

SITE PLAN

NOTES:

PUBLIC WORKS DEPARTMENT - TRAFFIC

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.

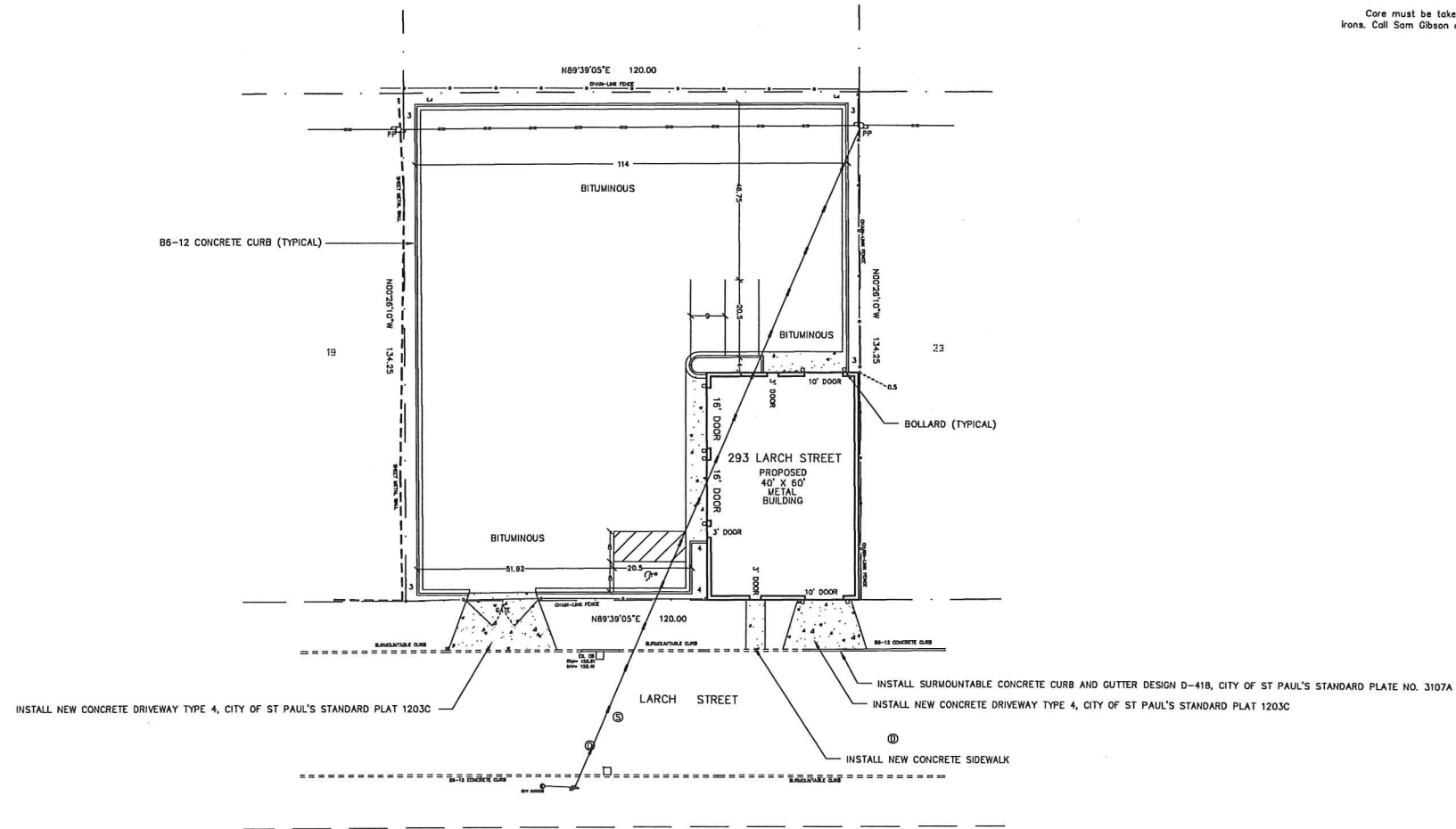
PUBLIC WORKS DEPARTMENT - SIDEWALKS

All work on curbs, driveways, and sidewalks within the public right of way must be done to City Standards and Specifications by a licensed and bonded contractor under a permit from Public Works Sidewalk Section (651-266-6120). Sidewalk grades must be carried across driveways.

