DRB Project Number: 2018-001501 AGENDA ITEM NO: 02

712 Montano Blvd. NW

SUBJECT: Site Plan-DRB, Variance – DRB, Vacation of Private and Public Easements, and Temporary Deferral of Sidewalk Construction

ENGINEERING COMMENTS:

1. Transportation Department has no objection to the vacation of the easements or to the deferral of sidewalk construction.
2. Transportation has no objection to the 30-foot easement for the street, the 26-foot easement width for the hammerhead, and the 20-foot street width of the hammerhead. Make sure all dimensions are labeled clearly on the site plan.
3. Transportation has no objection to a sidewalk waiver by the south lots 5, 6, 7, and 8.
4. Provide a sidewalk exhibit for Montano Boulevard showing width of sidewalk and distance from back of curb to property line. Right-of-way dedication may be needed.
5. On the sidewalk deferral exhibit, because there is only sidewalk on one side of the street, it will need to be a concrete sidewalk for ADA access. If Lot 4 sidewalk dead-ends at Tract B, then there should be a 5-foot by 5-foot sidewalk space at the end for a turn-around.
6. Clearly show the ends of the sidewalk particularly toward the south. ADA access should be provided across both ends of the street.
7. If 15-foot access is proposed to the back lots, this does not allow enough width for traffic circulation for more than one lot. For Lots 5 and 8, indicate where driveway access will be proposed.

1. Provide a sight distance triangle for the access to Montano Boulevard and for the corners of Lots 5 and 8 where the 15-foot access roads are proposed. Also, provide rounded radii at these locations as per DPM Standards, and label these radii as well as all radii proposed on the site plan for any property boundaries.
2. Add the following note for any sight distance triangles 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.”
3. Provide a copy of Solid Waste approval and Fire Marshall approval.
4. A work order will be needed for the roadway improvements. Provide an infrastructure list.

\*Please remember to email me directly with an electronic copy of all supplemental submittal documents. This should be submitted no later than the Friday before the hearing date.

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: Jeanne Wolfenbarger, P.E. DATE: January 29, 2020

 Transportation Development

 505-924-3991 or jwolfenbarger@cabq.gov

ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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