

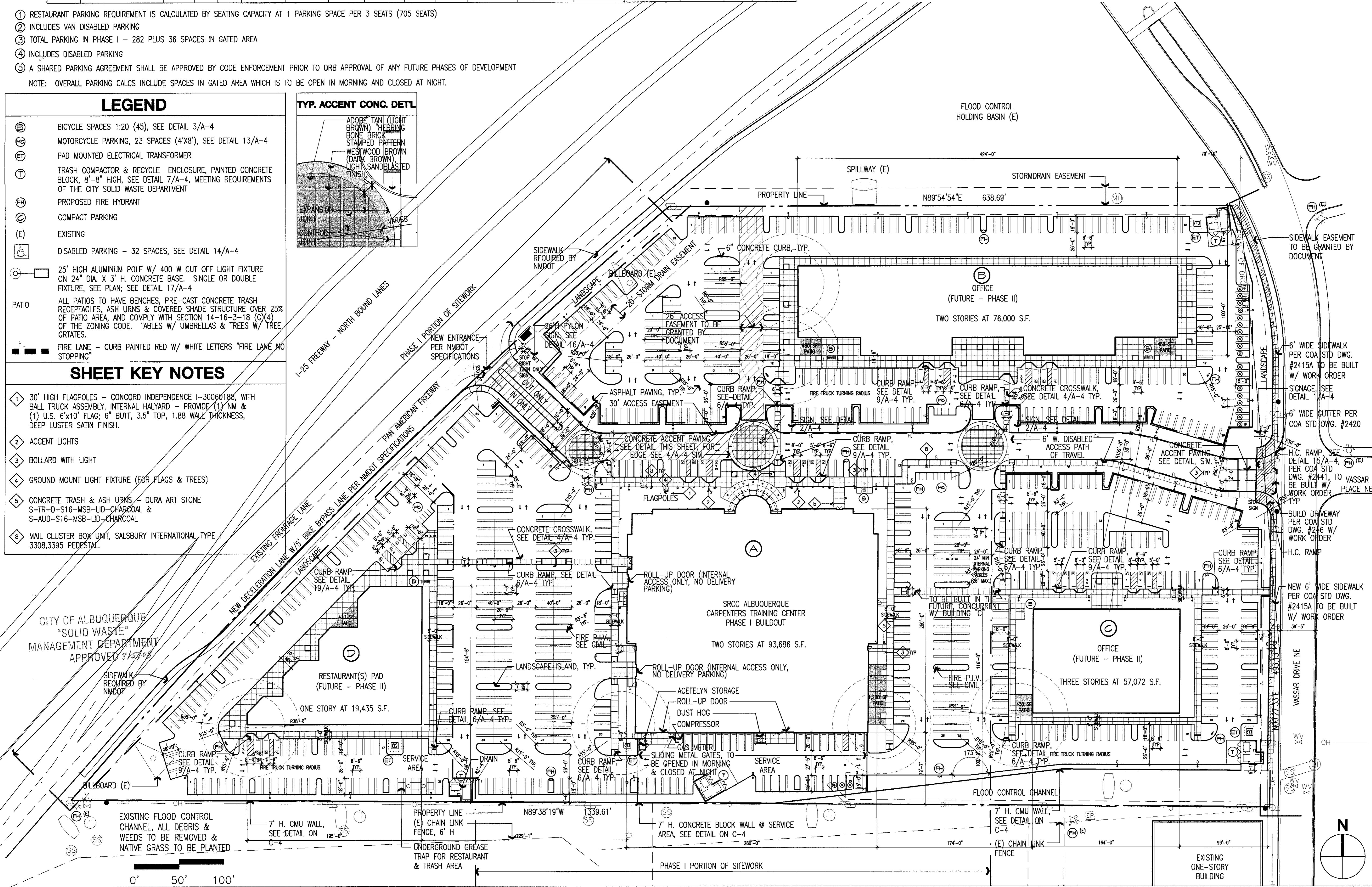
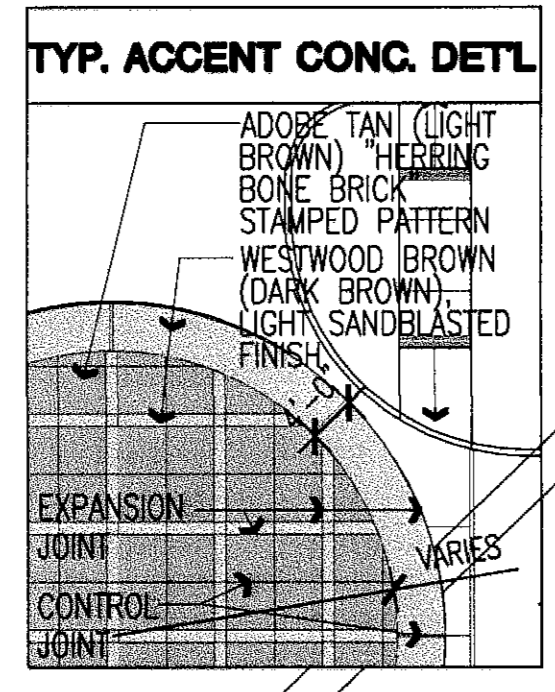
BUILDING	BUILDING AREA	PROPOSED USE	ZONING	④					① ③ ④ ⑤					② SITE DATA TABLE						
				PRKG. REQ.	PRKG. PROV.	SHARED PARKING 7AM-6PM	PROV. 6PM-12AM	HC PRKG. REQ.	HC PRKG. PROV.	HC VAN REQ.	HC VAN PROV.	BIKE SPACES REQ.	BIKE SPACES PROV.	MOTORCYCLE SPACES REQ.	MOTORCYCLE SPACES PROV.	MAX. BLDG. HEIGHT	STORY	PATIO AREA		
A	93,686	OFFICE & TRAINING ASSEMBLY	M-1 (SC)	180	113	90%	162	5%	9	8	8	2	2	9	10	5	6	50'	2	1,200 SF
B	76,000	OFFICE (FUTURE)	M-1 (SC)	317	277	100%	317	50%	159	8	8	2	2	15	10	6	50'	2	800 SF	
C	57,072	OFFICE (FUTURE)	M-1 (SC)	221	180	100%	221	50%	111	8	8	2	2	11	10	5	65'	3	400 SF	
D	19,435	RESTAURANT(S) (FUTURE)	M-1 (SC)	235	224	70%	165	100%	235	8	8	2	2	8	10	5	36'	1	400 SF	
TOTAL	245,193			1091	881		865		651	32	32		8	8	43	45			2,800 SF	

