

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 26, 2023

Debra West
Aria Studio Consultants, Inc.
100 Gold Ave. SW
Albuquerque, NM 87102

Re: NM Sol/ Phase 1 Tenant Addition
7402 Los Volcanes Rd. NW
Traffic Circulation Layout
Architect's Stamp 03-28-23 (J10-D027)

Dear Ms. West,

Based upon the information provided in your submittal received 04-11-23, 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. Is the proposed Warehouse behind or in front of the existing building? Please clarify.
3. Please show the site accesses on the site plan, and site accesses must be updated to the current ADA standard.
4. Please show the dimensions for all the proposed parking spaces.
5. Show all drive aisle widths and radii. Some dimensions are not shown.

	Minimum Drive Aisle Width
Two Way Traffic	22'
Main Circulation Road	24'
Fire Lane	20'

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 the 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. 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.
10. 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.

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11. Please provide a copy of Fire Marshal approval.
12. 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.
13. 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.
14. Please specify the City Standard Drawing Number when applicable.
15. 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.
16. 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).
17. Please provide a letter of response for all comments given.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

\ma via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: NM Sol **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot 2-B, Tract S-1, Atrisco Business Park, Unit 2, City of Albuquerque, Bernalillo County, NM
City Address: 7401 Los Volcanes NW

Applicant: ARIA Studio Consultants, Inc **Contact:** Debra West
Address: 100 Gold Ave SW, Suite 201, Albuquerque, NM
Phone#: 505-453-5813 **Fax#:** _____ **E-mail:** debra@ariascinc.com

Other Contact: ARIA Studio Consultants, Inc **Contact:** Daniel Puzak
Address: 100 Gold Ave SW, Suite 201, Albuquerque, NM
Phone#: 505-506-2314 **Fax#:** _____ **E-mail:** daniel@ariascinc.com

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

IS THIS A RESUBMITTAL? _____ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 04/10/2023 **By:** Debra West

COA STAFF:

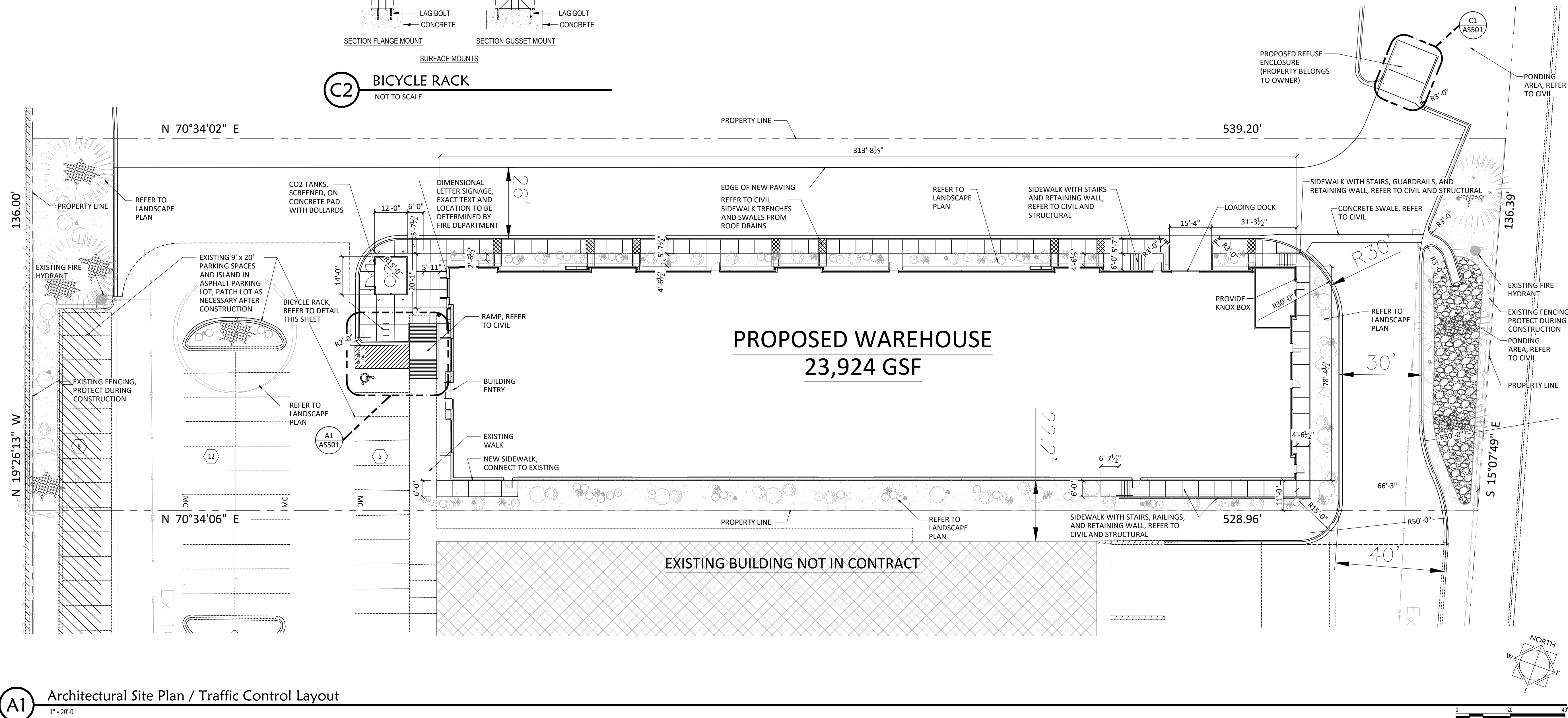
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

