

**DATE:** 08.28.2018

**TO:** ProTrak

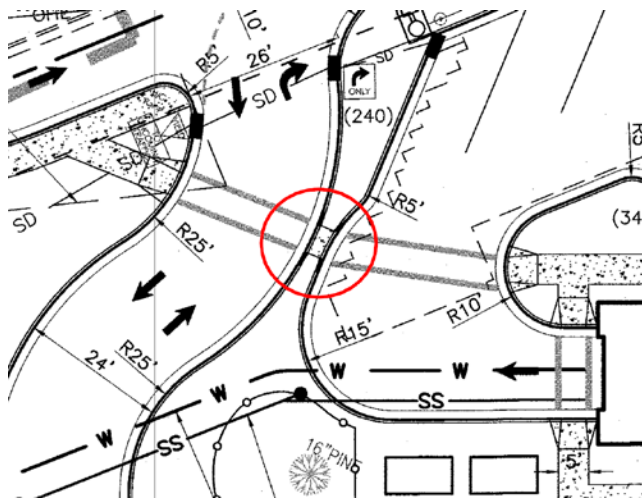
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■ **MIKE'Z EXPRESS CARWASH [TRC Plan Review #2]**

**TECHNICAL STANDARDS:**

1. The curb ramp at the end of all the sidewalks shall be installed as per City standards. [\[SD 3-07 CofW Tech Stds\]](#). Show the tactile warning mats at all the ramps.
2. The part of a sidewalk between connector driveway and property works as a pedestrian refuge island (image below). So, the treatment shall be done accordingly [MUTCD]. A tactile warning mats shall be installed with a 4' long minimum separation of as per ADA/City standards.
3. Alternatively, provide an island with level cut-throughs if an island will not accommodate curb-ramps with a 4' separation (image below). [\[ADA standards\]](#)



4. It appears that parking stall labelled as '1' will not have protection after 2.5 feet overhang vehicle. Please verify that this vehicle does not protrude into the one-way ingress lane for the carwash area. Provide a wheel stop if required for this stall [\[Page 7-20 of CofWTSSM\]](#)
5. Handicap sign shall be relocated to allow for a 2.5' vehicle overhang without damaging the sign. Alternatively, provide a wheel stop for this space.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.