

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

September 24, 2021

Alejandro Sazo
RBA Architecture, PC
1104 Park Ave SW
Albuquerque, NM 87102

Re: Harvard Drive Apartment
214 Harvard Drive SE
Traffic Circulation Layout
Architect's Stamp 08-23-2021 (K16-D091)

Dear Mr. Sazo,

Based upon the information provided in your submittal received 09-24-2021 and field inspection of site, the above referenced plan cannot be approved for Building Permit until the following **MODIFIED** comments are addressed:

- 1. Proposed 26 ft driveway(212 Harvard SE): The proposed driveway wing/transition encroaches into adjacent property owner. This will not be allowed.**
- 2. Keyed Note 12 & 25: References proposed sidewalk. So, pick one of the notes to represent proposed sidewalk.**
- 3. Keyed Note 20: Do you need this note since it is covered under keyed note 27 and it references sidewalk and not proposed driveway.**
- 4. Explain note ' 10' Add to alley. Keep in mind you can't do any work in the existing 16 ft alley without a work order.**
- 5. The minimum parking stall dimensions are:**

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

Vehicle stall needs to be 8'-6" in length not 8'-0". Please adjust.

- 6. Per the IDO, 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. You show 5 ft in width passed parking lot at proposed gate..**
- 7. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details. It appears that 4 ft is shown on site.**
- 8. Please provide a letter of response for all comments given.**

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9. A copy of Resubmittal fee receipt needs to be provided.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

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