

Please see below response to Stantec comment letter dated September 27, 2022.

Thank you.

Eli Rupnow

October 5, 2022



Memo

To: Eli Rupnow
Site Design, LLC
From: Dan Boyum
Stacy City Engineer
Project/File: 193804175

Date: September 27, 2022

Reference: Stacy Indoor/Outdoor Storage Facility - Site

Eli – as discussed in our correspondence on 9/13/2022 related to the lighting fixtures on the storage facility:

1. Code and conditions of approval require the fixtures to be "downcast" and not at 75 degrees. The fixtures were tilted up slightly at that site visit with you, and that tilt is not acceptable.
 - a) Yes, lights have been changed to fully downcast and shields have been added. Lights to be moved by lighting company to match plans in mid October.
2. With adjustment and with larger shields or visors, the light source must be screened from direct view at the property line.
 - a) See response to 1a
3. If more light is needed at the gate, that needs to be addressed in the design of the lighting.
 - a) Understood.

We understand there are various manufactures that make partial, full, or integral visors that will address the screening issue discussed above. We understand you were checking with your electrician on shields or visors for the lights that are currently placed on site. Based on comments at our site visit, we understand you may be shifting some of the lights from the south side of the buildings 2, 3 and 4 to the north side.
See 1a

Please update us on the status of adjusting the lights and getting the shields/visors in place. It should be noted that some of the lights over doors may need shields too if they are not screened from direct view. All lights except for the three in question are fully downcast with shields. The three will be changed to fully downcast and shield will be added to the one on the south side of Building 2.

As we reviewed in our site visit, here are other items that need to be addressed:

4. Storm Sewer

- a) Add aprons to inlet and outlet pipes as shown on the plans.
- Aprons to be installed the week of 10/10

5. Restoration

- a) Seeding and restoration needs to be completed on the entire site and disturbed areas. This includes seeding areas adjacent to the silt fence or next to piping discharge points that were disturbed during construction.

- Seeding occurred the week of 9/12 after grading contractor came to site to complete restoration.

ii) We understand the grading subcontractor was out on the site on 9/12/2022 to review conditions.

iii) At the site visit, there was washing of material in some areas from previous rain events. Erosion control blanket may be needed on some of the slopes to help reduce washing caused by rain events.

- Hydroseeding occurred on all slopes. Should seed fail to establish, erosion control blanket or similar will be used to establish vegetation.

- b) Add silt fence around pipe outlets as shown on the plan.

- Aprons to be installed the week of 10/10

- c) Do silt fence maintenance. One area of silt fence to the east of Building #3 needs maintenance.

- Silt fence maintenance has been performed in this area.

6. Landscaping Plan – see notes on attached plan sheet.

- a) Applicant has shifted the location of some plants as compared to the approved landscape plan. In reviewing this shifting with the city planner, shifting can be okay depending on how much and what the effect is. Some of the plantings are for aesthetics and some is for screening. The shifting must still be screening.

- All shifting was performed because plants would have been in the bottom of a swale and not good for aesthetics or screening.

- b) Dead plants indicated on the landscape plans need to be replaced.

- Landscape company has been contacted and site meeting requested to replace dead shrubs.

- c) Privacy screening was added by the applicant as shown below in the picture below. That screening was not part of the original landscaping plan submitted under the CUP. We recommend the city review if they have concerns with that screening as part of some of the other discussions listed below.



- As discussed on site, screening was added to limit any light impact through fence from headlights or building lights as trees establish. Privacy fencing is typically preferred by neighbors and municipalities and were not aware that city approval is required to improve screening.
7. Applicant has indicated they are waiting to build Building 5 and 6 and the paving around those two buildings. The CUP approved for this site is valid for one year unless the City Council specifically authorizes a different time period or unless the applicant requests an extension. The applicant must substantially commence on the construction in that year period. Based on the feedback from the applicant above, we would recommend the applicant approach the city related to a different time period or an extension. Any vacant part of the site needs to be seeded to prevent erosion (and for aesthetics).
 - a) Per approved plans, the project is to be phased. Buildings 5 and 6 are planned to be constructed when the site is closer to fully rented and a building permit will be applied for at that time.
 8. Applicant is requesting to delay placement of the final lift of bituminous on the parking lot due to the timing of Building 5 and 6. Having the final lift placed on the current parking lot around Buildings 1-4 would make those areas more complete. Similar to the discussion above, this request should be brought to the City Council for approval.
 - a) Request to delay final lift of paving is requested.
 9. Site debris – there was construction related debris that the applicant picked up during a site visit. Any site debris inside and outside of the fenced area should be picked up and disposed of.
 - a) Understood, debris from site and entering site is routinely being picked up and will continue to be.

Sincerely,

STANTEC CONSULTING SERVICES INC.

Dan Boyum

Stacy City Engineer

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