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OCT 04 2024

ZONING VARIANCE APPLICATION

To Board of Zoning Appeals

Dept. of Safety & Inspections
Zoning Section
375 Jackson St., Suite 220
Saint Paul, MN 55101-1806
(651) 266-9008

To Planning Commission

Dept. of Planning & Econ. Dev.
Zoning Section
1400 City Hall Annex, 25 W 4th St.
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only
File # 24-086457
Fee Paid $ 589.00
Received By / Date D. Eide - 10/4/2024
Tentative Hearing Date 10/28/2024

APPLICANT

Name Ruben A. Benegas, Benegas Properties, LLC.
(must have ownership or leasehold interest in the property, contingent included)
Address 1728 Ashland Avenue City St. Paul State MN Zip 55104
Email rbenegas@hotmail.com Phone 612-875-5531
Name of Owner (if different) _____ Email _____
Contact Person (if different) _____ Email _____
Address _____ City _____ State _____ Zip _____

PROPERTY INFO

Address / Location 1963 Grand Avenue
PIN(s) & Legal Description 042823320178
(attach additional sheet if necessary)
_____ Lot Area 23,867 SF Current Zoning RM2

VARIANCE REQUEST: Application is hereby made to the Board of Zoning Appeals (or to the Planning Commission with another zoning application) for variance from the following section(s) of the Zoning Code Sec. 66.231. Density and dimensional standards table. . State the requirement and variance requested. We are requesting a variance for the building height maximum of 50'-0". Note (k) on table 66.231 limits the project to be 40'-0" or four stories and a FAR increase to 2.27.

SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary.

1. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.

   See Attached

2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

   See Attached

3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.

   See Attached

4. The variance will not alter the essential character of the surrounding area.

   See Attached

☑ Required site plan is attached

☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature _____ **Date** October 7, 2024

Rev 7.4.2019

MOHAGEN HANSEN
Architecture | Interiors

October 7, 2024

St. Paul Board of Zoning Appeals
Dept of Safety & Inspections Zoning Section
375 Jackson St., Suite 220
St. Paul, MN 55101-1806

RE: Variance Request Letter
Grand Row Multi-Family
1963 Grand Ave
Mohagen Hansen Project #22221

1. Building Height

During the survey process, the rear (north) property line is the centerline of the alley and includes a 10'-0" alley easement. During the Site Plan Review process, staff requested we use the alley easement line and have a rear building setback 9'-0" off this line. We have modified the building footprint to the 9'-0" set back; in doing so we lost some units and are requesting a variance for building height of 50'-0" in-lieu of 40'-0". The 5th floor would be used for units lost in the re-sized building footprint.

The following are practical difficulties in complying with this provision:

Inefficient Land Utilization: Our proposal seeks to maximize the efficient use of available land resources within the designated zoning area. By allowing for increased building height. We can optimize the development potential of the property without encroaching on the neighboring parcels or contributing to urban sprawl. This approach aligns with the principles of smart growth and sustainable urban planning, promoting densification and efficient land use patterns.

Financial Viability of the project: Under the 40-foot restriction, the financial viability of the project would be threatened. Approving this variance would increase the number of market rate and affordable housing units available to the community.

Limited access to develop affordable units: Under the 40-foot restriction, we would be limited in the number of affordable units available to the community.

The plight of the landlord is due to circumstances unique to the property not created by the landowner:

The two adjacent apartment buildings of this site are built at a lower elevation, closer to the street level. This property is higher in elevation which creates a more complex development. With this site being in the area along Grand Avenue between Fairview Avenue and Cretin Avenue, we are limited to 40"-0"

The variance will not permit any use that is not allowed in the zoning district in which the property is located:

This development will be strictly multi-family residential which will include market rate and affordable housing with underground parking.

The variance will not alter the essential character of surround area:

The three homes currently on the property are in poor condition and rental properties, the site is also between two existing apartment buildings. Development of the Grand Row project will enhance the essential character of the area. Great care has been taken in building design to match the features of other buildings on the Grand Avenue Corridor to reflect the aesthetic of the early 1900's with the modern amenities such as elevator, underground parking and resident fitness and community rooms. These features are not visible from the street and therefore maintain the overall character of the greater Macalester Groveland community, multi-family design standards and traditional neighborhood districts.

Based on the Project Market Area, this project will have 75% of the demand for rental housing in the PMA will be generated for the surrounding area and the remaining demand (25%) would come from outside the area. This project location is most likely to draw young to mid-age professional singles and couples, along with students attending the University of St. Thomas. This project will also include on-site underground parking.

Variance Request:

The current plans show the updated rear set back and include the 50'-0" building height. This allows for safer entry and exiting of the underground parking garage at the alley. The side setbacks are at 10'-0" (code is 9'-0") and the front is based on block average is currently shown at 19'-0".

Variance requests are for the 50'-0" building height and FAR increase from 2.25 to 2.27.

Should you have any questions or require additional information, please contact me at 612-875-5531

Sincerely,

Ruben A. Benagas
Benagas Properties, LLC

PROJECT TEAM

DEVELOPER/OWNER

BENEGAS PROPERTIES, LLC
1728 ASHLAND AVE.
ST. PAUL, MN 55104

RUBEN A. BENEGAS
612-875-5531
rbenegas@hotmail.com

MICHELLE BENEGAS
651-808-5999
benegas3@gmail.com

ARCHITECT

MOHAGEN HANSEN ARCHITECTURE | INTERIORS
1000 TWELVE OAKS CENTER DRIVE, SUITE 300
WAYZATA, MN 55391

SCOTT HAYES, PROJECT MANAGER
952-426-7441
shayes@mohagenhansen.com

MIKE SILVESTRINI, DESIGNER
952-426-7442
msilvestrini@mohagenhansen.com

CIVIL ENGINEER

WESTWOOD
12701 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343

JEFF WESTENDORF, PROJECT MANAGER
952-697-5722
jeff.westendorf@westwoodps.com

GRETCHEN SCHROEDER, PE, LEED AP
SENIOR PROJECT ENGINEER
952-906-7480
gretchen.schroeder@westwoodps.com

