

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 30, 2023

Roger Lengyel, RA
Lengyel & Associates
3241 Siringo Rd.
Santa Fe, NM 87507

Re: New Office/ Warehouse Facility
8401 Firestone Lane NE
Traffic Circulation Layout
Architect's Stamp 05-05-23 (C17-D013B3)

Dear Mr. Lengyel,

Based upon the information provided in your submittal received 05-08-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

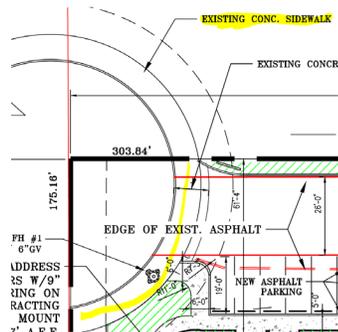
1. Identify all existing access easements and rights of way width dimensions.
2. Identify the right of way width, medians, curb cuts, and street widths on Firestone Lane.
3. Provide site access width.
4. Shared Site access: driveways that straddle property lines, or are entirely on one property but are 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.
5. Provide sidewalk easement. For sidewalk easement, please contact Carrie Mouck at (505)-924-3996, camouck@cabq.gov

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



6. 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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7. Label the compact parking spaces by placing the words “**COMPACT**” on the pavement of each space.
8. Please update the existing ADA parking spaces to the current standard.
9. Please provide details for the proposed interior ADA ramps.
10. 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.
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. 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.
15. Please provide a copy of Solid Waste and Fire Marshal approval.
16. 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.
17. Please specify the City Standard Drawing Number when applicable.
18. 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.
19. Please provide a letter of response for all comments given.
20. 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**).

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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) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

\ma via: email
C: CO Clerk, File

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: _____ **Building Permit #** _____ **Hydrology File #** _____

DRB# _____ **EPC#** _____

Legal Description: LT 14A2G PLAT OF LOTS 14-A-2-A **City Address OR Parcel** 8401 Firestone St.
THROUGH 14-A-2-H INCLUSIVE LOOP INDUSTRIAL DISTRICT UNIT V CONT 1.2208 AC

Applicant/Agent: Lengyel & Associates **Contact:** Roger Lengyel

Address: 3241 Siringo Rd, Santa Fe, NM 87507 **Phone:** 505-471-3443

Email: rogerlengyel@aol.com

Applicant/Owner: Mick Rich **Contact:** Mick Rich

Address: 8401 Firestone Lane **Phone:** 505-823-9782

Email: mick@mickrichcontractorsnm.com

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE:
RE-SUBMITTAL: YES X NO

DEPARTMENT: X TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply:

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G&D PLAN
- GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- FLOOD PLAN DEVELOPMENT PERMIT APP.
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- X TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY)
- PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- CONCEPTUAL TCL DRB APPROVAL
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- X SITE PLAN FOR BLDG PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/RELEASE OF FINANCIAL GUARANTEE
- X FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- FLOOD PLAN DEVELOPMENT PERMIT
- OTHER (SPECIFY) _____

DATE SUBMITTED: 5/08/2023

SITE DATA

ZONE:	NR-1M (NON-RESIDENTIAL LIGHT MANUF)	
LOT SIZE:	53,953 SQ. FT. (1.23 ACRES)	
BUILDING SETBACKS:		
FRONT	5'	
SIDE	0'	
REAR	0'	
MAX HEIGHT	65'	
LOT COVERAGE:	NA	
GROSS LOWER FLOOR AREA:	10,000 SQ. FT.	
BUILDING HEIGHT:		
BUILDING HEIGHT: (ALLOWABLE)	26'	
BUILDING HEIGHT: (ACTUAL)	23'	
OCCUPANT LOAD:		
BY CODE	38 OCCUPANTS	

