DRB Project Number: 2020-003199 AGENDA ITEM NO: 2

ABQ Airport Lodging

SUBJECT: Site Plan **with Consultant Responses**

ENGINEERING COMMENTS:

* Provide Fire Marshall approval for the site plan. As noted originally on the Site Plan the FMO approved the Fire\_1 Plan...and is attached. Please see "Index to Dwgs." which ref. FMO 19-000919. According to your board colleague, Kris Cadena, the W/SAS statement would not have been issued without fire marshal approval.
* Provide TIS form as part of this submittal package. attached
* Identify parking space dimensions on the southeast corner of the site. These are accurately "dimensioned" as called-out @ "9'x18' Typ., thx.
* Label width of walkway to the west entrance of the building. Added, (5' W)
* Call out curb radii for the parking islands. All are dimensioned and 3' unless noted otherwise. as Noted by #9 on original plan.
* Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. This is clear and / or indicated on the plan
* Provide bike rack, curb ramp, sidewalk, and curb details. Follow bike rack guidelines per the IDO. Our st'd details worthy of TCL construction are added to the Site Plan. All On-site sidewalks as indicated will be built Per COA 2430, including ramps to ADAAG (guidelines), and per added detail.
* Provide details for motorcycle parking signs and ADA accessible signs. Label on the site plan for the applicable spaces. 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."** Please call out detail and location of signs. Added - ..these are also typically shown on the TCL when a TCL is "required".
* The ADA access aisles 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) As shown as originally submitted - and scales @ 1.5' high
* Identify asphalt surfaces as part of the site plan. Added call-out, and see private header curb detail
* All one-way drives shall have “One Way” and “Do Not Enter” signage and pavement markings. Please show detail and location of posted signs and striping. We have (2) two-way drives designed and indicated on Site Plan. Sign(s)/legend added....including "Deliveries Sign".
* At each of the entrances to the site, show the clear sight triangle and add the following note to the plan: “Landscaping and signage 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. site triangles for driveways were shown, ADDED Note #11.
* Due to the sharp curve north of the site, provide sight distance exhibit for the entrance off of University Boulevard. attached, (S-bound Randolph 30 mph)
* Justification needs to be provided for the 5% deviation from the number of required parking spaces. Per applicable IDO section this may be requested, and then noted on the plan and made clear in the APPLICATION cover letter initially. This was provided. Justification can be irregular shape of parcel, juxtaposition of property bearings (no 90-degrees), and severe topography. Let alone not unprecedented in the area - most hotels have either been granted a variance or deviation.

\*Please remember to send an electronic copy of all supplemental submittal documents. YES. thx. Dated 1/27/20

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 22, 2020

Transportation Development

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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