



## Traffic Engineering and Parking Divisions

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August 9, 2007

Rev: October 4, 2007

TO: Plan Commission

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

SUBJECT: **3051 East Washington Avenue – Conditional Use – New McDonald’s with Drive-up Window**

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*

### PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. **The applicant shall indicate the type of bicycle racks to be installed.**

### GENERAL OR STANDARD REVIEW COMMENTS

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

3. 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), 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'.
4. The applicant shall modify the site operation to accommodate the one – way operation, parking spaces and with access onto Darbo Drive.
5. The drive-thru shall be clearly identified with pavement markings and signage and the service point shall be shown. The Applicant shall provide to Traffic Engineering for approval, a Queuing Model showing provision for adequate queue storage that prevents

queue interference with pedestrian or other vehicular movements.

6. The applicant shall submit truck-loading movement with plan site submittal.
7. A "Stop" sign shall be installed at a height of seven (7) feet at the all driveway approach (es). The applicant shall show all signage to secure the one-way operation around the building. 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. 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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