

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 1011435
Fineland Development – Kidz Academy

AGENDA ITEM NO: 04

SUBJECT: EPC Approved Site Plan for Building Permit

ENGINEERING COMMENTS:

Previous Comments:

1. Infrastructure list should include all frontage improvements including ¼ signal.
2. Perform an overall quality control check. (Street names are missing, dimensions are obscured, keyed notes are very large, PNM easement looks like an access etc.)
3. Please add a note on the plan stating "All improvements located in the Right of Way must be included on a public work order."
4. Please add the clear sight triangle to each subdivision entrance. Add the following note as well: "Landscaping, fencing and signing 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."
5. The ADA access aisle shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
6. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking.
7. Identify all existing access easements and rights of way width dimensions.
8. Clarify existing property lines and proposed property lines. Provide plat.
9. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
10. Per the zoning code, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
11. Add parking bumpers where the curb ramp is located. Show where the curb ramp is located.

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:

4/18/18

APPROVED __; DENIED __; DEFERRED ; COMMENTS PROVIDED __; WITHDRAWN __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: 1011435 Hearing Date: 04-11-2018
 Project: Kidz Academy Agenda Item No: 5

<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 grading and drainage plan with engineer's stamp date: 2/20/18
- Where's the infrastructure list? It needs to include the two ponds w/ drainage covenants.
 - Pond on Kidz Academy: Drainage Covenant (No Public Easement), signed by owner of Tr A1A.
 - Pond on Tr A1B: Drainage Covenant (No Public Easement), signed by owner of Tr A1B.

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 _____

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

AGENDA ITEM NO: 4

DRB Project Number: 1011435

Application Number: 18RB-70024

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