DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 005089 AGENDA ITEM NO: 16
4700 Eubank Blvd.

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Sidewalk along Eubank Boulevard shall be a minimum of 6 feet wide. Sidewalk is also broken and uneven and shall be replaced. (Allow right-of-way dedication for expansion of the sidewalk width requirement.) Add requirement to the infrastructure list.

2. Follow the DPM for minimum requirements for accessway widths based upon the number of lots that will be served. (20 feet is the minimum required for fire access as already shown on the sketch plat.) In addition to the vehicular access, 6-foot pedestrian access is required from the back lot to the right-of-way.

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. 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.

5. 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: March 9, 2022

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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