

CITY OF ALBUQUERQUE



February 25, 2019

Tierra West LLC
Vince Carrica
5571 Midway Parl PI NE
Albuquerque, NM 87109

Re: BEK Distribution Facility
601 Gallatin Pl. NW Albuquerque NM 87121
Traffic Circulation Layout
Engineer's/Architect's Stamp ??-??-?? (J10D00261)

Dear Mr. Carrica,

02-23-19

Based upon the information provided in your submittal received XX-XX-19, 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. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
3. The handicap accessible spaces must be a minimum of 8.5 ft. in width.
4. The handicap accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
5. 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 HC signs.
6. 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)
7. ADA curb ramps must be updated to current standards and have truncated domes installed.
8. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
9. A 5 ft. keyway is required for dead-end parking aisles.
10. All sidewalks along streets should be placed at the property line. And please provide details for the sidewalk.

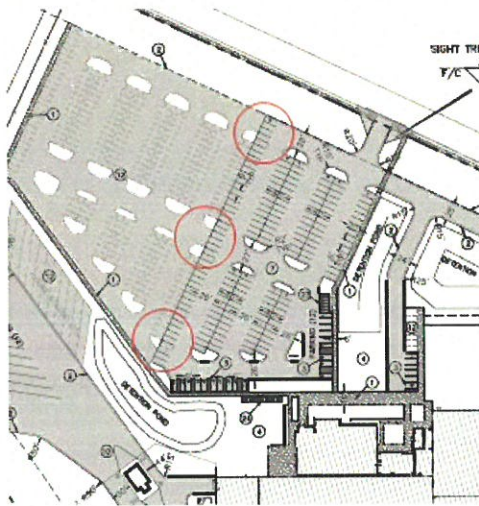
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

11. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
12. Please provide paving details such as the asphalt type and the cross section.
13. An approved TIS is needed before TCL approval.
14. Please verify what is going on in the circled area in the picture. Are those areas part of future parking structure? If not, the 400 ft long row of parking with no internal circulation is not acceptable.



