

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

December 31, 2021

Scott Anderson, RA
Scott Anderson & Associate Architects
4419 4th St NW, Ste. B
Albuquerque, NM 87107

Re: Apartments
4135 4th St NW
Traffic Circulation Layout
Architect's Stamp 11-27-2021(G14-082A)

Dear Mr. Anderson,

Based upon the information provided in your submittal received 12-30-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
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. Keyed Notes and details will need to be provided for all proposed site modification for the proposed apartment complex.
4. Please identify all existing **building doors**, structures, sidewalks, curbs, **drive pads**, wall and anything that influences the parking and circulation on the site.
5. Identify all existing access easements width dimensions (If applicable).
6. Identify the street widths on San Lorenzo.
7. San Lorenzo frontage:
 - Identify street width.
 - Provide setback distance from corner to determine if setback distance complies with DPM requirements.
 - Proposed parkings stall: dimensions need to be shown per DPM requirements.
 - The last proposed parking stall conflicts with proposed ADA stall. Please provide the width of existing drivepad off San Lorenzo to include: the existing drivepad will need to be updated/current design(ADA compliant).
8. **Maximum access width for arterial, collector, and local streets are as follows:**

	Arterial& Collector	Local Streets
One-way Drive	20'-25'	12'-20'

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

9. Parking spaces: You have an open area adjacent to ADA parkings and motorcycle stall not labeled as to its function (9'x44' open area from San Lorenzo to 6 ft pathway). Please provide notes.
10. The ADA accessible spaces must include an access aisle. **Van accessible aisles should be 8ft wide**; all others should be 5ft wide.
11. 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). **Details for access aisles striping and pavement markings will need details.**
12. ADA curb ramps must be updated to current standards and have truncated domes at the corner of San Lorenzo/4th. Please verify exiting ramp is updated/current ADA.

BIKE CORRAL (verify proposed design are in compliant with design requirements below):

13. Motorcycle parking spaces: Label pavement MC (**provide detail for pavement markings**).
14. 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.
15. Bicycle racks shall be sturdy and anchored to a concrete pad.
16. A 1-foot clear zone around the bicycle parking stall shall be provided.
17. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
18. Show all drive aisle widths. Some dimensions are not shown.
19. **The minimum drive aisle dimensions are shown below**

	Minimum Drive Aisle Width
Two Way Traffic	22'

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Main Circulation Road	24'
Fire Lane	20'

20. 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.**
21. 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.**
22. Parking areas shall have barriers to prevent vehicles from extending over sidewalk/pedestrian pathway to avoid the 6ft Pathway reduction.
23. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way. Provide a copy of refuse approval.
24. Fire Department: An approval Fire 1 plan needs to be provided.
25. 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.
26. Please provide a sight distance exhibit
27. 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.
28. Please specify the City Standard Drawing Number when applicable.
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 (2430 & 2415A). **IF APPLICABLE.**
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 (2430 & 2415A).
32. Please provide a letter of response for all comments given.

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.

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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

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