

ZONING COMMITTEE STAFF REPORT

FILE NAME: 1883 Norfolk Rezoning

FILE #: 22-088-531

APPLICANT: PHS Norfolk Avenue LLC

HEARING DATE: September 8, 2022

TYPE OF APPLICATION: Rezoning

LOCATION: 1883 Norfolk Ave, NW corner at Sue Street

PIN & LEGAL DESCRIPTION: 21-28-23-24-0132; E 78 feet of Lots 23-25, Block 7, Davern's Burren Addition

PLANNING DISTRICT: 15

EXISTING ZONING: R3

ZONING CODE REFERENCE: § 61.801(b)

STAFF REPORT DATE: September 1, 2022

BY: Spencer Johnson

DATE RECEIVED: August 24, 2022

60-DAY DEADLINE FOR ACTION: October 17, 2022

- A. **PURPOSE:** Rezone from R3 one-family residential to RM2 medium-density multiple-family residential.
- B. **PARCEL SIZE:** The application applies to one parcel bounded by Sue Street to the east and Norfolk Avenue to the south. The site has approximately 130 ft. of frontage on Sue Street and 78 ft. of frontage on Norfolk Avenue for a total of 10,140 sq. ft.
- C. **EXISTING LAND USE:** Two-family dwelling.
- D. **SURROUNDING LAND USE:** North: two-family dwelling. East: one-family dwellings. South: Highway 5 on-ramp from Mississippi River Blvd. West: surface parking lot (12 spaces) and 141-unit multiple-family senior housing development (Highlands of St. Paul).
- E. **ZONING CODE CITATION:** § 61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** There are no previous zoning cases for the subject property. 1891 Norfolk Avenue and 1413 Sue Street were rezoned from R3 One-Family Residential to RM2 Multiple-Family Residential in 2018. There are a number of zoning cases for the senior housing development to the west, formerly known as St. Mary's Home, now known as Highlands of St. Paul.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The Highland District Council (District 15) voted to support the project. See the letter attached to the staff report.
- H. **FINDINGS:**
1. The property owner operates Highlands of St. Paul, a senior living community composed of three separate buildings connected by shared community spaces on the block bounded by Norfolk Avenue, Sue Street, Graham Avenue, and Prior Avenue. The continuum of care offered includes memory care, assisted living, and independent living. The applicant intends to demolish two duplexes on the block, one at 1413 Sue Street and one at 1883 Norfolk Avenue, to create a 72-unit multi-family housing development that requires RM2 medium-density multiple-family residential zoning. The lot at 1883 Norfolk is the one lot on the block currently zoned R3 one-family residential. The adjacent properties (1891 Norfolk Avenue and 1413 Sue Street) are zoned RM2 and are part of the project site. The assisted and senior living facilities on the block are also zoned RM2. The applicant has also applied for a conditional use permit for additional height, a front yard setback variance, and a floor area ratio (FAR) variance, which are detailed in a separate staff report.

2. *The proposed zoning is consistent with the way this area has developed.* The proposed rezoning is consistent with the existing RM2 zoning district to the north and west and the existing 141-unit senior housing complex on the block, and would not result in spot zoning. 69% of the site and over 90% of the city block are currently zoned RM2, so the rezoning would complete the block with a consistent zoning district. The rezoning to RM2 is consistent with the intent and purpose of the Zoning Code, including Sec. 60.103(j), which calls for providing housing choice and housing affordability. Rezoning to RM2 will allow development of workforce housing on the site.
 3. *The proposed zoning is consistent with the Comprehensive Plan.* The site of the proposed multi-family housing development is located within the Urban Neighborhood land use category as identified in the Future Land Use Map of the 2040 Comprehensive Plan. Urban Neighborhoods are primarily residential areas with a range of housing types. Urban Neighborhood is the largest land use area in Saint Paul. Policy LU-34 calls for medium-density housing that diversifies housing options, including townhouses, courtyard apartments and smaller multi-family developments, compatible with the general scale of Urban Neighborhoods. Policy LU-35 calls for multi-family housing along arterial and collector streets, and in employment centers to facilitate walking and leverage the use of public transportation. The Highland Park District 15 Plan, an addendum to the Comprehensive Plan, calls for an increase in the diversity of housing options so that people of all ages, cultures, ethnicities, and incomes have a place in the neighborhoods, including infill high-rise and mid-rise options that reflect the scale and diverse character of housing within Highland Park (see policies H1 and H2). The RM2 zoning district is designed for multiple-family residential and supportive, complementary uses. Its intent is to foster and support pedestrian- and transit-oriented residential development and provide for infill housing to meet a variety of housing needs.
 4. *The proposed zoning is compatible with surrounding uses.* The proposed rezoning is compatible with surrounding residential uses, including the adjacent 141-unit senior housing complex, and the Highway 5 on-ramp to the south.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the proposed rezoning from R3 one-family residential to RM2 medium-density multiple-family residential at 1883 Norfolk Avenue.



REZONING APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only	
File #	_____
Fee Paid \$	_____
Received By / Date	_____
Tentative Hearing Date	_____

APPLICANT

Property Owner(s)	<u>PHS Norfolk Avenue, LLC</u>						
Address	<u>1883 Norfolk Avenue</u>	City	<u>St. Paul</u>	State	<u>MN</u>	Zip	<u>55116</u>
Email	<u>sjagodzinski@seniorpartners.com</u>		Phone	<u>651.383.5689</u>			
Contact Person (if different)	<u>Sam Jagodzinski</u>		Email	<u>sjagodzinski@seniorpartners.com</u>			
Address	<u>2823 Hamline Avenue N</u>	City	<u>Roseville</u>	State	<u>MN</u>	Zip	<u>55113</u>
<i>(Attach additional sheet if necessary to include all of the owners of at least 67% of the area of the property to be rezoned.)</i>							

PROPERTY INFO

Address/Location	<u>1883 Norfolk Avenue</u>			
PIN(s) & Legal Description	<u>212823240132</u>			
<i>(Attach additional sheet if necessary.)</i>				
	Lot Area	<u>0.23</u>	Current Zoning	<u>R3</u>

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, _____
PHS Norfolk Avenue, LLC

owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a
R3 _____ zoning district to a RM2 _____ zoning district, for the purpose of:

Matching the zoning of the neighboring 1413 Sue Street and 1891 Norfolk Avenue. this is also the same zoning as 1920 Graham Avenue and 1903 Norfolk Avenue. Of this area surrounded by Graham, Sue, Norfolk, and the alley 69% of the lot is already RM2. Of the whole block, over 90% of the area is already zoned RM-2. The 2040 Comprehensive Plan calls for the entire block and local area to be developed as "Urban Neighborhood", which includes multi-family housing scattered throughout. The property is being re-zoned with the idea of constructing a 72-unit workforce housing community, which would be of a similar density of the existing Highland Path community.

please see attached sheet

Attach additional sheets if necessary. Attachments as required: Site Plan Consent Petition Affidavit

If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Subscribed and sworn to before me

Date August 18 2022

Annina M. Verbeek
Notary Public



By: PHS Norfolk Avenue, LLC

Fee owner of property
Sam Jagodzinski

Title: Agent

RE-ZONING APPLICATION

Overview

PHS Norfolk Avenue, LLC in close partnership with Kimley-Horn for Civil Engineering, BKV Group for Architecture and Landscape Architecture applies for a re-zoning from R3 to RM2 for one parcel (1883 Norfolk Avenue | Parcel ID 21282340132) to match the rest of the block and site. The goal of this re-zoning is to facilitate, a proposed 72-unit workforce apartment building on three neighboring parcels: 1413 Sue Street, 1883 Norfolk Avenue, and 1891 Norfolk Avenue (Parcel IDs: 212823240137, 212823240136, 212823240132, respectively) located in the Highland Park Neighborhood adjacent to the Highland Path Senior Housing Community. The idea behind this building is to serve folks making 60-80% of the Ramsey County area median income.

Mission

Senior Housing Partners is an affiliate of Roseville-based Presbyterian Homes and Services which seeks to enrich the lives and touch the hearts of older adults. In this day and age, in order to enrich the lives and touch the hearts of older adults, it is crucial to enrich the lives of hardworking staff. In the last handful of years, staff have reported that finding quality, safe, and attainable housing has become a major challenge. Senior Housing Partners seeks to construct workforce housing for Presbyterian Homes and Services employees and for the community at large that can fulfill this need and provide safe, convenient, and attainable housing options. Given the proximity to four existing communities in St. Paul (Highland Path, Lexington Landing, Carondelet Village, and Central Towers) plus the under construction Marvella development in Highland Bridge, which represent over 500 existing employees within the City of St. Paul, the site is ideally located to serve employees at all those sites.

We discussed the plans at length at both the May and June Community Development Committee meetings of the Highland District Council plus multiple resident meetings. At the May meeting, while many residents and committee members were generally supportive, Senior Housing Partners heard many voiced concerns, in particular, about traffic and parking. To address these concerns, PHGS Norfolk Avenue, LLC reduced the density proposed by 7 units and increased the structured parking by 5 spaces plus added the 8 unit surface parking lot for building residents as well (an over 40% increase parking) all in order to address these voiced concerns.

RE-ZONING APPLICATION

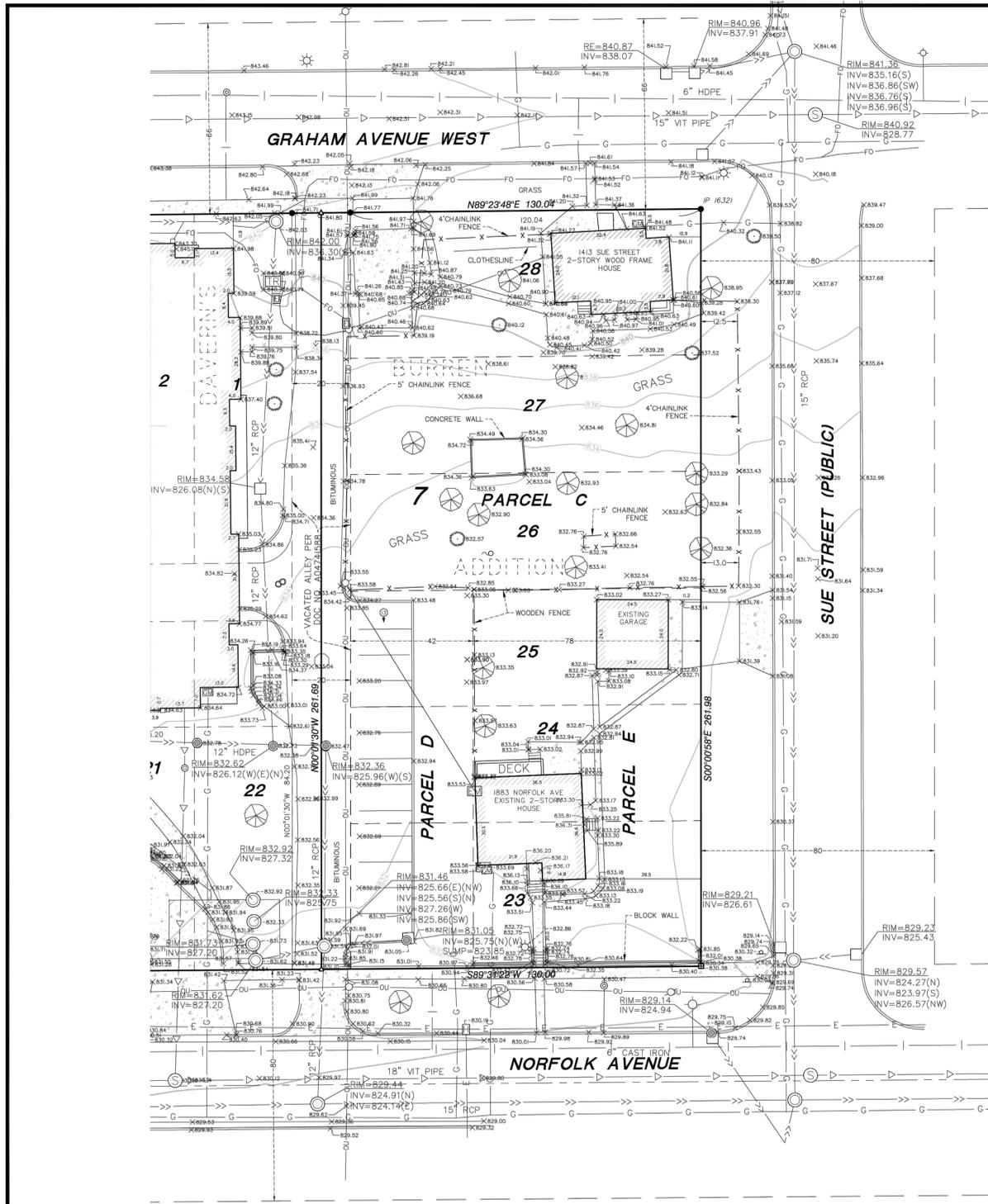
Re-Zoning

PHS Norfolk Avenue, LLC applies for a re-zoning from R-3 to RM-2 for one parcel (1883 Norfolk Avenue | Parcel ID 21282340132) to match the rest of the block and match the zoning of 1413 Sue Street and 1891 Norfolk Avenue. PHS Norfolk Avenue, LLC has designed the site plan to carefully follow the auspices of RM-2 zoning. We strongly believe that the building as proposed would exemplify the intent of the RM-2 zoning providing for “comprehensive development of multiple-family uses and a balance of population concentration near major thoroughfares, transit, and related facilities.” Currently, 69% of the specific site and over 90% of the city block are already zoned RM-2, so the re-zoning would complete the block, so it all matches the same zoning. PHS Norfolk Avenue, LLC asks to re-zone the last R3 site on the block to match the zoning of its adjacent properties and create one contiguous RM-2 zoning district.



ISSUE #	DATE	DESCRIPTION
	06/20/2022	SITE SUBMITTAL

K:\ITWC_LDE\bkv group\st. paul highland park housing - presb. homes\3 Design\CAD\plansheets\CO-COVER SHEET.dwg June 20, 2022 - 5:47pm
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NOTES

- This survey and the property description shown hereon are based on information found in the commitment for title insurance prepared by First American Title Insurance Company, Commitment No. NCS-1070750-2-MPLS, Rev#2, dated May 27, 2021. Said commitment includes more land than is shown on the survey.
- The orientation of this bearing system is based on the Ramsey County Coordinate System NAD83, (1986 Adj.).
- All distances are in feet.
- Lots 23 through 28, Block 7, Davern's Burren Addition to the City of St. Paul as shown on the recorded plat are 120 feet in length. Based on the recorded plat there is no gap created by the legal descriptions of Parcel D and Parcel E as used in prior deeds. However, there is a 0.02 foot gap in the legal descriptions between Parcels D and E resulting from distances measured in the field differing from platted distances. In our opinion, the gap is de minimis and within the accuracy closure tolerance of the survey.
- The area of the above described property is 34,042 square feet (0.78 acres).
- The locations of underground utilities are depicted based on information from Gopher State one call system. The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. verify all utilities critical to construction or design.
- Benchmark 1: Top nut of hydrant located at the northeast corner of Graham Avenue West and Sue Street having an elevation of 842.20 feet NGVD29.
- Benchmark 2: Top nut of hydrant located at the northwest corner of Sue Street and Norfolk Ave. having an elevation of 833.04 feet NGVD29.
- Per Doc. No. AD4741588, Qwest and Comcast easements are retained over vacated alley.

LEGAL DESCRIPTION

Parcel C: (Abstract)
Lots 26, 27 and 28, Block 7, Davern's Burren Addition to St. Paul, Ramsey County, Minnesota, together with those parts of the vacated North-South alley as accrued to said Lots by reason of the vacations thereof.

