DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2018-003887 AGENDA ITEM NO: 4,5
Phoenix Avenue/3rd Street Apartments

SUBJECT: Site Plan, Plat

ENGINEERING COMMENTS:
SITE PLAN

1. Show the sanitary sewer easement that is proposed for vacation. Platting approval is required prior to site plan approval.

2. Provide cross-sections for sidewalk and clarify exact sidewalk limits on plan for purposes of the infrastructure list. At the last DRB, there was discussion about having a landscape buffer between the curb and the sidewalk along 4th Street.

3. For the driveway details added, show slopes and identify the driveway location on the detail sheet. Demonstrate clear 4-foot ADA path around obstructions.

4. With the gate moved back on the west entrance, still provide queuing analysis. There may need to be a designated no parking area for two cars to queue up.

5. Not all “Do Not Enter” signs are shown at the end of one-way aisles. Include these at the end of each of the one-way aisles.

6. The width and length waiver for the alleyway is required prior to platting and site plan approval. Since this is over 150 feet long, a length waiver may be requested as part of this justification.

7. It appears that the curb ramps at each of the corners does not meet ADA based on slopes, and detectable warning surfaces are required. Prepare an infrastructure list to show alleyway paving, public sidewalk, and replacement of ramps at each of the intersection corners.

8. Each of the circles that demonstrates 4-foot width is very difficult to read. Darken these, and place in the legend. Be sure to include all obstructions.

PLAT

1. All public sidewalk shall be within right-of-way along the entire frontage of the site. Provide cross-sections to establish right-of-way line.

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 13, 2021
Transportation Development

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ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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