

Letter of Transmittal



7200 Hemlock Lane - Suite #300
Minneapolis, MN 55369-5592
Phone: 763-424-5505
Fax: 763-424-5822
E-Mail: home@loucksassociates.com

Date:	Project Number:
May 16, 2012	03-148C

Recipient:
City of St. Paul 1400 City Hall Annex 25 West Fourth Street St. Paul, Minnesota 55102 Attn: Paul Dubruiel

Transmitted Via:

- Pick-Up Hand Delivery US Mail Overnight Courier Direct 2 Hour
 1 Hour 3 Hour

Copies:	Date:	Sheet No:	Description:
			West Side Flats - Preliminary Plat 5 - Full Size and 1 - 11x17 <u>Revised</u>

Message:

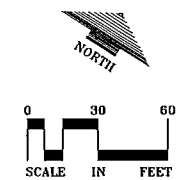
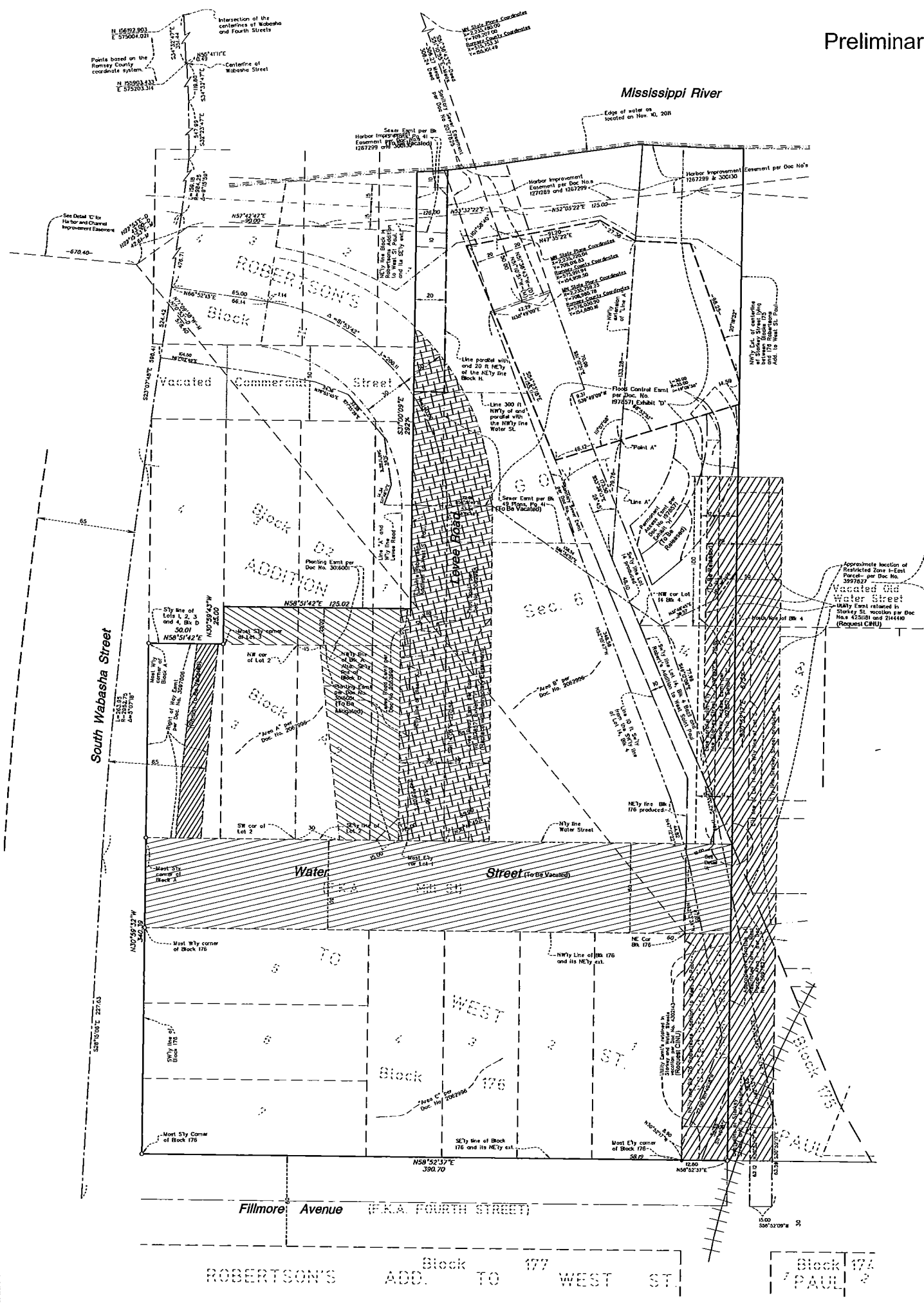
RECEIVED
MAY 18 2012
Per _____

Signed: Richard L. Licht
Richard L. Licht, P.L.S.

