

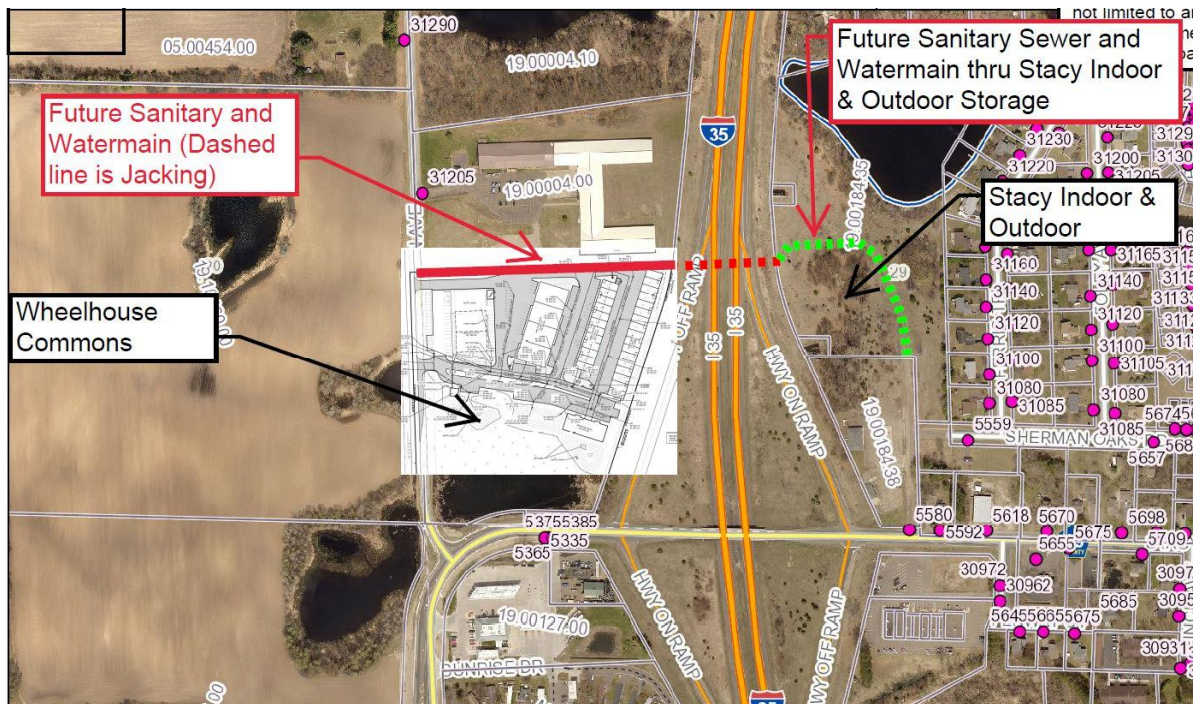
<p>To: Planning Commission, Council, and Staff</p> <p>City of Stacy</p> <p>File: 193804175</p>	<p>From: Dan D. Boyum City Engineer</p> <p>Stantec Consulting Ltd.</p> <p>Date: July 15, 2021</p>
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Reference: Site Plan Review – Stacy Indoor & Outdoor Storage – 5500 Block of Sherman Oaks Road

In conjunction with the City Planner, we have reviewed the preliminary plans for the above referenced storage facility and have the following comments:

General Comments:

1. The city has looked for future sanitary sewer and water crossing routes of I-35 in the past. Sewer and water were extended north of Sherman Oaks Road as part of past developments. These utilities end near the south side of this property and the north side of the All-Mac property. The timing for extending those utilities to the west side of this property should be discussed as well as drainage and utility easements. See the two layouts below that show a possible routing for the future utilities.

