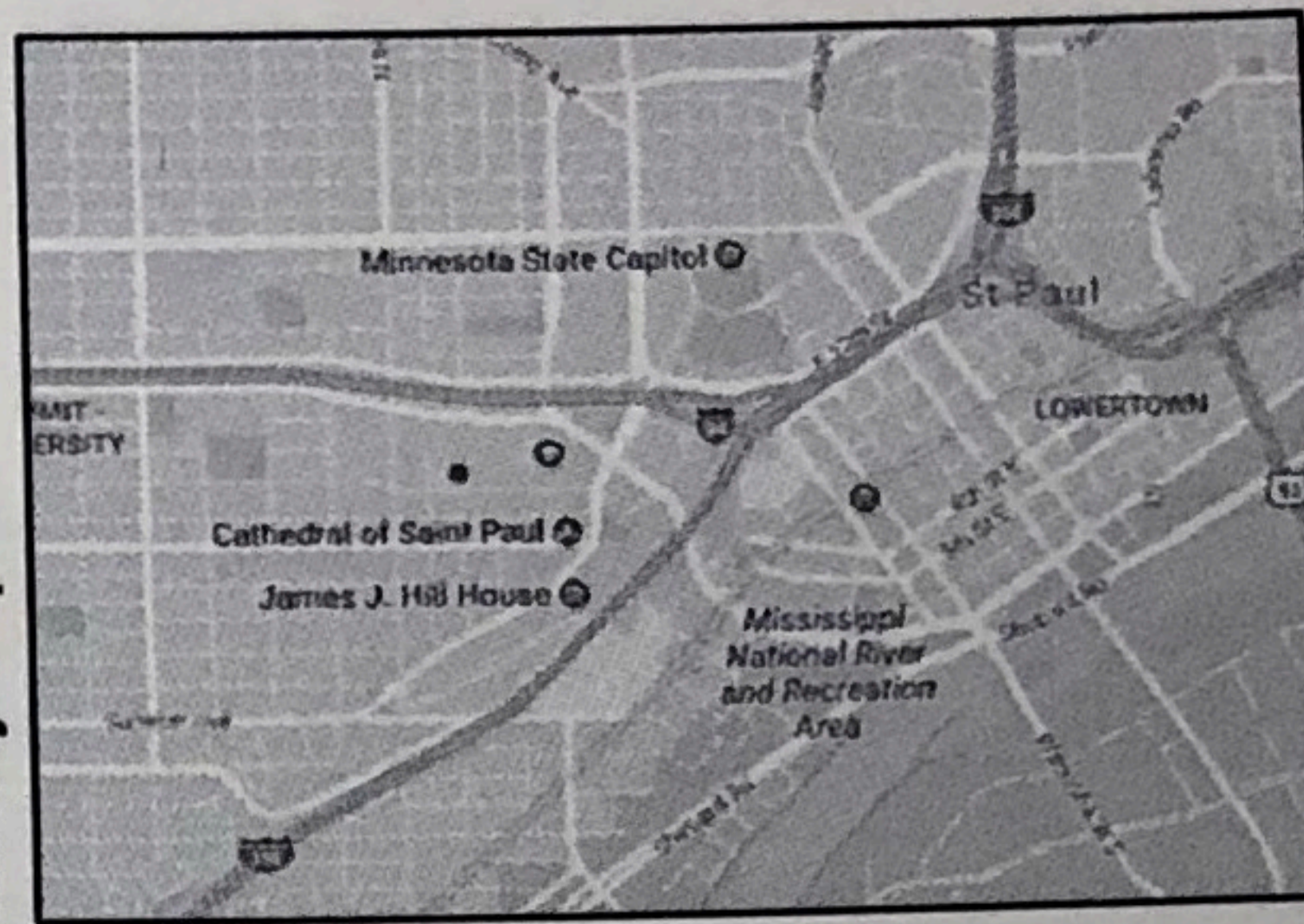


# CONDARY SCHOOL

317 MARSHALL AVENUE  
ST. PAUL, MN 55102

Vicinity Map



**CUNNINGHAM  
GROUP**

Cunningham Group  
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St. Anthony Main  
291 Main St, SE  
Suite 325  
Minneapolis, MN  
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Tel: 612 379 3400  
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## Project Description

**GOVERNING CODE:** 2015 MINNESOTA BUILDING CODE  
**BUILDING TYPE:** TYPE II B, SPRINKLERED  
**PRIMARY OCCUPANCY TYPE:** GROUP E  
**NEW CONSTRUCTION:** 32,880 SF  
**REMODELING:** 12,080 SF  
**CONSTRUCTION MATERIALS:** STEEL STRUCTURE, LOAD BEARING MASONRY, STRUCTURAL PRECAST CONCRETE, ALUMINUM FRAME WINDOWS  
**PROGRAM DESCRIPTION:** NEW HIGHER GROUND ACADEMY SCHOOL FOR 450 STUDENTS, GRADES 7-12, ON AN EXISTING BUILDING SITE ADJACENT TO THE SAINT PAUL COLLEGE CAMPUS IN SAINT PAUL, MN.

**SUPPORTED BY:**  
- SCIENCE LABS, INCLUDING CHEMISTRY/PHYSICS, BIOLOGY, AND STEAM FOR HS AND MIDDLE SCHOOL  
- SHARED ART CLASSROOM  
- MULTI-PURPOSE CLASSROOM/AUDITORIUM  
- PUBLIC COMMONS WITH CULINARY SUPPORT AND CAFETERIA  
- ADMINISTRATIVE AND COUNSELOR OFFICES  
- SITE DEVELOPMENT INCLUDING BUS AND CAR DROP-OFF AND ALL ASSOCIATED WALKS, EXTERIOR SEATING, AND PLANTINGS

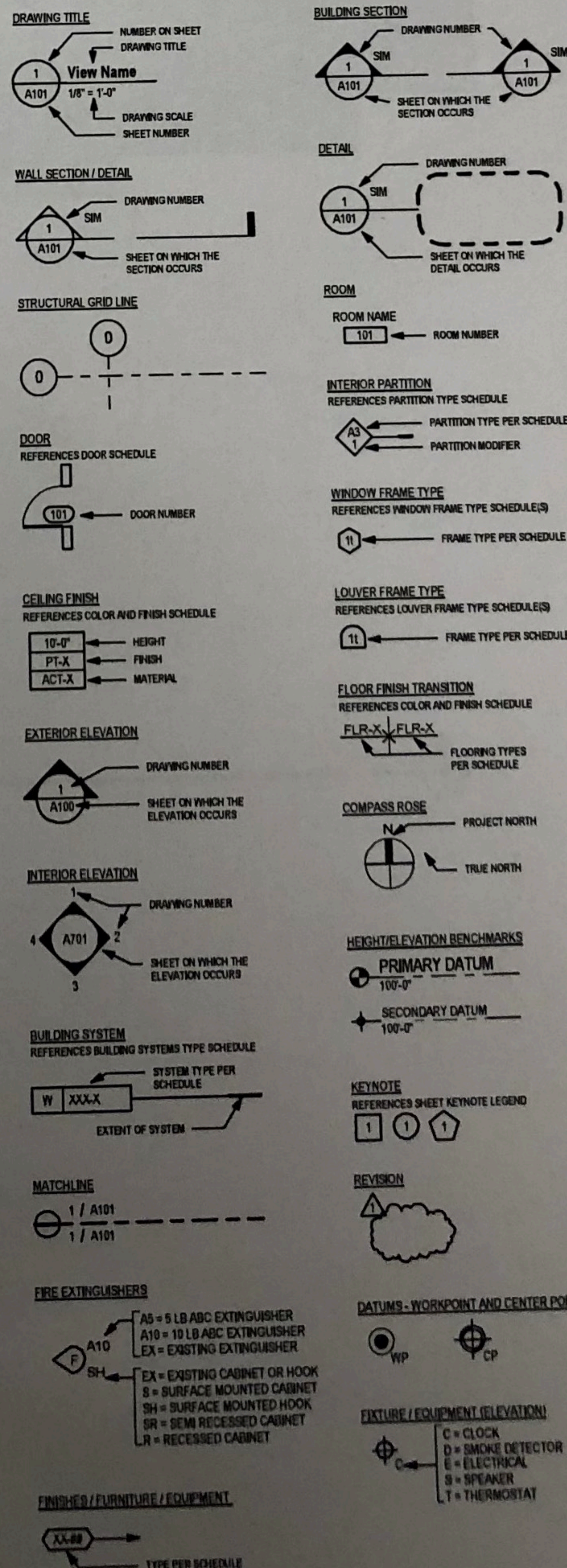
## Sheet Index

SHEET NUMBER	SHEET NAME
GENERAL G001	GENERAL INFORMATION
CIVIL C1.0 C2.0 C3.0 C4.0 C5.0 C6.0	DEMOLITION AND EROSION CONTROL PLAN GRADING, DRAINAGE, AND EROSION CONTROL PLAN UTILITY PLAN PAVING AND GEOMETRIC PLAN CIVIL DETAILS SWPPP
LANDSCAPE L101 L200 L300	SITE LAYOUT PLAN SITE PLANTING PLAN LANDSCAPE DETAILS
ARCHITECTURAL A100 A110 A120 A200 A300	BASEMENT FLOOR PLAN LEVEL 1 FLOOR PLAN LEVEL 2 FLOOR PLAN ROOF PLAN ELEVATIONS

## Materials

	ALUMINUM		INSULATION - BATT
	BRICK		INSULATION - RIGID
	CERAMIC TILE / RESILIENT TILE		PARTICLE BOARD
	CONCRETE - CAST-IN-PLACE		PLASTER / GROUT
	CONCRETE - PRECAST		PLYWOOD
	CONCRETE BLOCK		ROUGH LUMBER / WOOD FRAMING
	EARTH		WOOD BLOCKING
	EXISTING CONDITIONS		SAND / GRANULAR FILL
	WOOD - FINISHED		STONE
	GLASS		STEEL / STEEL STUD FRAMING
	GRAVEL/STONE FILL		TERRAZZO
	GYPSUM WALL BOARD		

## Graphic Symbols



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Revisions

No. Date Description

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

Document Phase: Site Plan Review

Date: 11/22/2017

Drawn By:

Checked By:

Comm. No.: 16-0117

Project Title

Higher Ground Academy

New Secondary School

Sheet Title

**GENERAL  
INFORMATION**

Sheet Number

**G001**

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Revisions		
No.	Date	Description

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

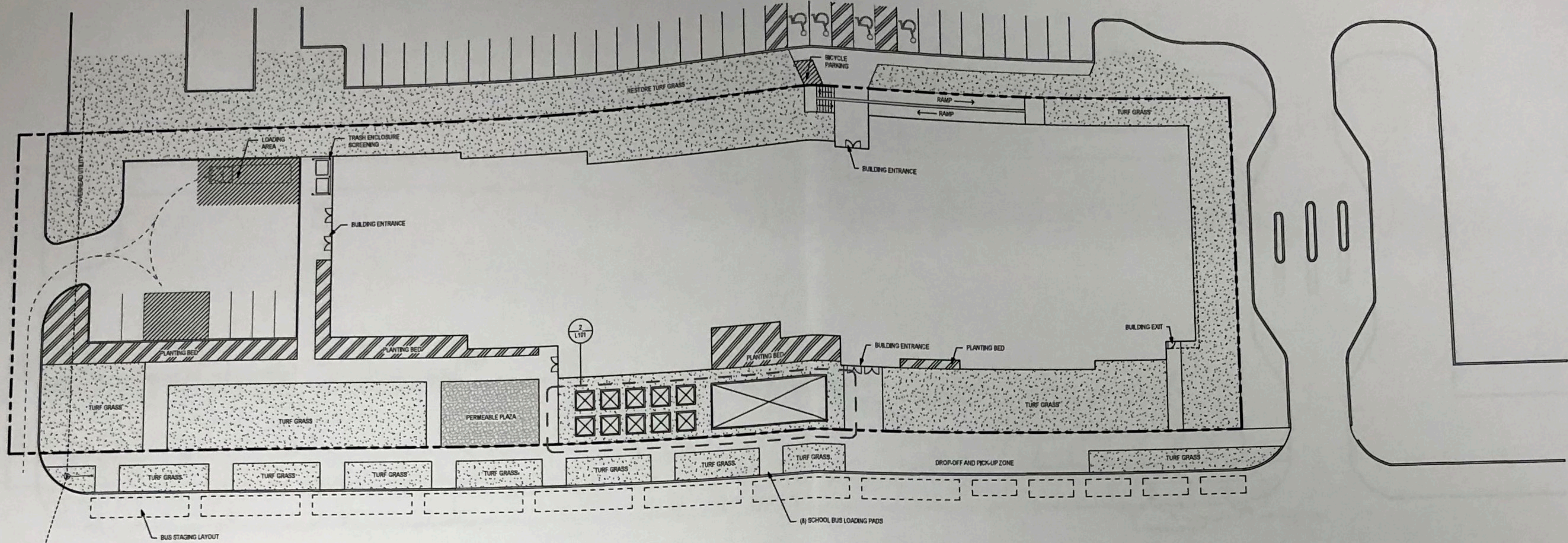
Document Phase	Site Plan Review
Date	11.22.2017
PC / AC	KMRW
Drawn By	JMS
Checked By	DMM
Comen. No.	18-0117

