DRB Project Number: 004771 AGENDA ITEM NO: 3

Barelas and Bell Avenue

SUBJECT: Plat

ENGINEERING COMMENTS:

1. Prior to allowing the right-of-way vacation, justify the 20-foot width for Bell Avenue since it falls below the DPM standard width for a local street. Label width of right-of-way at the location of the vacation.
2. Obtain a sidewalk waiver on Bell Avenue if no sidewalk is planned.
3. Label existing sidewalk widths on Barelas Avenue and on 4th Street to ensure that minimum sidewalk widths are met according to the roadway classification. Right-of-way dedication may be needed.
4. There is an existing overhead powerline over one of the buildings. Verify easement and right-of-way requirements with PNM.
5. There is a continuous driveway along 4th Street which exceeds DPM requirements. There is an opportunity to limit length of access at this location based on existing conditions.
6. Dedicate curve for the southeast corner of the intersection of Barelas and Bell Avenue.
7. For any future development, if not submitting a site plan to DRB, a Traffic Circulation layout shall be required.
8. Provide a vehicular trip generation for any future development. A Traffic Impact Study may be needed.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E. DATE: January 6, 2021

 Transportation Development

 505-924-3991 or jwolfenbarger@cabq.gov

ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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