

CITY OF ALBUQUERQUE



October 23, 2020

Regina Okoye
Modulus Architects
Address
Albuquerque, NM 87XXX

Re: Murphy Oil
100 Eubank Blvd NE
Traffic Circulation Layout
Engineer's Stamp 09-14-2020 (L21-D059A)

Dear Ms. Okoye,

Based upon the information provided in your submittal received 10-22-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. **The listed number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking. All proposed required calculations need to be discussed with Zoning.**
2. Identify all existing access easements and rights of way width dimensions.
3. Identify the right of way width, medians, curb cuts, and street widths on Eubank and Central.
4. Clarify existing property lines and proposed property lines (or provide approved plat).
5. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
6. 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'

7. ADA curb ramps must be updated to current standards and have truncated domes installed fronting Central and Eubank (verify if they are current standards).
8. All proposed bollards need to be painted yellow and a detail provided.

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9. Motorcycle parking spaces: Label pavement MC.
10. 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.
11. Bicycle racks shall be sturdy and anchored to a concrete pad.
12. A 1-foot clear zone around the bicycle parking stall shall be provided.
13. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
14. List radii for all curves shown; for passenger vehicles. **Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.** Verify the existing/proposed smaller radiuses are an issues around the driving aisles (**turning templates would be sufficient for verification**).
15. 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.
16. 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.
17. Provide a copy of refuse approval.
18. A hard driving surface, concrete thickness of 6 inches, will be required as part of this proposed project for parking area and drive aisles **instead of the proposed 4 inches**. Shown the limits of proposed concrete versus existing surface.
19. Please provide a sight distance exhibit (an 11ft x 11ft landscaping triangles are required at Eubank entrance as well as Central (**since you are impacting this entrances with vehicles**) entrance.
20. 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.
21. Please specify the City Standard Drawing Number when applicable.

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22. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
23. Please provide the APPROVED Plat that subdivided this development.
24. Label/provide keyed notes for all proposed infrastructure on the development site that needs to be constructed. This includes all pavement markings proposed but not included on detail sheet.

IF APPLICABLE TO PROPOSED WORK(Notes 47,48 &48):

25. Provide notes showing what work is included and on the work order and the private work on site.
26. Work within the public right of way requires a work order with DRC approved plans.
27. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
28. **TIS Status:** TIS approval prior to TCL(building permit) approval. 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.

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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) 924-3630.

Sincerely,

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