

CITY OF ALBUQUERQUE



August 14, 2019

Steven Alano
Greer Stafford/SJCF Architecture Inc.
1717 Louisiana Blvd NE Ste 205
Albuquerque, NM 87110

Re: New Office Building
10601 Research Rd SE
Traffic Circulation Layout
Engineer's/Architect's Stamp 07-30-19 (M21-D021)

Dear Mr. Alano,

Based upon the information provided in your submittal received 08-12-2019, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking.
2. Per the Development Process Manual, Chapter 27 Drafting Standards, "Standard sheets must be 24" by 36" having a margin of 2' along the left and 1"
3. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
4. 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.
5. Bicycle racks shall be sturdy and anchored to a concrete pad.
6. A 1-foot clear zone around the bicycle parking stall shall be provided.
7. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
8. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

9. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; **provide a copy of refuse approval.**
10. 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.
11. 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.
12. 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.

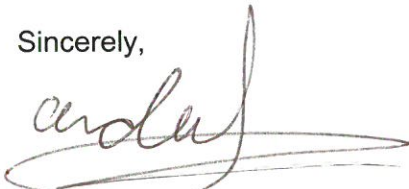
Once corrections are complete resubmit

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.

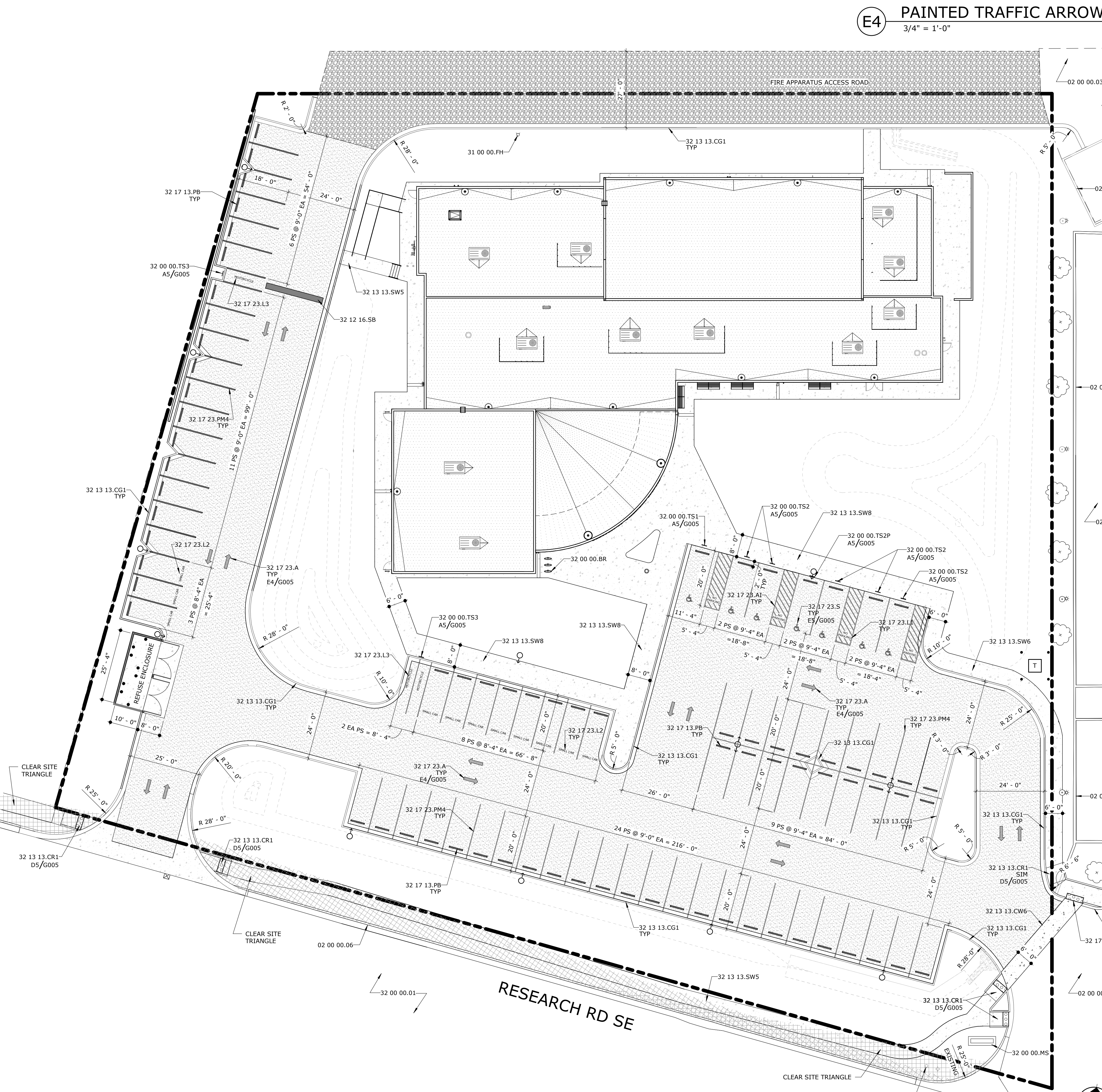
If you have any questions, please contact me at (505) 924-3675.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Mojgan Maadandar', with a long horizontal flourish extending to the right.

