

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 21, 2023

Jody Reinhardt
Connected Construction LLC
8100 Wyoming Blvd. NE
Albuquerque, NM 87113

Re: Miramontes Townhouses
825 Broadway SE
Traffic Circulation Layout
Engineer's/Architect's Stamp XX-XX-XX (K14-D013)

Dear Mr. Jody,

Based upon the information provided in your submittal received 09-19-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well-known landmarks.
2. List the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.
3. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
4. Identify all existing access easements and rights of way width dimensions.
5. Proposed Driveway off Broadway Blvd:
 - It must be built per ADA city standard. Please reference COA std dwg.
 - The minimum distance from the proposed driveway to the intersection should be 150 ft. please show this dimension on the site plan.
6. Driveways off Pacific Ave:
 - The existing curb cuts must be updated to current ADA city standard.
 - Please show curb cuts width on the site plan.
 - The minimum distance from the driveway access to the intersection should be 75 ft. please show this dimension on the site plan.
 - Show the distance between the curb cuts on the site plan.
7. Please develop ADA curb ramp at the corner of Broadway Blvd. and Pacific Ave. per current standards and has truncated domes installed.
8. Please clarify, are going to replat?
9. Please provide shared access agreement.

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NM 87103

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10. Please clarify, is unit D a building? Because it is blocking the access to the proposed parking spaces.



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11. Please list the width and length for all proposed parking spaces. Some dimensions are not shown.

Albuquerque

12. The minimum parking stall dimensions are:

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'

NM 87103

13. Please provide a copy of Fire Marshal and Solid Waste approval.
14. 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."
15. Please specify the City Standard Drawing Number when applicable.
16. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.

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17. 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.
18. 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**).
19. Please provide a letter of response for all comments given.

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.

PO Box 1293 for log in and evaluation by Transportation.

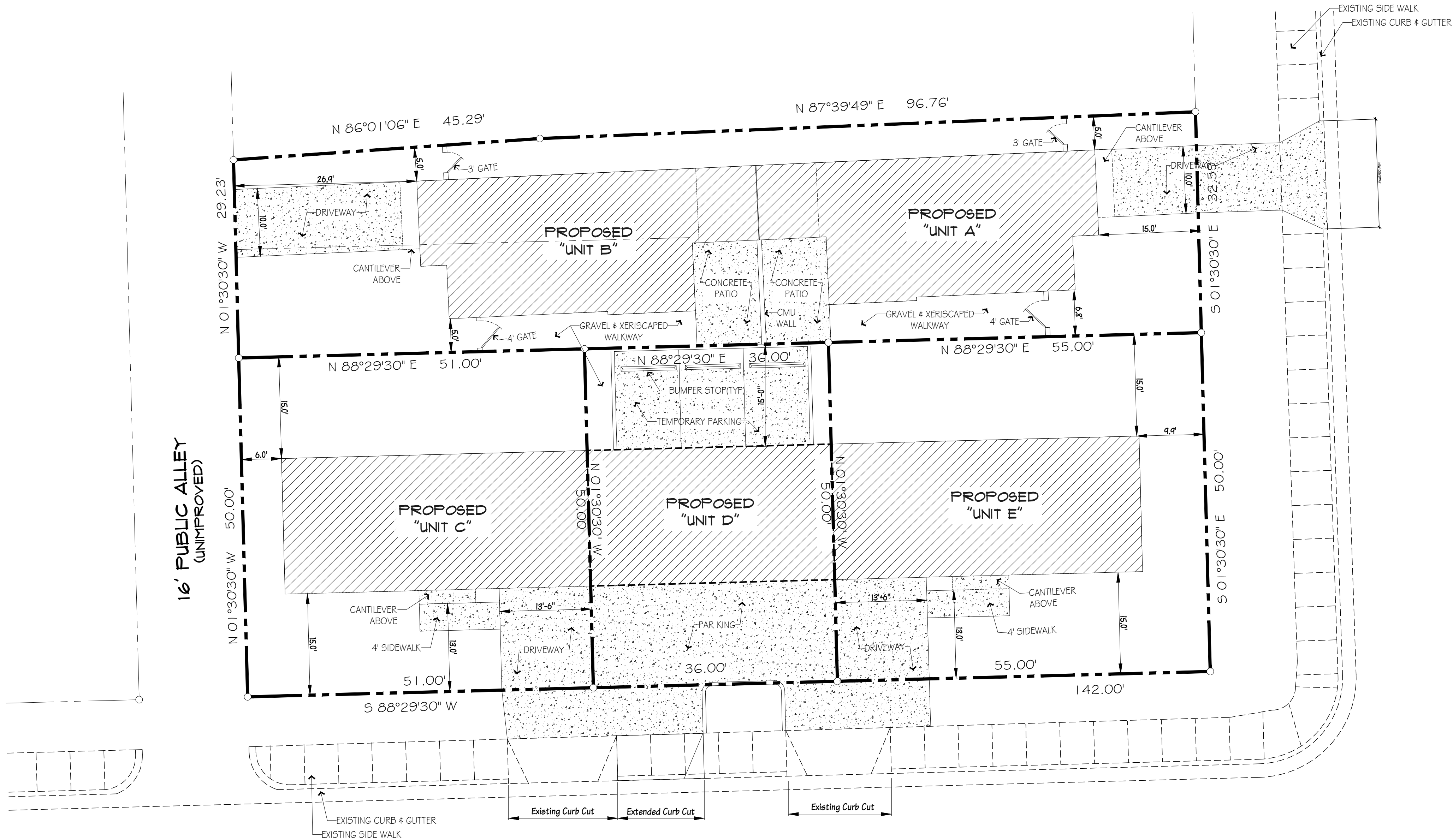
If you have any questions, please contact me at (505) 924-3675.