Parcel D: (Abstract)
The West 42 feet of Lots 23, 24 and 25, Block 7, Davern's Burren Addition to St. Paul, Minn., Ramsey County, Minnesota, together with those parts of the vacated North-South alley as accrued to said Lots by reason of the vacations thereof.

Parcel E: (Abstract)
The Eastern seventy-eight (78) feet of Lots 23, 24 and 25, Block 7, Davern's Burren Addition to St. Paul, Minn., Ramsey County, Minnesota

LEGEND

● FOUND IRON MONUMENT	— G — GAS
▲ SET NAIL	— S — SANITARY SEWER
■ CHISELED X	— SS — STORM SEWER
◇ HYDRANT	— I — WATERMAIN
⊗ WATER VALVE	— E — UNDERGROUND ELECTRIC
⊙ WATER MANHOLE	— OU — OVERHEAD UTILITY
⊕ SANITARY MANHOLE	— FO — FIBER OPTIC
⊖ CATCH BASIN	— X — X — FENCE
⊗ ELECTRIC BOX	CONCRETE
⊙ LIGHT	BITUMINOUS
⊕ STORM MANHOLE	RETAINING WALL
⊖ POWER POLE	SCH. B. PT.2 EXCEPTION
⊙ BOLLARD	ELECTRIC METER
⊗ GAS METER	FLAG POLE
⊕ AIR CONDITIONER	MAIL BOX
⊖ HAND HOLE	FIBER OPTIC BOX
⊙ GAS VALVE	CLEAN OUT
⊕ CURB STOP	PARKING COUNT
▲ SIGN	

733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

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.

DANIEL P. EKREM
Print Name: *[Signature]*
Signature: *[Signature]*
Date: 06/08/22 License Number: 57366

BOUNDARY AND TOPOGRAPHIC SURVEY FOR KIMLEY-HORN
1883 NORFOLK AVE, & 1413 SUE ST
SAINT PAUL, MINNESOTA

DRAWN BY	NL
CHECKED BY	DPE
DATE ISSUED	06/08/22
SCALE	1"=20'
JOB NO.	221-0158
CREW	CN

Drawing name: X:\2021\210158\survey\data\210158SURFACE_Highland Park.dwg Jun 14, 2022 - 2:36pm

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	
CHECKED BY	
COMMISSION NUMBER	2236-07
SHEET TITLE	

ALTA SURVEY (FOR REFERENCE ONLY)

SHEET NUMBER

V100

LEGEND	
	PROPERTY LINE
	PROPOSED FENCE
	SETBACK LINE
	RETAINING WALL
	PROPOSED CURB AND GUTTER
	PROPOSED STANDARD DUTY ASPHALT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	ADA PATH - REFER TO NOTE 15, GRADING PLAN NOTES, SHEET C500
	PROPOSED STORMWATER MANAGEMENT AREA

PROPERTY SUMMARY	
HIGHLAND PARK RESIDENTIAL	
TOTAL PROPERTY AREA	31,364 SF (0.72 AC)
PROPOSED IMPERVIOUS AREA	25,265 SF (0.58 AC)
PROPOSED PERVIOUS AREA	6,099 SF (0.14 AC)
EXISTING IMPERVIOUS AREA	9,148 SF (0.21 AC)
EXISTING PERVIOUS AREA	22,216 SF (0.51 AC)
TOTAL DISTURBED AREA	43,331 SF (0.99 AC)
ZONING SUMMARY	
EXISTING ZONING	MEDIUM-DENSITY MULTIPLE-FAMILY RESIDENTIAL (RM2)
PROPOSED ZONING	MEDIUM-DENSITY MULTIPLE-FAMILY RESIDENTIAL (RM2)
PARKING SETBACKS	LOT LINE = 4' ALLEY = 10' (FROM ALLEY CENTERLINE)
BUILDING SETBACKS	FRONT = 25' SIDE = 9' REAR = 9'

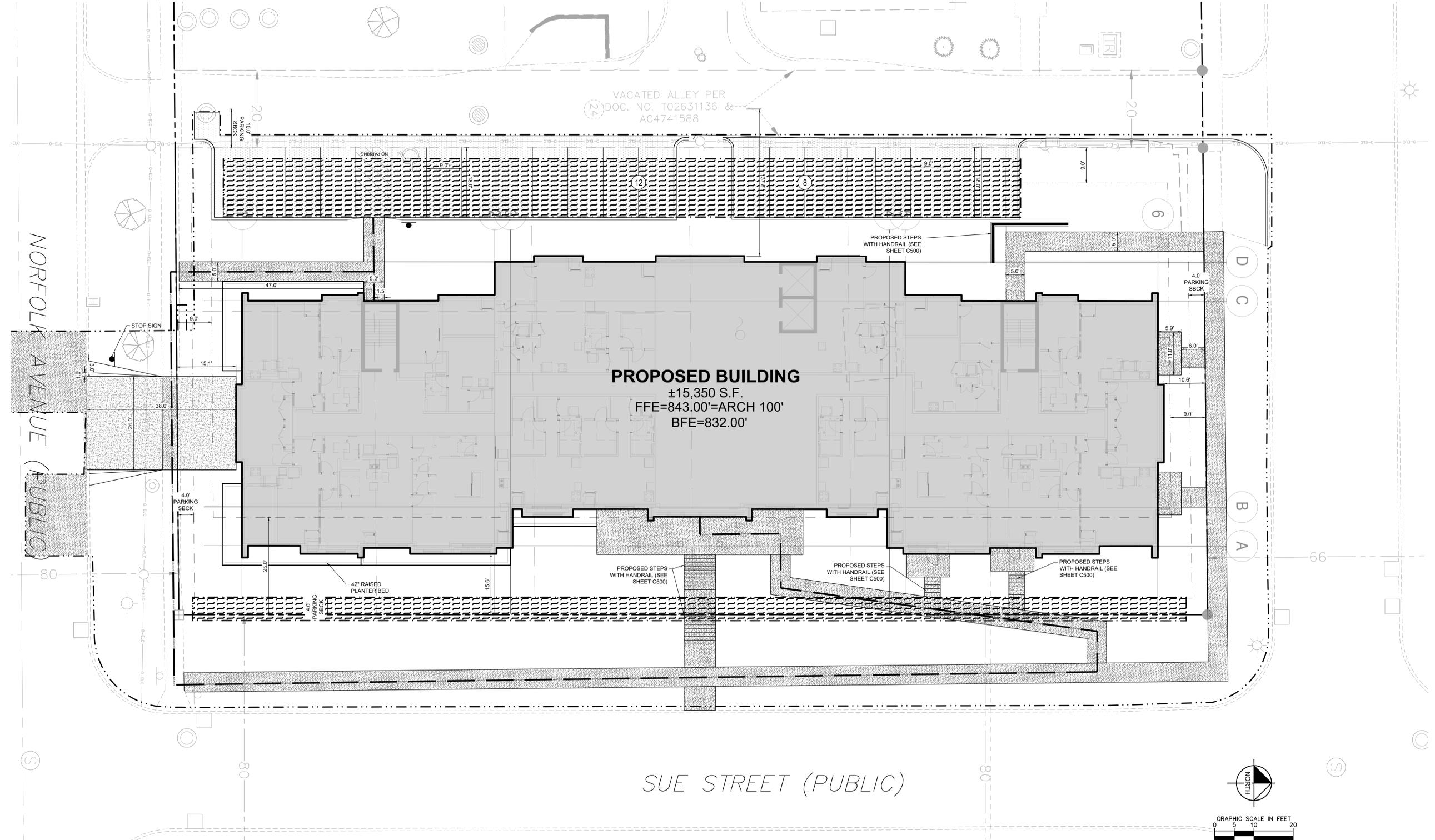
BUILDING DATA SUMMARY	
AREAS	
PROPOSED PROPERTY	31,364 SF (0.72 AC)
BUILDING AREA	15,348 SF (47% OF TOTAL PROPERTY AREA)
PARKING	
MAXIMUM PARKING ALLOWANCE*	180 SPACES @ 2.5 SPACES/1 UNIT [72 TOTAL UNITS]
PROPOSED SURFACE PARKING	20 SPACES (INCLUDING 1 ADA STALL)
PROPOSED UNDERGROUND PARKING	35 SPACES
ADA SURFACE STALLS REQ'D / PROVIDED	1 STALL(S) / 1 STALL(S)

*PER SEC. 93.207, THE MAXIMUM NUMBER OF SURFACE PARKING SPACES IS 2.5 SPACES PER DWELLING UNIT.

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOORS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL INNER CURBED RADII ARE TO BE <3> AND OUTER CURBED RADII ARE TO BE <10> UNLESS OTHERWISE NOTED. STRIPPED RADII ARE TO BE 5'.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO: ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY ALLIANT ENGINEERING, DATED 06/13/2022. KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
- TOTAL LAND AREA IS 0.72 ACRES.
- PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
- CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL PARKING STALLS TO BE <9> IN WIDTH AND <16> IN LENGTH UNLESS OTHERWISE INDICATED.
- FOR OFFSITE IMPROVEMENTS, SEE THE <OFFSITE PLANS> IMPROVEMENTS PLANS.

K:\TWC_LDE\BKV Group\St. Paul Highland Park Housing - Presb. Homes\3 Design\CAD\PlanSheets\C4-SITE PLAN.dwg August 17, 2022 - 7:43am
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CONSULTANTS

Kimley»Horn
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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

PROJECT TITLE

Presbyterian
Homes – Highland
Housing

ISSUE #	DATE	DESCRIPTION
1	06/20/2022	SITE SUBMITTAL

CERTIFICATION

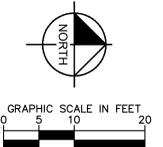
NOT FOR CONSTRUCTION

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CHECKED BY	DLE
COMMISSION NUMBER	2236-07
SHEET TITLE	

SITE PLAN

SHEET NUMBER

C400



CONSULTANTS

PROJECT TITLE

Presbyterian
Homes – Highland
Housing

ISSUE # DATE DESCRIPTION

CERTIFICATION

NOT FOR
CONSTRUCTION

DRAWN BY: _____ Author
CHECKED BY: _____ Checker
COMMISSION NUMBER: 2236-07

SHEET TITLE

SITE PLAN

SHEET NUMBER

A010



1 SITE
A010 1/8" = 1'-0"



CONSULTANTS

PROJECT TITLE

Presbyterian
Homes – Highland
Housing

ISSUE # DATE DESCRIPTION

ISSUE #	DATE	DESCRIPTION
1	A099	1/8" = 1'-0"

CERTIFICATION

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CONSTRUCTION

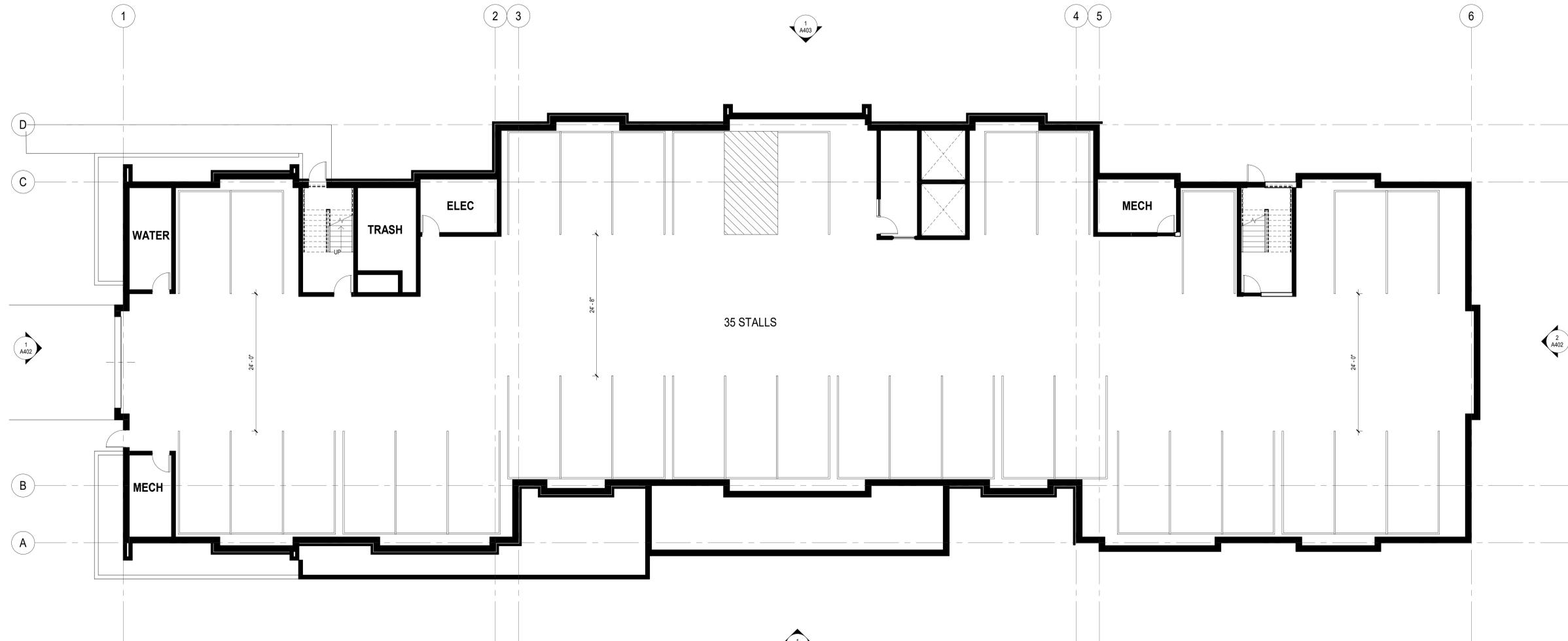
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COMMISSION NUMBER	2236-07

