



APPLICATION FOR SITE PLAN REVIEW

Department of Safety and Inspection **RECEIVED IN D.S.I.**
 375 Jackson Street, Suite 220
 Saint Paul MN 55101-1806
 651-266-9008

NOV 29 2010

STAFF USE ONLY
 SPR # 10-927623
 Fee \$ 945.00
 Staff meeting date:
12/14/10
 City agent C. TILLEY

APPLICANT

Name Phill Gustafson Company _____
 Address 589 Burlington Rd
 City St. Paul State Mn Zip 55119
 Phone 651 714 9645 Fax _____
 Email GUSTO 589 @ Comcast.net

OWNER
 (if different than applicant)

Name Same Company _____
 Address _____ Phone _____

PROJECT

Project name / description Melissa Hill Addition

 Project address / Location 589 Burlington Rd
St. Paul, Mn 55119
 Legal description of the property : SW 1/4 of SE 1/4, Sect 11, Town 28
north, Range 22 west, north of Burlington Rd except the
easterly 187.5 ft thereof

Applicant's signature Phillip Gustafson Date 11/29/10

STAFF USE ONLY Type Site Plan Sub OTHER SITE Work SF S.F. 174,532
 Folder Name MELISSA HILL ADDITION WORK
 Reviewed by _____
 Comments:
69,509(0) LOTS W/ SLOPES 12% OR GREATER SHALL UNDERGO
SITE PLAN REVIEW PRIOR TO APPROVAL OF A PRELIM. PLAT.
 (attach additional sheets if necessary)
 Bond/letter of credit/escrow \$ _____ Date _____
 Site plan approved by _____ Date _____
 Work approved by _____ Date _____

MELISSA HILL ADDITION

December 17, 2010

Address: 589 Burlington Road

File #: 10 927623

Email sent to Phill Gustafson at gusto589@comcast.net

On Tuesday, December 14, 2010, you met with City staff to discuss the site plan for your preliminary plat proposal. The comments from that meeting are summarized below.

Revised Plans

You must send me nine (9) half-sized sets of the site plan revised to reflect the comments in this email. If available, in addition to the nine (9) half-sized sets, please send a PDF version on a CD or as an email to corinne.tilley@ci.stpaul.mn.us.

Zoning

Lots with slopes of twelve (12) percent or greater must go through site plan review prior to approval of a preliminary plat. (City of Saint Paul Zoning Code Section 69.509(c))

This property is located in the R1 one-family residential zoning district, Tree Preservation Overlay District, and RC3 River Corridor Urban Open Overlay District. The subdivision will be reviewed against these standards. As each lot is developed, tree preservation, proposed building pads, driveway slopes, and property drainage will be carefully reviewed.

Address

Terri Vasquez of Public Works Technical Services (651-266-6128) has worked up the addresses for the project. Please refer to the attached PDF for the address assignment. Note: The existing house address will change.

These addresses are **provisional only** and may be subject to change at the time of issuance of the building permit, dependant on the location of the house being built.

Survey

As each lot gets developed, a copy of a certified survey of the whole site showing existing building(s), new structure(s), and addition(s), as well as site drainage must be submitted.

Traffic

Elizabeth Stiffler of Traffic Engineering (651-266-6210) said she is okay with the preliminary plat.

However, when Lot 3 is developed, the location of the driveway will need to be evaluated for sight distance.

Sidewalks

Al Czaia of Public Works Sidewalks (651-266-6108) said that sidewalks are not yet required along this street.

However, as each lot is developed, the grade in the right-of-way must be adjusted, if needed, to accommodate a future sidewalk. As part of this, new curb cuts must be constructed to accommodate a future sidewalk. Sidewalk grades are typically 6" above the grade of the gutter.

Sewers

Anca Sima of Sewer Engineering (651-266-6237) said that rate control will not be required as long as land disturbance is less that 10,000 square feet.

You said that sanitary sewer services for Lots 5, 6, and 7 will follow proposed driveways to minimize disruption to the site.

You are proposing to provide a new sanitary sewer service to your existing house (Lot 5) and use the existing sanitary sewer service for Lot 4. Anca has verified and contacted you regarding the existing sanitary sewer service. Anca said that you will not have to videotape it.

You will need to obtain two (2) permits from Sewer; one for the new service proposed to the existing house and the other for abandoning the existing service.

As each lot is developed, sewer permits will be required. A note must be added to the plan stating "Abandoning existing sewer service or making new connections to City sewer must be done to City standards by a Licensed House Drain Contractor under a permit from Public Works Sewer Section (651-266-6234)."

