

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

May 4, 2022

Alejandro Sazo  
RBA Architecture  
1104 Park AVE.  
Albuquerque, NM 87102

**Re: CARMEL APARTMENTS B**  
**7310 Carmel Ave. NE**  
**Traffic Circulation Layout**  
Architect's Stamp 03-03-2022 (C19-D069)

Dear Mr. Alejandro,

Based upon the information provided in your submittal received 04-13-2022, 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. **Carmel Ave. Frontage (Public Infrastructure):**
  - How was the curblin/setback requirements determined without an approved Plat (Not provided)?
  - An approved Plat will need to be provided.
  - What is the status on the missing portion of Carmel Ave Roadway Infrastructure? You will need to provide an infrastructure list and/or financial guarantee (DRB action required).
  - Or a work order to substantiate the infrastructure list (DRC action required)
  - If work order is in place, then the completion/approval/close out of the work order shall be a Condition of Final C.O.
  - From above, pick which one will apply to this concern of Carmel's missing roadway portion.
  - It appears that you are proposing onstreet parking. Please coordinate with Traffic Operations on the striping or remove striping. You will need a **clear site line exhibit** since onstreet parking is being proposed and might possibly block stopping site distance.
  - Provide a 5:1 taper at end of sidewalk on eastern portion if needed.
  - **Keyed Note 22:** Change notation from drivepad to driveway and show the 6 ft valley gutter as part of the entrance drawing.
  - **Keyed Note 26:** Proposed cross pathway striping will need detail for striping.

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- **Keyed Note 28:** Provide a tie-in grade of 5:1 back to existing surface elevation at end of sidewalk.
  - **Keyed Note 29:** Reference COA std dwg 2430 for sidewalk detail and provide a tie-in grade of 5:1 back to existing surface elevation at end of sidewalk.
  - **Keyed Note 34:** Nope, remove this note.
3. An secondary emergency access will need to be provided as part of this proposed development and a temporary paved connection back to Carmel Ave will be needed as part of the TCL requirement.
  4. **Keyed Note 1:** Reference A8/AS-2.0 instead of A10.
  5. **Keyed Note 13:** Reference either detail A8 or A10 on sheet AS-2.0 for proposed ramp.
  6. **Keyed Note 21 & 30:** Reference A5/AS-2.0.
  7. **Detail A4:** Paint Bollards yellow.
  8. **Detail A8:** Note 50:1 max on top of sidewalk and 12:1 max for taper. Stall widths are 8'-6" not 8'-0"-6" please adjust text.
  9. **Detail A10:** 50:1 and 12:1 should have the word max. after each text.
  10. **ADA Parking Access Aisle dimensions (on site plan):** You specify 8'-6" on layout but on detail you call out 8'-0". Please address this concern.
  11. **Proposed Compact parking stalls:** Provide stall lengths for compact parking stalls.
  12. You have a hatch area/segment of pavement around the drive aisle located at the corner back of the proposed building and no legend to define this hatching. Please provide some type of note to define this hatching.
  13. Identify the right of way width, medians, curb cuts, and street width on Carmel Ave.
  14. Clarify proposed property lines since an approved Plan was not provided.
  15. You will need an approved Plat (DRB action required).
  16. Maximum access width for arterial, collector, and local streets(Carmel Ave.) are as follows:

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

17. The minimum parking stall dimensions are:

| Type of parking | Min. Width | Min. Length | Min. Overhang |
|-----------------|------------|-------------|---------------|
|-----------------|------------|-------------|---------------|

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|                   |             |            |             |
|-------------------|-------------|------------|-------------|
| <i>Standard</i>   | 8.5'        | 18'        | 2'          |
| <b>Compact</b>    | <b>7.5'</b> | <b>15'</b> | <b>1.5'</b> |
| <b>Motorcycle</b> | <b>4'</b>   | <b>8'</b>  | <b>N/A</b>  |
| <b>ADA</b>        | <b>8.5'</b> | <b>18'</b> | <b>2'</b>   |

18. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
19. The ADA accessible spaces must include an access aisle. Van accessible aisles should be **8ft wide**; all others should be 5ft wide.
20. **Motorcycle parking spaces:** Provide stall widths.
21. Please specify the City Standard Drawing Number when applicable.
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.
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 (2430 & 2415A).
24. Please provide a letter of response for all comments given.
25. **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](mailto: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](mailto: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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*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

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

C: CO Clerk, File

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