

- KEYED NOTES:**
- A. PROPOSED TYPE B612 CONCRETE CURB AND GUTTER.
  - B. PROPOSED ASPHALT PAVEMENT.
  - C. PROPOSED MENU BOARD.
  - D. PROPOSED CROSSWALK STRIPING.
  - E. PROPOSED PARKING STRIPING.
  - F. PROPOSED NO PARKING STRIPING.
  - G. PROPOSED "DO NOT ENTER" (TYPE R5-1) SIGN.
  - H. PROPOSED CONCRETE MEDIAN.

**SITE LEGEND**

- EXISTING PROPERTY BOUNDARY LINE
- EXISTING ROAD CENTERLINE
- PROPOSED DITCH CENTERLINE
- PROPOSED LIMITS OF BMP / DETENTION
- EXISTING CURB
- EXISTING CURB AND GUTTER
- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LANDSCAPE AREA
- ⊕ EXISTING SANITARY STRUCTURES
- ⊕ EXISTING WATER STRUCTURES
- ⊕ EXISTING GAS MAIN
- ⊕ EXISTING WATER MAIN
- ⊕ EXISTING UNDERGROUND ELECTRIC
- ⊕ EXISTING TELEPHONE
- ⊕ EXISTING OVERHEAD WIRES
- ⊕ EXISTING SANITARY
- ⊕ EXISTING STORM
- # PARKING STALL COUNT

ZONING DATA		
B-6 - TOWN CENTER MIXED USE DISTRICT		
ITEM	EXISTING / REQUIRED	PROPOSED
PARCEL ID	420200051032	420200051032
FRONT SETBACK (FT)	10 FT	12.03 FT (W)
SIDE SETBACK (FT)	0 FT	9.96 FT (N); 73.48 FT (S)
REAR SETBACK (FT)	20 FT	93.17 FT (E)
PARKING SPACES	38 EXISTING SPACES RETAIL - 1 SPACE / 200 SF FLOOR AREA RESTAURANT - 1 SPACE / 225 SF FLOOR AREA = 19 REQUIRED SPACES	24 SPACES (INCLUDING ADA SPACES)
ADA PARKING SPACES	2 SPACES	2 SPACES
TOTAL PARCEL AREA	0.565 AC (24,622 SF)	0.565 AC (24,622 SF)
TOTAL LIMITS OF DISTURBANCE	N/A	0.182 AC (7,943 SF)
TOTAL OFF-SITE WORK	N/A	0.016 AC (688 SF)
PARCEL IMPERVIOUS SURFACES AREA (% OF LOT AREA)	0.453 AC (19,725 SF) 80.11%	0.456 AC (19,856 SF) 80.64%
PARCEL PERVIOUS SURFACES AREA (% OF LOT AREA)	0.112 AC (4,897 SF) 19.89%	0.109 AC (4,766 SF) 19.36%

**CORE STATES GROUP**  
 12700 HILLCREST ROAD, #192  
 DALLAS, TX 75230-6618  
 FBRENETT@CORE-ENG.COM

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CLIENT

**811**  
 Know what's below. Call before you dig.  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS, FIELD SURVEY, AND OTHER AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY CONSTRUCTION.

**REVISIONS**

REV	DATE	COMMENT	BY

DOCUMENT  
**CIVIL CONSTRUCTION PLANS**  
 FOR  
**JIMMY JOHN'S AT WEST ST. PAUL, MN**

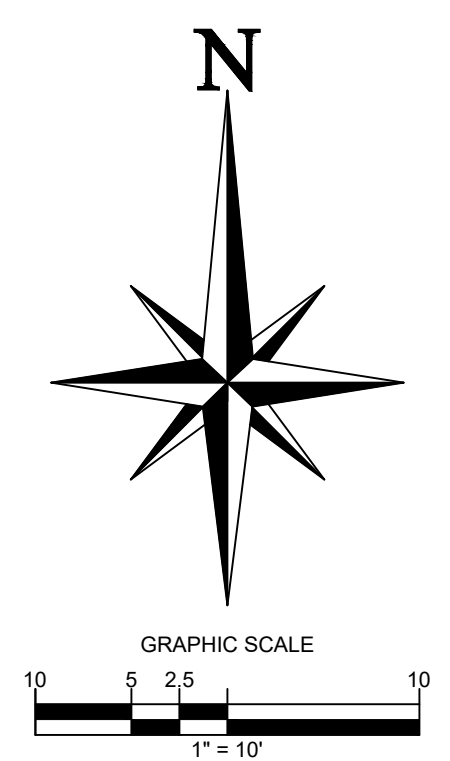
**SITE LOCATION**  
 1608 S Robert St  
 West St. Paul, MN 55118

