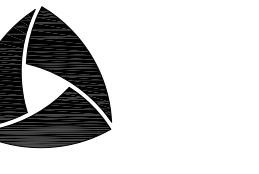




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I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

Signature
CLARK WICKLUND, PE
License # Date

NOT FOR CONSTRUCTION

SITE PLAN NOTES:

- ALL DIMENSIONS ARE TO FACE OF BUILDING AND/OR FACE OF CURB.
- CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
- ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2" INCH EXPANSION JOINT.
- ALL EXISTING CURB CUTS TO BE REPLACED WITH CONCRETE CURB AND GUTTER EQUIVALENT TO THAT WHICH CURRENTLY EXISTS.
- ALL CURB AND GUTTER AND SIDEWALK WITHIN R.O.W. TO BE PER CITY STANDARDS.
- STRIPING SHALL BE 4" INCH WHITE.
- ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY ENGINEERING DESIGN STANDARDS.
- ALL CURB AND GUTTER TO BE CONCRETE B612 CURB UNLESS NOTED OTHERWISE, PER CITY STANDARDS.
- CONCRETE APRONS TO BE INSTALLED FOR ALL ACCESS DRIVES ON TO PUBLIC STREETS PER COUNTY & CITY STANDARDS.
- BUILDING DIMENSIONS REFER TO OUTSIDE OF BUILDING FACE (TYP.) UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES SUCH AS EXISTING GUTTER GRADINGS AND PROPOSED DRIVEWAYS PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL CONCRETE PADS TO BE 3000 PSI AIR ENTRAINED 6" CONCRETE WITH #4 BARS @ 12" O.C. AND BROOM FINISHED.
- REFER TO PHOTOMETRIC PLAN FOR LOCATIONS, FOOTCANDLE PRINT OUT AND SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
- CONCRETE SIDEWALK AND CURB & GUTTER SHALL BE REMOVED TO NEAREST CONSTRUCTION JOINT OUTSIDE THE REMOVAL LIMITS.
- ALL WORK ON CURBS, DRIVEWAYS, AND SIDEWALKS IN THE PUBLIC RIGHT-OF-WAY MUST BE DONE BY A LICENSED CONCRETE CONTRACTOR UNDER THE SUPERVISION OF A LICENSED PUBLIC WORKS SECTION (651-266-8120). SIDEWALK GRADES MUST BE CARRIED ACROSS THE DRIVEWAYS. THE CONTRACTOR MUST CONTACT PUBLIC WORKS STREET MAINTENANCE FOR ANY STREET REPAIR/RECONSTRUCTION AT (651-292-6600) WITH QUESTIONS REGARDING PROCEDURES AND COSTS.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTER OF STRUCTURE, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING.
- ALL CONCRETE SIDEWALK ADJACENT TO BUILDING SHALL BE SEPARATED BY A 1/2" EXPANSION JOINT.
- PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PANELS CAUSED BY SITE CONSTRUCTION. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES & STRUCTURES ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES. CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT RESIDENCES OR BUSINESSES.
- CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED. CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DIRT OR DEBRIS FROM THE SITE AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED AND HANDED OVER.
- CONTRACTOR MUST CONTACT STREET MAINTENANCE FOR ANY STREET REPAIR/RECONSTRUCTION. PLEASE CONTACT GARY EROSHAN AT 651-292-6600 WITH QUESTIONS REGARDING PROCEDURES AND COSTS. THE CONTRACTOR SHALL CONTACT JOHN MANAMARA, GENERAL FOREMAN, 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 FOR ANY DAMAGE OR RELOCATIONS.
- CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS AND PROPERTY IRONS. CALL MIKE MURPHY OF PUBLIC WORKS SURVEYING (651-266-6076) IF YOU HAVE ANY QUESTIONS.
- CONSTRUCTION IN RIGHT OF WAY: ALL WORK ON CURBS, DRIVEWAYS, AND SIDEWALKS WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE DONE TO CITY STANDARDS AND SPECIFICATIONS BY A CONTRACTOR LICENSED TO WORK IN THE CITY RIGHT-OF-WAY UNDER A PERMIT FROM PUBLIC WORKS SIDEWALK SECTION (651-266-8108). SIDEWALK GRADES MUST BE CARRIED ACROSS DRIVEWAYS. RIGHT OF WAY RESTORATION: 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 651-266-9750. PROCEDURES AND UNIT COSTS ARE FOUND IN STREET MAINTENANCE'S "GENERAL REQUIREMENTS" - ALL RESTORATIONS ARE AVAILABLE AT THE PERMIT OFFICE.

