

Printed: 03/04/2024 5:15 PM W:\2010\160285\CADD\DATA\CIVIL.dwg Sheet File: C21 - SITE PLAN - OVERALL

CITY OF ST. PAUL NOTES

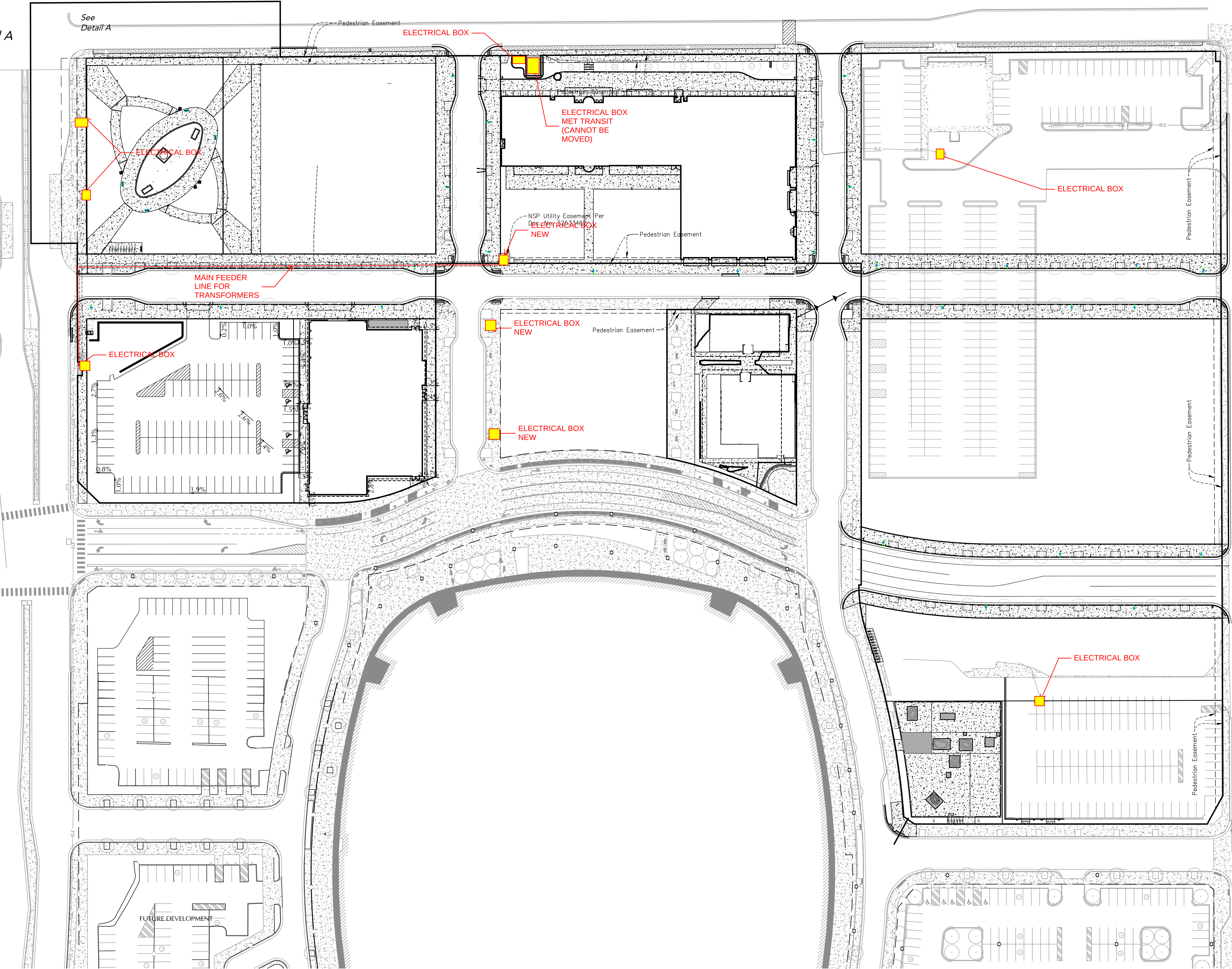
- SEE SHEET C1-1 EXISTING CONDITIONS FOR CITY OF ST. PAUL NOTES.

PARKLAND DEDICATION

- SCULPTURE- OUTLOT A- 39,859 SF OR 0.91 ACRES
 - PLAYGROUND- OUTLOT H- 14,794 SF OR 0.34 ACRES
- TOTAL- 1.25 ACRES

BENCHMARK

TOP NUT OF FIRE HYDRANT 370 FEET SOUTH OF THE INTERSECTION OF UNIVERSITY AVENUE AND SNELLING AVENUE ON THE EAST SIDE OF SNELLING
TNH ELEVATION = 228.15
ELEVATIONS SHOWN ARE BASED ON CITY OF ST PAUL DATUM.
CONVERSION FACTOR TO 1929 NGVD, ADD 694.10.

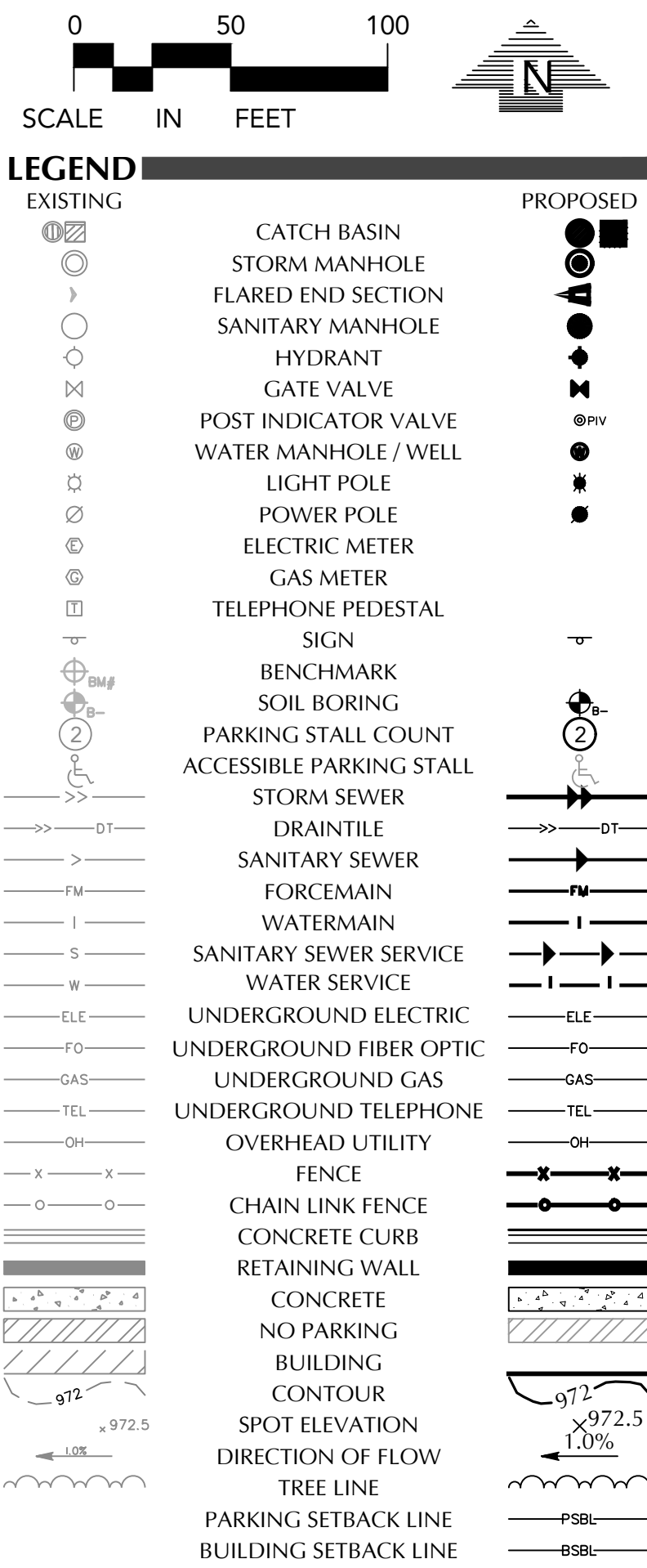


CALL BEFORE YOU DIG
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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.



