



▷ 2550 University Avenue West | Suite 400N | St. Paul, MN 55114
Main 651.644.4389 + Fax 651.644.9446

▷ HRGREEN.COM

June 20, 2022

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

Re: Preliminary Plan Review Comments for Launch Retail – Arden Hills Development

Dear David,

A preliminary engineering plan review is completed on the plan sheets and reports for the Launch Retail – Arden Hills submittal (plan set dated – June 01, 2022).

The submittal did not contain stormwater system information or details, so the stormwater system will need additional information to be submitted for a more thorough review. In addition, the storm water report could not be reviewed against the storm system confirm capacities, elevations, details, etc.

A summary of the preliminary review comments are as follows:

General Plan Review Comments

1. Additional information on the proposed storm system needs to be submitted for further review.
2. Additional storm and utility details need to be submitted for further review.
3. The stormwater report indicates a geotechnical analysis will be conducted at a later date. It also identifies the site and most likely have a very slow infiltration rate and a high runoff potential. What is the time frame for the geotech report?

C000 – COVER SHEET

4. Erosion Control sheets C200 and C201 are identified in the legend but were not included in the submittal set.
5. Sheet C301-Site Details Sheet was not included in the submittal set.

C001 – GENERAL NOTES

6. Erosion control plans not submitted. Need to be submitted for further erosion control notes and plan review.
7. Underground storm water system manufacturer information not submitted. Needs to be submitted for further review.
8. Geotech report not submitted. Needs to be submitted for further review.
9. Change all “his” and similar pronouns to neutral (ie. their).

C100 – DEMO PLAN

10. Remove existing fence is located outside of property limits and parking easement limits. Obtain and provide written property owner authorization to work offsite.
11. Confirm removals have been coordinated with proposed Ramsey County Lexington Ave improvements.
12. Show hydrants and utility poles on removal sheets and notes to protect.
13. Add remove existing concrete note to eastern existing driveway.
14. Extend curb removal to the entire length of the driveway removal.
15. Add sawcut or remove to next joint note for curb removals.
16. Add sawcut note for asphalt removal for water connection.
17. Add removal note to western driveway removal area.
18. Add sawcut note to the end of the curb removal locations. Curb should be removed at a joint location.

C200 and C201 - EROSION AND SEDIMENT CONTROL PLANS – PHASE 1 and 2

19. Sheets missing

C300 – SITE PLAN

20. 10' parking setback line extends along north property line, but it scales at 15 ft. Confirm or correct.
21. Show traffic patterns north of proposed carwash. Is that two-way traffic?
22. Confirm apparent trash enclosure north of proposed car wash. If trash enclosure, provide truck access/turning movements to confirm they are adequate.
23. Identify the large "X" on the north end of the island between lots 1 and 2.
24. Need striping information/detail for island north of proposed retail building.
25. Dimension drive widths past island.
26. Show traffic patterns at NE corner of retail building. Is this for a drive thru?
27. Does proposed retail building have a trash enclosure?
28. Confirm sidewalk connection to Lexington matches Ramsey County proposed improvements.
29. Proposed retail building has ADA access ramps and landing in front of handicapped parking. How does landing area adequately transition to access the door to the middle retail building?
30. ADA access and pedestrian access shown from proposed retail building to parking median island. An accessible curb cut should be provided through the 3' median.
31. Confirm the ADA landing in the center parking island is adequate.
32. Confirm standard duty asphalt is adequate cover for storm system.
33. Provide striping information and details for ADA and crosswalk striping areas.
34. Is striping needed at southern parking bump-out at car wash? Looks like striping is proposed.
35. Show traffic patterns to enter car wash. How/where do cars queue?
36. Curb section L ends at the throat of the western driveway. What is the curbing to the west, outside of the carwash area? Is a transition curb needed?
37. Provide information on what the proposed sidewalk on west end is tying into.
38. An existing utility pole is shown in the western sidewalk. Pole or sidewalk needs to be relocated.
39. 15-foot curb radii are proposed at driveways. Show truck turning movements to confirm adequate access into and out of the site with no conflicts
40. Is eastern driveway for two-way access?

41. An existing utility pole conflict is shown with the proposed sidewalk at the eastern end of Grey Fox Road. Who is installing that sidewalk, Developer or County? Pole needs to be relocated.
42. Site Plan note 5 – Any structures within ROW no longer being used should not be abandoned.
43. Site Plan note 10 – provide referenced ARCH/MEP plans for lighting and site electrical review.
44. Site Plan note 12 – provide architectural plans for dumpster enclosure location and review.
45. Site Plan note 16 – ADA parking stalls are shown different sizes. Confirm requirements and provide details.

