



August 4, 2020

Martin FM Grummer, RA  
331 Wellesley Place NE  
Albuquerque, NM 87106

**Re: Pascetti Steel Building  
2114 Claremont Ave. NE  
Traffic Circulation Layout  
Architect's Stamp 07-28-20 (H16-D021)**

Dear Mr. Grummer,

Based upon the information provided in your submittal received 07-30-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Coordination with Zoning is suggested for the listed the number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking. These parking stalls are not reflected on your calculations and they need to be addressed.
2. Identify all existing access easements and rights of way width dimensions (If applicable).
3. Identify the right of way width, medians, curb cuts, and street widths on Claremont Ave.
4. Provide existing sidewalk width on Clarmont Ave frontage.
5. Parking bumpers will be required for the proposed stalls.
6. Drive aisle width for two way traffic needs to 22 ft minimum.
7. Pavement will be required between the proposed 43'-9" driveapad and proposed 4' sidewalk (unless you are providing concrete between them and if you are then please label as such for the proposed 6" concrete).
8. **Maximum access width** for arterial, collector, and **local streets (Claremont Ave.)** are as follows:

	Arterial& Collector	Local Streets
One-way Drive	20'-25'	12'-20'
<b>Two-Lane Drive</b>	22'-30'	<b>22'-24'</b>
Three-Lane Drive	24'-35'	22'-30'
Larger Vehicles	≤50'	≤30'

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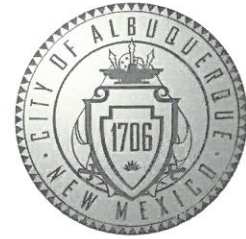
**\*\*You are proposing 43'-9" which is too wide.**

9. The proposed 43'-9" drivepad opening/access is partially block by the New Steel building, please address this concern.
10. The proposed 43'-9" drivepad sidewalk 4 ft width encroached onto the western land owner and will need this landowners approval for the encroachment.
11. The minimum parking stall dimensions are:

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

12. Motorcycle parking spaces: Show sign post location .
13. All bicycle racks shall be designed according to the following guidelines(**If applicable for this site-ADDRESS**):
  - 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.
14. Bicycle racks shall be sturdy and anchored to a concrete pad.
15. A 1-foot clear zone around the bicycle parking stall shall be provided.
16. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
17. The proposed bollards: Details will need to be provided and painted yellow.
18. Show all drive aisle widths and radii. Some dimensions are not shown.
19. The minimum drive aisle dimensions are shown below

	Minimum Drive Aisle Width
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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 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.
22. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible (**when this pathway is provided on plans will this comment be applicable**).
23. The ADA Van accessible aisle will used for van usage and not public drop off. Please correct statement.
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.
26. What is the width between the gate opening the drive aisle? Well the gate opening cause any vehicle blockage? Please address this concern of possible obstruction of traffic flow for ingress/'eggress out of the drive aisle and entrance approach.
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.

**Notes 25, 26, & 27 (If applicable)**

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 (**This applies to the existing drivepad on the eastern corner of property**). There

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appear to be passage through this property and adjacent property to the east, Is there an existing share access easement? Please address this concern.

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 (2430 & 2415).**

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](mailto: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