



February 6, 2014

Sheldon E. Greer, P.E.  
GND Consulting Engineers  
10224 Green River PL NW  
Albuquerque, NM 87114

**Re: Office Addition, 1121 San Mateo Blvd NE, Traffic Circulation Layout  
Engineer's Stamp dated 2-6-14 (J14-D034)**

Dear Mr. Greer,

Based upon the information provided in your submittal received 2-06-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

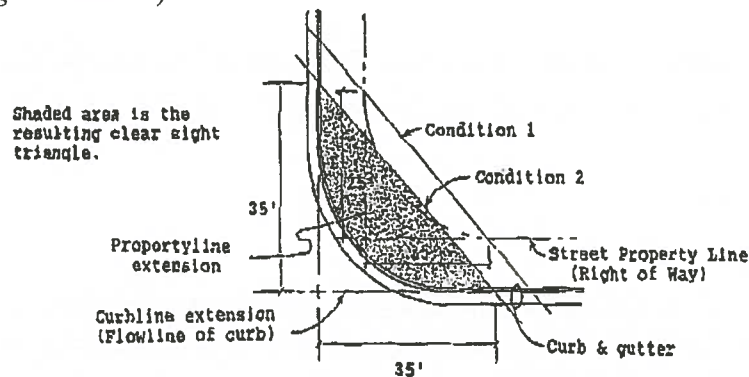
Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

1. The development of this site must be in compliance with current DPM and ADA standards and regulations.
2. Define width of the existing sidewalk fronting San Mateo Blvd.
3. Is there a continuous ADA Pedestrian pathway provided at the existing entrance fronting San Mateo Blvd? Current DPM standards require ADA compliant ramps and crossings at entrances, especially along major arterials with bus routes and pedestrian traffic.
4. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway (See comment 6)
5. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. (See comment 6)
6. Please clarify where the building entrance is located and show door swing. Is the new awning cantilevered or ground supported? This information is needed to clarify if the proposed 6 ft wide ADA accessible pedestrian pathway is unobstructed.
7. Parking spaces cannot cross over the lot lines. The current and proposed parking must be moved off of the City Of Albuquerque Right-of-Way (COA ROW) or a Revocable Encroachment Permit, issued by the City, must be obtained. Please contact Jane Rael regarding encroachment permits at 924-3992.
8. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet.

9. It appears that restriping of all parking stalls and end-islands will be necessary. Will the existing asphalt be top-coated or old striping removed?
10. The proposed parking and landscaping may interfere with the sight distance of the intersection. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*).



11. Please add the following note: "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."
12. Work within the public right of way requires a work order with DRC approved plans. (Alley is COA ROW)
13. Alley must meet COA Standard (DWG # 2428) which includes alley intersection w/ ADA ramps, alley gutter and pavement for the full length of the property and 20 ft minimum width.
14. The refuse can not be located within the public ROW.
15. Please refer to all applicable city standards.
16. Please ensure all ramps are ADA compliant.

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