

STORM SEWER STRUCTURE INFORMATION				
NO.	STRUCT.	RIM	INVERT(S)	DIRECTION
5337	CB	224.22	220.02	
5603	CB	226.68	219.59	
5733	CB	226.38	217.96	
5900	CB	229.11	224.39	
5920	CB	227.92	222.37 224.38	S N
5925	CB	226.74	217.52	
5989	CB	229.10	225.77	
6066	CB	222.97	218.36	
6081	CB	223.44	219.20	
6102	STMH	224.02	219.58	
6112	CB	223.47	220.02	
6170	CB	224.68	221.68	
6202	STMH	225.29	218.07	
6220	STMH	224.73	218.96	
6222	STMH	224.22	216.33 217.62	S E, W
6256	CB	223.59	221.13	
6276	STMH	224.76	216.67	
6312	STMH	229.86	215.22	
6313	CB	226.54		FULL OF WATER
6314	CB	226.15	220.49	
6315	CB	226.50	223.44	
6316	CB	223.03	219.37	
10205	CB	229.72	225.98	
10207	CB	229.72	225.45 225.26	W NE
10401	CB	229.81	224.80 217.81	SW E
10439	STMH	231.11	226.20 224.42	N SE
10452	CB	230.08	226.44	
10532	STMH	231.32	216.76	
10775	CB	222.35	219.30	
10862	STMH	222.68	216.70	PER MAPPING
11190	CB	225.28	217.48	
11222	CB	226.73	215.81 215.38	S E
11238	CB	226.11	216.68	
11290	CB	225.48	217.80	
11300	CB	225.14	215.90	
11311	CB	225.41	215.92	
11334	CB	225.58	222.28	
15018	CB	229.79	226.71	
15019	CB	229.91	226.93	
15059	STMH	230.26	215.51	
15123	STMH	226.29	220.99 220.80 213.16	SW NW

STORM SEWER STRUCTURE INFORMATION				
NO.	STRUCT.	RIM	INVERT(S)	DIRECTION
15127	STMH	226.27	213.25	
15131	STMH	227.64	214.21 213.55	S N
15138	STMH	228.89	214.64	
15154	CB	228.50	225.10	
15235	CB	226.14	222.37	
15236	CB	226.02	221.64	
15290	CB	225.11	216.62	
15309	STMH	225.43		
15363	CB	224.59	220.74 218.10	E NW
15379	STMH	224.90	214.36	PER MAPPING
15411	CB	224.15	218.60	
15449	CB	223.44	220.37 218.04	E
15480	CB	223.11	220.09 219.01 213.11	12"RCP-W 12"RCP-E N
15484	STMH	223.54	215.50 213.78 213.37	W-PER MAPPING E-PER MAPPING N-PER MAPPING
15493	CB	222.82	219.67 217.62	12"RCP-E 15"RCP-N
15520	CB	222.57	218.37 217.87	N
15528	STMH	223.00	216.20	PER MAPPING
15607	STMH	228.83	228.88 215.37	N W E
20313	CB	224.46	221.96	
20444	STMH	228.43	221.42	PIPE-N
20593	CB	222.66	219.96 218.02	S W
20625	CB	223.94	221.64	
20678	CB	224.43	221.93	
21142	CB	223.12	218.30	
21159	CB	223.10	218.35	
21271	STMH	224.84	218.05	
21274	STMH	223.47	218.14	
21476	CB	223.48	220.56	SUMP
21544	CB	225.04	217.36 216.28	S NW,E
25373	YD	230.05		
31914	STMH	224.43	214.17	PER MAPPING
130101	STMH	228.34	223.92 223.84 222.88 222.86	15"RCP-NE 15"RCP-SE 24"RCP-E 24"RCP-W
135034	CB	231.15	227.55 226.57 222.87	15"RCP-SE 12"PVC-E SUMP
135035	STMH	231.18	226.78 222.22 222.08	15"RCP-NW 20"RCP-W 20"RCP-E
135038	STMH	230.20	224.60 221.43 221.43	15"RCP-SW 20"RCP-E 20"RCP-W
135039	CB	229.78	225.84 226.22 224.63 223.84	12"RCP-E 12"PVC-W 6"PVC-NW 6"RCP-NE
135040	CB	229.36	225.87 225.82 221.94	12"PVC-W 12"RCP-E SUMP
135041	CB	229.90	225.80 219.83	12"PVC-W SUMP
135042	STMH	230.00	223.86 223.59 219.82	6"PVC-W 20"RCP-SE SUMP
135043	STMH	230.28	222.76 220.86 220.58	15"RCP-NW 20"RCP-W 20"RCP-SE
135044	STMH	230.39	222.79 220.50 220.48	15"RCP-SW 20"RCP-W 20"RCP-NW

