CITY OF Apple Valley

MEMO

Public Works

TO: Tom Lovelace, City Planner

FROM: Brandon S. Anderson, City Engineer

DATE: October 26, 2017

SUBJECT: Preliminary Subdivision Review – Cobblestone Lake South Shore 9th Addition

Tom,

The following are comments regarding the Cobblestone Lake South Shore 9th Addition based on plans dated October 20, 2017 as submitted by Loucks.

General

- All work and infrastructure within public easements or right of way shall be to City standards.
- 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
- Storm sewer infrastructure that is being proposed in Lot 2 needs to have an agreement for future maintenance and access with property owner.
- A storm water infiltration maintenance agreement for the proposed treatment system will be required as part of the development agreement.
- See attached Review of Traffic Impacts per memorandum by SRF.

Permits

- 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 additional dimensions on site plan indicating radiuses, drive lane widths, etc…
    - Dimensions of driveway access shall be identified on site plan C2-1.
    - Curb return radius shall be 25' minimum and Auto turn drawing shall show that delivery, service and emergency vehicles can enter and leave site without driving over curbs.

- Provide pedestrian curb ramp details in accordance with MnDOT standard plates. Indicate required locations on the Site Plan C2-1
    - ADA curb ramp shown be clearly shown just to the north of proposed driveway. This connection does not align well to the south.
    - Additional ADA ramp is needed at SE corner of building to connect to parking island and sidewalk along Emperor.
- Sidewalk along Emperor near 157th should be denoted to be all concrete from the back of curb to the sidewalk where less than 4' of boulevard cannot be provided or the sidewalk relocated within an easement or ROW to provide 4' min. boulevard area. A narrow band of turf is not recommended for long term maintenance by City of Apple Valley.
- The existing striping at Emperor Ave and 157th should be changed to provide a shared thru and left turn lane and designated right turn to prevent vehicles crossing 157th or turning left from competing for gap in traffic to make movement.

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 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.
- Street sweeping shall be performed as necessary to address material tracking from the site.
- Drainage report should include drainage area from future lot 2.

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.
- Future service connections to Lot 2 should be shown on plans. All lots are required to have individual sanitary and water services from mains.
- CB-1, CBMH-2, CBMH-3 and CBMH-4 can be shallowed up to ensure >18" separation between the sanitary sewer crossing and storm sewer. Consider relocating the Roof leader to the south side of sanitary sewer to assist with greater separation at crossings.
- 36" Perforated pipe should be enlarged to prevent 100-year overflow from discharge to public right of way. Grades should be adjusted for overflow of infiltration system to be able to discharge to existing STMH.

Landcape and Natural Resources

1. Additional year round planting is recommended to better screen the drive thru operations along 157th street and Cobblestone Lake Parkway.
2. 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.