DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 003847 AGENDA ITEM NO: 1
420 Fitzgerald NW

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. Road width for the private street that ties into 7th Street does not clearly show up on the plan. Also, show width of proposed sidewalk and label.

2. Also for the private road, present the centerline curves. Follow DPM requirements for curvature. Provide a turning template through this area for maneuverability purposes to make sure it meets the project requirements, and provide curve warning signage for the reverse curve on each end.

3. The crosswalk at the end of the reverse curve is in an unsafe location for visibility of pedestrians from drivers. The sidewalk alignment should be maintained on one side of the road.

4. For the road adjacent to the site, clearly show the right-of-way lines that incorporate the latest right-of-way dedication, adjacent roadway width, lane width, and proposed sidewalk widths. Also show streets and driveways across from the accessways to demonstrate lack of conflicts.

5. In the parking calculations, show the ADA parking space calculations.

6. Provide keyed notes that call out curb ramps at all applicable locations in order to demonstrate clear ADA pathways, including end of crosswalks, etc. Provide all types of applicable ramp details in the civil details.

7. If the sidewalk is flush with the pavement at crosswalks where walkways are aligned through the landscaped islands, clearly note on the plan.

8. On the site plan, dimension all van accessible aisles and any 5-foot accessible aisles.

9. Show width of all parking spaces for each segment. Match DPM requirements.

10. Show all bicycle parking space locations. Provide detail for bicycle spacing as well.

11. Label sidewalk width for each sidewalk segment.

12. Call out curb for landscape islands as applicable. If providing a paved surface, also label on the plan.

13. Add a bold note that all improvements within the right-of-way shall be built as part of the work order process.

14. On the site plan, show clear sight triangles that will match what is shown on landscaping plan. Also provide clear sight triangles at both accessways for both of these referenced plans.

15. Provide shared access agreement between lots as needed.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
505-924-3991 or jwolfenbarger@cabq.gov

DATE: January 12, 2022

ACTION:

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

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