DRB Project Number: 2018-001470 AGENDA ITEM NO: 2

Avanyu Retail

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. Provide further clarification on what factors are used for parking calculations from the IDO and on reduction.
2. Based on square footage of the buildings, for retail use, a Traffic Impact Study will be required. Set up a scoping meeting with the City of Albuquerque Transportation Department. NMDOT will also need to be involved in review of the Traffic Impact Study.
3. Construction is not projected to happen for the City’s Menaul/12th Street project until Summer, 2020. This may affect the construction requirements and/or traffic analysis for this development.
4. With the next submittal, provide plat showing any access easements on Eagle Way or on Turquoise Street. Label right-of-way lines and any access easements on the site plan. All vehicular access and perimeter sidewalk must either be within right-of-way or an access easement.
5. Provide existing sidewalk width information surrounding perimeter of the site and the distance from back of curb to the property line. Sufficient sidewalk width must be provided according to roadway classification.
6. Add clear sight triangles for entrances to the site on the site plan as well in addition to the landscaping plan along with the note: “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.”
7. Label widths of all on-site walkways. Because this is an MX zone, apply sidewalk widths per IDO Requirements based on square footage of buildings.
8. 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)
9. Provide signs and sign details for the ADA accessible parking sign and the motorcycle signs. 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."** If that language is present it is not visible in the detail.

\*Please remember to email me directly with an electronic copy of all supplemental submittal ocuments.

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 8, 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)