

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 14, 2023

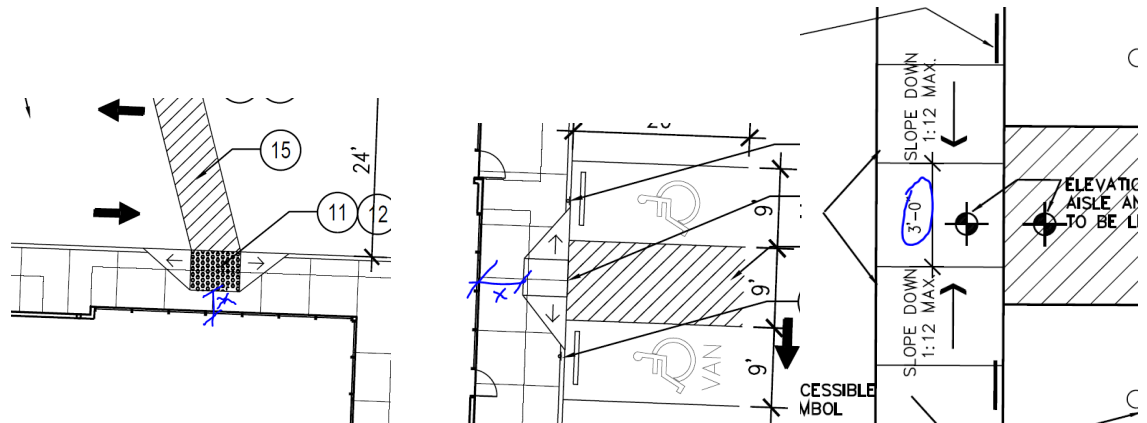
Scharles Wilder
Wilder Design, LLC
405 Laguna Blvd. SW
Albuquerque, NM 87104

Re: Juan Tabo S.C
845 Juan Tabo Blvd. NE
Traffic Circulation Layout
Architect's Stamp 12-14-23 (K21-D019A)

Dear Mr. Wilder,

Based upon the information provided in your submittal received 12-14-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
2. List the number of Motorcycle and Bicycle parking spaces required by the IDO.
3. Identify all existing access easements and rights of way width dimensions.
4. Distance from the site access off Lomas Blvd. to intersection must be minimum 300 ft. the distance from the site access off Juan Tabo Blvd. to the intersection must be minimum 200 ft. Please show these dimensions on the site plan.
5. Please provide details for both site accesses.
6. the minimum width for the proposed ADA parking space is 8.5 ft. Please revise ADA parking spaces details.
7. The proposed ADA ramps on the site doesn't match the details for the ADA ramp.



8. Minimum ADA landing area must be 5'X 5'.

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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. 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.
11. 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.
12. The minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet). Please dimension all lane widths and radii.
13. Please revise keynotes 9 & 12 and keynote 15 is missing.
14. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
15. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
16. 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.
17. Bicycle racks shall be sturdy and anchored to a concrete pad.
18. A 1-foot clear zone around the bicycle parking stall shall be provided.
19. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
20. 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.
21. 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.
22. 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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23. 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.
24. Please specify the City Standard Drawing Number when applicable.
25. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
26. 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.
27. Please provide a letter of response for all comments given.

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: JUAN TABO S.C. Building Permit #: _____ Hydrology File #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: 124 NLY OF ELY 175 FT OF TR B PRINCESS JEAN PARK ADD
City Address: 845 JUAN TABO BLVD NE, ALBUQUERQUE, NM 87123

Applicant: WILDER DESIGN LLC Contact: SCHARLES WILDER
Address: 7017 GUADALUPE TRAIL NW, LOS RANCHOS, NM 87107
Phone#: 858-754-7735 Fax#: _____ E-mail: cawildersd@gmail.com
Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

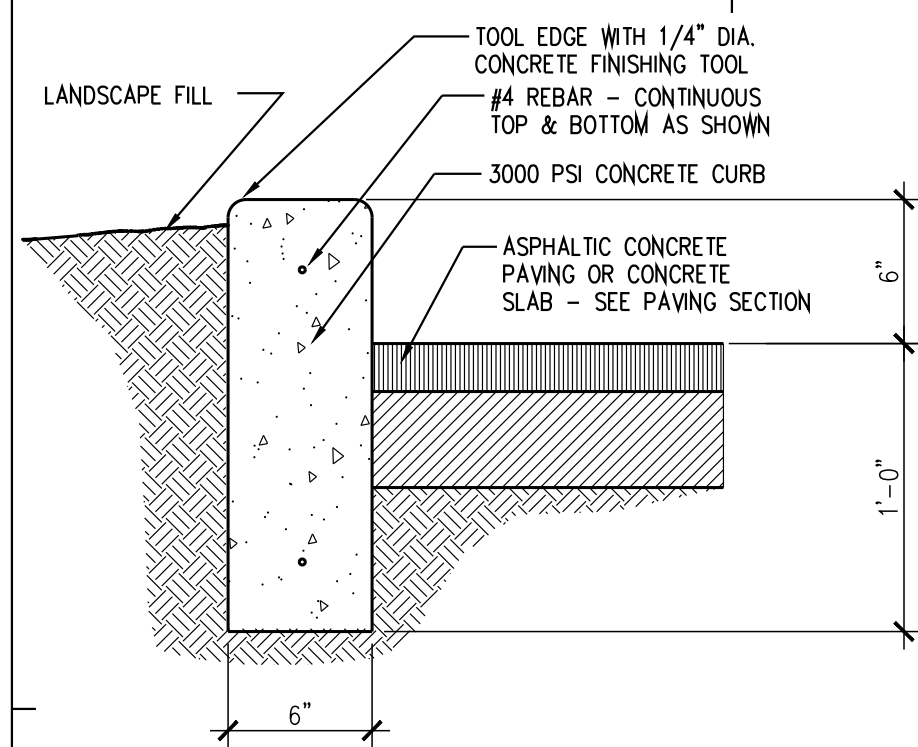
- ☐ AS-BUILT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

