



**Planning Department
Transportation Development Services**

August 24, 2015

Eugenio Valdez
Wilson & Company
4900 Lang Ave. NE
Albuquerque, NM 87109

**Re: Lincoln Complex Building M Renovations
915 Locust St.
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 8-19-15 (K15-D047B)**

Dear Mr. Valdez,

Based upon the information provided in your submittal received 8-19-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify the right of way width, medians, curb cuts, and street widths on Bittner Lp. and driveway off of Vance Emory Ln.
2. Please identify all existing building, along with their designated parking spaces, entrance doors, sidewalks, ADA ramps, curbs, drive pads, walls and anything that influences the parking and circulation on the site.
3. Please show parking calculations for Proposed Metal Warehouse Addition, Fab Lab and Mailroom, along with location of their perspective parking areas.
4. 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 show this pedestrian walk way for both the existing buildings and the proposed building.
5. Please detail all ADA ramps and pedestrian walkways to all existing and proposed buildings. Please call out any elevation changes.

PO Box 1293

Albuquerque

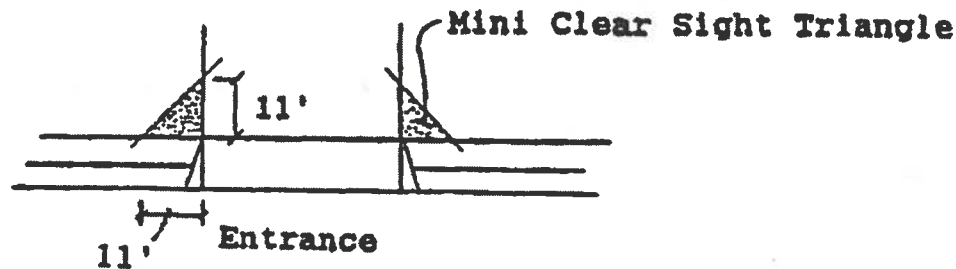
New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



6. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please show this detail for the entrances off of Vance Emory Ln. and Bittner Ln.



7. 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."

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

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

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 2/2013)

GS-R

KISD047B

Project Title: Lincoln Complex Building M Renovations City Drainage #: K-14, K-15

DRB#: _____ EPC#: _____ Work Order #: _____

Legal Description: TRACT C-1 PLAT OF TRS B-1 AND C-1 A.P.S. CENTRAL OFFICE ADD'N CONT 51.5761 AC

City Address: 915 LOCUST STREET, ALBUQUERQUE, NM 87106

+Engineering WILSON & COMPANY Contact: EUGENIO VALDEZ

Address: 4900 LANG AVENUE NE, ALBUQUERQUE NM 87109

Phone #: 505-948-5127 Fax #: 505-348-4055 Email: EEVALDEZ@WILSONCO.COM

Owner: ALBUQUERQUE PUBLIC SCHOOLS Contact: _____

Address: 915 OAK SE, ALBUQUERQUE, NM 87106

Phone #: 505-848-8876 Fax #: 505-848-8822 Email: _____

Architect: APS FACILITIES DESIGN & CONSTRUCTION Contact: MYRON JOHNSON

Address: 915 OAK SE, ALBUQUERQUE, NM 87106

Phone #: 505-848-8811 Fax #: 505-246-9020 Email: JOHNSON_MY@APS.EDU

Surveyor: WILSON & COMPANY Contact: BENJAMIN ARAGON

Address: 4900 LANG AVENUE NE, ALBUQUERQUE NM 87109

Phone #: 505-348-4067 Fax #: 505-348-4055 Email: BENJAMIN.ARAGON@WILSONCO.COM

Contractor: ALTOR Contact: MARIA ALVIDREZ

Address: 5215 EDITH BOULEVARD NE, ALBUQUERQUE, NM 87107

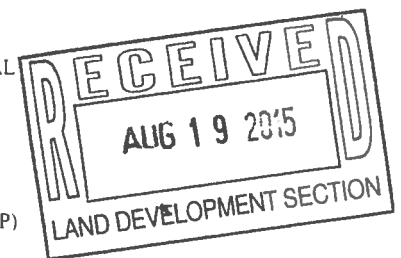
Phone #: 505-341-1551 Fax #: 505-341-1549 Email: MARDREZ@AOL.COM

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL) *Resubmit*
- ☐ ENGINEERS CERT (TCL)
- ☐ ENGINEERS CERT (DRB SITE PLAN)
- ☐ ENGINEERS CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATION OF OCCUPANCY (PERM)
- ☐ CERTIFICATION OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)



WAS A PRE-DEISGN CONFERENCE ATTENDED: ☐ Yes ☒ No ☐ Copy Provided

DATE SUBMITTED: 08/19/2015 By: Eugenio Valdez

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land distributing area, including project less than 1-acre than part of a larger common plan of development



Alaska
Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

August 19, 2015

Racquel M. Michel, P.E.
Senior Engineer, Planning Department
Development Review Services
600 2nd St. NW, Suite 201
Albuquerque, NM 87102

RE: Lincoln Complex Building M Renovations
Traffic Circulation Layout
Engineer's Stamp Dated 7-31-15 (K15-D047)

Dear Ms. Michel,

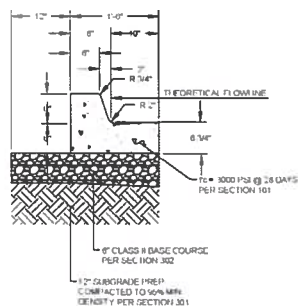
Attached is the revised Traffic Circulation Layout sheet submitted for approval. The revisions have been performed based on your comments from the original submittal. Two hardcopy sets will be delivered to your office in addition to this electronic submittal.

