

CITY OF ALBUQUERQUE



July 17, 2013

Dan Herr, R.A.
Slagle Herr Architects
413 2nd St SW
Albuquerque, NM 87102

**Re: Tractor Brewing Co., 1800 4th St. NW, Traffic Circulation Layout
Architect's Stamp dated 7-3-13 (H14-D083)**

Dear Mr. Slagle,

Based upon the information provided in your submittal received 7-12-13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map.
2. Please include two copies of the traffic circulation layout at the next submittal.
3. Please list the width and length for all parking spaces.
4. Is there a potential conflict between the refuse container and the nearest parking stall? Please dimension the separation between the refuse container and the stall perimeter line.
5. Please provide details of refuse container/location: dimensions of walls, bollards, concrete approach pad, swing gates, etc.
6. Define width of the existing sidewalk.
7. The existing 20 foot drive pad on Hannett and the drive pad on the corner of 4th St are not being used. Abandoned drive pads must be removed and replaced with sidewalk, curb and gutter per DPM criteria to COA standards.
8. The existing drive pads to be used must be free of broken or cracked concrete as well as all sidewalks, curb and gutter fronting the property.
9. Is there an ADA accessible pedestrian path across these drive pads?
10. Please refer to all applicable city standards.
11. Please ensure all ramps are ADA compliant.
12. The fence enclosing the property and parking lot adjacent to 4th St has keyed note #21 with leaders that needs to be clarified. Where does the fence end? Is there a gate? The fence can not interfere with the clear sight requirements at the drive pads per DPM criteria.
13. Please provide the following note to the site plan: "Landscaping and signing 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."

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14. The perimeter fence parallel to the Railroad spur crosses over the property line. Is there an easement/agreement for the fence encroachment? Also, please indicate where the existing steel picket fence (keyed note #20) ends and existing chain link fence (keyed note #26) begins.
15. Please provide details on the existing chain link gate (keyed note #27): dimensions, articulation, clear sight requirements, and clear width opening.
16. Please identify all line types used. Is the dashed line between power poles indicating an overhead power line? Is the small hatched line with keyed note #21 the existing fence to be moved? Is the hatched line located in the corner of southeast parking lot a fenced in area?
17. Keyed Note #13 and #24 are defined "not used" but they are used in the site plan. #13 appears to be associated with the proposed ramp and #24 appears to refer to parking stall striping. Please clarify.
18. The designated motorcycle parking requires posted signage if parking is required by zoning.
19. Please include a copy of your shared access agreement with the adjacent property owner.
20. Parking spaces cannot cross over the lot lines.
21. Is this site going to be replatted to consolidate into one lot?
22. Per the Development Process Manual, Chapter 27, Section 7, Part F.II, a scale of 1"=20' is recommended for sites of less than 5 acres.
23. A scale must be shown on the plan. Per the Development Process Manual, Chapter 27, Section 2, Part B.1, only the following scales may be used:
 - 1" = 50'
 - 1" = 40'
 - 1" = 20'
 - 1" = 10'
 - 1" = 100' (for overall layouts only)

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If you have any questions, you can contact me at 924-3924.

Sincerely,

Cynthia K. Beck
Associate Engineer, Planning Dept.
Development Review Services

C: File