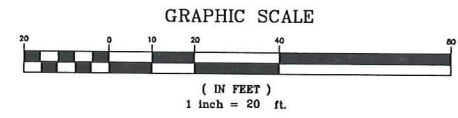
Restoration of asphalt and concrete pavements are performed by the Public Works Street Maintenance Division. The contractor is responsible for payment to the City for the cost of these restorations. The contractor shall contact Public Works Street Maintenance to set up a work order prior to beginning any removals in the street at 651-292-6600. Procedures and unit costs are found in Street Maintenance's "General Requirements - All Restorations" and are available at the permit office.

PUBLIC WORKS DEPARTMENT - CITY SURVEYOR

Care must be taken during construction and excavation to protect any survey monuments and/or property irons. Call Sam Gibson of Public Works Surveying (651-266-6075) if you have any questions.



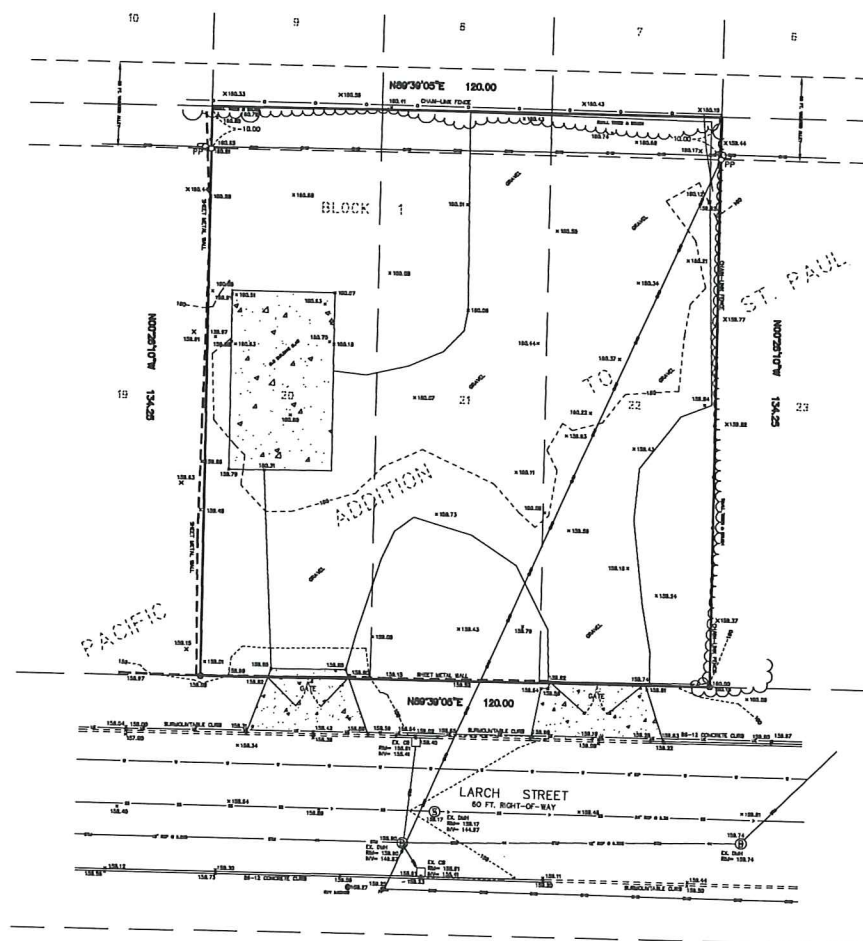
PARKING SPACES:
1 HANDICAPPED
2 REGULAR



JUST IN TYME TOWING

Client JUST IN TYME TOWING 266 BURGESS STREET SAINT PAUL, MN, 55117 651-488-8816	Design by JF	Original date 6-2-12	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly Registered Engineer and Surveyor under the laws of the State of Minnesota. Jonathan L. Fogard Date: 6-2-12 Minnesota Reg. No. 16464
	Drawn by JF/K	Revisions	
LAKE AND LAND SURVEYING, INC. SURVEYING/CITY ENGINEERING 1208 CENTER POINTE CENTER, MINNEAPOLIS, MINNESOTA, MN 55415 PHONE (612) 775-8222	Survey book No. BKNO	S.A.P. number 2011.122	Page title SITE PLAN
			Sheet number 2 of 4

