January 30, 2023

Ronald R. Bohannan, P.E.

Tierra West, LLC

5571 Midway Park Pl. NE

Albuquerque, NM 87109

**Re**: **Sawmill Tract A**

**1904 Bellamah Ave. NW**

**Traffic Circulation Layout**

Engineer’s Stamp 12-13-22 (J13-D076A)

Dear Mr. Bohannan,

Based upon the information provided in your submittal received 01-06-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify all existing access easements and rights of way width dimensions.
2. Clarify existing property lines and proposed property lines.
3. Google earth shows existing sidewalk at the perimeter of the site, the proposed site plan shows land scape at the perimeter of the site. Please address this concern and see attached blue-marked site plan.
4. Is the site access off Bellamah Ave. existing?
5. Site plan shows many undefined lines, please define the building above line.
6. Provide building above or basement Traffic Circulation Layout, if any.
7. The provided parking calculations shows 145 parking spaces, the proposed site plan shows less than that. Please clarify.
8. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
9. 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’ |

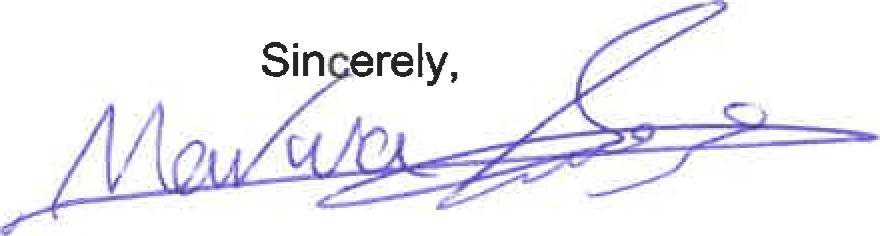
1. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
2. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at 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)
3. ADA curb ramps must be updated to current standards and have truncated domes installed.
4. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
5. The pavement marking “MC” should be shown in the opposite direction for Motorcycles entering the parking space.
6. A 5 ft. keyway is required for dead-end parking aisles.
7. 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.
8. 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.
9. 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.
10. All sidewalks along streets should be placed at the property line.
11. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
12. Provide a copy of Fire Marshal approval.
13. 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.
14. 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.
15. Please specify the City Standard Drawing Number when applicable.
16. Please add a note on the plan stating “All improvements located in the Right of Way must be included on the work order.”
17. 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.
18. 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](mailto:mgrush@cabq.gov)).
19. Please provide a letter of response for all comments given.

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](mailto: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) 924-3675.



Marwa Al-najjar

Associate Engineer, Planning Dept.

Development Review Services

\ma via: email

C: CO Clerk, File