

# CITY OF ALBUQUERQUE



November 9, 2012

J. David Hickman, R.A.  
Core Ltd.  
5924 Anaheim Avenue NE #A  
Albuquerque, NM 87113

**Re: Atrisco Apartments, 1720 Atrisco Dr NW, Traffic Circulation Layout  
Architect's Stamp dated 10-22-12 (H11-D068)**

Dear Mr. Hickman,

Based upon the information provided in your submittal received 10-25-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

1. Clearly show existing versus proposed conditions. For example: indicate existing sidewalk to remain, existing driveways to remain, existing driveway to be removed and replaced with sidewalk/curb & gutter, existing asphalt and proposed asphalt.
2. Include a vicinity map and the legal description on the TCL.
3. Provide a build note, referring to the appropriate City Of Albuquerque Standard Drawings for all proposed infrastructure in the City right of way (curb cuts, sidewalk, etc.).
4. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet.
5. Please list the width and length for all parking spaces.
6. Define width of all sidewalks, proposed and existing.
7. List the width of the proposed curb cuts.
8. The TCL includes two ADA ramp details (numbers 2 and 6) but they are not referenced on TCL site plan. Please clarify the proposed locations.
9. The ADA handicap parking spaces must be clearly identified on the TCL.
10. The striped access aisle for the ADA accessible parking does not count as a parking stall. Please amend the notes and parking calculations accordingly.
11. There is a discrepancy between the number of parking spaces provided on the TCL layout and the proposed parking listed in the general notes.
12. List the width of the existing driveway.
13. Per the *Development Process Manual*, Chapter 23, Section 6, Part B.17, "Any driveways that are abandoned must be replaced with sidewalk, curb and gutter by the property owner."

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14. Clarify existing conditions along Alamogordo Drive. The emails included with this submittal are unclear; is Alamogordo Drive being vacated?
15. Clearly show the property line along all frontages.
16. The trash enclosures are not drawn to scale in the TCL layout. The northern trash enclosure appears to reduce the drive aisle to approximately 19-20 feet when drawn to scale. Two-directional traffic requires a minimum 24-foot wide aisle width. Please provide a layout to scale and provide drive aisle widths.
17. Recent GIS information indicates that this site consists of 5 lots. Show all lot lines on the plan. Will this site be replatted? If not, cross access easements are required.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.  
Traffic Engineer, Planning Dept.  
Development and Building Services

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C: File

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