

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

September 23, 2021

Joseph F. Simons, RA
Simons Architecture
PO BOX 67408
Albuquerque, NM 87107

Re: US Electrical Corporation
314 Arizona St SE
Traffic Circulation Layout
Architect's Stamp 09-20-2021 (K18-D092A)

Dear Mr. Simons,

Based upon the information provided in your submittal received 09-22-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. 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'

#- The stall provided is only 8.0' and needs to be 8.5" in width.

2. ADA curb ramps must be updated to current standards and have truncated domes installed at the corners of Acoma/Arizona and Acoma/California. **Provide COA Std dwg number for these ramp update.**
3. All existing drivepads fronting Acoma and Arizona must be updated to current standards. Verify the ADA access across these entrance driveways. **Provide COA std dwg number to update to current ADA standards.**
4. Per the IDO, a **6 ft. wide ADA accessible pedestrian pathway** is required from the public sidewalk to the building entrances. **You provided a 5 ft wide gate pedestrian gate off Acoma buy it needs to be 6 ft wide.** Please adjust.
5. All sidewalks along public streets:
 - Sidewalk are required and should be placed at the property line.
 - **Please provide construction note to build sidewalk include limits and COA Std Dwg 2430.**
6. Please specify the City Standard Drawing Number when applicable for any replacement of infrastructure located within COA ROW..

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7. Shared Site acces: driveways that straddle property lines, or are entirely on one propertybut 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.**
8. 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).**
9. **Please provide a letter of response for all comments given.**
10. **A copy of RE-submittal fee receipt needs to be provided.**
11. **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@cab.gov).**

PO Box 1293

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

Sincerely,

Albuquerque

NM 87103

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

www.cabq.gov

C: CO Clerk, File