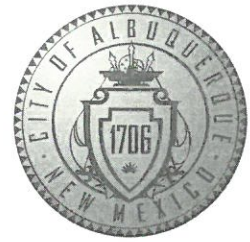


# CITY OF ALBUQUERQUE



August 18, 2017

Mark D. Aden, P.E.  
DCI Engineers  
2600 Michelson Dr. Suite 930  
Irvine, CA 92612

**Re: Oso Bio Syringe Line  
4401 Alexander Blvd. NE  
Traffic Circulation Layout  
Engineer's Stamp 7-31-17 (F16D003B1)**

Dear Mr. Aden,

Based upon the information provided in your submittal received 8-9-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please provide a site plan showing the entire property.
2. ADA accessible parking spaces must be updated to current ADA standards.
  - a. The handicap accessible spaces must be a minimum of 8.5 ft. in width and include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
  - b. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of HC signs.
  - c. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
  - d. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
  - e. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
3. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
4. Identify the distance from the proposed building to the end of the parking aisle island.
5. Per the zoning code, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)



# CITY OF ALBUQUERQUE



6. ADA curb ramps on frontage of property must meet current ADA requirements and should have detectable warning surface/ truncated domes that meet current ADA standard.
7. Sidewalk will be required on frontage of property. All sidewalks along streets should be placed at the property line.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) at time of resubmittal. If you have any questions, please contact Monica Ortiz (505) 924-3981 or me at 924-3630.

Sincerely,

Logan Patz  
Senior Engineer, Planning Dept.  
Development Review Services

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

MA/LP                      via: email  
C:                      CO Clerk, File





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **City Drainage #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Architect:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

- ☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

**TYPE OF SUBMITTAL:**

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

- ☐ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR
- ☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

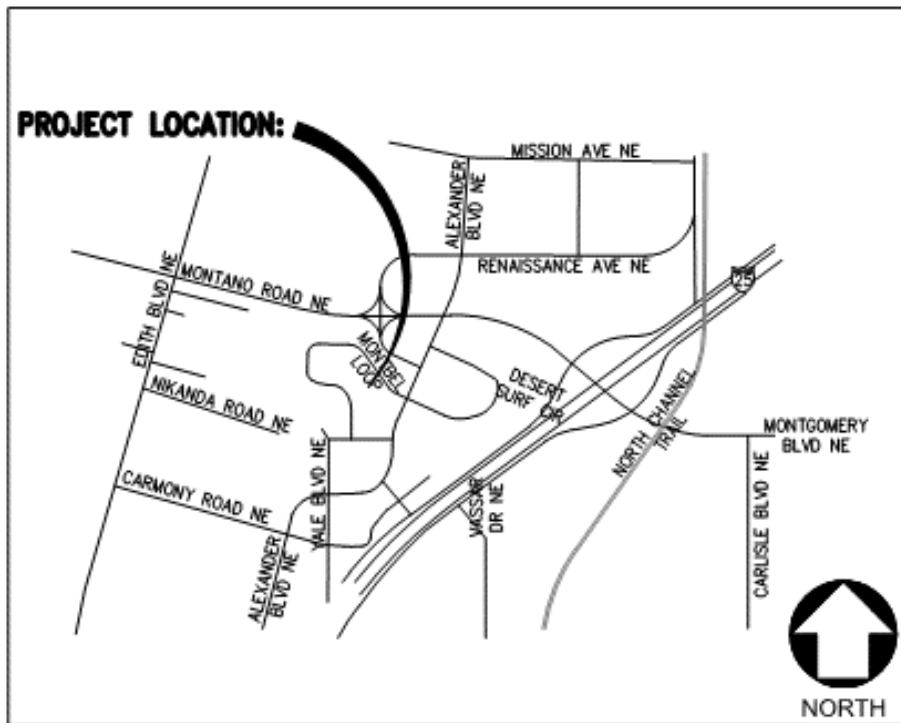


# Oso Bio Syringe Line

## Traffic Circulation Layout General Information

Prepared By DCI Engineers  
July 12, 2017

### Vicinity Map:



**Address:** 4401 Alexander Blvd NE, Albuquerque, New Mexico

**Legal Description:** LOT LETTERED "B" IN BLOCK NUMBERED FIVE (5) OF SUNDT'S INDUSTRIAL CENTER, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 27, 2007, IN MAP BOOK 2007C, FOLIO 102.