UNITED VILLAGE OVERALL

ST. PAUL, MINNESOTA

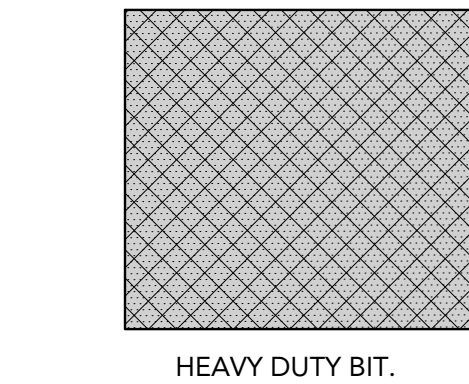
SNELLING-MIDWAY REDEVELOPMENT, LLC

4050 OLSON MEMORIAL HWY 295
MINNEAPOLIS, MN 55422

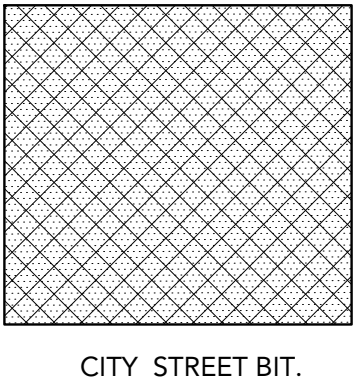
LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

