



June 15, 2020

Stephen A. Dunbar, RA  
Modulus Architects  
100 Sun Ave. NE, Ste 600  
Albuquerque, NM 87109

**Re: Kiddie Academy Westside**  
**Project Address (need an address)**  
**Traffic Circulation Layout**  
Architect's Stamp 03-31-2020 (C12-D003A)

Dear Mr. Dunbar,

Based upon the information provided in your submittal received 06-12-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Proposed entrances fronting Paradise Blvd:
  - The Paradise Blvd median will need keyed notes 27 and 38 signage provided.
  - Label and provide standard C&G detail on west side of entrance
  - The reference detail (5/A1.1) for proposed ADA ramp widths are different from detail, please adjust detail to reflect the 11 ft – 10 inches and 12 ft – 3 inches of widths. Provide a back slope of 4:1 to tie edge of ramp to existing surface on the west end of entrance.
  - Please label and dimension all existing infrastructure off the public streets. The sidewalk width will need to be shown on Paradise Blvd.
2. Identify all rights of way widths, medians widths and street widths on Paradise and Nunzio. Label each street with its appropriate names.
3. Include these notes on plans if you have not provided in detail sheets(Have these bike notes been incorporate into plans???):
  - 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.

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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 the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. What is the status of this pathway off Nunzio? Clarify this issue. **You need to address this comments.**
8. What is the compaction percentage of subgrade and base course on you proposed pavement design? **If the proposed roadway sections fall within City right-of-way, the need to be 95% compaction with a minimum R-value of 50. This needs to be included in you design.**
9. The following signs will be needed at Nunzio median: One Way sign (R6-1R, No left turn(R3-2). Please coordinate any required signage with Traffic Operations, Mahn Tran: 505-857-8689, **(Has this been coordinated???)** for the type of signage and the location of the installment. **Provide sign face details for both these signs on your detail sheet.**
10. Are you going to provide stop sign on your access road intersecting Paradise and Nunzio?
11. Keyed notes 27 and 38: Provide a sign face detail on you detail sheet.
12. The access road has a proposed centerline striping but no label as to the thickness and color of striping. A keyed note will be needed to identify this type of striping.
13. Please provide a sight line distance exhibit for the intersection of Paradise and Nunzio with proposed landscaping (see attachment for exhibit). Provide sight line on Nunzio left and right turn movements with the proposed landscaping. **This has not been addressed from prior comments.**
14. Show the clear sight triangle and add the following note to the plan( this note has been added from prior comments): "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
15. A street address is will need to be provided for this proposed project. **This prior comment needs to be addressed.**
16. 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. This prior /comment note needs to be added to plan.

If you have any questions, please contact me at (505) 924-3630. My work schedule is 9:30am-2:30pm.

Sincerely,



A handwritten signature in black ink, consisting of a large, stylized 'N' followed by a horizontal line extending to the right.

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

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

\xxx via: email  
C: CO Clerk, File

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