

HIGHLAND BRIDGE ROWHOMES

PHASE 1 / 1ST ADDITION

SAINT PAUL, MINNESOTA

ALLIANT
 733 Marquette Avenue
 Suite 700
 Minneapolis, MN 55402
 612.758.3080
 www.alliant-inc.com



DEVELOPER

PULTE HOMES
 7500 FLYING CLOUD DRIVE
 SUITE 670
 EDEN PRAIRIE, MN 55344
 PH: 952-229-0723
 CONTACT: PAUL HEUER

CONSULTANT

ALLIANT ENGINEERING, INC.
 733 MARQUETTE AVENUE
 SUITE 700
 MINNEAPOLIS, MN 55402
 PH: 612-758-3080
 FX: 612-758-3099

ENGINEER

MARK RAUSCH
 LICENSE NO. 43480

SURVEYOR

PETER GOERS
 LICENSE NO. 44110

HIGHLAND BRIDGE ROWHOMES
 PHASE 1 / 1ST ADDITION
 ST PAUL, MINNESOTA
 SUBDIVISION APPLICATION SUBMITTAL
 COVER SHEET

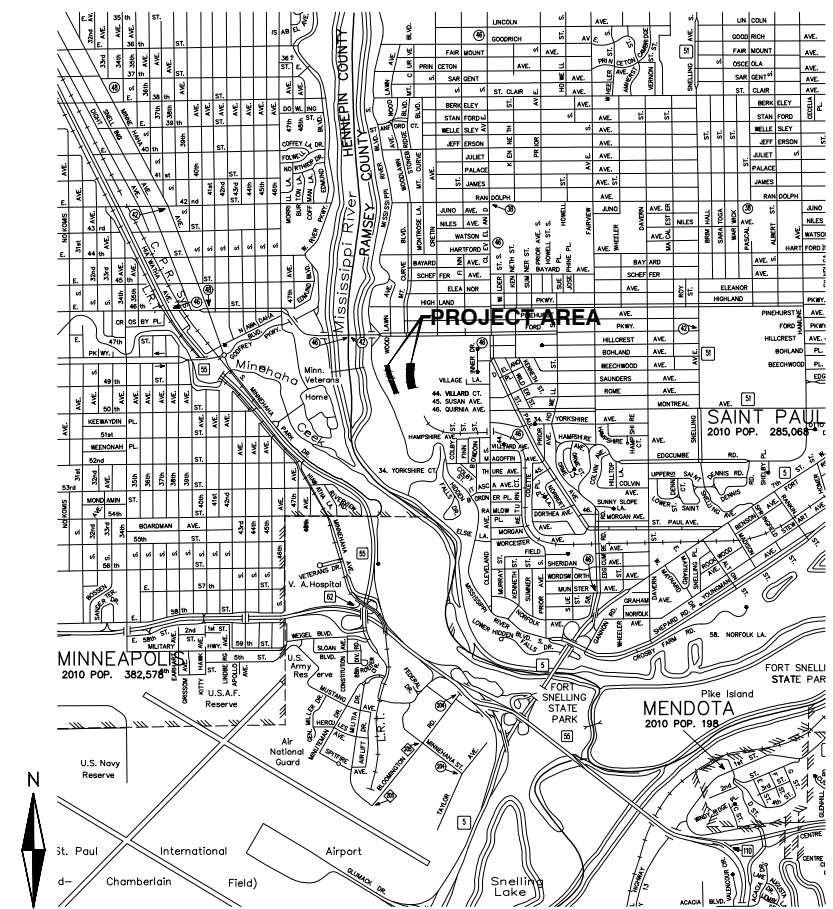
