

CITY OF ALBUQUERQUE



October 16, 2012

Dennis A. Lorenz, P.E.
Brasher & Lorenz, Inc.
2207 San Pedro NE, Building 1, Suite 1200
Albuquerque, NM 87110

**Re: Sundowner, 6101 Central Avenue NE, Traffic Circulation Layout
Engineer's Stamp dated 09-25-12 (K18-D103)**

Dear Mr. Lorenz,

Based upon the information provided in your submittal received 09-25-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Prior to building permit approval, the preliminary plat (DRB Case 1008255) must be approved.
2. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet.
3. Please list the length for all parking spaces.
4. The driveways off of Lagunera Drive and Cagua Drive must be a minimum of 25 feet in width (see the *Development Process Manual*, Chapter 23, Section 6, Part B.8).
5. Provide a legend, defining all linetypes and hatching.
6. The plan provided indicates the on-street parking will be striped with this project; addition of striped on-street parking requires approval from Traffic Operations.
7. Please show a vicinity map.
8. An existing alley/utility easement is shown on site. However, this alley/easement was not shown on the sketch plat. Please clarify.
9. Why is vehicular access to the alley/easement proposed to remain?
10. Keyed note 37 defines the pavement as "bituminous asphalt paving parking and drive." Per the *Development Process Manual*, Chapter 23, Section 2, Part G.4, "Parking areas shall be paved with a minimum 2 inches asphaltic concrete or equal." Does the proposed pavement differ from this requirement?
11. Is the site fenced? Please clearly show all fencing and gates.
12. A gate is shown at the major parking area. How will vehicles entering the site in error exit the site without backing into the street?
13. Define the width of the proposed pedestrian gate.
14. Show all existing curb cuts. All unused curb cuts must be removed and replaced with sidewalk and curb and gutter.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



15. Show all sidewalk, existing and proposed. Define the width.
16. Keyed note 15 indicates landscaping; however, recent aerial information shows this area as sidewalk. Please clarify.
17. Clearly show the 6-foot wide, ADA accessible pedestrian pathway from the roadway to the building.
18. All internal sidewalk must be a minimum of 6 feet in width.
19. A 24-foot wide access aisle must be provided for two directional parking lots.
20. Parking Calculations:
 - a. The listed number of parking spaces provided does not match what is shown on the site.
 - b. This site has been approved for 18 on-street parking credits; therefore, only 36 on-street parking spaces were available. Please revise the calculations.
 - c. One van accessible ADA parking stall is provided, not two.
 - d. Clarify the number of compact parking stalls proposed.
21. Per Chapter 23, Section 6, Part B.5 of the City of Albuquerque *Development Process Manual*, any drive on a local roadway that is intersecting with a principal arterial must be located a minimum of 50 feet from the intersection.
22. It is unclear why curb cuts are shown into the play area/community space. Please clarify.
23. Label the compact parking spaces by placing the words "compact" on the pavement of each space.
24. How is the play area/community space separated from the parking area?
25. Clearly show all ramps and provide details.

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