**Project Title**  
Higher Ground Academy  
New Secondary School

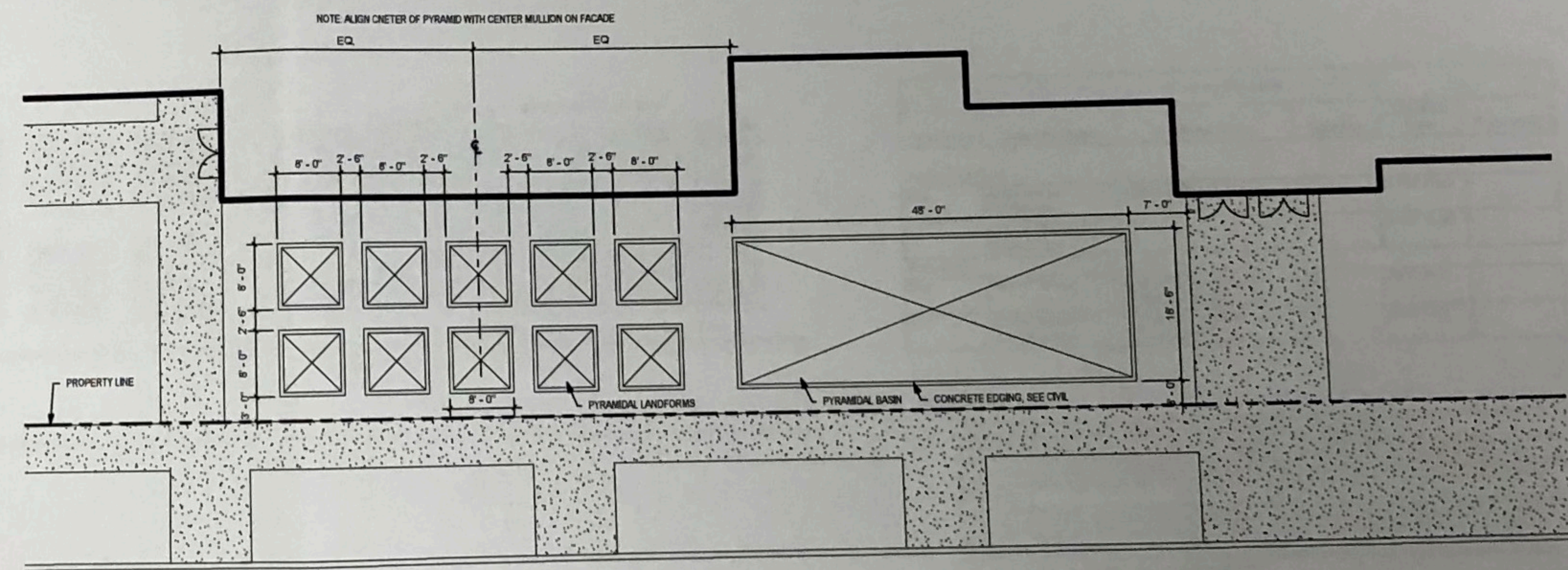
**Sheet Title**  
Site Layout And  
Surfacing Plan

Sheet Number

**L101**



**1 Overall Site Layout Plan**  
L101 1" = 25'-0"

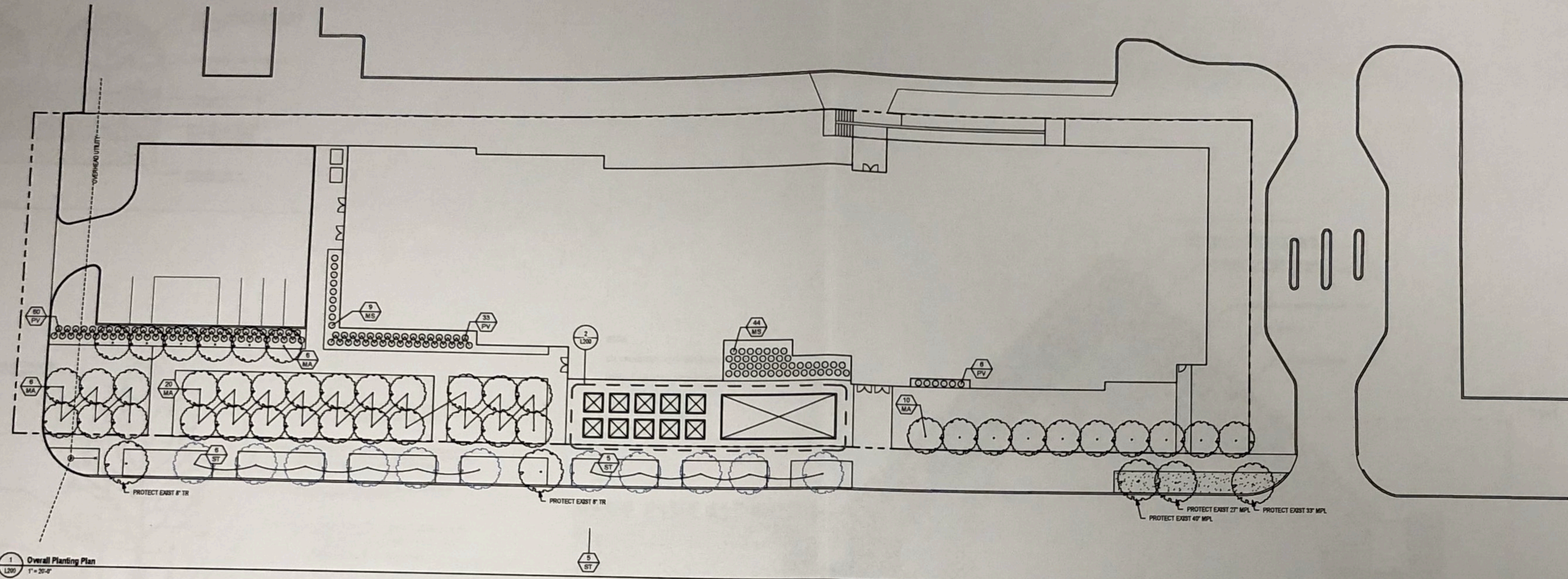


**2 Enlarged Layout Plan**  
L101 1" = 10'-0"



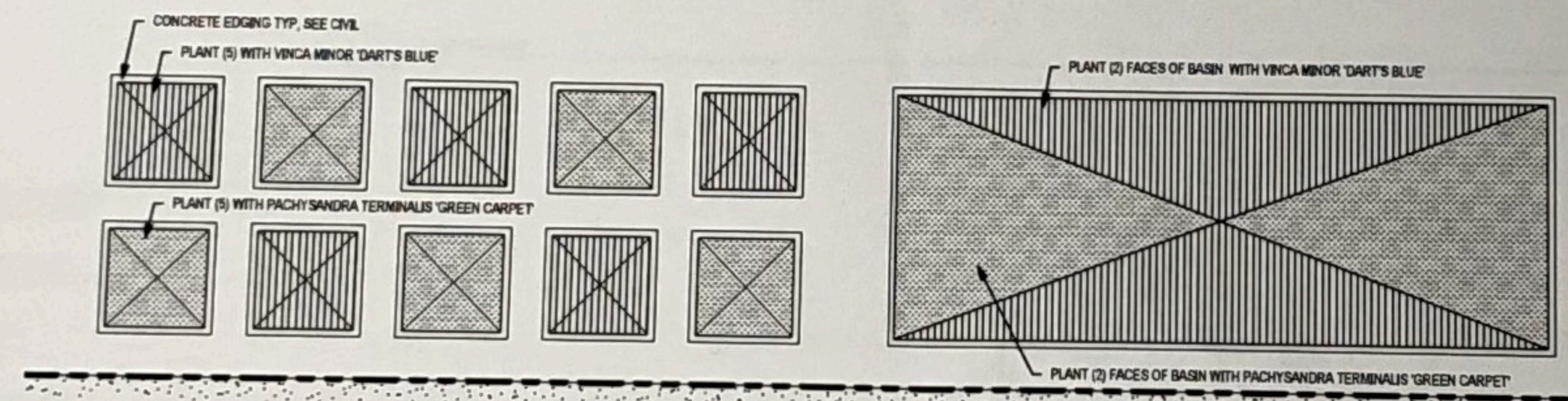
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Revisions	No	Date	Description



2 Enlarged Planting Plan  
L200 1/8\"/>

**HATCH LEGEND**

	GROUND COVER - VINCA MINOR 'DART'S BLUE'
	GROUND COVER - PACHYSANDRA TERMINALIS 'GREEN CARPET'

Planting Schedule					
Type Mark	Common Name	Botanical Name	Quantity	Installed Size	Comments
<b>Deciduous Tree</b>					
MA	Adirondack Crabapple	Malus 'Adirondack'	37	2-1/2' B&B	
ST	City of Saint Paul Street Tree		11	2-1/2' B&B	
<b>Perennial</b>					
MS	Flame Grass	Miscanthus sinensis 'Purpurascens'	55	#3 CONT	
PV	Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'	98	#3 CONT	

**PLANTING NOTES**

- THE REMOVAL, PRUNING, AND/OR PLANTING OF TREES ON THE PUBLIC BOULEVARD REQUIRES AN APPROVED PERMIT FROM THE CITY FORESTER (954-432-3401). ANY WORK MUST BE COMPLETED BY A LICENSED TREE CONTRACTOR.
- CONSTRUCTION SUPPLIES, MATERIALS, SPILLS, EQUIPMENT, AND VEHICLES SHALL NOT BE STORED OR OPERATED WITHIN THE DRP LINE OF ANY PUBLIC STREET TREE OR ON TURF BOULEVARDS WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY FORESTER. IF THE BOULEVARD MUST BE USED FOR CONSTRUCTION ACTIVITIES, SITE ACCESS ROUTES, MATERIAL STORAGE OR OTHER RELATED ACTIVITIES, PROTECTIVE MEASURES APPROVED BY THE CITY FORESTER SHALL BE TAKEN TO REDUCE SOIL COMPACTION AND PROTECT TREES FROM DAMAGE.
- STREET TREES SHALL BE PROTECTED BY ESTABLISHING A TREE PROTECTION ZONE USING 4' TALL FENCING INSTALLED AT THE DRP LINE OF THE TREE. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK AND MAINTAINED FOR THE DURATION OF THE PROJECT. PROPOSED WORK WITHIN OR CHANGES TO THE LOCATION OF TREE PROTECTION FENCING SHALL BE REVIEWED BY THE CITY FORESTER PRIOR TO ALTERATION.
- CONTRACTOR SHALL CONTACT THE CITY FORESTER (954-432-3401) PRIOR TO DEMOLITION OR OTHER LAND DISTURBANCE ASSOCIATED WITH SITE CONSTRUCTION TO VERIFY TREE PROTECTION MEASURES.

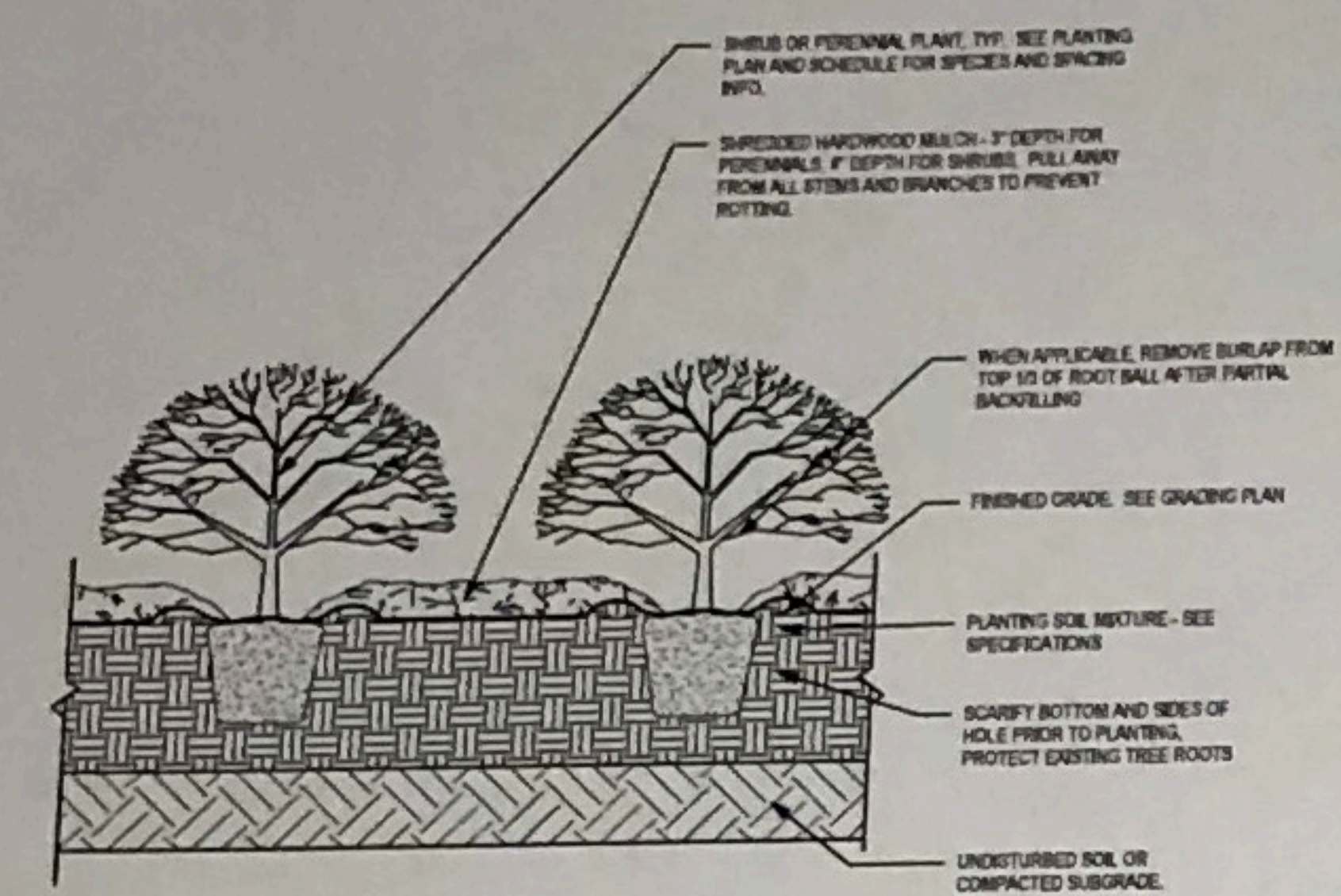
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PC/AC:	MMB
Drawn By:	JMS
Checked By:	DMK
Drawn No.:	19-2117