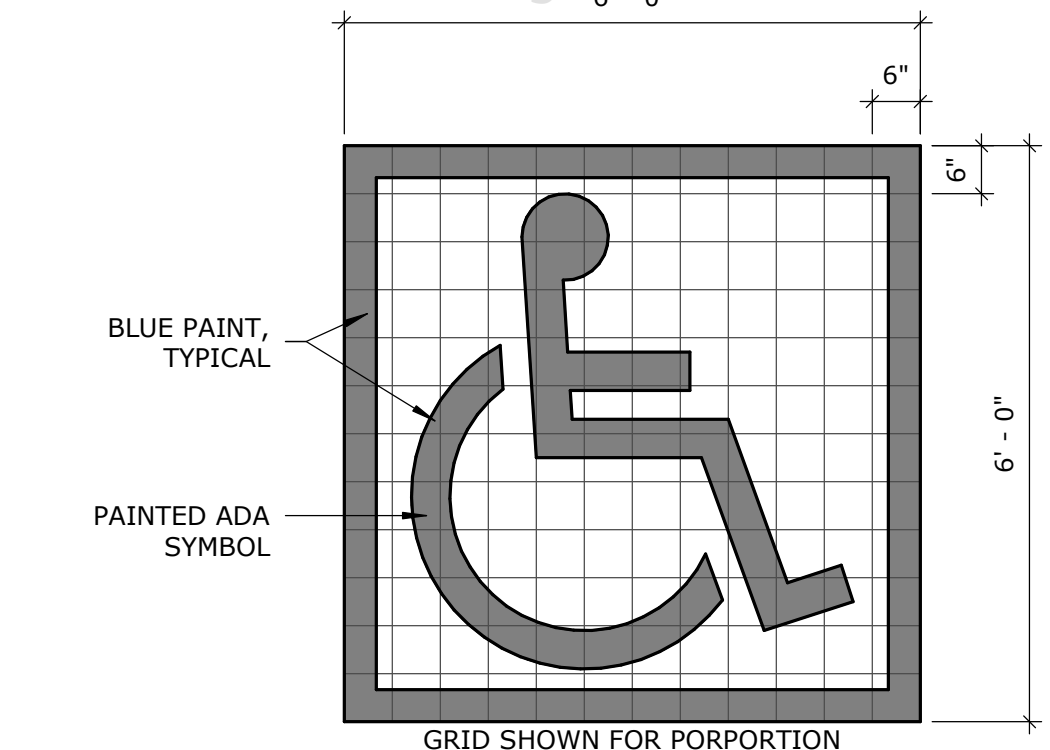
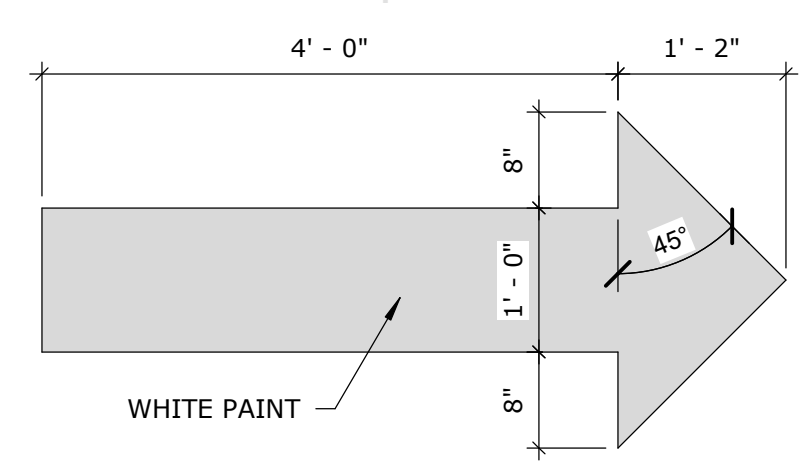
Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