STORM SEWER STRUCTURE INFORMATION				
NO.	STRUCT.	RIM	INVERT(S)	DIRECTION
135057	CB	232.43	222.53 224.40 224.04 225.18	21"RCP-E 15"RCP-S 18"RCP-NW 15"RCP-N
135059	CB	231.68	229.78 223.60	TOP WEIR SUMP
135060	CB	231.98	228.98 228.93 225.16	12"PVC-S 12"PVC-N SUMP
135062	CB	232.29	228.96 224.85	5 12"PVC SUMP
135183	STMH	229.33	221.90 221.84 221.53 221.47	15"RCP-S 15"RCP-N 15"RCP-W 15"RCP-E
135236	CB	226.02	222.06 222.04	8"PVC-S 15"RCP-E
135290	CB	225.11	223.68 219.81	12"PVC-E SUMP
135298	CB	226.40	223.96 223.80 219.95	12"PVC-E 12"PVC-W SUMP
135189	CB	226.61	225.55 224.75 223.85 216.38	12"PVC-E WEIR 12"PVC-W SUMP
135190	CB	228.60	222.18 218.42	15"RCP-S SUMP
135191	STMH	228.80	222.78 218.42	15"RCP-S SUMP
135192	CB	231.10	227.70 221.78	15"RCP-SE SUMP
135193	CB	231.54	227.89	15"RCP-E
135194	CB	231.26	227.41 227.36 226.63	15"RCP-W 15"RCP-NE SUMP
135195	STMH	231.53	223.23 220.05 219.90	15"RCP-S 18"RCP-N 18"RCP-W
135196	STMH	230.48	226.46 219.75 219.72 0.00	15"RCP-NW 18"RCP-S 24"RCP-N TUCKED-NE
135197	STMH	229.24	221.84 219.48 219.42	15"RCP-SE 24"RCP-S 24"RCP-N
135198	STMH	228.10	223.53 219.77	NE 15"RCP SUMP
135199	STMH	228.10	223.10 219.01 218.97	15"-SW 26"-NE 24"-S
135200	CB	228.05	226.34 219.78	WEIR SUMP
135201	CB	228.12	219.88	SUMP
135202	CB	229.01	225.23 225.07 221.29	12"PVC-W 12"PVC-S SUMP
135203	CB	228.99	225.04 225.01 221.29	12"PVC-S 12"PVC-N SUMP
135204	CB	230.24	225.94 225.07 221.52 226.70	15"RCP-S 12"PVC-N SUMP 15"RCP-SE
135205	CB	230.08	227.08 226.68 225.26 221.20	15"RCP-SE 15"RCP-SW 12"PVC-N SUMP
135206	CB	231.15	227.25 225.83	15"RCP-N SUMP
135207	CB	231.28	226.45	15"RCP-E
135208	CB	231.00	226.17 226.15 225.97	15"RCP-W 15"RCP-E SUMP
135209	CB	231.30	226.90 225.83 225.76	15"RCP-W 15"RCP-E SUMP
135210	CB	231.50	225.65 225.55 223.74	15"RCP-N 6"PVC-NE 15"RCP-W
135221	CB	226.48	223.44	PIPE-N,S
135222	CB	225.99	223.52	PIPE-S,W
135231	STMH	227.64	223.45 223.41 223.38	18"RCP-NW 18"RCP-SW 24"RCP-E
135232	STMH	227.35	218.54 218.48 0.00	26"RCP S 26"RCP E TUCKED NE
135233	CB	227.14	223.46	15"RCP-W
135234	CB	226.95	224.44 220.40	12"PVC-E SUMP
135235	CB	226.99	224.24 224.28 220.67	W 12"PVC-E SUMP
135236	CB	227.54	0.00 216.76	TUCKED N SUMP
135237	STMH	227.92	222.77 218.91	15"RCP-N SUMP
135238	STMH	228.11	216.40 0.00 216.43	24"RCP-E,W TUCKED-S E
135239	STMH	228.40	215.09	
135240	STMH	229.26	215.31	