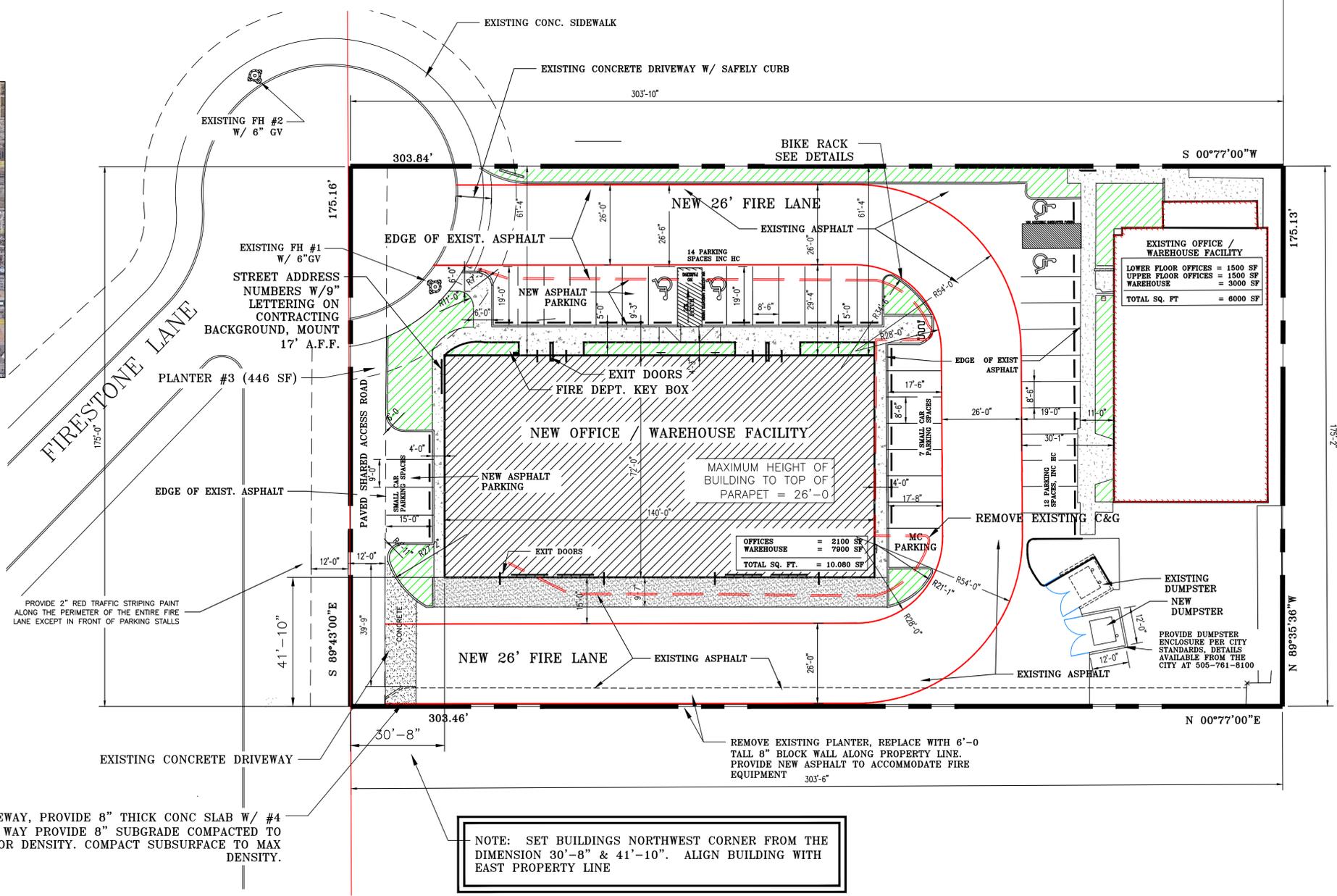
OFF STREET PARKING	OFFICE:	5,100* SQ. FT. = (DIV BY) 3.5 SPACES PER 1000 SF = 18 SPACES (INC 2 HC)
	WAREHOUSE:	10,914* SQ. FT. = (NO PARKING REQUIRE FOR WAREHOUSE)
	MOTOR CYCLES:	1:25 SPACES = 1 SPACE
	BICYCLES:	3-BIKES AT 4 BIKE RACK
	TOTAL PARKING SPACES REQUIRED:	= 18
	TOTAL PARKING SPACES PROVIDED:	= 37
	* BOTH BUILDINGS	
LANDSCAPING:		
LANDSCAPE REQUIRED: 15% OF NET LOT AREA	= 53,953 SF - 10,000 SF (BLDG "A") - 4500 SF (BLDG "B") - 17,717 SF (PORTION OF LOT NOT REQUIRED FOR OFF-STREET PARKING) = 21,736 SF X 15% = 3,260 SQ. FT.	
LANDSCAPE REQUIRED:	=	3,260 SF
LANDSCAPE INSTALLED:	=	3,430 SF

