

CITY OF ALBUQUERQUE



September 15, 2020

Jeremy Ortiz, RA
ARCHIS Design
4700 Lincoln Road NE, Ste 102D
Albuquerque, NM 87109

**Re: Courtyard Apartments
6001 Topke Place NE
Traffic Circulation Layout
Architect's Stamp 08-21-2020 (F18-D010)**

Dear Mr. Ortiz,

Based upon the information provided in your submittal received 09-15-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The listed number of parking spaces required by the zoning code as well as the proposed number of parking spaces **including bicycle** and **motorcycle parking**. All proposed required calculations need to be discussed with Zoning.
2. **Identify all existing access easements and rights of way width dimensions.**
3. **Identify the right of way width, medians, curb cuts, and street widths on Topke Place NE.**
4. **Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.**
5. 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'

6. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
7. **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.
8. Bicycle racks shall be sturdy and anchored to a concrete pad.
 9. A 1-foot clear zone around the bicycle parking stall shall be provided.
 10. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

11. Show all drive aisle widths and radii. Some dimensions are not shown.

12. The minimum drive aisle dimensions are shown below

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

13. Provide ADA ramp width at parking stall (not shown/provided).
14. 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 (**STATUS**).
15. 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.
16. All sidewalks: Provide existing widths.
17. Provide a copy of refuse approval.
18. Please provide a sight distance exhibit (**if applicable**)
19. Show the clear sight triangle and add the following note to the plan(**If applicable**): "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.
20. Shared Site acces: driveways that straddle property lines, or are entirely on one propertybut are to be used by another property, shall have an access

CITY OF ALBUQUERQUE



easement. Please include a copy of your shared access agreement with the adjacent property owner.

21. 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.

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-XXXX.

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

C: CO Clerk, File

www.cabq.gov

