

# CITY OF ALBUQUERQUE



August 3, 2016

Rio Grande Engineering  
David Soule  
P.O. Box 933924  
Albuquerque, NM 87199

**Re:** Sigma Chi Parking Lot  
**1835 Lomas Blvd NE**  
**Traffic Circulation Layout**  
Engineer's Stamp 08-02-16 (J15D098)

Dear Mr. Soule,

Based upon the information provided in your submittal received 08-02-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please review and revise plan to provide all information listed on the attached Traffic Circulation Layout Check List.
2. Please refer to the attached Accessible Parking Checklist and revise the plan accordingly.
3. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
4. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
5. Identify the right of way width, medians, curb cuts, and street widths on Lomas Blvd.
6. Please provide grades and slopes of the parking area and or the handicap accessible parking.
7. Please list the width and length for all proposed angled parking spaces. Call out the degree in which the spaces will be angled.
8. The handicap accessible spaces must be a minimum of 8.5 ft. in width.
9. The handicap accessible spaces must include an 8 ft. wide van access aisle; all other aisles should be 5 ft. in width.
10. 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 HC signs.
11. 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)
12. A 5 ft. keyway is required for dead-end parking aisles.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

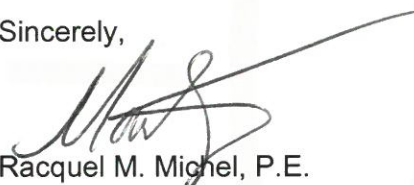
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13. The curb on the Southwest corner is within the COA right of way. Please correct or provide an approved easement.
14. The 6" header curb in the Northeast corner of the property with a radii of 5' will need to be reduced to 2'.
15. Please call out and dimension motorcycle parking if required.
16. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk and the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
17. One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress. Please show detail and location of posted signs.
18. 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.
19. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*).
20. Please add the following note to the clear sight triangle: "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 this area."
21. See Chapter 23, Section 6 of the City of Albuquerque *Development Process Manual*, for appropriate drive pad widths.
22. All broken or cracked sidewalk and driveways must be replaced with sidewalk and curb & gutter. All driveways and sidewalk must meet current ADA standards. A build note must be provided referring to the appropriate City Standard drawing.

Resubmit two copies a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact Monica Ortiz (505) 924-3981 or me at 924-9999.

Sincerely,

*For*   
Racquel M. Michel, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

mao via: email  
C: CO Clerk, File