

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 9, 2021

Peter Butterfield, RA
13013 Glenwood Hills Ct NE
Albuquerque, NM 87111

Re: Dions NM 22
9620 Universe Blvd NW
Traffic Circulation Layout
Architect's Stamp 08-03-2021 (B10-D003H)

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 08-04-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

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.
Discuss/coordinate with Zoning.
2. Identify all existing access easements and rights of way width dimensions (**if applicable**).
3. Identify the right of way width, medians, curb cuts, and street widths on **Universe Blvd.**
4. Clarify existing property lines and proposed property lines. **Show all of the property line around the perimeter of the lot/track.**
5. **Their appears to be an auxiliary access road on the eastside of proposed development.** Please provide construction notes on this roadway infrastructure and include details of pavement design. The roadway will need to be a minimum of 24 ft for 2 way traffic flow unless the whole width is larger than 24 ft and will be constructed at present time. Include limits of the auxiliary access road for proposed development.
6. Any proposed onsite infrastructure like **curbing will need to be labeled and detail provided.**
7. Provide construction notes at both access points to the existing **primary Access Road.** Include details for **drive aisle entrance infrastructure and auxiliary access road.**
8. **Pavement markings:** Details will be needed for all pavement markings/stripping.
9. At the southern end of drive aisle adjacent to southern lot/tracker, a traffic control device will be needed to alert vehicles of open space.
10. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
11. **The minimum parking stall dimensions are:**

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'

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Compact	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

12. Label the compact parking spaces by placing the words “**COMPACT**” on the pavement of each space.

13. **Access Road Entrance:**

- ADA curb ramps must be updated to current standards and have truncated domes installed as the access road entrance.
- The **existing ramp at corner of Universe/Access Road** doesn't line up with what appears to be sidewalk/asphalt trail connectons. Please clarify this concern.
- The **existing ramp and sidewalk** along the Universe Blvd frontage segment will need a **Sidewalk Easement** since its location is on private property.
- Will an ADA ramp be needed for existing median cut? **Explain situation.**

14. **Access Road and Auxiliary Access Road:**

- **Will need to show sidewalk around the parameter of both these roadway as well as curb and gutter.**
- **ADA ramp needs to be shown at end of proposed trail as Access Road and detail provide for this ramp.**
- **Provide a ADA ramp on Universe that lines up with existing median cut for pedestrian access onto proposed asphalt trail.**

15. Motorcycle parking spaces:**Label pavement MC.**

16. All bicycle racks shall be designed according to the following guidelines:

- a. The rack shall be a minimum 30 inches tall and 18 inches wide.
- b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
- c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
- d. The rack allows varying bicycle frame sizes and styles to be attached.
- e. The user is not required to lift the bicycle onto the bicycle rack.
- f. Each bicycle parking space is accessible without moving another bicycle.

17. Bicycle racks shall be sturdy and anchored to a concrete pad.

18. A 1-foot clear zone around the bicycle parking stall shall be provided.

19. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

20. Show all drive aisle widths and radii. Some dimensions are not shown.

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21. The minimum drive aisle dimensions are shown below

	Minimum Drive Aisle Width
Two Way Traffic	22'
Main Circulation Road	24'
Fire Lane	20'

22. List radii for all curves shown; for passenger vehicles. **Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger. Provide FD approval for proposed layout.**
23. Per the IDO, 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.
24. 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.
25. All sidewalks along streets should be placed at the property line **(If applicable)**.
26. Provide a copy of refuse approval.
27. 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.
28. All one-way drives shall have **"One Way" and "Do Not Enter" SIGNAGE** and pavement markings. Please show detail and **location of posted signs** and striping.
29. 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.**
30. Please provide a sight distance exhibit
31. 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.
32. Please specify the City Standard Drawing Number when applicable.
33. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.

NOTES 33, 34 & 36(Are these notes applicable? If yes then provide the work order number)

34. Provide notes showing what work is included and on the work order and the private work on site.
35. Work within the public right of way requires a work order with DRC approved plans.

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36. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
37. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
38. Add a note stating "**All broken or cracked sidewalk (If asphalt trail, then include note as well) must be replaced with sidewalk and curb & gutter.**" A build note must be provided referring to the appropriate City Standard drawing.
39. Please provide a letter of response for all comments given.
40. **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**).

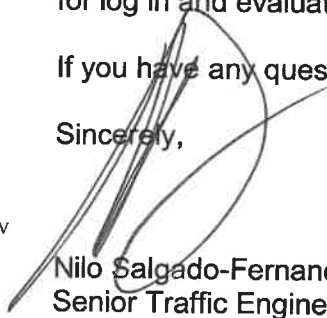
Once corrections are complete resubmit

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,


Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File