



PLAN SNAPSHOT REPORT DSIAPP-000279-2026
FOR CITY OF SAINT PAUL

Plan Type: DSI Appeals
Work Class: City Council
Status: In Review

Assigned To: Eide, David

Description: Appealing the decision made by the Board of Zoning Appeals.

Parcel:	Address: 1430 Maryland Ave E St. Paul, MN 55106	Main	Zone:
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Other Erik Daniels 6465 Wayzata Boulevard, Suite 410 St Louis Park, MN 55426	Appellant Ryan Allen 50 SHERBURNE AVE 309 SAINT PAUL, MN 55155
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Plan Custom Fields

Code Citation(s)	§ 63.314	Grounds for Appeal	Board of Zoning Appeals has failed to pass this fence variance twice, that does not apply to State owned property. While the State is not subject to municipal zoning authority, we are voluntarily re-engaging in this process in the spirit of intergovernmental cooperation. Our intent is to work collaboratively toward a solution that respects local perspectives while fulfilling the State's broader public safety mandate.
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Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Erik_Daniels_1/6/2026.jpg	01/06/2026 10:34	Daniels, Erik		Uploaded via CSS



✉ admin.info@state.mn.us

📍 50 Sherburne Ave.
St. Paul, MN 55155

📞 651-201-2555

November 25, 2025

Board of Zoning Appeals
City of Saint Paul
390 City Hall
15 Kellogg Blvd. West
Saint Paul MN 55102

RE: BCA Maryland Fence Project – Variance Request Resubmittal, 1430 Maryland Avenue, St. Paul, Minnesota (previous Docket No. DSIBZA-000031-2025)

Dear Members of the Board of Zoning Appeals:

On behalf of the Minnesota Department of Administration, and in continued consultation with the City's Department of Safety and Inspections, we are resubmitting a variance request related to the security fence component of the Bureau of Criminal Apprehension (BCA) project, which was funded by the Minnesota Legislature during the 2023 session. This request follows the Board's initial consideration at its September 15, 2025, hearing (Docket No. DSIBZA-000031-2025).

At the September hearing, the Board declined to vote on approving the variance request, and thus the variance was not granted. Following the Board's decision, the Department engaged in constructive dialogue with City staff and the City Attorney's Office to explore a path forward. City staff continue to support our variance request. We recognize the Board's responsibility in evaluating neighborhood character and local planning considerations. At the same time, we must also emphasize the State's obligation to ensure the safety and security of critical public infrastructure.

While the State is not subject to municipal zoning authority, we are voluntarily re-engaging in this process in the spirit of intergovernmental cooperation. Our intent is to work collaboratively toward a solution that respects local perspectives while fulfilling the State's broader public safety mandate. We remain concerned, however, that the initial process did not yield actionable guidance to reconcile these interests, and we hope this renewed submission will help facilitate completion of the necessary security improvements. We look forward to answering any additional questions at the next hearing and receiving the variance.

We appreciate the Board's time and consideration of this important matter.

Sincerely,

 Digitally signed by Tamar Gronvall
Date: 2025.11.25 15:20:40 -06'00'

Tamar Gronvall
Commissioner

Bureau of Criminal Apprehension

Fence at BCA Headquarters Saint Paul

For Variance to 63.314 Off Street Parking Facility Standards

January 5th, 2026



About the BCA

■ **Mission**

- The Bureau of Criminal Apprehension prevents, investigates and solves crimes in collaboration with our criminal justice partners.

■ **Vision**

- Delivering exceptional law enforcement services for a safer Minnesota

■ Services fall into four general categories.

- Forensic laboratory analysis
- Criminal histories
- Investigations
- Professional services including criminal justice training and development

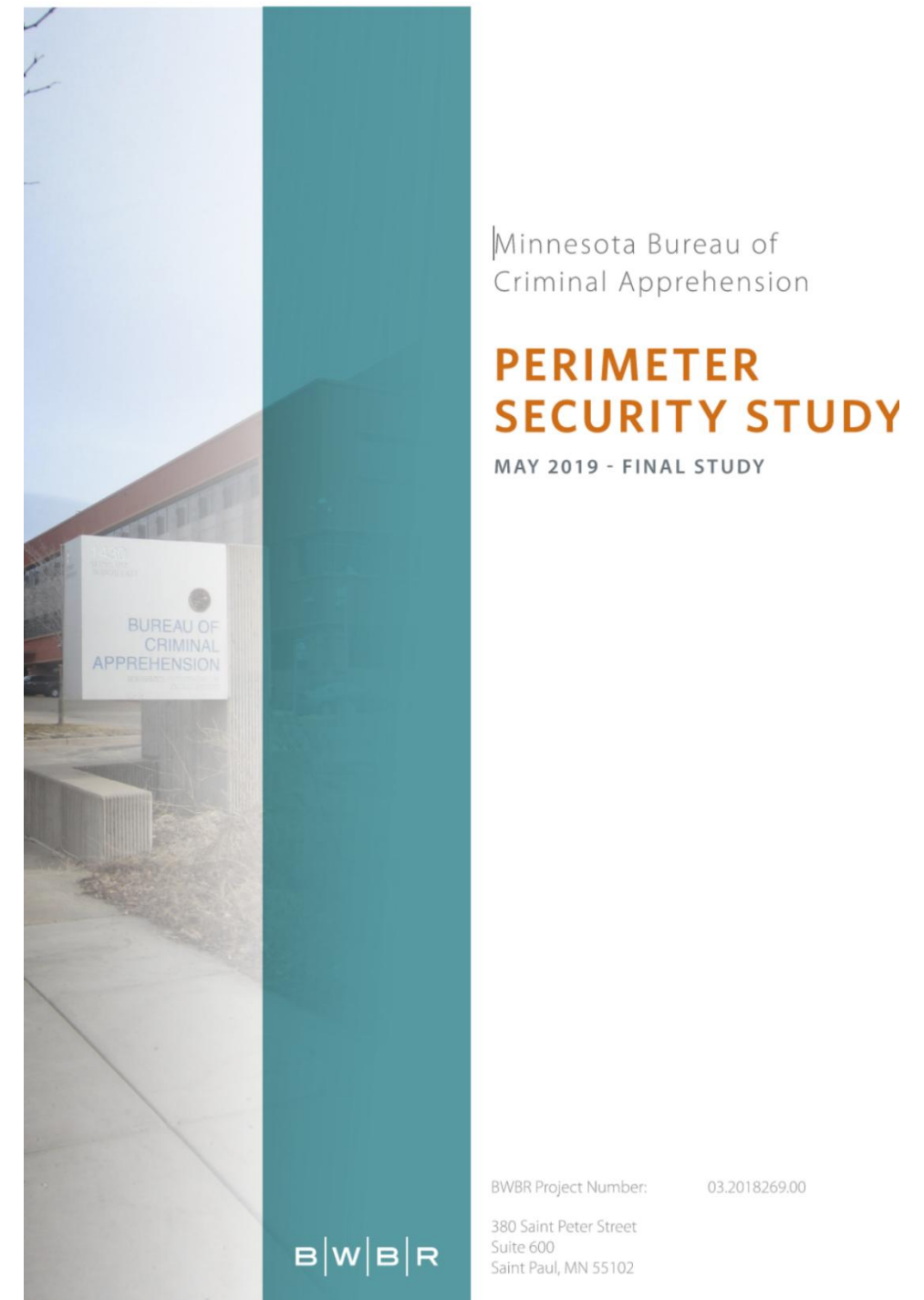
The BCA employs over 750 people, over 600 work at the Maryland Ave building supporting an additional 13 field offices across Minnesota, and its forensic lab at the Maryland Ave Building has an international reputation as one of the finest in the country. The BCA's Crime Scene Team of criminal investigators and laboratory specialists responds to requests from Minnesota law enforcement agencies for assistance in investigating suspicious deaths. Trains over 10,000 law enforcement personnel every year.

Study

Site Security Issues Studied Found the following:

- The fence is not continuous around the site; it only encloses the south and east sides of the property.
- The risk assessment suggested that an anti-climbable security fence be installed at least 8 ft tall. The existing fence is only 6 ft tall.
- The fence is not securely anchored to its footings or other supporting elements. In some places, the top of the fence can easily be shaken several inches back and forth.
- The fence pickets are small enough that they could be pried apart with the aid of tools.

Based on the deficiencies of the existing fence, it is recommended to remove it and replace it with a fence that forms a continuous perimeter around the facility, clearly delineates public and secure areas of the site, and is more securely constructed.



Site Security Issues Studied Found the following:

- Public and private areas of the site are not separated from each other.
- Public parking stalls located immediately adjacent to the building provide easy access for a car bomb to be parked next to building.
- High-speed vehicle chases occur on Maryland Avenue (on the north side of the site), sometimes resulting in vehicles driving off the road and into the adjacent properties. This poses the risk of vehicles being driven into the building. Intentional vehicle crashes into the building are also a possibility.
- There is a lot of pedestrian traffic going across the site that's unrelated to business at the facility. This pedestrian traffic should be using the pedestrian path that the State has dedicated an easement through the site on the south side. Being there is a lot of pedestrian traffic going across the site this poses a safety risk to with the amount of vehicle traffic.
- Space open to the public should be clear for wayfinding and keep public from non-public parking or entrances. The green space in the northeast corner of the site makes this area more inviting for vandalism or other unwanted access onto the site.

Site Security Issues Studied Found the following:

- Regulatory Considerations

Zoning

The City of St. Paul's zoning ordinance was analyzed during the study to find applicable requirements, and it was found that the requirements for fences aren't applicable to the project based on the zoning of the site and the facility being a commercial use. City staff from both the Planning and Economic Development Zoning office and the Department of Safety and Inspections Zoning office confirmed this and said that the project would not be required to be submitted for zoning review. However, the project will be required to be submitted for a building permit plan review.

State Law Required the BCA To Do

By the law, the BCA is Required to do the following:

- Minnesota Session Laws – 2023, Regular Session, Ch 72, HF 669, 4th Engrossment – 93rd Legislature, Art. 1 Sec. 15. Public Safety, Subd. 3. BCA Maryland Building
 - To design, construct, renovate, equip, and furnish unfinished space in the Bureau of Criminal Apprehension building in St. Paul to provide new offices and to design, construct, and equip a new perimeter security fence and access controls at the site.
- This construction of the security fence is a result of continual threat analysis of the risks the facility could potentially be exposed to and what measure might be taken to mitigate them. When the BCA was originally built, site security was less of a concern than it is now. The threat of terrorism has increased, the nature of the surrounding neighborhood has changed, and public demonstrations related to high-profile crime cases being investigated at the facility have been staged on the site.



Typical Correctional Chain-link and razor wire, non-decorative security fence.

What is a Security Fence

What is a Security Fence?

- Enclose an Area to prevent unauthorized entry or exit.
- Define the perimeter of protected area.
- Provide a physical and psychological deterrent to entry and prevent unauthorized personnel from entering a protected area.
- Offer Maximum Security for assets, storage areas, and open spaces.
- Ornamental steel security fence was selected as the preferred type of fence based on these objectives. A recommended example of this type of fence is Ameristar's "Aegis II" fence with the "Invincible" outward-curved pickets. This fence was recently installed at the St Paul Police Department and Ramsey County Law Enforcement Campus on Lafayette Road & University Ave.



