

July 13, 2023

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

Re: 9909 Indian School
9906 Indian School Rd. NE
Traffic Circulation Layout
Engineer's/Architect's Stamp XX-XX-XX (J20-D041)

Dear Mrs. Al-najjar,

Please find below responses to the comments provided for my initial submittal:

1. Please show a vicinity map showing the location of the development in relation to streets and well-known landmarks.
 - a. Please see AS101 showing a vicinity map.
2. List the number of Motorcycle and Bicycle parking spaces required by the IDO.
 - a. Please see AS101 for motorcycle and bicycle spaces as required per the IDO.
3. Identify all existing access easements and rights of way width dimensions.
 - a. Please see demo plan with right of way widths and site plan for easements
4. Identify the right of way width, medians, curb cuts, and street widths on Indian School Rd.
 - a. Please see demo and new site plan
5. Please provide site access's design details, and reference COA std dwg.
 - a. Please see new site plan for site access design and reference to CoA std dwg(s)
6. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
 - a. Spaces have been dimensioned
7. The minimum parking stall dimensions.
 - a. Stalls have been updated
8. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
 - a. ADA van space has been adjusted with 8ft wide aisle
9. 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.
 - a. Sign has been updated as noted, see D1/AS102

10. 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)
 - a. Aisle has been updated
11. ADA curb ramp at the corner of Indian School and the Public Alley must be updated to current standards and have truncated domes installed.
 - a. Curb ramp has been indicated to be updated, see site plan
12. Provide a copy of Solid Waste and Fire Marshal approval.
 - a. See included solid waste approval
 - a. See included fire marshal approval
13. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
 - a. Space and sign have been added to the plan
14. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
 - a. Pavement marking has been added to the plan
15. All bicycle racks shall be designed according to the following guidelines:
 - a. Bicycle rack added to the plan per the guidelines
16. Bicycle racks shall be sturdy and anchored to a concrete pad.
 - a. Bike racks added to plan to meet guidelines
17. A 1-foot clear zone around the bicycle parking stall shall be provided.
 - a. Clear zone provided
18. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
 - a. Space sizes to meet requirements
19. The minimum drive aisle width for two-way traffic is 22 ft.
 - a. Drive isle meets min width for two way
20. Show the Intersection 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."
 - a. Clear site indicated on plan
21. Please specify the City Standard Drawing Number when applicable.
 - a. CoA std dwgs indicated where applicable
22. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
 - a. Note added to plan

23. 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.
 - a. Note added to plan
24. Please provide a letter of response for all comments given.
 - a. Letter provided
25. Traffic Studies: See the Traffic Impact Study (TIS) thresholds.
 - a. Not required, see traffic scoping form

Thank you,
Stephen Leos

A handwritten signature in black ink, appearing to be 'SL' followed by a long, sweeping horizontal line.

Stephen Leos RA, NCARB, LEED AP BD+C

Architect | Owner