

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

July 21, 2023

Kent D. Beierle, RA
Equiterria Regenerative Design
302 Central Ave. SE
Albuquerque, NM 87102

Re: Blvd. 2500
2500 Carlisle Blvd. NE
Traffic Circulation Layout
Architect's Stamp 06-30-23 (H17-D002A)

Dear Mr. Beierle,

Based upon the information provided in your submittal received 07-03-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify all existing access easements and rights of way width dimensions.
2. All site accesses driveways must be updated to current standard and have truncated domes installed. Please provide driveways' design details and reference COA std dwg.
3. Please provide the angle for the existing and proposed angled parking. See attached angled parking requirements.
4. Minimum Drive Aisle Width for two ways traffic is 22 ft. please revise the site plan.
5. In addition to the "ONE WAY" signs, please provide "ONE WAY" pavement marking.
6. 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.
7. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from **EACH** ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
8. 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.
9. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
10. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
11. Please provide Hoop Bike Rack.
12. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
 - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.

PO Box 1293

Albuquerque

NM 87103

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- c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - d. The rack allows varying bicycle frame sizes and styles to be attached.
 - e. The user is not required to lift the bicycle onto the bicycle rack.
 - f. Each bicycle parking space is accessible without moving another bicycle.
13. Bicycle racks shall be sturdy and anchored to a concrete pad.
 14. A 1-foot clear zone around the bicycle parking stall shall be provided.
 15. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
 16. 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.
 17. Provide a copy of Fire Marshall approval.
 18. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
 19. Please provide a sight distance exhibit
 20. Show the Intersection clear sight triangle for the southwest site access and show the regular clear sight triangle for the other site accesses 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.
 21. Please specify the City Standard Drawing Number when applicable.
 22. 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.
 23. 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**).
 24. Please provide a letter of response for all comments given.

Once corrections are complete resubmit

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

for log in and evaluation by Transportation.

CITY OF ALBUQUERQUE

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Brennon Williams, Director



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

PO Box 1293 \ma via: email
C: CO Clerk, File

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

See next

Project Title: BLVD 2500 **Building Permit #** page **Hydrology File #**

DRB# PR-2018-001580 **EPC#**

Legal Description: **City Address OR Parcel** 2500 Carlisle Blvd NE

Applicant/Agent: Equiterria Regenerative Design **Contact:** Delcie Dobrovolny

Address: 302 Central Ave SE; Albuquerque, NM 87102 **Phone:** 505-242-2851

Email: delcie@equiterria.design

Applicant/Owner: Rhino Holdings Boulevard LLC **Contact:** Jonathan Wall

Address: 2200 Paseo Parkway Ste 260; Henderson, NV 89052 **Phone:** 209-573-0073

Email: jwall@rhinoig.com

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE DRB SITE ☒ ADMIN SITE:

RE-SUBMITTAL: YES ☒ NO

DEPARTMENT: ☒ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE

Check all that apply:

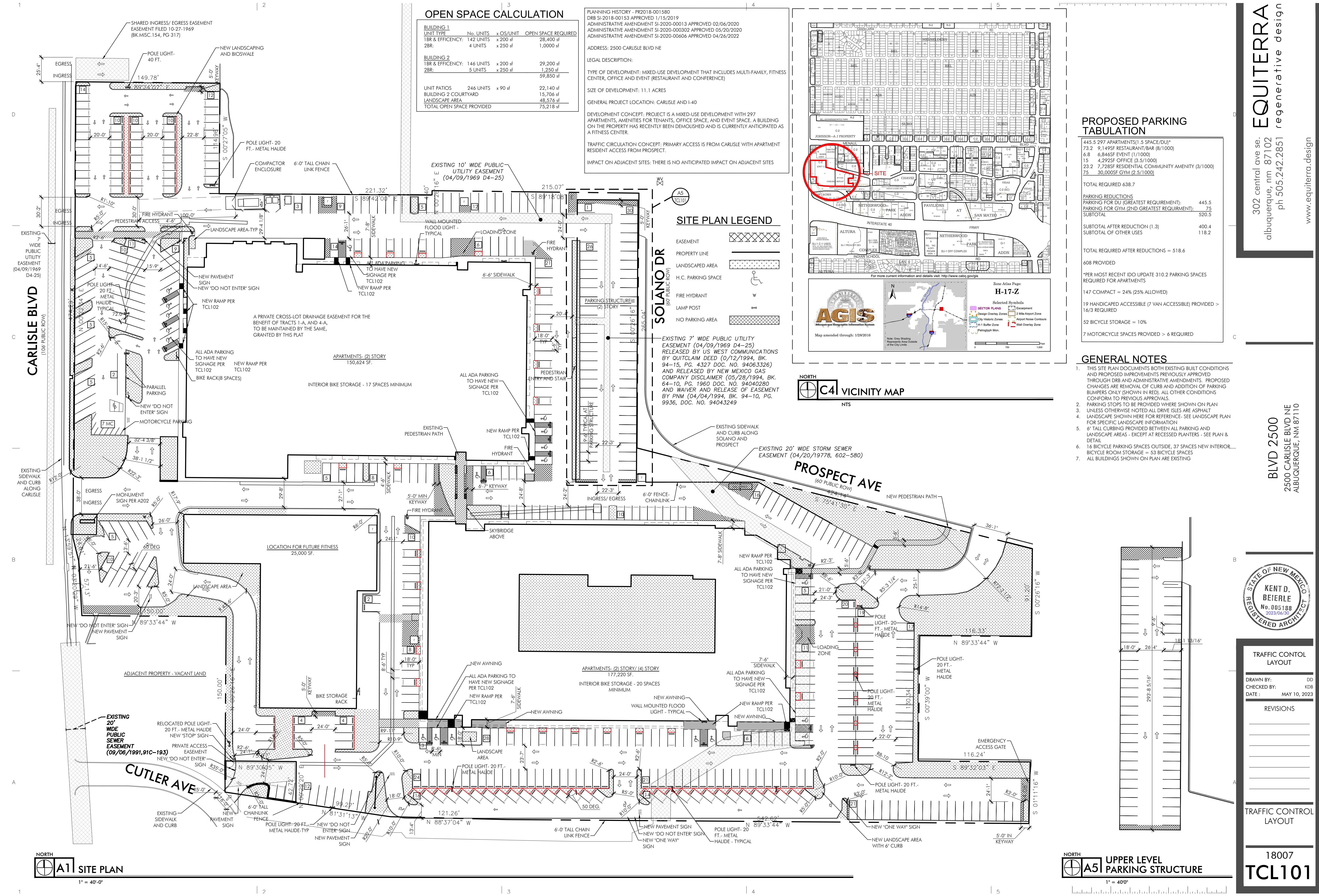
TYPE OF SUBMITTAL:

