DRB Project Number: 2018-002333 AGENDA ITEM NO: 4

Viva Paradise Town Homes

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. Provide parking calculations for handicapped spaces. Van accessible aisles shall be a minimum of 8 feet wide.
2. Add keyed note for the clear sight triangles: “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. Label distance from back of curb to back of sidewalk along Buglo. Show right-of-way and lot lines.
4. Provide dimensioning for all on-site walkways, parking spaces and aisles. Minimum aisle width for two-way access is 24 feet, and minimum aisle width for one-way access is 12 feet. Define angle for any angled parking.
5. If one-way aisles are intended, provide pavement markings, and provide “Do Not Enter” signage at the egress.
6. Curb that is 6” to 8” high must separate the parking spaces from parking islands and/or walkways. Label curb and provide detail on the site plan. Provide ramp details as needed. (Alternatively, if the sidewalk is meant to be flush with the parking spaces, provide parking bumpers and label these.)
7. Provide walkway details and show that the maximum cross-slope of the walkways is 2%.
8. Obtain Solid Waste approval for the site plan.
9. At the entrance across from Sierra Morena, define parking islands and radii, and define radii for the other islands on the parking lot. It appears that one of the parking islands overlaps one of the parking spaces at the entrance across from Sierra Morena.
10. 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) (Label more clearly with a keyed note.)
11. 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 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. 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)