

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 15th, 2024

Scott Anderson
Scott C. Anderson & Associates Architects
2818 4th St NW Suite C
Albuquerque, NM 87107

Re: La Plata Apartments
6000 4th St NW
Traffic Circulation Layout
Engineer's/Architect's Stamp **XX-XX-XX** (F14D086)

Dear Mr. Anderson,

Based upon the information provided in your submittal received 08-11-24, 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.
2. Clarify the building entrance.
3. All accessways to the site from the adjacent roadway shall be ADA-compliant.
4. The following key notes are missing from the plan: 15, 16, 18, 20, 22, and 24.
5. ADA curb ramps must be updated to current standards and have truncated domes installed.
6. 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.
7. Bicycle racks shall be sturdy and anchored to a concrete pad.
8. Provide hatch labels.
9. Per the DPM, 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.
10. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.

PO Box 1293

Albuquerque

NM 87103

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11. Please provide a sight distance exhibit. Show the clear sight triangle.
12. 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.
13. 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 Traffic Scoping Form (TSP) Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Curtis Cherne: ccherne@cabq.gov**).

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) 924-3880.

Sincerely,

MUHAMMAD SAEED ZAFAR

Muhammad Saeed Zafar
Engineering Assistant, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File