CITY OF Apple Valley

MEMO

Public Works

TO: Tom Lovelace, Planner

FROM: Brandon S. Anderson, PE, City Engineer

DATE: June 1, 2018

SUBJECT: Appliance Smart Building Addition Preliminary Plan Review plans dated May 16, 2018.

General

1. Provide a narrative and site plan showing how the buildings will be constructed and any impacts. The narrative and plan shall include the following:
    a. Material Storage
        i. All material storage to be onsite and indicated on plan.
    b. Haul routes to and from the site.
    c. Contractor and Subcontractor Parking
        i. Onsite trade parking should be provided.
2. All work and infrastructure within public easements or right of way shall be to City standards.
3. Provide Lighting and Photometric plan (one light is being removed in the existing parking lot)

Permits

4. 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 construction.
5. Department of Labor and Industry (DOLI) shall review private utilities.
6. A right of way permit will be required for all work within public easements or right of way.
7. A Natural Resource Management Permit (NRMP) will be required prior to any land disturbing activity commences.

Site & Traffic

8. Provide AutoTURN drawing showing vehicle-turning movements into drive lane from both north and south directions. Curb radius does not appear to be large enough for vehicles to enter from south.
9. Provide larger curb radii at the entrance of the drive-thru and consider using fan ADA ramp at the west side of driveway entrance.

10. Additional bollards will be required to protect water valves and down spouts along rear of building.
11. ADA pedestrian ramp south of the property doesn't connect to any sidewalk. Grade changes will be required to meet ADA requirements in the future.

Grading, Drainage and Erosion Control

12. Final Grading Plans shall be reviewed and approved by City Engineer.
13. Final Stormwater Management Plan shall be reviewed and approved by City Engineer.
14. Provide the overall site composite Curve Number (CN) along with the impervious % on the area tabulation on the site and grading plan.

Storm Sewer

15. Final locations and sizes of Storm Sewer shall be reviewed with the final construction plans and approved by City Engineer.
16. Provide storm sewer calculations for stormwater requirements. (Rational method including Hydraulic grade lines).

Sanitary Sewer and Water Main

17. Final locations and sizes of Sanitary Sewer and Water main shall be reviewed with the final construction plans and approved by City Engineer.
18. 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 SER-6.
19. Connection to sanitary sewer shall be with a wye per City of Apple Valley Standards.
20. Sanitary sewer cleanout located in concrete shall use Ford Type A casting and cover per SER-1A.

Landcape and Natural Resources

21. Impervious % increase is just under 0.2 ac so we would encourage some BMP under our current SWMP but not require. (East Lake TMDL area)
22. Ensure all trees are planted a minimum of 10-15' from buildings to allow for full growth with minimal pruning and conflict. Ornamental species near sidewalks and drive aisles will likely become a nuisance as they mature.
23. Trees should not be planted over proposed or existing utilities.