

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 25, 2021

Doug Heller, RA
Mullen Heller Architecture, PC
1718 Central Ave SW, Ste D
Albuquerque, NM 87104

Re: El Parador Multi-Family Development
201 Yale Blvd SE
Traffic Circulation Layout
Architect's Stamp 08-24-2021 (K15-D107)

Dear Mr. Heller,

Based upon the information provided in your submittal received 08-24-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. **Alley way/Yale proposed modified entrance:** You will need to provide construction notes/details for the entrance modification. Details will be needed for valley gutter transition from 6 ft valley gutter transitioning into a alley gutter. **The detail will need to be provided on TCL SITE PLAN.**
2. **A detail of the proposed, Private Entrance segment of Yale, 6 ft valley gutter transitioning on the existing drivepad gutter plan will need to be provided as part of the TCL site plan process.**
3. **FD approval will need to provided as part of the TCL submittal process (Request per email dated 08-04-2021).**
4. **Alley pavement design. The pavement design need to be provided on the proposed TCL Site Plan project.**
5. **Provide a copy of refuse approval.**
6. **All one-way drives shall have "One Way" and "Do Not Enter" signage. Please show/provide detail detail and location of posted signs.**
7. **Shared Site access:** driveways that straddle property lines, or are entirely on one propertybut are to be used by another property, shall have an access easement. **Please include a copy of your shared access agreement with the adjacent property owner. This will be a Condition of Final CO approval that an approved plat be provided to Transportation Section.**
8. **Work within the public right of way requires a work order with DRC approved plans. Please provide the Work Order Number provided by DRC.**
9. **Please provide a letter of response for all comments given.**
10. **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**

PO Box 1293

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**generation may be requested for determination (Contact Matt Grush:
mgrush@cabq.gov).**

11. A copy of receipt will need to be provided for resubmittal fee.

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,

PO Box 1293

Albuquerque

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

NM 87103

C: CO Clerk, File

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