTORATIONS" AND ARE AVAILABLE AT THE PERMIT OFFICE.
4. THE CONTRACTOR SHALL CONTACT JOHN MCNAMARA AT 651-487-7209, GENERAL FOREMAN, LIGHTING - SIGNAL MAINTENANCE, IF REMOVAL OR RELOCATION OF EXISTING FACILITIES IS REQUIRED OR IN THE EVENT OF DAMAGE TO THE LIGHTING OR SIGNAL UTILITIES. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY (AND RELATED COSTS) FOR ANY DAMAGE OR RELOCATIONS.
5. CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS AND/OR PROPERTY IRONS. CALL SAM GIBSON OF PUBLIC WORKS SURVEYING (651-266-6075) IF YOU HAVE ANY QUESTIONS.
6. PIPE WORK INSIDE PROPERTY TO BE PERFORMED BY A PLUMBER LICENSED BY THE STATE OF MINNESOTA AND CERTIFIED BY THE CITY OF SAINT PAUL. PIPE WORK WITHIN THE PUBLIC RIGHT OF WAY TO BE PERFORMED BY SPRWS.
7. ABANDONING EXISTING SEWER SERVICE OR MAKING NEW CONNECTIONS TO CITY SEWER MUST BE DONE TO CITY STANDARDS BY A LICENSED HOUSE DRAIN CONTRACTOR UNDER A PERMIT FROM PUBLIC WORKS SEWER SECTION (651-266-6234).
8. INSPECTION CONTACT: THE DEVELOPER SHALL CONTACT THE RIGHT OF WAY INSPECTOR, BRENT GILLEN, AT 651-485-4263 (ONE WEEK PRIOR TO BEGINNING WORK) TO DISCUSS SAFETY ISSUES SUCH AS TRAFFIC CONTROL AND PEDESTRIAN-SAFE WALKWAYS. OTHER ISSUES THAT MAY AFFECT THE ROW SUCH AS EROSION CONTROL AND COORDINATION WITH OTHER WORK NEARBY THAT THE DEVELOPER MAY NOT BE AWARE OF SHOULD BE DISCUSSED AS WELL.
9. SAFE WORK SITE REQUIREMENTS: THE CONTRACTOR SHALL PROVIDE A CONTINUOUS, ACCESSIBLE AND SAFE PEDESTRIAN WALKWAY THAT MEETS ADA AND MN MUTCD STANDARDS IF WORKING IN A SIDEWALK AREA, AND TRAFFIC CONTROL PER MN MUTCD REQUIREMENTS FOR WORK IN THE PUBLIC RIGHT OF WAY. THE CITY CONTACT FOR THIS WORK IS BRENT GILLEN AT 651-485-4263.
10. NO PRIVATE FACILITIES IN THE RIGHT OF WAY: THE DEVELOPER IS STRICTLY PROHIBITED FROM INSTALLING PRIVATE ELECTRICAL WIRING, CONDUIT, RECEPTACLES AND/OR LIGHTING IN THE CITY'S RIGHT OF WAY. THIS INCLUDES STURBING CONDUIT OR CABLE INTO THE PUBLIC RIGHT OF WAY TO ACCOMMODATE UTILITY FEEDS TO THE SITE. COORDINATE WITH EACH UTILITY PRIOR TO CONSTRUCTION TO DETERMINE FEED POINTS INTO THE PROPERTY. UTILITIES ARE RESPONSIBLE FOR SECURING EXCAVATION PERMITS TO RUN THEIR SERVICE INTO A SITE, AND (WHERE REQUIRED) SUBMITTING PLANS FOR REVIEW BY THE PUBLIC WORKS UTILITY REVIEW COMMITTEE.
11. WORK CONDUCTED ON STATE ROADWAYS, TRUNK HIGHWAYS OR RIGHT OF WAY MAY ALSO REQUIRE PERMITTING THROUGH MNDOT.

CITY OF ST. PAUL PERMIT REQUIREMENTS

1. ORDERING OBSTRUCTION AND EXCAVATION PERMITS: CONTACT PUBLIC WORKS RIGHT OF WAY SERVICE DESK AT (651) 266-6151. IT IS STRONGLY RECOMMENDED THAT CONTRACTORS CALL FOR COST ESTIMATES PRIOR TO BIDDING TO OBTAIN ACCURATE COST ESTIMATES.
2. OBSTRUCTION PERMITS: THE CONTRACTOR MUST OBTAIN AN OBSTRUCTION PERMIT IF CONSTRUCTION (INCLUDING SILT FENCES) WILL BLOCK CITY STREETS, SIDEWALKS OR ALLEYS, OR IF DRIVING OVER CURBS.
3. EXCAVATION PERMITS: ALL DIGGING IN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT. IF THE PROPOSED BUILDING IS CLOSE TO THE RIGHT OF WAY, AND EXCAVATING INTO THE RIGHT OF WAY IS NEEDED TO FACILITATE CONSTRUCTION, CONTACT THE UTILITY INSPECTOR.
4. FAILURE TO SECURE PERMITS: FAILURE TO SECURE OBSTRUCTION PERMITS OR EXCAVATION PERMITS WILL RESULT IN A DOUBLE-PERMIT FEE AND OTHER FEES REQUIRED UNDER CITY OF ST. PAUL LEGISLATIVE CODES.
5. REQUIREMENTS TO WORK IN THE PUBLIC RIGHT OF WAY: ALL UTILITIES AND CONTRACTORS WORKING IN THE PUBLIC RIGHT OF WAY MUST TO BE REGISTERED, INSURED AND BONDED, AS RECOGNIZED BY THE PUBLIC WORKS SERVICE DESK. (651-266-6151)

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

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CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

Project Name
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St. Paul, Minnesota

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1401 Hopkins Street
Whitby, Ontario
L1N 5T1

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Landscape Architecture • Environmental
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E12004

CADD Qualification:
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C2-1.DWG

Submittals:

7-6-12	CITY SUBMITTAL
8-13-12	CITY SUBMITTAL
8-13-12	REVISED CITY SUBMITTAL
9-20-12	FOR CITY COMMENTS

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

Nicholas M. Marshall - PE
42661
License No. Date

Quality Control:

NMM		TDG
Project Lead	Drawn By	
NMM		09/20/12
Checked By	Submittal Date	

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C3-1	SITE PLAN
C4-1	GRADING & DRAINAGE PLAN
C5-1	STORMWATER POLLUTION PREVENTION PLAN
C6-1	UTILITY PLAN
C8-1	DETAIL SHEET
L1-1	LANDSCAPE PLAN

Sheet Title:
SITE PLAN

Project No.:
11351

Sheet No.:
C2-1

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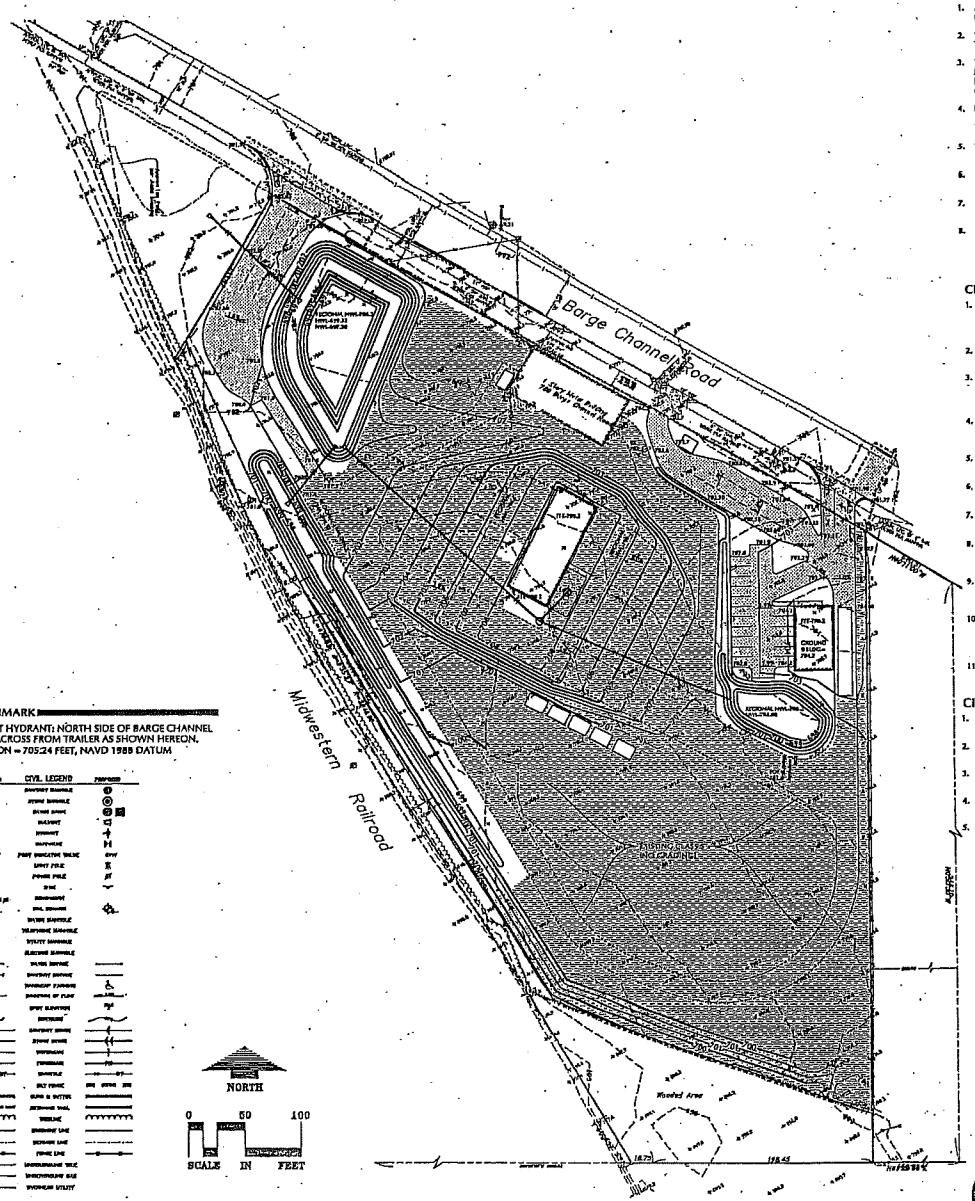

