

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

April 7, 2021

Joseph Casares, PE  
JCII Group, LLC  
8105 Sand Springs Circle NW  
Albuquerque, NM 87114

**Re: Insight Construction**  
**3821 12<sup>th</sup> Street NW**  
**Traffic Circulation Layout**  
Engineer's 11-24-2020 (G14-D096)

Dear Mr. Casares,

Based upon the information provided in your submittal received **04-06-2021**, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

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1. List the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking and **discuss with Zoning**.
2. Please identify all existing buildings, **doors**, structures, sidewalks, curbs, **drive pads**, wall and **anything that influences the parking and circulation on the site**.
3. The Location Map needs to read G-14 and not G-13. Please address.
4. Identify all existing access easements (**IF APPLICABLE**).
5. Aztec Road and 12<sup>th</sup> Street existing driveways will need to be current ADA accessible. Please modify these driveways (**DISCUSS THIS REQUIREMENT**).
6. Maximum access width for arterial (**12<sup>th</sup> St**), collector, and local streets are as follows:
- 7.

	Arterial& Collector	Local Streets
One-way Drive	20'-25'	12'-20'
Two-Lane Drive	<b>22'-30'</b>	22'-24'
Three-Lane Drive	24'-35'	22'-30'
Larger Vehicles	≤50'	≤30'

**## The criteria above if new but if it's existing then provide statement.**

8. Provide concrete design and detail on TCL which has been reference on the Grading and drainage sheets (**Key note H**).

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9. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment. **Key note I, existing sign appears to be in the public Row in accordance to AGIS. Please verify the exact Property line location.** Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
10. **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'
<b>Motorcycle</b>	<b>4'</b>	<b>8'</b>	<b>N/A</b>
ADA	8.5'	18'	2'

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11. The ADA accessible spaces must include an access aisle. **Van accessible aisles should be 8ft wide**; all others should be 5ft wide.
12. The ADA accessible parking sign: You reference MUTCD for the minimum sign height, **please verify what MUTCD requirements.**
13. **ADA curb ramps must be updated to current standards and have truncated domes installed on public street corner of Aztec Road and 12<sup>th</sup> St NW.**
14. Motorcycle parking space: **Label pavement MC. You will need to show the location of proposed sign. It is not shown on the layout portion of your site plan.**
15. **All bicycle racks shall be designed according to the following guidelines:**
- The rack shall be a minimum 30 inches tall and 18 inches wide.**
  - The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.**
  - The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.**
  - The rack allows varying bicycle frame sizes and styles to be attached.**
  - The user is not required to lift the bicycle onto the bicycle rack.**
  - Each bicycle parking space is accessible without moving another bicycle.**
16. **Bicycle racks shall be sturdy and anchored to a concrete pad.**
17. **A 1-foot clear zone around the bicycle parking stall shall be provided.**
18. **Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.**

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19. Proposed bike rack locations shall not interfere with **the 6ft ADA requirements.**
20. The minimum drive aisle dimensions are shown below

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

**## Your drive aisle at the proposed gate 16 ft needs to be 22 ft and 20.3 ft.**

21. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger. **Please coordinate with FD on this concern.**
22. 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 widths. **The existing sign should not interfere with the pathway.**
23. 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 and widths.
24. All sidewalks along streets (12<sup>th</sup> Street): **Provide the existing width and make sure you sidewalk connection doesn't interfere with existing ADA ramp on public street.**
25. The parking barrier curb should follow the **2 ft overhang requirements** and not interfere with the 6ft ADA pathway (building frontage) and proposed wall on the proposed southern parking (Key note I & H).
26. Refuse vehicle maneuvering shall be contained on-site. **The refuse vehicle shall not back into the public right of way** and provide the exact width that refuse vehicle will have to maneuver of Aztec Road. **Provide a copy of refuse approval.**
27. Key E and bollards detail: **Paint all bollards traffic yellow.**
28. Key H: Is the proposed sidewalk raised or even with the existing parking lot pavement
29. **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.**
30. **Please specify the City Standard Drawing Number when applicable.**
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 (2430 & 2415).**

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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.
33. Please provide a letter of response for all comments given.
34. 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 (**IF APPLICABLE, VERIFY**).

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](mailto: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,

NSF

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

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C: CO Clerk, File