CITY OF Apple Valley

MEMO

Public Works

TO: Kathy Bodmer, Planner

FROM: Brandon S. Anderson, City Engineer

DATE: July 12, 2017

SUBJECT: Ryan Real Estate Redevelopment at 147th and Cedar Avenue

Kathy,

The following are comments regarding the Ryan Real Estate Redevelopment Preliminary Plans dated June 21, 2017 and revised July 07, 2017. Please include these items as conditions to 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
    e. Construction parking
3. A Public Improvement project will be required for the recommended transportation/traffic improvements on 147th Street and Glazier Avenue. See additional memo from SRF regarding the review of the traffic study as provided by applicant.
    a. The recommended improvements include:
        i. Converting the intersection of 147th Street SW & Glazier Avenue (south) to a ¾ access intersection where the NB left turn movement is prohibited.
        ii. Reconfigure Glazier Avenue at 147th with raised median and striping to provide only one approach lane (right turn lane).
        iii. Construct a roundabout at the intersection of 147th street SW and Glazier Avenue (north)
        iv. Construct a raised concrete median between Cedar Avenue and Glazier Avenue (south) along 147th street. This would prohibit all left turn movements in and out of the Applebee's driveway access.
4. Encroachment into the Trail Drainage and Utility (TDU) easements along 147th Street and Cedar Avenue will require the applicant to reimburse Dakota County at current market value or acquired easement costs paid whichever is greater due to the use of federal funds for the easement acquisition, landscaping and irrigation. A federal fund repayment process would be required for any encroachment.

5. An underground infiltration system construction and maintenance agreement will be required as part of the development agreement.
6. Additional Road Easement and/or ROW would be required in the NE corner of site to accommodate public roadway improvements as recommended on 147th.
7. Additional review by Dakota County Transportation may be required.

Permits

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

Site

11. Provide additional dimensions on site plan indicating radiuses, drive lane widths, etc…
12. Provide setback lines on site plan.
13. Site plan should show site line triangles at access entrances as well as on the landscape plan.
14. Provide additional drawing showing Auto turn turning movements to verify site circulation and layout requirements for planned vehicle usage to be used onsite. Please indicate (or show vehicle) stacking distances on the plan as circulation indicates potential for vehicles to back up onto public roadways at exit and entrance access' to the site. Show truck movement with Auto turn entering site to ensure emergency and service vehicle can maneuver within the site.
15. Auto turn drawing should include review of prohibited NB left turn at north RI access driveway to site. Driveway alignment may need to be adjusted to ensure right in access only.
16. A commercial driveway entrance is required at all access points to public roadways per AV Plate No. STR-4 or STR-5. Standard city plates should be referenced on plans.
17. It is recommended to extend the center curb island further south to the east of the building so pedestrian cross walk entering the site from Glazier has a refuge island and pedestrians are not walking in the vehicle drive lane to reach the building.
18. An existing sidewalk currently exists connecting to the property to the south. No future connection is shown on the plans. Please clarify is sidewalk is to remain or be removed.
19. Employee parking spaces should have signs indicating designated usage.
20. Curb ramp as shown near trash enclosure should be relocated or the adjacent parking stall should be striped for no parking to allow access to the pedestrian ramp.
21. A streetscape plan will be required for restoration of public sidewalk, fence, and street lights along 147th street where the existing driveway access is to be abandoned.
22. Encroachment areas should be clearly defined and areas of disturbance of the TDU easement indicated on the plans

Grading, Drainage and Erosion Control

23. Final Grading Plans shall be reviewed and approved by City Engineer.
24. Final Storm water Management Plan shall be reviewed and approved by City Engineer.
25. The applicant shall submit a copy of the General Storm Water Permit approval from the Minnesota Pollution Control Agency pursuant to Minnesota Rules 7100.1000 – 7100.1100 regarding the state NPDES Permit prior to commencement of grading activity.
26. Erosion control measures shall be installed prior to beginning grading operations.
27. A construction entrance shall be provided at all proposed entrances to be utilized for erosion control purposes. Construction access would only be allowed off Glazier Avenue.
28. Street sweeping shall be performed as necessary to address material tracking from the site.
29. Lowest floor levels shall be 1.0' above the EOF. The FFE is indicated at 956.25 and EOF of parking lot is indicated at 955.22 and 955.29.
30. Several areas in the parking lot are shown to be graded less than desirable 2% cross slope. Less than 2% cross slope on asphalt has potential for "bird baths" and ponding water.

Sanitary Sewer, Water Main and Storm Sewer

31. Final locations and sizes of Sanitary & Storm Sewer and Water main shall be reviewed with the final construction plans and approved by City Engineer.
32. Domestic water and Fire service shall be split outside the building and the valves shall be located 1.5 times the height of the building away from the building or placed in location readily accessible per City of Apple Valley standard detail plate SER-6.
33. Sanitary sewer must meet Department of Labor and Industry required slopes of 2%.
34. Identify if site will be irrigated. Irrigation service shall be per City of Apple Valley standard detail plate SER-4 and be clearly shown on the plans.
35. Provide details of the proposed Storm Tech system on the plans. Utility plans should clearly show Storm tech layout to ensure light poles and other obstructions are not in conflict.
36. Provide soil borings at proposed infiltration system prior to approval. This area is currently under asphalt and additional scarification or correction may be necessary for infiltration basin to properly function.

Landcape and Natural Resources

1. No demo plan was provided, if any trees are to remain along Glazier Avenue a tree preservation plan should identify the drip line and protected throughout construction. Plans should clearly identify the removals.
2. Landscape plan should clearly indicate drainage and utility easements and property line.
3. No major tree plantings shall be located over any underground utilities. Clusters of trees shall be used near or around these areas instead of planting in a row. The Drainage and Utility Easement will require clearance around the underground utilities, or the expectation that trees may have to be removed for access when needed.
4. The 13 existing elm trees in public right-of-way along Cedar Avenue and 147th Street W shall not be impacted by construction, parking, or deliveries. If damaged a 2.5" caliper

replacement shall be required in addition to the proposed re-plantings on the property. The City shall be notified of damage as soon as it occurs and to have a replacement species approved.

5. The proposed 8 hackberry trees along Cedar Avenue will likely be in conflict with the 13 existing elms over time.
6. Landscape plan should clearly indicate drainage and utility easements and property line. No major tree plantings shall be located over any underground utilities. Clusters of trees shall be used near or around these areas instead of planting in a row. The Drainage and Utility Easement will require clearance around the underground utilities, or the expectation that trees may have to be removed for access when needed.
7. Diversify tree planting palate – of 38 replacement trees, 16 are proposed to be one variety.
8. No plantings shall create sight distance issues at entrances, exits, or intersections.