



July 3, 2023

Schumacher Holdings LLC  
9607 Whistling Valley Trail  
Lake Elmo, Minnesota 55042

Lake & Land Surveying Inc.  
1200 Centre Pointe Curve, Suite 375  
Saint Paul, Minnesota 55120

Tim Helin  
6020 Abbott Avenue  
Edina, Minnesota 55410

Re: Zoning File No: # 23-050-248, 1477 Eleanor Avenue Combined Plat (Preliminary)

Dear Mr. Helin:

Thank you for submitting your application for a combined plat under Leg. Code Sec. 69.405 to create two R4 (One-Family Residential) parcels at 1477 Eleanor Avenue. Pursuant to Leg. Code Sec. 69.405(2), the application was distributed to affected city departments for comments and required modifications. Additionally, in accordance with departmental practice, the preliminary plat was distributed to relevant external government agencies for their review and comment.

Please see relevant comments below and address them in your final plat submittal, either on the plat or in the narrative that accompanies it:

1. Development in the R4 One-Family Residential Zoning District must comply with Division 3, Sec. 66.230 – Residential District Density and Dimensional Standards.
2. The plat and deed need to be reconciled per attached redline comments, including comments related to the recording certificate and clarifications related to grantee verbiage. The new lot line must be monumented per City Code.
3. The plat does not meet the requirements for fire separation distance in Sec. R302 of the 2020 MN Residential Code. Demolition of the existing structure under permit is required to bring the proposal into conformance. Existing sewer service a65931 must also be removed. Please be aware there are requirements for fire-resistance rating of exterior walls, projections and penetrations, as well as a limit on the percentage of openings allowed in those walls.
4. Building roof drainage is subject to the MN Plumbing Code. Be advised that a direct connection to a public storm sewer for roof drainage may be required depending on factors such as building roof design, height, and available permeable surface.
5. A drainage map must be provided showing drainage arrows in order to determine any drainage easements between the lots. Lot 1 has the potential to drain into Lot 2.

6. The two public boulevard trees adjacent to the current 1477 Eleanor Avenue must be protected during any adjacent construction activities. Please see attached Tree Preservation Policy.
7. Note that the westerly parcel (labeled as Lot 1) will be issued the assigned address of 1481 Eleanor Avenue. The easterly parcel (labeled as Lot 2) will retain the existing address of 1477 Eleanor Avenue.

Based upon the City's review, the preliminary plat for 1477 Eleanor Avenue is approved as conforming with the City's subdivision regulations as well as the City of Saint Paul's *Comprehensive Plan*, provided the comments listed above are addressed. After the corrections have been noted with revisions or explanations to the satisfaction of the City, you may submit your application for final plat approval pursuant to Leg. Code Sec. 69.405(3).

Best regards,

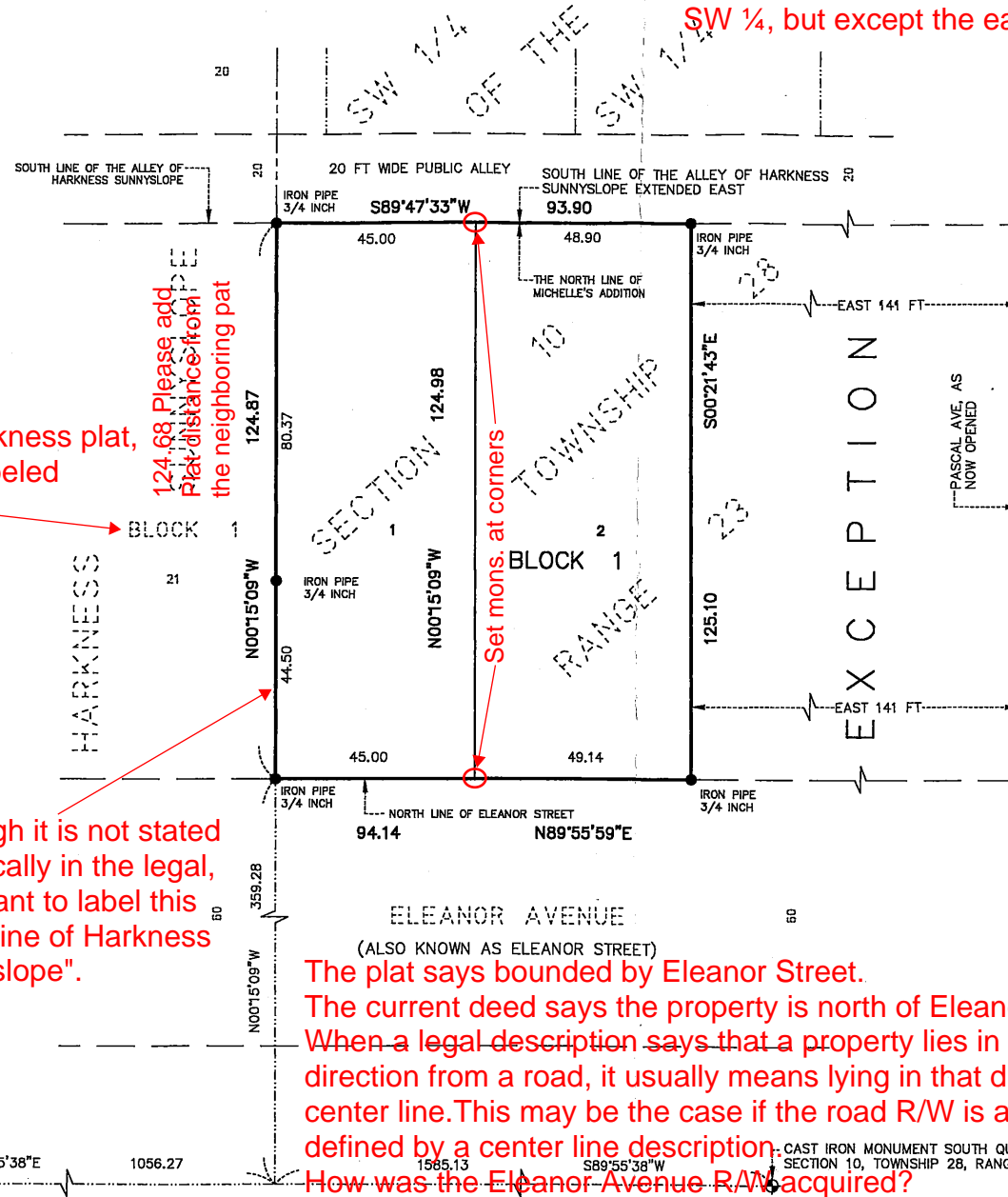
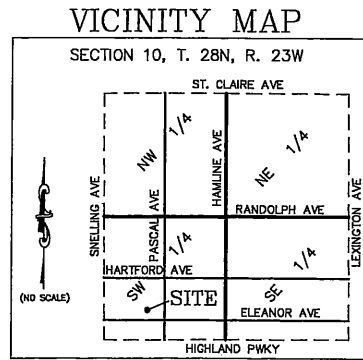


