



**Planning Department
Transportation Development Services**

August 4, 2015

Eugenio Valdez
Wilson & Company
4900 Lang Ave. NE
Albuquerque, NM 87109

**Re: Lincoln Complex Building M Renovations
915 Locust St.
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 7-31-15 (K15-D047)**

Dear Mr. Valdez,

Based upon the information provided in your submittal received 8-3-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks. Please clarify the site address of Building "M" and the proposed development.
2. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
3. Clarify the extents of the current phase. Please detail existing and proposed buildings, parking spaces and public or private road ways.
4. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, walls and anything that influences the parking and circulation on the site.
5. Identify all existing access easements and rights of way with dimensions.
6. Identify the right of way width, medians, curb cuts, and street widths on both sides of the street.
7. The ADA access aisle shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
8. Please detail the handicap parking and pedestrian walk way for the building labeled JP#4 on the submitted drawing.
9. Show all drive aisle widths and radii.

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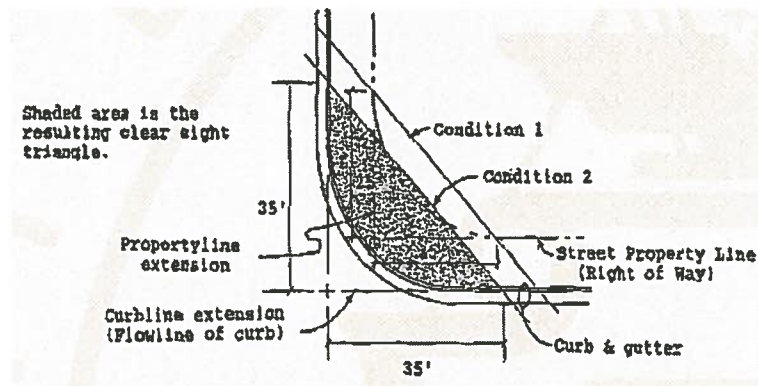
10. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet. Landscape island radius for delivery trucks, fire trucks, etc. is 25 feet or larger
11. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
12. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pedestrian walk way for both the existing and proposed buildings.
13. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please detail curb barrier on drawing.
14. Design delivery vehicle route needs to be shown.
15. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
16. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please show this detail for the entrances off of Vance Emory Ln. and roadway on the south side of project site.

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17. Please add the following note to the clear sight triangle: "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 this area."
18. Please include two copies of the traffic circulation layout at the next submittal.

CITY OF ALBUQUERQUE



Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Michel', is positioned above the printed name.

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

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