

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

July 8, 2021

Jose Diplan
Kimley-Horn
801 Cherry Street, Ste. 1300
Forth Worth, TX 76102

Re: OSH MONTANO ROAD
333 Montano Road NW
Traffic Circulation Layout
Engineer's/Architect's Stamp None Provided (F14-D023)

Dear Mr./Ms. Diplan,

Based upon the information provided in your submittal received 07-07-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. 4th Street ROW/frontage;

- Entrance ramp located on the south leg of private driveway will need to be replaced since it is not current/update ADA accessible (include detectable warning surface).
- A copy of the sidewalk easement will be to be provided and one is required the proposed 4.3 ft ADA pathway behind the second driveway behind building. The pathway will continue to be a minimum width of 4 ft path and not the proposed 3 ft and/or 3.9 ft. Please provide the length in front of drivepad. (see attachment- **SIDEWALK EASEMENT**).
- 1st private entrance; Shown is a ramp but no note for reference and/or detail is provided for this ramp just a note 12. Please provide a ramp detail with detectable warning surfaces on this subject in question.
- Shown is on first private entrance is a 3.9 ft pathway. This needs to be a minimum of 4 ft and a sidewalk easement will be needed since the location is outside of the existing sidewalk easement.

2. **Sheet C201 (Montano Road shaded area):**

- **Shown is a shaded area (5ft x 13.4 ft)** on Montano Road labeled as asphalt pavement work. You will need a Work Order (**DRC**) for this type of work within COA ROW. **Contact Curtis Cherne at 505-924-3993 (email: CCCherne@cabq.gov).** A asphalt pavement design will be required for proposed pavement work. **Montano Road NW is classified as a Principal Arterial and the pavement design will need to reflect this Arterial type pavement with R-value => than 50. See DPM for design requirements.**
- Label concrete work for sidewalk per COA std dwg 2430 and/or reference sheet C203 with a note on sheet C201.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

3. Proposed asphalt pavement design on site needs to be provided for the shaded area shown on sheet C201 adjacent and on ADA parking stalls..
4. Sheet C201:
 - Keyed Note 2: You have referencing Architect Plans for ADA parking stall signage. But no such sheet has been provide for our review. Please reference sheet C203 for this signage.
 - Keyed Note 6: Reference sheet C203 for detail provided.
 - Keyed Note 5: Reference sheet C203 for ADA ramp detail.
 - Reference sheet C203 for ADA pavement symbol.
5. **Proposed Handrail:** Explain why you are proposing a handrail? Provide detail and rise/run segments with grades. **Both sides of pathway must contain handrail not just one side (Follow ADA STANDARDS for Accessible Design manual).**
6. The **traffic circulation layout** must be **stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.**
7. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site (**If applicable**).
8. Maximum access width for arterial(**Montano Road**), collector, and local streets are as follows:
 - Provide the existing entrance width of 4th Street.
 -

	Arterial& Collector	Local Streets
One-way Drive	20'-25'	12'-20'
Two-Lane Drive	22'-30'	22'-24'
Three-Lane Drive	24'-35'	22'-30'
Larger Vehicles	≤50'	≤30'

9. To assure ADA compliance Grades and slopes in the parking area and/or the ADA accessible parking areas appear to be too large (**If applicable**).
10. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
11. **The minimum parking stall dimensions :**

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

12. The ADA accessible spaces must include an access aisle. **Van accessible aisles should be 8ft wide**; all others should be 5ft wide.
13. 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) . **Please provide this detail of the proposed pavement markings.**
14. **ADA curb ramps must be updated to current standards and have truncated domes installed.**
15. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. **Provide the signage detail and label pavement MC.**
16. 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.
17. Bicycle racks shall be sturdy and anchored to a concrete pad.
18. A 1-foot clear zone around the bicycle parking stall shall be provided.
19. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
20. Show all **drive aisle widths** and radii. Some dimensions are not shown.
21. The minimum drive aisle dimensions are shown below

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

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

22. Per the IDO, a **6 ft. wide ADA accessible pedestrian pathway** is required from the public sidewalk to the building entrances. **Explain why only 4.5 ft of pathway is being proposed.**
 23. 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. **Shown is only 5 ft at stall access aisle and 4.5 ft of pathway width to entrance, explain and/or adjust these requirements.**
 24. **All sidewalks along streets should be placed at the property line.**
 25. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb (**IF APPLICABLE**).
 26. 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 (**if applicable**).
 27. Please provide a sight distance exhibit (**if applicable**)
 28. 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.
 29. Please specify the City Standard Drawing Number when applicable.
- If applicable to notes 30,31, & 32 (You are showing pavement work on Montano DISCUSS)**
30. Provide notes showing what work is included and on the work order and the private work on site.
 31. Work within the public right of way requires a work order with DRC approved plans.
 32. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
 33. 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 (**Per COA std dwg 2430 & 2415**).
 34. 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.
 35. **Please provide a letter of response for all comments given.**

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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

