DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 005573 AGENDA ITEM NO: 2,3
East Netflix

SUBJECT: Plat, Site Plan, Vacations

ENGINEERING COMMENTS:

1. The Transportation Department has no objection to the proposed vacations. Make sure that shared access is established on the plat for separate lots with maintenance and beneficiaries listed.

2. A Traffic Study needs to be submitted and approved prior to sign-off of the infrastructure list.

3. On detail for curb ramps, truncated domes should be placed a maximum of 5 feet from the drive aisle or street; label this on the details.

4. In the center of the site plan, label radii for the roadway centerlines along with lane widths; some, but not all of the curves have been labeled (SPD1.10).

5. Traffic control throughout the site at all 4-legged intersections should clearly be designated as a two-way stop or 4-way stop. With additional signage added, in cases where there is over 400 feet of drive aisle width, speed needs to be controlled on-site either by conversion of two-way stops to four-way stops or some type traffic calming measures along with speed signage.

6. Pavement Markings: On pavement markings that separate opposing traffic, use yellow markings, and designate striping lengths and gaps. Call out a 4-foot distance between the stop sign and the crosswalk on the detail for crosswalks placed before stop signs on the detail sheet.

7. On the north side of the site near Eastman, there appears to be a turn-around that needs to be fully dimensioned. (Dimension the entire trapezoidal shape, SDP 1.12.)

8. Based on the turning template design, it appears that there may need to be some minor adjustments to curb radii as there are overlaps throughout the site plan. At Eastman, there is still a **major** issue with the radius because truck traffic is sent into the opposing lane on an acute angle; refer to AASHTO Manual for design of curb radii.

. 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 9, 2022

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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