DEVELOPMENT SUMMARY

ADDRESS
1663 GRAND AVENUE

ZONING
- RM2
- BUILDING HEIGHT TO BE (4) STORIES OR 40'-0" MAX IN HEIGHT FROM AVERAGE EXISTING GRADE. 50-0" VARIANCE BEING APPLIED FOR.
- FRONT SET BACKS: 19'-0" TO ALIGN WITH NEIGHBORING BUILDINGS. BLOCK AVERAGE 19'-0" (10'-0" PER ZONING CODE)
- WEST SET BACK: 10'-0" (9'-0" PER ZONING CODE)
- EAST SET BACK: 10'-0" (9'-0" PER ZONING CODE)
- REAR SET BACK: 9'-0" (6'-0" PER ZONING CODE)

LOT AREA
23,887 SF / 0.548 ACRES, UNCHANGED

BUILDING FOOT PRINT
15,000 SF

FAR
2.27 (2.25 PER ZONING CODE)

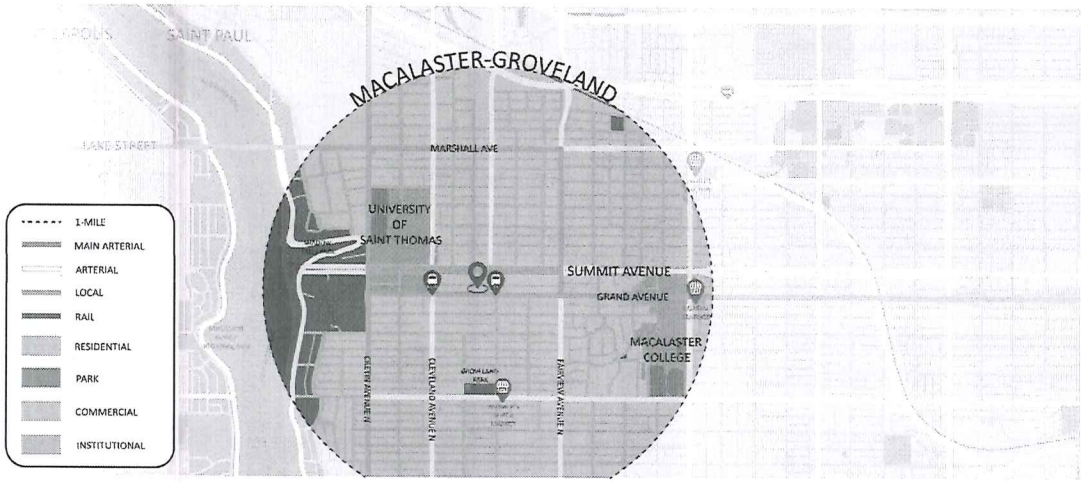
MULTI-FAMILY BUILDING
5 STORY WITH (2) LEVELS OF PARKING BELOW
- **GARAGE, P1 AND P2**: PARKING, MECHANICAL, TRASH, AND BIKE STORAGE
- **LEVEL 1**: 14 UNITS AND FITNESS SPACE, LOBBY, MAIL AND PACKAGE ROOM
- **LEVELS 2, 3, & 4**: 16 UNITS
- **LEVEL 5**: 15 UNITS AND PARTY SPACE

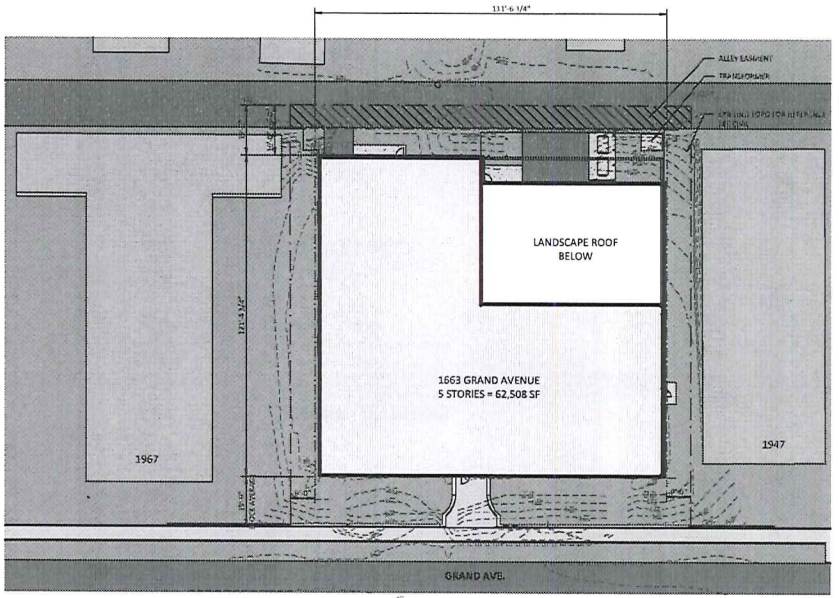
UNIT MIX
(29) STUDIOS
(33) 1 BEDROOM
(10) 2 BEDROOM
TOTAL: 72 UNITS

