



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

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TO: Plan Commission

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

SUBJECT: **1014 Edgewood Avenue – Conditional Use – 198 Unit Dormitory and Expanded Parking Lot**

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 has included a traffic impact study with its application. The study is reasonably accurate and complete. There are a number of measures noted in the report that Edgewood is doing or proposing to do. Conditions below address the recommendations related to a potential roundabout at Edgewood Ave and Jefferson St and a potential future traffic signal at Edgewood Ave and Monroe St.
2. Consistent with the applicant's traffic impact study and as a measure to mitigate traffic associated with the development and pre-existing conditions, the applicant shall dedicate right of way needed to construct a modern roundabout. The exact right of way needs shall be determined by the City and provided to Edgewood to include in their site plan and dedication documents. A preliminary sketch of a roundabout at this location is attached. The actual financing and construction of the subject roundabout is yet to be worked out between the City and Edgewood. At a minimum, the applicant shall enter into developer's agreement to grade their site for future construction of the roundabout.
3. Consistent with the applicant's traffic impact study and as a measure to mitigate traffic associated with the development and pre-existing conditions, the applicant shall dedicate right of way needed to align the Edgewood side of Edgewood Avenue with Monroe St. The exact right of way needs shall be determined by the City and provided to Edgewood to include in their site plan and dedication documents.

GENERAL OR STANDARD REVIEW COMMENTS

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

4. The Applicant shall provide a scaled drawing at 1" = 50' or larger on two (2) or more sheets showing all the campuses, all the facilities access on Monroe Street, Edgewood Ave., Edgewood Drive, and Woodrow Street, existing and proposed buildings, layouts of all parking lots as approved and proposed, number of existing and proposed parking spaces per parking lot layouts, loading areas, trees, signs, pavement markings, semitrailer, bus, bike, and other vehicle movements.

5. 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'.
6. A "Stop" sign shall be installed at a height of seven (7) feet at driveway approaches excluding the Monroe St. traffic signal. 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.
7. The applicant shall show the dimensions for proposed and existing parking stalls' items A, B, C, D, E, and F, and for ninety-degree angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2.
8. Edgewood has a street type approach with a traffic signal at Monroe St. The applicant shall be responsible financially to maintain pavement marking as approved by the City Traffic Engineer. The applicant shall at all times maintain crosswalks, stop bars and lane lines, signage and included in the geometrically special design "Street Type Entrance." The applicant shall provide a detail 1" = 40' drawing of the "Street Type Entrance" from Monroe St. to the first driveway from the east. The applicant shall show, lane dimensions, lane line color and width according to the Federal Highway Administration "Manual On Uniform Traffic Devices." in epoxy for lane lines, ARROWS, ONLYs, 12 " cross walks lines, 24 " stop bars, pavement markings details and signage to as approved by the City Traffic Engineer. In addition, a note shall be shown on the plan, " ALL PAVEMENT MARKING SHALL BE INSTALLED IN EPOXY AND MAINTIAN BY THE PROPERTY OWNER."
9. "Stop" signs shall be installed at a height of seven (7) feet at all driveway approaches behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan sheet.
10. The applicant shall submit with the site plans a letter of operations of the all gates to Edgewood. The applicant shall identify the gates for Woodrow St. and Fire Lanes. In the letters of operations for each gate and control or operation of when and how the will be open.
11. 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.
12. 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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