



Community Development Department

July 26, 2016

Tracy Snyder
TK Properties of Northfield, LLC
Box 124
Northfield, MN 55057

RE: 1012 Woodley Apartments - Development Committee Review

Dear Mr. Snyder:

This letter serves as official approval of the Site Plan review of TK Properties apartment project at 1012 Woodley Street East. It details the review of the project's compliance with the Land Development Code and serves as official record of all changes requested by the City to ensure project conformance.

City of Northfield staff met with the developer multiple times since early 2015 to help devise a development plan that met the LDC without needing approvals from the Planning Commission or City Council. Multi-Family Dwellings are a Principal Permitted Use in the N1 Zone District. Such uses are reviewed using the Type 2 Site Plan Review.

The Site Plan Review process ensures conformance to all applicable regulations in the LDC. Sections applicable to this case are 3.3 General Development Standards, 3.3.4 Outdoor Lighting Standards, 3.5 Landscape, Screening and Buffering Standards, 3.7 Pedestrian Access and Circulation, and Engineering Standards. The following comments have been provided to you either in pre-development meetings or at the DRC. Execution of these comments is necessary for conformance to the LDC and must be completed before a Building Permit will be issued.

Outdoor Lighting

An exterior lighting plan has been submitted identifying the location of lighting.

- Additional information is needed as to the height and type of all luminaries along with a photometric plan. The luminaries shall be appropriate cut-off LED fixtures. The photometric plan must show compliance with the maximum illumination allowed at the property line and the average illumination across the site.
- Photometric plan and lighting types approved 5-18-2016.

Landscape, Screening and Buffering Standards

A landscape plan has been submitted as a Site Plan Review requirement. This plan appears to meet or exceed all required landscaping standards. All plantings need to be identified as of an acceptable species per the List of Approved Landscape Trees and Plant Materials. Total counts of all plantings need to be provided, in particular, required replacement trees must be identified. Landscape buffer areas are provided along the perimeter of the project. Additional screening landscaping shall be provided along the south lot line to screen the guest parking.

Tree and Woodland Preservation

A tree inventory completed by a professional arborist has been submitted with the Site Plan application. This inventory properly identified the location and species of existing trees. A total of 19 trees were identified on the property large enough to qualify as protected trees. Of these, 12 trees were of poor condition and did not trigger tree replacement. The 7 remaining trees to be removed triggered 36 replacement trees.

Since the back lot was cleared with the front lot, a tree replacement plan is required for the back lot as well. The tree inventory indicated 15 trees to be removed. Removal of these trees triggers 17 trees to be replaced. A tree replacement plan must be in place for the rear lot prior to a building permit being issued on the front lot. This plan must indicate how many perimeter trees will be installed this fall to screen the property. According to Section 3.5.12 of the Land Development Code, landscaping required as part of this section shall be installed by the time an occupancy permit is issued for the site. If landscaping is not installed prior to issuance of a Certificate of Occupancy, the applicant shall be required to submit a surety in accordance with Section 3.5.13, Statement of Surety.

The applicant has provided 96 qualifying replacement trees on the front lot which are identified on a supplement to the landscape plan to meet the tree replacement requirement.

Pedestrian Access and Circulation

Pedestrian connections have been provided with the project in compliance with the LDC. A landscaped path will be constructed along the front entrances of the building connecting it with the sidewalk along Woodley Street.

Storm Water

The applicant has provided calculations indicating the site expansion is less than one acre of new impervious surface. Hence, a storm water management plan along with mitigation is not required on this project.

Grading, Erosion and Sediment Control

- The applicant has indicated a drainage swale on the east side of the property, meeting engineering standards with two percent slope in the grass areas.

- On the west side of the property the applicant has indicated the installation of catch basin to receive runoff water from the proposed development and to improvement drainage on the existing properties to the west.
- The applicant shall maintain erosion control throughout construction, and sweep street as necessary if there is any vehicle tracking.

Utility Plan

- The applicant shall clarify the water service size to each unit. The plan indicates 1-½ inch and 6 inch.
- The applicant shall clarify the sewer service size to each unit.
- The sanitary sewer service connection to the City main shall be identified with either a manhole or wye. Typically, a 4 inch service to each unit would be provided.
- The City has an existing sanitary sewer line and water main on the east and south property line. The existing sanitary sewer line along the south is outside of the platted easement. The applicant shall coordinate with the City for the relocation of the line back within the platted easement. Also, any necessary easements on the applications property shall be dedicated to the City.
- CB-10 on the grading plan shall be 48-inch with a 27" beehive casting.

Permits

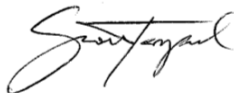
- The applicant shall apply for grading and erosion control permit. The permit shall be issued prior to starting construction.
- The applicant shall apply for a right-of-way permit for work in Woodley Street Right-of-Way.

Site Plan

- Label fence location on Sheet L101
- Adjust cross slope driveway grades to have no more than 6% cross slope.

If you have any questions, you may reach me directly at 507-645-3024.

Sincerely,



Scott Tempel
City Planner