



CALL BEFORE YOU DIG!
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Planning • Civil Engineering • Land Surveying
 Landscape Architecture • Environmental

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The Waters of Highland Park
 678 Snelling Avenue South
 Saint Paul, MN 55116

The Waters Senior Living, LLC

Project Number 13449
 Date 10/22/2013
 Drawn By TDG
 Checked By MUS

NOT FOR CONSTRUCTION

Date
 Revision
 Rev. No.

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 TO BE REGISTERED, INSURED AND BONDED, AS RECOGNIZED BY THE PUBLIC WORKS SERVICE DESK. (651-266-6151)

CITY OF ST. PAUL NOTES

- 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. SIGNS APPROVED BY PUBLIC WORKS TRAFFIC ENGINEERING REGULATING PARKING AND/OR TRAFFIC IN THE PUBLIC RIGHT-OF-WAY FOR THIS DEVELOPMENT SHALL BE INSTALLED BY CITY FORCES AT THE EXPENSE OF THE DEVELOPMENT. CONTACT MIKE MILLER 651-266-9778 SIX WEEKS IN ADVANCE OF NEEDED SIGNS.
- ALL WORK ON CURBS, DRIVEWAYS, AND SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY MUST BE DONE 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.
- THE CONTRACTOR SHALL CONTACT JOHN MCNAMARA AT 651-266-9780, GENERAL FOREMAN, LIGHTING - SIGNAL MAINTENANCE, 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.
- THE INSTALLATION OF PRIVATE ELECTRICAL WIRING, CONDUIT, RECEPTACLES AND/OR LIGHTING IS STRICTLY PROHIBITED IN THE CITY'S ROW (RIGHT OF WAY).
- 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
- PIPE WORK INSIDE PROPERTY TO BE PERFORMED BY A PLUMBER LICENSED BY THE STATE OF MINNESOTA AND CERTIFIED BY THE CITY OF SAINT PAUL. PIPE WORK WITHIN THE PUBLIC RIGHT OF WAY TO BE PERFORMED BY SPRWS.
- 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 (651-266-6234).
- INSPECTION CONTACT: THE DEVELOPER SHALL CONTACT THE RIGHT OF WAY INSPECTOR, SHARON HAMILTON, AT 651-485-0418 (ONE WEEK PRIOR TO BEGINNING WORK) TO DISCUSS SAFETY ISSUES SUCH AS TRAFFIC CONTROL AND PEDESTRIAN-SAFE WALKWAYS. OTHER ISSUES THAT MAY AFFECT THE ROW SUCH AS EROSION CONTROL AND COORDINATION WITH OTHER WORK NEARBY THAT THE DEVELOPER MAY NOT BE AWARE OF SHOULD BE DISCUSSED AS WELL.
- 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.
- ANY SIGN OF FIXTURES REMOVED WITHIN THE RIGHT OF WAY OR AS PART OF THE SITE WORK SHALL BE REPLACED BY THE CITY. THE CONTRACTOR SHALL CONTACT MIKE MILLER IN TRAFFIC OPERATIONS.
- AN OBSTRUCTION PERMIT MUST BE OBTAINED FROM PUBLIC WORKS (651-266-6151) IF THERE WILL BE ANY EXCAVATION IN CITY R.O.W. OR IF TRUCKS/EQUIPMENT WILL BE DRIVING OVER CURBS OR IF CONSTRUCTION WILL BLOCK CITY STREETS, OR SIDEWALKS.

SITE NOTES

- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER SHEET C8-1 AND THE REQUIREMENTS OF THE CITY. SEE LANDSCAPE PLANS FOR ANY ADDITIONAL HARDSCAPE APPLICATIONS
- THE CITY DEPARTMENT OF ENGINEERING, BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO WORK WITHIN THE STREET RIGHT OF WAY (SIDEWALK, STREET OR DRIVEWAYS)
- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
- THE CONTRACTOR SHALL PRESERVE AND MAINTAIN ANY EXISTING STREET LIGHTS AND TRAFFIC SIGNS PER THE REQUIREMENTS OF THE CITY
- CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. (SEE SHEET C3-2)
- THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM THE CITY AS REQUIRED FOR ALL WORK WITH THE STREET AND PUBLIC RIGHT OF WAY
- STALL STRIPING TO BE 4" WHITE PAINT. REFER TO DETAILS FOR HANDICAPPED STALL STRIPING. ALL STRIPING TO BE EPOXY.
- ALL CURB TERMINI TO HAVE A 3 FOOT TAPER UNLESS OTHERWISE NOTED.
- ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.

SITE DATA

CURRENT ZONING: OPEN SPACE AND PARKS DISTRICT (OSP)

DISTURBED AREA: 0.00 AC
 EXISTING IMPERVIOUS AREA: 0.00 AC (76%)
 PROPOSED IMPERVIOUS AREA: 0.00 AC (99%)

PARKING SUMMARY

PARKING STALL SIZE = 18' X 9'
 PARKING STALLS PROPOSED = 0

ACCESSIBLE PARKING

REQUIRED ACCESSIBLE PARKING: 0 STALLS REQUIRED
 ACCESSIBLE PARKING: 0 STALLS PROVIDED

PAVEMENT TYPES

BITUMINOUS PAVEMENT
 BITUMINOUS PAVEMENT



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.

SNELLING AVENUE SOUTH
 (Public Roadway)



SITE PLAN

C2-1