



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

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

December 19, 2012

The Wall Companies
Attn: John Wall
811 Lasalle Ave
Minneapolis MN 55402

Sunde Land Surveying
Attn: Mr Mark Hanson
9001 E Bloomington Freeway Ste 118
Bloomington MN 55420

RE: Zoning File # 12-211-997, Crocus New Hill Addition

Dear John Wall:

On November 15, 2012, you submitted an application for a Combined Plat for Crocus New Hill Addition to create 13 residential parcels at 180 Grotto St S. City staff have reviewed the preliminary plat and have identified the following issues:

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

No issues or concerns.

PED Zoning:

No issues or concerns

Department of Safety and Inspections (DSI) (contact is Mary Montgomery, 651-266-9088):

Language for easements and other public access controls and provisions for maintenance of the stormwater facility under the surface of the private alley must be approved by the City Attorney's Office.

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

No issues or concerns.

Saint Paul Regional Water Services (contact is Dave Marruffo, 651-266-6813):

No issues or concerns.

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 accept a cash dedication of **\$7,628.67** be accepted in lieu of land.

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

1. That some form of an Alley Easement which dedicates to the public the right to use the proposed private alley; some form of slope easement in favor of the City which will allow installation and maintenance of the utilities buried under the proposed private alley and some form of a declaration stating that the owners of the lots abutting the proposed private alley have the legal responsibility to maintain the stormwater facility that will be placed under the surface of the private alley are established through cooperation with Assistant City Attorney Peter Warner (651-266-6678).

Please submit 3 full - sized copies of the revised final plat and all required legal documents referred to above, 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 # 12-211-997 Crocus New Hill Addition
Paul Dubruiel
District 16
Craig Hinzman, County Surveyor