



MEMORANDUM

DATE: February 17, 2021

TO: Mike Mrosla, County Development Manager / City Planner

FROM: David Swearingen, Interim Public Works Director

SUBJECT: Engineering Plan Review Comments
Boston Scientific – Building 14

Engineering staff reviewed the response of the Site Development Plans for Boston Scientific Building 14 dated February 5, 2021 and have noted the following information is remaining with comments:

1. Sheet C2 – Grading, Drainage and Erosion Control Plan:

- A. The outlet pipe for the existing stormwater basin located north of the existing building 14 currently discharges to the west. Sediment has accumulated downstream of the outlet pipe, resulting in stormwater discharge flowing onto the public trail system. The proposed site improvements must include clearing and minor grading downstream of this pipe outlet to prevent flooding of the public trail. **Provide updates to the City Public Works Department until issue is corrected.**
- B. Show location on rock construction entrance.
- C. Engineering plans shall be provided to the City for the proposed retaining walls within the site at the time of building permit application.
- D. Upon completion of grading, an as-built grading plan certifying the actual grades of the site and lowest exposed structure elevation shall be provided to the City prior to issuance of a certificate of occupancy.

2. **Sheet C3 – Utility Plan:**

- A. As-built drawings of water, sanitary sewer and storm drainage facilities shall be provided to the City Public Works Department prior to issuance of a certificate of occupancy.
- B. The applicant shall provide fire flow calculations for the proposed structure, including maximum fire flow demand and the capacity of the proposed water main configuration. **Submit to Fire Marshal for approval and send verification to City Public Works Department.**
- C. Property owner will be required to enter into a stormwater facility maintenance and easement agreement as a condition of site plan approval. The standard form of the agreement is available from the Public Works Department.

3. **Additional General Comments**

- A. The project will require multiple permits and charges, including but not limited to, utility permits, grading and erosion control permit, NPDES permit, Water Connection Fee, Water Availability Fee, Sewer Connection Fee, and Sewer Availability Fee as provided in the current City fee schedule, as well as Metropolitan Council SAC charges, and an escrow for engineering review and inspection as provided in a development agreement. **Waiting for determinations by May 2021**

If you have any questions or need additional information, please contact David Swearingen at 651-792-7847.