DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007100 AGENDA ITEM NO: 1
Cottonwood and Airport

SUBJECT: Preliminary Plat

ENGINEERING COMMENTS:

1. This project is within a Center and a Major Transit Corridor. Airport Drive and Cottonwood Drive are local roads. Proposed 6' sidewalk is acceptable, but a 5-6' landscape buffer is also required between the sidewalk and curb per the DPM. This was requested at sketch plat but I do not see this addressed. Right of wat may be required.

2. For any development along Seven Bar loop road, a minimum ten-foot wide sidewalk is required, and bike lanes are also proposed per the MRCOG plan.

3. Transportation has an approved Conceptual TCL dated 10/20/2022. A full TCL will be required at building permit. Transportation still needs a filled out a Traffic Scoping form to determine if a Traffic Impact Study is required.

4. Incorporate shared access with neighboring property as needed, and radius for entry drive off of roadway should not encroach into neighboring property.

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

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: March 8, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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