

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 26, 2022

Dave Aube, PE
Design Group
120 Vassar Dr. SE, Suite 100
Albuquerque, NM 87106

**Re: City of Albuquerque Capital Implementation Program
1138 San Mateo Blvd. SE
Traffic Circulation Layout
Engineer's/Architect's Stamp XX-XX-XX (L18-D045A)**

Dear Mr. Aube,

Based upon the information provided in your submittal received 09-02-22, 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 parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.
3. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
4. Identify the right of way width, medians, curb cuts, and street widths on San Mate Blvd. and Ortiz Dr.
5. Clarify existing property lines and proposed property lines.
6. All the Driveways Access off San Mateo and Ortiz should be built per COA std dwg 2426 Curb Return design.
7. Due to proposing gates, please show on the site plan Turning Movement Template.
8. Please list the width proposed parking spaces. Some dimensions are not shown.
9. The minimum parking stall dimensions are:

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

10. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
11. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.

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12. 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.
13. ADA curb ramps must be updated to current standards and have truncated domes installed.
14. Provide details for all the interior proposed ADA ramps.
15. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
16. The pavement marking "MC" should be shown in the opposite direction for Motorcycles entering the parking space.
17. 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.
18. Bicycle racks shall be sturdy and anchored to a concrete pad.
19. A 1-foot clear zone around the bicycle parking stall shall be provided.
20. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
21. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
22. 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.
23. 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.
24. 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.
25. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.
26. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.

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27. 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.
28. Provide a copy of Fire Marshal Approval.
29. Please provide a sight distance exhibit
30. 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.
31. Please specify the City Standard Drawing Number when applicable.
32. 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.
33. 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).
34. Please provide a letter of response for all comments given.

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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
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

Project Title: APD Comm Safety Building Permit # _____ Hydrology File # _____

DRB# _____ EPC# _____

Legal Description: Lot 20-A, Virginia Place Add'n. City Address OR Parcel 1138 San Mateo BLVD SE

Applicant/Agent: Cushing Terrell Contact: Dave Aube

Address: 306 Railroad St, Suite 104 Phone: 406-540-3219

Email: daveaube@cushingterrell.com

Applicant/Owner: COA DMD Contact: Stacy Hererra

Address: Cushing Terrell Phone: 505-768-2768

Email: shererra@cabq.gov

TYPE OF DEVELOPMENT: ___ PLAT (#of lots) ___ RESIDENCE ___ DRB SITE ___ ADMIN SITE: X

RE-SUBMITTAL: ___ YES X NO

DEPARTMENT: X TRANSPORTATION ___ HYDROLOGY/DRAINAGE

Check all that apply:

