

VILLAGE ON RIVOLI HOUSING

ST. PAUL, MINNESOTA

PRELIMINARY PLAT EXHIBITS

FOR DAYTON'S BLUFF NEIGHBORHOOD HOUSING SERVICES

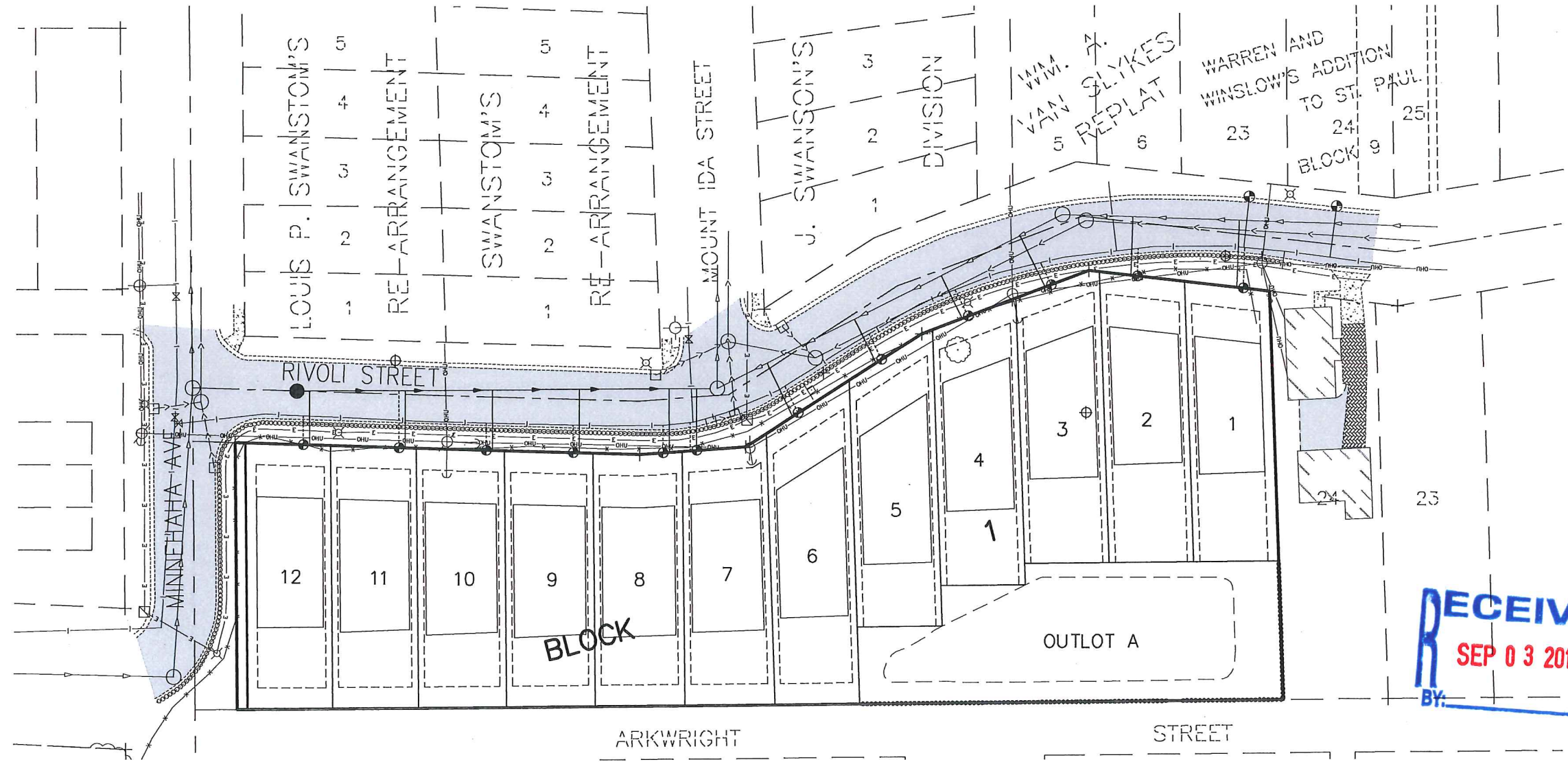
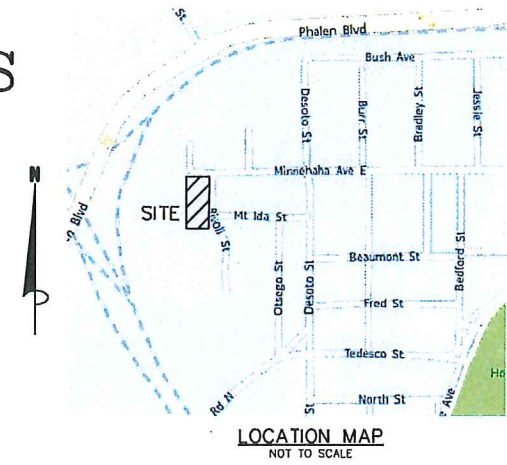
823 E. 7TH STREET, ST. PAUL, MINNESOTA 55106
 PHONE: (651) 774-6995 FAX: (651) 774-0445

LEGEND

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING TELEPHONE PEDESTAL
	EXISTING TELEVISION PEDESTAL
	EXISTING ELECTRIC UNDERGROUND
	EXISTING OVERHEAD UTILITY LINE
	EXISTING FENCE
	EXISTING ASPHALT SURFACE
	EXISTING CURB
	EXISTING CONTOUR
	SOIL BORING LOCATION
	PROPOSED CONTOUR
	PROPOSED SANITARY SEWER
	PROPOSED DITCH BLOCKING (MnDOT TYPE 3) -POST GRADING/UTILITY CONSTRUCTION
	PROPOSED SILT FENCE (POST-CONSTRUCTION)

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James R. Hill, Inc.
 PLANNERS / ENGINEERS / SURVEYORS
 2500 W. Ctr. Rd. #2, Suite 120, Burnsville, MN 55337
 PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
 JOEL G. COOPER
 Date: 8/25/14 Reg. No. 18495

VILLAGE ON RIVOLI HOUSING
 ST. PAUL, MINNESOTA
TITLE SHEET
 FOR
DAYTON'S BLUFF NEIGHBORHOOD HOUSING SERVICES
 823 EAST 7TH STREET, ST. PAUL, MINNESOTA 55106

