



May 1, 2014

Tyler Ashton, P.E
Wilson & Company
4900 Lang Ave NE
Albuquerque, NM 87109

**Re: PDN Parcel 1-3 Parking Lot Reconstruction (Fed-Ex Bldg),
4511 Paseo Del Norte, Traffic Circulation Layout
Engineer's Stamp dated 4-28-14 (C17D022)**

Dear Mr. Ashton,

The above referenced plan is not approved through the TCL process. Due to the existing zoning, this project is site plan controlled and will need to be submitted through DRB with an Amended Site Plan for approval.

PO Box 1293

Based upon the information provided in your submittal received 4-28-14, the above referenced project must provide more information on the Amended Site Plan for submission to the DRB. Below is a list of suggested information but not a complete list. Please refer to requirements for Amended Site Plan for further details.

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1. Per the North I-25 Sector Plan, all Site Development Plans must be approved by the Development Review Board (DRB) unless otherwise indicated below. Refer to the DRB for public hearing and advertisement requirements.
2. According to AGIS, this property is Zoned SU-2 for M-1 or C uses and is 7.151 acres; therefore it may be required to comply with the Shopping Center Regulations, per the North I-25 SDP.
3. Paseo Del Norte frontage is under the jurisdiction of the NMDOT. Therefore the proposed new drivepad on the frontage requires approval from the NMDOT.
4. Site Plan must include, label and dimension all existing structures, site infrastructure, property lines, easements, public right-of-way, frontage streets, existing train tracks, and adjacent lots.
5. Site Plan must include, label and dimension all proposed changes to the current site, including infrastructure, property lines, etc.
6. Is landscaping required by zoning? If so, please provide landscaping plan with next submittal. Per the *Development Process Manual*, Chapter 23, Section 7, Part B.6, curbing should be used to separate landscaping from

CLB

- parking areas and pedestrian ways as well as providing a physical perimeter for harvesting water. This must be clearly shown on the TCL.
7. Please add the following note: "Landscaping and signing 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 this area."
 8. Please show a vicinity map.
 9. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
 10. The handicapped spaces must be a minimum of 8.5 feet in width.
 11. The handicapped spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
 12. The development of this site must be in compliance with current DPM and ADA standards and regulations.
 13. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
 14. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances.
 15. If a public sidewalk is required along the frontage, please place the proposed sidewalk at the property line, not the back of curb.
 16. List the width of the existing drivepads.
 17. Please show the location of the nearest driveway on the adjacent lot.
 18. List the width of the proposed turnout.
 19. Please refer to all applicable city standards.
 20. Please ensure all ramps are ADA compliant.
 21. Show a detail of the wheelchair ramps located at the proposed driveway, or refer to the appropriate city standard. .
 22. Per Chapter 23, Section 6, Part B.8.b of the City of Albuquerque *Development Process Manual*, Drive pad – Widths on Local Streets: 25 ft minimum for two-way access – 25' to 35' permitted, and 12'-20' for one-way drives (with appropriate signs and parking layout).
 23. One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress.
 24. Proposed 60 degree angled parking at rear of building proposes a 12 ft drive lane. Per the DPM, a 15.5 ft drive lane is required with 60 degree, one-way movement. However, the proposed widths of the spaces at +13 ft may allow a reduction in drive lane width. Deviation subject to DRB approval.
 25. Please indicate that train tracks are proposed to be removed at rear of building to accommodate proposed parking.

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26. Keynotes referencing detail sheets must also be submitted for review.
27. As you mentioned to me on the phone, please provide any deviations from standard design requirements due to the circumstances regarding ROW dedication that has impacted the site and created the need for an amended site layout.

If you have any questions, you can contact me at 924-3924.

Sincerely,

Cynthia K Beck
Associate Engineer, Planning Dept.
Development Review Services

C: File

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