

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 24, 2022

Fred C. Arfman
Isaacson & Arfman, Inc.
128 Monroe St. NE
Albuquerque, NM 87108

**Re: San Pedro Apartments
San Pedro and Eagle Rock
Traffic Circulation Layout
Engineer's Stamp 06-21-2022 (C18-D108)**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 06-22-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Keyed Note 21 (Section A-A):

- The section shows curbing across the entrance. This is considered a tripping hazard for ADA to traverse across the connection from the speed bump to the sidewalk .
- A second detail will need to be provide for section a-a to shown how this section function adjacent to Van access [(8' width with 6ft pathway next to it] aisle traversing onto sidewalk because 'ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.

2. Keyed Note 14 (ADA Parking Detail):

- Landing slopes should read 50:1 max in all directions.
 - Ramp Run slope should read 12:1 max with 2% cross slope.
3. **Keynote 20:** The key note detail reference (detail CD-502) within Public ROW conflicts with COA std dwg 2426 ramp detail. Please address.
4. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs. **This has been addressed on detail Sheet CD-502**
- a. The bicycle frame shall be supported horizontally at two or more places.
5. All sidewalks along streets should be placed at the property line. **For any sidewalk obstruction, please review COA std dwg 2431 & 2432.**
6. Please specify the City Standard Drawing Number when applicable.
7. Please provide a letter of response for all comments given.
8. A \$75 re-submittal fee is required on every resubmittal. Please provide invoice for each.

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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

\ma via: email
C: CO Clerk, File

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