



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: **9401 Mid Town Road – Preliminary and Final Plat– Hawks Ridge / Town of Verona Sec. 4**

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 WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).”**
2. 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 mid-block pedestrian crossing of Midtown Rd. (see comments below).

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

3. The applicant shall provide a 20 ft wide “Public Pedestrian and Bike Easement” between O.L. 1 and Lot 4.
4. The applicant shall dedicate an additional five (5) ft to the proposed seven (7) ft along Midtown Rd, properly the northerly property line of O.L. 1, Lot 4 and 5, for a widened public pedestrian and bicycle path to accommodate a pedestrian and bicycle mid block crossing of Midtown Road at a point opposite the pedestrian bicycle path to be built through Kingswood Park on the north side of Midtown Road. The dedication shall be noted on the face of the plat.
5. The applicant shall be responsible for constructing the pedestrian-bicycle paths indicated

in the conditions 4 and 5 above and designing these to City specifications. In addition, the applicant shall be financially responsible for the cost of construction of the pedestrian refuge island connection on Midtown Road.

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
12 ft along the westerly line of Out Lot 1		

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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