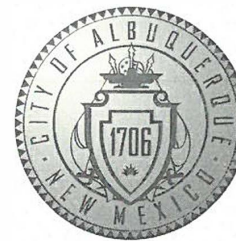


CITY OF ALBUQUERQUE



May 27, 2020

Vince Carrica, PE
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**Re: Lot 22 Meridian Business Park
541 Silver Creek Rd NW
Traffic Circulation Layout
Engineer Stamp XX-XX-XX(K10-D023I)**

Dear Mr. Carrica,

Based upon the information provided in your submittal received 05-26-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please coordinate all calculations for parking spaces, including bicycle and motor cycle parking with Zoning and list the number required.
2. The traffic circulation layout plans must be stamped, signed, and dated by an engineer licensed in the state of New Mexico.
3. Identify the right of way width, medians, curb cuts, and street widths on Silver Creek Road.
4. Maximum access width for arterial, collector, and local streets (**Silver Creek Rd**) 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'

5. 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'

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6. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of **each space**.
7. Please reference detail sheet SP-2 for Keyed notes 1, 3,4, 5, 6,& 16.
8. All proposed ramps onsite must have a detail provided.
9. Label all proposed sidewalk with public roadway with keyed note 8.
10. All bicycle racks shall be designed according to the following guidelines (**if applicable**):
 - 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.
 - f. Each bicycle parking space is accessible without moving another bicycle.
11. Bicycle racks shall be sturdy and anchored to a concrete pad.
12. A 1-foot clear zone around the bicycle parking stall shall be provided.
13. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
14. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger. Please provide turning templates for delivery vehicle from public roadway into and out of site.
15. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show the 6 ft pathway and provide curbing adjacent to parking stall. All proposed ramps onsite must have a detail provided.
16. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible. The proposed 6ft pedestrian pathway appears to be in conflict with the proposed ramp.
17. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots and proposed 6 ft pedestrian pathway in front of building entrance.
18. Provide a copy of refuse approval.
19. The proposed monument sign cannot encroached onto public right of way (this includes air space).
20. Please specify the City Standard Drawing Number when applicable.

21. Shared Site access: 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.

Please advise what type of work will be required per the proposed development on Silver Creek Road (Applicable to notes 23, 24, & 25).

22. Provide notes showing what work is included and on the work order and the private work on site.
23. Work within the public right of way requires a work order with DRC approved plans.
24. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
25. According to AGIS, the property line doesn't appear where you have shown on the Site Plan. Please address this matter.

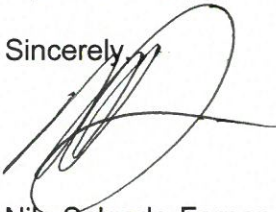
Once corrections are complete resubmit

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.

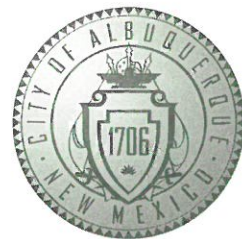
Sincerely,



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

C: CO Clerk, File

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