

Preliminary Engineering Comments

Summergate North Development

- Standard engineering fees will apply
- Traffic Impact Study
- Travel Demand Management Plan
- Storm Water Management Plan
- Any stormwater discharge to MnDOT ponds will require MnDOT approval
- Proposed medians should be landscaped (maintenance by HSA) or eliminated
- Roadways must intersect at 90° angles
- 15' sight triangles at all intersections
- Area north of the row of townhomes must be owned and maintained by the HAS
- Trail will be publicly owned/maintained, trail easements will need to be dedicated for trail through private property
- Storm basin shown on south property line must be incorporated into adjacent lots (extend lot lines through the pond)
- Provide easement for the eastern most access off CSAH 16 (17th Avenue). Currently shown as half on the adjacent property
- Further discussion is required regarding the proposed parking shown in the medians along the northernmost east/west street
- Proposed connection to the MCES trunk sewer needs to be discussed further; If not approved by MCES, sanitary for that area will need to be brought east to County Road 83 stub
- A pedestrian connection from the new development to the park along Tyrone Drive should be provided
- Provide sidewalk along west side of main north/south road through development