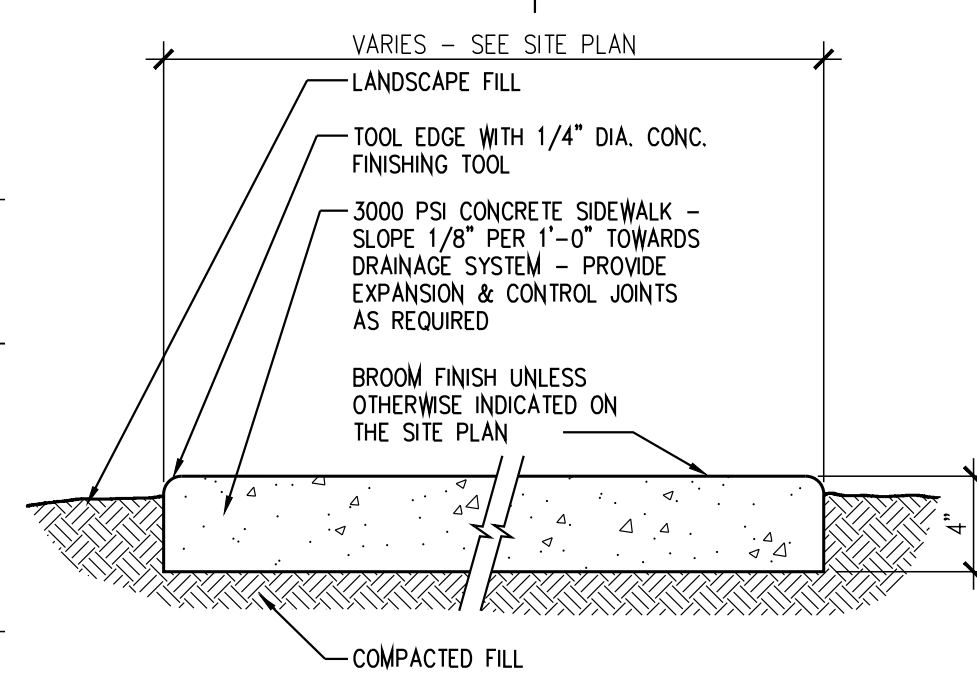
- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ GRADING/ESC PERMIT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING?
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

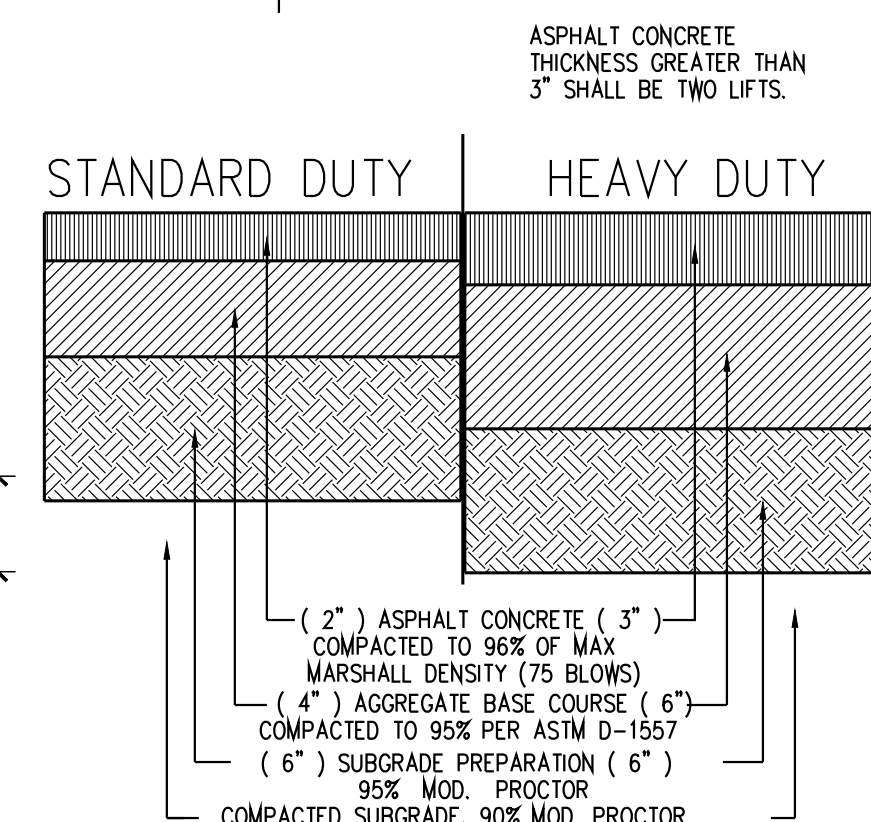
DATE SUBMITTED: 12/8/23 By: [Signature]



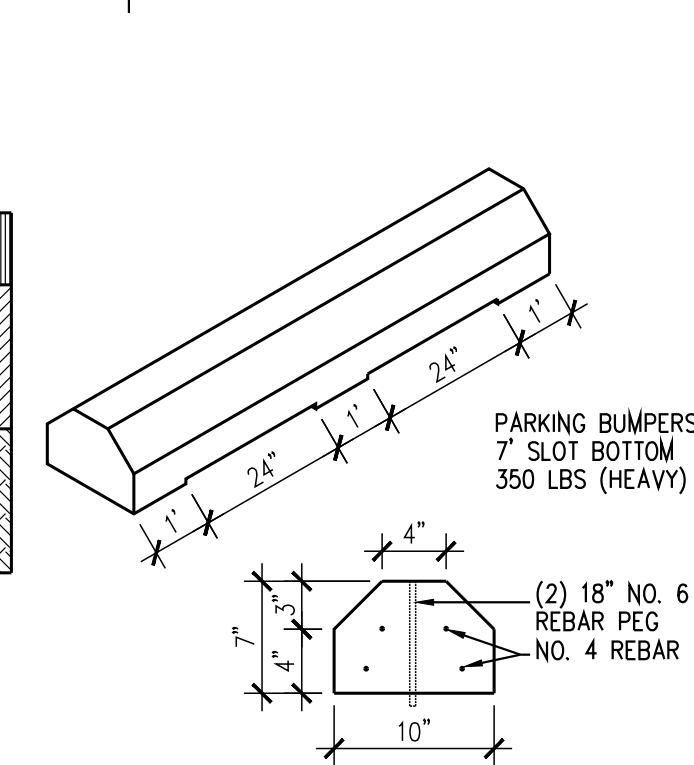
1 STAND-UP CURB - TYPICAL
SCALE: 1 1/2"=1'-0"



