



CITY OF SAINT PAUL

Melvin Carter, Mayor
25 West Fourth Street
Saint Paul, MN 55102
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January 25, 2021

Pulte Homes of Minnesota
Attn: Paul Heuer
7500 Flying Cloud Drive, Suite 670
Eden Prairie, MN 55344

Re: Zoning File No: # 20-102-583 Preliminary Plat approval for Highland Bridge Rowhomes Second Addition

Dear Mr. Heuer:

Thank you for submitting your application for a combined plat for Highland Bridge formally the Ford Site, for the blocks located on Mount Curve Boulevard between Bohland Avenue and Village Way (under Leg. Code § 69.405 to subdivide Lot 1, Block 10 and Lot 1, Block 15 on the Ford Plat). Pursuant to Leg. Code § 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:

- Minimum lot widths for lots subdivided in the F3 zoning districts shall comply with the Zoning Code Sec. 66.931 — Ford district dimensional standards
- Maximum building widths for connected rowhomes in the F3 zoning districts shall comply with the Zoning Code Sec. 66.931 — Ford district dimensional standards
- Minimum/maximum setbacks for each rowhome in the F3 zoning districts shall comply with the Zoning Code — Sec. 66.931. - Ford district dimensional standards
- The building code has requirements in relation to the separation distance of an exterior wall to a property line.

- The developer should 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
- Building roof drainage is subject to the Minnesota 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
- Ensure titles of easements, e.g., PERPETUAL EASEMENT FOR MUNICIPAL UTILITY AND WATER SERVICES, are reflective of the original Highland Bridge Rowhomes' Plat and include the recorded document number(s)
- The existing easements for public utilities within the Outlots will need to be described and recorded. Description of the public utility easements should clarify allowed structures within the existing Utility Easements, e.g., proposed private utilities, private driveways to individual townhomes, landscaping, etc.
- 69.401 (e)(3) Provisions for sewage disposal, drainage and flood control. Pursuant to City Resolution 20-672 establishing the Ford Site Green Infrastructure Stormwater Management District, and establishing connection and ongoing operation and maintenance charges for property and uses to be served by the district's stormwater infrastructure, development parcels must connect to the District's Green Infrastructure Stormwater Management System and must, pursuant to Leg. Code 81.08.2(a), pay concurrently with the issuance of a building permit a one-time connection charge. Parcels within the District must also pay an additional annual operation and maintenance surcharge
- Fire noted that adding another townhome and connecting the buildings will change the fire access on the site. Mount Curve Boulevard, Village Way, and Falls Passage East are all fire access lanes, but Beechwood and the alleys are not. The fire truck should be able to park within 150 feet of all parts of the building. These are more proactive comments and a detail that Fire will look for in detail when site plans are submitted
- No public sanitary sewer exists within the alleys for Blocks 10 and 15. Please coordinate with the adjacent developer for sewer needs in these areas
- Future storm and sanitary sewer needs of the individual lots shall be in conformance with applicable codes, guidance, sanitary projections, impervious assumptions, and specifications including, but not limited to: Standard Specifications for Constructing & Repairing Private Sewer Connections (Saint Paul Sewer Utility), Ford Site Redevelopment Comprehensive Sanitary Sewer Report (Sambatek), and the Ford Site Redevelopment Stormwater System Stormwater Management Plan (Barr Engineering)
- Please provide a narrative indicating how proposed SAC, impervious, and third-party utilities (gas, electric, communications) will be routed/allocated to individual lots

Based upon the City's review, the preliminary plat for the Highland Bridge Rowhomes Second Addition is approved as conforming with the City's subdivision regulations as well as *the City of Saint Paul's Comprehensive Plan* and the *Ford Site Zoning and Public Realm Master Plan* provided the comments listed above are addressed. After the corrections have been addressed with revisions or explanations to the satisfaction of the City, you may, pursuant to Leg. Code § 69.403(3), submit your application for final plat approval.

Best regards,

A handwritten signature in green ink that reads "Luis Pereira". The signature is written in a cursive style and is positioned above a thin horizontal line.

Luis Pereira

Planning Director