

October 1, 2020

David McEachern
RBA Architecture, PC
1104 Park Ave SW
Albuquerque, NM 87102

Re: Meineke
5901 Carmel Drive NE
Traffic Circulation Layout
Architect's Stamp 09-22-2020 (C18-D049)

Dear Mr. McEachern,

Based upon the information provided in your submittal received 09-30-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The listed number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking. All proposed required calculations need to be discussed/coordinated with Zoning.
2. Identify the medians, curb cuts, and street widths on San Pedro Drive and Carmel Ave.
3. Maximum access width for arterial, collector, and local streets are as follows:

	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'

4. ADA curb ramps must be updated to current standards and have truncated domes installed off San Pedro corner and driveways.
5. Motorcycle parking spaces: Label pavement MC.
6. All bicycle racks shall be designed according to the following guidelines(**If applicable on all bike notes**):
 - 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.
- 7. Bicycle racks shall be sturdy and anchored to a concrete pad.
- 8. A 1-foot clear zone around the bicycle parking stall shall be provided.
- 9. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
- 10. **Show all drive aisle widths and radii. Some dimensions are not shown.**
- 11. Per the IDO, a 6 ft. wide **(not 4 ft wide)** ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. .
- 12. 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.
- 13. All existing/proposed sidewalks along Carmel and San Pedro will need the widths provided on site plan.
- 14. Please provide a sight distance exhibit
- 15. 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.
- 16. Please specify the City Standard Drawing Number when applicable and all references to detail will need to be provided.
- 17. 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.
- 18. Keyed Note 35: Will require a work order as stated and you will need to provide the work order number and DRB number.
- 19. Keyed Notes (Need to address-see site plan): 4,5,6,16,21 &22.
- 20. Keyed Note 7: A sign face detail will need to be provided and review where you have located it.
- 21. It appears the San Pedro frontage will require some ROW dedication. Please contact Jeanne Wolfenbarger for any further discussion/in put to this concern and the Keyed Note 35 status.

22. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing (If applicable).
23. 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 (2415 & 2430).

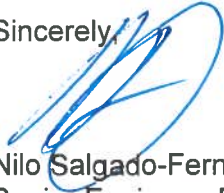
Once corrections are complete resubmit

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

