## CITY OF ALBUQUERQUE



May 6, 2019

Water Authority
David laughlin
6000 Alexander Blvd NE
Albuquerque, NM

**Re**: Water Authority Customer service and Operations facilities

6000 Alexander Blvd NE Traffic Circulation Layout

Engineer's/Architect's Stamp 04-20-19 (F16D014C)

Dear Mr.Laughlin,

Based upon the information provided in your submittal received 04-30-2019, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. provide a copy of refuse approval.
- 2. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
- 3. Parking Calculation table shows bicycle rack. Please show the detail and the location of the bycycle rack.
- Please remove the fire lane stripings that are placed at the back of the parking spaces and submit the plans you submitted for fire one along with this TCL on your next submittal package.
- 5. Please show the dimesion of drive isle and parking spaces on the parking area by mission Ave NE. The dimensins are not shown.

www.cabq.gov

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 at time of resubmittal. If you have any questions, please contact me at 924-3675.

PO Box 1293

Albuquerque

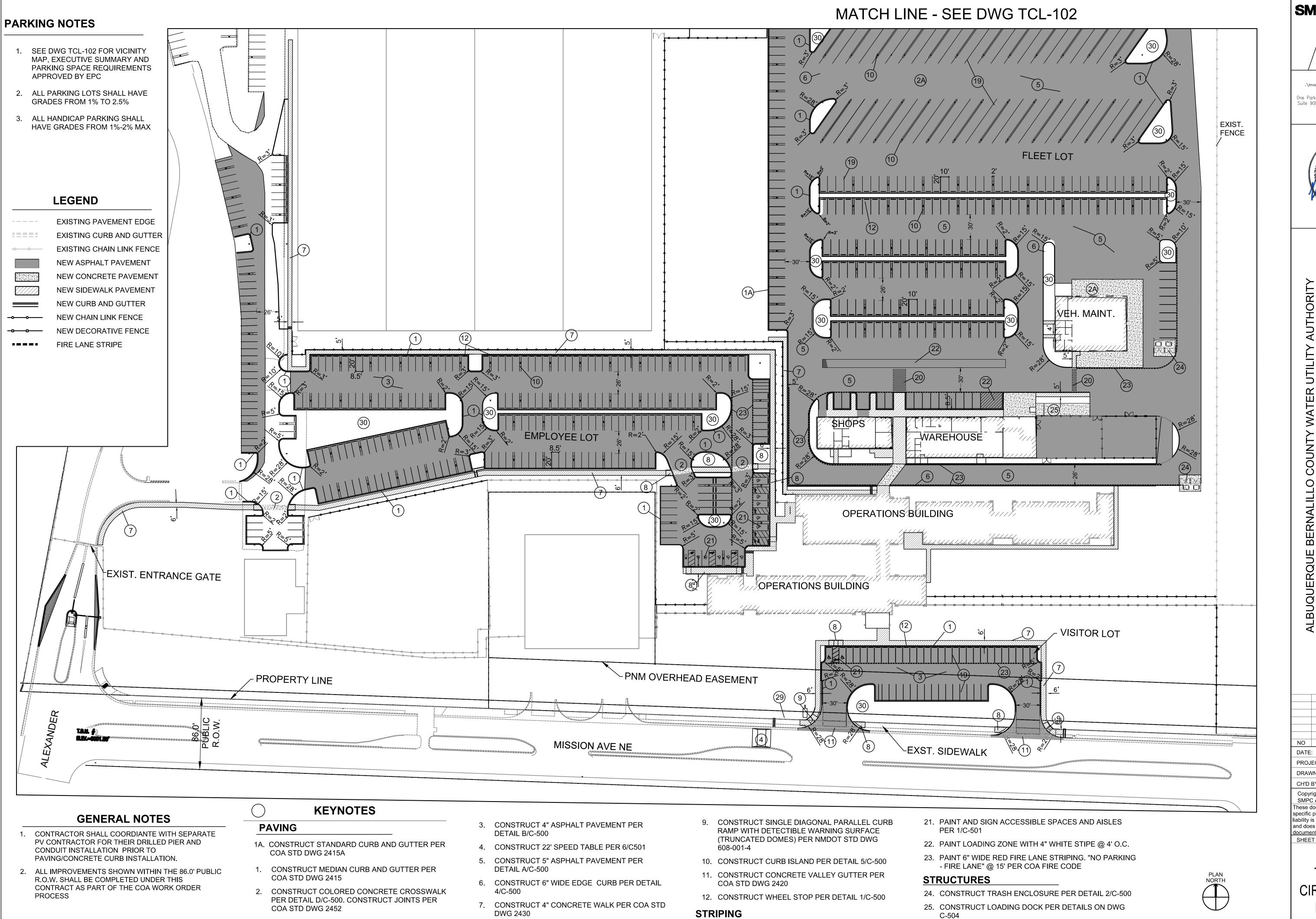
NM 87103

Sincerely,

Mojgan Maadandar,E.I. Associate Engineer, Planning Dept. Development Review Services

