



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: **9201 Mid Town Road – Final Plat – Hawks Ridge Estates**

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 is subject to impact fees for traffic signals and associated intersection improvements based on Council adopted resolutions. These shall be cleared prior to final plat or development approval.
2. The plat shall provide a deposit for future traffic signals and associated intersection changes at the intersections the City plans to signalize. The proportional share of the cost is based on a parcel's daily trips generated as defined by the industry standard known as the Institute of Transportation Engineers' Trip Generation Manual. As of 2004, the City is assessing approximately \$30 per trip for the capital cost of improvements for this area. The deposit may be paid in development phases.
3. The final right of way dedications along Midtown Rd shall be reviewed and approved after further consultation with the Traffic Engineer and City Engineer. It appears that the ROW of Midtown Rd needs to be widened from 40 feet to 47 feet. The ROW for Hawk's Ridge Drive will also have to be modified to make the street work for a planned future signalized intersection.

GENERAL OR STANDARD REVIEW COMMENTS

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

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

Between Lots	Between Lots	Between Lots
3 & 4	12 & 13	31 & 32
6 & 7	15 & 16	33 & 34
9 & 10	18 & 19	

6. The applicant shall show a detail drawing of the 12 ft. utility easement dimensions and lot lines on the face of the plat.
7. The applicant shall enter into a subdivision contract for infrastructure elements required to serve the plat, including interim or temporary improvements to serve the plat, according to the City's plans and specifications. These plans include traffic calming measures to be designed by the City.
8. 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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