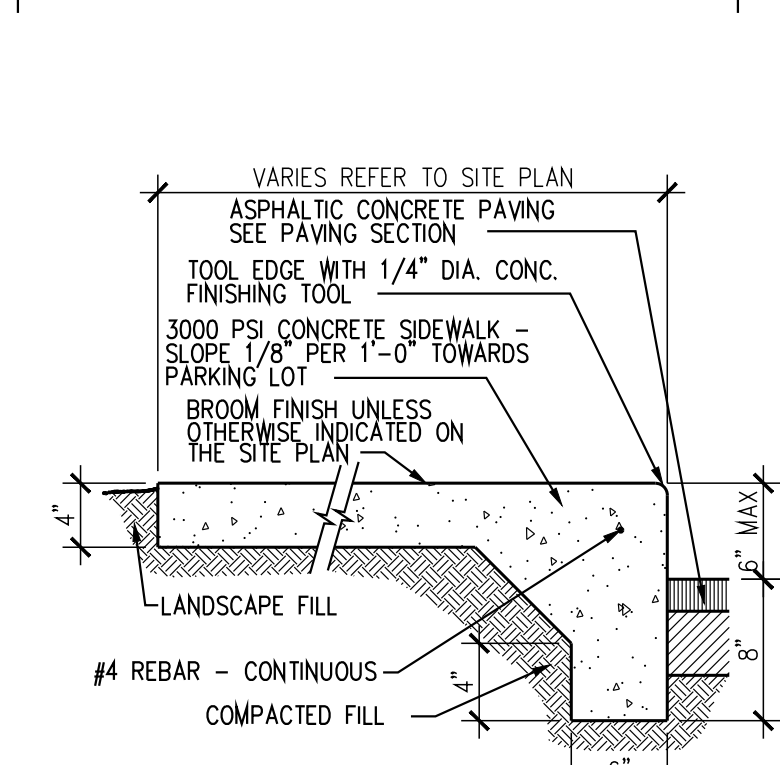
2 SIDEWALK
SCALE: 1 1/2"=1'-0"



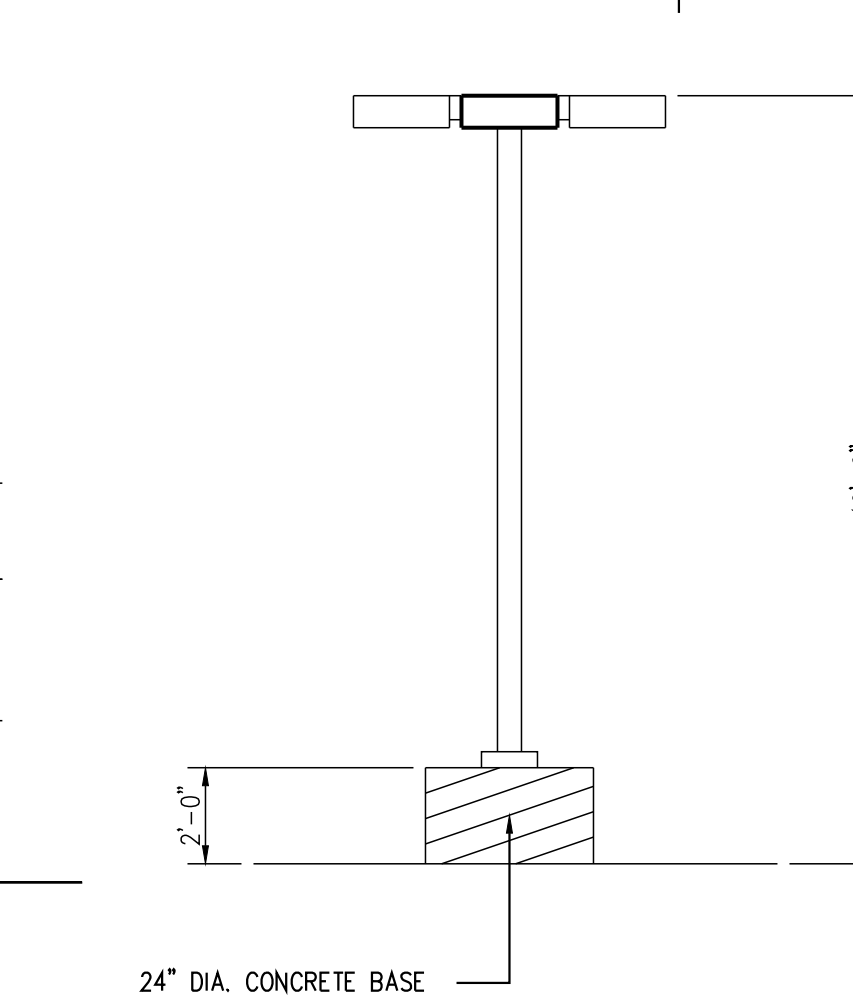
3 ASPHALT PAVING SECTION - 'A'
SCALE: 1 1/2"=1'-0"



