DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-004138 AGENDA ITEM NO: 10

SUBJECT: Plat

ENGINEERING COMMENTS:

1. All improvements that are required as part of the approved traffic study shall be placed onto an infrastructure list. Generate an infrastructure list for all proposed roadways along with corresponding road cross-sections.
2. Prior to preliminary plat approval, label all roadway centerline radii, bearings and distances on straight portions of road, and property corner radii.
3. As part of the traffic study, establish right-of-way and number of lanes required for Diebenkorn, given that Diebenkorn will be a collector street. The current number of vehicular lanes is insufficient for a collector street per DPM requirements.
4. Adjust Diebenkorn to line up on the south side.
5. Access shall be restricted off of Diebenkorn for the new houses.
6. Follow minimum roadway centerline criteria per the DPM for the road classification and label on the site plan. What is the minimum radius for Diebenkorn and for some of the alleyways that have a tight radii at their intersection with the main streets?
7. Penn Avenue is misspelled on the plat.
8. Alleyway "A" should be entering the street at a right angle.
9. At intersections where the street narrows, provide exhibits at the intersections along de Kooning and Diebenkorn, showing proposed traffic control, narrowed street width and proposed curb radii.
10. Any roadway network adjustment to the Masterplan requires an Amendment. (Include applicable street network sheets from the Masterplan within the submittal.)

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
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DATE: March 2, 2022

ACTION:

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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