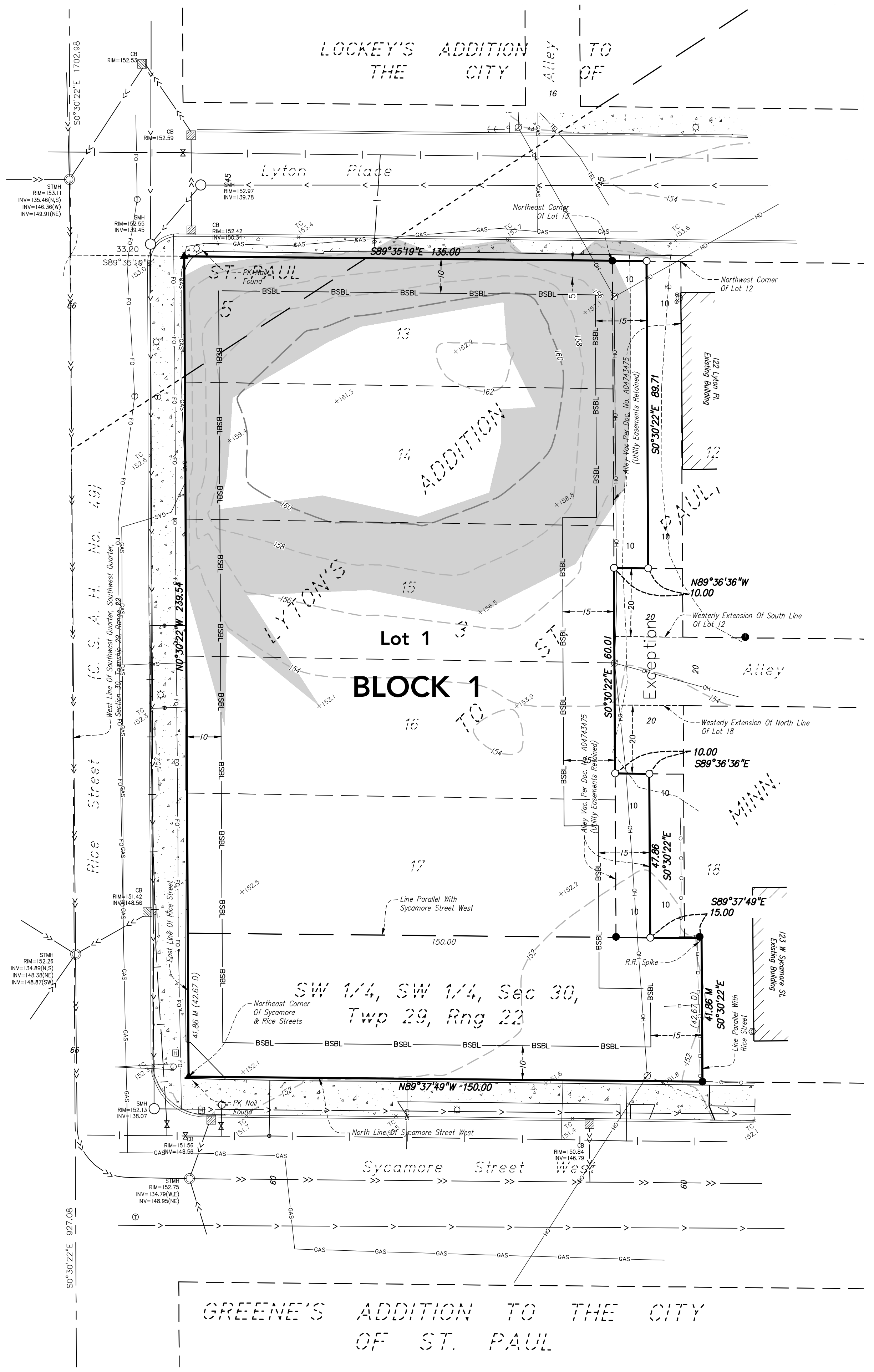


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LEGAL DESCRIPTION

Block 5, LOCKEY'S ADDITION TO THE CITY OF ST. PAUL.

