

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 25, 2021

Luis Noriega
Tierra West LLC
5571 Midway Park Place
Albuquerque, NM 87109

**Re: 3-Bay Oil Change (5400 Menaul)
5400 Menaul Blvd NE
Traffic Circulation Layout
Architect's Stamp 08-24-2021 (H18-D074)**

Dear Mr. Noriega,

Based upon the information provided in your submittal received 08-24-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. 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.
2. **Sheet C3:** A crosswalk/ped crossing detail is shown on proposed Site Plan. Please clear up this concern.
3. **Keyed Note 16:** Proposed Public ADA accessible pathway is in conflict with vehicle traffic movement on drive aisle. This is a safety hazard and will not be allowed. Please provide an separate ADA route for pedestrian pathway from public sidewalk.
4. **FD approval will be needed for the proposed circulation layout.**
5. Identify all existing access easements and rights of way width dimensions.
6. **ADA curb ramps must be updated to current standards and have truncated domes installed at the corner La Veta Dr/Menaul, and alley way entrance.**

Proposed bicycle infrastructure **(make sure all items below are addressed in your design):**

7. 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.
8. Bicycle racks shall be sturdy and anchored to a concrete pad.

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

9. A 1-foot clear zone around the bicycle parking stall shall be provided.
10. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
11. 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.
12. 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.
13. **Provide a copy of refuse approval.**
14. All one-way drives shall have "One Way" **signage** and pavement markings. **Please show detail and location of posted signs and striping.**
15. **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). **The individual lanes will need to be dimension.**
16. Please provide a sight distance exhibit (11'x11'). **A sight triangle of 35' x 35' will need to be provided at corner of La Veta/Menaul.**
17. 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.**
18. **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.
19. **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) **for driveway off Menaul closes to intersection of side street.**
20. 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, **includes Menaul existing sidewalk and curb & gutter.**
21. Please provide a letter of response for all comments given.
22. **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.

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

