

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-002380
Mercado El Milagro

AGENDA ITEM NO: 3

SUBJECT: Site Plan-DRB

ENGINEERING COMMENTS:

1. One-way vehicular paths on-site require pavement directional signage, and a posted **“Do Not Enter”** sign at the point of egress for Building F. **See revised sheets A1.2 & A2.6**
2. Provide a 6” curb detail and internal sidewalk details. Show that the maximum sidewalk cross-slope is 2%. **See revised sheet A1.3, details 10, 11, and 12**
3. Specify height of lettering for “No Parking” lettering on pavement for van accessible aisles. The letter letters shall be 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)
See revised sheet A1.3, Detail 7a
4. On enlarged plan, Building B shows curb but no ramp from the van accessible aisle.
Asphalt to slope to sidewalk, have added bumpers for ADA spaces. See Sheet A2.2
5. On enlarged plan, Building F shows a one-way access width of 10’-2” when the minimum required width for one-way access is 12’. **See revised sheet A2.6, A1.1, A1.2 for widened drive aisle**
6. On enlarged plan for Building C, indicate curb radii. **See revised sheet A2.3**
7. Indicate width of parking spaces south of Building E on enlarged plan. **See revised sheet A2.5**
8. The TIS needs to be reviewed and approved, and an infrastructure list needs to match the improvements identified in the TIS prior to site plan approval. Right-of-way dedication may be required. **TIS has been submitted for approval**
9. Label the existing trail and power poles along 98th Street and the new sidewalk, curb, and gutter, and proposed additional pavement width on the site plan to match the infrastructure list. Provide dimensioning of all new infrastructure within COA Right-of-Way. All of these items have to be shown within City right-of-way. Right-of-way dedication may be required. **See revised sheets A1.1, A1.2**
10. Show all proposed driveways and median cuts on the infrastructure list. **Asa sent revised list.**

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

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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
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DATE: September 18, 2019

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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