

CITY OF ALBUQUERQUE



August 6, 2012

Levi J. Valdez, P.E.
George T. Rodriguez, Development Consultant
12800 San Juan N.E.
Albuquerque, NM 87123

**Re: 4-Plex Vassar Apartments, 424 Vassar Dr SE, Traffic Circulation Layout
Engineer's Stamp dated 7-19-12 (K-16/D080)**

Dear Mr. Valdez,

Based upon the information provided in your submittal received 7-23-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show the location of the nearest driveway on the adjacent lot.
2. The *Development Process Manual* specified "No backing from designated parking stalls into streets is permitted." Does the sector plan in this area permit this usage? Please refer to the sector plan and quote the appropriate section within this plan.
3. Provide additional information regarding the proposed header curb off of Vassar Drive. Will the adjacent earthwork be graded to top of curb?
4. A 6-foot wide, ADA accessible, pedestrian pathway is required from the building to the roadway. This pathway must be constructed of concrete.
5. Remove the pavement detail; specify the limits of paving.
6. All driveways must have a minimum thickness of 6" and must extend from the back of curb to the property line (see Standard Detail 2425, General Note 4).
7. The header curb shown extends 8 feet past the parking stalls off of the alleyway; please clarify.
8. An existing block wall is shown on the adjacent site. Provide a sight distance exhibit for the curb cut.
9. A solid line is shown between the proposed header curb and parking stall off the alley way; what does this line indicate?

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File