

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

3-26-24

Jarrold Cline, RA
arcLine Architectural Design LLC
PO Box 91462
Albuquerque, NM 87199

Re: Ideal Vacuum Products, LLC
5920 Midway Park NE
Site Plan
Architect's Stamp 2-29-24 (E17D041D)

Dear Mr. Cline,

Based upon the information provided in your submittal received 3-18-24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. It appears the keyway in the North parking lot may be 5' deep due to the 4' radius, but please clarify with a depth dimension.
2. Provide drive aisle widths west and north of the building. The north-south aisle closest to the building does not appear to be the minimum of 22' wide for 2-way traffic.
3. The loading dock in the front of the building may create conflicts with the retail/office circulation in the parking lot. Provide the size of the vehicle that will be using the Loading Dock and show delivery vehicle travel pattern. This will help determine whether the loading dock will need to be moved to the back of the building/ separated from the retail/office circulation.
4. The southern curb return of the southern drive entrance does not tie properly/provide continuous radius to the curb on Midway Park Blvd. It should look like the northern curb return. This entrance will have to be shifted north.
5. Provide sidewalk widths. The sidewalk along Midway Park Blvd is to be a minimum of 5' wide.
6. Provide parking stall widths.
7. Provide accessible aisle width and depth.
8. A 6 ft. wide ADA accessible pedestrian pathway is required from the Public sidewalk to the building entrance(s). Please clearly show this pathway and provide details.
9. For the van accessible parking space, add the "Van Accessible" sign (see attached image). I think the "Van No Parking" pavement markings is misleading and it is nonstandard, so these pavement markings can be removed. I attached an image for the DPM.
10. The bottom of the motorcycle parking sign is to be a minimum of 4' off the ground and the accessible sign 5' off the ground. Revise Detail B2.

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11. Please discuss what appears to be two bridges across the drainage channel. They do not appear to be for vehicles, but please state the purpose/usage. Since the southern portion is on the adjoining lot, written approval (email or letter) from that property owner is required.
12. Provide the widths of the proposed drive entrances.
13. Provide the size of the vehicle to determine curb return radii of the drive entrances.
14. Provide Fire and Solid Waste Department approvals.
15. Add a Note that broken or cracked sidewalk in the City ROW shall be replaced per COA STD DWG 2430.
16. Detail C2, Bicycle Rack, revise the spacing between the racks as a bicycle parking space is 6' long x 2' wide.
17. 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.
18. Provide Sheet AS103.

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Once corrections are complete resubmit

NM 87103

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.

www.cabq.gov

for log in and evaluation by Transportation.

If you have any questions, please contact me at ccherne@cabq.gov or (505) 924-3986.

Sincerely,

Curtis A Cherne

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services