GENERAL NOTES:

INSPECTION: THE DEVELOPER SHALL CONTACT THE RIGHT OF WAY INSPECTOR JIM HEIN, 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. NOTE: IF A ONE WEEK NOTICE IS NOT PROVIDED TO THE CITY, ANY RESULTING DELAYS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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 STRIPING 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. THE CONTRACTOR SHALL CONTACT JOHN MANAMARA, GENERAL FOREMAN, LIGHTING - SIGNAL MAINTENANCE, (651-266-9780), 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.

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).

SIGNING: 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 (ROW). REMOVAL OF SIGNS WITHIN THE PUBLIC ROW SHALL BE COMPLETED BY THE CITY. NEW SIGNS OR THE RESTORATION OF EXISTING SIGNS, AS APPROVED BY PUBLIC WORKS TRAFFIC ENGINEERING, REGULATING PARKING AND/OR TRAFFIC IN THE PUBLIC ROW FOR THIS DEVELOPMENT, SHALL BE INSTALLED BY THE CITY AT THE EXPENSE OF THE DEVELOPER. CONTACT MIKE MILLER OF PUBLIC WORKS (651-266-9778) TWO WEEKS IN ADVANCE OF NEEDED SIGN WORK.

STRIPING: ROADWAY STRIPING IMPACTED BY THE WORK ZONE SHALL BE REPLACED IN-KIND AT NO COST TO THE CITY. IF THERE ARE QUESTIONS AS TO THE TYPE OF MATERIAL TO BE USED, CONTACT MIKE MILLER (651-266-9778) IN THE CITY'S TRAFFIC OPERATIONS SECTION. STRIPING RESTORATION SHALL BE COMPLETED IMMEDIATELY FOLLOWING FINAL PAVEMENT RESTORATION IF THERE IS A DESIRE FOR THE CITY OF ST. PAUL PUBLIC WORKS DEPARTMENT TO COMPLETE PAVEMENT MARKING RESTORATION WORK. CONTACT MIKE MILLER OF PUBLIC WORKS TRAFFIC OPERATIONS FOR AN ESTIMATE. AT A MINIMUM, TWO WEEKS ADVANCE NOTICE SHALL BE PROVIDED TO MIKE MILLER FOR ANY STRIPING WORK. IF ADVANCE NOTICE IS NOT PROVIDED, ANY ASSOCIATED PROJECT DELAYS, AND COSTS INCURRED RESULTING FROM SAID DELAYS, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ENCROACHMENTS - PER CHAPTER 134 OF THE LEGISLATIVE CODE, PRIVATE USE OF THE PUBLIC ROW IS NOT ALLOWED. CONSTRUCTION OF THE DEVELOPMENT THAT NECESSITATES TEMPORARY USE OF THE RIGHT-OF-WAY (ROW) FOR CONSTRUCTION PURPOSES SHALL BE LIMITED TO EQUIPMENT, PERSONNEL, TOOLS AND APPURTENANCES THAT ARE REMOVABLE FOLLOWING CONSTRUCTION. ENCROACHMENT PERMITS WILL NOT BE GRANTED FOR DEVICES SUCH AS THE BACKS, ROOF BOARDS, PILES, LAGGING, TIMBERS, SHEET PILING, ETC. THAT THE OWNER IS SEEKING TO ABANDON IN THE ROW. FOOTINGS ARE ALLOWED TO ENDOURCH INTO CITY ROW NO MORE THAN TWELVE (12) INCHES AT DEPTHS BELOW (8) FEET IN CITY ROW PER STATE BUILDING CODE SECTION 300. SAID ENCROACHMENTS WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY. UNAUTHORIZED ENCROACHMENTS IN THE ROW WILL BE REMOVED AT NO EXPENSE TO THE CITY.

