

MEMORANDUM

FOCUS ENGINEERING, inc.

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Date: August 1, 2019

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

Re: Union Park 1st Addition – Final Plat
Engineering Review Comments

An engineering review has been completed for the Union Park 1st Addition. Final Plat/Final Construction Plans were received consisting of the following documentation:

- Union Park 1st Addition Narrative dated May 24, 2019.
- Union Park 1st Addition Final Plat, Sheets 1-3, received May 28, 2019. No print/preparation date.
- Union Park 1st Addition Construction Plans, Sheets 1-23, dated May 24, 2019.
- Union Park 1st Addition Stormwater Management Plan, dated May 24, 2019.
- Union Park 1st Addition Landscape Plans, Sheets 24-27, dated May 24, 2019.

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: UNION PARK 1ST ADDITION

- The 5th Street North roadway along the northern border of the property will be platted at a width of 100-feet as required. The roadway currently resides within a roadway easement.
- Julia Avenue North will be platted at a width of 100-feet as required by the preliminary plat, extending from 5th Street North to Hudson Boulevard.
- Outlots A, B, C, and D will be HOA owned and maintained with drainage and utility easements over all of each Outlot. These easements are consistent with the preliminary plan approval.
- Outlot B includes a storm water infiltration basin which must incorporate the entire basin including the 100-year HWL and maintenance access road.
- Outlots E, F, G, and H will be privately owned for future platting.
- Outlot ownership has been identified on the Final Construction Plans as required.
- Additional drainage and utility easements have been shown on the plat as required in the preliminary plat approval over portions of Lot 6, Block 3; Lot 1, Block 4; Lot 6, Block 6; and Lot 4, Block 7.
- Final Plat must be contingent upon the City receiving separate drainage and utility easements, or temporary grading/construction easements in the City's standard form of easement agreement for all temporary and off-site development improvements.
 - *A permanent off-site drainage and utility easement is required for the storm sewer run from MH 701 to FES 700 to maintain a minimum 30-foot easement centered over the pipe and from the end of the FES. This easement covers storm sewer pipe to be installed as Phase 2, however this easement is required is needed*

- *Temporary roadway easements are required over a portion of Outlot E in accordance with the City standard details for each proposed temporary cul-de-sac. Easements can be held and not recorded until future plat phases terminate their need.*
- *A temporary drainage and utility easement must be provided over a portion of Outlot E for the proposed storm sewer discharge pipe from 4th Street Lane North to the Outlot B infiltration basin, and for the watermain pipe stub and hydrant to the southern property line. This easement can be held and not recorded until future plat phases terminate their need.*
- *Temporary construction and grading easements are required over a portion of Outlot H to facilitate the off-site grading and erosion control work.*
- *A drainage and utility easement is required over a portion of Outlot H to facilitate the extension of watermain with temporary hydrant to the southern property line.*
- All off-site easements must be clearly shown on the street, grading and utility plans, with all dimensions labeled. The easements must be obtained and recorded prior to recording of final 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 pipe oversize pipe costs are anticipated for this development.
- Final Construction Plans and Specifications must be prepared in accordance with the latest version of the City Engineering Design Standards Manual, 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 July 31, 2019.
- The Final Plat shall not be recorded until final construction plan approval is granted.
- No construction for Union Park 1st 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.