

CITY OF ALBUQUERQUE



August 26, 2019

Vince Carrica, PE
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Maverik 98th & Bluewater
9701 Bluewater Rd NW
Traffic Circulation Layout
Engineer's/Architect's Stamp [REDACTED] (K09D044)

Dear Mr. Carrica,

Based upon the information provided in your submittal received 08-21-2019, 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. Clarify existing property lines and proposed property lines. A replat needs to be done.
3. 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 signs.
4. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
5. 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.
 - 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.
6. Bicycle racks shall be sturdy and anchored to a concrete pad.
7. A 1-foot clear zone around the bicycle parking stall shall be provided.
8. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

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9. Show all drive aisle widths and radii. Some dimensions are not shown.
10. 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.
11. provide a copy of refuse 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. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show detail and location of posted signs and striping.
14. 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.
15. The TIS shows 17 fueling station, but the TCL shows 24 fueling station. Please clarify!
16. The keyed note #5 (truck fueling island) is pointing at a wrong thing. Please show where the truck fueling islands are!
17. Keyed note #14: at DRC, it was mentioned that the sidewalk along bluewater will be built by others. Please distinguish between the sidewalks that are being built by this project and the one that is being built by others.
18. The 15 ' radius of the curve is suitable for smaller cars. For trucks, the radius should be 25'.

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.

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Sincerely,

A handwritten signature in blue ink, appearing to read 'Mojgan Maadandar', with a long horizontal flourish extending to the right.

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

MM via: email
C: CO Clerk, File

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