Ramsey County Sheriff's & City of St. Paul Police

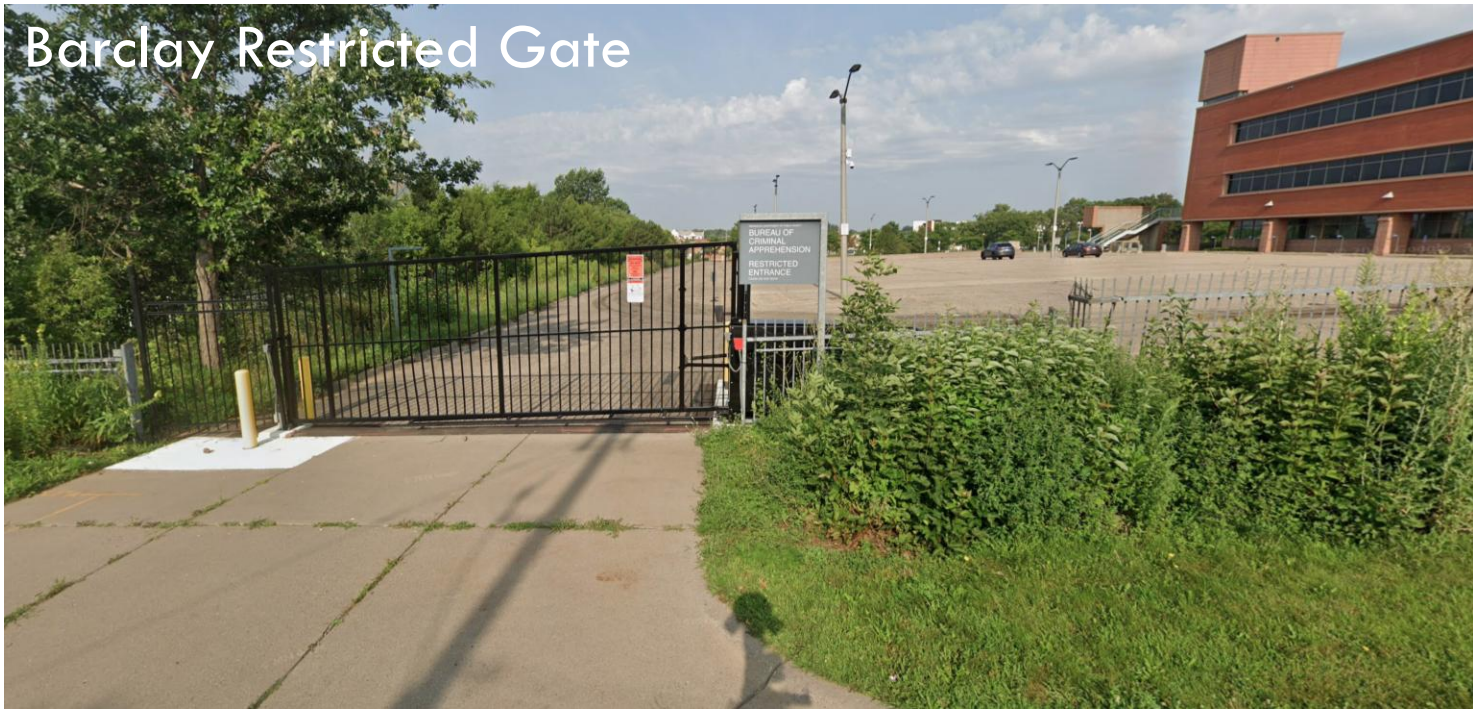


Existing Fence East & South Sides of the Property

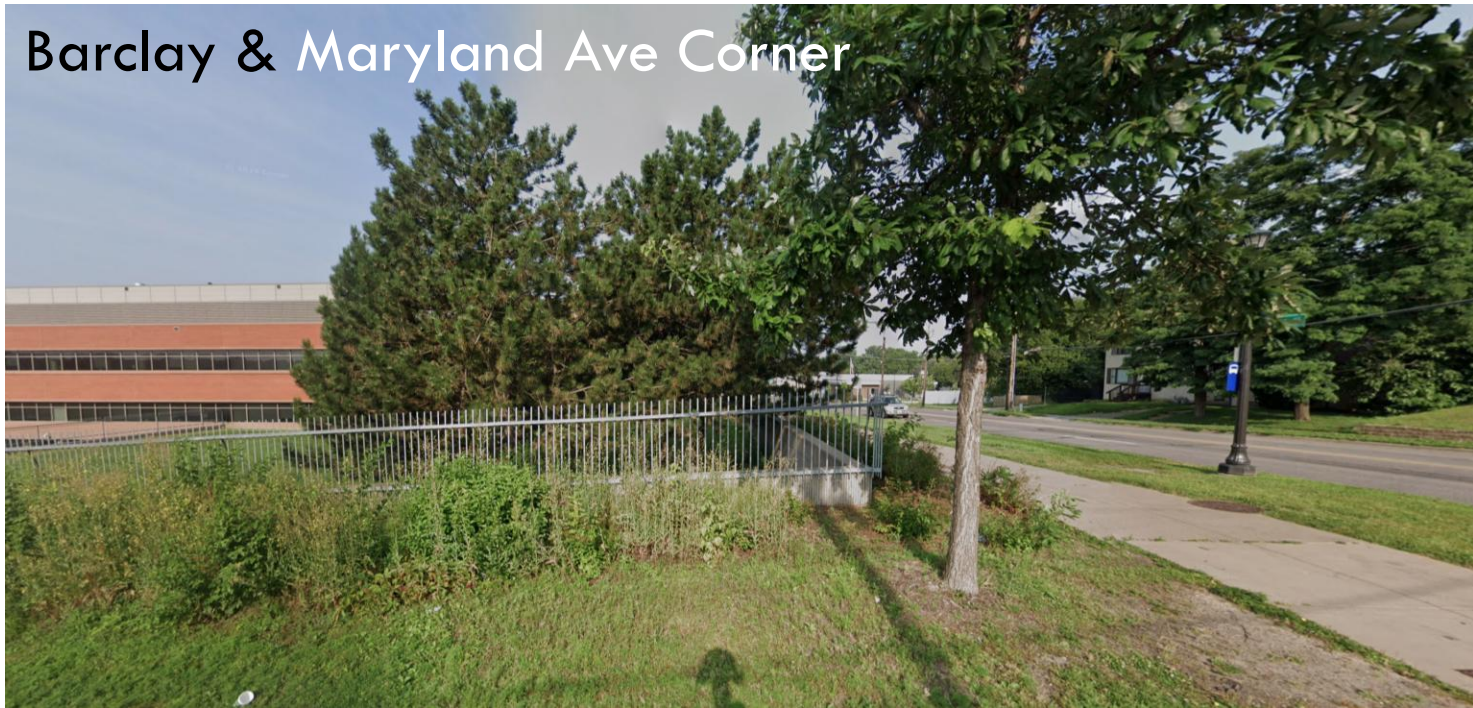
Along Barclay



Barclay Restricted Gate



Barclay & Maryland Ave Corner

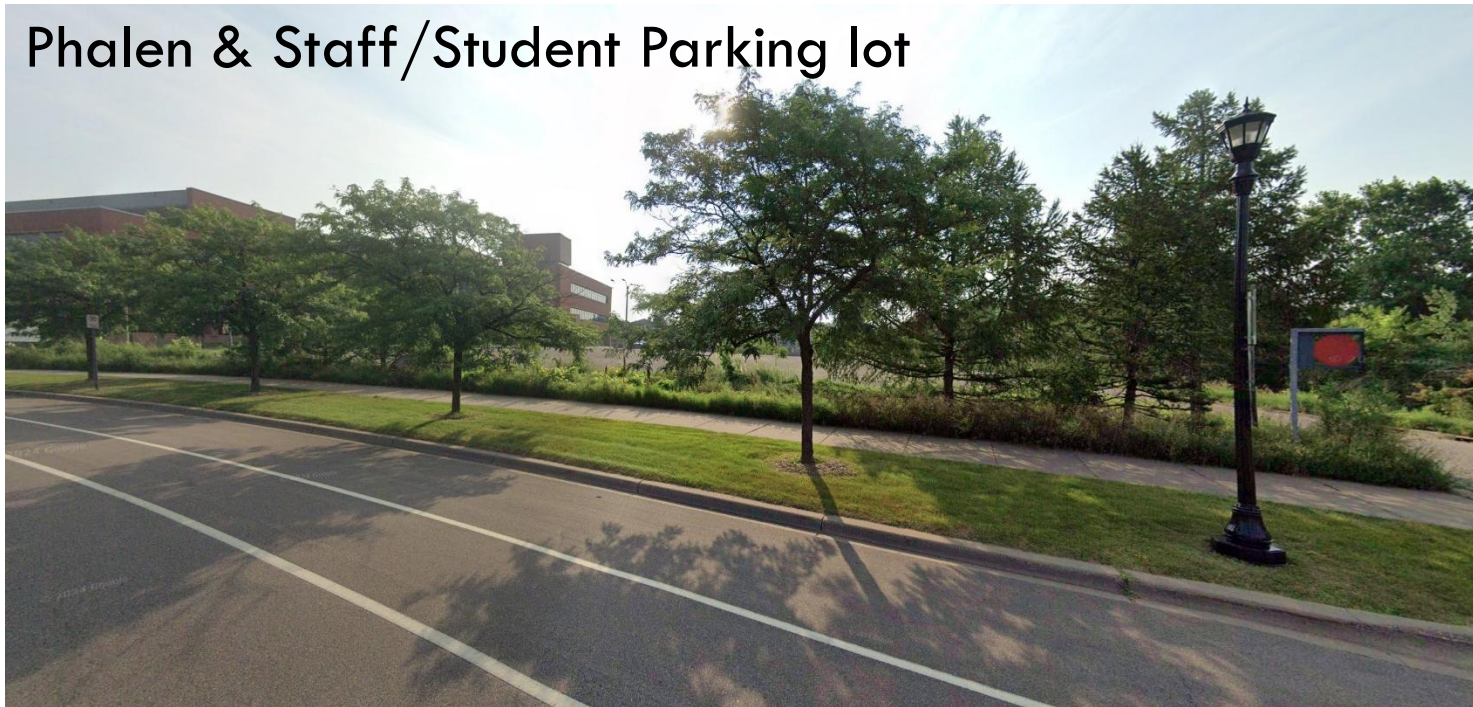


Phalen & Public Path Easement



Existing West Sides of the Property

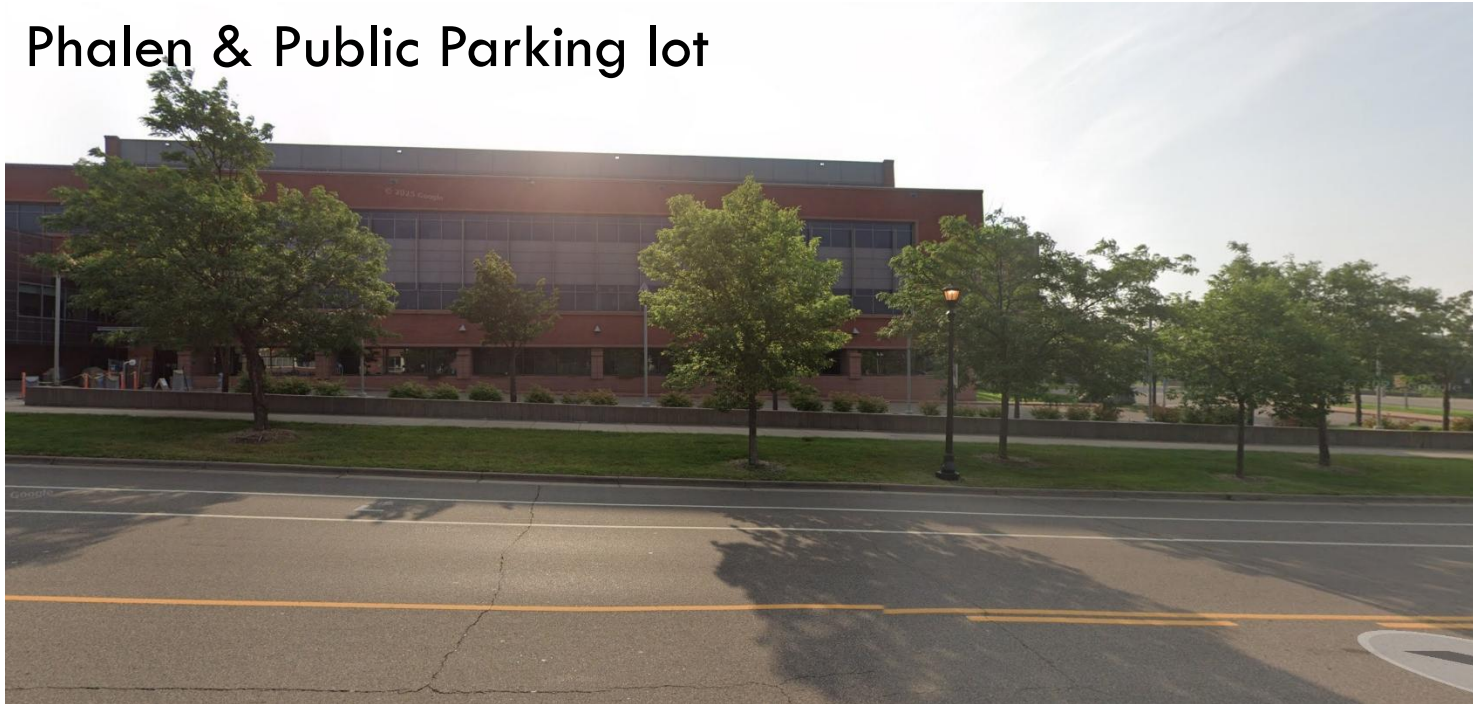
Phalen & Staff/Student Parking lot



Main Gate



Phalen & Public Parking lot

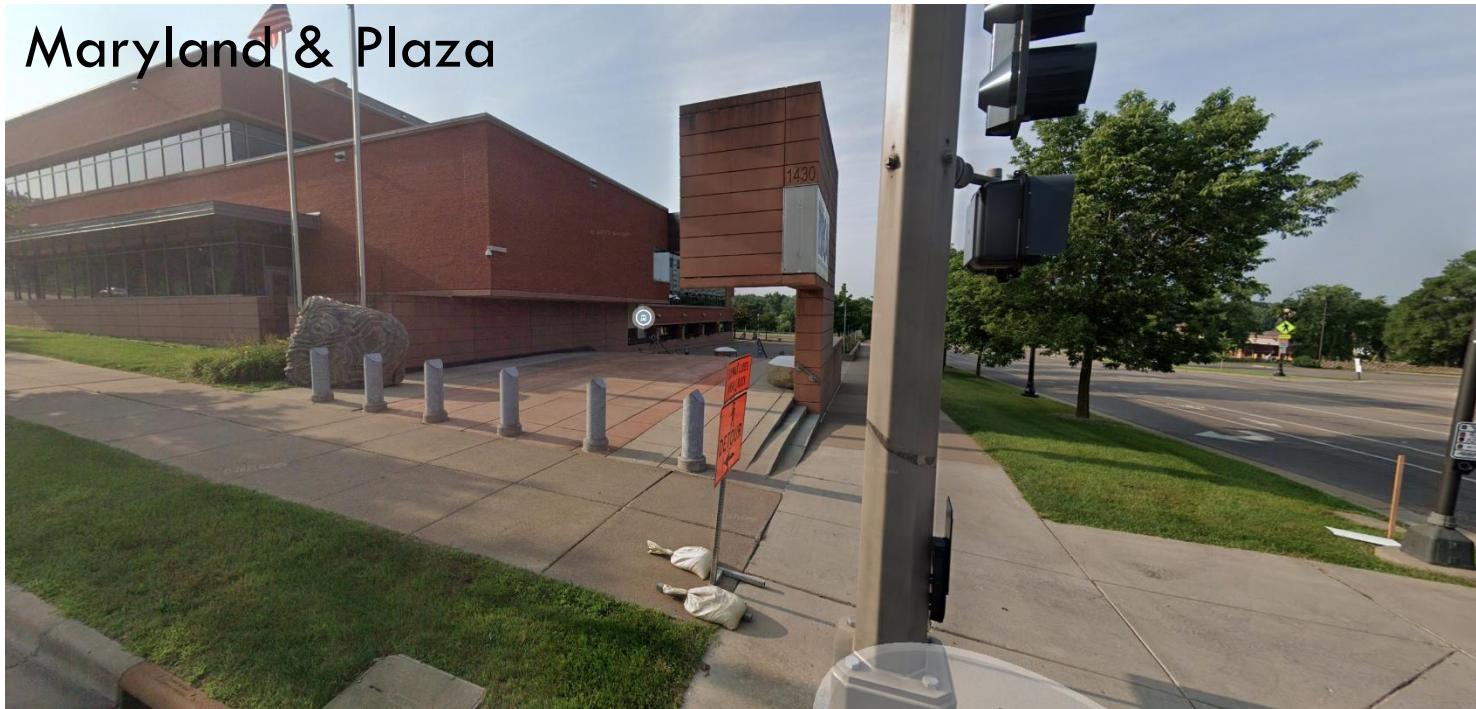


Phalen & Building Signage

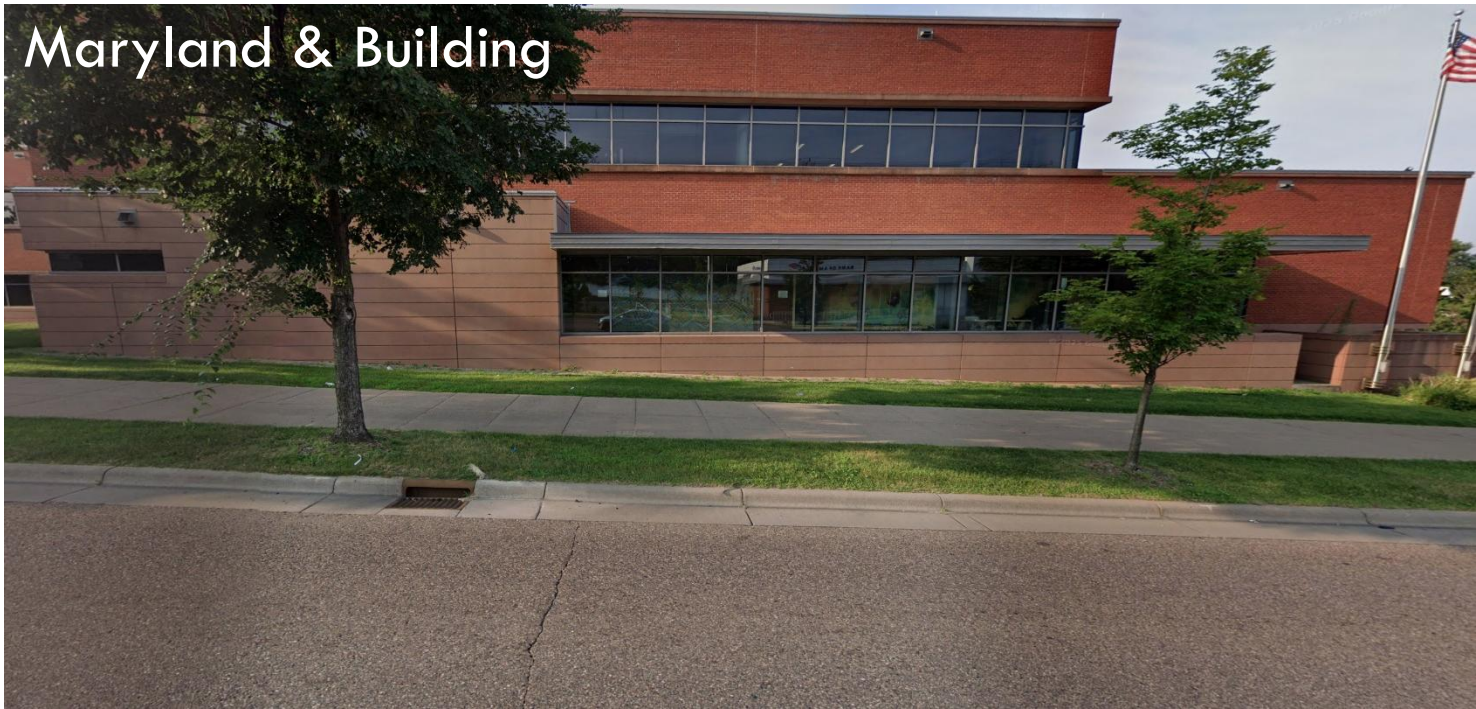


Existing North Sides of the Property

Maryland & Plaza



Maryland & Building



Maryland & Stepped Back Building Section

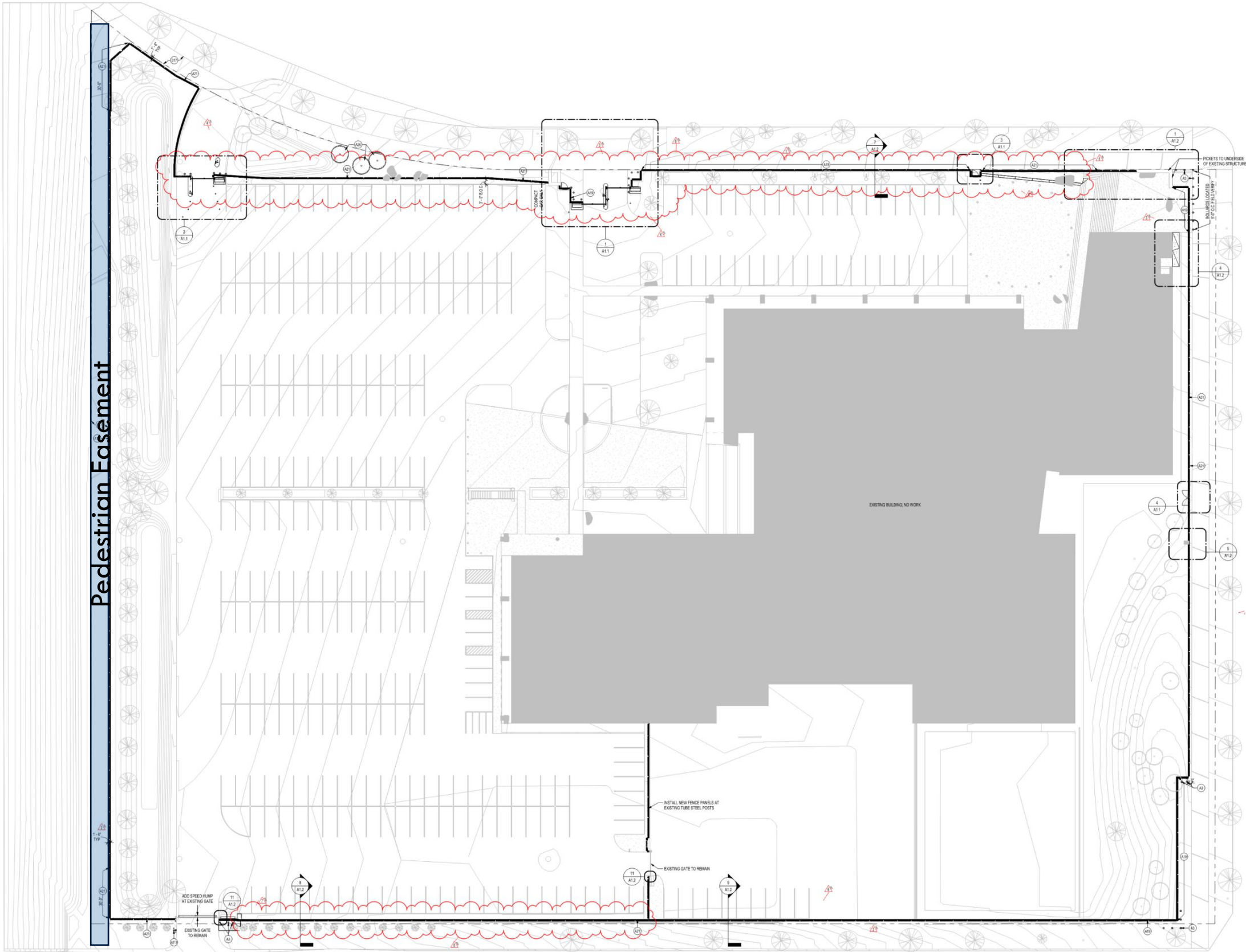


Maryland Ave Rataining Wall & Signage



Site Plan

Site Plan



Site Renderings



Site Renderings



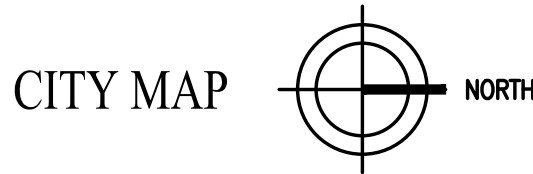
Site Renderings



FENCE AT BCA, ST. PAUL
1430 MARYLAND AVE, EAST
ST. PAUL, MINNESOTA
RECS # 07SP0007



BUREAU OF CRIMINAL APPREHENSION
1430 MARYLAND AVE EAST
ST. PAUL, MINNESOTA



DRAWING INDEX	
DRAWING	DESCRIPTION
T0.0	TITLE SHEET
A0.0	OVERALL SITE PLAN
A0.1	FIRST LEVEL - DEMOLITION PLAN
A1.1	SITE PLAN - ENLARGED PLANS
A1.2	SITE PLAN - ENLARGED PLANS
C100	CIVIL NOTES
C200	SITE DEMOLITION PLAN
C300	SITE RESTORATION PLAN
C400	CIVIL DETAILS
E0.0	TITLE SHEET, SITE MAP, GENERAL NOTES AND ELECTRICAL SYMBOLS
E1.0	ELECTRICAL SITE PLAN
E2.0	ELECTRICAL FIRST LEVEL PLAN



305 2nd Street Northwest
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ENGINEERS

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

Todd A. Peterson
Print Name

Signature
Date: 07/23/2024 License # 23427

REVISIONS		
No.	Date	Descriptions
△		
△		
△		
△		
△		
△		

PROJECT
FENCE AT BCA ST. PAUL

RECS PROJECT NO 07SP0007

Proj No. 7147.00
Drawn By : TEH
Designed By : TAP
Date : 07/23/2023

SHEET TITLE

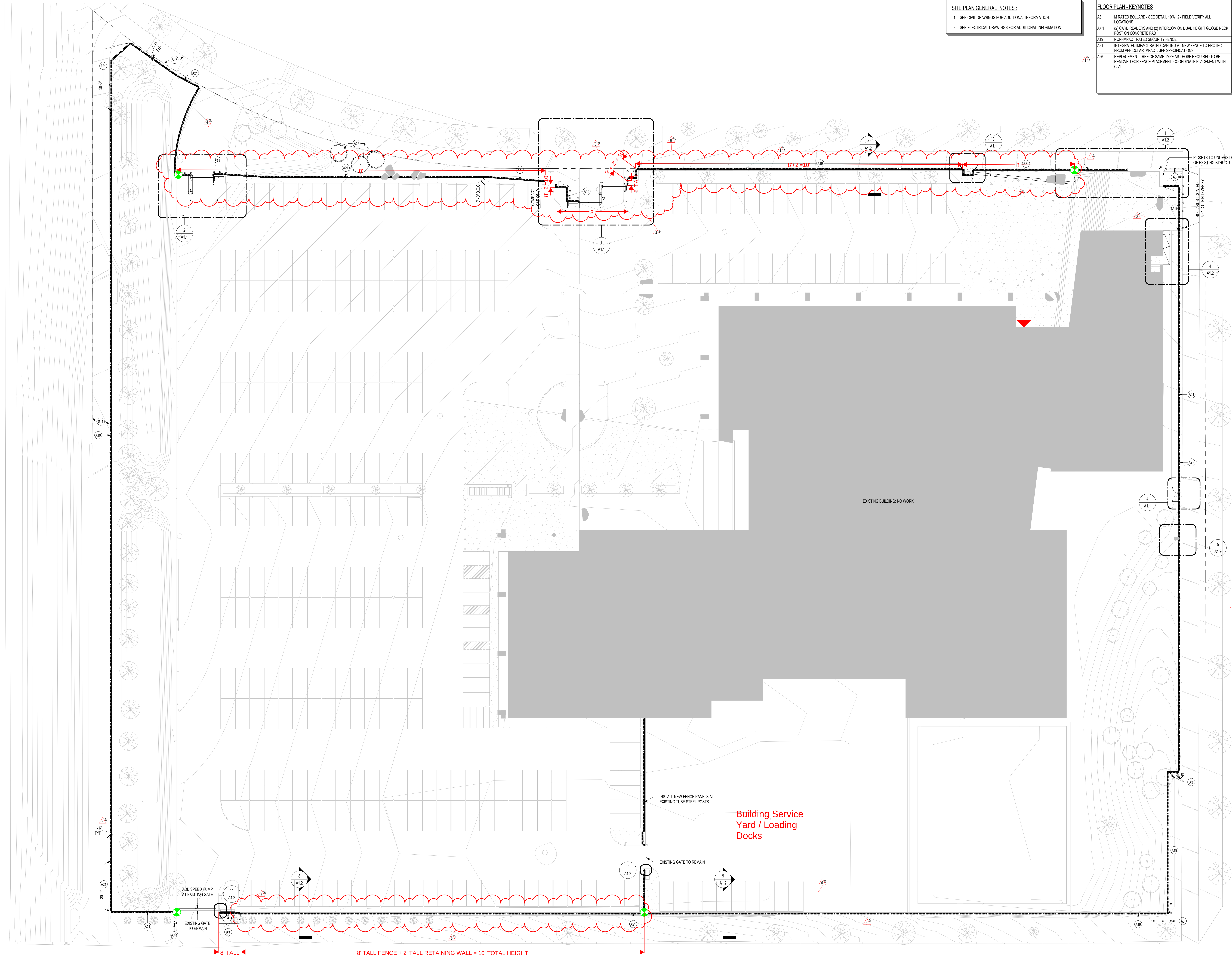
TITLE SHEET

SHEET

T0.0

Archived: D:\2024\01 BCA Prime Security Fence - Mayfield\2024_01 BCA Security Fence - Mayfield_ARCH_2024.04
12/10/2025 12:15:38 PM

1 OVERALL SITE PLAN
SCALE: 1" = 20'-0"



SITE PLAN GENERAL NOTES:

- SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

FLOOR PLAN - KEYNOTES

- | | |
|------|--|
| A3 | M RATED BOLLARD - SEE DETAIL 10/A1.2 - FIELD VERIFY ALL LOCATIONS |
| A7.1 | (2) CARD READERS AND (2) INTERCOM ON DUAL HEIGHT GOOSE NECK POST ON CONCRETE PAD |
| A19 | NON-IMPACT RATED SECURITY FENCE |
| A21 | INTEGRATED IMPACT RATED CABLEING AT NEW FENCE TO PROTECT FROM VEHICULAR IMPACT. SEE SPECIFICATIONS |
| A26 | REPLACEMENT TREE OF SAME TYPE AS THOSE REQUIRED TO BE REMOVED FOR FENCE PLACEMENT. COORDINATE PLACEMENT WITH CIVIL |



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REVISIONS

No.	Date	Description
1	8/7/2025	ADDENDUM NO. 1
3	11/20/202	PR #3
4	03/19/202	REVISED PR#3
5	07/29/202	PR #4
6	07/25/202	ASI #1
7	09/24/202	RFI #X
8	12/15/202	Zoning Resubmit

CERTIFICATION

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

Signature:
Print Name: Scott Feltg
License #: 22914
Date: 12/5/2024

PROJECT

FENCE AT BCA ST.
PAUL

RECS PROJECT NO 07SP0007

Drawn By : _____ EK
Designed By : _____ ETD
Date : 12/5/2024

SHEET TITLE
OVERALL SITE PLAN

CD SUBMITTAL
SHEET

A0.0

KMA Project #2401.00

ERICKSEN ELISON AND ASSOCIATES INC.

Added: D:\2401 BCA Prime Security Fence - Maryland\2401_BCA Security Fence - Maryland_ARCH_2024.04
7/25/2025 10:21 PM

1 SITE - DEMOLITION PLAN
SCALE: 1" = 20'-0"



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REVISIONS

No.	Date	Description
2	8/19/2025	ADDENDUM NO. 2
3	11/20/202	PR #3
4	03/19/202	REVISED PR#3
5	07/03/202	PR #4

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Signature:
Print Name: Scott Feltg
License #: 22914
Date: 12/5/2024