BENCHMARK

TOP NUT HYDRANT: NORTH SIDE OF BARGE CHANNEL ROAD, ACROSS FROM TRAILER AS SHOWN HEREON. ELEVATION = 705.24 FEET, NAVD 1988 DATUM

GRADING, DRAINAGE & EROSION CONTROL NOTES

1. ALL DISTURBED UNPAVED AREAS WITHIN THE RIGHT-OF-WAY ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED BY THE CONTRACTOR UNTIL THE SOD OR SEED IS GROWING IN A HEALTHY MANNER. ALL DISTURBED UNPAVED AREAS WITHIN THE PROJECT SITE ARE TO RECEIVE CLASS 5 GRAVEL.
2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
5. THE DUTY OF THE ENGINEER OF THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
6. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL A TEMPORARY ROCK ENTRANCE PAD AT ALL POINTS OF VEHICLE EXIT FROM THE PROJECT SITE. SAID ROCK ENTRANCE PAD SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT. SEE DETAILS SHOWN ON SHEET C3-2 FOR THE PROJECT PLANS
7. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE ENTIRE SITE PERIMETER AND IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, CITY REQUIREMENTS AND THE DETAILS SHOWN ON SHEET C3-2 OF THE PROJECT PLANS.
8. ALL ENTRANCES AND CONNECTIONS TO CITY STREET SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED BY THE CITY.

CITY OF ST. PAUL NOTES

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CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

Project Name:
GERDAU

GERDAU

St. Paul, Minnesota

Owner/Developer:
GERDAU LONG STEEL NORTH AMERICA
1801 Hopkins Street
Whitby, Ontario
L1N 5T1

NOT FOR CONSTRUCTION

Professional Services:
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Landscape Architecture • Environmental
7700 Hemlock Lane - Suite 200
Maple Grove, MN 55369
Telephone (763) 424-5505
www.LoucksAssociates.com
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CADD Qualifications:
CD-1.DWG

Submittals:

5-6-11	CITY SUBMITTAL
8-15-11	CITY SUBMITTAL
9-13-11	REVISED CUP SUBMITTAL

Professional Signature:
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Nicholas M. Alonso - PE
41881
License No. Date

Quality Control:
NMM TOG
NMM 09/12/12

Sheet Index:

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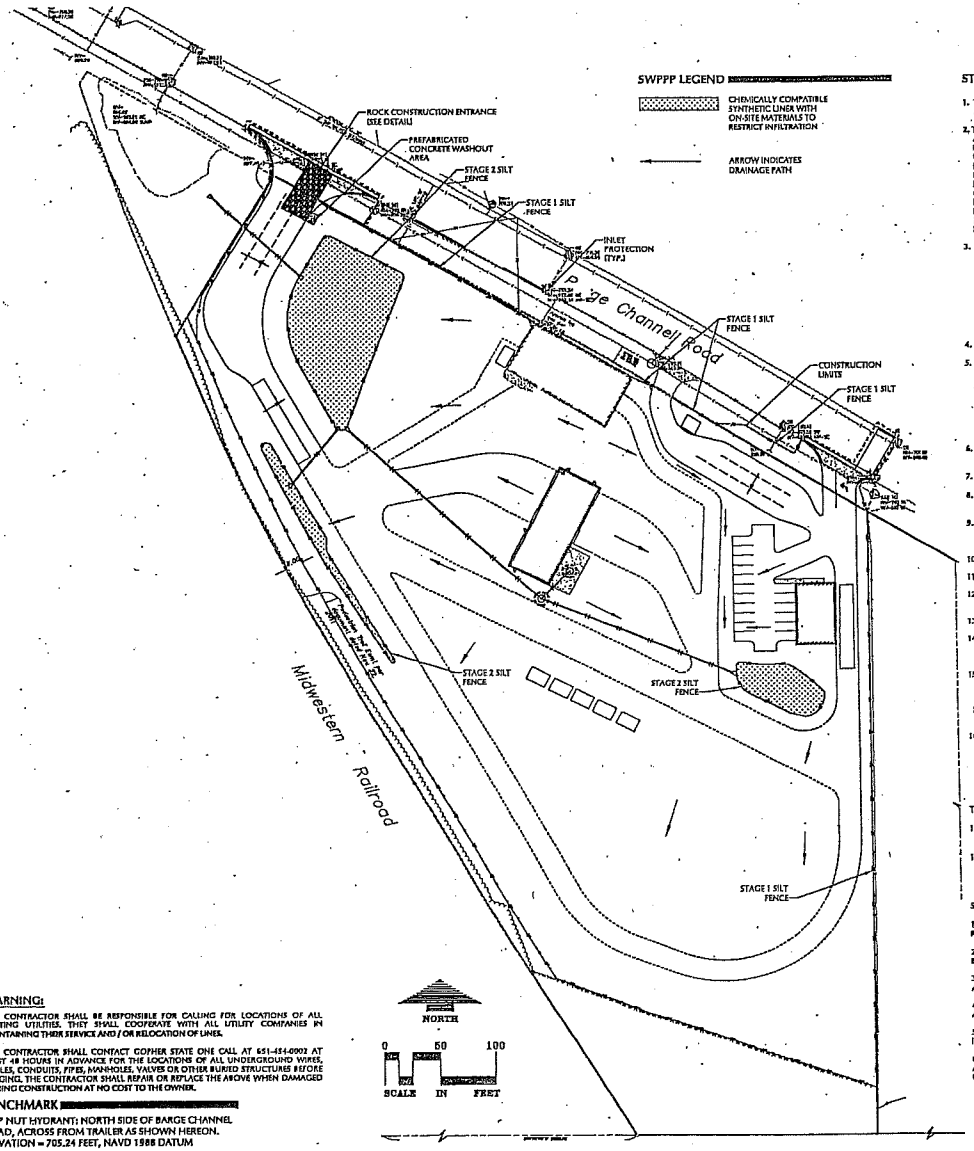
C1-2	SITE PLAN
C3-1	GRADING & DRAINAGE PLAN
C3-2	EROSION & SEDIMENTATION PREVENTION PLAN
C4-1	UTILITY PLAN
C6-1	DETAIL SHEET
L1-1	LANDSCAPE PLAN

Sheet Title:
GRADING & DRAINAGE PLAN

Project No.:
11351

Sheet No.:
C3-1



SWPPP LEGEND

CHEMICALLY COMPATIBLE SYNTHETIC LINER WITH ON-SITE MATERIALS TO RESTRICT INFILTRATION

ARROW INDICATES DRAINAGE PATH

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

BENCHMARK

TOP NUT HYDRANT: NORTH SIDE OF BARGE CHANNEL ROAD, ACROSS FROM TRAILER AS SHOWN HEREON.
ELEVATION = 705.24 FEET, NAVD 1988 DATUM

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF THE ADDITION OF A BUILDING, PAVEMENTS, STORM PONDS AND UTILITIES. DEMOLITION/REMOVAL OF BUILDINGS, PAVEMENTS AND ELECTRICAL UTILITIES WILL OCCUR.

2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
   A. CLEAR AND GRUB FOR THOSE AREAS NECESSARY FOR INSTALLATION OF PERIMETER EROSION CONTROL DEVICES.
   B. CONSTRUCTION OF PERIMETER EROSION CONTROL DEVICES WHERE NECESSARY.
   C. REMAINING INTERIOR SITE CLEARING AND GRUBBING.
   D. INSTALLATION OF PERMANENT AND TEMPORARY STABILIZATION MEASURES.
   E. ROUGH GRADING OF SITE.
   F. GRADE PONDS FOR TEMPORARY SEDIMENTATION BASIN.
   G. UTILITY INSTALLATION INCLUDING WATER SERVICES, SANITARY SERVICES, STORM SEWER AND DRAINTILE.
   H. CONSTRUCT BUILDINGS, PARKING, HARDSCAPE AND SITE CONSTRUCTION.
   I. FINAL GRADING, LANDSCAPING OR STABILIZATION.
   J. IMPLEMENTATION AND MAINTENANCE OF FINAL EROSION CONTROL STRUCTURES.
   K. REMOVAL OF TEMPORARY EROSION CONTROL DEVICES.