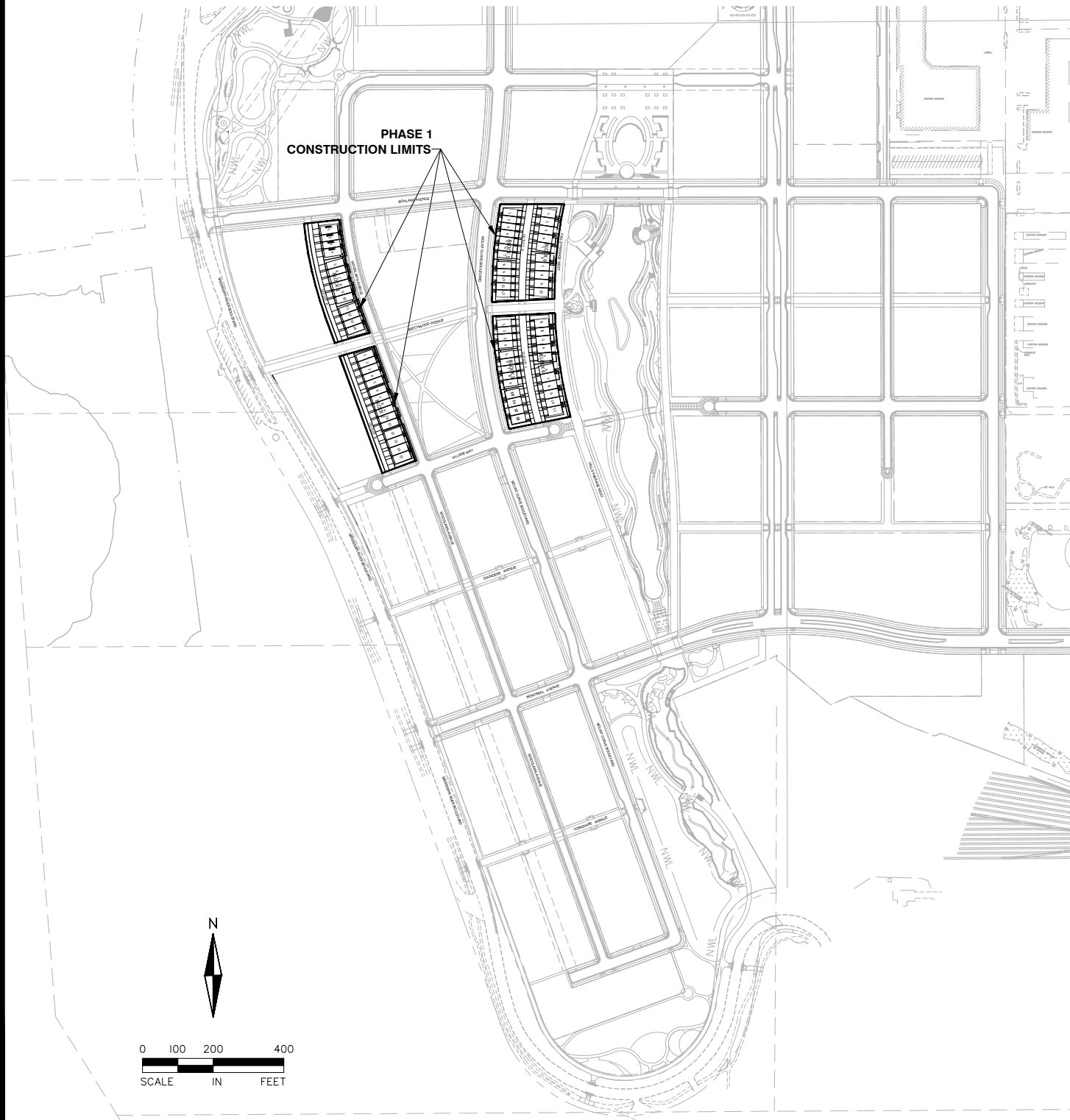
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

MARK RAUSCH, PE
 Date _____ License No. _____

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
7-20-20	CITY SUBMITTAL

PROJECT TEAM DATA
 DESIGNED: MPR
 DRAWN: ELL
 PROJECT NO: 219-0225



VICINITY MAP
 NOT TO SCALE

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LEGEND

- EXISTING CONTOURS
- PROPERTY LINE
- - - BUILDING SETBACK
- - - EASEMENT LINE
- - - ROW
- ★ EXISTING STREETLIGHT
- |— EXISTING WATERMAIN
- |— EXISTING SANITARY SEWER
- |— EXISTING STORM SEWER
- EXISTING HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- PHASE 1 CONSTRUCTION LIMITS



