## CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

May 12, 2023

Fred C. Arfman Isaacson & Arfman, Inc. 128 Monroe St. NE Albuquerque, NM 87108

Re: Ventura Plaza Self Storage 8041 Ventura St. NE Traffic Circulation Layout Engineer's/Architect's Stamp XX-XX-XX (D20-D010D)

Dear Mr. Arfman,

Based upon the information provided in your submittal received 04-28-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.

PO Box 1293

- 2. Please provide document or email showing the approval for the parking spaces reduction.
- 3. Please provide approved plat showing the shared access agreement.

Albuquerque

- Sheets details are missing.
- 5. Please provide details for all the proposed ADA ramps, and reference COA std dwg.

NM 87103

6. 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.

www.cabq.gov

- 7. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1. B NMSA 1978)
- 8. ADA curb ramps must be updated to current standards and have truncated domes installed.
- 9. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
  - 10. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
- 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.

## CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

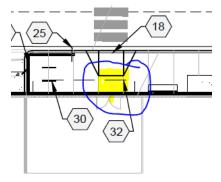
- c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
- d. The rack allows varying bicycle frame sizes and styles to be attached.
- e. The user is not required to lift the bicycle onto the bicycle rack.
- f. Each bicycle parking space is 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. 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.
- 16. 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. Please show this dimension on the site plan.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



- 17. 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.
- 18. Provide a copy of Fire Marshal approval.
- 19. Please specify the City Standard Drawing Number when applicable.
- 20. 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.
- 21. Please provide a letter of response for all comments given.
- 22. 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: <a href="mailto:mgrush@cabq.gov">mgrush@cabq.gov</a>).

## CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

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) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar Associate Engineer, Planning Dept. Development Review Services

PO Box 1293

Albuquerque

\ma via: emailC: CO Clerk, File

NM 87103

www.cabq.gov



# **City of Albuquerque**

### Planning Department

Development & Building Services Division

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Ventura Plaza Self Storage Buildin	g Permit #Hydrology File # D20
DRB#	EPC#
Legal Description: Parcel A-2-A, Ventura Plaza	City Address OR Parcel 8041 Ventura Street N UPC: 1 020 063 214 484 20599
Applicant/Agent: Isaacson & Arfman, Inc.	Contact: Fred C. Arfman or Justin Simenson
Address: 128 Monroe Street NE	Phone: (505) 268-8828
Email: freda@iacivil.com or thors@iacivil.com	<u>—</u>
Applicant/Owner:	Contact:
Address:	
Email:	
TYPE OF DEVELOPMENT:PLAT (#of lots)R RE-SUBMITTAL:YESX_NO	RESIDENCEDRB SITE ADMIN SITE:X_
<b>DEPARTMENT:</b> _ X _TRANSPORTATION Check all that apply:	_ HYDROLOGY/DRAINAGE
TYPE OF SUBMITTAL: TYP	PE OF APPROVAL/ACCEPTANCE SOUGHT:
ENGINEER/ARCHITECT CERTIFICATION	_ BUILDING PERMIT APPROVAL
PAD CERTIFICATION	CERTIFICATE OF OCCUPANCY
CONCEPTUAL G&D PLAN	$\chi$ CONCEPTUAL TCL DRB APPROVAL
GRADING PLAN	PRELIMINARY PLAT APPROVAL
DRAINAGE REPORT	SITE PLAN FOR SUB'D APPROVAL
DRAINAGE MASTER PLAN	SITE PLAN FOR BLDG PERMIT APPROVAL
FLOOD PLAN DEVELOPMENT PERMIT APP.	FINAL PLAT APPROVAL
ELEVATION CERTIFICATE	SIA/RELEASE OF FINANCIAL GUARANTEE
CLOMR/LOMR	FOUNDATION PERMIT APPROVAL
X TRAFFIC CIRCULATION LAYOUT (TCL)	_ GRADING PERMIT APPROVAL
ADMINISTRATIVE	SO-19 APPROVAL
X TRAFFIC CIRCULATION LAYOUT FOR DRB	PAVING PERMIT APPROVAL
APPROVAL	GRADING PAD CERTIFICATION
TRAFFIC IMPACT STUDY (TIS)	WORK ORDER APPROVAL
STREET LIGHT LAYOUT	CLOMR/LOMR
OTHER (SPECIFY)	FLOOD PLAN DEVELOPMENT PERMIT
PRE-DESIGN MEETING?	OTHER (SPECIFY)
DATE SUBMITTED: <u>04/27/2023</u>	