SHEET TITLE

LEVEL P1 -
OVERALL FLOOR
PLAN

SHEET NUMBER

A099



1
A099
LEVEL P1 - OVERALL FLOOR PLAN
1/8" = 1'-0"

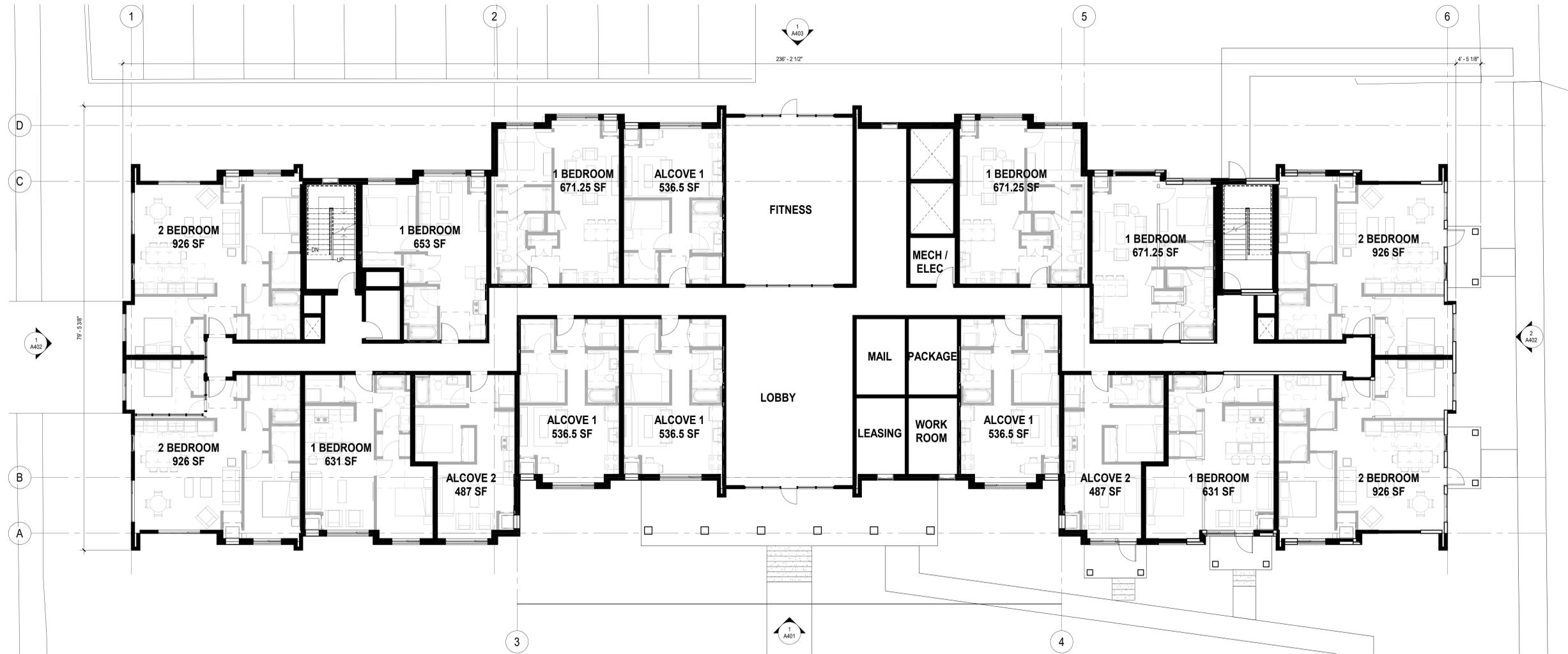


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PROJECT TITLE

Presbyterian
Homes – Highland
Housing

ISSUE #	DATE	DESCRIPTION



1 LEVEL 1 - OVERALL FLOOR PLAN
A101 1/8" = 1'-0"

CERTIFICATION

NOT FOR
CONSTRUCTION

DRAWN BY	BJS
CHECKED BY	Checker
COMMISSION NUMBER	2236-07

SHEET TITLE

LEVEL 1 -
OVERALL FLOOR
PLAN

SHEET NUMBER

A101

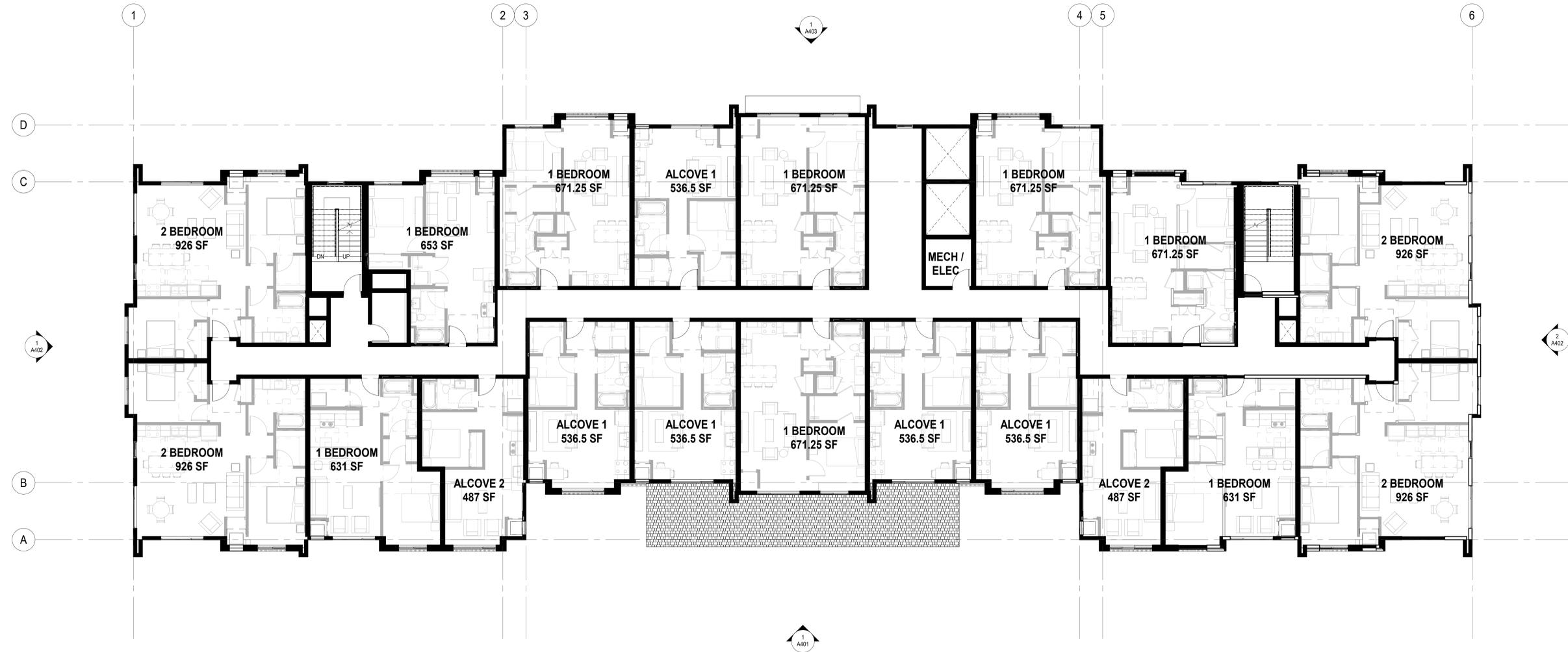


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PROJECT TITLE

Presbyterian
Homes – Highland
Housing

ISSUE #	DATE	DESCRIPTION



1 A102 LEVEL 2 - - OVERALL FLOOR PLAN
1/8" = 1'-0"

CERTIFICATION

NOT FOR
CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2236-07

SHEET TITLE

LEVEL 2
OVERALL FLOOR
PLAN

SHEET NUMBER

A102

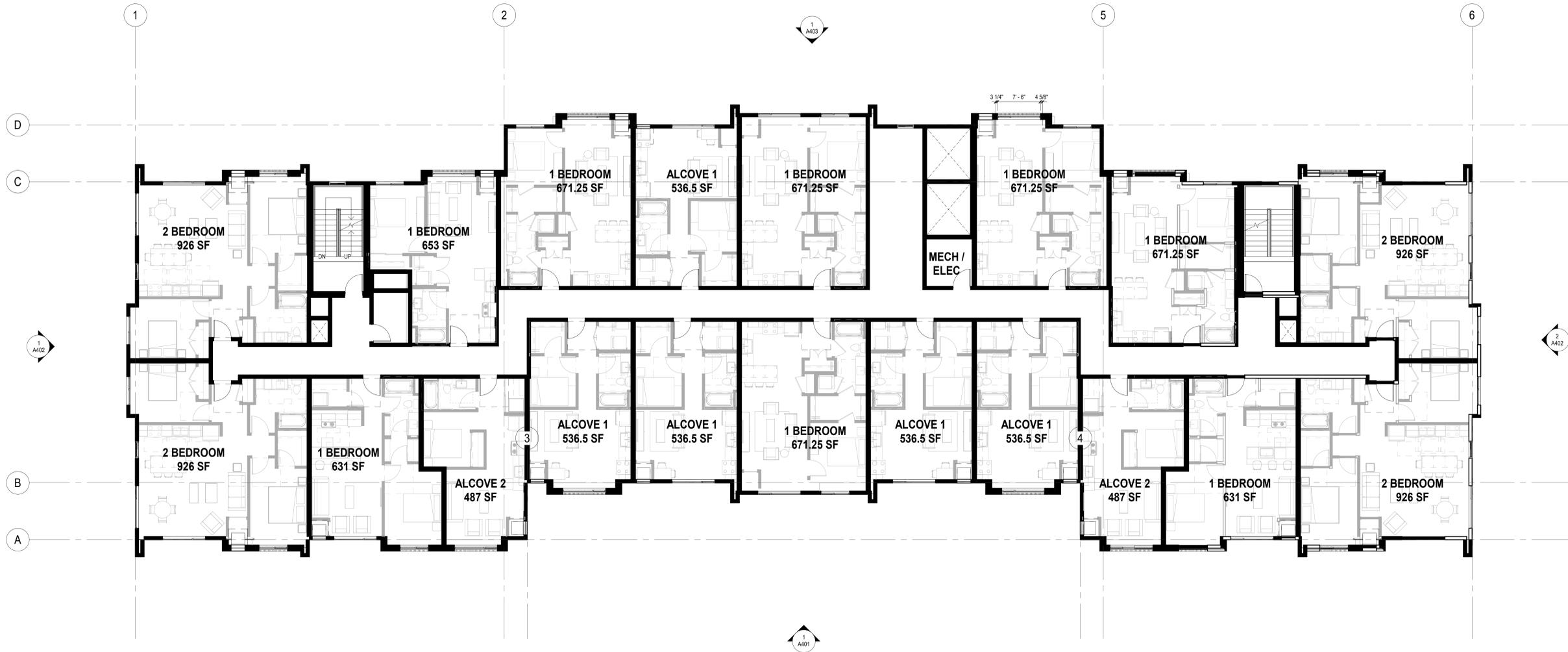


CONSULTANTS

PROJECT TITLE

Presbyterian
Homes – Highland
Housing

ISSUE #	DATE	DESCRIPTION



1 LEVEL 3 - OVERALL FLOOR PLAN
A103 1/8" = 1'-0"

CERTIFICATION

NOT FOR
CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2236-07

SHEET TITLE

LEVEL 3
OVERALL FLOOR
PLAN

SHEET NUMBER

A103

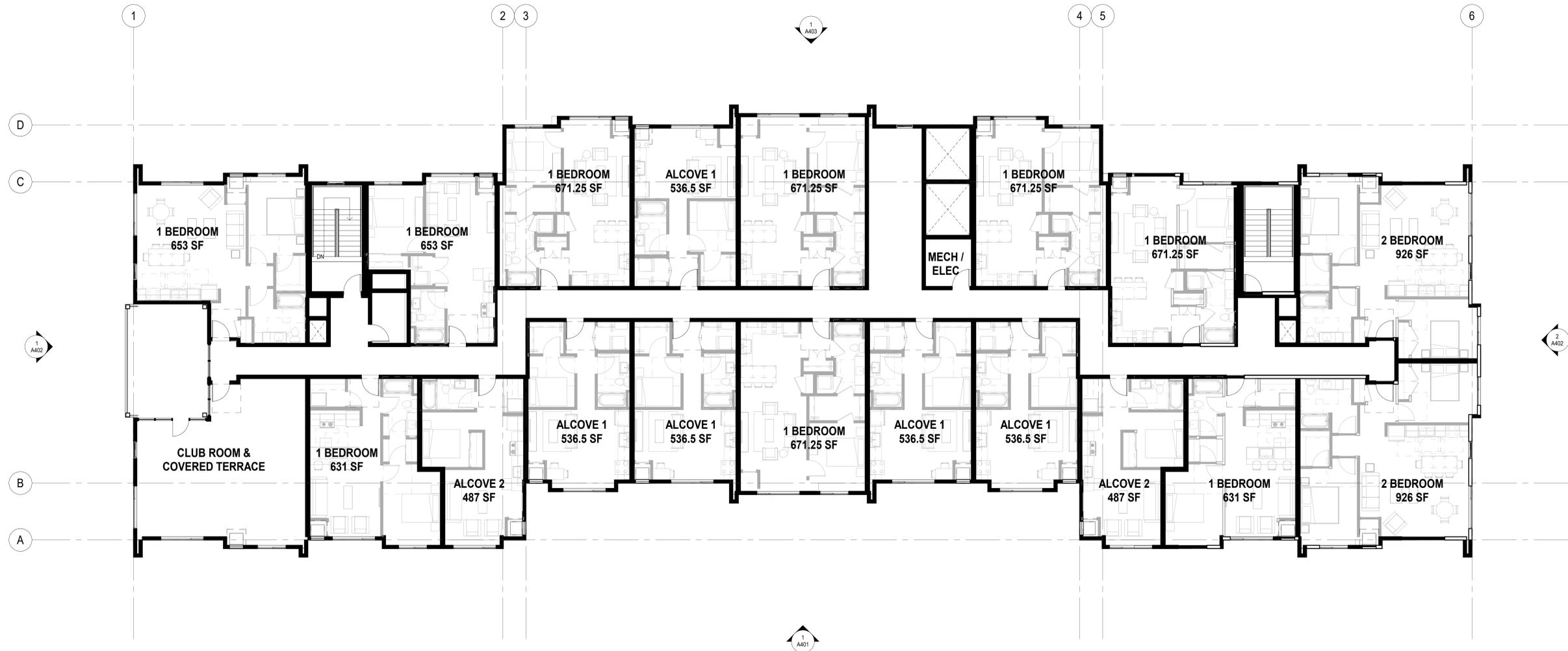


CONSULTANTS

PROJECT TITLE

Presbyterian
Homes – Highland
Housing

ISSUE #	DATE	DESCRIPTION
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1
A104 LEVEL 4 - OVERALL FLOOR PLAN
1/8" = 1'-0"

CERTIFICATION

NOT FOR
CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2236-07

SHEET TITLE

LEVEL 4
OVERALL FLOOR
PLAN

SHEET NUMBER

A104



CONSULTANTS

PROJECT TITLE

Presbyterian
Homes – Highland
Housing

ISSUE #	DATE	DESCRIPTION
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ISSUE #	DATE	DESCRIPTION
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CERTIFICATION

NOT FOR
CONSTRUCTION

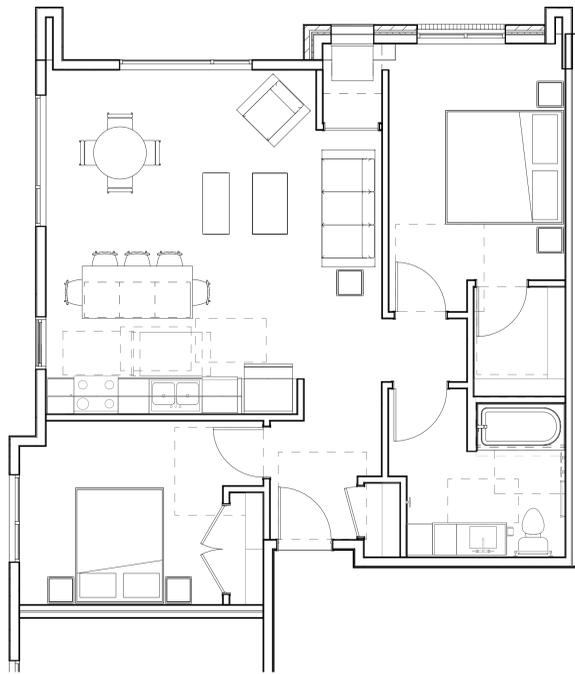
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COMMISSION NUMBER	2236-07

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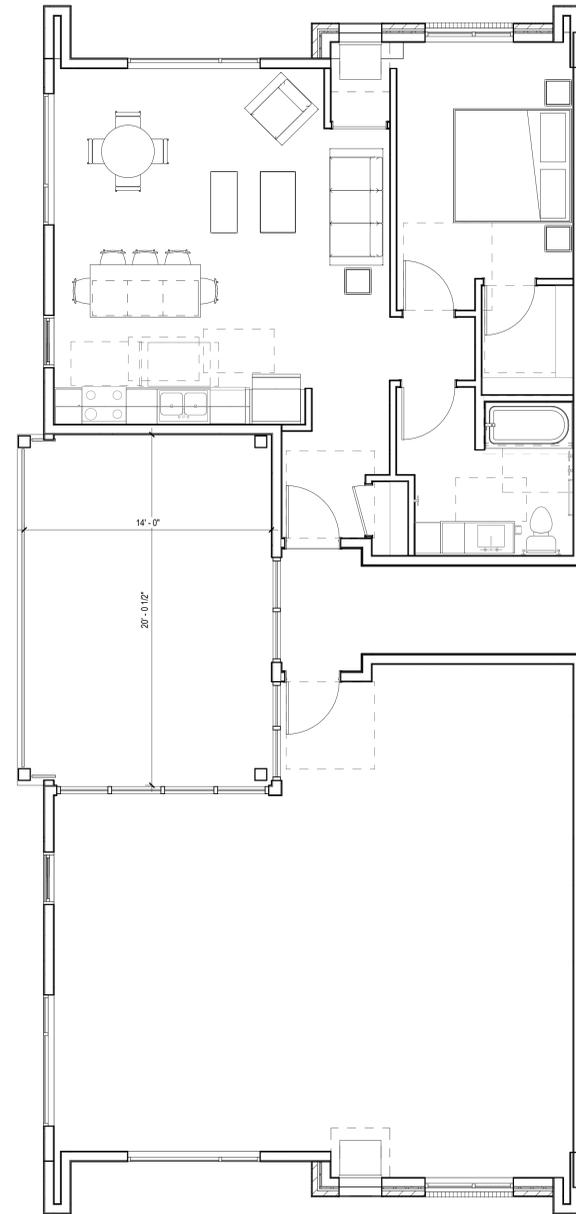
ENLARGED UNIT
PLANS