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HIGHLAND
Bridge

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EXISTING CONDITIONS PLAN

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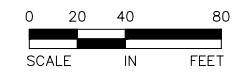
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SITE PLAN DATA

PROPOSED TOWNHOME UNITS = 75
 44/20', 31/24' (58.7%/41.3%)

TOTAL BUILDING AREA: 1.64 AC
 TOTAL OPEN SPACE: 0.91 AC
 TOTAL SITE AREA: 3.78 AC
 PUBLIC SIDEWALK DEDUCTION: 0.09 AC
 NET AREA (TOTAL-SIDEWALK): 3.69 AC

BUILDING LOT COVERAGE MAXIMUM:
 REQUIRED: 50%
 PROVIDED: 44% (1.64/3.69 AC)

OPEN SPACE LOT COVERAGE MINIMUM:
 REQUIRED: 25%
 PROVIDED: 25% (0.91/3.69 AC)

FLOOR AREA RATIO:
 REQUIRED: F1 = 0.25 TO 1.50; F2 = 1.00 TO 2.00;
 F3 = 1.00 TO 4.00
 PROVIDED: 1.27

PRIMARY STRUCTURE ASSUMPTION SETBACKS:
 10' TO ROAD RIGHT-OF-WAY
 4' TO TRAIL RIGHT-OF-WAY

MINIMUM SEPARATION BETWEEN BUILDING UNITS = 6'
 DRIVEWAY DEPTH = 22' MINIMUM
 TRAIL WIDTH = 20'
 BEECHWOOD AVENUE, FALLS PASSAGE WEST
 PUBLIC ALLEY WIDTH = 20'

PUBLIC ROAD WIDTH:
 22' FACE-FACE, WOODLAWN AVENUE
 32' FACE-FACE, MOUNT CURVE BOULEVARD
 30' FACE-FACE, VILLAGE WAY

TOWNHOME LOT WIDTH TABLE

BLOCK 1 LOT 1,4 = 24' WIDE
 BLOCK 1 LOT 2,3,5-14 = 20' WIDE
 BLOCK 2 LOT 1-11 = 20' WIDE
 BLOCK 2 LOT 12-15 = 24' WIDE
 BLOCK 3 LOT 1-9 = 20' WIDE
 BLOCK 3 LOT 10-13 = 24' WIDE
 BLOCK 4 LOT 1-11 = 24' WIDE
 BLOCK 5 LOT 1-12 = 20' WIDE
 BLOCK 6 LOT 1-10 = 24' WIDE

