

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

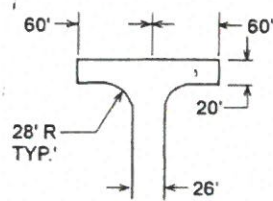
DRB Project Number: 1008585
Avalon Subdivision-
Utility Trailer Sales

AGENDA ITEM NO: 01

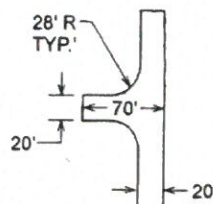
SUBJECT: EPC Approved Site Plan for Building Permit

ENGINEERING COMMENTS:

1. The main entrance should be narrowed.
2. The hammerhead turnaround needs to be 120' long centered on the turning leg.



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD

3. The grading plan does not appear to include the turnaround and is difficult to understand.
4. The curb line should not change at this property. It is shown as narrowing on both sides of the street.
5. Is the full road section to be built with additional temp curb? If so the curb should be added to the infrastructure list.
6. The fire one plan does not match the site plan.
7. Provide a public roadway easement or public right of way for the turn around.

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: Racquel M. Michel, P.E.
Transportation Development
505-924-3991 or rmichel@cabq.gov

DATE: April 11, 2018

ACTION:

4/25/18

APPROVED __; DENIED __; DEFERRED ~~X~~; COMMENTS PROVIDED __; WITHDRAWN __

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

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
 Dana Peterson, PE Senior Engineer | 505-924-3695 dpeterson@cabq.gov

DRB Project Number: 1008585 Hearing Date: 04-11-2018

Project: Utility Trailer Sales Agenda Item No: 1

<input type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input checked="" type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- An approved conceptual grading and drainage plan is required
- Who maintains the riprap and gabions in the NE corner?
- Infrastructure List:
 - Add note: "Storm drain to include manholes and inlets."
 - Size and length of storm drain will need to be justified in the conceptual G&D plan

RESOLUTION/COMMENTS:

Parks & Rec:

Water:

Transportation:

Planning:

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
 Delegated For: _____
 SIGNED: I.L. SPSD SPBP FINAL PLAT
 DEFERRED TO _____

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

AGENDA ITEM NO: 1

DRB Project Number: 1008585

Application Number: 18DRB-70113

Project Name: _____

Request: EPC Approved Site Plan for Building Permit

COMMENTS:

No objection.

(Comments may continue onto the next page)

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Benjamin McIntosh, Code Enforcement Supervisor DATE: 4/11/2018
Planning Department
924-3466 bmcintosh@cabq.gov

ACTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

Planning Department- DRB Minor Cases

Project #: 1008585

Application #: 18DRB-70113 (18EPC-40004)

Meeting Date: April 11, 2018

Here are the remaining comments from the EPC planner, Cheryl Somerfeldt.

Regarding their submittal:

1. Condition 3 requires outdoor seating which has been added, however, there seems to be a conflict with the placement of the benches and the windows as shown on the elevations, so they should coordinate the plans with the elevations. Also, I am assuming the hatching on the sidewalk means the seating is covered, however, this should be on the legend to be clear.
2. Condition 9 requires compliance with the zoning code except as specifically approved by the EPC, and signs are subject to the underlying C-2 zone, Section 14-16-2-17 (10) (c)). Since Daytona is a collector, the free-standing sign area shall not exceed 100 square feet, and 118 square feet is being shown. Also, because there is a free-standing sign on Daytona, the building mounted sign will be limited to 12.5% of the dimension of the elevation, so the applicant should show the dimensions of the façade and the building mounted sign.