

CITY OF ALBUQUERQUE



March 3, 2020

Holden Rennaker PE,
Short Elliot Henderson Inc.
934 Main Avenue, Unit C
Durango, CO 81301

Re: Monterey Place Apartments
2306-2320 Central Avenue SW
Traffic Circulation Layout
Engineer's/Architect's Stamp 02-11-20

Dear Mr./Ms. Holden Rennaker,

Based upon the information provided in your submittal received 02-13-20, 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. Label any existing or proposed easements within the proposed development and access aisles.
3. Proposed number of parking spaces including bicycle and motorcycle parking need to be coordinated with Zoning to ensure compliance.
4. Please list the width and length for all proposed parking spaces. Some dimensions are not shown and provide landscaping buffer between curbing and sidewalk.
5. All proposed/existing entrance widths need to be shown on plans.
6. The minimum parking stall dimensions are:

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

7. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.

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8. 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.
9. 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).
10. The sidewalk width abutting the ADA ramp transitions must be the same of the sidewalk to avoid any hazard problems.
11. Provide ADA curb ramps detail which must be the updated to current standards.
12. A detail of the water feature with ADA access crossings needs to be provided.
13. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Label MC on pavement of each space.
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.
 - f. Each bicycle parking space is accessible without moving another bicycle.
15. Bicycle racks shall be sturdy and anchored to a concrete pad. Show location of the bicycle racks.
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. 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.
19. 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.
20. Provide 8 ft. wide sidewalk when stalls are overhanging sidewalk. A solution would be to show parking bumpers on the south side parking stall.

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21. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
22. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please provide detail of curb around parking area and end section detail connecting onto public sidewalk.
23. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
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. Please specify the City Standard Drawing Number when applicable.
26. Shared Site acces: driveways that straddle property lines, or are entirely on one propertybut 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.
27. Provide notes showing what work is included and on the work order and the private work on site.
28. Work within the public right of way requires a work order with DRC approved plans. Please provide Work Order, DRB numbers.
29. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
30. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
31. 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.

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My hours of work are Monday thru Friday between 10am and 2pm.

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

Sincerely,

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

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Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

C: CO Clerk, File

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