

REVIEW COMMENTS

Project:		NM 335.01 Gibson & 98th St Gas Station		PDE:		
Review:				Reviewer:		
Date:		12/12/2022		Matt Grush, P.E.		
#	PAGE	SECTION	COMMENT	AGENCY	STATUS	RESPONSE
1	2	Introduction (Figure 1)	Locate Driveway B as far east as practicable. This will improve the access to the westbound leftturn lane at 98 th St and provide space for future lengthening of the right-turn lane.	COA	Agree	Accepted see new site plan included as Figure 1
2	2	Introduction	Relocate Driveway A to the north limits of the development	COA	Evaluate	The location of driveway A is fixed as an existing access point. This access point is an existing access easement.
3	48	Development Site-Specific Observations and recommendations	Add a right-turn lane [Driveway A], the length may be less than the DPM requirement. The City may accept a reduced length of the turn lane. Provide a short discussion on the effectiveness of the modified turn lane.	COA	Agree	A right-in / right-out driveway with a right-turn deceleration lane has been added to the site plan located south of driveway A. A discussion of the deceleration's effectiveness has been added to the body of the report.
4	2	Introduction (Figure 1)	The transit stop should remain as is. The northbound right-turn lane can begin immediately north of the transit shelter.	COA	Agree	Accepted: This configuration is reflected in the newest site plan included as Figure 1
5	2	Introduction, Development Site-Specific Observations and recommendations	The access to the PNM facility should remain. Add a notification sign that this driveway is for PNM access only/dead end or what you feel is needed to discourage erroneous use of this driveway. The developer should coordinate with PNM concerning this driveway.	COA	Agree	No-Right turn sign added to driveway.
6	3	Summary of Recommendations	Summary of recommendations on page 3 describes Driveway A as right-in only. The analysis has this as a partial right-in/right-out. Please correct this to be a partial right-in/right-out access	COA	Evaluate	The summary of recommendations describes Driveway A as a Full Access driveway. The developer has since added a driveway to function as a right-in / right-out south of Driveway A on 98th St. This configuration change would make Driveway A a Left-in/ Left-out access point. Signing for both Driveway A and the new right-in/right-out driveway just south of it is shown in the new site plan shown in Figure 1.
7	N/A	General, Ancillary Recommendations	98th and 86th/De Anza NB right-turn and SB right-turn lanes. Lengthen the existing turn lanes lane to meet the current DPM. In the future when this intersection is signalized the geometry will need reconfiguration. Until then, the turn lanes should be lengthened.	COA	Agree	Language added to the report within the body of the report and the Ancillary Recommendations
8	iii, 53	Ancillary Recommendations	98th and Gibson SB right-turn lane. Lengthen the existing RT lane to meet the current DPM	COA	Agree	Language added to the report within the body of the report and the Ancillary Recommendations