Planning Response Set
1/17/2017

ORIGINAL ISSUE: 10-31-16

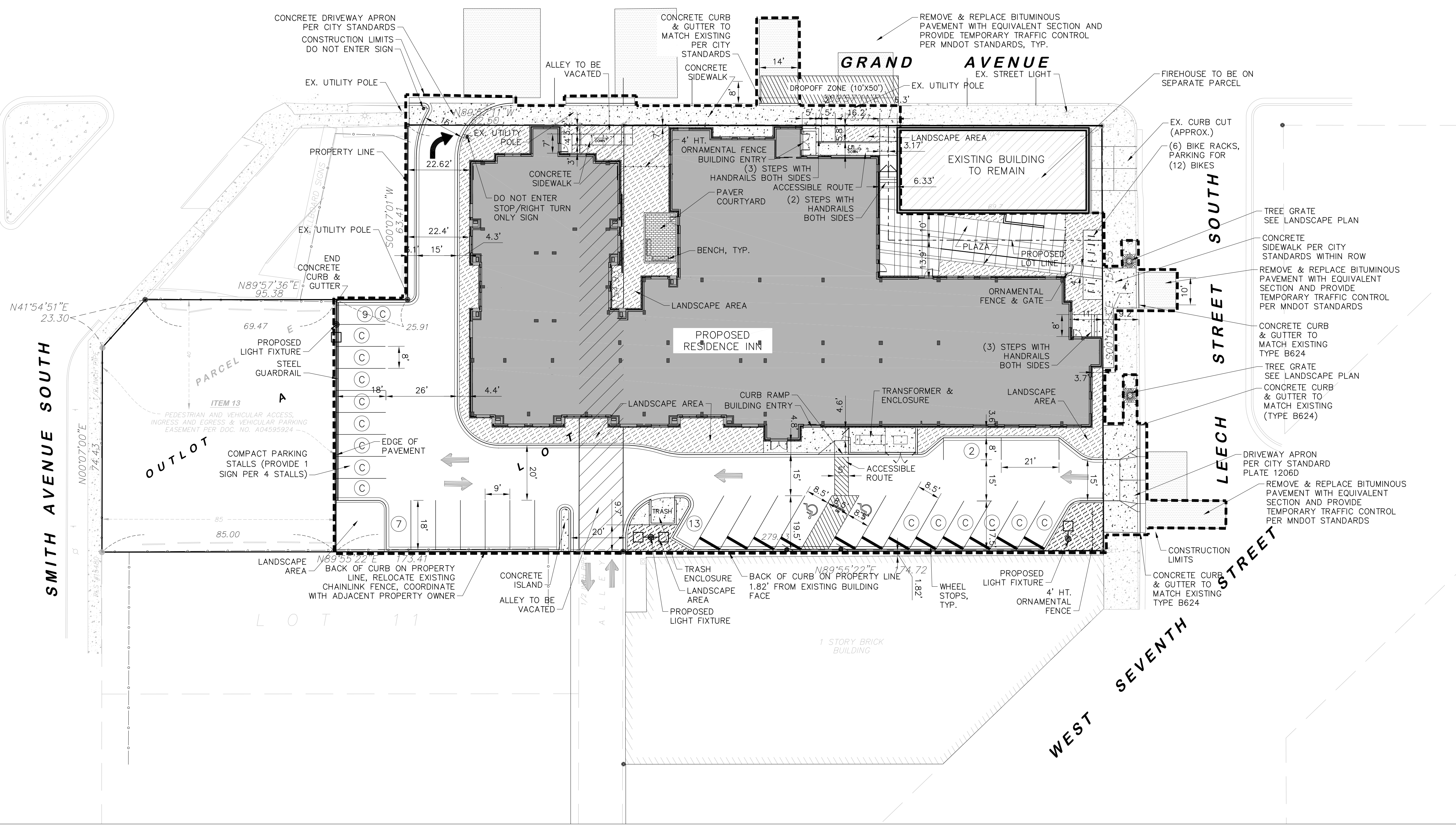
REVISIONS		
No.	Description	Date
1	SITE PLAN REVIEW	10-31-16
2	CLIENT REVIEW	1-9-17
3	PRICING SET	1-11-17
4	CITY COMMENTS	1-17-17

