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March 4, 2021

David Swearingen, PE,  
Public Works Director/City Engineer  
Arden Hills City Hall  
1245 W Highway 96  
Arden Hills, MN 55112

**Re: Lexington Station Phase III Development - Engineering Plan Review Comments**

Dear David,

An engineering plan review has been performed on the 2021 Land Use Application, signed Feb. 15, 2021 for the **Lexington Station – Phase III Development**. A summary of the review comments follows:

**LAND USE APPLICATION**

1. Application notes 4.23 ac. Plans show 4.24 ac. Confirm correct size and correct.

**NOOR LETTER**

2. Proposed development is increasing building size by approximately 30%.
3. A total of 200 parking stalls are noted. This appears to be missing a bank of stall on the plans. Confirm final number.
4. Total Development parking is noted to increase to 416. What was the original approval for parking?

**LOCATION MAP (Attachment B)**

5. Add a north arrow for orientation.

**SURVEY**

6. Confirm all easements on the site have been identified and included.
7. Gross area is listed as 4.24 ac. Application shows 4.23 ac.

**PLAN SHEETS**

**C100 – DEMOLITION PLAN**

8. Add a legend to the plan
9. Identify items noted in the demolition notes:

- a. What appurtenances are being removed?
  - b. What tree is being removed?
  - c. Where is decorative light being removed?
  - d. Where is monument sign to be removed?
  - e. How are utilities being disconnected, capped, removed, etc.?
10. Demolition is shown outside property lines. Even with common ownership, provide written authorization for work on private property outside property limits.
  11. No work for demolishing the existing pond is shown.
  12. Are existing drainage pipes along southern boarder being removed?

#### **C200 – PAVING PLAN**

13. Items missing
  - a. Paving sections and details
  - b. Signing and striping information and details
  - c. ADA parking stall details
  - d. Legend
14. Is 200 stall count correct, or is it missing the 8 in the NE corner of the property?
15. What is Minimum Lot Area referring to in the table?
16. Is the sidewalk being extended? Needs to be shown, detailed, etc.
17. Access to the south is not approved/obtained. Work outside property is shown and connection is designed and planed for construction. Written approval should be obtained prior to design.

#### **C300 – GRADING AND EROSION CONTROL PLAN**

18. Need details for:
  - a. Washout station
  - b. Construction entrance
  - c. Silt fence
  - d. Inlet protection
  - e. Etc. for items shown on plan
19. No proposed contours are shown.
20. Where is SWPPP and note specific requirements.

#### **C400 – UTILITY PLAN**

21. Utility notes need more information.
  - a. City/CEAM and County standards need to be included and/or referenced.
  - b. Identify invert elevations at connections.
  - c. No HDPE pipe is shown on plan. Why have this note?
  - d. Identify locations where less than 7 ½' of cover over water lines is anticipated.

- e. Identify and detail water line conflict locations.
  - f. Need pipe bedding details/section.
22. Provide certification that Water, sewer and storm meet city Comprehensive plan requirements.
  23. Identify development change and total water demand and certify adequate supply.
  24. What are sanitary sewer discharge rates and volumes?
  25. Rim elevations and structure numbers are missing.
  26. What are rain leader pipe sizes and materials?
  27. Are leader connections wye connections?
  28. What are the circle and square located on the underground filtration system?
  29. What is the underground filtrations system details and designs?
  30. What is filtration system outlet structure? Need design and details.
  31. What are the underground filtration system pipe connections, types and details?
  32. Detail water and sanitary connections
  33. Detail waterline angle points, valves, etc.
  34. Detail potential water line and other utility conflict. Provide elevation, and clearance details.
  35. Detail hydrant locations.
  36. Cross access point is contingent on property agreements. Should have agreement in place prior to plan approval or have alternate design at connection point.

#### **L1 – TREE PRESERVATION PLAN**

37. Is sidewalk extended along Lexington?
38. Fix font issues in Notes section.

#### **L2 – TREE MITIGATION PLAN**

39. General note – fonts seem to have issues throughout the sheet.

#### **L3 – PRELIMINARY LANDSCAPE PLAN**

40. In NE corner, confirm storm sewer easement and tree is outside the easement.
41. Trees planted in medians in NE corner are above storm sewer lines. Are these public or private pipes for maintenance?
42. Parking lot median tree just north of entrance is planted within underground filtration system limits.
43. Cross access shown but not approved.

#### **L4 – LANDSCAPE DETAILS**

44. No comments



David Swearingen

March 4, 2021

### **PE1 – SITE PLAN – ELECTRICAL**

- 45. Light levels shown. Certify they meet any City requirements.
- 46. No pole base or electrical details.

### **STORMWATER CALCULATIONS by LARSON ENGINEERING**

- 47. No detailed review was performed on the hydrocad model results.
- 48. Page 3 calls for an underground filtration system. No details or drawings are provided in the plans.
- 49. Include maintenance plan for underground system
- 50. Proposed 100-year runoff exceeds 7.31" (ATLAS 14) in City checklist
- 51. New/reconstructed impervious area is shown as 164,464 SF in the report summary, but shown as 184,964 in calculations.
- 52. Water quality volume and details are not shown on plans

### **SPECTRUM SIGN PLANS**

- 53. Sign plans were not reviewed for engineering.

### **NOOR BUILDING PLANS**

- 54. Building plans were not reviewed for engineering.

Thank you for the opportunity to perform the engineering review on the Lexington Station – Phase III plans. If you have any questions, or need any additional information, please contact John Morast at [jmorast@hrgreen.com](mailto:jmorast@hrgreen.com) or 763.710.1514.

Sincerely,

A handwritten signature in blue ink that reads 'John W. Morast'.

**HR GREEN, INC**

**John W. Morast, PE**

Regional Director