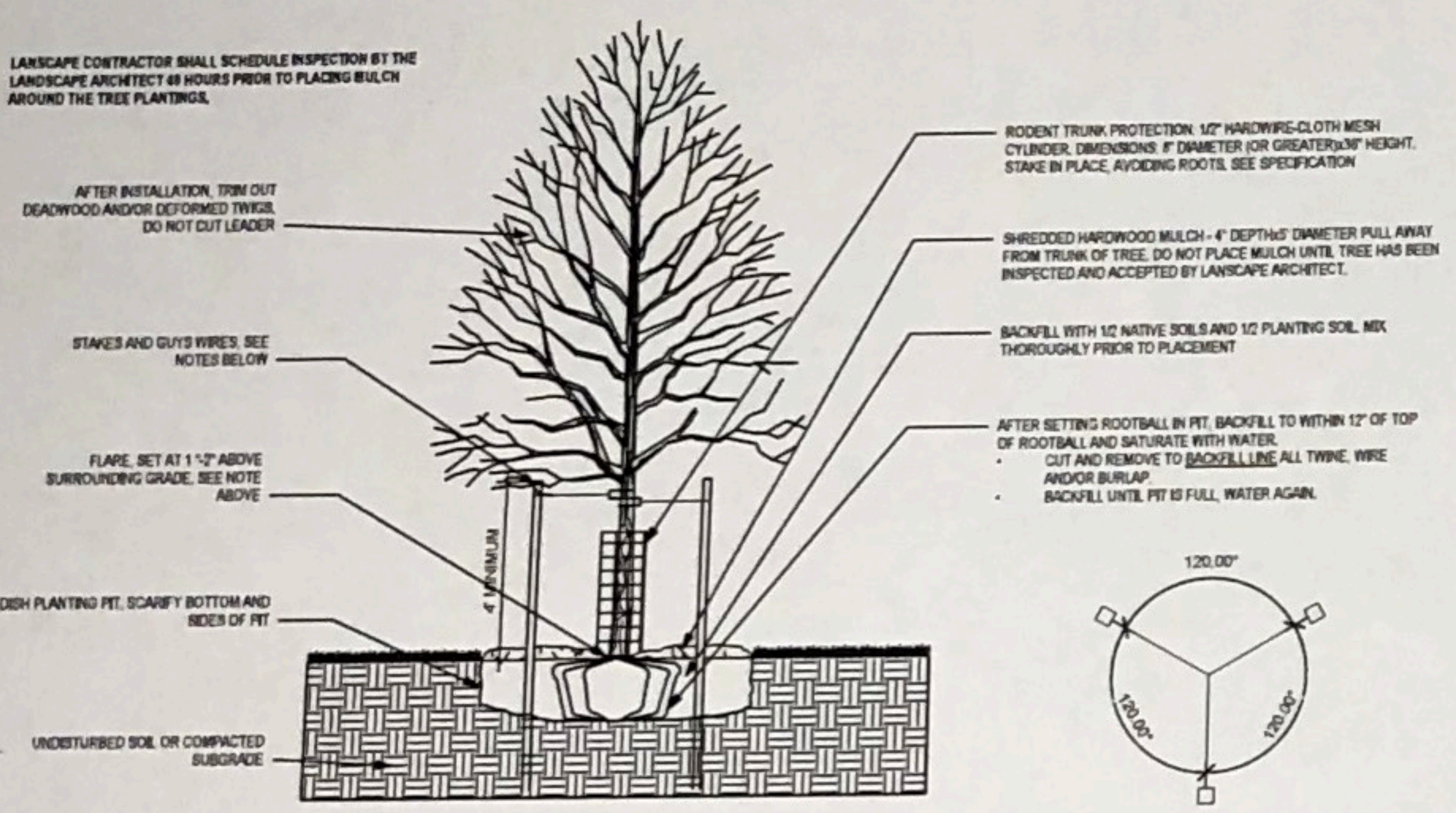
Project Title:  
Higher Ground Academy  
New Secondary School

Sheet Title:  
Site Planting Plan

Sheet Number:  
L200



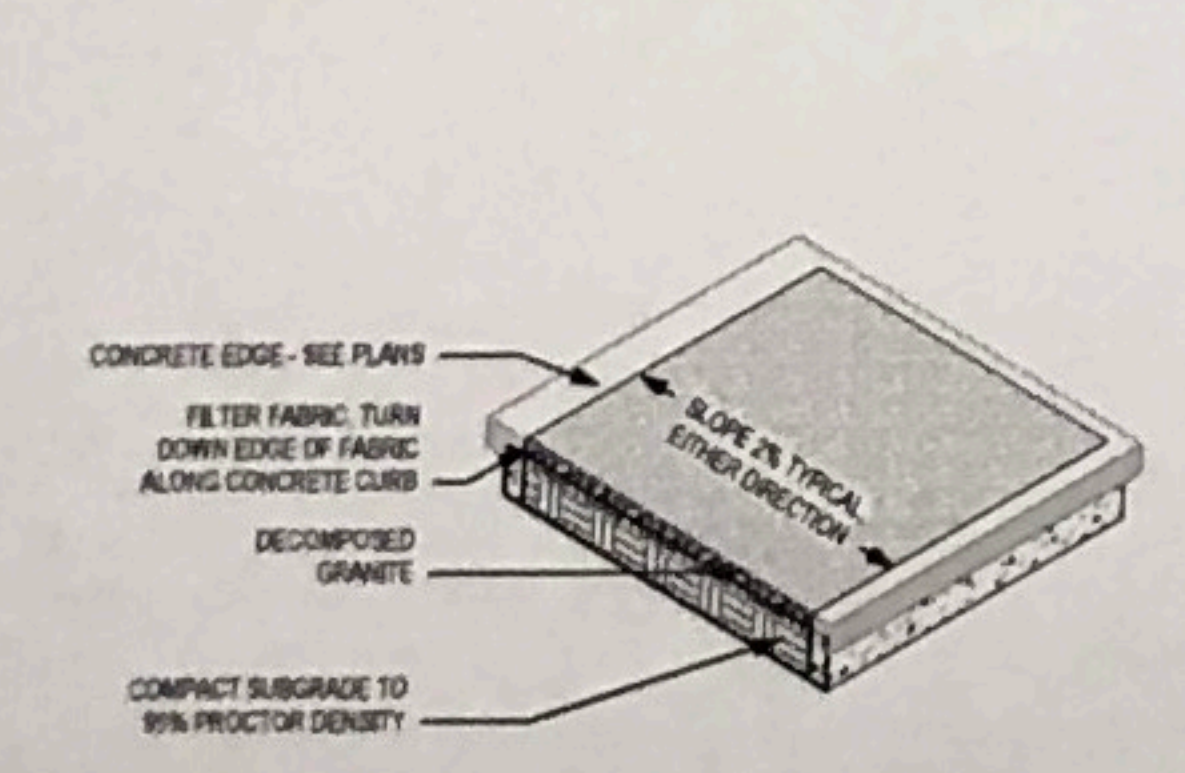
**1 Shrub and Perennial Planting**  
L300  
1" = 1'-0"



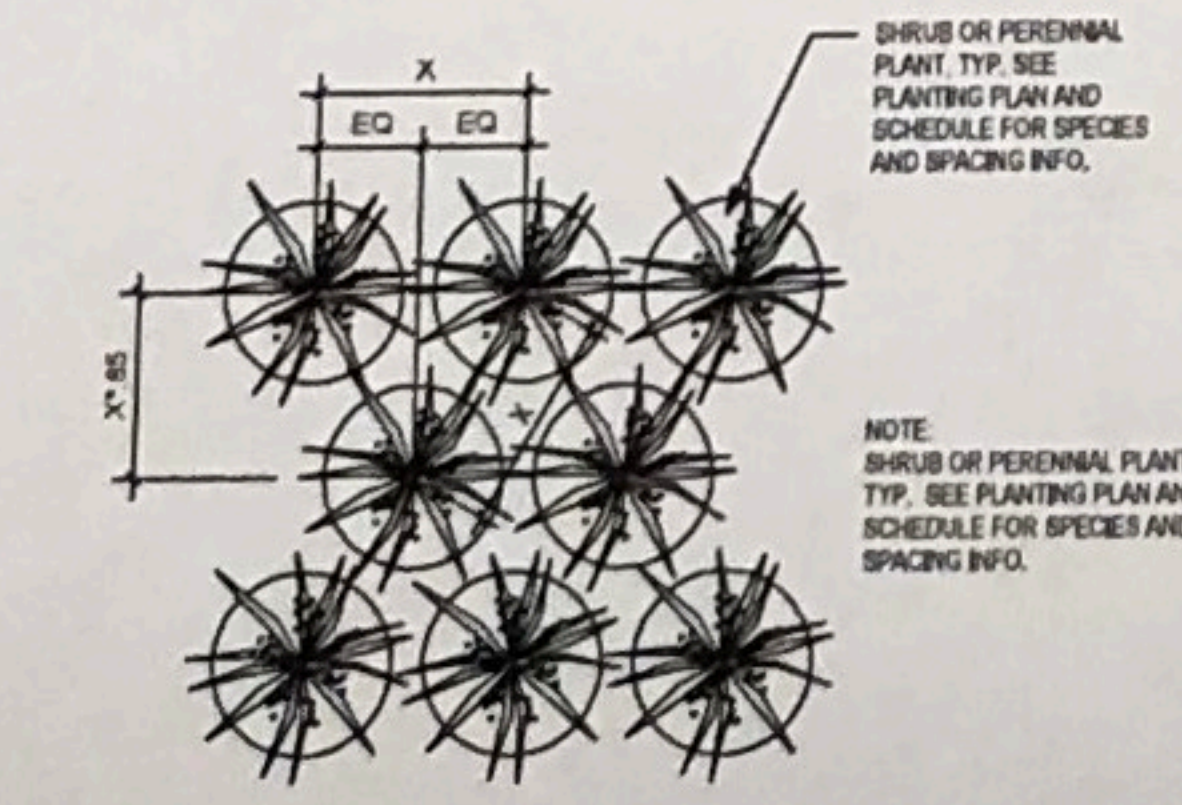
- NOTES:**
- PRIOR TO DELIVERY TO THE SITE, THE CONTRACTOR SHALL LOCATE THE BUTTRESS ROOTS OR TRUNK FLARE OF EACH TREE. FLARE IS LOCATED MORE THAN 2" DOWN FROM THE TOP OF THE ROOTBALL. THE TREE IS REJECTED AND SHALL NOT BE DELIVERED TO THE SITE.
  - ONCE THE FULLY GROWN TREE IS DELIVERED TO THE SITE, MEASURE THE DISTANCE BETWEEN TOP OF THE BUTTRESS ROOTS AND THE BOTTOM OF THE ROOTBALL. SUBTRACT 2" TO DETERMINE DEPTH OF PLANTING PIT.
  - DIG PIT TO DEPTH DETERMINED ABOVE. PIT SHALL BE DRIVEN WITH SIDEWALLS AS SHOWN BELOW.
  - SCARIFY WALLS AND BOTTOM OF PIT.
  - SET TREE IN PIT SO THAT THE FLARE IS ONE-TWO INCHES ABOVE SURROUNDING GRADE. IN ALL AREAS WITH HEAVY CLAY OR POORLY DRAINING SOILS (MOTTLING), CONTACT LANDSCAPE ARCHITECT. TREE MAY BE RELOCATED OR THE ROOTBALL FURTHER ELEVATED.
  - REMOVE ANY SOIL FROM TOP OF ROOTBALL TO EXPOSE TOP FLARE. THE LANDSCAPE ARCHITECT WILL NOT ACCEPT ANY TREE UNLESS THE FLARE IS VISIBLE.
  - BACKFILL PLANTING PIT TO WITHIN 12" OF GRADE AND THOROUGHLY WATER.
  - REMOVE BURLAP, WIRE, AND ALL ROPE FROM THE TOP 12" OF THE ROOTBALL.
  - BACKFILL TO THE TOP OF THE ROOTBALL.
  - DO NOT CREATE WATERING RING.
  - CONTACT LANDSCAPE ARCHITECT TO INSPECT PLANTING PRIOR TO PLACING ANY MULCH OVER THE ROOTBALL.