**Type of Development:** Zoning M-2

**Size of Development:**

Existing Building = 133,134 sf

Existing Project Area = 517,297 sf

Area of Disturbance = 13,000 sf

**Parking Spaces Required:**

Zoning Code 14-16-3-1 (Manufacturing and wholesaling)

134 Spaces Required (126 Standard Spaces, 8 ADA Spaces)

601 Spaces Provided (584 Standard Spaces, 17 ADA Spaces)

**Executive Summary**

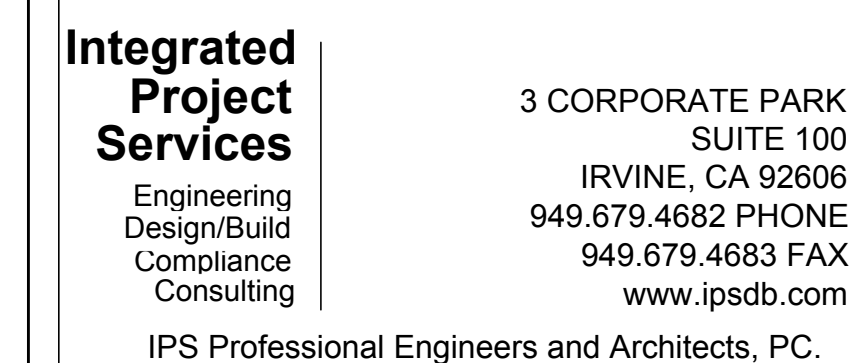
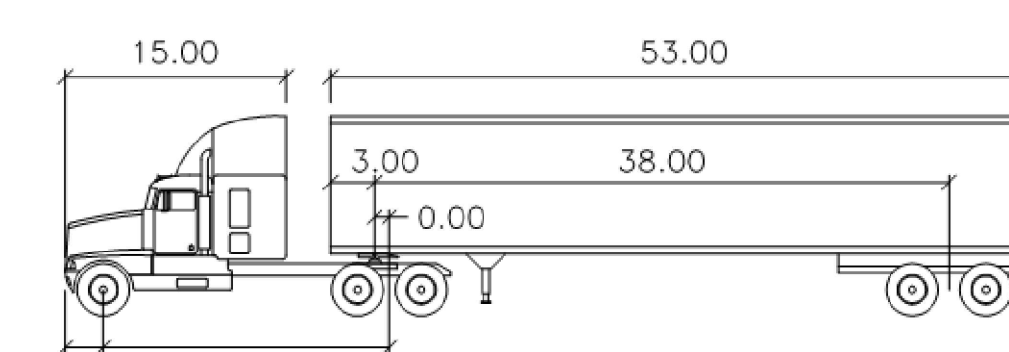
The proposed improvements are located on an existing property at 4401 Alexander Blvd that is bordered by Alexander Blvd to the east, Joan Hill Place to the south, Montbel Place to the west and Montbel Loop to the north. The property lies within the Elena Gallegos Grant, projected Sections 33 and 34, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

The proposed Oso Bio Syringe project will take an existing 2,250 sf utility yard located on the south-east corner of the existing Oso Bio building and expand it to the north, increasing the utility yard to a footprint of 7,880 sf. The building footprint will also be expanded by approximately 3,670 sf near the center of the east side of the existing building. Additionally, a 4" PVC Sewer service will be connected from the existing sewer main on Alexander Blvd to the expanded portion of the building. A total of disturbed area of 13,000 sf will be required for this project.

Expansion of the existing Oso Bio building and adjacent utility yard will require the removal of 19 parking stalls that currently occupy the area. No new parking stalls will be added as part of this project. The traffic circulation around the existing structure will remain as close to the original layout as possible. The increase in square footage around the east side of the building will eliminate one drive aisle, however, traffic flow can continue around the site using existing circulation patterns.

The project as designed is significantly over the required allowance of parking for a manufacturing facility of its size. The increase in project area is not expected to increase the demand for parking at the facility. No impact on the adjacent properties is anticipated based on the improvements for this project.



[illegible]

WB-55b	feet		
Tractor Width	: 8.50	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 26.3
Tractor Track	: 8.50	Articulating Angle	: 70.0
Trailer Track	: 8.50		

**REFERENCE CODE:**

2009 INTERNATIONAL FIRE CODE – APPENDIX B, C, AND D

**LEGEND:**

-  EXISTING FIRE HYDRANT  
 EXISTING STREET/AREA LIGHT  
 SURFACE FLOW ARROWS

**LEGAL DESCRIPTION:**

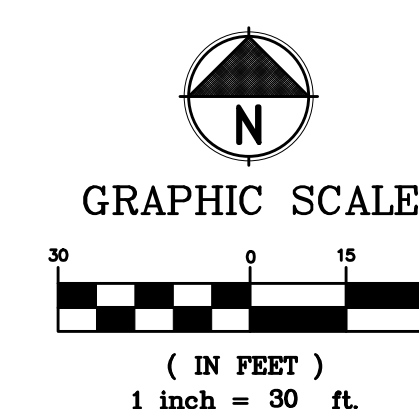
LOT LETTERED "B" IN BLOCK NUMBERED FIVE (5) OF SUNDT'S INDUSTRIAL CENTER, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 27, 2007, IN MAP BOOK 2007C, FOLIO 102.

