



kenneth myers architect
220 Hermosa Dr. Ne
Albuquerque, NM 87108
518_364-9914

***City of Albuquerque Building Department
600 2nd St NW, Albuquerque, NM 87102***

Traffic Control Layout Comment Responses

**RE: Crestline Plastics
2635 Baylor Drive SE**

To Whom it may concern:

I am in receipt of your comments dated, 08/31/2020 and have made changes to the drawings and or addressed the comments as indicated below:

1. List the number of parking spaces required by zoning as well as proposed number of spaces including bicycle and motorcycle parking.
Response: Parking calculation have been included in the drawing. See Parking requirements.
2. Identify the right of way width and street provide the name of the street.
Response: Right of way is 30'-0" as indicated on the drawing. Name of the street is Baylor DR. also indicated on the drawing.
3. Maximum allowable entrance is 30'-0" per provided requirements.
Response: The entrance has been reduced to 24'-0" as indicated on the revised site plan. See additional notes in subsequent responses.
4. Please list the width and length of proposed parking spaces.
Response: Typical dimensions have been added to site plan for reference. Typical details and keyed notes provide this information as well. See A3/AS100, A4/AS100, B2/AS100, B1/AS100
5. Minimum parking widths are provided. For on street parallel parking dimensions please follow DPM.
Response: See details A3, and B2/ AS100 as provided.
6. The ADA Accessible spaces must include an access aisle.
Response: Access aisle is provided per plan. Keyed notes and indicated in Detail A4/AS100.
7. The ADA accessible parking sign must have the required language per 66-7-352.4c NMSA 1978. Please call out detail and location of signs.
Response: All requested information is referenced in keyed notes and details A1/AS100 for sign info, and A4 for sign location.
8. The ADA accessible aisles shall have the words "NO PARKING" in capital letters....
Response: Access aisle is detailed and these words are included as required in detail A4/AS100.
9. ADA curb ramps must be updated to current standards and have truncated domes installed.
Response: Curb cuts have been updated to include existing drive pad and new drive pads. See revised plan. TCL general note #3 has been revised.



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10. Keyed note 12 does not reflect what is shown. Please clarify
Response: Keyed note 12 references parking lot. Note has been revised to include 6" thick dimension. All other references to #12 have been revised to indicate actual notes.
11. Keyed note 21 should read 2441 not 2442.
Response: Keyed note has been revised.
12. All bike racks shall be designed according to guidelines (see comment letter for guidelines)
Response: Detail A5/AS100 captures construction comments and has been clouded for your review. Notes have been added to plans as requested.
13. Bike Rack shall be sturdy and anchored to a concrete pad.
Response: See detail A5/AS100.
14. A 1-foot clear zone around the bike parking stall shall be provided
Response: Keyed note 16 references 1-foot clear zone.
15. Bike parking spaces shall be 6'-0" long and 2'-0" wide.
Response: Dimensions have been added to plan for reference.
16. Show all drive aisle widths and radii. Some dimensions are not shown.
Response: Entry has been revised to eliminate the curb returns and replaced them with transitions wings. Dimensions have been added.
17. List radii for all curves shown for passenger vehicles, for delivery trucks fire trucks, etc. is 25' or larger.
Response: radii list has been added for reference. Note no fire truck access required.
18. 5'-0" keyway need to provide curbing at property line.
Response: rear of keyway backs up to retaining wall keyed note 14.
19. Per IDO a 6' wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrance. Show on plans.
Response: Pedestrian pathway is provided per plan. Detail B3/AS100 has been expanded to include landing detail. Keyed note #22 has been added to indicate this, along with a center line diagramming the path.
20. Per DPM, a 6' wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to building entrance. Clearly show.
Response: ADA parking stall access aisle is extended from parking lot to building as shown on plan. Path defined by stripping as indicated in Detail A4/AS100, and noted as keynote #17.
21. Public sidewalk: Provide existing widths
Response: Keynote #19 has been updated to include the existing dimension. 6'-0" wide
22. Curbing should be installed to delineate landscape parking and pedestrian ways. Call out detail.
Response: Plan has been revised to include mow curb in noted locations.
23. Provide a copy of refuse approval.
Response: 5' dumpster is to be stored inside until trash day as indicated in keyed note #20. See attached approval.
24. It is not apparent what type of pavement surface is being proposed.



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Response: Keyed note #12 calls out 6" concrete parking area.

25. Please provide a stopping/ intersection sight distance exhibit.

Response: Per our phone conversation it was determined that this is not required

26. Show the clear site triangle and add the following note: LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS.

Response: The clear sight triangle and note have been included. Notes have also been included and keyed as keyed note #23.

27. Shared site access.

Response: Since my original submittal it has come to light that no shared access agreement is in place.

Currently the existing curb cut is on the adjacent property. Our curb cut will be new. Plan has been updated to illustrate this. Max curb cut at 30'-0".

28. Add a note stating All broken or cracked sidewalk must be replaced with sidewalk and curb and gutter.

Response: This note is provided on the plans under TCL general notes #4. Notes 5 and 6 reference specific COA standard drawings.

Please contact me with any questions or Comments.

Best regards,

Kenneth Myers, AIA
Architect