

CITY OF ALBUQUERQUE



October 19, 2020

Matthew Satches, PE
Bohannon Huston
7500 Jefferson St NE
Albuquerque, NM 87109

**Re: US Eagle Credit Unit - Menaul
7201 Menaul NE
Traffic Circulation Layout
Engineer's 10-09-2020 (H19-D090)**

Dear Mr. Satches,

Based upon the information provided in your submittal received 10-16-2020, 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.
2. The listed number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking. All proposed required calculations need to be discussed with Zoning.
3. All existing public infrastructure (sidewalk needs to be located within COA ROW or else a revocable permit will be required especially on the two corners of Menaul and the side streets. Do you need ROW dedication on these corners? Please address and verify these corners/issues.
4. Identify all existing access easements and rights of way width dimensions (If applicable).
5. Maximum access width for local streets (**Espanola St**) 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'

6. Please list the width and length for all proposed sidewalk within public. Some dimensions are not shown.
7. The minimum parking stall dimensions are:

<i>Type of parking</i>	<i>Min. Width</i>	<i>Min. Length</i>	<i>Min. Overhang</i>
<i>Standard</i>	8.5'	18'	2'
<i>Compact</i>	7.5'	15'	1.5'
<i>Motorcycle</i>	4'	8'	N/A
<i>ADA</i>	8.5'	18'	2'

8. The ADA accessible spaces must include an access aisle. **Van accessible aisles** should be **8ft wide**; all others should be 5ft wide.
9. 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.
10. 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).
11. Existing ADA curb ramps must be updated to current standards and have truncated domes installed located on Menaul (**verify if they comply**).
12. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code (**Provide sign face detail**) and Label pavement MC.
13. 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.
14. Bicycle racks shall be sturdy and anchored to a concrete pad.
15. A 1-foot clear zone around the bicycle parking stall shall be provided.
16. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

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17. 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/label.
18. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
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 (If applicable).
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.

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.

PO Box 1293

for log in and evaluation by Transportation.

Albuquerque

If you have any questions, please contact me at (505) 924-3630.

Sincerely,

NM 87103

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

www.cabq.gov

C: CO Clerk, File