



August 29, 2024

Cecilia Vang and Nou Vang  
391 McKnight Road S.  
Saint Paul, Minnesota 55119

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

Re: Zoning File No: # 24-067-112, 391 McKnight Road South Combined Plat (Preliminary)

Dear Mr. and Ms. Vang:

Thank you for submitting your application for a combined plat under Leg. Code Sec. 69.405 to create three H1 (Residential) parcels at 391 McKnight Road. 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 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 H1 Residential Zoning District must comply with Sec. 66.230 – Residential District Density and Dimensional Standards. The preliminary plat must include the present zoning classification in the “notes” section.
2. The lots are within the TP Tree Preservation Overlay District. The combined plat application must include a tree preservation plan in accordance with Sec. 67.200.
3. The narrative must address all information indicated in Sec. 69.401(e) – Preliminary Plat, including proposed use of lots and number of dwelling units, if applicable.
4. Lot 1 must include setback and lot coverage information to verify compliance with Sec. 66.231.
5. The amount of paving proposed must be shown to verify compliance with Sec. 63.316.
6. The survey must show building overhangs and setbacks to the property line to verify compliance with Sec. 63.106.
7. The survey with contour lines for lots 2 and 3 must identify locations for building pad areas that will have an existing slope of 18 percent or less and where the driveway has an existing slope of 20 percent or less to meet requirements of Sec. 69.304.
8. If any retaining walls or fences are being proposed, these must be added to the survey to verify compliance with Sec. 33.07.

9. Items currently being stored on lots 2 and 3 (e.g., boats, cars, equipment) must be removed/relocated so appropriate areas can be used for development, parking, etc. Outdoor storage is not permitted on vacant lots.
10. The plat and deed must be reconciled per attached redline comments from Ramsey County. The Ramsey County Major Street Plan calls for 86 feet of right-of-way for this section of McKnight Road. An additional 3-foot dedication will fulfill this requirement. Ramsey County owns the east 40 feet of this property. See the plat of Londin Hills as an example.
11. The plat and deed must be reconciled per attached redline comments from the City Surveyor.
12. Lots 2 and 3 do not have full fire access, only pedestrian access from the right-of-way. That is allowed if those parcels contain up to two R-3 or U occupancy buildings. There will still be a requirement to provide walking access for responders at all times.
13. There is no requirement for a land dedication as part of the subdivision. Parkland dedication will be met with a fee-in-lieu of land at the issuance of a building permit for the new lots.
14. Future development on lots 2 and 3 may require a drainage easement on lot 1 (292 elevation to 264 in the back).

Based upon the City's review, the preliminary plat for 391 McKnight Road 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).

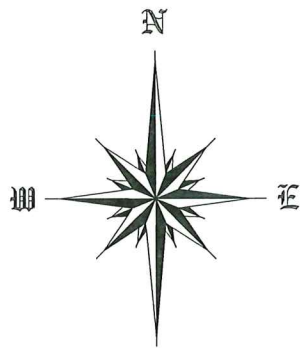
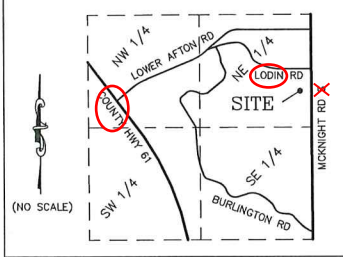
Best regards,

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

Yasmine Robinson  
Planning Director

VICINITY MAP

SECTION 11, T. 28N, R. 22W



KNOW ALL PERSONS BY THESE PRESENTS: That Nou Chaiker Vang and Liliane Yang Vang, husband and wife, owners of the following described property situated in the City of St. Paul, County of Ramsey, State of Minnesota:

The North 170 feet of the South 952 feet of the East one-half of the Southeast one-quarter of the Northeast one-quarter, Section 11, Township 28, Range 22, Ramsey County, Minnesota.

Have caused the same to be surveyed and platted as SUNSET OUTLOOK and do hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said Nou Chaiker Vang and Liliane Yang Vang, husband and wife, have hereunto set their hands this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Nou Chaiker Vang Liliane Yang Vang

STATE OF MINNESOTA

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

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by Nou Chaiker Vang and Liliane Yang Vang, husband and wife.

