

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

May 4, 2022

Edgar Mata
JEEBS & ZUZU, LLC
11030 Manual Blvd, Ste C
Albuquerque, NM 87112

Re: Little Stars Day Care
1500 Coors Blvd NW
Traffic Circulation Layout
Architect's Stamp 04-13-2022 (J11-D045)

Dear Mr. Mata,

Based upon the information provided in your submittal received 04-29-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Detail 9 (Enlarged Ramp Plan):

- The pathway width will need to be 4 ft in width from inside to inside and not outside as shown.
- You need to provide another detail demonstrating the height of the railing (to include handrail detail without stair and shown curb or barrier edge protection per ADA Accessible Design).

2. Keyed Note 12: The existing drivepad will need to be closed. Unused curb cuts/drivepad must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing (2430 & 2415A).

3. **Keyed Notes References:** All references are calling out sheet WCL43 instead of TCL 1.0. Please adjust sheet number/title and the references notes.

4. Fire Department: You have stated 'Per the Fire Marshalls office, a FIRE 1 is not required'. **You will need to provide the email/correspondence from FD.**

5. **Drive Aisle and Parking Area:** A hard driving surface (asphalt and/or concrete) will be required as part of this proposed project for parking area and drive aisles. Provide concrete/asphalt design for ADA parking stalls and access aisle. According the Key Note 5 you are proposing to use existing Crusher Fines. This will not be acceptable because:

- Crusher fines are mostly used for pedestrian access stabilizer, trails. You will have to substantiate by following some type of standards that will justify drive surfaces as a usage for crusher fines.
- The crusher fines are existing and the compaction rate has been deteriorate over usage as well as the stabilizer. So, the 75,000 pounds support will not be justified on an existing condition without proper testing to determine the overall existing density as a stabilizer.

PO Box 1293

Albuquerque

NM 87103

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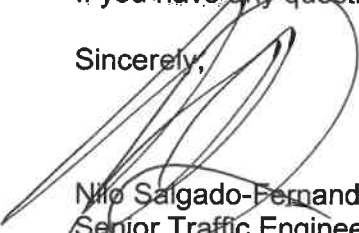


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6. A copy of receipt for Resubmittal fee's paid (\$75+tax) will need to be provided
7. Please provide a letter of response for all comments given.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,


Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

PO Box 1293

C: CO Clerk, File

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