



TO: Scott Harlicker, Planner

FROM: Mark Hansen, Assistant City Engineer

SUBJECT: Dominion Senior Housing  
Proposed Site Development

DATE: March 11, 2015

The following comments are based on the Engineering Division's review of the revised site plan dated March 5, 2015 for a proposed senior housing facility to be located at 11000 Crooked Lake Boulevard. The site is located west of and adjacent to Crooked Lake Boulevard, and north of and adjacent to 109th Lane. Both Crooked Lake Boulevard and 109th Lane are City streets. The engineer/surveyor is Loucks Associates, and the developer/owner is Dominion.

#### Grading and Drainage Plan

- The City will need an easement for the portion of the proposed 10-foot wide bituminous trail located outside the public right of way along 109th Lane.
- Additional coordination with the City and the Coon Creek Watershed District will be necessary to complete the combination rain garden system design to be located along the western property line. This includes revising Raingarden 2P Cell #1 to include additional area behind the curb adjacent to the ice arena parking lot, as discussed at the City/Watershed coordination meeting held on March 9, 2015.
- An outlet pipe needs to be added at the end of the north driveway entrance to the underground garage.

#### Stormwater Pollution Prevention Plan

- Add the word "owner" after "The new..." in the last sentence of note #14.

#### Utility Plan

- The note for the post indicator valve shall read "Wall Post Indicator Valve" on the plans.
- Under general note #1 - update the City Engineers Association of Minnesota to the 2013 edition.
- General note #2 - sheets C8-1 to C8-2 do not currently depict utility service details. Update the plans as necessary to include the appropriate details.
- The existing 8" DIP watermain stub and valve located off of Crooked Lake Boulevard on the east side of the project shall be removed to the main. If any portion of this watermain pipe is to be left in place within the tree area, it shall be appropriately abandoned by blowing the pipe full with silica sand.

General Comments

- The applicant shall continue working with the Coon Creek Watershed District to obtain the necessary permits.

Cc: Tim Himmer, Public Works Director  
Grant Fernelius, Community Development Director  
Rebecca Haug, Coon Creek Watershed District