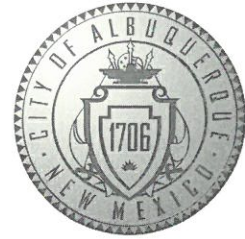


CITY OF ALBUQUERQUE



June 26, 2020

J Kory Baker, RA
PO Box 254
Estancia, NM 87106

Re: PowerCo Fitness Complex
1330 Cuesta Abajo
Traffic Circulation Layout
Architect's Stamp 06-19-20 (D16-D002F)

Dear Mr. Baker,

Based upon the information provided in your submittal received 06-25-2020, 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. Please list the aisle widths. Some dimensions are not shown.
3. The minimum drive aisle width for two way traffic is 22ft, for Fire lane is 20 ft width.
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. **Motorcycle parking spaces: Label pavement MC.**
7. All bicycle racks shall be designed according to the following guidelines (**Provide notes on site plan**):
 - 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.
8. Bicycle racks shall be sturdy and anchored to a concrete pad.
 9. A 1-foot clear zone around the bicycle parking stall shall be provided.
 10. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
 11. List radii for all curves shown; for passenger vehicles. Radius for **delivery trucks, fire trucks, etc.** is **25 ft. or larger**.
 12. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly **dimension this 6 ft** pathway. The parking stall overhang cannot impact the clear 6ft ADA pedestrian pathway.
 13. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Otherwords, the ramp opening will need to be 6 ft in width per this
 14. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval. Verify this is the case.
 15. The clear sight triangle will need to begin at back of curb and gutter.
 16. Provide a detail of entrance driveway because the proposed drivepad/driveway is very confusing drivepad. Why are constructing a 6 ft valley gutter where the ADA pedestrian pathway across driveway should be? This is very confusing, please address this concern.
 17. Please specify the City Standard Drawing Number when applicable.
 18. 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. **This applies to 6 ft landscape buffer, and existing 36 inch wall from adjacent property.**

IF APPLICABLE FOR NOTES 41, 42 & 43:

19. Provide notes showing what work is included and on the work order and the private work on site.
20. Work within the public right of way requires a work order with DRC approved plans.

21. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."

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,

A handwritten signature in black ink, appearing to read 'Nilo Salgado-Fernandez', written over the printed name.

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

C: CO Clerk, File