DRB Project Number: 004747 AGENDA ITEM NO: 01

Daytona

SUBJECT: Plat , Site Plan

ENGINEERING COMMENTS:

1. A Traffic Impact Study is required for this development. All recommendations from the Traffic Impact Study shall be placed onto an infrastructure list.
2. Platting approval shall occur prior to site plan approval. DOT approval is needed since site is adjacent to I-40.
3. A bold note shall be placed on the site plan stating that all public improvements shall be built as part of the work order process. The road improvements shown on the site plan do not match the infrastructure list, and a cross-section shall be provided prior to platting action.
4. For the public driveway temporary turn-around, a public easement is needed. With use of this turn-around, extend Daytona Road to allow enough room to turn-around.
5. Provide a turning template layout as part of the package to ensure that truck traffic can adequately maneuver through the site.
6. Clear sight triangles shall be placed on all accessways on the site plan. These shall also be shown on the landscaping plan with the standard note.
7. A 6-foot ADA pathway shall be shown from the handicapped spots to the doorways and from the public right-of-way to the doorway. Label this 6-foot pathway at all applicable places and widen as needed.
8. The 6-foot ADA pathway appears to need a curb ramp at the end of the parking lot. Use a keyed note and call out appropriate detail.
9. Dimension the motorcycle parking spaces and label “MC” at the back of the spaces.
10. Ensure sufficient space for the bicycle parking. Show dimensioning between the racks.
11. Show a 2% maximum slope for all sidewalk.
12. Show transitions between flush sidewalk and full curb height with additional ramps as needed.

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

FROM: Jeanne Wolfenbarger, P.E. DATE: May 5, 2021

 Transportation Development

 505-924-3991 or jwolfenbarger@cabq.gov

ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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