-
- ISOMETRIC
- 21 7/8" ± 1/2"
- 44"
- 34" ± 1/2"
- 2" SCHED. 40 PIPE (2-3/8" OD)
- GRADE
- 17 1/8"
- 19 1/2" ± 1/2"
- FRONT ELEVATION
- GRADE
- CONCRETE
- 3/8" ANCHOR ROD THRUHOLE (INCLUDED BY MADRAX)
- GRANULAR
- NATIVE SOIL
- IN GROUND MOUNT (IG)

-
- 2 EACH 9/16" Ø HOLE TYP.
- 6"
- LAG BOLT CONCRETE
- SECTION FLANGE MOUNT
- 2 EACH 9/16" Ø HOLE TYP.
- 12 1/2"
- LAG BOLT CONCRETE
- SECTION GUSSET MOUNT
- SURFACE MOUNTS

NOT TO SCALE



- A. For dimensions, refer to A102 series. All dimensions are to grid, framing or face of concrete, unless noted otherwise. Clear or minimum dimensions are to finish.
- B. Refer to grading and drainage plan for reference and drain in sidewalk detail
- C. All exterior concrete to slope away from the building at 1/8" per foot minimum and have a broom finish.
- D. Guardrail is required at any pedestrian walk area where adjacent change in elevation is 30" or more. Refer to civil grading plan for elevations.
- E. Contractor to verify all ramps, walks, and rails meet ADA guidelines.

Code Referenced

City of Albuquerque IDO (effective 2022-12-25)
Non-Residential Business Park (NR-BP)

Address and Legal Description

7401 Los Volcanes Rd NW, Albuquerque, NM 87121
UPC 101005818513100104
Lot 2-B, Tract S-1, Atrisco Business Park, Unit 2, City of Albuquerque, Bernalillo
County, New Mexico
1.6675 Acres

Type of Development & Occupant Load

Cannabis Cultivation & Product	23,924 sf
Production Facility	120 occ

Parking Required (Table 5-5-1)

Cannabis Cultivation	1 space per 1000 GFA	23.92
Total spaces required		24
	Motorcycle	1.00
	Bicycle	3.00
Total spaces provided		25 spaces
		includes 1 ADA space
		3 bicycle, 3 motorcycle

Executive Summary

Construction of a new tilt-up concrete fully sprinkled agricultural warehouse to be used for cannabis cultivation.

IDO Zone Atlas
May 2018

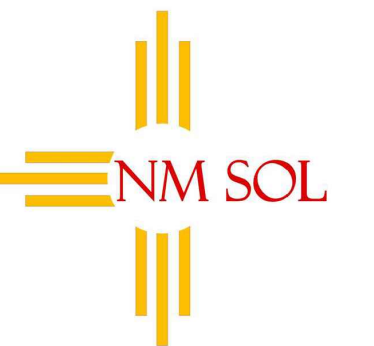
IDO Zoning information as of May 17, 201

The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO

Zone Atlas Page:
J-10-Z

Glyph National Monument
 Outside of City Limits
 Port Protection Overlay (A)
 Character Protection Overlay

250 500 1,000



NM SOL
Phase 1 Tenant Addition
for Ray's Flooring
Los Volcanes Road NW/
Albuquerque, NM 87121



Architect/Engineer Seal

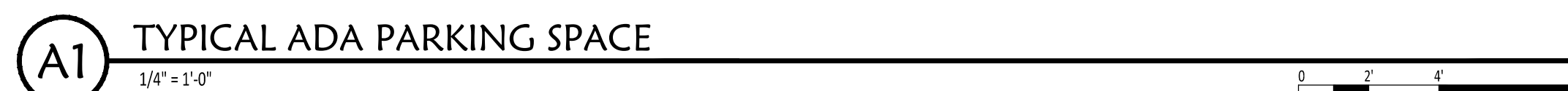
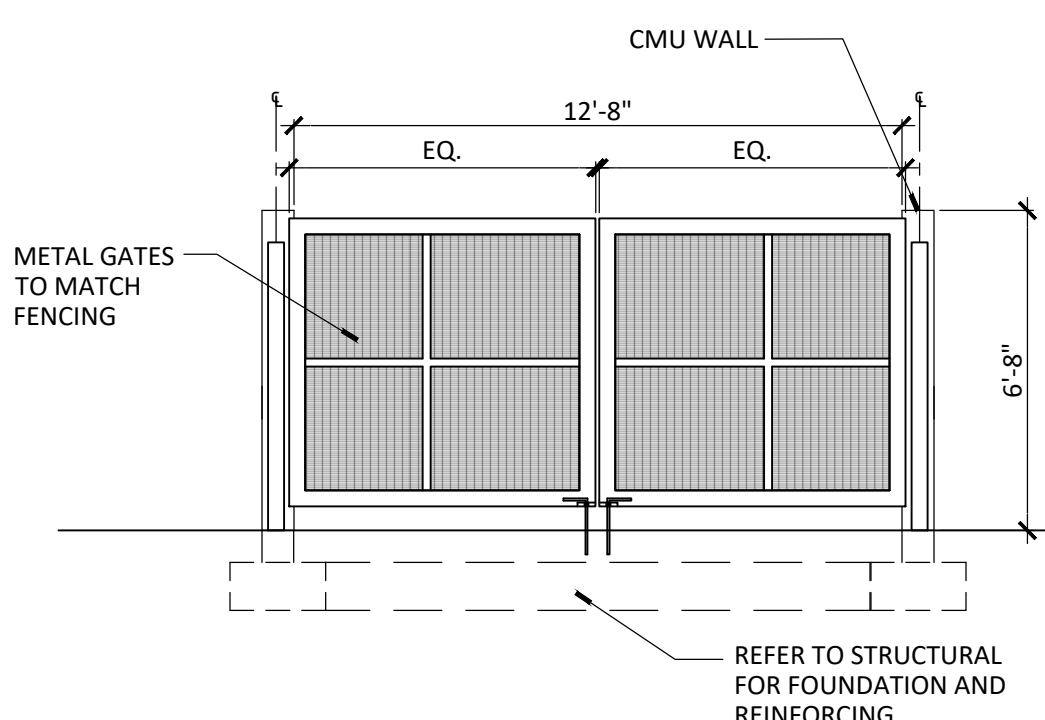
<i>mark</i>	<i>date</i>	<i>description</i>
<i>revisions</i>		
<i>issue</i>		Permit CDs
<i>project no</i>		2219
<i>drawn by</i>		DGP
<i>checked by</i>		DGP
<i>date</i>		March 28, 2023

ARCHITECTURAL SITE PLAN
TRAFFIC CONTROL LAYOUT

AS102 TCL

ENCLOSURE NOTES:

1. SOLID WASTE IS TO PROVIDE ALL INSPECTIONS ON THE TRASH ENCLOSURE SUCH AS PRE-POUR FOR SLAB AND APRON, BOND BEAM, BOLLARD, AND FINAL INSPECTION. INSPECTIONS WILL BE CONTINGENT FOR SOLID WASTE SIGN OFF FOR FINAL CO.
2. REAR BOLLARDS ARE TO MEASURE NO MORE THAN 12" FROM BACK CMU WALL TO CENTER. BOLLARDS ARE TO MEASURE A MINIMUM OF 24" ABOVE CONCRETE.



mark	date	description
revisions		
issue		Permit CDs
project no		2219
drawn by		DGP
checked by		DGP
date		March 28, 2023

SITE DETAILS

AS501