- ☐ 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
- ☒ 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: June 30, 2023



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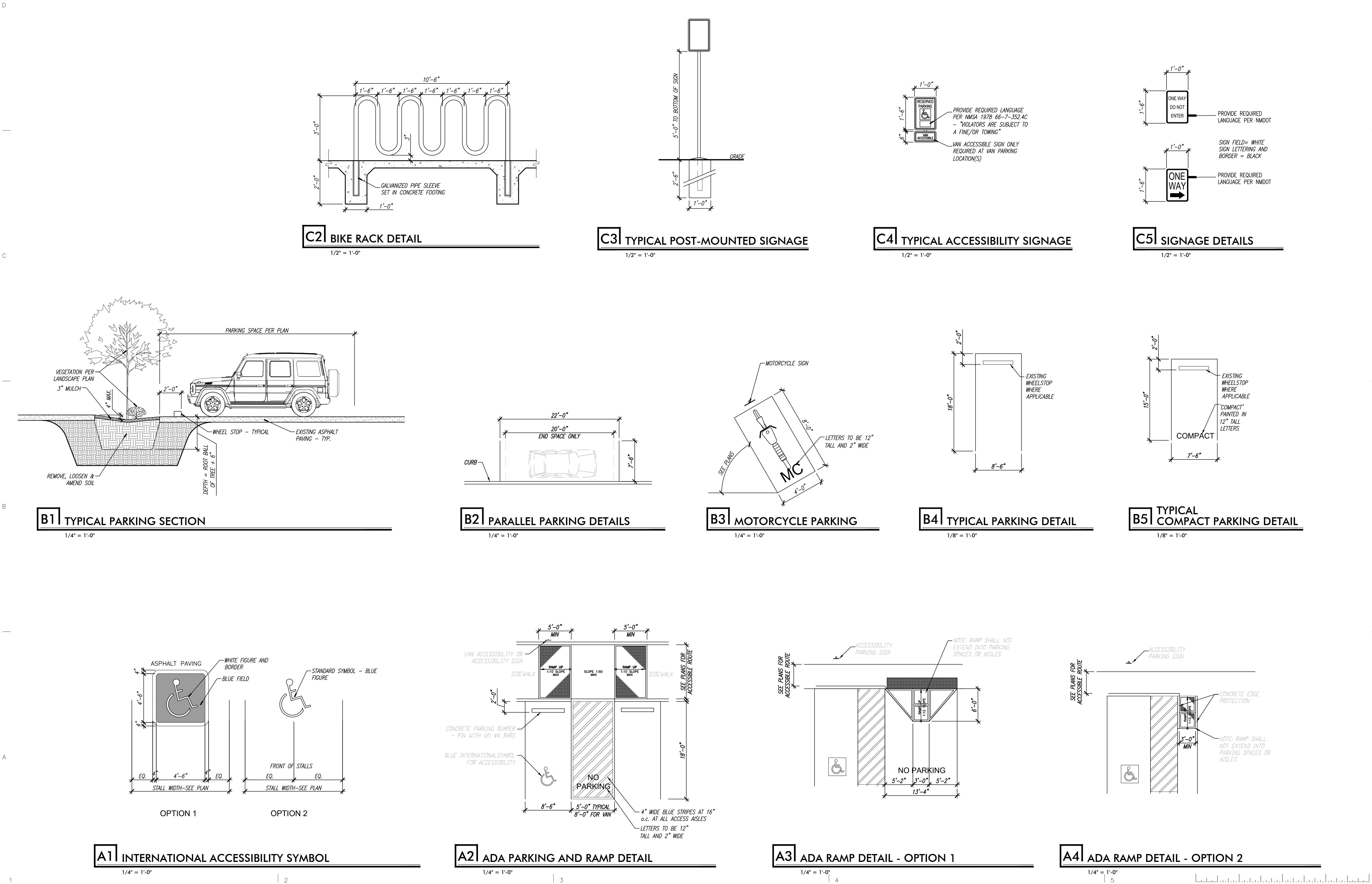
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EQUITERRA
regenerative design

302 central ave se.
albuquerque, nm 87102
ph 505.242.2851
www.equiterra.design

BLVD 2500
2500 CARLISLE BLVD NE
ALBUQUERQUE, NM 87110

STATE OF NEW MEXICO
KENT D. BEIERLE
No. 005188
2023.04.20
REGISTERED ARCHITECT

TRAFFIC CONTROL LAYOUT

DRAWN BY: MG
CHECKED BY: DD
DATE: MAY 10, 2023

REVISIONS

SITE PLAN DETAILS

18007
TCL102