



## 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: **9114 Ancient Oak Lane – Preliminary and Final Plat / Rezoning – First Addition to Linden park - Town of Middleton Sec. 33**

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 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.

### 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. 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.

4. Utility easements shall be provided as follows:

Between Lots	Between Lots	Between Lots
263 & 264	290 & 291	
265 & 266	293 & 294	
277 & 278	299 & 300	
279 & 280	302 & 303	
282 & 283		

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

**The applicant shall graphically show the “No Access Restriction” along the southerly righth-of-way of Valley View Rd on the face of the plat map.**

6. **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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