

DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2018-001579  
Hotel at Winrock Mall

AGENDA ITEM NO: 6

SUBJECT: Plat, Site Plan

ENGINEERING COMMENTS:

1. All infrastructure that was recommended in the approved Traffic Impact Study for the Winrock Masterplan Redevelopment shall be placed onto an Infrastructure List for the development of the future park and adjacent street. Future Amendment of the Master Site Plan is also required.
2. On the site plan, label all easements shown on the final plat designated by notes 64, 80, 37 etc. to ensure lack of conflict with the road east of the hotel.
3. Provide a street cross-section for the street east of the hotel development with any reconstruction along with a proposed pavement section sufficient to handle the vehicular traffic coming from Pennsylvania Avenue.
4. Stop control needs to be added to the intersection on the northeast corner of the hotel property. Also add keyed notes at this intersection that will reference ramp details with required detectable warning surfaces.
5. All concrete sidewalk details and ramp details should show a maximum 2% cross-slope. Show on architectural or engineering plan.
6. Please add the clear sight triangle to each parking lot entrance from the adjacent roadway. Show on both site plan and on landscaping plan. Add the following note as well: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle."
7. For further clarification on the detail sheet for the street crosswalk, specify "#4 rebar @ 12".
8. On the profile sheets, add "Match existing roadway" notes, and label grade elevations at all grade breaks. For the stationing, label bearings on station line, tie stationing to benchmark or plat corner, and label "centerline" if the stationing defines the centerline of the roadway. Label cross-section transitions as needed.
9. Change title of the profile for Sheet C1.3 to "Private Road 2 Plan and Profile".
10. C1.3 shows the proposed centerline profile above existing profile grade. (Show where tying into existing pavement on the plan view of the profile for smooth transitioning.)
11. On Sheet C1.1, there is a stray sidewalk note shown in the middle of the private roadway.

\*Please remember to email me directly with an electronic copy of all supplemental submittal documents.

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Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

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DATE: January 8, 2020

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)