

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

November 17, 2021

David McEachern, RA  
RBA Architecture, PC  
1104 Park Ave SW  
Albuquerque, NM 87102

**Re: McMahon Shopping Center**  
**10550 Unser Blvd NW**  
**Traffic Circulation Layout**  
Architect's Stamp 07-20-2021 (A11-D017)

Dear Mr. McEachern,

Based upon the information provided in your submittal received 11-16-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. An approved PLAT will need to be provided to demonstrate plotted tracts/lots. **This includes all 7 sheets.** I will need these sheets to review all access/pedestrian easements being proposed on this TCL project.
2. Unser Blvd & Entrance:
  - Reference COA std dwg 2426 for entrance design instead of 2425A.
  - Show ADA ramp symbol at both sides of entrance and reference COA std dwg 2445 for detail.
  - Northern entrance Segment: Show multi-directional design to service frontage pedestrian path and on site pedestrian. Provide details for this type of ramp design or reference COA std dwg 2445.
  - You will need adjacent land owner permission to have ramp or property. Of course, the Plat hopefully shows an easement for this encroachment and/or land owner agreement to have ramp located on their frontage.
3. Keyed Notes (general comments to be modified)
  - All references to CABQ standards need to have drawing number provided and details sheets need to match these drawing numbers, or else just remove standard drawing numbers and use the detail number with sheet number as reference.
  - Keyed Note 19 (Motorcycle Parking Sign): Provide sign face detail.
  - Keyed Note 30 & 31: Pavement marking detail will need to be provided.
  - Keyed Note 32 (Do Not Enter): Provide sign face detail.
4. Bldg A & B (proposed drive thru):
  - Details will be needed for sign face, pavements markings and striping at entrance/exit for drive thru lanes.

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5. ADA Parking stall infrastructure:

- All parking stalls will need to be 8'-6" in width instead of 8'.
- Bldg B: The third ADA access aisle/6 ft pedestrian pathway will need the "NO PARKING" pavement markings shown.
- Bldg A: the 2 proposed ADA parking stalls will need another 6 ft access aisle to service the last ADA stall.
- Bldg A & B: The two proposed ramps in front of Van accessible aisle will need a railing to avoid any type of tripping hazard with grade change.
- Proposed Planter (LS 267 SF) between Bldg A & B: Hand railing (design/follow per **ADA STANDARD for ACCESSIBLE DESIGN**) will need to be provided and details provide for each segment and width shown. The segments will include 5'x5' (2% max.) at each turn with 4 inch plat at bottom of each railing design.

6. Proposed 6ft Pedestrian Pathway Ramp:

- Ramp location will need to be shown on private propertyAll portions).
- Detail for ramp will need to be provided. Reference COA std dwg 2442.
- Curbing needs to be provided for the ADA 6 ft pedestrian pathway to shield pedestrian between Compact parking stalls.

7. Compact Parking (located behind Unser frontage): You have an offset of drive aisle width realignment.. Explain if this parking stall striping/overlapping onto drive aisle be a traffic safety concern? Provide a solution for this concern.

8. Unser Proposed median work and deceleration:

- **A Financial Guarantee will need to be in-place/approved/provided prior to TCL Project approval.**
- Keyed Note 34: Remove note.
- **This will need to be establish prior to APPROVAL OF FINAL CO (A condition for CO).**

9. Please provide a letter of response for all comments given.

10. A copy of receipt for Re-submittal fee payment needs to be provided.

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

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C: CO Clerk, File

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