January 10, 2023

Jonathan C. Sanchez, RA

Jonathan C. Sanchez Architect

8609 Claremont Ave. NE

Albuquerque, NM 87112

**Re**: **Sport Complex**

 **South East side of Sage Rd. and 86th St. SW**

 **Traffic Circulation Layout**

 Architect’s Stamp 12-21-22 (M09-D033)

Dear Mr. Sanchez,

Based upon the information provided in your submittal received 12-23-22, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify all existing access easements and rights of way width dimensions.
2. Minimum access throat length is 25 ft. please show this dimension on the site plan on all proposed driveway access.
3. Minimum distance from the intersection of Sage Rd. and 86th St. to the site access is 100 ft. please show this dimension on the site plan.
4. Show on the site plan the running slope and the cross slope for all the proposed ADA ramps.
5. Show the clear sight triangle (11’ X 11’) on the site plan on the driveway access off Sage Rd. 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.
6. Please see attached Intersection sight triangle, and revised the clear sight triangle on the driveway access off 86th St.
7. 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.
8. Please specify the City Standard Drawing Number when applicable.
9. 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.
10. Please provide a letter of response for all comments given.
11. 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****).**

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) 924-3675.

Sincerely,

Marwa Al-najjar

Associate Engineer, Planning Dept.

Development Review Services

\ma via: email

C: CO Clerk, File