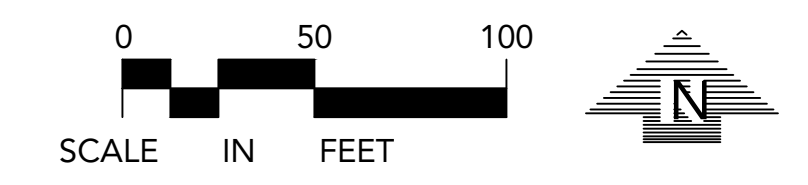




CALL BEFORE YOU DIG!
Gopher State One Call
 TWIN CITY AREA: 651-454-0002
 TOLL FREE: 1-800-252-1166



UNITED VILLAGE OVERALL

ST. PAUL, MINNESOTA

SNELLING-MIDWAY REDEVELOPMENT, LLC

4050 OLSON MEMORIAL HWY 295
 MINNEAPOLIS, MN 55422

LOUCKS

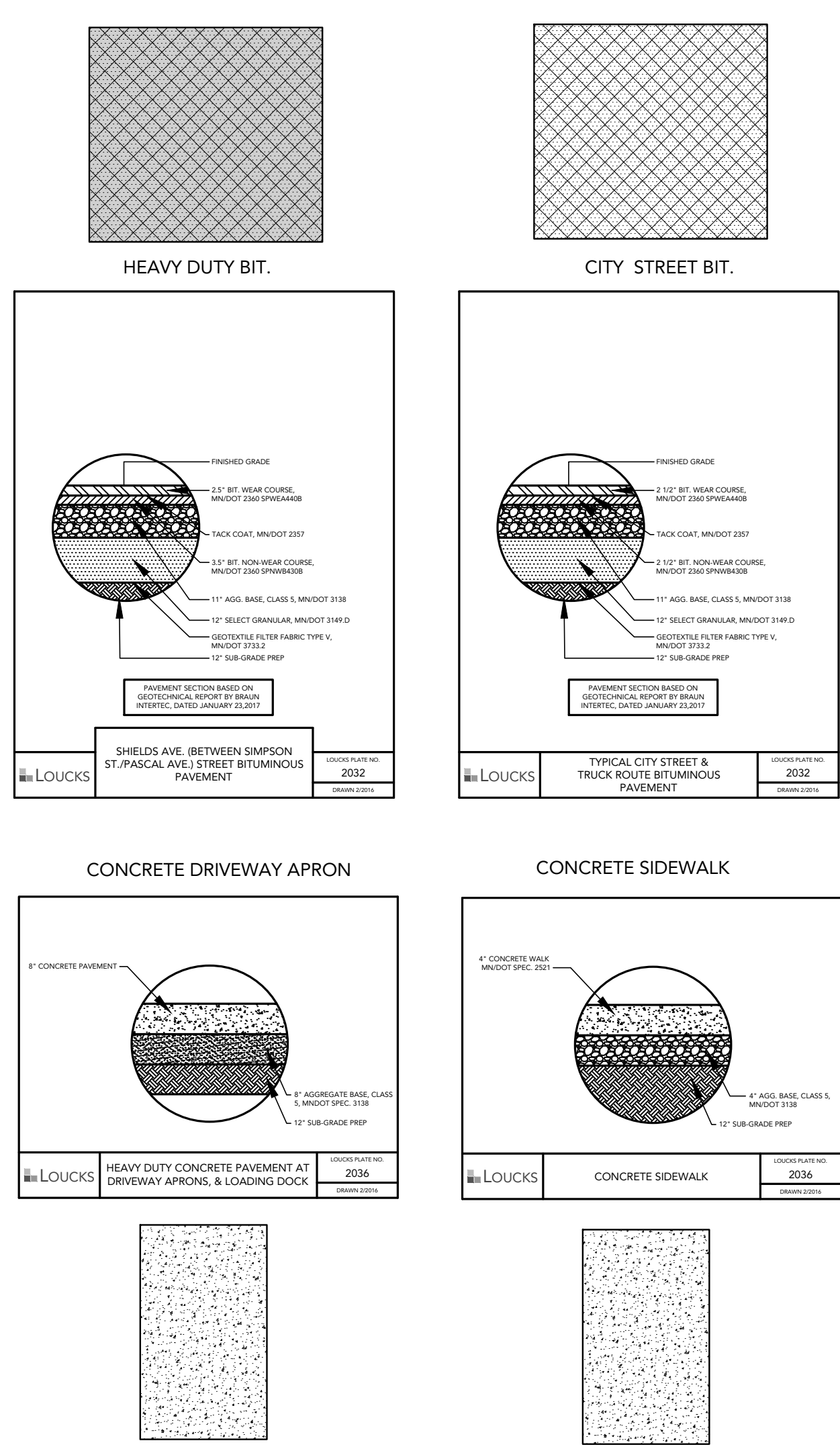
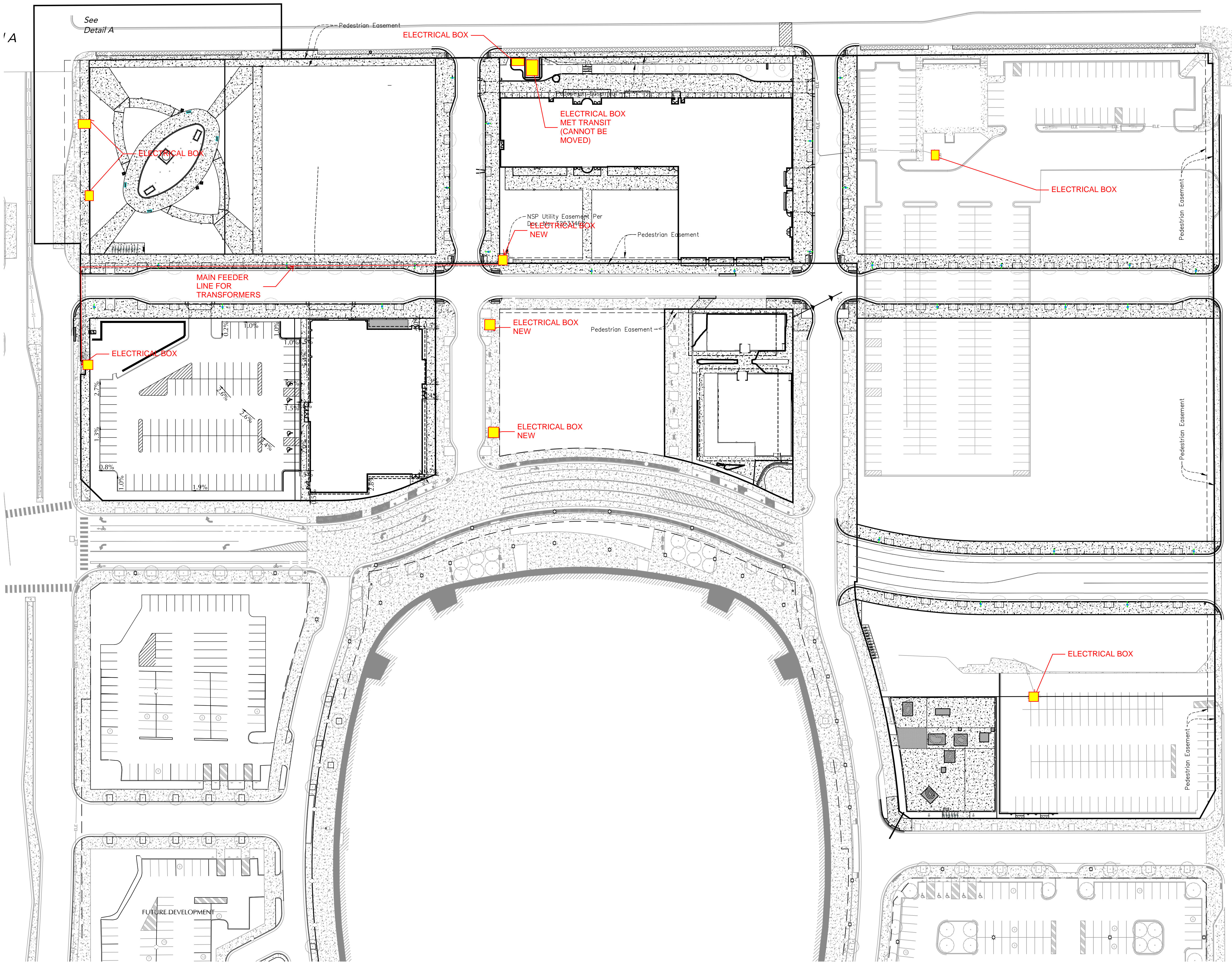
PLANNING
 CIVIL ENGINEERING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
 Maple Grove, MN 55369
 763.424.5505
 www.loucksinc.com

