

CITY OF ALBUQUERQUE



March 26, 2013

Eufracio Sabay, P.E.
c/o BJM Consulting
8624 Casa Verde Ave. N.W.
Albuquerque, NM 87120

**Re: L&C Transport Private Metal Garage, 8705 Central Ave NW,
Traffic Circulation Layout, Engineer's Stamp dated 03-11-13 (K9-D037)**

Dear Mr. Sabay,

Based upon the information provided in your submittal received 03-13-13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
2. According to C.O.A. program AGIS, the site to be developed is 2 lots. Is this site going to be re-platted into one lot? If not, shared access agreements between lots must be provided.
3. Please clearly define and label all lot lines, property lines and existing easements.
4. Please define, dimension, and label all proposed infrastructure to be built on private and public property (including tire stop at parking stalls, posted sign at handicap stalls, radius of curbs, width of all drive aisles, hard surface paving material of all drive aisles, depth of proposed drive pad, existing and proposed sidewalk widths).
5. Is the sidewalk abutting proposed building raised or flush with parking area? If raised, an ADA accessible ramp from the HC stall access aisle must be provided, please include design details.
6. Is landscaping required by zoning? If so, please provide landscaping plan with next submittal. Per the *Development Process Manual*, Chapter 23, Section 7, Part B.6, curbing should be used to separate landscaping from parking areas and pedestrian ways as well as providing a physical perimeter for harvesting water. This must be clearly shown on the TCL.
7. The plans indicate a new drive pad will be built over a portion of the existing dirt lot frontage. According to DMP standards, the drive pad must be constructed of Portland concrete cement per COA standard drawing #2425 or provide design details.
8. Sidewalk is required along the Central Frontage Rd. property limits, unless a variance is requested by the Planning Department's Traffic Engineer.

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9. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles. A minimum 24 foot drive aisle must be provided that begins at the edge of the existing pavement to the parking area.
10. Please clearly differentiate and define all line-types applied in the TCL.
11. The development of this site must be in compliance with current DPM and ADA standards and regulations.

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

Sincerely,

Cynthia Beck
Traffic Engineer, Planning Dept.
Development and Building Service
C: File

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