

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

July 27, 2021

Roger Lengyel, RA
Lengyel & Associates
3241 Siringo Road
Santa Fe, NM 87507

**Re: Facility for Apple Canyon Gourmet
1301 Cuesta Abajo Ct NE
Traffic Circulation Layout
Architect's Stamp 07-08-2021 (D16-D002H)**

Dear Mr. Lengyel,

Based upon the information provided in your submittal received 07-26-2021, 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. **Provide turning template exhibit for your delivery vehicles shown on site plan for ingress/egress movements at entrance.**
3. Identify all existing access easements and rights of way width dimensions **(IF APPLICABLE)**.
4. **Provide all street names for proposed development. Some names are no shown on site plan.**
5. **Provide notes on site development infrastructure for proposed versus existing.**
6. Identify the right of way width, medians, curb cuts, and street widths on Las Lomitas and Cuesta Abajo Ct.
7. **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'

8. Label the compact parking spaces by placing the words **"COMPACT"** on the pavement of each space.
9. ADA curb ramps **must be updated to current standards and have truncated domes installed at the corner of Las Lomitas/Cuesta Abajo at the entrance off Cuesta Abajo.**

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10. Motorcycle parking space: **Label pavement MC.**
11. **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.**
12. **Bicycle racks shall be sturdy and anchored to a concrete pad.**
13. **A 1-foot clear zone around the bicycle parking stall shall be provided.**
14. **Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.**
15. **Show all drive aisle widths and radii. Some dimensions are not shown.**
16. **The minimum drive aisle dimensions are shown below**

	Minimum Drive Aisle Width
Two Way Traffic	22'
Main Circulation Road	24'
Fire Lane	20'

17. **List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.**
18. **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.**
19. **Las Lomas Drive Sidewalk:** A certain northern portion of sidewalk is missing. Coordinate with agency on the railroad tracks to complete the sidewalk connection.
20. **Provide a copy of refuse approval.**
21. **It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles. Provide design for truck/delivery route.**
22. **Please provide a sight distance (Intersection) exhibit line at the corner of Las Lomas/Cuesta Abajo.**
23. **Please specify the City Standard Drawing Number when applicable.**
24. **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**

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include a copy of your shared access agreement with the adjacent property owner.

25. **AGIS shows this existing property with more than one lot line.** Was there a Re-PLAT? If not, please provide an **approved PLAT this is development.**
26. Provide notes showing what work is included and on the work order and the private work on site.
27. Work within the public right of way requires a work order with DRC approved plans.
28. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
29. 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.
30. Please provide a letter of response for all comments given.
31. **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**).

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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 Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File