

# CITY OF ALBUQUERQUE



October 29, 2020

Jon Niski, PE  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109

**Re: C and D Land Corp (Phase I)**  
**411 Wyoming SE**  
**Traffic Circulation Layout**  
Engineer's Stamp 09-17-2020 (L19-D023)

Dear Mr. Niski,

Based upon the information provided in your submittal received 10-28-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The listed number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking. All proposed required calculations need to be discussed with Zoning.
2. Wyoming Blvd: provide existing sidewalk frontage.
3. Identify all existing access easements and rights of way width dimensions.
4. Identify the **right of way width**, medians, curb cuts, and street widths on Wyoming Blvd.
5. Clarify existing property lines and proposed property lines. Is there an approved plat? If so please provide.
6. Maximum access width for **arterial (Wyoming)**, collector, and local streets are as follows, **Need to explain why you are proposing a 64 ft wide driveway, the driveway needs to have curb returns:**

	Arterial& Collector	Local Streets
One-way Drive	20'-25'	12'-20'
Two-Lane Drive	<b>22'-30'</b>	22'-24'
Three-Lane Drive	24'-35'	22'-30'
<b>Larger Vehicles</b>	<b>≤50'</b>	≤30'

7. Extending the driveways in front of the building portions will be a safety concern and the existing portion of driveway is not ADA compliant. This will need to be addressed. All driveways need to be ADA compliant. **Suggest combining driveways into one functioning access if possible (DISCUSSION).**

8. Please provide a clean sheet for proposed drive aisle and drivepad extension. It is very confusing to determine what is being proposed since existing infrastructure has not been removed on site plan. Will you need to provide turning templates to show that a vehicle and/or delivery vehicle can tranverse around the parking stall without encroaching onto the driving bumpers on the 90 degree turn from the street (**Existing building to be remove is the site drive aisle in question**)
9. You will need a certain throat depth off Wyoming prior to locating the proposed parking stall. Please review DPM to verify that you comply with the minimum set back/throat depth based on commercial footage.
10. Please list the width and length for all proposed parking spaces. Some dimensions are not shown.
11. The minimum parking stall dimensions are:

<i>Type of parking</i>	<i>Min. Width</i>	<i>Min. Length</i>	<i>Min. Overhang</i>
<i>Standard</i>	8.5'	18'	2'
<i>Compact</i>	7.5'	15'	1.5'
<b>Motorcycle</b>	<b>4'</b>	<b>8'</b>	<b>N/A</b>
<i>ADA</i>	8.5'	18'	2'

12. Provide proposed sidewalk detail on site.
13. ADA curb ramps must be updated to current standards and have truncated domes installed (**Wyoming frontage**).
14. Show all drive aisle widths and radii. Some dimensions are not shown.
15. The minimum drive aisle dimensions are shown below (**IF applicable**)

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

16. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger(**if applicable to the operation of the site**).
17. A 5 ft. keyway is required for dead-end parking aisles.
18. Provide a copy of refuse approval (**if applicable to the site function**).

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19. Keyed note 7: A detail will need to be provided for the proposed 32 ft ramp with handrail.
20. Keyed note 2 needs to have a reference to **sheet DET-1** for its details.
21. Keyed note 1 & 3 reference sheets (**DET-1 & SP-1**) for overall details.
22. Keyed note 17 (**Sheet DET-1**): the slope can be a **12:1 max** instead of 15:1.
23. The proposed 6ft sidewalk connection from public sidewalk might have a conflict with the existing/proposed driveway (**ADA safety concern**).
24. Please specify the City Standard Drawing Number when applicable (**driveways, sidewalks**).
25. Shared Site access: 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.
26. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
27. 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.

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.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](mailto: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 Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File

