



August 26, 2013

Levi J. Valdez, P.E.
C/o George T. Rodriguez
12800 San Juan Rd. NE
Albuquerque, NM 87108

**Re: Mixed-Use Development, 4322 4th St. NW, Traffic Circulation Layout
Engineer's Stamp dated 8-12-13 (G14-D071)**

Dear Mr. Valdez,

Based upon the information provided in your submittal received 8-21-13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

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1. A five-foot keyway is required for deadend parking aisles.
2. Please list the width and length for all parking spaces or provide a "typical" dimensional detail.
3. The handicapped spaces must include an 8-foot wide van access aisle; all other aisles must be a minimum of 5 feet in width.
4. Define width of the existing sidewalk on 4th St.
5. Define the width and location of existing curb cuts on 4th St.
6. Abandon curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard (#2430 and #2415).
7. Please place the new 6' sidewalk on 4th St at the property line and not back of curb.
8. The proposed TCL appears to use the private access road adjacent to site to gain access and for street parking. Please include a copy of your shared access agreement with the adjacent property owner.
9. Please provide radius of curb return and width of road to the private access road adjacent to site.
10. On-Street parking Allowance to fulfill zoning's parking requirement must be requested and approved by the Traffic Engineer, Kristal Metro prior to TCL approval. The application requires 15 working days. On-street parking allowances are based on available parking along public right-of-ways fronting the property. The business will only be granted 50% of available street parking. The current TCL is under parked per zoning.



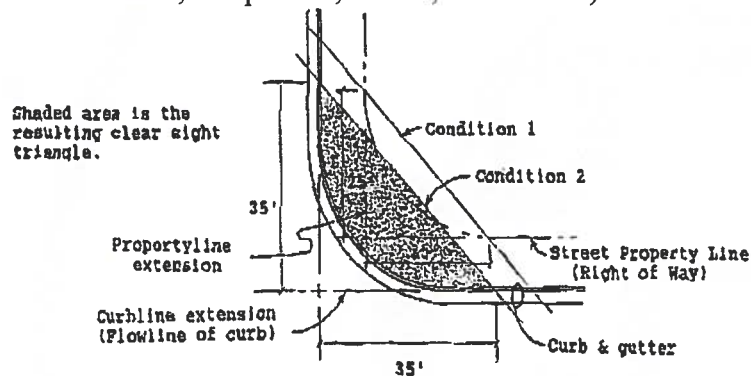
11. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
12. Per Chapter 23, Section 6, Part B.8.b of the City of Albuquerque *Development Process Manual*, Drive pad – Widths on 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).
13. One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress.
14. Please clarify the use of "A" and the typical curb details provided on TCL.
15. 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 parking areas and pedestrian ways as well as providing a physical perimeter for harvesting water. This must be clearly shown on the TCL.
16. 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."
17. The proposed building may interfere with the sight distance of the intersection. Please provide a sight distance exhibit (see the *Development Process Manual*, Chapter 23, Part B, Section 5.a).

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18. The development of this site must be in compliance with current DPM and ADA standards and regulations.



19. 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.
20. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances.

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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