

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 10, 2022

Carl Davis
Homewise
1301 Siler Road, bldg. D
Santa Fe, NM 87507

**Re: Commissary Kitchen
1411 South 4th St SW
Traffic Circulation Layout
Engineer's Stamp 03-01-2022 (L14-D063)**

Dear Mr. Davis,

Based upon the information provided in your submittal received 03-09-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. NO parking stall will back into 4th Street. This will not be allowed. Please modified you parking stall design off 4th Street (**classified as Minor Arterial**).
2. 4th/Barelas: What is the status for an ADA ramp at this corner? You will need to provide a current/update ADA ramp.
3. What is the status for sidewalk off 4th St, Barelas St and Bell? You will need to provide sidewalk or obtain a sidewalk variance from Jeanne Wolfenbarger (505-924-3991)
4. **All proposed signage and pavement markings:** A detail of sign face and any type of pavement markings.
5. **Keyed Notes:** All keyed notes references to sheet 502, you will need to provide this sheet as part of 7your submittal.
6. **Keyed Notes 29/30:** Paint bollards yellow-Add note.
7. **Bell Ave.(Proposed entrance):**
 - Provide entrance design (2)
 - Entrance width needs to be provided.
8. All proposed parking stalls: Dimensions will need to be shown on site plan
9. Listed are the number of parking spaces required by the IDO as well as the proposed number of parking spaces including **bicycle and motorcycle parking**. Coordinate/discuss with Zoning.
10. Maximum access width for arterial, collector, and local streets are as follows:

	Arterial& Collector	Local Streets
One-way Drive	20'-25'	12'-20'
Two-Lane Drive	22'-30'	22'-24'

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

Three-Lane Drive	24'-35'	22'-30'
Larger Vehicles	≤50'	≤30'

11. Please list the width and length for all existing, proposed parking space and drive aisle. Some dimensions are not shown.

12. 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'

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. 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 (If applicable).
17. All bicycle racks shall be designed according to the following guidelines (if applicable):
- The rack shall be a minimum 30 inches tall and 18 inches wide.
 - The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - The rack allows varying bicycle frame sizes and styles to be attached.
 - The user is not required to lift the bicycle onto the bicycle rack.
 - Each bicycle parking space is accessible without moving another bicycle.
18. Bicycle racks shall be sturdy and anchored to a concrete pad.
19. A 1-foot clear zone around the bicycle parking stall shall be provided.
20. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

Circulation

21. Show all drive aisle widths and radii. Some dimensions are not shown.
22. The minimum drive aisle dimensions are shown below

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

23. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
24. A 5 ft. keyway is required for dead-end parking aisles.
25. 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.
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. All sidewalks along streets should be placed at the property line.
28. .
29. Provide a copy of refuse approval.
30. Fire Department: An approval Fire 1 plan needs to be provided.
31. 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.
32. Please specify the City Standard Drawing Number when applicable.
33. Shared Site access (If applicable): 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.
34. 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 (If applicable).
35. Please provide a letter of response for all comments given.
36. 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**).

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

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,


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

PO Box 1293

Albuquerque

NM 87103

C: CO Clerk, File

www.cabq.gov