EXISTING CONDITIONS



LEGEND

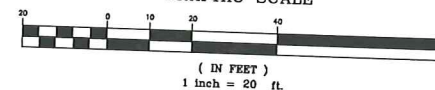
- DENOTES 12 INCH COMMON SPIKE WITH CAP STAMPED RLS 16464
- ⊗ DENOTES PK NAIL WITH WASHER STAMPED RLS 16464
- ⊕ DENOTES EXISTING HYDRANT.
- ⊕ DENOTES PROPOSED HYDRANT.
- ⊕ DENOTES EXISTING SANITARY MANHOLE.
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- ⊕ DENOTES EXISTING STORM (DRAINAGE) MANHOLE.
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- W — DENOTES EXISTING WATER MAIN.
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- UE — DENOTES UNDERGROUND ELECTRIC.
- OHW — DENOTES OVERHEAD UTILITIES
- — — — — EXISTING GRADE
- XXX — — — — DENOTES CONCRETE SURFACE
- — — — — SILT FENCE
- DENOTES PROPOSED DRAINAGE
- ⊕ x 606.65 DENOTES PROPOSED ELEVATION
- ⊕ x 606.65 DENOTES EXISTING ELEVATION
- ⊕ DENOTES PROPOSED GRADE
- ← DENOTES PROSED TRAFFIC FLOW

SITE AREA:
16,110 sq ft or 0.37 acres.

LEGAL DESCRIPTION:
Lots 20, 21, and 22, Block 1, PACIFIC ADDITION TO SAINT PAUL, and the accruing vacated alley, Ramsey County, Minnesota.



GRAPHIC SCALE



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	Drawn by JF/K	Revisions	
LAKE AND LAND SURVEYING, INC. SURVEYING/CIVIL ENGINEERING 1200 CENTER POINTE CENTER, MINNETONKA, MINN. 55345 PHONE (952) 778-4211	Survey book No. BKNO	Page title EXISTING CONDITIONS	Sheet number 1 of 4
	S.A.P. number 2011.122		

PONDING AREA

Impervious Area = 14,891 sq ft = 0.34 acres
 Pervious Area = 1219 sq ft = 0.03 acres
 Total Lot Area = 16,110 sq ft = 0.37 acres

City of St. Paul's 100yr-24hr Rate Control
 $Q = (1.64)(.37) = 0.61$ CFS

16,110



NOTES:
 DEPARTMENT OF SAFETY AND INSPECTIONS - WATER RESOURCES

Upon completion of storm sewer installation, storm sewer inlets shall be protected from sediment by silt fence, or equivalent measures. Protection shall remain in place until bituminous areas have been paved and lawn areas have been established.

Adjacent streets and alleys must be swept to keep them free of sediment. Contractor must monitor conditions and sweep as needed or within 24 hours of notice by the City.

All disturbed ground left inactive for fourteen or more days must be stabilized by seeding, sodding, or mulching.

RESTORE SITE AS PER LANDSCAPE PLAN PREPARED BY OTHERS.

