



## 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: **6403 to 6703 Femrite Road – Preliminary Plat / Rezoning – McAllen 120 Business Park - Town of Blooming Grove Sec. 24 / Temp A to 6 industrial lots & 2 Out Lots M1**

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 Developer shall put the following note on the face of the plat: “ ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE ISSUANCE OF BUILDING PERMIT (S).” Note: The final sign-off may be delayed until the transportation impact fees are negotiated or approved by the Council.**
2. **The right of way for Femrite Drive shall be revised to 90 feet total.**
3. **The right of way for Meier Rd shall be revised to 80 feet for a distance of 200 feet from Femrite Drive, both north and south of Femrite.**
4. **The street right of way of McAllen Drive shall be extended across Meier Rd for a distance of 100 feet; and Lot P-6 modified accordingly.**

### PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

5. **Prior to approval, the applicant shall prepare and provide a master ped-bike plan for the plat that is consistent with the City's area wide plans and the plat's specific provisions, to be reviewed and approved by the Traffic Engineer. The applicant may need to modify the right-of-way to accommodate the ped-bike plan.**

### GENERAL OR STANDARD REVIEW COMMENTS

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

6. 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.

7. Utility easements shall be provided as follows:

Between Lots	Between Lots	Between Lots

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

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 Dan J. McCormick, P.E., City Traffic Engineering at 266-4761 if you have questions regarding the above items.

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