- STAKING:**
- GUY ASSEMBLY: 1/4" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1 1/2" WIDE STRIP (TYP) DOUBLE STRAND 1/4 GA WIRE AND 3 STEEL STAKES OR 3/8" POINTS AT 120 DEGREE O.C. (SEE STAKING DIAGRAM).
- GUY ASSEMBLY MANDATORY ONLY FOR THOSE TREES WITH 4" CALIPER OR GREATER AND ALL BARE ROOT TREES. CONTRACTOR SHALL MAINTAIN TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.
- COORDINATE STAKING TO INSURE UNIFORM ORIENTATION OF GUY LINES AND STAKES.
- CONTAINER-GROWN TREES:**
- LOCATE BUTTRESS ROOTS (SEE NOTETS ABOVE).
  - REMOVE EXCESS SOIL FROM TOP OF ROOT BALL TO EXPOSE TRUNK FLARE. MEASURE DEPTH OF ROOTBALL TO DETERMINE DEPTH OF PLANTING PIT.
  - TO ELIMINATE ENCIRCLING ROOTS, MAKE SEVERAL VERTICAL SLITS AROUND PERIMETER F ROOT MASS FROM TOP TO BOTTOM OF THE ROOTBALL. DEPTH OF SLITS INTO THE ROOTBALL SHALL BE AT LEAST 2"
- TREES WILL BE REJECTED FOR THE FOLLOWING REASONS:**
- POOR FORM
  - DAMAGED TRUNK
  - BURIED ROOT FLARES
  - ENCIRCLING TRANSPORT ROOTS
  - UNCONSOLIDATED ROOTBALL SOIL (DUE TO EXCESSIVE HANDLING)

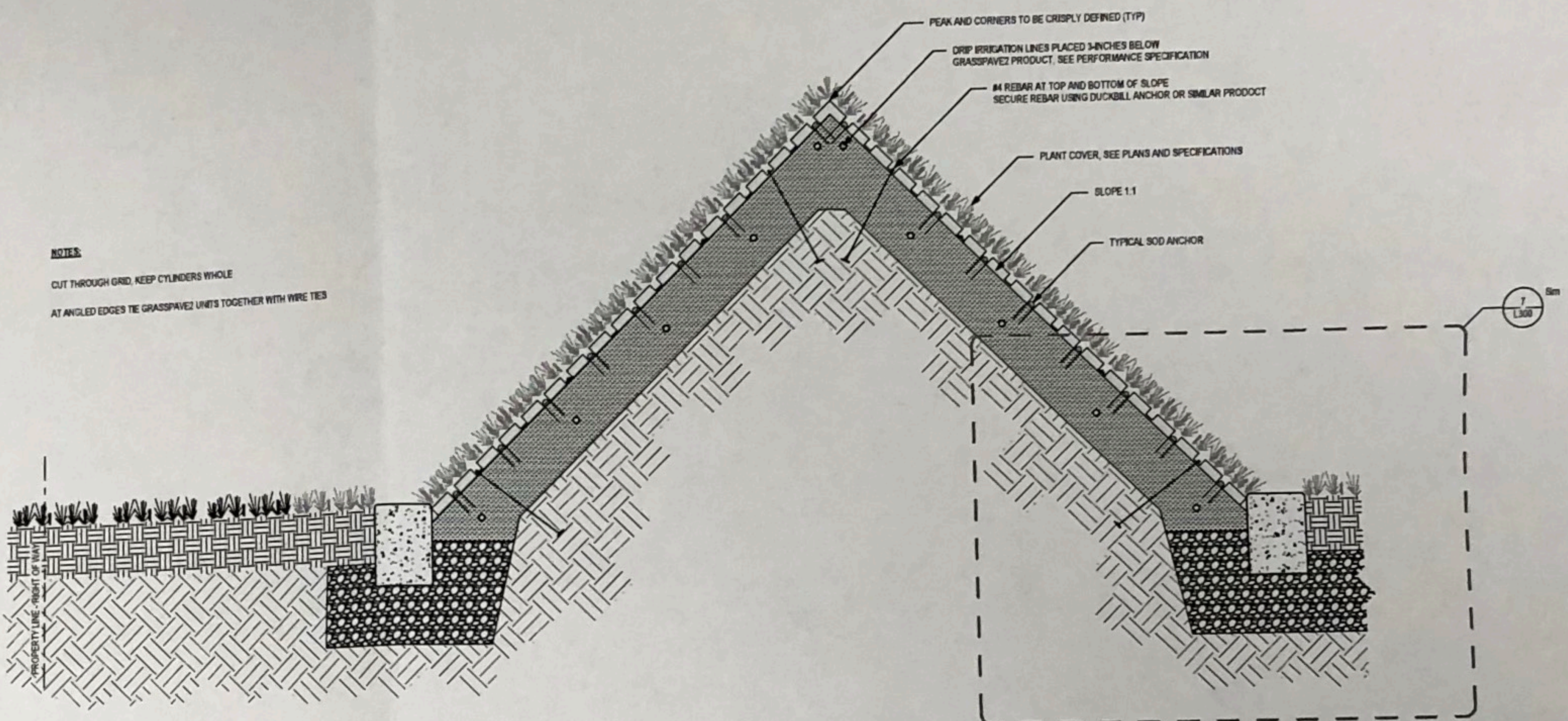
**3 Typical Tree Planting Detail**  
L300  
3/4" = 1'-0"



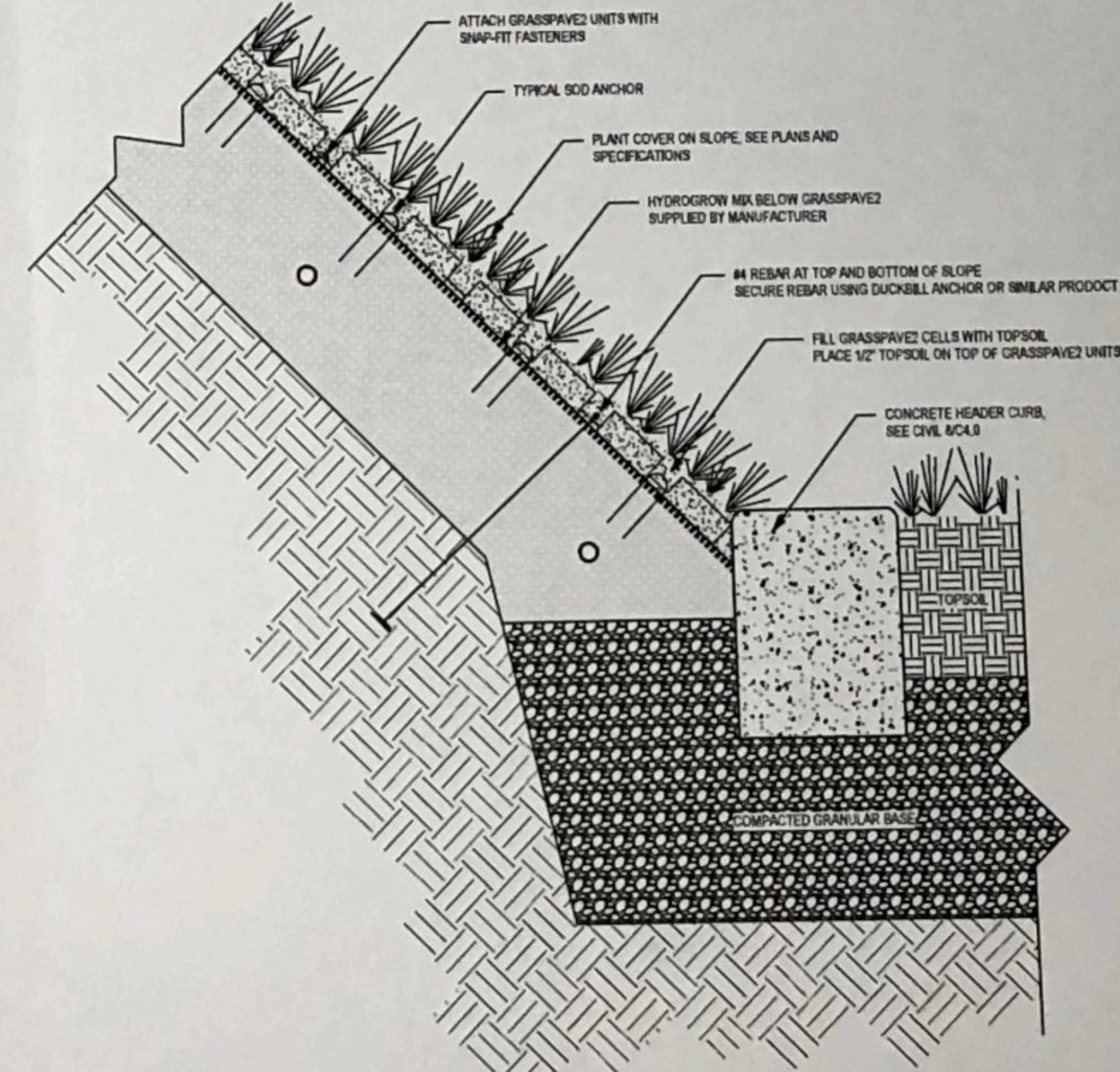
**5 Decomposed Granite Path with Curbs Detail**  
L300



**6 Triangular Spacing for Shrubs and Perennials**  
L300  
1" = 1'-0"



**4 Landform Detail**  
L300  
1 1/2" = 1'-0"



**7 Enlarged Landform Detail**  
L300  
3" = 1'-0"

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Revisions

No.	Date	Description

**PRELIMINARY NOT FOR CONSTRUCTION**

Document Phase: Site Plan Review

Date: 11.22.2017

PK / ANC: KJM

Drawn By: Author

Checked By: Checker

Comm. No.: 16-0117

Project Title: Higher Ground Academy New Secondary School

Sheet Title: Landscape Details

Sheet Number

L300

# Memorandum

To: **Tia Anderson**  
 From: **Dan Grothe**  
 Project: **Higher Ground Academy**  
 Project Number: **16-0117**  
 Subject: **Updated Site Plan Review**  
 Date: **March 12, 2018**  
 Copy To:



We offer the following responses to the Conditional Site Plan Approval dated January 9, 2018

Item	Response
2b	See updated Civil drawings for requested information.
2c	Project is now contained within existing property boundaries.
2d	A variance for the rear yard setback will be requested for the proposed building addition.
2e	Zoning requires a total of 63 spaces. (225 students in grades 10-12 @ 1 stall/10 = 23 + 40 staff = 63 parking spaces). Higher Ground Acadamey and Saint Paul College will enter into a shared parking agreement to provide the required spaces. The shared parking agreement will not affect SPC's ability to provide the 1,376 required spaces.
2f	Per item 2e., SPC and HGA will have a shared parking agreement.
2g	See items 2e and 2f.
2h	Variations will be requested for the following items: lot coverage, rear-yard setback, and shared off-street parking agreement.
2i	Drop-off/pick-up zone identified on sheet L101. Card access to be part of shared parking agreement with SPC.
2j	Bicycle parking location identified on sheet L101
2k	ADA parking identified on L101
2l	Loading dock has been revised. See sheet L101
2m	Screening identified on sheet L101
2n	See updated Landscape and Civil documents
2o	See sheet L101
2q	See drawing 2/A300 for identification of front door and C4.0 for connection to street. Window and door percentage on south elevation is 33.8%.
2r	Exterior lighting will comply with all required ordnances.
3b	See item 2e.
4	Signage permit will be applied for in the future.
5a	Note added to demolition drawing sheet C1.0
6	No action required
7	No action required
8	Identified exception will be provided.
9	No action required
10a	Appropriate permits will be applied for.
10b	Signed drawings will be submitted for permit.
10c	See sheet C4.0
10d	See sheet C4.0
10e	See sheet C1.0
10f	Will be addressed with City and with adjacent property owner.
10g	See item 10f

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 55414

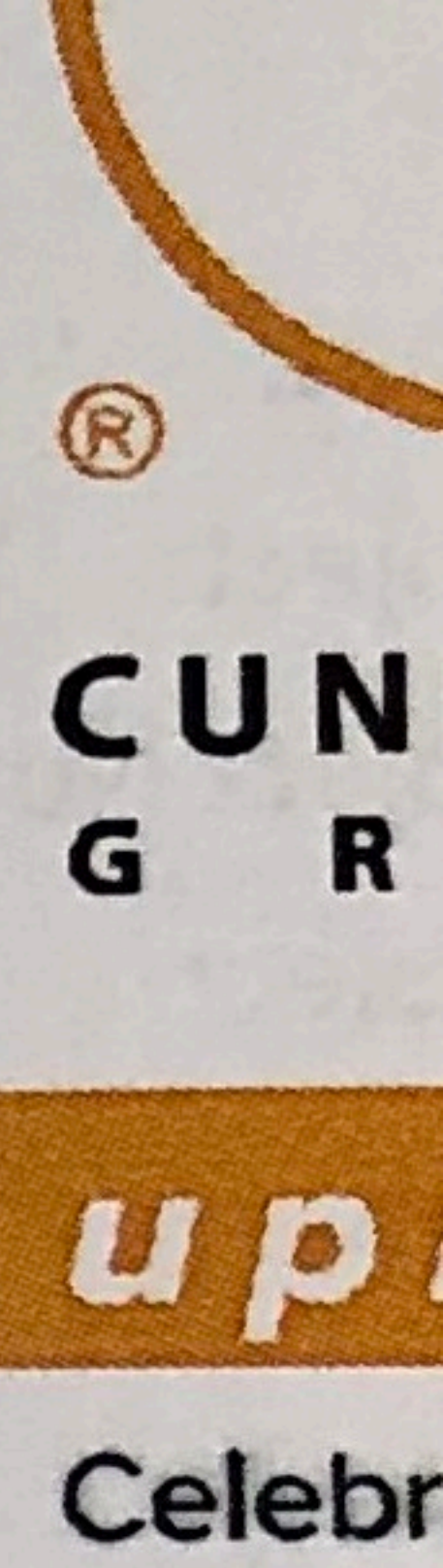
Tel: 612 379 3400  
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10h	See detail 4/L300.
10i	Requested revisions to ST. PAUL'S NOTES have been made.
11a	See L200 and C4.0
11b	No action required at this time.
11c	See C4.0.
11d	See ST. PAUL'S NOTES 5 and 6.
12	No action required
13a	No action required
13b	See C3.0
13c	See C3.0
14	No action required
15a	See C3.0
15c	See 2/C3.1
15d-e	No action required at this time
15f-j	Requested drawings will be submitted with permit application.
15k	See ST. PAUL'S NOTES 21-24
16a	Fire Department Connection visibility will be maintained.
16b	Required identifying signage will be provided.
16c	Sprinkler system will be provided.
16d	HGA to coordinate north side access with SPC.
16e	See C1.0
17a	See L200 for planting layout.
17b	See L200
17e	See L200
18	No action required
19	MPCA permit will be obtained.
20a	Capitol Region Watershed permit was applied for on 2.28.18.
21	All referenced codes and ordinances will be met.
22	All required building permits will be applied for prior to the start of construction.
23	SAC fee will be determined and submitted during permitting process.