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

LEGEND

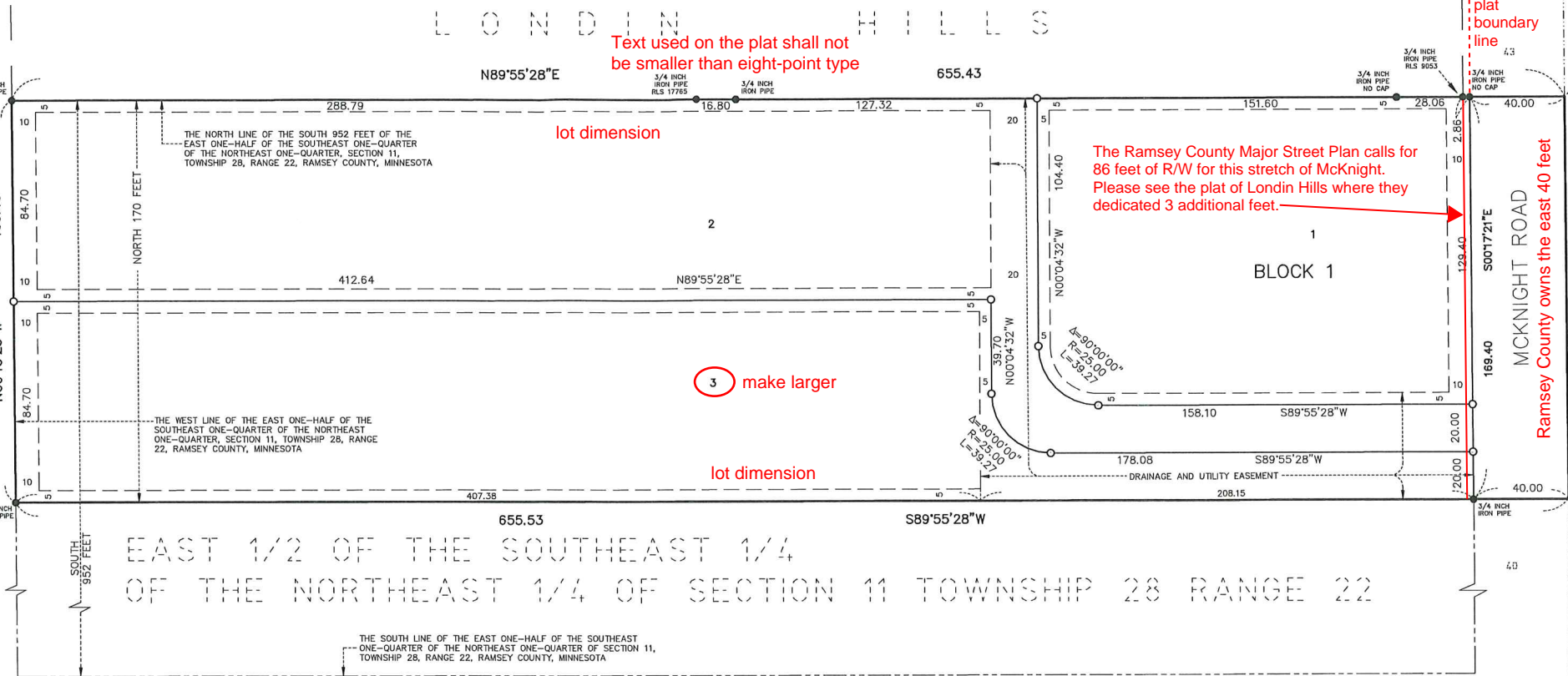
- ◈ DENOTES RAMSEY COUNTY SECTION MONUMENT FOUND, TYPE AS NOTED
- DENOTES 14 INCH X 5/8 INCH REBAR MONUMENT SET AND CAPPED RLS 60424
- DENOTES IRON MONUMENT FOUND, SIZE, TYPE, AND RLS AS NOTED

BASIS OF BEARINGS: FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE SOUTH 952 FEET OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, SECTION 11, TOWNSHIP 28, RANGE 22, RAMSEY COUNTY, MINNESOTA HAS AN ASSUMED BEARING OF NORTH 89 DEGREES 55 MINUTES 28 SECONDS EAST.

SUNSET OUTLOOK

L O N D I N H I L L S

Text used on the plat shall not be smaller than eight-point type



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 \_\_\_\_\_, 202\_\_.

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 \_\_\_\_\_

County Surveyor

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

Daniel D. Boar, LS  
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of SUNSET OUTLOOK was filed in the office of the County Recorder for public record on this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, at \_\_\_\_ o'clock \_\_\_\_ M. and was duly filed in Book \_\_\_\_ of Plats, Page \_\_\_\_ as Document Number \_\_\_\_.

Deputy County Recorder

City of St. Paul

I do hereby certify that on the \_\_\_\_ day of \_\_\_\_\_, 202\_\_, the City Council of the City of St. Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

City Clerk

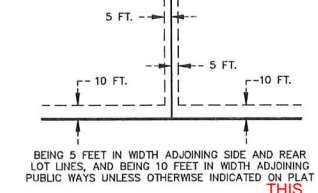
Property Tax, Records and Election Services Department

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 202\_\_ 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

