

CITY OF ALBUQUERQUE



October 29, 2020

Luis Noriega, PE
Tierra West, LLC
5571 Midway Park NE
Albuquerque, NM 87109

Re: Sandia Lab FCU
1100 Rio Grande Blvd NW
Traffic Circulation Layout
Engineer's XX-XX-XX (H13-D109)

Dear Mr. Noriega,

Based upon the information provided in your submittal received 10-29-2020, 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. Clarify the extents of the current phase. Provide a phasing plan. It appears that you are proposing more infrastructure on different lots. Is there an approved plat to redefine the new lot lines? Please clarify this concern.
3. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
4. Identify all existing access easements and rights of way width dimensions.
5. Identify the right of way width, medians, curb cuts, and street widths on Rio Grande Blvd and access road.
6. Provide details of all proposed infrastructure and keyed notes within the proposed site plan.
7. Clarify existing property lines and proposed property lines (**Plat status**).
8. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown this includes drive aisle.
9. The minimum parking stall dimensions are:

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
<i>Compact</i>	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
<i>ADA</i>	8.5'	18'	2'

10. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
11. 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.
12. ADA curb ramps must be updated to current standards and have truncated domes installed.
13. 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.
14. 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.
15. Bicycle racks shall be sturdy and anchored to a concrete pad.
16. A 1-foot clear zone around the bicycle parking stall shall be provided.
17. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
18. Show all drive aisle widths and radii. Some dimensions are not shown.
19. The minimum drive aisle dimensions are shown:

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

20. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. **is 25 ft. or larger.**



21. 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.
22. 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.
23. All sidewalks along streets should be placed at the property line.
24. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.
25. Provide a copy of refuse approval. The container must be located on the designated lot.
26. 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.
27. All one-way drives shall have "One Way" and "Do Not Enter" **signage** and **pavement markings**. Please **show detail** and location of **posted signs** and **striping**.
28. The minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet). Please dimension all lane widths and radii.
29. Please provide a sight distance exhibit
30. 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."
31. Please specify the City Standard Drawing Number when applicable.
32. 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. If there is an approved plat, then it needs to be provide to redefine the new lot lines. Please address this issue and/or an approved plat submitted.
33. Provide notes showing what work is included and on the work order and the private work on site.
34. Work within the public right of way requires a work order with DRC approved plans.
35. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."

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36. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
37. 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.

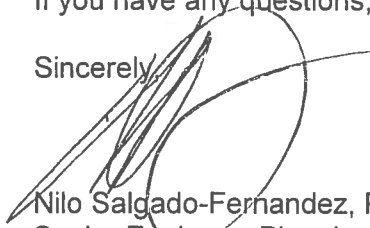
Once corrections are complete resubmit

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.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,



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

C: CO Clerk, File