



May 10, 2019
File: 193801702

Attention: Heather Butkowski, City Administrator
City of Lauderdale
1891 Walnut Street
Lauderdale, MN 55113

Dear Heather,

Reference: Lauderdale Senior Housing

We have reviewed the preliminary plan submittal, traffic assessment, and stormwater management plan for the proposed senior housing development at 1795 Eustis Street. The plans are dated April 12, 2019. We have the following comments with regards to engineering matters:

- A typical section for the Malvern Street bituminous patching should be included in the plans. The proposed patch section should match the existing section, which is anticipated to be 1.5" bituminous wear course, 2" bituminous base course, 8" Class 5 aggregate base, 12" select granular borrow, and geotextile fabric.
- The two existing water services and existing sanitary sewer service from Eustis Street will be abandoned in 2019 in conjunction with the City of Lauderdale's 2019 Infrastructure Improvements project.
- The proposed water service locations should be moved to Eustis Street in order to minimize the patching required on Malvern Street.
- More detailed information should be provided for the stormwater system to include the following:
 - How drainage will be handled in the event of a heavy rain event in which the proposed infiltration tank and storm sewer system is at capacity. It appears that all excess runoff will drain into the underground parking area.
 - The proposed trench drain and outlet pipe should be heated to ensure that it functions during freezing conditions.
- The EOF for the proposed drainage swale to the south of the building should be labeled on the plans.
- All proposed water service connections should be reviewed and approved by St. Paul Regional Water Services.
- All water main, hydrants, and other materials within the public right of way should conform to St. Paul Regional Water Services standards and specifications.

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- All relevant permits and approvals should be obtained from Rice Creek Watershed District, and a copy of permit shall be submitted to the City of Lauderdale prior to construction.

Regards,

Stantec Consulting Services Inc.

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c. Darren Amundsen - Stantec