



## ProjectFlow - Review Details Report

**Project Name:** Riverstone South First Addition

**Workflow Started:** 10/08/2021 2:35 PM

**Report Generated:** 12/02/2021 10:42 AM

### PLAN REVIEW COMMENTS

Cycle	Department	Reviewer	Review Status	Comments	Additional Reviewer Comments	Coordinator Comments	Comment Date	Changemark Snapshot	Applicant Response	Comment Status
<b>Department Review</b>										
1	City Planner	braines@cityoframsey.com								
		Changemarks		No parking signs requires on this stretch.			10/20/2021 12:44:16 PM			Unresolved
				Place a no parking sign on one side of each 29' width road.			10/20/2021 12:44:16 PM			Unresolved
				Please use parking signage to show parking only allowed where designated here on Snowy Owl.			11/4/2021 2:16:13 PM			Unresolved
				Please place parking signs for street parking on 32 foot wide streets, Parking is allowed on both sides with signage.			11/4/2021 2:22:52 PM			Unresolved



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1	City Planner	Review Comments	Corrections Required	Please identify lighting sheets in the index and lighting in the plan sheet legend. Signage needs to be posted for 29-foot-width streets as parking would only be allowed on one side of the streets. Also provide signage for parking on Snowy Owl where the bump outs ends for on-street parking and other designated parking areas for 32-foot width streets. No parking signs should be by the entrance near where there is a median.			11/29/2021 9:29:06 AM		
	Civil Engineer II	jferiancek@cityoframsey.com	Changemarks	Verify max distance from truncated domes to back of curb doesn't exceed 9". If it does, use radial domes. For Ramps P6, P7, P9			10/22/2021 9:50:51 AM		Unresolved
				Exceeding 2.0% on landing			10/22/2021 9:50:51 AM		Unresolved
				Scaling > 2.0% diagonally on the landing, verify max 2.0% slope.			10/22/2021 9:50:51 AM		Unresolved
				City prefers a minimum 6-foot boulevard between the street and trail for snow storage. Adjust the trail towards the right of way to accommodate.			10/22/2021 1:05:19 PM		Unresolved



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1	Civil Engineer II	Changemarks		Grading adjacent to Riverdale scaled at .43%, max allowable is 1:3, with 1:4 preferred.			10/22/2021 10:11:10 AM		Unresolved
				The swale is shifted off of the shared lot line on the street side.			10/22/2021 10:16:45 AM		Unresolved
				There is a low point on the shared back lot corner. There's not an obvious route for runoff to leave the low point.			10/22/2021 11:44:50 AM		Unresolved
				Plans seem to reflect the force main sanitary sewer being built with this project. Please confirm, my understanding was the forcemain and lift station would be built with the City trunk utility extension. If being built by the City, please add (by others) note to the force main pipe.			10/21/2021 2:24:10 PM		Unresolved
				Call out City Detail WAT-7 Watermain Lowering			10/21/2021 2:42:59 PM		Unresolved
				City is okay with 12" pipe for helper structures, typically use 15" minimum for all other storm sewer.			10/21/2021 3:40:14 PM		Unresolved

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1	Civil Engineer II	Changemarks		These structures are stationed 12 feet apart, doesn't make sense they would have the same rim elevation. Recommend moving structures to be across from each other, and the curb lines wont have to have vaired elevations.			10/21/2021 3:54:35 PM		Unresolved
				Vertical Curves 100' minimum.			10/22/2021 8:30:32 AM		Unresolved
				Can we verify location / width of drivewy Curb Cuts at this time? Or is this curb going to be left out until the house permits are in?			10/22/2021 8:30:32 AM		Unresolved
				Move the trail closer to the right of way. City prefers a minimum 6-foot wide boulevard along the street for snow storage.			10/22/2021 8:37:28 AM		Unresolved
				City typically uses a 50' radius for cul-de-sac throats, is 60' being used to help make driveways easier?			10/22/2021 8:44:31 AM		Unresolved
				Missing sidewalk along this stretch of Quintana St.			10/22/2021 8:44:32 AM		Unresolved
				Street Profile CL PVI's need to all be vertical curves, no hinge points. VC minnum 100-foot length.			10/22/2021 8:44:32 AM		Unresolved

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1	Civil Engineer II	Changemarks		I didn't see the B612 C&G (Tip Out) used in the plans. If not being used, please remove from the curb legend.			10/22/2021 8:54:42 AM		Unresolved
				Is a slab-top manhole being used?			10/22/2021 8:56:52 AM		Unresolved
				Scaling at below 0.5% slope across the flowline. Ideally add more crossslope to avoid water sitting at bottom of ramp.			10/22/2021 9:50:51 AM		Unresolved
				As shown landing is greater than 2% max. Confirm if 73.45 point is a typo.			10/22/2021 9:50:51 AM		Unresolved
	Civil Engineer IV	llinton@cityoframsey.com	Review Comments	Corrections Required				11/29/2021 9:29:06 AM	
		Changemarks		Groundwater was not encountered in Soil Boring 2 at termination depth of 851. A deeper soil boring is required in this area to establish ground water level. A pond liner will be required if the developer wishes to have a water feature in these backyards.			10/22/2021 10:59:39 AM		Unresolved



