

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 10, 2022

Kevin Dew
ALJ Lindsey LLC
Houston, TX 77069

**Re: Scooter's Coffee Store #1175
2509 San Mateo Blvd NE
Traffic Circulation Layout
Engineer's Stamp 06-30-2022 (H17-D116)**

Dear Mr. Dew,

Based upon the information provided in your submittal received 07-12-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks (**A clear map will need to be provided**).
2. 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.
Coordinate/discuss with Zoning.
3. All proposed infrastructure (curbing, ramps, etc...), striping/pavement markings, signage will need details and construction notes provided for each item on site plan.
4. A queuing analysis for peaks hours will be needed for this development to ensure that queuing doesn't backup into San Mateo.
5. South access to adjacent property: Will need adjacent landowner permission for pavement markings located within their property.
6. **San Mateo Frontage:**
 - Provide driveway entrance design/detail.
 - Proposed striping on the second driveway is inconstant with traffic flow. Please address.
 - The proposed radiuses are too narrow/tight for the Arterial roadway turning movement. Please review DPM to determine an appropriate turning radiuses for vehicles.
 - Proposed ramp is in conflict with sidewalk connection into site. Remember ALBUQUERQUE has 8 inch c&g and this will need to be incorporate into the ramp run length and the landing length.
 - Monument Sign: Verify that the location is inside of private property, this includes air space.
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.

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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). **Provide detail.**
9. **All public ADA curb ramps:**
 - The ramps must be updated to current standards and have truncated domes installed.
 - Ramp location are beyond property limits and will need approval from adjacent property owners for encroachment on their property frontage.
10. 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.
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. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger. **Internal radii's should be 15'R minimum.**
16. Per the DPM, 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 and provide signage and detailed striping defining pathway across drive aisle.**
17. 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.
18. Parking areas shall have barriers to prevent vehicles from extending over sidewalk,
19. Provide a copy of refuse approval.
20. Fire Department: An approval Fire 1 plan needs to be provided.
21. 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.

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22. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show detail and location of posted signs and striping.
23. The minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet). Please dimension all lane widths and radii.
24. Please provide a sight distance exhibit
25. 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.
26. Please specify the City Standard Drawing Number when applicable.
27. Shared Site access: driveways that straddle property lines, or are entirely on one property but 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.
28. **[If applicable]** Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing (2430 & 2415A).
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 drawing (2430 & 2415A).
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**).

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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.

Sincerely,

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

C: CO Clerk, File

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