- ① RESTAURANT PARKING REQUIREMENT IS CALCULATED BY SEATING CAPACITY AT 1 PARKING SPACE PER 3 SEATS (705 SEATS)
 - ② INCLUDES VAN DISABLED PARKING
 - ③ TOTAL PARKING IN PHASE I - 282 PLUS 36 SPACES IN GATED AREA
 - ④ INCLUDES DISABLED PARKING
 - ⑤ A SHARED PARKING AGREEMENT SHALL BE APPROVED BY CODE ENFORCEMENT PRIOR TO DRB APPROVAL OF ANY FUTURE PHASES OF DEVELOPMENT
- NOTE: OVERALL PARKING CALCS INCLUDE SPACES IN GATED AREA WHICH IS TO BE OPEN IN MORNING AND CLOSED AT NIGHT.

LEGEND

- (B) BICYCLE SPACES 1:20 (45), SEE DETAIL 3/A-4
- (M) MOTORCYCLE PARKING, 23 SPACES (4'x8'), SEE DETAIL 13/A-4
- (E) PAD MOUNTED ELECTRICAL TRANSFORMER
- (T) TRASH COMPACTOR & RECYCLE ENCLOSURE, PAINTED CONCRETE BLOCK, 8'-8" HIGH, SEE DETAIL 7/A-4, MEETING REQUIREMENTS OF THE CITY SOLID WASTE DEPARTMENT
- (PH) PROPOSED FIRE HYDRANT
- (C) COMPACT PARKING
- (E) EXISTING
- (D) DISABLED PARKING - 32 SPACES, SEE DETAIL 14/A-4
- (P) 25' HIGH ALUMINUM POLE W/ 400 W CUT OFF LIGHT FIXTURE ON 24" DIA. X 3' H. CONCRETE BASE. SINGLE OR DOUBLE FIXTURE, SEE PLAN; SEE DETAIL 17/A-4
- (PATIO) ALL PATIOS TO HAVE BENCHES, PRE-CAST CONCRETE TRASH RECEPTACLES, ASH URNS & COVERED SHADE STRUCTURE OVER 25% OF PATIO AREA, AND COMPLY WITH SECTION 14-16-3-18 (C)(4) OF THE ZONING CODE. TABLES W/ UMBRELLAS & TREES W/ TREE GRATES.
- (FL) FIRE LANE - CURB PAINTED RED W/ WHITE LETTERS "FIRE LANE NO STOPPING"

- ### SHEET KEY NOTES
- 1 30' HIGH FLAGPOLES - CONCORD INDEPENDENCE I-30060188, WITH BALL TRUCK ASSEMBLY, INTERNAL HALYARD - PROVIDE (1) NM & (1) U.S. 6"x10" FLAG; 6" BUTT, 3.5" TOP, 1.88 WALK THICKNESS, DEEP LUSTER SATIN FINISH.
 - 2 ACCENT LIGHTS
 - 3 BOLLARD WITH LIGHT
 - 4 GROUND MOUNT LIGHT FIXTURE (FOR FLAGS & TREES)
 - 5 CONCRETE TRASH & ASH URNS - DURA ART STONE S-TR-D-S16-MSB-LID-CHARCOAL & S-AUD-S16-MSB-LID-CHARCOAL
 - 6 MAIL CLUSTER BOX UNIT, SALSBURY INTERNATIONAL, TYPE 1, 3308,3395 PEDESTAL.



GIN WONG ASSOCIATES
PLANNING AND ARCHITECTURE
4465 WILSHIRE BOULEVARD, SUITE 100 LOS ANGELES, CA 90010 (323) 938-4422

STATE OF NEW MEXICO
REGISTERED ARCHITECT
GIN D. WONG
NO. 004424

ARCHITECT'S NEW MEXICO LICENSE # 4424

DRAWN BY: [Signature]