3. SITE DATA:
   AREA TO BE DISTURBED = 6.55 ac.

	PRIOR TO CONSTRUCTION	POST CONSTRUCTION
IMPERVIOUS AREA	0.14 ac.	0.45 ac.

   SOIL TYPES: SEE SOILS REPORT

   POST CONSTRUCTION RUNOFF COEFFICIENT: CN=80

4. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

5. CONSTRUCTION ACTIVITY - EROSION PREVENTION PRACTICES
   THE AREA CAN REMAIN OPEN WHEN NOT ACTIVELY

TYPE OF SLOPE	BEING WORKED:
STEEPER THAN 3:1	7 DAYS
10:1 TO 3:1	7 DAYS
FLATTER THAN 10:1	7 DAYS

6. ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET. INSTALL EROSION CONTROL BLANKETS ON ALL SLOPES 3:1 OR STEEPER.

7. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

8. CONTRACTOR TO PERFORM DAILY STREET SWEEPING TO REMOVE DUST, SEDIMENT, AND ANY MATERIAL FROM THE ONSITE CONSTRUCTION. DUST CONTROL MEASURES MUST BE PERFORMED DURING DEMOLITION.

9. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.

10. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

11. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

12. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. AREA MUST BE IN A CONTAINED LOCATION WITH A LINER. WASHOUT WASTE TO BE REMOVED AND PROPERLY DISPOSED OF FOLLOWING ALL STATE AND LOCAL REGULATIONS.

13. NO ENGINE DEGREASING IS ALLOWED ON SITE.

14. THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE FOR PARTS II.B., PART II.C AND PART IV. OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.

15. TERMINATION OF COVERAGE-PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (N.O.T.) TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A N.O.T. WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
   A. FINAL STABILIZATION, PER NPDES PERMIT PART IV.G. AND DEFINITION IN APPENDIX B HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
   B. ANOTHER OWNER HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.

16. INSPECTIONS
   A. INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
   B. EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.25" OVER 24 HOURS RAIN EVENT.
   C. STABILIZED AREAS: ONCE EVERY 30 DAYS
   D. FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
   E. A THIRD PARTY EROSION CONTROL INSPECTION SHALL OCCUR ON A WEEKLY BASIS. A MONTHLY REPORT COMBINING THE PREVIOUS WEEKS REPORTS SHALL BE SUBMITTED TO THE CITY OF ST. PAUL.

17. OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS.

18. SWPPP MUST BE AMENDED WHEN:
   A. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS SIGNIFICANT EFFECT ON DISCHARGE.
   B. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
   C. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.

SILT FENCE REQUIRED MAINTENANCE:

1. INSPECT CONSTRUCTION SITE ON A DAILY BASIS AND WITHIN 24 HOURS OF A RAINFALL EVENT OF MORE THAN 0.5 INCHES IN 24 HOUR PERIOD. WEEKLY INSPECTION REPORTS REQUIRED, A COPY OF THE SWPPP SHALL BE KEPT ON-SITE FOR REVIEW, THE SWPPP SHALL BE AMENDED AND UPDATED AS CONDITIONS CHANGE ON-SITE.

2. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

3. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED WITH THE APPROPRIATE SEED MIX.

4. IN THOSE AREAS WHERE WOOD FIBER BLANKET OR OTHER SLOPE STABILIZATION METHOD HAS FAILED, THE SLOPE SHALL BE REESTABLISHED, SEED AND TOPSOIL REPLACED, AND ADDITIONAL SLOPE TREATMENT INSTALLED.

5. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPE AREA HAS BEEN PERMANENTLY STABILIZED. REMOVAL IS REQUIRED WITH ALL TEMPORARY EROSION CONTROL FACILITIES (SEDIMENT FILTERS, HAY BALES, ETC.) ONCE SITE IS PERMANENTLY STABILIZED BY THE BUILDER.

6. ALL PERMANENT SEDIMENTATION BASINS MUST BE RESTORED TO THEIR DESIGN AND REMOVAL OF 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 PURPOSES OF THIS REMOVAL IS 70% ESTABLISHED COVER OVER DENUDED AREA.

Project Name
GERDAU

GERDAU

St. Paul, Minnesota

Owner/Developer:
GERDAU LONG STEEL NORTH AMERICA
1801 Hopkins Street
Whitby, Ontario
L1N 5T1

NOT FOR CONSTRUCTION

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Landscape Architecture • Environmental
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Telephone: (763) 424-5505
www.loucksassociates.com
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C3-1.DWG

Submitals
7-6-12 CITY SUBMITTAL
8-15-12 CITY SUBMITTAL
9-13-12 REVISED CITY SUBMITTAL

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

Nicholas M. Manuel - PE
45661
License No. Date

Quality Control:
NMM TDG
Prepared by Reviewed by
NMM 09/12/12
Revised By Revision Date

Sheet Index:

1 OF 1	BOUNDARY TOPO OF LEASE AREA
C1-2	DEMOLITION PLAN
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C3-2	STORM WATER POLLUTION PREVENTION PLAN
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C6-1	DETAIL SHEET
L1-1	LANDSCAPE PLAN

Sheet Title:
STORM WATER POLLUTION PREVENTION PLAN

Project No.:
11351

Sheet No.:
C3-2

Plotted: 09/12/2012 3:58 PM VS:\2011\11351\CADD DATA\CIVIL_dwg Sheet Files

NORTH

0 50 100

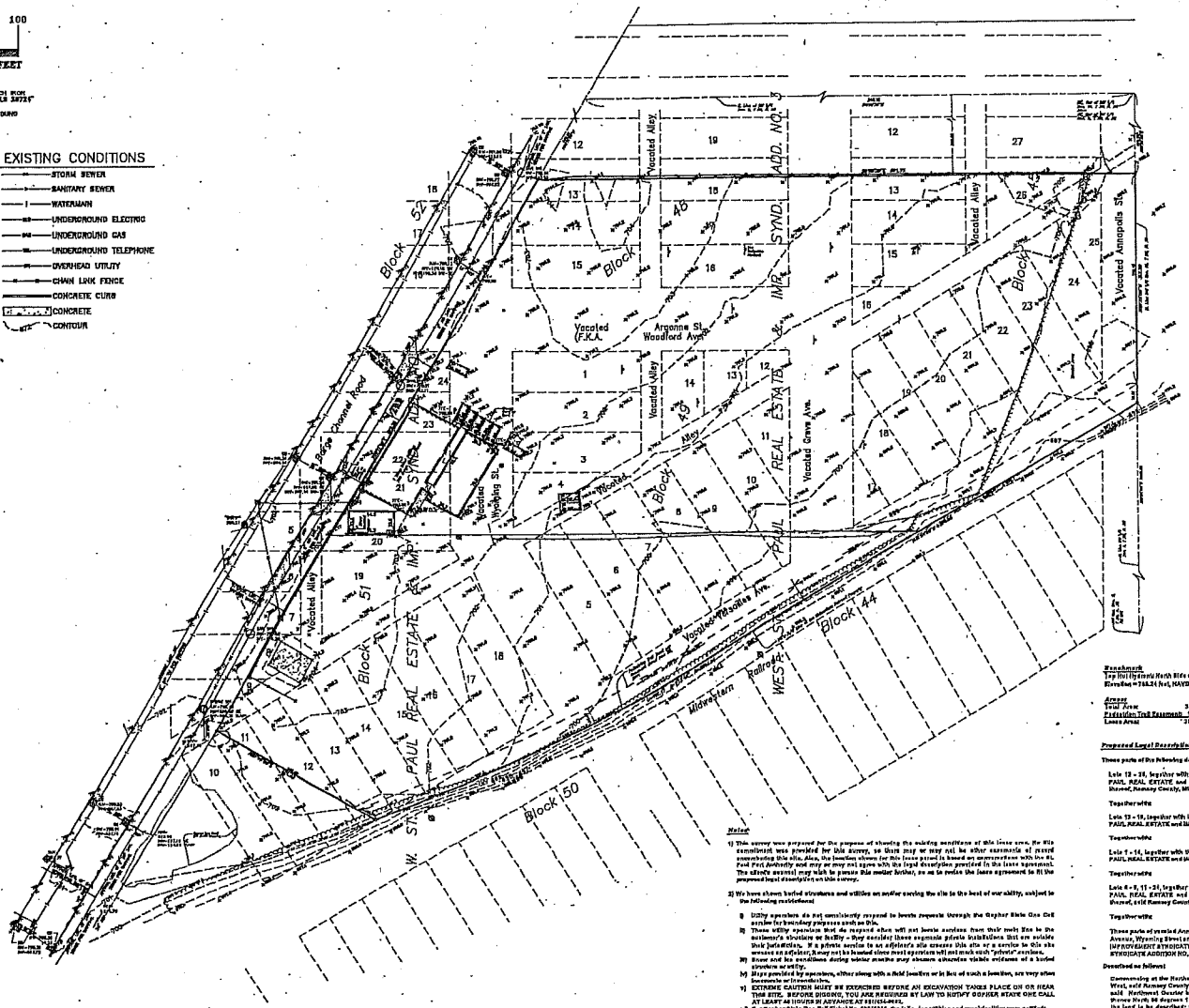
SCALE IN FEET

○ DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "RLS 35724"