STORM SEWER STRUCTURE INFORMATION				
NO.	STRUCT.	RIM	INVERT(S)	DIRECTION
135241	STMH	229.42	221.08 217.92	WEIR 24"PVC-W
135242	STMH	229.47	219.20 217.97	N SUMP
135243	STMH	229.38	217.31 222.46	SEPERATOR
135244	STMH	229.38	213.24	
135245	STMH	228.56	216.12 217.64 217.56	24"RCP-S 24"RCP-W 24"RCP-E
135246	STMH	229.26	222.70 222.58 0.00	24"RCP-W 24"RCP-E TUCKED-S
135247	STMH	228.10	222.89 217.02 216.98	S 15"RCP E 24"RCP W 24"RCP
135248	STMH	228.06	222.98 219.14	15"RCP-N SUMP
135249	CB	227.85	219.48	SUMP
135250	CB	227.14	223.90	15"RCP-E
135251	STMH	227.56	216.00 216.25	36"RCP-E 36"RCP-W
135252	STMH	227.64	0.00 222.82	TUCKED-NE,SE 24"RCP-W
135253	STMH	228.20	223.71 223.70 223.62 224.14	18"RCP-N 15"RCP-E 15"RCP-SW S
135254	STMH	228.02	0.00 219.68	TUCKED-NE SUMP
135255	STMH	227.99	223.83 219.67	15"RCP-W SUMP
135256	CB	227.91	219.67	SUMP
135257	CB	228.80	225.78 225.60 221.58	12"PVC-N 15"RCP-W SUMP
135258	CB	228.86	225.19 225.16 221.44	12"PVC-S 12"PVC-N SUMP
135259	STMH	229.05	225.00 225.07 224.95	15"RCP-N,S 15"RCP-E N
135260	STMH	230.34	226.39 226.41	15"RCP-N 15"RCP-SW
135261	CB	230.29	226.42 225.28 224.85 221.19	15"RCP-NE 12"PVC 15"RCP-SW SUMP
135262	STMH	232.12	215.30	TANK A
135263	STMH	232.20	215.19	TANK A
135264	STMH	232.08	220.82	VAULT
135265	STMH	232.07	228.27 226.17 225.87	3"PVC-W VENT 15"RCP BOTTOM
135266	CB	231.74	202.76	TANK B
135267	STMH	231.25	203.03	BTM
135268	STMH	229.68	203.30	BTM
135269	STMH	228.68	0.00 219.96	ALL INV TUCKED SUMP
135271	STMH	227.97	218.90 218.87 0.00	26"-N 26"-SW TUCKED-S
135326	STMH	232.01	226.90 223.56 220.71 220.80	15"RCP-NW,SW 15"RCP-S 18"RCP-E 15"RCP-W
135327	CB	230.03	225.63 221.75	12"PVC-E,W SUMP
135329	STMH	228.24	202.72	BTM
135332	CB	224.63	221.40 221.44	15-N 15"RCP-E
135334	CB	224.29	219.33 219.21	15 RCP-S 15"RCP-N
135335	CB	227.93	219.51	SUMP
135336	CB	227.24	224.59 220.62	12 PVC-W SUMP
135337	CB	227.20	224.55 0.00 220.57	E TUCKED SUMP
135338	CB	229.76	227.66	6"PVC-N,S
135339	CB	229.40	227.73	6"PV-S
135340	STMH	233.63	229.48 229.09 229.51	6"DIP-N 18"RCP-S 6"PVC-W

STORM SEWER STRUCTURE INFORMATION				
NO.	STRUCT.	RIM	INVERT(S)	DIRECTION
135342	STMH	230.56	219.84 220.04	18"RCP-W 18"RCP-S
135359	STMH	227.46	215.87 215.71	36"RCP-W 36"RCP-E
135360	STMH	229.12	215.62 215.64	36"RCP-N W
135361	STMH	227.92	214.95 214.97	E 36 RCP-S
135362	STMH	228.09	214.49	BTM
135364	CB	225.11	223.66	15"RCP-W
135365	STMH	232.27	228.90 226.00 223.60	12"PVC-N 15"RCP-S SUMP

LEGAL DESCRIPTION

The West 270.00 feet of the North 260.00 feet of the West Half of the Southwest Quarter of Section 29, Township 29, Range 23, Ramsey County, Minnesota, except Snelling Avenue and University Avenue.

