

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

May 10, 2022

Ron Bordelon, PE
Pan American Engineers, LLC
1717 Jackson Street
Alexandria, Louisiana 71301

Re: Murphy (Oil) Express
10601 Unser Blvd NW
Traffic Circulation Layout
Engineer's Stamp 05-03-2022 (A11-D017A)

Dear Mr. Bordelon,

Based upon the information provided in your submittal received 05-06-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

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. You will need to contact RBA Architecture (Contact person: David McEachern, 505-242-1859) to obtain their version of the southern Main entrance drive aisle (includes curbing and sidewalk) to the drive aisle on western segment of 26.02 ft drive aisle and curbing limits.
3. The Western drive aisle and the curbing is missing and will need to be constructed. Contact RBA to get their end limit of construction.
4. The proposed 1st entrance drive onto site:
 - It is too close to Unser frontage and its Main entrance throat length will need to comply with DPM 7.4 (K)(15) throat length.
 - Proposed ramp for this entrance will need details.
 - Entrance width is too wide. Please adjust for two way traffic and delivery vehicle.
5. Site Notes and Details (sheet C-3) : You will need to reference all proposed infrastructure including striping, pavement markings details from the proposed detail sheets (Sheets 9 & 10).
6. Site Note 51B (sheet C-3): Provide this note.
7. Site Note 18G (sheet C-3): The location of this proposed item will need to be located within private property. Please make sure that it isn't within the vicinity of COA ROW limits including air space limits.
8. Identify all existing access easements and rights of way width dimensions.
9. Identify the right of way width, medians, curb cuts, and street widths on Unser Blvd NW.
10. All bicycle racks shall be designed according to the following guidelines:

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- 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.
11. Bicycle racks shall be sturdy and anchored to a concrete pad.
 12. A 1-foot clear zone around the bicycle parking stall shall be provided.
 13. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
 14. **The minimum drive aisle dimensions are shown below**

	Minimum Drive Aisle Width
Two Way Traffic	22'
Main Circulation Road	24'
Fire Lane	20'

15. Provide a copy of refuse approval.
16. Fire Department: An approval Fire 1 plan needs to be provided.
17. 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 (sheet C-3).
18. Please provide a sight distance exhibit
19. 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.
20. 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. The Cross Access Easement will be between Lot 5 (Murphy Oil Express) and Lot 6.
21. 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).
22. A copy of receipt for Resubmittal fee's paid (\$75+tax) will need to be provided.
23. Please provide a letter of response for all comments given.

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- 24. 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) 924-3630.

PO Box 1293

Sincerely,

Albuquerque

Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

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C: CO Clerk, File