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PROJECT NO.	21823-30
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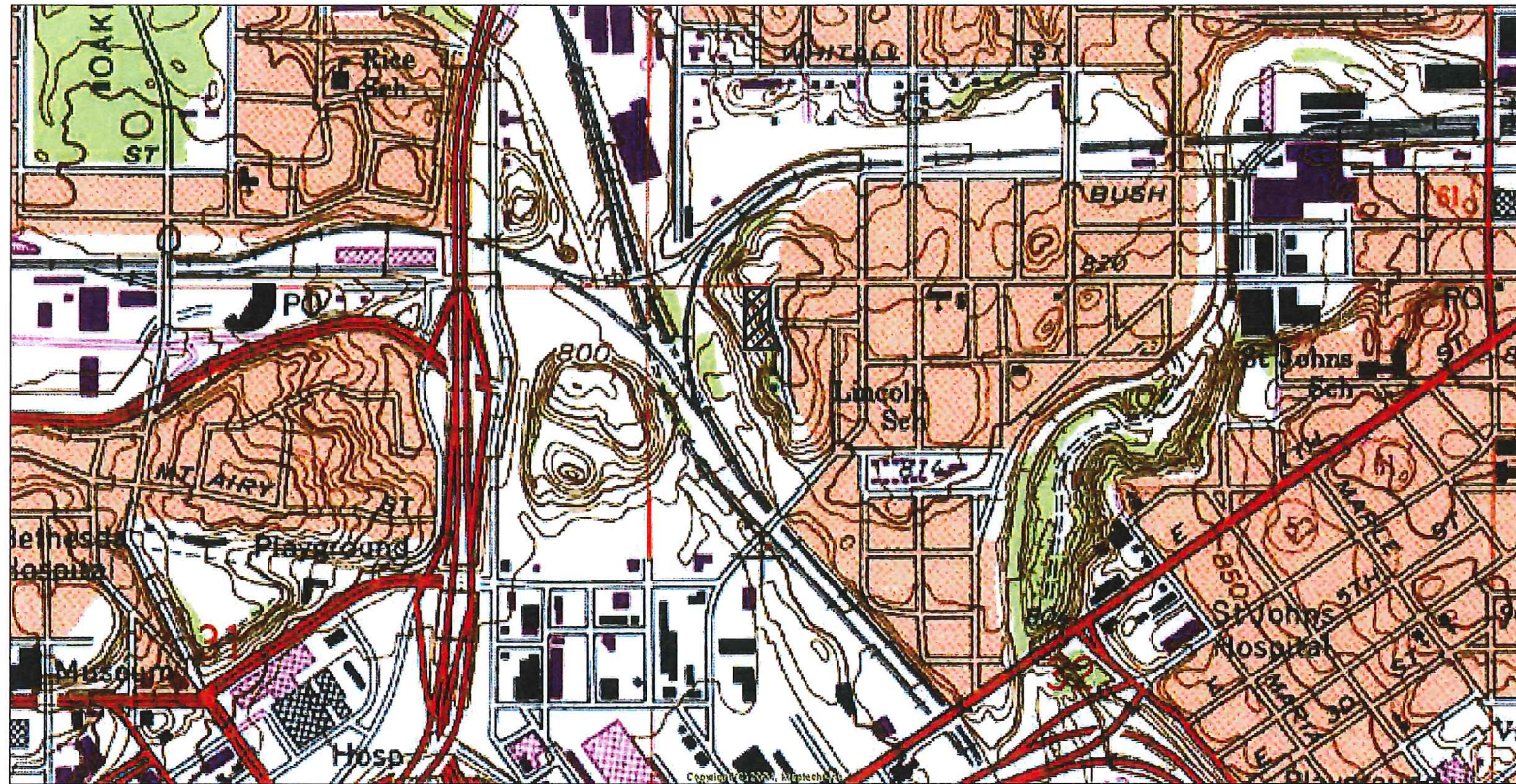
PROJECT CONTACTS
 PROJECT ENGINEER: JOEL G. COOPER, P.E. - JAMES R. HILL, INC. (952)-890-6044 (O)
 DEVELOPER: GARY FINDELL (612)-508-6480 (M)
 CITY ENGINEER: XXXXXXXXXXXX - CITY ENGINEER (651)-262-9636 (M)
 NPDES OFFICER: PAUL ERDMANN - MPCA (XXX)-XXX-XXXX (O)
 GENERAL CONTRACTOR REPRESENTATIVE: TBD (651)-757-2883 (O)

BENCHMARK
 TOP NUT HYDRANT MINNEHAHA AVENUE AND RIVOLI STREET. ELEVATION = 164.65 FEET.

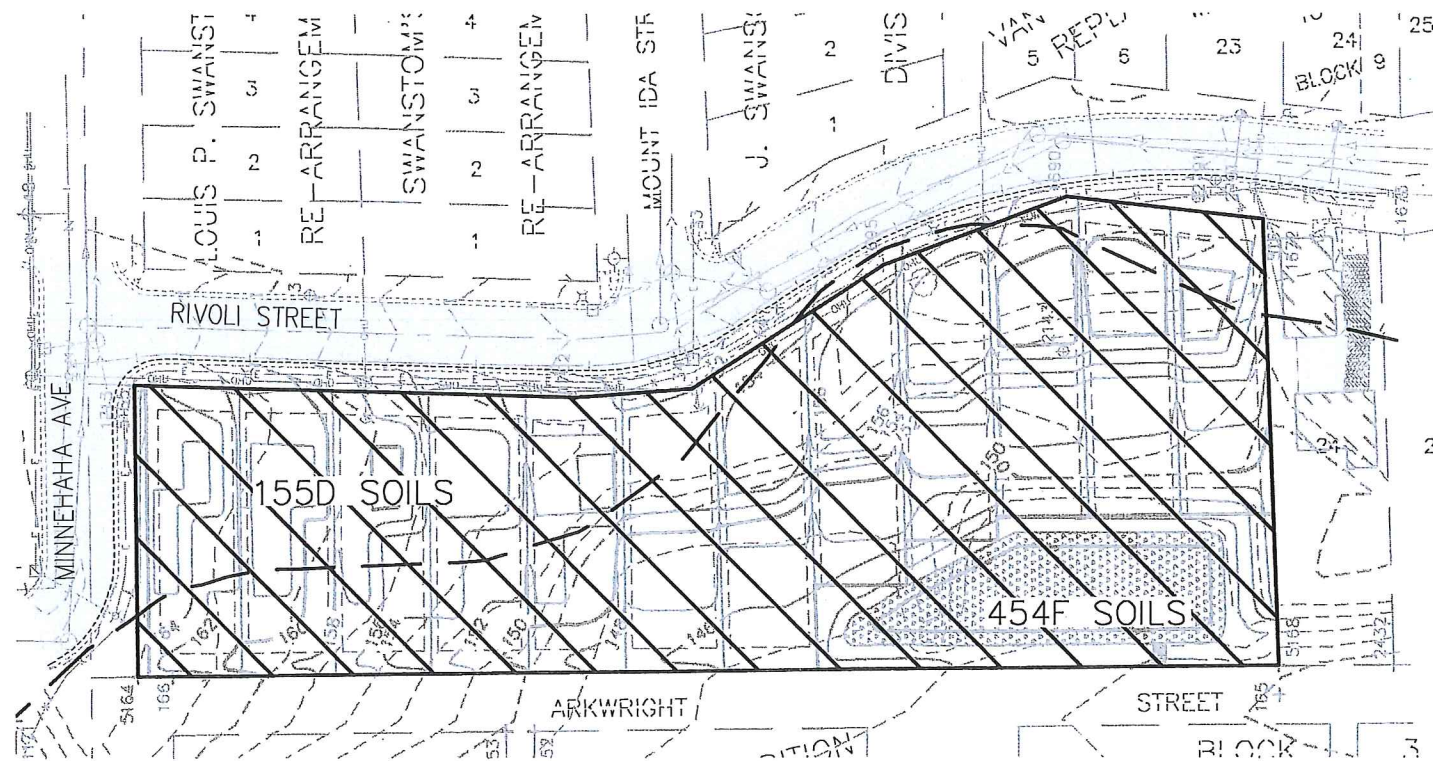
PROJECT COORDINATES
 N 44° 57' 45"
 W 93° 05' 00"



