CITY OF Apple Valley

MEMO

Public Works

TO: Tom Lovelace, City Planner

FROM: Brandon S. Anderson, PE, City Engineer

DATE: February 2, 2018

SUBJECT: Quarry Ponds 5th and 6th Addition Preliminary Plat Review

Tom, following is comments regarding the Quarry Ponds Addition Preliminary plan dated December 18, 2017. Please include these items as conditions to approval.

General

- A right of way permit will be required for all work within public easements or right of way.
- Sanitary Sewer, watermain and storm sewer utilities are proposed to be public. This infrastructure shall be publicly designed and inspected.
- The developer shall identify whether site utilities will be installed under private or public contract.
- Funding of residential streets and base utilities is expected to be the responsibility of the developer. Funding for collector streets and trunk utilities will be included as part of the development agreement and will be shared with the City of Apple Valley.
- Due to the existence of a gas pipeline running east and west along the northern boundary of the proposed site an agreement with the pipeline for encroachment within the easement is required. Developer shall obtain and provide a copy of executed agreement.
- A pre-construction meeting shall be held prior to beginning any work on the site.
- 15' "Gap" property along the western property boundary should be platted as an Outlot as part of Final Plat.

Site

- Drainage and utility easements should be clearly identified on preliminary plat.
- As part of the North Creek Greenway Trail (NCGT), an underpass crossing of Future Johnny Cake Ridge Road (JCRR) and 153rd/155th Street is anticipated north of Quarry Ponds 5th and 6th Addition. The necessary Easements and/or Outlot for the underpass along with installation of the underpass will be required to be incorporated into the Final Plat. Specifically, the NE corner of site where NCGT underpass is shown to be located should be included on the preliminary and final plat as an Outlot.
- Proposed NCGT alignment shall be approved by Dakota County.
- Proposed NCGT alignment to the north shall be relocated outside the existing gas easement and be designed per Dakota County standards.
- Proposed NCGT underpass locations as indicated are acceptable as shown in the future roadway alignments.
- North Access off JCRR to Fairfield Drive will require a dedicated right turn lane as part of JCRR construction.

- Access Restriction Easement and Conservation Easement will be required along JCRR as part of the Development Agreement.
- Developer is responsible for trail connection between Lots 7 & 8 of Block 3, the trail should be shown on plans. The need for retaining walls adjacent to the trail should be denoted on lots 7 & 8 of Block 3 for future builder reference on the grading plan.

Grading & Drainage

- Final Grading Plans shall be reviewed and approved by City Engineer.
- Final Stormwater Management Plan shall be reviewed and approved by City Engineer.
- A Natural Resources Management Permit will be required prior to mass site grading.
- A construction entrance and perimeter silt fences shall be provided for erosion control purposes.
- Street sweeping shall be performed as necessary to address material tracking from the site.
- Storm water quantity and quality control has been accounted for in the regional storm water pond WVR-P443 (McNamara Pond).
- Valley gutter should be included on "eye-brows" for proper drainage of street.
- Additional Berm should be continued along the side lot line of Lot 4 of Block 1F and should be relocated out of storm sewer alignment and drainage and utility easement.

Storm Sewer

- Final locations and sizes of Storm Sewer shall be reviewed with the final construction plans and approved by City Engineer.

Sanitary Sewer and Water Main

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

Landscape

- Tree planting is not allowed in public drainage and utility easements. Drainage and utility easements should be clearly identified on landscape plan.
- No planting of trees in the boulevard is permitted
- Proposed Landscape plantings along the rear lot lines of Lots 8 – 10 of Block 3 and Lot 1 should be relocated out of storm sewer alignment and drainage and utility easement.
- Proposed Landscape plantings along the side lot line of Lot 4 of Block 1F should be relocated out of storm sewer alignment and drainage and utility easement.
- Proposed Landscape plantings along the rear lot lines of Lots 1 – 4 of Block 1F should be relocated out of drainage swale.