CITY OF Apple Valley

MEMO

Public Works

TO: Kathy Bodmer, Planner

FROM: Brandon S. Anderson, City Engineer

DATE: June 1, 2018

SUBJECT: Ryan Real Estate Redevelopment at 147th and Cedar Avenue

Kathy,

The following are comments regarding the Ryan Real Estate Redevelopment Preliminary Plans dated May 24, 2018. Please include these items as conditions to approval.

General

1. 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
    e. Construction and temporary parking
2. Traffic Study submitted by Kimley-Horn dated May 24, 2018 shall be reviewed and approved by the City Engineer.
3. A Public Improvement project is being considered for the recommended transportation/traffic improvements on 147th Street and Glazier Avenue.
    a. The recommended improvements could 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.
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 needed in the NE corner of site to accommodate public roadway improvements as recommended on 147th Street.

Site

1. 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.
2. Show truck movement with Auto turn entering/exiting the site to ensure emergency and service vehicles can maneuver within the site.
3. Site plan should show site line triangles at access entrances as well as on the landscape plan.
4. Auto turn drawing should include review of prohibited NB left turn at north RI access driveway to site. Driveway alignment may need to be adjusted to ensure right in access only. Additional no Exit Signage is recommended.
5. A commercial driveway entrance is required at all access points to public roadways per AV Plate No. STR-4 or STR-5. Standard city plates should be referenced on plans.
6. 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.
7. A streetscape plan will be required for restoration of public sidewalk, fence, and street lights along 147th street where the existing driveway access is to be abandoned if constructed privately.
8. Concrete sidewalk in commercial areas shall be 6' minimum width. Verify width of sidewalk in curb islands.

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. C5.0 - Note pointing to Sanitary sewer service line states connect to existing water main stub
7. Confirm the size of the sanitary sewer stub from the street to ensure adequate size for proposed land use.
8. Abandon existing water service at the main in the street if not adequately sized to use existing service. New service would require wet tab.

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. A tree demo plan shall be provided, if any trees are to remain along Glazier Avenue a tree preservation plan should identify the drip line and protected throughout construction. Plans should clearly identify the removals.
3. Landscape plan should clearly indicate drainage and utility easements and property line.
4. 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.
5. 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. The City shall be notified of damage as soon as it occurs and to have a replacement species approved.
6. No plantings shall create sight distance issues at entrances, exits, or intersections.
7. Existing elms and Ring Route trees to be protected throughout construction. An additional Oak shall not be inter-planted along Cedar Ave as proposed.
8. Boulevard Lindens are a more narrow species than other varieties of lindens, but when full size will still be 25'-30' wide each. The parking islands may be better suited to other tree varieties.
9. Currently there are five large established evergreens on site. Three of the evergreens on the northeast corner could be saved and counted towards the tree preservation.
    a. No evergreen trees are included in the proposed landscape schedule, only evergreen shrubs.