



July 18, 2018

RBA Architecture Planning Design
Barry Bitzer
117 La Pasada De Anacleto, Corrales, NM 87048

Re: Cedar Apartments
541, 543, 545 Cedar SW. Albuquerque, NM 87106
Traffic Circulation Layout
Engineer's/Architect's Stamp 07-11-18 (K15-D062)

Dear Mr. Bitzer,

Based upon the information provided in your submittal received 07-11-18, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The total number of provided parking spaces doesn't match the number of parking spaces. 32 parking spaces is provided while 33 has been mentioned. Please correct that.
2. Please provide grading for parking and include the elevations of the building.
3. Please list the width and length for all proposed parking garage spaces. Some dimensions are not shown. The length of the ADA parking in the NE part of the property is missing. The length of the ADA parking space located beside the garage is less than 20 feet.
4. The handicap accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide. The Van accessible beside the garage is 6' wide.
5. 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 detail and location of HC signs. Please include a detailed sheet.
6. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
7. Show the clear sight triangle 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."
8. The one-way exit should have designated sign.

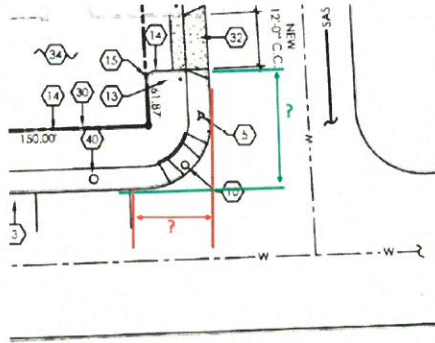
PO Box 1293

Albuquerque

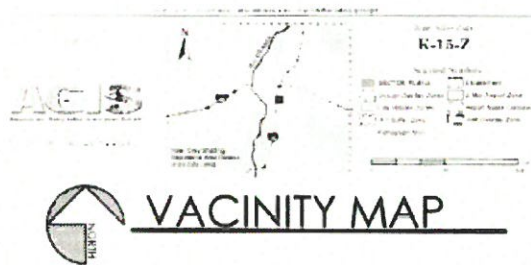
NM 87103

www.cabq.gov

9. Please provide dimension detail of the distances of the curb to the street parking and to the curb cut in the SE corner of the lot. The minimum required distance from the curb to the street parking is 20' and from the curb to the curb cut is 25'.



10. Please note that on street parking should not interfere the clear sight triangle.
11. Please Correct the spelling on the "Vicinity Map" as shown:



CITY OF ALBUQUERQUE



Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact Mojgan Maadandar (505) 924-3675 or Racquel Michel at 924-3991.

Sincerely,

Mojgan Maadandar
Engineer Associate, Planning Dept.
Development Review Services

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

PO Box 1293

MM via: email
C: CO Clerk, File

Albuquerque

NM 87103

www.cabq.gov