

## TCL Letter of Response

**Date:** Thursday, March 23, 2023

**To:** Traffic Department (TCL)  
Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Services

**From:** Marc Gonzales, AIA / NCARB  
Senior Associate  
**buffalo design, llc** Architects  
505.492.0405

**Project:** Safety Counseling (2900 Wellesley Drive, Albuquerque NM 87110)

**RE:** TCL Letter of Response

Marwa Al-najjar,

This letter of response will provide justification for TCL comments issued on 2.21.2023. A copy of your letter with comments is attached. Please see responses below:

1. Identify all existing access easements.
  - **There are not currently any identifiable easements located on the property other than already identified. Please see attached survey dated 9/16/2022.**
2. Existing drivepad must be updated to current ADA standard. Please provide driveway width and design details.
  - **We have updated the drivepad to meet COA standard 2425A. See keyed note #12.**
3. Please see attached blue-marked site plan and provide the driveway width.
  - **Existing driveway width dimension has been given both at gate and open driveway as requested. 24' minimum is provided.**



4. Please see attached highlighted site plan and define the ADA pathway from the public sidewalk by labeling of ramps or flush pavement.
  - **ADA pathway from the public sidewalk is flush with pavement and has been identified as such. See keyed note #41.**
5. Keynote 31: please show on the site plan 5'X5' ADA landing area, or Suggestion: refer to COA std dwg 2443 detail A-Parallel curb ramp.
  - **Detail has been modified to reflect COA detail 2443 for A-Parallel curb ramp. See keyed note #31.**
6. 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."
  - **See general note N and keyed note #42.**
7. 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.
  - **See Sanitation approval dated 03/21/2023 attached.**
8. Provide a copy of Fire Marshal Approval.
  - **See Fire Marshal Approval dated 03/22/2023 attached.**
9. Please specify the City Standard Drawing Number when applicable.
  - **Done.**
10. Please provide a letter of response for all comments given.
  - **Provided with this document.**
11. 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@cabaq.gov](mailto:mgrush@cabaq.gov)**).
  - **Traffic Impact Study is not required. See attached Traffic Scoping Document signed by Mr. Grush 03/07/2023.**



Sincerely,



Marc Gonzales AIA, NCARB  
Buffalo Design Architects  
505.492.0405  
[mgonzales@buffaloarch.com](mailto:mgonzales@buffaloarch.com)

attachments:

1. Legal Survey dated 9.16.2022 (LOT C-2 OFFICIAL SURVEY)
2. TCL dated MARCH 2023 w/revisions dated 03/23/2023. (A21.17 sp\_TCL)
3. Sanitation approval dated 03/21/2023 (2900 Wellesley DR NE—03-21-23—  
Sanitation Approval
4. Fire Marshal approval dated 03/23/2023. (A21.17 sp\_TCL FIRE-1.pdf V1)
5. TIS letter dated 03/07/2023 (2900 Wellesley Dr NE Traffic Scoping Form)