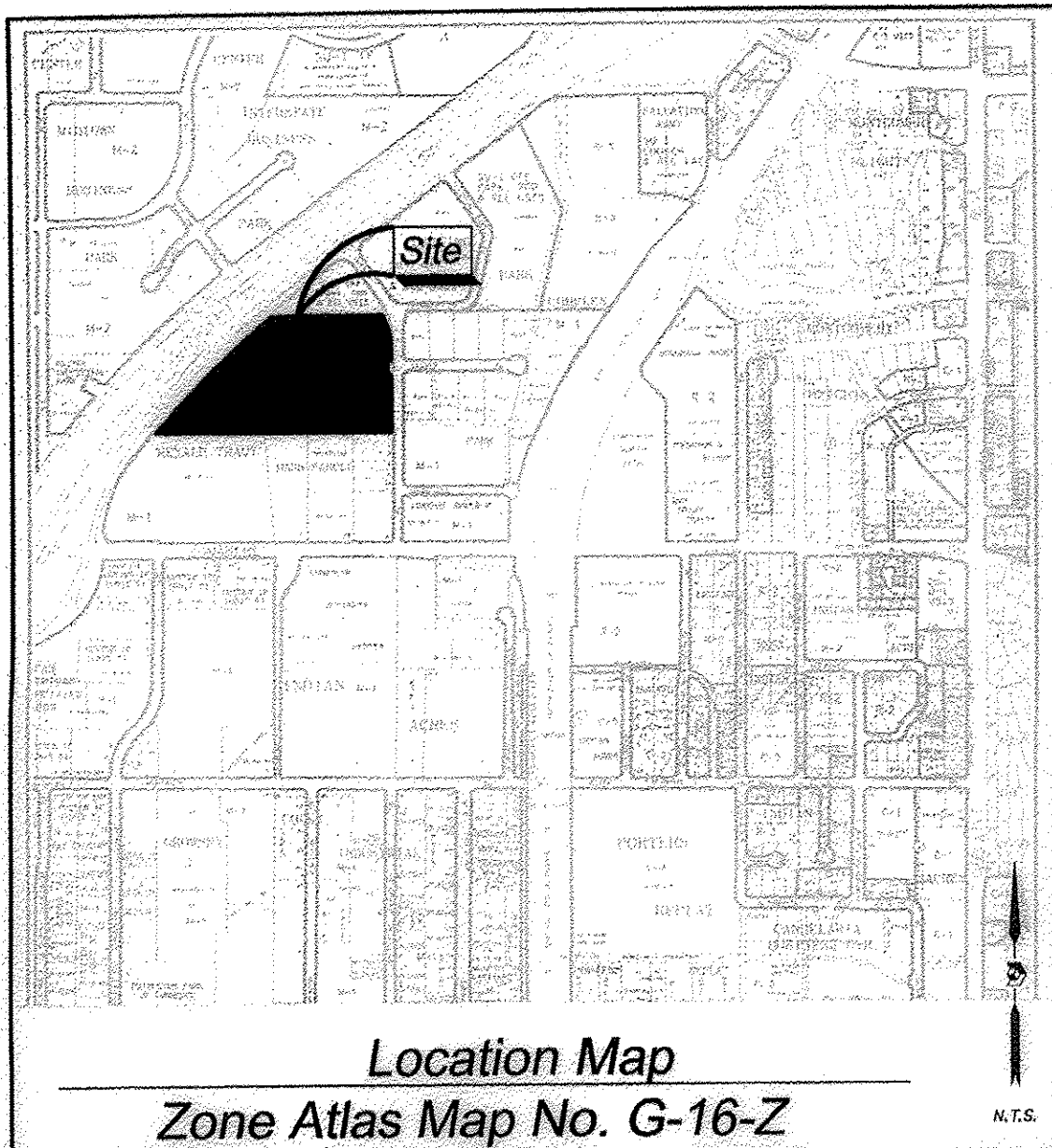
PHASE: EPC APPROVAL
SCALE: [Blank]

DATE: MARCH 24, 2008
JOB NUMBER: 20705.00

A-2

SCALE: 1" = 50'-0" 1

MASTER SITE PLAN



DOCH 2014096103
 12/02/2014 10:53 AM Page: 1 of 4
 PLAT R: \$25.00 B: 2014C P: 0129 M: Toulous Olivere, Bernalillo Co. N.M.

Plat of
 Lots 1, 2, 3 and 4
SRCC Albuquerque
Carpenters Training Center
 (A Subdivision of Tract A-1-A Comanche Business Park)
 Situate within Section 3, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 September 2014

Legal Description

TRACT A-1-A, COMANCHE BUSINESS PARK, WITHIN SECTION 3, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON PLAT ENTITLED "PLAT OF TRACT A-1-A, COMANCHE BUSINESS PARK, ALBUQUERQUE, NEW MEXICO, SEPTEMBER, 1998" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 05, 2008 IN PLAT BOOK 2008C, PAGE 0172.
 SAID PARCEL CONTAINS 15.7083 ACRES, MORE OR LESS.

Subdivision Data:

ZONING: M-1
 GROSS SUBDIVISION ACREAGE: 15.7083 ACRES±
 ZONE ATLAS INDEX NO: G-16-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 4
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: SEPTEMBER 16, 2014

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO FOUR NEW LOTS.

Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN SECTION 3, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
 - B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 - C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 - D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER WARRANTS THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

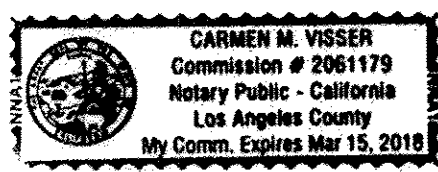
SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

Randy J. Sowell 9/22/14
 SOUTHWEST REGIONAL COUNCIL OF CARPENTERS
 RANDY J. SOWELL, DIRECTOR OF REAL ESTATE,
 FOR UBC & AUTHORIZED SIGNATORY FOR THE SWRCC

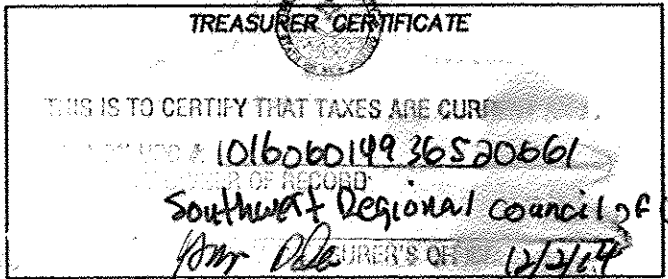
Acknowledgment

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF September, 2014 BY
 RANDY J. SOWELL, DIRECTOR OF REAL ESTATE, FOR UBC & AUTHORIZED SIGNATORY FOR THE SWRCC

BY *Carmen M. Visser* MY COMMISSION EXPIRES: March 15, 2018
 NOTARY PUBLIC



Project No. <u>1006865</u>	
Application No. <u>14DRB-70353</u>	
Utility Approvals	
<i>Fernando Vajal</i> PNM	10-13-14 DATE
<i>[Signature]</i> NEW MEXICO GAS COMPANY	10-20-14 DATE
<i>[Signature]</i> QWEST CORPORATION D/B/A CENTURYLINK QC	12/2/14 DATE
<i>[Signature]</i> COMCAST	10/20/14 DATE
City Approvals	
<i>[Signature]</i> Acting CITY SURVEYOR	9/25/14 DATE
<i>[Signature]</i> TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	10-22-14 DATE
<i>[Signature]</i> A.B.C.W.U.A.	10/22/14 DATE
<i>[Signature]</i> PARKS AND RECREATION DEPARTMENT	10/22/14 DATE
<i>[Signature]</i> AMAFCA	10-22-14 DATE
<i>[Signature]</i> CITY ENGINEER	10-22-14 DATE
<i>[Signature]</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	12-2-14 DATE



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 9/17/14
 LARRY W. MEDRANO
 N.M.P.S. No. 11993



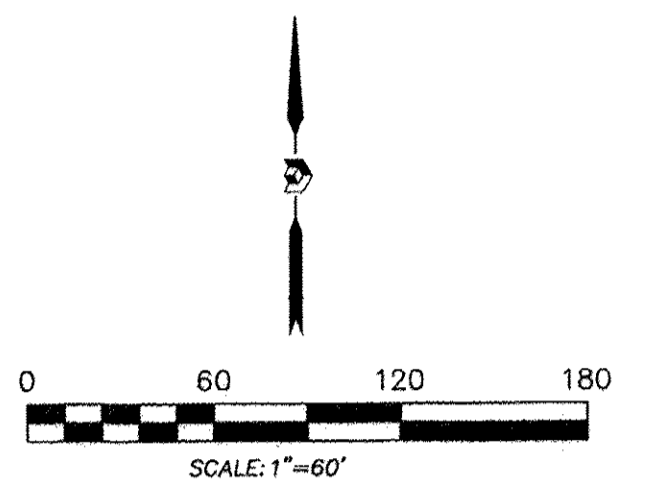
OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER SOUTHWEST REGIONAL COUNCIL OF CARPENTERS
 SECTION 3, TOWNSHIP 10 N, RANGE 3 E,
 SUBDIVISION CARPENTERS TRAINING CENTER