Copy To:

- Client Government Agency Contractor
 Field Representative Surveyor File

Preliminary Plat of: WEST SIDE FLATS



NOTE
For Legend and Details see Sheet 1 of 3

Project Name:

West Side Flats

City:

St Paul, Minnesota

Owner/Developer Name:

Sherman Associates

233 Park Ave S.
Suite 201
Minneapolis, MN 55415

Professional Services:

LOUCKS ASSOCIATES
 Planning • Civil Engineering • Land Surveying
 Landscape Architecture • Environmental
 7201 Hennepin Lane Suite 300
 Maple Grove, Minnesota 55869
 Telephone: (763) 434-5565
 www.LoucksAssociates.com

CDMS

CDMS Qualification:
 CDMS is prepared by the Designer for the project...
 The Designer is not responsible for the accuracy of the information...
 The Designer is not responsible for the accuracy of the information...
 The Designer is not responsible for the accuracy of the information...

Revisions:

NO.	DATE	DESCRIPTION
10-17-11	Original Issue	
12-11-11	Revised Issue	
01-03-12	Revised Issue	
1-28-12	Revised Issue	
3-16-12	Revised Issue	

Professional Signature:

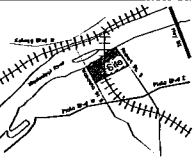
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor within the State of the State of Minnesota.

Signature: Richard L. Taylor, PLS
 License No. 11-11-11
 Date

Quality Control:

Checked by: RLL
 Date: TMB

Vicinity Map:



Sheet Title:

Preliminary Plat - Existing Easements

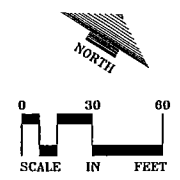
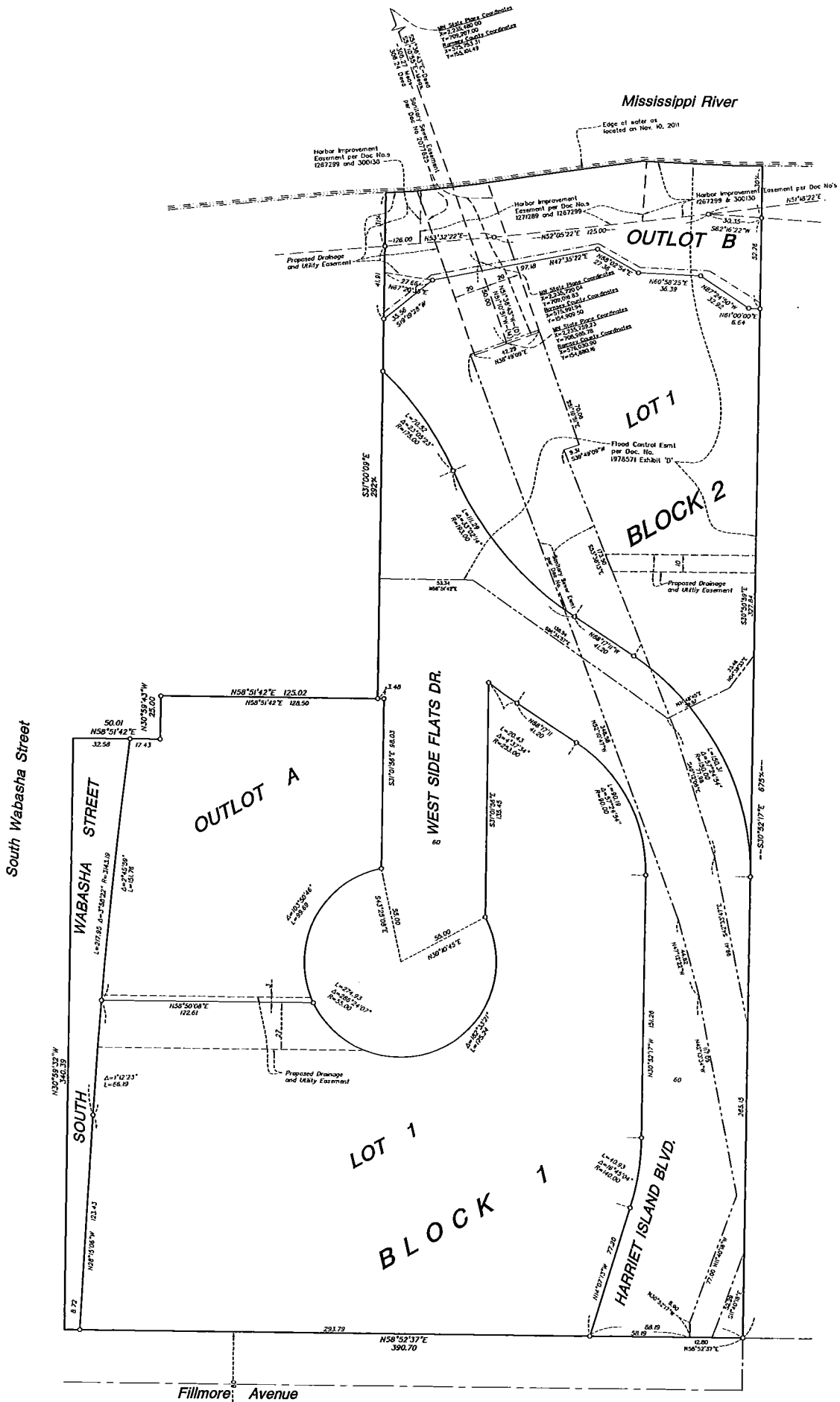
Project No.:

03148C

Sheet No.:

Sheet 2 of 4

Preliminary Plat of: WEST SIDE FLATS



BEARINGS ARE BASED ON THE RAMSEY COUNTY COORDINATE SYSTEM
 O DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "P.S. 28724"
 * DENOTES IRON MONUMENT FOUND
NOTE
 For Legend and Details see Sheet 1 of 3

Property Areas

Total Property Area =	207,567+/- Sq.Ft. or 4.77+/- Acres
Lot 1 Block 1 Area =	70,428+/- Sq.Ft. or 1.62+/- Acres
Lot 1 Block 2 Area =	40,065+/- Sq.Ft. or 0.92+/- Acres
Outlot A Area =	23,682+/- Sq.Ft. or 0.54+/- Acres
Outlot B Area =	12,668+/- Sq.Ft. or 0.29+/- Acres
Right of Way Dedication Area =	60,724+/- Sq.Ft. or 1.39+/- Acres
Net Property Area =	146,843+/- Sq.Ft. or 3.37+/- Acres

Project Name:
West Side Flats
 St Paul, Minnesota
 Owner/Developer Name:
Sherman Associates
 233 Park Ave S.
 Suite 201
 Minneapolis, MN 55415

Professional Services:
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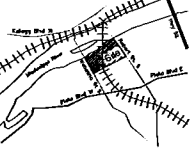
Revisions:

11-17-11	Initial Plat
12-19-11	Revised Plat
01-03-12	Revised Boundary
3-08-12	Revised Survey and Lot Area
5-18-12	Revised Plat

Professional Signature:
 I hereby certify that this survey plat or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor within the State of Minnesota.
 Richard L. Lick, PLS
 License No. _____ Date 11-11-11

