

CITY OF ALBUQUERQUE



April 1, 2020

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

**Re: Kiddie Academy Westside
Paradise/Nunzio
Traffic Circulation Layout
Architect's Stamp 03-31-2020 (C12-D003A)**

Dear Mr. Dunbar,

Based upon the information provided in your submittal received 04-01-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please coordinate all calculations for parking spaces, including bicycle, and motorcycle parking with Zoning.
2. Clarify the extents of the current phase versus existing infrastructure off Paradise and Nunzio. Provide a phasing plan(if applicable).
3. The Paradise entrance appears to have a right and left in with a right out. Is there a access restrictions or conditions set for Paradise? Please address this issue.
4. Please label and dimension all existing infrastructure off the public streets.
5. Identify all existing access easements and rights of way width, medians, curb cuts, and street widths on Paradise and Nunzio.
6. Clarify existing property lines and proposed property lines (If applicable).
7. 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'

8. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.

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9. 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)
10. ADA curb ramps must be updated to current standards and have truncated domes installed with existing or proposed.
11. ADA ramps will need to be provided off Nuncio entrances
12. 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.
13. 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.
14. Bicycle racks shall be sturdy and anchored to a concrete pad.
15. A 1-foot clear zone around the bicycle parking stall shall be provided.
16. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
17. The access road and parking entrances are a very small radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
18. 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. It appears that the sidewalk connection off Paradise entrances is in conflict with the proposed ADA ramp. Clarify this issue.
19. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles (ADA ramp width) to the building entrances. Please clearly show this pathway and provide details.
20. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
21. All sidewalks along streets should be dimensioned and label.



22. The Nunzio entrance has sidewalk across the acces roadway. Please clear up this issue.
23. A 6 ft. valley gutter will need to be provided at the Paradise and Nunzio entrances.
24. Curbing proposed in parking, and pedestrian ways, access roadway, and points of access will need to be called out detailed.
25. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the access road unless you have refuse approval. Please provide a copy of refuse approval.
26. 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.
27. One Way sign and symbol will be needed at median off Nunzio entrance. Please coordinate any required signage with Traffic Operations (Mahn Tran: 505-857-8689) for the type of signage and the location of the installment.
28. Please provide a sight line distance exhibit for the intersection of Paradise and Nunzio with proposed landscaping (see attachment for exhibit).
29. 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.
30. Please specify the City Standard Drawing Number when applicable.
31. Shared Site acces: 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.
32. You will need written permission from adjacent landowner for proposed ADA ramp off Paradis.
33. A street address is will need to be provided for this proposed project.
34. Provide notes showing what work is included on public street versus the private work on site. The limits of the curb return for access entrances.
35. 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.
36. **Key Note 6** references Landscaping Plan, please remove from plans because I am not approving this part of the request.

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, appearing to read 'Milo Salgado-Fernandez', with a large, sweeping flourish extending to the right.

Milo 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