LEGEND

- PROPERTY LINE
- - - BUILDING SETBACK
- - - EASEMENT LINE
- ROW
- ⊗ EXISTING STREETLIGHT



0 20 40 80
 SCALE IN FEET

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Pulte HOMES

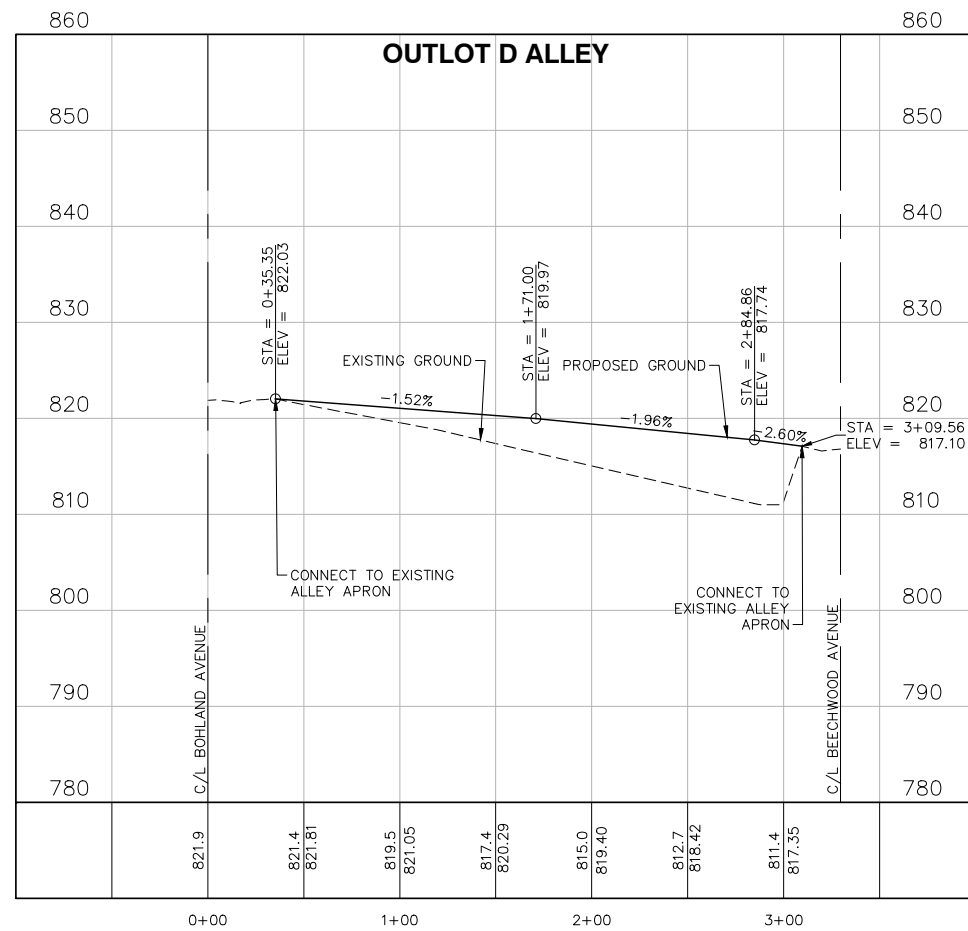
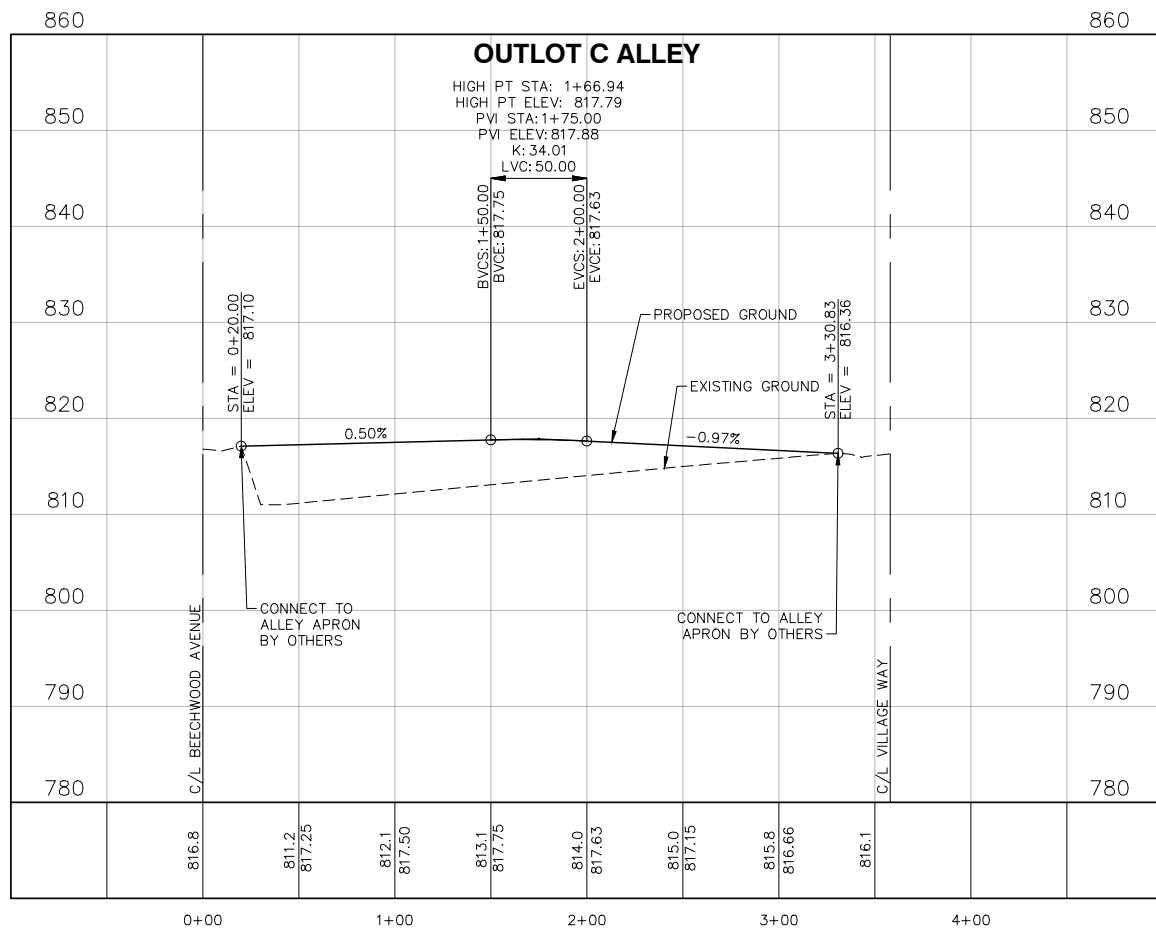
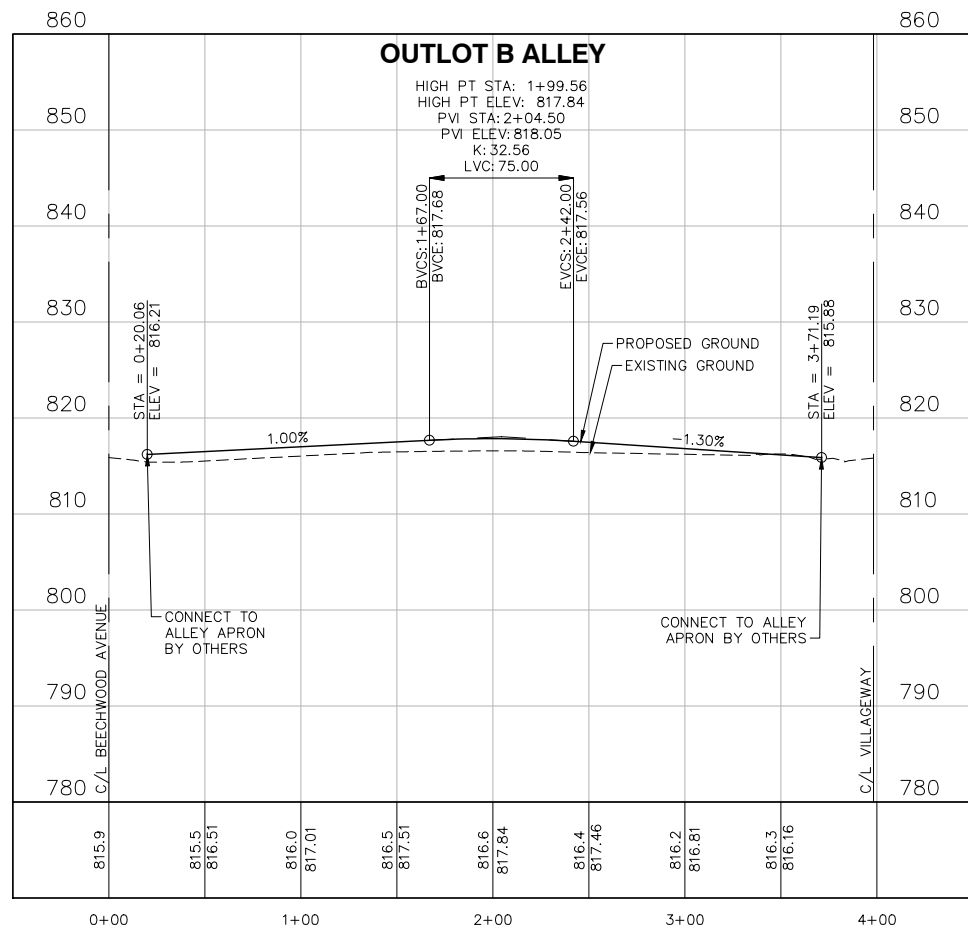
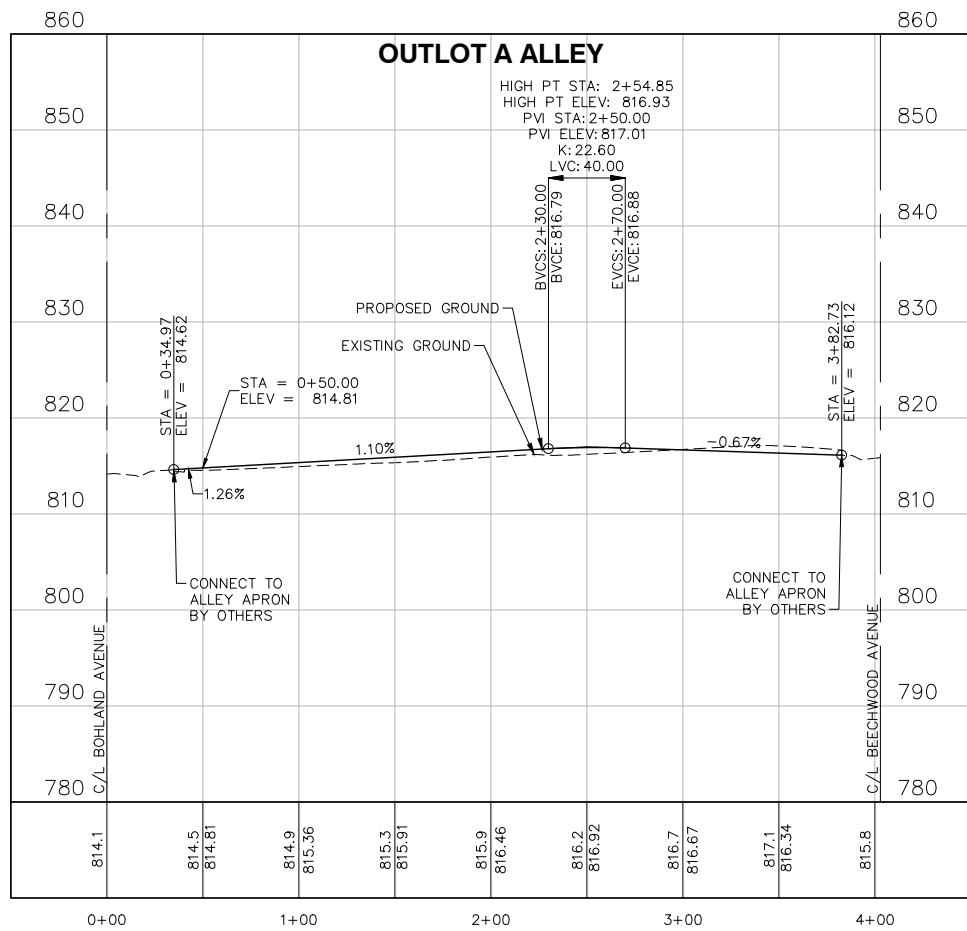
HIGHLAND Bridge

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SITE PLAN

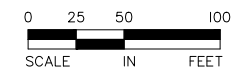
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GRADING PROFILES

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