

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 23, 2021

Treveston Elliot, RA
811 12th St NW
Albuquerque, NM 87114

Re: **5th Street**
1715 5th St NW
Traffic Circulation Layout
Architect's Stamp 06-17-2021 (H14-D100A)

Dear Mr. Elliott,

Based upon the information provided in your submittal received 06-22-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Listed are the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking. **Discuss with Zoning.**
2. Clarify existing property lines and proposed property lines: **Clarify the extents of the current phase. Provide a phasing plan. Property lines are don't match AGIS please clarify. Show adjacent properties to establish the overall site to determine whether a share access easement is needed.** There are no legend to define line types.
3. Provide constructions notes to identify what is proposed versus what is existing. Construction notes will be needed for all proposed infrastructure within the site.
4. Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards **(IF APPLICABLE).**
5. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
6. Identify all existing access easements and rights of way width dimensions.
7. Identify the right of way width, medians, curb cuts, and street widths on 5th Street NW.
8. Clarify existing property lines and proposed property lines. Shown on on public street (5th St NW) are parallel parking spaces, provide stalls dimensions and setback measurements from each driveway. You show a lot of line types aren't define.
9. Public sidewalk: Status? Existing or proposed? Width need to be provided.
10. Drivepad status? Existing or proposed? The driveway appear to be non ADA access. Provide drivepad design that is ADA accessible (reflect COA std dwg).

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11. Please list the width and length for all existing and proposed parking spaces. **Some dimensions are not shown.**
12. 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'

13. Label the compact parking spaces by placing the words **“COMPACT”** on the pavement of each space.
14. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
15. 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 for each space/stall.**
16. 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.
17. Bicycle racks shall be sturdy and anchored to a concrete pad.
18. A 1-foot clear zone around the bicycle parking stall shall be provided.
19. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
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. Dimension the proposed pathway and provide ADA ramp design for the pathway.**

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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. **Provide a copy of refuse approval.**
24. **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.**
25. **Please provide a sight distance exhibit. You show a clear sight line but it is obstructed by on street parking. Please provide the drivepad clear sight triangle on each.**
26. **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.**
27. **Please specify the City Standard Drawing Number when applicable.**
28. **Shared Site acces: driveways that straddle property lines, or are entirely on one propertybut 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.**
29. **Provide notes showing what work is included and on the work order and the private work on site.**
30. **Work within the public right of way requires a work order with DRC approved plans.**
31. **Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."**
32. **Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.**
33. **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.**
34. **Please provide a letter of response for all comments given.**

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.

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Sincerely,

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

C: CO Clerk, File

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