

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 24, 2021

Jennifer Maddox
DPS
7601 Jefferson NE Suite 100
Albuquerque, NM 87109

Re: Valencia (Active Adult Community (K18D080))

Dear Ms Maddox:.

Based upon the information provided in your submittal received 2-19-2021, the above referenced plan cannot be approved for a construction permit until the following comments are addressed:

1. Obtain Solid Waste Approval prior to Traffic Circulation Layout approval.
2. If traffic is coming from the north entrance and the cars for the drop-off area are expected to be facing north in order to drop off passengers at the curb, demonstrate that this is feasible with a car turning template, and show pavement arrows and "Do Not Enter" signs if this area is expected to be one-way. (I just need clarification for this area.)
3. Show sight distance triangles behind the sidewalk projected to curb per the mini clear sight triangle diagram in the DPM. (The ones shown are placed incorrectly within the accessways.) Add the note, " Landscaping, signage, walls, fences, trees, and shrubbery between three (3') and eight feet (8') tall (as measured from the gutter pan) are not allowed within the clear sight triangle."
4. For the handicapped spaces and aisles at the southwest corner of the site, provide dimensioning.
5. For the entry gate, relocate the one-way sign from the east side of the gate to the west side of the gate for driver approaching the entrance from the street.
6. For the ramp to the public right-of-way, list slope on the site plan. Based on its length and potential vertical elevation difference, does it need a retaining wall and a handrail per ADA requirements? (It appears to based on the grade difference between the parking lot and the sidewalk.)
7. Call out slope of ramp shown to the front doorway from the drop-off area. (If this is existing, you may feel free to label it as existing ADA-compliant ramp if it is below a 1:12 slope and meets other ADA requirements.)
8. To allow for queuing to the gate to the north, stripe out a "No Parking" area where the northernmost parallel parking space is shown. This will allow for a minimum of two vehicles for queuing behind the gate.

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9. For the exit gate on the south end, explain the operation of it. Will it shut once it detects that the car has left? (This gives enough time for the car to sit and wait for whatever vehicular and/or pedestrian traffic is clear before exiting onto the street.)
10. Call out existing ramps along Valencia to ensure sufficient ADA accessibility across the front of the property.

Once corrections are complete, you may resubmit this package directly to the Transportation Department for final review. If you have any questions, please contact me at (505) 924-3991.

Sincerely,

Jeanne Wolfenbarger

PO Box 1293

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Albuquerque

NM 87103

via: email
C: CO Clerk, File

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