PARKING GUIDELINES
- 2.5 SPACE PER UNIT MAX
- 2 SPACES PROVIDED FOR 2 BED'S
- 1 SPACE PROVIDED FOR STUDIO'S AND 1 BED'S

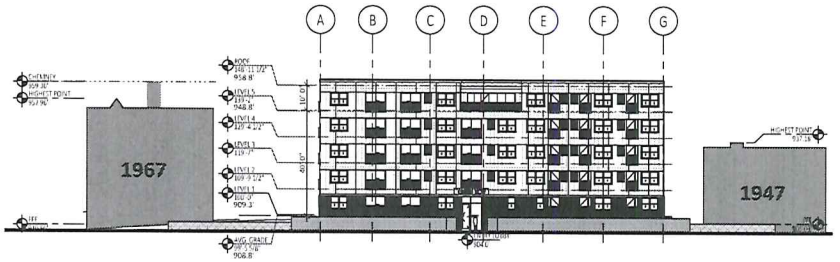
PARKING PROVIDED
(40) FULL SIZE STALLS (4 ADA STALL INCLUDED)
(18) COMPACT STALLS
(6) FULL SIZE EV READY STALLS
TOTAL: 64 PARKING STALLS

BIKE PARKING
77 UNITS = 1 SPACE PER 3 UNITS = 26 TOTAL SPACES

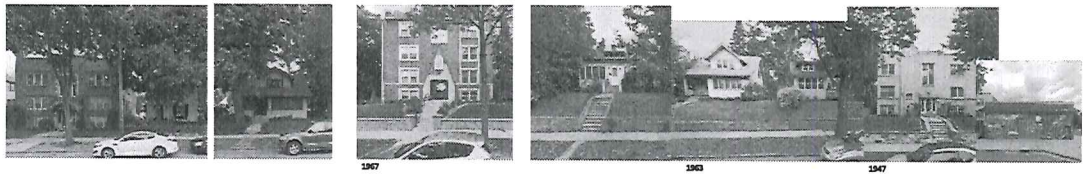




REFERENCE SITE PLAN



ELEVATION SOUTH - SITE CONTEXT

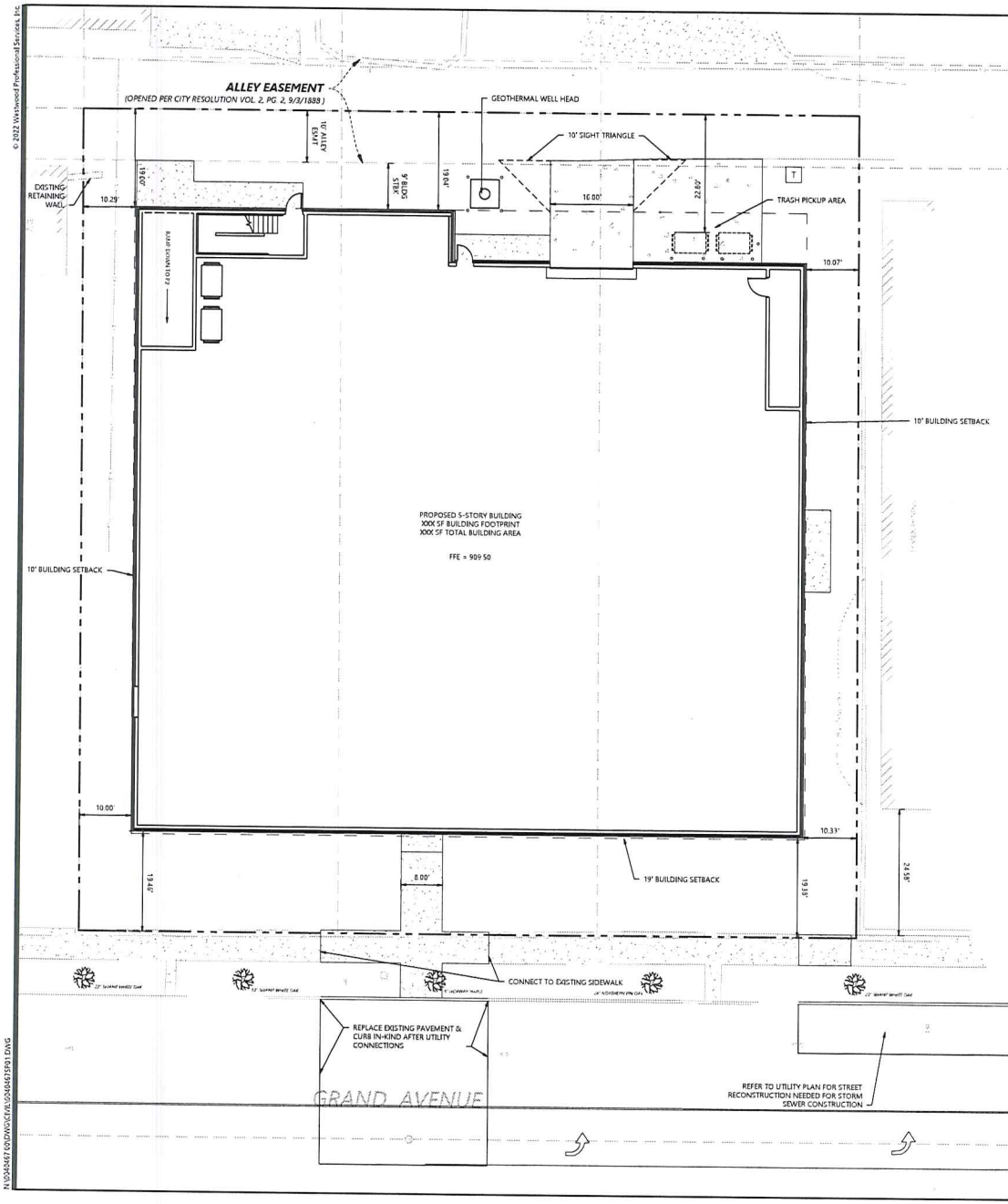


GRAND AVE STREET VIEW

SITE CONTEXT
ST. PAUL, MN
10/07/2024

GRAND ROW DEVELOPMENT

MOHAGEN HANSEN Architects | Interiors



CITY OF ST. PAUL NOTES

1. INSPECTION CONTACT: THE DEVELOPER SHALL CONTACT THE RIGHT OF WAY INSPECTOR DAN BRADY, 651-485-4398 (TWO WEEKS PRIOR TO BEGINNING WORK) TO DISCUSS TRAFFIC CONTROL, PEDESTRIAN SAFETY AND COORDINATION OF ALL WORK IN THE PUBLIC RIGHT OF WAY. NOTE IF A TWO WEEK NOTICE IS NOT PROVIDED TO THE CITY, ANY RESULTING DELAYS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. AS PART OF THE ROW PERMITTING PROCESS, TWO WEEKS BEFORE ANY WORK BEGINS THAT IMPACTS THE ROW IN ANY WAY THE DEVELOPER SHALL PROVIDE TO THE ROW INSPECTOR THE NAME AND CONTACT INFORMATION OF THE CONSTRUCTION PROJECT MANAGER OR CONSTRUCTION PROJECT SUPERINTENDENT. IF THIS INFORMATION IS NOT PROVIDED THERE MAY BE A DELAY IN OBTAINING PERMITS FOR THE WORK IN THE ROW. SAID DELAYS WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER.
2. SAFE WORK SITE REQUIREMENTS: THE CONTRACTOR SHALL PROVIDE A CONTINUOUS, ACCESSIBLE AND SAFE PEDESTRIAN WALKWAY THAT MEETS ADA AND MN MUTCD STANDARDS IF WORKING IN A SIDEWALK AREA, AND TRAFFIC CONTROL PER MN MUTCD REQUIREMENTS FOR WORK IN THE PUBLIC RIGHT OF WAY.
3. MISCELLANEOUS: ANY PUBLIC INFRASTRUCTURE DAMAGE RESULTING FROM THE CONTRACTOR'S ACTIVITIES, INCIDENTAL OR OTHERWISE, SHALL BE REPAIRED/REPLACED TO THE SATISFACTION OF THE CITY AT NO COST TO THE CITY.