GOPHER STATE ONE CALL
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 MN. TOLL FREE 1-800-252-1166



USGS MAP
NO TO SCALE



SOILS GROUP MAP
1 inch = 40 feet



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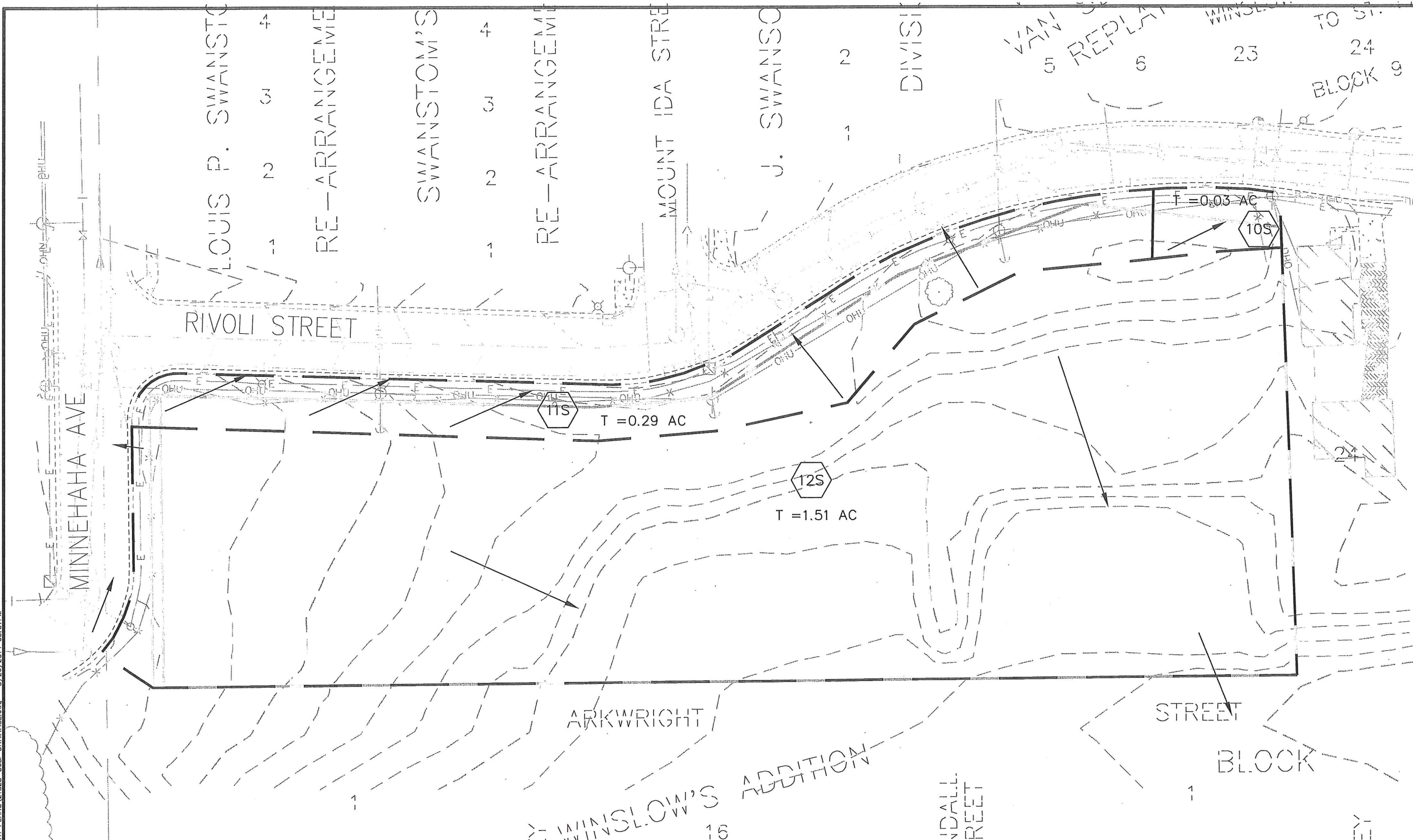


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J. R. HILL, P.E.
Date: 8/25/14 Reg. No. 18495

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ST. PAUL, MINNESOTA
SITE INFORMATION
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DAYTON'S BLUFF NEIGHBORHOOD HOUSING SERVICES
823 EAST 7TH STREET, ST. PAUL, MINNESOTA 55106

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CAD FILE
21823-30SI-DRAINAGE
PROJECT NO.
21823-30
1.2



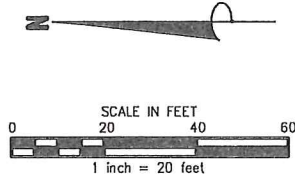
EXISTING DRAINAGE MAP

$T_A = 1.82 \text{ AC.}$
 (BOUNDRY AREA = 1.69 AC.)

Ex Cond			
Rainfall Amt	Q Peak		Volume ac-ft
2.75"	0.01		0.005
4.15"	0.2		0.047
5.9"	1.25		0.146

