

CITY OF ALBUQUERQUE



February 21, 2013

G. Donald Dudley, R.A.
c/o Evans Davis
317 Cornell SE
Albuquerque, NM 87106

**Re: Cornell 4-Plex, 209 Cornell SE, Traffic Circulation Layout
Architect's Stamp dated 12-03-12 (K16-D023)**

Dear Mr. Dudley,

Based upon the information provided in your submittal received 02-11-13, 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. Per current ADA standards, a handicap parking space must be provided with an 8-foot wide van access aisle. Please provide pavement markings to designate where ADA accessible HC parking and access aisle will be located if required.
3. Define width of the existing sidewalk.
4. The limits of the pour concrete are unclear. Please revise; perhaps provide hatching to indicate division between concrete, landscape areas and asphalt.
5. 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.
6. The plans indicate a new drive pad will replace an existing drive pad. The abandoned / unused portions of the existing curb cuts must be removed and replaced with sidewalk and curb and gutter. Please detail.
7. A north arrow is standard per DPM.
8. A site visit on 2/13/13 disclosed foundation trenching and rebar in-place to reflect a previous TCL. Will this site work be remove, and the site regarded and recompact?

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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

Sincerely,

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