4. ORDERING OBSTRUCTION AND EXCAVATION PERMITS: CONTACT PUBLIC WORKS RIGHT OF WAY SERVICE DESK AT (651) 266-6151. IT IS STRONGLY RECOMMENDED THAT CONTRACTORS CALL FOR COST ESTIMATES PRIOR TO BIDDING TO OBTAIN ACCURATE COST ESTIMATES.
5. OBSTRUCTION PERMITS: THE CONTRACTOR MUST OBTAIN AN OBSTRUCTION PERMIT IF CONSTRUCTION (INCLUDING SILT FENCES) WILL BLOCK CITY STREETS, SIDEWALKS OR ALLEYS, OR IF DRIVING OVER CURBS.
6. EXCAVATION PERMITS: ALL DIGGING IN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT. IF THE PROPOSED BUILDING IS CLOSE TO THE RIGHT OF WAY, AND EXCAVATING INTO THE RIGHT OF WAY IS NEEDED TO FACILITATE CONSTRUCTION, CONTACT THE UTILITY INSPECTOR.
7. FAILURE TO SECURE PERMITS: FAILURE TO SECURE OBSTRUCTION PERMITS OR EXCAVATION PERMITS WILL RESULT IN A DOUBLE-PERMIT FEE AND OTHER FEES REQUIRED UNDER CITY OF ST. PAUL LEGISLATIVE CODES.

CITY OF ST. PAUL TRANSPORTATION NOTES

1. ROADWAY RESTORATION:
   AS PER THE CITY'S STANDARD SPECIFICATION FOR STREET OPENINGS POLICY, RESTORATION ON ROADWAY SURFACES LESS THAN 5 YEARS OLD WILL REQUIRE FULL WIDTH MILL AND OVERLAY OR ADDITIONAL DEGRADATION FEES. DEGRADATION FEES ARE DETERMINED BY CONTACTING THE RIGHT OF WAY SERVICE DESK AT 651-266-6151. PAVEMENT RESTORATION SHALL BE COMPLETED BY THE ST. PAUL PUBLIC WORKS STREET MAINTENANCE DIVISION. ALL RELATED COSTS ARE THE RESPONSIBILITY OF THE CONTRACTOR. CONTACT STREET MAINTENANCE AT 651-266-9700 FOR ESTIMATE OF COSTS FOR PAVEMENT RESTORATION.
2. STREET SWEEPING:
   STREET SWEEPING IS AN IMPORTANT TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICE AND SHALL BE PERFORMED WITH THE USE OF WATER. DRY SWEEPING IS PROHIBITED. ADDITIONALLY, TRUCKS HAULING IN AND OUT OF THE SITE, FOR ANY ACTIVITY INCLUDING BUT NOT NECESSARILY LIMITED TO PAVING, EXCAVATION, ETC., NEEDS TO ENSURE CLEANING OFF ALL MUD FLAPS TO AVOID ANY BUILDUP ON THE STREET PAVEMENT.
3. MISCELLANEOUS:
   ANY PUBLIC INFRASTRUCTURE DAMAGE RESULTING FROM THE CONTRACTORS ACTIVITIES, INCIDENTAL OR OTHERWISE, SHALL BE REPAIRED/REPLACED TO THE SATISFACTION OF THE CITY AT NO COST TO THE CITY.