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1	Civil Engineer IV	Changemarks		Add page numbers for street sheets to this page.			10/25/2021 9:12:12 AM		Unresolved
				The development will require aN LRRWMO permit. The permit must cover all phases of the proposed project. Refer to and address comments made in previous reviews.			10/25/2021 9:12:12 AM		Unresolved
				North on this sheet must be to the left, the same as on sheet 4 so that there is a uniform reference between the sheets.			10/22/2021 10:09:05 AM		Unresolved
				Provide sheet reference for location of detail for OCS100			10/22/2021 10:09:05 AM		Unresolved
				Add sheet number reference for paving sheets.			10/22/2021 10:09:05 AM		Unresolved
	Review Comments	Corrections Required	Address all comment in next submittal.				11/29/2021 9:29:06 AM		

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1	Engineering Tech	lczech@cityoframsey.com							
		Changemarks		Since sanitary in future area is going to be put in, the temp hydrant should be moved to a final location in the future area as well.			10/26/2021 10:57:06 AM		Unresolved
				Sanitary pipe greater than 13' in depth should be SDR 26			10/26/2021 7:32:27 AM		Unresolved
		Review Comments	Corrections Required	Move temp hydrant on 146th In to final location. Change PVC below 13 ft depth to SDR 26.			11/29/2021 9:29:06 AM		
	Environmental Review	canderson@cityoframsey.com							
		Changemarks		Any clearing/grubbing activity within or in the vicinity of oak trees must be done prior to April 15 or after July 15 due to concerns with Oak Wilt. Any alternative will require an Oak Wilt Management Plan reviewed and approved by the City.			11/5/2021 11:41:05 AM		Unresolved
			Tree save fencing shall be installed no closer than the dripline of any tree(s) being preserved and there shall be no disturbance beyond that boundary.			11/5/2021 11:41:05 AM		Unresolved	

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1	Environmental Review	Changemarks	<p>Provide the subset of tree inventory data specific to this addition. Which trees are being saved and which are being removed as part of the 1st Addition? Need to make sure tree save fencing is accurately installed and need this data to do that. A separate plan sheet(s) showing the tree inventory data for this phase should be provided.</p>			11/5/2021 11:41:06 AM		Unresolved
			<p>All boulevard areas (between sidewalk and curb, or, if no curb, the first 10 feet from back of curb) shall be sodded. Modify plans as areas without sidewalk appear to only have 4 feet or so of sod.</p>			11/5/2021 10:49:05 AM		Unresolved
			<p>Planting Notes 1-8 shown for Coniferous Tree Planting Detail shall also apply to Deciduous Tree Planting Detail.</p>			11/5/2021 10:49:05 AM		Unresolved
			<p>Need to provide a management plan for the Pollinator and Native Seed Mix areas. HOA is responsible for maintenance, and these mixes shall be properly maintained over the course of time (e.g. shall not be mowed routinely). This has been an issue in Riverstone North (along the berm).</p>			11/5/2021 10:49:05 AM		Unresolved
			<p>Crabapple should not be used in the median. Trees will ultimately need to provide at least 14 feet of clearance for buses, garbage trucks, etc. Plus, crabapples are generally pretty sensitive to salts.</p>			11/5/2021 11:03:10 AM		Unresolved



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1	Environmental Review	Review Comments	Corrections Required				11/29/2021 9:29:06 AM			
	Fire	cschiferli@cityoframs ey.com								
		Review Comments	Approved					11/29/2021 9:29:06 AM		
	Lead Engineering Tech	amadsen@cityoframs ey.com								
		Changemarks		Sewer stub to outlet F				11/18/2021 2:36:48 PM	✘	Unresolved
				Watermain should stay as far east as possible in case of future sanitary sewer service				11/18/2021 2:36:49 PM	✘	Unresolved
	Review Comments	Corrections Required					11/29/2021 9:29:06 AM			



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1	Police	bbluml@cityoframsey.com							
	Review Comments	Approved				11/29/2021 9:29:06 AM			
Public Works - Parks	mriverblood@cityoframsey.com								
	Changemarks		Please show/describe why the scope of tree removals would be necessary (particular in the SE area of the park).			11/18/2021 10:42:06 AM			Unresolved
Public Works - Street	griemer@cityoframsey.com	Corrections Required	Desiring clarification on scope of tree removals in park (noted on L3).			11/29/2021 9:29:06 AM			
	Review Comments	Approved				11/29/2021 9:29:06 AM			
Public Works - Utilities	jnelson@cityoframsey.com								
	Review Comments	Corrections Required	sanitary sewer force main must have locate wire run the length of force main per Minnesota rural water association spec. this can be found at MRWA web page			11/29/2021 9:29:06 AM			