

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 1011363
Seven Bar Ranch

AGENDA ITEM NO: 07

SUBJECT: EPC Approved Site Plan for Building Permit

ENGINEERING COMMENTS:

Previous Comments:

1. Provide a copy of the plat or document providing the access to American Rd. to the north of the site.
2. Identify all existing access easements and rights of way width dimensions.
3. Provide details sheet referenced on the site plan.
4. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of HC signs.
5. Include motorcycle, bike and ADA accessible parking in the parking table.
6. Provide curb ramp detail near front of the building.
7. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
8. Show the clear sight triangle and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.
9. Please specify the City Standard Drawing Number when applicable.

(No show)

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.

ACTION:

APPROVED __; DENIED __; DEFERRED *Indef* X; COMMENTS PROVIDED __; WITHDRAWN __

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

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

DATE: March 14, 2018

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

AGENDA ITEM NO: 7

DRB Project Number: 1011363

Application Number: 18DRB-70057

Project Name: _____

Request: EPC Approved Site Plan for Building Permit

COMMENTS:

No Comments

(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: 3/14/18
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APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___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

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
 Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 1011363 Hearing Date: 03-14-2018
 Project: Murphy – Seven Bar Ranch, Lot C-2 Agenda Item No: 7

<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:

- Hydrology has an approved Conceptual Grading Plan with Revision 3 date 1/23/18 for Site Plan for Building Permit.
- If layout changed per DRB comments on 2-14-18, then new Conceptual Grading Plan will need to be approved.

RESOLUTION/COMMENTS:

Parks & Rec:

Water:

Transportation:

Planning:

APPROVED
 DENIED

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