SHEET NUMBER

A201



2
A201 2BR CORNER
1/4" = 1'-0"



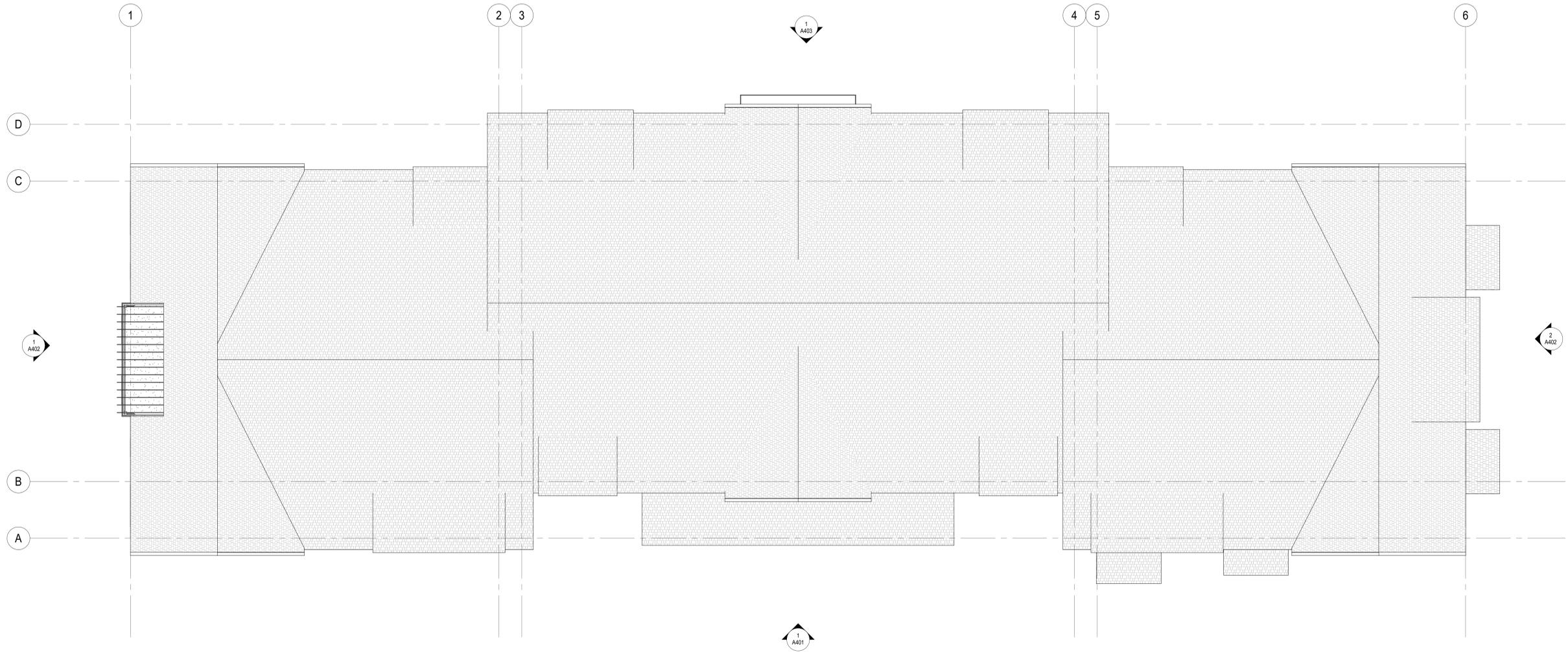
1
A201 1BR CORNER
1/4" = 1'-0"

CONSULTANTS

PROJECT TITLE

Presbyterian
Homes – Highland
Housing

ISSUE #	DATE	DESCRIPTION



1 ROOF PLAN
A140 1/8" = 1'-0"

CERTIFICATION

NOT FOR
CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2236-07

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A140



CONSULTANTS

PROJECT TITLE

Presbyterian
Homes – Highland
Housing

ISSUE #	DATE	DESCRIPTION
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EXTERIOR MATERIAL LEGEND

-  FBR-1 BRICK - DARK RED
-  FBR-2 BRICK - DARK GRAY
-  FSDG-1 FIBER CEMENT PANEL - DARK GRAY
-  FSDG-2 FIBER CEMENT LAP SIDING - YELLOW
-  ASP-1 ASPHALT SHINGLE - GRAY



1 EAST ELEVATION
A401 1/8" = 1'-0"

CERTIFICATION

NOT FOR
CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2236-07

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A401

CONSULTANTS

PROJECT TITLE

Presbyterian
Homes – Highland
Housing

ISSUE #	DATE	DESCRIPTION

EXTERIOR MATERIAL LEGEND

	FBR-1	BRICK - DARK RED
	FBR-2	BRICK - DARK GRAY
	FSDG-1	FIBER CEMENT PANEL - DARK GRAY
	FSDG-2	FIBER CEMENT LAP SIDING - YELLOW
	ASP-1	ASPHALT SHINGLE - GRAY



1 SOUTH ELEVATION
A402 1/8" = 1'-0"



2 NORTH ELEVATION
A402 1/8" = 1'-0"

CERTIFICATION

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COMMISSION NUMBER	2236-07

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A402

EXTERIOR MATERIAL LEGEND

	FBR-1	BRICK - DARK RED
	FBR-2	BRICK - DARK GRAY
	FSDG-1	FIBER CEMENT PANEL - DARK GRAY
	FSDG-2	FIBER CEMENT LAP SIDING - YELLOW
	ASP-1	ASPHALT SHINGLE - GRAY

CONSULTANTS

PROJECT TITLE

Presbyterian
Homes – Highland
Housing

ISSUE #	DATE	DESCRIPTION
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CERTIFICATION

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DRAWN BY	Author
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COMMISSION NUMBER	2236-07

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A403

ISSUE #	DATE	DESCRIPTION
	06/20/2022	SITE SUBMITTAL

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CONSTRUCTION**

DRAWN BY	LAM
CHECKED BY	DLE
COMMISSION NUMBER	2236-07
SHEET TITLE	

DEMOLITION PLAN NOTES

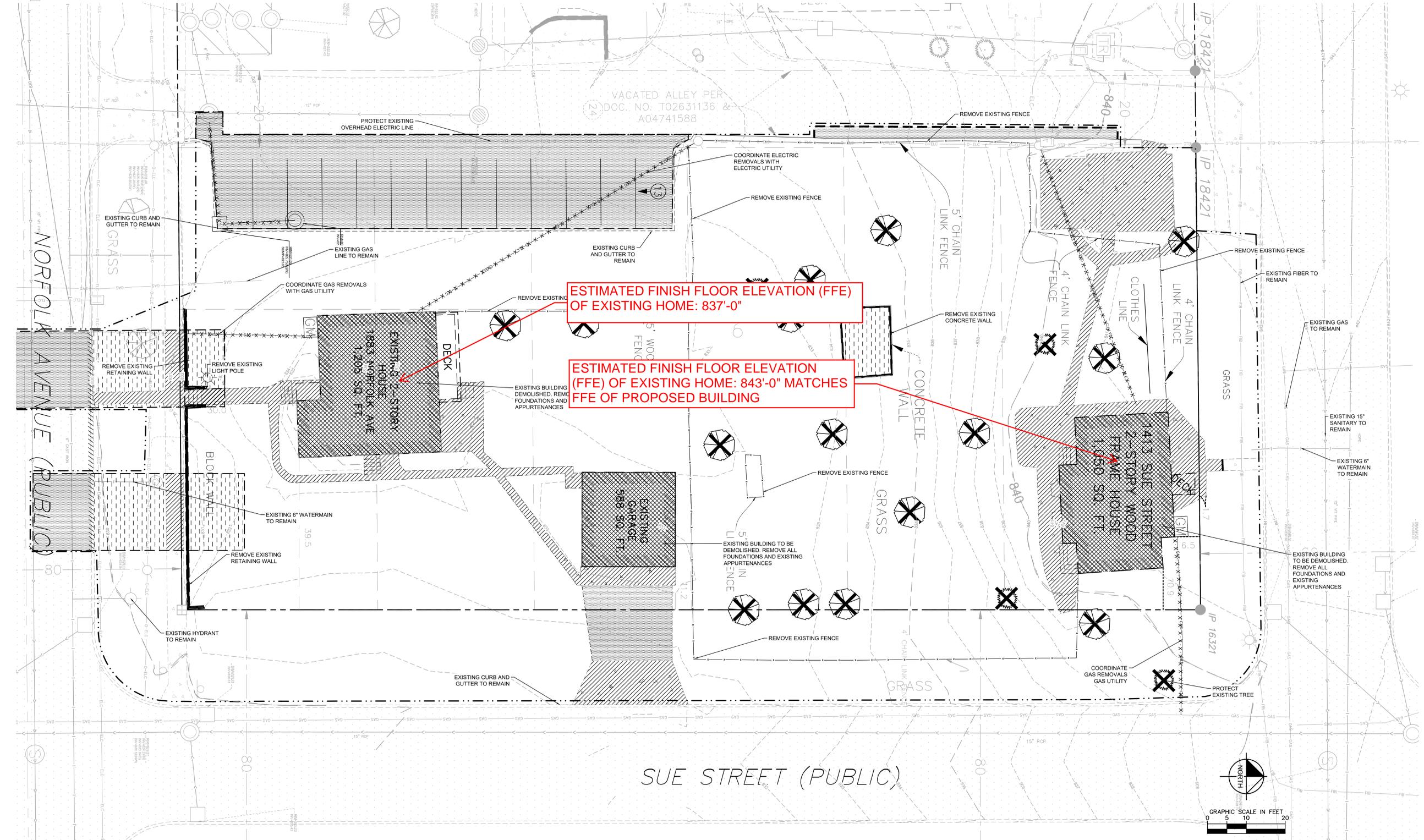
1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES WITHIN ALL AREAS OF PROPOSED WORK.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS ANY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH ST. PAUL, RAMSEY COUNTY AND MNDOT.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ALL PROPERTIES IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY WATER DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF ST. PAUL DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. REFER TO SURVEY FOR ALL EXISTING INVERT AND RIM ELEVATIONS.
14. ALL UTILITIES SHOWN ARE EXISTING UTILITIES.
15. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL STATE OF MN REQUIREMENTS.
16. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
17. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAIN TILE IS ENCOUNTERED ON SITE. NO ACTIVE DRAIN TILE SHALL BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.

CITY OF ST PAUL NOTES

1. THE REMOVAL, PRUNING, AND/OR PLANTING OF TREES ON THE PUBLIC BOULEVARD REQUIRES AN APPROVED PERMIT FROM THE CITY FORESTER (651-432-2437). ANY WORK MUST BE COMPLETED BY A LICENSED TREE CONTRACTOR.
2. CONSTRUCTION SUPPLIES, MATERIALS, SPOILS, EQUIPMENT, AND VEHICLES SHALL NOT BE STORED OR OPERATED WITHIN THE DRIP LINE OF ANY PUBLIC STREET TREE OR ON TURF BOULEVARDS WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY FORESTER. IF THE BOULEVARD MUST BE USED FOR CONSTRUCTION ACTIVITIES, SITE ACCESS ROUTES, MATERIAL STORAGE OR OTHER RELATED ACTIVITIES, PROTECTIVE MEASURES APPROVED BY THE CITY FORESTER SHALL BE TAKEN TO REDUCE SOIL COMPACTION AND PROTECT TREES FROM DAMAGE.
3. STREET TREES SHALL BE PROTECTED BY ESTABLISHING A TREE PROTECTION ZONE USING 4" TALL FENCING INSTALLED AT THE DRIP LINE OF THE TREE. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK AND MAINTAINED FOR THE DURATION OF THE PROJECT. PROPOSED WORK WITHIN, OR CHANGES TO THE LOCATION OF TREE PROTECTION FENCING SHALL BE REVIEWED BY THE CITY FORESTER PRIOR TO ALL ITERATION.
4. CONTRACTOR SHALL CONTACT THE CITY FORESTER (651-432-2437) PRIOR TO DEMOLITION OR OTHER LAND DISTURBANCE ASSOCIATED WITH SITE CONSTRUCTION. TO VERIFY TREE PROTECTION MEASURES, BOULEVARD RESTORATION IS TO INCLUDE THE FOLLOWING:
 - 4.1. WHERE DRIVEWAYS, SIDEWALKS OR OTHER SURFACE PAVING ARE REMOVED ALL CONCRETE, ASPHALT AND BASE MATERIALS SHALL BE REMOVED.
 - 4.2. BOULEVARD SOILS ARE TO BE PROTECTED DURING CONSTRUCTION. SOIL COMPACTION DUE TO CONSTRUCTION ACTIVITIES SHALL BE MITIGATED AND SOILS LOOSENED PRIOR TO FINAL GRADING.
 - 4.3. BOULEVARDS SHALL BE RESTORED WITH A MINIMUM OF 6" OF TOPSOIL.
5. RIGHT OF WAY RESTORATION: RESTORATION OF ASPHALT & CONCRETE PAVEMENTS ARE PERFORMED BY THE PUBLIC WORKS STREET MAINTENANCE DIVISION. THE CONTRACTOR IS RESPONSIBLE FOR PAYMENTS 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 651-266-8700. PROCEDURES AND UNIT COSTS ARE FOUND IN STREET MAINTENANCE'S GENERAL REQUIREMENTS - ALL RESTORATIONS AND ARE AVAILABLE AT THE PERMIT OFFICE.
6. ENSURE ALL REQUIRED EXITS FROM THE BUILDING ARE KEPT OPEN AND CLEAR AT ALL TIMES DURING AND AFTER THE CONSTRUCTION PERIOD.
7. NO TRANSIT FACILITIES WITHIN PROPOSED CONSTRUCTION LIMITS OR IMMEDIATELY ADJACENT TO SITE. TRANSIT SERVICE OPERATES ON NORFOLK STREET. CONTACT GREG TUNESON (612-340-5407) OR GREG TUNESON@METROTRANSIT.ORG) OF METRO TRANSIT STREET OPERATIONS IF CONSTRUCTION REQUIRES TEMPORARY BUS STOP, LANE, OR STREET CLOSURES.
8. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO THE MAINLINE SIDEWALK, CURB, DRIVE ACCESS AND BOULEVARD LANDSCAPING CAUSED DURING THE CONSTRUCTION. CONTRACTOR ADVISED TO DOCUMENT PRE-EXISTING CONDITION OF THE RIGHT OF WAY PRIOR TO COMMENCEMENT OF THE CONSTRUCTION.
9. CONTRACTOR TO DOCUMENT SQUARE FOOTAGE OF ALL EXISTING SIGNAGE PRIOR TO REMOVAL.
10. CONTRACTOR TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF ST. PAUL. CONTACT RIGHT OF WAY PERMIT DESK (651) 266-6151. A TEMPORARY PEDESTRIAN ACCESS ROUTE (TPAR) AND/OR TEMPORARY TRAFFIC CONTROL (TTC) PLAN MAY BE REQUIRED AS A PART OF THE RIGHT-OF-WAY (ROW) PERMITTING PROCESS. SAID TPAR AND TTC MUST BE APPROVED BY THE CITY PRIOR TO THE ROW PERMITTING OFFICE ISSUING A PERMIT(S).