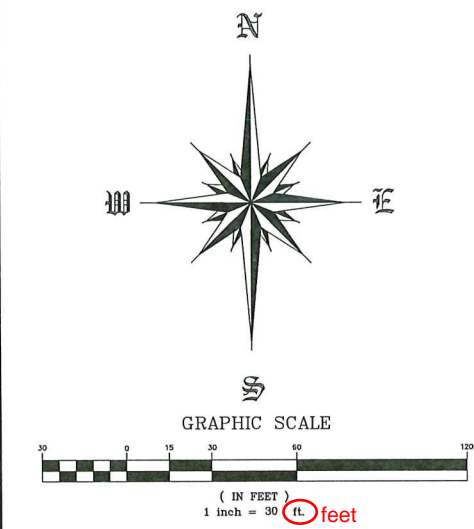
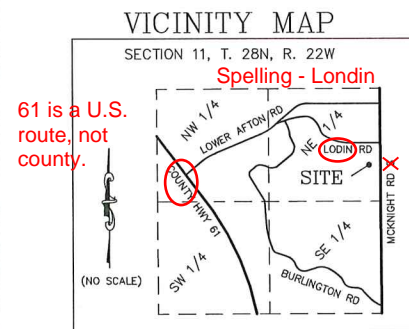
By \_\_\_\_\_, Deputy

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:  
NO SCALE could be to plat scale



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





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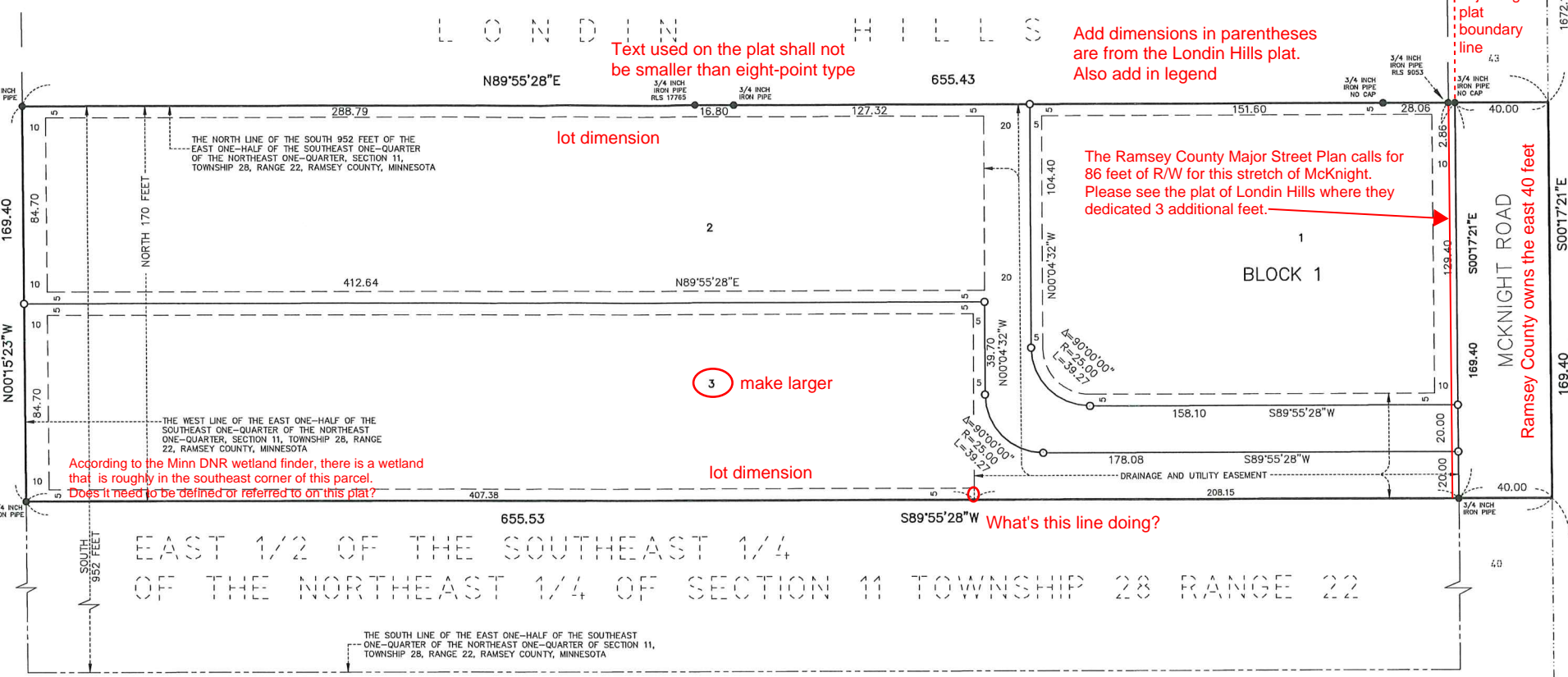
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# SUNSET OUTLOOK

L O N D O N H I L L S

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Add dimensions in parentheses are from the London Hills plat. Also add in legend



According to the Minn DNR wetland finder, there is a wetland that is roughly in the southeast corner of this parcel. Does it need to be defined or referred to on this plat?

3 make larger

What's this line doing?

EAST 1/2 OF THE SOUTHEAST 1/4  
OF THE NORTHEAST 1/4 OF SECTION 11 TOWNSHIP 28 RANGE 22

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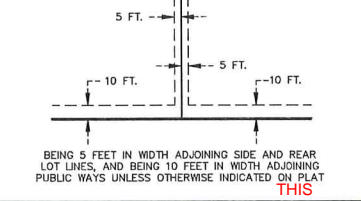
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