



## Traffic Engineering Division

David C. Dryer, City Traffic Engineer

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TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **202 & 302 Rustic Drive – Preliminary Plat / Rezoning – First Addition to Nelson’s Addition to Rustic Acres / Temp A to R2S /32 Single Family Homes**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights & traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of future area traffic signals and associated intersection changes.

### GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

1. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights & traffic signals prior to sign off.
2. Utility easements shall be provided as follows:

Between Lots	Between Lots	Between Lots
33 & 34	43 & 44	58 & 59
36 & 37	51 & 52	Along South line of O.L. 6 ft. easement
40 & 41	55 & 56	

3. The applicant shall show a detail drawing of the 12 ft. utility easement dimensions and lot lines on the face of the plat.
4. The internal streets may include special design or traffic calming treatments, at key locations. The developer shall execute some type of covenants and restrictions for the maintenance of such devices. The applicant shall modify the right-of-way at key locations to accommodate traffic calming treatments as determined by the City Traffic Engineer.

5. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Dan J. McCormick, P.E., City Traffic Engineering at 266-4761 if you have questions regarding the above items.

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