505.856.5700 PHONE
 505.856.7900 FAX

DOCH 2014096103
 12/02/2014 10:53 AM Page: 4 of 4
 PLAT R 325.00 B. 2014C P. 0129 M. Tulous Olivere, Bernalillo County

Plat of
 Lots 1, 2, 3 and 4
**SRCC Albuquerque
 Carpenters Training Center**
 (A Subdivision of Tract A-1-A Comanche Business Park)
 Situate within Section 3, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 September 2014



Legend

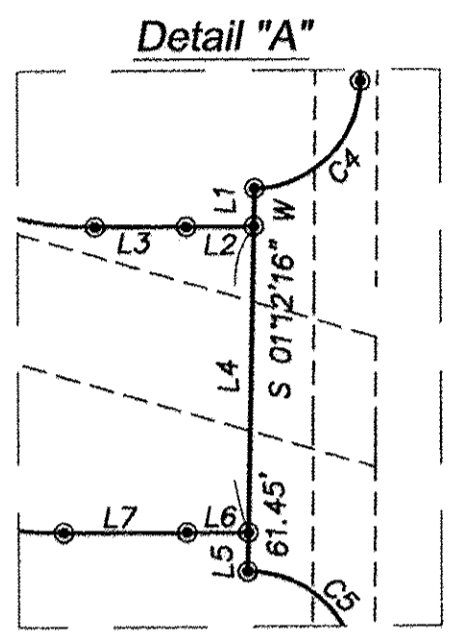
N 90°00'00" E MEASURED BEARING AND DISTANCES

○ RECORD BEARINGS AND DISTANCES MATCH MEASURED

● FOUND AND USED MONUMENT AS DESIGNATED

⊙ DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY

△ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED



Line Table

LINE	BEARING	DISTANCE
L1	S 01°12'16" W	6.14'
L2	S 89°48'41" W	10.90'
L3	N 89°57'17" W	14.63'
L4	S 01°12'16" W	49.09'
L5	S 01°12'16" W	6.22'
L6	N 89°44'46" W	9.86'
L7	S 89°59'20" W	19.81'
L8	S 89°38'15" E	2.76'

