



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

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May 25, 2006

TO: Plan Commission

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

SUBJECT: **2040 Winnebago Street – Conditional Use – Add @ Apartment Units in First Floor Commercial Space**

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. None

GENERAL OR STANDARD REVIEW COMMENTS

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

2. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, approach, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
3. The applicant shall show the dimensions for existing parking stalls items B, C, and E, and for ninety-degree angle parking with nine (9) foot wide stalls and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b). When parking lot plans are submitted for approval, the surface parking area shall be redesigned to make stalls nine (9) feet in width and nineteen (19) to eighteen (18) feet in length that shall not encroach into the right-of-way or onto the public sidewalk. **Decks**, aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing parking areas.

4. The applicant shall prevent encroachment with parking stalls onto public sidewalk, which shall be noted on the face of the revised plans.
5. Per ordinance, the small car stalls shall not exceed 25% of the total number of Medium and Large Vehicles and Small Vehicles stalls for the facility. The site plan shall show small car parking spaces identified and properly controlled with a sign "Small Cars Only", when plans are submitted for approval.
6. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
7. 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 John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

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