

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 16, 2022

Edgar Mata
JEEBS & ZUZU, LLC
11030 Manual Blvd, Ste C
Albuquerque, NM 87112

Re: Little Stars Day Care
1500 Coors Blvd NW
Traffic Circulation Layout
Architect's Stamp 04-13-2022 (L11-D045)

Dear Mr. Mata,

Based upon the information provided in your submittal received 04-14-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Corrdination with NMDOT is required for any type of Development fronting their ROW/roadway (Coors).
2. 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.
3. Hanover existing Public Sidewalk: It appears, from you design, a partial width of sidewalk is located outside of public ROW. This will require a Sidewalk Easement.
4. **Keyed Note 1:** The existing land and ramp will need to comply with the most current/updated ADA accessibility requirements. Please verify this is the cause.
5. **Keyed Note 3:** Reference sheet for location of detail. You just have XXXx for sheet number.
6. **Keyed Note 11:**
 - Drivepad will need to be current/updated ADA accessible and it appears that this existing drivepad condition is not. Please provide a more current design.
 - Your note is confusing since the drivepad is located on Hanover but the note specifies Coors. Please clear up this note.
7. **All existing public sidewalk:** Provide existing widths.
8. **Private sidewalk dimensions:** Some dimensions are not shown on layout. Please provide dimensions.
9. **Detail 3:**
 - Where is your 50:1 max landing. Please label on detail.
 - Shown is 12:1 max but on TCL layout it needs to be shown.
10. **Keyed Notes:** All references need to be provided or take out the XXX and call out this sheet.

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11. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
12. Identify the **right of way width**, medians, curb cuts, and **street widths** Coors and Hanover.
13. 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'
Three-Lane Drive	24'-35'	22'-30'
Larger Vehicles	≤50'	≤30'

14. Provide existing drivepad width (Not shown).
15. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
16. **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'

17. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Label pavement MC.
18. 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.
19. Bicycle racks shall be sturdy and anchored to a concrete pad.
20. A 1-foot clear zone around the bicycle parking stall shall be provided.

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21. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
22. A 5 ft. keyway is required for dead-end parking aisles.
23. 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.
24. 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.
25. Fire Department: An approval Fire 1 plan needs to be provided. Since the addition of more parking stalls has compromised the turn around for FD trucks.
26. **Drive Aisle and Parking Area:** A hard driving surface will be required as part of this proposed project for parking area and drive aisles. Provide concrete design for ADA parking stalls and access aisle.
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 (**IF APPLICABLE**): 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. 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 (2430 & 2415A).
31. Please provide a letter of response for all comments given.
32. 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 (**Contact Matt Grush: mgrush@cabq.gov**). Also, need to coordinate with NMDOT.

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.

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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

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