



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: **3120 to 3160 Jeffy Trail – Rezoning / Preliminary Plat– Temp A to R1, R2T & R4 / Badger Mill Creek Town of Verona Sec. 3**

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 shall provide a 15 ft wide ped-bike easement along the southern edge of Lot 78 from Jeffy Trl to OL 5.
2. 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.

GENERAL OR STANDARD REVIEW COMMENTS

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

1. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights prior to sign off.
2. Utility easements shall be provided as follows:

Between Lots	Between Lots
3 & 4	60 & 61
6 & 7	65 & 66
12 & 13	67 & 68
14 & 15	69 & 70
18 & 19	* 12 ft. ALONG THE WESTERLY EDGE OF LOT 76
21 & 22	
40 & 41	
43 & 44	
46 & 47	

49 & 50	
55 & 56	

3. The applicant shall show a detail drawing of the 12 ft. utility easement dimensions and lot lines on the face of the plat.
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 Dan J. McCormick, P.E., City Traffic Engineering at 266-4761 if you have questions regarding the above items.

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