CITY OF ST. PAUL STREET CONSTRUCTION NOTES

1. CONSTRUCTION IN RIGHT OF WAY: ALL WORK ON CURBS, DRIVEWAYS, AND SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY MUST BE DONE TO CITY STANDARDS AND SPECIFICATIONS BY A CONTRACTOR LICENSED TO WORK IN THE CITY RIGHT-OF-WAY UNDER A PERMIT FROM PUBLIC WORKS SIDEWALK SECTION (651-266-6120). SIDEWALK GRADES MUST BE CARRIED ACROSS DRIVEWAYS.
2. RIGHT OF WAY RESTORATION: RESTORATION OF ASPHALT AND CONCRETE PAVEMENTS ARE PERFORMED BY THE PUBLIC WORKS STREET MAINTENANCE DIVISION. THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT TO THE CITY FOR THE COST OF THESE RESTORATIONS. THE CONTRACTOR SHALL CONTACT PUBLIC WORKS STREET MAINTENANCE TO SET UP A WORK ORDER PRIOR TO BEGINNING ANY REMOVALS IN THE STREET AT 651-266-9700. PROCEDURES AND UNIT COSTS ARE FOUND IN STREET MAINTENANCE'S "GENERAL REQUIREMENTS - ALL RESTORATIONS" AND ARE AVAILABLE AT THE PERMIT OFFICE.
3. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO THE MAINLINE SIDEWALK, CURB, DRIVE ACCESS AND BOULEVARD LANDSCAPING CAUSE DURING THE CONSTRUCTION. CONTRACTOR ADVISED TO DOCUMENT PRE-EXISTING CONDITION OF THE RIGHT OF WAY PRIOR TO COMMENCEMENT OF THE CONSTRUCTION.

SITE LEGEND

Call 48 Hours before digging
811 or call811.com
Common Ground Alliance

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		RETAINING WALL
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		NORMAL DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

GENERAL SITE NOTES

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, INC. DATED 10/13/2022.
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
6. ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.
12. CONTRACTOR TO MAINTAIN ACCESS TO THE FIRE DEPARTMENT CONNECTION FOR FIRE DEPARTMENT PERSONNEL AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
13. THE CONTRACTOR SHALL CONTACT MIKE LUSIAN, GENERAL FOREMAN, LIGHTING-SIGNAL MAINTENANCE, 651-266-9780, IF REMOVAL OR LOCATION OF EXISTING FACILITIES IS REQUIRED OR IN THE EVENT OF DAMAGE TO THE LIGHTING OR SIGNAL UTILITIES. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGES OR RELOCATIONS.
14. STRIPING RESTORATION SHALL BE COMPLETED IMMEDIATELY FOLLOWING FINAL PAVEMENT RESTORATION. ROADWAY STRIPING IMPACTED BY THE WORK ZONE SHALL BE REPLACED IN-KIND AT NO COST TO THE ROAD AUTHORITY. IF THERE ARE QUESTIONS, CONTACT CHRIS GULDEN, 651-266-9778, IN THE CITYS TRAFFIC OPERATIONS SECTION. IF THERE IS A DESIRE FOR THE CITY TO COMPLETE PAVEMENT MARKING RESTORATION WORK, CONTACT CHRIS FOR AN ESTIMATE. MINIMUM OF 2 WEEKS IN ADVANCE NOTICE SHALL BE PROVIDED FOR ANY STRIPING WORK REQUEST. IF NOT PROVIDED, ASSOCIATED COSTS AND DELAYS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
15. ENCROACHMENTS: PER CHAPTER 134 OF THE LEGISLATIVE CODE, NO PERSON SHALL CONSTRUCT AND MAINTAIN ANY PROJECTION OR ENCROACHMENT WITHIN THE PUBLIC RIGHT-OF-WAY.
16. SECTION 3201.3 OF THE MINNESOTA BUILDING CODE DEFERS FINAL AUTHORITY OF ENCROACHMENTS INTO THE PUBLIC RIGHTS-OF-WAY / PUBLIC PROPERTY TO THE LOCAL AUTHORITY. CITY LEGISLATIVE CODE GOVERNS MANAGEMENT OF THE PUBLIC RIGHTS-OF-WAY. PROVIDED SUCH INSTALLATIONS ARE APPROVED BY THE PUBLIC WORKS, FOOTINGS MAY BE ALLOWED TO ENCROACH INTO CITY ROW NO MORE THAN 12" AT DEPTHS BELOW 8' AS PROVIDED FOR IN MN BUILDING CODE SECTION 3201.1. SAID ENCROACHMENTS WOULD REQUIRE A PERMIT FROM THE CITY.
17. NO PRIVATE FACILITIES IN THE RIGHT OF WAY. THE DEVELOPER IS STRICTLY PROHIBITED FROM INSTALLING PRIVATE ELECTRICAL WIRING, CONDUIT, RECEPTACLES, AND/OR LIGHTING IN THE CITYS RIGHT OF WAY. COORDINATE WITH EACH UTILITY PRIOR TO CONSTRUCTION TO DETERMINE FEED POINTS INTO PROPERTY. UTILITIES ARE RESPONSIBLE FOR SECURING EXCAVATION PERMITS TO RUN THEIR SERVICE INTO A SITE, AND SUBMITTING PLANS FOR REVIEW WHEN REQUIRED BY THE PUBLIC WORKS COMMITTEE.
18. ADJACENT STREETS AND ALLEYS MUST BE SWEPT BY CONTRACTOR TO KEEP THEM FREE OF SEDIMENT. CONTRACTOR MUST MONITOR CONDITIONS AND SWEEP AS NEEDED OR WITHIN 24 HOURS OF NOTICE BY CITY.

1" = 10'
0' 10' 20' 30'

NOT FOR CONSTRUCTION

MPLS BENCH ELEVATION	12/16/2022
1	12/12/2022 CONCEPT PLANS
2	05/10/2024 CITY SUBMITTAL
3	09/20/2024 CITY RESUBMITTAL

DESIGNED GAS
DRAWN GAS
CHECKED GAS
ESIGN AAW
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 0" = 1'

PREPARED FOR:
MOHAGEN HANSEN
1000 TWELVE OAKS CENTER DRIVE, STE 200
WAYZATA, MN 55391

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.

