

ENGINEERING REVIEWER:

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DATE:

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Proposed Cottage Grove Commons Phase 2

REVIEW COMMENTS

MSA has reviewed the General Development Plans submitted for the Cottage Grove Commons Phase 2 Development received on September 24, 2020.

INCLUDED

1. Site Civil Plans
2. Preliminary Plat

MSA has the following comments on the plans provided.

Site Plan Comments:

1. North Windsor Avenue appears to be approximately 36' wide of asphalt at the south end of Cottage Grove Commons Phase 2 and the street was approved as 32' of asphalt at the north end with the new development. The 32' width is adequate as shown on these plans.
2. Sidewalk along CTH N should be extended along the property within the right-of-way of CTH N.
3. Coordination should occur with this project and the potential Movin' Out development. Both sites have retaining walls within their properties based on individual grading needs. However the buildings are only 2' different in first floor elevations and the existing grades between the buildings could be 10' higher. Both retaining walls could be removed if planned accordingly however the depth of the watermain and utilities would have to be verified.
4. Verify the watermain and sanitary sewer alignment on the north end of the development within the roadway as they run nearly parallel to each other for a stretch. Bends could be added to maintain separation.

PROJECT REVIEW

5. MSA recommends a traffic study to be done for the development including that completed for Cottage Grove Commons Phase 1 as it is estimated this development could add nearly 1,500 trips a day to this area. Improvements to the existing intersections at School Road and Gaston Road should be reviewed. The location of the connection of Limestone Pass and CTH N is currently where the existing southbound lanes merge and the intersection improvements should be reviewed.

Stormwater Comments:

1. The developer has submitted an onsite infiltration analysis which MSA has reviewed and provided feedback to the WDNR that concurred with our assessment. The developer is working through the details however the site is planned for stormwater detention and infiltration.

Preliminary Plat Comments:

1. The plat should show any existing easements within the property.
2. Existing street width information should be shown.
3. Corporate limits line should be shown on the plat.
4. Proposed building outlines and proposed streets are to be shown on the preliminary plat however they are included on the plans provided.