CITY OF Apple Valley

MEMO

Public Works

TO: Kathy Bodmer, Planner

FROM: Brandon S. Anderson, City Engineer

DATE: November 29, 2017

SUBJECT: Greenleaf School Addition Final Plat

Alex,

The following are comments regarding the Greenleaf School Addition site plans dated November 08, 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 prior to building permit authorization. The narrative shall include the following:
    a. Shoring (if applicable)
    b. Material Storage.
    c. Haul routes to and from the site.
    d. Phasing
3. A Traffic Control plan shall be submitted and approved for all lane or street closures by the contractor. Flagmen shall be provided as necessary.
4. Notification is required 7 days in advance of lane or street closures. 7-day advance warning signage and notices for the closure shall be provided by the contractor.
5. The City of Apple Valley will apply for a safe routes to school grant for 2019 for installation of a High-intensity Activated Crosswalk or Pedestrian Hybrid Beacon (HAWK) to be installed across Galaxie Avenue at the new sidewalk connection to the main entrance located between the drop off parking lot and existing parking lot. It is expected that ISD 196 contribute to the additional pedestrian ramp and push button to be installed at the time of HAWK installation on the west side of Galaxie as well as the removal of existing pedestrian ramps and curbs. The existing crosswalk and refuge island in Galaxie Avenue is to remain in current location until HAWK is installed. Existing pedestrian ramps and striping to Galaxie shall be removed once the HAWK is installed. Plans should reflect future crosswalk location.

Permits

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

Site

9. 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 directly to front entrance.

Grading, Drainage and Erosion Control

10. Final Grading Plans shall be reviewed and approved by City Engineer.
11. Final Storm water Management Plan shall be reviewed and approved by City Engineer.
12. Erosion control measures shall be installed prior to beginning grading operations.
13. Street sweeping shall be performed as necessary to address material tracking from the site.
14. Soil borings/testing shall be provided in the area of infiltration features prior to building permit authorization.

Sanitary Sewer, Water Main and Storm Sewer

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

Landcape and Natural Resources

16. Landscape plan should clearly indicate drainage and utility easements and property line.
17. 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.
18. Quantities and locations of trees should be indicated on plan to show diversity of species.