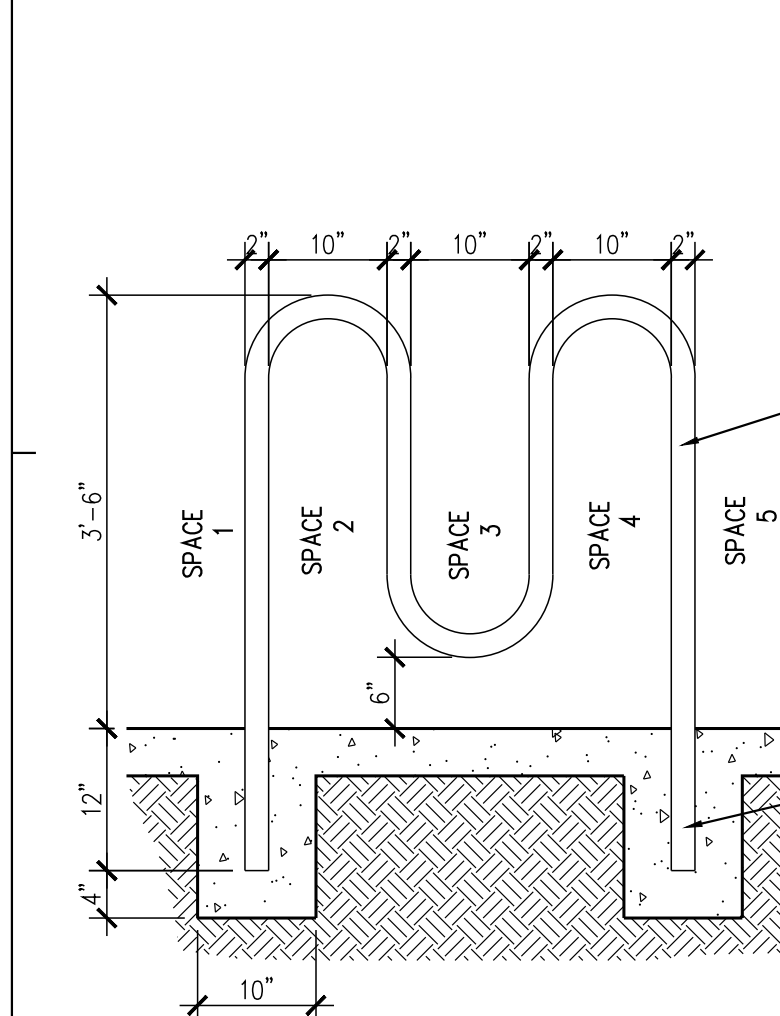
4 PARKING BUMPER
NOT TO SCALE



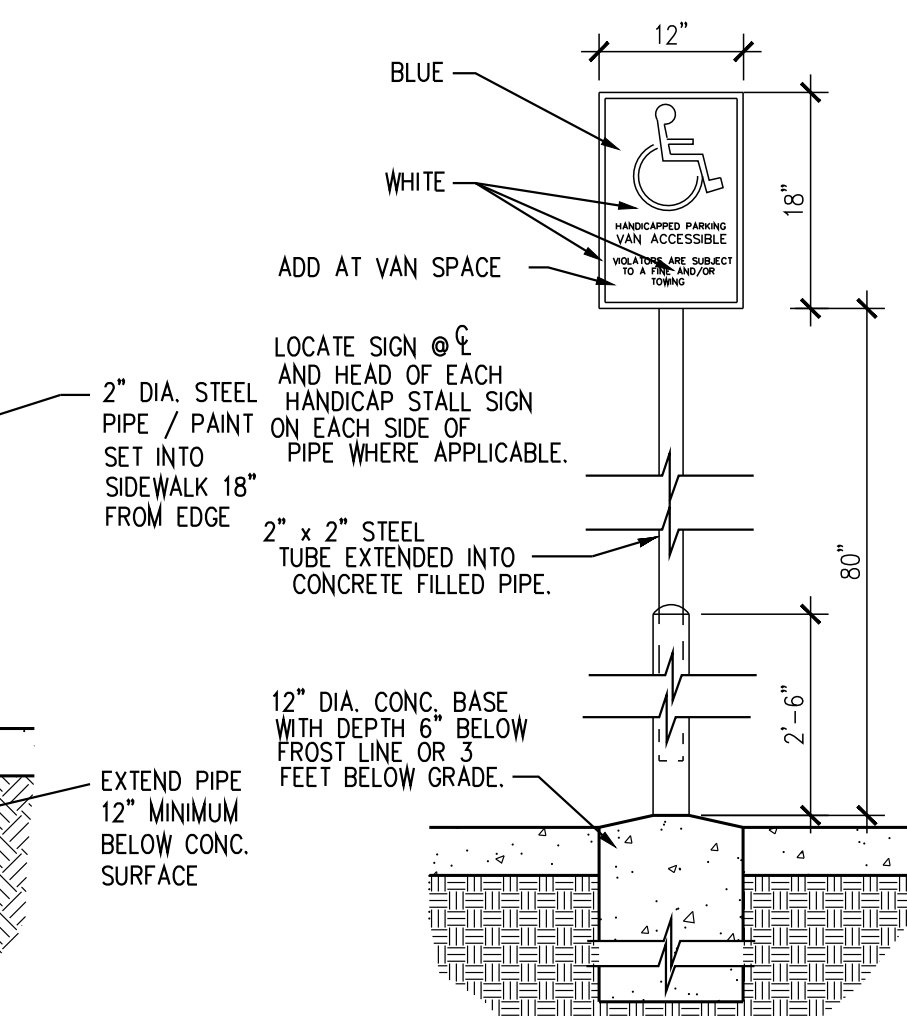
5 TURN-DOWN SIDEWALK - TYP.
SCALE: 1"=1'-0"



