DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 006841 AGENDA ITEM NO: 5
Buena Vista and Mesa Vista

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Five-foot wide sidewalk is required on both Buena Vista and on Mesa Vista as part of new DPM requirements for local roadways.

2. A minimum 20-foot wide alleyway right-of-way is required in lieu of 16 feet.

3. Curves are required at intersection property corners both at Mesa Vista/Buena Vista and public alleyway/Buena Vista. Take into account location of public infrastructure and sight distances when determining radii. Keep private infrastructure outside of public right-of-way.

4. A previous proposed site plan for apartments showed primary access off of the alleyway at this location. In such a case, the alleyway was requested to be widened to accommodate additional traffic between the proposed drive entrance and Buena Vista Drive. Keep this in mind for future site plan submittals.

5. For future development, a TCL (Traffic Circulation Layout) will be required before building permit. (For any site plan that is required to be submitted to DRB for approval, a conceptual TCL is required for approval prior to submittal to DRB.)

6. Fill out Traffic Scoping Form to determine any potential Traffic Impact Study requirements for future development.

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: June 22, 2022

ACTION:

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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