/MM via: email

CO Clerk, File C:



8. CONSTRUCT PARALLEL CURB RAMP WITH

DOMES) PER NMDOT STD DWG 608-001-3

DETECTIBLE WARNING SURFACE (TRUNCATED

2A. CONSTRUCT CONCRETE PAVEMENT PER DETAIL

2452

D/C-500. CONSTRUCT JOINTS PER COA STD DWG

**SMPC**Architects PRINCIPLES OF DESIGN. 115 Amherst Drive SE, Albuquerque, New Mexico

T 505 255 8668 F 505 268 6665 www.smpcarchitects.com

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SHEET TITLE

> TRAFFIC CIRCULATION LAYOUT

**TCL-101** 

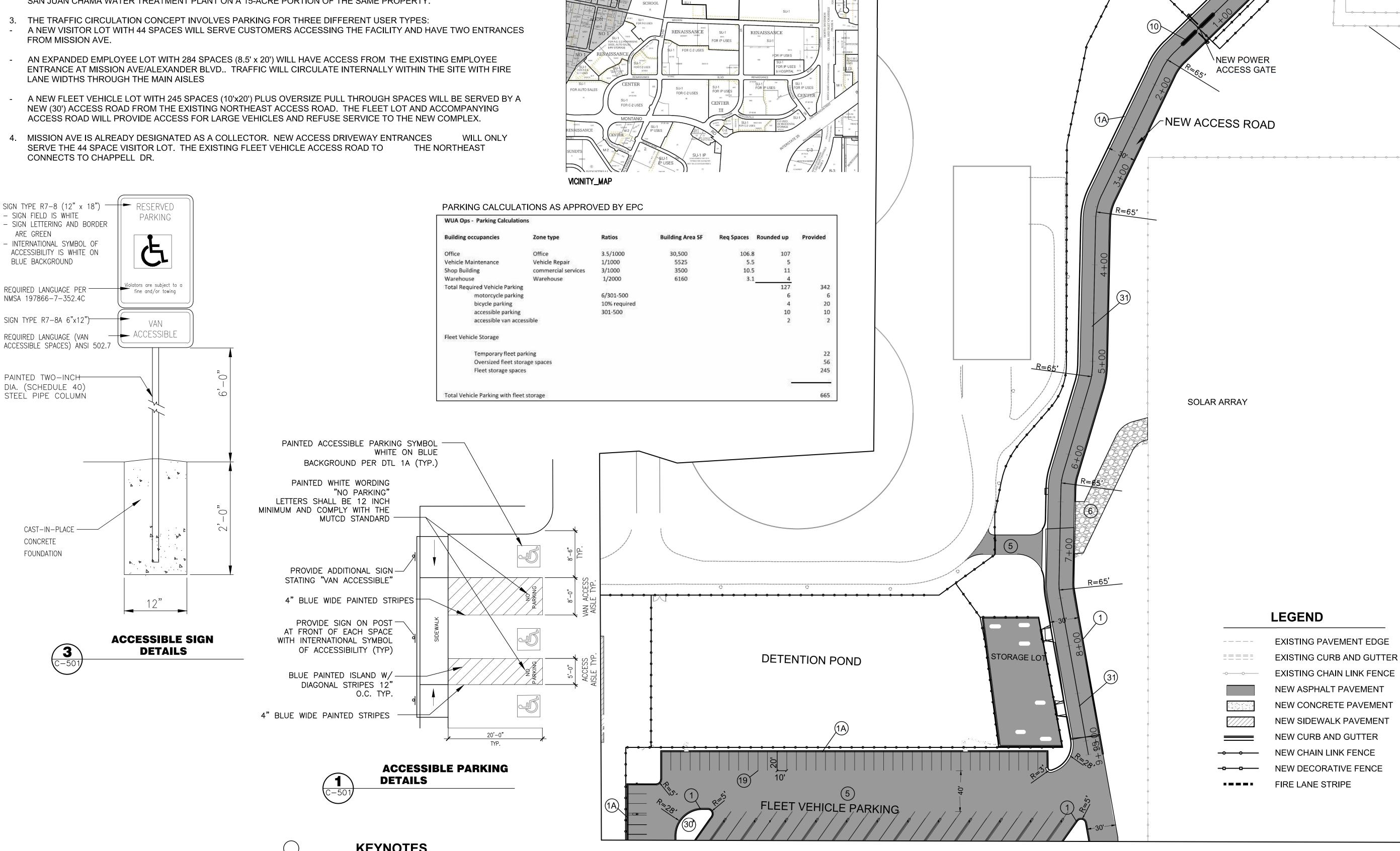
LANDSCAPE

30. LANDSCAPED ISLANDS

19. PAINT 4" WIDE WHITE STRIPE

20. PAINT CROSSWALK 1.5'WIDE STRIPE @4' O.C.

## TCL EXECUTIVE SUMMARY 1. THE SITE PLAN WAS APPROVED BY EPC IN NOVEMBER 2018 AS PROJECT 2018-001355. THE PROJECT IS A MAJOR AMENDMENT OF A PRIOR APPROVAL FOR ALL OR A PORTION OF TRACT A, PLAT OF TRACT A, COA WATER TREATMENT FACILITY ADDRESSED AT 6000 ALEXANDER BLVD. NE. TO BE ACCESS FROM MISSION AVE. AND CONTAINING APPROXIMATELY 163 ACRES. THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY OWNS THE PROPERTY AND THIS REQUEST IS PHASE 2 TO RELOCATE THEIR CUSTOMER SERVICE AND OPERATIONS FROM THE EXISTING LOCATION TO THE SOUTH SIDE OF THE SAN JUAN CHAMA WATER TREATMENT PLANT ON A 15-ACRE PORTION OF THE SAME PROPERTY. 3. THE TRAFFIC CIRCULATION CONCEPT INVOLVES PARKING FOR THREE DIFFERENT USER TYPES: - A NEW VISITOR LOT WITH 44 SPACES WILL SERVE CUSTOMERS ACCESSING THE FACILITY AND HAVE TWO ENTRANCES FROM MISSION AVE. AN EXPANDED EMPLOYEE LOT WITH 284 SPACES (8.5' x 20') WILL HAVE ACCESS FROM THE EXISTING