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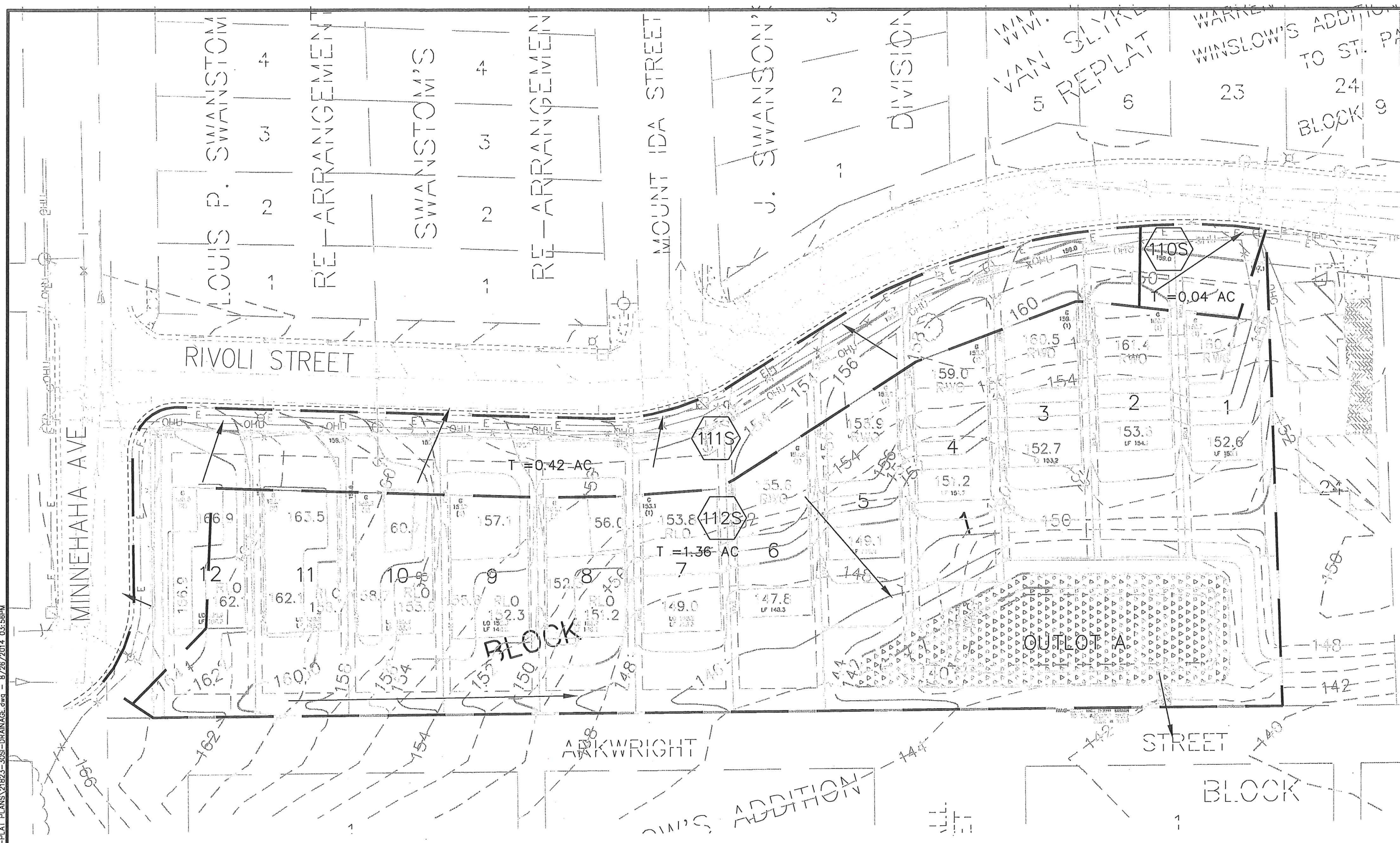
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 J. R. HILL, P.E. License No. 18495
 Date: 8/25/14 Rep. No. 18495

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 ST. PAUL, MINNESOTA
SITE INFORMATION
 FOR
DAYTON'S BLUFF NEIGHBORHOOD HOUSING SERVICES
 823 EAST 7TH STREET, ST. PAUL, MINNESOTA 55106

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PROJECT NO.	21823-30
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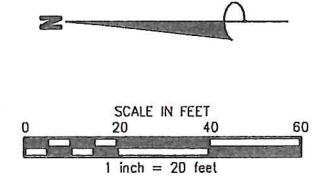


Rainfall Amt	Prop Cond	
	Q Peak	Volume ac-ft
2.75"	0.35	0.018
4.15"	1.04	0.048
5.9"	2.09	0.095

PROPOSED DRAINAGE MAP

$T_A = 1.82$ AC.
(BOUNDRY AREA = 1.69 AC.)

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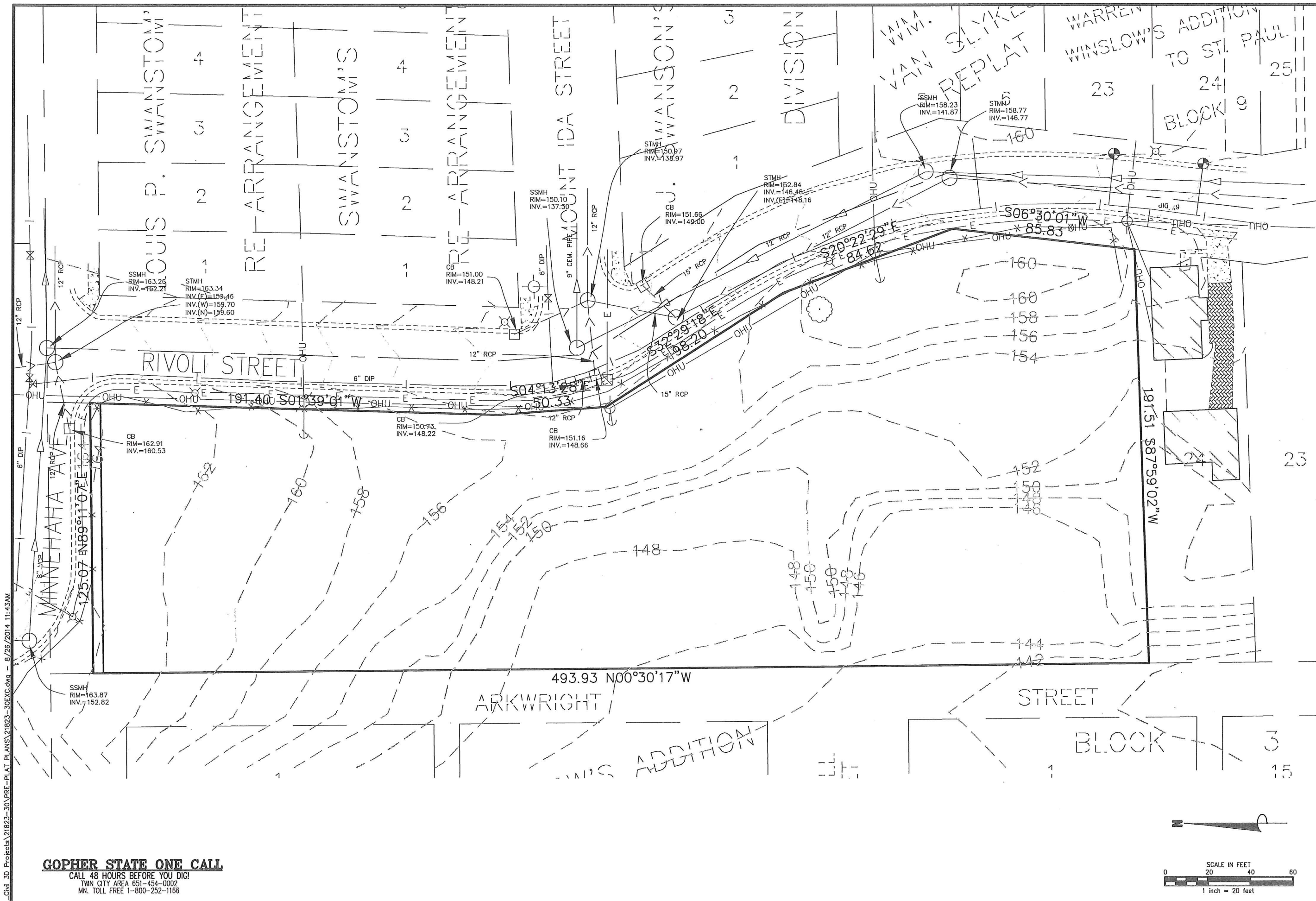