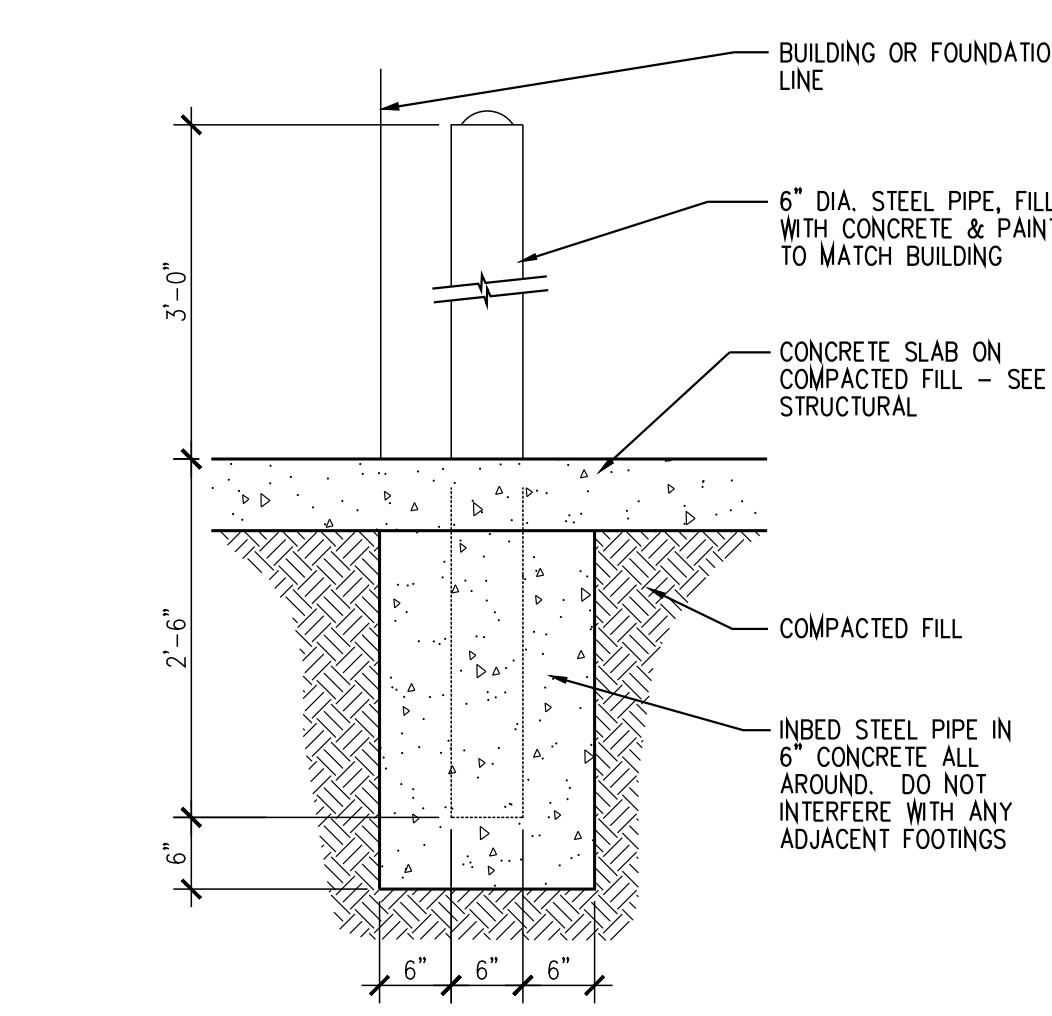
6 TYPICAL LIGHT POLE
1/4"=1'-0"



