DRB Project Number: 4030 AGENDA ITEM NO: 2

Golf Course Apartments

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. Label all walkway widths.

**Response: Walkway width dimensions added.**

1. Show clear sight triangles at access points for both the site plan and the landscaping plan. Follow AASHTO guidelines.

**Response: clear sight triangles shown on both plans.**

1. Show how accesspoints along Golf Course line up with the west side accesspoints. Determine sufficiency of left turn bays on Golf Course that access the site. Also provide a turning template design at median cuts as the existing median cut may not be providing a wide enough of an opening.

**Response: Turning template included in re-submittal. Refer COA 5894.91 for Golf Course improvement plans prepared by Wilson & Company Inc. detailing the improvements and the alignment of the turn bays to the driveway at STA 16+50. The installed driveway to tract D-1/E-1 aligns with the driveway to the west. Here is a downloadable link to the plans:** [**https://1drv.ms/b/s!Ah\_cf8IHlL3ogk1qXG5zsPBPAjPr?e=i0AKGY**](https://1drv.ms/b/s!Ah_cf8IHlL3ogk1qXG5zsPBPAjPr?e=i0AKGY)

1. Label existing Golf Course right-of-way, and show cross-section to determine sufficient right-of-way.

**Response: See cross section exhibit included in re-submittal.**

1. For informational purposes, provide vehicular trip generation for weekday traffic, PM Peak hour, and AM Peak hour.

**Response: Vehicular trip generation for weekday traffic, PM Peak hour, and AM Peak hour provided with DRB resubmittal.**

1. Follow DPM requirements for streetlighting design along Golf Course for the new site. Place streetlighting on infrastructure list, including all necessary appurtenances.

**Response: Private street light proposed at the driveway entrance for the mid-block driveway, no public street lighting is proposed. Streetlighting was warranted during the 2006 improvements of Golf Course Rd.**

1. Due to proximity to City of Rio Rancho, coordinate with Rio Rancho on any traffic study needs or any improvements to Westside Boulevard. Provide any written communication.

**Response: Sufficient coordination with Rio Rancho contract David Serrano made to confirm no additional traffic items necessary.**

1. - I was looking closer at the site plans and noticed that the property line needed to be shown on the north side of the property.  It looks like shared access needs to be established with the property to the north based on driveway location after looking at AGIS even though property owner is the same.

**Response: Per recorded property plat a blanket cross access is in place between D-1 and E-1. Plat included in re-submittal.**

1. - Additionally, I had a question about what the plans were for the property to the north given that it has the same owner.  Was there a plan to replat?  Is there a plan to build more apartments to the north and what is the timing of this?   (This will affect how we look at the traffic and the queuing into the site.)

**Response: A 30-ft wide common driveway entrance at the existing 40-ft wide driveway stub on Golf Course is proposed and will support traffic movements for both developments. At such time when Tract D-1 is developed, the developer/engineer will need to review & confirm the traffic impacts and queuing analysis for the turn bay on Golf Course is sized appropriately to support the Tract D-1 development. When reviewing the trips generated by this development for Tract E-1, the data does not support extension of the existing turn bay on Golf Course (140-ft in length).**

1. - The queuing analysis requested for the left and right turn bays needs to also address the gate on the southern entrance.  It needs to be established.  (Is there a reason for a gate at the southern entrance but not for the northern entrance?)  It looks like there is additional right-of-way for a right turn lane if needed.  Also provide diagram showing that a car can turn around easily without having to back up into Golf Course at this southern entrance.

**Response: Southern access is for emergency vehicle services only and will be signed appropriately. Golf Course turn bay length is 140-ft and based on the trip generated for this project it will have adequate capacity. Future development on Tract D-1 will need to review capacity based on proposed development.**

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E. DATE: July 22, 2020

Transportation Development

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ACTION:

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

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