LEGEND

- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
- REMOVE BUILDING
- CLEARING & GRUBBING
- FULL DEPTH SAWCUT
- REMOVE TREE
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- FILL & ABANDON UTILITY LINES
- LIMITS OF CONSTRUCTION
- EXISTING OVERHEAD POWER LINE
- EXISTING SBARRIER
- EXISTING RETAINING WALL
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING UNDERGROUND CABLE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING FLARED END SECTION
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING GAS METER
- EXISTING POST INDICATOR VALVE
- EXISTING WELL
- EXISTING AUTOMATIC SPRINKLER
- EXISTING ROOF DRAIN
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING METAL COVER
- EXISTING ELECTRICAL METER
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE MANHOLE
- EXISTING CABLE BOX
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE
- EXISTING TREE LINE



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CONSULTANTS

PROJECT TITLE

Presbyterian
Homes – Highland
Housing

ISSUE #	DATE	DESCRIPTION

EXTERIOR MATERIAL LEGEND

	FBR-1	BRICK - DARK RED
	FBR-2	BRICK - DARK GRAY
	FSDG-1	FIBER CEMENT PANEL - DARK GRAY
	FSDG-2	FIBER CEMENT LAP SIDING - YELLOW
	ASP-1	ASPHALT SHINGLE - GRAY



CERTIFICATION

NOT FOR
CONSTRUCTION

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CHECKED BY	Checker
COMMISSION NUMBER	2236-07

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A401

CONSULTANTS

PROJECT TITLE

Presbyterian
Homes – Highland
Housing

ISSUE #	DATE	DESCRIPTION
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EXTERIOR MATERIAL LEGEND

-  FBR-1 BRICK - DARK RED
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-  FSDG-1 FIBER CEMENT PANEL - DARK GRAY
-  FSDG-2 FIBER CEMENT LAP SIDING - YELLOW
-  ASP-1 ASPHALT SHINGLE - GRAY



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

CERTIFICATION

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COMMISSION NUMBER	2236-07

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A403

LEGEND

- PROPERTY LINE
- - - - - EXISTING CONTOUR
- — — — — PROPOSED CONTOUR
- ⊙ PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- ⊕ PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- ⊖ PROPOSED STORM SEWER CLENOT
- ▽ PROPOSED FLARED END SECTION
- ▭ PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERTFLOW
- PROPOSED DRAINAGE DIRECTION
- PROPOSED ADA SLOPE

GRADING PLAN NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ST. PAUL, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- CONTRACTOR TO CALL GOPHER STATE CALL ONE @ +1-800-252-1189 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
- STORM SEWER PIPE SHALL BE AS FOLLOWS:
RCP PER ASTM C-76
HDPE: 6" - 10" PER AASHTO M-252
HDPE: 12" OR GREATER PER ASTM F-2306
PVC SCH. 40 PER ASTM D-1785
STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
HDPE PER ASTM 3212
PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
- CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
- SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
- GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
- ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
- REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
- INSTALL A MINIMUM OF 4" CLASS 5+ AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
- UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
- ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATEMENTAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 3%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
- MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW

CITY OF SAINT PAUL NOTES

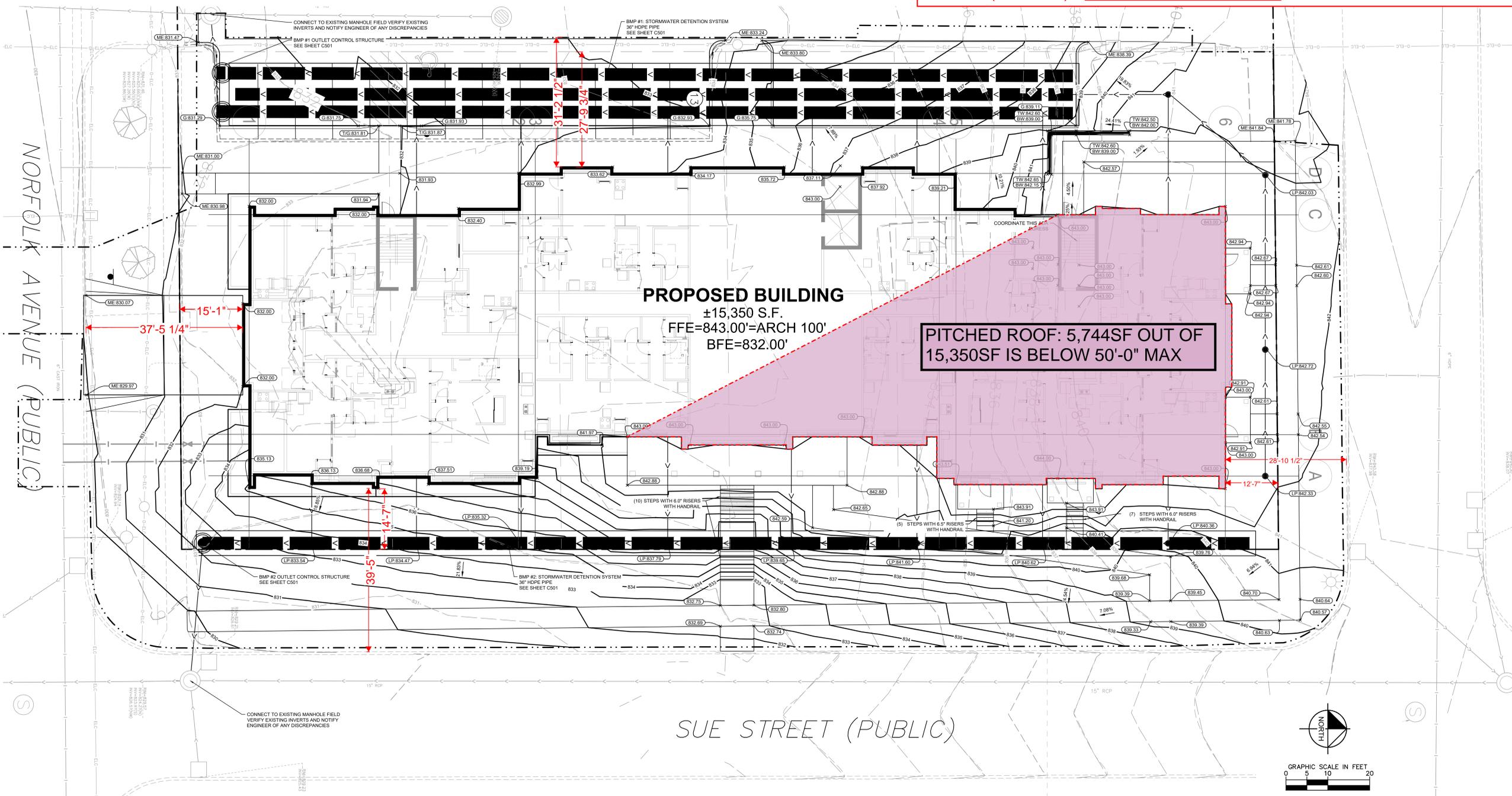
- IF THE PIPE INSTALLED HAS LESS THAN 2% SLOPE, LASER EQUIPMENT IS REQUIRED.
- SEWER REPAIR PERMIT: PLUMBING CONTRACTOR TO OBTAIN "REPAIR PERMITS" FROM PUBLIC WORKS FOR PROPOSED MODIFICATION TO THE EXISTING STORM SEWER CONNECTIONS. CALL ST. PAUL PW PERMIT DESK (651-266-6234) FOR INFORMATION ON OBTAINING THIS PERMIT.
- SEWER REMOVAL/ABANDONMENT PERMIT: PLUMBING CONTRACTOR TO OBTAIN "REMOVAL PERMITS" FROM PUBLIC WORKS TO CUT OFF EXISTING SEWER CONNECTIONS SERVICES TO THE PROPERTY. CALL ST. PAUL PW PERMIT DESK (651-266-6234) FOR INFORMATION ON OBTAINING THIS PERMIT.
- SEWER CONNECTION PERMIT: LICENSE HOUSE DRAIN CONTRACTOR TO OBTAIN SEWER CONNECTION PERMIT TO CONSTRUCT NEW SANITARY AND STORM CONNECTION IN STREET FROM MAIN TO THE PROPERTY. CALL ST. PAUL PW PERMIT DESK (651-266-6234) FOR INFORMATION ON OBTAINING THIS PERMIT.
- ALL PRIMARY ROOF DRAINS SHALL BE CONNECTED TO THE STORM SEWER. MPC 4714.101.1: THE PRIMARY ROOF DRAINAGE SHALL BE PIPED INTERNALLY TO THE UNDERGROUND AND THEN EXIT THE BUILDING UNDERGROUND TO CONNECT DIRECTLY TO THE STORM SEWER SYSTEM.
- SECONDARY ROOF DRAINAGE SHALL DRAIN TO AN APPROVED PLACE OF DISPOSAL IN POINTS.
- CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4" OF COVER IN PAVEMENT AREAS AND LESS THAN 3" OF COVER IN LANDSCAPE AREAS.
- ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXX.XX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
- ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
- ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
- MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.

PITCHED ROOF: 38% OF THE PROPOSED BUILDING COMPLIES WITH THE 50'-0" MAX DISTANCE FROM LEVEL 1 TO MIDPOINT OF ROOF

- FFE (FINISH FLOOR ELEVATION) LEVEL 1 = 843'-0" (100'-0")
- MIDPOINT OF PITCHED ROOF = 892'-3" (149'-3")
- GRADE ELEVATIONS BELOW 842'-3" (99'-3") EXCEED 50'-0"

- PER TABLE 66.231, SIDE AND REAR SETBACKS TO BE 9'-0" PLUS ONE-HALF THE BUILDING HEIGHT OVER 50'-0":

9'-0" + (10'-3" / 2) = 14'-11 1/2" MIN SETBACK



K:\TWC_LDE\bkv\group\st. paul\highland park housing - presb. homes\3 Design\CAD\plansheets\C5-GRADING PLAN.dwg June 20, 2022 - 5:50pm
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LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
	PROPOSED STORM SEWER CLENOT
	PROPOSED FLARED END SECTION
	PROPOSED RIPRAP
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLUSH PAVEMENT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERTFLOW
	PROPOSED DRAINAGE DIRECTION
	PROPOSED ADA SLOPE

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- UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF "4" OF TOPSOIL.
- ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATEMENTAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 3%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
- MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW

CITY OF SAINT PAUL NOTES

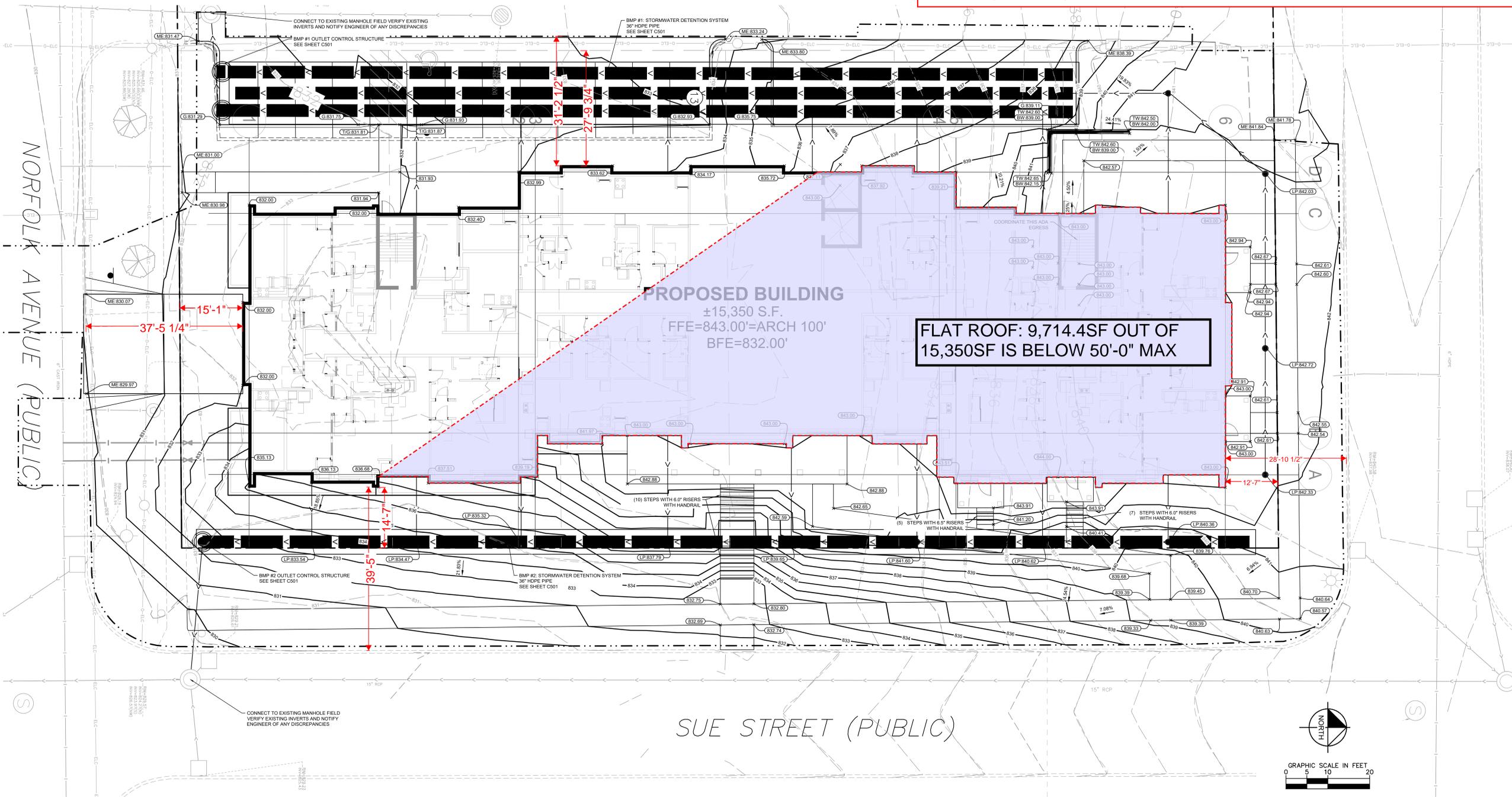
- IF THE PIPE INSTALLED HAS LESS THAN 2% SLOPE, LASER EQUIPMENT IS REQUIRED.
- SEWER REPAIR PERMIT: PLUMBING CONTRACTOR TO OBTAIN "REPAIR PERMITS" FROM PUBLIC WORKS FOR PROPOSED MODIFICATION TO THE EXISTING STORM SEWER CONNECTIONS. CALL ST. PAUL PW PERMIT DESK (651-266-6234) FOR INFORMATION ON OBTAINING THIS PERMIT.
- SEWER REMOVAL/ABANDONMENT PERMIT: PLUMBING CONTRACTOR TO OBTAIN "REMOVAL PERMITS" FROM PUBLIC WORKS TO CUT OFF EXISTING SEWER CONNECTIONS SERVICES TO THE PROPERTY. CALL ST. PAUL PW PERMIT DESK (651-266-6234) FOR INFORMATION ON OBTAINING THIS PERMIT.
- SEWER CONNECTION PERMIT: LICENSE HOUSE DRAIN CONTRACTOR TO OBTAIN SEWER CONNECTION PERMIT TO CONSTRUCT NEW SANITARY AND STORM CONNECTION IN STREET FROM MAIN TO THE PROPERTY. CALL ST. PAUL PW PERMIT DESK (651-266-6234) FOR INFORMATION ON OBTAINING THIS PERMIT.
- ALL PRIMARY ROOF DRAINS SHALL BE CONNECTED TO THE STORM SEWER. MPC 4714.1.01.1: THE PRIMARY ROOF DRAINAGE SHALL BE PIPED INTERNALLY TO THE UNDERGROUND AND THEN EXIT THE BUILDING UNDERGROUND TO CONNECT DIRECTLY TO THE STORM SEWER SYSTEM.
- SECONDARY ROOF DRAINAGE SHALL DRAIN TO AN APPROVED PLACE OF DISPOSAL IN

