

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 11, 2022

Claudia Diaz
Wilson & Company, Inc, Engineers & Architects
4401 Masthead St NE, Ste 150
Albuquerque, NM 87109

Re: Lot 3A-Block 2 @ Metz-Robertson Addn
109 60th St NW
Traffic Circulation Layout
Engineer's Stamp 03-24-2022 (K11-D093)

Dear Ms. Diaz,

Based upon the information provided in your submittal received 04-06-2022, 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. **Knotts Landing Frontage/Roadway:**
 - Proposed driveway fronting Knotts Landing has a different design from the proposed Work Order? Please clarify.
 - Work Order number needs to be provided
 - Please dimension entrance onto site (Need minimum width of 22 ft).
3. **A Condition of Final C.O.:** Work Order must be complete, approved and closeout.
4. **60th Street Frontage:**
 - The roadway surface appears to be temporary. Please verify that if it's temporary or permanent asphalt to determine if a work order will be needed on 60th St. for the roadway surface.
 - Proposed sidewalk will need a Sidewalk Easement.
 - You will need adjacent property owner to provide a letter of concurrence for proposed sidewalk on his frontage.
 - Explain how you will transition extend sidewalk segment onto proposed driveway without compromising ADA accessibility.
5. All internal radiuses will need to be a minimum 15'R per DPM requirements.
6. The proposed stalls are protruding onto drive aisle. Please adjust.
7. **Overflow Parking Stalls:** parking bumpers will be needed for all stalls.
8. **Keyed Notes 10&11:** Where is your transition from one type to another type for curbing?

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9. Clarify the extents of the current phase. Provide a phasing plan.
10. Maximum access width for arterial, collector, and **local streets** 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'

11. 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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12. The ADA accessible spaces must include an access aisle. **Van accessible aisles should be 8ft wide**; all others should be 5ft wide.
13. 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 DETAIL FOR THE STRIPING AND TEXT (PAVEMENT MARKINGS)**
14. **Motorcycle parking space:** Label pavement MC.
15. 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.
 - f. Each bicycle parking space is accessible without moving another bicycle.
16. Bicycle racks shall be sturdy and anchored to a concrete pad.
17. A 1-foot clear zone around the bicycle parking stall shall be provided.

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18. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
19. 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.
20. 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.
21. All sidewalks along streets should be placed at the property line.
22. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
23. Please provide a sight distance exhibit (**IF APPLICABLE**)
24. 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.
25. Please provide a letter of response for all comments given.
26. Traffic Studies (**IF APPLICABLE**): 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 states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: mgrush@cabq.gov**).

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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 Traffic Engineer, Planning Dept.
Development Review Services

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C: CO Clerk, File

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