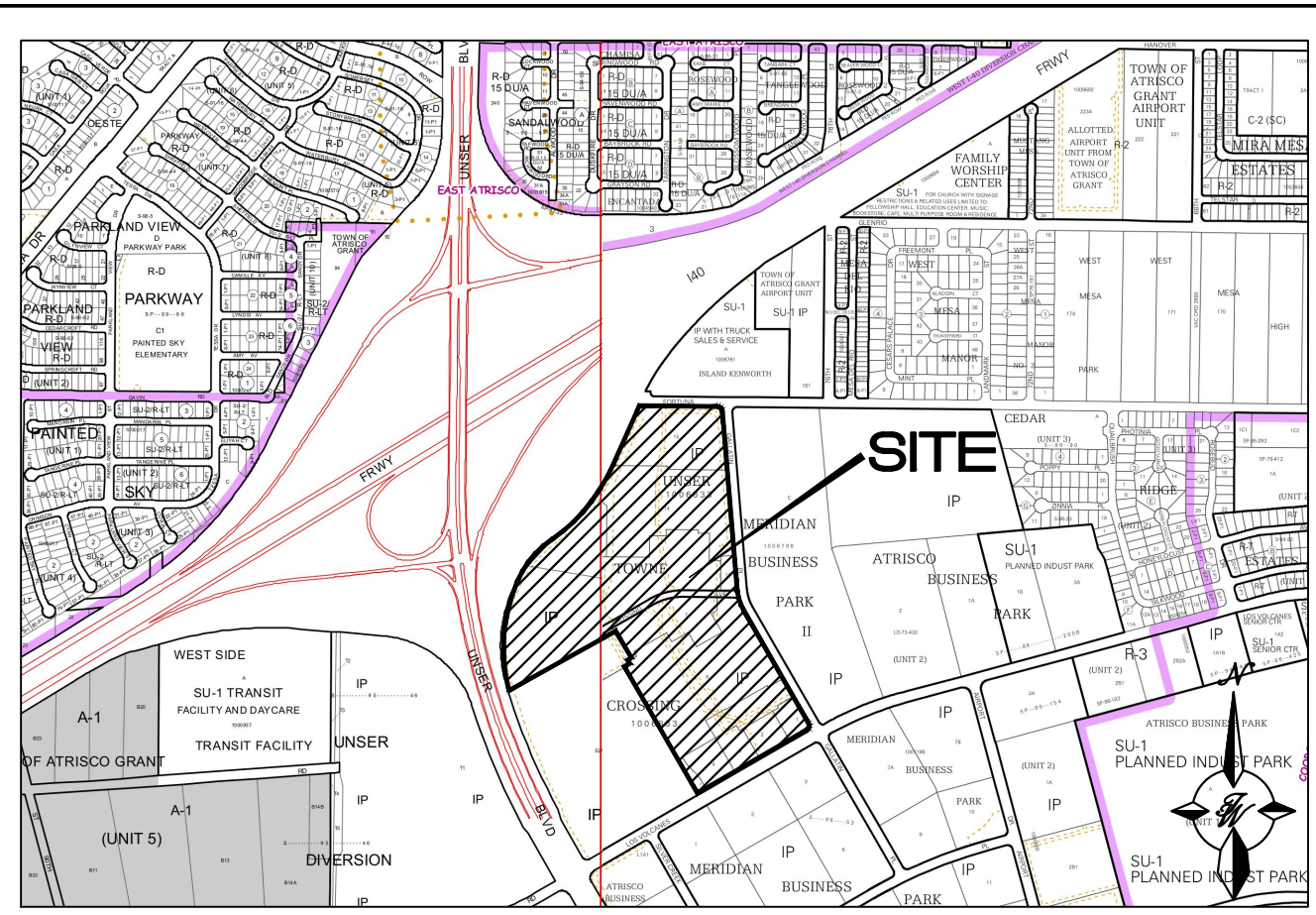
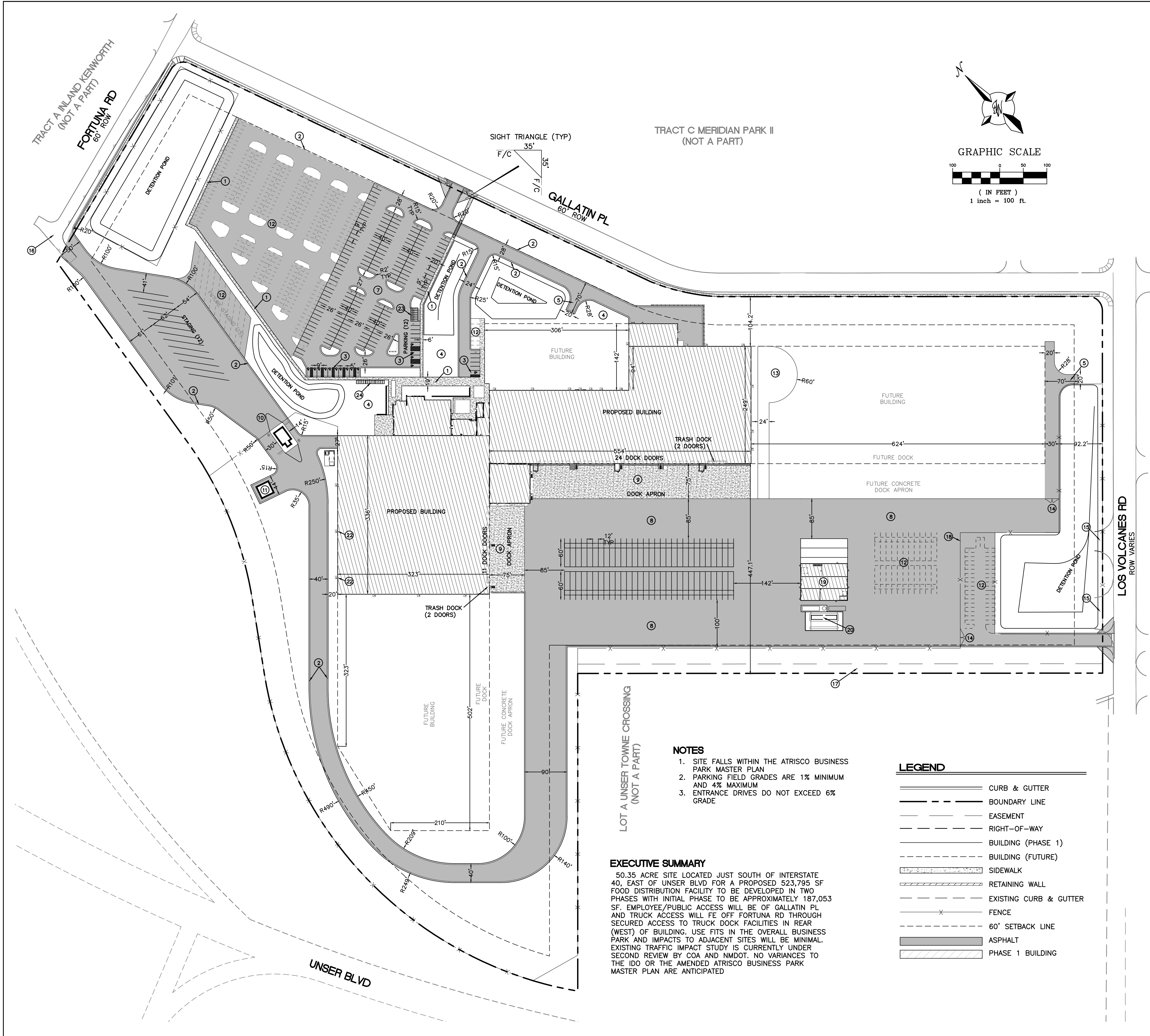
Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at 924-3675.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mojgan Maadandar', with a long horizontal line extending from the end of the signature.

