DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

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

SUBJECT: Vacation, Plat, Site Plan

ENGINEERING COMMENTS:
SITE PLAN

1. The Transportation Department has no objection to the alleyway waiver, proposed vacation, or to the plat.

2. For the sidewalk cross-sections provided, show a 2% maximum cross-slope and a 1.5% preferred cross-slope. Indicate the existing right-of-way versus the proposed right-of-way.

3. Based on new right-of-way dedication, show new right-of-way lines on the site plan and label the new right-of-way.

4. Make it clear that a 4-foot pathway shall be required around all obstacles within public right-of-way.

5. For the driveway details added, show slopes for each portion of the driveway, and identify the driveway location on the detail sheet. Demonstrate clear 4-foot ADA path around obstructions. (Also, drawing 2426 is not the correct drawing for the graphics shown on the site plan. Drawing 2425 appears to be a better fit.)

6. With the gate moved back on the entrance off of 3rd Street, still provide queuing analysis. There may need to be a designated no parking area for two cars to queue up.

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. More specifically, the ramp on the northwest corner of the site does not meet ADA. This would have to be modified.

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
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DATE: January 27, 2021

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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