



January 25, 2013

Frederick C. Arfman, P.E.
Isaacson & Arfman, PA
128 Monroe NE
Albuquerque, NM 87108

**Re: Family Dollar Store, 7700 Sage Rd. SW, Traffic Circulation Layout
Engineer's Stamp dated 01-08-13 (M10-D019A)**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 01-09-13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map on the site plan.
2. Please provide a legal description on the site plan.
3. Please include two copies of the traffic circulation layout at the next submittal.
4. The improvements on Sage Road are shown as existing; however, this infrastructure has not yet been built. Please provide additional information. Will these items be built under work order? Is there an infrastructure list associated with this site? Is there a recent replat associated with this site?
5. Please place the proposed sidewalk at the property line and define width.
6. List the width and radii of the proposed turnout.
7. If the site has left turn access, the drive pad has a 36-foot minimum width. Please refer to *Development Process Manual* (DPM) Ch.23 Section 6 for regulations regarding drives with median access, curb return construction, single entrance/exit widths, and striping and signage.
8. Please provide pavement markings to indicate vehicle movement. If there is a left turn egress, please indicate with aisle striping and directional arrows. Refer to DPM Ch. 23 Section 6.10.
9. Clearly show the ADA accessible pathway from the public sidewalk to the building and from the ADA parking stalls to the building. Show all ramps and provide details. If a sidewalk is flush with the adjacent pavement, please indicate this on the plan.
10. The proposed curb return at the entrance indicates a radius of 10 feet. A 25 foot radius is required to accommodate turns by refuse, fire, and larger service vehicles. Refer to DPM Ch. 23 Section 7.2
11. Please refer to all applicable city standards.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



12. Show a detail of the wheelchair ramps located at the proposed driveway, or refer to the appropriate city standard.
13. Label the compact parking spaces by placing the words "compact" on the pavement of each space.
14. Clearly delineate between property lines, setback lines, easement lines and project limits. A legend to clarify line types and hatching is recommended.
15. All easements must be shown on site plan and labeled. Please provide recording information.
16. Please include a copy of your shared access agreement with the adjacent property owner(s).
17. Clearly show the heavy vehicle pathway between the public roadway and proposed site to include ingress, egress and internal circulation. The pathway cannot cross into incoming traffic.
18. Per DPM, a minimum 30 foot aisle at the rear of building needs to be provided for service vehicles. Refer to DPM Ch. 23 Section 7.8.
19. Per the DPM, the required landscaping plan must be reviewed by the Traffic Engineer to insure that traffic safety needs are met.
20. Keyed Note #2, indicating location of ADA ramps, is mislabeled in four locations with leaders to concrete bumpers.
21. Work within the public right of way requires a work order with DRC approved plans.

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