



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: **479 Commerce Drive – Rezoning - PUD (GDP) to PUD (SIP) - 4 Story, 119 Room Hotel / Homewood Suites**

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 application will need to comply with M.G. O. Sec. 16.23(3)(d)--Highway Noise Land Use Provisions. The applicant shall contact the Plan Dept. with plans and specifications (e.g., manufacture's specifications for windows, doors, walls, etc.) identifying the sound attenuation measures to be incorporated into design and construction of the structure to reduce the interior traffic induced sound level to 52 dBA or less in the habitable rooms. Finally, the site plans shall be certified (stamped) by a Licensed Architect or Engineer accompanied by the following caption: Structure meets the interior sound level criteria (52dBA or Less) as set forth in M.G.O. Sec. 16.23(3)(d)-- Highway Noise Land Use Provisions.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

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" = 30'.

4. 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: Gary Brink

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DCD: DJM: dm