



City Hall Annex, 25 West 4th Street, Suite 1300
Saint Paul, MN 55102
Tel: 651-266-6565

July 21, 2021

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

Re: Zoning File No: # 21-267-456 Highland Bridge 3rd Addition Plat

Dear Paul Huer:

Thank you for submitting your application for a combined plat application to subdivide under Leg. Code § 69.405 Lot 2 Block 19 (PIN #172823130015) , Lot 1 Block 20 (PIN # 172823130014) , and Lot 1 Block 21 (PIN #172823130013) on the Ford Plat into sixty-two (62) separate parcels. 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:

- Fire access will need to reach within 150 feet “as the hose drags” of all exterior parts of the buildings. Saunders Ave was not originally designed for fire access. If the building is over 150 feet from a fire access point, the City may need to see separations between buildings to gain access to the backs of the townhomes, as we had discussed with previous Pulte subdivisions.
- Minimum lot widths for lots subdivided in the F1, F2, and F3 zoning districts shall comply with the corresponding Zoning Code Sec. 66.931. - Ford district dimensional standards.
- Development in the F1, F2, and F3 zoning districts shall comply with the corresponding 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 the PERPETUAL EASEMENT FOR MUNICIPAL UTILITY AND WATER SERVICES is reflective of the original Ford Plat and include the recorded document number. Identification of proposed new easements shall have a consistent label of PERPETUAL EASEMENT FOR MUNICIPAL UTILITY AND WATER SERVICES.
- The existing easements and new proposed 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.
- Please double check the easement reference for Woodlawn. There is only an easement of 5 feet on either side of the ROW line so the four-headed arrows seem to be in error.
- Sanitary from the Comprehensive Sanitary Sewer Report (revised June 17th, 2020)
 - Lot 1, Block 21 estimated 20 units (20 SAC), proposed Block 1-11 units (11 SAC), Block 2-13 units (13 SAC). Proposed net increase of 4 SAC
 - Lot 1, Block 20 estimated 22 units (22 SAC), proposed Block 3-9 units (9 SAC), Block 4-9 units (9 SAC), Block 5-6 units (6 SAC). Proposed net increase of 2 SAC
 - Lot 2, Block 19 estimated 11 units (11 SAC), proposed Block 6-14 units (14 SAC). Proposed increase of 3 SAC.
- Although minimal, please confirm public sanitary sewer system has capacity for the proposed increase in sanitary flows within the narrative.
- Storm: Grade Conditions in narrative:
 - Narrative indicates some properties slope from rear to front. How does drainage pass when buildings touch each other? There are no side yards to convey drainage. Is there a grade break where the driveways drain to the Outlots, but the structure drains to the ROW?
 - Narrative indicates that some buildings will be a few feet higher than the neighboring lots. Will drainage from one lot discharge to another lot? Will an easement be required for that?
 - Terminology on areas, properties, lots, buildings, rowhomes is confusing.
- Protection of Public Easements:
 - Please depict easements for third party/private utilities on the plat.
 - Please modify the narrative indicating how third party utilities (gas, electric, communications) will be routed to individual lots.
 - Given the layout of Outlot B, will third party utilities propose crossing through the Municipal Utility Easement?

- 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 address edit made on the Plat by the City Surveyor

Based upon the City's review, the preliminary plat for the Highland Bridge 3rd Addition Plat 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 noted. After the corrections have been noted 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,



Luis Pereira
Planning Director