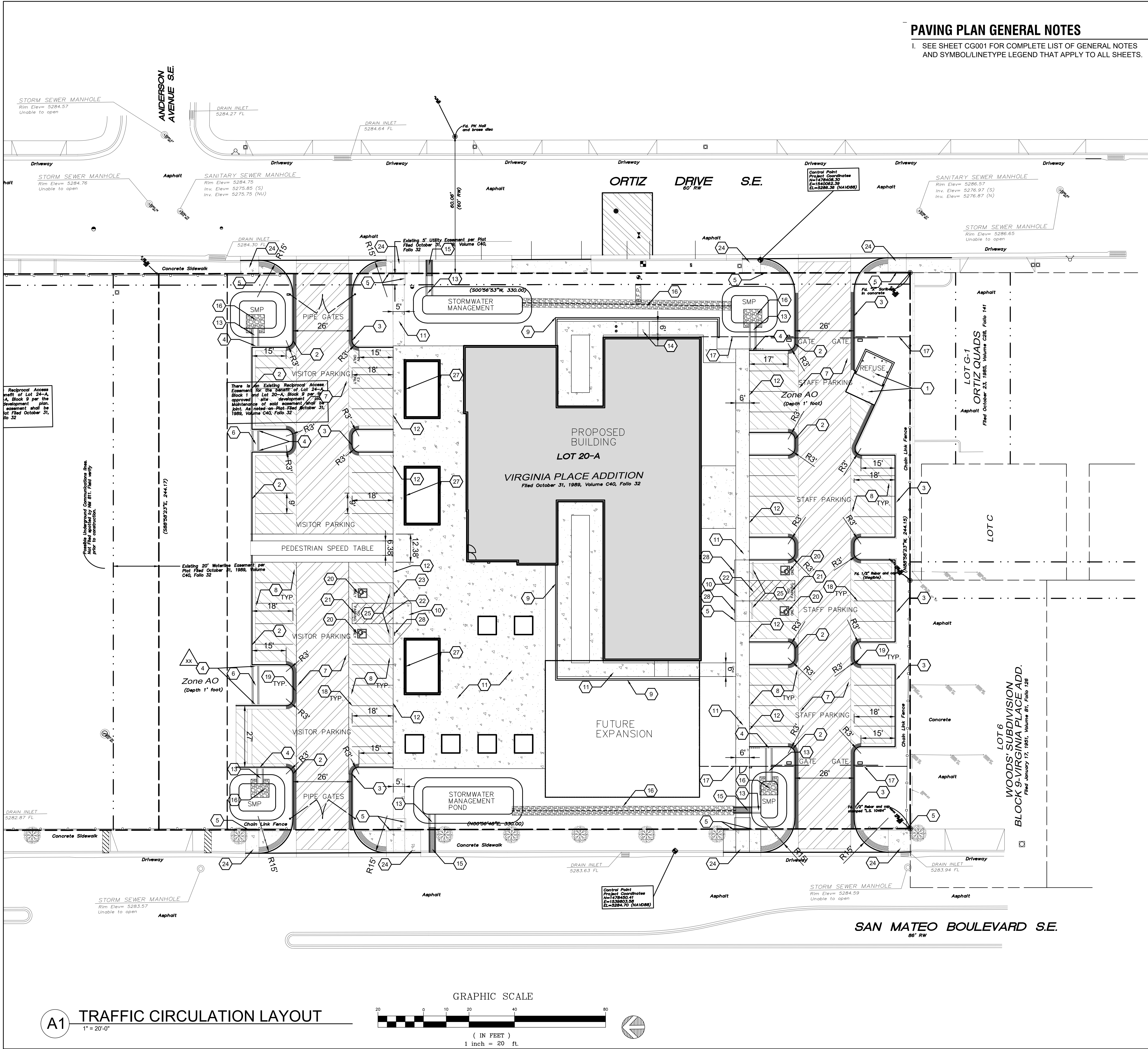
TYPE OF SUBMITTAL:

- ___ ENGINEER/ARCHITECT CERTIFICATION
- ___ PAD CERTIFICATION
- ___ CONCEPTUAL G&D PLAN
- ___ GRADING PLAN
- ___ DRAINAGE REPORT
- ___ DRAINAGE MASTER PLAN
- ___ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ___ ELEVATION CERTIFICATE
- ___ CLOMR/LOMR
- X TRAFFIC CIRCULATION LAYOUT (TCL)
- ___ ADMINISTRATIVE
- ___ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ___ TRAFFIC IMPACT STUDY (TIS)
- ___ STREET LIGHT LAYOUT
- ___ OTHER (SPECIFY)
- ___ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- X BUILDING PERMIT APPROVAL
- ___ CERTIFICATE OF OCCUPANCY
- ___ CONCEPTUAL TCL DRB 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
- ___ GRADING PERMIT APPROVAL
- ___ SO-19 APPROVAL
- ___ PAVING PERMIT APPROVAL
- ___ GRADING PAD CERTIFICATION
- ___ WORK ORDER APPROVAL
- ___ CLOMR/LOMR
- ___ FLOOD PLAN DEVELOPMENT PERMIT
- ___ OTHER (SPECIFY) _____