AND
Lots 13, 14, 15, 16 and 17, Block 3, LYTON'S ADDITION TO ST. PAUL, MINN.

AND
That parcel of land in the Southwest Quarter of the Southwest Quarter of Section 30, Township 29, Range 22, embraced within the area bounded as follows: Commencing at the Northeast corner of Sycamore and Rice Streets in the City of St. Paul; thence Easterly along the North line of Sycamore Street 150 feet; thence Northerly parallel with Rice Street 42 feet and 8 inches; thence Westerly on a line parallel with Sycamore Street 150 feet to Rice Street; thence Southerly along the East line of Rice Street 42 feet and 8 inches to Sycamore Street and place of beginning.

AND
The west half of the vacated alley dedicated in Block 3, LYTON'S ADDITION TO ST. PAUL, MINN., lying east of and adjacent to Lots 13 through 17, inclusive, said Block 3 and south of a line drawn from the northeast corner of Lot 13 to the northwest corner of Lot 12, said Block 3. EXCEPT that part of said alley between a line located 20.00 feet northerly of the westerly extension of the south line of said Lot 12 and a line located 20.00 feet southerly of the westerly extension of the north line of Lot 18, said Block 3.

GENERAL NOTES

- SURVEYOR:**
Loucks
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55330
763-424-5505
- OWNER/DEVELOPER:**
Phoenix Development
1620 Olivet Road
Santa Rosa, CA 95104
651-260-5528
- Prepared December 2019.
 - The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 782 Rice Street, 792 Rice Street, 794 Rice Street, 796 Rice Street and 129 Sycamore Street W., St. Paul, MN.
 - The bearings for this survey are based on the Ramsey County Coordinate System NAD 83 (1986 Adjust).
 - The area of the property is 32,355 +/- square feet or 0.74 +/- acres.
 - Benchmark: Top nut of hydrant located at the northeast corner of Sycamore St. and Park St. Elevation = 157.92 feet (St. Paul Datum)
Site Benchmark: Top nut of hydrant located at the northeast corner of Sycamore St. and Rice St. Elevation = 155.09 feet (St. Paul Datum)
 - This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27123C0103G, effective date of 06/04/2010.
 - The field work was completed on March 19, 2018.

ZONING INFORMATION

Current Zoning: T-2 (Traditional Neighborhood);
Setbacks (6-12 units per acre): Front 15-25(i) feet, Side (k) feet, Rear 15 feet;
Setbacks (8-20 units per acre): Front 10-25(i) feet, Side (k) feet, Rear 15 feet;
Height: 35(e) feet; 45(f) feet;
Floor Area Ratio: Lot coverage shall not exceed thirty (30) percent of lot area.

(e) Except in the river corridor overlay district, height of structures may exceed the maximum if set back from side and rear setback lines a distance equal to additional height. Structures shall be no more than twenty-five (25) feet high along side and rear property lines abutting RL-RT2 residential districts; structures may exceed this twenty-five (25) foot height limit if stepped back from side and rear property lines a distance equal to the additional height.

(f) A maximum height of forty-five (45) feet may be permitted with a conditional use permit.

(i) Where at least fifty (50) percent of the front footage of the block is built up with principal structures, the minimum front yard setback for new structures shall be the average setback of the existing structures, or the normal setback requirement in the district plus half the amount the average setback is greater than the normal setback requirement, whichever is less. Existing structures set back twenty (20) percent more or less than the average shall be discounted from the formula. The minimum front yard setback shall not exceed the maximum front yard setback requirement. Sixty (60) percent of the front facade must fall within the maximum setback. For local heritage preservation sites, the standard may be modified to comply with the preservation program and design review guidelines.

