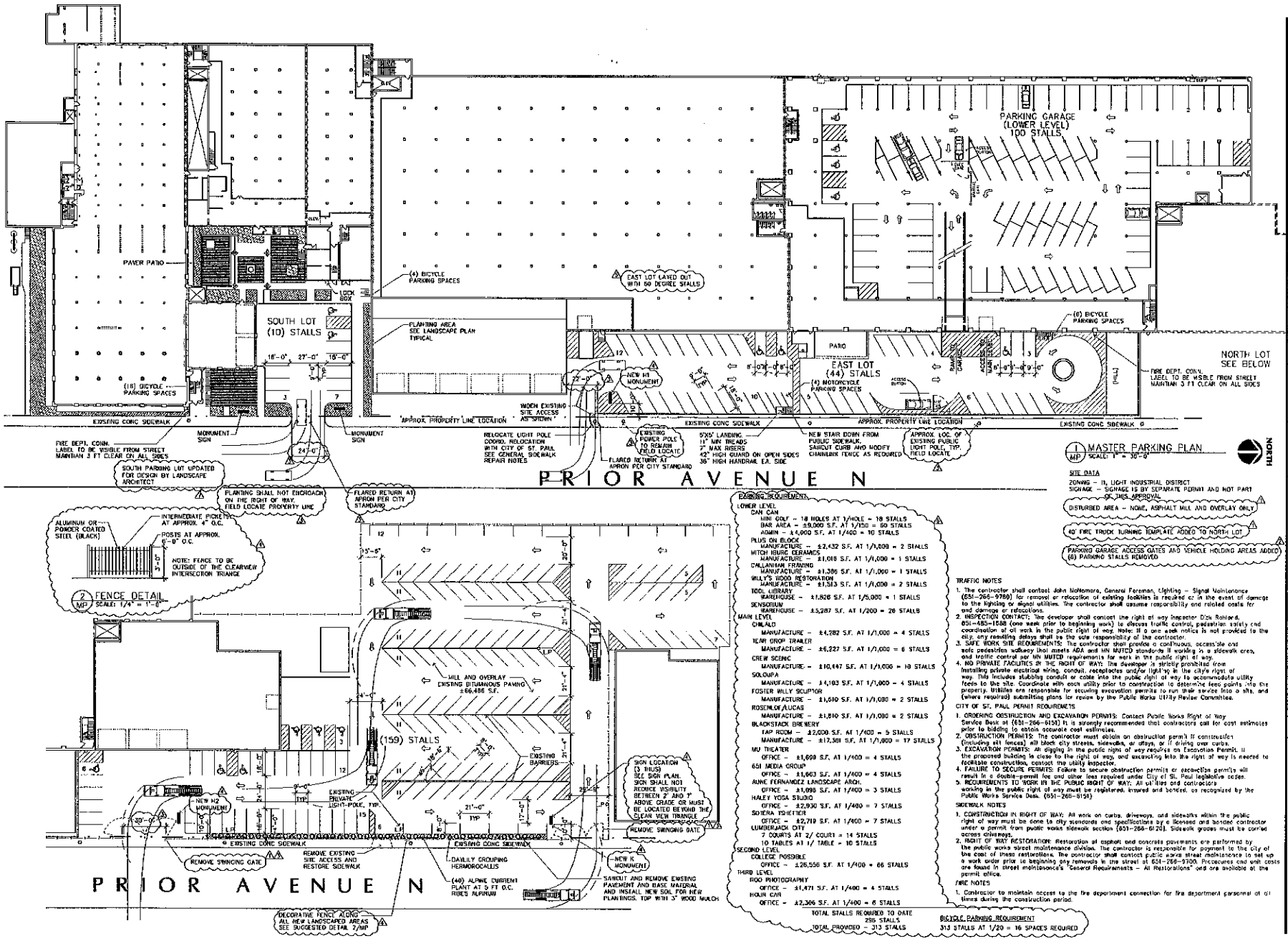

SITE DATA

ZONING – I1, LIGHT INDUSTRIAL DISTRICT
SIGNAGE – SIGNAGE IS BY SEPARATE PERMIT AND NOT PART OF THIS APPROVAL

DISTURBED AREA – NONE, ASPHALT MILL AND OVERLAY ONLY

40' FIRE TRUCK TURNING TEMPLATE ADDED TO NORTH LOT

PARKING GARAGE ACCESS GATES AND VEHICLE HOLDING AREAS ADDED
(6) PARKING STALLS REMOVED

PARKING REQUIREMENTS

LOWER LEVEL
CAN CAN
MINI GOLF – 18 HOLES AT 3/HOLE = 18 STALLS
BAR AREA = ±5,000 S.F. AT 1/150 = 33 STALLS
ADMIN – ±4,000 S.F. AT 1/400 = 10 STALLS
PLUS ON BLOCK
MANUFACTURE – ±2,432 S.F. AT 1/1,000 = 2 STALLS
MITCH HURE CERAMICS
MANUFACTURE – ±1,018 S.F. AT 1/1,000 = 1 STALLS
CALLANIAN FRAMING
MANUFACTURE – ±1,386 S.F. AT 1/1,000 = 1 STALLS
WILLY'S WOOD RESTORATION
MANUFACTURE – ±1,513 S.F. AT 1/1,000 = 2 STALLS
TOOL LIBRARY
WAREHOUSE – ±1,826 S.F. AT 1/5,000 = 1 STALLS
SENSORIUM
WAREHOUSE – ±5,287 S.F. AT 1/200 = 26 STALLS
MAIN LEVEL
CHALLO
MANUFACTURE – ±4,282 S.F. AT 1/1,000 = 4 STALLS
REAR DROP TRAILER
MANUFACTURE – ±6,227 S.F. AT 1/1,000 = 6 STALLS
CREW SCENIC
MANUFACTURE – ±10,447 S.F. AT 1/1,000 = 10 STALLS
SOLOUPA
MANUFACTURE – ±4,103 S.F. AT 1/1,000 = 4 STALLS
FOSTER WILLY SCUPTOR
MANUFACTURE – ±1,610 S.F. AT 1/1,000 = 2 STALLS
ROSENLOF/LUCAS
MANUFACTURE – ±1,810 S.F. AT 1/1,000 = 2 STALLS
BLACKSTACK BREWERY
TAP ROOM – ±2,000 S.F. AT 1/400 = 5 STALLS
MANUFACTURE – ±17,381 S.F. AT 1/1,000 = 17 STALLS
MU THEATER
OFFICE – ±1,699 S.F. AT 1/400 = 4 STALLS
651 MEDIA GROUP
OFFICE – ±1,663 S.F. AT 1/400 = 4 STALLS
AUNE FERNANDEZ LANDSCAPE ARCH.
OFFICE – ±1,095 S.F. AT 1/400 = 3 STALLS
HALEY YOGA STUDIO
OFFICE – ±2,930 S.F. AT 1/400 = 7 STALLS
SOTERA TSHETTER
OFFICE – ±2,719 S.F. AT 1/400 = 7 STALLS
LUMBERJACK CITY
7 COURTS AT 2/ COURT = 14 STALLS
10 TABLES AT 1/ TABLE = 10 STALLS
SECOND LEVEL
COLLEGE POSSIBLE
OFFICE – ±26,556 S.F. AT 1/400 = 66 STALLS
THIRD LEVEL
ROO PHOTOGRAPHY
OFFICE – ±1,471 S.F. AT 1/400 = 4 STALLS
HOUR CAN
OFFICE – ±2,306 S.F. AT 1/400 = 6 STALLS

TOTAL STALLS REQUIRED TO DATE 256 STALLS