C400 – GRADING PLAN

46. Only a Stormwater Management Area is noted on the plans. Need additional stormwater system information, details, structures, manufacturer information, etc. to be able to perform stormwater system review.
47. Confirm how car wash exit area will drain. Only a 0.10' fall in about 90-feet.
48. Show flow lines in car wash driveway areas.
49. A fall of 0.02' is shown along gutter line on curb to the west of car wash area. Add flow lines to confirm drainage.
50. Show elevations at entrance of car wash
51. Confirm what the PVC connection to car wash area is. Is it gutter, or car wash water?
52. Is car wash a self-contained unit, or how is wash area collected, treated and drained?
53. Car wash ADA parking area does not show an accessible ramp.
54. Low spot shown on western driveway at ADA ramp. No CB is shown.
55. Stormwater from driveway within property limits is draining off-site.
56. Storm system from OCS-1 is connecting to system in Lexington. Confirm this is consistent with Ramsey County plans and construction schedule or provide alternative stormwater system connection.
57. Is developer or Ramsey County constructing sidewalk and boulevard improvements along Lexington? Confirm plans are coordinated.
58. Provide pipe information for connection to proposed retail building.
59. General Grading Plan note 3 – only HDPE and PVC pipes are shown.
60. General Grading Plan note 18 – provide elevation.
61. General Grading Plan note 21 – Site has areas with less than minimum grades.
62. Stormwater Management Notes note 1 – Filtration basins are noted. Is filtration being provided? Need more information, details, calcs, etc.

C401 – GRADING DETAILS

63. Only a typical section is provided for the PRINSCO HRDROSTOR HS180. Additional manufacturer and stormwater information, structure and pipe details need to be provided to complete the stormwater review.
64. Storm system appears to be a “bottomless” system. Additional manufacturer and geotechnical information and reports need to be provided to complete stormwater review.

C500 – UTILITY PLAN

65. Where does water connect to carwash?

66. A 10' separation is required between water and sanitary. Only a 5' separation is shown. Provide adequate separation.
67. Detail elevations for water connection in Grey Fox Rd. for possible conflicts.
68. No valves are shown in the water system.
69. Provide details on sanitary connection.
70. Utility Plan Notes note 18 – ARCH/MEP plans not provided for site lighting and electrical review.

L100 – LANDSCAPE PLAN

71. Grey Fox Rd frontage has landscaping in driveway removal areas. Identify and subbase abatement/removals for those areas.
72. Sod areas (D) are also snow removal stockpile areas. Confirm sod is adequate or identify any specific sod requirements needed for this.

STORMWATER MANAGEMENT PLAN REPORT

73. Not enough information provided for a thorough stormwater management plan report review.
74. Provide stormwater system information to review against report results.
75. Page 3 of 50, Section 2.0 states assumed soils are Group D. Group D soils have very slow infiltration rates and a high runoff potential.
76. A geotechnical analysis and report need to be provided to confirm site soils, drainage and filtration assumptions, parameters and design are adequate.

NMC GREY FOX LEX LAUNCH PROPERTIES NARRATIVE

77. Page 12 of 13 - Show traffic patterns and directions on plans
78. Page 12 of 13 - Is a joint access easement needed for shared access?

ALTA SURVEY

79. Existing asphalt shown outside the parking easement.

PEDESTRIAN ROUTE EXHIBIT

80. No apparent adequate access for ADA parking stall for car wash
81. Where does pedestrian route go to from the center parking median island ADA ramp?
82. Provide ADA access through drive through median for pedestrian route access.

SNOW STORAGE EXHIBIT

83. Snow storage is shown outside north property line. Is parking easement being utilized for snow storage?
If so, does parking easement allow for snow storage?
84. Confirm manhole cap design load is adequate for anticipated vehicle use.

TRAFFIC STUDY

85. Confirm ITE Trip Gen Land uses are adequate with limited AM Peak Hour data.
86. Are any additional ITE studies, local studies, etc. available to refer too?
87. Confirm 120-ft driveway separation is adequate for operations and access.
88. Provide vehicle turn analysis to confirm access in and around site.



David Swearingen

June 20, 2022

FINAL PLAT

- 89. Is existing parking easement remaining or being abandoned?
- 90. Is a joint access easement required for shared access between two separate lots?

Thank you for the opportunity to perform the engineering review on the Grey Fox Rd Launch Properties development plans. If you have any questions, or need any additional information, please contact John Morast at 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