

CITY OF ALBUQUERQUE



November 25, 2020

Martin Grummer, RA
Martin FM Grummer Architect
331 Wellesley Pl NE
Albuquerque, NM 87106

Re: **Central Mercado**
6200 Central SE
Traffic Circulation Layout
Architect's Stamp 11-20-2020 (K18-D070)

Dear Mr. Grummer,

Based upon the information provided in your submittal received 11-20-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. **A lot of comments have been provided since no extensive explanation been provide as to the proposed development.**
2. Clear up all clutter and orientation on Sheet A1.2 on all proposed sections.
3. Keyed notes to define what you are proposing would be appropriate on you sheets and any infrastructure, pavements marking details will need to be provided.
4. New Monument Sign: Make sure monument location is on private property including air space.
5. The proposed variance must be approved and in place in order to obtain TCL/building permit approval of site plan.
6. The listed number of parking spaces required by the zoning code as well as the proposed number of parking spaces including **bicycle** and **motorcycle parking**. All proposed required calculations need to be discussed with Zoning.
7. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site(if applicable).
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 Central Ave and San Pedro Dr.
10. Clarify existing property lines versus different line types.
11. Maximum access width for arterial, collector, and local streets are as follows:

	Arterial& Collector	Local Streets
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PO Box 1293

Albuquerque

NM 87103

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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'

12. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.

13. The minimum parking stall dimensions are:

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

14. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
15. 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.
16. 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)
17. ADA curb ramps must be updated to current standards and have truncated domes installed.
18. 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.
19. 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.

- 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.
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. Show all drive aisle widths and radii. Some dimensions are not shown.
 24. The minimum drive aisle dimensions are shown below

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

25. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
26. 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.
27. 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.
28. 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.
29. A copy of refuse approval.
30. A hard driving surface will be required as part of this proposed project for parking area and drive aisles. Provide the pavement design.
31. Please provide a sight distance exhibit
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. Provide notes showing what work is included and on the work order and the private work on site.
36. Work within the public right of way requires a work order with DRC approved plans.
37. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
38. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawings (2430 & 2415).
39. 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.
40. Please provide a letter of response for all comments given.
41. 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 (proposed Central Mercado).

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 Selgado-Fernandez

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

C: CO Clerk, File