

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 9, 2022

Joe Simons
Simons Architecture PC
P.O. Box 67408
Albuquerque, NM 87107

Re: BIG DOG OFFICE/WAREHOUSE
6100 Signal Ave. NE
Traffic Circulation Layout
Architect's Stamp 06-05-2022 (C18-D045)

Dear Mr. Simons,

Based upon the information provided in your submittal received 07-01-2022, 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.**
Coordinate/discuss with Zoning.
2. **Signal Ave. Frontage:**
 - You will need to reference COA std dwg 2430 for proposed public sidewalk.
 - Proposed driveway design shown , curb return design, needs to reference COA std dwg 2426 (need to show 6 ft valley with 1 inch invert) instead of 2425B. Please adjust note.
 - Clear sight triangle will need to be 11 ft by 11 ft from back of sidewalk. Adjust on site plan.
 - The maximum entrance width shall be 30 ft only. Please reflect on site plan.
 - Provide the radiuses for the proposed driveway entrance.
3. **Keyed Notes:** Provide details for all proposed item mentioned on notes and shown no site plan.
4. **Keyed Note 3:** Provide striping detail (thickness, color).
5. **Keyed Note 12:** Provide diagonal striping on access aisle stall.
6. **Keyed Note 14:** Shown on plans the design and label.
7. **Keyed Note 16:** Not shown!
8. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
9. Identify all existing access easements and rights of way width dimensions(If applicable).
10. Maximum access width for arterial, collector, and local streets are as follows:

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	Arterial& Collector	Local Streets
One-way Drive	20'-25'	12'-20'
Two-Lane Drive	22'-30'	22'-24'
Three-Lane Drive	24'-35'	22'-30'
Larger Vehicles	≤50'	≤30'

11. 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'

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12. ADA curb ramps must be updated to current standards and have truncated domes installed.
13. 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.
14. 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.
15. Bicycle racks shall be sturdy and anchored to a concrete pad.
16. A 1-foot clear zone around the bicycle parking stall shall be provided.
17. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
18. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
19. Per the DPM, 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.

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20. 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.
21. 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.
22. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.
23. Provide a copy of refuse approval.
24. Fire Department: An approval Fire 1 plan needs to be provided.
25. Please provide a sight distance exhibit (**11ftx11ft from back of sidewalk**).
26. 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."

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Other Notes

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27. Please specify the City Standard Drawing Number when applicable.
28. Please provide a letter of response for all comments given.
29. 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**).

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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,

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

C: CO Clerk, File

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