



Centerline

Clarification Memorandum via email

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TO: City Planning, Engineering; County
FROM: Lawrence M. Kostaneski, PE
DATE: January 5, 2004

RE: Minnesota Ridge: Phase 4: 03PL123 and 03PD061 Staff Reports

Message: Ref. Submitted plan sheet, applications and concept memorandum.

03PL123 Applicant comments are as follows:

1. The statement ,” The Layout Plat process is an informal preliminary review...”creates contextual confusion by using layout and preliminary in the same statement. The goal of Layout Plats is to more precisely identify important issues. It is in fact a “formal review of a conceptual plan” designed to obtain input on issues based on the level of detail provided. The number and specificity of the comments received on both applications is proof of this assertion. Hopefully the comments are not informal, but rather competent guidance and direction.
2. Is the city accepting a dead end leg for the high-pressure water line in Middle Valley? There is currently no high-pressure water main in the existing Middle Valley ROW.
3. The existing Middle Valley Dr. ROW is 50 ft. with 24 ft. paved surface. The applicant requests continuing that section into this phase.
4. Identify the specific criteria citation that limits the maximum grade to 10% for any of these streets.
5. 3T’s disagrees with the need for a south infrastructure connection as part of this project. After carefully reviewing the area, they have concluded that largely inaccessible ravines separate these “foothill fingers”, making connections between them highly impractical, except when the ravines taper off at their upper or lower ends. An example of this is the extension of Alta Vista in Phase 1. The next connection south from this particular finger is clearly better made at the upper end where the ravine has tapered off, allowing a reasonably passable corridor. (It’s noted that the developed finger to the north is similarly configured, and no connection comes south off this ridge through a ravine of almost identical characteristics.)

Moreover, when a lower connection is made, all wastewater flows naturally drain east along the finger and are collected in the system placed in this connection. In fact, a connection crossing these deep ravines has little chance of providing a logical wastewater strategy, unless the main will run east through the bottom of the ravine, or 60 to 80 ft fills are used. A water line extension is also better placed in a lower connection to avoid dead end runs “downhill” in order to provide the needed pressure service and to avoid deep fills as well.

When development occurs along parallel ridges separated by torturous ravines, connections should be planned at locations that offer some hope of building the connection without resorting to difficult, impractical or unworkable strategies. 3T’s believes that is the case with their Phase 4 effort.

6. A Design Exception for curbside sidewalk is a part of this submittal, by virtue of its inclusion on the plans and requested by the application. The request is repeated.
7. A phasing plan is unnecessary since the entire project will be submitted as a complete phase. If it’s decided to break the project into phases, the applicant will submit an appropriate notification.
8. 3T’s reserves the right to dispute certain non-access easements at preliminary plat.
9. The power company will not allow homes in their easement. Therefore, a road within the section line ROW does not provide logical lot access, at least on the east side, which creates a single fronted roadway. 3T’s requests guidance from the staff as to the success of vacating this section line ROW.
10. Please expand on the implication of creating specific lots instead of outlots.

Please call with questions. Thanks.

END