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

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

LEGEND	EXISTING	PROPOSED
	CATCH BASIN	FLARED END SECTION
	GATE VALVE	SANITARY MANHOLE
	HYDRANT	POST INDICATOR VALVE
	WATER MANHOLE/WELL	LIGHT POLE
	ELECTRIC METER	GAS METER
	TELEPHONE PEDESTAL	SIGN
	BENCHMARK	SOIL BORING
	PARKING STALL COUNT	ACCESSIBLE PARKING STALL
	STORM SEWER	DRAIN TILE
	SANITARY SEWER	FORCE MAIN
	WATER MAIN	SANITARY SEWER SERVICE
	WATER SERVICE	UNDERGROUND ELECTRIC
	UNDERGROUND FIBER OPTIC	UNDERGROUND GAS
	UNDERGROUND TELEPHONE	OVERHEAD UTILITY
	FENCE	CHAIN LINK FENCE
	RETAINING WALL	CONCRETE CURB
	NO PARKING	BUILDING CONTOUR
	SPOT ELEVATION	DIRECTION OF FLOW
	TREE LINE	PARKING SETBACK LINE
	BUILDING SETBACK LINE	



CADD QUALIFICATION

CADD files prepared by the Consultant for this project are the property of the Consultant and shall not be used for any other project without the written approval of the Consultant. The Consultant's approval is not required for the reproduction of the CADD files for informational purposes only. All reproduction or distribution of the CADD files without the written approval of the Consultant shall constitute a violation of the Consultant's intellectual property rights and shall be the responsibility of the user.

SUBMITTALS/REVISIONS

5-22-23	Draft Pre-Plan & 30% Submittal
6-12-23	Draft 30% Submittal Updates
6-28-23	Pre-Plan & 60% ROW Submittal
7-12-23	30% Response to Comments & 60% Submittal
10-16-23	60% Response to Comments & 90% Submittal
01-15-24	CRWD Resubmit
02-08-24	CRWD Resubmit
02-26-24	CRWD Resubmit

PROFESSIONAL SEAL / SIGNATURE

I hereby certify that this project was prepared by me and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

License No. 19624
 Date 1/15/24
 Loucks Project No. 160285
 Project Lead JAS
 Drawn By TRG
 Checked By JDK
 Review Date

QUALITY CONTROL

SHEET INDEX

SEE C0-1 COVER SHEET

CITY OF ST. PAUL NOTES

1. SEE SHEET C1-1 EXISTING CONDITIONS FOR CITY OF ST. PAUL NOTES.

PARKLAND DEDICATION

1. SCULPTURE- OUTLOT A- 39,859 SF OR 0.91 ACRES
 2. PLAYGROUND- OUTLOT H- 14,794 SF OR 0.34 ACRES
 TOTAL- 1.25 ACRES

BENCHMARK

TOP NUT OF FIRE HYDRANT 370 FEET SOUTH OF THE INTERSECTION OF UNIVERSITY AVENUE AND SNELLING AVENUE ON THE EAST SIDE OF SNELLING
 TNH ELEVATION = 228.15
 ELEVATIONS SHOWN ARE BASED ON CITY OF ST PAUL DATUM.
 CONVERSION FACTOR TO 1929 NGVD, ADD 694.10.

Plotted: 03/04/2024 5:16 PM W:\2010\160285\CADD\DATA\CIVIL.dwg Sheet File: C2-1 - SITE PLAN - OVERALL

SITE PLAN C2-1