DATE SUBMITTED: 8-30-22



PAVING PLAN KEYED NOTES										PAVING PLAN LEGEND																			
<div>1. CONCRETE PAVEMENT PER DETAIL B3/C-501.</div> <div>2. 6" STANDARD CURB AND GUTTER PER DETAIL A5/C-501.</div> <div>3. 6" DEPRESSED CURB AND GUTTER PER DETAIL A5/C-501.</div> <div>4. RUNDOWN GUTTER PER DETAIL A5/C-501.</div> <div>5. 6" HEADER CURB PER DETAIL A5/C-501.</div> <div>6. 12" CONC. RUNDOWN CHANNEL PER DETAIL C3/C-501.</div> <div>7. MAIN DRIVE ASPHALT PAVEMENT PER DETAIL D1/C-501.</div> <div>8. PARKING LOT ASPHALT PAVEMENT PER DETAIL D1/C-501.</div> <div>9. CMU RETAINING SCREEN WALL 8'-0" TALL MAX,SEE STRUCT.</div> <div>10. CONCRETE CURB ACCESS RAMP PER DETAIL A1/C-502.</div> <div>11. CONCRETE SIDEWALK PER DETAIL B4/C-501.</div> <div>12. TURNDOWN EDGE ON SIDEWALK PER DETAIL A3/C-501.</div> <div>13. 24" CONCRETE RUNDOWN CHANNEL PER DETAIL C3/C-501</div> <div>14. CONCRETE STOOP PER DETAIL C1/C-501.</div> <div>15. CONCRETE SIDEWALK CULVERT PER DETAIL B2/C-501.</div> <div>16. RIP RAP EROSION PROTECTION PER DETAIL D3/C-501.</div> <div>17. 6" TALL DECORATIVE WROUGHT IRON FENCE PER DETAIL C5/C-504.</div> <div>18. PROVIDE CONCRETE HEADER CURB PER DETAIL A5/C-501 BELOW FENCE TO ALLOW BOTTOM OF FENCE TO BE A UNIFORM ELEVATION. SEE GRADING PLANS FOR CURB ELEVATION.</div> <div>19. 4" WIDE WHITE TRAFFIC PARKING.</div> <div>20. PAINT CURB RED WITH 6" TALL WHITE LETTERS READING "NO PARKING FIRE LANE".</div> <div>21. RESERVED PARKING SYMBOL PER DETAIL A4/C504.</div> <div>22. 12" TALL WHITE LETTERS "NO PARKING"</div> <div>23. ADA UNLOADING ZONE PER DETAIL A3/C-502</div> <div>24. VAN ACCESSIBLE RESERVED PARKING SIGN PER DETAIL D3/C-502 AND B4/C-504.</div> <div>25. ADA COMPLIANT CURB ACCESS RAMP PER CITY OF ALBUQUERQUE STD DWG 2442 AND 2443.</div> <div>26. PARKING BLOCK PER DETAIL C2/C-501</div> <div>27. MONUMENT SIGN BASE PER DETAIL E2/C-501, SEE ARCHITECTURAL FOR SIGN FACE DETAILS</div> <div>28. 12" WIDE CONCRETE BANCO WALL.</div> <div>29. RESERVED PARKING SIGN PER DETAIL D6/C-502.</div>										<div><div></div><div>MAIN DRIVE ASPHALT PER DETAIL D1/C501</div></div> <div><div></div><div>PARKING LOT ASPHALT PER DETAIL D1/C501</div></div> <div><div></div><div>"FIRE LANE" "NO PARKING" 6" WHITE LETTERS OVER RED BACKGROUND</div></div>										AS-BUILT INFORMATION									
																				BENCH MARK									
A.C.S. MONUMENT "14-L17"										FIELD NOTES																			
NEW MEXICO STATE PLANE COORDINATES										DATE																			
CENTRAL ZONE (NAD 83)										BY																			
N=1,480,200.281 US SURVEY FEET																													
E=1,534,391.165 US SURVEY FEET																													
DELTA ALPHA = -00°12'12.90"																													
GROUND TO GRID FACTOR: 0.999662355																													
ELEV=5319.339 (NAVD 88)																													