

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

September 6, 2021

Matt Satches, PE  
Bohannon Huston  
7500 Jefferson St. NE  
Albuquerque, NM 87109

**Re: US Eagle Credit Union - Academy**  
**5420 Academy Road NE**  
**Traffic Circulation Layout**  
Engineer's Stamp 09-03-2021 (E18-D046)

Dear Mr. Satches,

Based upon the information provided in your submittal received 09-03-2021, 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. **Seagull Lane not Seagull Street.** Please adjust Site Plan.
3. **Academy/Seagull Corner:**
  - Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
  - Or provide a sidewalk easement at this corner.
  - Existing Ramp: The ramp will need to be current/updated ADA and if it isn't then you will need to provide ramp and detail per COA std dwg.
4. Proposed driveways off Academy and Seagull will need construction notes for private entrances. **Suggest COA std dwg 2426.**
5. **Keyed Note 1 (Detail 4/C-101):** You call out 6" c&G but you show 8" on detail dimension. Please adjust detail.
6. **Keyed Note 2:** Provide the proposed sidewalk width coming off Seagull.
7. **Keyed Note 3 (Detail 9 Sheet C-101):** Add/reference COA std dwg 2426 or 2446.
8. **Keyed Note 7:** You will need to provide details for proposed pavement markings.
9. **Keyed Note 9 is being used as a label for pavement marking on drive aisle adjacent to propose ADA parking stall.** Please adjust this concern
10. **Keyed Note 10: You are referencing Architectual Plans.** So, either add this sheet to TCL project or add Dumpster enclosure and gate infrastructure to your detail sheets.
11. Provide a copy of **Refuse Approval.**

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12. **Keyed Note 14 (Proposed Stop Sign):** Sign placement will need to be located on private property and not on COA ROW.
13. **Keyed Note 15 (Do Not Enter Sign):** The sign needs to be on both sides of the existing drive aisle.
14. Identify the right of way width, medians, curb cuts, and street widths on **Seagull Lane and Academy Road.**
15. 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'

16. Since you are proposing a transition from C&G to flush, where is the proposed ramp? And the construction notes/details?
17. The ADA accessible spaces must include an access aisle. **Van accessible aisles should be 8ft wide;** all others should be 5ft wide.
18. 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.
19. 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)

Proposed Bicycle Infrastructure (**Proposed detail on sheet C-102**) verify these details comply with proposed details below:

20. 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.
21. Bicycle racks shall be sturdy and anchored to a concrete pad.
22. A 1-foot clear zone around the bicycle parking stall shall be provided.

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23. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
24. Radius for delivery trucks, **fire trucks, etc. is 25 ft. or larger.**
25. You will need **FD approval** for proposed configuration on site plan.
26. 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. Other words provide sidewalk dimension in front of proposed ADA parking stalls.**
27. **The clear sight triangles (11'x11') will need to be shown on Seagull Lane.**
28. **Shown are 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."
29. **Please specify the City Standard Drawing Number when applicable.**
30. **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.**
31. How will this proposed development obtain water/sewage etc...? Water Authority mini work order? Explain/address.
32. On Note "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).**
33. **Please provide a letter of response for all comments given.**

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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.
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

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C: CO Clerk, File

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