

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 11, 2024

Madison Jurewicz
Kimley-Horn
380 Interlocken Crescent
Broomfield, CO 80021

Re: ABB ABQ Addition
6625 Bluewater Rd. NW
Traffic Circulation Layout
Engineer's/Architect's Stamp XX-XX-XX (K10-D011)

Dear Ms. Jurewicz,

Based upon the information provided in your submittal received 01-08-24, 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. Identify all existing access easements and rights of way width dimensions.
3. Clarify existing property lines and proposed property lines.
4. Please show on the site plan the existing site accesses width.
5. Please show on the site plan minimum 50 ft. throat length for both site accesses.
6. Details sheet is missing.
7. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
8. 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.
9. 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)
10. Keynote 7: ADA pathway from the public sidewalk to the building entrance must be 6 ft. wide. Also, please clarify whether the pathway is flush or if ADA ramps are provided. If ramps are proposed, please provide ramps details.
11. Keynote 8: please provide proposed ramps details.
12. Show on the site plan 6 ft. wide ADA pathway from ADA parking aisle to the building entrance.
13. Provide Motorcycle parking signs.
14. Provide Bike Rack details.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

15. 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.
16. Provide a copy of Fire Marshall approval.
17. Please provide a sight distance exhibit
18. Show the Intersection clear sight distance 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.
19. Please specify the City Standard Drawing Number when applicable.
20. 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.
21. 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**).
22. 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

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

\ma via: email
C: CO Clerk, File

EXISTING OUT BUILDING

EX. SEMI LOADING AREA

EXISTING ASPHALT

EX. SEMI LOADING AREA

EX. MANUFACTURING BUILDING AREA = 92,658 GSF

PROP. BUILDING EXPANSION AREA = 92,788 GSF

EX. OFFICE = 10,351 GSF

4 - EV PARKING STALLS

20 - BICYCLE PARKING

6.0' SIDEWALK

5.0'

7.5' LANDSCAPE ISLAND

35.5'

17' WIDE CURB CUT PER CITY DTL

20.0' SIDEWALK

EX 6" TALL BLACK WROUGHT IRON FENCE

BLUEWATER ROAD NW (PUBLIC ROW WIDTH VARIES)

SU-30 VEHICLE PATH

STORMWATER BASIN

4" CURB CUT

CONCRETE VALLEY GUTTER SEE DTL ON SHEET C2.2

4" CURB CUT

EX. WATER VAULT TO REMAIN PROTECTED IN PLACE

EXISTING BLACK WROUGHT IRON ACCESS GATES TO REMAIN

APPROX. NEW LOT LINE BY REPLAT (CONCURRENTLY UNDER REVIEW)

OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. DESIGN TO BE DETERMINED DURING DRC REVIEW

SU-30 VEHICLE PATH

VICINITY MAP - ZONE ATLAS PAGES: K-10-Z & J-10-Z

ADDRESS: 6625 BLUEWATER ROAD

LEGAL DESCRIPTION: TRACT A ATRISCO BUSINESS PARK UNIT 1 CONTAINING 39.775 ACRES

LAND AREA: 39.775 ACRES

ZONING: NR-BP: NON-RESIDENTIAL / BUSINESS PARK
PERMISSIVE PRIMARY USE AS LIGHT MANUFACTURING

BUILDING AREAS:

- EXISTING - ±103,000 SF
- PROPOSED - ±90,000 SF
- TOTAL = ±193,000 SF

GRAPHIC SCALE IN FEET

0 25 50 100

NORTH

LEGEND:

- | | |
|--|--|
| | PROPERTY LINE |
| | ADJACENT SECTION LINE |
| | EX. UTILITY ESMT |
| | EX. WROUGHT IRON FENCE |
| | EX. CHAIN LINK FENCE |
| | EX. FIRE HYDRANT/VALVE |
| | EX. FLAGPOLE |
| | EX. SITE LIGHT |
| | EX. SIGN |
| | PROP. 6" VERTICAL CURB PER CITY DTL |
| | PROP. BUILDING (SEE ARCH PLANS) |
| | PROP. HEAVY DUTY ASPHALT (SEE SHEET C2.2) |
| | PROP. LIGHT DUTY ASPHALT (SEE SHEET C2.2) |
| | PROP. CONCRETE (SEE SHEET C2.2) |
| | PROP. LANDSCAPE (SEE LANDSCAPE PLANS) |
| | ACCESSIBLE ROUTE |
| | PROP. POLE MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN) |
| | PROP. BUILDING MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN) |
| | PROPOSED SIGN, TYPE PER KEYNOTES |

KEYNOTE LEGEND:

(1)	PROP. STANDARD 8.5'X18' PARKING STALLS
(2)	PROP. 8.5'X18' ACCESSIBLE PARKING STALLS
(3)	ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET C2.1)
(4)	VAN ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET C2.1)
(5)	PROP. LANDSCAPING (REFER TO LANDSCAPE PLANS)
(6)	PROP. 6" VERTICAL CURB PER COA DETAILS
(7)	PROP. CONCRETE SIDEWALK (WIDTH PER PLAN)
(8)	PROP. ACCESSIBLE CURB RAMP
(9)	PROP. 40" AUTOMATIC CANTILEVER GATE W/ KNOX BOX (SEE DTL SHEET C2.1)
(10)	PROP. TEMPORARY LOADING ZONE (10X25)
(11)	PROP. MOTORCYCLE STALL (4' x 8' MIN)
(12)	NEW LIGHT POLE (SEE LIGHTING PLANS)
(13)	NEW WALL MOUNTED LIGHTING (SEE LIGHTING PLANS)
(14)	NEW 6" BLACK WROUGHT IRON FENCE (SEE SHEET C2.1)
(15)	WHEEL STOP (SEE SHEET C2.2)
(16)	LIGHT DUTY PAVEMENT (SEE SHEET C2.2)
(17)	HEAVY DUTY PAVEMENT (SEE SHEET C2.2)
(18)	SAWCUT LINE
(19)	PROP. SIDEWALK CHASE (SEE SHEET C2.2)
(20)	EX. LIGHT POLES (TO REMAIN)
(21)	EX. SIGNAGE (TO REMAIN)
(22)	EX. FIRE HYDRANTS (TO REMAIN)
(23)	EXISTING OPEN TOP ROLL TRASH CONTAINER
(24)	EX. MOTORCYCLE PARKING (TO REMAIN)
(25)	EX. SITE SECURITY FENCING (TO REMAIN)
(26)	PROP. CROSS WALK STRIPING PER CITY STDs

PARKING DATA TABLE		
	REQUIRED	PROVIDED
TOTAL PARKING	240	368
ACCESSIBLE	5	9 (2 VAN)
MOTORCYCLE (4X8 MIN)	6	6
BICYCLE (4X8)	20	20
EV CHARGING	0	4
LOADING SPACES (12X65, 10X25)	2	7 (6 EX, 1 NEW)
REQUIRED SPACES	212	
STANDARD SIZE (8.5X18)	1 SPACE/1,000 SF (F-1) = 186 2.5* SPACE/1,000 SF (B) = 26	335
*REDUCED FROM 3.5 TO 2.5 DUE TO 660' FROM A MAIN CORRIDOR		

Kimley»»Horn

©2023 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: MEJ
DRAWN BY: MEJ
CHECKED BY: SAL
DATE: 03/01/2024

LEGAL DESCRIPTION:
TRACT A ATRISCO BUSINESS
PARK UNIT 1 CONTAINING
70.775 ACRES

ABB ABQ ADDITION
6625 BLUEWATER ROAD NW

SITE PLAN - DFT

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096523009

SHEET
C3.0