

MEMORANDUM

FOCUS ENGINEERING, inc.

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Date: May 20, 2019

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

Re: Four Corners 2nd Addition Final Plat
Engineering Review Comments

An engineering review has been completed for the Four Corners 2nd Addition Final Plat/Plans received on April 26, 2019. The submittal consisted of the following documentation:

- Four Corners 2nd Addition Final Plat, Sheets 1-2, not dated, prepared by Folz Freeman Surveying (FFS).
- Four Corners 2nd Addition Hudson Blvd Realignment & Trunk Utility Extension Plans, dated 04.26.2019, prepared by Larson Engineering.
- Four Corners 2nd Addition Stormwater Management Plan, dated 04.26.2019, prepared by Larson Engineering.
- Four Corners 2nd Addition Right-of-Way Vacation/Jurisdiction Exhibit, dated 01.22.2019, prepared by FFS.
- Four Corners 2nd Addition Lake Elmo Easement Vacation Request, dated 01.23.2019, prepared by FFS.
- Four Corners 2nd Addition MnDOT Right-of-Way Vacation Request, dated 01.23.2019, prepared by FFS.

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: FOUR CORNERS 2ND ADDITION

- Lot 1, Block 1, Outlot A, Outlot B and Outlot C ownership has been identified as EN Properties LLC on the Construction Plans. The Final Plat must be contingent upon the Plat being revised to include a drainage and utility easement over all of Outlot C for maintenance of the storm water facilities.
- 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.
- The proposed improvements cannot be constructed without the dedication of several critical drainage and utility easements being dedicated to the City as shown on the Construction Plans. Final Plat must therefore be contingent upon all drainage and utility easements, as required by the City Engineer and Public Works Director, being dedicated in the City's standard form of agreement, and signed by all parties prior to the release of the Final Plat for recording. Easements include:
 - An off-site roadway and utility easement to be acquired from the adjacent property north of the plat to accommodate the Hudson Boulevard realignment at the intersection with Manning Avenue (CSAH-15).
 - A roadway and utility easement with 80-foot right-of-way to be provided to facilitate a public street connection from the adjacent property to the north to Hudson Boulevard at the first intersection west of Manning Avenue (CSAH 15).
 - A drainage and utility easement for the drainage ditch on the north side of Hudson Boulevard, and for the storm sewer pipe stubs from STMH18 and CB27.
 - An on-site and off-site drainage and utility easement for the existing 100-year HWL ponding.

- Written landowner permission must be submitted as part of the final plat applications for any off-site grading work, easements and storm water discharges to adjacent properties.
- Final Plat must be contingent upon obtaining MnDOT and Washington County permits for completing the improvements as proposed, including the dedication of additional right-of-way along Manning Avenue, if required, sight triangle right-of-way matching existing, and additional intersection improvements at Hudson Boulevard and Manning Avenue (CSAH-15), if required.
- A State and Valley Branch Watershed District (VBWD) permit will be required. The site plan is subject to a storm water management plan meeting State, VBWD and City rules and regulations.
- The storm water facilities constructed for this development should remain privately owned and maintained. The applicant will be required to execute and record a Stormwater Maintenance and Easement Agreement in the City's standard form of agreement.
- Final Construction Plans and Specifications must be prepared in accordance with the City Engineering Design Standards Manual dated March 2017, 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 May 20, 2019.
- The Final Plat shall not be recorded until final construction plan approval is granted.
- No construction for Four Corners 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.