DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-001198 AGENDA ITEM NO: 7
The Trails

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. Provide roadway cross-sections for all surrounding roads and exhibit showing how these roads tie into proposed southern roadway improvements. Girona Road should be completed along this site boundary.
2. All recommended roadway improvements per approved Traffic Impact Study shall be included onto an infrastructure list.
3. The road cross-sections shall incorporate all bikeway improvements on Universe and Paseo del Norte in accordance with the MRCOG bikeways plan as well as curb and sidewalk requirements.
4. Provide streetlighting exhibit showing all proposed streetlighting locations. ON the infrastructure list, indicate “including all appurtenances such as wiring, pullboxes, transformers, etc.”
5. Provide a sidewalk exhibit showing any deferred sidewalk.
6. Incorporate a turnaround in front of the gate off of Girona. Label width of accessway.
7. Incorporate electrical charging station requirements.
8. Show handicapped space parking calculations. Show all necessary handicapped spaces. Label signage on plans and accessible aisle widths on plans as well as show any necessary curb ramps or sidewalk that is flush with pavement.
9. Curb ramp configuration on plan shall match the details. Provide additional details as necessary. Label all ramps.
10. The monument sigs are within the clear sight triangles. Push these outside of clear sight triangles.
11. Include “Violators to be Towed” language for the handicapped signs.
12. 6-foot ADA paths shall be provided from right-of-way to building and from ADA spaces to the buildings. A minimum 5-foot path shall be provided between buildings, as indicated for the most part.
13. Clarify the areas that show parking space overhang. Include parking bumpers on plans as applicable, and show dashed lines for any overhang,. Parking space overhang is not counted as part of the required sidewalk width; meet requirements aside from overhang.
14. Include details for curb and call out 6”-8” curb on the plans. Include sidewalk details with a 2% maximum cross-slope.
15. Clearly call out all bike racks on plan and number of spaces.

16. Identify all curb radii and all parking space dimensioning.

17. Call out aisle width of drop-off area. Include any “Do Not Enter” signage, one-way signage, and pavement arrows as applicable for any one-way aisles.

*Please remember to send an electronic copy of all supplemental submittal documents.

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.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: April 14, 2021

ACTION:

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

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