**END OF MEMO**

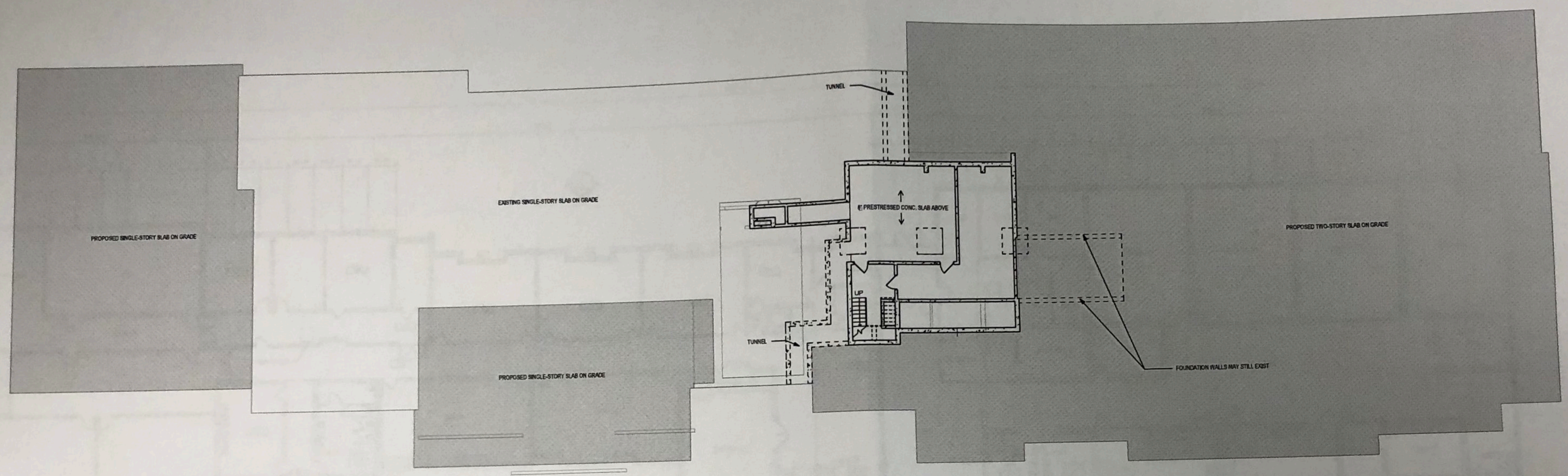
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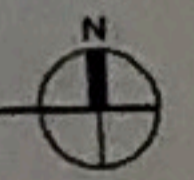


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1 BASEMENT  
A100 3/2" = 1'-0"



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Revisions  
No. Date

PRELIMINARY  
NO CONSTRUCTION

Document Phase:  
Date:  
P/C / A/C:  
Drawn By:  
Checked By:  
Contn. No.:  
Project Title:  
Higher  
New Se

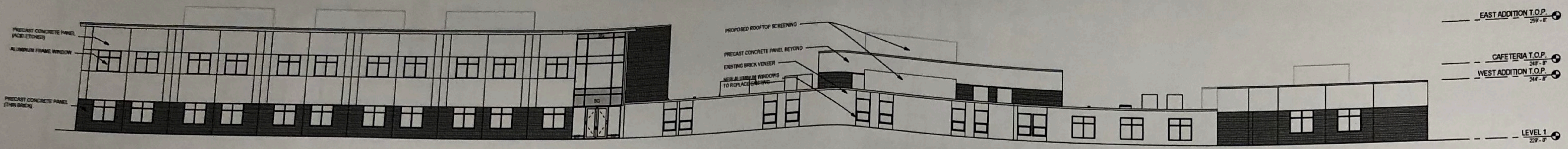
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PLAN

Sheet

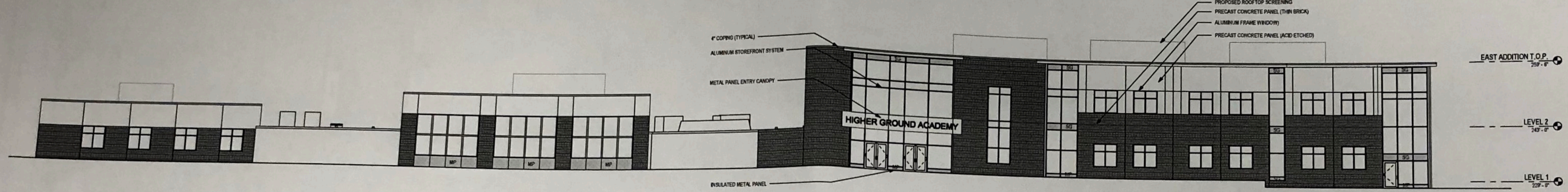


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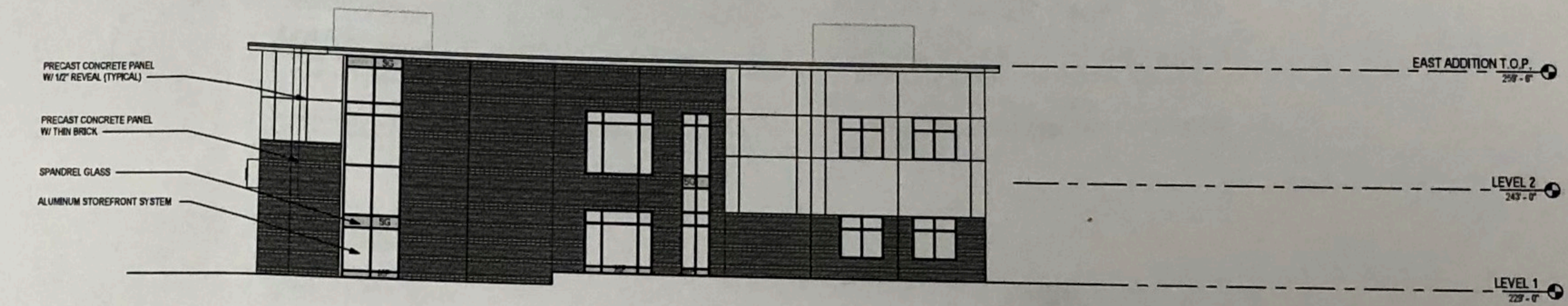
Cunningham Group Architects, Inc.  
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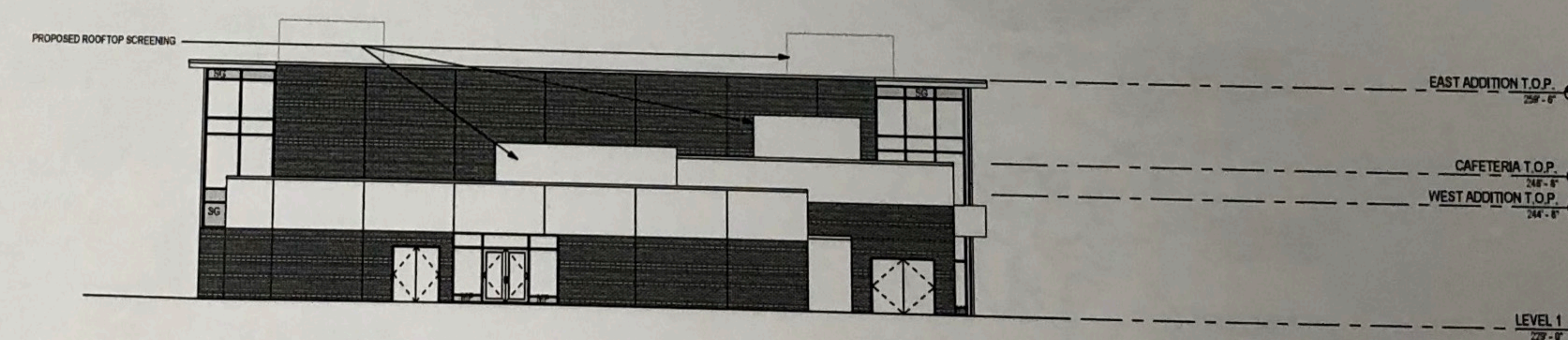
1 NORTH  
A300 3/2" = 1'-0"



2 SOUTH  
A300 3/2" = 1'-0"



3 EAST  
A300 3/2" = 1'-0"



4 WEST  
A300 3/2" = 1'-0"

- PRECAST WITH ACID ETCH
- PRECAST WITH THIN BRICK
- SPANDREL GLASS
- INSULATED METAL PANEL

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Revisions  
No. Date Description

PRELIMINARY NOT FOR CONSTRUCTION

Document Phase	Site Plan Review
Date:	11/22/0917
PC / ARC:	
Drawn By:	Author
Checked By:	Checker
Comm. No.:	16-0117
Project Title:	

Higher Ground Academy  
New Secondary School

Sheet Title  
ELEVATIONS

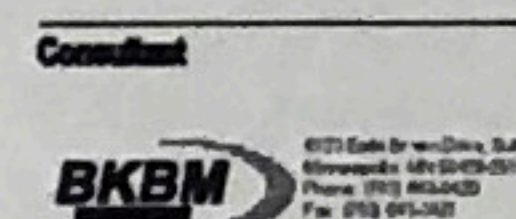
Sheet Number

A300





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Revision No.	Date	Description

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

Drawn/Checked:	Site Plan/Revised:
Date:	2/22/18
Scale:	1/2"
Drawn By:	SM
Checked By:	RMH
WSPM Project No.:	17212

**Project Title**  
High Ground Academy  
New Secondary School

**Sheet Title**  
PAVING AND  
GEOMETRIC PLAN

**Sheet Number**

**C4.0**

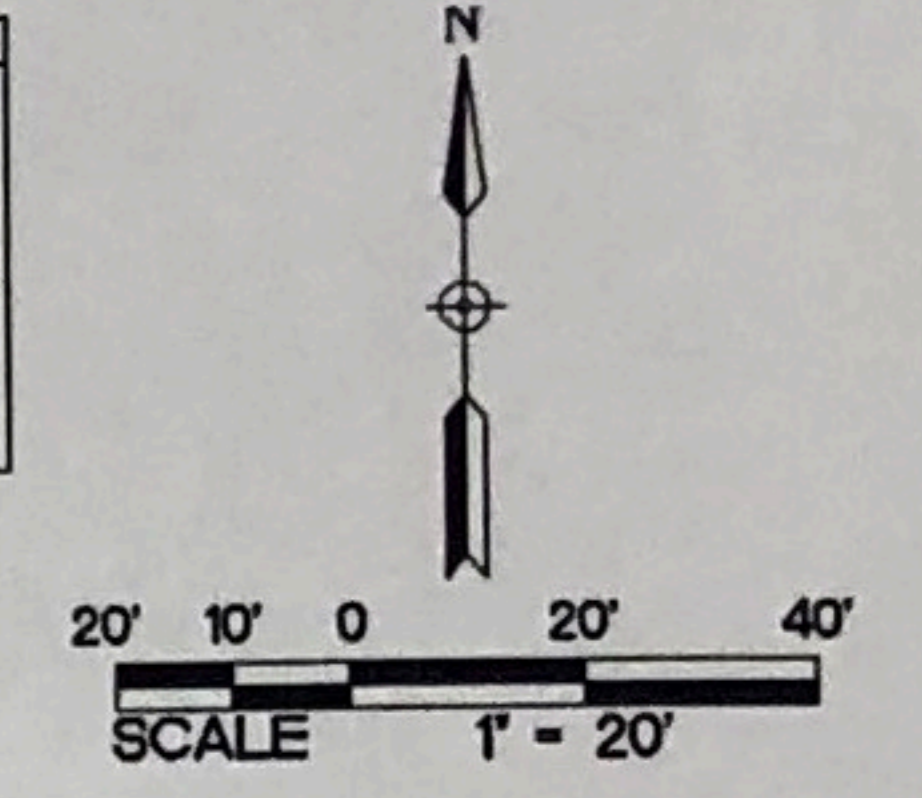
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**PROPOSED PLAN SYMBOLS**

CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
BITUMINOUS PAVEMENT	---
CONCRETE PAVEMENT/SIDEWALK	---
FLAT CURB AND GUTTER	---

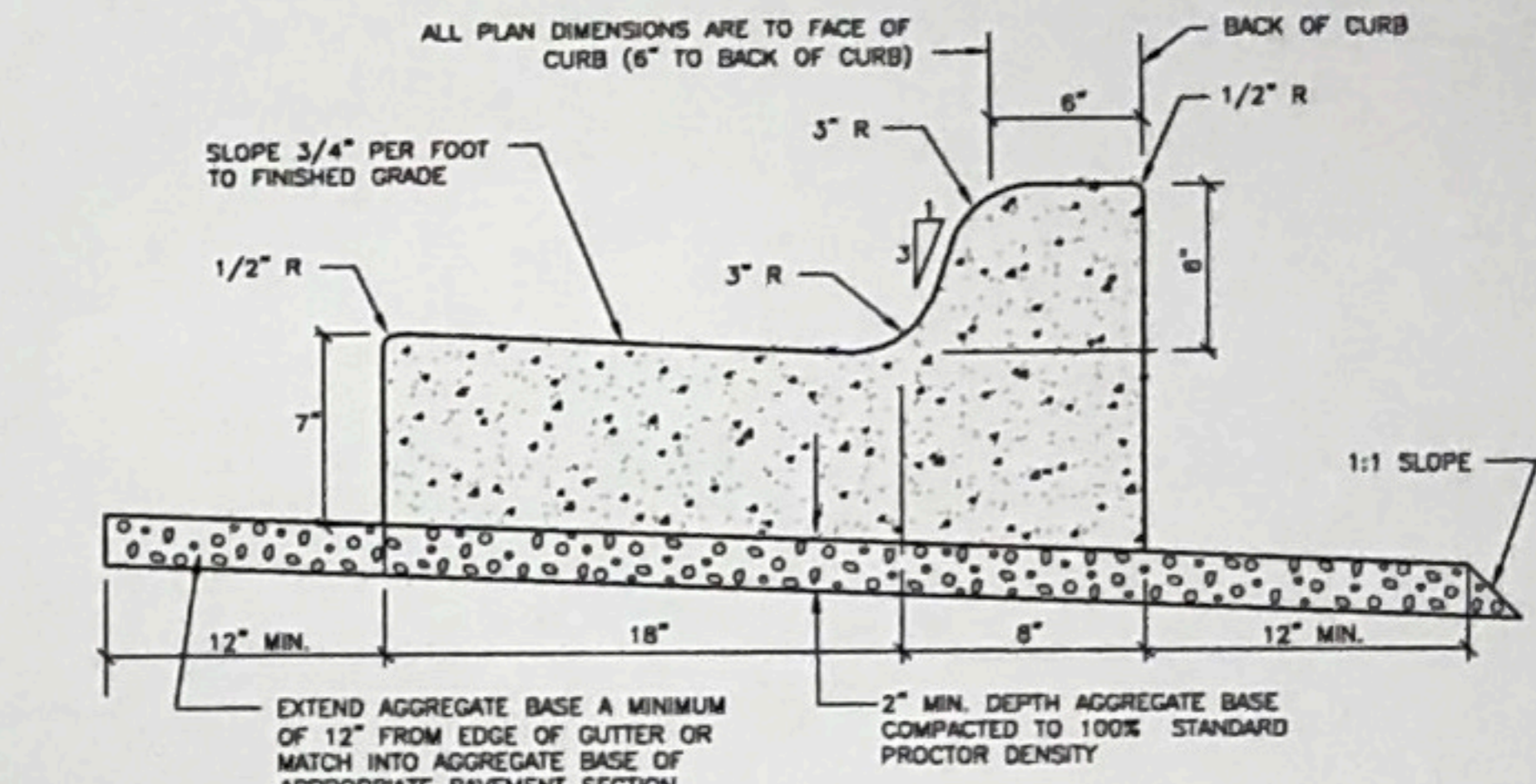
**ABBREVIATIONS**

BLDG	Building
BM	Bench Mark
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
MAX	Maximum
MIN	Minimum
PW	Public Works
R	Radius
ROW	Right-Of-Way
TYP.	Typical

