

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 8, 2022

Alix Herrera
Design Plus LLC
2415 Princeton Dr. NE, Ste. E
Albuquerque, NM 87107

Re: **IMPERIAL INN**
701 Central Ave NE
Traffic Circulation Layout
Architect's Stamp **NONE** (K14-D226)

Dear Mr./Ms. Herrera,

Based upon the information provided in your submittal received 07-18-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
2. 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 (need to be included with the required parking calculations). Coordinate/discuss with Zoning.**
3. Any new parking stall striping and/or removal located within COA ROW will need to be coordinated with Traffic Operations (Paul Sanchez, 505-857-8033).
4. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
5. A scale of 1"=20' is recommended for sites less than 5 acres.
6. The scale must be shown on the plan. Per the Development Process Manual, Chapter 27, Section 2, Part B.1, on the following scales may be used:

$1" = 20'$ $1" = 40'$
 $1" = 50'$ $1" = 100'$ (for overall layouts only)
7. Any new parking stall striping and/or removal located within COA ROW will need to be coordinated with Traffic Operations (Paul Sanchez, 505-857-8033).
8. Identify all existing access easements and rights of way width dimensions.
9. Identify the right of way width, medians, curb cuts, and street widths on Copper Ave Central and High St.
10. **Central Ave frontage:** The existing public sidewalk(certain width portion) along the segment of Central appears to be located/protruding onto private property. This portion of public sidewalk will need a **Sidewalk Easement.**
11. **Copper/High St corner:** The existing corner ramp will need to be current/updated ADA design with truncated domes. Please provide a new detail for this ramp.
12. **Copper/Alley Entrance:**

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- You will need to provide an ADA ramp across the alley. Please provide details.
13. All Keyed Note sheets that reference will need to be provided as well as any proposed infrastructure (details needed).
14. **Keyed Note 20:**
- Please verify that the private ramps and door openings do not encroach into COA ROW.
 - The proposed ramp do not create a safety issue adjacent to public sidewalk.
15. **Keyed Note 25:** The 8 ft wide delivery ramp will note allowable within the COA ROW and existing driveway/pad will need to be closed accordingly.
16. **Keyed Note 26:**
- Provide detail for proposed driveway design and/or reference COA std dwg's.
 - The proposed drivepad design is in conflict with sidewalk connection from private property to public sidewalk. Please address this safety concern.
17. **Keyed Note 28:**
- Proposed signage and pavement markings will need to be located on private property.
 - And details will need to be provided for sign face, pathway striping and pavement markings.
18. **Keyed Note 29:**
- Please provide proposed public sidewalk design since it is a patterned type of design.
 - All widening of public sidewalk will not be tagged into existing sidewalk widths. Please address this concern.
 - The end of proposed public sidewalk widen has create a safety concern at corner ramp (ramp taper/wing) connection of the intersection of Central/High Street. Please address this situation.
19. **Keyed Note 32:**
- The existing entrance driveway will need to be replace with a curb return type of driveway design since it is off Central Ave (Principal Arterial). Please see COA std dwg 2426 for reference.
20. **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'

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Larger Vehicles	≤50'	≤30'
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21. Please list the width and **length** for proposed parking spaces. Some dimensions are not shown.

22. 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'

23. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.

24. 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.

25. 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)

26. ADA curb ramps must be updated to current standards and have truncated domes installed located within COA ROW.

27. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Label pavement MC.

28. All bicycle racks shall be designed according to the following guidelines:

- The rack shall be a minimum 30 inches tall and 18 inches wide.
- The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
- The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
- The rack allows varying bicycle frame sizes and styles to be attached.
- The user is not required to lift the bicycle onto the bicycle rack.
- Each bicycle parking space is accessible without moving another bicycle.

29. Bicycle racks shall be sturdy and anchored to a concrete pad.

30. A 1-foot clear zone around the bicycle parking stall shall be provided.

31. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

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32. Show all drive aisle widths and **radii**. Some dimensions are not shown.

33. **The minimum drive aisle dimensions are shown below:**

	Minimum Drive Aisle Width
Two Way Traffic	22'
Main Circulation Road	24'
Fire Lane	20'

34. List radii for all curves shown(minimum 15'R for interior design); for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.

35. 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.

36. 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.

37. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.

38. Provide a copy of refuse approval. **The Refuse Vehicle maneuvering shall be contained on-site and shall not back into the public right of way.**

39. Fire Department: An approval Fire 1 plan needs to be provided.

40. 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.

41. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. **Please provide detail and location of posted signs and striping.**

42. Please provide a sight distance exhibit

43. 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.

Other Notes

44. Please specify the City Standard Drawing Number when applicable.

45. 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 or provide the existing Plat that shows the lot line consolidated.

46. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing (2430 & 2415A).

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47. 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).
48. Please provide a letter of response for all comments given.
49. 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 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.

PO Box 1293 for log in and evaluation by Transportation.

Albuquerque If you have any questions, please contact me at (505) 924-3630.

Sincerely,

NM 87103

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

www.cabq.gov

C: CO Clerk, File

