

CITY OF ALBUQUERQUE



April 3, 2020

Adam R King, PE
Sunlight Homes
3100 San Joaquin SE
Albuquerque, NM 87106

**Re: Cornell 12-plex
200 & 202 Cornell SE
Traffic Circulation Layout
Engineer's 04-02-2020 (K16-D072A)**

Dear Mr. King,

Based upon the information provided in your submittal received 04-03-2020, 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. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking. Please coordinate all calculations for parking spaces, including bicycle, and motorcycle parking with Zoning.
3. Identify all existing access easements (Private land) and rights of way width dimensions (public street).
4. Clarify existing property lines and proposed property lines.
5. Please list the width and length for proposed parking spaces. Some dimensions are not shown.
6. The minimum parking stall dimensions are:

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
<i>Compact</i>	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

7. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.

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8. 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.
9. 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)
10. 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(**if applicable**).
11. 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.
12. Bicycle racks shall be sturdy and anchored to a concrete pad.
13. A 1-foot clear zone around the bicycle parking stall shall be provided.
14. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
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 this pathway and provide details.**
16. 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.**
17. Curbing needs to be zero at connection of public sidewalk to avoid any safety issues.. Please call out detail barrier curb.
18. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way (alley way). Provide a copy of refuse approval.
19. 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.



20. Please provide a sight distance exhibit (see attachment for exhibit).
21. 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."
22. Please specify the City Standard Drawing Number when applicable.
23. 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.
24. Provide notes showing what work is included and on the work order and the private work on site (waterline, sewer and pole removal). As a condition of CO approval work order must be completed and approved.
25. Work within the public right of way requires a work order with DRC approved plans.
26. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
27. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing (**if applicable**).
28. 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(sidewalk) and 2415(curb & gutter).
29. No vehicles will be allowed to park in existing 16 ft alley way. Please added to this reference.

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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. My work schedule is 9:30am-2:30pm.

Sincerely,

A handwritten signature in black ink, appearing to read 'Milo Salgado-Fernandez', with a large, sweeping flourish extending to the right.

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

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File