

Memorandum

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To: Alan Brixius
From: Vince Vander Top
Cc: Phil Kern, Marlene Kittock
Date: September 5, 2008
Subject: Delano East Shopping Center

We have received the project plans dated July 29, 2008. The plans have been revised from a previous submittal this spring. The applicant also submitted a wetland delineation and drainage calculations. The following comments relate to this submitted information.

Wetland Delineation

1. The wetland delineation has been reviewed by the city as the LGU for the Wetland Conservation Act. Afield visit was conducted and the delineation approved. No work is proposed within the limits of the wetland.

Site Plan

2. All work must be coordinated with the property owner to the east.
 - a. Assure all necessary cross easements are in place. Cross easements shall be to the mutual benefit of both properties.
 - b. The property owner to the east submitted an application for site improvements earlier this year. This application must be coordinated with the previously submitted application.
 - i. The driveway location submitted on this application does not coincide with the previous application. The previous application indicates a shared driveway used by both properties. This application indicates a driveway completely on the shopping center property. Recent conversations with the property owner to the east indicated that he is also considering an individual driveway on his property. This must be coordinated. One shared driveway is recommended from an access management perspective.
 - ii. The adjacent property owner is also required to construct three additional parking stalls "below the hill" along the Delano Mall parking lot. It would be efficient for all parties to construct these stalls in conjunction with the proposed mall site improvements. Mr. Wingard previously submitted a letter (4/22/08) to Ms. Kittock indicating concern over a drain tile discharge in this area. Protection of this tile during the improvement could also be coordinated.

- iii. The adjacent property owner was also required to construct a sediment catchment at the storm water discharge point prior to the wetland. This could be coordinated with water quality improvement required for this project. (See storm water comments below)
3. B6 type curb and gutter is required around all pavement surfaces. Curb and gutter is not shown along the easterly and northerly edges of pavement. A B6 curb and gutter in these locations would not be conducive to existing and proposed drainage patterns. Storm sewer does not currently exist on the property nor is storm sewer proposed. In lieu of B6 type curb and gutter, a ribbon curb would be acceptable. This will protect the edge of pavement while continuing to allow sheet flow over the edge of the parking lot.
4. Truck turning movements must be maintained within the pavement surface. The north limits of pavement shall be adjusted to accommodate movements. Truck conflicts with designated parking stalls must be coordinated with the city planner.
5. Cross easements must also be verified with the property owner to the west. The westerly driveways to St. Peter and TH 12 are shown on the property line. Cross easements are required for the mutual benefit of both properties.
6. The building and sewer and water services will remain as is. No changes are identified to the utilities.

Storm Water

7. The submitted drainage calculations are incomplete. 10-year flows are calculated based on the proposed improvements. Flows for proposed conditions must be compared to pre-improvement conditions for a 2, 10 and 100-year events. This requirement should be reviewed with the City Engineer as the anticipate increase in storm water flows due to improvements will be limited.
8. The site drainage ultimately relies on the drainage ditch along the north property line. This ditch must be cleaned to maintain flow through the property. This applicant would be required to clean the ditch along the property line.
9. The proposed improvements do not include any water quality improvements. Due to the increase in bituminous area, water quality improvements are required. It is recommended that a vegetated swale be considered along the north and east side of the bituminous areas north and east of the building. This swale could detain and filter runoff prior to discharge to the main ditch along the north property line. Possible configurations should be reviewed with the applicant.

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