

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 22, 2021

Treveston Elliot, RA
811 12th St NW
Albuquerque, NM 87114

Re: San Jacinto Ave NE
12710 San Jacinto Ave NE
Traffic Circulation Layout
Architect's Stamp 06-17-2021 (K22-D063)

Dear Mr. Elliott,

Based upon the information provided in your submittal received 06-22-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Listed is the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking. **Discuss with Zoning because the status for ADA parking space, motorcycle and bicycle are missing from your calculations.**
2. **Site Plan: need to show the property lines of the site and the adjacent properties.**
3. San Jacinto Ave driving surface appears to be temporary asphalt so a work order might be required to provide a permanent asphalt section on this roadway. Please verify the surface condition thru as-builts.
4. **Clarify the extents of the current phase. Provide a phasing plan.**
5. Identify all existing access easements and rights of way width dimensions.
6. Identify the right of way width, medians, curb cuts, and street widths on Copper and San Jacinto Ave.
7. Clarify existing property lines and proposed property lines. It is not clear on the site plan.
8. Driveway off San Jacinto: The proposed driveway needs to be ADA accessible. Provide construction notes to define this ADA requirement. The location of the driveway will need to be 75 ft from Copper's face of curb/flowline. Copper is classified as Major Local street and will need to follow design criteria for driveway location.
9. Provide construction notes for new sidewalk, curb and gutter and notes for all existing infrastructure fronting Copper and San Jacinto.
10. Please list the widths for all existing and proposed parking spaces. Some dimensions are not shown.
11. The minimum parking stall dimensions are;

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'

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<i>Compact</i>	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

12. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
13. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
14. 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.
15. 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)
16. ADA curb ramp will need to be provided at the corner of Copper and San Jacinto and the ramp must be updated to current standards and have truncated domes installed.
17. 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.
18. 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.
19. Bicycle racks shall be sturdy and anchored to a concrete pad.
20. A 1-foot clear zone around the bicycle parking stall shall be provided.
21. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
22. Show all drive aisle widths and radii. Some dimensions are not shown.
23. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, **fire trucks, etc. is 25 ft. or larger.**
24. Dimension will need to be provide for all infrastructure curbing configurations provide on site plan.

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25. 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.
26. 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.
27. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
28. All sidewalks along streets should be placed at the property line.
29. 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.
30. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.
31. Provide a copy of refuse approval.
32. Please provide a sight distance exhibit
33. 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.
34. Please specify the City Standard Drawing Number when applicable.
35. Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards **(IF APPLICABLE)**.
36. Shared Site acces: 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 **(IF APPLICABLE TO THE SITE)**.

Notes 50,51 & 52 (**Applicable if any work is being done on public roadway, especially San Jacinto pavement section which appears to be a temporary surface. Work order might be required so verify that asphalt surface is not temporary).**

37. **Provide notes showing what work is included and on the work order and the private work on site.**
38. **Work within the public right of way requires a work order with DRC approved plans.**
39. **Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."**
40. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.

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41. 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.
42. Please provide a letter of response for all comments given.
43. 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@cabq.gov**).

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

C: CO Clerk, File