

REVIEW COMMENTS

Project:		NM385.01 - QT #7001 Unser Los Volcanes TIS			PDE:	
Review:					Reviewer:	
Date:		7/15/2024			Curtis Cherne (CABQ)	
#	PAGE	SECTION	COMMENT	AUTHOR	STATUS	RESPONSE
1	-	-	Unser Blvd is a Limited Access Roadway and therefore the driveway on Unser Blvd, Driveway 2, is not allowed.	CC	Discuss	<p>A third driveway on Unser is necessary to provide adequate ingress and egress, internal circulation, and separation of trucks and passenger cars. Without this driveway, drivers will have to make u-turns at traffic signals which are difficult to maneuver (especially for trucks) and add to congestion at traffic signals. The three driveway configuration provides the least number of truck vs vehicle conflicts while reducing upstream and downstream re-routes.</p> <p>The driveway was discussed with Matt Grush and was included in the approved conceptual layout. The driveway was also included in the "Conceptual Traffic Circulation Layout for DFT Approval" signed by Ernest Armjio.</p>
2	-	-	Site access is to be provided via two driveways: one on Los Volcanes Rd and the other on Saul Bell Rd.	CC	Discuss	<p>A third driveway on Unser is necessary to provide adequate ingress and egress, internal circulation, and separation of trucks and passenger cars. Without this driveway, drivers will have to make u-turns at traffic signals which are difficult to maneuver (especially for trucks) and add to congestion at traffic signals. The three driveway configuration provides the least number of truck vs vehicle conflicts while reducing upstream and downstream re-routes.</p> <p>The driveway was discussed with Matt Grush and was included in the approved conceptual layout. The driveway was also included in the "Conceptual Traffic Circulation Layout for DFT Approval" signed by Ernest Armjio.</p>
3	-	-	The driveway on Saul Bell Rd is to be located a minimum of 200 feet from Unser Blvd. It appears the west property line is approximately 285' from Unser Blvd. I am aware of the distances in DPM Table 7.4.45, however, per the Site Plan it appears the tractor trailer entrance is off of Saul Bell and the length of the tractor trailer combined with the reduced speed of leaving the roadway, queuing onto Unser Blvd may occur and should be prevented.	CC	Agree	Site Plan Updated
4	9	Background Information	Provide a cleaner image of Figure 1: Site Plan. Please include dimensions from the driveway(s) to Unser Blvd.	CC	Agree	Report updated
5	10	Study Area	On p. 10; the Study Intersections shown on Figure 2 don't match the listing in the paragraph below the Figure.	CC	Agree	Report updated
6	11	Streets	Please revise the description of Los Volcanes Rd on p. 11 as west of Unser Blvd it is a 2-lane undivided roadway.	CC	Agree	Report updated
7	-	-	In case more northbound drivers wish to enter the site via the Saul Bell Rd entrance than predicted in the Study, it would be helpful to have 150' of storage in the left turn lane onto Saul Bell Rd.	CC	Agree	Site Plan Updated