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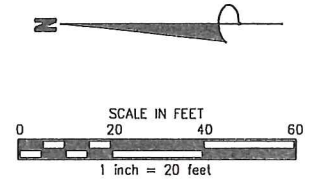
VILLAGE ON RIVOLI HOUSING
ST. PAUL, MINNESOTA
SITE INFORMATION
FOR
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823 EAST 7TH STREET, ST. PAUL, MINNESOTA 55106

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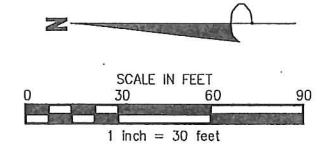
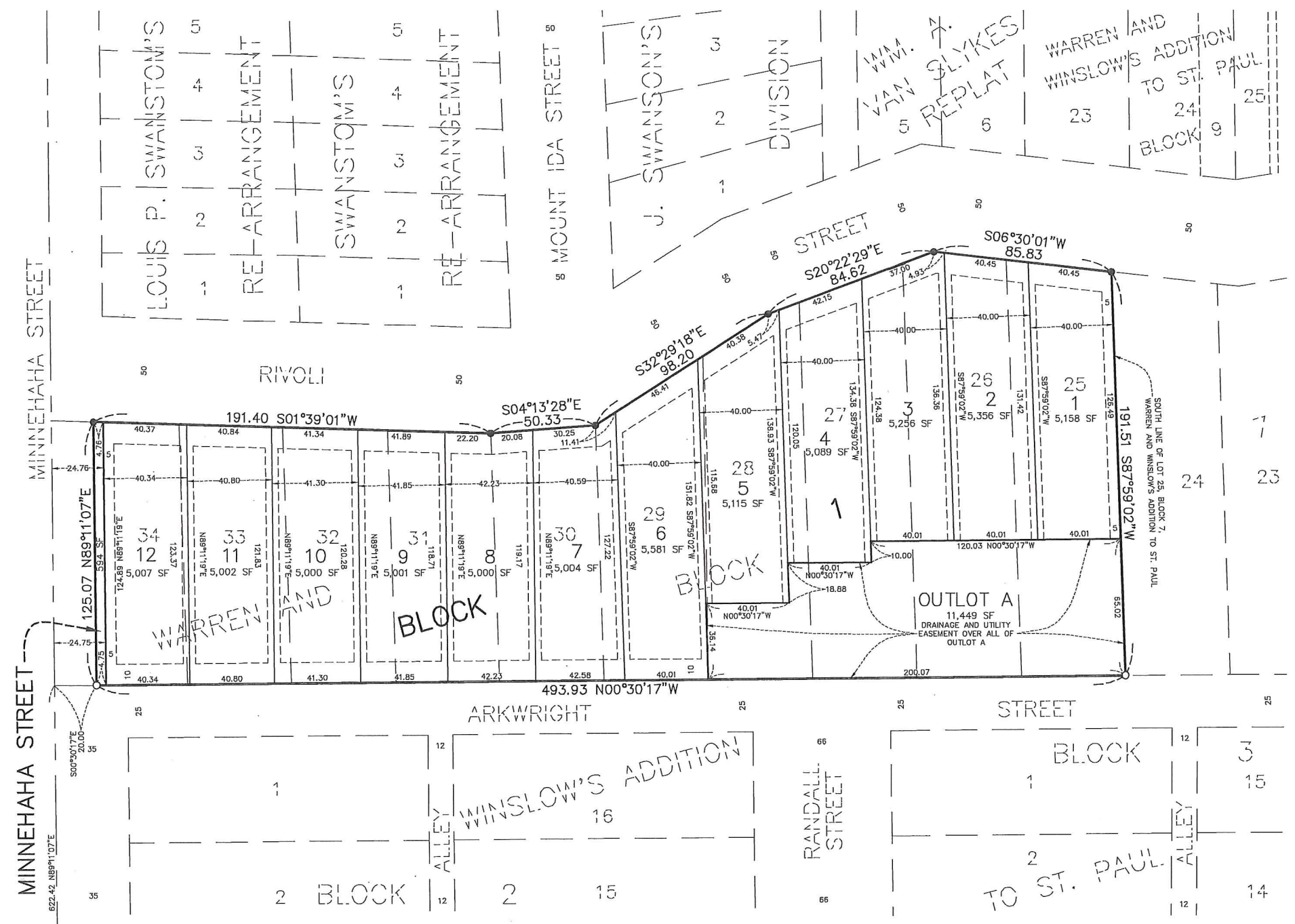
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I hereby certify that this plan, prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
 JOEL G. COOPER
 Date: 8/25/14 Reg. No. 19495

VILLAGE ON RIVOLI HOUSING
 ST. PAUL, MINNESOTA
EXISTING CONDITIONS
 FOR
DAYTON'S BLUFF NEIGHBORHOOD HOUSING SERVICES
 823 EAST 7TH STREET, ST. PAUL, MINNESOTA 55106

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LEGEND

○ IRON SET
● IRON FOUND
□ CONCRETE MONUMENT FOUND

NOTES

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF LOT 25, BLOCK 7, WARREN AND WINSLOW'S ADDITION TO ST. PAUL TO HAVE AN ASSUMED BEARING OF S 87°59'02" W.

THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY THE SURVEYOR.

CURRENT ZONING IS R4 ONE-FAMILY PER CITY OF ST. PAUL ZONING MAP PANEL 10 DATED MAY 8, 2014.

MINIMUM SETBACK OF R4 ONE-FAMILY DISTRICT PER CITY OF ST. PAUL ZONING ORDINANCE.

FRONT (GARAGE, HOUSE) - 25 FEET
SIDE (HOUSE) - 4 FEET
REAR (HOUSE) - 25 FEET

NOTE: MINIMUM SETBACK REQUIREMENTS ARE ESTABLISHED BY CITY ORDINANCE. THE SETBACK LINES ARE NOT DRAWN ON ANY OFFICIAL MAP FOR THIS SITE. THE LOCATION OF SETBACK LINES ARE SUBJECT TO LEGAL INTERPRETATION AND PLANNING CONSIDERATIONS. THEREFORE THE MINIMUM SETBACKS ARE LISTED BUT NOT SHOWN ON THIS SURVEY. SPECIFIC QUESTIONS REGARDING SETBACK REQUIREMENTS SHOULD BE DIRECTED TO THE REGULATING AUTHORITY.

OVERALL GROSS AREA = 73,611 SQUARE FEET OR 1.6899 ACRES

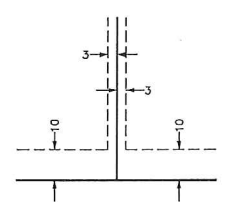
PROPERTY DESCRIPTION

- Lots 25 and 26, Block 7, Warren and Winslows Addition to St. Paul.
- Lots 27, 28 and 29, Block 7, Warrant (SIC) and Winslows Addition to St. Paul. (Torrens Certificate No. 302594)
- Lots 30, 31 and 32, Block 7, Warren and Winslows Addition to St. Paul. (Torrens Certificate No. 304112)
- Lot 33, Block 7, Warren and Winslows Addition to St. Paul. (Torrens Certificate No. 302639)
- Lot 34, Block 7, Warren and Winslows Addition to St. Paul. (Torrens Certificate No. 302640)

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 Professional Land Surveyor under the laws of the State of Minnesota.

