

CITY OF ALBUQUERQUE



December 6, 2019

Eric Munn, RA
T.I. Design Services
717 Cagua Drive NE
Albuquerque, NM 87108

Re: Zia Napa Autocare
5312 Phoenix Avenue
Traffic Circulation Layout
Engineer's/Architect's Stamp 11-25-2019

Dear Mr. Eric Munn,

Based upon the information provided in your submittal received 11-25-19, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Label existing sidewalk widths for Phoenix Avenue and for the existing access easement to the east of the site. Also label width of existing on-site walkways.
2. Label width of handicapped spaces and van accessible aisle. The van accessible aisle shall be at least 8 feet in width.
3. Label existing and new parking bumpers and curb ramps, as applicable, and show doorway entrances.
4. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out on detail.
5. ADA access shall be provided from the handicapped spaces to Phoenix Avenue.
6. What are the slopes of the new drive ramps? Label these. Provide ADA access across the new drive ramp on the east side of the building with a 4-foot wide 2% maximum cross-slope that matches with the sidewalk on either side of the drive ramp.
7. Show the clear sight triangle for the existing entrances to the site, and add the following note to the plan: "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 the clear sight triangle."

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Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3991.

Sincerely,

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

PO Box 1293

\JW via: email
C: CO Clerk, File

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