● DENOTES IRON MONUMENT FOUND

SURVEY LEGEND – EXISTING CONDITIONS

CATCH BASIN	STORM SEWER
STORM MANHOLE	SANITARY SEWER
SANITARY MANHOLE	WATERMAIN
WATER MANHOLE	UNDERGROUND ELECTRIC
HYDRANT	UNDERGROUND GAS
GATE VALVE	UNDERGROUND TELEPHONE
TELEPHONE PEDESTAL	OVERHEAD UTILITY
POWER POLE	CHAIN LINK FENCE
LIGHT POLE	CONCRETE CURB
SIGN	CONCRETE
873.3 SPOT ELEVATION	872 CONTOUR



Benchmark

Top Bolt Hydrant North Side of Barge Channel Road, across from trailer as shown hereon.
Elevation = 748.24 feet, NAVD 1988 datum

Areas

Total Area	319,449 S.F., or 7.33 ± acres
Presidents Trail Easement	15,192 S.F., or 0.35 ± acres
Lease Area	304,257 S.F., or 7.98 ± acres

Proposed Legal Description

These parts of the following described property:

Lots 13 – 26, together with those parts of the vacated alleys accruing to said lots, in Block 49, WEST ST. PAUL REAL ESTATE and IMPROVEMENT SYNDICATE ADDITION NO. 2, according to the recorded plat thereof, Ramsey County, Minnesota;

Together with:

Lots 12 – 19, together with those parts of the vacated alleys accruing to said lots, in Block 48, said WEST ST. PAUL REAL ESTATE and IMPROVEMENT SYNDICATE ADDITION NO. 2;

Together with:

Lots 1 – 14, together with those parts of the vacated alleys accruing to said lots, in Block 49, said WEST ST. PAUL REAL ESTATE and IMPROVEMENT SYNDICATE ADDITION NO. 2;

Together with:

Lots 6 – 8, 11 – 24, together with those parts of the vacated alleys accruing to said lots, in Block 51, WEST ST. PAUL REAL ESTATE and IMPROVEMENT SYNDICATE ADDITION NO. 4, according to the recorded plat thereof, said Ramsey County;

Together with:

Those parts of vacated Annapolis Street, Argonne Street originally dedicated as Woodford Ave., Grove Avenue, Wyoming Street and Vacated Ave. as dedicated in said WEST ST. PAUL REAL ESTATE and IMPROVEMENT SYNDICATE ADDITION NO. 2 and in said WEST ST. PAUL REAL ESTATE and IMPROVEMENT SYNDICATE ADDITION NO. 4 according to said lots.

Described as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 16, Township 28 North, Range 23 West, said Ramsey County; thence North 0 degrees 00 minutes 28 seconds West (assuming the north line of said Northwest Quarter bears South 89 degrees 58 minutes 06 seconds West) a distance of 246.18 feet; thence North 88 degrees 11 minutes 38 seconds West, a distance of 668.81 feet to the point of beginning of the land to be described; thence North 88 degrees 11 minutes 38 seconds West a distance of 873.58 feet; thence South 29 degrees 48 minutes 08 seconds West a distance of 174.27 feet to the northerly right-of-way line of the Minnesota Railroad Property; thence southeasterly, along said right-of-way line, to the north line of said Northwest Quarter; thence easterly, along the north line of said Northwest Quarter, to the intersection with a line that bears South 0 degrees 00 minutes 28 seconds East from the point of beginning; thence northerly to the point of beginning and there terminating.

Notes

1) This survey was prepared for the purpose of showing the existing conditions of this lease area. No title commitment was provided for this survey, so there may or may not be other easements of record encumbering this site. Also, the location shown for this lease area is based on conversations with the St. Paul Port Authority and may or may not agree with the legal description provided in the lease agreement. The client's counsel may wish to pursue this matter further, so as to revise the lease agreement to fit the proposed legal description on this survey.

2) We have shown buried structures and utilities on and/or serving the site to the best of our ability, subject to the following restrictions:

a) Utility operators do not consistently respond to locate requests through the Gopher State One Call service for boundary purposes such as this.

b) Those utility operators that do respond often will not locate services from their main line to the customer's structure or facility – they consider those segments private installations that are outside their jurisdiction. If a private service to an adjacent site crosses this site or a service to this site crosses an adjacent, it may not be located since most operators will not mark such "private" services.

c) Snow and ice conditions during winter months may obscure otherwise visible evidence of a buried structure or utility.

d) Maps provided by operators, either along with a field location or in lieu of such a location, are very often inaccurate or irreparable.

e) EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651/454-0002.

f) For Gopher State One-Call Ticket No. 112340106, the following utilities and municipalities were notified:

COMCAST	612-422-6141
QWEST	888-283-4237
ST. PAUL WATER UTILITY	651-266-6666
XCEL ENERGY	651-224-9772
XCEL ENERGY	651-228-2537

Project Name:

GERDAU

GERDAU

St. Paul, Minnesota

Owner/Developer:

GERDAU LONG STEEL NORTH AMERICA
1801 Hopkins Street
Whitby, Ontario
L1N 5T1

NOT FOR CONSTRUCTION

Professional Services:

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Landscape Architecture • Environmental

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1 Of 1.DWG(Layout)

3-15-11	Original Issue

Professional Signature:

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

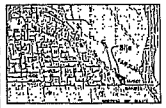
Richard L. Lichte - PLS

35724 1-24-11
License No. Date

Quality Control:

Prepared by: THB
Reviewed by: RLL
Drawn by:
Revision Date:

Vicinity Map:



Sheet Title:

Topographic Survey of Lease Area

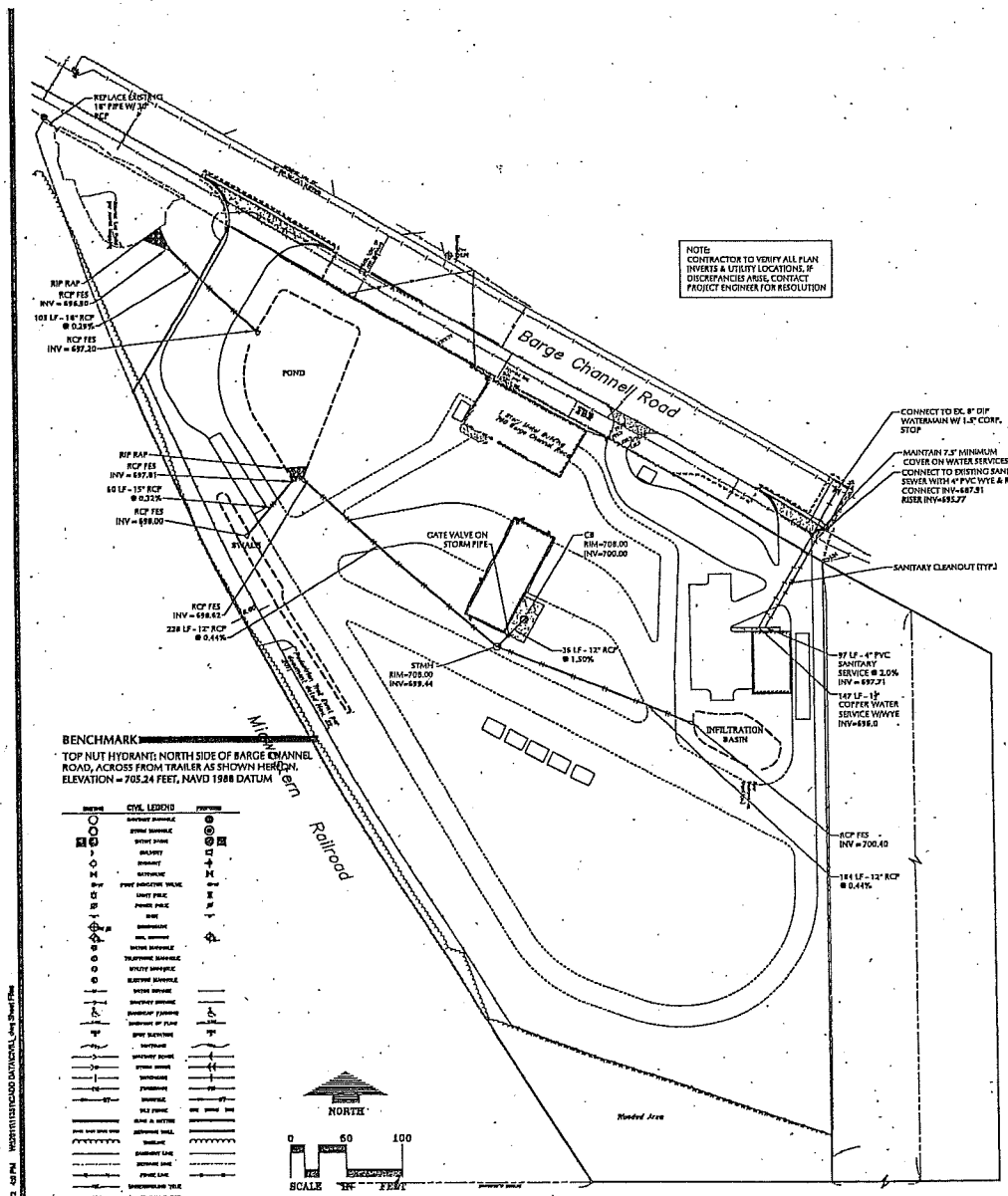
Project No.:

11-351

Sheet No.:

Sheet 1 of 1

Project: 09/02/2010 4:05 PM W:\2011\11351\CADD DATA\CIVIL_dwg\Base.dwg



NOTE:
CONTRACTOR TO VERIFY ALL PLAN INVERTS & UTILITY LOCATIONS. IF DISCREPANCIES ARISE, CONTACT PROJECT ENGINEER FOR RESOLUTION

BENCHMARK

TOP NUT HYDRANT; NORTH SIDE OF BARGE CHANNEL ROAD, ACROSS FROM TRAILER AS SHOWN HEREON. ELEVATION = 705.24 FEET, NAVD 1988 DATUM

CITY OF ST. PAUL NOTES

1. SIGNS REGULATING PARKING AND/OR TRAFFIC ON PRIVATE PROPERTY SHALL BE INSTALLED BY THE PROPERTY OWNER OR CONTRACTOR OUTSIDE OF THE PUBLIC RIGHT-OF-WAY. SIGNS APPROVED BY PUBLIC WORKS TRAFFIC ENGINEERING REGULATING PARKING AND/OR TRAFFIC IN THE PUBLIC RIGHT-OF-WAY FOR THIS DEVELOPMENT SHALL BE INSTALLED BY CITY FORCES AT THE EXPENSE OF THE DEVELOPMENT. CONTACT TRAFFIC ENGINEERING 651-266-6200 SIX WEEKS IN ADVANCE OF NEEDED SIGNS.
2. ALL WORK ON CURBS, DRIVEWAYS, AND SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY MUST BE DONE BY A LICENSED AND BONDED CONTRACTOR UNDER A PERMIT FROM PUBLIC WORKS SIDEWALK SECTION (651-266-6120). SIDEWALK GRADES MUST BE CARRIED ACROSS DRIVEWAYS.
3. RESTORATION OF ASPHALT AND CONCRETE PAVEMENTS ARE PERFORMED BY THE PUBLIC WORKS STREET MAINTENANCE DIVISION. THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT TO THE CITY FOR THE COST OF THESE RESTORATIONS. THE CONTRACTOR SHALL CONTACT PUBLIC WORKS STREET MAINTENANCE TO SET UP A WORK ORDER PRIOR TO BEGINNING ANY REMOVALS IN THE STREET AT 651-266-9700. PROCEDURES AND UNIT COSTS ARE FOUND IN STREET MAINTENANCE'S "GENERAL REQUIREMENTS - ALL RESTORATIONS" AND ARE AVAILABLE AT THE PERMIT OFFICE.
4. THE CONTRACTOR SHALL CONTACT JOHN MCNAMARA AT 651-2487-7209, GENERAL FOREMAN, LIGHTING - SIGNAL MAINTENANCE, IF REMOVAL OR RELOCATION OF EXISTING FACILITIES IS REQUIRED OR IN THE EVENT OF DAMAGE TO THE LIGHTING OR SIGNAL UTILITIES. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY (AND RELATED COSTS) FOR ANY DAMAGE OR RELOCATIONS. LIGHTING ON ARCADE STREET & MINNEHAHA AVENUE SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION
5. THE INSTALLATION OF PRIVATE ELECTRICAL WIRING, CONDUIT, RECEPTACLES AND/OR LIGHTING IS STRICTLY PROHIBITED IN THE CITY'S ROW (RIGHT OF WAY).
6. CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS AND/OR PROPERTY IRONS. CALL SAM GIBSON OF PUBLIC WORKS SURVEYING (651-266-6075) IF YOU HAVE ANY QUESTIONS
7. PIPE WORK INSIDE PROPERTY TO BE PERFORMED BY A PLUMBER LICENSED BY THE STATE OF MINNESOTA AND CERTIFIED BY THE CITY OF SAINT PAUL. PIPE WORK WITHIN THE PUBLIC RIGHT OF WAY TO BE PERFORMED BY SPRWS.
8. ABANDONING EXISTING SEWER SERVICE OR MAKING NEW CONNECTIONS TO CITY SEWER MUST BE DONE TO CITY STANDARDS BY A LICENSED HOUSE DRAIN CONTRACTOR UNDER A PERMIT FROM PUBLIC WORKS SEWER SECTION (651-266-6234).
9. INSPECTION CONTACT: THE DEVELOPER SHALL CONTACT THE RIGHT OF WAY INSPECTOR, BRENT GILLEN, AT 651-485-4263 (ONE WEEK PRIOR TO BEGINNING WORK) TO DISCUSS SAFETY ISSUES SUCH AS TRAFFIC CONTROL AND PEDESTRIAN-SAFE WALKWAYS. OTHER ISSUES THAT MAY AFFECT THE ROW SUCH AS EROSION CONTROL AND COORDINATION WITH OTHER WORK NEARBY THAT THE DEVELOPER MAY NOT BE AWARE OF SHOULD BE DISCUSSED AS WELL.
10. SAFE WORK SITE REQUIREMENTS: THE CONTRACTOR SHALL PROVIDE A CONTINUOUS, ACCESSIBLE AND SAFE PEDESTRIAN WALKWAY THAT MEETS ADA AND MN MUTCD STANDARDS IF WORKING IN A SIDEWALK AREA, AND TRAFFIC CONTROL PER MN MUTCD REQUIREMENTS FOR WORK IN THE PUBLIC RIGHT OF WAY. THE CITY CONTACT FOR THIS WORK IS BRENT GILLEN AT 651-485-4263.
11. NO PRIVATE FACILITIES IN THE RIGHT OF WAY: THE DEVELOPER IS STRICTLY PROHIBITED FROM INSTALLING PRIVATE ELECTRICAL WIRING, CONDUIT, RECEPTACLES AND/OR LIGHTING IN THE CITY'S RIGHT OF WAY. THIS INCLUDES STUBBING CONDUIT OR CABLE INTO THE PUBLIC RIGHT OF WAY TO ACCOMMODATE UTILITY FEEDS TO THE SITE. COORDINATE WITH EACH UTILITY PRIOR TO CONSTRUCTION TO DETERMINE FEED POINTS INTO THE PROPERTY. UTILITIES ARE RESPONSIBLE FOR SECURING EXCAVATION PERMITS TO RUN THEIR SERVICE INTO A SITE, AND (WHERE REQUIRED) SUBMITTING PLANS FOR REVIEW BY THE PUBLIC WORKS UTILITY REVIEW COMMITTEE.
12. WORK CONDUCTED ON STATE ROADWAYS, TRUNK HIGHWAYS OR RIGHT OF WAY MAY ALSO REQUIRE PERMITTING THROUGH MNDOT.

CITY OF ST. PAUL PERMIT REQUIREMENTS

1. ORDERING OBSTRUCTION AND EXCAVATION PERMITS: CONTACT PUBLIC WORKS RIGHT OF WAY SERVICE DESK AT (651) 266-6151. IT IS STRONGLY RECOMMENDED THAT CONTRACTORS CALL FOR COST ESTIMATES PRIOR TO BIDDING TO OBTAIN ACCURATE COST ESTIMATES.
2. OBSTRUCTION PERMITS: THE CONTRACTOR MUST OBTAIN AN OBSTRUCTION PERMIT IF CONSTRUCTION (INCLUDING SILT FENCES) WILL BLOCK CITY STREETS, SIDEWALKS OR ALLEYS, OR IF DRIVING OVER CURBS.
3. EXCAVATION PERMITS: ALL DIGGING IN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT. IF THE PROPOSED BUILDING IS CLOSE TO THE RIGHT OF WAY, AND EXCAVATING INTO THE RIGHT OF WAY IS NEEDED TO FACILITATE CONSTRUCTION, CONTACT THE UTILITY INSPECTOR.
4. FAILURE TO SECURE PERMITS: FAILURE TO SECURE OBSTRUCTION PERMITS OR EXCAVATION PERMITS WILL RESULT IN A DOUBLE-PERMIT FEE AND OTHER FEES REQUIRED UNDER CITY OF ST. PAUL LEGISLATIVE CODES.
5. REQUIREMENTS TO WORK IN THE PUBLIC RIGHT OF WAY: ALL UTILITIES AND CONTRACTORS WORKING IN THE PUBLIC RIGHT OF WAY MUST TO BE REGISTERED, INSURED AND BONDED, AS RECOGNIZED BY THE PUBLIC WORKS SERVICE DESK (651-266-6151)
6. APPLICATION FOR NEW WATER SERVICES AND PLUMBING PERMITS ARE TO BE MADE WITH SPRWS AT 1900 RICE STREET, SAINT PAUL, MN.

