

MEMORANDUM

TO: Jessica Rieland, Community Development Director

CC: Beth Richmond, City Planner

FROM: Shane Nelson, Assistant City Engineer

DATE: September 11, 2024

RE: First Baptist Church

We have reviewed the application for the above-referenced project. Civil Site Improvement Plans, dated 8/22/2024, and Stormwater Calculations, dated 5/16/2024, prepared by Larson Engineering, have been submitted with the application. We would offer the following:

1. This project proposes new and/or fully reconstructed impervious surfaces. In accordance with Upper Rum River Watershed Organization standards and City ordinances, the new and/or fully reconstructed impervious surfaces shall be treated to the Maximum Extent Practical prior to discharge to the natural drainage system. The plans shall be revised to add catchbasins in the northeast corner of the parking lot and as far south as practical on the entrance drive such that the stormwater is captured and treated in a stormwater basin prior to discharging to the natural conveyance system.
2. A geotechnical evaluation was included in the appendix of the Stormwater Calculations. The Geotechnical Engineer recommended “Double-ring infiltrometer testing is strongly recommended to provide site specific infiltration values...”. Please perform double-ring infiltrometer testing as strongly recommended by the Geotechnical Engineer to confirm the basis for the design. (note that City staff has observed standing water in the existing basin that is proposed to be expanded and concurs with this recommendation). If necessary, revise the Stormwater Calculations based on test results.
3. The stormwater pond, once constructed, will be a private pond and the property owner will be responsible for the long-term operation and maintenance. In accordance with City ordinances, the Applicant must enter into a Stormwater Maintenance Agreement with the City to ensure the long-term operation and maintenance. (Section 10-93.5.H)
4. This project will disturb more than 1 acre and therefore will require a NPDES Construction Permit from the MPCA.
5. This project proposes grading into the Highway 47 right-of-way, which will require approval from Mn/DOT. Please provide the approval for this work for the City files.

6. The applicant is not proposing to construct curb and gutter along the perimeter of the existing parking lots west of the existing building and south of the existing building. Staff understands that curb and gutter is not proposed at these locations due to these portions of the site being outside of the current construction limits. For areas not affected by the current construction limits, staff is supportive of delaying the construction of curb and gutter as necessary to bring the entire site into compliance with City Code until such time that the parking lots are reconstructed.

In summary, we recommend approval of the Site Plan subject to the Applicant addressing the comments above and meeting the conditions as included herein.