AND

Lots 1, 2 and 3, Block 1, MIDWAY SHOPPING CENTER, Ramsey County, Minnesota.

AND

Lots 1, 2 and 3, Block 2, and Lot 1, Block 4, MLS SOCCER REDEVELOPMENT, Ramsey County, Minnesota.

GENERAL NOTES

SURVEYOR:
Loucks
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55330
763-424-5505

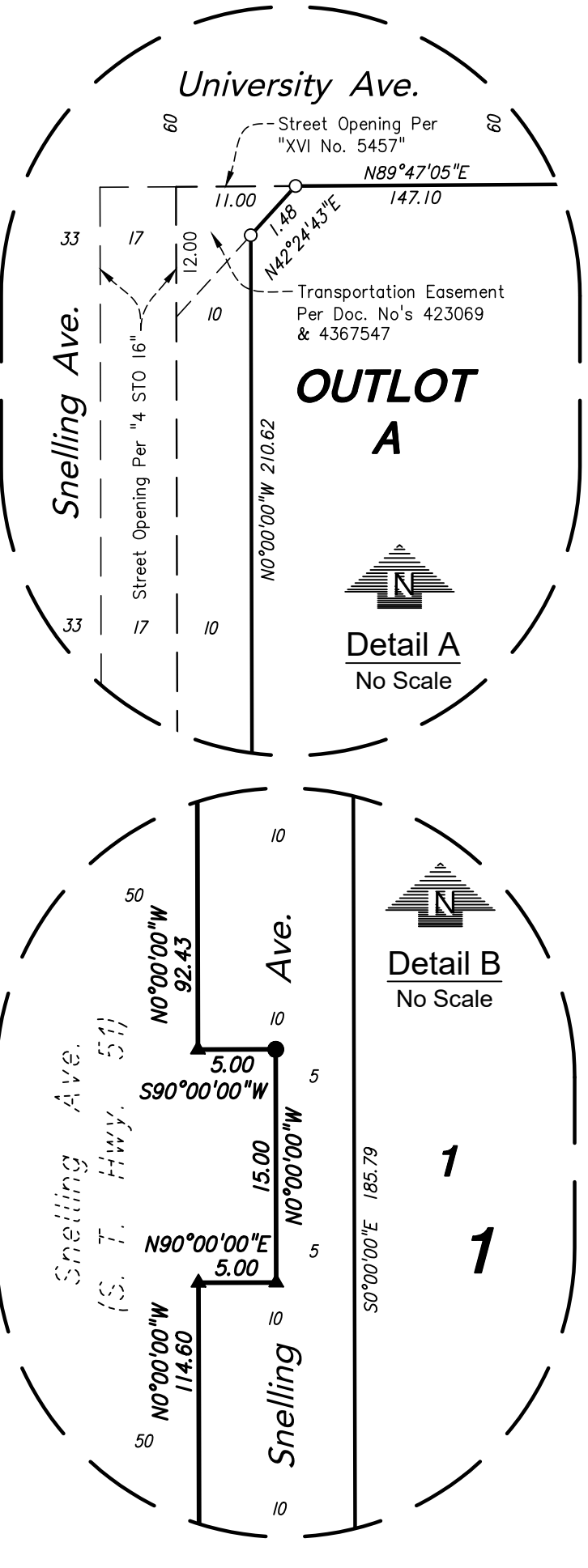
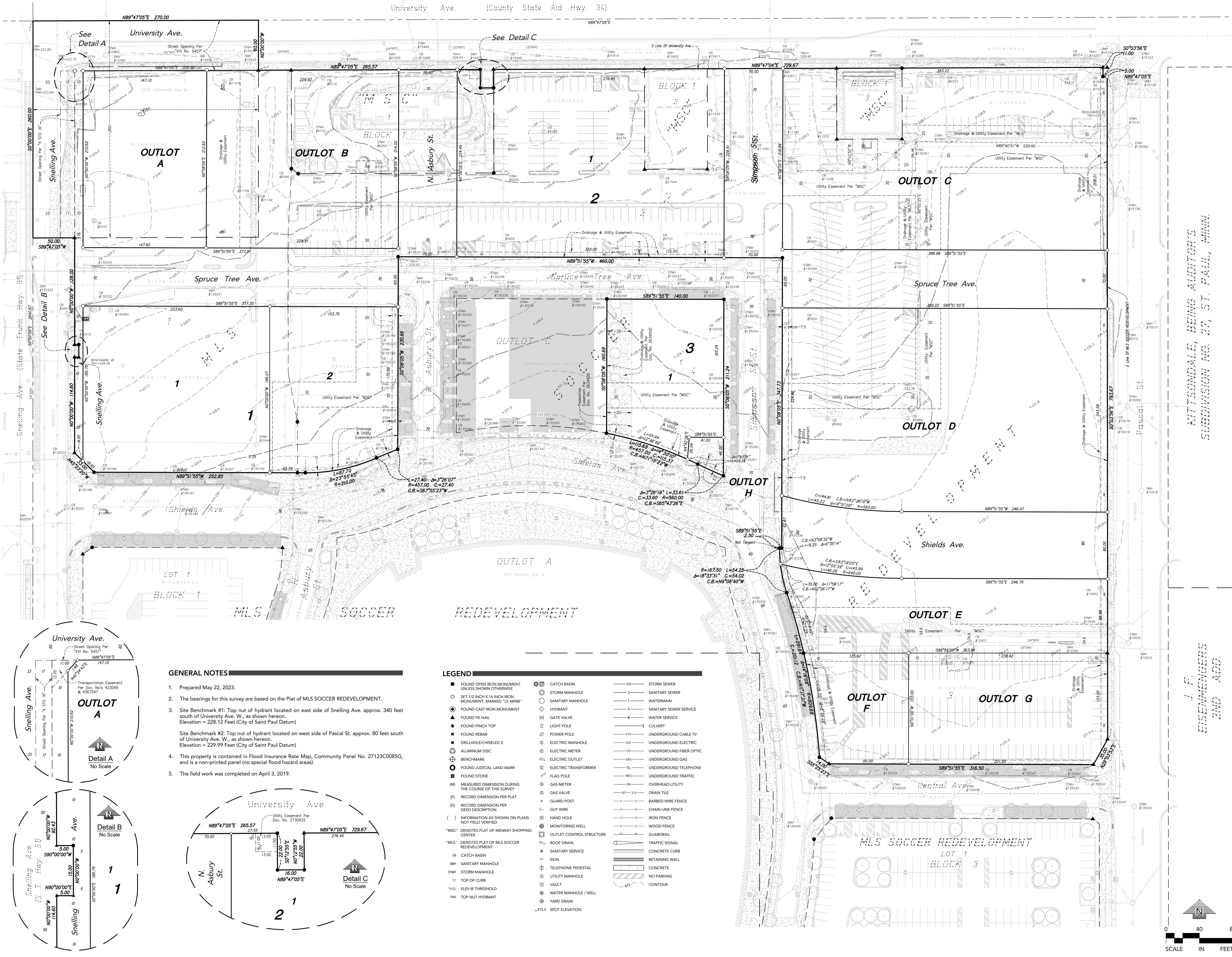
OWNER/DEVELOPER:
Snelling-Midway Redevelopment, LLC
4050 Olson Memorial Hwy 295
Minneapolis, MN 55422
(763) 331-8777

- Prepared May 22, 2023.
- The bearings for this survey are based on the Plat of MLS SOCCER REDEVELOPMENT.
- Site Benchmark #1: Top nut of hydrant located on east side of Snelling Ave. approx. 340 feet south of University Ave. W., as shown hereon.
Elevation = 228.12 Feet (City of Saint Paul Datum)
- Site Benchmark #2: Top nut of hydrant located on west side of Pascal St. approx. 80 feet south of University Ave. W., as shown hereon.
Elevation = 229.99 Feet (City of Saint Paul Datum)
- This property is contained in Flood Insurance Rate Map, Community Panel No. 27123C0085G, and is a non-printed panel (no special flood hazard areas).

