

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 3, 2024

Srdan (Serge) Kalajdzic, AIA
Hartman + Majewski Design Group
120 Vassar Drive SE, Suite 100
Albuquerque, NM 87106

**Re: General Atomics Office
14820 Central SE
Traffic Circulation Layout
Engineer's/Architect's Stamp 5-24-2024 (L23D011A)**

Dear Kalajdzic,

Based upon the information provided in your submittal received 5-29-2024, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map on sheet AS101 showing the location of the development in relation to streets and well known landmarks.
2. In the parking list indicate that one of the two ADA spaces should be for van.
3. All accessways to the site from the adjacent roadway shall be ADA-compliant.
4. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
5. 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'

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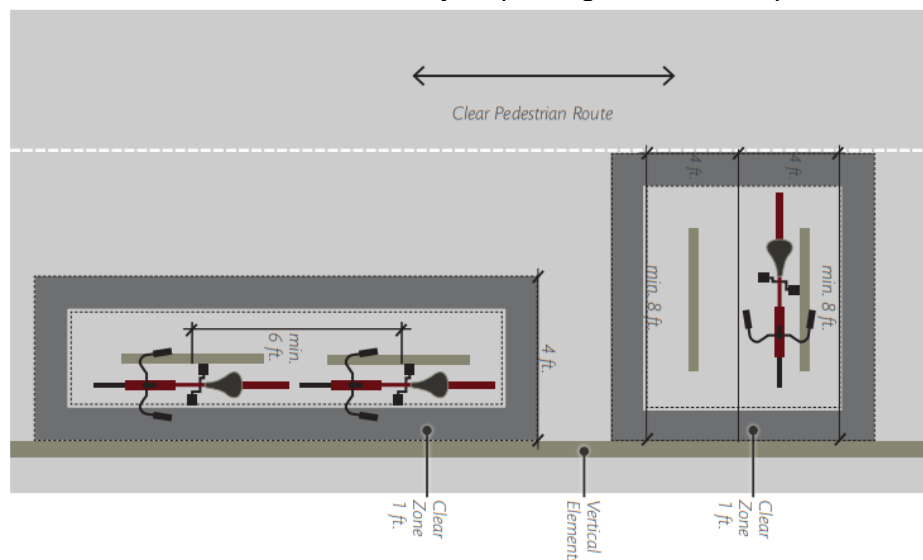
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6. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.



7. ADA curb ramps must be updated to current standards and have truncated domes installed.
8. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
9. 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. Show your details.
 - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - c. The rack allows varying bicycle frame sizes and styles to be attached.
10. Bicycle racks shall be sturdy and anchored to a concrete pad.
11. A 1-foot clear zone around the bicycle parking stall shall be provided.



