



January 16, 2016

City of Shorewood
Aaron Osowski, City Planner
5755 Country Club Road
Shorewood, MN 55331
aosowski@ci.shorewood.mn.us

Comment Responses

Dear Mr. Osowski,

Please find our responses to city comments below.

Planning Review Comments, November 13, 2025

1. A shared driveway easement will be required which shall include ongoing maintenance responsibilities for the driveway such as repair, replacement, encroachments, snow removal, etc. Provide driveway easement agreement for review.
Response: A driveway easement agreement will be provided with final submittal documents.
2. The City would likely desire to vacate the entirety of the unimproved 2nd Street right-of-way. Please provide the legal description of the entirety of 2nd Street. If possible, please communicate with the adjacent property owner to obtain their petition for the vacation of right-of-way. Provide the same for portions of Clara Ave adjacent to the subject property.
Response: Requested vacation materials have been provided.
3. Identify boundary of shoreland management overlay on plans. Provide total square footage of land within shoreland overlay for each lot.
Response: An exhibit has been included with the resubmittal documents.

4. Provide proof of submittal to Minnehaha Creek Watershed District.

Response: Submittal to MCWD was made on October 20, 2025.

5. Address all comments from City's consultants for other agencies having an interest in the site. Comments from the City of Shorewood City Engineer have been forwarded concurrently with this review.

Response: See below for responses to City's consultant's comments.

6. Additional comments pending further review.

Response: Acknowledged.

Bolton & Menk Engineering Review Comments, November 10, 2025

Final & Preliminary Plat:

1. A drainage & utility easement shall extend from the wetland edge to cover the required 35 foot wetland buffer per city code 1102-Wetland Developments.

Response: D&U easements have been updated accordingly.

2. A portion of the site is within the Shoreland District. Review section 1201.26 S, Shoreland District of the Shorewood Code of Ordinances for relevant regulations.

Response: Acknowledged.

3. Square up or extend the right of way on the south property line to allow for access to city owned parcel.

Response: Right-of-way has been modified as requested.

4. Increase the width of the drainage & utility easement between the north wetland and its route offsite to the west to cover the 100-yr inundation.

Response: D&U easement width has been increased.

5. Provide a drainage & utility between the wetland fully on parcel 1 to its discharge into the wetland to the north.

Response: D&U easement has been added to plat.

6. Drainage & utility easements should be increased to encompass the 100-yr HWL of all wetlands, basins, and drainage channels.

Response: The increase in easements to include the 35' buffer exceeds the 100-year HWL.

7. Survey scale is inaccurate on Certificate of Survey and Preliminary Plat, please revise.

Response: Scale has been corrected.

Grading:

8. Include the building elevations on the proposed grading plan, including lowest floor elevations. Basements must provide for 2 feet of vertical separation from the high-water table or 4 feet from the normal water table.

Response: Elevations are included on grading plan. Final configuration, including basement construction, will be determined once soil borings are completed and the groundwater elevation is known.

9. Provide a Soil Report for the site.

Response: A soils report will be provided upon completion.

Drainage:

10. Provide a Stormwater Report that discusses modeling results and demonstrates compliance with stormwater requirements.

- a. Revise drainage maps:

- i. Delineate all impervious areas used in calculations.
- ii. List impervious and pervious areas for drainage areas in consistent units.
- iii. Drainage area 1 shows a reduction in total impervious area, please verify.
- iv. Include delineation for the Southwest portion of the site tributary to the Southwest Wetland.
- v. Include an accurate scale.

- b. Revise HydroCAD Model:

- i. Apply UI Adjusted Curve Number consistently to all subwatersheds.
- ii. Verify the proposed impervious/net new impervious for subwatersheds.

- iii. Include detail in Civil Plans for 48" Horizontal Orifice/Grate outlet from Pond 2.
- iv. Evaluate the site discharge rates for each direction of drainage off the site for existing and proposed conditions, including towards the Southwest Wetland.

Response: A stormwater management report has been included with the resubmittal.

11. The property must meet the City of Shorewood Surface Water Management Plan Regulations (Section 5.3) including, but not limited to:
- a. Rate Control requirements
 - b. Flood Control requirements
 - c. Water Quality Treatment requirements
 - d. Infiltration/Volume Control requirements
 - e. Wetland Requirements

Response: Acknowledged. Refer to stormwater management report.

12. Owners of private stormwater facilities shall enter a maintenance agreement with the City describing responsibility for the long-term operation and maintenance of the stormwater facilities and shall be executed and recorded with the final plat/prior to issuance of certificate of occupancy. A template of Shorewood's standard agreement is attached.

Response: Acknowledged.

13. The ownership and maintenance responsibility for the proposed outlet control structure and pipe from the wetland fully on Lot 1 will be the responsibility of Lot 1.

Response: Acknowledged.

14. Permits will be required with the Minnehaha Creek Watershed District.

Response: Acknowledged. An application was submitted to MCWD on 10/20/25.

Sanitary Sewer/Watermain:

15. Fire Marshall or their representative must review proposed water utilities for fire protection.

Response: Acknowledged. Please provide comments from the Fire Marshall.

16. The city would like to have a 3-inch water service extended to serve these two lots and the potential lot north of Clara Ave. A curb stop shall be located on each individual service after the 3 inch line and no the 3 inch line where it crosses the proposed right of way.

Response: Service has been increased to 3".

17. Record drawings show an existing 40-foot stub to the west of the sanitary sewer MH in the existing cul-de-sac. Public works confirmed it exists. Adjustment plans as needed to set a new manhole on the end of the stub. See attached.

Response: Plans have been updated per record drawings.

18. A future phase may include constructing homes north of Clara Ave. The potential lot directly north of Clara Ave does not have a sanitary sewer or water service provided within Birch Bluff Road. Plan to serve that lot through these proposed utilities. The city will not allow new water and sanitary services to be cut into Birch Bluff Rd. Providing sanitary sewer to the south should also avoid an individual grinder lift station. This will likely result in extending the 8-inch sewer main and larger water service further north. Confirm that services from the potential lot north of Clara Ave will be permissible through the Minnehaha Creek Watershed District.

Response: An easement to serve this lot from Birch Bluff Road will be provided.

19. Include relevant City Standard Plates. They are currently being updated and approved details will likely be available in mid-December.

Response: Relevant city plates have been added to the detail sheets.

20. Additional comments will be provided on future plan reviews.

Response: Acknowledged.