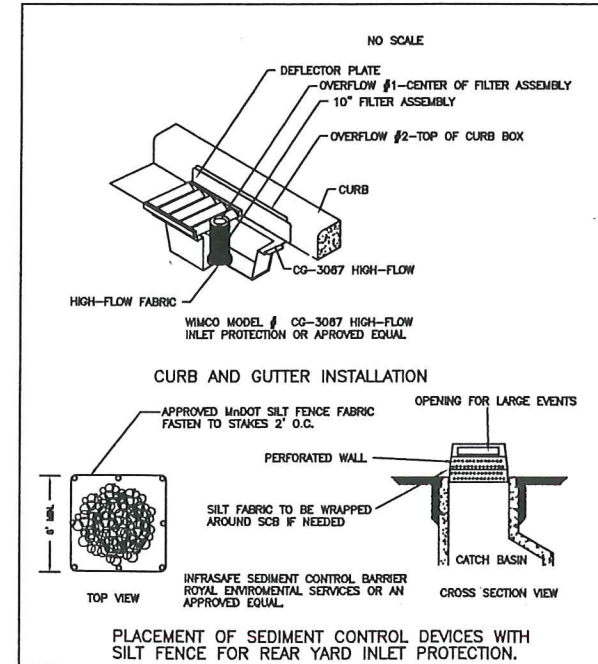
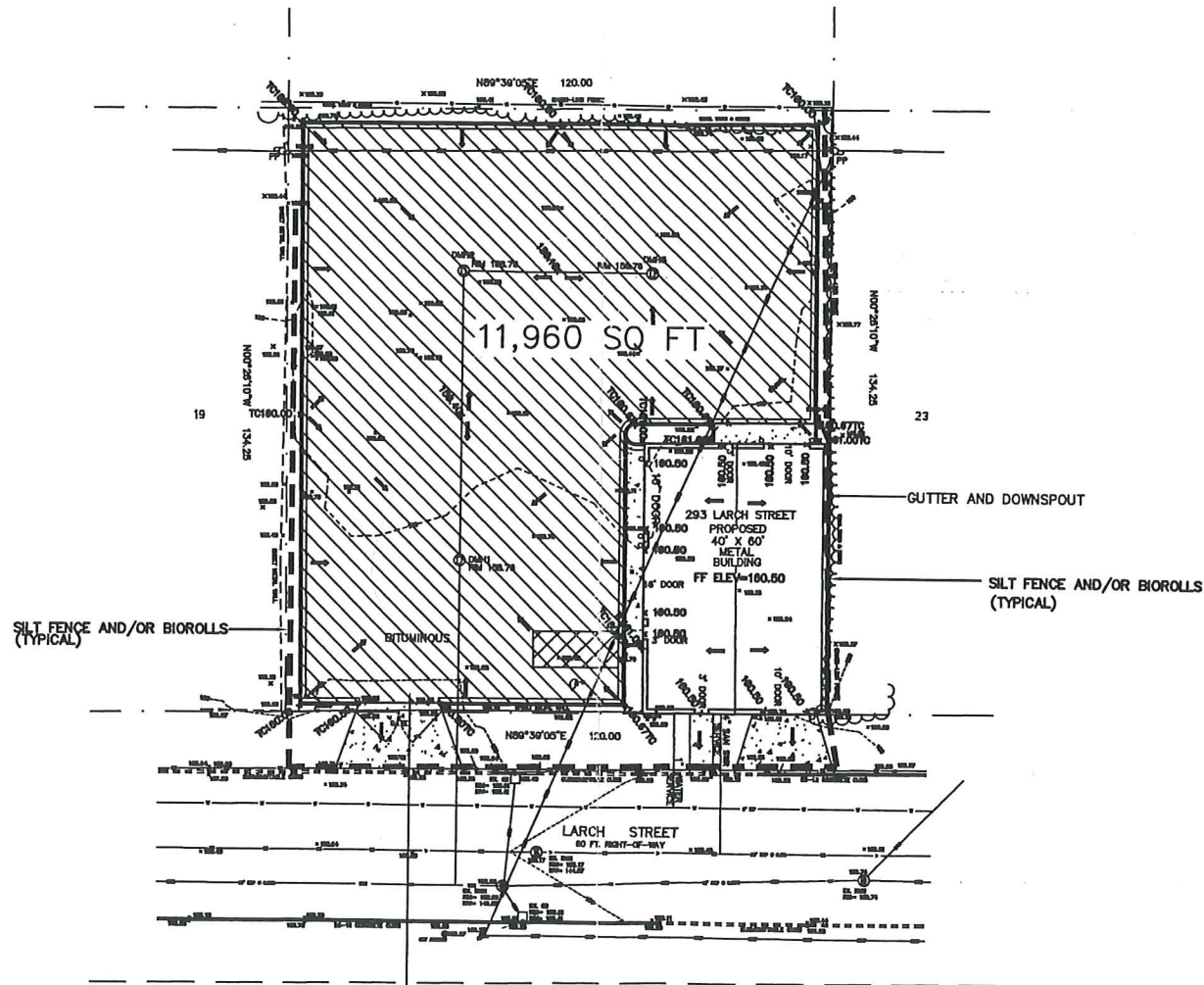
- Sequence of Erosion Control Construction Activities
 - Installation of silt fence prior to any construction activity.
 - Installation of rock construction entrance prior to any construction activity.
 - The site shall be re-vegetated within 48 hours of final grading.
 - Install landscaping as per landscape plan.
- Erosion and Sediment Control Measures

