DRB Project Number: 2019-003185 AGENDA ITEM NO: 12

Virginia/Menaul

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Provide distance from back of curb to the property line and width of existing sidewalk for both Virginia Street and Menaul Boulevard. Right-of-way dedication may be required.
2. For the driveway off of Menaul Boulevard, right-of-way dedication is needed for the entire driveway. (The back portion of the driveway that is ADA-compliant appears to be outside of the right-of-way.)
3. The alleyway is cracked and in poor condition. Alleyway improvements are needed along the frontage of the site.
4. If future development is not going to be submitted to DRB, a TCL (Traffic Circulation Layout) will be required before building permit. If a proposed development will be accessing the alleyway, dedication of right-of-way of 4 feet is required to meet standards for a 20-foot alleyway.
5. Right of Way dedication is required to add a curve to the northwest and southwest corners of the property. Refer to DPM Table 23.3.3 for requirements.
6. Any items that are remaining in public right-of-way after right-of-way dedication will either need to be removed, or a revocable permit will be required.

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

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 8, 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APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_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)