

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

May 19, 2021

Carlos Torres
Modulus Architects
100 Sun Ave NE, Ste. 600
Albuquerque, NM 87109

Re: Ziggis Coffee
5200 Menaul Blvd NE
Traffic Circulation Layout
Architect's Stamp **DATE not provided (H18-D073)**

Dear Mr. Torress,

Based upon the information provided in your submittal received 05-17-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- PO Box 1293
- Albuquerque
- NM 87103
- www.cabq.gov
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. **It appears that the required parking stall don't match watch is being represented on the site plan. Please address this concern.**
 2. The traffic circulation layout must be **dated** by an architect licensed in the state of New Mexico.
 3. Identify all existing access easements and rights of way width dimensions (**IF APPLICABLE**).
 4. Identify the right of way width, medians, curb cuts, and street widths on San Mateo and Menaul.
 5. Clarify existing property lines. Their appear to be discrepancy other corner for the configuration of property vs what AGIS shows?
 6. All proposed and existing public/private infrastructure will need constructions to define existing versus proposed. Details will also be needed on TCL plans.
 7. The inside parameter of the property shows double line types but no notes to define it. Are these curbs? Provide notes to substantiate any proposed and/or existing infrastructure on site plan and if needed provide details.
 8. **San Mateo entrance/roadway segment:**
 - The closes driveway to the intersection will need to be closed. A note will need to be provide to define this action.
 - The existing entrance off San Mateo is too wide for an egress movement. The concern is that the public will use it as an ingress movement because the width is 26 ft wide. Suggest modifying the entrance width to 20 ft to deter/avoid any traffic safety issues (conflicting vehicle movements).

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- The existing driveway is not current/update ADA so provide a new driveway per COA standards.
- The pavement markings will need to be located onto private property located on existing driveway.

9. **Manual entrance/roadway segment:**

- The existing driveway closes to the intersection will need to be closed. A note will be needed to define this action.
- The eastern portion of the driveway is not current/updated ADA. Please modify per COA standards
- The western portion of the driveway is curb return but you didn't provide a 6 ft valley gutter, ADA ramp details w/detectable warning surfaces and construction notes on how you are going to tie in existing sidewalk onto proposed ramp and tie in 6 ft valley gutter into existing gutter plan on the east side of entrance.

10. Maximum access width for arterial (**San Mateo**), 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'

11. What is the status of the existing alley way to the south of the lot? Is it paved? Can the alley way be accessed from the site?
12. ADA curb ramps must be updated to current standards and have truncated domes installed at the corner San Mateo/Manual and proposed/modified Manual entrance. Will the alley way be used as an ingress/egress movement?
13. Motorcycle parking space: The proposed location of this stall is far from the building entrance. Please modify it's location and provide a sign face detail.
14. 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.

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- f. 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
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. All existing sidewalks along public streets will need the widths provided.
24. 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.
25. **“Do Not Enter” signage needs to have two signs coming out of drive thru lanes (one on each side of the departing lane).** Please show detail and location of posted signs and striping.
26. **Key notes (5,16,0,11,12 & 16): Sign face details** will need to be **referenced** (from to TCL sheet to detail sheet) as well as **pavement marking details.**
27. **Sheet G5 Bollard detail:** Add note to paint bollards traffic yellow.
28. 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.
29. Please provide a sight distance exhibit is not accurate. Please adjust this exhibit fronting both San Mateo and Manual since the roadways are divided and only require one direction for stopping site distance and mini clear sight triangle for driveways(see Attachment).

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30. 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.
31. Please specify the City Standard Drawing Number when applicable.
32. Provide notes showing what work is included the private on site.
33. Unused curb cuts/driveways must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing(per COA std dwg 2430 & 2415A).
34. 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.
35. Please provide a letter of response for all comments given.
36. 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,


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

C: CO Clerk, File