All best management practices (BMPs) determined by the Engineer to be effective are available for use on the site. BMPs anticipated to be used on the Project include the following:

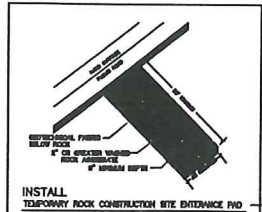
 - Silt Fence
 - Rock Construction Entrance
 - Storm Drain Inlet Protection
 - Concrete Mixing/Washout Basins
 - Final Landscaping with Seed, Fertilizer, Topsoil or Sod
 - Street Sweeping
- Inspection and Maintenance

The Contractor is responsible for providing, maintaining and removing all Erosion Control BMPs, as set forth above, which includes all materials, equipment and labor. Owner is responsible for having the Contractor install, maintain and remove the BMPs as set forth above.

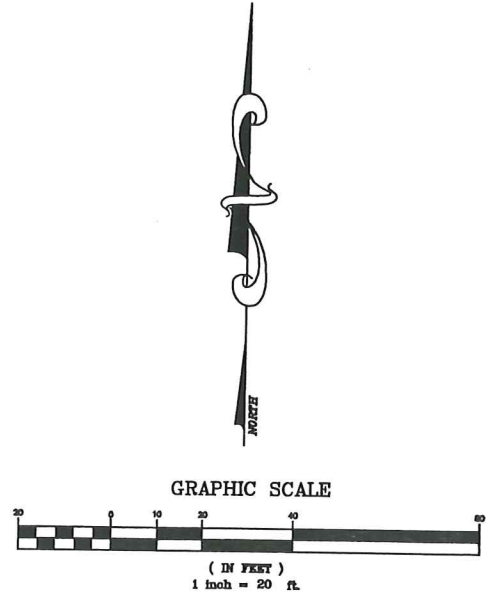
- ### LEGEND
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 - DENOTES IRON MONUMENT FOUND, SIZE, TYPE AND RLS NO. AS NOTED
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 - DENOTES CONCRETE



