

Current Project - Project Markups Listing

Riverstone South (Project No. 19-152)

File Name	Markup Name	Markup Text	Markup Date	Created by
4 PRP.pdf	JJF	Understanding is city code is being ammended to address smaller lots and will include a 4-foot side yard easement along newly platted common property lines, which will no longer require a variance to allow. Recommend follow up with planning department on this issue.	12/30/2020	Joe Feriancek
19 grade.pdf	JJF	There is no access to this basin from the CDS, how is maintenance equipment proposed to get back to this infiltration basin. The basin only appears to be infiltrating water from the back of 3 houses, is this more of an emergency overflow for the lake?	12/30/2020	Joe Feriancek
19 grade.pdf	JJF	Assuming Outlot F is the maintance access for the 2 ponds, may want to consider concrete in the boulevard, as a pseudo driveway.	12/30/2020	Joe Feriancek
12 Site.pdf	LL	This area is not consistent with sheet 13. See note on 13 for additional informatoin.	12/30/2020	Len Linton
12 Site.pdf	LL	Sheets 12 & 13 are listed as utility plans. The storm sewer is shown; however, inverts are not listed. The preliminary plat utility sheets must list storm sewer inverts and pipe sizes. Pond outlet invert information must also be shown.	12/30/2020	Len Linton
_Riverston South_SWMP.pdf	LL	Per MIDS calculator: Forest 5.425 Acre Managed Turf 43.965 Acre Impervious Cover 47.587 Acre Required treatment volume 172,400 CF 3.965 Acre Feet The City uses 1 inch of runoff which is the LRRWMO standard.	12/30/2020	Len Linton

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_Riverston South_SWMP.pdf	LL	<p>Infiltrated Volume</p> <p>The City did a takeoff and got an area of 61,500 sq ft at 855.5, the base of the infiltrarion bench. We enlarged the area using 4:1 slopes for 1 foot depth and got 65,700 square feet.</p> <p>The maximum drawdown depth when using 0.25 in/ hour is 0.8 ft per the MIDS Calculator.</p> <p>The plans as presented to not come close to meeting the LRRWMO/ City requirements.</p> <p>The retained volume at 0.8 feet is 50,900 cubic feet, which is 30% of the required volume.</p> <p>The maximum drawdown depth when using 0.5 in/ hour is 1.8 ft per the MIDS Calculator. Using these surface areas with a depth of 1.8 feet retains 114,500 cubic feet, which is 66% of the required volume.</p>	12/30/2020	Len Linton
_Riverston South_SWMP.pdf	LL	Please attach the MIDS input sheets for infiltration device used.	12/30/2020	Len Linton
25 Grade Tables.pdf	LL	<p>See comment from Tim Gladhill regarding number of split entry lots in the narrow lot area.</p> <p>The maximum number of split entry lots must be established before final plat and all lots that are SOG must not have entries for SE in this table.</p>	12/30/2020	Len Linton
25 Grade Tables.pdf	LL	<p>The LRRWMO critera for lowest floor elevation is the highest of 3 feet above ground water, 2 feet above the nearest 100 year flood elevation or 1 foot above the nearest Emergency Overflow Elevation.</p> <p>Comments were made on the grading plans indicating areas where detailed analysis will be required to document the lowest floor will not be impacted when the floor elevation is below one of these criteria. This table must be updated to demonstrate compliance with these requirements.</p>	12/30/2020	Len Linton

