



# Engineering Review Memorandum

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To: Alan Brixius, Delano City Planner  
From: Shawn Louwagie, Delano City Engineer  
Date: August 08, 2024

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**Reference: Delano Self Storage LLC: Plan Review Comments**

CUP/PUD documents have been received for the proposed Delano Self Storage site. The following comments are generated from the review of the submitted plans.

**Exhibits:** Preliminary Plan Set; Concept site plan, concept grading plan, fence diagram, landscape plan

**General**

1. Provide a comment response memo which addresses the comments outlined below.
2. Update site documents per the plat (site boundary, easements, etc.).
3. Additional comments may be generated following updated site documents.

**Site Grading**

4. The incorrect seed mix is called out along the boulevard (34-271).
5. Provide narrative on how the area identified as future building/future bituminous will be finished and graded until future improvements are made.
6. Future trails are planned to be placed within the City R/W. Provide 1.5% cross-slope and knockdown curb for the future crossing.

**Sanitary Sewer**

7. Sewer service stubs are available if needed for current or future needs.

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### **Watermain**

8. Install a hydrant on the south side of the driveway entrance and on the east side of the site outside of paved area per Delano Fire Chief's comments.

### **Storm Sewer**

9. Provide rational calculations for storm sewer.
10. Existing storm sewer along McKinley Parkway is incorrectly shown. Update plans to show connections correctly.
11. Adjustments to existing storm sewer castings shall be made to fit grading adjustments.

### **Stormwater Management**

12. Provide inlet protection for all inlets onsite and along McKinley Parkway.
13. Provide storm sewer capacity calculations within the site.
14. Provide erosion control plan for the site. Double row of silt fence is required along wetland edges.

End of Comments

**Shawn Louwagie, P.E.**

Delano City Engineer

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Attachment:

- c. Phil Kern, Delano City Administrator  
Paula Bauman, Administrative Services Director  
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Paul Twite, DMU General Manager  
Dan Hanson, DMU Foreman