FLAT ROOF: 63.3% OF THE PROPOSED BUILDING COMPLIES WITH THE 50'-0" MAX DISTANCE FROM LEVEL 1 TO FLAT ROOF

- FFE (FINISH FLOOR ELEVATION) LEVEL 1 = 843'-0" (100'-0")
- ELEVATION OF FLAT ROOF = 886'-8" (143'-8")
- GRADE ELEVATIONS BELOW 836'-8" (93'-8") EXCEED 50'-0"

- PER TABLE 66.231, SIDE AND REAR SETBACKS TO BE 9'-0" PLUS ONE-HALF THE BUILDING HEIGHT OVER 50'-0":

9'-0" + (10'-3" / 2) = 14'-11 1/2" MIN SETBACK



ISSUE #	DATE	DESCRIPTION
	06/20/2022	SITE SUBMITTAL

**NOT FOR
CONSTRUCTION**

DRAWN BY: LAM
CHECKED BY: DLE
COMMISSION NUMBER: 2236-07
SHEET TITLE

DEMOLITION PLAN NOTES

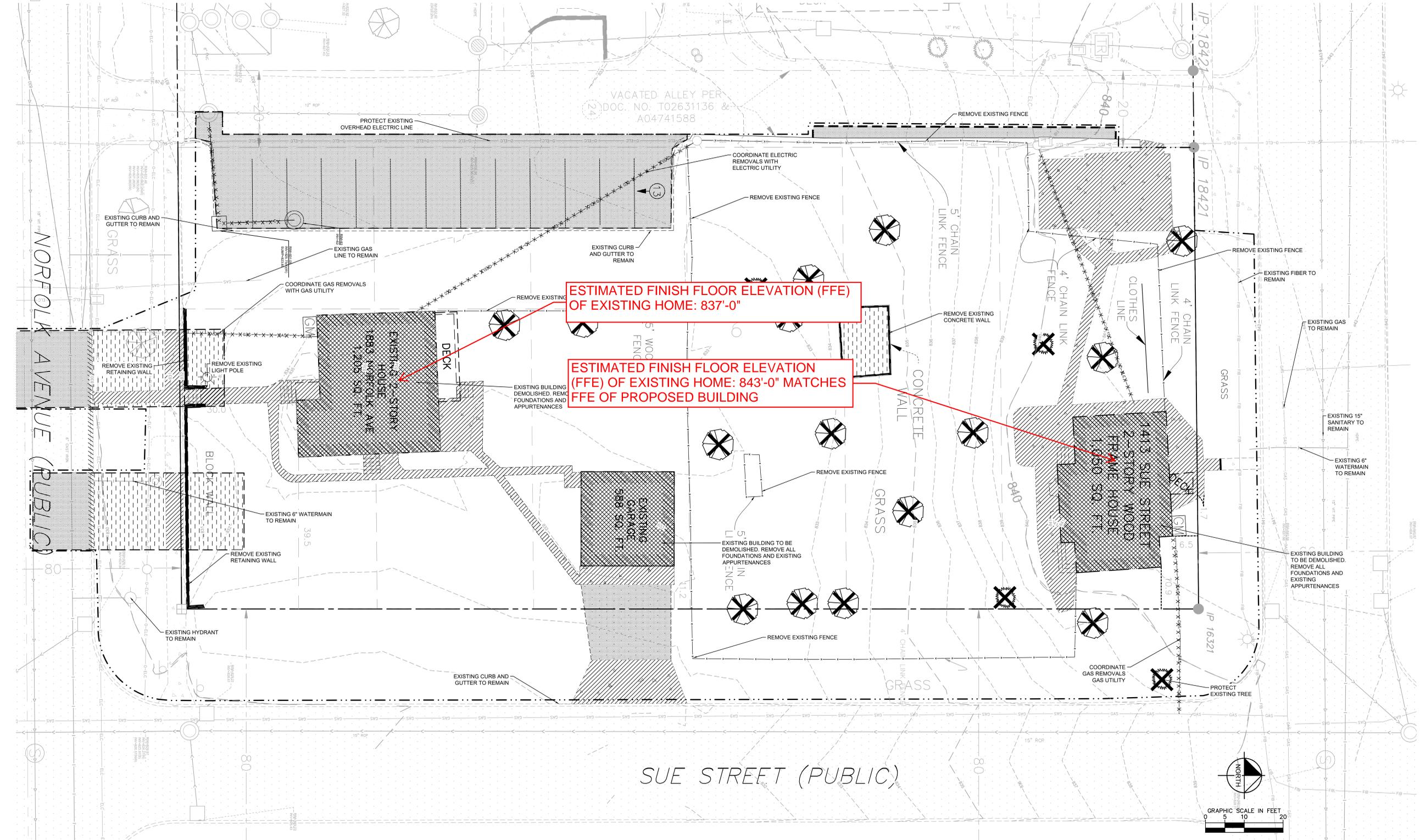
1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES WITHIN ALL AREAS OF PROPOSED WORK.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS ANY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH ST. PAUL, RAMSEY COUNTY AND MNDOT.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ALL PROPERTIES IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY WATER DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF ST. PAUL DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. REFER TO SURVEY FOR ALL EXISTING INVERT AND RIM ELEVATIONS.
14. ALL UTILITIES SHOWN ARE EXISTING UTILITIES.
15. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL STATE OF MN REQUIREMENTS.
16. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
17. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAIN TILE IS ENCOUNTERED ON SITE. NO ACTIVE DRAIN TILE SHALL BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.

CITY OF ST PAUL NOTES

1. THE REMOVAL, PRUNING, AND/OR PLANTING OF TREES ON THE PUBLIC BOULEVARD REQUIRES AN APPROVED PERMIT FROM THE CITY FORESTER (651-432-2437). ANY WORK MUST BE COMPLETED BY A LICENSED TREE CONTRACTOR.
2. CONSTRUCTION SUPPLIES, MATERIALS, SPOILS, EQUIPMENT, AND VEHICLES SHALL NOT BE STORED OR OPERATED WITHIN THE DRIP LINE OF ANY PUBLIC STREET TREE OR ON TURF BOULEVARDS WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY FORESTER. IF THE BOULEVARD MUST BE USED FOR CONSTRUCTION ACTIVITIES, SITE ACCESS ROUTES, MATERIAL STORAGE OR OTHER RELATED ACTIVITIES, PROTECTIVE MEASURES APPROVED BY THE CITY FORESTER SHALL BE TAKEN TO REDUCE SOIL COMPACTION AND PROTECT TREES FROM DAMAGE.
3. STREET TREES SHALL BE PROTECTED BY ESTABLISHING A TREE PROTECTION ZONE USING 4" TALL FENCING INSTALLED AT THE DRIP LINE OF THE TREE. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK AND MAINTAINED FOR THE DURATION OF THE PROJECT. PROPOSED WORK WITHIN, OR CHANGES TO THE LOCATION OF TREE PROTECTION FENCING SHALL BE REVIEWED BY THE CITY FORESTER PRIOR TO ALL ALTERATION.
4. CONTRACTOR SHALL CONTACT THE CITY FORESTER (651-432-2437) PRIOR TO DEMOLITION OR OTHER LAND DISTURBANCE ASSOCIATED WITH SITE CONSTRUCTION. TO VERIFY TREE PROTECTION MEASURES, BOULEVARD RESTORATION IS TO INCLUDE THE FOLLOWING:
 - 4.1. WHERE DRIVEWAYS, SIDEWALKS OR OTHER SURFACE PAVING ARE REMOVED ALL CONCRETE, ASPHALT AND BASE MATERIALS SHALL BE REMOVED.
 - 4.2. BOULEVARD SOILS ARE TO BE PROTECTED DURING CONSTRUCTION. SOIL COMPACTION DUE TO CONSTRUCTION ACTIVITIES SHALL BE MITIGATED AND SOILS LOOSENED PRIOR TO FINAL GRADING.
 - 4.3. BOULEVARDS SHALL BE RESTORED WITH A MINIMUM OF 6" OF TOPSOIL.
5. RIGHT OF WAY RESTORATION: RESTORATION OF ASPHALT & CONCRETE PAVEMENTS ARE PERFORMED BY THE PUBLIC WORKS STREET MAINTENANCE DIVISION. THE CONTRACTOR IS RESPONSIBLE FOR PAYMENTS 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 651-266-8700. PROCEDURES AND UNIT COSTS ARE FOUND IN STREET MAINTENANCE'S 'GENERAL REQUIREMENTS - ALL RESTORATIONS' AND ARE AVAILABLE AT THE PERMIT OFFICE.
6. ENSURE ALL REQUIRED EXITS FROM THE BUILDING ARE KEPT OPEN AND CLEAR AT ALL TIMES DURING AND AFTER THE CONSTRUCTION PERIOD.
7. NO TRANSIT FACILITIES WITHIN PROPOSED CONSTRUCTION LIMITS OR IMMEDIATELY ADJACENT TO SITE. TRANSIT SERVICE OPERATES ON NORFOLK STREET. CONTACT GREG TUNESON (612-540-5407) OR GREG TUNESON@METROTRANSIT.ORG) OF METRO TRANSIT STREET OPERATIONS IF CONSTRUCTION REQUIRES TEMPORARY BUS STOP, LANE, OR STREET CLOSURES.
8. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO THE MAINLINE SIDEWALK, CURB, DRIVE ACCESS AND BOULEVARD LANDSCAPING CAUSED DURING THE CONSTRUCTION. CONTRACTOR ADVISED TO DOCUMENT PRE-EXISTING CONDITION OF THE RIGHT OF WAY PRIOR TO COMMENCEMENT OF THE CONSTRUCTION.
9. CONTRACTOR TO DOCUMENT SQUARE FOOTAGE OF ALL EXISTING SIGNAGE PRIOR TO REMOVAL.
10. CONTRACTOR TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF ST. PAUL. CONTACT RIGHT OF WAY PERMIT DESK (651) 266-6151. A TEMPORARY PEDESTRIAN ACCESS ROUTE (TPAR) AND/OR TEMPORARY TRAFFIC CONTROL (TTC) PLAN MAY BE REQUIRED AS A PART OF THE RIGHT-OF-WAY (ROW) PERMITTING PROCESS. SAID TPAR AND TTC MUST BE APPROVED BY THE CITY PRIOR TO THE ROW PERMITTING OFFICE ISSUING A PERMIT(S).

LEGEND

- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
- REMOVE BUILDING
- CLEARING & GRUBBING
- FULL DEPTH SAWCUT
- REMOVE TREE
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- FILL & ABANDON UTILITY LINES
- LIMITS OF CONSTRUCTION
- EXISTING OVERHEAD POWER LINE
- EXISTING SBARRIER
- EXISTING RETAINING WALL
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING UNDERGROUND CABLE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING FLARED END SECTION
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING GAS METER
- EXISTING POST INDICATOR VALVE
- EXISTING WELL
- EXISTING AUTOMATIC SPRINKLER
- EXISTING ROOF DRAIN
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING METAL COVER
- EXISTING ELECTRICAL METER
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE MANHOLE
- EXISTING CABLE BOX
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE
- EXISTING TREE LINE



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CONSULTANTS

PROJECT TITLE

Presbyterian
Homes – Highland
Housing

ISSUE #	DATE	DESCRIPTION

EXTERIOR MATERIAL LEGEND

	FBR-1	BRICK - DARK RED
	FBR-2	BRICK - DARK GRAY
	FSDG-1	FIBER CEMENT PANEL - DARK GRAY
	FSDG-2	FIBER CEMENT LAP SIDING - YELLOW
	ASP-1	ASPHALT SHINGLE - GRAY



CERTIFICATION

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CONSTRUCTION

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CHECKED BY	Checker
COMMISSION NUMBER	2236-07

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A401

CONSULTANTS

PROJECT TITLE

Presbyterian
Homes – Highland
Housing

ISSUE #	DATE	DESCRIPTION
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EXTERIOR MATERIAL LEGEND

-  FBR-1 BRICK - DARK RED
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-  FSDG-1 FIBER CEMENT PANEL - DARK GRAY
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CERTIFICATION

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CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2236-07

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A403

LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
	PROPOSED STORM SEWER CLENOT
	PROPOSED FLARED END SECTION
	PROPOSED RIPRAP
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLUSH PAVEMENT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERTFLOW
	PROPOSED DRAINAGE DIRECTION
	PROPOSED ADA SLOPE

GRADING PLAN NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ST. PAUL, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- CONTRACTOR TO CALL GOPHER STATE CALL ONE @ +1-800-252-1189 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
- STORM SEWER PIPE SHALL BE AS FOLLOWS:
RCP PER ASTM C-76
HDPE: 6" - 10" PER AASHTO M-252
HDPE: 12" OR GREATER PER ASTM F-2306
PVC SCH. 40 PER ASTM D-1785
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- SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
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- REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
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- INSTALL A MINIMUM OF 4" CLASS 5+ AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
- UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
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CITY OF SAINT PAUL NOTES

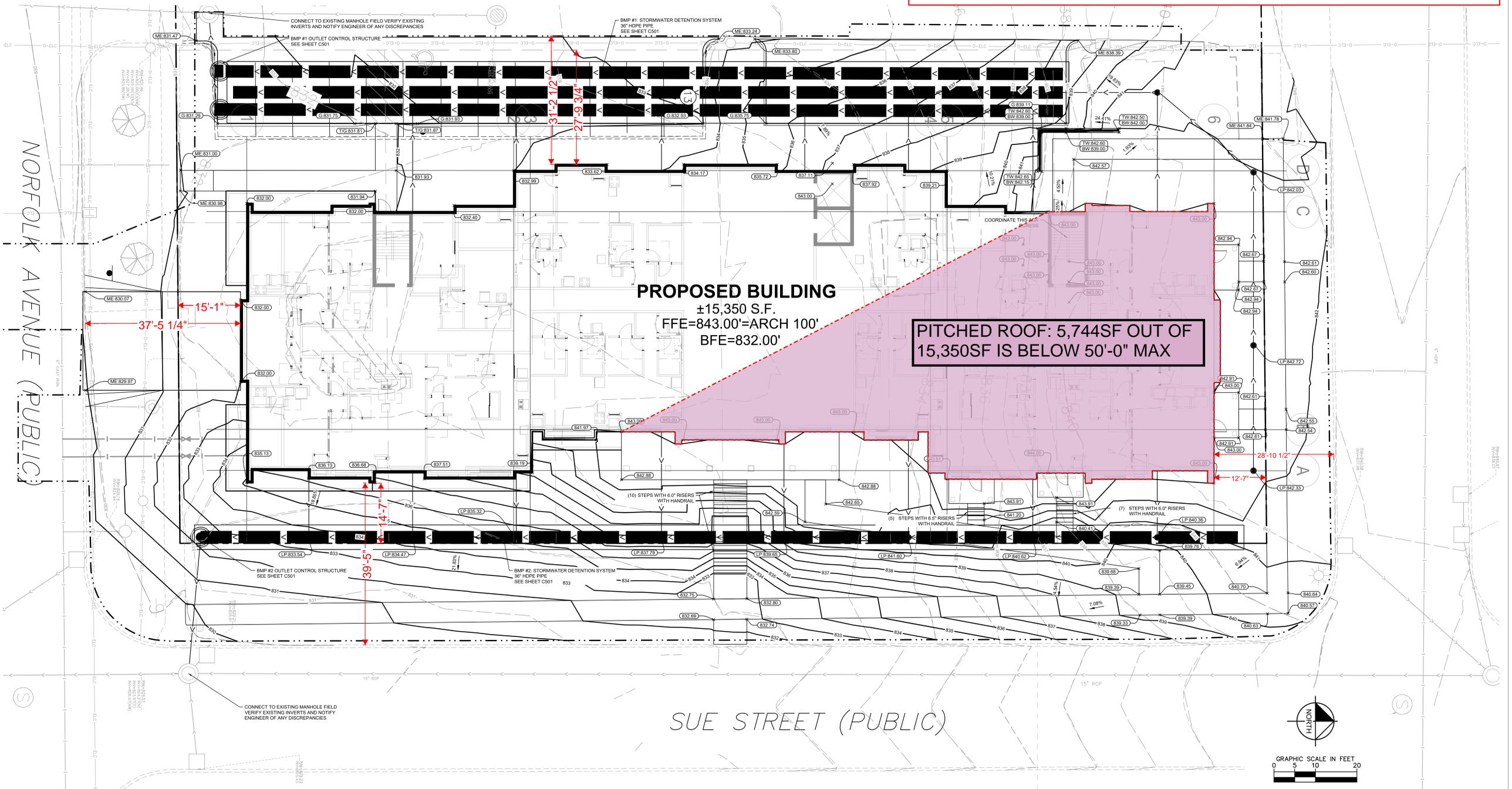
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PITCHED ROOF: 38% OF THE PROPOSED BUILDING COMPLIES WITH THE 50'-0" MAX DISTANCE FROM LEVEL 1 TO MIDPOINT OF ROOF