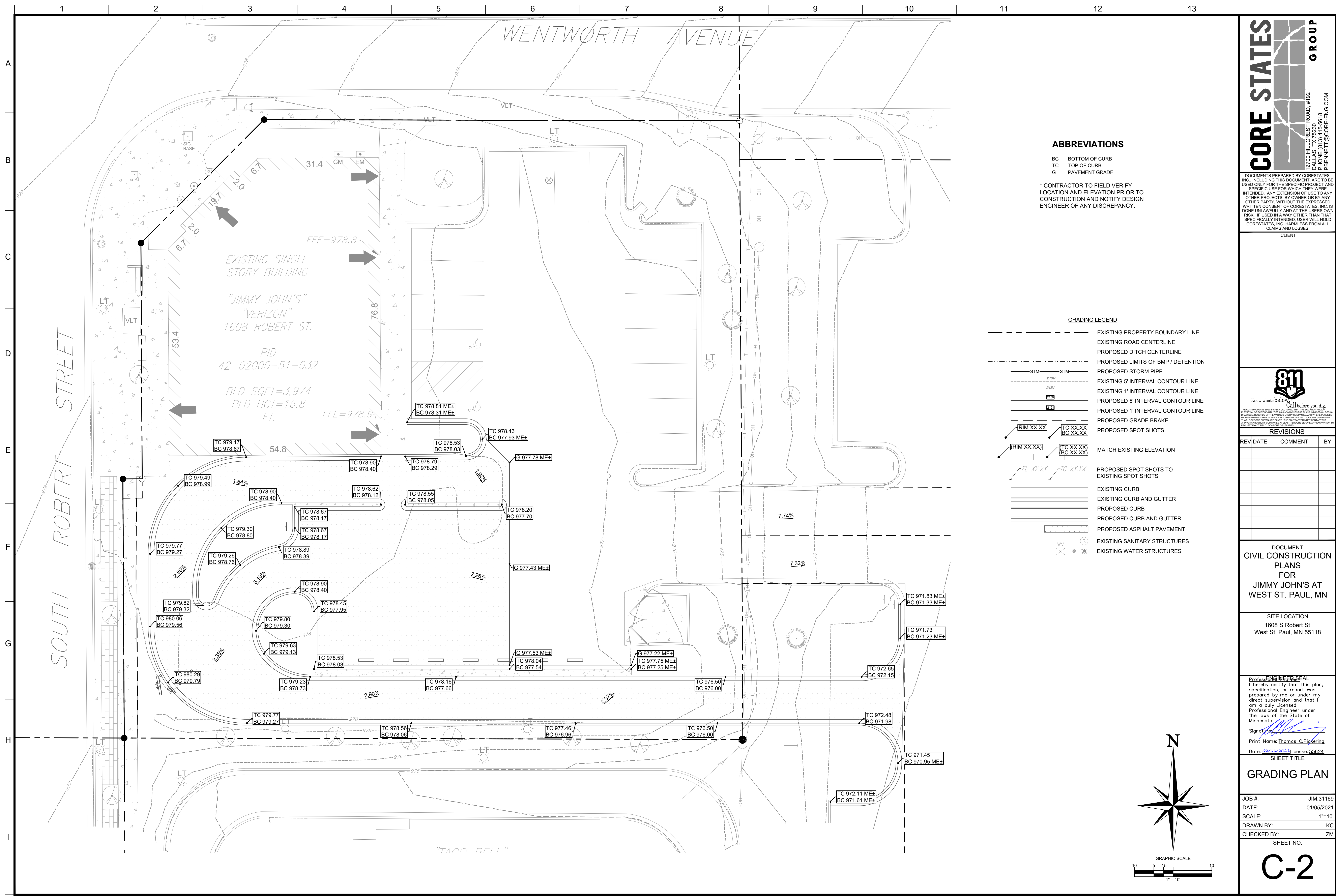
Professional Engineer Seal  
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 Signature: \_\_\_\_\_  
 Print Name: Thomas C. Pickering  
 Date: 02/11/2021 License: 55624

