



**Planning Department
Transportation Development Services**

November 24, 2014

Daniel Herr, R.A.
Slagle Herr Architects
413 2nd Street SW
Albuquerque, NM 87102

**Re: Office/Warehouse, 8620 President Place
Traffic Circulation Layout**
Architect's Stamp dated 11-19-14 (C17-D122)

Dear Mr. Herr,

Thank you for your updated plan. Based upon the information provided in your submittal received 11-19-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please provide a zone atlas number for the vicinity map.
2. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from both President Place and the parking lot to the building entrances. Detail 15 shows a ramp that is only 3'-6" wide, and it needs to be widened to 6 feet.
3. Detail 15 conflicts with the construction of a drivepad. If you are building a drivepad, no wheelchair ramp is needed.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you wish to send me a quick electronic copy prior to the official hard copy submittal for the final plan, feel free to go ahead and do so. If you have any questions, please contact me at (505) 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File

site data

LOCATION:	8610 PRESIDENT PLACE NE ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION:	TR. B-1-A-5, CLIFFORD INDUSTRIAL PARK
CURRENT ZONING:	M-1 OR SU-2 NC
ZONE ATLAS PAGE:	C-17
TOTAL LOT AREA:	43,705 SQ. FT. (1.0025 AC)
GROSS BUILDING AREA:	16,070 S.F.
SCREENED YARD	8750 S.F.
NET LOT AREA:	18,885 S.F.

PARKING REQUIREMENT
PRODUCTION FRAMING: 1 SPACE / 1000 S.F.
6047 S.F. / 1000 = 6.0 SPACES

DESIGNER WAREHOUSE: 1 SPACE / 2000 S.F.
2488 S.F. / 2000 = 1.2 SPACES

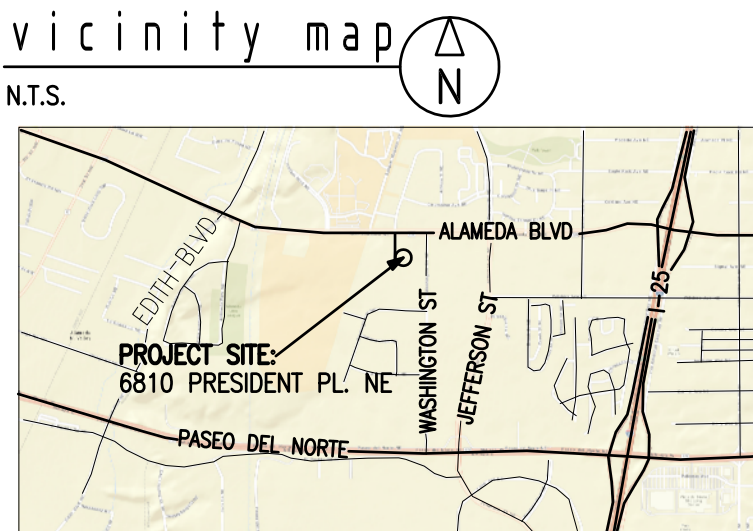
OFFICE: 1 SPACE / 200 S.F.
7065 S.F. / 200 = 35.3 SPACES

42.5 SPACES
-10% (4.25) REDUCTION FOR TRANSIT
TOTAL OF 38 SPACES REQUIRED

PARKING PROVIDED
38 PARKING SPACES PROVIDED (INCLUDING 3 ACCESSIBLE SPACES)
2 MOTORCYCLE SPACES PROVIDED
5 BICYCLE SPACES PROVIDED

PAVING SPECIFICATION
SEE GEOTECHNICAL REPORT PREPARED FOR THIS SITE DATED
10-22-14 FOR ALL PAVING REQUIREMENTS.

MINI CLEAR SITE TRIANGLE
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 THIS AREA.



a new facility for:
**Kirkpatrick
& Associates, Inc.**

8610 president place NE
albuquerque NM 87113

slagleherrarchitects
413 second st sw
albuquerque nm
87102
5052460870
slagleherr.com

SITE PLAN / TCL, SITE DETAILS



revisions

date
11-19-14
sheet
C100

