CITY OF Apple Valley

MEMO

Public Works

TO: Kathy Bodmer, Planner

FROM: Brandon S. Anderson, City Engineer

DATE: August 10, 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 August 8, 2017. Please include these items as conditions to approval.

General

1. 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 and temporary parking
2. 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.
3. 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.
4. An underground infiltration system construction and maintenance agreement will be required as part of the development agreement.
5. Additional Road Easement and/or ROW would be required in the NE corner of site to accommodate public roadway improvements as recommended on 147th.

6. Additional review by Dakota County Transportation may be required.

Permits

7. 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.
8. A right of way permit will be required for all work within public easements or right of way.
9. A Natural Resource Management Permit (NRMP) will be required prior to any land disturbing activity commences.

Site

10. 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.

Grading, Drainage and Erosion Control

1. Final Storm Water Pollution Prevention Plan (SWPPP) shall be included with plans and shall be reviewed and approved by City Engineer.
2. Final Grading Plans shall be reviewed and approved by City Engineer.
3. Final Storm Water Management Plan shall be reviewed and approved by City Engineer.

Sanitary Sewer, Water Main and Storm Sewer

4. Final locations and sizes of Sanitary & Storm Sewer and Water main shall be reviewed with the final construction plans and approved by City Engineer.
5. 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.
6. 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.

Landcape and Natural Resources

1. Final locations and sizes of trees and landscaping shall be reviewed with the final construction plans and approved by Natural Resource Coordinator.
2. 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.
3. There is one (1) ash tree shown to remain on Glazier Avenue. It should either be treated "pre-emptively" for EAB or remove it now to avoid future removal. It is located in an area that is already infested with EAB.