Locate Driveway B as far east as practicable. This will improve the access to the westbound left-turn at 98th St.

Relocate Driveway A to the north limits of the development. Add right-turn lane, the length will be less than the DPM requirement. The City would accept the reduced length of the turn lane. The access to the PNM facility should remain. The transit stop should remain as is with the northbound right-turn lane starting immediately north of the transit shelter.

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.

98th and 86th/De Anza NB right-turn and SB right-turn lanes

Lengthen the existing turn lanes lane to meet the current DPM. When this intersection is signalized the geometry will need reconfiguration. Until then the turn lanes should be lightened.

98th and Gibson SB right-turn

Lengthen the existing RT lane to meet the current DPM.