

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 4, 2021

Thomas Jara
Expect A Miracle Ministries
305 Lagunitas Road SW
Albuquerque, NM 87105

**Re: Expect A Miracle
Project Address
Traffic Circulation Layout
Architect's Stamp 07-07-2021 (L18-D081)**

Dear Mr. Jara,

Based upon the information provided in your submittal received 08-04-2021, and field inspection on 08-04-2021, of 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. 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. Please coordinate/discuss with Zoning these proposed calculations.
3. **Existing driveways will need to be replaced since they are not ADA compliant. See below:**
 - San Mateo (one driveway).
 - Eastern Ave (both existing driveways).
 - Ortiz Drive (one driveway).
4. **Handrail (proposed) on site:** A detail will need to be provided to assure ADA compliance.
5. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown (**Motorcycle**).
6. **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'

7. 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.

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8. 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) **.Provide the proposed verbiage pavement markings details.**
9. ADA curb ramps must be updated to current standards and have truncated domes installed at the **corner of San Mateo/Eastern Ave.**
10. **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.**
11. **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.
12. Bicycle racks shall be sturdy and anchored to a concrete pad.
13. A 1-foot clear zone around the bicycle parking stall shall be provided.
14. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
15. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, **fire trucks, etc. is 25 ft. or larger. Please coordinate with FD for proposed layout plan.**
16. **A 5 ft. keyway is required for dead-end parking aisles.**
17. 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.
18. Provide a copy of refuse approval.
19. Please provide a sight distance exhibit
20. 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.**
21. Shared Site access: driveways that straddle property lines, or are entirely on one propertybut 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.
22. **San Mateo frontage/sidewalk:** There are tree planters are damaged and appear to be a tripping hazard to the public. This safety concern will need to be addressed.

PO Box 1293

Albuquerque

NM 87103

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23. 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.
24. Please provide a letter of response for all comments given.
25. A receipt for resubmittal fee will need to be provided.
26. **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@cab.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

