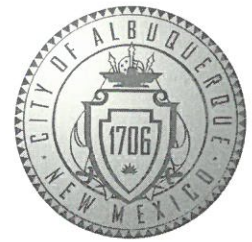


# CITY OF ALBUQUERQUE



March 25, 2020

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

**Re: U-Haul 4<sup>th</sup> St & I-40**  
**2217 4<sup>th</sup> Street NW**  
**Traffic Circulation Layout**  
Engineer's Stamp 03-23-2020 (H14-D110)

Dear Mr. Niski,

Based upon the information provided in your submittal received 03-25-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please coordinate all calculations for parking spaces, including bicycle, and motorcycle parking with Zoning.
2. Identify all existing access easements and rights of way width dimensions off Cutler.
3. Maximum access width for arterial (4<sup>th</sup> St), 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>	<b>22'-24'</b>
Three-Lane Drive	24'-35'	22'-30'
Larger Vehicles	≤50'	≤30'

4. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
5. 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'

<i>Motorcycle</i>	4'	8'	N/A
<i>ADA</i>	8.5'	18'	2'

6. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
7. 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.
8. 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)
9. ADA curb ramps must be updated to current standards and have truncated domes installed, fronting Cutler Avenue and 4<sup>th</sup> Street.
10. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
11. 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.
12. Bicycle racks shall be sturdy and anchored to a concrete pad.
13. A 1-foot clear zone around the bicycle parking stall shall be provided.
14. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
15. Show all drive aisle widths and radii. Some dimensions are not shown.
16. The minimum drive aisle dimensions are shown below (width not shown at entrance)





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

17. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
18. 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.
19. 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.
20. 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.
21. Provide a copy of refuse approval. Provide detail since key note 4 references sheet C5 but the sheet has not been provided.
22. 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.
23. Please provide a sight distance exhibit..
24. 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.
25. Please specify the City Standard Drawing Number when applicable.
26. 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.
27. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
28. 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.
29. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is

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required in which an annual fee is paid per year, based on square footage of the encroachment.

30. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
31. Key Notes: No.6 specifies the wrong Std Dwg number, No. 7 & 11 reference sheet 5 but no sheet provided, No. 16 will a detail sign detail, No. 15 specifies zero curb but a wc ramp symbol is shown at the location, and No. 10 is not shown on plans.

If you have any questions, please contact me at (505) 924-3630. My work schedule is 9:30am-2:30pm.

Sincerely,



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

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

\xxx via: email  
C: CO Clerk, File