Preliminary Plat Of:
MLS Stadium Development

THE WEST LINE OF W 1/2, SW 1/4, SEC 34, TWP 29, RNG 23 IS ASSUMED TO HAVE A BEARING OF SOUTH

✖ DENOTES FOUND REBAR

✖ DENOTES FOUND DRILLHOLE

▲ DENOTES "PK NAIL" FOUND

(INFO) DENOTES INFORMATION AS SHOWN ON CITY PLANS. NOT FIELD VERIFIED.

N

0 50

SCALE IN FEET

DETAIL
No Scale

PRELIMINARY PLAT GENERAL NOTES

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

APPLICANT:
TEGRA Group
801 Nicollet Mall, Suite 1850
Minneapolis, MN 55402
612-752-5744

LEGAL DESCRIPTION:

Lots 4 and 5, Block 1, MIDWAY SHOPPING CENTER, according to the recorded plat thereof, Ramsey County, Minnesota.

BENCHMARKS:

#1
Top nut of hydrant located near sw corner of main building, as shown.
Elev. = 232.56 Feet (City of Saint Paul Datum)

#2
Top nut of hydrant located near nw corner of main building, as shown.
Elev. = 234.48 Feet (City of Saint Paul Datum)

#3
Top nut of hydrant located near northerly entrance to shopping center, as shown.
Elev. = 228.60 Feet (City of Saint Paul Datum)

#4
Top nut of hydrant located near intersection of Pascal Street & St. Anthony Ave, as shown.
Elev. = 232.48 Feet (City of Saint Paul Datum)

EXISTING ZONING:
Zone (T-4) Traditional Neighborhood

AREAS:

Lot 1, Block 1 =	31,737 +/- Sq.Ft. or	0.73 +/- Acres
Lot 1, Block 2 =	550,089 +/- Sq.Ft. or	12.63 +/- Acres
Lot 1, Block 3 =	110,988 +/- Sq.Ft. or	2.54 +/- Acres
Outlot A =	81,386 +/- Sq.Ft. or	1.87 +/- Acres
Outlot B =	2,532 +/- Sq.Ft. or	0.06 +/- Acres
Outlot C =	27,847 +/- Sq.Ft. or	0.64 +/- Acres
Dedicated R.O.W. =	179,534 +/- Sq.Ft. or	4.12 +/- Acres
Total Property Area =	984,113 +/- Sq.Ft. or	22.59 +/- Acres

FLOOD ZONE DESIGNATION:
This property is contained in Flood Insurance Rate Map, Community Panel No. 27123C0085G, and is a non-printed panel (no special flood hazard areas).

SURVEY LEGEND

STORM SEWER	CATCH BASIN
SANITARY SEWER	STORM MANHOLE
WATERMAIN	SANITARY MANHOLE
SANITARY SEWER SERVICE	WATER MANHOLE
WATER SERVICE	HYDRANT
CULVERT	GATE VALVE
UNDERGROUND ELECTRIC	POWER POLE
UNDERGROUND GAS	LIGHT POLE
UNDERGROUND TELEPHONE	GUY WIRE
OVERHEAD UTILITY	SIGN
CHAIN LINK FENCE	ELECTRIC TRANSFORMER
GUARDRAIL	TELEPHONE PEDESTAL
RETAINING WALL	ELECTRIC MANHOLE
TRAFFIC SIGNAL	GAS VALVE
CONCRETE CURB	TELEPHONE MANHOLE
CONCRETE	ELECTRIC METER
PAVERS	GAS METER
872 CONTOUR	HAND HOLE
BC BLACK CHERRY	EO ELECTRIC OUTLET
BO BOXELDER	FC FIRE CONNECTION
EL ELM	FLAG POLE
FR MISC FRUIT	GUARDPOST
TR TREE (GEN)	MONITORING WELL
TC TOP OF CURB	SOIL BORING
TW TOP OF WALL	972.5 SPOT ELEVATION
THSD ELEV @ THRESHOLD	CONIFEROUS TREE
	DECIDUOUS TREE

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LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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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 consent of the Consultant, copies of the project data in other formats of the CADD drawing files for information or convenience 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

4/15/16	CITY SUBMITTAL
7/1/16	CITY SUBMITTAL
7/20/16	CITY SUBMITTAL

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.

Paul J. McGinnis, PLS

License No.	16099
Date	4/15/16

QUALITY CONTROL

Loucks Project No.	16-028
Project Lead	PJM
Drawn By	SFM
Checked By	PJM
Field Crew	BS/MA

VICINITY MAP

PRELIMINARY PLAT
Existing Conditions

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MLS Stadium Development

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Date

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Checked By	PJM
Field Crew	

VICINITY MAP

PRELIMINARY PLAT
Select Proposed Conditions (For Reference)

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Preliminary Plat Of:
MLS Stadium Development

N

0 50

SCALE IN FEET

LEASE AREAS:

STADIUM AREA =	359,184± SF or 8.25± AC
DEVELOPMENT LEASE AREA =	20,964± SF or 0.48± AC
R.O.W. #1 =	43,779± SF or 1.00± AC
R.O.W. #2 =	444± SF or 0.01± AC
R.O.W. #3 =	1,963± SF or 0.04± AC
METRO. PUBLIC TRANSIT PARCEL = 426,334± SF or 9.78± AC	

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Paul J. McGarvey

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QUALITY CONTROL

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Drawn By	SFM
Checked By	PJM
Field Crew	BS/MA

VICINITY MAP

PRELIMINARY PLAT
Lease Areas On Metropolitan Public Transit Property
(For Reference)

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