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2 Excon.pdf	LL	Existing well must be properly abandoned. Provide copy of sealing record to City.	12/29/2020	Len Linton
13 Site.pdf	LL	The continuation labels on sheet 13 and sheet 12 are confusing and do not provide clear direction on where to find the next page. The right view on these sheet should be line work or the left view should have the aerial background for consistency on this page. Update the labels.	12/29/2020	Len Linton
18 grade.pdf	JF		12/29/2020	Joe Feriancek
18 grade.pdf	JF	Doesn't seem to be an path for storm runoff in the rear yards of Lots 134-142	12/29/2020	Joe Feriancek
19 grade.pdf	JF	Cannot read the text of the high points on Lots 149 & 151	12/29/2020	Joe Feriancek
16 grade.pdf	LL	LRRWMO calculations are required to demonstrate lowest floor will not be impacted if water flows over emergency overflow.	12/29/2020	Len Linton
17 grade.pdf	LL	Minimum grade along all lot lines must be 2.0%.	12/29/2020	Len Linton
17 grade.pdf	LL	Use LRRWMO procedure to demonstrate lowest floors will not be impacted if water goes over the nearest emergency overflow.	12/29/2020	Len Linton
18 grade.pdf	LL	Minimum grade across lots must be 2.0%.	12/29/2020	Len Linton
18 grade.pdf	LL	Must use LRRWMO method to show lowest floor will not be impacted by water going over the nearest emergency overflow.	12/29/2020	Len Linton
18 grade.pdf	LL	Provide some contour labels on both sides of backyard lot lines.	12/29/2020	Len Linton
18 grade.pdf	LL		12/29/2020	Len Linton
18 grade.pdf	LL	Must provide positive drainage along this lot line to keep runoff from flowing to the east.	12/29/2020	Len Linton

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19 grade.pdf	LL	A legend is required on each sheet identifying the lines and symbols used on that sheet.	12/29/2020	Len Linton
19 grade.pdf	LL	Must provide positive drainage along lot lines and not allow runoff from developed areas to flow unchecked onto adjacent parcels.	12/29/2020	Len Linton
20 grade.pdf	LL	Must provide LRRWMO calculations demonstrating lowest floor will not be impacted by water going over emergency overflow.	12/29/2020	Len Linton
21 grade.pdf	LL	The stormwater management plan states a clay liner will be installed in the plan. A note to this effect must be added to this sheet at preliminary plat stage.	12/29/2020	Len Linton
22 grade.pdf	LL	Add existing contour labels in this area.	12/29/2020	Len Linton
15 grade.pdf	LL	Minimum grade must be 2.0% along all lot lines.	12/29/2020	Len Linton
15 grade.pdf	LL	Submit calculations for all blocks showing lowest floor elevation will not be impacted by water reaching nearest emergency overflow elevation.	12/29/2020	Len Linton
15 grade.pdf	LL		12/29/2020	Len Linton
15 grade.pdf	LL	Storm Sewer will be required on Street F at the intersection with Bowers Drive to capture most of the runoff from Street F.	12/29/2020	Len Linton
RiverstoneSouthEAW.pdf	CA	The City has a contract for residential curbside recycling but an open hauling system for garbage service. Residents can also enroll in the City's organics recycling program to further reduce solid waste.	12/28/2020	Chris Anderson
RiverstoneSouthEAW.pdf	CA		12/28/2020	Chris Anderson
L4.pdf	CA		12/23/2020	Chris Anderson
L4.pdf	CA	What is the definition for WDOT Topsoil Type A? Please include so we can verify this material complies with the topsoil standard of the City.	12/23/2020	Chris Anderson

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L4.pdf	CA	Irrigation system must have some form of water efficient technology such as a smart controller and soil moisture sensors.	12/23/2020	Chris Anderson
L1.pdf	CA	While seed is acceptable for yard establishment, an escrow may be required if the Certificate of Occupancy for a particular lot is requested prior to the seed germinating and growing to the point that it is ready for mowing.	12/23/2020	Chris Anderson
L2.pdf	CA		12/23/2020	Chris Anderson
L2.pdf	CA	Add some additional tree plantings in these rear yards to assist with transitioning to the adjacent neighborhood. This was discussed and agreed to during the public input sessions that were held.	12/23/2020	Chris Anderson
13 Site.pdf	CA	Add symbol for proposed street light and prepare and submit a Street Light Plan for review by the City.	12/23/2020	Chris Anderson
14 INDEX.pdf	Tim Gladhill	For detached townhomes only - no more than 50% of units to be Split Entry. Please add this note to this plan sheet.	12/08/2020	Tim Gladhill
12 Site.pdf	Tim Gladhill	How are we accessing this pond? Perhaps this was addressed in previous comments. Should we carve this out as a separate outlot to avoid the issues we had with Pearson Place? Issue being placing topsoil and sod eliminating the infiltration functionality of the infiltration pond.	12/08/2020	Tim Gladhill
12 Site.pdf	Tim Gladhill	This watermain extension to be completed by Developer to be reimbursed by City.	12/08/2020	Tim Gladhill
12 Site.pdf	Tim Gladhill	Add note that Riverdale Drive to be constructed by others, but a contingency of Riverstone South to move forward. Riverstone South may not move forward until Riverdale Drive is approved with an executed construction contract (similar to Puma Street for Riverstone North).	12/08/2020	Tim Gladhill
12 Site.pdf	Tim Gladhill	Add a Future Street Sign here.	12/08/2020	Tim Gladhill

