



May 18, 2020

Ronald Bohannon, PE
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Maverik Gas Station
3601 Montgomery Blvd NE
Traffic Circulation Layout
Engineer's Stamp 05-12-2020 (F16-D001A)

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 05-15-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please coordinate all calculations for parking spaces, including bicycle and motor cycle parking with Zoning and list the number required.
2. Property line off Carlisle doesn't match the AGIS location. Please verify that property line is correctly placed within Carlisle segment and no additional right-of-way dedication is needed.
3. All sheets need to be labeled Traffic Circulation Layout Plan and not Traffic Control (sheets C1 & VT-1).
4. Identify the right of way width, medians, curb cuts, and **street widths** on Montgomery and Carlisle.
5. North side of Carlisle entrance: the proposed sidewalk, C&G and ADA needs to begin at property line.
6. 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'

7. Dimension motorcycle parking stalls.
8. ADA parking stall signs are in conflict with vehicle overhang
9. 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

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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)

10. ADA curb ramps must be updated to current standards and have truncated domes installed at the corner of Montgomery and Carlisle.
11. All bicycle racks shall be designed according to the following guidelines (Add notes to detail sheet):
 - 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.
12. Bicycle racks shall be sturdy and anchored to a concrete pad.
13. A 1-foot clear zone around the bicycle parking stall shall be provided.
14. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
15. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger (Explain if this is a concern since you have wide drive aisles).
16. 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 and label the proposed width.
17. 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. Show how you will obtain 6 ft around the columns(what appear to be columns/path obstruction).
18. ADA accessible pedestrian pathway should not be placed between gas pumps and/or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible. Your proposed pathway is in conflict with drive aisle between pumps and on the main line. Please address these safety concern. The proposed pedestrian pathway connection Carlisle will need signage and striping to define it's proposed crosswalk.
19. All sidewalks along streets should be placed at the property line.
20. 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.



21. Parking stall shall have barriers/bumpers to prevent vehicles from extending over sidewalk fronting building or will bollards serve the same proposed without conflicting vehicle overhang?
22. Provide a copy of refuse approval.
23. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.

Notes 22 & 23 (If applicable)

24. Please provide a sight distance exhibit (**See attachment** for example).
25. 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.
26. Please specify the City Standard Drawing Number when applicable.
27. 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.

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Notes 26, 27, & 28 (If applicable)

28. Provide notes showing what work is included and on the work order (sidewalk culvert) and the private work on site.
29. Work within the public right of way requires a work order (Sidewalk culvert) with DRC approved plans.
30. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
31. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
32. 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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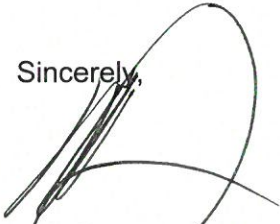
Once corrections are complete resubmit:

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,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

Milo Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File