STORM SEWER EROSION CONTROL DETAILS

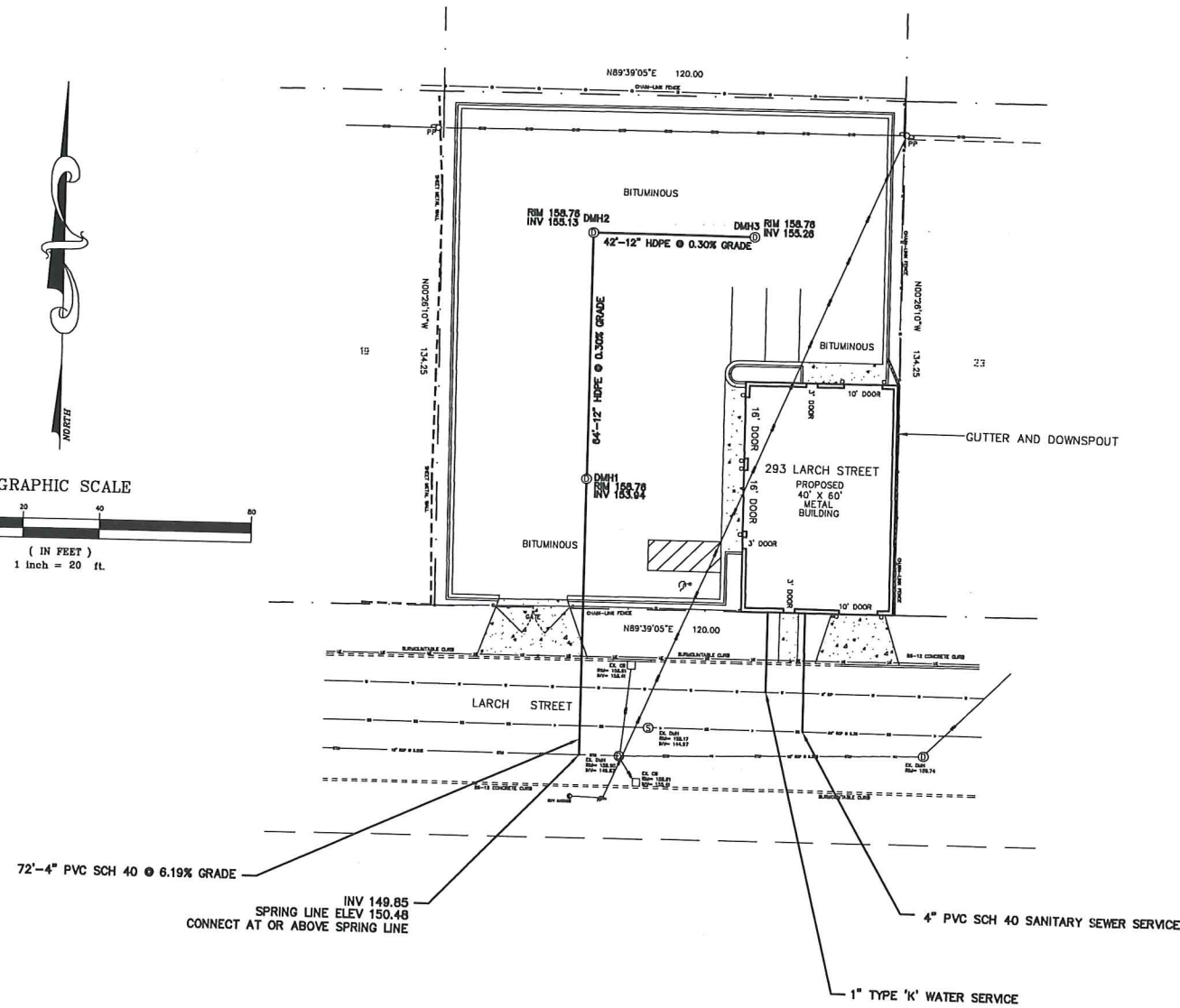
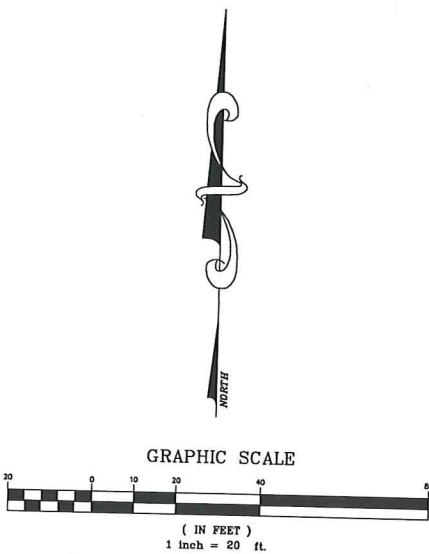


INSTALL TEMPORARY ROCK CONSTRUCTION SITE ENTRANCE PVD



Client JUST IN Tyme TOWING 288 BURGESS STREET SAINT PAUL, MN, 55117 651-488-8816		Design by	JF	Original date	8-2-12
		Drawn by	JF/K	Revisions	
LAKE AND LAND SURVEYING, INC. SURVEYING/ENGINEERING 800 CENTER SQUARE CORNER, MINNETONKA, MN PHONE (952) 779-0000		Survey book No.	BRNO	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly Registered Engineer and Surveyor under the laws of the State of Minnesota. Jonathan L. Foyard Date 8-2-12 Minnesota Reg. No. 16464	
		S.A.P. number	2011.122	Page title	PONDING AREA
				Sheet number	1 of 1

UTILITY PLAN



NOTES:

PUBLIC WORKS DEPARTMENT - SIDEWALKS

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 (651-266-8120).

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 651-292-6800. Procedures and unit costs are found in Street Maintenance's "General Requirements - All Restorations" and are available at the permit office.

PUBLIC WORKS DEPARTMENT - SEWERS

Sewer connection permits are required. Only a house drain contractor licensed to work in the City of St. Paul may apply for the sewer permits after the proposal is approved. This Division requires an inspection of all sewer connections. The plan must include a note saying "Abandoning existing sewer service or making new connections to City sewer must be done to City standards by a Licensed House Drain Contractor under a permit from Public Works Sewer Section (651-266-8234)."