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9'-0" + (10'-3" / 2) = 14'-11 1/2" MIN SETBACK



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	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
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- UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF "4" OF TOPSOIL.
- ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATEMENTAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 3%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
- MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW

CITY OF SAINT PAUL NOTES

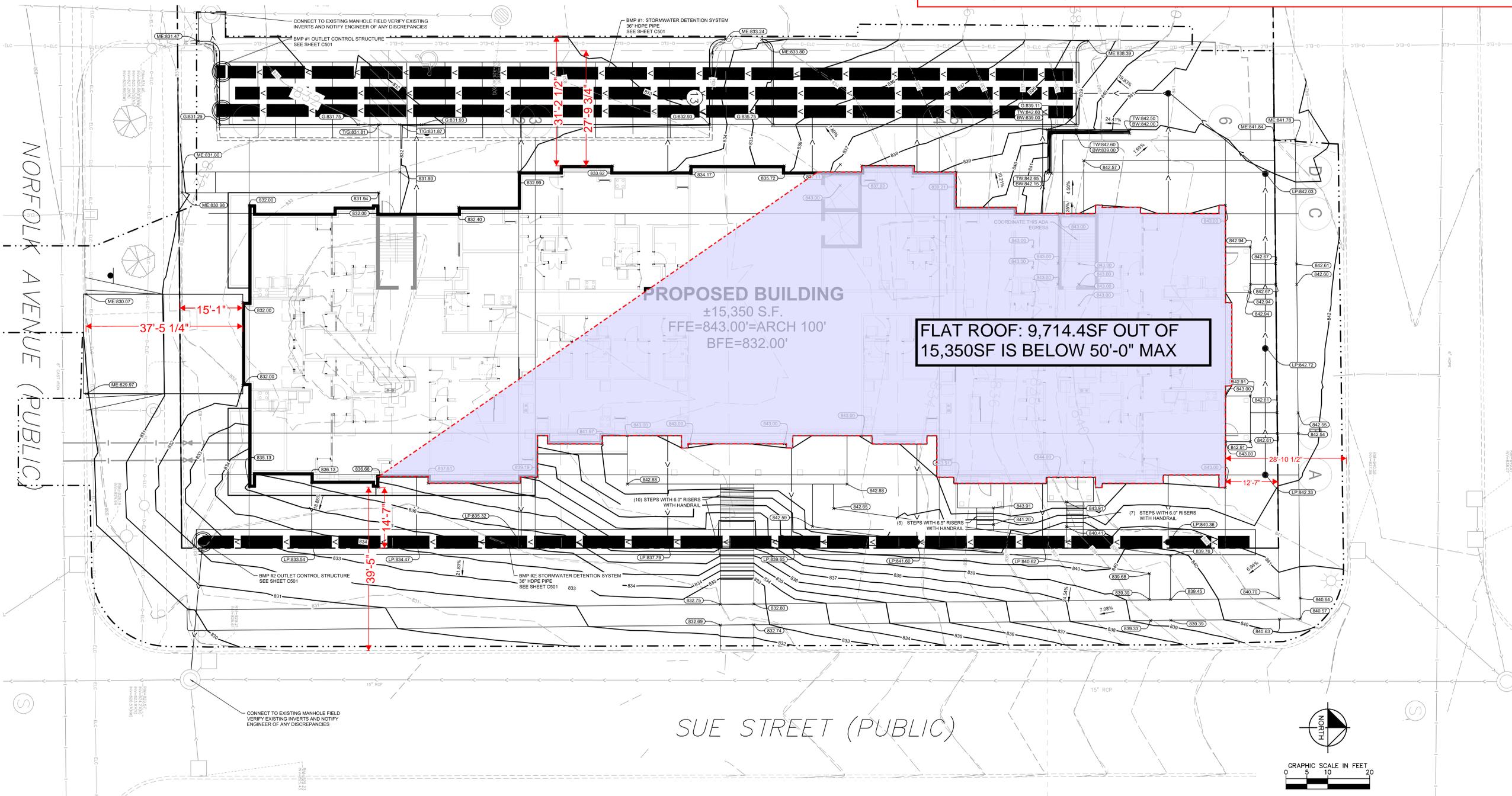
- IF THE PIPE INSTALLED HAS LESS THAN 2% SLOPE, LASER EQUIPMENT IS REQUIRED.
- SEWER REPAIR PERMIT: PLUMBING CONTRACTOR TO OBTAIN "REPAIR PERMITS" FROM PUBLIC WORKS FOR PROPOSED MODIFICATION TO THE EXISTING STORM SEWER CONNECTIONS. CALL ST. PAUL PW PERMIT DESK (651-266-6234) FOR INFORMATION ON OBTAINING THIS PERMIT.
- SEWER REMOVAL/ABANDONMENT PERMIT: PLUMBING CONTRACTOR TO OBTAIN "REMOVAL PERMITS" FROM PUBLIC WORKS TO CUT OFF EXISTING SEWER CONNECTIONS SERVICES TO THE PROPERTY. CALL ST. PAUL PW PERMIT DESK (651-266-6234) FOR INFORMATION ON OBTAINING THIS PERMIT.
- SEWER CONNECTION PERMIT: LICENSE HOUSE DRAIN CONTRACTOR TO OBTAIN (SEWER CONNECTION PERMIT) TO CONSTRUCT NEW SANITARY AND STORM CONNECTION IN STREET FROM MAIN TO THE PROPERTY. CALL ST. PAUL PW PERMIT DESK (651-266-6234) FOR INFORMATION ON OBTAINING THIS PERMIT.
- ALL PRIMARY ROOF DRAINS SHALL BE CONNECTED TO THE STORM SEWER. MPC 4714.1.01.1: THE PRIMARY ROOF DRAINAGE SHALL BE PIPED INTERNALLY TO THE UNDERGROUND AND THEN EXIT THE BUILDING UNDERGROUND TO CONNECT DIRECTLY TO THE STORM SEWER SYSTEM.

FLAT ROOF: 63.3% OF THE PROPOSED BUILDING COMPLIES WITH THE 50'-0" MAX DISTANCE FROM LEVEL 1 TO FLAT ROOF

- FFE (FINISH FLOOR ELEVATION) LEVEL 1 = 843'-0" (100'-0")
- ELEVATION OF FLAT ROOF = 886'-8" (143'-8")
- GRADE ELEVATIONS BELOW 836'-8" (93'-8") EXCEED 50'-0"

- PER TABLE 66.231, SIDE AND REAR SETBACKS TO BE 9'-0" PLUS ONE-HALF THE BUILDING HEIGHT OVER 50'-0":

9'-0" + (10'-3" / 2) = 14'-11 1/2" MIN SETBACK



K:\TWC_LDEV\bkv\group\st. paul\highland park housing - presb. homes\3 Design\CAD\plansheets\C5-GRADING PLAN.dwg June 20, 2022 - 5:50pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



HDC Resolution for Graham & Sue Workforce Housing

WHEREAS the applicant, Senior Housing Partners is requesting a Conditional Use Permit(CUP), two variances and a rezoning of the property on Sue Street, between Graham Ave and Norfolk Ave, from the City of St. Paul zoning code in order to build a multi-unit workforce housing building, with the following variances:

- 1) Re-Zone 1883 Norfolk Avenue to RM-2 from R-3.
- 2) Front Yard Setback Variance: 40 feet from building to curb, but the 80 foot right of way along Sue Street makes the setback 15 feet from property line. The zoning standard is 25 feet, they are asking for a variance of 10 feet due to the increased right of way.
- 3) Height Conditional Use Permit: 49'-4" tall building proposed, which fits the maximum of RM-2 zoning. With the slope on the site they are asking for a height conditional use permit because a portion of the building will be above 50 feet the way height is defined (taking the average of the slope).
- 4) Floor Area Ratio (FAR):
They are currently at 2.248 floor area ratio. If only structured parking was provided, this would fit with the FAR allowed by RM-2 FAR of 2.25, extra surface parking for residents is provided to help minimize congestion, then the allowed FAR by zoning drops to 1.96. Thus, providing additional surface parking materially decreases allowable FAR and spurs the need to ask for a variance.

WHEREAS the Community Development Committee (CDC) of the Highland District Council(HDC) met via Zoom and in-person with the applicant and neighbors on May 17, 2022 and June 21, 2022 to review and discuss the application; and

WHEREAS there were 10-15 neighbors in attendance that expressed concerns about the density of the building around single family homes, lack of access to transit, a reduction in parking for what should be consistent with a building this size, and other concerns; and

WHEREAS the Highland District Council's CDC heard the neighbor's concerns and the committee members also weighed the need for workforce housing next to the current Presbyterian Homes Highland Path building, the lack of mid-range housing in the City and employees of Presbyterian Homes have a hard time affording housing, which makes it hard to thrive at work looking after the seniors they take care of; and

WHEREAS the other two parcels within the block 1413 Sue Street and 1891 Norfolk Avenue are already zoned RM-2. Of the proposed area: 69% is already zoned RM-2, and on the block 92% is already zoned RM-2; and



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DISTRICT COUNCIL

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WHEREAS the front yard setback that is required does not take into account the 80 foot right away; and

WHEREAS this project is adjacent to Highland Path which is a building similar in height and the height variance for the project is caused by the elevation change; and

WHEREAS the FAR is not met due to the 8 surface parking spots that will remain, at the request of the neighbors to provide more parking for residents of the building; therefore

BE IT RESOLVED that the Highland District Council's Board of Directors, with 15 yes votes (1 member abstained), recommended that the Planning Commission support the rezoning, CUP and variances of the Senior Housing Partners project on Sue Street between Graham and Norfolk

- Re-Zone 1883 Norfolk Avenue to RM-2 from R-3
- Front Yard Setback Variance: 40 feet from building to curb, the 80 foot right of way along Sue Street makes the setback 15 feet from property line
- Height Conditional Use Permit to go up to 50' (If needed)
- Floor Area Ratio (FAR) variance from the allowed 1.96 floor area ratio, to a 2.248 floor area ratio.

BE IT FURTHER RESOLVED that the Highland District Council Board of Directors also recommends that Senior Housing Partners continue to communicate with the neighbors to minimize impacts during the project build.

Approved July 26, 2022

By the Highland District Council Board of Directors

From: [Christina Miller](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Subject: HDC Workforce Housing Proposal
Date: Thursday, August 25, 2022 5:53:20 PM

Does this mean 72 apartments: how many bedrooms for each? How many people can live in each unit? 2-10?

2 bedroom apartments can mean 4-5 people in each unit = 288-360 additional people in the neighborhood.

Approximately 250 more cars??

How much more traffic in this quiet neighborhood?

How much more police presence is going to be needed to keep the crime down? And will there be more?

An increase in population means more noise, crime, and pollution.

An increase of 250-350 more people in the community will mean more congestion in the village along with the increased congestion that is going to happen when more residents move into the Highland Bridge.

More cars in the street mean more pot holes, more traffic means an increase in auto accidents happening: animals, elderly, and children hit by cars, and more distracted drivers.

Why does it have to be 72 units? Couldn't it be smaller? Like perhaps 30? Set the building back a ways from the sidewalk, make it more picturesque instead of so commercial. Make it more attractive instead of so industrial. More like the Senior housing buildings look.

Perhaps underground parking instead of street parking.

Really concerned about our elderly community members being targets for crime, along with an increase in auto and housing break ins.

Also, a multi unit low income building will reduce the value of our homes.

Highland Park will no longer feel like a small quiet community, it will feel like a large congested city riddled with crime and noise.

There is a shortage of elderly waiver units in memory care and long term care buildings. Hundreds and thousands of elderly people don't have enough money for long term care in nicer facilities like the ones here in Highland. Perhaps instead of a Workforce Housing unit it should be for elderly waiver residents so they can get the loving and respectful care they deserve.

From,

Christina Miller
1401 Prior Ave S
St Paul, MN 55116

Zoning file number (22-088-531)
Property address
1883 Norfolk Ave
St Paul, MN 55116

From: [Dennis McCann](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Subject: Proposed Multi-occupancy Apartment Project in Highland Park near Sue Street.
Date: Sunday, August 28, 2022 1:31:46 PM

Dennis McCann
1910 Munster Ave
St. Paul, MN 55116
Dennisrussell2001@yahoo.com
1 (651) 440 6211

To: City of St Paul/Planning & Zoning PED-ZoningCommitteeSeretary@ci.stpaul.mn.us

Copy: Chris Tolbert – chris.tolbert@ci.Stpaul.mn.us

Tom Acker, 1853 Graham Ave, St. Paul, MN 55116

Dear Sir/Madam:

Subject: Proposed Multi-occupancy Apartment Project in Highland Park

I write regarding a multi occupancy apartment complex without parking scheduled for construction on the lots between Graham and Norfolk on the west side of Sue Street in the St. Paul Highland Park neighborhood. There has been opposition on the feasibility of this project and the negative impact it will have on the neighborhood, since presented before the neighborhood.

Before proceeding, what are or are there zoning ordinances for this area. If there are not any, what are the procedures to develop them?

For clarification, there is a Senior Living residence on Norfolk Street on the east side of Prior. Owners of this property claim that they need to provide parking for workers there, who now park in the street on Norfolk.

I see in the paper that Developers do not need to provide parking for multi-unit properties in areas north of Highland Park on Snelling. Does this extend to the Highland Path? If not, is there a provision to have a zoning ordinance to assure that there is sufficient off-street parking for residential properties in the Highland Park neighborhood.

Construction of the proposed multi-occupancy unit involves demolishing two older homes on the eastern side of the block next to Sue Street. This is to build a facility to provide parking for workers at Highland Path. However, the proposed project does not include parking. Not only will this new project not provide parking for the workers at Highland Path, because there will be more units than workers at Highland Path, it is assured that units will be rented to non-workers.

This new project not only will not meet main objective, but it will also increase the need for parking spaces on the streets all about the areas, exasperating an already difficult, untenable situation for private property owners about the area.

I outline objections to this project. Others have similar and additional comments.

