DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2018-001579_loft AGENDA ITEM NO: 3
Winrock - PINE TREE LOFTS

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. The Transportation Department has no objection to the sidewalk width waivers.

2. A right-of-way vacation along Pennsylvania, a platting action, and a work order is needed based on the infrastructure list. Show right-of-way lines to ensure that all public sidewalk is within the Due to new development on east side of site in combination with the closing of an access, it is requested to implement Traffic Impact Study recommendations for striping at Pennsylvania Boulevard at Winrock Loop to the south.

3. Parallel parking appears to conflict with queuing onto Indian School. Provide queuing analysis; parallel parking near Indian School should be eliminated. Provide road cross-sections showing the road widths and cross-sectional slope. Detail the center curb.

4. Include a right turn lane onto Indian School Road from the accessway west of the hotel.

5. In lieu of two crosswalks close together, provide one crosswalk that is close to the intersection.

6. Coordinate plans with Modulus. There appears to be conflict between plans at the intersection by the proposed hotel.

7. What type of traffic control shall be provided at the Winrock Loop intersection? Provide stop signage and stop bars as needed. (Coordinate with Modulus on plan set so there is not any overlap.)

8. Clear sight triangles based on speed limits per the new DPM shall be shown; adjust landscaping as needed. Show matching clear sight triangles on site plan and landscaping plan.

9. Include “Emergency Access Only” signage on each side of the drive off of Pennsylvania. Include knox box and Fire Marshall approval.

10. Curb should separate parking spaces from driving aisles in all cases. (A parking space on the east parking lot is unprotected.)

11. Where are the electrical charging stations and the bike rack? Meet standard dimensions for bike rack per the IDO.

12. Provide both an asphalt pavement section and a detailed section for the patterned crosswalk.

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

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.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: January 13, 2021

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)