March 2, 2023

Scharles T. Wilder

Wilder Design LLC

405 Laguna Blvd. SW

Albuquerque, NM 87104

**Re**: **Better Farms**

 **2200 Menaul Blvd, NE**

 **Traffic Circulation Layout**

 Architect’s Stamp 10-21-22 (H16-D070)

Dear Mr. Wilder,

Based upon the information provided in your submittal received 02-10-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify all existing access easements and rights of way width dimensions.
2. Identify the right of way width, medians, curb cuts, and street widths on Menaul Blvd. and Princeton Dr. NE.
3. Define the property line.
4. Please provide minimum 50 ft. throat depth for the driveway access off Menaul Blvd. see attached blue marked site plan.
5. Please provide the width and update the Driveway accesses off Menaul and Princeton to the current ADA standard.
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 ramp at the corner of Menaul and Princeton must be updated to current standards and have truncated domes installed.
8. Keynote 5: please provide Bike Rack per new City standard. See attached Bike Racks requirement.
9. 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.
10. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from each ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
11. 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.
12. 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.
13. Please specify the City Standard Drawing Number when applicable.
14. 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.
15. Please provide a letter of response for all comments given.
16. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination **(Contact Matt Grush:** **mgrush@cabq.gov****).**

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) 924-3675.



Marwa Al-najjar

Associate Engineer, Planning Dept.

Development Review Services

\ma via: email

C: CO Clerk, File