



May 8, 2014

Peter Butterfield, R.A.  
Peter Butterfield Architect  
13013 Glenwood Hills Ct. NE  
Albuquerque, NM 87111

**Re: Tracts 1 & 3 East Central Gateway Plaza, 10201 Central Avenue NE,  
Traffic Circulation Layout  
Architect's Stamp dated 5-05-14 (K20-D061))**

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 5-06-14, 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. Show a detail of the wheelchair ramps located at the proposed interior crosswalks and HC Parking (key note 9), or refer to the appropriate city standard.
5. Please label and dimension all existing driveways across the street from proposed driveways. Please demonstrate proposed driveways meet DPM criteria for driveway placement (see the *Development Process Manual*, Chapter 23, Section 6, Part B.6). Where a drive exists on the opposite side of the street, the centerline of new drive needs to be within 15 ft of the existing drive centerline or offset 50 ft or more.
6. Clarify text on TCL "existing curb/gutter to be removed per COA #2415A." Should the text read "existing c&g and sidewalk to be removed and replaced with proposed driveway per COA Std Dwg #2426" ?
7. Abandon 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). Label/dimension driveways proposed to be removed.
8. Clarify the extents of the current phase. Executive Summary text refers to development on Tract 1&3 only; however, site plan indicates some infrastructure on Tract 2.
9. A cross-access agreement between Tract 3 & 2 will be required to allow current layout, allowing refuse pickup servicing Tract 3 to encroach into Tract 2.

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10. Please provide evidence of Replat to identify 3 lots, Tract 1, 2, &3.  
Currently, AGIS indicates two lots, E & F.
11. Since Central Ave is an arterial roadway, driveways with full access (right in / right out and left in / left out); the drivepad has a 36-foot minimum width (40 ft desirable) (see the *Development Process Manual*, Chapter 23, Section 6, Part B.8).
12. Please include a copy of your shared access agreement between Tracts 1, 2 & 3 if the lots are to be owned separately.
13. Work within the public right of way requires a work order with DRC approved plans. Infrastructure work on Central Ave may require a work order or special barricade permitting.
14. Please indicate whether the sidewalk corner intersections have existing ADA accessible ramps ( Espejo/Central & Glorieta/Central).
15. All COA ROW curb & gutter, sidewalks, ramps, and drivepads must be in good condition and ADA accessible if applicable. Existing broken or cracked concrete infrastructure must be removed and replace to the nearest joint.
16. One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress.
17. There appears to be a power pole south of the drive-thru exit. If so, is there an issue with clear sight requirements? Please label all power poles, guy wires, fire hydrants, etc, on site plan.
18. Label and detail all line types: within the perimeter of the drive-thru lane there appears to be patio tables to the east and an buffer wall to the west, no label provided.
19. 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."

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