



November 2, 2020

Willard Eastman, RA
DLW Architects & Planners
202 Central Ave SE
Albuquerque, NM 87102

Re: COA-Westside Vehicle Maintenance/Office Bldg
18000 Cerro Colorado Road SW
Traffic Circulation Layout
Architect's Stamp 10-30-2020 (P01-D001A)

Dear Mr. Eastman,

Based upon the information provided in your submittal received 10-30-2020, 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 (**if applicable**).
2. Site Plan: Please clean up sheet showing contour lines for your submitted TCL plan.
3. Plat Status: Please provide an approved plat if the property was subdivided for this proposed site development.
4. Identify all existing access easements and rights of way width dimensions (If applicable to your site).
5. Since your accessing off a County and not a City road, please attainment an approval letter from the county. If this is not the case, then comment not valid.
6. If there are not existing curb and gutter on Cerro Colorado Road, taper the curb returns at roadway connection. Do you need 6 valley gutter at proposed entrances to the Site?
7. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
8. The minimum parking stall dimensions are:

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

ADA	8.5'	18'	2'
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9. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
10. 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.
11. 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)
12. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Label pavement MC.
13. All bicycle racks shall be designed according to the following guidelines **(If applicable to your proposed site development)**:
 - 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.**
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. Show all drive aisle widths and radii. Some are not shown.
18. List radii for all curves shown; for passenger vehicles. **Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.**
19. A 5 ft. keyway is required for dead-end parking aisles.
20. 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.



21. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. **Please call out detail** and location of barrier curb.
22. Provide a copy of refuse approval.
23. Construction notes will need to be provided for the proposed parking lot and site infrastructure, pavements, signage (and post detail), sidewalk, c&g, ADA ramps.
24. 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. **A detail will need to be provided.**
25. Please provide a sight distance exhibit
26. 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.
27. Please specify the City Standard Drawing Number when applicable.

IF APPLICABLE (for notes **47, 48 & 49**)

28. Provide notes showing what work is included and on the work order and the private work on site.
29. Work within the public right of way requires a work order with DRC approved plans.
30. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."

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 Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

C: CO Clerk, File