GENERAL NOTES

- ALL EXTERIOR CONCRETE SHALL BE 4,000, PSI AT 28 DAYS W/ 3-5" SLUMP (UNLESS NOTED OTHERWISE ON THE STRUCTURAL PLAN)



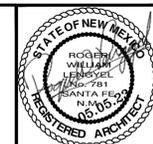
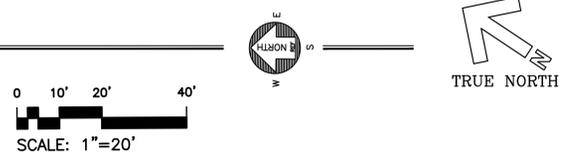
VICINITY MAP



EXTEND CONCRETE DRIVEWAY, PROVIDE 8" THICK CONC SLAB W/ #4 REBAR AT 18" O.C. EACH WAY PROVIDE 8" SUBGRADE COMPACTED TO 95% MODIFIES PROCTOR DENSITY. COMPACT SUBSURFACE TO MAX DENSITY.

NOTE: SET BUILDINGS NORTHWEST CORNER FROM THE DIMENSION 30'-8" & 41'-10". ALIGN BUILDING WITH EAST PROPERTY LINE

1 SITE PLAN
2 SCALE 1"=20'



DATE
05.05.23

JOB # 22-14
REMARKS

A NEW OFFICE / WAREHOUSE FACILITY FOR MICK RICH CONSTRUCTION, 8401 FIRESTONE LANE, N.E. ALBUQUERQUE 2023 NEW MEXICO

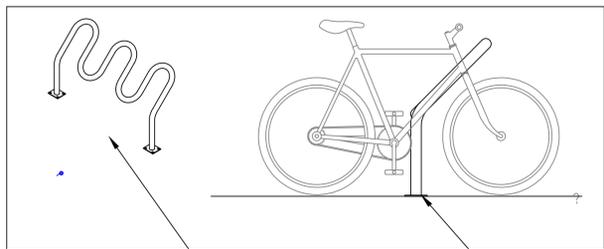
MICK RICH CONTRACTORS, 8401 FIRESTONE LANE, NE, ALBUQUERQUE, NEW MEXICO

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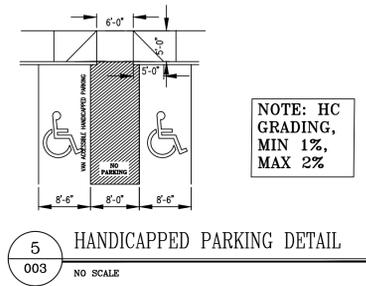
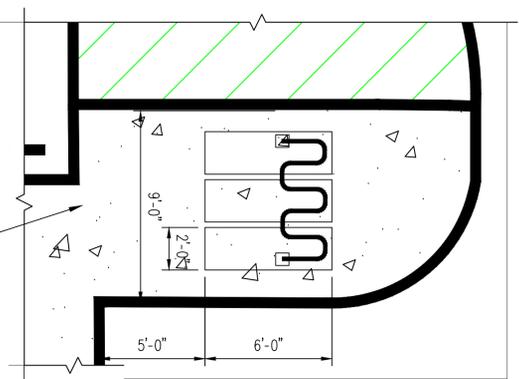
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SITE DATA

