



February 7, 2014

Jackie McDowell, P.E.
McDowell Engineering, Inc
7820 Beverly Hills Ave. NE
Albuquerque, NM 87122

**Re: Santa Fe Tow Lot #11, Jacs Lane NE, Traffic Circulation Layout
Engineer's Stamp dated 2-04-14 (D16D002A4)**

Dear Ms. McDowell,

Based upon the information provided in your submittal received 2-05-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The development of this site must be in compliance with current DPM and ADA standards and regulations.
2. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
3. The handicapped spaces must provide ADA compliance pavement markings and posted signs. Please refer to attachment for revised ADA parking requirements.
4. Provide posted motorcycle signs. MC stalls must be a min. of 4 ft wide.
5. Define width of the proposed sidewalk.
6. Show a detail of the wheelchair ramps located at the proposed driveway, or refer to the appropriate city standard.
7. The proposed 6 ft. wide ADA accessible pedestrian pathway must be unobstructed to the building entrance. Please clarify the access at the entrance with door swing and what appears to be a vestibule.
8. Please ensure all ramps and building access points are ADA compliant.
9. It is not apparent what type of pavement surface is being proposed for the 3 back lot parking stalls. A hard driving surface will be required as part of this proposed project for parking area and drive aisles based on zoning's parking requirements.
10. A curb is required between parking areas and landscaping. Please detail/label.
11. 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."

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

12. Please refer to all applicable city standards.

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