DRB Project Number: 2019-002454 (2019-003125) AGENDA ITEM NO: 3

415 Tijeras Avenue NW

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Due to site conflicts, vacate the 16-foot alleyway that accesses 5th Street. (City Engineer has since waived this requirement.)
2. Change the access and sidewalk easements to right-of-way dedication.
3. Provide information including distances from curb to back of sidewalk along all site frontages. Also ensure that streetlights and mastarms are within right-of-way. Right-of-way dedication may be required.
4. A bike lane is proposed on 5th Street and Tijeras per the Bikeways Master Plan. It needs to be demonstrated that this can be accommodated within street right-of-way, or right-of-way dedication may be needed here as well. Provide a road cross-section.
5. As part of the replatting process, ensure that remaining lot lines are not going through any buildings within boundaries of the scope of this platting action.
6. For property corners such as the one at Tijeras and 5th Street, right-of-way dedication is required to add a curve. Refer to Table 23.3.3 for requirements.

\*Please remember to email me directly with an electronic copy of all supplemental submittal documents.

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. DATE: January 15, 2020

 Transportation Development

 505-924-3991 or jwolfenbarger@cabq.gov

ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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