CITY OF ALBUQUER Q

Planning Department Alan Varela, Director

Mayor Timothy M. Keller

6/13/2025

Stephen A Dunbar, RA Modulus Architects 8220 San Pedro DR. NE Albuquerque, NM 87102

Re: Winrock Town Center 2100 Louisiana Blvd. NE

Traffic Circulation LayoutEngineer's/Architect's Stamp 4/20/2025 J19D058

Trans-2025-00155

Dear Mr Dunbar,

Based upon the information provided in your submittal received 06/06/2025, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

1. Please review and revise plan to provide all information listed on the attached Traffic Circulation Layout checklist.

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2. Please refer to the attached Accessible Parking Checklist and revise the plan accordingly

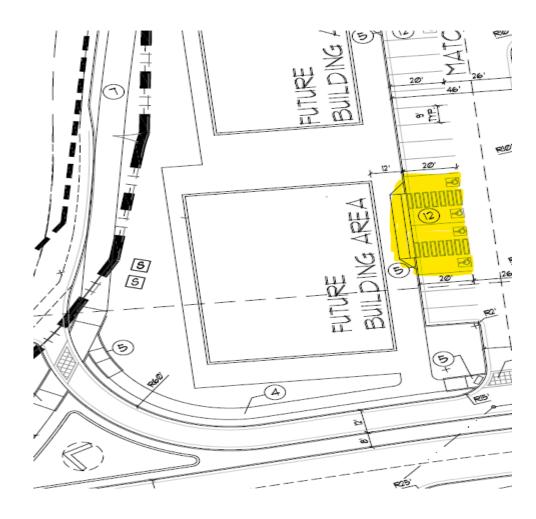
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- 3. On the Handicap ramp call out standard and provide dimensions.
- 4. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
- 5. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.

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6. 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'

- 7. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
- 8. 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.

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9. 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)

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10. ADA curb ramps must be updated to current standards and have truncated domes installed.

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- 11. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
- 12. 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.
- The bicycle frame shall be supported horizontally at two or more places.
 Comb/toaster racks are not allowed.
- 13. Show all drive aisle widths and radii. Some dimensions are not shown.
- 14. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
- 15. A 5 ft. keyway is required for dead-end parking aisles.
- 16. 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.
- 17. 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.

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18. 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.

Once corrections are complete resubmit

- 1. The Traffic Circulation Layout
- 2. Submit back to ABQ Plan under the same Transportation submittal.

If you have any questions, please contact me at (505) 924-3981.

Sincerely,

Steve Herrera,
PO Box 1293
Plan Checker

Plan Checker, Planning Dept.

Development Review Services

Albuquerque

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