PROJECT

**FENCE AT BCA ST.
PAUL**

RECS PROJECT NO 07SP0007

Drawn By : EK
Designed By : ETD
Date : 12/5/2024

SHEET TITLE

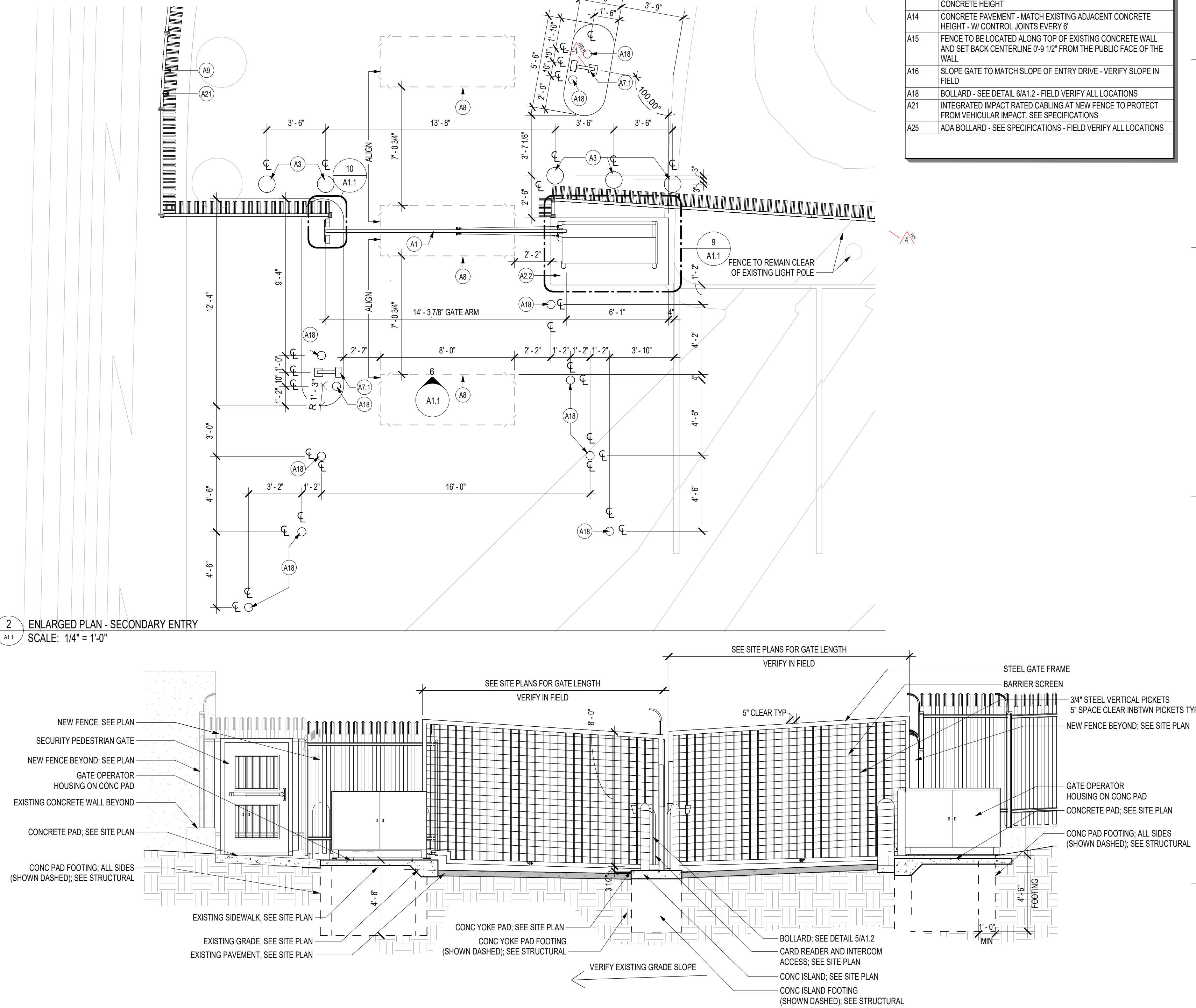
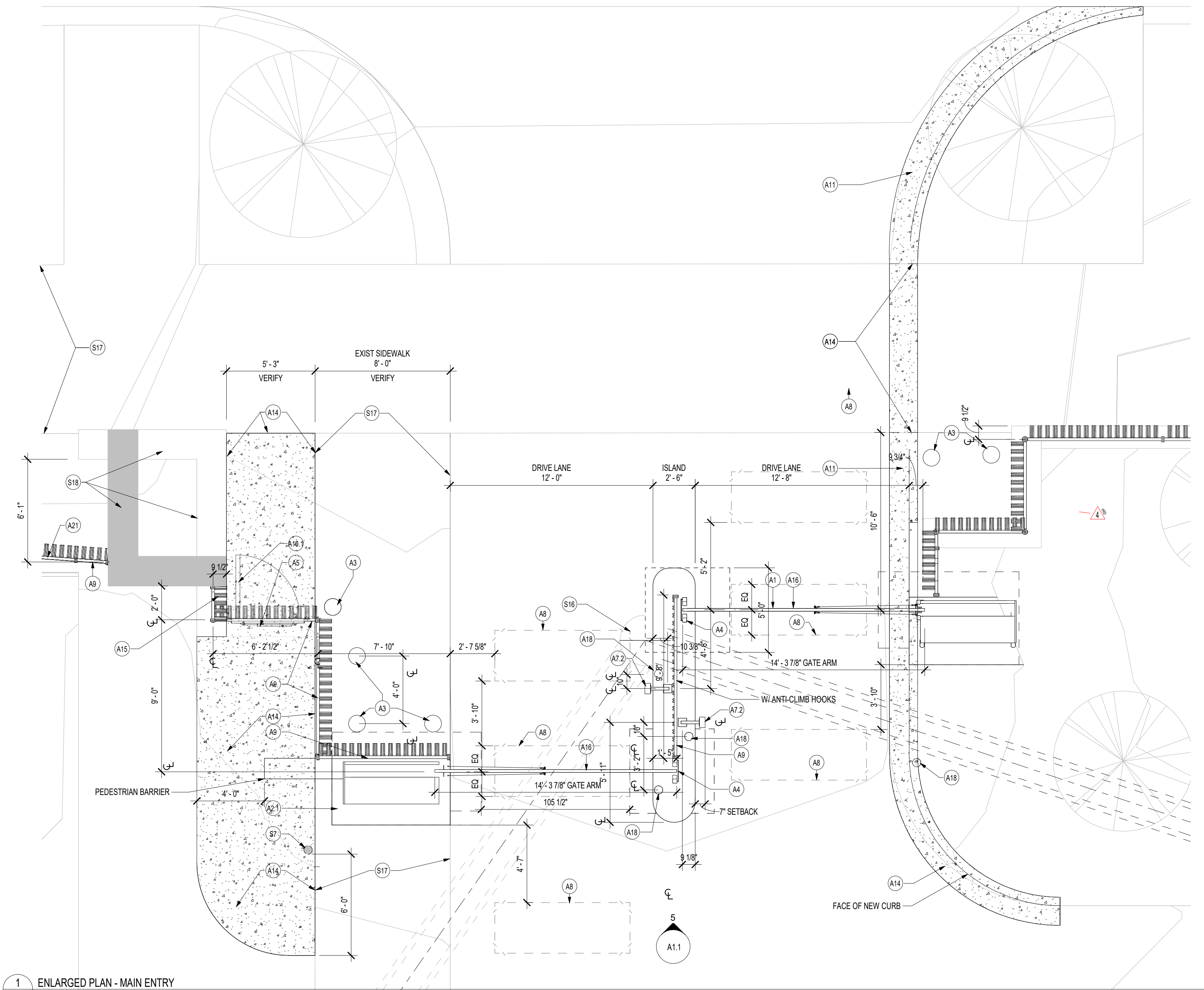
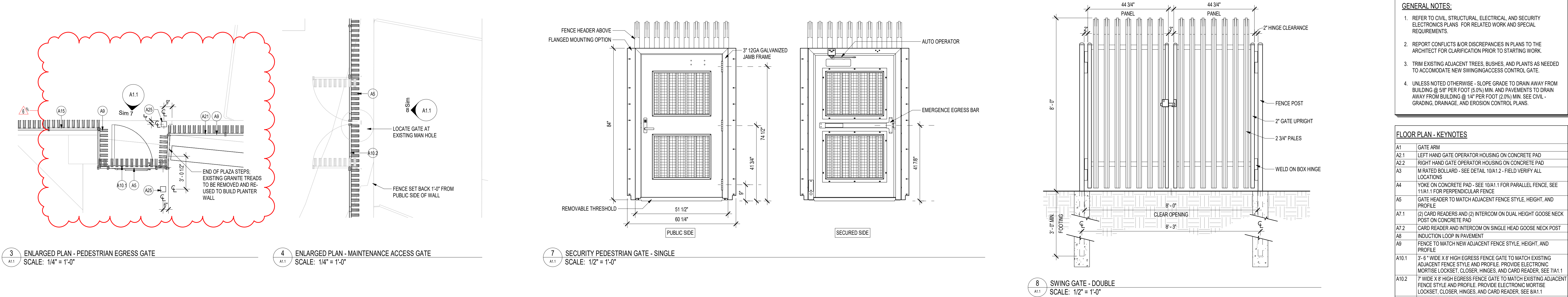
**FIRST LEVEL -
DEMOLITION PLAN**

CD SUBMITTAL
SHEET

A0.1

KMA Project #2401.00

ERICKSEN ELISON AND ASSOCIATES INC.



REVISIONS

No.	Date	Description
1	8/7/2025	ADDENDUM NO. 1
3	11/20/202	PR #3
4	03/19/202	REVISED PR#3
6	07/25/202	AS1 #1

CERTIFICATION

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

Signature: *Scott Feltig*

Print Name: Scott Feltig

License #: 22914

Date: 12/5/2024

PROJECT
FENCE AT BCA ST. PAUL

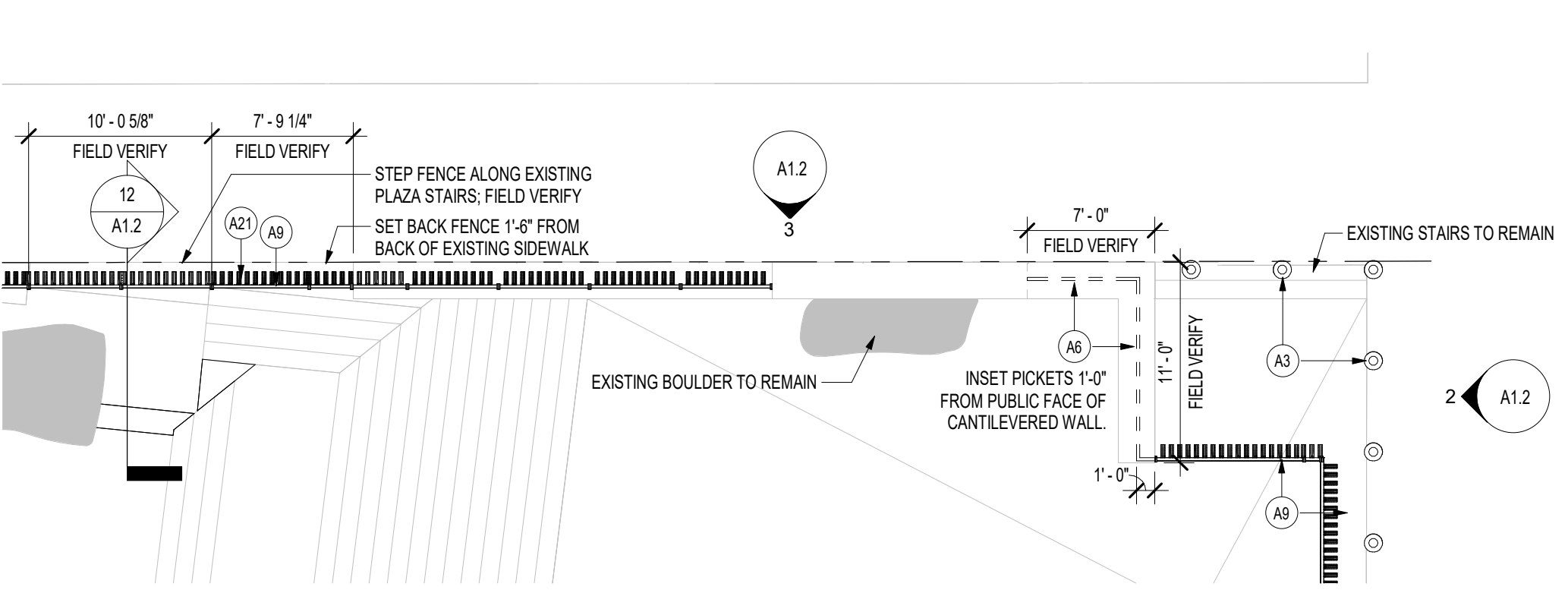
RECS PROJECT NO 07SP0007

Drawn By : EK
Designed By : ETD
Date : 12/5/2024

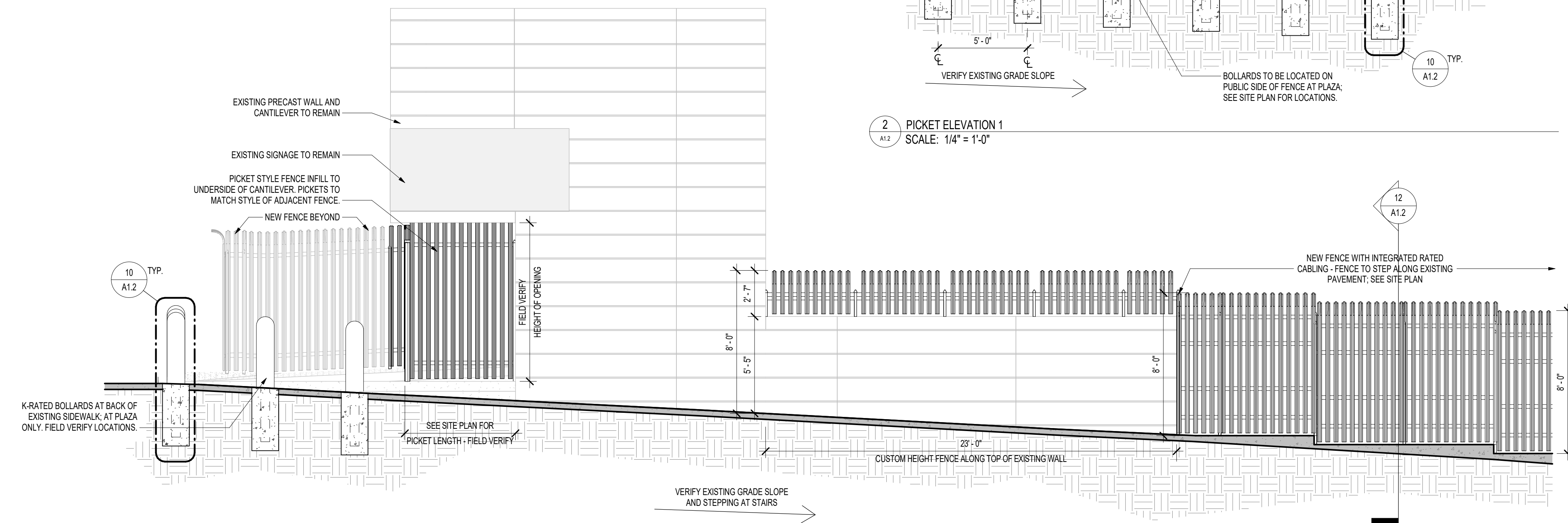
SHEET TITLE
SITE PLAN - ENLARGED PLANS

CD SUBMITTAL
SHEET

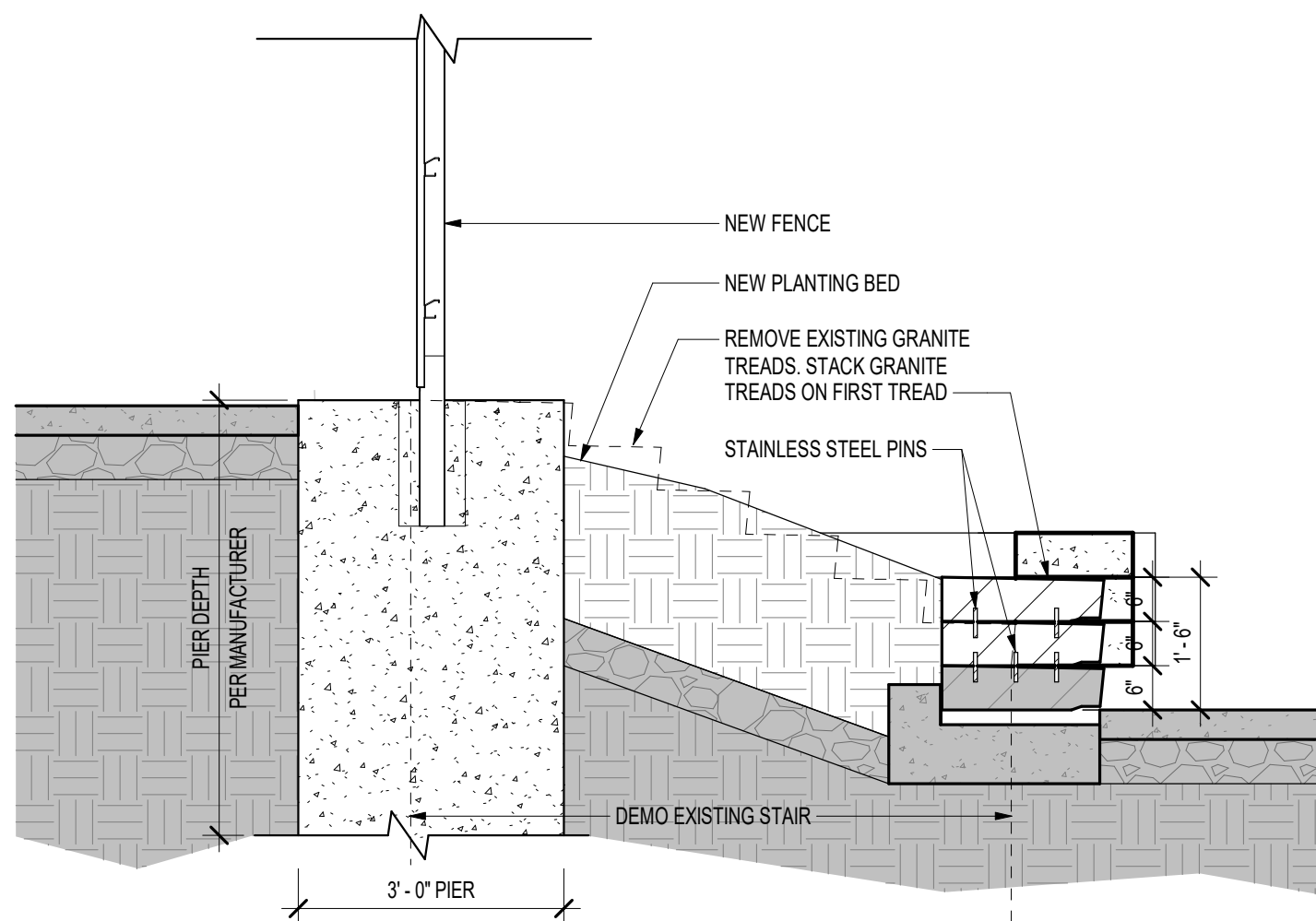
A1.1



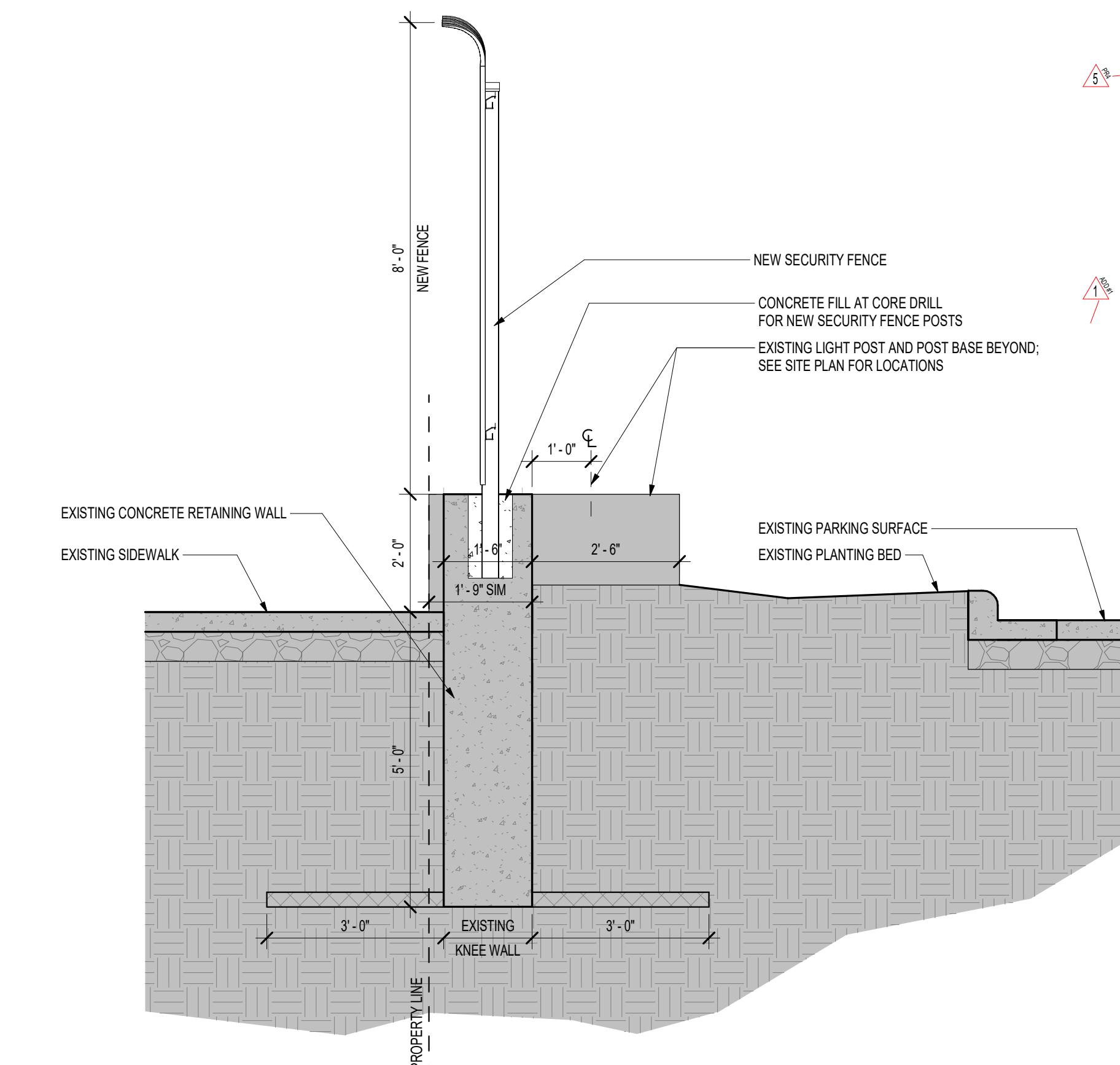
1 ENLARGED PLAN - PLAZA
SCALE: 1/8" = 1'-0"



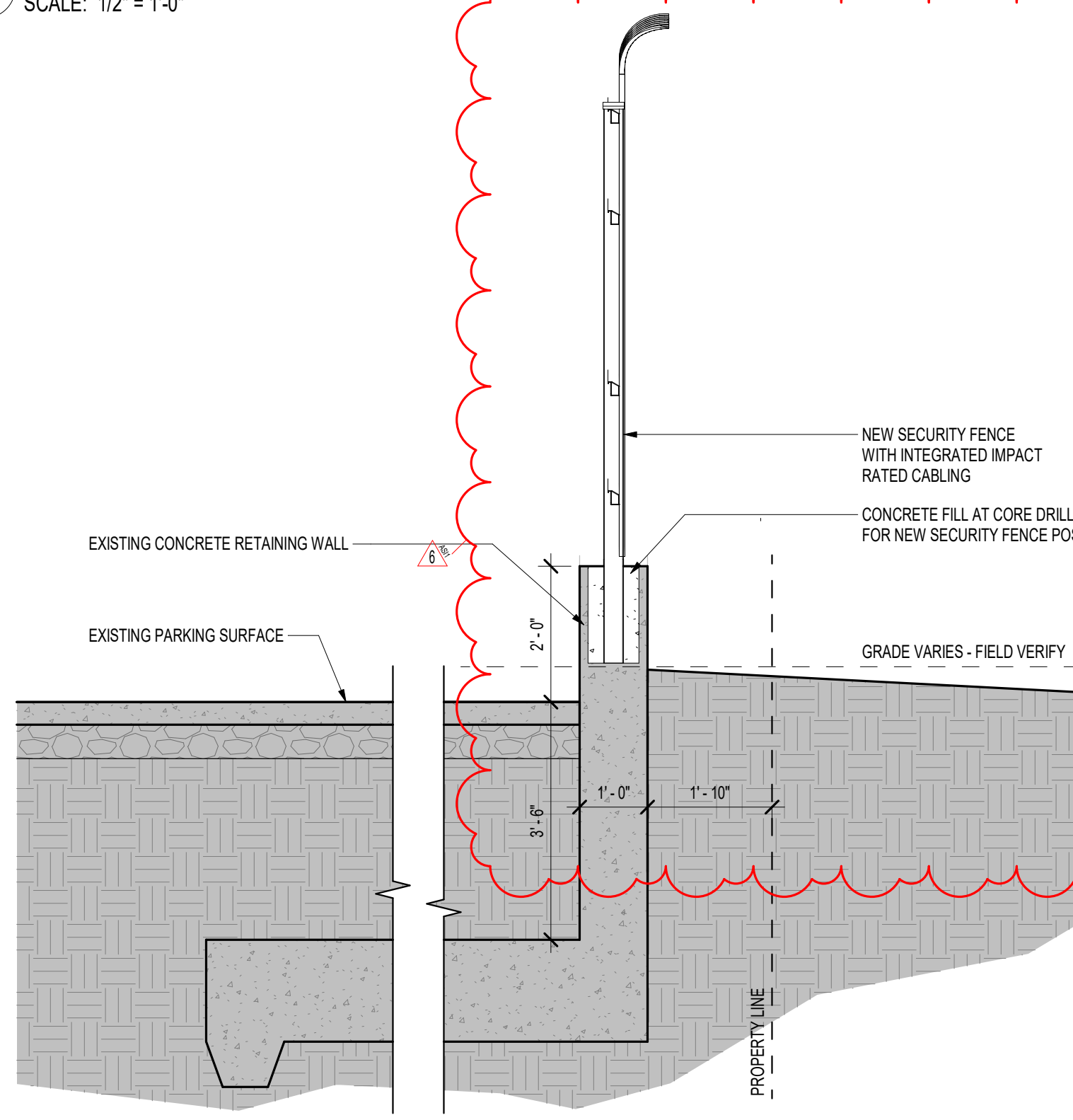
3 PICKET ELEVATION 2
SCALE: 1/4" = 1'-0"



