

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

July 20, 2023

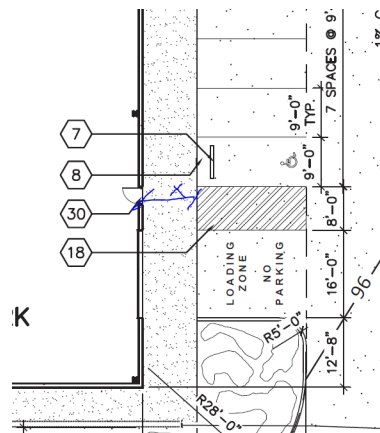
Donald Dudley, RA  
Dudley Design  
400 Gold Ave. SW  
Albuquerque, NM 87102

**Re: Johnston Supply Warehouse**  
**2624 Vassar Dr. NE**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp XX-XX-XX (H16-D062)

Dear Mr. Dudley,

Based upon the information provided in your submittal received 07-20-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
2. Site accesses must be updated to the current standard. Please provide driveways design details and reference COA std dwg.
3. 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 signs.
4. 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)
5. Per the IDO, 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.
6. Please show this pathway width on the site plan.



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7. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.
8. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
9. Provide a copy of F
10. The clear sight triangle must be shown at the back of the sidewalk 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.
11. Please specify the City Standard Drawing Number when applicable.
12. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
13. 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.
14. Please provide a letter of response for all comments given.
15. 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](mailto:mgrush@cabq.gov)**).

PO Box 1293

Albuquerque

NM 87103

Once corrections are complete resubmit

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

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

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*Mayor Timothy M. Keller*

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

\ma via: email  
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

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# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: JOHNSTONE WAREHOUSE Building Permit #        Hydrology File #         
DRB#        EPC#         
Legal Description: TRACTS 1 & 2 JONES City Address OR Parcel 2624 VASSAR DR NE  
INDUSTRIAL PARK 87107  
Applicant/Agent: G. DONALD DUDLEY ARCHITECT Contact: DON DUDLEY, AIA  
Address: 400 GOLD AVE SW 87102 Phone: 505-280-6820  
Email: don.dudley@dondudleydesign.com

Applicant/Owner: JOHNSTONE SUPPLY Contact: STEPHEN BROWN  
Address: 2501 PHOENIX AVE NE Phone: 505-980-9422  
Email: STEPHEN.BROWN@JOHNSTONESUPPLY.COM

TYPE OF DEVELOPMENT:        PLAT (#of lots)        RESIDENCE        DRB SITE        ADMIN SITE: X  
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
- 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
- FLOOD PLAN DEVELOPMENT PERMIT
- OTHER (SPECIFY)

DATE SUBMITTED: 6/8/2023





VICINITY MAP

SHEET KEYNOTES

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[illegible]

## DESIGN DEVELOPMENT

TCL

G. DONALD DUDLEY AIA  
ARCHITECT  
ARCHITECTURE • INTERIORS • PLANNING  
AIA • NCARB • LEED AP

**JOHNSTONE  
SUPPLY  
WAREHOUSE**  
2624 Vassar Dr NE  
Tucker, New Mexico 87107

**JOHNSTONE  
SUPPLY  
WAREHOUSE**  
2624 Vassar Dr NE  
Albuquerque, New Mexico 87107