

CITY OF ALBUQUERQUE



June 10, 2020

Roger Cinelli, RA
Roger Cinelli and Associates Inc. Architects
2418 Manuel Torres Ln NW
Albuquerque, NM 87107

Re: Dorado Montano Townhouses
5915 Golden NW
Traffic Circulation Layout
Architect's Stamp 06-01-20 (E10-D079)

Dear Mr. Cinelli,

Based upon the information provided in your submittal received 06-09-20, 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. Please verify.
2. 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'

Will this be a problem if you overhang is 2 ft and your proposed 6 ft. ADA pedestrian pathway You see, 2 ft overhang will reduce the proposed 6 ft pathway to 4 ft. This will be a problem. Please clarify.

3. The 6 ft. wide ADA accessible pedestrian pathway from the public sidewalk to the building entrances will need to be unstripped thru proposed Fire and Refuse drive aisle.
4. ADA parking stall signage panel, for the 5 ft access aisle, is facing the wrong direction. But, Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances not 5ft. Please clearly show this pathway and provide details.
5. The proposed curbing around proposed landscape and parking with need to encompass the perimeter of the landscaping on all proposed landscaping islands.

6. Parking areas shall have barriers to prevent vehicles from extending over proposed 6ft wide ADA pedestrian pathway/sidewalk.
7. Provide a copy of refuse approval for design and location of proposed refuse container.
8. Please provide a intersection sight distance exhibit (See attached exhibit):
 - For Golden Ave and the proposed 3 ft block wall on Montano Road
 - For drive aisle and proposed 3ft block wall on Golden Ave
9. 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.
10. Keyed Note 17: References 3/Civil 101 but you already provided a detail on the proposed TCL sheet. Please clear this issue.
11. Provide Keyed Note 2.
12. Provide existing sidewalk width along Golden Ave.
13. Keyed Note 3: How will you provide 3ft ADA pathway across proposed driveway? Provide detail showing ADA pathway.
14. Keyed Note 7: Please show how you will provide a clear pathway around proposed fire hydrant. Look at COA STD DWG 2431.
15. Please specify the City Standard Drawing Number when applicable.

Notes **16, 17 & 18**: if applicable for any water/sanitary/sewer on public streets

- 16. Provide notes showing what work is included and on the work order and the private work on site.**
- 17. Work within the public right of way requires a work order with DRC approved plans.**
- 18. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."**
19. 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 on Montano Road).

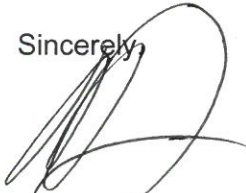
Once corrections are complete resubmit

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 be 'Nilo Salgado-Fernandez', written over the word 'Sincerely,'.

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

C: CO Clerk, File

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