



DEVELOPMENT REVIEW BOARD  
**SUPPLEMENTAL SUBMITTAL**

**(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)**

PROJECT NO. PR-2020-003658

Application No. SI-2020-01052 (EPC: SI-2020-00356)

TO:

Planning Department/Chair

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

\*(Please attach this sheet with each collated set for each board member)

**NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.**

DRB SCHEDULED HEARING DATE: 10/28/20 HEARING DATE OF DEFERRAL: 10/21/20

**SUBMITTAL**

DESCRIPTION: Revised Site Plan set with additional notes and details for Transportation; revised utility plan identifying stub to site as private.

Transportation comments attached with responses from the Civil Engineer shown in blue.

CONTACT NAME: Jim Strozier, FAICP

TELEPHONE: (505) 764-9801 EMAIL: cp@consensusplanning.com

DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-003568  
Overture Andalusia

AGENDA ITEM NO: 4

SUBJECT: EPC Site Plan Sign-off

ENGINEERING COMMENTS:

1. Due to extensive amount of sidewalk, ADA details that are needed, and the construction of sidewalk in two separate jurisdictions, a work order shall be needed just for the sidewalk, ramps, and driveways.

IA Response: Noted, work order process will be followed for public sidewalks, ramps, and driveways.

2. Obtain permit from NMDOT before performing any work within NMDOT right-of-way.

IA Response: Noted, correspondence with Mr. Peter J. Kubiak (NMDOT Engineering coordinator) dated 10/16/20 provided conditional approval to the proposed sidewalk within NMDOT right-of-way.

3. Provide details for internal curb ramps. For pedestrian crossings across the parking aisles, it appeared that ramps were still needed to be called out at each end. Make sure all various types of curb ramps are called out. ON the east end of the building at the turn-around, ensure that there is enough of a landing at the top of the ramp

IA Response: Internal ADA compliant curb ramp details provided on CP-502. A-101 keynote #24 for ADA compliant ramp updated with ramp condition type referenced on CP-502. Added dimension at landing of condition type B ramp near main-entry/turn-around area for clarity (6' x 6' landing at top of ramp provided).

4. Are ramps for the walkways needed at the location of the cottages where you have median curb called out?

IA Response: Access is only intended through the middle 6' wide sidewalk to the dog park area. Sidewalks adjacent to the cottages are intended for individual building/unit use from unit garage to unit entry, not intended to interconnect with each other.

5. Some of the pedestrian walkways were not labeled; this was noticed on the far north side of the site.

IA Response: Additional key note labels added for the pedestrian walkways.

6. Curb that is 6" to 8" high should be shown to separate parking and aisles from landscaping and sidewalk at all applicable locations.

IA Response: Added additional keynote #25 for clarity, no 8" curbs are proposed on site, only 6" curb.

7. Show and label all curb radii. (On the east side of the site, a few of the larger curb-radii call-outs could not be read; they conflicted with the buildings.)

IA Response: Additional curb radii dimensions added across site, 3'R is standard on curb radii unless otherwise noted on Site Plan.

DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT

8. Please add the clear sight triangle to each subdivision entrance on the site plan. Add the following note as well: "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."

IA Response: Clear sight triangle added to public vehicular ingress/egress location. Note added as General Note #5.

9. Call out all handicapped spaces, and clearly label all van-accessible aisles. One on the north side was not called out. Also, make sure van accessible aisle dimensions are labeled; a typical dimension can be called out, but it is typically at least 8 feet wide.

IA Response: Verified labeling for all ADA parking spaces on site, added access aisle dimensions adjacent to ADA Van stalls.

10. There is a stray note 2 for an ADA space, but it is not shown anywhere near a van accessible aisle on the southwest side. Please clarify.

IA Response: Previously shown in error, removed from plan view.

11. At the Vehicular emergency entrance, include signage that call out "Emergency Vehicles Only".

IA Response: Added keynote calling out "Emergency Vehicle Access Only" sign locations on plan sheet. Added sign detail to sheet CP-503.

12. I could not identify all of the electrical charging spaces per Note 23.

IA Response: Added electrical parking symbol to legend and updated keynote description for clarity. Provided only 2 electrical vehicle charging spaces within the open parking area. Other 4 stalls are noted as the south-western most stalls in the single-story garages.

13. Call out width of parking aisle north of turn-around.

IA Response: Added parking aisle width dimensions north of turn-around.

14. What type of gates are being installed? Is there a detail?

IA Response: Currently, there are two types of gates proposed on site, a sliding gate and a swing gate. The sliding gate will be utilized for access to the main portion of the building and for the emergency vehicular access gate. The swing gate is intended at the entry to the cottage area. Detail for each type provided on sheet CP-503.

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  
505-924-3991 or [jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov)

DATE: October 21, 2020

---

ACTION:

DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT

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

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

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: 2019-003055  
DRB Application No.: \_\_\_\_\_

**Overture Andalucia Senior Housing  
PROPOSED NAME OF SITE DEVELOPMENT PLAN**

**Tract 4, North Andalucia at La Luz  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	Private P.E.	City Cnst Engineer
		8'	PCC Sidewalk	Coors Blvd.	So. Property Line	Mirandela St.	/	/	/
		6'	PCC Sidewalk	Mirandela St.	Coors Blvd.	Antequera Rd.	/	/	/
		6"	PCC Sidewalkj	Antequera Rd.	Mirandela St.	So. Property Line	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature      Date		City User Dept. Signature      Date	

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

- 1    The designated sidewalks are Site Plan controlled and will not be financially guaranteed.
- 2    \_\_\_\_\_
- 3    \_\_\_\_\_

**AGENT / OWNER**

**Fred C. Arfman, PE**

NAME (print)

**ISAACSON & ARFMAN, INC.**

FIRM

 10/2/2020  
SIGNATURE - date

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

_____	_____
DRB CHAIR - date	PARKS & RECREATION - date
_____	_____
TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
_____	_____
UTILITY DEVELOPMENT - date	CODE ENFORCEMENT - date
_____	_____
CITY ENGINEER - date	_____ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER