April 7, 2021

Joseph Casares, PE

JCII Group, LLC

8105 Sand Springs Circle NW

Albuquerque, NM 87114

**Re**: **Insight Construction**

**3821 12th 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:

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 12th Street existing driveways will need to be current ADA accessible. Please modify these drivepads (**DISCUSS THIS REQUIREMENT**).
6. Maximum access width for arterial **(12th St**), 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’ |

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

1. Provide concrete design and detail on TCL which has been reference on the Grading and drainage sheets **(Key note H**).
2. 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.
3. **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’ |

1. The ADA accessible spaces must include an access aisle. ***Van accessible aisles should be 8ft wide***; all others should be 5ft wide.
2. The ADA accessible parking sign: You reference MUTCD for the minimum sign height, **please verify what MUTCD requirements.**
3. **ADA curb ramps must be updated to current standards and have truncated domes installed on public street corner of Aztec Road and 12th St NW**.
4. 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.**
5. **All bicycle racks shall be designed according to the following guidelines:** 
   1. **The rack shall be a minimum 30 inches tall and 18 inches wide.**
   2. **The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.**
   3. **The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.**
   4. **The rack allows varying bicycle frame sizes and styles to be attached.**
   5. **The user is not required to lift the bicycle onto the bicycle rack.**
   6. **Each bicycle parking space is accessible without moving another bicycle.**
6. **Bicycle racks shall be sturdy and anchored to a concrete pad.**
7. **A 1-foot clear zone around the bicycle parking stall shall be provided.**
8. **Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.**
9. Proposed bike rack locations shall not interfer with **the 6ft ADA requirements.**
10. The minimum drive aisle dimensions are shown below

|  |  |
| --- | --- |
|  | Minimum Drive Aisle Width |
| **Two Way Traffic** | **22’** |
| Main Circulation Road | 24’ |
| **Fire Lane** | **20’** |

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

1. 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.**
2. 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.**
3. 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**.**
4. All sidewalks along streets (12th Street)**: Provide the existing width and make sure you sidewalk connection doesn’t interfere with existing ADA ramp on public street.**
5. 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).
6. 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**.
7. Key E and bollards detail**: Paint all bollards traffic yellow**.
8. Key H: Is the proposed sidewalk raised or even with the existing parking lot pavement
9. **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**.
10. **Please specify the City Standard Drawing Number when applicable**.
11. **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)**.
12. **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.**
13. **Please provide a letter of response for all comments given.**
14. 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

C: CO Clerk, File