Quality Control:
 Prepared by: RLL
 Checked by: RLL
 Date: _____

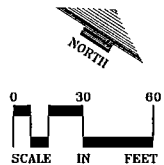
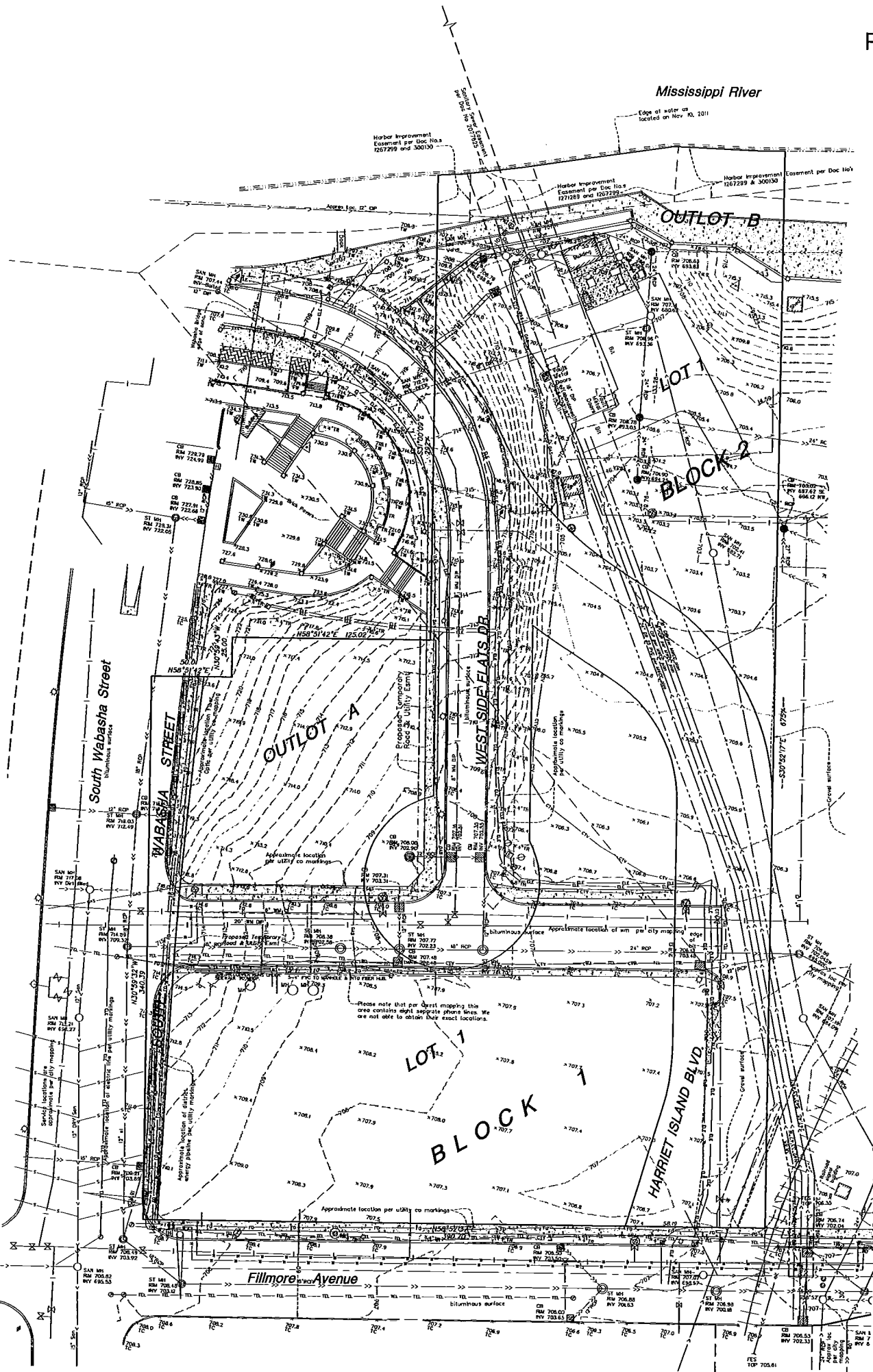
Vicinity Map:



Sheet Title:
Preliminary Plat - Proposed Lots and Easements
 Project No.: 03148C
 Sheet No.:

Printed: 05/16/2012 4:52 PM W:\2002\02148C\DWG\Map3.dwg

Preliminary Plat of: WEST SIDE FLATS



NOTE:
For Legend and Details see Sheet 1 of 3

BENCHMARK
Top Nut Hydrant on the north side of Fillmore Avenue, 260 feet +/- east of the railroad tracks
Elevation = 712.59 feet (NGVD 1929 datum)

Project Name:
West Side Flats

City:
St Paul, Minnesota

Owner/Developer Name:
Sherman Associates

Address:
**233 Park Ave S,
Suite 201
Minneapolis, MN 55415**

Professional Services:

LOUCKS ASSOCIATES

Planners - Civil Engineers - Land Surveyors
Landscape Architects - Environmental
7200 Hennick Lane - Suite 300
Maple Grove, Minnesota 55369
Telephone: 763-414-5025
www.loucksassociates.com

CADD Qualification:

AutoCAD 2011
MicroStation 2011
SolidWorks 2011
Revit 2011
Civil 3D 2011
InRoads 2011
Landscape Architectural Desktop 2011
MapInfo 2011
ArcGIS 10.1
Surfer 12.0
Hatchwork 2011
Bluebeam 2011
Microsoft Office 2010

Revisions:

Rev. No.	Rev. Description	Rev. Date
01	Issue for Review	11/11/11
02	Issue for Review	11/11/11
03	Issue for Review	11/11/11
04	Issue for Review	11/11/11
05	Issue for Review	11/11/11
06	Issue for Review	11/11/11
07	Issue for Review	11/11/11
08	Issue for Review	11/11/11
09	Issue for Review	11/11/11
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50	Issue for Review	11/11/11

Professional Signature:

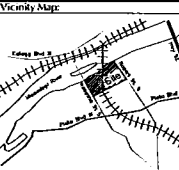
I hereby certify that this survey plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor or the holder of the State of Minnesota

Richard L. Lohr PLS 11/11/11
License No. 111111
Date

Quality Control:

Richard L. Lohr PLS 11/11/11
Date

Vicinity Map:



Sheet Title:

Preliminary Plat - Existing Conditions

Project No.:

03148C

Sheet No.:

Sheet 4 of 4

dated: 05/16/2012 10:30 PM W:\000020148C\DWG\148C.dwg