DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2018-003887 AGENDA ITEM NO: 7
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. Call out sidewalk dimensioning around the building. (This would be easiest to provide with cross-sections.)

3. 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.)

4. Allow a sufficient "No Parking" zone on 3rd Street for two cars due to queuing behind gate. Dimension the "No Parking " zone.

5. It appears that the curb ramp on the northwest corner of the site does not meet ADA. This would have to be modified. Provide a detail.

6. Demonstrate that clear sight distances won't be an issue at both the entrances and intersections with the new site plan. Refer to new DPM standards for clear sight distances at intersections.

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

DATE: February 10, 2021

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

Outside Communication: On January 29, 2021, I had a phone conversation with Scott Anderson about providing sufficient space for two vehicles to queue within right-of-way and about ensuring clear sight distance at accessways and intersection, following the DPM standards with regard to stopping sight distance and speed limits.