DRB Project Number: 2018-003887 AGENDA ITEM NO: 2

Phoenix Avenue/3rd Street Apartments

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. It appears as though right-of-way dedication is needed on Phoenix Avenue for the 8-foot sidewalk and for a curve for the property line at the northeast corner of the site. For the sidewalk on La Poblana, it appears that right-of-way dedication is needed. .Also include keyed notes for curb ramps at intersection corners and curb ramp details on Phoenix Avenue.
2. Provide ADA-compliant driveway details.

1. There shall be a minimum 4-foot width clearance around powerpoles and fire hydrants. On Sheet A-100, there appears to be conflicts, particularly on Phoenix.
2. Line up pedestrian pathway with the door entrance. Connect clear pedestrian pathway from van accessible aisles to this pathway.
3. If it is desired to keep alleyway width at 16 feet wide, request a width waiver. The alleyway also lacks a turn-around given the length of the alleyway before the gated entrance. Full pavement of the alleyway is required.
4. Gate entrances off of La Poblana and 3rd Street do not allow for any vehicular queuing. Please address this as it is desired to avoid vehicles backing up onto the streets.
5. Show “Do Not Enter” signs and label pavement arrows as needed. “Do Not Enter” signs should be placed at the end of any one-way aisles.
6. Label “Compact” for all compact parking spaces.
7. Follow DPM criteria for minimum aisle widths and parking space lengths based upon the angled parking. For the 15-foot driving aisle accessed off of La Poblano, there is insufficient space for compact cars to back out as they would need 24 feet at a 90-degree angle.
8. Indicate driving aisle width for aisle coming off of 3rd Street and driving aisle width behind motorcycle parking spaces. Also show motorcycle parking space dimensions. Label all curb radii within parking lot.
9. Show closure of any unused driveways and replacement with sidewalk, curb, and gutter. (There is one driveway off of Phoenix.)
10. Clear sight triangles shall be shown at both entrances and at all intersection corners. Clear sight triangles should be shown correctly to the edge of the driving lane or curb per the DPM requirements. Also, show clear sight triangle at the 4th Street entrance even though it is emergency access only. (Show all clear sight triangles on both the site plan and on the landscaping plan.)

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: August 19, 2020

Transportation Development

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ACTION:

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

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