DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 005089 AGENDA ITEM NO: 15
4700 Eubank Blvd.

SUBJECT: Plat

ENGINEERING COMMENTS:

1. The Transportation Department has no objection to the requested action, and comments below are given for informational purposes.

2. A 6-foot wide pedestrian access is required from the back lot to the right-of-way. If not providing a 6-foot pedestrian access to the back lot now, it shall be needed in the future when development occurs. At that time, the plat shall be adjusted, or a sidewalk easement shall be needed.

3. Design of drive entrances shall follow DPM requirements in terms of required width and for meeting requirements from Hydrology Department. Also, provide adequate distances from property lines and maintain curb ramps in front of the subject property. Due to grades and to the access being located off of an arterial road, it is requested to have a drive entrance with curb radii in lieu of a driveway.

4. The infrastructure list requirements for this project are needed for financial guaranty but not for work order purposes.

5. If future development is not going to be submitted to DRB, a TCL (Traffic Circulation Layout) will be required before building permit. It is best to leave driveway design for site plan design.

6. What are the uses of this development? A TIS or Trip Generation Exhibit may need to be provided.

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

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: April 27, 2022

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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TRANSPORTATION DEVELOPMENT

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