



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: **3120 and 3160 Jeffy Trail – Preliminary and Final Plat / Rezoning – Second Addition to Hawk’s Creek – Town of Verona Sec. 3 / R2-T to R4**

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 plat is subject to special assessments or impact fees for Midtown Road Area-wide Assessment and Impact Fee District for traffic signals and associated intersection improvements based on Council adopted resolutions. These shall be cleared prior to final plat approval.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. The plat shall provide a 15 ft wide ped-bike easement along the southerly and westerly property line of Lot 77 from Jeffy Trail to the most westerly property line of lot 77 to be approved by the City Traffic Engineer.

GENERAL OR STANDARD REVIEW COMMENTS

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

3. 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 traffic signal costs.
4. Utility easements shall be provided as follows:

Between Lots	Between Lots	Between Lots

5. **The applicant shall show a detail drawing of the 12 ft. utility easement dimensions and lot lines on the face of the plat.**
6. 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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