ZONE:	NR-1M (NON-RESIDENTIAL LIGHT MANUP)	OFF STREET PARKING	5,100* SQ. FT. = (DIV BY) 3.5 SPACES PER 1000 SF = 18 SPACES (INC 2 HC)
LOT SIZE:	53,953 SQ. FT. (1.23 ACRES)	OFFICE:	10,914* SQ. FT. = (NO PARKING REQUIRE FOR WAREHOUSE)
BUILDING SETBACKS:		WAREHOUSE:	1.25 SPACES = 1 SPACE
FRONT	5'	MOTOR CYCLES	3-BIKES AT 4 BIKE RACK
SIDE	0'	BICYCLES	= 18
REAR	0'	TOTAL PARKING SPACES REQUIRED	= 37
MAX HEIGHT	65'	TOTAL PARKING SPACES PROVIDED	= 37
LOT COVERAGE:	NA	LANDSCAPING:	
GROSS LOWER FLOOR AREA:	10,000 SQ. FT.	LANDSCAPE REQUIRED: 15% OF NET LOT AREA	= 53,953 SF - 10,000 SF (BLDG "A") - 4500 SF (BLDG "B") = 17,717 SF (PORTION OF LOT NOT REQUIRED FOR OFF-STREET PARKING) = 21,736 SF X 15% = 3,260 SF.
BUILDING HEIGHT:		LANDSCAPE REQUIRED:	= 3,260 SF
BUILDING HEIGHT: (ALLOWABLE)	26'	LANDSCAPE PROVIDED:	= 3,430 SF
BUILDING HEIGHT: (ACTUAL)	23'		
OCCUPANT LOAD:			
BY CODE	38 OCCUPANTS		