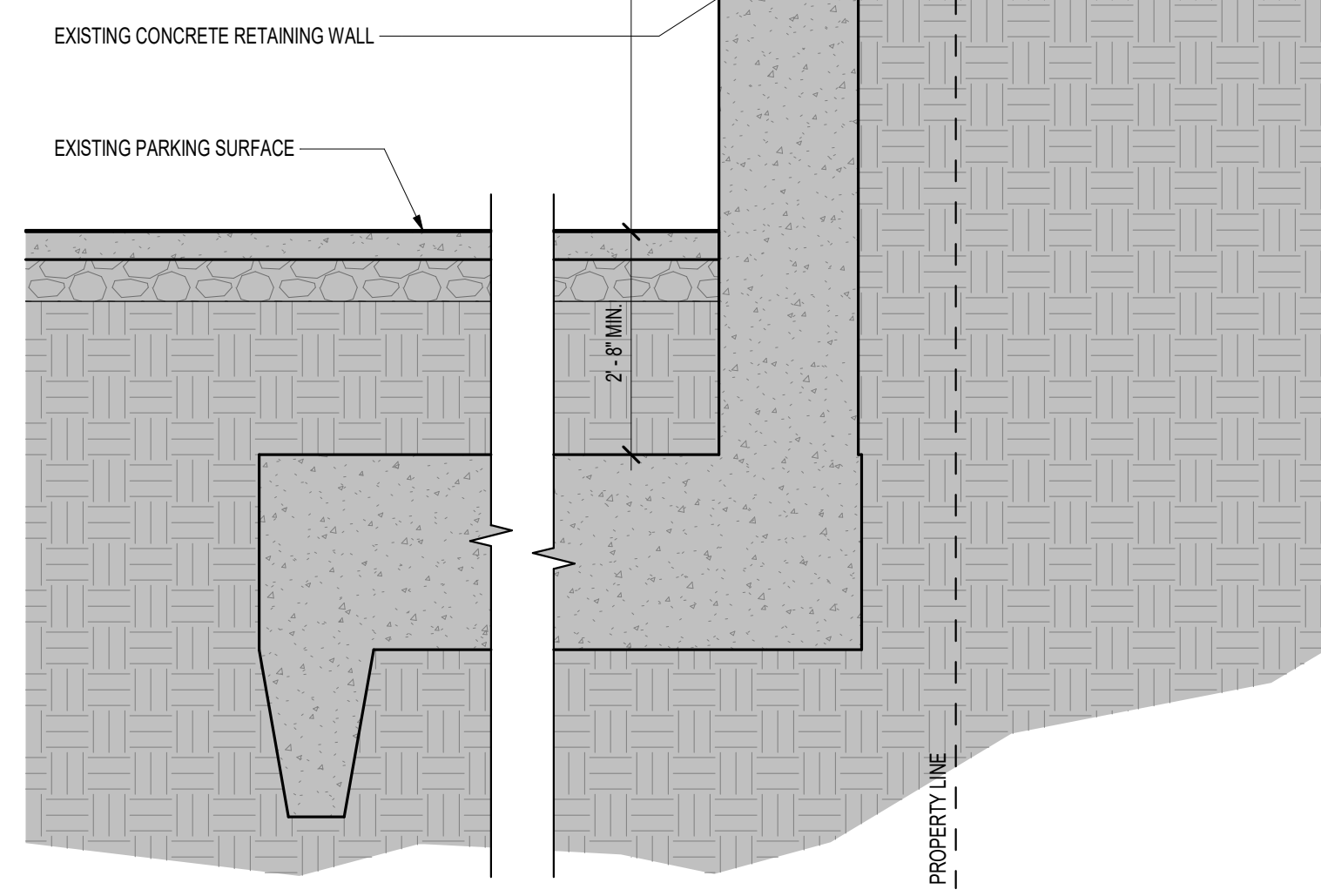
12 SECTION AT NEW RETAINING WALL ALONG PHALEN BOULEVARD
SCALE: 1/2" = 1'-0"



7 SECTION AT EXISTING KNEE WALL ALONG PHALEN BOULEVARD
SCALE: 1/2" = 1'-0"

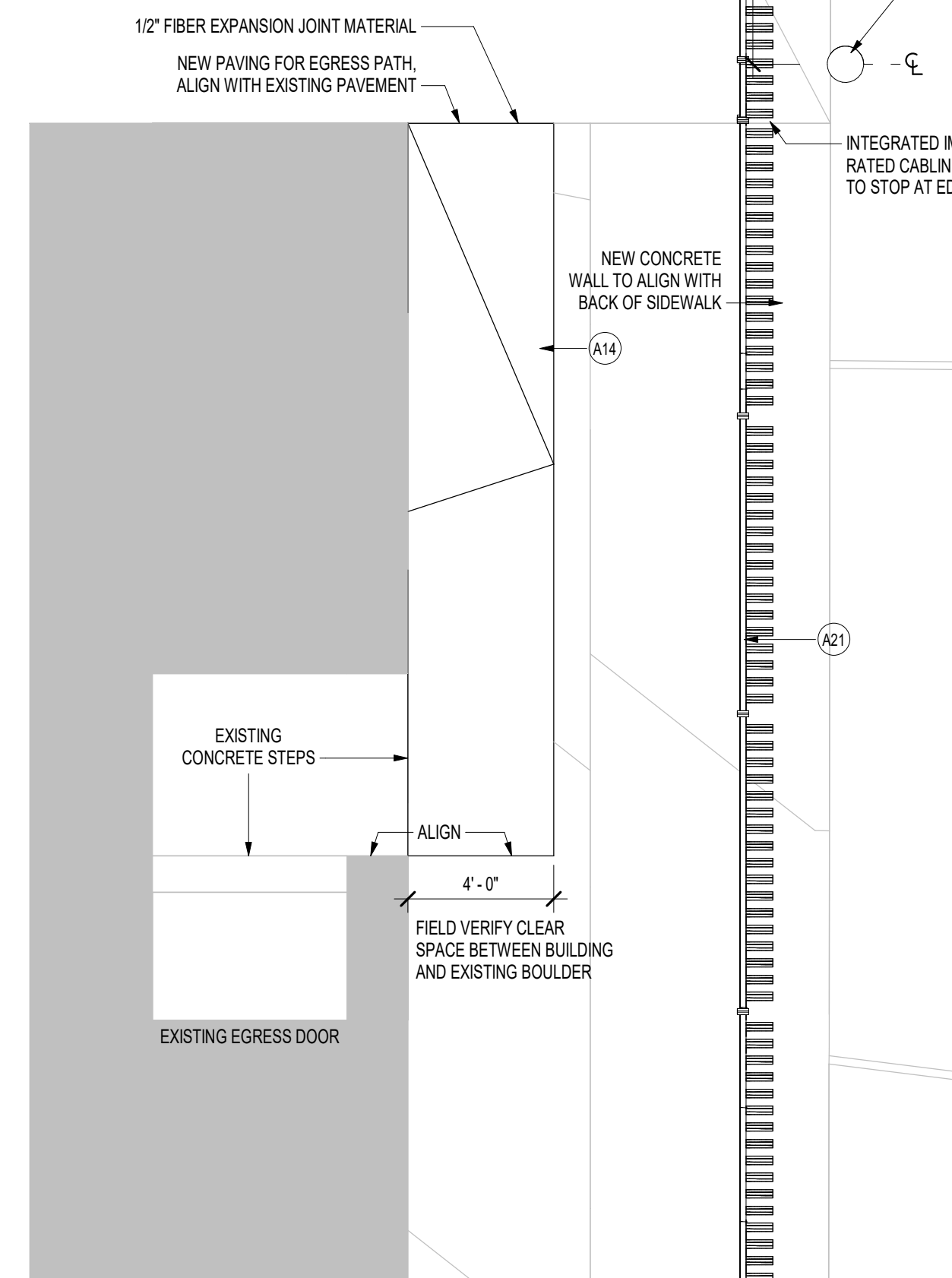


8 SECTION AT EXISTING RETAINING WALL ALONG BARCLAY AVENUE - SHORT
SCALE: 1/2" = 1'-0"

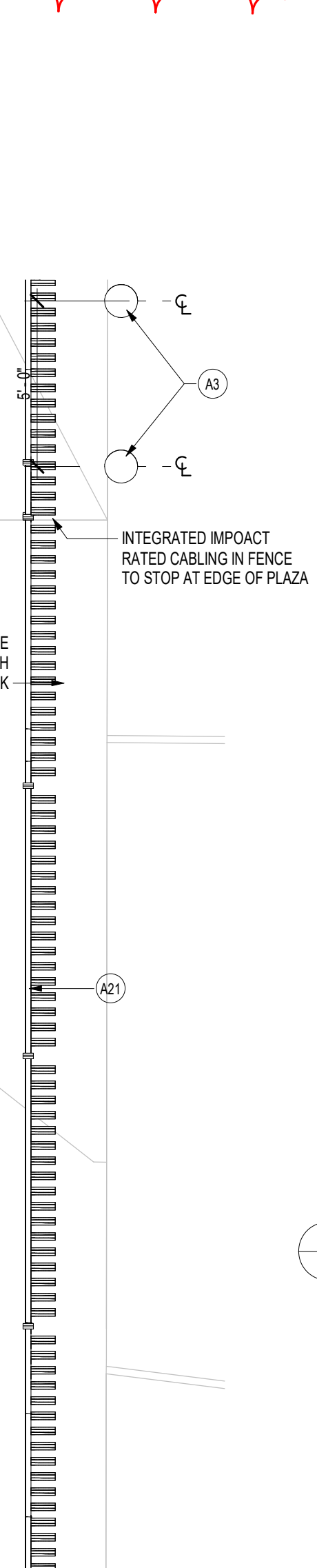


9 SECTION AT EXISTING RETAINING WALL ALONG BARCLAY AVENUE - TALL
SCALE: 1/2" = 1'-0"

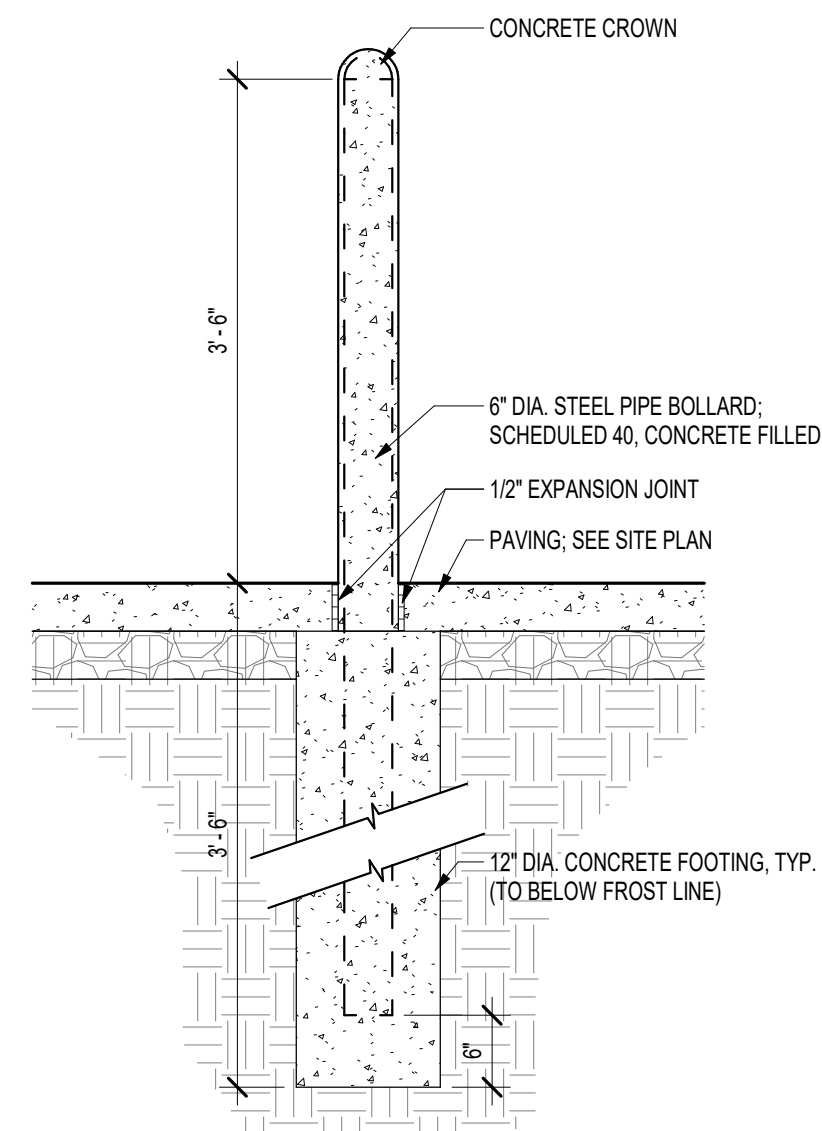
FLOOR PLAN - KEYNOTES	
A3	M RATED BOLLARD - SEE DETAIL 10A1.2 - FIELD VERIFY ALL LOCATIONS
A6	PICKETS TO MATCH NEW ADJACENT FENCE STYLE AND PROFILE. PICKETS TO EXTEND UP TO UNDERSIDE OF EXISTING CANTILEVERED CONCRETE - FIELD VERIFY HEIGHT
A9	FENCE TO MATCH NEW ADJACENT FENCE STYLE, HEIGHT, AND PROFILE
A14	CONCRETE PAVEMENT - MATCH EXISTING ADJACENT CONCRETE HEIGHT - W/ CONTROL JOINTS EVERY 8'
A21	INTEGRATED IMPACT RATED CABLE AT NEW FENCE TO PROTECT FROM VEHICULAR IMPACT. SEE SPECIFICATIONS



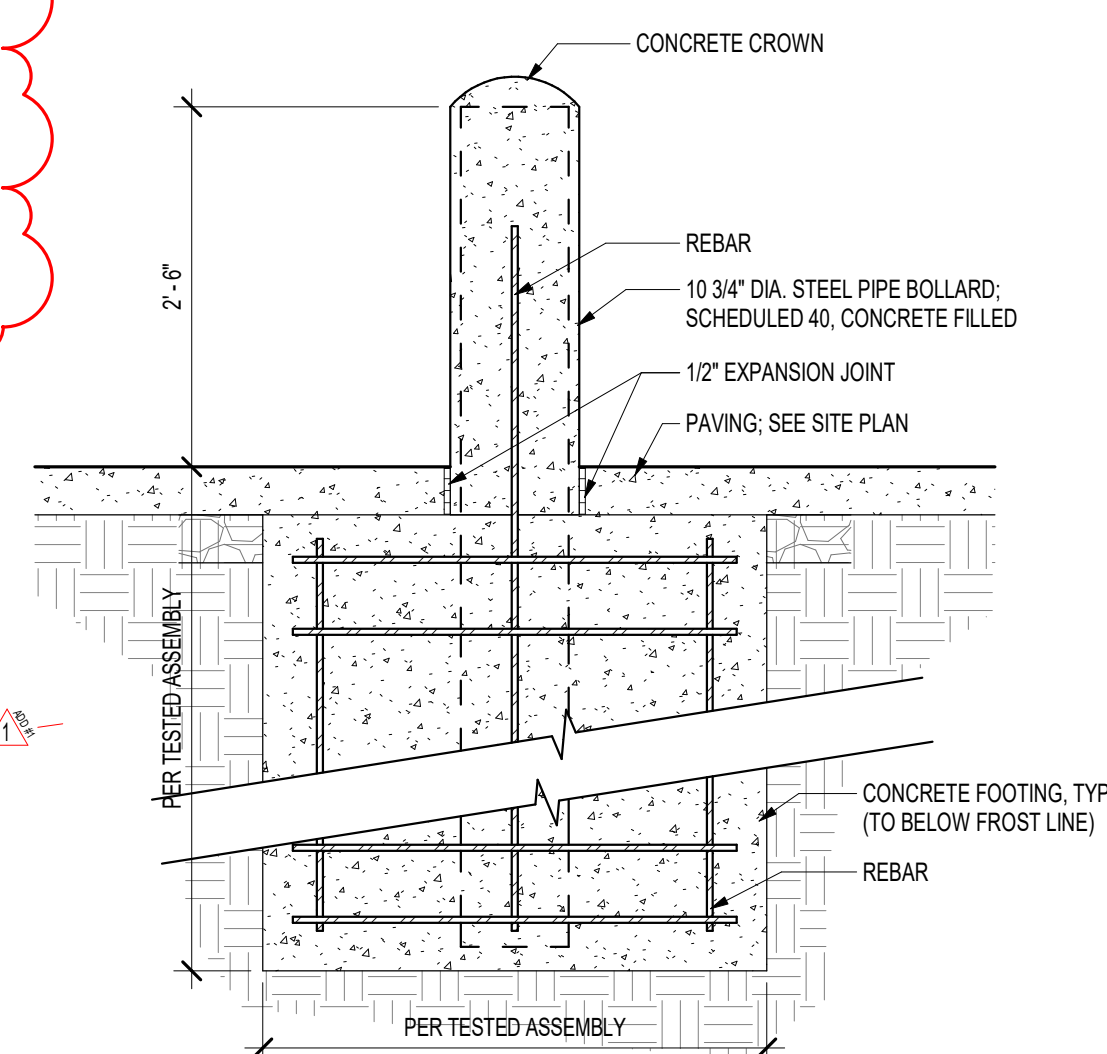
4 ENLARGED PLAN - EGRESS PATH
SCALE: 1/4" = 1'-0"



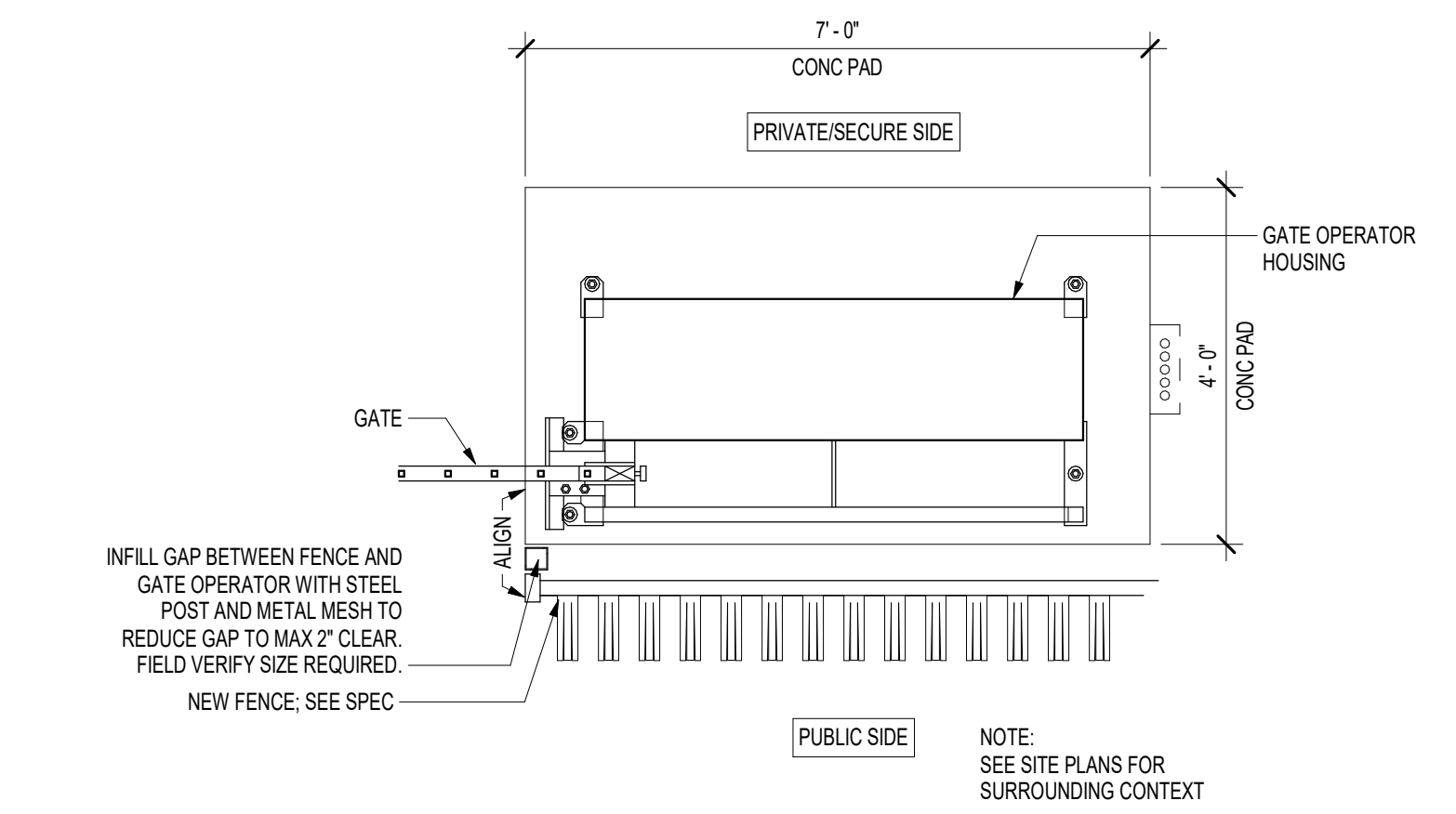
5 ENLARGED PLAN - TELECOM DOGHOUSE
SCALE: 1/4" = 1'-0"



BOLLARD DETAIL - STANDARD
SCALE: 3/4" = 1'-0"



10 BOLLARD DETAIL - IMPACT RATED (M30)
SCALE: 3/4" = 1'-0"



11 OPERATOR HOUSING - FENCE CONNECTION DETAIL
SCALE: 1/2" = 1'-0"

- GENERAL NOTES:**
1. REFER TO CIVIL, STRUCTURAL, ELECTRICAL, AND SECURITY ELECTRONICS PLANS FOR RELATED WORK AND SPECIAL REQUIREMENTS.
 2. REPORT CONFLICTS AND/OR DISCREPANCIES IN PLANS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO STARTING WORK.
 3. TRIM EXISTING ADJACENT TREES, BUSHES, AND PLANTS AS NEEDED TO ACCOMMODATE NEW SWINGING ACCESS CONTROL GATE.
 4. UNLESS NOTED OTHERWISE, SLOPE GRADE TO DRAIN AWAY FROM BUILDING @ 5% PER FOOT (5.0% MIN) AND PAVEMENTS TO DRAIN AWAY FROM BUILDING @ 1% PER FOOT (2.0% MIN). SEE CIVIL, GRADING, DRAINAGE, AND EROSION CONTROL PLANS.



