

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 6, 2022

Treveston Elliott, RA
Architect
811 12th St NW
Albuquerque, NM 87102

Re: 615 Iron Townhouses
615 Iron Street SW
Traffic Circulation Layout
Architect's Stamp 02-25-2022 (K14-D225)

Dear Mr. Elliott,

Based upon the information provided in your submittal received 03-02-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. A scale of 1"=20' is recommended for sites less than 5 acres.
2. The scale must be shown on the plan. Per the Development Process Manual, Chapter 27, Section 2, Part B.1, on the following scales may be used:

1" = 20' 1" = 40'
1" = 50' 1" = 100' (for overall layouts only)
3. Landscaping and parking stall are in conflict. Please clear up this drafting concern.
4. Curbing should be installed to delineate landscape, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb (**LABEL**).
5. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.
6. Provide a copy of refuse approval.
7. Fire Department: An approval Fire 1 plan needs to be provided (**IF APPLICABLE BY FD**).
8. Do you have a sidewalk connection from parking lot to townhouses? Please provide construction note for this concern.
9. It appears that your 6 ft sidewalk and landscaping are competing for the same space. Landscaping encroaching onto proposed sidewalk connection. Please address this concern.
10. 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**).
11. Please provide a letter of response for all comments given.

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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

PO Box 1293

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C: CO Clerk, File

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