DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-006611 AGENDA ITEM NO: 19
7100 & 7220 Lomas

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Convert the roadway easement at the corner of the intersection to right-of-way dedication.
2. Curves are required at all property corners at intersections. Ensure that all public infrastructure is within public right-of-way, private infrastructure is behind the right-of-way line, and sight distance requirements are met.
3. Show existing sidewalk and sidewalk widths along all road frontages. A 6-foot wide sidewalk is required on Lomas and on Louisiana. A 5-foot wide sidewalk is required on Chama Street. Any deviation on Chama would require a DRB Determination with a justification letter.
4. A minimum 24-foot wide access easement is needed for two-way traffic, and line it up with the existing driveway. List both maintenance and beneficiaries for the easement.
5. If not submitting a site plan to DRB, submit a Traffic Circulation Layout Plan (TCL) for any future development. Provide shared access agreement as part of platting action with the lot to the south for any shared access.

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

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
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: February 16, 2022

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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