

CITY OF ALBUQUERQUE



August 22, 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 06-26-12 (H11-D068)**

Dear Mr. Hickman,

Based upon the information provided in your submittal received 07-11-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. A north arrow must be shown on the plan.
2. Please show a vicinity map.
3. Provide the legal description on the plan.
4. Clearly show existing versus proposed conditions.
5. 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.
6. The entire lot must be shown on the plan.
7. Define the width of all sidewalk, both proposed and existing.
8. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet.
9. The end of aisle islands appear to provide insufficient length for the adjacent parking stalls. Please refer to Figure 23.7.2, *End of Aisle Islands*, from the *Development Process Manual* for reference.
10. Please list the width and length for all parking spaces.
11. Per the *Development Process Manual*, Chapter 23, Section 6, Part B.17, "Any drivepads that are abandoned must be replaced with sidewalk, curb and gutter by the property owner."
12. Show all ramps and provide details.
13. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
14. Please note that the van access aisle for the ADA accessible parking does not count as a parking stall.
15. Two-directional traffic requires a minimum 24-foot wide aisle width.
16. Sidewalk must be built along the entire roadway frontage.

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17. Clarify existing conditions along Alamo Drive.
18. Keyed note 02770.A1 and 03310.J5 appear to conflict.
19. Clearly show the property line along all frontage.
20. Provide a legend, defining all legends and hatching.

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

C: File

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