Luis Pereira  
Planning Director

# MICHELLE'S ADDITION

please see the tax certificate

mortgagee consent?



? current deed  
 the property is described as part of  
 the east 264 feet of the SW 1/4 of the  
 SW 1/4, but except the east 171 feet.

On the Harkness plat,  
 this isn't labeled  
 Block 1

124.68 Please add  
 Plat distance from  
 the neighboring plat

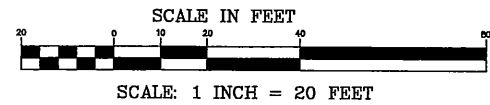
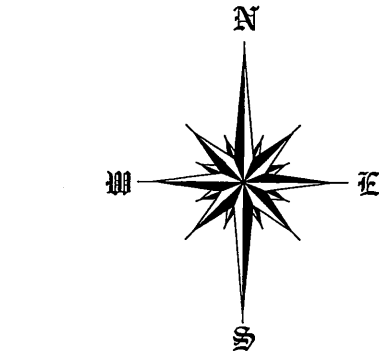
Set mons. at corners

State the right of way width,  
 may need to show/cite the  
 west half opening.

1/16th line?

Although it is not stated  
 specifically in the legal,  
 may want to label this  
 "West line of Harkness  
 Sunnyslope".

The plat says bounded by Eleanor Street.  
 The current deed says the property is north of Eleanor Avenue.  
 When a legal description says that a property lies in some  
 direction from a road, it usually means lying in that direction from  
 center line. This may be the case if the road R/W is an easement  
 defined by a center line description.  
 How was the Eleanor Avenue R/W acquired?

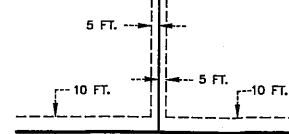


## LEGEND

- ◆ DENOTES RAMSEY COUNTY SECTION MONUMENT FOUND, TYPE AS NOTED
- DENOTES 14 INCH X 5/8 INCH REBAR MONUMENT SET AND CAPPED RLS 60424
- DENOTES IRON MONUMENT FOUND, SIZE, TYPE, AND RLS AS NOTED

BASIS OF BEARINGS: THE NORTH LINE OF MICHELLE'S ADDITION HAS AN ASSUMED BEARING OF S89°47'33"W

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:  
 NO SCALE



BEING 5 FEET IN WIDTH ADJOINING SIDE LOT LINES,  
 AND BEING 10 FEET IN WIDTH ADJOINING PUBLIC  
 WAYS UNLESS OTHERWISE SHOWN ON PLAT.

