CITY OF Apple Valley

MEMO

Public Works

TO: Alex Sharpe, Planning and Econ Dev Specialist

FROM: Brandon S. Anderson, City Engineer

DATE: October 11, 2017

SUBJECT: Wasatch Storage Partners Facility Preliminary Plat Review
147th and Johnny Cake Ridge Road

Alex,

The following are comments regarding the Wasatch Storage Partners Facility Review for Preliminary Plat and site plan dated October 11, 2017. Please include these items as conditions to approval.

General

- All work and infrastructure within public easements or right of way shall be to City standards. A public improvement project will be required for work in Evendale Way.
- Outlot A which includes the Storm water pond and infiltration area is shown to be dedicated to the City.
- 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

Permits

- Provide a copy of the executed Encroachment Agreement with Magellan Pipeline for work occurring within easement area as indicated on plans.
- Provide a copy of the executed Minnesota Department of Health, Minnesota Pollution Control Agency, Met Council, Department of Labor and any other required permits.
- A right of way permit will be required for all work within public easements or right of way.
- A Natural Resource Management Permit (NRMP) will be required prior to any land disturbing activity commences.

Site

- Provide traffic impact study showing anticipated trips and distribution of traffic.

- A commercial driveway entrance is required at all access points to public roadways per AV Plate No. STR-4 or STR-5. Detail plate should be referenced.
- Provide pedestrian curb ramp per STR-10 at bituminous path along Johnny Cake Ridge Road access point.
- Remove existing driveway access point at NW corner along Johnny Cake Ridge Road and patch curb and gutter to match section at Johnny Cake Ridge Road.
- Concrete valley gutter may need to be added per STR-11detail with the design of Evendale Way cul-de-sac as part of public improvement project.
- Provide updated drawing showing additional 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. The gate at the Johnny Cake Entrance may back up into ROW. Show truck movement with Auto turn entering site to ensure emergency and service vehicles as well as Motor Homes (RV) and anticipated vehicles for site usage can maneuver directly to the front and rear entrance of the building without causing back-ups to public roadways or interfering with parking.
- Gates may need to be relocated on the site plan.

Grading, Drainage and Erosion Control

- Final Grading Plans shall be reviewed and approved by City Engineer.
- Final Storm water Management Plan shall be reviewed and approved by City Engineer.
- The proposed storm water pond and infiltration basin as submitted are sized to accommodate Lot 1 Block 1 only storm water requirements.
- 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.
- Erosion control measures shall be installed prior to beginning grading operations.
- A construction entrance shall be provided at all proposed entrances to be utilized for erosion control purposes. Construction access would only be allowed off Evendale Way or 147th Street. No Construction access will be allowed off Johnny Cake Ridge Road as indicated on C3-2.
- Street sweeping shall be performed as necessary to address material tracking from the site.
- The location and elevation of the site emergency overflow(s) (EOF) shall be identified on the plans. All critical HP and LP shall be identified along with drainage arrows.
- Provide the overall site composite Curve Number (CN) along with the impervious % on the area tabulation
- Lowest floor levels shall be 1.0' above the EOF.
- Provide cross section and detail for the proposed infiltration basin and storm water basin. Proposed elevations, soil mix, plantings, slopes, benches, buffer areas, access routes for maintenance should all be included on the plans.
- The recommended infiltration benches shall be constructed in accordance with Dakota County Low Impact Development Standards.

- Additional storm drain inlets are required on Sediment and Erosion Control Plan C3-2 for existing storm drain inlets within Evendale Way and 147th Street.
- Modify slopes between south parking lot curb lines and the existing Magellan Pipeline easement. Slopes should not exceed 4:1.

Sanitary Sewer, Water Main and Storm Sewer

- Final locations and sizes of Sanitary & Storm Sewer and Water main shall be reviewed with the final construction plans and approved by City Engineer.
- The proposed FES 100 & 200 to the infiltration area is requested to be eliminated and/or relocated so site drainage utilizes the existing 48" RCP FES that was sized for future drainage. This change would be incorporated into the recommended reconfiguration of EVR P48.5.

Landcape and Natural Resources

1. Additional ornamental trees and shrubs were added to south frontage as requested. This additional landscaping is located in a "Proof of Parking" area. If landscaping is removed for future parking, additional landscape improvements shall be required.
2. Quantities provided on the plant schedule do not coordinate with what is depicted on plan. More trees are drawn on L1-1 than are included on the plant list.
3. Restoration/Landscape plan should indicate required buffers and appropriate seed mixtures for infiltration area, aquatic bench and upland areas associated with any storm water basins.
4. Landscape plan should clearly indicate drainage and utility easements and property line. No major tree plantings shall be located over any underground utilities. 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.
5. A large portion of this project is located in the high vulnerability DWSMA, so it is extremely important that we protect against illicit discharges to infiltration facilities. To prevent contamination of the infiltration basin:
    a. Recommend aggressive signage about dumping around the infiltration basin and catch basins and other important locations on site
    b. Have information available on site about hazardous and other waste disposal requirements
    c. Have clearly marked disposal facilities for various wastes (garbage and recycling).
6. Notation should be included on the ESC plan on the infiltration basin (not just the details and narrative section) that prohibits stockpiling, vehicle traffic, materials storage, and other activities that could clog the infiltration basin.
7. A more detailed vegetation establishment plan should be established for the areas seeded with native plants (infiltration basin). The basin shall remain offline while permanent (not temporary) vegetation is being established. Guidelines within the MN DOT Seeding Manual should be followed to establish a successful native planting; p. 44 offers a good outline of what sort of maintenance regime should be followed during establishment.
8. Seeding dates do not match the MN DOT spec for seed mixes beginning with the # 3 (native seed mixes). The dates do not match in the MN DOT spec book.
   Protective buffer signage in accordance with 152.57 (f) shall be provided and shown on the plans. The upland boundary line of the buffer zone shall be identified by permanent

markers, which have been approved by the city, at each lot line, and one at every 50-foot interval.