



Community Development Department

May 23, 2018

Chester Yanik
Yanik Companies
4400 Shoreline Drive
Spring Park, MN 55384

Re: DRC Meeting: Benedictine Living Community Site Plan Review

Dear Mr. Yanik:

Thank you for attending this week's Development Review Committee (DRC) meeting with City staff. This letter serves as approval of the site plan, conditional on comments included in this letter being incorporated into the site plan. Below are the issues to resolve for site plan review approval.

Grading, Drainage and Erosion Control

- The minimum elevation of the lower level parking shall be 1027.0, two feet above the 100-year elevation of the filter basin.
- The swale on the north property is concentration flow to the adjacent property. Modify plan to dissipate concentrated flow prior to exiting site.
- Applicant must apply for a City of Northfield Construction Grading, Sediment and Erosion Control Permit: <https://www.ci.northfield.mn.us/DocumentCenter/View/5100> and enter into an agreement for their onsite stormwater filtration system.
- Applicant has indicated that the disturbance area is greater than one acre; therefore, an NPDES permit shall be obtained.

Stormwater Pollution Prevention Plan

- Provide documentation in SWPPP why volume reduction can't be achieved on site and what methods were used to try to achieve a volume reduction.
- Employ appropriate on-site testing consistent with the recommendations found in the Minnesota Stormwater Manual to verify soil type and to ensure a minimum of three (3) feet of separation from the seasonally saturated soils (or from bedrock) and the bottom of the proposed infiltration/filtration system.
- Landscaping plan should show what areas are being stabilized with erosion control blanket vs. mulch.
- Bottoms of the bio-filtration facilities shall be covered with erosion control blanket.
- Show erosion control blanket on the emergency overflows.
- Show concrete washout locations.

- Provide all training documentation that is required in a SWPPP (SWPPP Designer, Construction Site Manager, Construction Site Installer).
- Develop Chain of responsibility with contact info.
- City Erosion Control Inspector Contact is Cole Johnson – Water Quality Technician. 507-645-3071

Site Utilities

- Applicant must provide a hydrant coverage map.
- Will 4" outlet on Bio-filtration basin allow for 48 hour drawdown?
- Shift south watermain connection to avoid installation on the adjacent south parcel.

General Comments:

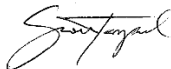
- Applicant must provide lighting and photometric plan prior to submitting for building permits. The regulations can be found in Section 3.3.4 Outdoor Lighting Standards. The intent is to be Dark Sky compliant and utilize pedestrian scale lighting rather than a few bright pole lights.
- A clear pedestrian connection needs to be marked in the parking lot. Pedestrian access standards are as follows:

Internal Sidewalks and Pedestrian Access Site Design Requirements

- (A) A pedestrian connection shall be constructed from all principal buildings on a lot to the public right of way. This requirement is not applicable to single family and two family structures.
- (B) The pedestrian connection shall have a minimum width of eight feet.
- (C) At each point that an on-site pedestrian walkway system crosses a parking lot or internal street or driveway, the walkway or crosswalk shall be clearly marked through the use of a change in paving materials, distinguished by their color, texture or height (See Figure 3-35).
- (D) Sidewalks shall be provided along any façade featuring a customer entrance, and along any façade abutting public parking areas. At all times, such sidewalks shall maintain a clear pedestrian passage equal to the width of the sidewalk. Additionally, such sidewalks shall connect all customer entrances to other internal sidewalks.

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

Sincerely,



Scott Tempel, City Planner