



September 22, 2021

City of Albuquerque

Re: Sigma Chi Apartments

1815 Sigma Chi Road NE

Traffic Circulation Layout

Architect's Stamp 09-20-2021 (J15-D102)

To whom it may concern,

1. Listed are the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking. Coordinate/discuss with Zoning. **Status of Motorcycle Parkings(Explain)?**

Added to Site plan

2. Street name on Site Plan will need to be provided.

Added to site plan 1815 SIGMA CHI RD NE

3. In accordance to AGIS, A sidewalk easement will be needed for sidewalk and curb & gutter located on private property. Please address this concern of property line location on AGIS versus Site Plan. **Site has a 10' set back from existing curb.**

4. Driveway entrance will need to be ADA complians. A construction note to remove and replace driveway with new needs to be added to Keyed Notes and the new width provided.

COA STD DWG 2525A (drivepad detail) is acceptable since it demonstrates ADA compliance across the drive pad entrance.

5. Keyed Note 6: shown on drive aisle! What is going on? Explain
Projection of 2 dwelling units above parking, 9'-1" clearance.

6. Keyed Note 25: Explain this note because if you need a mini work order by Water Authority to can be done with a note added.

Note removed, if it's necessary, a mini work order for any water/sewer it can be obtained from Water Authority.

7. Site Plan: shown on plan are 3 bumper symbols on parking stall. Please address.
Erased from site plan.

8. Identify the street width and ROW width on Sigma Chi Road.

30' wide and 60' R.O.W. added to plan

9. The minimum parking stall dimensions are: **Motorcycle parking added on site plan**

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'

10. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide (you have provided only 7'-8"); all others should be 5ft wide.

Fixed on site plan

11. **Motorcycle parking spaces (Status?)** shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Label **pavement MC**.

Motorcycle parking spaces added on site plan and sign noted and shown on plan.

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.

Path shown with hatch on plan.

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.

Path shown with hatch on plan.

14. **Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.**

In the area, parking and sidewalks are at the same ground level of public sidewalks, curbs will be only required for landscaping areas.

15. Please specify the City Standard Drawing Number when applicable.

Added standard drawing number to keynote where applicable

16. 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 (2430 & 2415A).

This guideline already on the plan. General note number 1.

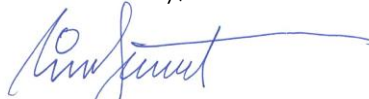
17. Please provide a letter of response for all comments given.

Please see this letter

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@cabg.gov**).

Not Required.

Sincerely,



Rick Bennett
Architect