

MEMORANDUM

FOCUS ENGINEERING, inc.

Cara Geheren, P.E.	651.300.4261
Jack Griffin, P.E.	651.300.4264
Ryan Stempski, P.E.	651.300.4267
Chad Isakson, P.E.	651.300.4283

Date: March 19, 2019

To: Ken Roberts, Planning Director
Cc: Chad Isakson, P.E., Assistant City Engineer
From: Jack Griffin, P.E., City Engineer

Re: Legacy at Northstar 2nd Addition – Final Plat
Engineering Review Comments

An engineering review has been completed for the Legacy at Northstar 2nd Addition. Final Plat/Final Construction Plans were received on February 26, 2018. The submittal consisted of the following documentation:

- Legacy at Northstar 2nd Addition Final Plat, Sheets 1-3, received February 26, 2019.
- Legacy at Northstar 2nd Addition Construction Plans, Sheets 1-31, dated February 20, 2019.
- Legacy at Northstar 2nd Addition Specifications dated November 6, 2018.
- Legacy at Northstar Tree Survey, Sheets TS1-TS2, dated July 18, 2018.
- Legacy at Northstar Preliminary Landscape Plan, Sheets LP1-LP7, dated June 26, 2018.

STATUS/FINDINGS: Engineering review comments have been provided in two separate memos; one for Final Plat approval, and one to assist with the completion of the final Construction Plans. Please see the following review comments relating to the Final Plat application.

FINAL PLAT/PLANS: LEGACY AT NORTHSTAR 2ND ADDITION

- The Final Construction Plans must be revised so that Outlots and ownership are consistent throughout the Final Plat and Final Construction Plans.
- Outlot A is identified to be dedicated to the City as required by the preliminary plat. The Outlot includes both storm water pond #2 and storm water pond #3, including the 100-year HWL and maintenance access roads. The reference to the drainage and utility easement over all of Outlot A should be removed.
- The construction plans must be revised to identify Outlot B as HOA owned with a drainage and utility easement over all of Outlot B to be consistent with the preliminary plat. Update the Outlot ownership table accordingly.
- Outlot C is identified to be dedicated to the City as required by the preliminary plat. The Outlot includes storm water pond #6 including the 100-year HWL and maintenance access road. The reference to the drainage and utility easement over all of Outlot C should be removed.
- The construction plans must be revised to show Outlot D as part of the Legacy at North Star 2nd Addition.
- The construction plans must be revised to show Outlot F as part of the Legacy at North Star 2nd Addition. Outlot F must be shown in the Outlot Ownership table as HOA owned with drainage and utility easement over all of Outlot F.
- Final Plat approval must be contingent upon City approval for the proposed changes to Outlot F from the approved preliminary plat. Outlot F has been reduced in width. Additional plan review is needed to determine if this change is acceptable.
- Remove sheet 2 from the construction plans to avoid conflicts, or correct plan sheet to be consistent with 1st and 2nd Addition Plats.

- Drainage and utility easements have been provided on the Final Plat over all of Outlots B, D, E, and F. These easements are consistent with the preliminary plat.
- All easements as requested by the City Engineer and Public Works department shall be documented on the Final Plat prior to the release of the Final Plat for recording.
- No trunk watermain or trunk sanitary sewer oversizing is anticipated for this development. All watermain should be 8-inch diameter pipe.
- Final Construction Plans and Specifications must be prepared in accordance with the City Engineering Design Standards Manual dated February 2019, using City details, plan notes and specifications and meeting City Engineering Design Guidelines.
- Final Construction Plans and Specifications must be revised in accordance with the Construction Plan engineering review memorandum dated March 19, 2019.
- The Final Plat shall not be recorded until final construction plan approval is granted.
- No construction for Legacy at Northstar 2nd Addition may begin until the applicant has received City Engineer approval for the Final Construction Plans; the applicant has obtained and submitted to the City all applicable permits, easements and permissions needed for the project; and a preconstruction meeting has been held by the City's engineering department.