March 16, 2021

Graeme Means, PE,

High Mesa Consulting Group

601-B Midway Park Blvd

Albuquerque, NM 87109

**Re**: **Rio Grande Credit Union-4th Street**

 **1211 4th St NW**

 **Traffic Circulation Layout**

 Engineer’s Stamp 03-15-21 (J14-D163)

Dear Mr. Means,

Based upon the information provided in your submittal received 03-15-21, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

Based upon the information provided in your submittal received 03-15-20, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please provide the work order number for the alley way and drivepad improvements. A condition of approval for Final C.O. Work Order must be completed and approved.
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 **(If applicable)**.
3. Please identify all existing buildings, doors, structures, sidewalks(**widths**), wall on the site. Provide all dimension/detail for on site infrastructure (sidewalks, ramps, parking stalls and signage)
4. 4th Street infrastructure (portion) appears to be missing. Please provide.
5. Maximum access width for arterial, collector, and local streets (**Rosemont Ave**) 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’ |

1. You will need to provide a maximum driveway width of 20 feet or match existing drivepad width but 37 feet will not be allowed on a local street. Why are the drivepad wings/transitions so wide **(7.5’-8’).?**
2. When a site has four or more off-street parking spaces which require access off of an alley, the full width of the alley shall be paved from the parking access drive to a street , per the city standards.
3. Please list the width and length for all existing parking spaces. Some dimensions are not shown.
4. 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. **Label the compact parking** spaces by placing the words **“COMPACT”** on the pavement of each space.
2. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
3. 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.
4. 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).
5. ADA curb ramps must be updated to current standards and have **truncated domes installed** (If applicable).
6. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.Label pavement MC **(status?)**.
7. All bicycle racks **(Status?**) shall be designed according to the following guidelines:
	1. The rack shall be a minimum 30 inches tall and 18 inches wide.
	2. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
	3. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
	4. The rack allows varying bicycle frame sizes and styles to be attached.
	5. The user is not required to lift the bicycle onto the bicycle rack.
	6. Each bicycle parking space is accessible without moving another bicycle.
8. Bicycle racks shall be sturdy and anchored to a concrete pad.
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. Show all radiis. Some dimensions are not shown.
12. 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. There appears to be a concrete ramp used as a sidewalk connection from 4th St. Please verify that this ramp is current and update ADA accessible**.**
13. 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.
14. **Provide a copy of refuse approval.**
15. All one-way drives shall have **“One Way**” and “Do Not Enter” signage and pavement markings. Please show detail and location of posted signs and striping. Provide sign face details of all proposed signs and post (detail).
16. Please provide a sight distance exhibit (**If applicable**)
17. Show the clear sight triangle and add the following note to the plan**(if applicable**): “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. Please specify the City Standard Drawing Number when applicable.
19. 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. Plat status?
20. Provide notes showing what work is included and on the work order and the private work on site.
21. Work within the public right of way requires a work order with DRC approved plans.
22. Please add a note on the plan stating “All improvements located in the Right of Way must be included on the work order.”
23. 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.
24. Please provide a letter of response for all comments given.
25. 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 (IF APPLICABLE- let me know status)

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.

for log in and evaluation by Transportation.

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

Sincerely,

***Nilo Salgado-Fernandez***

Nilo Salgado-Fernandez, P.E.

Senior Traffic Engineer, Planning Dept.

Development Review Services

C: CO Clerk, File