

**DATE:** September 17, 2024

**TO:** Mikayla Schmidt, City Planner

**FROM:** Sean M. Simonson, Engineering Manager  
Jacob D. Ives, Graduate Engineer  
David E. Bennett, PE Public Works Director/City Engineer

**RE:** Cardinal Glass Variance

Mikayla the following are comments based on the plans dated 09/12/2024

As a reminder, the Applicant must still apply for the permits below. The Construction Grading, Sediment and Erosion Control Permit must be the first permit issued prior to any other permits.

#### General Comments

- If the site disturbance exceeds 10,000 sqft of land or moves 50 cubic yards of material, the applicant must apply for a City of Northfield Construction Grading, Sediment and Erosion Control Permit - [https://www.northfieldmn.gov/DocumentCenter/View/8884/NFLD\\_gradingPermit-Fillable](https://www.northfieldmn.gov/DocumentCenter/View/8884/NFLD_gradingPermit-Fillable)
- If the site disturbance exceeds 1 acre of land the applicant must provide on-site stormwater treatment facilities.
- Must apply for a City on Northfield Driveway or Sidewalk permit for the proposed driveway work in the Right of Way – <https://www.northfieldmn.gov/DocumentCenter/View/16972/COMPLETE-Application-Policy-and-Plates>
- Driveways should be designed and installed per City of Northfield standard plate STR-3
- Provide total change in impervious area for stormwater review, including parking lot.
- Provide existing and proposed elevations on certificate of survey and grading plan.
- Ensure footings do not encroach on the 10' utility easement.
- Protect existing fire service line. The line enters the property just west of the transformers.
- New driveway location appears to be on top of existing fire hydrant, verify location.