



**Planning Department
Transportation Development Services**

May 22, 2015

Phil Clark, PE
Clark Consulting Engineers
19 Ryan Rd
Edgewood, NM 87015

**Re: Gordon Warehouse
8508 Constitution NE
Traffic Circulation Layout**
Engineer's/Architect's Stamp dated 5-8-15 (J20-D037A)

Dear Mr. Clark

Based upon the information provided in your submittal received 5-12-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

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1. A scale of 1"=20' is recommended for sites less than 5 acres.
2. Please provide a separate TCL Site Plan, separate from Drainage Plan.
3. Please provide a Legend notation for Landscaping. It is hard to differentiate the landscaping notation from the cement notation.
4. Please identify all buildings, doors, structures, sidewalks, curbs, drive pads, walls and anything that influences the parking and circulation on the site.
5. Identify all existing access easements and rights of way with dimensions.
6. Identify the right of way width, medians, curb cuts, and street widths on both Constitution Ave. and the Public Alley.
7. Please review the regular and ADA parking on the northeast corner of the proposed building. There does not seem to be enough of a turning radius for the ADA parking customers backing out of the ADA parking without backing up into the Public Alley. Please consider moving the regular parking space at the northeast corner further south or to another location. Please provide a Turning Template Analysis and Exhibit on the resubmittal.
8. Please call out slope (12:1 Max) of ADA pedestrian pathway and provide a detail.
9. Please provide detail of truncated domes on the sidewalk at the intersection of Constitution Ave. and the Pubic Alley.
10. The handicap accessible spaces must be a minimum of 8.5 feet in width.



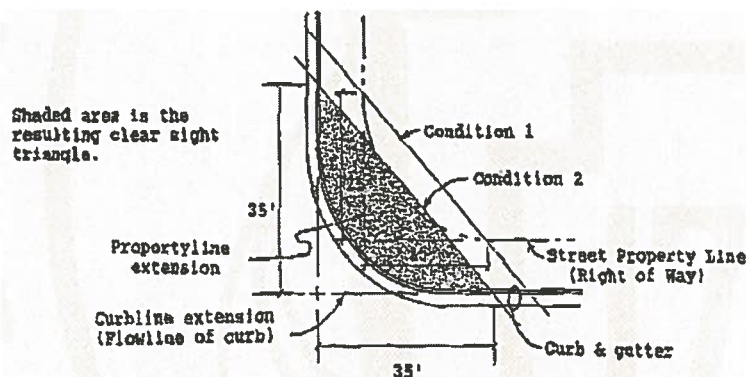
11. The handicap accessible spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
12. The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**
13. The ADA access aisle shall have 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)
14. Show all drive aisle widths and radii.
15. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet. Landscape island radius for delivery trucks, fire trucks, etc. is 25 feet or larger
16. A five-foot keyway is required for dead-end parking aisles. This is applicable to the ADA Handicap parking spaces shown on the proposed plan.
17. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pedestrian pathway and ramps and provide details.
18. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly detail HC pathway access aisles.
19. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles.
20. Design delivery vehicle route needs to be shown.
21. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval (if applicable).
22. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*).

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23. Please add the following note to the clear sight triangle: "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 this area."
24. Please specify the City Standard Drawing Number when applicable. Please call out Standard Numbers for ramps and sidewalks.
25. Please include a copy of your shared access agreement with the adjacent property owner.
26. Work within the public right of way requires a work order with DRC approved plans.
27. See Chapter 23, Section 6 of the City of Albuquerque *Development Process Manual*, for appropriate drive pad widths.
28. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard.
29. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3630.

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Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

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