

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 8, 2021

Jonathan Niski, PE,
Tierra West, LLC
5571 Midway Park NE
Albuquerque, NM 87109

**Re: Albuquerque ER & Hospital
4315 Wyoming Blvd. NE
Traffic Circulation Layout
Engineer's Stamp 10-12-21 (G19-D004D)**

Dear Mr. Niski,

Based upon the information provided in your submittal received 11-02-21, 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. Please coordinate with Zoning because you proposed less parking spaces than the required.
2. Keyed Note 1, 3, 12, 13, & 18: Details' sheet is missing. Provide details for each infrastructure, reference COA standard DWG.
3. Key note 2: Please clarify is it 6ft, or 6in?
4. Key note 7: All the proposed infrastructures should be located inside the property line.
5. Key note 9: Proposed charging station might be in conflict with overhang cars. Suggestion, you may provide curb bumpers in this conflict area.
6. Key note 11: provide cross walk striping details.
7. Identify the right of way width, medians, curb cuts, and street widths on Montgomery Blvd..
8. 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'

9. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
10. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.

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11. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
12. 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.
13. Bicycle racks shall be sturdy and anchored to a concrete pad.
14. A 1-foot clear zone around the bicycle parking stall shall be provided.
15. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
16. 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.
17. 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.
18. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.
19. 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.
20. Provide Fire Marshal Approval.
21. 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.
22. Please provide a sight distance exhibit
23. 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.
24. Add note for existing Pedestal Sign to be located inside private property which includes Air Space.
25. Please specify the City Standard Drawing Number when applicable.
26. 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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Please include a copy of your shared access agreement with the adjacent property owner and an APPROVED PLAT for subdividing lot.

27. Water Tap: Will this be done by mini work order thru Water Authority? Explain since it is impacting COA/Public ROW.
28. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
29. 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.

PO Box 1293

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Albuquerque

NM 87103

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

www.cabq.gov

via: email
C: CO Clerk, File