January 17, 2023

Rick Metz

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366 Los Ranchos Rd. NW

Los Ranchos, NM 87107

**Re**: **336 Woodward**

 **336 Woodward Ave. SE**

 **Traffic Circulation Layout**

 Engineer’s/Architect’s Stamp XX-XX-XX (M14-D037)

Dear Mr. Metz,

Based upon the information provided in your submittal received 12-12-22, 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. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
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 Woodward Rd. SE.
5. Please define property line. Clarify existing property lines and proposed property lines.
6. Provide the angle for the angled parking. See attached angle parking requirements.
7. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
8. 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.
9. 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)
10. Please provide the Type of the Gate, and show the required turnarounds before the gate. To ensure there is enough space for a vehicle to turn around without backing into the roadway.
11. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
12. The pavement marking “MC” should be shown in the opposite direction for motorcycles entering the parking space.
13. All bicycle racks shall be designed according to the following guidelines:
	1. The rack shall be a minimum 30 inches tall and 18 inches wide.
	2. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
	3. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
	4. The rack allows varying bicycle frame sizes and styles to be attached.
	5. The user is not required to lift the bicycle onto the bicycle rack.
	6. Each bicycle parking space is accessible without moving another bicycle.
14. Bicycle racks shall be sturdy and anchored to a concrete pad.
15. A 1-foot clear zone around the bicycle parking stall shall be provided.
16. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
17. 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 and provide details.
18. 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.
19. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
20. All sidewalks along streets should be placed at the property line.
21. ADA Parking areas shall have barriers to prevent vehicles from extending over or hit the ADA signs.
22. 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.
23. Please provide copy of Fire Marshal approval.
24. Please provide a sight distance exhibit. 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.
25. Please specify the City Standard Drawing Number when applicable.
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.
27. Please provide a letter of response for all comments given.
28. 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.



Marwa Al-najjar

Associate Engineer, Planning Dept.

Development Review Services

\ma via: email

C: CO Clerk, File