

CITY OF ALBUQUERQUE



June 13, 2016

Grace Vicuna
Suina Mead Architects
401 Edith NE, Suite 100
Albuquerque, NM 87102

Re: TEF Warehouse
10116 Cochiti Rd. NE
Traffic Circulation Layout
Engineer's/Architect's Stamp **6-9-16** (L20-D069)

Dear Ms. Vicuna,

Based upon the information provided in your submittal received 6-9-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The handicap accessible spaces must include an 8 ft. wide van access aisle; all other aisles should be 5 ft. in width.
2. Show all drive aisle widths and radii.
3. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 ft. Landscape island radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
4. Per 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 pathway and provide details. In review of the submitted drawing, a 5 ft. access aisle is detailed.
5. 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 call out detail and location of barrier curb.
6. Design delivery vehicle route needs to be shown.
7. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
8. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3*). Please show this detail for the entrance/exit on Cochiti Rd.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



Mini Clear Sight Triangle for Driveways on Residential Streets:

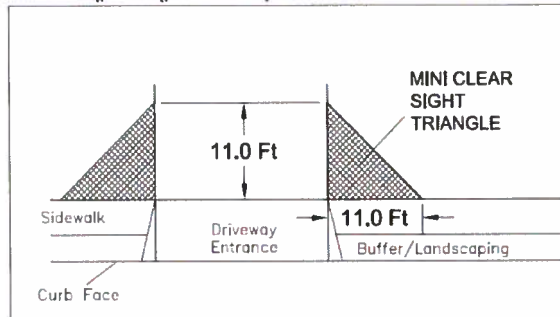


Figure 1. Mini Clear Sight Triangle

9. 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."
10. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
11. 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.
12. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact Gary Sandoval (505) 924-3675 or me at 924-3991.

Sincerely,

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

\gs via: email
C: CO Clerk, File