



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6700
Facsimile: 651-228-3220*

November 27, 2012

Lake and Land Surveying Inc
Attn: Mr Jon Faraci
1200 Centre Pointe Curve Ste 275
Mendota Heights MN 55120

Cappie's Trucking
1384 Sylvan Street
Saint Paul, MN 55117

RE: Zoning File # 12-202-963, Cappie Addition

Dear Mr. Faraci:

On October 16, 2012, you submitted an application for a Combined plat for Cappie Addition to create two industrial parcels at 1384 Sylvan St, Terminus of W. Cottage Street at Sylvan Street. City staff have reviewed the preliminary plat and have identified the following issues:

Department of Public Works (contact is Colleen Paavola, 266-6104):

- 1) There are several discrepancies among and between the dimensions and bearings shown on the preliminary plat sheets and corresponding data on the final plat. Please review and revise as necessary.
- 2) The point of non-tangency along the easterly boundary of the proposed plat should be noted.
- 3) The utility easement along Sylvan should be 40' wide from the centerline. On the proposed plat, it is only 37'.

Fire Prevention Division (contact is Angie Wiese, 651-266-6287):

The north building wall on Lot 1 must comply with Chapter 6 of the Minnesota State Building Code for fire rating.

Division of Parks and Recreation (contact is Mike Kimble, 651-266-6417):

§69.511 requires the dedication of land for parks or cash in lieu of land at the time of platting. Parks and Recreation will recommend that the City Council require \$6,360.00 in parkland dedication fees in lieu of land.

Based on these comments, staff approves the preliminary plat subject to the following condition(s):

1. All deficiencies listed by Public Works above are corrected.
2. The north building wall of the structure on Lot 1 must comply with Chapter 6 of the Minnesota State Building Code for fire rating.
3. Parkland dedication fee of \$6,360.00 is paid before the plat is recorded.

Please submit 3 full - sized copies of the revised final plat to the Zoning Desk, 1400 City Hall Annex, so that a public hearing can be scheduled before the City Council. Please also provide electronic copies of the most recent preliminary and final plats. If you have further questions, please contact me at 651-266-6618 or by e-mail at kate.reilly@ci.stpaul.mn.us.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Reilly', written in a cursive style.

Kate Reilly
City Planner

cc: Zoning File # 12-202-963 Cappie Addition
Paul Dubruiel
District 6
Craig Hinzman, County Surveyor
Darcy Christofferson
Tony Bodway