ST. PAUL REGIONAL WATER SERVICES - WATER

Application for any new water service to be made with SPRWS at 1900 Rice St, St Paul, MN

All excavation and restoration will be done by owner's contractor. SPRWS will install new water service connection in the right of way.

All water main and services to be installed according to "SPRWS Standards for Installation of Water Mains", and "SPRWS Water Code".

All existing water services not being reused must be cut-off and abandoned per "SPRWS Water Code".

All pipework inside the property must be performed by a plumber licensed by the State of Minnesota and certified by the City of St. Paul. SPRWS will perform all work in the public right-of-way on an actual cost basis.

Gate on water main to be protected at all times during construction.

All water service valve boxes within construction area must be exposed and brought to grade upon completion of construction.

Maintain 3 feet vertical separation between water and sewer pipes or a 12 inch separation with 4 inch high ~~flexible~~ rigid pipe per SPRWS Standard Plate D-10 for typical water main offsets.

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

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

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

ADDITIONAL COMMENTS:

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. Pavement restoration shall be completed by the St. Paul Public Works Street Maintenance Division. All related costs are the responsibility of the developer/contractor. Contact Kevin Nelson at 651-266-9700 for estimate of costs for pavement restoration.

Be aware that excavating and obstructing in the public right of way requires permits from the Public Works Service Desk at (651) 266-6151. If permanent structures are placed in a public right of way, they must first be approved through securing an Encroachment Permit.

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.

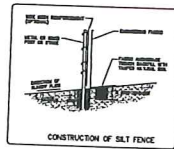
REQUIREMENTS TO WORK IN THE PUBLIC RIGHT OF WAY:

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)

JUST IN TYME TOWING

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LAKE AND LAND SURVEYING, INC. SURVEYING/CIVIL ENGINEERING 1100 CENTER POINT DRIVE, WOODVILLE, MN 55125 PHONE (651) 778-6221	Drawn by JF,JK	Revisions	
	Survey book No. BKNO		Page title UTILITY PLAN
	S.A.P. number 2011.122		Sheet number 4 of 4

GRADING, DRAINAGE & EROSION CONTROL PLAN



Impervious Area = 14,891 sq ft = 0.34 acres
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 Total Lot Area = 16,110 sq ft = 0.37 acres

