

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 29, 2021

Edgar Mata
11030 Menaul Blvd, Ste C
Albuquerque, NM 87112

Re: Copper Terrace Bldg A
12801 Copper Ave. NE
Traffic Circulation Layout
Architect's Stamp 11-16-2021 (K22-D062)

Dear Mr. Hickman,

Based upon the information provided in your submittal received 11-29-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Keyed Notes:

- Provide missing keyed notes 17 & 22.
- Keyed Note 1: Details need to be provided.
- Keyed Note 3: details for pavement marking (MC) and sign face detail needs to be provided.
- Keyed Note 5: Explain the sidewalk segment in front of ADA stalls and access aisle, flush to pavement elevation? If so, then provide note specifying this condition.
- Keyed Note 8: Provide width.

2. All proposed striping, pavement markings, and signage (sign face) will need details. Show ADA signage location and make sure it doesn't interfere (reduced the ADA 6 ft wide pedestrian pathway from access aisle to building entrance)
3. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide. Provide dimensions for access aisles
4. ADA parking stalls will need parking bumpers (provide detail) to avoid reducing sidewalk width requirement for ADA 6 ft wide pedestrian pathway.
5. 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.
6. 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)
7. ADA curb ramps:
 - Ramps must be updated to current standards and have truncated domes installed.

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- Copper entrance will need to service multi-directional and it appears that ramp doesn't service sidewalk connection onto site (Shown on site plan). Modify existing ramp and provide detail and/or reference COA std dwg 2441.
 - Keyed Note 7: Ramp will need detail and/or reference COA std dwg 2443.
8. 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. Detail will need to be provided.
 9. A 5 ft. keyway is required for dead-end parking aisles.
 10. 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.
 11. Per the DPM, 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 or has it been provided by existing sidewalk (Keyed Note 4).
 12. Keyed Note 4: Provide sidewalk width.

Any proposed landscaping (If applicable):

- Please provide a sight distance exhibit at entrance.
 - 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."
13. Please specify the City Standard Drawing Number when applicable.
 14. 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).
 15. Please provide a letter of response for all comments given.

Once corrections are complete resubmit:

- The Traffic Circulation Layout.
- A Drainage Transportation Information Sheet (DTIS)
- Send an electronic copy of your submittal to PLNDRS@cabq.gov.
- The \$75 re-submittal fee.
- For log in and evaluation by Transportation (all above).

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

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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

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