Curve Table

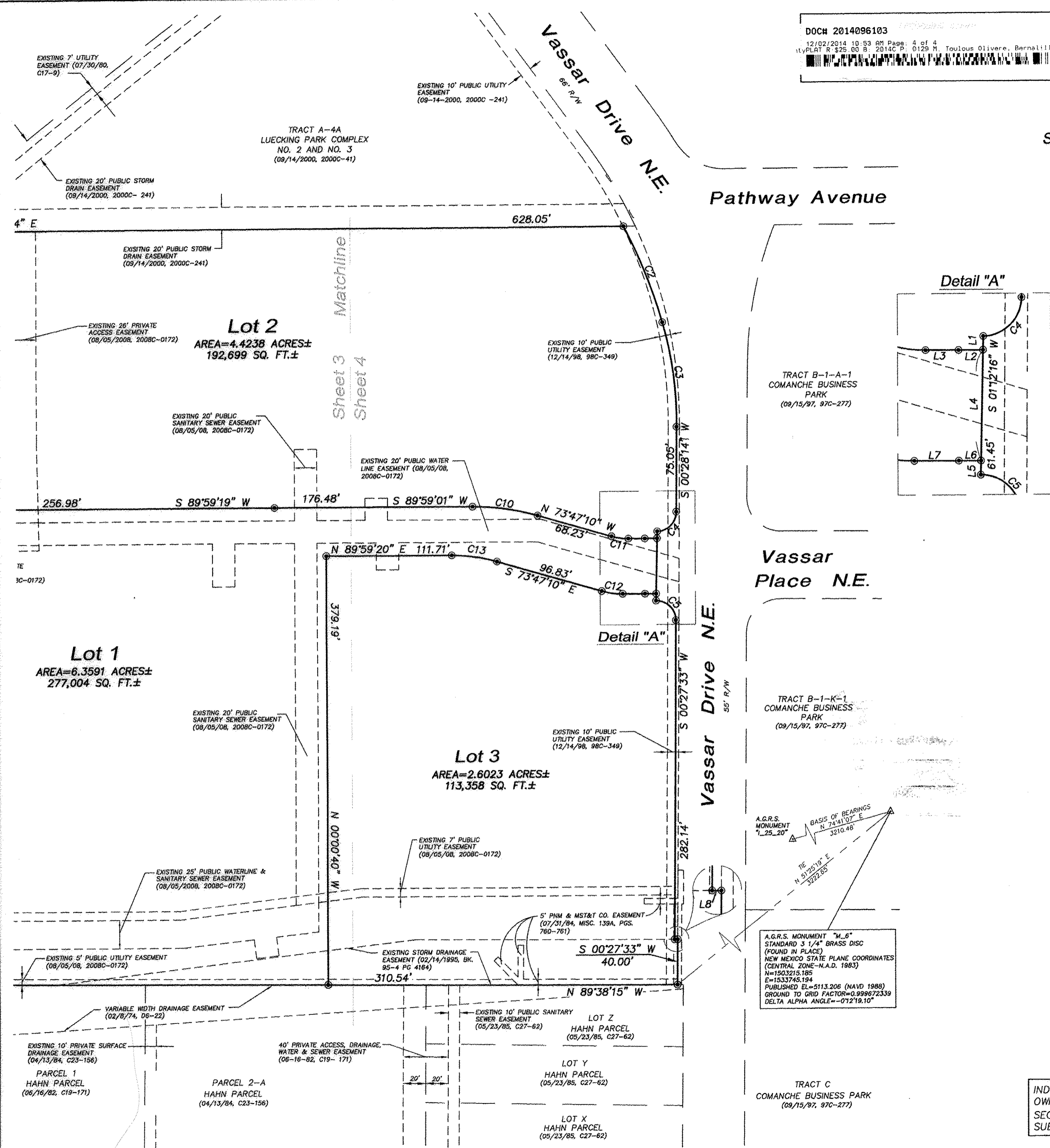
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	5607.00'	940.44'	9°36'36"	S 45°10'29" W	939.34'	471.33'
C2	432.99'	92.19'	12°11'56"	S 21°46'57" E	92.01'	46.27'
C3	314.40'	94.11'	17°09'03"	S 07°34'41" E	93.76'	47.41'
C4	17.33'	26.81'	88°38'55"	S 44°46'32" W	24.22'	16.93'
C5	17.24'	27.50'	91°24'35"	S 45°12'22" E	24.68'	17.67'
C6	5607.00'	541.86'	5°32'14"	N 43°08'18" E	541.65'	271.14'
C7	5607.00'	161.44'	1°38'59"	N 46°43'54" E	161.43'	80.72'
C8	5607.00'	237.14'	2°25'24"	N 48°46'05" E	237.12'	118.59'
C9	28.50'	21.84'	43°54'46"	S 68°03'17" E	21.31'	11.49'
C10	206.50'	58.48'	16°13'30"	S 81°53'56" E	58.28'	29.44'
C11	53.50'	15.15'	16°13'30"	S 81°53'55" E	15.10'	7.63'
C12	66.50'	18.83'	16°13'30"	S 81°53'55" E	18.77'	9.48'
C13	143.49'	40.64'	16°13'31"	S 81°53'56" E	40.50'	20.45'

NOTE:
 PROPERTY SUBJECT TO BLANKET PUBLIC DRAINAGE EASEMENT AS NOTED ON THE PLAT FILED MAY 4, 1989 IN VOLUME C38, FOLIO 34, GRANTED BY SAID PLAT WITH THE UNDERSTANDING THAT THE SPECIFIC ALIGNMENT AND LOCATION WILL BE DETERMINED UPON THE DEVELOPMENT OF ANY OF THE LOTS SUBDIVIDED ON SAID PLAT, OR THE CONSTRUCTION OF VASSAR DR. N.E. AS DEDICATED ON SAID PLAT, WHICHEVER COMES FIRST.