Albuquerque
Sincerely,

NM 87103 *Marwa Al-najjar*

www.cabq.gov
Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

\ma via: email
C: CO Clerk, File



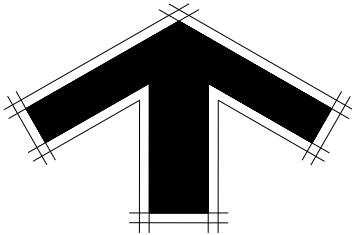
SITE PLAN

Scale: 1"= 10'-0"

BROADWAY BLVD SE
(100 ROW)

PACIFIC AVENUE S.E.
(60 ROW)

INDEX TO DRAWINGS		
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NORTH

SCALE: 1" = 10'-0"

LEGAL DESCRIPTION

Lot 7, Block A, Eastern Addition & Tract 79
MRGCD MAP 40
City of Albuquerque
Bernalillo County, New Mexico

CITY ADDRESS

825 Broadway Blvd. SE
Albuquerque, NM

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DISCLAIMER

This is a contractor's set of construction documents, not prepared or stamped by a registered architect. Building drawings and desing do comform to IRC requirements. ESI has done its utmost to ensure the accuracy of these plans. Due to the complexity of any custom home design there may be small margin of error in permitting or construction. Should a problem or design change arise, please contact an agent of ESI before proceeding. Contractor/owner is responsible for permitting, construction, sub-contracting, variances, liens, surveying, field changes, landscaping and any subsequent liabilities.

ERIC SPURLOCK
6100 SEAGULL LANE NE
SUITE B-210
ALBUQUERQUE, NM 87109
TEL: (505) 276-6783

EricSpurlock

Custom Home Design

MIRAMONTES TOWNHOUSES

825 BROADWAY SE
ALBUQUERQUE, NM 87122

4	-
3	-
2	-
1	Issuance / revisions
drawn by	J.G.
reviewed by	E.S.
date	08/08/22
project #	TOWNHOUSES
drawing name	1-SITE PLAN