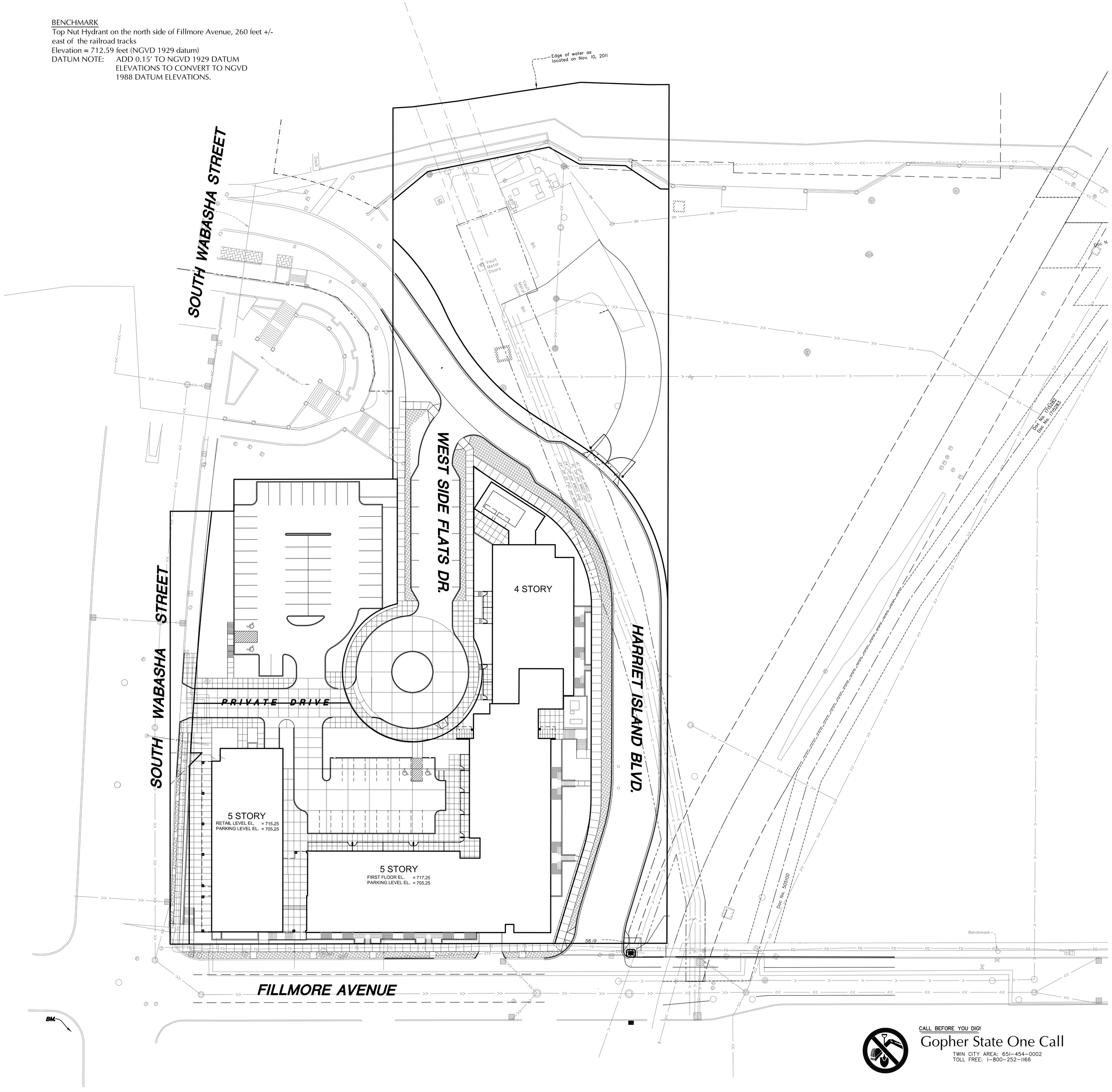
BENCHMARK
Top Nut Hydrant on the north side of Fillmore Avenue, 260 feet +/- east of the railroad tracks
Elevation = 712.59 feet (NGVD 1929 datum)
DATUM NOTE: ADD 0.15' TO NGVD 1929 DATUM ELEVATIONS TO CONVERT TO NGVD 1988 DATUM ELEVATIONS.



0 30 60
SCALE IN FEET

NORTH

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FORCEMAIN	
	GRANITE	
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREELINE	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	

