DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-004757 AGENDA ITEM NO: 7
Volcano and Central – Storage Facility

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. There were two options given for this development which include either a request for vacation of right-of-way and a subsequent creation of a dead-end cul-de-sac or a an extension of Volcano Road to the neighboring driveway to match up with the existing median cut. (This is due to the fact that Volcano Road does not meet current DPM standards for intersection/driveway spacing or the intersection roadway alignment.)
2. Create an infrastructure list for Volcano Road improvements based on the chosen option and provide a layout as part of the site plan action since the option would have a direct impact on the site plan. Actual public roadway improvements shall be reviewed and approved through the City work order process.
3. As part of Volcano Road improvements, include sidewalk and curb. Sidewalk width shall be chosen based on roadway classification. Provide a roadway cross-section along with the submittal package.
4. Indicate how the parking spaces are designated for the storage facility on the drawing. Will these be painted parking spaces?
5. For the ADA parking and turn-around for the RV parking before the gate, provide dimensioning for the parking spaces and parking aisle. (For the turn-around itself, also provide a turning template design.)
6. Provide parking calculations for the proposed parking shown. This should include any requirements from the IDO including ADA parking, motorcycle parking, and bicycle parking. Provide handicapped space signage, motorcycle parking signage, and a bike rack detail.
7. Include clear sight distance triangles at the accessway. Include standard note for landscaping limits. "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle."
8. Provide 6-foot ADA access from the office to the right-of-way and from the office to the handicapped spaces. Include any sidewalk and ramp details as necessary. Label sidewalk at a 2% slope.
9. The ADA access aisle shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space

so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

10. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**

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: March 31, 2021

ACTION:

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

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