The following is a written response to those comments:

- ✓ 1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks. Please clarify the site address of Building "M" and the proposed development. *We have included a new sheet that includes a zoomed out view of the project location with street names. Sheet C-104A is now labeled with the physical address of Building M.*
- ✓ 2. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces. *Building M will be a mixed use facility that has approximately 23,273 square feet of office space, 35,239 square feet of warehouse and space for additional 335 occupants in assembly areas. 116 parking spaces will be needed for offices, 18 spaces for warehouse and 84 for assembly areas for a total of 218 spaces required. The proposed changes include 19 new parking spaces and sheet C-104A shows 140 and 89 additional existing parking spaces. 218 spaces are required and at least 248 spaces are provided.*
3. Clarify the extents of the current phase. Please detail existing and proposed buildings, parking spaces and public or private road ways. *Sheet C-104-A shows the extents of the current phase within Lincoln Complex. Existing features are shown/labeled and are faded back. Public and private road ways have been labeled.*
4. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, walls and anything that influences the parking and circulation on the site. *Existing features are shown/labeled and are faded back. A legend has also been provided.*
5. Identify all existing access easements and rights of way with dimensions. *The area of the site where construction is to take place is totally within Albuquerque Public School (APS) property.*
6. Identify the right of way width, medians, curb cuts, and street widths on both sides of the street. *There is no right of way near the project location.*



7. 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) **Keynote 5 on Sheet C-104 has the required statement.**
8. Please detail the handicap parking and pedestrian walk way for the building labeled JP#4 on the submitted drawing. **Sheet C-104 shows the path to the Mailroom portable**
9. Show all drive aisle widths and radii. **Sheet C-104 shows all aisle widths and radii.**
10. 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. **See Sheet C-104 for radii located on the sheet.**
11. 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 pathway and provide details. **There is no sidewalk access from the public right of way to the building entrance. There are ADA compliant parking stalls and routes near the existing buildings.**
12. Per the DMP, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pedestrian walk way for both the existing and proposed buildings. **Sheet C-104 shows the walkway from the parking stall to the Mailroom Portable.**
13. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please detail curb barrier on drawing. **6" median curb separates the landscaping and parking areas. The grading and drainage plan calls out the 6" median curb and references the detail below:**

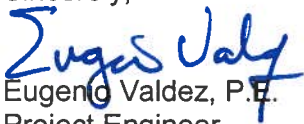


C5 MEDIAN C&G
SCALE: 1" = 1'

14. Design delivery vehicle route needs to be shown. **The design delivery route is shown on sheet C-104A**
15. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of a refuse approval. **Lincoln Complex encompasses a large area and has multiple uses and the service vehicle and/or refuse vehicle location is outside of the project area but contained within APS property.**
16. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please show this detail for entrances off of Vance Emory Ln. and roadway on the south side of project site. **Vance Emory Lane is a private APS road and no improvements are being made at this time.**

