



September 8, 2020

Freddie Montoya, RA  
2336 Sunshine Road SW  
Albuquerque, NM 87XXX

**Re: Laundromat TI**  
**12910 Indian School Road NE**  
**Traffic Circulation Layout**  
Architect's Stamp 08-27-2020 (J22-D052)

Dear Mr. Montoya,

Based upon the information provided in our discussion on 09-07-2020(9:00am) and field inspection on 09-08-2020, the following comments will need to be addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
2. Existing public sidewalks: Existing widths need to be shown on Indian School and Tramway Service road.
3. Indian School and Tramway Service Road: All three of the existing ramps not not ADA curb ramps must be updated to current standards and have **truncated domes installed**. Provide new ramps and detail for each. You can use COA std dwg 2426 and 2441 instead of a detail.
4. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide. How does the 5 ft aisle obtain access onto the 7 ft sidewalk without a proposed ramp?
5. ADA curb ramps must be updated to current standards (**existing and proposed**) and have **truncated domes installed**. Provide detail.
6. Motorcycle parking space: Label pavement MC.
7. Show all drive aisle widths and radii. Some dimensions are not shown.
8. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway (Label on Site Plan) is required from the public sidewalk to the building entrances. **Please clearly show this pathway and provide details**. If a pedestrian pathway is existing it must be 6 feet in width and NO BROKEN OR CRACKED SIDEWALK.
9. ADA parking stall access aisles to the building entrances: ADA ramp must be provided and have a turnaround landing of 4 ft width contained within the 7 feet sidewalk fronting building.
10. 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**.

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11. Show the clear sight triangle and add the following note to the plan (**For existing landscaping at Tramway Service Road entrance**): "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."
12. Some of the proposed keyed notes (13, 14 & 22) are missing on site plan. Please provide.
13. 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 & 2415).
14. Existing concrete and asphalt pavement within parking aisle and area will need to be resurfaced since concrete is damaged and asphalt torn up from the removal of the car wash. This will need to be addressed, especially concrete.
15. The southern property portion appears to have some easement not shown on plans. This will need to be addressed.

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](mailto: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, to discuss these comments. Thank you.**

Sincerely,



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

C: CO Clerk, File