DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-003443 AGENDA ITEM NO: 4

SUBJECT: Plat

ENGINEERING COMMENTS:

1. The accessway layout is subject to RAC approval through MRCOG. A note to that effect has been added to the infrastructure list.
2. Rio Rancho acceptance is required at Wellspring.
3. The infrastructure list still shows the 9-foot right-turn lane when it should show 10-feet.
4. On the infrastructure list, when needing to remove and replace curb to incorporate a new lane, add so many linear feet of median curb removal and replacement. (This applies to Wellspring and to Irving/Unser.)
5. For one of the cross-sections on Bandelier (the second one), specify road limits under the title "'Bandelier Extension" for clarification.
6. For the portion of Bandelier near Unser, setting the new concrete curb at the same spot where the asphalt curb is located creates too narrow of a road. The road shall at least follow minimum standards for that roadway classification per the DPM. Adjust infrastructure list as necessary to specify the additional pavement. (Reference "Local Street Design Standards"). If not adding center left turn lanes, the minimum width F/F, ought to be about 32 feet face to face. Make a proposal based on parking needs, east of transitioning, and sufficient space for existing left turn lanes, etc.
7. There were not cross-sections for every off-site road improvement as part of the submittal, but the Transportation Department is satisfied with the exhibits provided to understand what needs to be proposed.

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.

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DATE: April 14, 2021

ACTION:

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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