

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

May 11, 2022

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 04-29-2022 (H17-D049)

Dear Ms. Lynch,

Based upon the information provided in your submittal received 05-09-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

**1. Menaul driveway (adjacent to proposed ATM):**

- The driveway/pad width/dimension will need to be provided.
- A 15'R instead of 5'R should be provided for better turning movement of vehicles.
- Provide length from edge of existing drivepad to pavement marking text 'Do Not Enter' to ensure adequate queue length is met.

**2. Keyed Note 7:**

- The 'Do Not Enter' sign will need to be on both sides of the exit lane.
- Sign Face detail for Stop sign (R1-1) and Do Not Enter sign (R5-1) needs to be added to details.

**3. Keyed Note 11:**

- The pavement marking text 'Do Not Enter' detail needs to be added.
- Provide complete details for proposed pavement markings.

**4. Keyed Note 19 (New Curb & Gutter):**

- Usually a 6" curb is used on internal site, please verify that your proposed detail doesn't impact/compromise the integrity of existing curbing.
- If need be please provide transition back to existing curbing.
- Provide a detail on how the proposed c&g connects onto the existing Menaul drivepad to avoid any safety conflict with sidewalk (pedestrian pathway across driveway/pad).

**5. Keyed Note 24:** A Stopping Sight Distance and/or Intersection Sight Distance will need to be provided at San Mateo drivepad from the intersection of San Mateo/Menaul due to the proposed Landscaping.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

6. **You will need to provide a One Way sign (include sign face detail) prior to the entrance of ATM drive thru lane.** Location should be near the 18'-5"/6'-0" dimension line shown on sheet A-1.
7. A copy of receipt for Resubmittal fee's paid (\$75+tax) will need to be provided
8. Please provide a letter of response for all comments given.

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

PO Box 1293

C: CO Clerk, File

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)