

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 11, 2022

Daniel Duran
Modulus Architects & Land Use Planning
100 Sun Ave NE, Ste 600
Albuquerque, NM 87109

**Re: Champion Xpress
5101 Lomas Blvd NE
Traffic Circulation Layout
Architect's Stamp NONE (J17-D010)**

Dear Mr. Duran,

Based upon the information provided in your submittal received 04-11-2022, 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. 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.
3. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
4. **Manzano St. Frontage:**
 - The northern section of existing property line will need to be shown on site plan as well as notes defining existing and proposed infrastructure.
 - ADA ramps will be needed at northern exiting driveway. Provided details.
 - Solid Waste driveway will need ADA ramps and details and radii with 25 ft max.
 - Keyed Note 5 & 18 proposed signs need to be back to back.
 - Provide note to add 4 ft sidewalk (COA std dwg 2430) to the whole frontage since asphalt exists as a pathway(not allowed to be used as sidewalk).
 - All proposed radiuses will need to be 12-20 ft for car usage (external).
 - Proposed signage and pavement markings ('Do Not Enter' text) needs to be located on private property and not on COA/public ROW.
5. **Lomas Blvd Frontage:**
 - Label Lomas Blvd and not Ave.
 - Corner of Lomas/Manzano: It appears that the existing ramp might not current/update ADA accessible please provide an accessible ADA ramp and details. Please verify for this existing ramp.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

- Proposed entrance will need ADA ramp design and details.
 - All proposed radiuses at entrance will need to be between 22 ft & 30 ft radii's.
 - Reference COA std dwg 2426 for proposed driveway entrance versus Keyed Note 22.
 - Existing Signage will need to be located outside of COA ROW or obtain a Revocable permit to continue its existing location within public ROW (partially).
6. You have shown a segment of What appears to be a pathway from Lomas to the property line on the eastern sidewalk of site adjacent to east property and no curbing provided on the northern section.
7. All internal radii's will need to be 15 ft minimum.
8. **Keyed Note 1:** Are you proposing this type of curb around the site? Why?
9. **Keyed Note 3:** The signage location will need to reflect the stall location. Please clarify.
10. **Keyed Note 24:** Detail will be needed.
11. The 5 ft pathway from Lomas to onsite appear to be in conflict with proposed ramp (Keyed Note 17) and no note has been provided to define ADA ramps across drive thru aisle. Please provide ramps and details to go along with proposed infrastructure.
12. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
13. Identify the right of way width, **medians**, curb cuts, and **street widths** Lomas and Manzano.
- Site Access
14. Maximum access width for arterial, collector, and local street (**Manzano**) 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'

15. 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'

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

16. Parallel Parking need to be 8ft x 20ft. Please adjust proposed stalls to reflect this condition.
17. The ADA accessible spaces must include an access aisle. **Van accessible aisles should be 8ft wide;** all others should be 5ft wide.
18. The proposed ADA parking stall aisle doesn't show a ramp to traverse over the curbing but you provide a detail of it on 2/G6. Please add note to site layout defining ramp.
19. 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) . **Provide pavement marking detail for text.**
20. ADA curb ramps must be updated to current standards and have truncated domes installed (**corner of Manzano/Lomas**)
21. **Motorcycle parking space:** shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. **Reference detail 12/G6 for signage detail.**
22. Show all drive aisle widths and radii (**ADA parking stall and proposed island**). Some dimensions are not shown.
23. The minimum drive aisle dimensions are shown below

	Minimum Drive Aisle Width
Two Way Traffic	22'
Main Circulation Road	24'
Fire Lane	20'

24. Per the DPM, 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.**
25. 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.**
26. All public sidewalks along streets should be placed at the property line.
27. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. **Please call out detail**
28. **Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.**
29. 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.

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

30. The minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet). Please dimension all lane widths and radii.
31. Please provide a sight distance exhibit
32. 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.
33. Shared Site access (**IF APPLICABLE**): 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.
34. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing (2430 & 2415A):
 - Manzano St. frontage.
 - Lomas frontage.
35. 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).
36. Please provide a letter of response for all comments given.
37. Provide a copy of receipt for Resubmittal fee paid. (\$75+tax).
38. 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**).

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,

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

A handwritten signature in black ink, appearing to read 'Nilo Salgado-Fernandez', is written over the printed name and title.

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

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