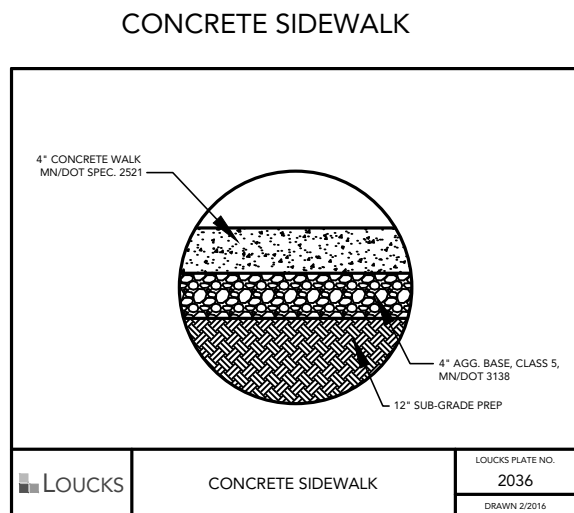
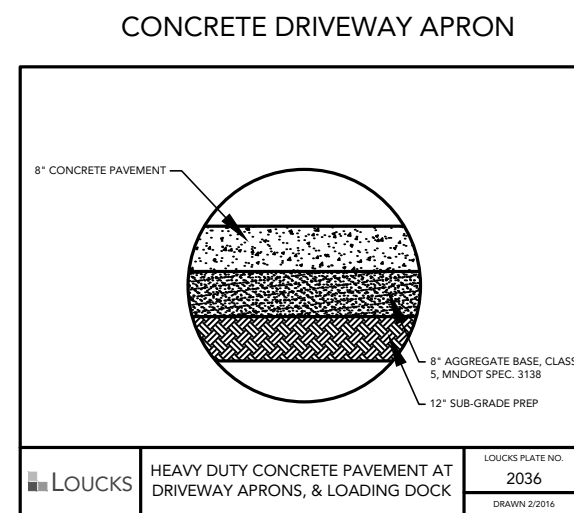
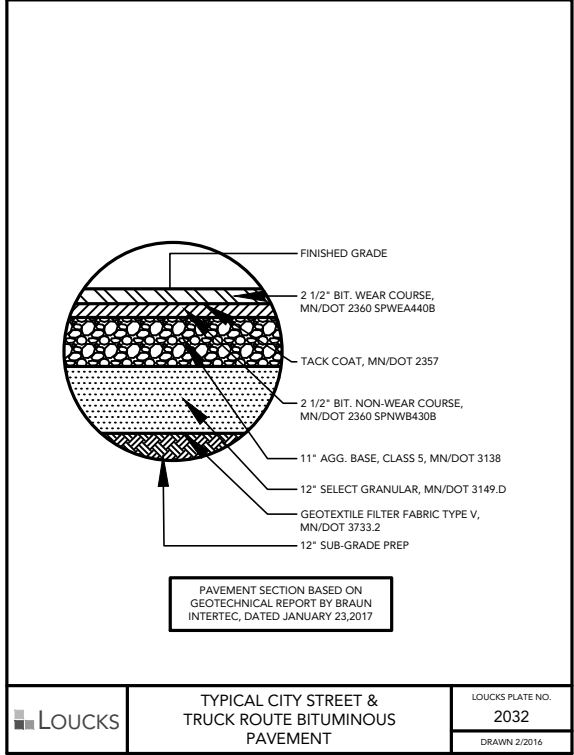
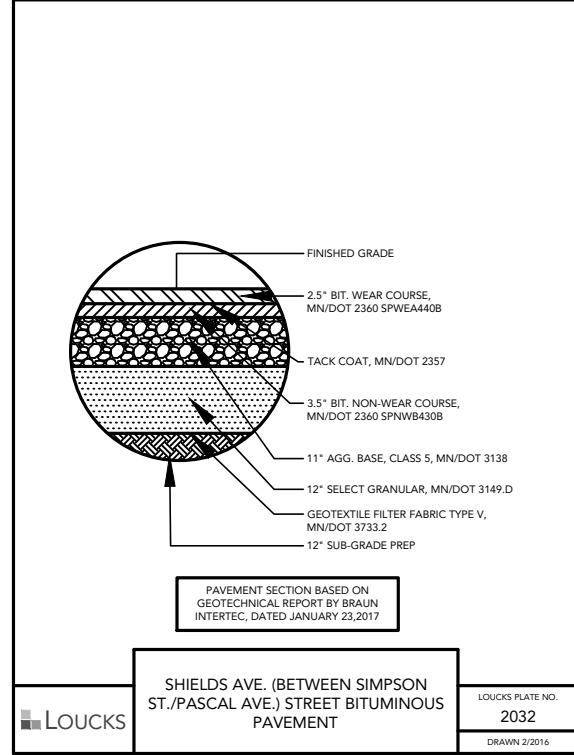
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com



HEAVY DUTY BIT.



CITY STREET BIT.



CADD QUALIFICATION

CADD files prepared by the Consultant for this project are prepared by the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made in the full set of the project files and not in individual files and shall be made in the full set of the project files and not in individual files. The Consultant shall not be responsible for any errors or omissions in the CADD files.

SUBMITTAL/REVISIONS

5-22-23	Draft Pre-Plat & 30% Submittal
6-12-23	Draft 30% Submittal Updates
6-28-23	Pre-Plat & 60% ROW Submittal
7-12-23	30% Response to Comments & 60% Submittal
10-16-23	60% Response to Comments & 90% Submittal
01-15-24	CRWD Resubmit
02-08-24	CRWD Resubmit
02-26-24	CRWD Resubmit

PROFESSIONAL SIGNATURE

I hereby certify that this project 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.

License No. 19624
Date

QUALITY CONTROL

Loucks Project No.	160285
Project Lead	JAS
Drawn By	TRG
Checked By	JDK
Review Date	

SHEET INDEX

SEE C0-1 COVER SHEET

SITE PLAN

C2-1