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REVISIONS

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3	11/20/2022	PR #3
4		
5	07/03/2022	PR #4
6	07/25/2022	ASI #1
5		

CERTIFICATION

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

Signature:
Print Name: Scott Feltig
License #: 22914
Date: 12/5/2024

PROJECT
**FENCE AT BCA ST.
PAUL**

RECS PROJECT NO 07SP0007

Drawn By : EK
Designed By : ETD
Date : 12/5/2024

SHEET TITLE
**SITE PLAN -
ENLARGED PLANS**

CD SUBMITTAL
SHEET

A1.2

KMA Project #2401.00

EROSION CONTROL NOTES

1. APPLY AND ACQUIRE NPDES PERMIT. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS WITHIN STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. SEE SWPPP PLANS AND SPECIFICATION 312500 FOR FURTHER INFORMATION AND DIRECTION OF EROSION AND SEDIMENT CONTROL MEASURES AND MONITORING.
3. INSTALL PERIMETER EROSION CONTROL AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO BEGINNING CONSTRUCTION. (HAY BALES ARE NOT AN ACCEPTABLE PERIMETER CONTROL). EROSION CONTROL SHALL BE PLACED ALONG THE PERIMETER OF THE SITE EXCAVATION. EROSION CONTROL SHALL BE PLACED SO IT DOES NOT DISTURB THE EXISTING PAVEMENT OR DRIVE LANES THAT ARE TO REMAIN. MANY METHODS OF EROSION CONTROL WILL WORK AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MEASURE MOST APPROPRIATE TO THE SITE CONDITIONS AND THAT WHICH MEETS THE CITY OF ST. PAUL AND MPCA STANDARDS. PERIMETER EROSION CONTROL IS GRAPHICALLY SHOWN ON THE PLANS AT THE LIMITS OF CONSTRUCTION FOR CLARITY BUT SHALL BE PLACED IN THE MOST APPROPRIATE LOCATIONS NOT TO DAMAGE EXISTING PAVEMENT AND/OR CURBS TO REMAIN. DAMAGED PAVEMENT AND/OR CURBS SHALL BE PAID FOR SOLELY BY THE CONTRACTOR. SEE DETAILS AND SPECIFICATIONS.
4. INSTALL TREE PROTECTION FENCING AROUND ALL TREES TO REMAIN PRIOR TO BEGINNING CONSTRUCTION. SEE DETAILS.
5. BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE. USE TWO INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 12 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE. USE A GEOTEXTILE FABRIC BENEATH THE AGGREGATE IN ORDER TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW. SEE DETAILS. OTHER METHODS OF VEHICULAR CONSTRUCTION ENTRANCES MEET MPCA REQUIREMENTS AND MAY BE ALLOWED IN LIEU OF ROCK ENTRANCES. CONTRACTOR SHALL SUBMIT ALTERNATE METHODS FOR REVIEW BY ENGINEER PRIOR TO INSTALLATION.
6. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS. SWEEPING MAY BE ORDERED BY AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
7. INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CATCH BASIN INSERTS ARE REQUIRED IN UNDISTURBED AREAS THAT RECEIVE RUNOFF FROM DISTURBED AREAS. NOTE: HAY BALES OR FILTER FABRIC WRAPPING THE GRATES ARE NOT EFFECTIVE OR AN ACCEPTABLE FORM OF INLET PROTECTION.
8. LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
9. MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
10. TEMPORARILY OR PERMANENTLY STABILIZE ALL CONSTRUCTION AREAS WHICH HAVE BEEN FINISH GRADED AND ALL AREAS IN WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY AGAINST EROSION DUE TO RAIN, WIND AND RUNNING WATER WITHIN 7-14 DAYS. USE SEEDING AND MULCHING. EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED RECOMMENDED TO MINIMIZE EROSION POTENTIAL.
11. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION AND PERMANENT VEGETATION HAS BEEN ESTABLISHED. MINIMUM VEGETATION ESTABLISHMENT IS 70% COVER, MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES UNTIL 70% ESTABLISHED COVER IS ACHIEVED.
12. READY MIXED CONCRETE AND CONCRETE BATCH PLANTS PROHIBITED WITHIN THE PUBLIC RIGHT-OF-WAY. UNDER NO CIRCUMSTANCES MAY WASHOUT WATER DRAIN ONTO THE PUBLIC RIGHT-OF-WAY OR INTO THE STORM SEWER. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DESIGNATED CONCRETE WASHOUT AREA THAT COMPLIES WITH MPCA REQUIREMENT.
13. ALL EROSION CONTROL ELEMENTS ARE TEMPORARY. CONTRACTOR TO INSTALL EROSION CONTROL ELEMENTS PRIOR TO START OF LAND DISTURBING ACTIVITIES. MAINTAIN IN GOOD CONDITION DURING CONSTRUCTION AND REMOVE FROM THE SITE UPON COMPLETION OF FINAL PAVING AND TURF ESTABLISHMENT.
14. CONTRACTOR TO PROVIDE TEMPORARY SEED AND MULCH ON ALL NON-PAVED AREAS WITHIN 7 DAYS AFTER ROUGH GRADING IS COMPLETED. SEED WITH ANNUAL RYE SEED AT 60 LBS PER ACRE AND WOOD MULCH FIBER AT 45 LBS PER 1,000 SF.
15. CONTRACTOR TO PREVENT DIRT AND/OR DEBRIS FROM ENTERING STORM SEWER OR BEING TRANSPORTED OFF-SITE IN AN UNCONTROLLED MANNER. CONTRACTOR TO VERIFY AT PROJECT CLOSEOUT THAT STORM SEWER SYSTEM AND STORMWATER MANAGEMENT SYSTEM IS CLEAR OF SEDIMENT AND/OR DEBRIS AND IS FULLY FUNCTIONAL.
16. STRAWBALES ARE NOT ALLOWED ON SITE IN ANY CAPACITY.

NOTES

1. ALL EXISTING INFORMATION TAKEN FROM SURVEY BY SUNDE LAND SURVEYING CERTIFICATION DATED MAY 1, 2024.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
3. ALL AREAS DISTURBED BY CONSTRUCTION WHICH ARE OUTSIDE THE LIMITS OF PAVING ARE TO BE RESTORED AND REVEGETATED.
4. ALL UTILITY DEMOLITION AND/OR ABANDONMENT TO BE PERFORMED IN ACCORDANCE WITH THE CITY OF SAINT PAUL AND STATE OF MINNESOTA REGULATIONS AND STANDARDS.
5. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WHICH MAY INCLUDE BUT IS NOT LIMITED TO: ELECTRIC, TELEPHONE, GAS, CABLE TV, COMPUTER CABLE, FIBER OPTIC CABLE, SANITARY SEWER, STORM SEWER, STREAM, CONDENSATE, ELECTRICAL DUCT/BANK AND WATERMAIN. CONTRACTOR TO CONTACT Gopher ONE-CALL BEFORE EXCAVATING.
6. ALL EXISTING UTILITIES AND OTHER IMPROVEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO REPAIR ANY DAMAGE AT OWN EXPENSE.
8. ALL WORK TO CONFORM WITH CITY OF SAINT PAUL AND STATE OF MINNESOTA STANDARDS AND REGULATIONS.
9. ALL EXCAVATIONS MUST COMPLY WITH THE REQUIREMENTS OF OSHA 29 CFR, PART 1926, SUBPART F "EXCAVATIONS AND TRENCHES". THIS DOCUMENT STATES THAT EXCAVATION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. PROVIDE BARRICADES AT STREETS AND SIDEWALKS PER CITY OF SAINT PAUL AND MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MN MUTCD).
11. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING CONSTRUCTION.
12. ALL MATERIALS FOR PROPOSED CONSTRUCTION OR REPAIR OF EXISTING FACILITIES SHALL BE NEW PRODUCTS DIRECT FROM THE FACTORY AND FREE FROM DEFECTS.
13. WHEN WORKING AROUND EXISTING TELEPHONE OR ELECTRICAL POLES, THE CONTRACTOR SHALL BRACE THE POLE FOR SUPPORT.
14. WHEN WORKING AROUND EXISTING UTILITIES THAT BECOME EXPOSED, THE CONTRACTOR SHALL PROVIDE SUFFICIENT SUPPORT TO PREVENT EXCESSIVE STRESS ON THE PIPING. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.
15. CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION AND ELEVATION OF EXISTING STORM AND SANITARY SEWER PRIOR TO THE START OF CONSTRUCTION. IF ELEVATIONS DIFFER FROM SURVEYED ELEVATIONS SHOWN ON PLAN, REPORT DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
16. SITE UTILITY CONTRACTOR TO FURNISH AND INSTALL ALL WATERMAIN, SANITARY SEWER AND STORM SEWER FACILITIES AND APPURTENANCES TO WITHIN FIVE FEET OUTSIDE THE BUILDING. COORDINATE WITH MECHANICAL CONTRACTOR EXACT LOCATION AND DEPTH OF CONNECTION WITHIN BUILDING.
17. CATCH BASINS AND MANHOLES ARE SHOWN ON PLAN LARGER THAN ACTUAL SIZE. COORDINATE LOCATION OF MANHOLE COVER AND CASTING SO THAT IT IS PROPERLY LOCATED AT THE BACK OF CURBLINE FOR THE CURB INLETS OR CENTERED IN THE AREA AS SHOWN ON THE PLAN FOR THE AREA DRAINS AND MANHOLE COVERS.
18. CONTRACTOR SHALL COORDINATE WITH ARCHITECT'S DRAWINGS TO VERIFY LOCATION, SIZE AND QUANTITY OF ALL ROOF DRAINS AND UTILITY CONNECTIONS. LIMITS OF PROPOSED SITE PLUMBING FACILITIES SHALL BE FIVE FEET FROM EDGE OF BUILDING UNLESS OTHERWISE NOTED.
19. PROVIDE THE FOLLOWING MINIMUM COVER OVER THE TOP OF PIPE AS FOLLOWS:
 - A. 8' OVER WATERMAIN
 - B. 5' OVER SANITARY SEWER
 - C. 2' OVER STORM SEWER
 - D. 1' OVER STORM SEWER DRAIN/TILE
21. ALL WATERMAIN AND SERVICES TO BE INSTALLED IN ACCORDANCE WITH CITY OF SAINT PAUL WATER STANDARDS. ALL WATER MAIN AND SERVICES TO BE INSTALLED IN ACCORDANCE WITH RECOMMENDED STANDARDS FOR WATER WORKS BY THE GREAT LAKES UPPER MISSISSIPPI RIVER BOARD OF STATE PUBLIC HEALTH AND ENVIRONMENTAL MANAGERS (TEN-STATE STANDARDS), CITY ENGINEER'S ASSOCIATION OF MINNESOTA SPECIFICATIONS (CEAMS) AND STATE OF MINNESOTA PLUMBING CODE, LATEST EDITIONS.
22. ALL PAVEMENT MARKINGS WITHIN EXISTING CITY OF SAINT PAUL PAVEMENT AREAS TO BE RESTORED TO MATCH EXISTING UNLESS NOTED OTHERWISE.
23. MAXIMUM CROSS-SLOPES FOR SIDEWALKS AND ADA ACCESS ROUTES SHALL NOT EXCEED 2.00%. MAXIMUM SLOPES FOR ADA PARKING STALLS AND ADA ACCESS AISLES SHALL NOT EXCEED 2.00% IN ANY DIRECTION. MAXIMUM RUNNING SLOPE FOR ALL SIDEWALKS SHALL NOT EXCEED 5.00%.
24. THE CONTRACTOR SHALL PROVIDE A CONTINUOUS, ACCESSIBLE AND SAFE PEDESTRIAN WALKWAY THAT MEETS ADA AND MINNESOTA MUTCD STANDARDS IF WORKING IN A SIDEWALK AREA, AND TRAFFIC CONTROL PER MINNESOTA MUTCD REQUIREMENTS FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
25. WASTE MATERIALS INCLUDING PAVEMENT REMOVED DURING CONSTRUCTION, WASTE PIPING AND SUPPLIES, CONSTRUCTION DEBRIS AND EXCESS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR.
26. CONTRACTOR SHALL NOT BLOCK DRAINAGE FROM OR DIRECT EXCESS DRAINAGE ONTO ADJACENT PROPERTY.
27. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY EXISTING DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
28. CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS AND/OR PROPERTY IRONS.
29. COORDINATE SCHEDULING OF CLOSURES AND RE-OPENINGS OF EGRESSSES, LOADING DOCKS, DUMPSTERS, DRIVEWAYS, SIDEWALKS AND ROADS WITH OWNER AND CITY OF SAINT PAUL. TRAFFIC CONTROL SIGNAGE, TEMPORARY WALKWAYS AND TEMPORARY DRIVEWAYS TO CONFORM WITH CITY OF SAINT PAUL AND STATE OF MINNESOTA REQUIREMENTS AND STANDARDS.
30. DRAWINGS DO NOT INDICATE AREAS OF TEMPORARY SUPPORT SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS AND WILL HAVE TOTAL CONTROL OVER THE TYPES AND DESIGN OF ALL SHORING, SHEETING, BRACING, ANCHORAGES, EXCAVATION SUPPORT WALLS, DIRECTIONAL BORING, AUGER JACKING, SOIL STABILIZATION AND OTHER METHODS OF PROTECTING EXISTING IMPROVEMENTS. SEE SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS.
31. STORAGE AND PROTECTION OF EXISTING SITE FEATURES WHICH NEED TO BE REMOVED AND REPLACED FOR CONSTRUCTION OF PROJECT ARE THE RESPONSIBILITY OF THE CONTRACTOR. STORAGE SHALL BE WITHIN THE LIMITS OF STAGING AREA. CONTRACTOR SHALL PREVENT DAMAGE OR THEFT OF THESE ITEMS AND TO REPLACE AT OWN EXPENSE.
32. CONTRACTOR TO RECORD EXISTING CONDITIONS (PHOTOGRAPHS, VIDEO PHOTOGRAPHY, FIELD SURVEYING, ETC.) TO ENABLE RECONSTRUCTION TO MATCH EXISTING CONDITIONS AS REQUIRED. CONTRACTOR TO DOCUMENT EXISTING CONDITIONS SO THAT RECONSTRUCTED AREAS WILL HAVE POSITIVE DRAINAGE SIMILAR TO EXISTING.
33. WHERE DEMOLITION, EXCAVATION, UNDERPINNING, PILE DRIVING, COMPACTING OR SIMILAR WORK IS TO BE PERFORMED ADJACENT TO OR IN THE IMMEDIATE VICINITY OF EXISTING STRUCTURES, THE CONTRACTOR WILL PROVIDE BUILDING SURVEYS AND SEISMIC MONITORING.
34. ALL EXISTING BUILDING EXITS AND DRIVEWAYS SHALL REMAIN UNOBSTRUCTED AND USABLE AT ALL TIMES. IF THERE ARE UNAVOIDABLE EXCEPTIONS, THEN CONTRACTOR SHALL PROVIDE TEMPORARY EXIT PLANS TO THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
35. SANITARY SEWER PIPE AND FITTINGS TO BE POLYVINYL CHLORIDE (PVC), SDR 26 MINIMUM AND COMPLY WITH ASTM D3034 AND F679. JOINTS TO BE SOLVENT CEMENT OR FLEXIBLE WATERTIGHT.

36. STORM SEWER PIPE TO BE REINFORCED CONCRETE PIPE (RCP, ASTM C76, CLASS 5, WITH GASKETED JOINTS OR POLYVINYL CHLORIDE (PVC) SDR 26 MINIMUM COMPLYING WITH ASTM D3034 AND F679 WITH SOLVENT CEMENT OR FLEXIBLE WATERTIGHT JOINTS, PER SPECIFICATIONS AS NOTED ON PLAN.
37. WATERMAIN TO BE DUCTILE IRON PIPE (DIP) THICKNESS CLASS 52 FOR 8" DIP AND THICKNESS CLASS 53 FOR 4" AND 6" DIP, ANSI A-21.5.1, 150 PSI WORKING PRESSURE MINIMUM. TYPE K COPPER SHALL BE USED FOR PIPES LESS THAN 4" DIAMETER.
38. MAINTAIN 10 FEET HORIZONTAL AND 3 FEET VERTICAL SEPARATION BETWEEN WATER AND SEWER PIPES.
39. WHERE PRACTICABLE INSTALL WATERMAIN GATE VALVES WITHIN GREEN SPACE AREAS TWO FEET OFFSET FROM THE MAIN. SIDEWALKS SHALL BE STAKED AND EXACT LOCATIONS OF WATER VALVES COORDINATED IN THE FIELD, TYPICAL FOR ALL.
40. SEQUENCING OF UTILITIES AND STRUCTURAL SYSTEMS SHALL BE CAREFULLY COORDINATED. CONTRACTOR SHALL ALSO TAKE CARE TO PROTECT SERVICE CONNECTIONS AND ADJACENT PARALLEL UTILITY LINES WHILE FORMING AND PLACING CONCRETE FOR OTHER HEAVY CONSTRUCTION WITHIN THE AREA. CONSTRUCTABILITY OF THE STRUCTURAL SYSTEMS SHALL TAKE INTO ACCOUNT ANY UTILITY WORK SO PIPE/CONDUIT OR STRUCTURES ARE NOT DISPLACED, CRUSHED, OR OTHERWISE ADVERSELY AFFECTED DURING CONSTRUCTION.
41. ALL STUMPS FROM TREES REMOVED WITHIN PROJECT LIMITS SHALL BE GROUND AND REMOVED IN THEIR ENTIRETY.
42. CONTRACTOR IS RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS, EXCESS FILL AND OTHER UNUSED MATERIALS GENERATED BY PROJECT AND DONE IN FULL COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS. THE SITE SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
43. ALL WORK WILL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS OR SPECIFICATIONS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
44. PROVIDE AN EXPANSION JOINT AROUND ALL EXISTING UTILITIES, MANHOLES, POLES, LIGHTS, POSTS, BOXES, ETC. WITHIN AREAS OF NEW OR RECONSTRUCTED CONCRETE PAVEMENT.
45. ALL EXPOSED CONCRETE (CURB, STEPS, WALLS, ETC.) TO HAVE A CONSISTENT RUBBED FINISH. CONTRACTOR TO PROVIDE MINIMUM FOUR SQUARE FOOT MOCK-UP FOR REVIEW AND APPROVAL.
46. CONTRACTOR TO PROVIDE MINIMUM 4'x4' OF ALL PAVEMENT TYPES FOR REVIEW AND APPROVAL. ALL CONCRETE SIDEWALKS TO HAVE BROOM FINISH. MOCK-UP TO REMAIN ON SITE THROUGHOUT CONSTRUCTION.
47. THICKENED EDGE EXPANSION JOINTS SHALL BE PLACED ALONG THE EDGE OF ALL CONCRETE PAVEMENT AT THE PERIMETER OF ALL STRUCTURES, CONCRETE CURB AND GUTTER ADJACENT PAVEMENT.
48. THE DRAWINGS REPRESENT TO FINISHED SITE, NOT THE METHOD OF CONSTRUCTION. THE ENGINEER IS NOT RESPONSIBLE FOR CONTRACTOR'S MEANS AND METHODS, SEQUENCING OF CONSTRUCTION OR SAFETY PROGRAM. OBSERVATION VISITS TO THE SITE BY THE ENGINEER WILL NOT INVOLVE REVIEW OF THESE ITEMS.
49. WHERE DISCREPANCIES OCCUR BETWEEN GENERAL NOTES, PLANS, DETAILS AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN, UNLESS OTHERWISE VERIFIED BY THE ENGINEER OR ARCHITECT IN WRITING.
50. THESE DOCUMENTS SHALL NOT BE CONSTRUED AS STAND-ALONE DOCUMENTS. CONTRACTOR SHALL COORDINATE WITH ALL OTHER DISCIPLINE'S DOCUMENTS.
51. FOR TREES TO REMAIN HEALTHY DURING A CONSTRUCTION PROJECT THEY MUST BE PROTECTED FROM CONSTRUCTION ACTIVITIES. FOR PROPER TREE AND PLANT PROTECTION, THE FOLLOWING REQUIREMENTS APPLY TO ALL CONSTRUCTION SITES:
 - A. TREES WITHIN THE CONSTRUCTION ZONE SHALL BE PROTECTED FROM DAMAGE AND SOIL COMPACTION BY EQUIPMENT. DEBRIS AND STORAGE INTRUSION, SUGGESTED MATERIALS FOR PROTECTION ARE CONCRETE BARRICADES, CONSTRUCTION FENCING OR CHAIN LINK FENCING AND NOTED ON CONTRACTOR'S SITE OPERATIONS LAYOUT.
 - B. TREE PROTECTION SHALL BE PLACED AT A MINIMUM OF ONE AND A HALF (1.5) TIMES (IN FEET) THE CALIPER DIMENSION (IN INCHES) FROM THE BASE OF THE TRUNK. FOR EXAMPLE, A TEN (10) CALIPER INCH TREE WOULD REQUIRE PROTECTION A MINIMUM OF FIFTEEN (15) FEET FROM THE BASE OF THE TRUNK.
 - C. TREES THAT ARE NECESSARILY IMPACTED BY CONSTRUCTION SHALL BE PRUNED AND ROOT PRUNED AS REQUIRED BY A CERTIFIED ARBORIST.
52. TRACER WIRES TO BE TERMINATED IN THE CORRECT COLOR COPPERHEAD TRACER WIRE BOX OR WITHIN A MANHOLE. LOCATION OF TRACER WIRE BOXES TO BE SHOWN ON AS-BUILT DRAWINGS.
53. WITHIN LANDSCAPE AREAS ALL CLASS V MATERIAL SHALL BE REMOVED AND COMPACTED SOILS DEDCOMPACTED TO A DEPTH OF 12" PRIOR TO INSTALLATION OF TOPSOIL.
54. MINNESOTA PLUMBING CODE REQUIRES A 10' MINIMUM SEPARATION BETWEEN WATERMAIN PIPE AND SEWERS FROM OUTSIDE OF WATER PIPE TO OUTSIDE OF SEWER PIPE OR MANHOLE. CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF WATERMAIN AND SEWERS AND REPORT DISCREPANCIES TO THIS SETBACK TO ENGINEER PRIOR TO INSTALLING UTILITIES SO ADJUSTMENTS CAN BE MADE. ADJUSTMENTS MAY REQUIRE USING SCH 40 PVC FOR SEWER PIPES, CONCRETE ENCASEMENT OF THE WATERMAIN OR SEWER, OR A SCH 40 CASING PIPE FOR THE WATERMAIN WHERE WHERE THIS IS NOT FEASIBLE. UTILITY DESIGN PLANS MAY REQUIRE ADJUSTMENTS IN THE FIELD TO THE EXACT LAYOUT TO MEET PLUMBING CODE SEPARATION.
55. INSTALL WATERMAIN WITH A CASING PIPE WITHIN AREA WHERE THE 10' OF SEPARATION BETWEEN WATERMAIN AND SEWER PIPE OR MANHOLE IS NOT FEASIBLE.
56. WHERE WATERMAIN CROSSES ABOVE SEWER THERE NEEDS TO BE A MINIMUM OF 12" OF SEPARATION BETWEEN OUTSIDE OF PIPE TO OUTSIDE OF PIPE. WATERMAIN SHALL BE OFFSET TO PROVIDE SEPARATION WHERE THIS IS NOT FEASIBLE.