SHEET TITLE  
**SITE PLAN**

JOB #: JIM.31169  
 DATE: 01/05/2021  
 SCALE: 1"=10'  
 DRAWN BY: KC  
 CHECKED BY: ZM

SHEET NO.  
**C-1**





**ABBREVIATIONS**

- BC BOTTOM OF CURB
- TC TOP OF CURB
- G PAVEMENT GRADE

\* CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCY.

**GRADING LEGEND**

- EXISTING PROPERTY BOUNDARY LINE
- EXISTING ROAD CENTERLINE
- PROPOSED DITCH CENTERLINE
- PROPOSED LIMITS OF BMP / DETENTION
- STM --- STM --- PROPOSED STORM PIPE
- 2150 --- EXISTING 5' INTERVAL CONTOUR LINE
- 2151 --- EXISTING 1' INTERVAL CONTOUR LINE
- 610 --- PROPOSED 5' INTERVAL CONTOUR LINE
- 615 --- PROPOSED 1' INTERVAL CONTOUR LINE
- PROPOSED GRADE BRAKE
- PROPOSED SPOT SHOTS
- (RIM XX.XX) --- (TC XX.XX) --- (BC XX.XX) --- MATCH EXISTING ELEVATION
- (RIM XX.XX) --- (TC XX.XX) --- (BC XX.XX) --- PROPOSED SPOT SHOTS TO EXISTING SPOT SHOTS
- FL XX.XX --- TC XX.XX ---
- EXISTING CURB
- EXISTING CURB AND GUTTER
- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT PAVEMENT
- EXISTING SANITARY STRUCTURES
- EXISTING WATER STRUCTURES