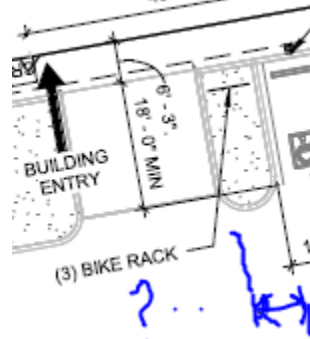
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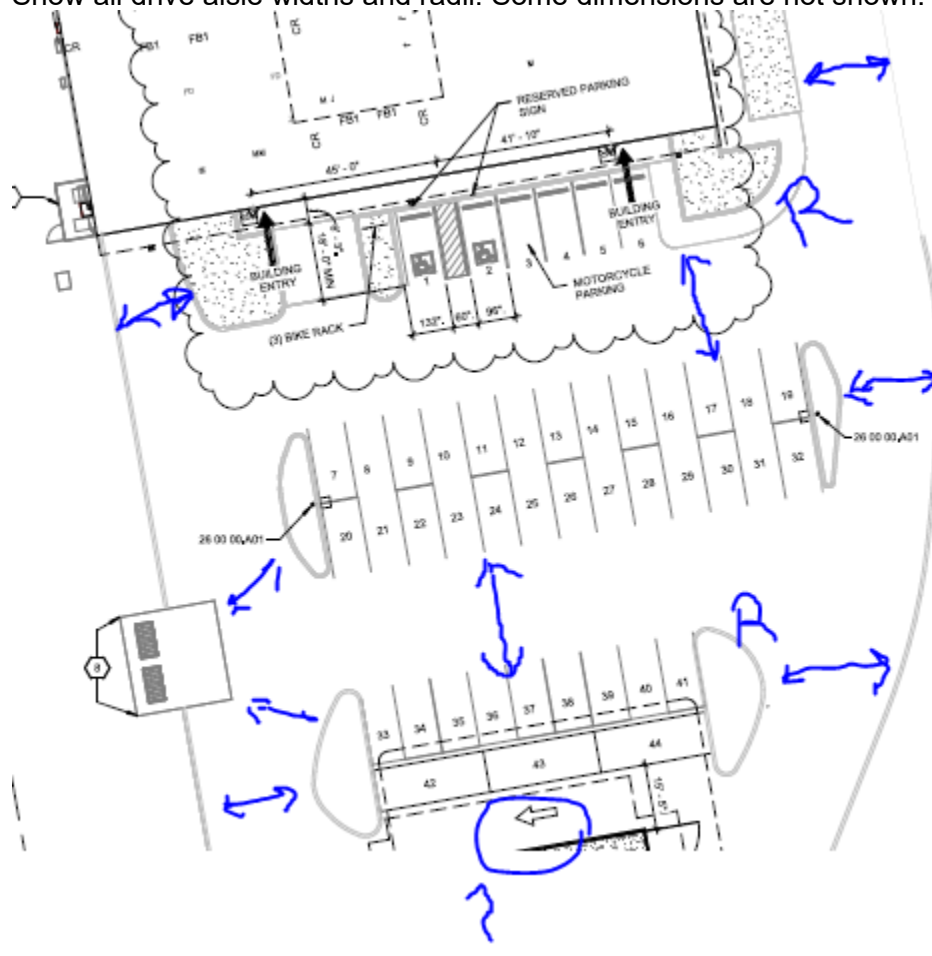


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12. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.



13. Show all drive aisle widths and radii. Some dimensions are not shown.



14. The minimum drive aisle dimensions are shown below

	Minimum Drive Aisle Width
Two Way Traffic	22'

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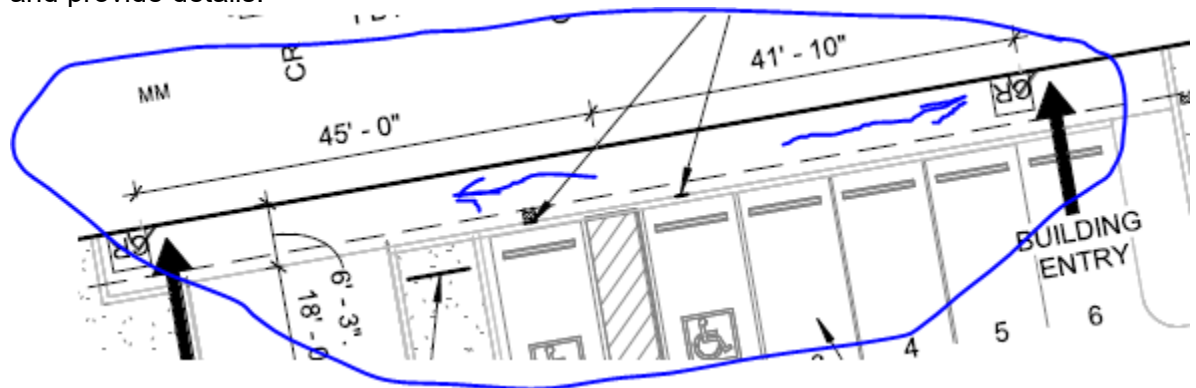
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Main Circulation Road	24'
Fire Lane	20'

15. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
16. Per the DPM, 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.
17. 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.



18. Please provide a copy of Solidwaste Dept. refuse approval. Also, Fire Marshall's fire approval for the TCL plan.
19. 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.
20. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show detail and location of posted signs and striping.
21. 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.
22. 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.

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23. The private access road from Central should be upgraded to the current standard



24. 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 Traffic Scoping Form (TSP) Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Curtis Cherne: CCherne@cabq.gov**).

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) 924-3909

Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File