Once Public Works Sewers Division has approved the site plan, you will need to submit the following to them:

PDF or AutoCad files

The applicant must email the approved drawings of the site plan in PDF and AutoCad along with any custom line type files and external references to: anca.sima@ci.stpaul.mn.us

Construction Record Drawings

As a condition of the approved site plan, the applicant must provide as-built drawings (paper or PDF) of all sanitary and storm sewer lines and all appurtenances which were installed on a site for which a final site plan was approved. The drawings shall be submitted to Saint Paul Public Works no later than 60 days following installation of the sewer facilities. As-built changes to text including: invert elevations, dimensions, notes, etc. shall be lined out with the record drawing text placed near it. Do not alter, modify or erase original approved construction drawing text. The construction as-built drawings shall show, but are not limited to, such information as the exact size, length, type and location of pipes; location and size of manholes and catch basins; depth and slopes of retention basins. The drawings shall show plan and profile views of all new public sanitary and storm sewer lines and plan views of all private sewer lines. The construction as-built drawings shall show all work as actually installed and as field verified by a professional engineer or a representative thereof. The drawings shall be identified as "Construction As-built Drawings" in the title block of each drawing and shall bear the signature and seal of a professional engineer.

Construction Record Drawings should be submitted to:

Anca Sima
Public Works Sewers Division
700 City Hall Annex
25 West 4th Street
Saint Paul, MN 55102
anca.sima@ci.stpaul.mn.us

Wetland

Larry Zangs, Interim Water Resources Coordinator (651-266-9109) said that a wetland determination will be required in Lot 1 before the plat can be approved. If it is determined to be a wetland, there may be an exemption possible if you can prove that the wet area was created due to the construction of Burlington Road.

Erosion Control

As each lot is developed, an erosion/sediment plan will be required.

Water

You stated that the proposed services for Lots 5, 6, and 7 will follow the driveways to minimize disruption to the site. Directional boring could also be used if needed to save existing trees.

Richelle Nicosia (651-266-6818) of the Saint Paul Regional Water Service said that water pressure is excellent in this area. However, as each lot is developed, the developer may want to install a 2" copper service instead of a 1" service due to the long distance to the houses and the possibility of sprinklering the homes.

Water and sewer lines must maintain a 3' horizontal separation between utilities.

All water main and services must be installed according to 'SPRWS Standards for Installation of Water Mains' and "SPRWS Water Code'.

All pipework inside of the property must be performed by a plumber licensed by the State of Minnesota and Certified by the City of St Paul. SPRWS will perform all work in the public right-of-way on an actual cost basis.

Street Lights

Bill Hagland of Public Works Traffic Lighting and Signals commented:

Burlington already has a lighting system. It may be fitted for lantern lighting sometime down the line but there are no current plans to do so.

As the drives get installed city forces will need to be notified to maintain the existing lighting circuits.

The Contractor shall contact John McNamara, General Foreman, Lighting - Signal Maintenance, (651-487-7209), if removal or relocation of existing facilities is required or in the event of damage to the lighting or signal utilities. The Contractor shall assume responsibility (and related costs) for any damage or relocations.

Fire

Angie Wiese of Fire Safety (651-266-8953) said:

The 2007 MN State Fire Code limits for how far structures can be from fire access (the street in this case). However, single-family homes (R-3 occupancies) are exempt from this standard.

Hydrants must be provided within 400' (as a hose can be laid out) of all houses (all the way around the house). A plan must be submitted showing how the houses can meet these requirements (with hose lines and distances).

Although not required, automatic fire sprinklers are recommended for the new homes. Builders/owners should check with their insurance company.

Parkland Dedication

The City of Saint Paul requires a parkland dedication at the time of platting and again when building permits are issued for individual houses.

The Parks and Recreation Department will recommend that the City Council requires a fee of \$1,987.33 at time of platting in lieu of land dedication. For information about the fees associated with the plat, refer to Section 69.511(b) and (c) of the Saint Paul Zoning Code or contact Paul Dubriel of PED (651-266-9086).

For information about fees associated with building permits, refer to Section 69.511(d) of the Saint Paul Zoning Code or contact Tom Beach of DSI (651-266-9086).

Here is a link to those Sections:

<http://library.municode.com/index.aspx?clientId=10061&stateId=23&stateName=Minnesota&customerBanner=10061.jpg&imageclass=L&cl=10061.txt>

Tree Preservation

You have submitted an inventory of existing trees on the property.

No site work is proposed as part of the plat and so it will not affect the existing trees.

In the future, when houses and driveways are built, the plat is designed so they will have a minimal impact on existing trees. A Tree Preservation Plan will be required when individual houses come in for permits and are reviewed by the City.

Boulevard Trees

Greg Reese, City Forester (651-632-5129) said the City has typically not required boulevard trees to be planted along Burlington Road.

Ramsey Washington Watershed Permit

The project is located in the Ramsey Washington Metro Watershed District. Paige Ahlborg (651-792-7964) of the Watershed attended the meeting and said a permit from the Watershed is not required for the plat.

District Council

The site is located in District 1. Staff sent them a copy of the site plan for comments. The District has also received a copy of the preliminary plat. A copy of their response letter is attached to this email.

Site Plan Approval

The site plan review for preliminary plat is approved subject to you meeting the conditions in this email and providing a Wetland Determination for Lot 1. If it is determined that there is a non-exempt wetland in Lot 1, you will need to revise the site plan to avoid impact on the wetland.

This decision can be appealed by any party to the Planning Commission within 10 days of this email.

If you have any questions, please reach me at 651-266-9085 or corinne.tilley@ci.stpaul.mn.us.