<!--[if !supportLists]-->• <!--[endif]-->A major selling point presented by the Developer of the Highland Park complex is that it will provide parking for employees at the Highland Path senior care unit so they would not have to park on the street when at work. The downside of this is that the new development does not offer parking. Even if workers choose to live in this unit, they will still have to park on the street.

- There will be more occupants of the apartment complex than there are workers. The developer will rent out these apartments to tenants who will have to park on the street as there is no parking available in the complex.
- The cost of the units I suspect will be higher than what the workers at Highland Path can afford so the main occupants of the apartment complex will be others, who will need parking, which will be on the street. Unless the workers of the Highland Path senior facility are forced to live in these apartments, those who choose to not live in the units will Highland Path and still require parking, which will be on the street.

<!--[if !supportLists]-->• <!--[endif]-->Few of those working at Highland Path or those who are not employees yet renting units, will have more than one car. These will increase the number of vehicles parking spaces around the area.

<!--[if !supportLists]-->• <!--[endif]-->There is no public transportation within a convenient distance from the Highland Path meaning those who live in the new apartment will require a car for basic shopping requirements.

<!--[if !supportLists]-->• <!--[endif]-->The design for the back streets about this area were from an era when families only had a single car. The garages are only for a single car. When buying a second car, these cars go on the street for parking making the roads into narrow single lane roads. Increased parking for the new apartment complex will spill over congesting the back streets even more.

<!--[if !supportLists]-->• <!--[endif]-->As it is, there now is and will soon be more parking requirements than available. This will turn the area into a high-density neighborhood with a congested location, which will detract from what the owners of the properties originally purchased homes to live here.

What I note from the discussion concerning this project is tenants of Highland Path were not involved in the decision to construct this multi-occupancy unit. They voice concern about the removal of Green Space around their living areas and the congestion and noise associated with the project's construction and parking requirements.

I respectfully request that there be consideration for the neighbors of the Highland Park neighborhood and the impact this proposed multi-occupancy project will have on the neighborhood.

Respectfully submitted,

Dennis McCann

From: [Matt Stack](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary](#)
Date: Monday, August 8, 2022 9:49:00 AM

Hello,

I live right across the street (1877 Graham) from the proposed workforce housing project and I'm adamantly opposed. Adding an additional 150 people (more with resident visitors) to a half a block where traffic congestion on Graham and Norfolk is already an issue is not only problematic but dangerous. Ingress and egress from this location is limited to two streets. Not to mention when winter arrives that will make the streets (Norfolk, Graham and Sue) effectively one way due to no plowing and an excessive amount of vehicles. This is a family residential neighborhood and will be seriously hindered with Section 8 housing. (Yes it will be subsidized).

Thank you

From: [Kelsey Irizarry](#)
To: [*CI-StPaul_PED-ZoningCommitteeSecretary; Tolbert, Chris \(CI-StPaul\)](#)
Subject: Presbyterian Homes
Date: Wednesday, August 31, 2022 9:03:35 PM

To Whom It May Concern,

My name is Kelsey Irizarry and I live at 1882 Wordsworth Ave in St. Paul. I am e-mailing in regards to the proposed development by Presbyterian Homes at 1883 Norfolk Ave (zoning number 22-088-531).

The proposed project has several concerns for me:

1. The proposed 35 parking spots is not enough parking to accommodate the 74 units. This will force residents of the new facility to park on the street of which there is already no additional room.
2. The increase in people and cars means more traffic on our side streets. We do not have sidewalks which forces current residents to walk in the street. Having more cars will pose a severe safety risk to all who are walking or biking. There are lots of children in the neighborhood - I have an 8 and 6 year old myself who bike in the street as we walk our dog. More cars and traffic will make it impossible to walk safely within our neighborhood. Add a snowfall with a snow emergency and there will be no place to put everyone's cars. Furthermore, the Fire Department will not be able to get their Emergency vehicles through to the current Senior Living homes within that area because there will be too much traffic.
3. Presbyterian Homes claims that their occupants of the new development will utilize bikes as a form of transportation but that is highly unlikely during the winter. There are no close transit routes, or shopping within proximity which means residents of the new development will have cars to get around.
4. A 5 story building will stand out like a sore thumb in a small residential neighborhood.

Our neighborhood is a small, quaint, quiet community and we'd like to maintain that feeling. I understand that Presbyterian Homes owns the property and they *will* develop it. I am asking you to consider to deny the variance so that PH will have to develop a smaller building which would mean less people, traffic and safety issues. I would also be willing to propose a compromise with PH where there is underground parking with one underground parking spot per unit to alleviate congested streets. I'm asking you to show a little empathy and understanding of our concerns.

Thank you for your time and consideration.

Kelsey Irizarry
Beautycounter Consultant
Certified Google Educator
(651) 208-0972



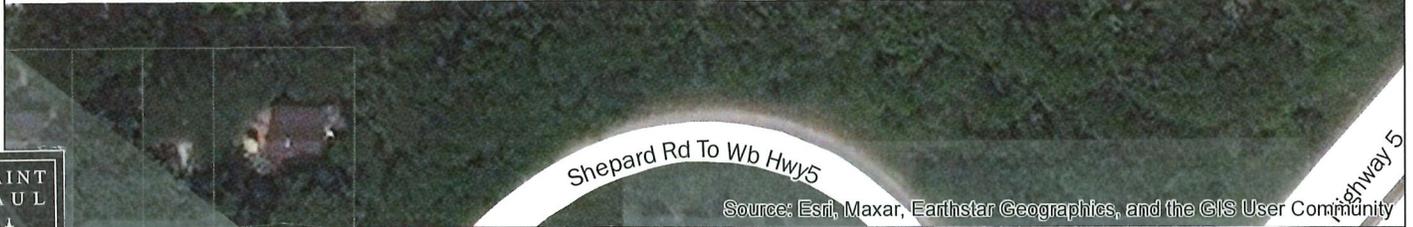
Graham Ave



Sue St



Norfolk Ave Norfolk Ln



Shepard Rd To Wb Hwy5

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



File #22-088-531 Aerial Map Application of PHS Norfolk Ave. LLC

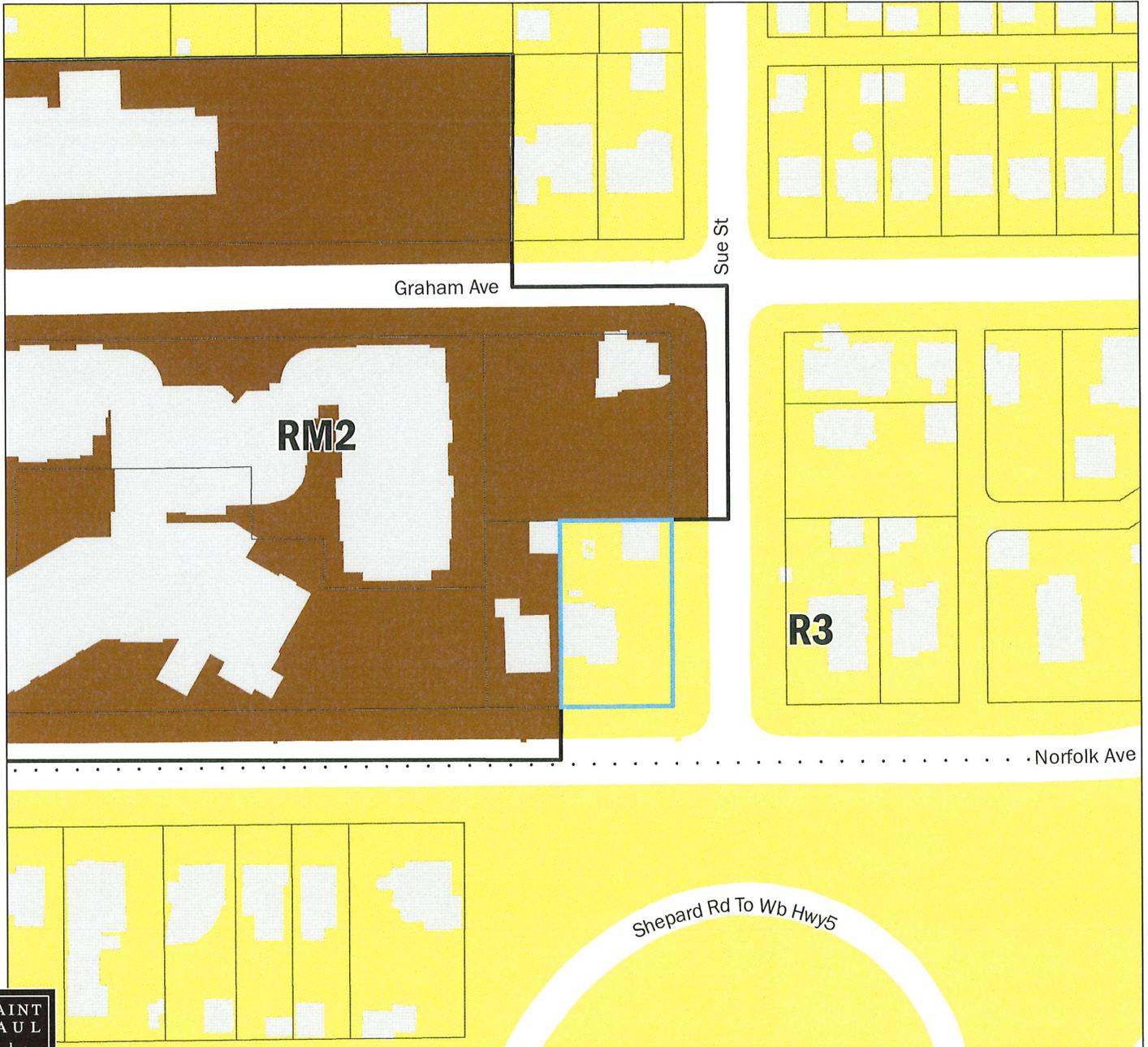
Application Type: Rezone
Application Date: August 18, 2022
Planning District: 15



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Subject Parcel(s) Outlined in Blue

-  Subject Parcel(s)
-  ParcelPoly



File #22-088-531 Zoning Map
Application of PHS Norfolk Ave. LLC

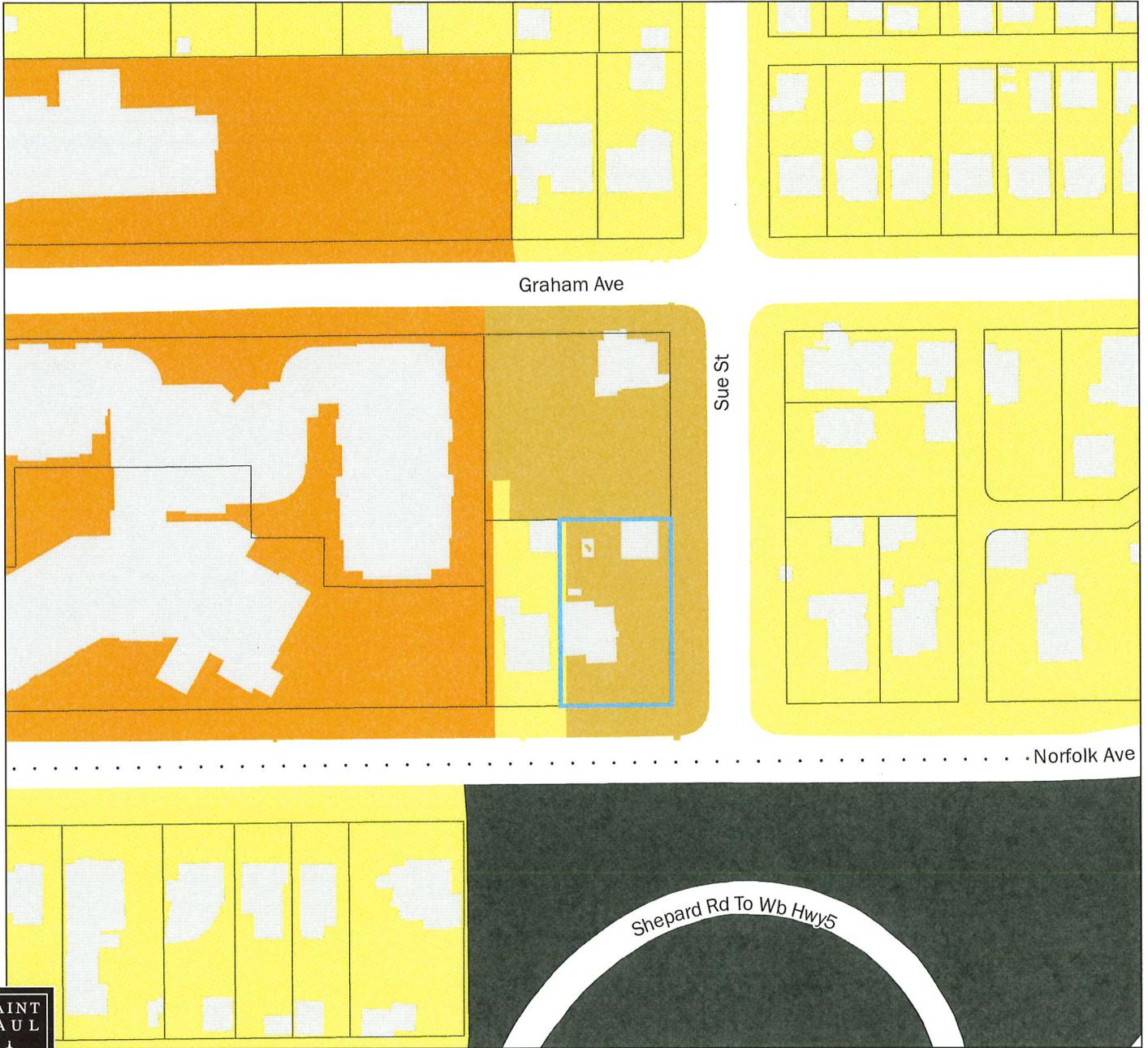
Application Type: Rezone
 Application Date: August 8, 2022
 Planning District: 15



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Subject Parcel(s) Outlined in Blue

Subject Parcel(s)	RM2 Multiple-Family	BC Community Business (converted)	F1 River Residential
ParcelPoly	RM3 Multiple-Family	B2 Community Business	F2 Residential Low
RL One-Family Large Lot	T1 Traditional Neighborhood	B3 General Business	F3 Residential Mid
R1 One-Family	T2 Traditional Neighborhood	B4 Central Business	F4 Residential High
R2 One-Family	T3 Traditional Neighborhood	B5 Central Business Service	F5 Business
R3 One-Family	T3M T3 with Master Plan	IT Transitional Industrial	F6 Gateway
R4 One-Family	T4 Traditional Neighborhood	ITM IT with Master Plan	VP Vehicular Parking
RT1 Two-Family	T4M T4 with Master Plan	I1 Light Industrial	PD Planned Development
RT2 Townhouse	OS Office-Service	I2 General Industrial	CA Capitol Area Jurisdiction
RM1 Multiple-Family	B1 Local Business	I3 Restricted Industrial	



File #22-088-531 Existing Landuse Map
Application of PHS Norfolk Ave. LLC

Application Type: Rezone
 Application Date: August 8, 2022
 Planning District: 15



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Subject Parcel(s) Outlined in Blue

- | | | | |
|---------------------------|-----------------------------|--------------------------------|---------------|
| Subject Parcel(s) | Single Family Attached | Mixed Use Commercial and Other | Major Highway |
| ParcelPoly | Multifamily | Industrial and Utility | Railway |
| Farmstead | Office | Extractive | Airport |
| Seasonal/Vacation | Retail and Other Commercial | Institutional | Agricultural |
| Single Family Detached | Mixed Use Residential | Park, Recreational or Preserve | Undeveloped |
| Manufactured Housing Park | Mixed Use Industrial | Golf Course | Water |