

# CITY OF ALBUQUERQUE



June 29, 2020

Matt Poel  
2901 Juan Tabo, Ste.208  
Albuquerque, NM 87XXX

Re: **617 Madeira Drive NE**  
**Traffic Circulation Layout**  
Architect's Stamp NONE PROVIDED (K18-D108)

Dear Mr. Poel,

Based upon the information provided in your submittal received 06-26-2020, 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. Please coordinate all calculations for **parking spaces, including bicycle and motor cycle parking** with Zoning and list the number required.
3. Identify the right of way width, street widths on Madeira Drive.
4. The Traffic Circulation Layout must be stamped, signed, and dated by an Engineer or Architect licensed in the State of New Mexico.
5. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
6. Dimension the existing driveways for one way circulation.
7. The minimum parking stall dimensions are for straight on parking:

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

For diagonal (provide angle and dimensions based on the angle) parking stall dimensions please see DPM, Chapter 23, and provide the appropriate dimensions based on the requirements of the Development Process Manual (DPM).

8. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space(**if applicable**).
9. The ADA accessible spaces must include an access aisle. **Van accessible aisles should be 8ft wide**; all others should be 5ft wide.

10. 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.
11. 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)
12. ADA curb ramps must be updated to current standards. Provide detail of proposed ramp adjacent to parking stall.
13. 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.
14. All bicycle racks shall be designed according to the following guidelines:
  - 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.
15. Bicycle racks shall be sturdy and anchored to a concrete pad.
16. A 1-foot clear zone around the bicycle parking stall shall be provided.
17. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
18. Show all **drive aisle widths** and radii. Some dimensions are not shown.
19. The minimum drive aisle dimensions are shown below

	Minimum Drive Aisle Width
Two Way Traffic	22'
One Way Traffic	12'-20'
Main Circulation Road	24'
Fire Lane	20'



20. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger (**If applicable**).
21. 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.
22. 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.
23. 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 (**If applicable**).
24. Provide a copy of refuse approval (**If applicable**).
25. 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.
26. Show the clear sight triangle and add the following note to the plan (**If applicable**): "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."

**Notes 25, 26, & 27 (If applicable):**

27. Provide notes showing what work is included and on the work order and the private work on site.
28. Work within the public right of way requires a work order with DRC approved plans.
29. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
30. **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.

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](mailto:PLNDRS@cabq.gov).
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

# CITY OF ALBUQUERQUE



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

Sincerely,

A handwritten signature in black ink, appearing to read 'Nilo Salgado-Fernandez', is written over the word 'Sincerely,'.

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

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)