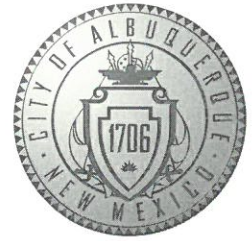


CITY OF ALBUQUERQUE



June 3, 2020

J. Graeme Means, PE
High Mesa Consulting Group
6010-B Midway Park Blvd NE
Albuquerque, NM 87109

Re: RGCU Marble
1201 San Pedro Dr. NE
Traffic Circulation Layout
Engineer's Stamp 05-22-20 (J18-D008)

Dear Mr. Means,

Based upon the information provided in your submittal received 06-03-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please coordinate and verify all calculations for parking spaces, including bicycle and motor cycle parking with Zoning and list the number required.
2. Identify the right of way width, medians, curb cuts, and street widths on the existing alley way, Marble Ave and San Pedro.
3. Clarify existing property line location and configuration, you have two dashed lines.
4. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
5. All ADA curb ramps, within public, must be updated to current standards and have truncated domes installed. At the corner of Marble and San Pedro that appears to be no existing ADA wheel ramp, please address these concerns.
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 (Adjust keyed note 16 to reflect these requirements).
7. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
 - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - d. The rack allows varying bicycle frame sizes and styles to be attached.
 - e. The user is not required to lift the bicycle onto the bicycle rack.

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Albuquerque

NM 87103

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- f. 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 drive aisle widths and radii (proposed and existing). Some dimensions are not shown.
- 12. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger(Explain if this is applicable, Fire dept approval is needed).
- 13. 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 (verify existing complies with requirements).
- 14. All sidewalks along streets: Provide existing widths.
- 15. Parking areas shall have barriers to prevent vehicles from extending sidewalk (existing parking stall adjacent to alley way).
- 16. 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.
- 17. 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.
- 18. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.
- 19. Please provide a sight distance exhibit (San Pedro entrance).
- 20. 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.
- 21. Please specify the City Standard Drawing Number when applicable.
- 22. Shared Site acces: driveways that straddle property lines, or are entirely on one propertybut 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.
- 23. Provide notes showing what work is included and on the work order and the private work on site.

24. Work within the public right of way requires a work order with DRC approved plans.
25. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
26. 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.
27. All keyed notes that reference details sheet: the reference sheets need to be provided (Sheet CS501).

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, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File