Signed this 25th day of August, 2014 For: James R. Hill, Inc.
By: *Harold C. Peterson*
Harold C. Peterson, Land Surveyor, MN License No. 12294

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 3 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THE PLAT.

SITE DATA

TOTAL SITE AREA	1.6899 AC.
# OF LOTS	12 LOTS
LOT AREA	1.4135 AC.
RIGHT OF WAY AREA	0.0136 AC.
OUTLET AREA	0.2628 AC.

SINGLE FAMILY REQUIREMENT & DATA (RS-4)

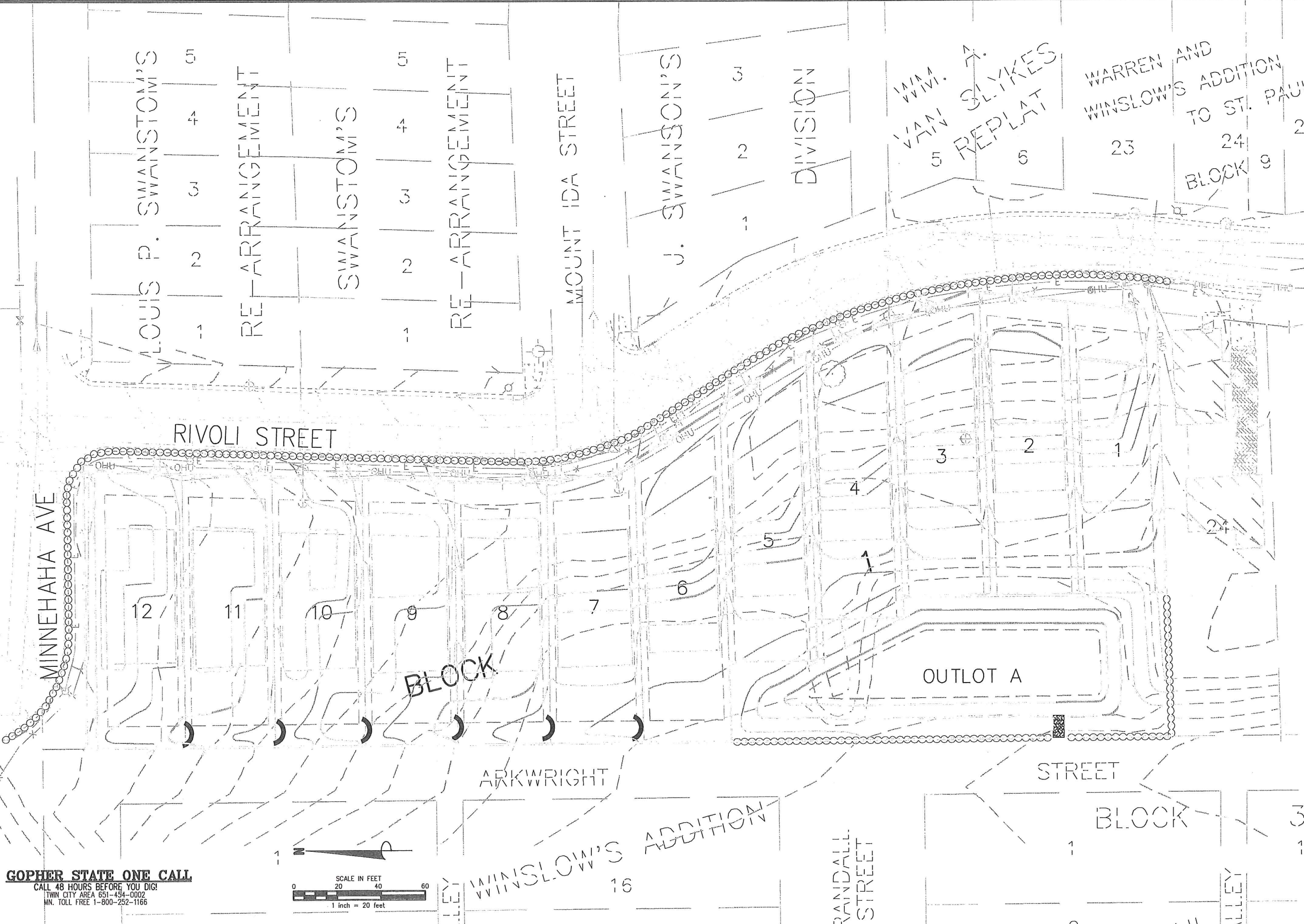
MIN. LOT AREA	5,000 S.F.
MIN. LOT WIDTH AT SETBACK	40 FEET

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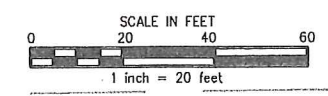
VILLAGE ON RIVOLI ADDITION
ST. PAUL, MINNESOTA
PRELIMINARY PLAT
FOR
DAYTON'S BLUFF NEIGHBORHOOD HOUSING SERVICES
823 EAST 7TH STREET, ST. PAUL, MINNESOTA 55106