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**REVISIONS**

REV	DATE	COMMENT	BY

DOCUMENT  
**CIVIL CONSTRUCTION PLANS FOR JIMMY JOHN'S AT WEST ST. PAUL, MN**

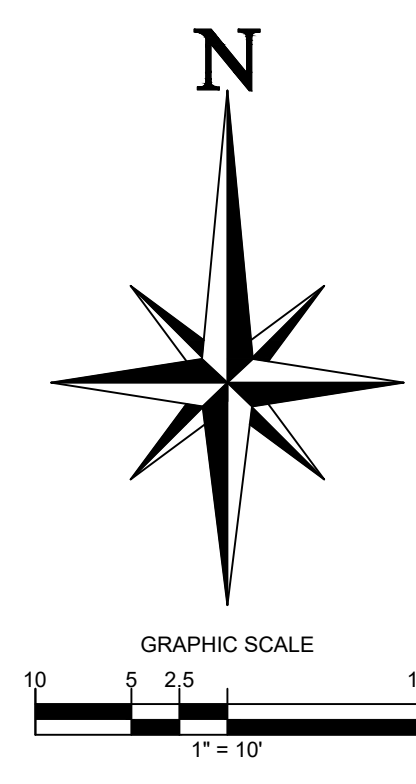
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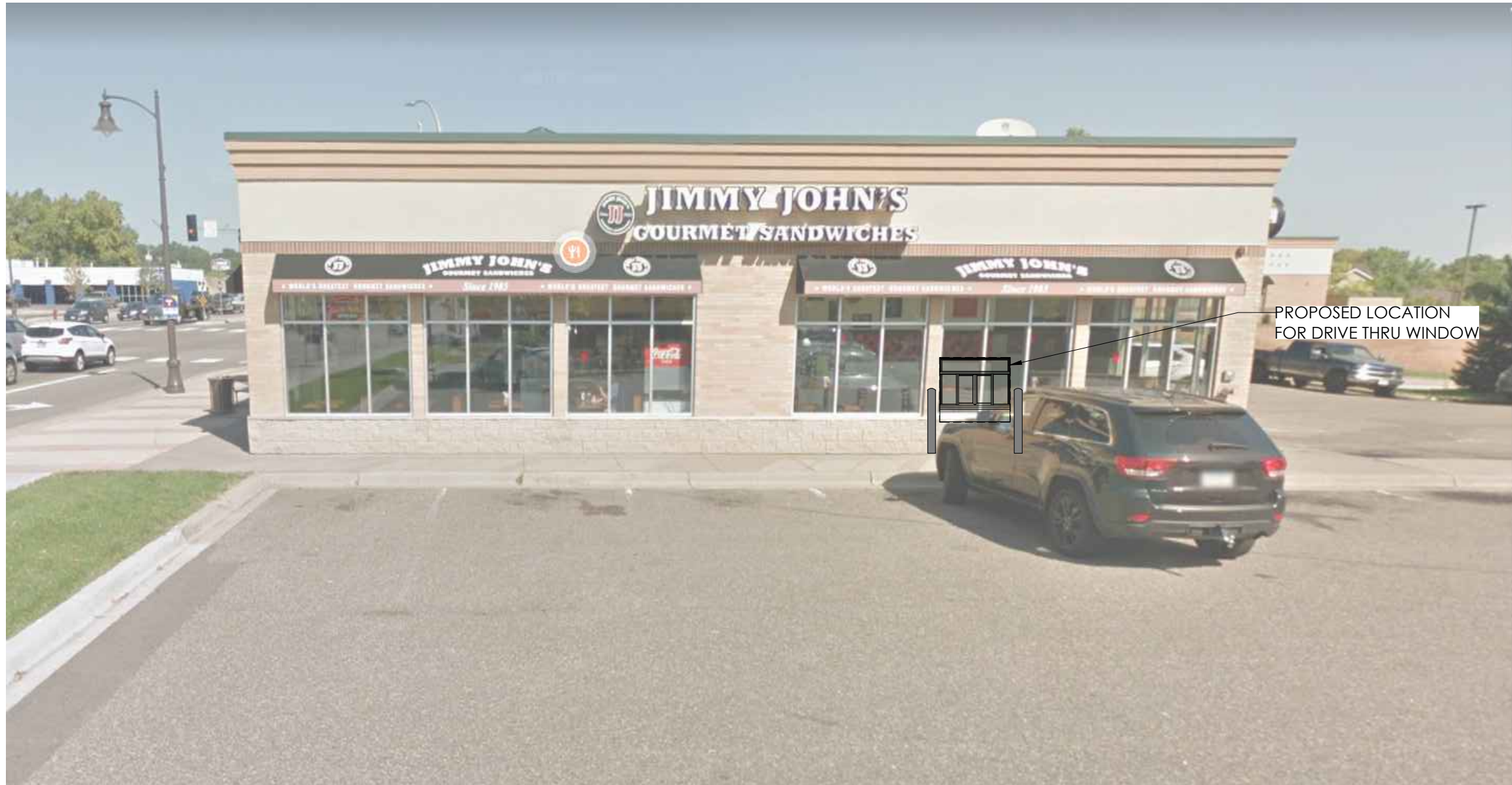
Professional Engineer Seal  
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 Signature: *Thomas C. Pickering*  
 Print Name: Thomas C. Pickering  
 Date: 02/11/2021 License: 55624

SHEET TITLE  
**GRADING PLAN**

JOB #: JIM.31169  
 DATE: 01/05/2021  
 SCALE: 1"=10'  
 DRAWN BY: KC  
 CHECKED BY: ZM

SHEET NO.  
**C-2**





PROPOSED LOCATION  
FOR DRIVE THRU WINDOW

1

**EXTERIOR ELEVATION**

SCALE: 1/8" = 1'-0"

JIMMY JOHN'S  
WEST ST. PAUL, MN  
1608 SOUTH ROBERT STREET



1700 Industrial Drive  
Suite B  
Rogers, AR 72756  
479.986.4400  
core-states.com

ISSUE	DATE	DESCRIPTION

PROJECT INFORMATION	
PROJECT NO:	
DATE:	02/10/2021
SCALE:	AS NOTED
DRAWN BY:	C.LO
CHECKED BY:	P.G.BLEES

SHEET TITLE

EXTERIOR ELEVATION

SHEET NUMBER

A-000