

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 20, 2022

Tate Fishburn, RA
P.O. Box 2941
Corrales, NM 87048

**Re: NEW OFFICE/WAREHOUSE
541 Airport Drive NW
Traffic Circulation Layout
Architect's Stamp None (K10-D023)**

Dear Mr. Fishburn,

Based upon the information provided in your submittal received 06-16-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Listed are the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.
Coordinate/discuss with Zoning.
2. Clarify the extents of the current phase 1 versus phase 2. Are you proposing phase 2 as part of this submittal ? Explain since phase 2 is on a different lot and will required a separate submittal and fees. I will not comment on sheet SDP-2 until the appropriate action is taken for the submittal process.
3. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
4. **Proposed Driveway (Los Volcanes):** Provide entrance design or reference design per COA std dwg 2426.
5. **Airport Driveway:**
 - **First proposed drive entrance location:** What is the distance from Los Volcanes? Verify you meet the required distance from a Collector on Airport.
 - **Second proposed driveway:** How will you provide a 6 ft valley gutter across the 30 ft driveway when you are only providing temp. extruded curb and status of ramp on the southside of entrance.
6. **Keyed Note 1:** Please reference detail and sheet number.
7. **Keyed Note 7:**
 - Please provide entrance ramp detail since a detail has not been provided.
 - Sidewalk detail will be needed and reference COA std dwg 2430 (public sidewalk) on both Los Volcanes and Airport Drive (when applicable).
8. **Keyed Note 8:** Need to provide detail.
9. **Detail 4 (Accessible Parking):**
 - **The landing will need to be label 50:1 max in all directions.**

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- **NO PARKING:** Detail for the text will need to be provided.

10. Please identify all **proposed buildings, doors, structures, sidewalks**, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
11. Identify all existing access easements and rights of way width dimensions.
12. Identify the right of way width, medians, curb cuts, and street widths on Los Volcanes and Airport Drive.
13. **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'

14. 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. The sign height is not correct. **Please review COA standards for correct signage height.**

15. 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). **Provide details.**

16. All ADA curb ramps within public ROW must be updated to current standards and have truncated domes installed. Please verify corner of Los Volcanes/Airport ramp complies with these requirements stated.

17. 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. All posts and other items within public ROW will need to be removed.

18. **Motorcycle parking spaces:** Label pavement MC. Provide detail for pavement text.

19. 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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- f. Each bicycle parking space is accessible without moving another bicycle.
20. Bicycle racks shall be sturdy and anchored to a concrete pad.
 21. A 1-foot clear zone around the bicycle parking stall shall be provided.
 22. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
 23. 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. **Adjacent to bicycle parking there is a bump out and no dimension provided, so this segment of sidewalk will needed 6ft width without the bump and overhang from vehicle parking stall as well as the second & third set of ADA parking stalls. Throughout the parking lot there shall be a clear 6ft pedestrian pathway, this will need to be shown on the site plan with sidewalk widths.**
 24. All proposed pavement markings and striping will need details.
 25. Parking areas shall have barriers to prevent vehicles from extending over sidewalk, and landscaping.
 26. Corner of building will need bollards (details need and painted traffic yellow) so delivery truck will be aware and avoid any type of conflict.
 27. Provide a copy of refuse approval.
 28. Fire Department: An approval Fire 1 plan needs to be provided.
 29. It is not apparent what type of pavement surface design is being proposed for heavy vehicle traffic. Please provide pavement design for delivery truck traffic and vehicle traffic on drive aisles.
 30. Please provide a sight distance exhibit
 31. **Intersection Sight Distance:** A clear sight line will be needed on Airport and Los Volcanes intersection for turning movements for Airport Drive.
 32. 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.
 33. Please specify the City Standard Drawing Number when applicable.
 34. 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.
 35. 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 & 2415A).
 36. Please provide a letter of response for all comments given.
 37. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that

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states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: mgrush@cabq.gov**).

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,

PO Box 1293

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

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C: CO Clerk, File

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