

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 28, 2021

Chris Steffen
JB Henderson Construction
501 Eubank Blvd SE
Albuquerque, NM 87123

Re: JB Hendrson Fabrication Facility
10200 Bell Ave. SE
Traffic Circulation Layout
Architect's Stamp 01-15-2021 (L21-D075)

Dear Mr. Steffen,

Based upon the information provided in your submittal received 04-27-2021 the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. **Reference notes for striping and/or pavement markings:** Called out on Civil sheet will need (DETAIL) to be provided on AS-101.
2. Drive aisle connection off Bell Ave. and Conchas St: **Provide a new ADA compliant drivepad off Bell Ave. per COA std dwg 2425** to connect onto proposed drive aisle on site and New drivepad (26' -2") for the existing northern entrance off Conchas St.
3. Identify all existing access easements and rights of way width dimensions. **Will need to provide an approved Plat prior to TCL approval.**
4. Identify the **right of way width**, medians, **curb cuts**, and **street widths** on Bell Ave, Congas St., and Trumbull Ave. **Please provide all information from plat onto TCL sheets (TCL/ AS-101).**
5. Clarify existing property lines and proposed property lines. The property lines appear to be different from AGIS. Please clarify this concern. **Provide approved Plat.**
6. **Key Note(AS-101) 6:** Add Truncated domes to the note.
7. **Key Note 33:** Add COA std dwg 2415A (curb & gutter).
8. **Key Note 15:** Add the Clear Sight Triangle to the northern side of proposed entrance drive (not shown) and at the corner of Bell Ave and Conchas St (not shown).
9. **Provide sign face detail for Motorcycle parking spaces** shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code (See MUTCD guide).
10. **Key Note 2(AS-101) :** Add COA std dwg 2525 (proposed drivepad) and 2420 (6 ft valley gutter) for proposed new entrance at the 26 ft access off Conchas Sreet.

Bike Notes and details: Provide all details submitted separately onto the TCL and/or AS-101.

11. **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.**

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- 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.
- 12. Bicycle racks shall be sturdy and anchored to a concrete pad.
 - 13. A 1-foot clear zone around the bicycle parking stall shall be provided.
 - 14. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
 - 15. Show all drive aisle widths and radii. Some dimensions are not shown.
 - 16. **Note needs to be provided for this condition:** 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** off Trumbull and if gate exists show a clear 6 ft width gate.
 - 17. Any private structures that are located within public right-of-way such as **gate/door, fences** and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment. **A gate and fence is shown on public ROW off Trumbull Ave (Sheet TCL). It needs to be relocated onto private property.**
 - 18. Please provide a letter of response for all comments given.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Milo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File