PERMANENT PAVEMENT MARKING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAVEMENT MARKING RELATED ACTIVITIES SUCH AS, BUT NOT EXCLUSIVE TO, COLLECTING DATA FROM IN-PLACE LANE LINES AND MARKING PERMANENT MARKING ALIGNMENTS. THIS SHALL ALSO INCLUDE ANY LANE CLOSURES OR TRAFFIC CONTROL NECESSARY TO COMPLETE THESE PROJECTS SAFELY.
2. EDGE LINES AND LANE LINES ARE TO BE BROKEN ONLY AT INTERSECTIONS WITH PUBLIC ROADS AND AT PRIVATE ENTRANCES. THE BREAK POINT IS TO BE AT THE START OF THE RADIUS FOR THE INTERSECTION OR AT MARKED STOP LINES OR CROSSWALKS.
3. A TOLERANCE OF 1/4 INCH UNDER OR 1/4 INCH OVER THE SPECIFIED WIDTH WILL BE ALLOWED FOR STRIPING PROVIDED THE VARIATION IS GRADUAL AND DOES NOT DETRACT FROM THE GENERAL APPEARANCE. ALIGNMENT DEVIATIONS FROM THE CONTROL GUIDE SHALL NOT EXCEED 1 INCH. MATERIAL SHALL NOT BE APPLIED OVER LONGITUDINAL JOINTS. ESTABLISHMENT OF APPLICATION TOLERANCES SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO COMPLY AS CLOSELY AS PRACTICABLE WITH THE PLANNED DIMENSIONS.
4. JUST PRIOR TO THE PLACEMENT OF PAVEMENT MARKINGS THE ROAD SURFACE SHALL BE CLEANED AND FREE OF CONTAMINATION AS RECOMMENDED BY THE MATERIAL MANUFACTURER AND ACCEPTABLE TO THE ENGINEER.
5. APPLY ALL PAVEMENT MARKINGS AS RECOMMENDED BY THE MATERIAL MANUFACTURER.
6. PERMANENT PAVEMENT MARKINGS SHALL NOT BE PLACED OVER TEMPORARY TAPE MARKINGS.
7. THE FILLING OF TANKS, POURING OF MATERIALS OR CLEANING OF EQUIPMENT SHALL NOT BE PERFORMED ON UNPROTECTED PAVEMENT SURFACES UNLESS ADEQUATE PROVISIONS ARE MADE TO PREVENT SPILLAGE OF MATERIAL.
8. PAVEMENT MARKINGS SHALL ONLY BE APPLIED IN SEASONABLE WEATHER WHEN AIR AND PAVEMENT SURFACE TEMPERATURES ARE 50° F OR HIGHER AND SHALL NOT BE APPLIED WHEN THE WIND OR OTHER CONDITIONS CAUSE A FILM OF DUST TO BE DEPOSITED ON THE PAVEMENT SURFACE AFTER CLEANING AND BEFORE THE MARKING MATERIAL CAN BE APPLIED.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO UTILIZE THE 'ONE CALL EXCAVATION NOTICE SYSTEM' (TELEPHONE NUMBER 651-454-0003). THIS IS REQUIRED BY MINNESOTA STATUE 2160.
10. ALL PAVEMENT MARKINGS WITHIN THE PARKING LOTS SHALL BE STANDARD STRIPING PAINT WHILE ROADWAY PAVEMENT MARKINGS SHALL BE GROOVED-IN, WET-REFLECTIVE, MULTI-COMPONENT.
11. THE ENGINEERS INVOLVEMENT IN THE APPLICATION OF THE MATERIAL SHALL BE LIMITED TO FIELD CONSULTATION AND INSPECTION. THE CONTRACTOR WILL PLACE NECESSARY 'SPOTTING' AT APPROPRIATE POINTS TO PROVIDE HORIZONTAL CONTROL FOR STRIPING AND TO DETERMINE NECESSARY STARTING AND CUTOFF POINTS. LONGITUDINAL JOINTS, PAVEMENT EDGES AND EXISTING MARKINGS MAY SERVE AS HORIZONTAL CONTROL WHEN SO DIRECTED.
12. CONTRACTOR TO FOLLOW MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MN MUTCD), MINNESOTA TEMPORARY TRAFFIC CONTROL FIELD MANUAL, TEMPORARY BARRIER GUIDANCE MANUAL, MINNESOTA FLAGGING HANDBOOK, AND WORK ZONE SAFETY PROGRAM, LATEST EDITIONS AND SUPPLEMENTS. ALL INFORMATION IS AVAILABLE ON MNDOT WEBSITE OR WWW.DOT.STATE.MN.US/TRAFFICNG/WORKZONE/



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CONSULTING
ENGINEERS

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

Kevin Gardner
Print Name
Kevin Gardner
Signature
Date 07-23-2024 License # 45815

REVISIONS	No.	Date	Descriptions
△	1		
△	2		
△	3		
△	4		
△	5		
△	6		

PIERCE PINI &
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PROJECT
FENCE
AT BCA ST. PAUL

RECS PROJECT #07SP0007

Proj No. 7147.00
Drawn By JL
Designed By KG
Date 07-23-2024

SHEET TITLE
CIVIL NOTES

SHEET

C100

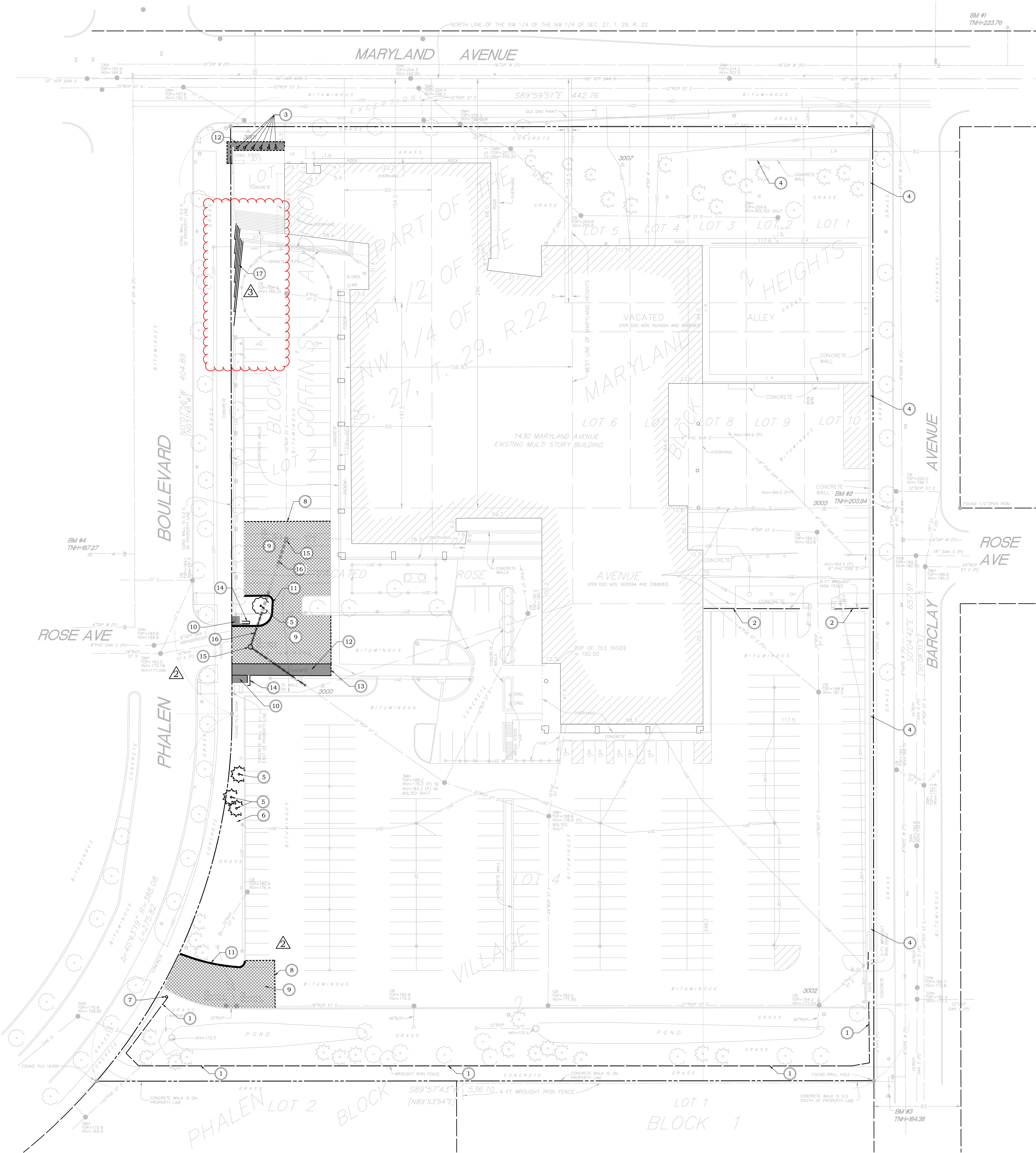


1
C200

SITE DEMOLITION PLAN

0 30' 60' 90'

1"=30'



KEY NOTES

- 1 REMOVE EXISTING FENCE AND FOOTINGS
- 2 REMOVE EXISTING FENCE, FOOTINGS TO REMAIN
- 3 REMOVE EXISTING BOLLARD AND FOOTING
- 4 REMOVE EXISTING FENCE, WALL TO REMAIN
- 5 REMOVE EXISTING TREE AND STUMP
- 6 RELOCATE BOULDERS AS NEEDED FOR FENCE INSTALLATION
- 7 REMOVE AND SALVAGE SIGN
- 8 SAWCUT BITUMINOUS PAVEMENT TO FULL DEPTH
- 9 REMOVE BITUMINOUS PAVEMENT
- 10 REMOVE BRICK PAVERS
- 11 REMOVE CONCRETE CURB
- 12 REMOVE CONCRETE PAVEMENT
- 13 SAWCUT COLORED CONCRETE SIDEWALK
- 14 REMOVE PORTION OF EXISTING CONCRETE WALL
- 15 REMOVE EXISTING STORM STRUCTURE
- 16 REMOVE EXISTING STORM SEWER PIPE
- 17 REMOVE AND SALVAGE GRANITE STAIR TREADS



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

Kevin Gardner
Print Name
Signature
Date 07-23-2024 License # 45815

REVISIONS	No.	Date	Descriptions
1	11-20-2024	PR #1	
2	03-19-2025	PR #3	
3	08-08-2025	PR #4	

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PROJECT
FENCE
AT BCA ST. PAUL

RECS PROJECT #07SP0007

Proj No. 7147.00
Drawn By JF
Designed By KG
Date 07-23-2024

SHEET TITLE
SITE DEMOLITION
PLAN

SHEET

C200

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PROJECT
FENCE
AT BCA ST. PAUL

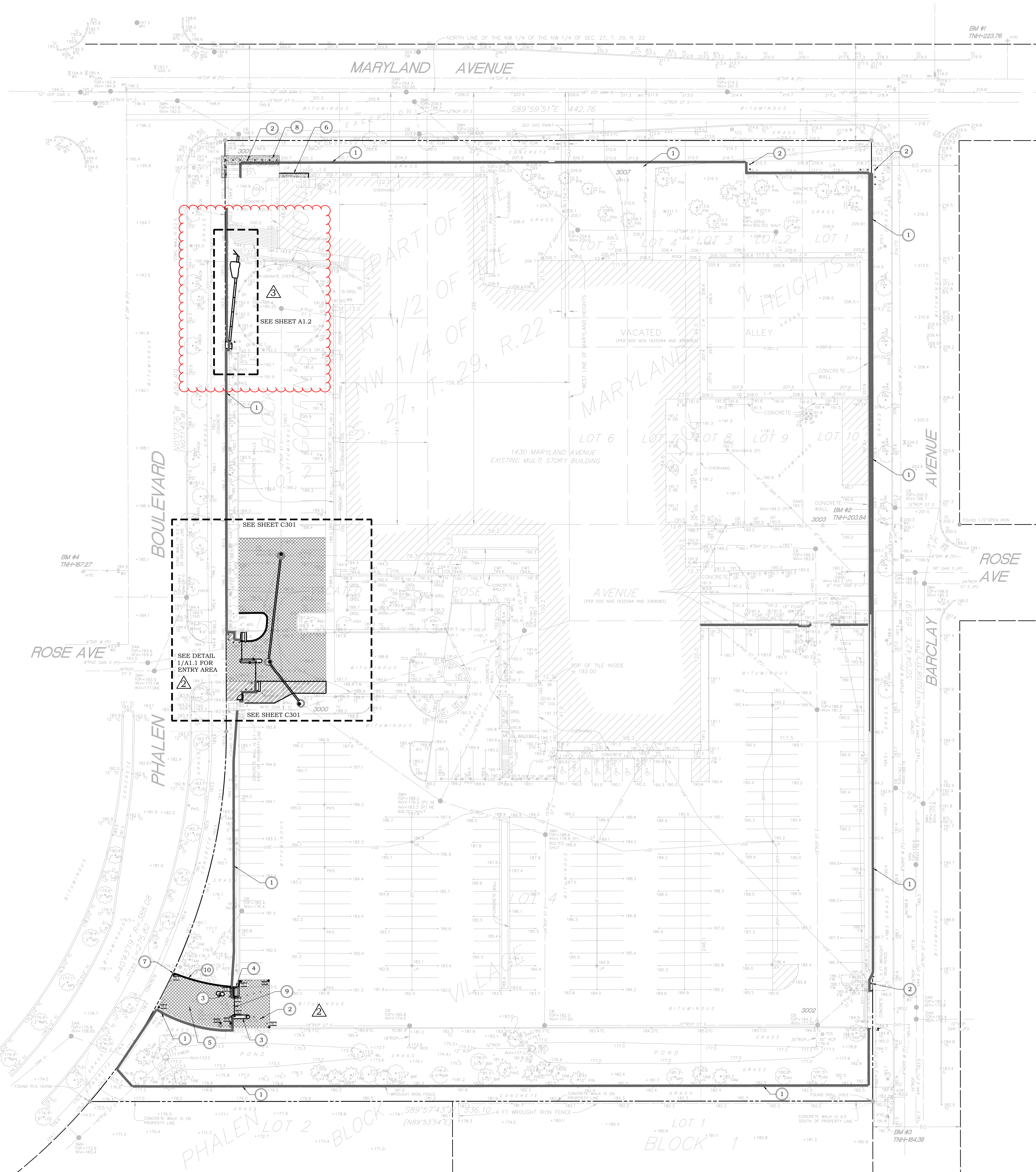
RECS PROJECT #07SP0007

Proj No. 7147.00
Drawn By JF
Designed By KG
Date 07-23-2024

SHEET TITLE
SITE RESTORATION
PLAN

SHEET
C300

ERICKSEN ELLISON AND ASSOCIATES INC.



- KEY NOTES
- 1 NEW FENCE AND FOOTINGS, SEE ARCHITECTURAL
 - 2 BOLLARD, SEE ARCHITECTURAL SITE PLAN
 - 3 CONCRETE ISLAND, SEE ARCHITECTURAL
 - 4 CONCRETE EQUIPMENT PAD, SEE ARCHITECTURAL
 - 5 BITUMINOUS PAVEMENT PATCH, SEE DETAIL 1/C400
 - 6 CONCRETE PAVEMENT, SEE DETAIL 3/C400
 - 7 TAPER TO FLUSH CURB AT SIDEWALK
 - 8 RESTORE CONCRETE SIDEWALK AFTER BOLLARD INSTALLATION, SEE DETAIL 2/C400
 - 9 INSTALL BITUMINOUS SPEED BUMP AT GATE CROSSING, SEE ARCHITECTURAL DETAILS
 - 10 REPLACE CONCRETE CURB AND GUTTER



1
C300

SITE RESTORATION PLAN

0 30' 60' 90'

1"=30'



305 2nd Street Northwest
Suite 105
New Brighton, Minnesota 55112
Tel (651) 632-2300
Fax (651) 632-2397

CONSULTING
ENGINEERS

ERICKSEN ELLISON AND ASSOCIATES INC.

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

Kevin Gardner
Print Name
Signature
Date 07-23-2024 License # 45815

REVISIONS	No.	Date	Descriptions
	1		
	2		
	3		
	4		
	5		

PIERCE PINI &
ASSOCIATES, INC.
Consulting Civil Engineers

9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763-537-1311

PROJECT
FENCE
AT BCA ST. PAUL

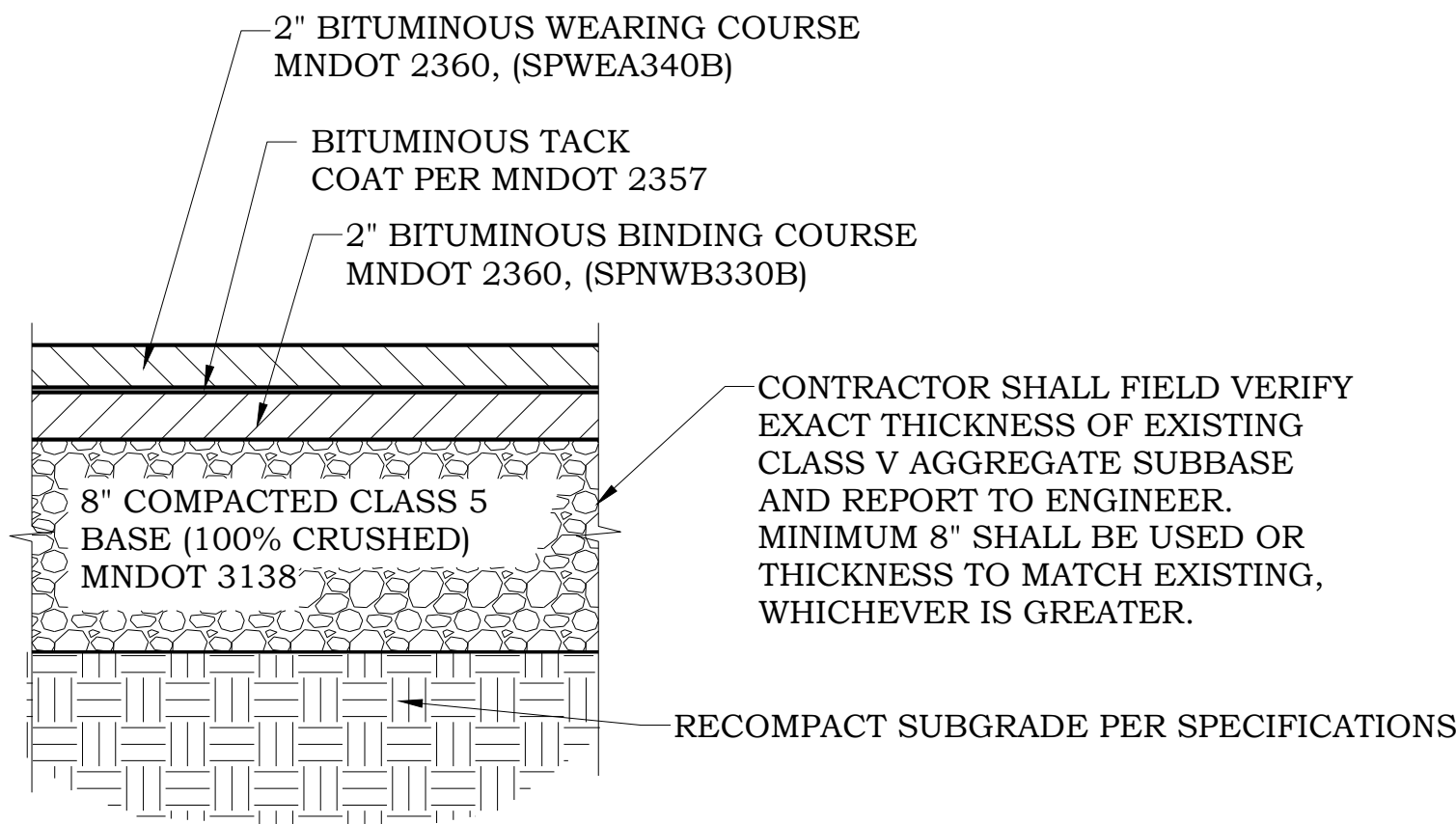
RECS PROJECT #07SP0007

Proj No. 7147.00
Drawn By JL
Designed By KG
Date 07-23-2024

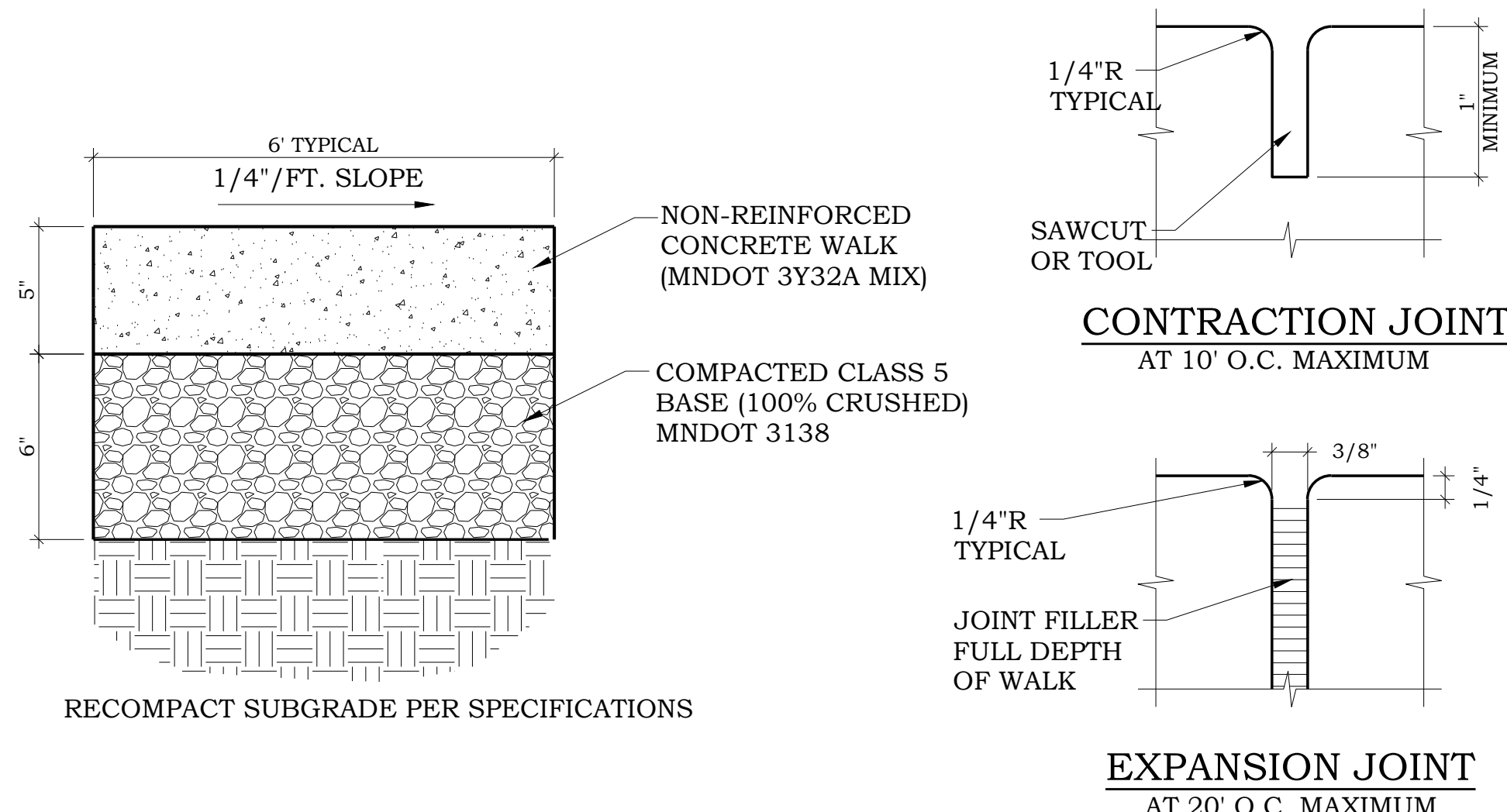
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CIVIL DETAILS

