

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 6, 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 05-28-2022 (A11-D017A)

Dear Mr. Bordelon,

Based upon the information provided in your submittal received 06-01-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. **A Condition of Final C.O.:**

- Project A11-D017 main drive aisle coming off Bandelier and Unser be completed/approved.
- **Bandelier- Murphy Oil Site:** Private Access Easement drive aisle be constructed/completed/approved.
- **Work Order (SB Unser):** 30 ft Wide Access Driveway plus ADA ramps (WO-683083) and right turn lane (WO: 683084) be completed/approved.

2. The main Access Easement drive aisle off Bandelier be completed/approved o

3. The proposed 1st entrance drive onto site:

- It is too close to Unser frontage/turn lane and its Main entrance throat length will need to comply with DPM 7.4 (K)(15) throat length.
- The main entrance off Unser is the primary access to all present and future development design and as such will require a throat depth of 100 ft off the right turn lane.
- This entrance is not shown on RBA Architecture design for constructing the Western drive aisle.
- Proposed ramp for this entrance will need details. **Provide reference notes to the location of the ramp detail because 3M just specifies Detectable warning surface and not ramp detail.**
- Entrance width is too wide. Please adjust for two way traffic and delivery vehicle. **Provide turning templates.**

4. Barricades will be required at the end of the 26.43 drive aisle.

5. A Intersection Sight Distance off the Unser entrance will need to be provided (Not shown).

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6. 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. Provide the approved copy.
7. A copy of receipt for Resubmittal fee's paid (\$75+tax) will need to be provided for each resubmittal.
8. Please provide a letter of response for all comments given.
9. A copy of receipt for Resubmittal fee's paid (\$75+tax) will need to be provided for each resubmittal.(See below)

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.

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for log in and evaluation by Transportation.

Albuquerque

If you have any questions, please contact me at (505) 924-3630.

Sincerely,

NM 87103

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

C: CO Clerk, File