

December 29, 2023

Mr. Curtis Cherne, PE
Senior Engineer, Planning Department
Development Review Services
City of Albuquerque, New Mexico

RE: R+L Carriers Maintenance, 2381 Aztec Rd NE
Site Dimensional and Paving Plan
Engineer's/Architect's Stamp -no seal- (G16-D092)

Dear Mr. Cherne:

Please find enclosed the following documents for your review and approval:

- **Civil Engineering Plans Prepared by Manhard Consulting**
- **Traffic Circulation Layout**
- **Drainage Information Transportation Sheet**

In response to your review letter dated November 13, 2023, we offer the following responses, in **bold and italics**, to the outstanding comments:

1. The plan is to be sealed by a Registered Architect or a Licensed Engineer.
Response: The Licensed Engineer seal and signature have been added.
2. Site Dimension and Paving Notes imply items will be built off of a different plan. Submit the plan that will have items built.
Response: Please refer to the Sheet 5 – Site Dimensional and Paving Plan of the Civil Engineering Plans.
3. Update the “Site data” table with the number of spaces required and the number of spaces provided. Per the IDO, for an 11,000 sq ft building for heavy vehicle maintenance; 11 parking spaces are required, including 1 van accessible ADA parking space. In addition, 1 motorcycle/space is required.
Response: The provided parking spaces quantity has been revised as required. The “Site Data” table has been updated accordingly.
4. I could not find 2 motorcycle spaces as shown in the table. Signage is required.
Response: The quantity of the motorcycle parking spaces has been updated, there will be (1) motorcycle space provided. The required sign has been added.
5. Provide dimensions and notes for pavement markings and signage for the handicap parking spaces.
Response: The required handicap parking space dimensions and signage have been added to the Site Plan. Additional detailed dimensions and notes for pavement markings for the handicap parking spaces are provided on the detail sheet #10.
6. Show the front door to the building.
Response: The maintenance building front door has been labeled.



7. Is there a sidewalk at the front of the building? If so, provide a dimension for the width.
Response: The sidewalk at front of the building is 5' wide, the dimension has been added.
8. Add a note stating "All broken or cracked sidewalk must be replaced with new sidewalk." I noticed on Google map at least two stones appear to be broken.
Response: A note has been added.
9. Show the handicap ramp(s).
Response: Please note that there is no curb provided at the edge of the sidewalks and ADA parking spaces and handicap ramp is not required. The pavement slopes at the handicap parking spaces meet the ADA slope requirements.
10. Show the truck exit.
Response: The notes indicating truck entrance and exit have been added.
11. There are 2 drive entrances in the eastern portion of the site. One of them is to be closed and replaced with standard curb and gutter and sidewalk. Specify City standard drawings for the construction.
Response: Please note that the (2) existing drive entrances from Aztec Road, the employe entrance and the truck entrance, are to remain.
12. Provide Fire and Solid Waste Dept. approvals.
Response: The Fire and Solid Waste Department approvals will be provided by others.

Once corrections are complete resubmit the following for log in and evaluation by Transportation:

1. The Traffic Circulation Layout.
Response: The Traffic Circulation Layout has been included.
2. A Drainage Transportation Information Sheet (DTIS).
Response: The Drainage Transportation Information Sheet has been included.
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov
Response: Noted.
4. The \$75 re-submittal fee.
Response: Noted.

If you have any questions or need any additional information, please contact us.

Yours Truly,
MANHARD CONSULTING, LTD.



Matt Parks, P.E.



Project Manager