GRETCHEN A. SCHROEDER
DATE: 09/20/2024 LICENSE NO. 43019

GRAND AVE ROW REDEVELOPMENT
ST. PAUL, MN

Westwood
Phone: (715) 237-2110
Toll Free: (800) 337-5622
Fax: (715) 237-2111
Westwood Professional Services, Inc.
12701 Whitewater Drive, Suite 200
Minnetonka, MN 55343
www.westwoodps.com

SITE PLAN

SHEET NUMBER:
C2.0

DATE: 09/20/2024

PROJECT NUMBER: 0040467.00

GRAND AVE ROW REDEVELOPMENT

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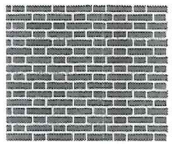
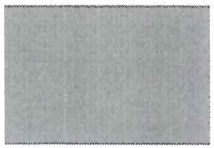


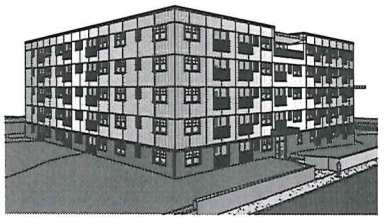
UTILITY BRICK - BLACK; FLEMISH BOND



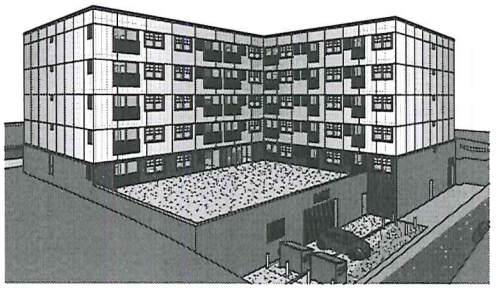
FIBER CEMENT SIDING - CERACLAD CREATIV; CUSTOM COLOR HOMBRE, WHITE TO TERRACOTTA