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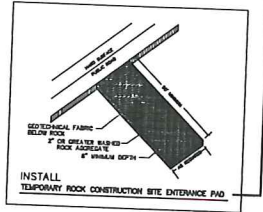
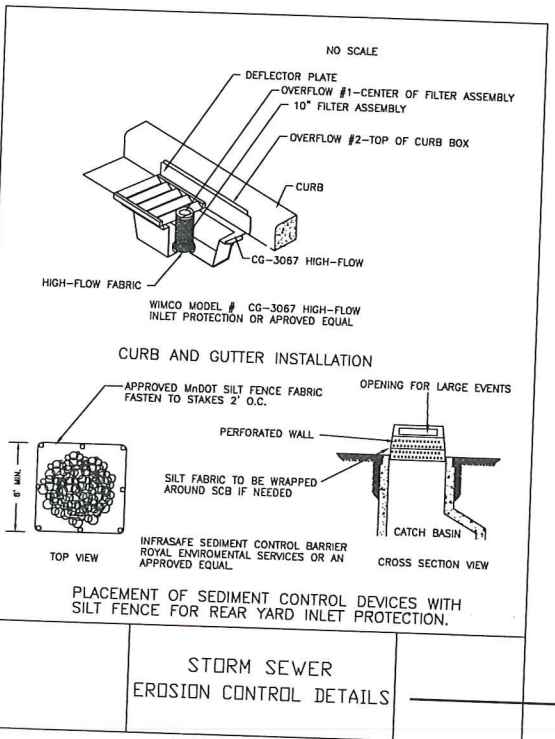
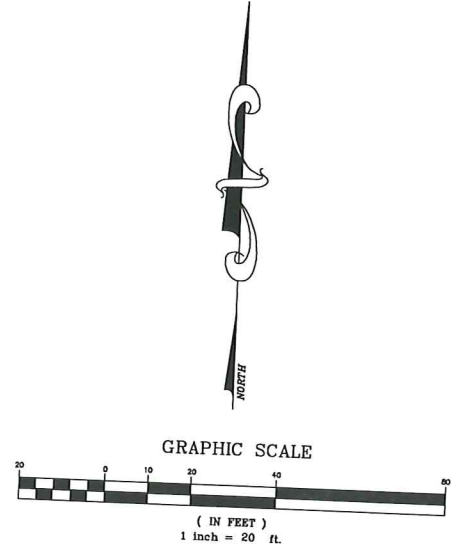
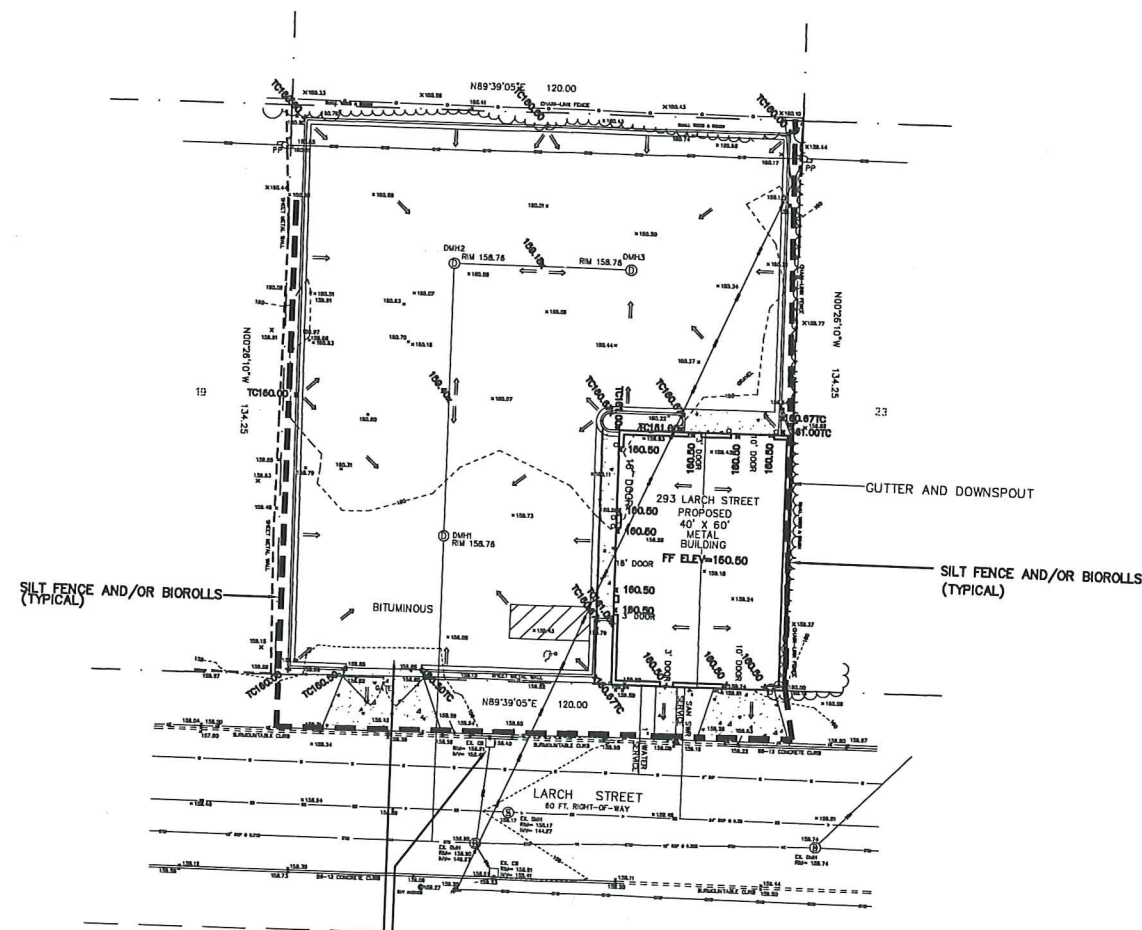
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 - Install landscaping as per landscape plan.
- Erosion and Sediment Control Measures

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 - Rock Construction Entrance
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		Drawn by	JF/K
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