



## Traffic Engineering and Parking Divisions

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TO: Plan Commission

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

SUBJECT: **2702 East Washington Avenue – Conditional Use / Demolition – Build Convenience Store**

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 prevent encroachment onto public sidewalk by barriers some type set 2 ft back from sidewalk, which shall be noted on the face of the revised plans.
2. The applicant shall not improve the right-of-way area as proposed unless City of Madison Real Estate Division approves encroachment prior to plans being submitted for approval.

### PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

3. The applicant shall indicate the type of bicycle racks to be installed outside by the entrance to the building.

### GENERAL OR STANDARD REVIEW COMMENTS

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

4. 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, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
5. Providing adequate space for gas tank semi-trailer to access, park and circulate on-site

in a forward manner and not interrupt/affect the normal operation of the gas station and convenience store. The applicant shall demonstrate the tank semi-truck ingressing and egressing movement to site.

6. The applicant shall show caps and underground storage tanks. The applicant shall show and dimension the gas pumps on the plans as to comply with the following: Gasoline pumps or similar facilities served by such driveways and approaches shall be a minimum of 15 feet from the right-of-way line of the street.
7. "No Left Turns" signs shall be installed at a height of seven (7) feet to the bottom of the first sign at the driveway approaches. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
8. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
9. 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:

Contact Person: John Sutton  
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