

Memorandum

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To: Alan Brixius, Phil Kern
From: Vince Vander Top
Cc: Marlene Kittock
Date: October 8, 2008
Subject: Sil Pro – Delano Industrial Park

Review comments were previously issued on August 27, 2008. At that time, the applicant was requesting approval to move forward immediately with parking lot and site improvements. Since that time, the applicant has elected to seek approval of the building improvements in conjunction with the site improvements.

Previous August 27 review comments were shared with the applicant. Plans were revised and resubmitted. The following review comments are based on the plan set received September 10, 2008. Comments are similar to previous comments although a number of items have been addressed in the resubmittal.

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1. Storm water from the Sil Pro site flows to an existing pond on the Sil-Pro and adjacent property. This pond was previously constructed as part of the adjacent property improvements. The pond was sized to meet the existing and future storm water rate control and quality improvements of both properties. Modifications to this pond at this time will include raising the outlet weir elevation to further enhance storm water control.
 - a. Ongoing maintenance of this pond will remain the responsibility of these properties.
 - b. The dead-storage volume of the pond will be increased according to the submitted storm water calculations.

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2. Existing property landscaping will not be altered other than specific trees identified for removal and relocation. These trees must be relocated to accommodate the parking lot modifications.
3. All soils will be stabilized during the removal and construction process. Erosion control BMPs will be implemented. The property owner will be responsible to obtain an NPDES

permit for the work. No soils shall be tracked or discharge to the street, pond, or adjacent properties. Any erosion must be corrected as part of this project.

4. The existing transformer will be removed and a new transformer relocated. The work and location of the transformer must be coordinated with the Delano Municipal Utility (DMU).
5. The existing retaining walls and gravel drive on the south portion of the property will be removed. The gravel drive must be removed to the property line.

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6. The plans call for removal and replacement of the hydrant along 7th Street. Replacement will be per the City Standard as shown. All work shall be approved by the Fire Chief. The Fire Chief shall review these plans and the location of hydrants. Any new required hydrants shall meet the requirements of the Fire Chief and the DMU.
7. The proposed storm sewer pipe is HDPE. This is acceptable given the pipe bedding detailed. The design of the retaining wall shall account for the crossing of the storm sewer. The apron and upstream pipe sections shall be restrained. The FES shall be galvanized metal.
8. Identify the proposed bituminous pavement section on the plans. The previous submittal indicated an acceptable pavement section.
9. Parking stall dimensions as shown are consistent with city requirements.
10. Lights are shown along the south side of the parking lot. Provide details for the proposed lights for review.
11. No water or sewer service modifications or upgrades are proposed or shown. Existing services will be utilized.

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12. A significant retaining wall is proposed. The maximum height will be 16 feet in the southwest corner. The design of the wall must be submitted to the City Engineer and City Building Official. The design must be signed and stamped by a registered engineer in the state of Minnesota.
 - a. Identify the retaining wall material for approval by City staff.
 - b. Identify the type of guard rail to be used on top of the wall. Identify the limits of the guard rail.

13. Landscaping requirements above or below the wall shall be identified. Concrete walk is currently shown between the parking lot curb and the top of the wall.

14. Identify the access to the pond such that maintenance can be performed.

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15. The parking stall count shall be reviewed by the City Planner. The applicant is responsible to assure the number of parking stalls conforms with the requirements of the city code and proposed building expansion.

Storm Water Calculations.

16. The submitted calculations indicated that the rate of storm water discharge to downstream properties will not be increased. The existing pond with modification to the weir in the outlet structure will assure all storm water requirements are met.

If there are questions relating to these comments, please contact me at 763-479-5124.