



**PAN AMERICAN
ENGINEERS, LLC**

Consulting Professional
Engineers and Land Surveyors

June 9, 2022

City of Albuquerque Planning Department
Plaza Del Sol Building
600 2nd Street, NW
Suite 201
Albuquerque, New Mexico 87102

Attention: Mr. Nilo Salgado-Fernandez, P.E.

Re: TCL Plan Response
Murphy Express
10601 Unser Boulevard NW
Albuquerque, NM
PAE Job No. 11605

Dear Mr. Salgado-Fernandez:

Please see responses to corresponding comments below received by letter dated June 6, 2022 from your office.

1. A Condition of Final C.O.

- a. Project A11-D017 main drive aisle coming off Bandelier and Unser be completed/approved.*

Response: Understood.

- b. **Bandelier – Murphy Oil Site:** Private Access Easement drive aisle be constructed/completed/approved.*

Response: Understood.

- c. **Work Order (SB Unser):** 30 ft Wide Access Driveway plus ADA ramps (WO-683083) and right turn lane (WO: 683084) be completed/approved.*

Response Understood.

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- d. The main Access Easement drive aisle off Bandelier be completed/approved.*

Response: Understood.

- 2. The proposed 1st entrance drive onto site:*

- a. 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.*

Response: This entrance has been deleted. See attached revised plans.

- b. The main entrance off Unser is the primary access to all presence and future development design and as such will require a throat depth of 100 ft off the right turn lane.*

Response: This entrance has been deleted. See attached revised plans. The remaining entrance has a throat length of 129' (Shown on TCL-1, Traffic Circulation Layout); which complies with this requirement.

- c. This entrance is not shown on RBA Architecture design for construction the Western drive aisle.*

Response: This entrance has been deleted. See attached revised plans. Also, we will coordinate final approved plans with RBA.

- d. 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.***

Response: See attached Sheet C10.2, Details; which incorporates City of Albuquerque Standard Detail No. 2443, Parallel & Diagonal Curb Ramps & Detail No. 2446, Detectable Warnings. These are called out on the Site Plan as key-note 3M & 3S.

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- e. *Entrance width is too wide. Please adjust for two-way traffic and delivery vehicle. Provide turning templates.*

Response: The remaining drives have been revised to 30 ft. This is the minimum width that will allow for two-way traffic and delivery vehicle access. See attached Sheet C8, Truck Route Plan; which shows turning templates.
(Continued)

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

Response: The 26.43' drive aisle to the west of the site is not part of this project, but is complete. Therefore, barricades are not necessary.

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

Response: See attached TCL-2, Traffic Circulation Layout showing the requested intersection sight distance which shows no obstructions within the intersection sight distance.

5. *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.*

Response: See attached ECR for the Subdivision. Section 5.1.D provides a non-exclusive access easement across all lots within the subdivision.

6. *A copy of receipt for Resubmittal fee's paid (\$75+tax) will need to be provided for each resubmittal.*

Response: Invoice will be paid immediately upon receipt.

7. *Please provide a letter of response for all comments given.*

Response: This letter shall serve as the response letter.

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8. *A copy of receipt for Resubmittal fee's paid (\$75+tax) will need to be provided for each resubmittal. (See below)*

Response: Invoice will be paid immediately upon receipt.

Once corrections are complete resubmit

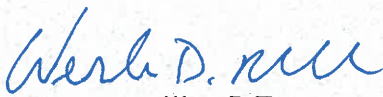
- 1. The Traffic Circulation Layout***
- 2. A Drainage Transportation Information Sheet (DTIS)***
- 3. Send an electronic copy of your submittal to PLDNRS@cabq.gov.***
- 4. The \$75 re-submittal fee.***

Response: See attached Traffic Circulation Sheets and DTIS. This package is also being submitted to PLDNRS@cabq.gov. The re-submittal fee of \$75 will be paid immediately upon receipt of invoice.

If you have any questions or require additional information, please feel free to contact our office for assistance.

Yours very truly,

PAN AMERICAN ENGINEERS, LLC


Wesley D. Miller, P.E.

WDM/srd
Enclosures