June 22, 2022

Kenneth Myers, RA

Rembe Urban Design + Development

1718 Central SW, Suite B

Albuquerque, NM 87104

**Re**: **Griegos Farms**

 **1860 Griegos Rd. NW**

 **Traffic Circulation Layout**

 Architect’s Stamp 06-14-22 (G13-D028)

Dear Mr. Myers,

Based upon the information provided in your submittal received 06-16-22, 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. Identify all existing access easements and rights of way width dimensions.
3. Identify the right of way width, medians, curb cuts, and street widths on Guadalupe Church Rd.
4. Clarify existing property lines and proposed property lines.
5. Per GIS, there are lots of lot lines, please provide approved plat action.
6. Provide sidewalk easement.
7. Provide shared access agreement for the driveway access off Griegos Road.
8. Provide the width for the driveway access off Griegos Road.
9. Keynote 36 is missing.
10. please Define ADA pathways from public sidewalk and from ADA aisles, by labeling of ramps, flush pavement, and doorways, etc.
11. call out COA std dwg 2430 for all the proposed sidewalk.
12. ADA curb ramps must be updated to current standards and have truncated domes installed.
13. A hard driving surface will be required for all proposed ADA parking spaces and ADA aisles.
14. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
15. A 5 ft. keyway is required for dead-end parking aisles.
16. All sidewalks along streets should be placed at the property line.
17. 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.
18. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.
19. Refuse vehicle maneuvering shall be contained on-site.The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
20. Provide a copy of Fire Marshal approval.
21. Please 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.
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. 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.
28. 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****).**
29. Please provide a letter of response for all comments given.

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) 924-3675.

Sincerely,

Marwa Al-najjar

Associate Engineer, Planning Dept.

Development Review Services

\ma via: email

C: CO Clerk, File