The field work was completed on April 3, 2019.

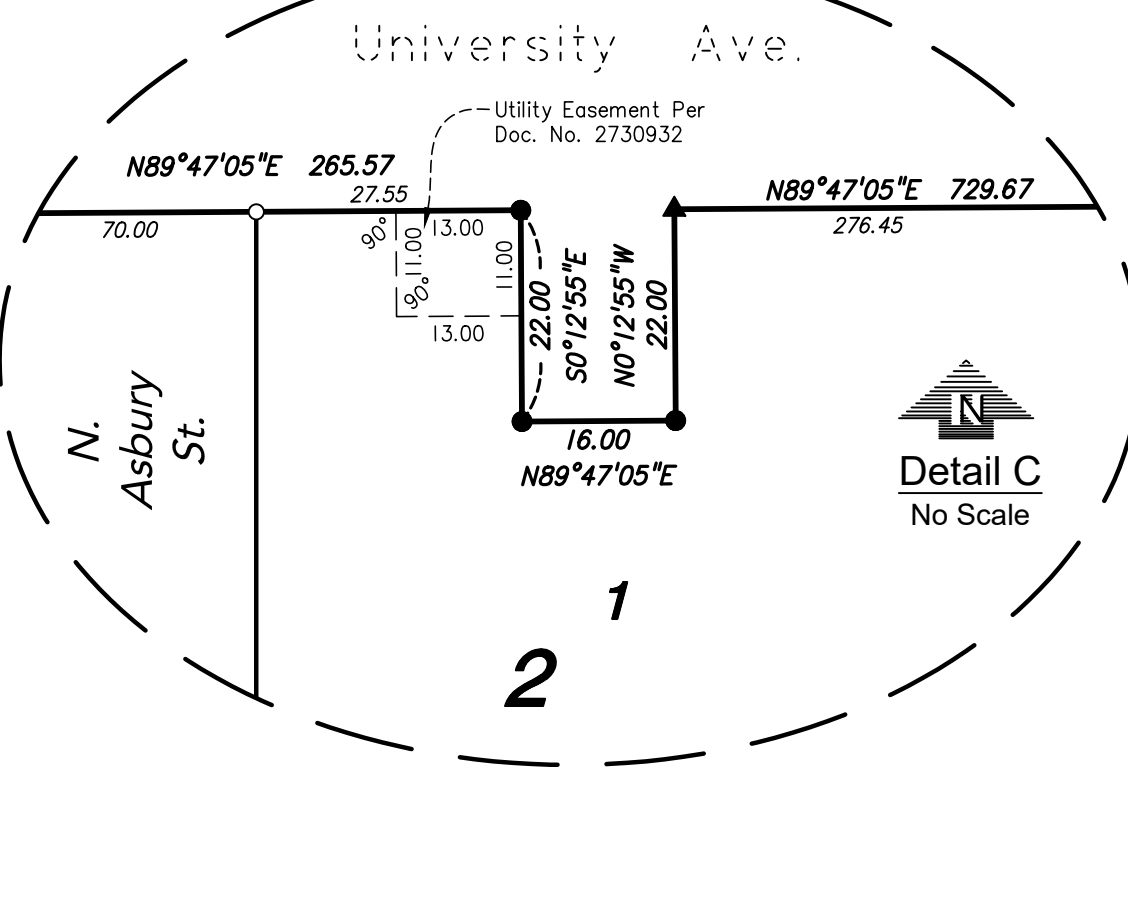
ZONING INFORMATION

Current & Proposed Zoning:



GENERAL NOTES

- Prepared May 22, 2023.
- The bearings for this survey are based on the Plat of MLS SOCCER REDEVELOPMENT.
- Site Benchmark #1: Top nut of hydrant located on east side of Snelling Ave. approx. 340 feet south of University Ave. W., as shown hereon.
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Site Benchmark #2: Top nut of hydrant located on west side of Pascal St. approx. 80 feet south of University Ave. W., as shown hereon.
Elevation = 229.99 Feet (City of Saint Paul Datum)
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- The field work was completed on April 3, 2019.



