



December 7, 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 11-27-12 (H11-D068)**

Dear Mr. Hickman,

Based upon the information provided in your submittal received 11-28-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

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1. Clearly show existing versus proposed conditions. The current TCL submitted is unclear. For example: indicate limits and widths of existing sidewalk to remain, limits and widths of proposed sidewalks, existing driveway to be removed and replaced with sidewalk/curb & gutter and existing asphalt and proposed asphalt. The hatching type indicating concrete and asphalt does not clarify between proposed and existing. For example, the existing driveway and abutting sidewalks are hatched "asphalt." City of Albuquerque Standards require that these items be concrete.
2. Define the width of all sidewalk, existing and proposed.
3. Is the entire parking area going to be repaved?
4. Is there existing sidewalk along the full length of the Atrisco frontage? According to aerial view, there is no sidewalk to the north of existing driveway. Please Clarify.
5. Provide build notes, referring to the appropriate City Of Albuquerque Standard Drawings (COA std. dwgs) for all proposed infrastructure in the City right of way (ROW) (curb cuts, sidewalk, etc.).
6. 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." Please indicate driveway to be removed and reference COA std. dwgs for proposed infrastructure to replace driveway (for example: replace with Standard Curb & Gutter per COA dwg #2415A and 4' wide Sidewalk per COA dwg#2430).

CITY OF ALBUQUERQUE



7. Clarify existing conditions along Alamogordo Drive. The emails included with this submittal are unclear; is Alamogordo Drive being vacated?
8. Clearly show the property line along all frontages. The general note provided that references a property line along Atrisco Dr is unclear. Does the property line along Atrisco Dr. frontage lie along the inside edge of the COA ROW sidewalk? If the public sidewalk is currently located outside City of Albuquerque right of way, a public sidewalk easement will be required. Please clarify location of property line.
9. 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.
10. Recent GIS information indicates that this site consists of 5 or 6 lots. Show all lot lines on the plan. Will this site be replatted? If not, cross access easements are required.

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

Sincerely,

Albuquerque

NM 87103

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

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C: File