

Re: Fuentes Auto Sales
700 Gibson Blvd. SE
Traffic Circulation Layout
Engineer's/Architect's Stamp XX-XX-XX (L14-D010)

1. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico. **Drawings now include signed stamps**
2. 6 ft. wide sidewalk must be built along Gibson Blvd. from property line to property line. For sidewalk waiver, please contact Ernest Armijo earmijo@cabq.gov
Drawings now show new city sidewalk
3. Minimum distance from the commercial site access to the intersection is 75 ft. please show this dimension on the site plan. **Drawings show the dimension from intersection.**
4. Please provide ADA ramps at the proposed site access or reference COA std dwg.
Drawings now show ADA ramps per COA stds.
5. ADA curb ramp at the corner of Gibson Blvd. and Edith St. must be updated to current standards and has truncated domes installed. **Drawings now show updated ADA ramp**
6. Identify all existing access easements and rights of way width dimensions.
Drawings show dimensions of roadway easements
7. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown. **Drawings now dimension all parking spaces**
8. 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'

Drawings reflect the minimum dimensions

9. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide. **Drawings show the access aisle**

10. 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. Drawings now include accessible pedestrian pathway
11. 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. Drawings show the pedestrian pathway
12. 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. Drawings show the pedestrian pathway
13. Please remove trash enclosure details from TCL-2. Details have been removed
14. Provide a copy of Fire Marshal and Solid Waste approval. Approved drawings included
15. Work within the public right of way requires a work order with DRC approved plans. A note to this effect has been added to the TCL notes
16. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order." A note to this effect has been added to the TCL notes
17. 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).

The Institute of Transportation Engineers Table 2 sets 44,000 SF as the threshold for 100 vehicles per hour for Automotive Sales. Therefore, no TIS is required for this site use.