SHEET

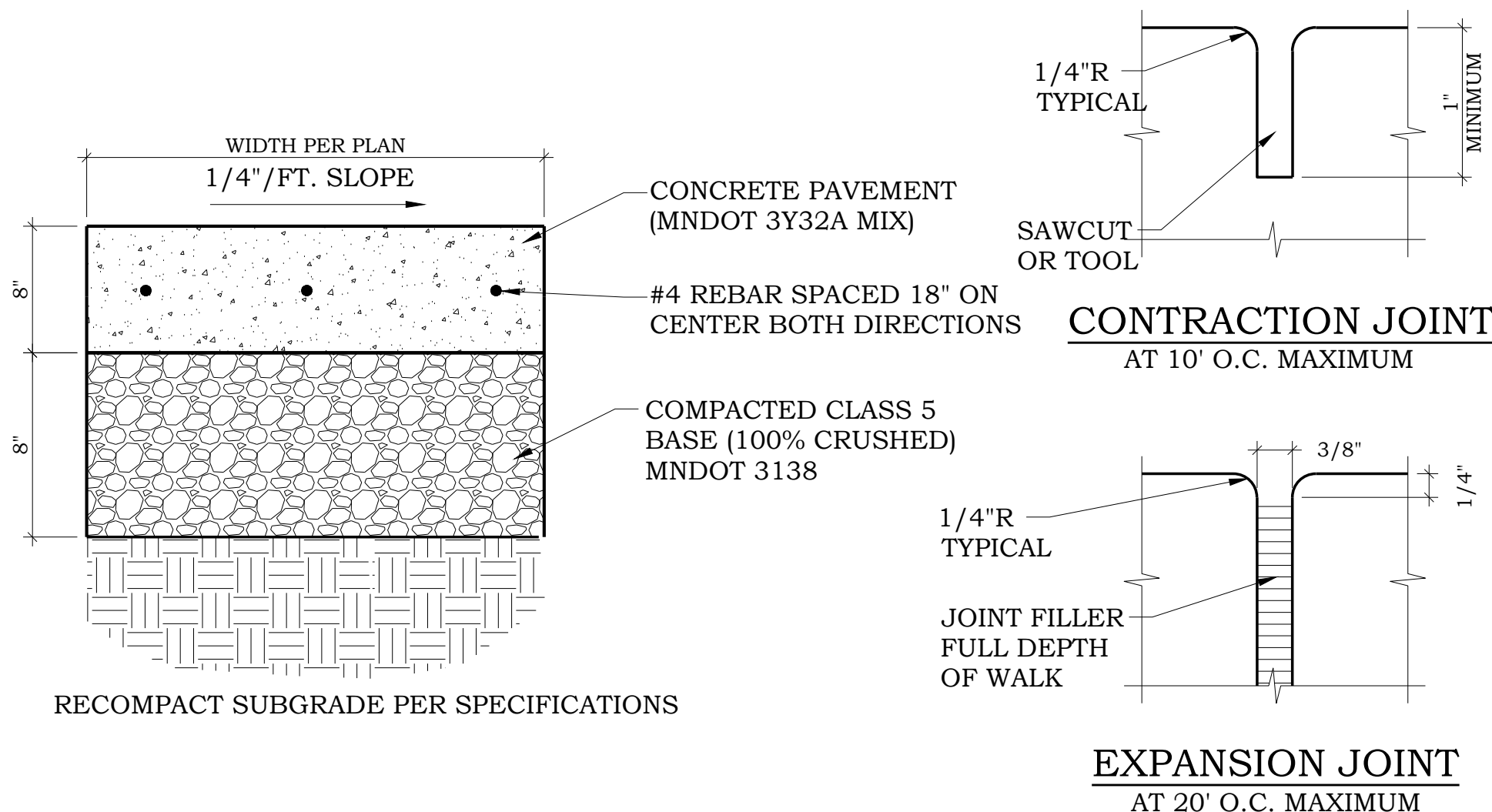
C400



1 BITUMINOUS PAVEMENT REPLACEMENT
NO SCALE



2 CONCRETE SIDEWALK REPLACEMENT
NO SCALE

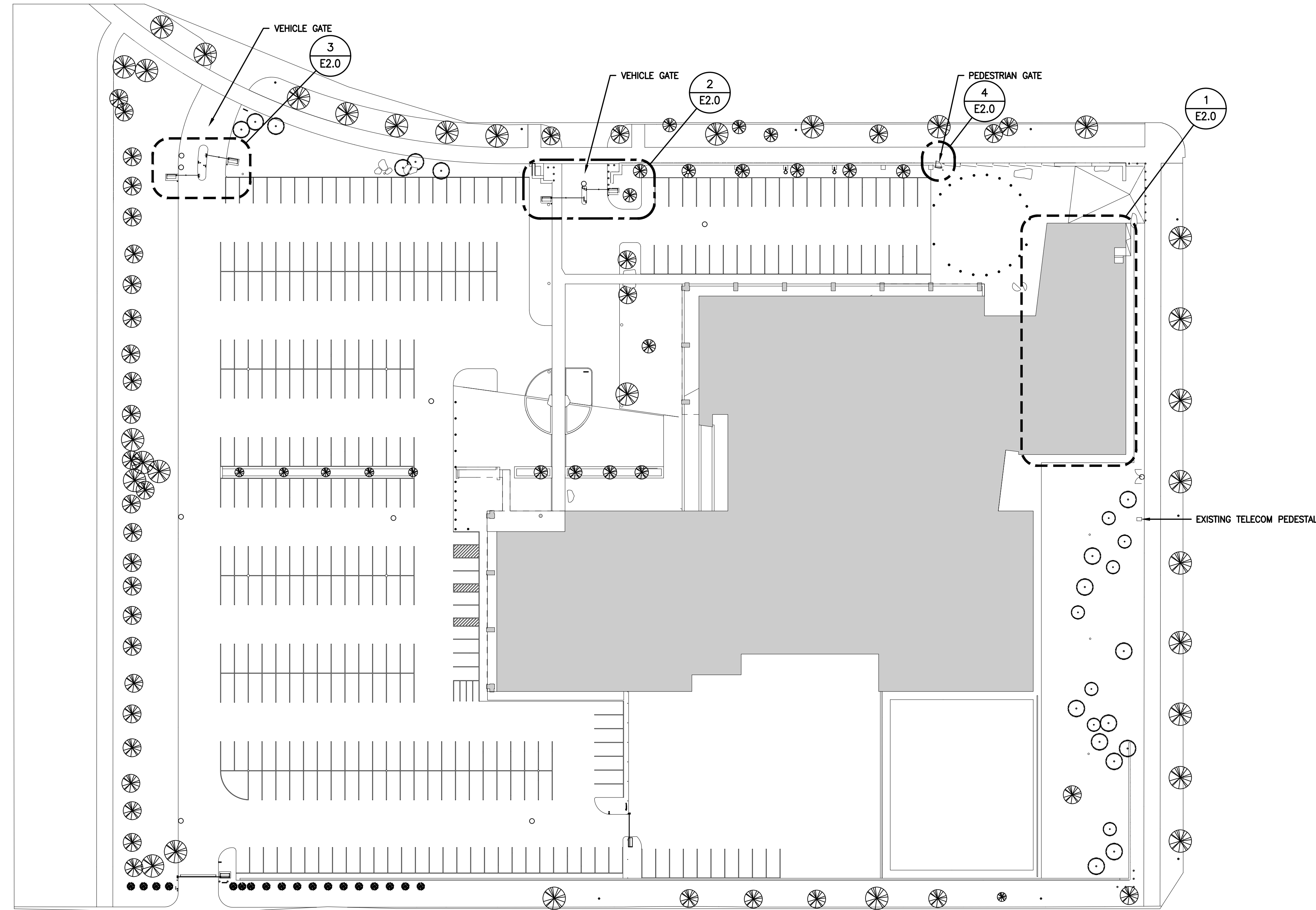


3 CONCRETE PAVEMENT
NO SCALE

ELECTRICAL SYMBOLS		
FIRE ALARM	WIRING	MISC
FIRE ALARM MANUAL STATION	HOME RUN	INDICATES NOTE ON PLAN
FIRE ALARM AUDIBLE SIGNAL	#10 L101 - PANEL NUMBER 3,4 - CIRCUIT NUMBER(S)	ELECTRICAL METER
FIRE ALARM AUDIBLE/VISUAL SIGNAL	INDICATES WIRE SIZE IF NOT NOTED #12 AWG CONDUCTORS SHALL BE USED	HEAVY SOLID LINES INDICATE NEW.
FIRE ALARM-DOOR HOLDER	NOTE: ANY CIRCUITS WITHOUT FURTHER DESIGNATION IS A TWO WIRE CIRCUIT. A GREATER NUMBER OF WIRES ARE INDICATED BY CROSS MARKS.	SHADED DASHED LINES INDICATE EXISTING TO BE REMOVED.
FIRE ALARM VISUAL SIGNAL	GROUNDING CONDUCTOR	LIGHT SOLID LINES INDICATE EXISTING TO REMAIN.
FIRE ALARM SPRINKLER HORN/LIGHT	HOT CONDUCTOR	ANY SYMBOL MAY BE FURTHER DESIGNATED BY ONE OR MORE OF THE FOLLOWING SUBSCRIPTS:
FIRE/SMOKE DAMPER	NEUTRAL CONDUCTOR	AC DEVICE MOUNTED ABOVE FINISHED CEILING
DUCT SMOKE DETECTOR	CONDUIT CAPPED OR BUSHED	CP CHILD PROOF OUTLET
FIRE ALARM-TAMPER SWITCH	CONDUIT UP	EM EMERGENCY
FIRE ALARM FLOW SWITCH	CONDUIT DOWN	FL FLUSH
WATER SERVICE SOLENOID VALVE	BRANCH CIRCUIT (CEILING OR WALL)	NL NIGHT LIGHT
SMOKE DETECTOR	BRANCH CIRCUIT (SURFACE/EXPOSED)	PS PULL SWITCH
THERMAL DETECTOR	BRANCH CIRCUIT (UNDER FLOOR OR UNDER GROUND)	S SURGE SUPPRESSION OUTLET
BEAM DETECTOR (SUBSCRIPT DENOTES TRANSMITTER OR RECEIVER)	EXISTING CONDUIT	U UNDERFLOOR
DRY SPRINKLER SYSTEM PRESSURE SWITCH	GROUND	US UNSWITCHED
EQUIPMENT		W WALL MOUNTED
BRANCH CIRCUIT PANELS (250V OR LESS)	DURESS BUTTON	WP WEATHERPROOF
BRANCH CIRCUIT PANELS (277/480V)	DOOR CONTACTS	XR EXISTING OUTLET/DEVICE TO BE RELOCATED
LIGHTING CONTROL PANEL	MOTION SENSOR	X EXISTING OUTLET/ DEVICE
FIRE ALARM PANEL OR ANNUNCIATOR	CARD READER	XC EXISTING OUTLET/ DEVICE TO BE REMOVED OR COVERED W/BLANK COVER
RELAY	H.C. OPERATOR BUTTON	
CONTACTOR		
JUNCTION BOX		

ELECTRICAL ABBREVIATIONS			
A/C	AIR CONDITIONING	EMS	ENERGY MANAGEMENT SYSTEM
A/V	AUDIO/VIDEO	EW	ELECTRIC WATER COOLER
AC	ABOVE FINISHED COUNTER	EX	EXISTING
ACT	ACOUSTICAL TILE	F	FUSED
AFF	ABOVE FINISHED FLOOR	FA	FIRE ALARM
A, AMP	AMPERE	FC	FUSED CONTACT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	FIX	FIXTURE
ARCH	ARCHITECTURAL	FL	FLUORESCENT
ASD	ADJUSTABLE SPEED DRIVE	FS	FUSED SWITCH
ATS	AUTOMATIC TRANSFER SWITCH	GB	GROUND BUS
AUTO	AUTOMATIC	GEN	GENERATOR
AUX	AUXILIARY	GFI	GROUND FAULT INTERRUPTING
AWG	AMERICA WIRE GAUGE	GND	GROUND
		GYP	GYPSUM BOARD
BSMT	BASEMENT	HH	HANDHOLE
C	CONDUIT, CABLE	H-O-A	HAND-OFF-AUTOMATIC
CAB	CABINET	HORIZ	HORIZONTAL
CAP	CAPACITOR	HP	HORSEPOWER
CB	CIRCUIT BREAKER	HZ	HERTZ
CCT	CIRCUIT CLOSURE	INCA	INCANDESCENT
CCTV	CLOSED CIRCUIT TELEVISION	JAN	JANITOR
CLG	CEILING	JB, JBOX	JUNCTION BOX
CT	CURRENT TRANSFORMER	JCT	JUNCTION
CU	COPPER	KCMIL	THOUSAND CIRCULAR MILS
DISC	DISCONNECT	KV	KILOVOLT
DIST	DISTRIBUTION	KVA	KILOVOLT AMPERE
DIV	DIVISION	KVAR	KILOVOLT AMPERE REACTIVE
DWG	DRAWING	KW	KILOWATT
EC	ELECTRICAL CONTRACTOR	KWH	KILOWATT HOUR
ELEC	ELECTRICAL		
EM	EMERGENCY		
		LA	LIGHTING ARRESTOR
		LGT	LIGHTING
		MAX	MAXIMUM
		MC	MECHANICAL CONTRACTOR
		MCC	MOTOR CONTROL CENTER
		MCML	THOUSAND CIRCULAR MILS
		MDF	MAIN DISTRIBUTION FRAME
		MECH	MECHANICAL
		MEZZ	MEZZANINE
		MFR	MANUFACTURER
		MH	MANHOLE
		MIN	MINIMUM
		MLO	MAIN LUGS ONLY
		MS	MOTOR SWITCH
		MT	EMPTY CONDUIT
		MTD	MOUNTED
		MTG	MOUNTING
		MTR	MOTOR
		NC	NORMALLY CLOSED
		NED	NATIONAL ELECTRIC CODE
		NEU	NEUTRAL
		NF	NON-FUSED
		NL	NIGHT LIGHT
		NO	NORMALLY OPEN
		NTS	NOT TO SCALE
		OC	ON CENTER
		P	POLE
		PE	PNEUMATIC ELECTRIC SWITCH
		PF	POWER FACTOR
		PH	PHASE
		PNL	PANEL
		PP	POWER POLE
		RM	ROOM
		SCHED	SCHEDULE
		SHT	SHEET
		SPEC	SPECIFICATION
		SUSP	SUSPENDED
		SW	SWITCH
		SWBD	SWITCHBOARD
		SV	SOLENOID VALVE
		TEL	TELEPHONE
		TERM	TERMINAL
		TMTR	TRANSFORMER
		T-STAT	THERMOSTAT
		TV	TELEVISION
		TYP	TYPICAL
		UEP	UNDERGROUND ELECTRIC PRIMARY
		UF	UNDERFLOOR
		UG	UNDERGROUND
		UPS	UNINTERRUPTIBLE POWER SUPPLY
		UTL	UTILITY
		UTP	UNSHIELDED TWISTED PAIR
		V	VOLT
		VERT	VERTICAL
		VM	VOLTMETER
		VS	VOLTMETER SWITCH
		W	WIRE OR WATT
		WP	WEATHERPROOF
		XTMR	TRANSFORMER

- GENERAL NOTES:
- FINAL CONNECTIONS TO EQUIPMENT SHALL BE PER MANUFACTURER'S APPROVED WIRING DIAGRAMS, DETAILS, AND INSTRUCTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT ACTUALLY SUPPLIED.
 - IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO ESTABLISH A STANDARD OF QUALITY. THE ENGINEER RESERVES THE RIGHT TO APPROVE METHODS AND MATERIALS NOT REFLECTED HEREIN.
 - CONTRACTOR SHALL VISIT SITE PRIOR TO BID AND VERIFY EXISTING CONDITIONS. CONTRACTOR SHALL INCLUDE IN HIS BID, COSTS REQUIRED TO MAKE HIS WORK MEET EXISTING CONDITIONS.
 - WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER TO THE SATISFACTION OF THE ENGINEER.
 - WORK, MATERIALS, AND EQUIPMENT SHALL CONFORM TO THE LATEST APPLICABLE EDITIONS OF LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES.
 - PROVIDE PERMITS AND INSPECTIONS REQUIRED.
 - VERIFY EXACT LOCATION OF EQUIPMENT TO BE FURNISHED BY OTHERS PRIOR TO ROUGH-IN.
 - SYSTEMS SHALL BE TESTED FOR PROPER OPERATION. IF TESTS SHOW THAT WORK IS DEFECTIVE, CONTRACTOR SHALL MAKE CORRECTIONS NECESSARY AT NO COST TO OWNER.
 - PROVIDE PULL BOXES AND JUNCTION BOXES AS REQUIRED TO COMPLETE WORK INDICATED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING EQUIPMENT WHICH IS DAMAGED DUE TO INCORRECT FIELD WIRING OR FACTORY WIRING IN EQUIPMENT PROVIDED BY THIS CONTRACTOR.
 - CONTRACTOR'S FAILURE TO ORDER OR RELEASE ORDER FOR MATERIALS AND/OR EQUIPMENT WILL NOT BE ACCEPTED AS A REASON TO SUBSTITUTE ALTERNATE MATERIALS, EQUIPMENT, OR INSTALLATION METHODS.
 - SYSTEMS SHALL BE COMPLETE, OPERABLE, AND READY FOR PERMANENT CONTINUOUS OPERATION.
 - ALL BRANCH CIRCUIT AND FEEDER CONDUITS SHALL HAVE A CODE SIZED COPPER NEUTRAL AND GROUNDING CONDUCTOR. INCREASE CONDUIT SIZE AS REQUIRED.
 - ALL ELECTRICAL SYSTEMS COMPONENTS SHALL BE LISTED OR LABELED BY UL OR OTHER RECOGNIZED TESTING FACILITY.
 - EXISTING SECURITY SYSTEM SHALL BE MODIFIED FOR NEW WORK SHOWN ON THESE DRAWINGS.
 - NO EXISTING EQUIPMENT, CONDUIT, BOXES, AND WIRING SHALL BE ABANDONED IN PLACE. ANY EQUIPMENT AND WIRING RENDERED NOT USED BY THIS PROJECT SHALL BE REMOVED IN ITS ENTIRETY INCLUDING ALL ASSOCIATED, CONDUIT, BOXES, AND WIRING.
 - WHERE AN ELECTRICAL SYSTEM IS CALLED OUT TO BE CONNECTED WITH AN EXISTING SYSTEM, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE POINT OF CONNECTION AS WELL AS THE MEANS OF CONNECTION WITH THE EXISTING SYSTEM. CONTRACTOR SHALL PROVIDE ALL NEW HARDWARE COMPONENTS REQUIRED TO INTEGRATE THE NEW COMPONENTS INTO THE EXISTING SYSTEM.
 - WHEREVER THE INSTALLATION OF ELECTRICAL EQUIPMENT CONFLICTS WITH EXISTING CONDITIONS, THE CONTRACTOR SHALL DETERMINE A SATISFACTORY ALTERNATIVE MEANS OF INSTALLATION AND OBTAIN APPROVAL FROM THE ENGINEER BEFORE ACTUAL EQUIPMENT INSTALLATION.
 - WHERE WORK IS CALLED FOR WITHIN THE EXISTING BUILDING; (1) THE CONTRACTOR SHALL TAKE ALL THE NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE OCCUPANTS. (2) THE CONTRACTOR SHALL ALERT THE OCCUPANTS OF WHERE THE WORK WILL BE DONE AT LEAST ONE DAY IN ADVANCE. (3) CONTRACTOR SHALL CLEAN WORK AREA AT THE END OF EACH WORK DAY.



1 ELECTRICAL SITE PLAN
E0.0 1" = 40'-0"



305 2nd Street Northwest
Suite 105
New Brighton, Minnesota 55112
Tel (651) 632-2300
Fax (651) 632-2397

CONSULTING
ENGINEERS

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

Todd A. Peterson
Print Name

Signature
Date: 07/23/2024 License # 23427

REVISIONS		
No.	Date	Descriptions
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT
FENCE AT BCA ST. PAUL

RECS PROJECT NO 07SP0007

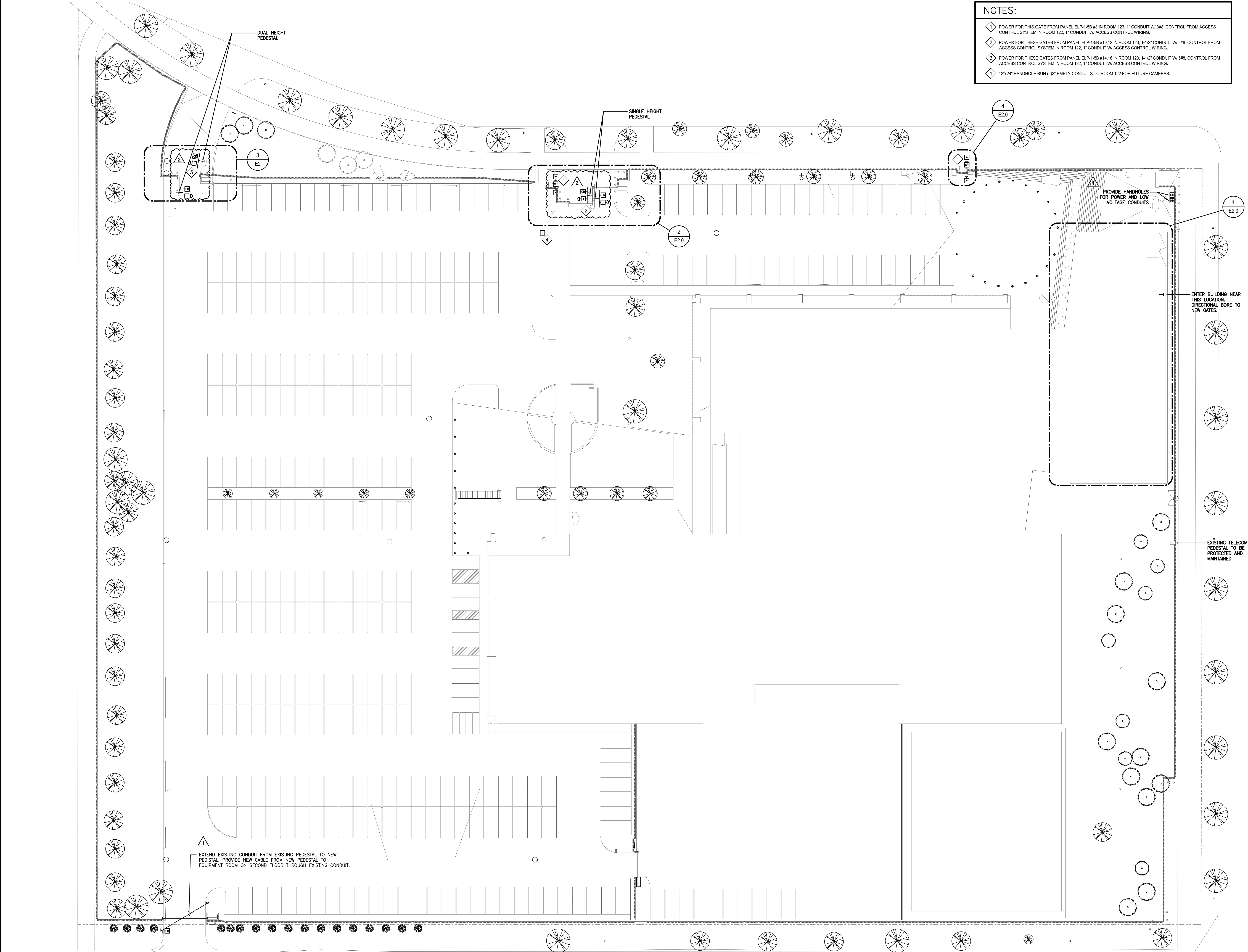
Proj No. 7147.00
Drawn By : TEH
Designed By : TAP
Date : 07/23/2023

SHEET TITLE

TITLE SHEET, SITE MAP,
GENERAL NOTES AND
ELECTRICAL SYMBOLS

SHEET

E0.0



NOTES:

- 1 POWER FOR THIS GATE FROM PANEL ELP-1-SB #8 IN ROOM 123. 1" CONDUIT W/ 3/8". CONTROL FROM ACCESS CONTROL SYSTEM IN ROOM 122. 1" CONDUIT W/ ACCESS CONTROL WIRING.
- 2 POWER FOR THESE GATES FROM PANEL ELP-1-SB #10, 12 IN ROOM 123. 1-1/2" CONDUIT W/ 5/8". CONTROL FROM ACCESS CONTROL SYSTEM IN ROOM 122. 1" CONDUIT W/ ACCESS CONTROL WIRING.
- 3 POWER FOR THESE GATES FROM PANEL ELP-1-SB #14, 16 IN ROOM 123. 1-1/2" CONDUIT W/ 5/8". CONTROL FROM ACCESS CONTROL SYSTEM IN ROOM 122. 1" CONDUIT W/ ACCESS CONTROL WIRING.
- 4 12"x24" HANDHOLE RUN (2)2" EMPTY CONDUITS TO ROOM 122 FOR FUTURE CAMERAS.



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Minnesota

Todd A. Peterson
Print Name

Signature

Date: 07/23/2024 License # 23427

REVISIONS		
No.	Date	Descriptions
<u>1</u>	08/07/24	ADDENDUM 1
<u>2</u>	03/19/25	PR #3R1
<u> </u>		
<u> </u>		
<u> </u>		
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PROJECT
FENCE AT BCA ST. PAUL

RECS PROJECT NO 07SP0007

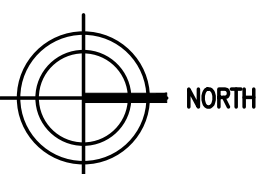
Proj No. 7147.00
Drawn By : TEH
Designed By : TAP
Date : 07/23/2024

SHEET TITLE
ELECTRICAL SITE PLAN

SHEET

E1.0

1 ELECTRICAL SITE PLAN
E1.0 1" = 20'-0"



ERICKSEN ELLISON AND ASSOCIATES INC.

- NOTES:
- 1

ADD ACCESS CONTROL PANEL AND CONNECT TO EXISTING SYSTEM.
- 2

EXISTING PANELBOARDS FOR NEW GATE POWER. CONNECT EXISTING SPARE BREAKERS.
- 3

WIRE CARD READER, INTERCOM AND ALL SAFETIES TO GATE CONTROLLER. HOME RUN FROM CONTROLLER TO BUILDING FROM HERE. PROVIDE A HAND HOLE NEAR CONTROLLER.
- 4

WEATHER PROOF JUNCTION BOX MOUNTED TO FENCE NEAR CARD READER PEDESTAL FOR POWER SUPPLIES, RELAYS AND ANY OTHER SECURITY DEVICES.



