

CITY OF ALBUQUERQUE



November 17, 2020

Luis Noriega, PE
Tierra West, LLC
5571 Midway Park NE
Albuquerque, NM 87109

**Re: Sandia Lab FCU
1100 Rio Grande Blvd NW
Traffic Circulation Layout
Engineer's 11-12-2020 (H13-D109)**

Dear Mr. Noriega,

Based upon the information provided in your submittal received 11-11-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

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1. ADA curb ramps must be updated to current standards and have truncated domes(add to keyed note 7) installed.
2. Motorcycle parking spaces: Label pavement MC.
3. All one-way drives shall have "One Way" and "Do Not Enter" **signage and pavement markings**. Provide **details of posted signs and striping**.
4. Provide a way arrows for the proposed drive thru lanes on orientation.
5. Please specify the City Standard Drawing Number when applicable.
6. Shared Site access: driveways that straddle property lines, or are entirely on one propertybut 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. If there is an approved plat, then it needs to be provide to redefine the new lot lines. Please address this issue and/or an approved plat submitted.**Condition of TCL Approval.**
7. Private access easement on plat need to be shown as well as , all beneficiaries, maintenance responsibilities must be shown/listed on an approved plat. An approved is required prior to **TCL/building permit approval.**
8. Keyed Note 20(both sides) and Do Not Enter(pavement markings) will need to be provided at exit onto shared access road.
9. You will need to coordinate with Traffic Operations on the existing signal to assure that the correct phasing and cycle length are appropriate for the proposed development.
10. You are proposing a temporary asphalt curbing onto the proposed site development Why? And need to provide detail on how you will connect a std

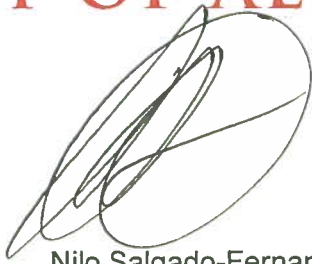
c&g to asphalt curbing. You will need to provide concrete (std c&g) at the proposed curb return to your site development lot.

11. Entrance access: Is 12 ft adequate enough to handle any delivery/Refuge vehicles entering and existing for its temporary condition? Verify.
12. Construction removal/build notes are in conflict with keyed note 16 at Rio Grande frontage.
13. Keyed Note 6: Call out sidewalk per COS std dwg 2430 instead of concrete pavement.
14. Keyed Note 8: COA std dwg 2443 is referenc, but there is no such number. Please provide separate detail.
15. Keyed Note 12: References 2415C, there is no such number. Clarify.
16. You are referencing COA std dwg 2600 (NM DOT) please provide all these details.
17. Proposed keyed note 7 needs to connect to proposed keyed note 6 and add truncated dome verbiage to the note 7.
18. Since you are building to the southern property, then the corner ramp will need to be replaced and a detail provide on how you will connect/tie-in new concrete onto existing ramp without interfering with ADA slopes.
19. Proposed median entrance: Why have you set the median nose back and proposed striping at entrance?
20. Make sure keyed note 11 matches up with existing striping at intersection and contact Traffic Operations to make sure this is what is the intention of crosswalk striping.
21. ADA parking aisle striping and pavement markings (No Parking): details of striping thickness, letter size and color will need to be provided.
22. Limits of proposed asphalt pavement within COA ROW will need to follow COA DPM and standards with Rvalue(min) 50. Show these limits.
23. ADA ramp opening will be blocked by parking stall on the south portion of parkings stall. Clear up this concern.
24. Main entrance: Are you proposing a 6 ft valley gutter? If so, please annotated that the invert should be 1 inches instead of 1.5 inch.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,

CITY OF ALBUQUERQUE



Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development Review Services



C: CO Clerk, File

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