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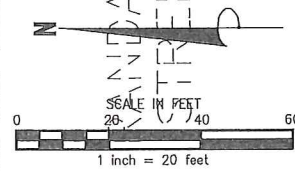
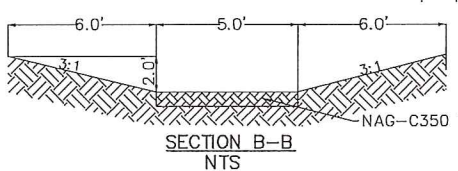
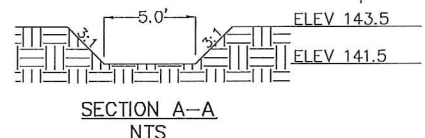
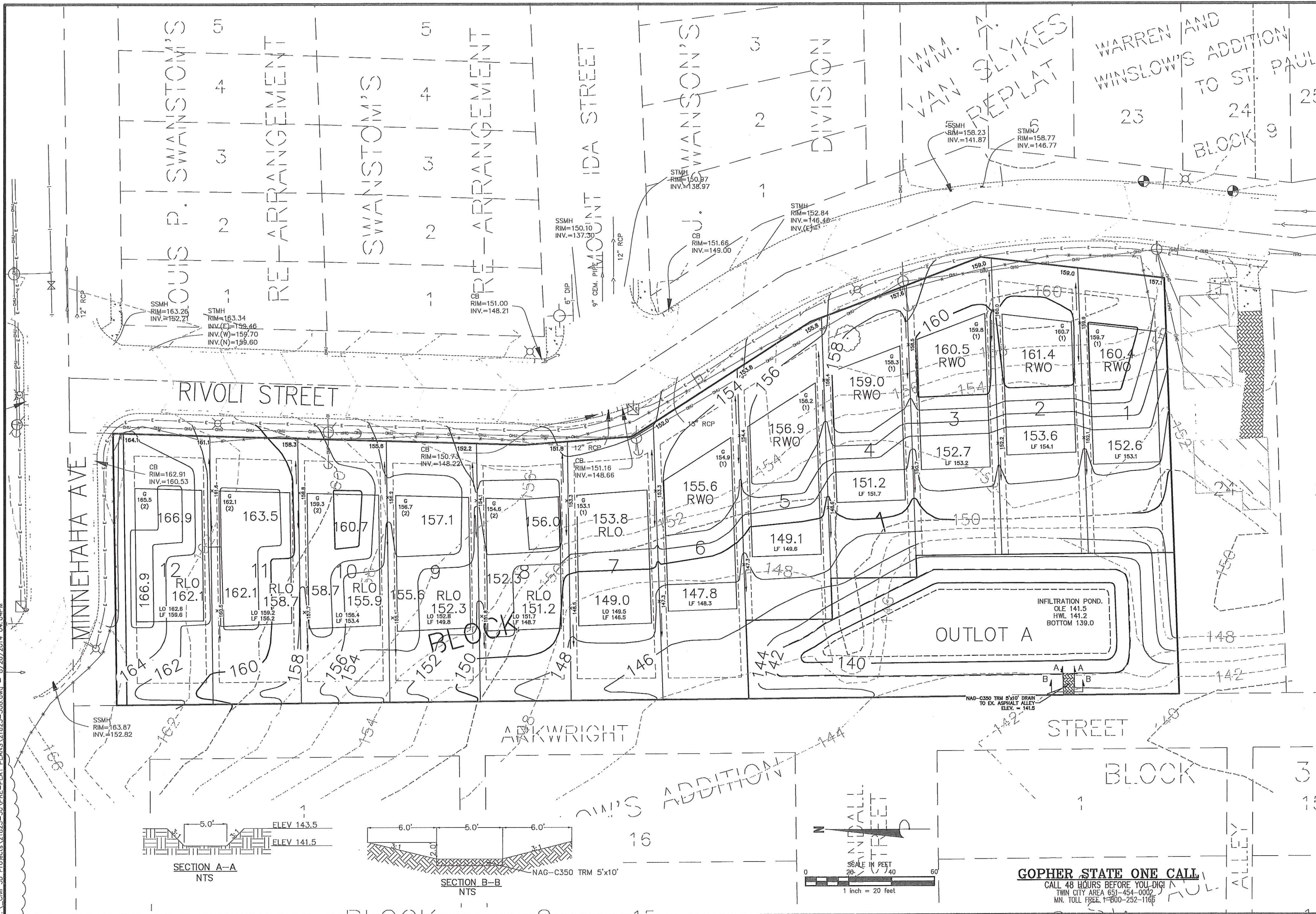
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VILLAGE ON RIVOLI HOUSING
 ST. PAUL, MINNESOTA
PRELIMINARY EROSION & SEDIMENT CONTROL PLAN
 FOR
DAYTON'S BLUFF NEIGHBORHOOD HOUSING SERVICES
 823 EAST 7TH STREET, ST. PAUL, MINNESOTA 55106

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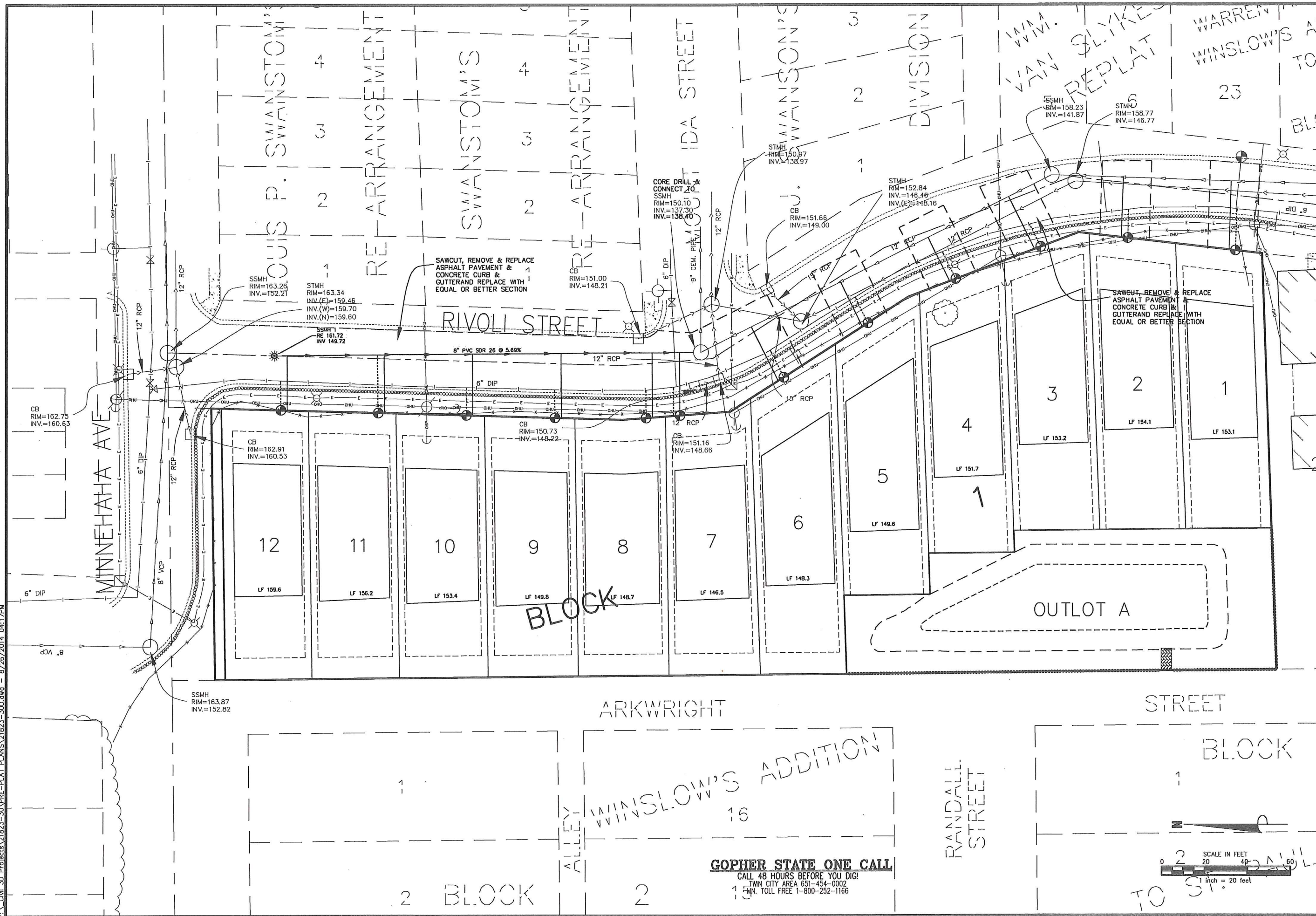
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JOEL G. COOPER
Date: 8/25/14 Reg. No. 18495