TOTAL PROVIDED – 313 STALLS

BICYCLE PARKING REQUIREMENT
313 STALLS AT 1/20 = 16 SPACES REQUIRED

TRAFFIC NOTES

1. The contractor shall contact John McNamara, General Foreman, Lighting – Signal Maintenance (651-266-9780) for 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 and damage or relocations.
2. INSPECTION CONTACT: The developer shall contact the right of way Inspector Dirk Reinard, 651-488-1688 (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.
3. 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.
4. 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.

CITY OF ST. PAUL PERMIT REQUIREMENTS

1. 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.
2. 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.
3. 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.
4. 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.
5. 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)

SIDEWALK NOTES

1. 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 licensed and bonded contractor under a permit from public works sidewalk section (651-266-6120). Sidewalk grades must be carried across driveways.
2. 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 of 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 651-266-9700. Procedures and unit costs are found in street maintenance's "General Requirements – All Restorations" and are available at the permit office.

FIRE NOTES

1. Contractor to maintain access to the fire department connection for fire department personnel at all times during the construction period.

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Project Designer: JAVES B
Drawn By: JRB
Checked By: LL

Revisions

7/27/16	
11/3/16	CITY COMMENTS 1
12/2/16	REVISION 2
12/16/16	CITY COMMENTS 3
1/18/17	CITY COMMENTS 4
3/29/16	REVISION 5
6/22/16	REVISION 6
8/11/16	REVISION 7

PARKING MASTER PLAN

Sheet Number

MP

Project No. 141117-1

Filename: 755 N PRIOR BLDG\SCHEMATIC BUILDING PLAN\755 NORTH PRIOR-BUILDING PLAN-MP-0