



***Planning Department
Transportation Development Services***

Friday, May 15, 2015

Peter Butterfield, RA
13013 Glenwood Hills Ct. NE
Albuquerque, NM 87111

**Re: National Electric
2200 Midtown Place NE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 5-5-15 (G16-D095E)**

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 5-5-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. A scale of 1"=20' is recommended for sites less than 5 acres.
2. Please identify all existing buildings, doors, sidewalks and pathways on existing building.
3. Identify the right of way width, medians, curb cuts, and street widths on existing lot, Yale Blvd. and Carmony Rd.
4. Show all drive aisle widths and radii on existing and proposed new construction.
5. Please list the width and lengths for all parking spaces, including the existing parking spaces. Per DPM, parking spaces are required to be 8.5ft. by 20ft. with a minimal of 24 ft. of length between parking opposing parking spaces. According to the submittal site plan, all of the parking spaces called out are 16ft. in length. This must be addressed prior to issuance of a building permit. It might be possible to acquire the necessary parking lot lengths by the use of bumper or curb stop overhang spacing.
6. The handicap accessible spaces must be a minimum of 8.5 feet in width. Please clearly dimension all handicap parking spaces.
7. The handicap accessible spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
8. The ADA accessible sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**
9. The ADA access aisle shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide,

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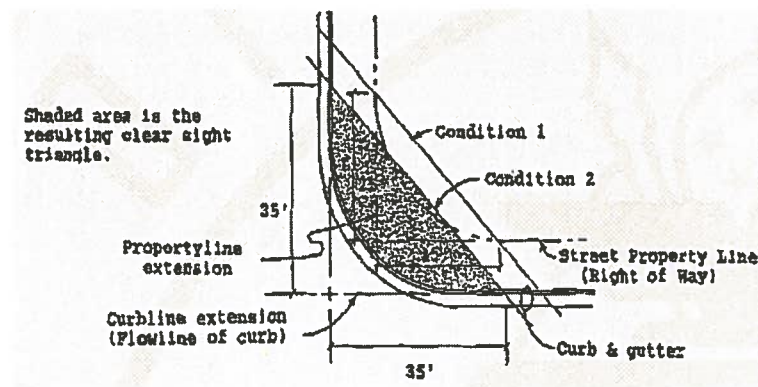
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placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

10. 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.
11. 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 from the east and west side handicap parking spaces.
12. Design delivery vehicle route needs to be shown or called out in a detail.
13. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval (if applicable). Please clearly detail the location of the refuse container(s).
14. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*).



15. Please add the following note to the clear sight triangle: "Landscaping and signage 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."
16. Please include a copy of your shared access and parking agreements with the adjacent property owner.
17. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard.
18. Please include two copies of the traffic circulation layout at the next submittal.

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Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Racquel Michel', is written over the typed name.

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

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