

CITY OF ALBUQUERQUE



January 15, 2014

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 12-10-13 (M10-D019A)**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 1-08-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

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New Mexico 87103

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1. The minimum end island radius to accommodate cars is 15 feet. The proposed entry radius of 10' R is not in compliance with the *DPM Ch 23, Section 7, Part B.2 Treatment of Access Points*.
2. The entrance at Sage requires directional pavement signage; see *DPM Ch 23, Section 6, Part B.10 Striping and Signing*.
3. Regarding *12'X12' Sign Easement*: provide recorded easement information, provide proposed sign details, and provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*) demonstrating proposed sign will not obstruct clear sight and stopping distance required.
4. Please label width of all proposed sidewalks. General Note 6 regarding all onsite sidewalks are 6' unless labeled conflicts with site plan & scaled dimensions. Please correct.
5. The labeled width for ADA Parking of 9' conflicts with General Note #3 of 11' and Detail A. Please align information.
6. The development of this site must be in compliance with current DPM and ADA standards and regulations. Please refer to attachment for revised ADA parking regulations addressing posted sign and pavement markings.
7. 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."

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8. Please provide barricade plan for drive aisles that are not complete connections; see *DPM Ch 23, Section 5.M Barricades at Ends of Pavement*.
9. Please provide details of brick patterned line type (i.e. raised, colored, texture concrete).
10. Please clarify "bubbled" line type.
11. The parking provided is less than the required parking. Was a parking variance approved? Approved variance must be provided prior to approval of this proposed TCL.
12. Please include two copies of the traffic circulation layout at the next submittal.

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

Sincerely,

PO Box 1293

Albuquerque

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

C: File

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