

November 1, 2016

Matthew Bachler
City of Arden Hills
1245 West Highway 96
Arden Hills, MN 55112

Re: Preliminary Plat of Bremer Bank Addition

Dear Mr. Bachler,

I have reviewed the preliminary plat of Bremer Bank Addition along with the construction plans and traffic memo. I have the following comments:

- The proposed driveway at County Road F should be shifted as far west as possible. Access will not be allowed in the right turn lane taper. The driveway should align with the existing driveway to the north at Gradient. This will decrease turning conflicts created by offset accesses.
- The driveway proposed onto Lexington should be moved as far south as possible to maximize the distance from the intersection. A right turn lane on Lexington will also be required at the time when either the commercial retail or daycare site is constructed. .
- The existing road right of way for Lexington Avenue and County Road F are adequate and meet the County's Major Street Plan. Additional right of way is not required by the County. It should be noted, that at the time a right turn lane is constructed on Lexington Avenue, the trail will need to be shifted west and will required additional sidewalk/trail easement. This future requirement should be designed for.

A right of way permit will be required for any construction activity occurring within the County's right of way. Please contact Doug Heidemann at 651-266-7186 or douglas.heidemann@co.ramsey.mn.us to discuss permit requirements.

Sincerely,



Erin Laberee, PE
Traffic Engineer