



June 4, 2020

Dennis Lorenz, PE
Lorenz Design + Consulting
2501 Rio Grande Blvd NW, Ste A
Albuquerque, NM 87104

Re: The Learning Experience (Academy of Early Education)
4580 Nunzio Ave. NW
Traffic Circulation Layout
Engineer's Stamp 06-02-20(C12-D003C)

Dear Mr. Lorenz,

Based upon the information provided in your submittal received 06-02-2020, 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 motor cycle parking with Zoning and list the number required.
2. Identify all existing access easements and rights of way width dimensions.
3. Identify the right of way width, medians, curb cuts, and street widths on Nunzio
4. 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'

5. 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.
6. 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)
7. ADA curb ramps must have truncated domes installed.
8. The proposed 6ft valley gutter will need to be completely constructed across the existing 25 ft private access coming off Nunzio.

9. The proposed 20 ft private access easement will need to be approved prior to TCL(traffic circulation layout) plan approval. Both ADA ramps transition (wings) will need to be located on public sidewalk. Expect the ramp that is serving the proposed development, one transition can be on private property but the landing and other transition(wings) needs to be within public sidewalk.
10. 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.
11. Bicycle racks shall be sturdy and anchored to a concrete pad.
12. A 1-foot clear zone around the bicycle parking stall shall be provided.
13. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
14. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger (onsite).
15. 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 (proposed striping across access entrance off 20 ft proposed private access.
16. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles (**ramp width must be 6 ft wide**) to the building entrances. Please clearly show this pathway and provide details.
17. Parking areas shall have barriers to prevent vehicles from extending over sidewalk at building entrance and in front of proposed retaining wall and landscaping.
18. Do you need some type of signage or barricades to alert vehicle traffic of asphalt pavement termination on 20 ft proposed private access easement?
19. Provide a copy of refuse approval for proposed design and location of Refuse Enclosure.
20. Please provide a sight distance exhibit
21. **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."

22. 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 on the proposed western entrance off Nunzio.
23. Provide all reference sheets and details from the Keyed Notes as part of submittal for approval.
24. Provide notes showing what work is included and on the work order and the private work on site.
25. Work within the public right of way requires a work order with DRC approved plans.
26. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
27. Add a note stating "All broken curb & gutter must be replaced with curb & gutter." Within public roadway. A build note must be provided referring to the appropriate City Standard drawing.

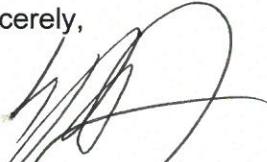
Once corrections are complete resubmit

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 Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

CITY OF ALBUQUERQUE



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