

June 25, 2024

Zafar Muhammad
Engineering Assistant, Planning Dept.
Development Review Services

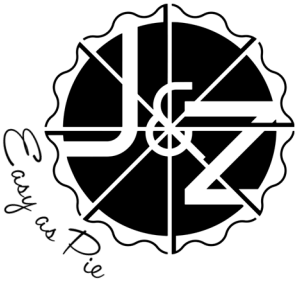
RE: West Mesa Ridge Apartments
701 Coors Blvd NW
Albuquerque NM, 87121

Traffic Circulation Layout – Corrections Delta 1

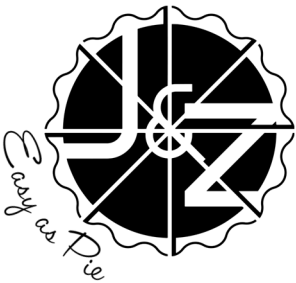
Dear Zafar,

Below is a list of comments you sent me on Tuesday, June 18, 2024. I've also referenced how those comments were addressed in the attached TCL plan:

1. Provide an approved infrastructure list.
We are currently seeking a TCL for DFT approval. An approved infrastructure list will be provided prior to Final Plat.
2. Show the location / details of main entrance to the facility.
A new keynote was added (39) to identify main entry into residential buildings. Keynote 15 was edited to show main entry into community building.
3. Provide the agreement from the adjacent property owner since you will be using the highlighted area for construction work.
The adjacent property owner is the same as the one for this project site. We will provide a cross-access agreement if necessary, prior to the approval of Final Plat.
4. Provide the sidewalk easement for this corner: Also, ADA curb ramps must be constructed as per current standards and have truncated domes installed.
Any easements necessary will be obtained prior to the approval of Final Plat. As a clarification, truncated domes are only required on public curb ramps per General note 1 of DWG 2446 of the City of Albuquerque Standard Specification Volume 2 Section 2400.
5. Provide the hatch legends
A hatch legend showing concrete and clear sight triangle has been added to the updated TCL.
6. Show the number of spots for motorcycle parking and bike racks required by IDO in the plan.
I updated the parking count to include motorcycle and bicycle parking spaces. Please see keynote 13 and 35.
7. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
All existing elements on the site that influences the parking circulation has already been identified.

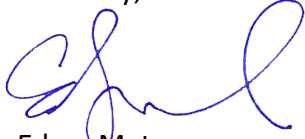


8. Identify all existing access easements and rights of way width dimensions.
The attached TCL has been updated to show right of way width dimensions.
9. Identify the right of way width, medians, curb cuts, and street widths on streets name.
Those elements along Coors Blvd, Glenrio Rd, and 64th St. have been identified on the updated TCL.
10. Provide the width of the site access / entrance. Maximum access width for arterial, collector, and local streets are as follows.
The attached TCL has been updated to show the width of the site access / entrance.
11. Show existing driveways on the adjacent properties and properties across the street from the site. Indicate distancing from these existing driveways to nearby.
There are no existing driveways on the properties across from Glenrio and 64th Street. There are no existing driveways on the adjacent properties.
12. Show all drive aisle widths and radii. Some dimensions are not shown.
The updated TCL now shows aisle widths, sidewalk widths, and radii throughout.
13. The minimum drive aisle dimensions are shown below.
The attached TCL has been updated to show right of way width dimensions. That width dimension exceeds those required per table that was shared on original TCL Comment Document.
14. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, ect. Is 25 ft or larger.
The attached TCL has been updated to show radii for curves throughout the site. The roundabout radius exceeds the minimum requirements per the table that was shared on the original TCL Comment Document.
15. Provide dimensions.
Please see comment response 14.
- 16.
17. Please specify the City Standard Drawing Number when applicable.
City Standard Drawing Number has been provided when applicable.
18. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and existing 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 Curtis Cherne: ccherne@cabq.gov)
We are currently seeking a TCL for DFT approval. An approved Traffic Impact Study (TIS) will be provided prior to and during Final Plat.



Please see the attached and corrected TCL plan. Please feel free to email me at edgar@jeebsandzuzu.com or contact me at 505-797-1318 if you have any questions in regard to this application.

Sincerely,



Edgar Mata
Project Manager

