

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

October 12, 2021

Courtney Lynch
Development Management Group, LLC
4209 Gallatin Pike
Nashville, TN 37216

Re: Chase Bank - ATM
2529 San Mateo NE
Traffic Circulation Layout
Architect's Stamp NONE provided (H17-D049)

Dear Mr./Ms. Lynch,

Based upon the information provided in your submittal received 10-12-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. San Mateo driveway (adjacent to proposed ATM):

- Remove existing drivepad due to the proximity to Arterial intersections.
- If not remove, verify the drivepad is ADA accessible/compliant and if not replace driveway with current/update drivepad per COA standards.

2. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.

3. Keyed 7& 9: Add note to paint bollard traffic yellow.

4. Keyed 10, 11,12: Provide complete details for proposed pavement markings.

5. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.

6. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show detail and location of posted signs and striping.

7. The minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet). Please dimension all lane widths and radii.

8. Please provide a sight distance exhibit (San Mateo drivepad) per DPM requirements.

9. Show the clear sight triangle and add the following note to the plan: **"Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.**

10. Please specify the City Standard Drawing Number when applicable.

11. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

Please include a copy of your shared access agreement with the adjacent property owner.

- 12. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing (2430 & 2415A).**
13. Please provide a letter of response for all comments given.
- 14. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: mgrush@cabq.gov**).**

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File