

TO: Jennifer Haskamp, Planning Consultant

FROM: Evan Acosta, Assistant City Engineer

DATE: March 27, 2025

SUBJECT: Orchard Place Apartments Site Plan Review per Plans Dated 1/29/2025

Jennifer,

The following are comments regarding the Orchard Place Apartment Plans dated January 29, 2025. Please add these as conditions of approval.

General

1. All work and infrastructure within public easements or right of way shall be to City standards.
2. Provide a narrative of how the buildings will be constructed and any impacts. The narrative shall include the following:
 - a. Shoring (if applicable)
 - b. Material Storage.
 - c. Haul routes to and from the site.
 - d. Phasing
3. No construction work shall begin prior to a preconstruction meeting conference with a Public works and a Building Inspections representative.
4. Provide a copy of the approval letter from the Department of Labor and Industry (DOLI) prior to construction.
5. Public Work Department (952-953-2400) shall be notified a minimum of 48 hours for any required water main shut downs and/or connections.
6. A stormwater maintenance agreement will be required as part of this project. The maintenance agreement is required to be recorded prior to NRMP permit issuance.
7. Plans should include reference to all used City of Apple Valley standard detail plates. All Standard detail plates should be shown in the details section of the plans.

Permits

8. Provide a copy of the executed Minnesota Department of Health, Minnesota Pollution Control Agency, Met Council, Department of Labor and any other required permits prior to construction.
9. Department of Labor and Industry (DOLI) shall review private utilities.
10. A right of way permit will be required for all work within public easements or right of way.
11. A Natural Resource Management Permit (NRMP) will be required prior to any land disturbing activity commences.

Traffic

12. The City's Traffic Engineering Consultant has completed an updated traffic analysis based on the proposed land use. This further analysis was identified during the comprehensive plan amendment process, to be completed when more site-specific information was available.
 - The traffic study has identified that one of the three driveway accesses on the north end of the site should be eliminated (middle access).
 - The full traffic study is attached to the Orchard Place 5th Preliminary Plat Memo

Site

13. The final site plan will be reviewed by the City Engineer.
14. Include Auto turn drawing for service and emergency vehicles entering and leaving the site.
15. Pavement section for public roadways shall match existing roadways and be shown on the plans.
16. Show the location of light poles on the site plan.
 - Included proposed and existing lighting along English Ave

Grading & Drainage Plan

17. Final Storm Water Pollution Prevention Plan (SWPPP) shall be included with plans and shall be reviewed and approved by City Engineer.
18. Final Grading Plans shall be reviewed and approved by City Engineer.
19. Provide the overall site composite Curve Number (CN) along with the impervious % on the area tabulation.
20. Label the EOF's on the grading plan.
21. Provide elevations for top & bottom of all retaining walls.
22. Provide rim elevations for each of the catch basins on the grading plan.

Storm Sewer

23. Final locations and sizes of Storm Sewer shall be reviewed with the final construction plans and approved by City Engineer.
24. A Sump/SAFL or similar pretreatment device will be required before private storm drainage leaves the property.
 - STMH 31 and STMH 12 appear to both require the pretreatment device.

Sanitary Sewer and Watermain

25. Final locations and sizes of Sanitary Sewer and Water main shall be reviewed with the final construction plans and approved by City Engineer.
26. All water mains located within right of way and public easements for purposes of connection to public infrastructure shall be ductile iron pipe and meet all City standards.

27. The sanitary sewer service is shown at 1% grade which must be approved by the building official. It appears that there is sufficient elevation to install at the 2% minimum slope.
28. Hydrant leads shall connect to the watermain before the fire/domestic split. The fire/domestic split shall be split outside the building and valves located 1.5 times the height of the building away from the building or placed in a location readily accessible per Apple Valley standard detail plate SER-6.
29. Identify Irrigation service location(s) if applicable per SER-4.
30. Provide additional drawing showing required hydrant coverage for site.
31. All watermain shall be a min depth of 8.0'.

Landscape and Natural Resources

32. Tree planting must follow 15-10-5 diversity rule.
33. Planting of Scotch pine is discouraged due to widespread disease issues in Minnesota. Please consider alternatives conifers such as Norway spruce, Swiss stone pine, white fir, or tamarack.
34. Applicant shall obtain a MPCA Construction Stormwater Permit and submit a SWPPP for sites disturbing over 1 acre.
35. Applicant should provide detail on snow storage locations.
36. Applicant to show erosion control blanket quantity/locations on ESC Plans