



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

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

October 3, 2011

Port Authority
Attn: Monte Hillemann
1900 Landmark Tower
St Paul MN 55102

Loucks Associates
Attn: Mr Paul McGinley
7200 Hemlock Lane Ste 300
Maple Grove MN 55369

RE: Zoning File # 11-243-475, Beacon Bluff Business Center South

Dear Messrs. Hillemann and McGinley:

On June 17, 2011, you submitted an application for a Combined Plat for Beacon Bluff Business Center South to create one I2 General Industrial parcel at 7th St E. and Forest, and one B3 General Business parcel at 7th St. E. and Minnehaha. City staff have reviewed the preliminary plat and have identified the following issues:

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

1. The label "E line of the SW ¼ of the SW ¼, Sec. 18, Twp 29, Rng 22" easterly of proposed lot 1 Block 1 is incorrect.
2. The tie to the south ¼ corner of 28-29-22 should be completed with a tie distance along the east line of the SW ¼ of 28-29-22.
3. The size, type and RLS number (if available) of the found monuments must be indicated either in place or within the legend.
4. Our records indicate that the CIM in place at the S ¼ of 28-29-22 is a City of St. Paul cast iron monument. Our records also indicate that the CIM at the SW corner of 28-29-22 is not marked "Ramsey County". Please review and revise as necessary.
5. Michael Fiebiger is no longer the Ramsey County Surveyor.

PED Zoning: No issues

Department of Safety and Inspections (DSI) (contact is Mary Montgomery, 651-266-9088):
No issues

Fire Prevention Division (contact is Angie Wiese, 651-266-6287): No issues

Saint Paul Regional Water Services (contact is Dave Marruffo, 651-266-6813): No issues.

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 has determined that the parcel of land (.058 acres) required as dedication is not of a suitable size or location to meet the criteria of desirable land for park development

and thus recommends that the cash dedication in the amount of \$27,395.33 be accepted in lieu there of.

Minnesota Department of Transportation: See attached letter for their comments. Based on these comments, staff approves the preliminary plat subject to the survey being revised to address all of the concerns raised by the Department of Public Works and the Minnesota Department of Transportation.

Please submit 3 full - sized copies of the revised final plat 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 651-266-6639 or by e-mail at patricia.james@ci.stpaul.mn.us.

Sincerely,



Patricia James
City Planner

cc: Zoning File # 11-243-475 Beacon Bluff Business Center South
Paul Dubruel
District 4
Craig Hinzman, County Surveyor



Minnesota Department of Transportation

Metropolitan District

Waters Edge

1500 West County Road B-2

Roseville, MN 55113-3174

September 20, 2011

Paul Dubruiel
25 West 4th Street
Saint Paul, MN 55102

Subject: **Beacon Bluff Business Park Plat / Mn/DOT #P11-035**
Northwest Quadrant of TH 5 and Forest Avenue
City of Saint Paul, Ramsey County
C.S. 6229

Dear Mr. Dubruiel:

Thank you for submitting the plat for the Beacon Bluff Business Park. The Minnesota Department of Transportation (Mn/DOT) has reviewed the plat in compliance with Minnesota Statute 505.03, subdivision 2, Plats. Before any further development, please address the following issues:

Surveys:

A Mn/DOT field survey confirmed Louck's findings concerning the TH 5 (East 7th Street) right-of-way. Please note the following:

- The southwest corner of proposed lot 1, block 1 is currently monumented with a cast iron monument, set by the St. Paul Surveyor, not the ½" iron shown on the proposed plat.
- There is a cast iron monument, replacing a granite monument, at the northeast corner of TH 5 and Ross Avenue. This monument is across the street from the proposed plat boundary, but it should still be shown since it defines the TH 5 right-of-way.
- There is a granite monument at the angle point of TH 5, just northeast of the proposed plat. A tie to this monument should be shown on the plat since it defines the TH 5 right-of-way.
- The found iron pipe (RLS 13775) fits well with the aforesaid monuments.

For questions concerning these comments, please contact Matt Wernet (651-366-4345) in Mn/DOT Metro District's Survey Section.

Future Submittals:

As a reminder, there are four submittal options. Please submit either:

1. One (1) electronic pdf. version of the plans. Mn/DOT can accept the plans via e-mail at metrodevreviews.dot@state.mn.us provided that each separate e-mail is less than 20 megabytes.
2. Three (3) sets of full size plans. Although submitting seven sets of full size plans will expedite the review process. Plans can be sent to:

Mn/DOT – Metro District Planning Section
Development Reviews Coordinator