SITE PLAN GENERAL NOTES

1. All paving, concrete curb, gutter and sidewalk shall be furnished and installed in accordance with the details shown per sheet C8-1 and the requirements of the City. See Landscape and Architectural Plans for any additional hardscape applications.
2. The City Department of Engineering and Building Inspections Dept. and the construction engineer shall be notified at least 48 hours prior to any work within the street right of way (sidewalk, street or driveways)
3. Minnesota State statute requires notification per "Gopher State One Call" prior to commencing any grading, excavation or underground work.
4. See contract specifications for any removal details.
5. Any sign or fixtures removed with in the right of way or as part of the site work shall be replaced by the contractor in accordance with the City requirements. The contractor shall preserve and maintain any existing street lights and traffic signs per the requirements of the City.
6. Clear and grub and remove all trees, vegetation and site debris prior to grading. All removed material shall be hauled from the site daily. All clearing and grubbing and removals shall be performed per the contract specifications. Erosion control measures shall be immediately established upon removal. (See Sheet C3-1)
7. The contractor shall be required to obtain all permits from the City as required for all work with the street and public right of way.
8. A significant portion of site improvements not shown on this sheet are described and provided in further detail on the Architectural and Landscape Plans. This includes landscaping, lighting and other fixtures.
9. B612 concrete curb and gutter shall be installed at the edge of all common drives and parking lots. The curb shall be tapered and dropped accross individual driveway entrances.
10. Construction Notes:
    a. Pedestrian ramps shall be provided at the locations shown and as shown per the landscape site plans.
    b. The contractor shall saw-cut bituminous and concrete pavements as required per the specifications. Remove existing curb and gutter and install B618 concrete curb and gutter.
    c. All work on curbs, driveways, and sidewalks within the public right of way must be done to City Standards and Specifications by a licensed and bonded contractor under a permit from Public Works Sidewalk Section (651-266-6120). Sidewalk grades must be carried across driveways.
    d. Restoration of asphalt and concrete pavements are performed by the Public Works Street Maintenance Division. The contractor is responsible for payment to the City for the cost of these restorations. The contractor shall contact Public Works Street Maintenance to set up a work order prior to beginning any removals in the street at 651-292-6600. Procedures and unit costs are found in Street Maintenance's "General Requirements - All Restorations" and are available at the permit office.
11. See Sheets C3-1 and C4-1 for grading and utilities.
12. All proposed street concrete curb and gutter shall be B-612(Modified), per City of St.Paul Standard Plates. (See Detail Sheet)
13. "Signs regulating parking and/or traffic on private property shall be installed by the property owner or contractor outside of the public right-of-way. Signs approved by Public Works Traffic Engineering regulating parking and/or traffic in the public right-of-way for this development shall be installed by City forces at the expense of the development. Contact Traffic Engineering 651-266-6200 six weeks in advance of needed signs.
14. "The Contractor shall contact John McNamara, General Forman, Lighting-Signal Maintenance, 651-487-7209, if removal or relocation of existing facilities is required or in the event of damage to the lighting or signal utilities. The contractor shall assume responsibility (and related costs) for any damage or relocations. "The installation of private electrical wiring, conduit, receptacles and/or lighting is strictly prohibited in the City's ROW (Right-of-Way)
15. "Care must be taken during construction and excavation and excavation to protect any survey monuments and/or property irons. Call Sam Gibson of Public Works Surveying (651-266-6075) if you have any questions."
16. Right of Way
    INSPECTION CONTACT: The developer shall contact the Right of Way inspector Jim Hehn 651-485-0417-(one week prior to beginning work) to discuss traffic control, pedestrian safety and coordination of all work in the public right of way.
    SAFE WORK SITE REQUIREMENTS: The contractor shall provide a continuous, accessible and safe pedestrian walkway that meets ADA and MN MUTCD standards of working in a sidewalk area, and traffic control per MN MUTCD requirements for work in the public right of way.
    NO PRIVATE FACILITIES IN THE RIGHT OF WAY: The developer is strictly prohibited from from installing private electrical wiring, conduit, receptacles and/or lighting the City's Right of Way. This includes stubbing conduit or cable into the public right of way to accommodate utility feeds to the site. Coordinate with each utility prior to construction to determine feed points into the property. Utilities are responsible for securing excavation permits to run their service into a site, and (where required) submitting plans for review by the Public Works Utility Review Committee. As per the City's "Standard Specification for Street Openings" policy, restoration on roadway surfaces less than 5 years old will require full width mill and overlay or additional degradation fees.

CITY OF ST.PAUL PERMIT REQUIREMENTS:

ORDERING OBSTRUCTION AND EXCAVATION PERMITS: Contact Public Works Right of Way Service Desk at 651-266-6151). It is strongly recommended that contractors call for cost estimates prior to bidding to obtain accurate cost estimates.
OBSTRUCTION PERMITS: The contractor must obtain an Obstruction Permit if construction (including silt fences) will block City streets, sidewalks or alleys, or if driving over curbs.
EXCAVATION PERMITS: All digging in the public right of way requires an Excavation Permit. If the proposed building is close to the right of way, and excavating into the right of way is needed to facilitate construction, contact the utility inspector.
FAILURE TO SECURE PERMITS: Failure to secure Obstruction Permits or Excavation Permits will result in a double-permit fee and other fees required under City of St. Paul Legislative Codes.
REQUIREMENTS TO WORK IN THE PUBLIC RIGHT OF WAY: All utilities and contractors working in the public right of way must be registered, insured and bonded, as recognized by the Public Works Service Desk, (651-266-6151).

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

WARNING:

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

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

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West Side Flats

Filmore Avenue & Wabasha Street South
Saint Paul, Minnesota 55107

HUD SIGNATURE BLOCK

Owner Date

Architect Date

General Contractor Date

Bonding Company Date

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

Signature

Michael J. St. Martin - PE
Name

24440 08/27/2012
License # Date

DSI SUBMITTAL
SEPTEMBER 27, 2012

REVISION LOG

NO.	DATE	DESCRIPTION
	02/09/10	PROGRESS SET TO CITY
	04/22/10	DSI SUBMITTAL
	06/17/10	DSI RE-SUBMITTAL
	11/29/10	PRICING SET
	02/14/11	HUD SUBMITTAL
	07/18/11	LCDA GRANT SUBMITTAL
	07/21/11	PRICING SET
	09/30/11	HUD RE-SUBMITTAL
	12/19/11	DSI SUBMITTAL
	01/27/12	DSI SUBMITTAL
	03/30/12	DSI SUBMITTAL
	05/07/12	DSI SUBMITTAL
	05/29/12	CLIENT SUBMITTAL
	08/27/12	DSI SUBMITTAL
	09/27/12	DSI SUBMITTAL / BID SET

03148.0C
PROJECT NUMBER

CDL DRAWN BY
MJS CHECKED BY
MJS PROJECT MGR.
05/29/2012 REVIEW DATE

Site Plan

C2-1

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