

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

October 20, 2021

Dean Cardwell, PE
Bohler
6017 Main Street
Frisco, TX 75034

**Re: KABQ CARGO FACILITY
2200 Sunport Blvd SE
Traffic Circulation Layout
Engineer's Stamp 10-18-2021 (P15-D004)**

Dear Mr. Cardwell,

Based upon the information provided in your submittal received 10-20-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

All comments are in references to proposed Site Plan (sheet C-200)

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1. Listed are the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.
Coordinate/discuss with Zoning.
2. **Spirit Drive frontage:**
 - What is the status of driveway connection onto Spirit Drive? Existing? Proposed?
 - Sidewalk status around the parameter off proposed development? Sidewalk is required on Spirit Drive frontage as well as ADA ramp.
3. Driveway design will be needed off access road onto site. This shall include sidewalk, ramps, curbing, valley gutter. **Provide construction notes to define this driveway entrance design.**
4. Provide a separate exhibit demonstrating turning movements on/off Spirit, access road and driveway entrance.
5. **Details and Construction notes:**
 - will be required on this Site Plan for all proposed Parking lot infrastructure, pavements markings, striping etc...
 - Signage and sign face details
6. A scale of 1"=20' is recommended for sites less than 5 acres.
7. Identify the right of way width, street widths on Spirit Drive and Access road.

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8. 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'
Larger Vehicles	≤50'	≤30'

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'

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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. ADA curb ramps must be updated to current standards and have truncated domes installed. **Details will need to be provided.**
13. 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.
14. 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.
15. Bicycle racks shall be sturdy and anchored to a concrete pad.

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16. A 1-foot clear zone around the bicycle parking stall shall be provided.
17. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
18. 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.
19. 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.
20. 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.
21. All sidewalks along streets should be placed at the property line.
22. Curbing should be installed to delineate parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.
23. Parking areas shall have barriers to prevent vehicles from extending over sidewalk,
24. Provide a copy of refuse approval.
25. Fire 1 plan approval will be required.
26. 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.
27. Please provide a sight distance exhibit
28. 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.
29. Please specify the City Standard Drawing Number when applicable.
30. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
31. 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 (2430 & 2415A).
32. Please provide a letter of response for all comments given.
33. 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

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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

PO Box 1293

C: CO Clerk, File

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