DATE: 03.14.2018

TO: ProTrak

FROM: Bill McDow
                  Transportation Planning

RENAISSANCE MARKET [TRC Plan Review #4]

TECHNICAL STANDARDS – NEW ROADS:

1. The Site Access 1 driveway has an existing Stop Sign shown. This Stop Sign will be removed with the Signalization of the Leftover. Please revise.
2. Sheet C5 shows utility changes and proposed lane configurations and markings for the project. Please ensure the paving plan/ road patching plan meets city engineering standards. A utility cut permit is required for each open cut of a City street. Note this on the plan and contact 341-5888 for more details. In certain cases an entire resurfacing of the area being open cut may be required.

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

3. The Multi-Use Path should have pedestrian signal indicators for any signalized intersections on the plan, such as the Sir Tyler intersection and the Site Access 1 signalized intersection.

TECHNICAL STANDARDS – PARKING:

4. Please consider adding bollards adjacent to the 216 SF Island in front of the 1,200 SF building, (near station location 4+ 00 on Sheet C6). This area has over 20' of sidewalk that is flush with the pavement and no curb and gutter to prevent vehicles from encroaching the sidewalk.
5. The proposed 24" curb and gutter detail does not match SD 3-11, which requires 6" of ABC Stone base under each Curb type. The proposed curb shows 4" of ABC Stone on Sheet C8. Please revise the detail to match SD 3-11. [Detail SD 3-11 CofW Tech Stds]

TECHNICAL STANDARDS – BARRIER FREE DESIGN:

6. The 4720 SF restaurant appears to have 4' landings behind the handicap ramps, instead of the standard 5' landings. Please revise to meet ADA Accessible requirements for turning areas.
7. No Further Comments.