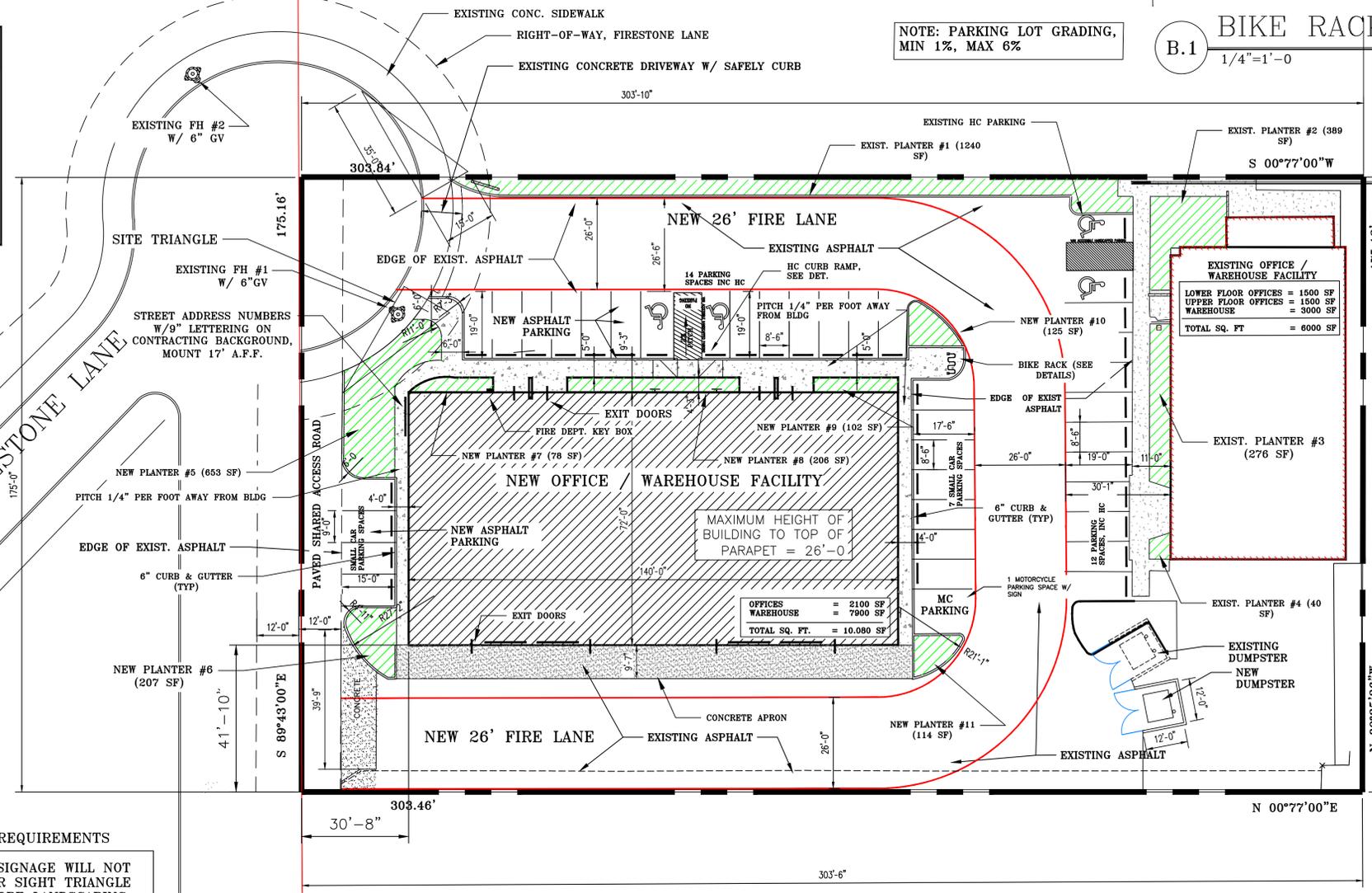


B.1 BIKE RACK
NO SCALE



PLANTER LEGEND

PLANTER #1	=	1240 SF
PLANTER #2	=	389
PLANTER #3	=	276 SF
PLANTER #4	=	40 SF
PLANTER #5	=	653 SF
PLANTER #6	=	207 SF
PLANTER #7	=	78 SF
PLANTER #8	=	206 SF
PLANTER #9	=	102 SF
PLANTER #10	=	125 SF
PLANTER #11	=	114 SF
TOTAL PLANTER AREA	=	3430 SF



PARKING REQUIREMENTS

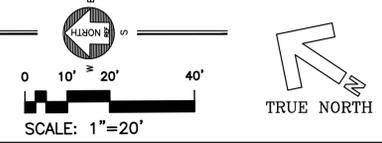
TOTAL OFFICES	=	5186 SF X 3.5 SPACES PER 1000 SF *	=	18 PARKING SPACES
TOTAL WAREHOUSE	=	10914 SF (NO PARKING SPACE REQ'D FOR WAREHOUSE) *	=	0 PARKING SPACES
TOTAL PARKING SPACES REQUIRED	=	18 (INCLUDES 4 HC PARKING SPACE, TWO FOR EACH BUILDING)		
TOTAL PARKING SPACES PROVIDED	=	37 PARKING SPACES		
MOTOR CYCLE PARKING SPACE	=	1 MC PARKING SPACE		
BICYCLE PARKING	=	3 SPACES		
* BOTH BUILDINGS				

PAVEMENT MARKINGS

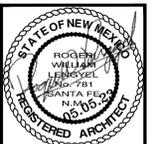
AT PARKING SPACES: PROVIDE THE WORDING "NO PARKING" FOR HC DRIP OFF ZONE AND "MC" FOR MOTORCYCLE PARKING SPACE IN CAPITAL LETTERS EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACE AS SHOWN ON PLAN

CLEAR SIGHT TRIANGLE REQUIREMENTS

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT TRIANGLE REQUIREMENTS. THEREFORE LANDSCAPING, SIGNS, WALLS, FENCES, TREES AND SHRUBBERY BETWEEN 3' AND 8' FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.



MICK RICH CONTRACTORS, 8401 FIRESTONE LANE, NE, ALBUQUERQUE, NEW MEXICO



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