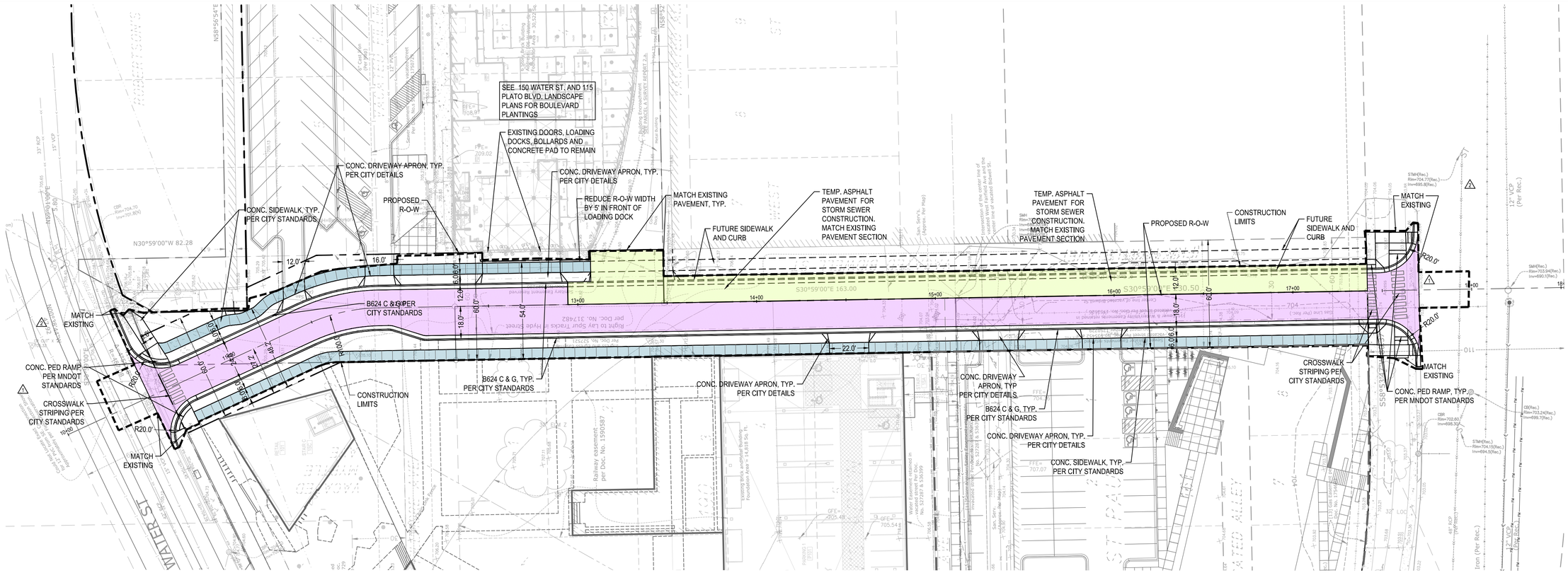


SITE LAYOUT NOTES:

1. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
3. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
4. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
5. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
6. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
8. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
9. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
10. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
11. ALL CURB RADII ARE MINIMUM 20' UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
13. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
14. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
15. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
16. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
17. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
18. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

SITE AREA TABLE:

SITE AREA CALCULATIONS	EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	0 SF	0.0%	0 SF	0.0%
ALL PAVEMENTS	23,725 SF	82.8%	22,743 SF	79.3%
ALL NON-PAVEMENTS	4,944 SF	17.2%	5,926 SF	20.7%
TOTAL SITE AREA	28,669 SF	100.0%	28,669 SF	100.0%

IMPERVIOUS SURFACE		
EXISTING CONDITION	23,725 SF	82.8%
PROPOSED CONDITION	22,743 SF	79.3%
DIFFERENCE (EX. VS PROP.)	-982 SF	-3.4%

CITY OF ST. PAUL SITE SPECIFIC NOTES:

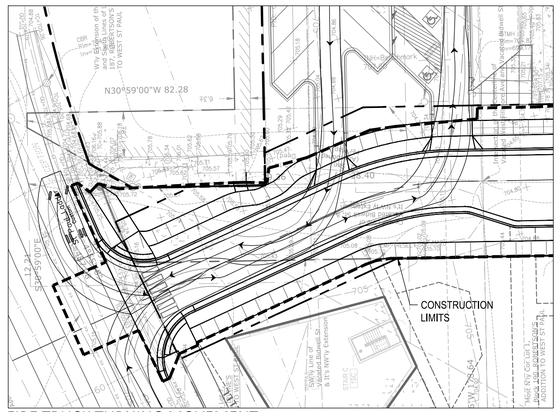
1. ENSURE ALL REQUIRED EXITS FROM THE BUILDING ARE KEPT OPEN AND CLEAR AT ALL TIMES DURING AND AFTER THE CONSTRUCTION PERIOD IF BUILDING IS PLANNED TO BE OCCUPIED DURING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO THE MAINLINE SIDEWALK, CURB, DRIVE ACCESS AND BOULEVARD LANDSCAPING CAUSE DURING THE CONSTRUCTION. CONTRACTOR ADVISED TO DOCUMENT PRE-EXISTING CONDITION OF THE RIGHT OF WAY PRIOR TO COMMENCEMENT OF THE CONSTRUCTION.
3. A TEMPORARY PEDESTRIAN ACCESS ROUTE (TPAR) AND/OR A TEMPORARY TRAFFIC CONTROL (TTC) PLAN MAY BE REQUIRED AS PART OF THE RIGHT-OF-WAY (ROW) PERMITTING PROCESS. SAID TTC OR TPAR PLANS MUST BE APPROVED BY THE CITY PRIOR TO THE ROW PERMITTING OFFICE ISSUING A PERMIT(S).

Know what's **below.** **Call** before you dig.

1" = 30'-0"
15'-0" 0 30'-0"

SITE PLAN LEGEND:

- BITUMINOUS PAVEMENT PER CITY STREET SECTION: 5" BIT. PAVEMENT, 8" CLASS V, 18" SELECT GRANULAR
- TEMPORARY BITUMINOUS PAVEMENT. MATCH EXISTING THICKNESSES.
- CONC. SIDEWALK PER CITY STANDARDS. SIDEWALK TO BE 8" THICK THROUGH DRIVEWAY APRONS.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- SIGN AND POST ASSEMBLY (IF APPLICABLE). SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN, NP = NO PARKING FIRE LANE, ST = STOP, CP = COMPACT CAR PARKING ONLY



FIRE TRUCK TURNING MOVEMENT:
WATER ST. & BIDWELL INTERSECTION

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
BIDWELL STREET NEW STREET CONSTRUCTION
ST PAUL, MN 55107

BUHL INVESTORS
5100 EDEN AVE, SUITE 317, EDINA, MN 55436

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.

David J. Knaeble
DATE 08/12/22 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/05/2022	CITY SUBMITTAL
08/12/2022	100% CONSTRUCTION DOCUMENTS

DRAWN BY: DK REVIEWED BY: DK
PROJECT NUMBER: 18275.03

REVISION SUMMARY

DATE	DESCRIPTION
8/19/22	ADDENDUM #1
9/30/22	ADDENDUM #2

SITE PLAN

C2.0

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