LEGEND

- FOUND OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"
- FOUND CAST IRON MONUMENT
- ▲ FOUND PK NAIL
- FOUND PINCH TOP
- ✱ FOUND REBAR
- ✱ DRILLHOLE/CHISELED X
- ⊙ ALUMINUM DISC
- ⊙ BENCHMARK
- FOUND JUDICIAL LAND MARK
- FOUND STONE
- (M) MEASURED DIMENSION DURING THE COURSE OF THIS SURVEY
- (P) RECORD DIMENSION PER PLAT
- (D) RECORD DIMENSION PER DEED DESCRIPTION
- () INFORMATION AS SHOWN ON PLANS NOT FIELD VERIFIED
- *MSC* DENOTES PLAT OF MIDWAY SHOPPING CENTER
- *MLS* DENOTES PLAT OF MLS SOCCER REDEVELOPMENT
- CB CATCH BASIN
- SMH SANITARY MANHOLE
- STMH STORM MANHOLE
- TC TOP OF CURB
- THSD ELEV @ THRESHOLD
- THH TOP NUT HYDRANT
- ⊙ CATCH BASIN
- ⊙ STORM MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ HYDRANT
- ⊙ GATE VALVE
- ⊙ LIGHT HOLE
- ⊙ POWER POLE
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC OUTLET
- ⊙ ELECTRIC TRANSFORMER
- ⊙ FLAG POLE
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ GUARD POST
- ⊙ GUY WIRE
- ⊙ HAND HOLE
- ⊙ MONITORING WELL
- ⊙ OUTLET CONTROL STRUCTURE
- ⊙ ROOF DRAIN
- ⊙ SANITARY SERVICE
- ⊙ SIGN
- ⊙ TELEPHONE PEDESTAL
- ⊙ UTILITY MANHOLE
- ⊙ VAULT
- ⊙ WATER MANHOLE / WELL
- ⊙ YARD DRAIN
- ⊙ SPOT ELEVATION
- >—> STORM SEWER
- >—> SANITARY SEWER
- >—> WATERMAIN
- >—> SANITARY SERVICE
- >—> WATER SERVICE
- >—> CULVERT
- >—> UNDERGROUND CABLE TV
- >—> UNDERGROUND ELECTRIC
- >—> UNDERGROUND FIBER OPTIC
- >—> UNDERGROUND GAS
- >—> UNDERGROUND TELEPHONE
- >—> UNDERGROUND TRAFFIC
- >—> OVERHEAD UTILITY
- >—> DRAIN TILE
- >—> BARBED WIRE FENCE
- >—> CHAIN LINK FENCE
- >—> IRON FENCE
- >—> WOOD FENCE
- >—> GUARDRAIL
- >—> TRAFFIC SIGNAL
- >—> CONCRETE CURB
- >—> RETAINING WALL
- >—> CONCRETE
- >—> NO PARKING
- >—> CONTOUR

UNITED
VILLAGE
DEVELOPMENT

SAINT PAUL, MN

SNELLING-MIDWAY
REDEVELOPMENT, LLC

4050 OLSON MEMORIAL HWY 295
MINNEAPOLIS, MN 55422
(763) 331-8777

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KITTSOMDALE, BEING AUDITOR'S
SUBDIVISION NO. 27, ST. PAUL, MINN.

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 for any other project, for additions to the 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 field of the project and not in the office. The Consultant and the user shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTALS/REVISIONS

05/22/23	CITY SUBMITTAL
06/13/23	ADDED ROW
06/27/23	REMOVED ROW
07/13/23	CITY COMMENTS
09/11/23	CITY COMMENTS
10/16/23	CITY COMMENTS
01/25/24	CITY COMMENTS
02/15/24	CITY COMMENTS

PROFESSIONAL SIGNATURE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Max L. Stanslow - PLS

License No. 48988

Date 5/22/23

QUALITY CONTROL

Loucks Project No. 160285
Project Lead MSL
Drawn By SFM
Checked By MSL
Field Crew BRS

VICINITY MAP



PRELIMINARY
PLAT

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