

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 25, 2023

Richard Martinez
Martinez Architecture Studio PC
PO Box 925
Santa Fe, NM 87504

Re: National Museum of Nuclear Science & History
601 Eubank Blvd. SE
Traffic Circulation Layout
Engineer's/Architect's Stamp XX-XX-XX (L20-D065)

Dear Mr. Martinez,

Based upon the information provided in your submittal received 04-10-23, 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 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 all existing access easements and rights of way width dimensions.
5. Identify the right of way width, medians, curb cuts, and street widths on Eubank Blvd. SE.
6. Please show on the site the width for the existing site access and drive aisles.
7. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
8. 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'

9. 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.

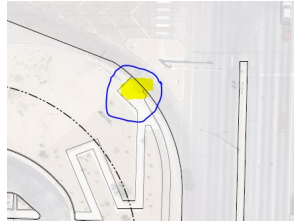
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10. ADA curb ramp at the corner of Eubank and Southern must be updated to current standards and have truncated domes installed.



11. Please finish the construction of this ADA pathway.



12. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
13. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
14. 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.
15. Bicycle racks shall be sturdy and anchored to a concrete pad.
16. A 1-foot clear zone around the bicycle parking stall shall be provided.
17. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
18. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
19. 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.
20. Provide a copy of Fire Marshal approval.

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Albuquerque

NM 87103

www.cabq.gov

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21. 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.
22. 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.
23. Please specify the City Standard Drawing Number when applicable.
24. Please provide a letter of response for all comments given.
25. 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**).

PO Box 1293

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.

Albuquerque

NM 87103

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

www.cabq.gov

Sincerely,

Marwa Al-najjar

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

xxx via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

National Museum of Nuclear

Project Title: Science & History Building Permit # _____ Hydrology File # _____

DRB# PR-2023-008328 EPC# _____

Legal Description: 601 Eubank SE City Address OR Parcel 601 Eubank SE

Applicant/Agent: Martinez Architecture Studio PC Contact: Richard Martinez

Address: PO Box 925 Santa Fe, NM 87504 Phone: 505-989-4958

Email: studio@martinezarch.com

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) ☐ RESIDENCE ☐ DRB SITE ☒ ADMIN SITE: ☒

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☒ 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
- ☒ 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:

- ☐ 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: 4/7/2023

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008328
601 Eubank SE

AGENDA ITEM NO: 1

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. As this plan is modifying the fire access and dumpster location, this will require an approved Traffic Circulation Layout (TCL) prior to site plan. Please also obtain Fire Marshall and Solid Waste approval.

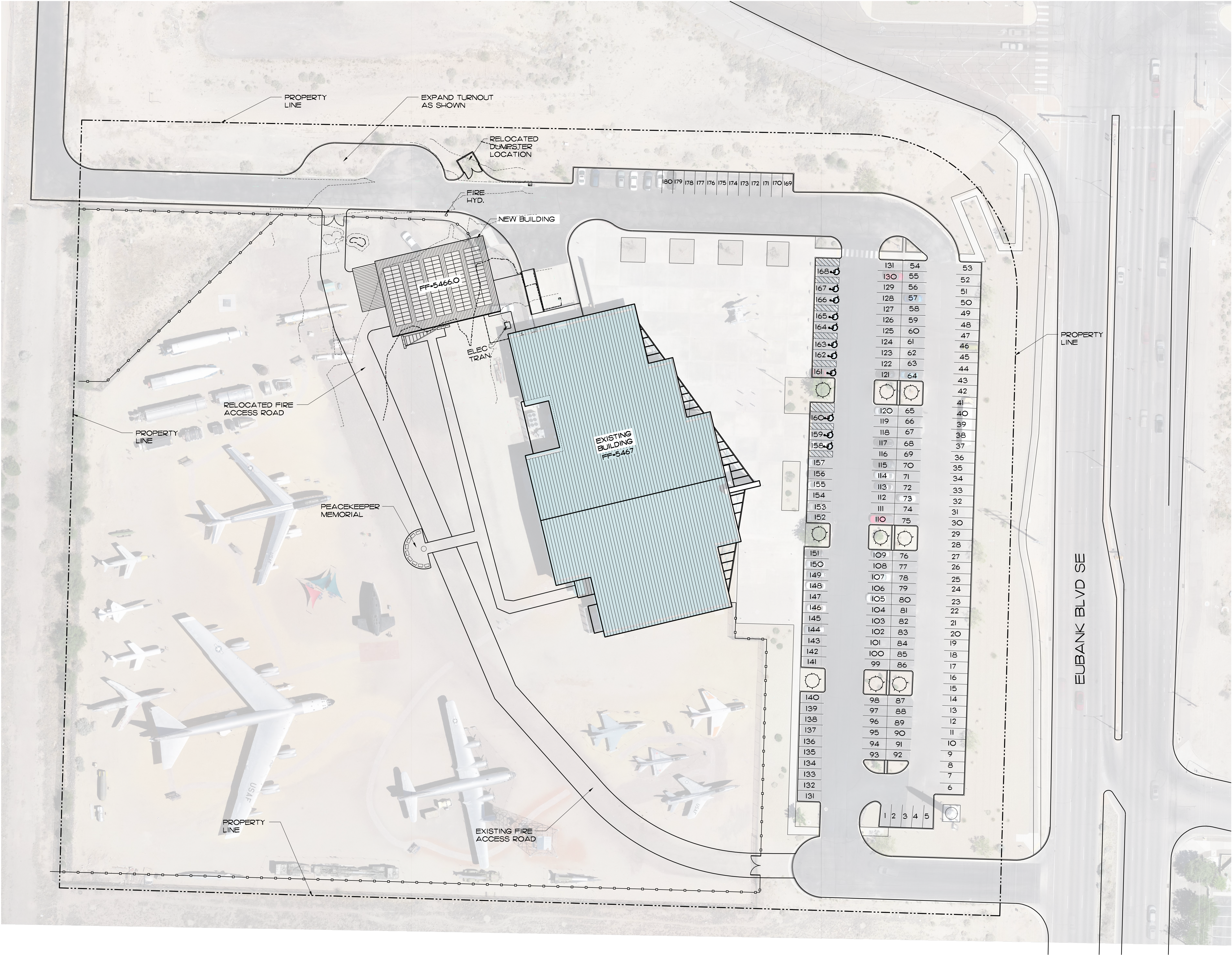
. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: March 22, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __



1 SITE PLAN
A-1.0 SCALE: 1" = 40'-0" NORTH

PARKING REQUIREMENTS:
NET LEASABLE AREA - 5,327 SQ. FT.
5,327/1000 = 5.327 X 3 SPACES = 15.981 = 16 SPACES (REQUIRED)
EXISTING PARKING SPACES REQUIRED = 93 (PROVIDED)
NEW PARKING SPACES REQUIRED = 16 (PROVIDED)
93 + 16 = 109 SPACES REQUIRED
180 SPACES PROVIDED
11 ADA ACCESSIBLE SPACES PROVIDED

GRAPHIC SCALE: 1" = 40'-0"
0' 20' 40' 80' 120'

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA, SANTA FE
505-989-4958 studio@martinezarch.com

MUSEUM ARTIFACT CENTER
NATIONAL MUSEUM OF NUCLEAR SCIENCE & HISTORY
601 EUBANK SE
ALBUQUERQUE, NEW MEXICO

APRIL 7, 2023

SITE PLAN

A
1.0

SET #

MAC NUCLEAR MUSEUM - 2111