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12 Site.pdf	Tim Gladhill	Add a Future Street Sign here.	12/08/2020	Tim Gladhill
12 Site.pdf	Tim Gladhill	This is not a lake. Please revise notation to show Stormwater Pond (dry pond).	12/08/2020	Tim Gladhill
12 Site.pdf	Tim Gladhill	Is it possible to sharpen this curve with a 45 degree angle at the corner? This would help with street naming.	12/08/2020	Tim Gladhill
12 Site.pdf	Tim Gladhill	Street Name Change here.	12/08/2020	Tim Gladhill
12 Site.pdf	Tim Gladhill	Street name change here? If so, make this the corner and straighten to the east to next intersection.	12/08/2020	Tim Gladhill
Riverstone South Sketch Plan.pdf	CA	Show the Mississippi River Corridor Critical Area (MRRCA) boundary.	08/06/2020	Chris Anderson
Riverstone South Sketch Plan.pdf	CA		08/06/2020	Chris Anderson
Riverstone South Sketch Plan.pdf	CA		08/06/2020	Chris Anderson
Riverstone South Sketch Plan.pdf	CA	Consider some landscaping in these backyards for transitioning.	08/06/2020	Chris Anderson
Pearson South Riverdale Realignment.pdf	JJF	MSA Rules for 35 MPH with crowned road, 454 minimum radius of curvature, if this becomes a 40 mph Rmin 667 feet. Don't know what the speed limit will be, but may want to give more space incase it becomes 40.	07/29/2020	Joe Feriancek
Pearson South Riverdale Realignment.pdf	JJF	Perminant CDS need 50' radius.	07/29/2020	Joe Feriancek
Pearson South Riverdale Realignment.pdf	LL	Consider increasing building setback from Riverdale to provide better site distance from left.	07/29/2020	Len Linton
Riverstone South Sketch Plan.pdf	JJF	Please consider working with the adjacent property owners to possibly combine the ponding for this site with the existing pond put in with the Pearson Place development. This pond is adjacent to the proposed pond as shown.	07/29/2020	Joe Feriancek

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Riverstone South Sketch Plan.pdf	JJF	My understanding is this connection was going to be a road connection rather than a trail. A road connection would make the most sense in my opinion.	07/29/2020	Joe Feriancek
Riverstone South Sketch Plan.pdf	JJF	The stub location does not appear to leave much buildable area on the north side of the road if the next parcel develops before the Solar Farm site develops.	07/29/2020	Joe Feriancek
Riverstone South Sketch Plan.pdf	JJF	To give more comment to Tim's comment, it is not desirable for the City to have trunk utilities, or any sanitary or water utilities in green space due to access/maintenance concerns.	07/29/2020	Joe Feriancek
Riverstone South Sketch Plan.pdf	JJF	Do you have a plan with proposed house types, or not that far along yet? Are the townhomes planned to be slab on grade, spacing wise they appear close together to have a walkout type design.	07/29/2020	Joe Feriancek
Riverstone South Sketch Plan.pdf	LL	The project to the south showed stormwater overflow from their pond onto this site. The overflow route for this site must be called out on the preliminary plat.	07/29/2020	Len Linton
Riverstone South Sketch Plan.pdf	LL	This must be a full cul-de-sac, losing the lots on either side of the stub until the next phase develops. The proximity of this stub to the south line of the solar farm limits future development until the solar farm is closed and the land redeveloped.	07/29/2020	Len Linton
Riverstone South Sketch Plan.pdf	LL	Trunk Sanitary Sewer will require dedication of adequate drainage and utility easements. Layout may need to be changed to provide the necessary easements. A forcemain from the lift station will also be required which will require additional easement width.	07/29/2020	Len Linton

