



March 27, 2014

Kevin M. DeGraauw, R.A.
Contact: Rafael Rodriguez
2408 Venetian Way SW
Albuquerque, NM 87105

**Re: The White Diamond, 312 Florida SE, Traffic Circulation Layout
Architect's Stamp dated 2-27-14 (K18-D105)**

Dear Mr. Rodriquez,

Based upon the information provided in your submittal received 3-26-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The development of this site must be in compliance with current DPM and ADA standards and regulations.
2. Please refer to all applicable city standards.
3. Please ensure all ramps are ADA compliant.
4. Please list the width and length for all parking spaces.
5. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces. Please check parking stall count labeled on TCL. Review counted 28 stalls on-site (+4 MC), +10 stall adjacent property, +8 stalls across street lot 8, +23 stalls across street lot 5 = 69 vehicle stalls.
6. Proposed parking stall configurations do not meet DPM standards. Angled parking stalls require one-way circulation with directional signage, commercial development are restricted from parked vehicles backing into the COA ROW, and 24 ft wide drive aisle required between 90degree parking stalls. A waiver to the DPM standards for these non-compliant parking proposals will require approval from Traffic Engineer and current Transportation Section Manager, Kristal Metro.
7. Parking spaces cannot cross over the lot lines.
8. Proposes off-site parking lots appear to obstruct access to existing buildings. Please clarify.
9. Will properties be replatted to consolidate lot lines?
10. The handicapped spaces must be a minimum of 8.5 feet in width.
11. The handicapped spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
12. Define width of the existing sidewalk, both sides of street.
13. Abandon / Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard (#2430 and #2415).

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

14. Per the DPM, 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.
15. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances.
16. List the width of all existing driveways on-site and proposed off-site lots.
17. Please show the location of the nearest driveway on the adjacent lot/s.
18. Label the compact parking spaces by placing the words "compact" on the pavement of each space.
19. Please include a copy of your shared access agreement with the adjacent property owner/s for off-site parking access. Agreement must be provided for approval of TCL.
20. Work within the public right of way requires a work order with DRC approved plans. The alley must be paved per DPM standards from the point of access on alley to the nearest paved city street.
21. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
22. Per Chapter 23, Section 6, Part B.8.b of the City of Albuquerque *Development Process Manual*, Drive pad – Widths on Local Streets: 25 ft minimum for two-way access – 25' to 35' permitted, and 12'-20' for one-way drives (with appropriate signs and parking layout).
23. One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress.
24. Is landscaping required by zoning? If so, please provide landscaping plan with next submittal. 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.
25. Please add the following note: "Landscaping and signing 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 this area."
26. Please show and label all obstructions, power poles, fire hydrants, bollards, door swings, restrictions at gate openings, all fencing to remain, etc.

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

Sincerely,



Cynthia K Beck
Associate Engineer, Planning Dept.
Development Review Services

C: File