DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005426 AGENDA ITEM NO: 10
300 Vassar

SUBJECT: EPC Site Plan

ENGINEERING COMMENTS:

PR 2021-005426 3000 Vassar
Major Site Plan Amendment, Zoning Map Amendment

1. List existing sidewalk width to find out if it is adequate. Cracked or broken sidewalk will have to be replaced. Modify driveways to meet current standards for ADA as well as maximum driveway width.

2. Incorporate bicycle parking and motorcycle parking as part of the new IDO requirements. Include bike rack details, motorcycle signage details, curb, and handicapped sign details.

3. Incorporate a 6-foot ADA pathway from handicapped spots to building and from building to the right-of-way. If drive aisle is over 24 feet, adjust as necessary to accommodate.

4. Show clear sight triangle at accessways. Please add the clear sight triangle to each subdivision entrance. Add the following note as well: "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."
5. 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)
6. 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."** If that language is present it is not visible in the detail.
7. From the layout, it appears that a shared access agreement is needed with the adjacent property in order to access the north parking spaces.
8. Use keyed note to designate any curb shown on the plan.

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.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: February 2, 2022

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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