

MEMORANDUM

FOCUS ENGINEERING, inc.

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Date: July 1, 2019

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

Re: Lake Elmo Senior Development
Concept Plan Review

Engineering has reviewed the Concept Site Plan for the Lake Elmo Senior Development to be located along 39th Street North, just east of Arbor Glenn Senior Living. The submittal consisted of a Concept Site Plan dated June 7, 2019 prepared by Ayres Associates.

STREETS AND TRANSPORTATION

- Site Access/Access Management. With the potential for many new commercial buildings along 39th Street North, access management will need to be carefully implemented to ensure that 39th Street continues to function as intended. As parcels develop and subdivide, the access points to 39th Street will need to be coordinated and minimized. The Concept Site Plan shows two commercial driveway accesses to 39th Street North that do not meet appropriate access spacing guidelines. The site plan must be revised to show only one driveway access to this property that should be at least 300 feet (preferably 330 feet) from the existing driveway at Arbor Glen.
- Alternative second access. A second driveway access could be considered by combining the west access and the Arbor Glen driveway together as one access located on the westly property line and creating a new second access located 300 feet to the east.
- 39th Street North Right-of-Way Dedication. No additional right-of-way dedication appears to be required along 39th Street North. However, the application should demonstrate that the existing right-of-way provides a minimum of 40 feet from street centerline along the entire length of the property.
- 39th Street North Utility Easement Dedication. A 10-foot utility easement for small utilities must be dedicated to the City along the entire north boulevard of 39th Street North. The site plans must be prepared in a manner to preserves the full 10-feet for small utility installation with no obstructions (e.g. signs, trees, structures, etc.). The utility easement must be graded as boulevard with maximum 4% slope.
- Construction parking and staging (preservation of 39th Street North). As part of any development or site improvement agreement the developer will be required to manage all construction parking, construction staging and material deliveries internal to the site. No parking and construction staging, including loading and unloading materials and equipment will be allowed along 39th Street North at any time during the construction of the site improvements and buildings. All street and boulevard damage caused by the construction activities must be repaired or replaced at no cost to the City.
- Site easements/landscaping. The site plans must be revised to maintain all tree plantings outside of the front, side and rear drainage and utility easements.
- Traffic Impact Study. A traffic impact study should be completed and submitted as part of the site plan application to determine whether turn lanes will be required at the driveway access(s) or at 39th Street North and Lake Elmo Avenue.

STORMWATER MANAGEMENT

- 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.
- Storm water facilities proposed for meeting permitting requirements must be designed and constructed in accordance with the City Engineering Design Standards Manual available on the City website.
- 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.
- The Concept Site Plan shows an elongated storm water facility along the east side of the property which encroaches the east side yard drainage and utility easement. It is likely that this stormwater area will not provide sufficient stormwater management for the site and additional land will be needed to meet both storm water permitting and management requirements.
- The storm water facility 100-year HWL must be fully contained within the subject property and must be a minimum of 2-feet below all adjacent low floor building elevations.
- The existing downstream drainage basins for the 39th Street storm sewer system do not have available treatment or storage capacity to accommodate new development. Therefore, any storm sewer connections to the 39th Street system must be at both reduced runoff rates and volumes.
- Connection to 39th Street storm sewer requires verification of existing capacity within all downstream storm sewer systems and availability of downstream storm sewer ponding at the discharge location(s). Detailed storm sewer calculations must be submitted demonstrating sufficient capacity and meeting all current City Engineering Design Standards.

MUNICIPAL WATER SUPPLY

- The proposed property is located in the Old Village MUSA and intermediate water system pressure zone.
- Connection to the municipal water supply is readily available to serve this property. The applicant will be required to connect, at its sole cost, to the existing 8-inch DIP stub that was installed to serve this property. A minimum 8-inch diameter watermain will be required to be extended internal to the site with private water services stubbed for connection to each individual building.
- The applicant may be required to construct a looped watermain with a second connection point, depending upon site layout, and may be required to install a watermain stub to the adjacent property.
- The applicant will be responsible to place hydrants throughout the property at the direction of the Fire Department. All fire hydrants and connecting watermains shall be owned and maintained by the City.
- Any watermain lines and hydrants placed internal to the site will require minimum 30-foot easements centered over the hydrant or pipe. Easements must be dedicated to the City and be provided in the City's standard form of easement agreement.
- Water availability charges and connection charges will apply to the service connections. A Met Council SAC determination will be required to determine the WAC/Connection charges for each building.

MUNICIPAL SANITARY SEWER

- The proposed property is located in the Old Village MUSA current Regional Sewer Staging Plan and would discharge to the MCES Cottage Grove Ravine Interceptor.
- Connection to the municipal sanitary sewer system is readily available to serve this property. The applicant will be required to connect, at its sole cost, to the existing 8-inch PVC stub that was installed to serve this property. An 8-inch diameter sanitary sewer main will be required to be extended internal to the site with private sewer service stubs installed for connection to each individual building.
- All public sanitary sewer mains internal to the site require minimum 30-foot easements centered over the pipe (or wider dependent upon the sewer depths). Easements must be dedicated to the City and be provided in the City's standard form of easement agreement.
- The applicant may be required to install a sanitary sewer stub to the adjacent property.
- Sewer availability charges and connection charges will apply to the service connections. A Met Council SAC determination will be required to determine the SAC/Connection charges for each building.