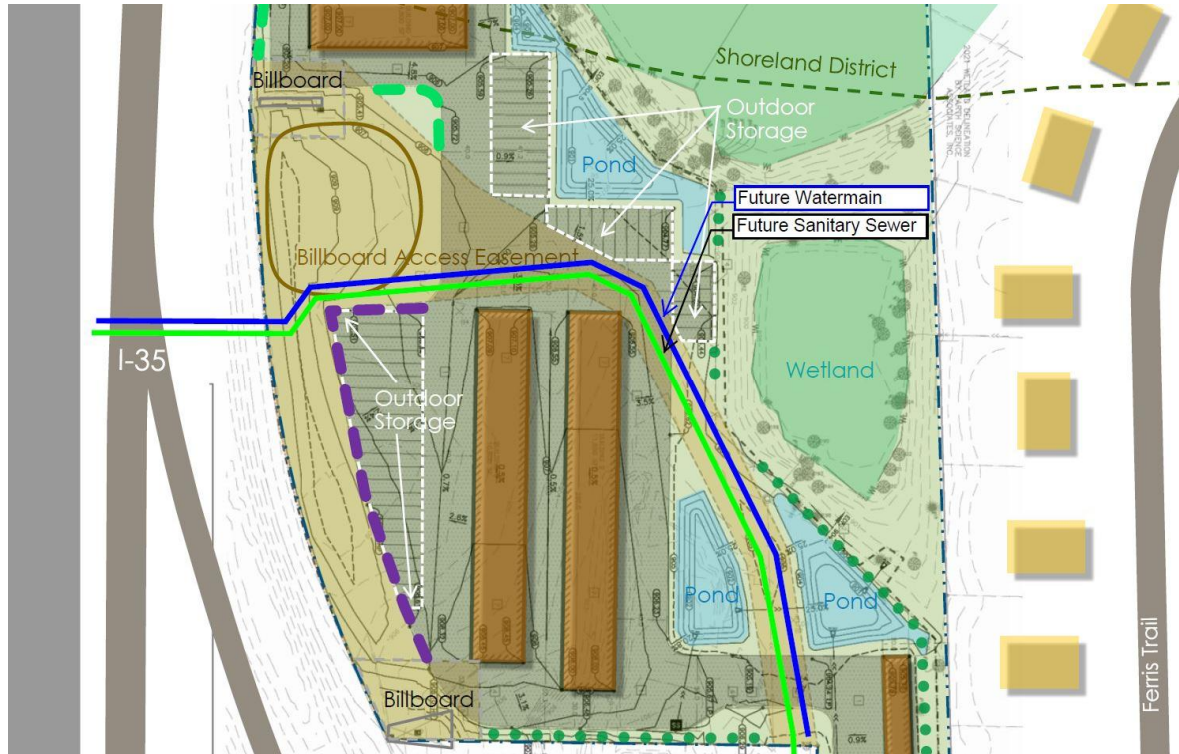


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2. The applicant has provided general comments on traffic generated from self-storage facilities in their document titled CUP Request Details. Depending on questions generated at public hearings, additional information may need to be provided by the applicant.
3. All final plan sheets should be signed by the registered engineer.

Certificate of Survey:

4. Existing storm sewer piping and proposed new storm sewer piping cross the existing billboard easement. The existing billboard easement could be a route for future sanitary sewer and water as shown in the layouts above. Confirmation that new sanitary sewer and water could be placed in that existing billboard easement should be discussed as part of timing for those utilities. Obtaining drainage and utility easements around a sanitary sewer and water main route at this time would be recommended.
5. There is some existing storm sewer piping that discharges to the existing storm water pond but is outside of apparent easements. A drainage and utility easement should be placed over that existing storm sewer piping.
6. Drainage and utility easements around the existing wetland, pond, and the east side of the parcel are shown. The city requires a 5' easement on side and rear lot lines and a 10' easement on front lot lines. We recommend those easements be provided if they are not already in place.

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7. Having drainage and utility easements around the 100-year HWL elevation of stormwater basins would be recommended.
8. Note 9 under the Easement Notes section at the top of the survey discusses terms and conditions of a resolution filed in February of 1993 are not shown on the survey. We would recommend the applicant provide a copy of that information for review.

Storm Water Analysis:

9. Outlet pipes of the ponds are 6" diameter and have potential maintenance issues. We would recommend an outlet control structures that include a weir wall with a an orifice since it is easier for the applicant or future owner to clear an orifice at the structure than to clean out 50' of pipe.
10. Basin 2 in the analysis has a larger section to the southeast and a small section to the northwest. The basin outlets to the northwest through a 21" pipe, but it's unclear how water will go from the larger section to the smaller section. It appears the elevation between the two section is 904. The EOF is labeled at 904.5 and the HWL is calculated at 904.1. In HydroCAD this basin was model as one section (not split into two sections). It appears the larger section will need to buildup higher than 904.1 to flow into the smaller section to outlet the pond. It may be that the larger section could outlet through the EOF as well. We would recommend the pond be spilt into two sections in the HydroCAD model to make sure the hydraulics will work. There may need to be a pipe between to the section to better connect them.

Site Plan (Sheet C2.0):

11. Adjust note 4 in the bottom left side of the site plan drawing to the proper note.
12. Fill in the Site Data information table.
13. There is chain link fence encroaching on the billboard easement that should be verified if that is acceptable.

Grading Plan (Sheet C3.0):

14. A typical picture of a building was provided in the review process. The building has gutters and downspouts. Depending on the final downspout locations, the 0.5% bituminous slope between two of the buildings may result in water ponding on the bituminous.
15. Gutters on the easterly building should be directed away from adjacent properties or more information provided to confirm drainage route.
16. Adjust note to see EOF for the easterly pond.
17. Due to erosion in the sandier soils, extend riprap from flared ends to the bottom of the ponds. On the easterly pond and the pipe connection to the existing pond built with Sherman Oaks 3rd addition, riprap or other appropriate bmp should be placed to minimize erosion from the flared end to the normal water level of the existing pond.
18. The piping connect to the existing wetland on the north end of the property will need to be restored with appropriate wetland seeding. We are reviewing if any paperwork is needed for this connection.

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19. The applicant should confirm if any of the grading along the northerly billboard area will affect any of the existing structure.
20. There is fill going in along the southwesterly part of the site that may affect the All-Mac site. A retaining wall may be needed in that area. Since work is being done on that site at this time, the applicant should review this grading and update the city on those discussions and how any fill in that area will not affect the property to the south.
21. The grading legend discusses a common swale and detail 3000. The applicant should confirm if that is being used and the detail.
22. The applicant should confirm what is being used on the EOF's for the pond to protect against erosion.

Storm Water Management Plan (Sheet C4.0):

23. See comments under Storm Water Analysis above.

Storm Water Pollution Prevention Plan (SWPPP) (Sheet C5.0):

24. A double row of silt fence should be placed along the wetland and pond areas.
25. Seeding is being shown outside the site on the east side. That seeding area should be adjusted to stay within the site.
26. Applicant to confirm the type of seeding and thickness of topsoil.
27. Fill in the estimated quantities table on the 3rd SWPPP sheet.

Stantec Consulting Ltd.

Dan D. Boyum

City Engineer

Phone: 612-712-2021

CC: Site Design.; Peter Allen; James Monge - City Attorney; Phil Carlson – City Planner