216-0121
PROJECT NUMBER
EMK DRAWN BY MK CHECKED BY

RESIDENCE INN - GRAND AVE

PRELIMINARY SITE PLAN

C-2.0



SITE DATA

EXISTING ZONING:	TN2
PROPOSED ZONING:	TN2
EXISTING LAND USE:	COMMERCIAL BUSINESS HOTEL
PROPOSED LAND USE:	COMMERCIAL BUSINESS HOTEL
SITE AREA: (LOT 1, BLOCK 1)	38,261 SF / 0.878 AC.
PROPOSED BUILDING FOOTPRINT:	17,989 SF
PROPOSED BUILDING AREA:	72,850 SF
PROPOSED F.A.R.:	1.90
EXISTING IMPERVIOUS:	37,606 sf (98%)
PROPOSED IMPERVIOUS:	33,899 sf (89%)
CHANGE IN IMPERVIOUS:	-3,707 sf

PARKING DATA

PARKING REQUIRED: 1 PER 3 HOTEL ROOMS
HOTEL ROOMS = 100
100/3 = 34 STALLS
PLUS 1 PARKING STALL MAY BE ELIMINATED PER 4 BIKE RACKS.
BIKE RACKS = 12/4 = 3
34 STALLS - 3 STALLS =
TOTAL PARKING REQUIRED = 31 STALLS
TOTAL PARKING PROVIDED = 31 STALLS
ADA STALLS REQUIRED = 2
ADA STALLS PROVIDED = 2 (VAN ACCESSIBLE)
BIKE PARKING REQUIRED = 1 PER 20 PARKING STALLS (DISREGARD FRACTIONS) & 4 BIKE SPACES PER EACH VEHICLE STALL REDUCED
= 31/20 = 1.55 = 1 SPACE
= 2 STALLS (4) = 8 SPACES
TOTAL BIKE PARKING REQUIRED = 9 SPACES
BIKE PARKING PROVIDED = 10 SPACES ON HOTEL PROPERTY
2 SPACES ON FIREHOUSE PROPERTY
12 SPACES TOTAL

DISTURBANCE AREA

DISTURBANCE AREA = 43,160 SF (0.990 ACRES)
(WORK WITHIN RIGHT OF WAY BY OTHERS NOT INCLUDED WITHIN DISTURBED AREA)
(NOTE: A PERMIT FROM CAPITOL REGION WATERSHED DISTRICT IS NOT REQUIRED FOR DISTURBED AREAS LESS THAN AN ACRE, RULE C (2). ALSO, AN NPDES PERMIT IS NOT REQUIRED FOR DISTURBED AREAS LESS THAN AN ACRE.)

LEGEND

- B612 CURB AND GUTTER
- - - - - LIMITS OF CONSTRUCTION
- PROPERTY LINE
- - - - - PROPOSED LOT LINE
- CONCRETE
- LANDSCAPE AREA
- EXISTING ALLEY TO BE VACATED
- BITUMINOUS PAVEMENT