VILLAGE ON RIVOLI HOUSING
ST. PAUL, MINNESOTA
PRELIMINARY GRADING & DRAINAGE PLAN
FOR
DAYTON'S BLUFF NEIGHBORHOOD HOUSING SERVICES
823 EAST 7TH STREET, ST. PAUL, MINNESOTA 55106

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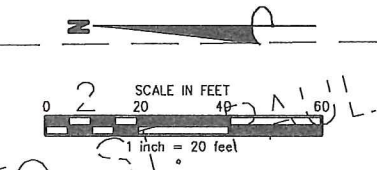
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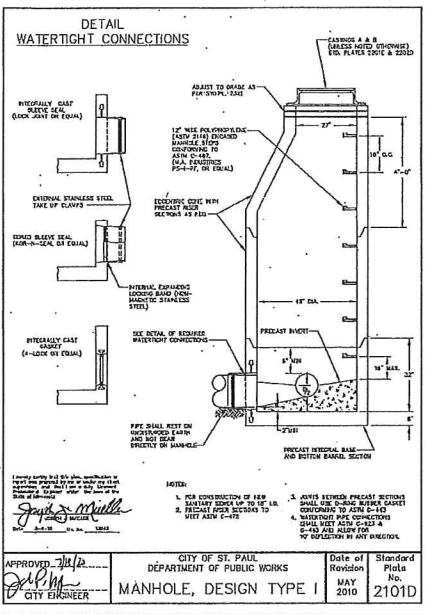
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 ST. PAUL, MINNESOTA
PRELIMINARY UTILITY PLAN
 FOR
DATON'S BLUFF NEIGHBORHOOD HOUSING SERVICES
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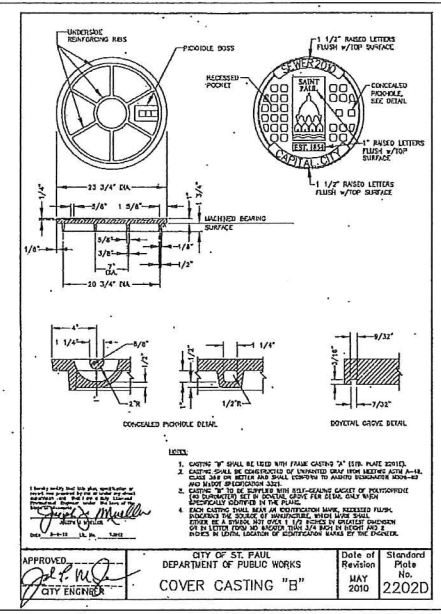
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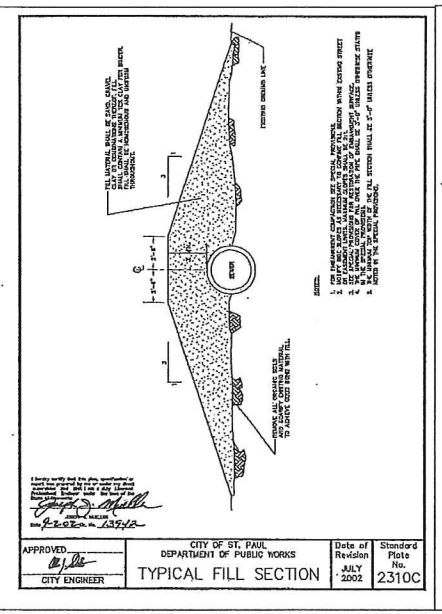
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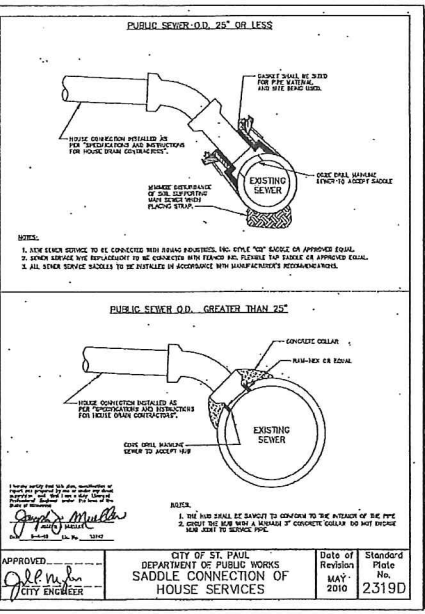
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 Date of Revision: MAY 2010
 Standard Plate No.: 2101D



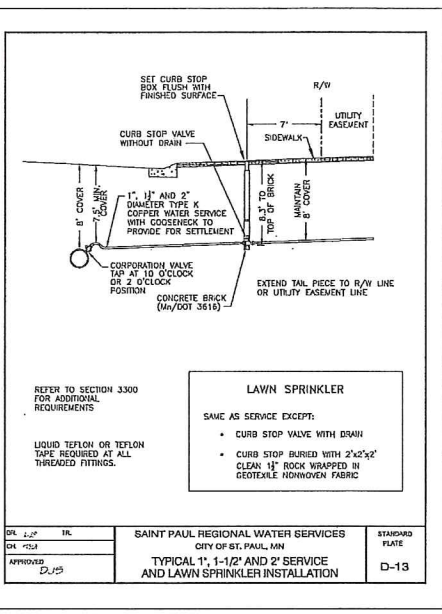
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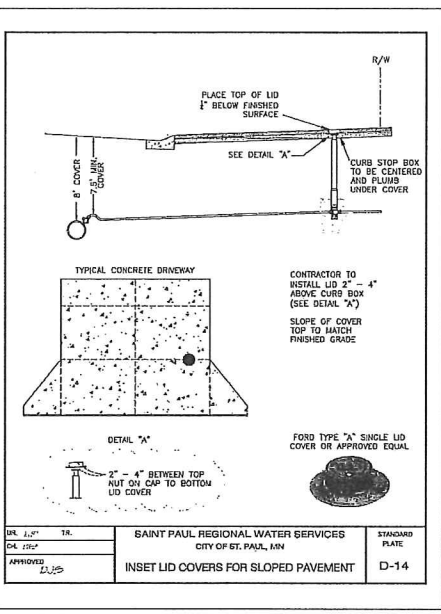
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 CITY ENGINEER
 CITY OF ST. PAUL
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 TYPICAL FILL SECTION
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 Standard Plate No.: 2310C



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 CITY ENGINEER
 CITY OF ST. PAUL
 DEPARTMENT OF PUBLIC WORKS
 SADDLE CONNECTION OF HOUSE SERVICES
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 Standard Plate No.: 2319D



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 CITY ENGINEER
 SAINT PAUL REGIONAL WATER SERVICES
 CITY OF ST. PAUL, MN
 TYPICAL 1", 1-1/2" AND 2" SERVICE AND LAWN SPRINKLER INSTALLATION
 Date of Revision: MAY 2010
 Standard Plate No.: D-13



APPROVED: *[Signature]*
 CITY ENGINEER
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 CITY OF ST. PAUL, MN
 INSET LID COVERS FOR SLOPED PAVEMENT
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 Standard Plate No.: D-14

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 ST. PAUL, MINNESOTA
DETAILS FOR
DATON'S BLUFF NEIGHBORHOOD HOUSING SERVICES
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