

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 21, 2021

Jeffrey Wooten, PE
Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174

Re: Lowes Market# 99 Dock Addition
4701 4th NW
Traffic Circulation Layout
Engineer's Stamp 03-10-2021 (F14-D052)

Dear Mr. Wooten,

Based upon the information provided in your submittal received 04-22-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking and **discuss with Zoning (If applicable)**.
2. **Delivery Vehicle:** You show the egress of the delivery vehicle but not the ingress so need to show the ingress turning movements and the entrance driveway being impacted by this maneuver.
3. **Monument Sign:** Make sure that this structure is located on private property. This includes air space.
4. **Bollard:** Add note to paint bollard yellow.
5. **Key Note 10:** Provide detail.
6. Architectural/civil references on key notes will need to be provided on submitted site plan **(If applicable)**.
7. Please identify all existing buildings **doors**, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
8. **Identify all existing access easements and rights of way width dimensions.**
9. **Identify the right of way width, medians, curb cuts, and street widths on Griegos Road and 4th Street.**
10. Clarify existing property lines and proposed property lines.
11. Maximum access width for **arterial**, collector, and local streets are as follows:

	Arterial& Collector	Local Streets
One-way Drive	20'-25'	12'-20'
Two-Lane Drive	22'-30'	22'-24'

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Three-Lane Drive	24'-35'	22'-30'
Larger Vehicles	≤50'	≤30'

12. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.

13. 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'

14. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
15. 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)**
16. Griegos/4th St. corner: ADA curb ramps must be updated to current standards and **have truncated domes installed**.
17. 4th St. Entrance: The ADA ramps are located on private property so you will **need a sidewalk easement** for this issue
18. Existing sidewalk on both public frontages: **Provide existing width.**
19. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Provide signage face detail.
20. List radii for all curves shown; for passenger vehicles. Radius for **delivery trucks**, fire trucks, etc. is **25 ft. or larger**. Will the proposed driveway be able to handle the ingress of delivery vehicle?
21. 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**.
22. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. **Provide the accessible routes width fronting building and verify existing ramp is ADA accessible/current design.**
23. Proposed bike rack **should not** interfere with the **6 ft width and pathway of ramp**.
24. Parking areas shall have barriers to prevent vehicles from extending over sidewalk **(decrease the existing width)**.

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25. You will need to provide a full detail (include slope/grades and lengths) of the **proposed hand rail on A1/SP200**.
26. Provide a copy of refuse approval.
27. Please provide a sight distance exhibit
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. 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.
30. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
31. 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.

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32. Please provide a letter of response for all comments given.

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33. 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 (**IF APPLICABLE**).

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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.

www.cabq.gov

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