DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 005573 AGENDA ITEM NO: 5,6
East Netflix

SUBJECT: Plat, Site Plan, Vacations

ENGINEERING COMMENTS:

1. The Transportation Department has no objection to the proposed vacations.

2. Updated road cross sections from the Masterplan Amendment shall be included with the submittal.

3. On the infrastructure list, include off-site improvements that are recommended by the approved Traffic Impact Study. Site accessways shall also be designed according to the traffic impact study recommendations, including the layout for any required auxiliary lanes. (An updated infrastructure list has not been received.)

4. On the infrastructure list for Eastman, add "w/ turnaround" to the item description. This same comment shall apply to the temporary dead-end for Mesa del Sol Blvd if there are no immediate plans to extend it. (I will look for this once the new infrastructure list is received.)

5. On detail for curb ramps, truncated domes should be placed a maximum of 5 feet from the drive aisle or street; the 5-foot dimension requirement seems to have been misinterpreted.)

6. In the center of the site plan, label radii for the roadway centerlines along with lane widths. (SPD1.10). At the major intersection on SDP1.10, make sure there are stop signs called out with all stop bars. (Traffic control throughout the site at all 4-legged intersections should clearly be a two-way stop or 4-way stop.)

7. On Sheet 1.3, dimension lanes and call out pavement markings separating similar flows of traffic. Call out drive aisle just east of Mill 2 between median noses. Far south, there is a three-legged intersection with only two stops. Stop sign at crosswalk should be accompanied by stop bar; this could be taken care of on a detail; make sure to call out a 4-foot distance between the stop sign and the crosswalk on the detail for crosswalks placed before stop signs.

8. On the north side of the site near Eastman, there appears to be a turn-around that needs to be fully dimensioned. Dimension the traffic lanes as well. (Dimension the trapezoidal shape, SDP 1.12.)

9. Based on the turning template design, it appears that there may need to be some minor adjustments to curb radii as there are overlaps throughout the site plan. It was discussed that this was not needed for the accessways to the right-of-way, but internally, there still appear to be conflicts unless a different design vehicle needs to be shown.

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. 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: January 5, 2022

ACTION:

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

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