PARKING COUNT:

**PARKING COUNT:**  
REQUIRED: 134 SPACES (126 STANDARD STALLS, 8 ADA STALLS)  
PROVIDED: 601 SPACES (584 STANDARD STALLS, 17 ADA STALLS)

**DEVELOPMENT AREA:**

TOTAL PARCEL: 55.7 AC  
EXISTING STRUCTURE: 133,134 SF  
PROPOSED ADDITION: 11,775 SF  
TOTAL SOIL DISTURBANCE: 14,076 SF



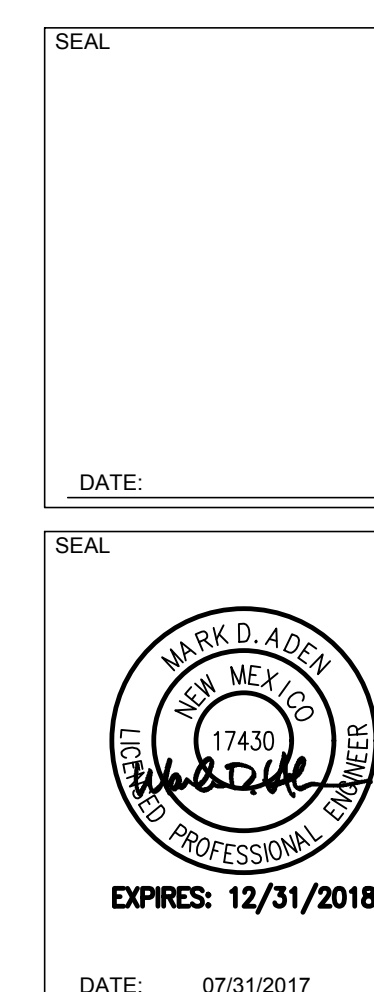
**CONTRACTOR NOTE:**

**CONTRACTOR NOTE:**  
ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

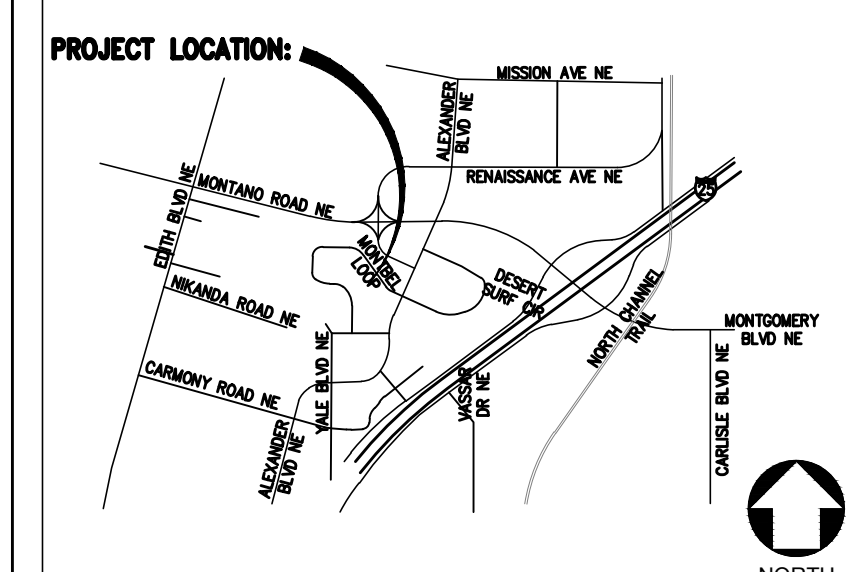


## FOR PERMIT

These drawings are sufficiently complete for submission to the jurisdiction having authority for permit. The contractor shall not use these drawings for construction until contractor receives written approval for use in construction by the jurisdiction having authority and DCI Engineers.



07/31/2017 PERMIT RESUBMITTAL



**CONFIDENTIAL**

THE INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION OF INTEGRATED PROJECT SERVICES.

CLIENT



4401 ALEXANDER BLVD. ALBUQUERQUE, NM  
**SYRINGE LINE  
PROJECT**

DRAWING TITLE

## TRAFFIC CIRCULATION PLAN

ENGINEER DCI	ARCHITECT --	DESIGNER CSC	IPS PROJECT # CAD16068.01
DRAWN BY --	REVIEWED BY --	SCALE 1:1000	CADD FILE NAME

XREF FILE(S)	DRAWING NUMBER
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### C1.3