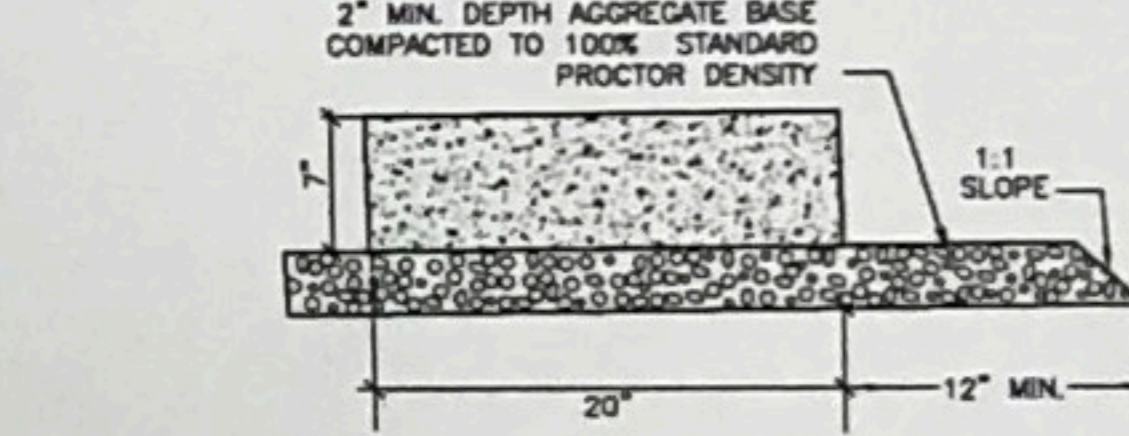


**KEYED NOTES**

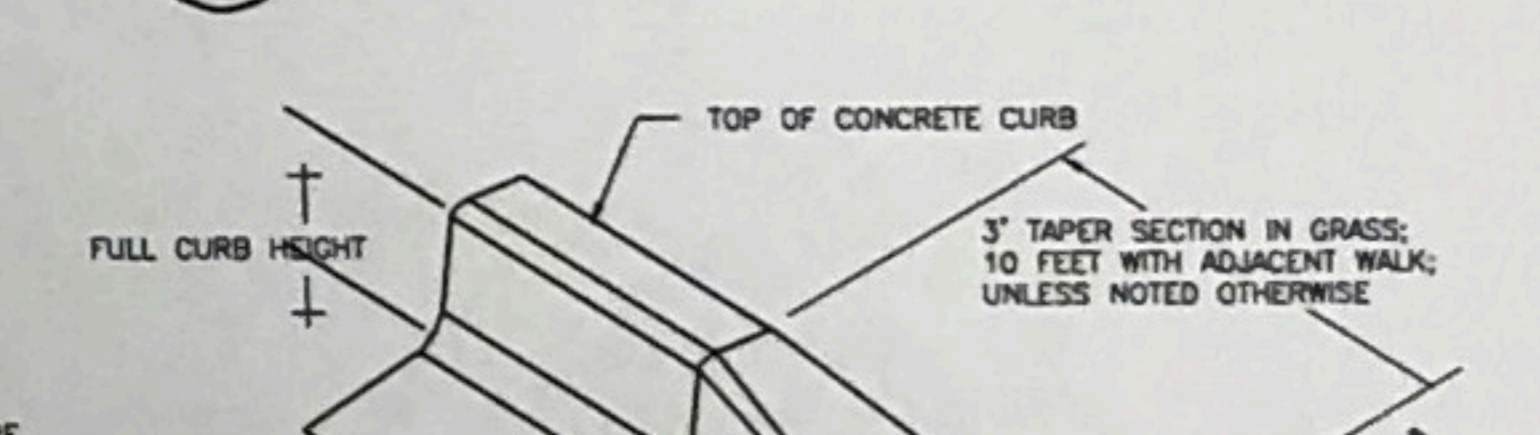
- KEYED NOTES ARE DENOTED BY [ ] ON PLAN.
- INSTALL B618 CONCRETE CURB AND GUTTER. REFER TO DETAIL 2/C4.0.
  - INSTALL FLAT CONCRETE CURB AND GUTTER. REFER TO DETAIL 3/C4.0.
  - INSTALL NOSE-DOWN CURB SECTION. REFER TO DETAIL 4/C4.0.
  - INSTALL CONCRETE PAVEMENT. REFER TO DETAIL 5/C4.0.
  - INSTALL BITUMINOUS AT UTILITY LOCATIONS IRVING. INSTALL PER CITY OF ST. PAUL STANDARDS AND SPECIFICATIONS.
  - INSTALL CONCRETE WALK. REFER TO DETAIL 6/C4.0. REFER TO LANDSCAPE PLANS FOR EMBEDDED FINISHES AND JOINT PATTERNS.
  - INSTALL B612 CONCRETE CURB AND GUTTER. REFER TO DETAIL 7/C4.0.
  - REINSTALL SALVAGED CURB OR REPAIR IN KIND.
  - INSTALL VERTICAL CURB. REFER TO DETAIL 8/C4.0.
  - INSTALL BITUMINOUS PAVEMENT. REFER TO DETAIL 9/C4.0.
  - INSTALL 24"x48" DETECTABLE WARNING SURFACE. REFER TO DETAIL 12/C5.0.
  - INSTALL ACCESSIBLE PARKING SIGN. REFER TO DETAIL 10/C4.0.
  - BIKE RACK. REFER TO ARCHITECTURAL PLANS FOR DETAIL.
  - REINSTALL NO PARKING SIGN. COORDINATE WITH CITY OF ST. PAUL PW TRANSPORTATION PLANNING.



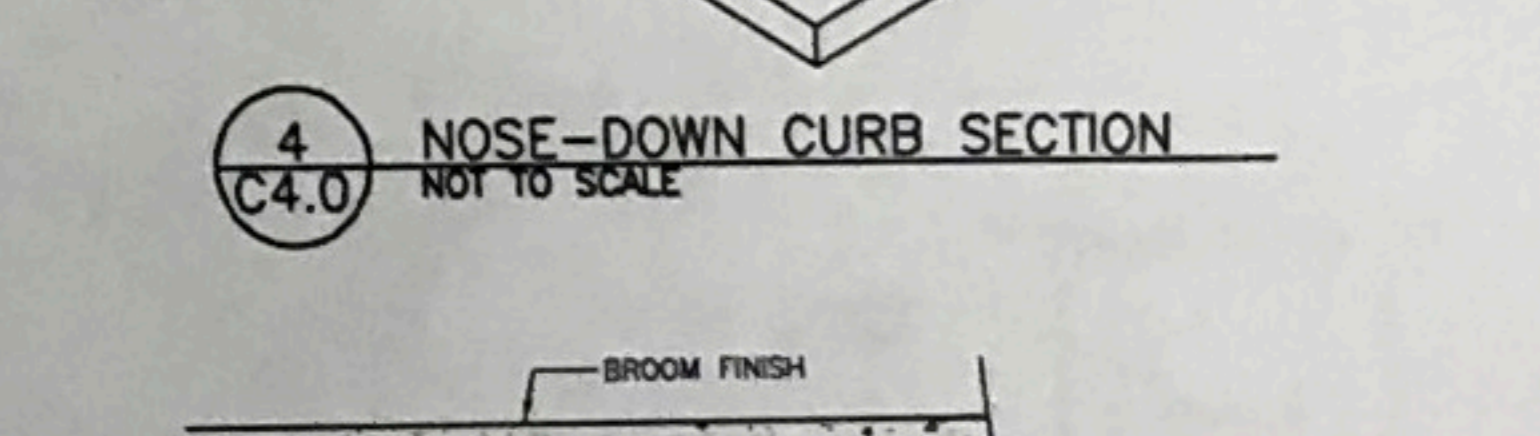
**2 B618 CURB AND GUTTER**  
C4.0 NOT TO SCALE



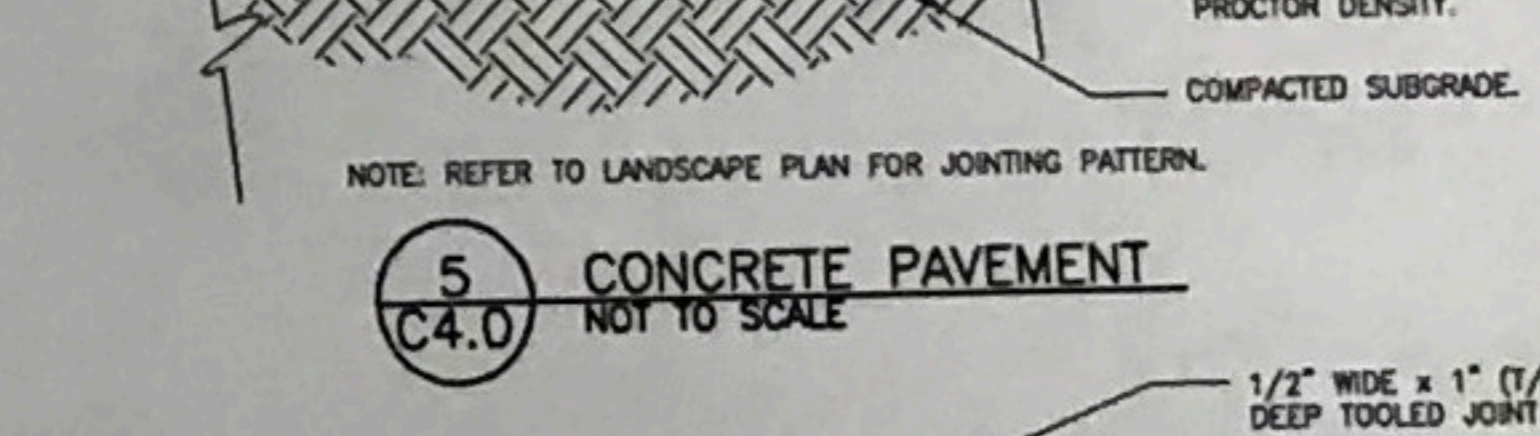
**3 FLAT CURB/CONCRETE EDGER**  
C4.0 NOT TO SCALE



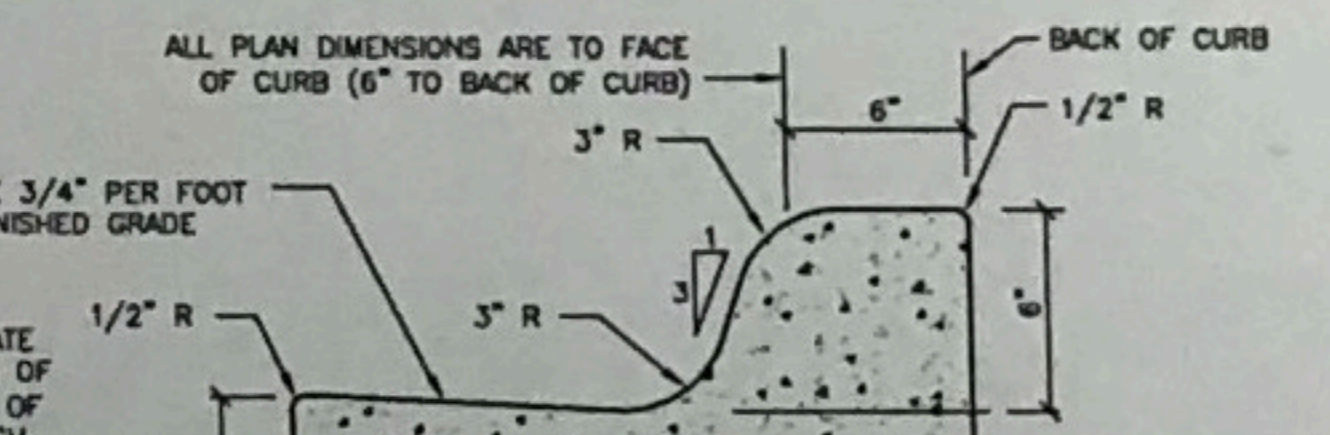
**4 NOSE-DOWN CURB SECTION**  
C4.0 NOT TO SCALE