ACCENT FINISH: BRASS

PRIMARY VINYL AND ALUMINUM FINISH: DARK BRONZE

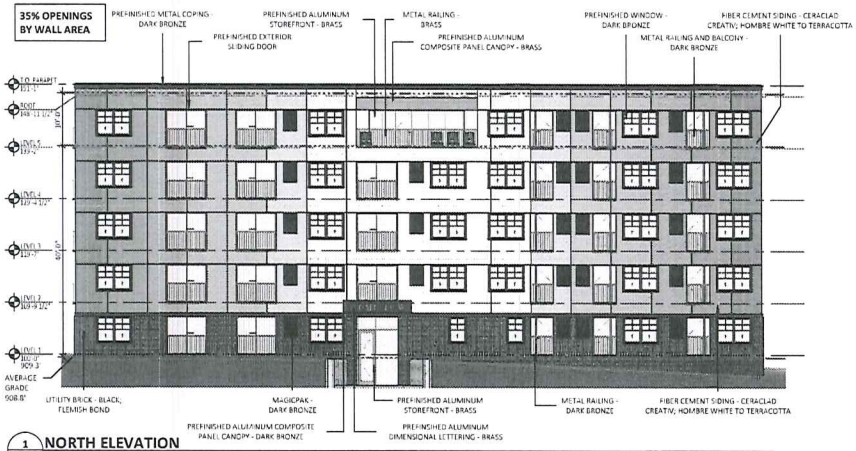


HIGH VIEW TO THE NORTHEAST



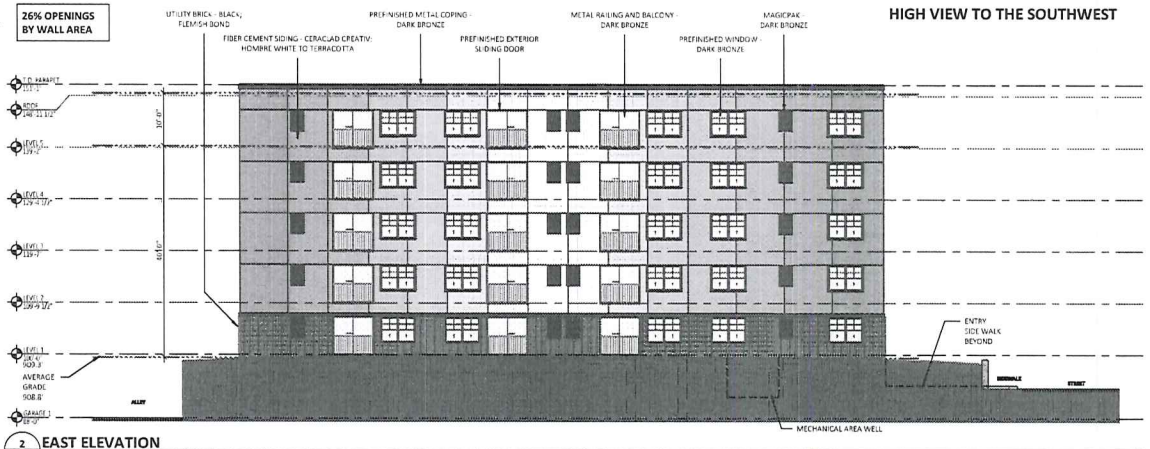
HIGH VIEW TO THE SOUTHWEST

35% OPENINGS BY WALL AREA



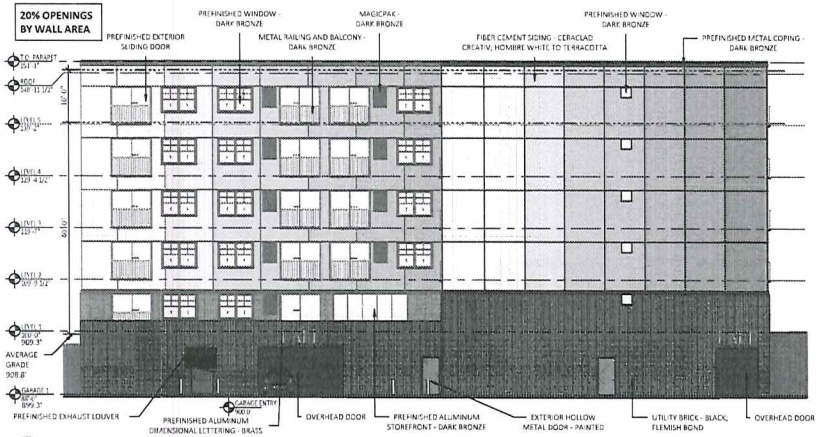
1 SD010 **NORTH ELEVATION** 3/32" = 1'-0"

26% OPENINGS BY WALL AREA



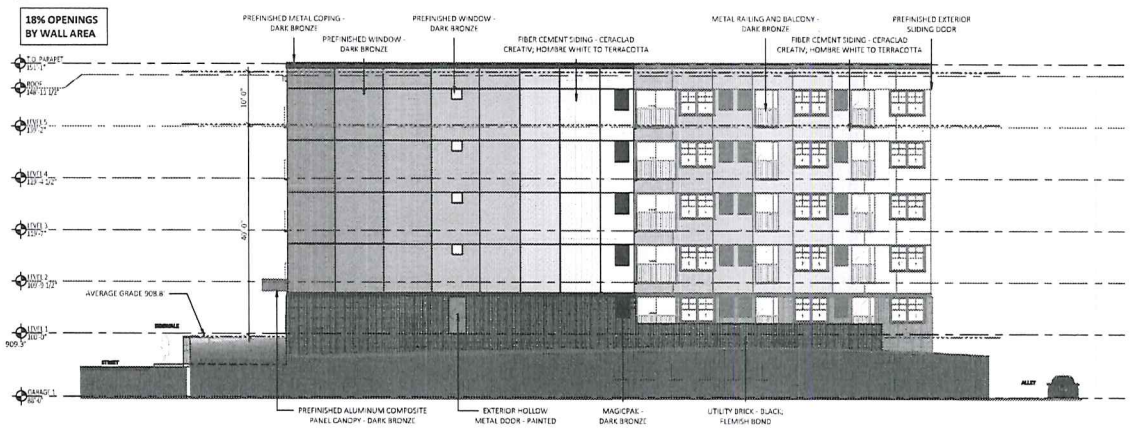
2 SD010 **EAST ELEVATION** 3/32" = 1'-0"

20% OPENINGS BY WALL AREA



3 SD010 **SOUTH ELEVATION** 3/32" = 1'-0"

18% OPENINGS BY WALL AREA



4 SD010 **WEST ELEVATION** 3/32" = 1'-0"

EXTERIOR BUILDING ELEVATIONS

ST. PAUL, MN

10/07/2024

GRAND ROW DEVELOPMENT

MH MOHAGEN HANSEN

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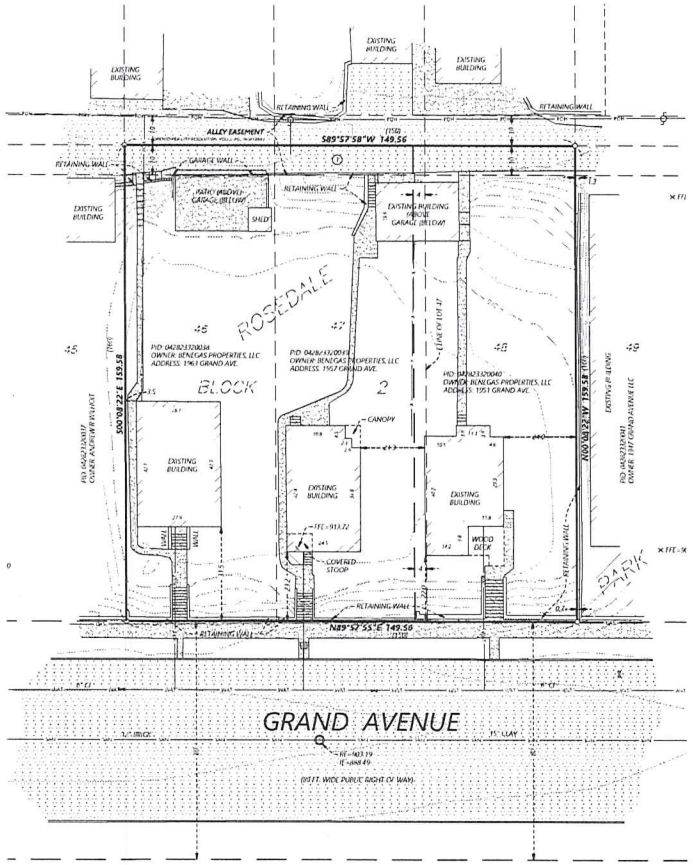
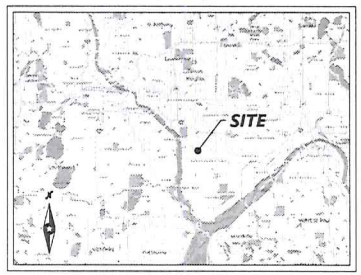


LEGEND

- SET MONUMENT - LS 43055
- SANITARY MANHOLE
- GATE VALVE
- CWB STOP BOX
- POWER POLE
- GAS LINE
- POWER OVERHEAD
- SANITARY SEWER
- WATERMAIN
- FENCE LINE
- CURB & GUTTER
- CONCRETE SURFACE
- BITUMINOUS SURFACE

