DRB Project Number: 2019-003076 AGENDA ITEM NO: 10

Storage Facility

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

**Plat:**

1. Transportation has no objection to approval of the plat.

**Site Plan Comments that were provided previously in order to get Site Plan Approval:**

1. Show proposed roadway cross-section for Signal Avenue. Tie-in to existing curb improvements to the east is required. A work order will be required for these improvements. Please add a note on the plan stating “All improvements located in the Right of Way must be included on a public work order.”
2. Given the gate locations, obtain Fire Marshall approval and Solid Waste Approval. (Gates should be moved back since there is insufficient room to even park one vehicle without back-up into right-of-way.)
3. Curb radii for accessways should not extend in front of adjacent properties. It appears that the accessways may need to be shifted.
4. What hours of the day will the sliding gates be closed off? There is concern about back-up into Signal Avenue and the proximity of the gates to Signal Avenue. Please provide information on traffic use and generation.
5. Is there a proposed loading area for the self-storage? Label on the plan.
6. Show door entrances for ADA access purposes. A minimum continuous 4-foot wide pathway is required for ADA purposes from the handicapped spaces.
7. Label all signage on site plans including signs for motorcycle parking, handicapped space signage, and “Do Not Enter” Signs for the one-way drive. Label pavement arrow markings.
8. 6-foot wide pedestrian path is required to the Signal Avenue right-of-way.
9. Label all compact parking spaces.
10. Bollards should be 18” from face of curb to edge of bollard. Label dimension.
11. Label all curb and curb radii.
12. Show all parking lot space dimensioning. A dimension is required for all handicapped spaces and van-accessible aisles.
13. 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.

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)