

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

July 20, 2021

Joseph F. Simons, RA
Simons Architecture
PO BOX 67408
Albuquerque, NM 87107

Re: Brewer Oil
3208 Richmond Drive NE
Traffic Circulation Layout
Architect's Stamp 06-01-2021 (H16-D095)

Dear Mr. Simons,

Based upon the information provided in your submittal received 07-19-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking and discuss with Zoning **(If applicable)**.
2. **All driveways and ramp along Candelaria and Richmond will need to be current/updated ADA accessible. Please identify this infrastructures and provide contruction notes on existing versus proposed or driveways that aren't ADA accessible will need to be replaced with ADA accessible driveways.**
3. **Ramp at corner of Candelaria/Richmond: It appears that the property line/private property encroaches into COA ROW. This encroachment will need a Sidewalk easement.**
4. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and **anything that influences the parking and circulation on the site**. Is there adequate parking stalls to accommodate existing business?
5. Identify the right of way width, medians, curb cuts, and street widths on **Candelaria**.
6. Maximum access width for arterial, collector, and local streets are as follows:

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

7. **Please list the dimensions for all existing driveways, drive aisles . Some dimensions are not shown.**

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8. 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'

9. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
10. 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.
11. 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)
12. **ADA curb ramps must be updated to current standards and have truncated domes installed. You are showing truncated domes on some of the driveways. Why?**
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:
- The rack shall be a minimum 30 inches tall and 18 inches wide.
 - The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - The rack allows varying bicycle frame sizes and styles to be attached.
 - The user is not required to lift the bicycle onto the bicycle rack.
 - 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 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 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. 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 (**IF APPLICABLE**).
24. **Provide a copy of refuse approval.**
25. **Please provide a sight distance exhibit (11 FT X 11 FT on driveways)**
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. 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 drawings (**2430 & 2415**).
30. **Please provide a letter of response for all comments given.**
31. **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. **IF APPLICABLE****).

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)

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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 Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

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