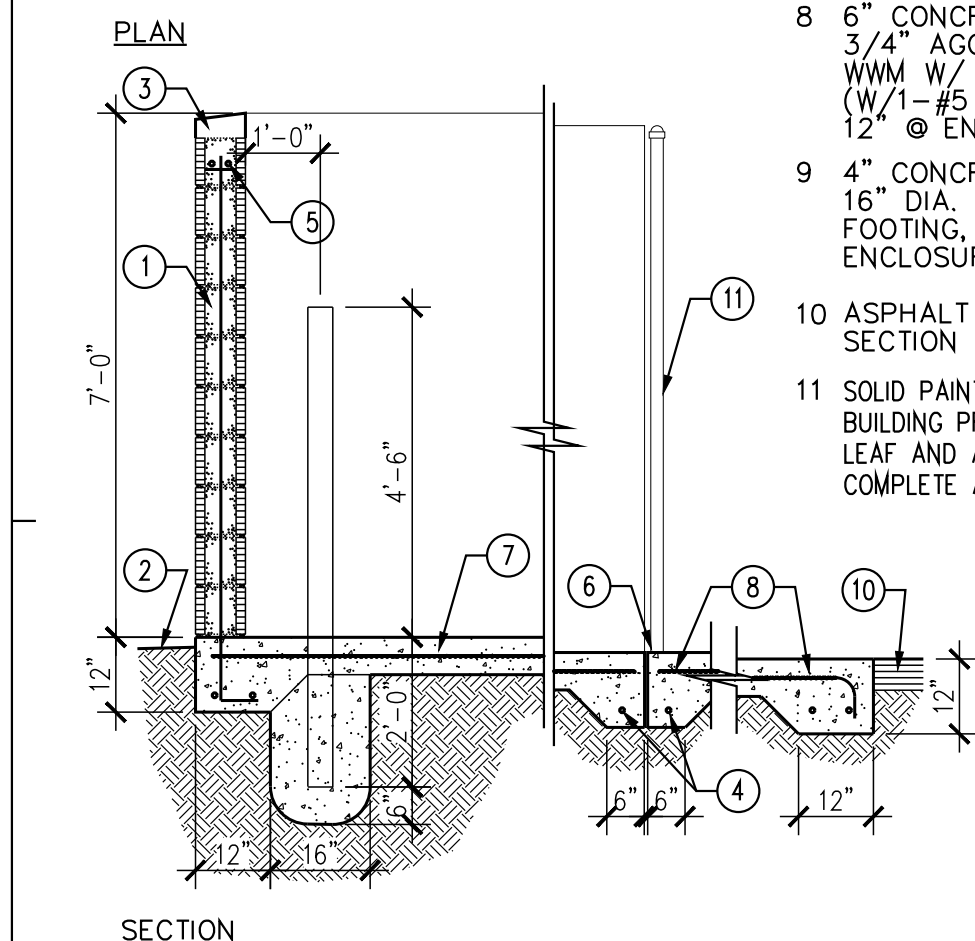
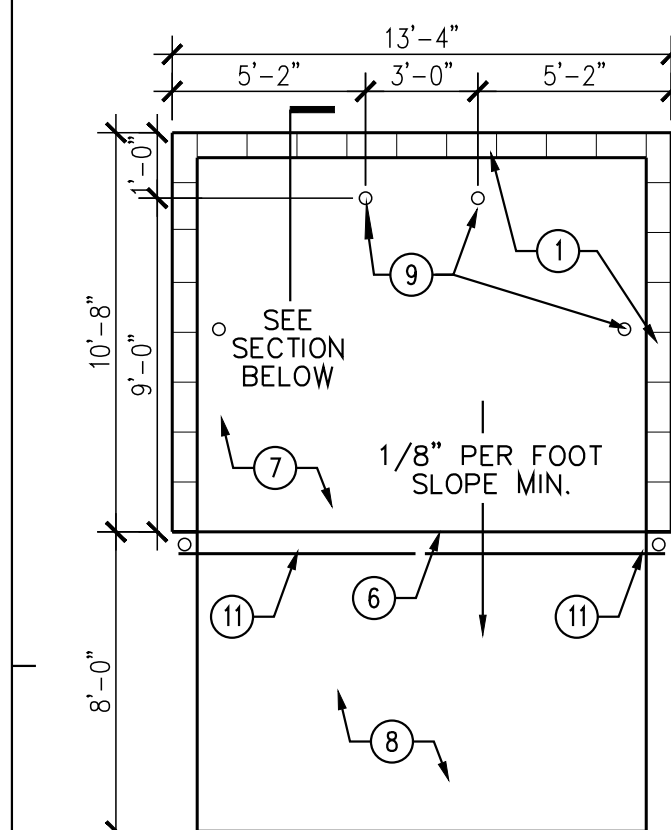
7 BICYCLE RACK
SCALE: 3/4"=1'-0"



8 HANDICAP PARKING SIGN
SCALE: 3/4"=1'-0"



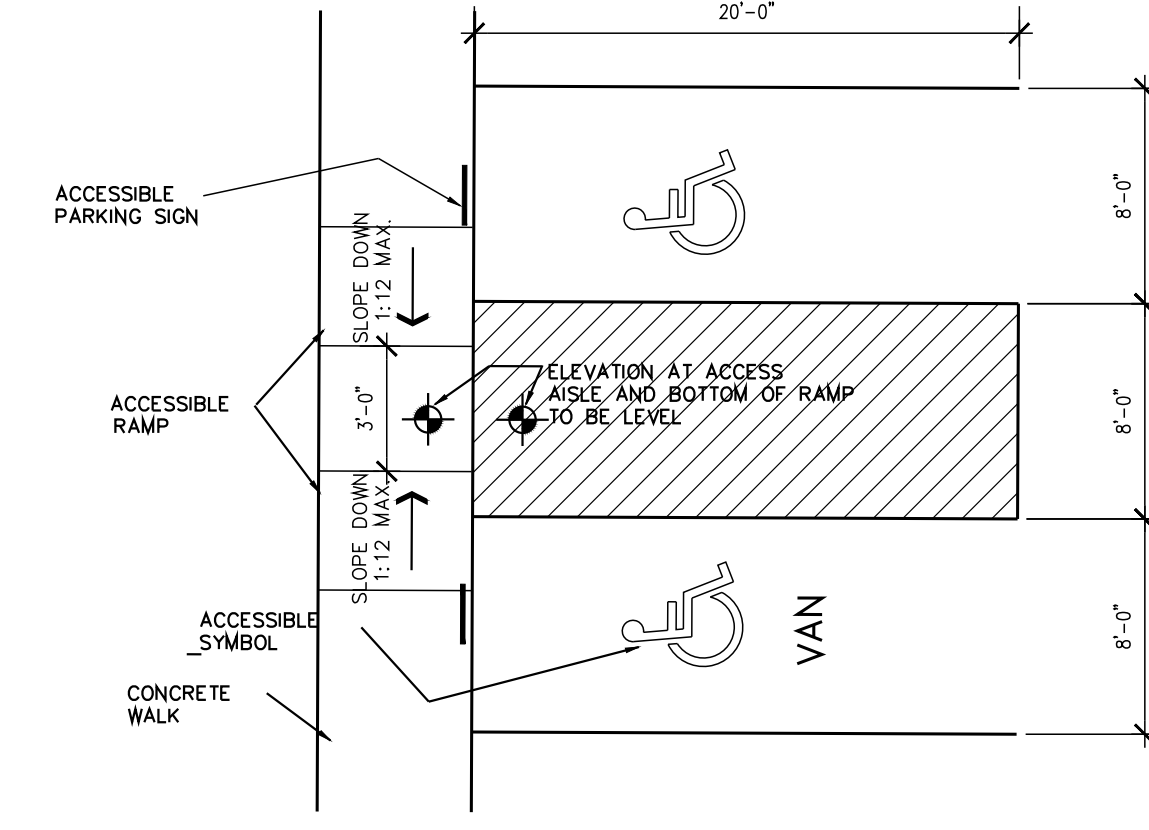
9 BOLLARD
SCALE: 3/4"=1'-0"



