

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

May 5, 2021

Jarrold Cline, RA  
ArcLINE Architectual Design LLC  
PO Box 91462  
Albuquerque, NM 87199

**Re: Children's Grief Center  
4125 Carlisle Blvd NE  
Traffic Circulation Layout  
Architect's Stamp 04-13-2021 (G16-D157)**

Dear Mr. Cline,

Based upon the information provided in your submittal received 05-04-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

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Albuquerque

NM 87103

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1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
2. **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.
3. **Please identify all existing** buildings, **doors**, structures, sidewalks, curbs, **drive pads, wall** and **anything** that influences the parking and circulation on the site.
4. Identify all existing access easements, **property line** and rights of way width dimensions.
5. **Identify the right of way width, medians, curb cuts, and street widths on Carlisle Blvd NE.**
6. Clarify **existing property lines** and proposed property lines. Verify through out parking lot.
7. Provide drive aisle width between stairs and parking stall end stripe as well as bollards and end stripe ( West side of building).
8. Minimum drive aisle is 22 ft for two way traffic.
9. Bollards: Paint all bollards yellow (add note).
10. Key Note 9: You are referencing the wrong the detail for this note. Should this detail read B3/AS101?
11. Key Note 3: You are referencing the wrong the detail for this note. Detail C5/AS101 will be appropriate for this key note?
12. Last parking stall fronting building (west end): You will need to protect this parking stall from any vehicle turning movements around the building.

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13. A **5 ft keyway** is required for dead-end parking aisles.
14. Maximum access width for arterial, collector, and local streets are as follows:

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

15. Carlisle Blvd Entrance: **Provide existing entrance/driveway width.**
16. 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'

17. **Motorcycle parking spaces** shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. **Label pavement MC.**
18. **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.
19. Bicycle racks shall be sturdy and anchored to a concrete pad.
20. A 1-foot clear zone around the bicycle parking stall shall be provided.
21. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

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22. List radii for all curves shown; for passenger vehicles. **Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger. Minimum drive aisle width is 20 ft.** Fire approval will be needed for propped parking lot circulation.
23. 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.**
24. 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.**
25. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
26. Solid Waste: Provide a copy of refuse approval.
27. Please provide a sight distance exhibit at existing driveway fronting Carlisle Blvd.
28. 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.
29. Please specify the City Standard Drawing Number when applicable.
30. **Shared Site access:** driveway (**southern portion of access from existing channel driveway off Carlisle**) 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.**
31. Provide existing sidewalk widths fronting Carlisle Blvd.
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. Any private structures that are located within public right-of-way (**includes air space**) such as monument sign 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
34. Please provide a letter of response for all comments given.
35. **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 (**verify by submitting a Traffic Scoping Form**).

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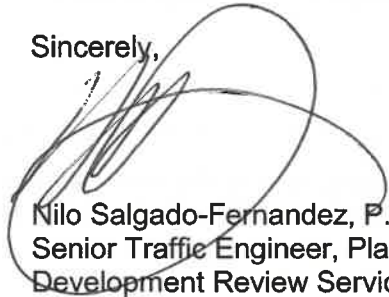
Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](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,



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

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C: CO Clerk, File

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