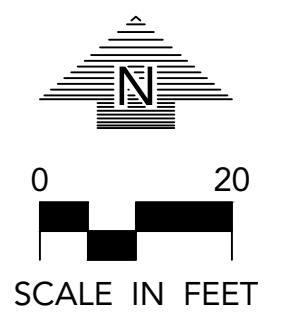
(k) No side or rear yards are required along the interior lot lines except as otherwise specified in the building code; provided, that if walls of structures facing such interior lot lines contain windows or other openings, yards of not less than six (6) feet shall be provided. Side and rear yards of at least six (6) feet shall be required when a nonresidential use adjoins a side yard of a residential property. These setback requirements from interior lot lines shall be waived when an easement agreement is recorded as to the affected properties. Proof of such recorded easement shall be provided at the time of application for a building permit. The recording of the easement agreement shall be interpreted to mean that the following intents and purposes of these setback requirements are met: adequate supply of light and air to adjacent property; sufficient space for maintenance of the building from the same lot; and prevention of damage to adjoining property by fire or runoff from roofs. The setback shall be a minimum of thirteen (13) feet from the centerline of an adjoining alley.

Proposed Zoning: T-2 (Traditional Neighborhood)

Proposed Setbacks:
Front 10 feet
Side 10 feet
Rear 15 feet
Height 45 feet

LEGEND

- FOUND OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"
- ▲ FOUND NAIL
- TC TOP OF CURB
- 972.5 SPOT ELEVATION
- ⊠ CATCH BASIN
- ⊙ STORM MANHOLE
- SANITARY MANHOLE
- ◇ HYDRANT
- ⊕ GATE VALVE
- ⊗ LIGHT POLE
- ⊙ POWER POLE
- ⊠ AIR CONDITIONING UNIT
- ⊙ GAS METER
- ⊙ GUARD POST
- ⊙ GUY WIRE
- ⊙ HAND HOLE
- ⊙ ROOF DRAIN
- ⊙ SIGN
- ⊙ TELEPHONE MANHOLE
- > STORM SEWER
- > SANITARY SEWER
- |— WATERMAIN
- ELE— UNDERGROUND ELECTRIC
- FO— UNDERGROUND FIBER OPTIC
- GAS— UNDERGROUND GAS
- TEL— UNDERGROUND TELEPHONE
- OH— OVERHEAD UTILITY
- CHAIN LINK FENCE
- WOOD FENCE
- CONCRETE CURB
- CONCRETE
- CONTOUR
- BSBL— BUILDING SET-BACK LINE
- SLOPE AREAS 12% OR GREATER



RICE STREET FLATS

728 RICE STREET
SAINT PAUL, MN

PHOENIX DEVELOPMENT

1620 OLIVET ROAD
SANTA ROSA, CA 95401

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this 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 at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

12/11/19	SURVEY ISSUED
02/07/20	CITY COMMENTS
02/10/20	CITY COMMENTS

PROFESSIONAL SIGNATURE

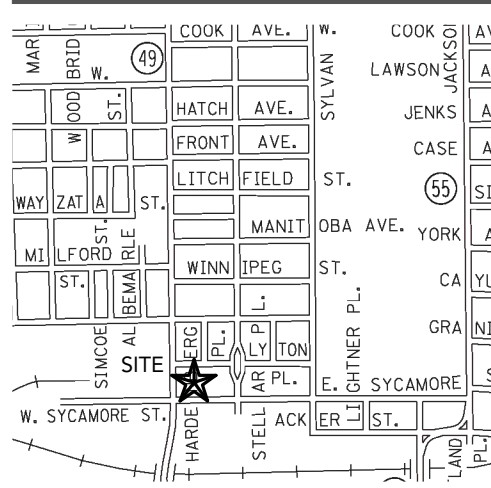
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Max L. Stanislawski
Max L. Stanislawski - PLS
License No. 48988
Date 12/11/19

QUALITY CONTROL

Loucks Project No. 17-415
Project Lead MLS
Drawn By SFH/SFM
Checked By MLS
Field Crew MJA, DJP

VICINITY MAP



Preliminary Plat

1 OF 1