10 REFUSE ENCLOSURE
NOT TO SCALE

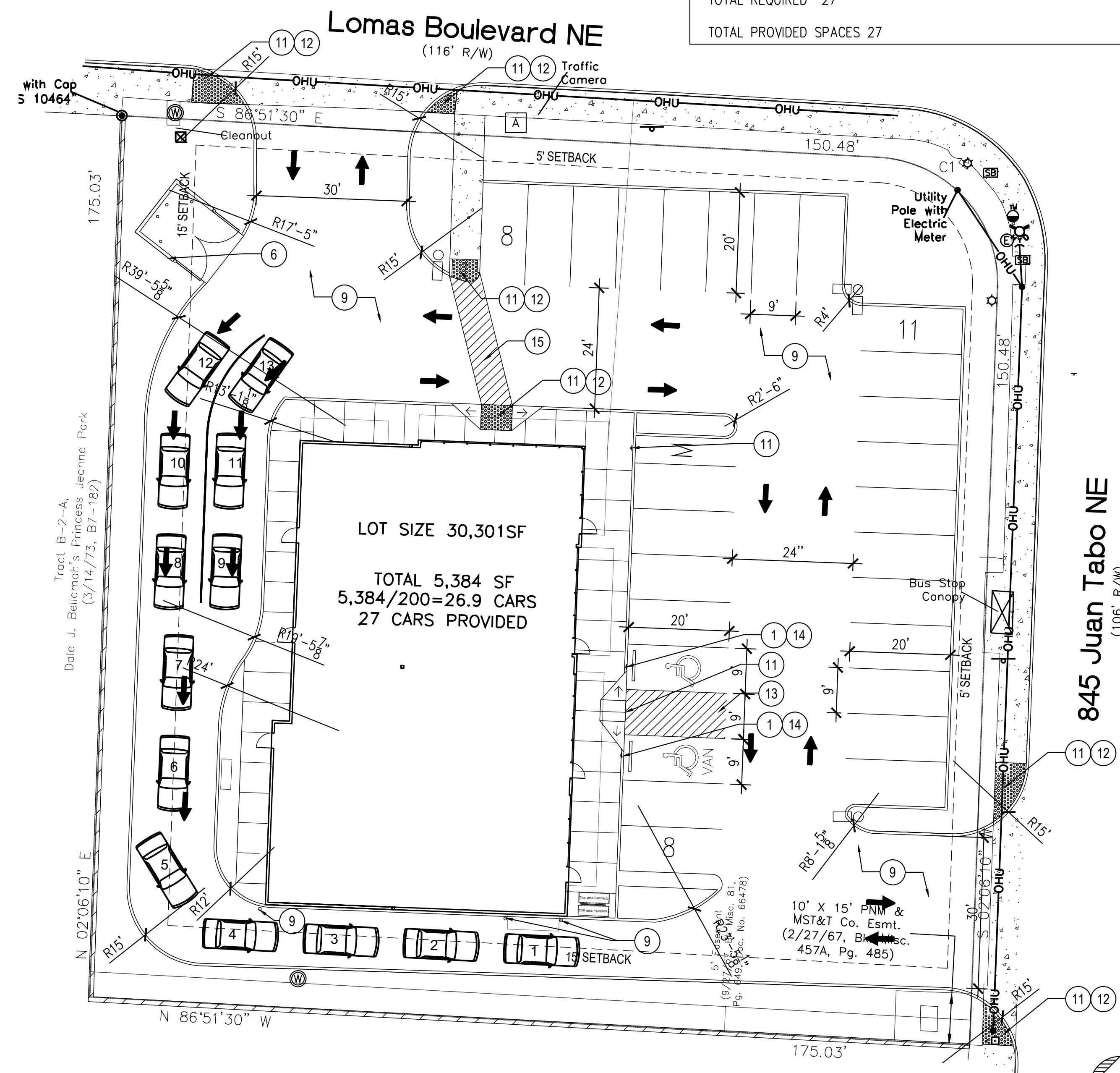
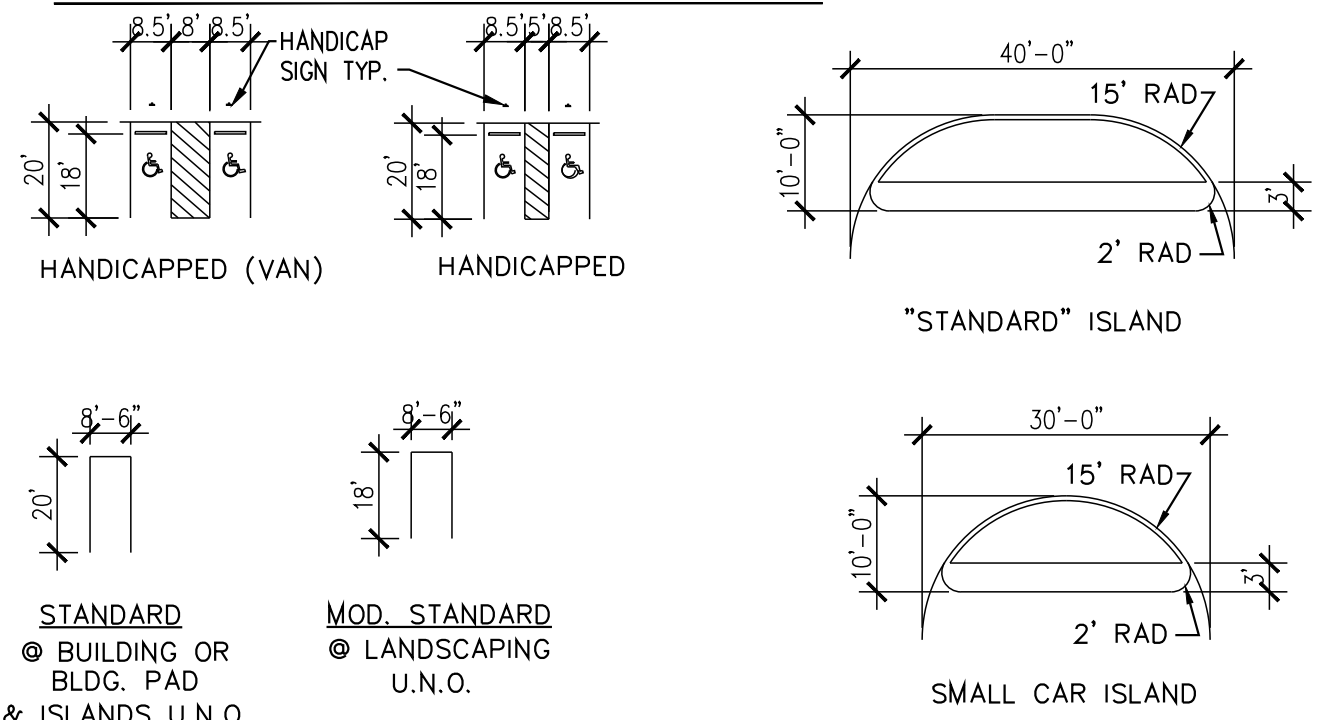
REFUSE NOTES

