

# CITY OF ALBUQUERQUE



December 17, 2019

Joanne Landry  
7501 Trumbull SE  
Albuquerque, NM 87108

**Re: Compassion Services  
541 Mesilla SE  
Traffic Circulation Layout  
Engineer's/Architect's Stamp 12-10-19**

Dear Ms. Landry,

Based upon the information provided in your submittal received 12-09-19, 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.
2. Show all right-of-way lines and property lines. If Lot 14 has access through Lot 13, a shared access is required. (Keep in mind that lot lines cannot go through buildings or parking spaces.)
3. Show width of existing driveway and provide dimensions for existing sidewalk on Trumbull Avenue and on Mesilla Street.
4. Provide parking calculations. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces which should include total parking requirements, bicycle parking, motorcycle parking, and handicapped spaces.
5. Please identify all doorway locations.
6. For the ramps along the portable building, show longitudinal slope and provide dimensions and handrails.
7. Label parking bumpers.
8. Label the striping for pedestrian access that is drafted on the plan.
9. Provide an ADA Accessible sign. 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.
10. The **"NO PARKING"** in capital letters for the van accessible spaces shall be placed at the rear of the parking space, each of which shall be at least one foot high and at least two inches wide. (66-1-4.1.B NMSA 1978)
11. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Provide sign detail.

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12. A bike rack shall be provided. It shall be sturdy and anchored to a concrete pad. 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.
13. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
14. 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.
15. Show the clear sight triangles at the entrance to the site off of Mesilla Street SE 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."

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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) 924-3991.

Sincerely,

Jeanne Wolfenbarger, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

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\JW via: email  
C: CO Clerk, File

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