

CITY OF ALBUQUERQUE



November 6, 2012

Robert McElheney R.A.
McElheney Architects
2001 Carlise Blvd. NE, Suite B
Albuquerque, NM 87110-4943

**Re: Red Rock Roasters, 4801 Jefferson NE,
Traffic Circulation Layout
Architect's Stamp dated 10-26-12 (F17-D096)**

Dear Mr. McElheney,

Based upon the information provided in your submittal received 10-26-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

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1. Please show a vicinity map.
2. Please include the legal description of the site.
3. Define widths of all existing sidewalk.
4. Please refer to all applicable city standards.
5. Please ensure all ramps are ADA compliant.
6. Show a detail of the wheelchair ramps located at the proposed driveway, or refer to the appropriate city standard.
7. Please provide a legend and/or keyed notes detailing line types, hatching, proposed and existing conditions for clarity.
8. The proposed location of the refuse interferes with the 45 degree angled parking stall when the refuse doors are swung open. Please revise.
9. Please indicate the required 6 foot ADA accessible pedestrian pathway from COA ROW to the building.
10. Please provide directional signage / striping to indicate one-way movement through parking area and at the existing southwest curb cut indicating egress only, all signage within property line. (Recommend adequate "One-Way Only" signage in parking area and 2 each "Do Not Enter" signs posted at both sides of turn-out.)
11. Please provide dimensional details of the proposed perimeter fence and gates.
12. What is the width between the proposed fence and the building? Is pedestrian access needed?

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13. Parking areas shall be paved with a minimum of 2 inches asphaltic concrete or equal.
14. The required landscaping plan must be reviewed by the Traffic Engineer to insure that traffic safety needs are met. Please provide landscaping plan.
15. Please clarify what is intended directly west of the proposed refuse which includes a dimensional line of 17'-6".
16. Provide some type of barrier to prevent cross over traffic from adjacent property to the north.
17. Please clarify the proposed design intent on Bogan: curb cuts, driveways, asphalt, sidewalk, and curb & gutter.
18. Please reference City of Albuquerque Standard Drawings for all proposed infrastructure on site.

If you have any questions, you can contact me at 924-3630 or Cynthia Beck at 924-3924.

PO Box 1293

Sincerely,

Albuquerque

NM 87103

Milo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development and Building Services

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C: File
Bob McElheney AIA : bobmacarch@mac.com