VICINITY MAP

(NOT TO SCALE)



PROPERTY DESCRIPTION

The following information was provided in Old Republic National Title Insurance Company File Number 123248-22-08 R-1 which has an effective date of August 19, 2018:

Lot 46, Block 2, Rosedale Park, Ramsey County, Minnesota.

and

The following information was provided in Old Republic National Title Insurance Company File Number 124255-22-09 R-1 which has an effective date of September 16, 2022:

Lot Forty-seven (47), Block Two (2), Rosedale Park, except the Easterly four (4) feet thereof and except that part of said Lot taken for alley, Ramsey County, Minnesota.

and

The following information was provided in Old Republic National Title Insurance Company File Number 123250-22-08 R-1 which has an effective date of August 19, 2022:

Lot 48, Block 2, Rosedale Park, Ramsey County, Minnesota (Torrens)

The East 4 feet of Lot 47, Block 2, Rosedale Park, Ramsey County, Minnesota (Abstract)

SURVEYORS NOTE: THE PROPERTY DESCRIPTION FOR LOT 47 (EXCEPT THE EST'LY 4 FEET) ERRONEOUSLY INCLUDES AN EXCEPTION FOR THE ALLEY. PER THE CITY OF ST. PAUL PUBLIC WORKS DEPARTMENT, THIS ALLEY WAS OPENED BY RESOLUTION AND IS AN EASEMENT ONLY. WE RECOMMEND REMOVING THE EXEPT THAT PART... PORTION OF THE DESCRIPTION FROM FUTURE REAL ESTATE TRANSFERS. ANY FUTURE TITLE COMMITMENTS/POLICIES SHOULD ALSO INCLUDE REFERENCE TO THE RESOLUTION OPENING THE ALLEY.

SCHEDULE B SECTION 2 ITEM NOTES

The following notes correspond to the numbering system of Schedule B, Section 2 of the above mentioned title commitment file number 123248-22-08 R-1. Items 1-11 are not survey related and are not addressed hereon.

The following notes correspond to the numbering system of Schedule B, Section 2 of the above mentioned title commitment file number 124255-22-09 R-1. Items 1-15 are not survey related and are not addressed hereon.

The following notes correspond to the numbering system of Schedule B, Section 2 of the above mentioned title commitment file number 123250-22-08 R-1. Items 1-13 are not survey related and are not addressed hereon.

TABLE A OPTIONAL ITEM NOTES

1. *Property corner markers have been found or placed as shown hereon.*
2. *The address of the surveyed property is 1951, 1957 & 1963 Grand Avenue, St. Paul, Minnesota.*
3. *The subject property appears to lie within Zone X according to FEMA Flood Insurance Rate Map Community - Panel Number 27123C0085G (Not Printed) which has an effective date of 6/4/2010.*
4. *The subject property contains 23,867 sq. ft. or 0.548 acres, more or less.*
5. *Elevations and ground contours shown hereon are based on the NAVD88 vertical datum relative to MnDot Benchmark 6215L which has an elevation of 933.63 ft.*
8. *The surveyor has made a good faith effort to show all substantial, above ground, visible, and permanent features observed during the course of the survey.*
9. *The subject property contains no parking stalls.*

11(a). There were no site utility plans and/or reports provided by the client.

11(b). A private utility marking request was made by the surveyor (One Call Ticket No. 222710806). The underground utility lines shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned nor do we guarantee the accuracy or completeness of the markings and maps provided.

13. *Names of adjoining owners are shown according to the Ramsey County GIS Map.*
16. *On the date the field work was completed for this survey, there was no observable evidence of current earth moving work, exterior building construction or building additions.*
17. *The surveyor is not aware of any proposed changes in street right of way lines, and there was no observable evidence of recent street or sidewalk construction or repairs at the time of survey.*
18. *Any plottable offsite easements provided in the Title Insurance Commitment are shown hereon.*

GENERAL NOTES

1. *Bearings of property lines shown hereon are based on the Ramsey County coordinate system, (NAD 83 - 86 Control Adjustment).*
2. *Lengths of lines and distances between features are measured in US Survey Feet OR International Feet.*
3. *Elevations and ground contours shown hereon are relative to the NAVD88 vertical datum and are relative to MnDot Benchmark 6215L which has an elevation of 933.63 ft.*

STATEMENT OF POSSIBLE ENCROACHMENTS

The following items are items observed by the surveyor which may constitute an encroachment onto/from the subject property and are provided to drawn the users attention, the items below may not in fact constitute an encroachment.

① *Public Alley crosses subject property, no easement or conveyance documents were provided.*

SURVEYOR'S CERTIFICATION

To: STP Partners, LLC, a Minnesota limited liability company, Benegas Properties, LLC, Ruben A. Benegas, Affinity Plus Federal Credit Union, its successors and/or assigns, Title Company: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 9, 11(a), 11(b), 13, 16, 17 and 18 of Table A thereof.

The fieldwork was completed on 10/10/2022.

Date of Map: 10/13/2022

Chris Ambourn, LS
Minnesota License No. 43055
chris.ambourn@westwoodps.com

DESIGNED	
CHECKED	CNA
DRAWN	BJY
FIELD CREW	BDA
FIELD WORK DATE	10/10/22

REVISIONS

ADDED SURVEYORS NOTE REGARDING ALLEY EASEMENT	4/16/2024

PREPARED FOR:

MOHAGEN HANSEN ARCHITECTURAL GROUP

1957 GRAND AVENUE

St. Paul, MN

Westwood

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Westwood Professional Services, Inc.

ALTA/NSPS
Land Title &
Topographic Survey

PROJECT NUMBER: 0040467

SHEET NUMBER: 1 OF 1

DATE: 10/13/2022

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