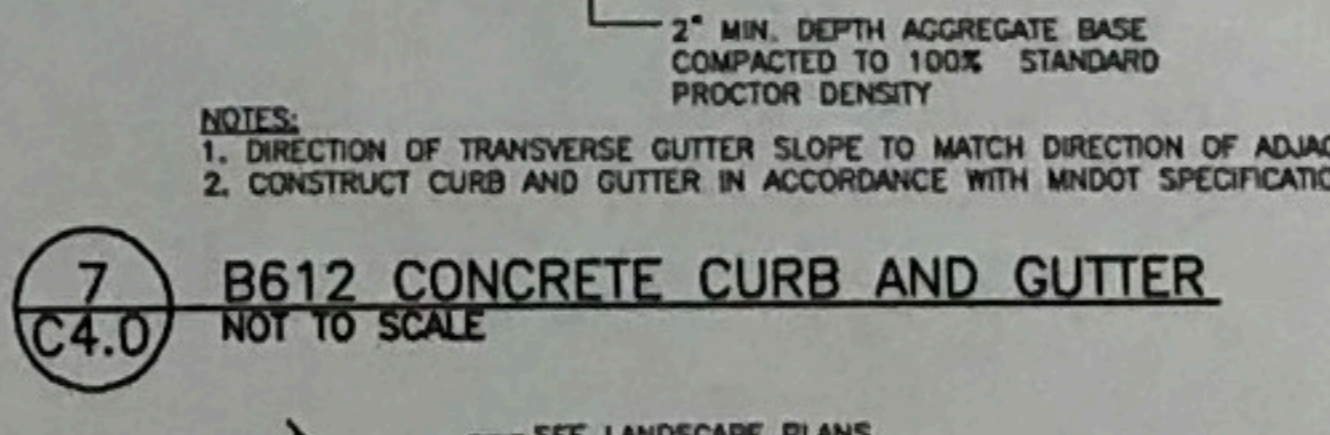
**5 CONCRETE PAVEMENT**  
C4.0 NOT TO SCALE



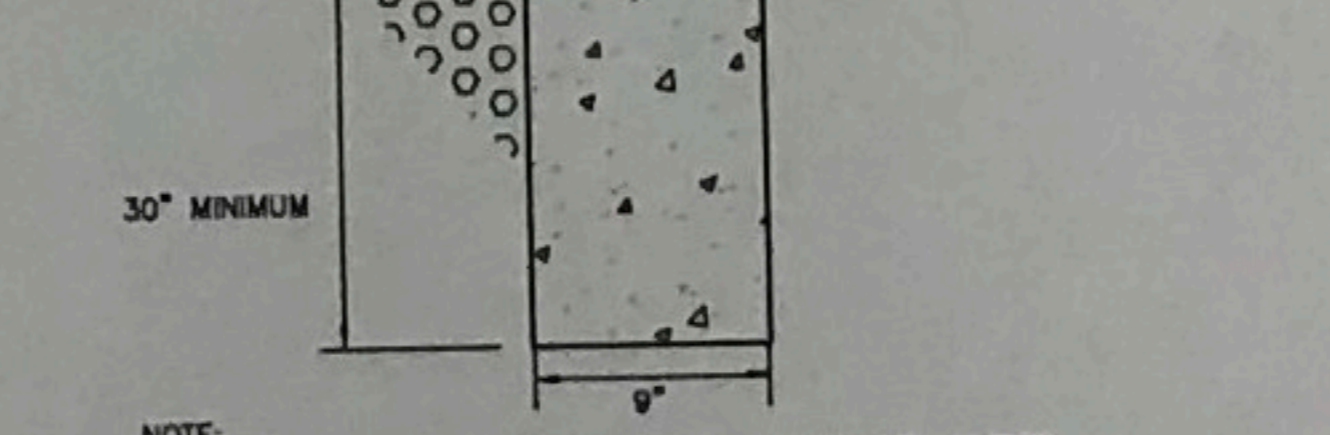
**6 CONCRETE SIDEWALK CONSTRUCTION (TYP.)**  
C4.0 NOT TO SCALE



**7 B612 CONCRETE CURB AND GUTTER**  
C4.0 NOT TO SCALE



**8 VERTICAL CURB**  
C4.0 NOT TO SCALE



**9 BITUMINOUS PAVEMENT**  
C4.0 NOT TO SCALE

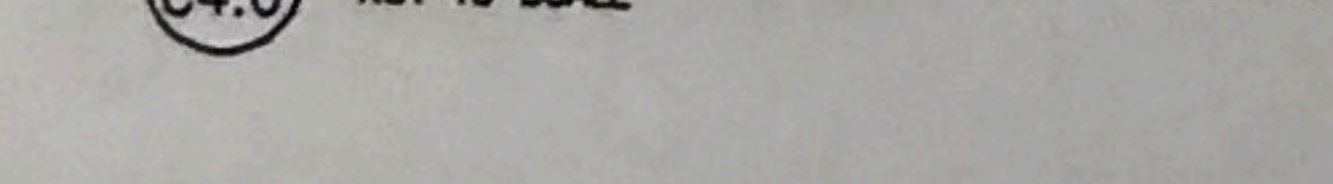
**1 PAVING AND GEOMETRIC PLAN**  
C4.0 1" = 20'



**ST. PAUL'S NOTES:**

- INSPECTION CONTACT: THE DEVELOPER SHALL CONTACT THE RIGHT OF WAY INSPECTOR TOM JOHNSTON AT (651) 485-4398. (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. AS PART OF THE ROW PERMITTING PROCESS, TWO WEEKS BEFORE ANY WORK BEGINS THAT IMPACTS THE ROW IN ANY WAY THE DEVELOPER SHALL PROVIDE THE ROW INSPECTOR THE NAME AND CONTACT INFORMATION OF THE CONSTRUCTION PROJECT MANAGER OR CONSTRUCTION PROJECT SUPERINTENDENT. IF THIS INFORMATION IS NOT PROVIDED THERE MAY BE A DELAY IN OBTAINING PERMITS FOR THE WORK IN THE ROW. SIGN DELAYS SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER.
- 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, RECEPTALS AND/OR LIGHTING IN THE CITY'S RIGHT OF WAY. THIS INCLUDES STRIPPING 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:
  - 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 BEGING 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).
  - 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 (651-266-8120). SIDEWALK GRADINGS 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 651-266-6000. PROCEDURES AND UNIT COSTS ARE FOUND IN STREET MAINTENANCE'S "GENERAL REQUIREMENTS" AND ARE AVAILABLE AT THE PERMIT OFFICE.
  - 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 DEVELOPER. CONTACT TRAFFIC ENGINEERING 651-266-6200 SIX WEEKS IN ADVANCE OF NEEDED SIGNS.
  - REPAIRING 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 (651-266-8234).
  - ALL WATER MAIN AND SERVICES TO BE INSTALLED ACCORDING TO "SPRINK STANDARDS FOR INSTALLATION OF WATER MAINS", AND "SPRINK WATER CODE".
  - EXISTING WATER SERVICES NOT BEING REUSED MUST BE CUT-OFF AND ABANDONED PER SPRINK WATER CODE.
  - THE CONTRACTOR SHALL CONTACT JOHN MAMARA, 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.
  - THE INSTALLATION OF PRIVATE ELECTRICAL WIRING, CONDUIT, RECEPTALS AND/OR LIGHTING IS STRICTLY PROHIBITED IN THE CITY'S RIGHT OF WAY.
  - CONTRACTOR IS TO CONTACT ZACH JORGENSEN, CITY FORESTER (651-632-2437) PRIOR TO IMPACTING ANY BOULEVARD TREES.
  - BUSINESS SIGNS WILL REQUIRE A SEPARATE REVIEW AND SIGN PERMIT FROM THE DEPARTMENT OF SAFETY AND INSPECTIONS. SITE PLAN APPROVAL DOES NOT CONSTITUTE APPROVAL OF BUSINESS SIGNS SHOWN ON SITE PLAN. CONTACT TRUCK SMITH OF DS SIGNING (651-266-8280) IF YOU HAVE ANY QUESTIONS ABOUT SIGNS.
  - THE 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.
  - PER THE CITY'S "STANDARD SPECIFICATION FOR STREET OPENINGS" POLICY, RESTORATION ON ROADWAY SURFACES LESS THAN 5 YEARS OLD WILL REQUIRE FULL WIDTH MILL AND OVERLAY OR ADDITIONAL TRACTION FEES. PAVEMENT RESTORATION SHALL BE COMPLETED BY THE ST. PAUL PUBLIC WORKS STREET MAINTENANCE DIVISION. ALL RELATED COSTS ARE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. CONTACT KEVIN NELSON AT 651-266-9750 FOR ESTIMATE OF COSTS FOR PAVEMENT RESTORATION.
  - MUST BE MACHINER, JOINT UNDERNEATH THE BUILDING FOOTPRINT AND UP TO TEN FEET OUTSIDE OF THE BUILDING FOOTPRINT.
  - OR SERVICES TO BE INSTALLED ACCORDING TO SPRINK STANDARDS FOR THE INSTALLATION OF WATER MAINS.
  - IF SERVICES DEEPER THAN 5 FEET IS REQUIRED ON ALL EXCAVATIONS DEEPER THAN 5 FEET WHERE UNDERGROUND WORK OR INSPECTION IS TO BE PERFORMED BY SPRINKS. LADDERS ARE REQUIRED AND MUST EXTEND 12" ABOVE THE SURFACE OF THE TRENCH. SIDEWALKS, PAVEMENTS, DUCTS AND APPURTANANCE STRUCTURE SHALL NOT BE UNDERMINED UNLESS A SUPPORT SYSTEM OR OTHER METHOD OF PROTECTION IS USED. TRENCHES IN EXCESS OF 20 FEET IN DEPTH MUST BE SIGNED OFF BY A REGISTERED PROFESSIONAL ENGINEER. EXCAVATED MATERIAL MUST BE KEPT A MINIMUM OF 2 FEET FROM THE EDGE OF THE CUT.
  - MIN 5 FEET OF COVER OVER ALL WATER MAINS AND SERVICES.
  - MATERIAL FOR 8" DUCTILE IRON PIPE MUST BE CLASS 52. PIPE MATERIAL FOR 6" AND 4" DUCTILE IRON PIPE MUST BE CLASS 53.
  - MIN 3 FEET VERTICAL SEPARATION BETWEEN WATER AND SEWER PIPES OR A 12-INCH SEPARATION WITH HIGH DENSITY INSULATION PER SPRINK STANDARD PLATE 4-10 FOR TYPICAL WATER MAIN OFFSETS.
  - TO SPRINK STANDARDS FOR THE INSTALLATION OF WATER MAINS' STANDARD PLATE D-11 FOR RESTRAINED PIPE REQUIREMENT.
  - NEED SERVICE VALVE BODIES WITHIN CONSTRUCTION AREA MUST BE EXPOSED AND BROUGHT TO GRADE UPON COMPLETION OF CONSTRUCTION.
  - THE WORK, INSIDE OF PROPERTY TO BE PERFORMED BY A PLUMBER LICENSED BY THE STATE OF MINNESOTA.
  - ENFORCEMENTS PER CHAPTER 134 OF THE LEGISLATIVE CODE, NO PERSON SHALL CONSTRUCT OR MAINTAIN ANY PROJECTION OR ENCROACHMENT WITHIN THE PUBLIC RIGHT-OF-WAY.
  - FUNCTION OF THE DEVELOPMENT THAT NECESSITATES TEMPORARY USE OF THE RIGHT-OF-WAY FOR CONSTRUCTION PURPOSES SHALL BE LIMITED TO EQUIPMENT, PERSONNEL, DEVICES AND APPURTANANCES THE REASONABLE FOLLOWING CONSTRUCTION. ENCROACHMENT PERMITS WILL NOT BE GRANTED FOR DEVICES SUCH AS THE BACKS, ROCK BOLTS, H-PILES, LAGGING, TIMBERS, SHEET PILING, ETC. THAT THE IS SEEING TO ABANDON IN THE ROW.
  - SECTION 3 OF THE MINNESOTA BUILDING CODE DEPENDS FINAL AUTHORITY OF ENCROACHMENTS INTO PUBLIC RIGHT-OF-WAY/PUBLIC PROPERTY TO THE LOCAL AUTHORITY. CITY LEGISLATIVE CODE GOVERNS RIGHT OF THE PUBLIC RIGHTS-OF-WAY. PROPOSED SIGN REGULATIONS ARE APPROVED BY PUBLIC WORKS. FOOTINGS MAY BE ALLOWED TO ENCRACH INTO CITY ROW NO MORE THAN TWELVE (12) INCHES HAS BELOW (104) 165 FEET AS PROVIDED FOR IN MINNESOTA BUILDING CODE SECTION 3202.1. SAID ENCROACHMENTS WOULD REQUIRE AN ENCROACHMENT PERMIT FOR THE CITY PER CHAPTER 134 OF LEGISLATIVE CODE.
  - ENCROACHMENTS INSTALLED IN THE ROW WITHOUT AUTHORIZATION WILL BE REMOVED AT NO EXPENSE TO THE CITY/COUNTY/STATE.
  - IMPROVING STREET SWEEPING IS AN IMPORTANT TEMPORARY OBSTRUCTION CONTROL. BEST MANAGEMENT PRACTICE AND SHALL BE PERFORMED WITH THE USE OF WATER. DRY SWEEPING IS PROHIBITED. WALKS, DRIVEWAYS AND CURBS SHALL BE MAINTAINED BY AND OUT OF THE SITE, FOR ANY ACTIVITY INCLUDING BUT NOT NECESSARILY LIMITED TO PAVING, EXCAVATION, ETC., NEEDS TO ENSURE CLEAN OFF ALL MUD FLAPS TO AVOID ANY ON THE STREET PAVEMENT.
  - REGARD ANY INFRASTRUCTURE DAMAGE RESULTING FROM THE CONTRACTORS ACTIVITIES, INCIDENTAL OR OTHERWISE, SHALL BE REPAIRED/REPLACED TO THE SATISFACTION OF THE CITY AT NO COST TO THE

