



## 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: **2121 East Spring Drive – Conditional Use – Outdoor Eating Area (Event Thursday May 24, 2007 to Thursday, August 30, 2007)**

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 submit a temporary site plan to be in accordance to M.G.O.** The parking facility shall be modified to provide for adequate internal circulation for vehicles at the end of the parking bays with a minimum 20 ft turn drive aisle item "F." The applicant will need to remove several parking spaces to and maintain the pedestrian walkway from East Springs Drive to the front door or entrance to the building and event.
2. **The applicant shall not encroach with the security fence into the on the 30 ft ingress / egress easement along the northerly property line, pedestrian pathway or drive aisles.**
3. **The applicant shall demonstrate barrier to prevent vehicles (autos) from ingressing and egressing the show or cycle entrances area.**

### PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

4. None

### GENERAL OR STANDARD REVIEW COMMENTS

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

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" = 40'.

6. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
7. A "Stop" sign shall be installed at a height of seven (7) feet at the driveway approaches. All signs at the approaches to East Spring Drive and signs 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 applicant shall design the underground parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall for the commercial/retail area.
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:

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