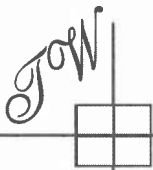


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 SECTION 3, TOWNSHIP 10 N, RANGE 3 E,
 SUBDIVISION CARPENTERS TRAINING CENTER



6/9/2014 11:48:37 AM, P:\Projects\1776-400-1P\23



TIERRA WEST, LLC

March 19, 2021

Mr. Nilo Salgado-Fernandez
Planning Department
PO BOX 1293
Albuquerque, NM 87103

**RE: ADMINISTRATIVE AMENDMENT REQUEST
PR: 2021-004978
ABQ CARPENTERS TRAINING CENTER**

Dear Mr. Salgado-Fernandez

Per the correspondence dated March 15, 2021, please find the following responses addressing the comments listed below:

1. Please provide a comparison for parking calculations to justify the no impact to IDO requirements with the elimination of 8 parking stalls. So, please coordinate with Zoning on this issue.

The Carpenters building currently has 53,030 square feet of office and 40,565 square feet of auditorium/assembly area. Per the IDO the office is 3 spaces per 1,000 GFA which equals 160 spaces and the assembly area is 1 space per 1,000 GFA which equals 40 spaces for a total of 200 spaces. That is the number provided on the existing site after the 8 spaces are removed. There is also a blanket parking easement as shown on the enclosed plat. The revision meets the IDO requirement for parking as well as for ADA spaces and motorcycle spaces.

2. 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 or a comparison of existing condition versus proposed. If a TIS exists, please provide and/or coordinate with Matt Grush to address these concerns (IF APPLICABLE-let know).

This is an existing site with no changes being made to the existing building. This request is only to provide an additional drive aisle to the Lot 4 which contains the Carvana site that is already approved by the City.

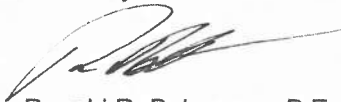
3. Coordinate with NMDOT, if you are changing any infrastructure that might impact the overall traffic flow for the ingress and egress of the frontage site access (IF APPLICABLE).

There are no changes to any infrastructure within or adjacent to the NMDOT right-of-way. The request is only to provide an additional drive aisle through the Carpenter Training Center Parking Lot to the Carvana parcel on Lot 4.

4. The existing approved site plan needs to be provided as part of the submittal.
The existing approved site plan for the Carpenters Training Center was included in the original request and is enclosed with this response as well.
5. Solid Waste approval for this new layout will be needed.
There is no change to the existing dumpster location nor the existing route currently used by Solid Waste to access those dumpster's.
6. The minimum required ADA pathway is 6 feet from the handicapped parking to the building. Please provide pathway for all proposed handicapped parking stalls. This can be accomplished by striping the whole segment of the drive aisle that encompasses the handicap stalls.
The Carpenters Training Center is existing. We are not proposing any changes to the ADA parking spaces, the pathways nor the drive aisle where the ADA spaces are located.
7. Do you need to re-coordinate with FD on the modified site for their proposed route on site? Please address this issue.
There is no change to the access routes around the existing building therefore there is no need to coordinate anything with the fire department. The Fire Marshal has already approved a Fire One Plan for the Carvana parcel on Lot 4.
8. Shown is common parking, pedestrian, and vehicular. Provide the approved Plat shown these and all easements on proposed development.
The plat showing the common access and parking easements is enclosed.
9. Call out transitioning between the areas showing the sidewalk flush with the paving versus sidewalk adjacent to the curb. Provide necessary ramp details.
All of the pedestrian sidewalks are existing. This request does not affect any of the pedestrian connections.
10. Due to the proposed landscaping, on landscaping plan, provide a clear sight triangle with the standard note on height limitations at the entrance to frontage roadway.
There are no changes requested for the existing entrance with this request. The clear sight triangle was cleared with Jeanne Wolfenbarger last month in relation to the Carvana project.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E

JN: 2020008
RRB/jn/ye