UTILITY PLAN NOTES

1. ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE CITY AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 1995 EDITION.
2. WATER SERVICES TO BE INSTALLED ACCORDING TO ST. PAUL REGIONAL WATER SERVICE "STANDARDS FOR THE INSTALLATION OF WATER MAINS"
3. SEE DETAIL SHEET AND THE CONTRACT SPECIFICATIONS FOR SPECIFIC UTILITY DETAILS AND UTILITY SERVICE DETAILS.
4. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL PER THE REQUIREMENTS OF THE CITY. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION.
5. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
6. ALL STORM SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL NOTIFY GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION OR UNDERGROUND WORK.
7. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATER AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 8.0 FEET MINIMUM DEPTH CAN NOT BE ATTAINED, MAINTAIN 3 FOOT VERTICAL SEPARATION BETWEEN WATER AND SEWER PIPES AND 12 INCH SEPARATION WITH 4 INCH HIGH DENSITY INSULATION PER SPRWS STANDARD PLATE D-10 FOR TYPICAL WATER MAIN OFFSETS
8. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIRSMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT THE EXPRESSED AUTHORITY OF OF THE CITY.
9. ALL NEW WATERMAIN MUST HAVE A MINIMUM OF 8.0 FEET OF COVER.
10. ALL SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING UNLESS OTHERWISE NOTED.
11. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL PER THE REQUIRSMENTS OF THE CITY. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION.
12. ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
13. ALL WATER SERVICE VALVE BOXES WITHIN CONSTRUCTION AREA MUST BE EXPOSED AND BROUGHT TO GRADE UPON COMPLETION OF CONSTRUCTION.
14. ALL PIPE WORK INSIDE OF PROPERTY TO BE PERFORMED BY A PLUMBER LICENSED BY THE STATE OF MINNESOTA AND CERTIFIED BY THE CITY OF ST. PAUL. WORK WITHIN THE ROW TO BE PERFORMED BY SPRWS ON AN ACTUAL COST BASIS.
15. PROPOSED PIPE MATERIALS:

WATER SERVICE	1.5" TYPE "K" COPPER	NO LESS THAN 8.0' DEEP
WATERMAIN	8" DIP CLASS 52, 4" & 6" DIP CLASS 53	
SANITARY SEWER SERVICE	4" PVC - SCHEDULE 40	PER PLAN
STORM SEWER	RCP OR PVC AS SPECIFIED ON PLAN	

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

Project Name:
GERDAU

GERDAU

St. Paul, Minnesota

Owner/Developer:
GERDAU LONG STEEL NORTH AMERICA
1801 Hopkins Street
Whitby, Ontario
L1N 5T1

NOT FOR CONSTRUCTION

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C4-1.DWG

Submittals:

7-8-13	CITY SUBMITTAL
8-15-13	CITY SUBMITTAL
9-13-13	REVISED CITY SUBMITTAL

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

Nicholas H. Alcorn - PE
43461
License No. Date

Quality Control:
NMM TDG
Designed by Checked by
NMM 05/12/13
Drawn by Reviewed by

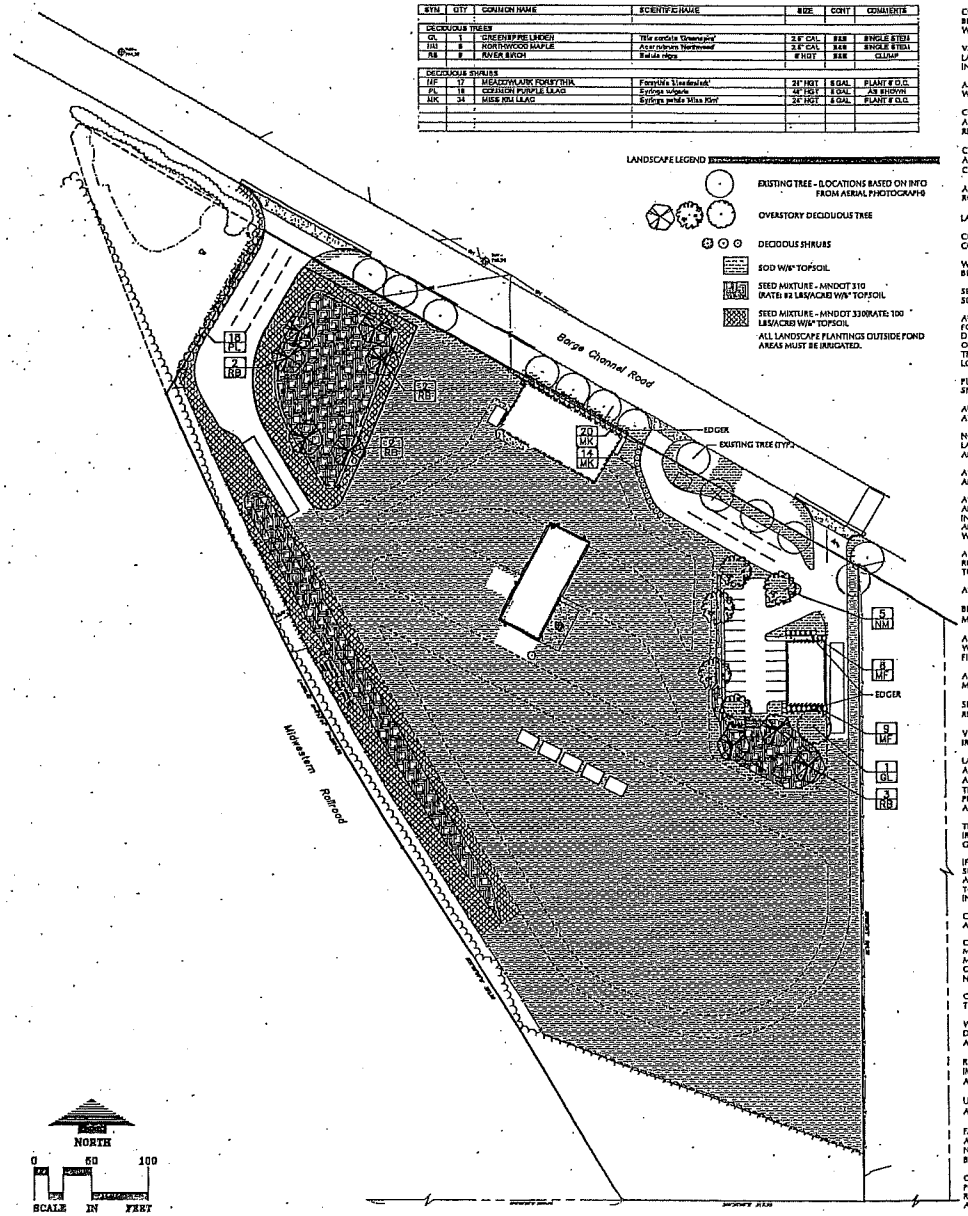
Sheet Index:

1 OF 1	BOUNDARY TOPO OF ENTIRE AREA
C1-1	DEMOLITION PLAN
C2-1	SITE PLAN
C3-1	GRADING & DRAINAGE PLAN
C3-2	STORMWATER POLLUTION PREVENTION PLAN
C4-1	UTILITY PLAN
C5-1	SITE DETAIL SHEET
L1-1	LANDSCAPE PLAN

Sheet Title:
UTILITY PLAN

Project No.:
11351

Sheet No.:
C4-1



PLANT SCHEDULE

SYM.	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT	COMMENTS
DECIDUOUS TREES						
GL	3	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'	2.5" CAL	B&B	SINGLE STEM
HM	5	NORTHWOOD MAPLE	Acer rubrum 'Northwood'	2.5" CAL	B&B	SINGLE STEM
RB	9	RIVER BIRCH	Betula nigra	8' HGT	B&B	CLUMP
DECIDUOUS SHRUBS						
MF	12	MEADOWLARK FORSYTHIA	Forsythia 'Meadowlark'	21" HGT	5 GAL	PLANT 8' O.C.
PL	18	COMMON PURPLE LILAC	Syringa vulgaris	48" HGT	5 GAL	AS SHOWN
MK	34	MISS KIM LILAC	Syringa pubin 'Miss Kim'	24" HGT	5 GAL	PLANT 6' O.C.

