

CITY OF ALBUQUERQUE



October 12, 2020

Regina Okoye, RA
Modulus Architects
100 Sun Ave. NE, Ste. 600
Albuquerque, NM 87109

**Re: Murphy Express
9700 Montgomery NE
Traffic Circulation Layout
Engineer's Stamp 09-08-2020 (G21-D032)**

Dear Ms. Okoye,

Based upon the information provided in your submittal received 10-09-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The listed number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking. All proposed required calculations need to be discussed with Zoning.
2. Identify all existing access easements and rights of way width dimensions.
3. Identify the right of way width, medians, curb cuts, and street widths on Montgomery and Eubank Blvd NE.
4. 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'

5. **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.
6. 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)
7. ADA curb ramps must be updated to current standards and have truncated domes installed on Montgomery Blvd frontage.

8. Motorcycle parking spaces: Label pavement MC.
9. All bicycle racks shall be designed according to the following guidelines(**IF APPLICABLE NOTES[9-12] FOR THIS PROJECT**):
 - 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.
10. Bicycle racks shall be sturdy and anchored to a concrete pad.
11. A 1-foot clear zone around the bicycle parking stall shall be provided.
12. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
13. **Show all drive aisle widths/lanes (lanes off Montgomery) and radii. Some imensions are not shown.**
14. 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.
15. 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.
16. **Provide a copy of refuse approval.**
17. **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.**
18. **Please provide a sight distance exhibit**
19. **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.
20. **Please specify the City Standard Drawing Number when applicable on any proposed infrastructure not labeled(especially curb & gutter within the parameter of building and infrastructure).**

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21. **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.**
22. **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 & 2415).**
23. **All proposed bollards need to be labeled and paint yellow.**

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) 924-3630.

Sincerely,

Albuquerque


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

NM 87103

www.cabq.gov

C: CO Clerk, File