LAKE & LAND SURVEYING, INC.  
 1200 CENTRE POINTE CURVE, SUITE 375  
 SAINT PAUL, MINNESOTA 55120  
 PHONE: 651-776-6211

KNOW ALL MEN BY THESE PRESENTS: That ~~James F. Campbell and Rebecca C. Campbell~~ husband and wife,  
 owners of the following described property situated in the City of Saint Paul, County of Ramsey, State of  
 Minnesota:

All that part of the Southwest Quarter of the Southwest Quarter, Section 10, Township 28, Range 23,  
 bounded on the East by Pascal Avenue, as now opened, on the South by Eleanor Street, on the West by  
 Harkness Sunnyslope and on the North by the South line of the alley in Harkness Sunnyslope extended East,  
 excepting from the above the East 141 feet thereof, Ramsey County, Minnesota.

Have caused the same to be surveyed and platted as MICHELLE'S ADDITION.

In witness whereof said James F. Campbell and Rebecca C. Campbell, husband and wife, have hereunto set their hands  
 this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_

James F. Campbell \_\_\_\_\_ Rebecca C. Campbell \_\_\_\_\_

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_  
 by James F. Campbell and Rebecca C. Campbell.

Notary Public, \_\_\_\_\_ County, Minnesota  
 My Commission Expires \_\_\_\_\_

I, Ryan M. Peterson, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the  
 survey of the property described on this plat; prepared this plat or directly supervised the preparation of this  
 plat; that this plat is a correct representation of the boundary survey that all mathematical data and labels  
 are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that  
 all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date  
 of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on  
 this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_

Ryan M. Peterson, Professional Land Surveyor  
 Minnesota License No. 60424

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
 202\_\_, by Ryan M. Peterson, a Licensed Land Surveyor.

Notary Public, \_\_\_\_\_ County, Minnesota  
 My Commission Expires \_\_\_\_\_

City of Saint Paul

I do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, the City Council of the  
 City of Saint Paul, Minnesota, approved this plat.

City Clerk

Property Tax, Records and Election Services Department

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 201\_\_ on the land hereinbefore  
 described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and  
 transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Ramsey County Auditor/Treasurer

By \_\_\_\_\_, Deputy

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this \_\_\_\_\_ day of \_\_\_\_\_,  
 202\_\_.

no recording  
 certificate?

Daniel D. Baar, LS  
 Ramsey County Surveyor



## Policy and Procedures for Tree Preservation

Effective Date: May 6, 2014

**Purpose:** To clearly state expectations for working around trees in the public right of way (ROW).

Street trees planted along city boulevards help define the public right-of-way (ROW) and are valuable community assets that return significant benefits to the residents of Saint Paul. Work performed within the drip line of a tree's canopy has the potential to cause irreparable damage to a tree through direct injury or in less visible ways through soil compaction and root damage. Taking steps to protect and preserve existing trees both above and below ground is critical to the long term health and growth of the community forest.

**Requirements:** The following requirements apply to City employees, contracted vendors, construction or project managers, private residents and their associated contractors regarding work near or adjacent to the ROW.

- The removal, pruning, and/or planting of trees on the public boulevard requires a permit from the City Forester (651.266.6400).
- The operation of equipment on boulevards/tree lawns shall be limited to necessary construction activities and stay as far away from tree(s) as possible, avoiding the area within the drip line of any public tree whenever possible.
- The parking of vehicles and equipment shall be on the roadbed and is not allowed on the boulevard/tree lawn without prior written approval from the City Forester. Obstruction or excavation within the ROW requires an obstruction or excavation permit. Contact the Right of Way Permit desk (651.266.6151) for said permit.
- Construction supplies, materials, or spoils shall not be stored on the boulevard/tree lawn unless approved by the City Forester. Additionally, construction supplies, materials, or spoils should not be placed within the drip line of a public tree.
- If the boulevard/tree lawn must be used for construction activities, site access routes, material storage or other related activities, protective measures shall be taken to reduce soil compaction and protect tree(s) from damage. These may include, but are not necessarily limited to: track mats, six inches of wood mulch, temporary construction fence barriers, and other methods as approved by the City Forester (651.266.6400). Boulevards or trees damaged during construction shall be restored to the satisfaction of, and at no cost to, the City.
- Damage of a public tree shall immediately be reported to the City Forester (651.266.6400).

### Related Information:

Per *Chapter 176-Preservation and Protection of Trees* of the Saint Paul Code of Ordinances

"It is unlawful for any person to willfully cut, break, injure, trim, chemically damage, pierce with nails or other objects, remove or destroy any tree located, standing or growing, or which may hereafter be planted or placed upon any public place of the city." Further, "Any person who causes injury, damage or destruction to any tree located in a public place shall be subject to restitution as determined by the forestry manager. Appropriate restitution shall be computed according to the tree replacement cost formula authorized by the International Society of Arboriculture."

Saint Paul Parks and Recreation-Physical Resources Management Public Policy Dep 4.3.1. Effective Date 5.6.2014  
G:\Div\A-OPERATIONS\Forestry\Policy and Procedures- Forestry\DEP 4.3.1 Tree Preservation



CAPRA Accreditation

An Affirmative Action Equal  
Opportunity Employer



National Gold Medal Award