LANDSCAPE LEGEND

- EXISTING TREE - (LOCATIONS BASED ON INFO FROM AERIAL PHOTOGRAPH)
- OVERSTORY DECIDUOUS TREE
- DECIDUOUS SHRUBS
- SOD W/6" TOPSOIL
- SEED MIXTURE - MNDOT 310 (RATE: 82 LBS/ACRE) W/6" TOPSOIL
- SEED MIXTURE - MNDOT 3300(RATE: 100 LBS/ACRE) W/6" TOPSOIL
- ALL LANDSCAPE PLANTINGS OUTSIDE POND AREAS MUST BE IRRIGATED.

GENERAL NOTES

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10' - 0" CLEARANCE).

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

LANDSCAPE INSTALLATION:

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, STAIR, CURB, ETC.

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED AS PER MNDOT SPECS.

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED SHRUB HEIGHT. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 8' ABOVE FINISHED GRADE.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE ALL STAKING OF PLANT MATERIAL PRIOR TO ANY AND ALL DIGGING.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL. OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 6-20-20 OF 12 OZ PER 2.5" CALIPER PER TREE AND 4 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-10-10 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE AND 10 PARTS SAND.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS.

BLACK POLY EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.

ALL SHRUB BED MASSINGS ALONG BUILDINGS TO RECEIVE 3" DEEP ROCK MULCH AND FIBER MAT WEED BARRIER. ALL SHRUB MASSINGS NEAR INFILTRATION BASINS WILL NOT HAVE MULCH AND FIBER MAT WEED BARRIER.

ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURES RECOMMENDATIONS UNDER ALL MULCHED AREAS.

VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

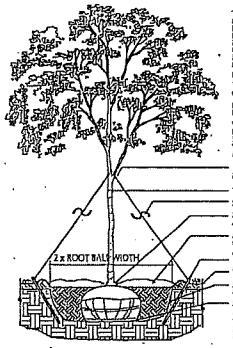
REPRODUCIBLE AS-BUILT DRAWING(S) OF ALL LANDSCAPE INSTALLATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND FALL DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

LANDSCAPE CONTRACTOR SHALL ESTABLISH TO HIS SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.



THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED IN A.N.A. GUIDELINES FOR STANDARD PRACTICES

PRUNE DAMAGED AND CROSSING BRANCHES AFTER PLANTING IS COMPLETE.

CUT BACK WIRE BASKET

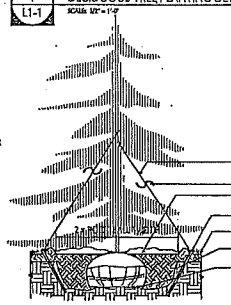
REMOVE ALL FLAGGING AND LABELING FROM TREE.

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.

- 16"x2" POLYPROPYLENE OR POLYETHYLENE STRAP.
- TREE WRAP TO FIRST BRANCH
- SAFETY FLAGGING - ONE PER WIRE
- ROOT FLARE EVEN WITH OR JUST ABOVE GRADE.
- MULCH - 4" DEEP. NO MULCH IN CONTACT WITH TRUNK - SEE SPECS.
- WOOD STAKE (OPTIONAL)
- EDGE VARIES - SEE PLAN
- SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
- SET PLANT ON UNDISTURBED NATIVE SOIL

CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

1 / L1-1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



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PRUNE ANY DAMAGED BRANCHES AFTER PLANTING IS COMPLETE.

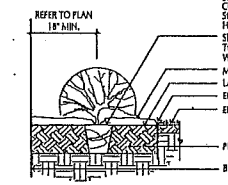
REMOVE ALL FLAGGING AND LABELING FROM TREE.

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.

- 16"x2" POLYPROPYLENE OR POLYETHYLENE STRAP
- SAFETY FLAGGING - ONE PER WIRE
- MULCH - 4" DEEP - PER SPECS. MULCH MUST NOT BE IN CONTACT WITH TRUNK.
- WOOD STAKE (OPTIONAL)
- EDGE VARIES - SEE PLAN
- SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
- ROOT BALL SET ON MOUNDED SUBGRADE

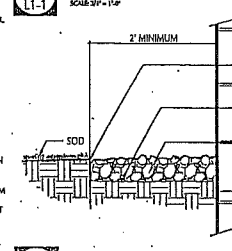
CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

2 / L1-1 CONIFEROUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



- LOOSEN ROOTS OF ALL CONTAINERIZED PLANTS. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
- SHRUBS TO BE PLACED SO THAT TOP OF CONTAINER SITS FLUSH WITH PROPOSED GRADE.
- MULCH - 3" DEEP - SEE SPEC
- LANDSCAPE FABRIC - SEE SPEC.
- EDGING MATERIAL - SEE SPEC.
- EDGE VARIES - REFER TO PLAN
- PLANTING SOIL - SEE SPEC.
- BUILDING WALL (TYP)

3 / L1-1 SHRUB PLANTING DETAIL
SCALE: 3/4" = 1'-0"



- LANDSCAPE EDGER (TYP) SEE SPECS
- GEOTEXTILE WOVEN LANDSCAPE FABRIC
- 4"-8" GRANITE COBBLE ROCK MULCH - EQUAL COVERAGE
- BUILDING WALL

4 / L1-1 MAINTENANCE STRIP AT BUILDING EDGE
SCALE: 1 1/2" = 1'-0"

Project Name
GERDAU

GERDAU

St. Paul, Minnesota

Owner/Developer
GERDAU LONG STEEL NORTH AMERICA
1801 Hopkins Street
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L1-1.DWG

7-6-12	CITY SUBMITTAL
8-15-12	CITY SUBMITTAL
9-13-12	REVISED CITY SUBMITTAL

Professional Signature
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 Landscape Architect under the laws of the State of Minnesota.
Douglas D. Leitner, LA
43191
License No. Date

Quality Control
Prepared by: NAM Review by: DDL
Checked by: NAM Review Date: 09/12/12

L0.1	BOUNDARY TOPO OF LEASE AREA
C1.2	DEMOLITION PLAN
C2-1	SITE PLAN
C3-1	GRADING & DRAINAGE PLAN
C3-2	STORMWATER POLLUTION PREVENTION PLAN
C4-1	UTILITY PLAN
C6-1	DETAIL SHEET
L1-1	LANDSCAPE PLAN

Sheet Title
LANDSCAPE PLAN

Project No.
11351

Sheet No.
L1-1

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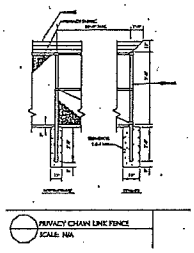
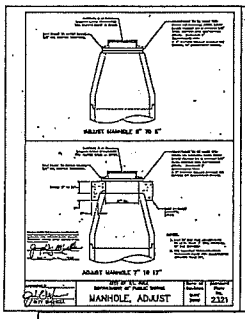
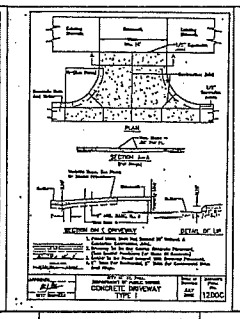
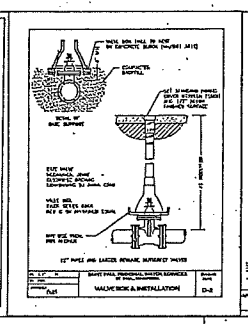
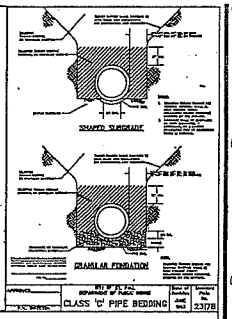


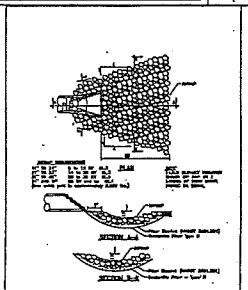
PRIVACY CHAIN LINK FENCE
SCALE: N/A



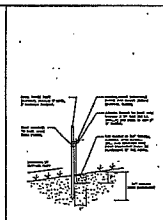








RIP-RAP OUTLET DETAIL



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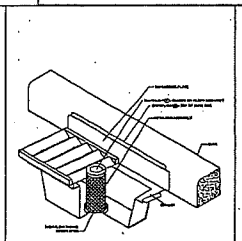
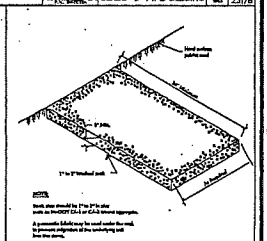
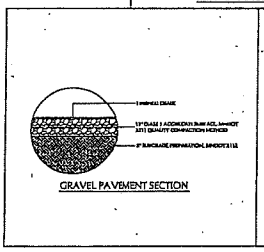


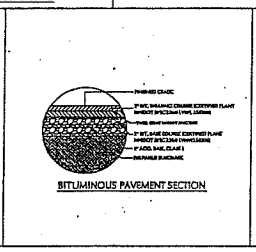
INLET PROTECTION DETAIL
(OR EQUAL)



