

November 7, 2024

Planning Commission

Case 2023-7752: 4000 & 4200 Beckner Road Meridian Preliminary
Serial Subdivision Plat

ATTACHMENT A

Technical Corrections

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	Technical Corrections of approval	Department	To be completed by:
1	The “access” lanes should have continuous 5’ sidewalks on both sides of the street.	MPO/Public Works	Prior to public hearing
2	Demonstrate on the plans that the multiuse trail is 10’ per City and AASHTO standards.		
3	Trails must be built to city specifications.	Parks & Open Space/Public Works	Prior to building permit
4	Lot specific traffic analysis will be required at the time the proposed lots (18B-1 and 18B-3) are developed.	Wilson & Company Traffic Engineer	Prior to development of Tracts 18B-1 and 18B-3
5	The access points via the roundabout for the proposed Coffee/Donut shop and medical facility driveway on the opposite side may need to be analyzed further depending on the actual traffic generated since the proximity of the proposed entrance to the business may create a backup of the roundabout. As shown, it does not look like there may be enough spacing between the proposed driveway and roundabout entrance. The access to the business should be moved further south of the roundabout closer to the southern edge of the property showing an actual distance.		
6	Shared public water and sewer easements shall have a minimum width of 25’.	Public Utilities/Water Division	Prior to Recordation of Final Plat
7	Public water main extension shall remain within pavement wherever practical.	Public Utilities/Water Division	Prior to Water Plan approval