June, 27 2022

Luis Noriega

Tierra West, LLC

5571 Midway Park Place NE

Albuquerque, NM 87109

**Re**: **Take 5 Oil Change**

 **Unser Blvd NW**

 **Traffic Circulation Layout**

 Engineer’s Stamp 06-21-2022 (**A11-D018**)

Dear Mr. Noriega,

Based upon the information provided in your submittal received 06-23-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please provide a physical address as part of your resubmittal.
2. **Public corner Ramp (Unser/Crown):**
* Provide detail demonstrating proposed 6ft sidewalk off Crown and the new ramp connections.
1. Listed are the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and **motorcycle parking.** **Coordinate/discuss with Zoning.**
2. Key Note 6: Detail B will need to read 6 ft width for ramp and sidewalk instead of 5 ft as shown.
3. **Key Note 16:** This sign needs to be provide on both sides of exit driveway.
4. **Key Note 17:** Pavement markings (text and stripe) location on private property and not public ROW.
5. **Key Note 22:** The proposed ingress/egress easement with Plat Action will need to be approved/recorded prior to TCL project approval.
6. Queuing: Provide peak hour analysis to ensure the storage lanes don’t back up into Crown.
7. Identify the right of way width, **medians**, curb cuts, and **street widths** on Unser.
8. **The minimum parking stall dimensions are:**

|  |  |  |  |
| --- | --- | --- | --- |
| Type of parking | Min. Width | Min. Length | Min. Overhang |
| Standard | 8.5’ | 18’ | 2’ |
| Compact | 7.5’ | 15’ | 1.5’ |
| **Motorcycle** | **4’** | **8’** | **N/A** |
| ADA | 8.5’ | 18’ | 2’ |

1. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978). Detail will be needed and referenced.
2. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.Label pavement MC.
3. All bicycle racks shall be designed according to the following guidelines (References of this will need to be provided with keyed notes):
	1. The rack shall be a minimum 30 inches tall and 18 inches wide.
	2. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
	3. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
	4. The rack allows varying bicycle frame sizes and styles to be attached.
	5. The user is not required to lift the bicycle onto the bicycle rack.
	6. Each bicycle parking space is accessible without moving another bicycle.
4. Bicycle racks shall be sturdy and anchored to a concrete pad.
5. A 1-foot clear zone around the bicycle parking stall shall be provided.
6. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
7. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
8. Provide a copy of refuse approval.
9. Fire Department: An approval Fire 1 plan needs to be provided.
10. The minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns.  (A 15 foot radius can be used with an increase in lane width to 14 feet). Please dimension all lane widths and radii.
11. Please provide a sight intersection line;
* At the intersection of Unser/Crowndistance exhibit turning Northbound projecting from south Unser travel lane moving north.
* Exit lane turning westbound projecting from Crown east travel lane moving west.
1. Show the clear sight triangle and add the following note to the plan: “Landscaping and signage 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 the clear sight triangle.
2. Add a note stating “All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter.” A build note must be provided referring to the appropriate City Standard drawing (2430 & 2415A).
3. Please provide a letter of response for all comments given.
4. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination **(Contact Matt Grush:** **mgrush@cabq.gov****).**

**Once corrections are complete resubmit**

1. **The Traffic Circulation Layout**
2. **A Drainage Transportation Information Sheet (DTIS)**
3. **Send an electronic copy of your submittal to** **PLNDRS@cabq.gov****.**
4. **The $75 re-submittal fee.**

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,

NSALGADO-FERNANDEZ

Nilo Salgado-Fernandez, P.E.

Senior Traffic Engineer, Planning Dept.

Development Review Services

C: CO Clerk, File