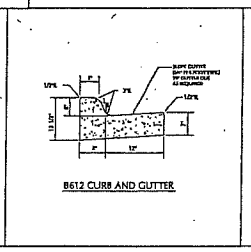
ROCK ENTRANCE TO CONSTRUCTION
SITE DETAIL



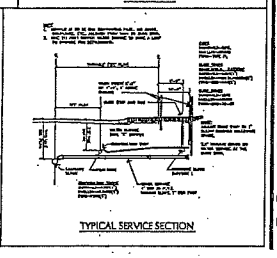
GRAVEL PAVEMENT SECTION



BITUMINOUS PAVEMENT SECTION



B612 CURB AND GUTTER



TYPICAL SERVICE SECTION

GERDAU

GERDAU

St. Paul, Minnesota

GERDAU LONG STEEL NORTH AMERICA

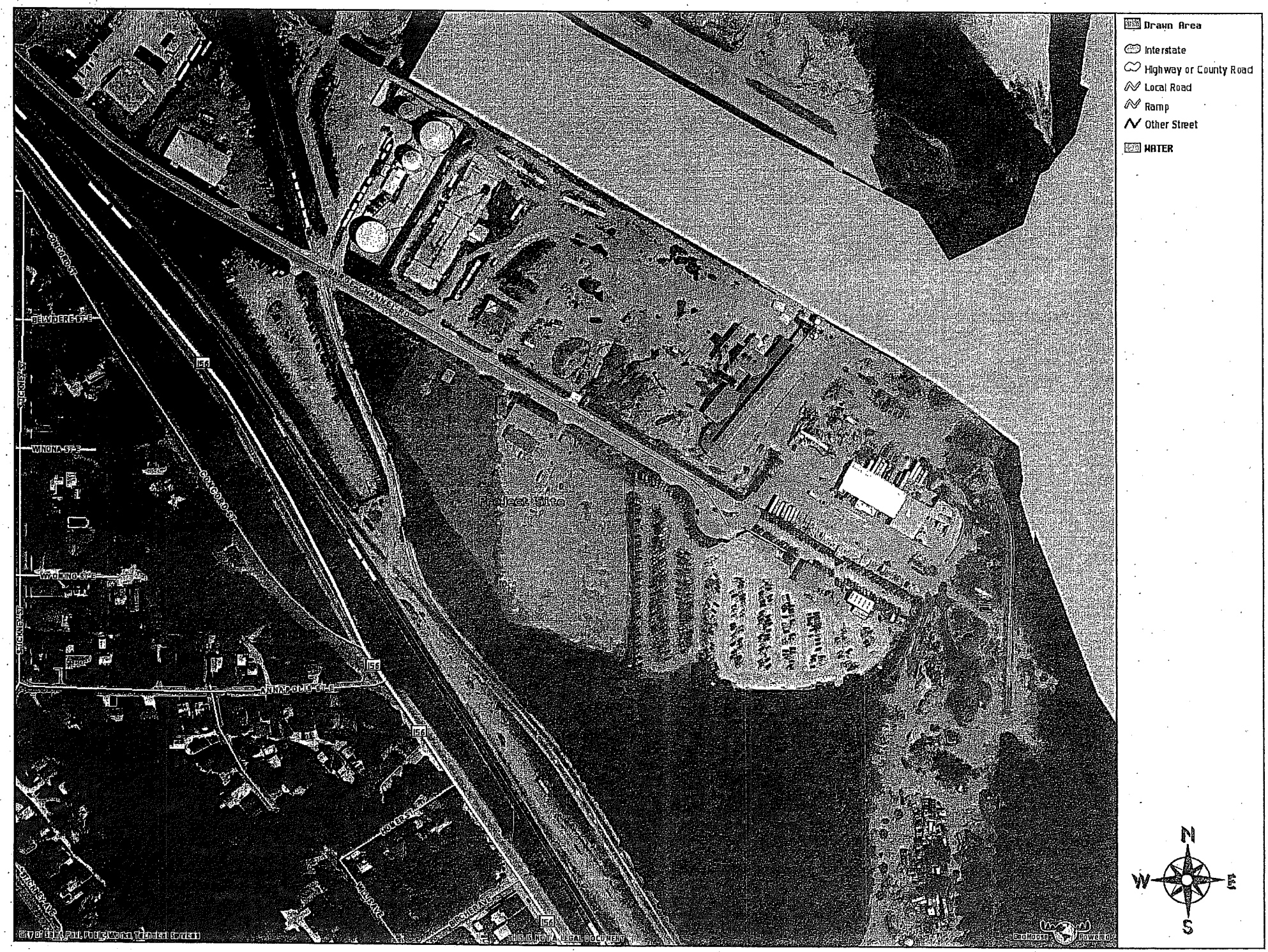
NOT FOR CONSTRUCTION

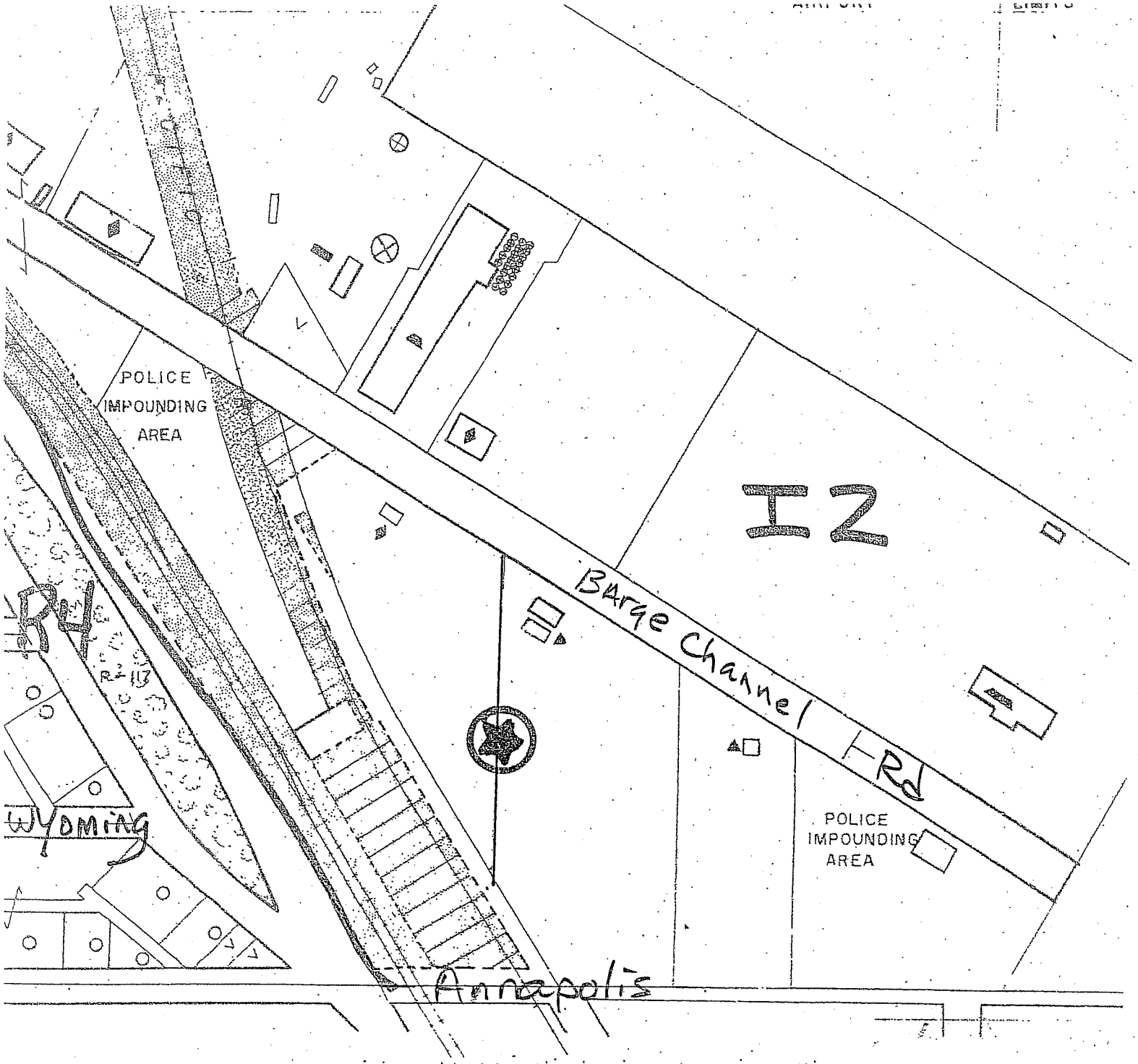
VILLOUCKS ASSOCIATES

DETAIL SHEET

11351

C8-1


Drawn Area
Interstate
Highway or County Road
Local Road
Ramp
Other Street
WATER
Project Site
BELVIDERE ST
WINONA ST
ANNAPOLIS ST
CONCORD ST
HOLLOWAY
N
S
E
W



APPLICANT Gerdau Ameristeel

PURPOSE CUP

FILE # 12-103789 DATE 9-10-12

PLNG. DIST. 3 Land Use Map # 38

~~SCALE 1" = 400'~~ Zoning Map # 23

LEGEND

zoning district boundary

subject property

north

one family

two family

multiple family

commercial

industrial

V vacant