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

/MM via: email
C: CO Clerk, File




LEGAL DESCRIPTION: LOT 1-A UNSER TOWNE CROSSING

ADDRESS - 601 GALLATIN PL NW
ALBUQUERQUE, NM 87121

SITE DATA	
PROPOSED USAGE:	DISTRIBUTION FACILITY
LOT AREA:	2,193,246 SF (50.35 ACRES)
BUILDING AREA:	
OFFICE AREAS:	33,365 SF
SUPPORT AREAS:	17,484 SF
WAREHOUSE AREAS:	136,204 SF
FUTURE BUILDING:	350,333 SF
TOTAL	523,795 SF
PARKING	
PARKING REQUIRED:	262 SPACES (1 SPACE PER 2000 SF)
PARKING PROVIDED:	490 SPACES
HC PARKING REQUIRED:	7 SPACES
HC PARKING PROVIDED:	15 SPACES
	7 VAN ACCESSIBLE
MOTORCYCLE PARKING REQUIRED	5 SPACES
MOTORCYCLE PARKING PROVIDED	6 SPACES
BICYCLE PARKING REQUIRED	26 SPACES (10% OF REQUIRED PARKING)
BICYCLE SPACES PROVIDED	30 SPACES
LANDSCAPE REQUIRED:	
LANDSCAPE PROVIDED:	372,852 SF
	801,716 SF

KEYED NOTES

- CONCRETE WALK W/MED. BROOM FINISH--PROVIDE EXPANSION JOINT & CONTROL JOINT.
- STANDARD 6" CURB W/GUTTER COA STD DWG 2415A
- ACCESSIBLE PARKING W/SIGN
- LANDSCAPE ISLAND/AREA - SEE LANDSCAPE DWG.
- FIRETRUCK TURNAROUND
- TRASH COMPACTOR
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE APRON
- GUARD HOUSE
- PUMP HOUSE
- FUTURE PARKING
- TEMPORARY TURNAROUND
- EMERGENCY ACCESS GATE
- EXISTING ENTRANCE TO BE REMOVED
- EXISTING TURN AROUND
- 20' DRAINAGE COVENANT
- ACCESS CONTROLLED PEDESTRIAN GATE
- SERVICE BUILDING
- FUELING ISLAND
- RETAINING WALL
- EMERGENCY EXIT
- MOTORCYCLE PARKING W/SIGN
- BICYCLE RACKS

ENGINEER'S SEAL	FOOD DISTRIBUTION FACILITY	DRAWN BY pm
	TRAFFIC CIRCULATION PLAN	DATE 2-21-19
<div><div>TERRA WEST, LLC</div><div>5571 MIDWAY PARK PL NE</div><div>ALBUQUERQUE, NEW MEXICO 87109</div><div>(505) 858-3100</div><div>www.tierrowestllc.com</div></div>		DRAWING 2018014-SPE
	RONALD R. BOHANNAN P.E. #7868	SHEET # 1
		JOB # 2018014