



CITY OF SAINT PAUL

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July 12, 2019

Michael Morrow  
Luther Seminary  
2481 Como Ave  
St Paul, MN 55108

Paul Schroeder  
SRF Consulting Group  
1 Carlson Pkwy N, Ste 150  
Plymouth, MN 55447

RE: **Updated Site Plan 19- 015088** – Luther Seminary South Campus Improvements at 1490 Fulham St – Site Plans with revisions through 06/10/2019.

Michael Morrow and Paul Schroeder,

Below is a summary of outstanding conditions for the Luther Seminary South Campus Improvements Site Plan:

### General Comments

1. Please provide a copy of the Final Permit from the Capital Region Watershed District.
2. Please provide a copy of the NPDES Permit from the MPCA.
3. Per Minnesota State Statute 326, the final plans submitted shall be signed by the appropriate licensed Professional, i.e. PE, LA, RLS, etc., responsible for plan development. Also, the final plans should not be marked “preliminary” or “not for construction.”

### Zoning

Tia Anderson/651-266-9086 [tia.anderson@ci.stpaul.mn.us](mailto:tia.anderson@ci.stpaul.mn.us)

4. Update C3.0 Site Plan with the setback dimension of the new parking lot on Branston St.
5. Update C3.0 Site Plan and L101.3 Materials & Furniture Plan for consistency in regards to bicycle parking location. The updated Site Plan indicates that bicycle parking is provided in 3 areas; however, it is unclear as to whether one of the bicycle parking locations is near the new Branston St parking lot.
6. Update the Landscape Plan plant abbreviations list to include “jm” and all other plant species represented in the Landscape Plan.

### Public Works Sewers

Anca Sima/651-266-6237 [anca.sima@ci.stpaul.mn.us](mailto:anca.sima@ci.stpaul.mn.us)

7. Subsequent review by Public Works Sewers is in progress; sign-off is required prior to Final Site Plan Approval.

## Water Utility

Jeff Murphy/ 651-266-6276

[jeffrey.murphy@ci.stpaul.mn.us](mailto:jeffrey.murphy@ci.stpaul.mn.us)

8. Provide profile view of all proposed utility crossings.
9. Show stationing and degree of bends on plan sheet
10. Inspection of water facility work performed by owner's contractor.
11. Provide completed project data sheets to determine meter sizing.
12. Furnish one set of interior fire suppression mechanical plans for review and approval by SPRWS plumbing inspection unit.
13. Provide the following on PLAN SHEET C5.0 under NOTES:
  - Water services to be installed according to SPRWS "Standards for the Installation of Water Mains.
  - Maintain 8 feet of cover over all water mains and services.
  - Pipe material for 8" Ductile Iron Pipe must be Class 52, Pipe material for 6" and 4" Ductile Iron Pipe must be Class 53. The exterior of ductile iron pipe shall be coated with a layer of arc-sprayed zinc per ISO 8179. The interior cement mortar lining shall be applied without asphalt seal coat.
  - Pipe must be wrapped in V-Bio Polywrap encasement.
  - Maintain 3 feet vertical separation between water and sewer pipes or a 12 inch separation with 4 inch high density insulation per SPRWS Standard Plate D-10 for typical water main offsets.
  - Refer to SPRWS "Standards for the Installation of Water Mains" Standard Plate D-11 for restrained pipe requirement.
  - All water service valve boxes within construction area must be exposed and brought to grade upon completion of construction.
  - All pipe work inside of property to be performed by a plumber licensed by the State of Minnesota and Certified by the City of Saint Paul. SPRWS requires separate outside and inside plumbing permits for each new water service.
  - The contractor providing excavation is responsible for obtaining all excavation and obstruction permits required by any governing authority.

## Forestry

Zach Jorgensen/651-632-2437

[zach.jorgensen@ci.stpaul.mn.us](mailto:zach.jorgensen@ci.stpaul.mn.us)

14. Per the team's response to 17c, the transplanting of the three small street trees on Fulham Street may be an option which will require the following:
  - An approved forestry permit.
  - An onsite review with the City Forester prior to transplant to inspect the condition of the trees.
  - Transplanting shall be completed using a tree spade.
  - A watering plan for the duration of the construction project. The watering plan shall be included as a detail in the plan set.
  - A one year replacement agreement. If the trees do not survive or are in marginal condition within one year of transplant they shall be replaced by Luther Seminary at no cost to the City.
  - The trees are to be transplanted north on the Fulham Street boulevard.
  - If transplanting is not an option, four new street trees are to be planted per the initial Site Plan Review comments.
15. Update the Landscape Plan with the following notes:
  - The removal, pruning, and/or planting of trees on the public boulevard requires an approved permit from the City Forester (651-632-2437). Any work must be completed by a licensed tree contractor.

- Boulevard restoration is to include the following:
  - Where driveways, sidewalks or other surface paving are removed all concrete, asphalt and base materials shall be removed.
  - Boulevard soils are to be protected during construction. Soil compaction due to construction activities shall be mitigated and soils loosened prior to final grading.
  - Boulevards shall be restored with a minimum of 6" of topsoil.

If you have questions, please contact me at 651-266-9086 or [tia.anderson@ci.stpaul.mn.us](mailto:tia.anderson@ci.stpaul.mn.us).



Tia Anderson  
Senior City Planner

cc: File, Site Plan Review Committee, CRWD