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Riverstone South Sketch Plan.pdf	LL	Street widths must be 32 feet or the lot widths must be increased. The 29 foot lots require restriction of parking to one side of the street. The combination of narrow lot width and driveway width limit the number of available parking spaces even more with parking on one side of the street.	07/29/2020	Len Linton
Riverstone South Sketch Plan.pdf	LL	Coordinate Bowers Drive access with plans from previous development on Bowers Drive. Provide street access through this area.	07/29/2020	Len Linton
Pearson South Riverdale Realignment.pdf	Chloe	Will this leftover piece be used for ponding? If so we should get under DU easement or outlot so it's not read as a buildable parcel	07/22/2020	Chloe McGuire Brigl
Riverstone South Sketch Plan.pdf	Chloe	Measure width of Bowers Drive lots (average or one or two is fine)	07/22/2020	Chloe McGuire Brigl
Riverstone South Sketch Plan.pdf	Chloe	Indicate lot depth of these parcels for context	07/22/2020	Chloe McGuire Brigl
Riverstone South Sketch Plan.pdf	Chloe	Indicate lot depth of this parcel	07/22/2020	Chloe McGuire Brigl
Riverstone South Sketch Plan.pdf	Chloe	Flag these trees as goal of preservation based on utility plan	07/22/2020	Chloe McGuire Brigl
Riverstone South Sketch Plan.pdf	Chloe	Measure size of backyard so we know how close house pads will be to existing property lines	07/22/2020	Chloe McGuire Brigl
Riverstone South Sketch Plan.pdf	Chloe	Please provide approximate net density across site and per house type	07/22/2020	Chloe McGuire Brigl
Riverstone South Sketch Plan.pdf	Tim Gladhill	Label this as location of future Sanitary Sewer Lift Station	07/21/2020	Tim Gladhill
Riverstone South Sketch Plan.pdf	Tim Gladhill		07/21/2020	Tim Gladhill
Riverstone South Sketch Plan.pdf	Tim Gladhill	Is there space for the Trunk Sanitary Line in these back yards? How do we access if there is a need for repair?	07/21/2020	Tim Gladhill
Riverstone South Sketch Plan.pdf	Tim Gladhill	Update plan set to match new drawing from Pearson/Dobbs.	07/21/2020	Tim Gladhill
Riverstone South Sketch Plan.pdf	Tim Gladhill	Must show connection to Bowers Drive.	07/21/2020	Tim Gladhill

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Riverstone South Sketch Plan.pdf	Tim Gladhill	The City's support for acquiring this area is contingent upon securing a third-party funding source.	07/21/2020	Tim Gladhill
Riverstone South Sketch Plan.pdf	Tim Gladhill	Please provide a separate exhibit that shows a ghost plat for this area.	07/21/2020	Tim Gladhill
Riverstone South Sketch Plan.pdf	Tim Gladhill	Please provide a natural corridor between these two areas.	07/21/2020	Tim Gladhill
Riverstone South Sketch Plan.pdf	Tim Gladhill	Previous discussion centered around 80 foot wide lots along the back of the Bowers Drive Neighborhood. Perhaps the City is open in exchange for additional open space preservation.	07/21/2020	Tim Gladhill
Riverstone South Sketch Plan.pdf	Tim Gladhill	These lot sizes will require a Zoning Amendment and likely a Comprehensive Plan Amendment.	07/21/2020	Tim Gladhill
Riverstone South Sketch Plan.pdf	Tim Gladhill	Please provide Net Density for the following: Overall (take out tree preservation area) Area of 65 foot wide lots (R-1 Residential District) Area of 55 foot wide lots and 40 foot wide lots (R-2 Residential District)	07/21/2020	Tim Gladhill
Riverstone South Sketch Plan.pdf	Logan Czech	Assuming ~2.5 residents/home this development will house ~600 people. Five parking spaces is not enough for the only park.	07/20/2020	Logan Czech
Riverstone South Sketch Plan.pdf	Logan Czech	Since it is the only shared space, one acre is fairly small considering the size of this development. Is there going to be a playground?	07/20/2020	Logan Czech