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Signature
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REVISIONS		
No.	Date	Descriptions
1	08/07/24	ADDENDUM 1
2	03/19/25	PR #3R1

PROJECT
FENCE AT BCA ST. PAUL

RECS PROJECT NO 07SP0007

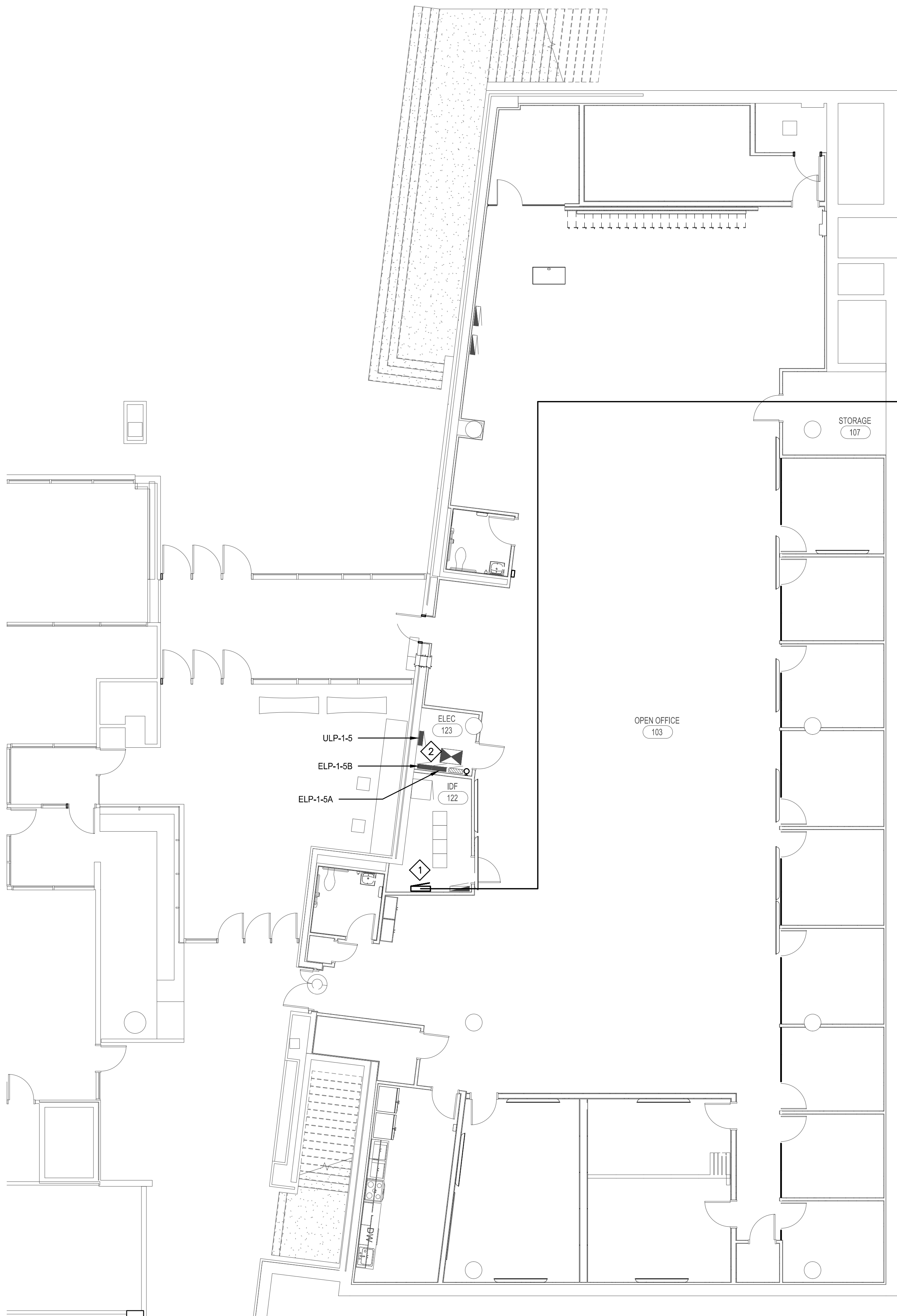
Proj No. 7147.00
Drawn By : TEH
Designed By : TAP
Date : 07/23/2024

SHEET TITLE
ELECTRICAL FIRST LEVEL
PLAN

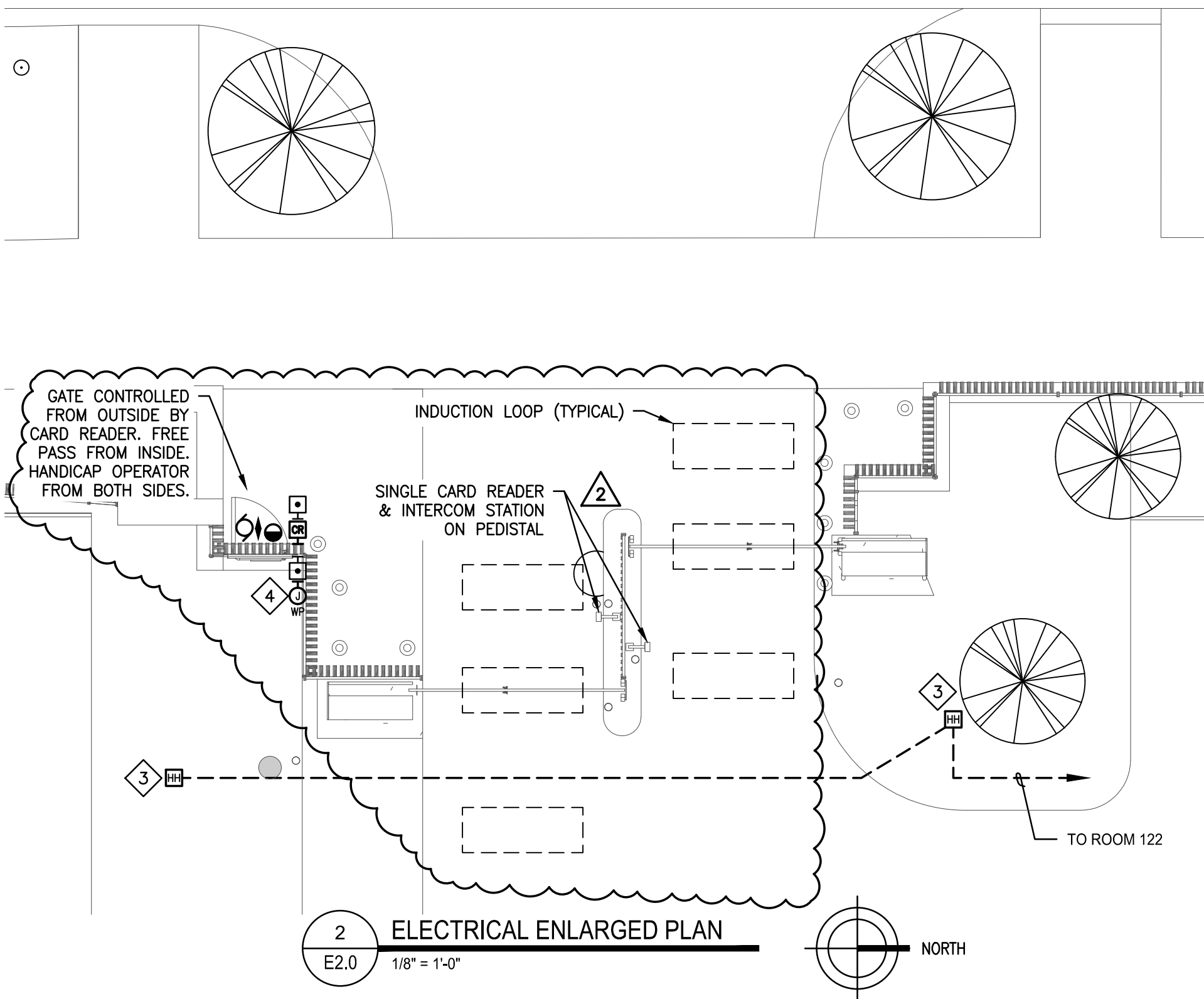
SHEET

E2.0

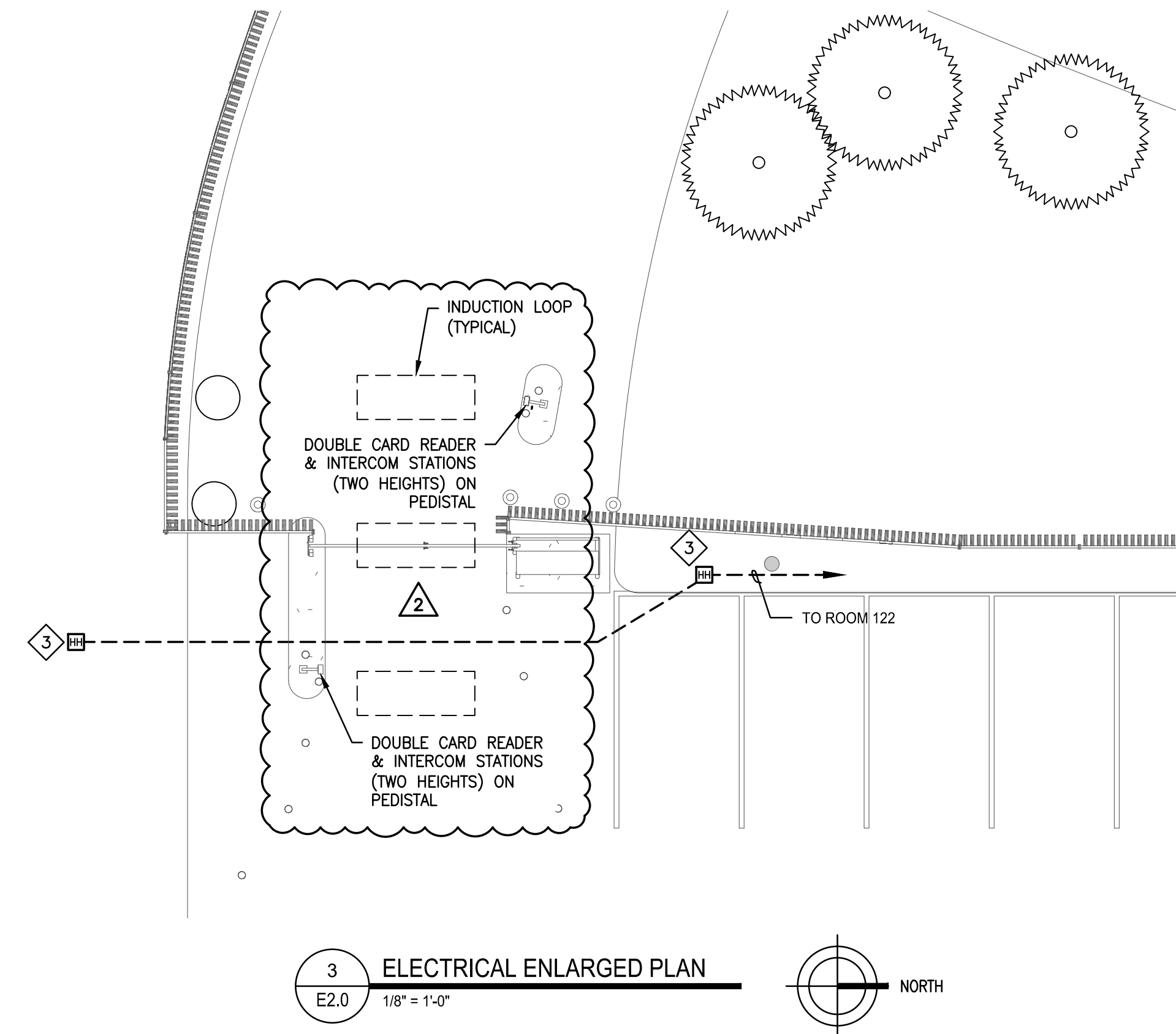
ERICKSEN ELLISON AND ASSOCIATES INC.



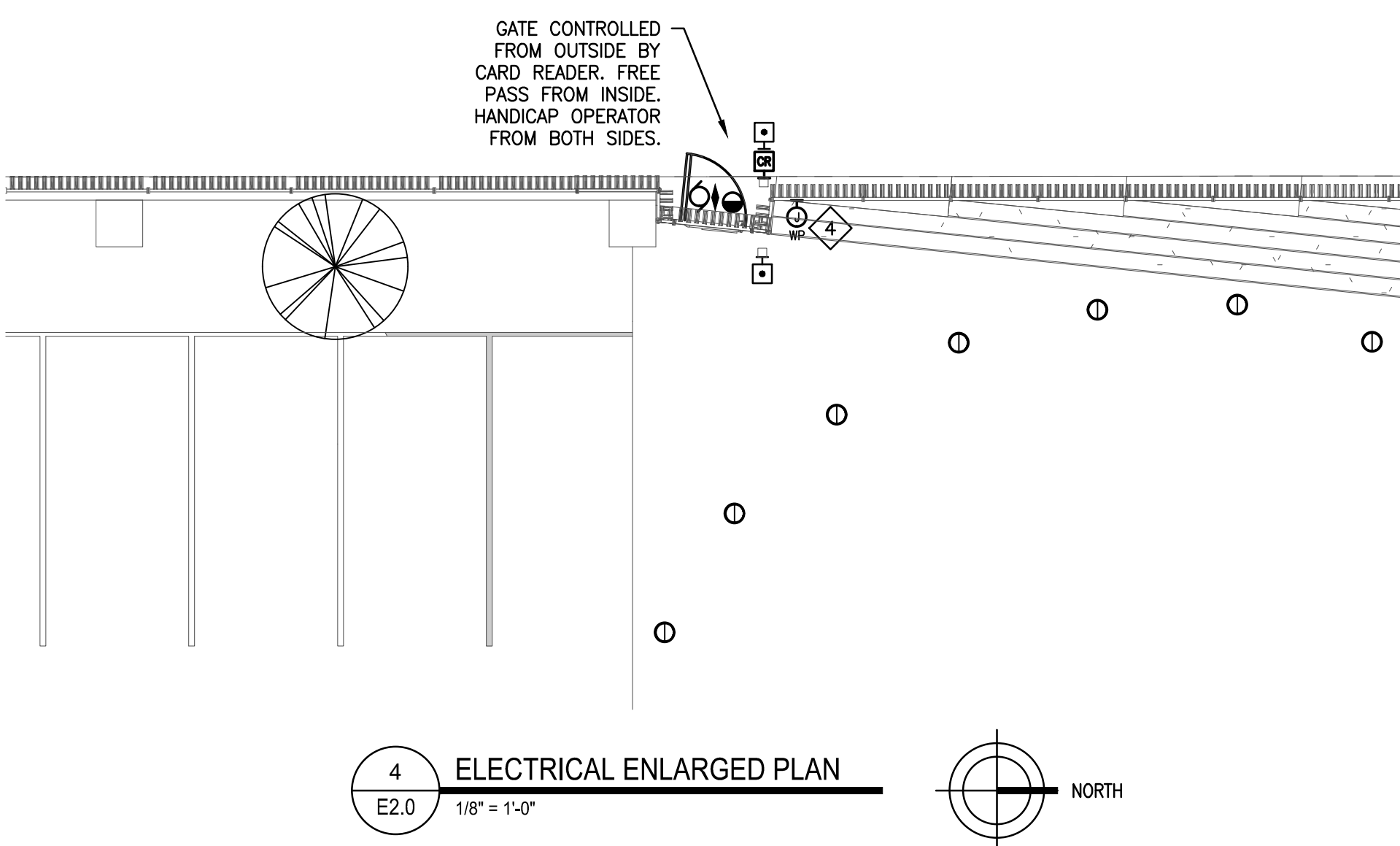
1 ELECTRICAL FIRST LEVEL PLAN
E2.0 1/8" = 1'-0"



2 ELECTRICAL ENLARGED PLAN
E2.0 1/8" = 1'-0"



3 ELECTRICAL ENLARGED PLAN
E2.0 1/8" = 1'-0"



4 ELECTRICAL ENLARGED PLAN
E2.0 1/8" = 1'-0"



Opportunity Neighborhood – Ames Lake

12/26/25

To Whom It May Concern:

On behalf of Opportunity Neighborhood and the residents we serve at Ames Lake Neighborhood in St. Paul, I am honored to express our full support for the Bureau of Criminal Apprehension's (BCA) fencing proposal.

The BCA has been a long-standing and deeply respected partner within our community. Their commitment extends well beyond their role in law enforcement they are trusted neighbors who actively invest in the health, safety, and joy of our families. Over the years, their contributions have included organizing drives to provide much-needed items for children, hosting annual holiday celebrations complete with gifts and visits from Santa, and opening their facility for one of the largest National Night Out gatherings in St. Paul.

These actions have left a lasting and meaningful impact. The BCA's efforts help foster a sense of dignity and belonging, especially for the underserved children and families we work with every day. Their generosity, accessibility, and responsiveness make them a vital part of our neighborhood fabric.

The proposed fencing improvement would preserve essential pedestrian access points for residents while enhancing safety for nearby businesses and community gatherings. This thoughtful balance reflects the BCA's consistent approach to neighborhood engagement always working with, not just in, our community.

At Opportunity Neighborhood, we believe that what makes a neighborhood strong is not just the buildings within it, but the hearts and partnerships that animate it. The Bureau of Criminal Apprehension exemplifies this spirit, and we are proud to stand beside them in support of this proposal.

Sincerely,

Chantrea Chamrong, Executive Director



CITY OF SAINT PAUL

DEPARTMENT OF SAFETY AND INSPECTIONS
375 JACKSON STREET, SUITE 220
ST. PAUL, MINNESOTA 55101-1806
Phone: 651-266-8989 Fax: 651-266-9124
Visit our Web Site at www.stpaul.gov/dsi

Board of Zoning Appeals

Staff Report

TYPE OF APPLICATION: Major Variance **FILE #: DSIBZA-000226-2025**

APPLICANT: Minnesota Department of Administration

HEARING DATE: January 5, 2026

LOCATION: 1430 Maryland Avenue East

LEGAL DESCRIPTION: GOFFIN'S ADDITION VAC AVE & ALLEY ADJ LOTS 1 THRU 10 BLK 2 MARYLAND ...GOFFINS ADD LOTS 1 AND 2 BLK 1

PLANNING DISTRICT: 2 – Greater East Side Community Council

PRESENT ZONING: T2 – Traditional Neighborhood

ZONING CODE REFERENCE: § 63.314

DATE RECEIVED: December 19, 2025

REPORT DATE: January 2, 2026

DEADLINE FOR ACTION: February 17, 2026 **BY: David Eide**

-
- A. **PURPOSE:** The applicant is proposing to construct a new fence around this property located in the T2 traditional neighborhood zoning district. The zoning code limits the height of fences constructed between off-street parking facilities and the public right-of-way to 4.5 feet; 10' is proposed along Phalen Boulevard and Barclay Street, for a variance of 5.5' on each side.
- B. **BACKGROUND:** The Board of Zoning Appeals previously denied a similar zoning variance request (DSIBZA-000031-2025) pertaining to this property at a meeting on September 15, 2025. At that time, the applicant proposed a 10' tall fence along Phalen Boulevard and an 8' tall fence along Barclay Street. That decision was not appealed.
- C. **SITE AND AREA CONDITIONS:** This is a 6.75-acre parcel occupied by the Bureau of Criminal Apprehension (BCA). The building was constructed when the BCA moved to the site in 2003. An off-street surface parking facility is present on the southern portion of the site.

Surrounding Land Use:

North: Bank & Residential (T2)
East: Residential (T2/RM1)
South: Residential & Park (RM2)

West: Bank & Medical Clinic (T2)

D. **ZONING CODE CITATION:**

Sec. 63.314. - Landscaping.

For any parking facility, other than structured parking, landscaping shall be provided to buffer the facility from adjacent properties and from the public right-of-way; reduce the visual glare and heat effects of large expanses of pavement; and provide areas for the retention and absorption of stormwater runoff. All required yards and any underdeveloped space shall be landscaped using materials such as trees, shrubs, sod, groundcover plants, or stormwater landscaping as required in section 63.319, stormwater runoff, and defined in section 60.213.

Any landscaped area shall be planted and maintained in accordance with section 63.115, Landscaping and plant materials. All parking and loading areas (including drive-through facilities, outdoor auto sales and rental, pump island service areas and stacking spaces) adjoining public streets or sidewalks shall provide:

(b) Screening landscape. In all districts except industrial districts, screening shall be provided consisting of a masonry wall or decorative fence (not including chain link) supplemented with landscape material, forming a screen a minimum of three (3) feet in height, a maximum of four and one-half (4½) feet in height not including trees, and not less than fifty (50) percent opaque.

E. **FINDINGS:**

1. The variance is in harmony with the general purposes and intent of the zoning code.

The applicant is proposing to construct a new fence around this property located in the T2 traditional neighborhood zoning district. The zoning code limits the height of fences constructed between off-street parking facilities and the public right-of-way to 4.5 feet; 10' is proposed along Phalen Boulevard and Barclay Street, for a variance of 5.5' on each side.

The proposed decorative fence is an improvement to the property that will create a more secure site for the applicant, which is in alignment with Section 60.103 to:

(a) promote and to protect the public health, safety, morals, aesthetics, economic viability and general welfare of the community.

This finding is met.

2. The variance is consistent with the comprehensive plan.

LU-5 in the 2040 Comprehensive Plan encourages flexible building design to ensure ongoing functionality and viability. The Phalen Village plan, which is an addendum to the Comprehensive Plan, states that this area should be a restructured, redefined, multi-cultural commercial/residential community center that provides job opportunities, unique and balanced housing types and ownership options, and services to support long-term residency and a stable tax base. The site improvement is a continued investment in this property by the state, which in alignment with this plan. **This finding is met.**

3. 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.

Along the western side of the site fronting Phalen Boulevard, there is a 2-foot-tall wall, and the applicant is proposing to install the 8' tall fence on top, making it 10' for zoning purposes. Along the eastern side of the property a fence ranging from 5'-4" to 6' has been present for many years. It is reasonable to allow the applicant to install the fence at this desired height of 10' along the eastern and western sides to secure their property. The existing 2' tall wall along the western side is an existing condition.

The applicant has noted security concerns regarding the installation of the permitted fence height of 3-4.5 feet tall between the streets and the off-street surface parking facility. Other portions of the site are not required to adhere to this height limit, as the fence in those areas is not between an off-street surface parking facility and the public right-of-way. The through lot condition at this property creates practical difficulties in complying with the height requirement, as the property is a desirable cut-through, and security concerns regarding access make this a reasonable proposal. **This finding is met.**

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

The existing size and layout of the property along with the through-lot condition are circumstances unique to the property, not created by the landowner. The public can utilize the walking path along the south side of the property outside of the proposed fence to travel east and west. The security concerns at the property are unique and warrant the installation of the fencing at the proposed heights. **This finding is met.**

5. *The variance will not permit any use that is not allowed in the zoning district where the affected land is located.*

The use of the property will not change as the Bureau of Criminal Apprehension headquarters. Granting the variance request for height of the fence between the off-street parking facility and Phalen Boulevard and Barclay Street will not permit an unallowed use. **This finding is met.**

6. *The variance will not alter the essential character of the surrounding area.*

The proposed decorative security fence will not alter the essential character of the surrounding area. **This finding is met.**

- F. **DISTRICT COUNCIL RECOMMENDATION:** Staff received a letter from the District 2 - Greater East Side Community Council on October 24, 2025, which was after the September 15, 2025 Board of Zoning Appeals public hearing, opposing the prior similar request. The Executive Director of the District 2 - Greater East Side Community Council confirmed that the stance has not changed since the letter was issued.
- G. **CORRESPONDENCE:** Staff received one email speaking against the request and one letter supporting the request.

H. **STAFF RECOMMENDATION:** Staff recommend approval of the requested variance.