

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 12, 2021

Doug Gallagher
RBA Architecture, PC
1104 Park Ave SW
Albuquerque, NM 87102

Re: Church of Christ
102 Camino De La Sierra NE
Traffic Circulation Layout
Architect's Stamp 03-11-21 (L23-D024A)

Dear Mr. Gallagher,

Based upon the information provided in your submittal received 03-12-21, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.
2. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
3. Identify all existing access easements and rights of way width dimensions (If applicable).
4. What is the status of public sidewalk on the frontage of Camino de la Sierra beyond the 24 ft entrance? You will need to provide sidewalk on the whole length of the street frontage.
5. All sidewalks along streets should be placed at the property line.
6. Required dimensions for low density driveways are:

	Dimensions
Max Driveway Width	22'
Min Distance Between Driveways	28'
Min Dis from property line	5'
Min frontage for two driveways	60'
Max Width for shared access point	30'

7. 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'
Three-Lane Drive	24'-35'	22'-30'

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Larger Vehicles	≤50'	≤30'
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8. Please list the width for all proposed parking spaces. Some dimensions are not shown.
9. 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'

10. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
11. ADA curb ramps must be meet the updated to current standards on the site. This includes the width.
12. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Please label pavement MC.
13. Show all drive aisle widths and radii. Some dimensions are not shown.
14. The minimum drive aisle dimensions are shown below

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

15. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
16. 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.
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.
18. Provide a copy of refuse approval.
19. It is not apparent what thickness of asphalt pavement surface is being proposed.
20. Please provide a sight distance exhibit

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21. 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.
22. Please specify the City Standard Drawing Number when applicable.
If applicable (notes 23, 24 & 25)
23. Provide notes showing what work is included and on the work order and the private work on site.
24. Work within the public right of way requires a work order with DRC approved plans.
25. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
26. 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.

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