EMPLOYEE ENTRANCE AT MISSION AVE/ALEXANDER BLVD.. TRAFFIC WILL CIRCULATE INTERNALLY WITHIN THE SITE WITH FIRE LANE WIDTHS THROUGH THE MAIN AISLES NEW (30') ACCESS ROAD FROM THE EXISTING NORTHEAST ACCESS ROAD. THE FLEET LOT AND ACCOMPANYING ACCESS ROAD WILL PROVIDE ACCESS FOR LARGE VEHICLES AND REFUSE SERVICE TO THE NEW COMPLEX. MISSION AVE IS ALREADY DESIGNATED AS A COLLECTOR. NEW ACCESS DRIVEWAY ENTRANCES SERVE THE 44 SPACE VISITOR LOT. THE EXISTING FLEET VEHICLE ACCESS ROAD TO THE NORTHEAST CONNECTS TO CHAPPELL DR. SIGN TYPE R7-8 (12" x 18") TESERVED - SIGN FIELD IS WHITE PARKING



CITY OF ABO

PROJECT SITE

**GENERAL NOTES** 

CONTRACTOR SHALL COORDINATE WITH SEPARATE PV CONTRACTOR FOR THEIR DRILLED PIER AND CONDUIT INSTALLATION PRIOR TO PAVING/CONCRETE CURB INSTALLATION.

## **PARKING NOTES**

1. ALL PARKING LOTS SHALL HAVE GRADES FROM 1% TO 2.5%



- 1A. CONSTRUCT STANDARD CURB AND GUTTER PER COA STD DWG 2415A
- 1. CONSTRUCT MEDIAN CURB AND GUTTER PER COA STD DWG 2415
- 5. CONSTRUCT 5" ASPHALT PAVEMENT PER DETAIL A/C-500
- 6. GRAVEL ACCESS ROAD

- CONSTRUCT CURB ISLAND PER DETAIL 5/C-500
- 11. CONSTRUCT CONCRETE VALLEY GUTTER PER COA STD DWG 2420
- 19. PAINT 4" WIDE WHITE STRIPE
- 30. LANDSCAPE ISLANDS
- 31. ROAD CENTERLINE DOUBLE 4" YELLOW PLASTIC MARKING TAPE

MATCH LINE - SEE DWG TCL-101

PROPERTY LINE

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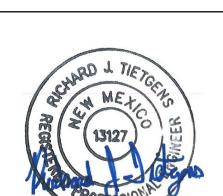
(505)-855-7500

EXIST. ACCESS RD

`EXIST

**FENCE** 

TO CHAPPELL





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> TRAFFIC CIRCULATION LAYOUT