

# 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: April 3, 2019

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

Re: Easton Village 5th Addition Final Plat  
Engineering Review Comments

An engineering review has been completed for the Easton Village 5th Addition Final Plans consisting of the following documentation received on March 12, 2019, and prepared by Erickson Engineering:

- Easton Village 5th Addition Construction Plans, C1-C28 & L1-L3, dated March 6, 2019.
- Easton Village 5th Addition Project Manual dated March 6, 2019.
- Easton Village 5th Addition Final Plat, Sheets 1-4, not dated.
- Easton Village 5th Addition Final Plat Narrative, dated March 6, 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: EASTON VILLAGE 5TH ADDITION

- Outlot A will be HOA owned and maintained. HOA ownership of the Outlot must be noted on the final construction plans. A drainage and utility easement must be provided to the City over all of Outlot A.
- Final Plat should be contingent upon the applicant revising the grading plans to match the approved preliminary grading plans dated February 22, 2019, including all building pad elevations, all 100-year HWL elevations and HWL contours, all emergency overflow elevations (EOFs), and to include all as-built existing grading information adjacent to the 5th Addition improvements, including culvert inverts, gas easement weir details, emergency overflow elevations and locations, and existing 100-year HWL elevations.
- Final Plat must be contingent upon grading plan revisions to provide a clear protected drainage path for the 917.5 EOF to Outlot A. Easements must be expanded for Lots 1 and 2, Block 3 on the final plat to facilitate protection and drainage over this emergency overflow pathway. Adequate drainage and protection across Lot 1 may render Lot 1, Block 3 unbuildable?
- Final Plat should be contingent upon the development improvements including the construction of Village Parkway to the south right-of-way line for the UPRR with no temporary cul-de-sac, including the east and west boulevards, sidewalks, trails, street lighting and landscaping. Type III Barricades should be installed at the north leg of Village Parkway and 35th Street intersection until the UPRR crossing is constructed.
- It is required that the temporary secondary access to Village Parkway (constructed as part of Easton Village 3rd Addition) be kept in use and maintained by the developer, until a permanent secondary access street is constructed to Village Parkway via 35th Street North. Once the 35th Street North connection is completed the temporary secondary access must be removed. The construction plans must be revised to address this construction phasing.

- It is required that the developer connect the private driveways for 11361 Upper 33rd Street and the Northern Natural Gas property at 11371 Upper 33rd Street to the proposed 34th Street cul-de-sac, immediately following the placement of bituminous base course along 34th Street North. The construction plans must be revised to address the construction details for the private driveway connections and the construction phasing.
- Final Plat should be contingent upon the development improvements including 12-inch watermain being extended to the northerly plat limits along Village Parkway.
- Easton Village 5th Addition includes or will include trunk watermain (12-inch diameter) pipe oversizing along Lilac Avenue North to 35th Street, along 35th Street from Lilac Avenue to Village Parkway, and along Village Parkway from 35th Street to the north plat limits. Trunk watermain (12-inch diameter) pipe oversizing is also included along 34th Street to the end of cul-de-sac. Payment for pipe oversizing from the City standard 8-inch pipe should be addressed as part of the development agreement.
- 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.
- Final Construction Plans and Specifications must be revised in accordance with the Construction Plan engineering review memorandum dated April 3, 2019 and approved by the City Engineer. 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.
- The Final Plat shall not be recorded until final construction plan approval is granted.
- No construction for Easton Village 5th 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.