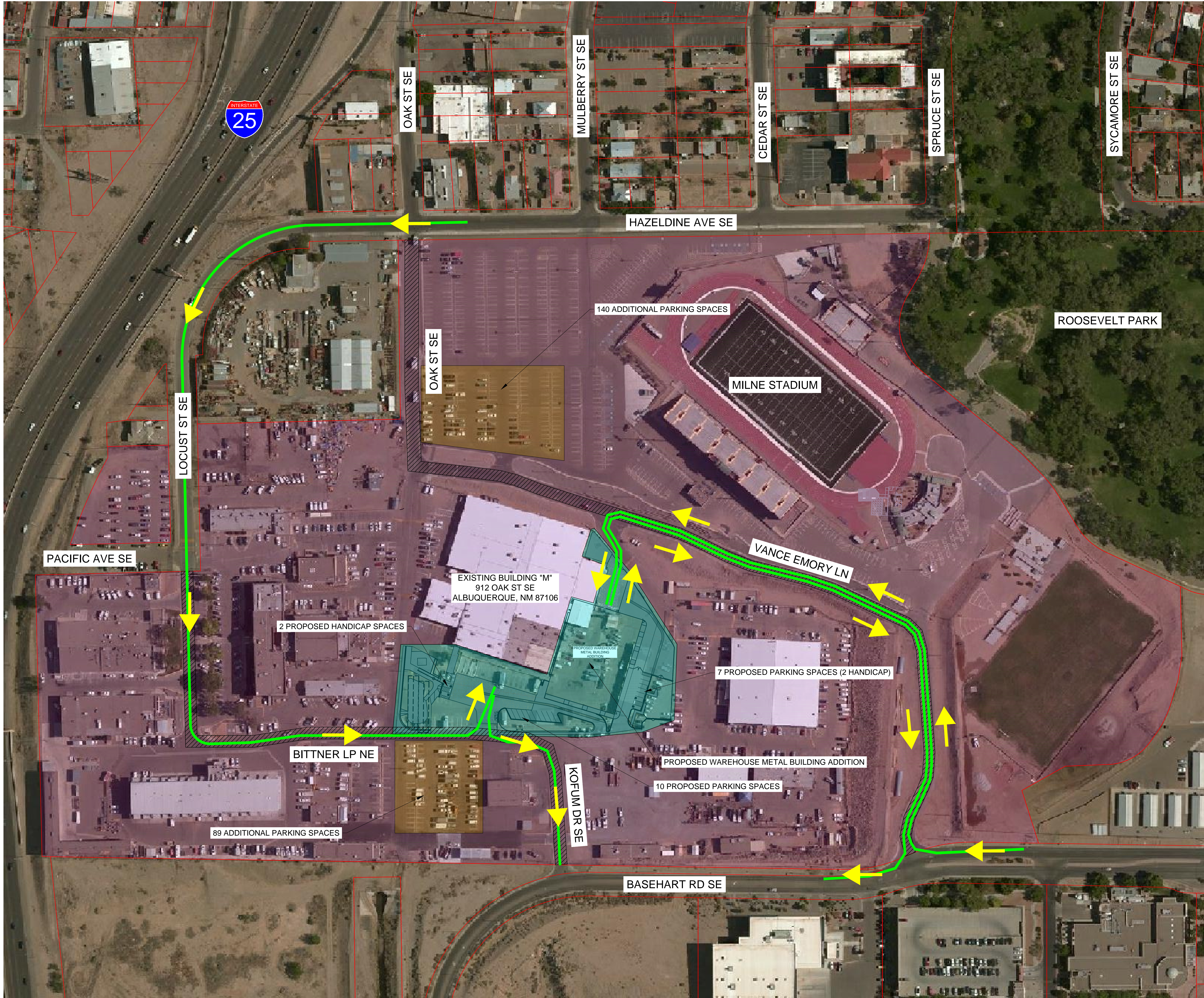
17. Please add the following note to the clear sight triangle. "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area." Vance Emory Lane is a private APS road and no improvements are being made at this time.
18. Please include two copies of the traffic circulation layout at the next submittal. Two sheets of the TCL and overall TCL have been included and an electronic copy provided.

Sincerely,



Eugenio Valdez, P.E.
Project Engineer
Wilson & Company

Cc: File



GENERAL SHEET NOTES

- SEE SHEET C-104 FOR PROJECT SITE DIMENSIONS, RADII AND CALLOUTS.
- DESIGN VEHICLE USED IS AASHTO 2011 WB-67 TRAILER TRUCK (53' TRAILER).

LEGEND

- APS PARCEL
- CURRENT PROJECT PHASE LIMITS
- ADDITIONAL PARKING SPACES
- PRIVATE ROADWAY
- CITY OF ALBUQUERQUE PARCELS
- DELIVERY ROUTE AND DIRECTION

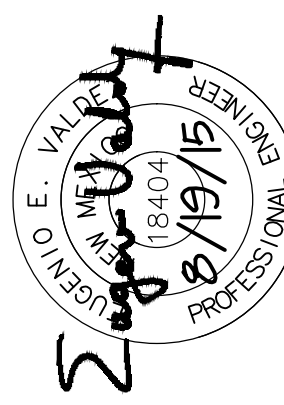
PARCEL DATA

BERNALILLO COUNTY PARCEL INFORMATION:

UPC: 101505711906130145
OWNER: ALBUQUERQUE PUBLIC SCHOOLS
OWNER ADDRESS: P.O. BOX 25704
OWNER ADDRESS 2: ALBUQUERQUE, NM 87125-0704
SITUS ADDRESS: 912 LOCUST SE
SITUS ADDRESS 2: ALBUQUERQUE, NM 87106
LEGAL DESCRIPTION: TRACT C-1 PLAT OF TRS B-1 AND C-1 APS CENTRAL
OFFICE ADD'N CONT 51.5761 AC
PROPERTY CLASS: C
ACRES: 51.5761

2415 PRINCETON DR. NE, SUITE G-2
ALBUQUERQUE, NM 87107
505.843.7587 505.843.6773 (F)
www.designplusba.com

DESIGN PLUS LLC



ALBUQUERQUE PUBLIC SCHOOLS
BUILDING M
PHASE II-B-1 WAREHOUSE ADDITION
725 UNIVERSITY BLVD SE
ALBUQUERQUE, NEW MEXICO 87108

DATE: APRIL 10, 2015
REVISIONS

PROJECT NO:
CAD DWG FILE:
DRAWN BY: LS
CHECKED BY:
COPYRIGHT:
DESIGN PLUS, LLC
SHEET TITLE

OVERALL TRAFFIC
CIRCULATION
LAYOUT

C-104A

SHEET 11A OF 34