- 8" CMU BLOCK WALL, COLOR TO MATCH BLDG.
- FINISH GRADE
- MASONRY CAP
- 1- #5 BAR CONT. @ BOTTOM OF 6" TURNDOWNS, 2- #5 BARS @ BOTTOM OF 12" TURNDOWNS
- 2- #5 BARS @ TOP KNOCK OUT CMU BOND BEAM AND 2- #5 BARS CONT. @ BOTTOM OF TURNDOWN UNDER WALLS PROVIDE #5 BARS @ 32" O.C. VERTICAL, GROUT REIN- FORCED CELLS, DURAWALL @ 16" O.C. HORIZONTAL
- 1/2" EXPANSION JOINT MATERIAL
- 6" CONCRETE SLAB, 4000 PSI, 3/4" AGGREGATE WITH 6X6 - 10X10 W/ 12" TURNDOWN EDGES UNDER CMU WALLS (W/ 2-#5 CONT.) AND 6" TURNDOWN @ APRON (W/ 1-#5 CONT.)
- 6" CONCRETE APRON, 4000 PSI, 3/4" AGGREGATE WITH 6X6 - 10X10 W/ 6" TURNDOWN EDGES (W/ 1-#5 CONT.) ALL AROUND EXCEPT 12" @ ENTRY (W/ 2-#5 CONT.)
- 4" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING, PAINT TO MATCH ENCLOSURE COLOR
- ASPHALT PAVING - SEE PAVING SECTION
- SOLID PAINTED METAL GATE COLOR TO MATCH BUILDING PROVIDE DROP ANCHORS @ EACH LEAF AND ALL NECESSARY ITEMS FOR A COMPLETE ASSEMBLY



12 DISABLED PARKING DETAIL
3/16"=1'-0"

PARKING TYPES & ISLAND DETAILS



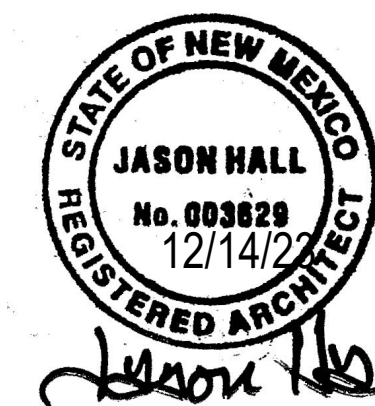
12 SITE PLAN
SCALE: 3/16"=1'-0"

PARKING PROVIDED:

REQUIRED SPACES:
5,384 SF 1 PER 200 = 26.92 SPACES
2 ACCESSIBLE (1 VAN INCLUDED)
1 MOTORCYCLE SPACE
TOTAL REQUIRED 27
TOTAL PROVIDED SPACES 27

OKEYED NOTES

- HANDICAP SIGN - 2 REQUIRED.
- SITE LIGHTING - REFER TO DETAIL 6
- NEW STANDUP CURB TYPICAL - SEE DETAIL 1
- NEW SIDEWALK TYPICAL - SEE DETAIL 2
- NEW PARKING BUMPER - 2 REQUIRED - SEE DETAIL 4
- NEW REFUSE CONTAINER BY OWNER - SEE DETAIL 10
- NEW RIBBON STYLE BIKE RACK 5 SPACES - 2'X6' AREA EACH SIDE OF RACK
- PIPE BOLLARD - SEE DETAIL 8
- HEAVY DUTY ASPHALT PAVING TYPICAL, SEE PAVING SECTION.
- HANDICAP RAMPS REQUIRED - SIDEWALK AND PARKING LOT ARE FLUSH
- 4'X8' MOTORCYCLE PARKING SPACE - WITH SIGNAGE TO READ MOTORCYCLE PARKING ONLY - PER NOTE 7 FOR REQUIREMENTS
- TRUNCATED DOMES TO BE PROVIDED AT THE ADA RAMPS ONTO SITE
- ADA ACCESS AISLES TO HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS - 12" HIGH AND AT LEAST 2' WIDE - PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE THE ADJACENT VEHICLES REAR TIRE WOULD BE PLACED.
- ADA ACCESSIBLE PARKING SIGN MUST HAVE THE REQUIRED LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING. SEE NOTE 7 FOR DETAILS
- 6' WIDE ADA PATHWAY TO SIDEWALK FOR BUILDING ENTRANCE



WILDER DESIGN
architecture.planning.sustainable design consulting

RETAIL SHELL BLDG
845 JUAN TABO NE
ALBUQUERQUE, NM

TRAFFIC CIRCULATION LAYOUT

JOB # 23015
DATE 7/31/2023
DRAWN BY: STW
PROJECT MANAGER STW

TCL