



February 24, 2014

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

**Re: Philip Lovato & Sons Mechanic, 4101 Fourth St. NW,
Traffic Circulation Layout
Engineer's Stamp dated 2-19-14 (G14-D085)**

Dear Ms. McDowell,

Based upon the information provided in your submittal received 2-24-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

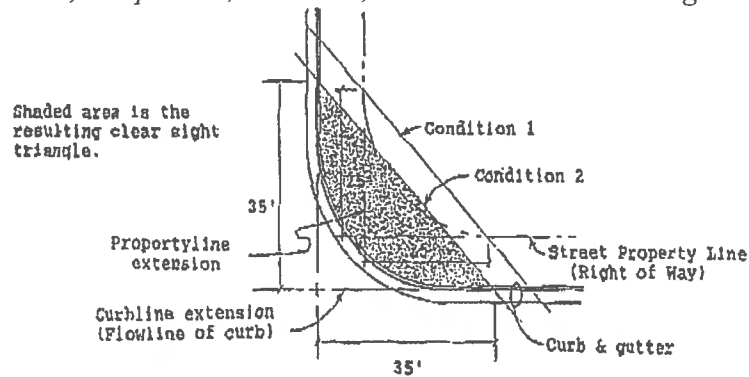
New Mexico 87103

www.cabq.gov

1. The development of this site must be in compliance with current DPM and ADA standards and regulations.
2. This site falls within the purview of the North Fourth Street Rank III Corridor Plan.
3. City Of Albuquerque Right-of Way dedication may be required.
4. Are the 7 lots going to be consolidated into one lot?
5. Zoning requests a meeting to review site for compliance.
6. 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.
7. 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."
8. The existing fence may be within the COA ROW. If so, an encroachment agreement with the City may be required.
9. The existing sign and pole may be within the COA ROW. An encroachment agreement with the City may be required.

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10. The existing fence may interfere with the sight distance of the intersection. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*).



11. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please label ADA and dimension.
12. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
13. A five-foot keyway is required for deadend parking aisles.
14. Please list the width and length for all parking spaces.
15. 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.
16. Will Solid Waste be picking up Refuse at the proposed location? If so, location must be approved by Solid Waste.
17. Please show the location of the nearest driveway on the adjacent lots.
18. Define width of the existing sidewalk on each frontage.
19. Is the frontage sidewalk ADA compliant?
- Dimension the distance between the existing power pole & guy wires and existing fence.
 - Indicate where concrete and asphalt surfaces are located.
 - Is there ADA compliant pedestrian paths across drive pads?
 - Is the corner ramp ADA compliant?
20. 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).



21. Since Fourth St is an arterial roadway, driveways with right in / right out only have a minimum driveway width of 30 feet (see the *Development Process Manual*, Chapter 23, Section 6, Part B.8).
22. If the site has left turn access, the drivepad has a 36-foot minimum width.
23. Please include two copies of the traffic circulation layout at the next submittal.

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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