**10 ACCESSIBLE SIGN AND POST - IMPERVIOUS SURFACE**  
C4.0 NOT TO SCALE

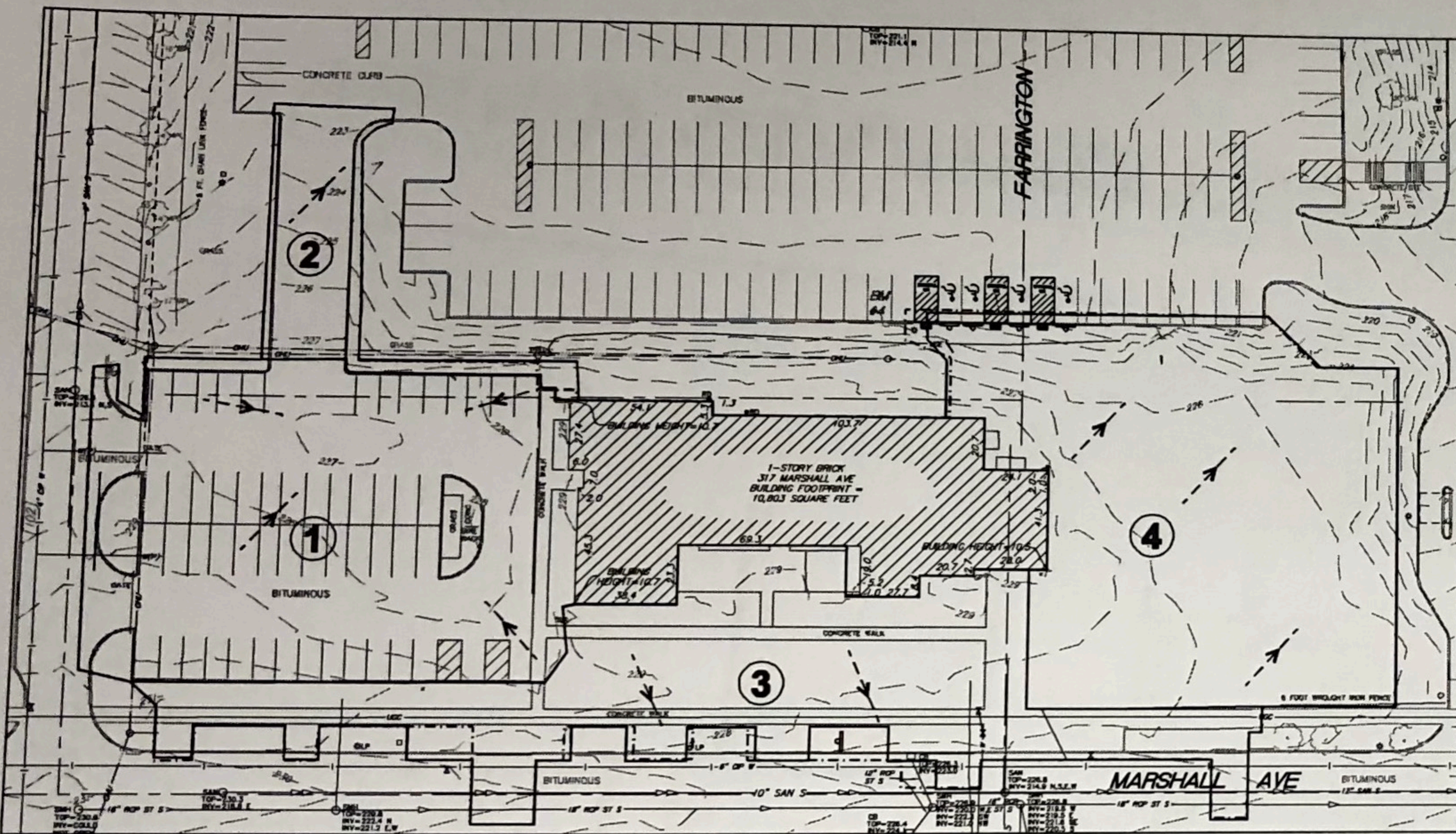


**9 BITUMINOUS PAVEMENT**  
C4.0 NOT TO SCALE

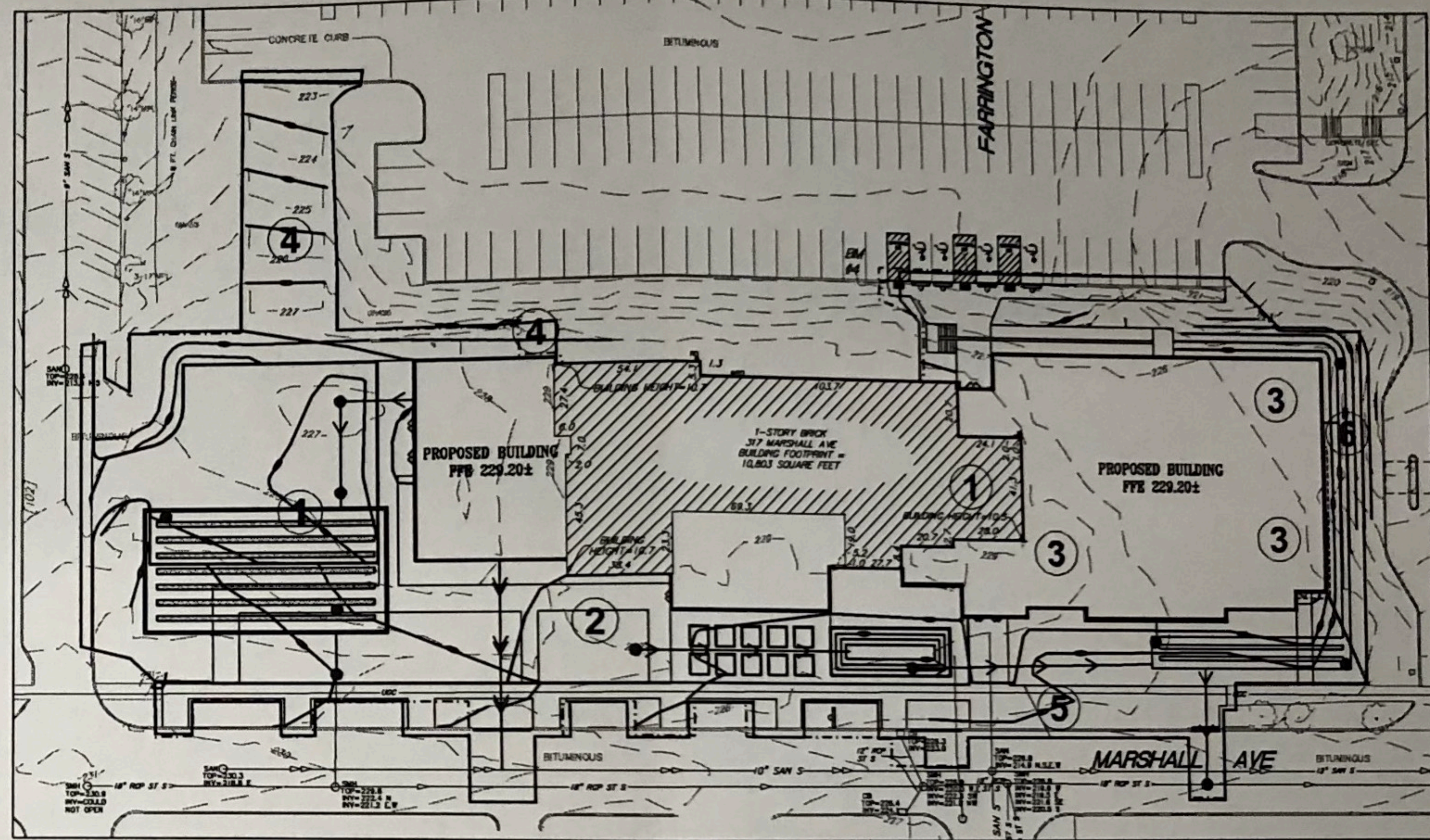




ABBREVIATIONS	
BLDG	Building
BMP	Best Management Practice
BW	Bottom of Wall
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
FTE	Finished Floor Elevation
HWL	High Water Level
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
MPCA	Minnesota Pollution Control Agency
NPDES	National Pollutant Discharge Elimination System
NWL	Normal Water Level
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
TW	Top of Wall
W.O.	Washout



1 EXISTING CONDITIONS  
C6.0 1"=40'



2 PROPOSED CONDITIONS  
C6.0 1"=40'

DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT					ROUTING
				2-YEAR (2.80")	10-YEAR (4.19")	100-YEAR (7.43")	ST PAUL 100-YEAR (5.90")		
1*	0.69	0.06	0.75	2.75	4.30	7.11	5.59	EX STORM	
2	0.07	0.03	0.10	0.24	0.43	0.82	0.61	EX STORM	
3	0.14	0.28	0.42	0.45	1.13	2.72	1.89	EX STORM	
4	0.00	0.53	0.53	0.10	0.54	1.96	1.21	EX STORM	
TOTAL*	0.90	0.90	1.79	3.54	6.40	12.61	9.30		

\*NOTE  
AREA INCLUDES 0.25 ACRES OF EXISTING BUILDING THAT IS NOT TO BE DEMOLISHED.

DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT					ROUTING
				2-YEAR (2.80")	10-YEAR (4.19")	100-YEAR (7.43")	ST PAUL 100-YEAR (5.90")		
1*	0.61	0.21	0.82	-	-	-	-	TO INFIL SYS	
2	0.02	0.12	0.14	-	-	-	-	TO RAIN GARDEN	
3	0.31	0.00	0.31	-	-	-	-	TO RATE CTRL STRUCT	
4	0.00	0.11	0.11	0.02	0.14	0.49	0.31	TO EX STORM	
5	0.16	0.11	0.27	0.67	1.12	2.09	1.57	TO EX STORM	
6	0.05	0.10	0.15	0.24	0.47	1.01	0.72	TO EX STORM	
UNDERGROUND INFILTRATION SYSTEM	-	-	-	0.00	0.00	0.20	0.11		
RAIN GARDEN	-	-	-	-	-	-	-	TO RATE CTRL STRUCT	
RATE CONTROL STRUCTURE	-	-	-	0.17	0.20	0.27	0.23		
TOTAL*	1.15	0.64	1.79	1.10	1.93	4.06	2.94		

\*NOTE  
AREA INCLUDES 0.25 ACRES OF EXISTING BUILDING. WATER QUALITY VOLUME IS BASED ON 0.90 ACRES OF NEW IMPERVIOUS AREA. WATER QUALITY VOLUME = 39,204(FEET) x 1.1(INCHES) x 1/2 = 3,594 CUBIC FEET

STORMWATER RUNOFF SUMMARY				
	2-YR STORM (2.80") RUNOFF (CFS)	10-YR STORM (4.19") RUNOFF (CFS)	100-YR STORM (7.43") RUNOFF (CFS)	ST PAUL 100-YR STORM (5.90") RUNOFF (CFS)
EXISTING SITE	3.54	6.40	12.61	9.30
PROPOSED SITE	1.10	1.93	4.06	2.94
ST PAUL RATE CONTROL = 1.64 CFS * 1.79 ACRES				
				2.94

**PORTABLE TOILET NOTES:**

- PORTABLE TOILETS POSE AN ENVIRONMENTAL HAZARD WHEN PLACED IN THE VICINITY OF STORM DRAINS OR BODIES OF WATER. PORTABLE TOILET CLEANING ACTIVITIES CAN ALSO GENERATE POLLUTANTS THAT CAN DEGRADE WATER QUALITY.
- PORTABLE TOILET PLACEMENT:  
2.1 PLACE PORTABLE TOILETS ON FLAT STABLE... PLACE PORTABLE TOILETS IN ACCESS TO THE...

**POLLUTION PREVENTION MANAGEMENT MEASURES**

SOLID WASTE DISPOSED PROPERLY; COMPLY WITH MPCA REQUIREMENTS.  
HAZARDOUS WASTE STORED (SECONDARY CONTAINMENT, RESTRICTED ACCESS) AND DISPOSED IN COMPLIANCE WITH MPCA REQUIREMENTS.  
EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED.  
NO ENGINE DEGRASSING ALLOWED ON-SITE.  
CONCRETE WASHOUT ON-SITE: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES...

**SEDIMENT AND EROSION CONTROL MAINTENANCE**

PERIMETER SEDIMENT CONTROL... SEDIMENT REACHES 1/3 THE HEIGHT OF THE BMP, THE SEDIMENT MUST BE REPAIRED WITHIN 24 HOURS. IF PERIMETER SEDIMENT HAS BEEN DAMAGED OR IS NOT PROPERLY MAINTAINED, IT MUST BE REPAIRED WITHIN 24 HOURS. PERIMETER SEDIMENT MEASURES MAY INCLUDE SILT FENCE, CONSTRUCTION SITE VEHICLE TRACKS, AND ALL TRACKED SEDIMENT ONTO PUBLIC AREAS MUST BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR MORE FREQUENTLY BY CITY OR WATERSHED.  
CONSTRUCTION SITE DEWATERING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS FROM ALL DEWATERING OPERATIONS. DISCHARGE FROM DEWATERING OPERATIONS MUST BE DIRECTED OFF-SITE TOWARDS THE STATE.

NOTE:  
THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT INCLUDES THE ENGINEERING PLANS AND THE...



PROJECT  
LOCATION



Boyd  
Park

Cathedral  
of St. Paul

VICINITY MAP

[HTTP://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML](http://www.fws.gov/wetlands/data/mapper.html)