

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

January 8, 2021

Joe Slagle
1413 Second Street
Albuquerque, NM 87102

Re: Street Front Improvements
1921 Bellamah
Traffic Circulation Layout
Engineer's/Architect's Stamp 1-6-2021

Dear Mr. Slagle:

Based upon the information provided in your submittal received 1-06-2021. the above referenced plan cannot be approved for a construction permit until the following comments are addressed:

1. Provide a dimension on site plan drawing showing distance from face of curb to face of curb on Bellamah. Underneath dimension state, "Match Existing".
2. Call out standard City Drawings for curb and sidewalk. Use standard curb that matches the existing curb on-site and not header curb.
3. Provide note stating to tie to existing curb and match flowline on each end. Provide a general note for new curb to match existing curb elevations.
4. How do the driveway locations line up with the current site layout, and how do they line up with driveways across the street? Include these existing conditions to show circulation in and out of the site with minimal conflict.
5. Revise the cross-section of the new curb and sidewalk showing a maximum 2% cross-slope for the sidewalk, the distance between the curb and sidewalk, the sidewalk width, and the distance between the new curb and existing curb across the street. Lip of curb shall be flush with asphalt pavement and capture street drainage.
6. For the driveways, show a 2% maximum slope across the driveway for a minimum distance of 4 feet that lines up with the curb ramps. Show driveway slope on the other portion of the driveway as applicable.
7. Show clear sight triangle on landscaping plan in addition to site plan and include the standard note. The landscaping may need to be adjusted to meet these requirements. "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."

PO Box 1293

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NM 87103

www.cabq.gov

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Once corrections are complete resubmit the following for further evaluation by Transportation:

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.

If you have any questions, please contact me at (505) 924-3991.

Sincerely,

Jeanne Wolfenbarger

PO Box 1293

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Albuquerque

NM 87103

via: email
C: CO Clerk, File

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