\MM via: email
C: CO Clerk, File

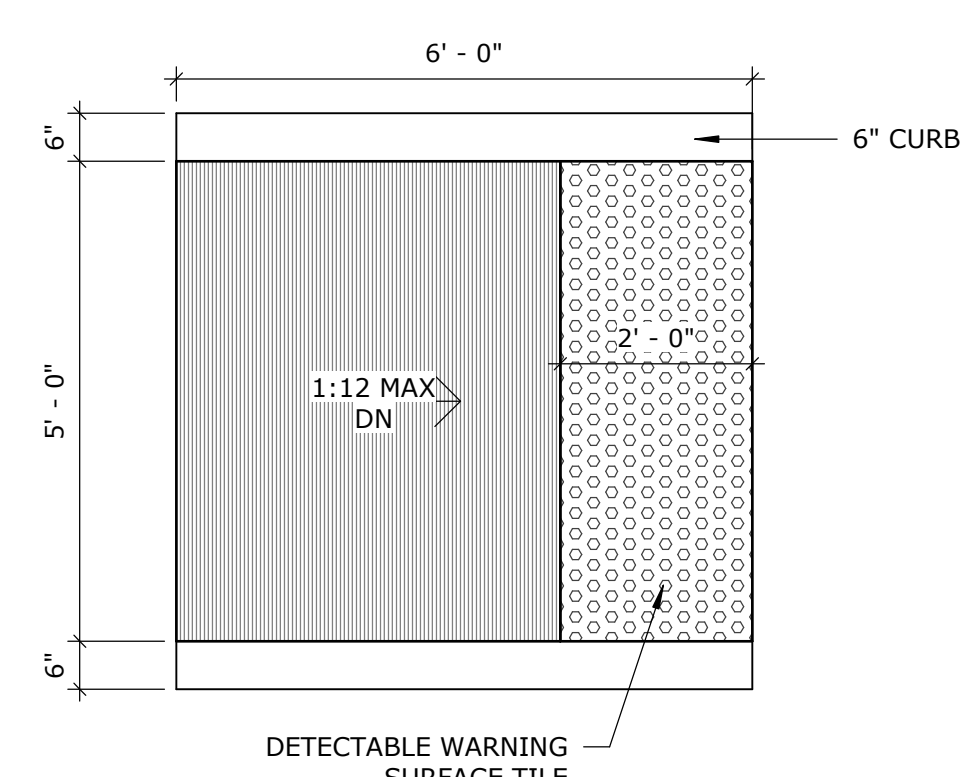


A1 TRAFFIC CIRCULATION LAYOUT
1/16" = 1'-0"

E4 PAINTED TRAFFIC ARROW
3/4" = 1'-0"



E5 PAINTED HC SYMBOL
1/2" = 1'-0"



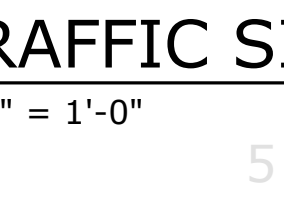
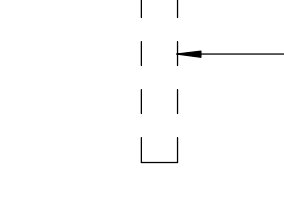
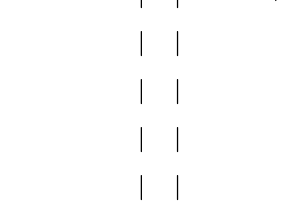
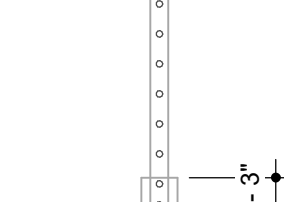
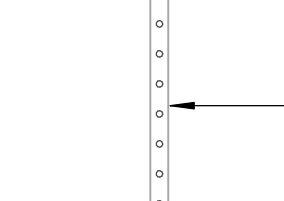
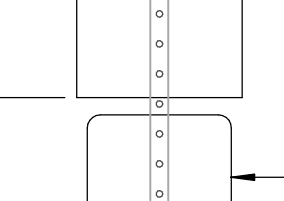
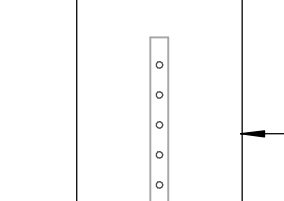
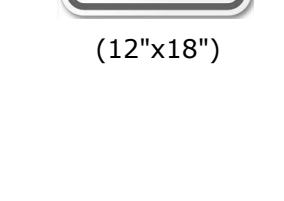
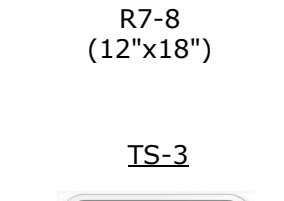
D5 HC ACCESS RAMP
1/2" = 1'-0"



INCLUDE LANGUAGE ON R7-8 SIGN STATING "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" PER NM STATE STATUTE 66-1-4-1E.



INCLUDE LANGUAGE ON R7-8 SIGN STATING "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" PER NM STATE STATUTE 66-1-4-1E.

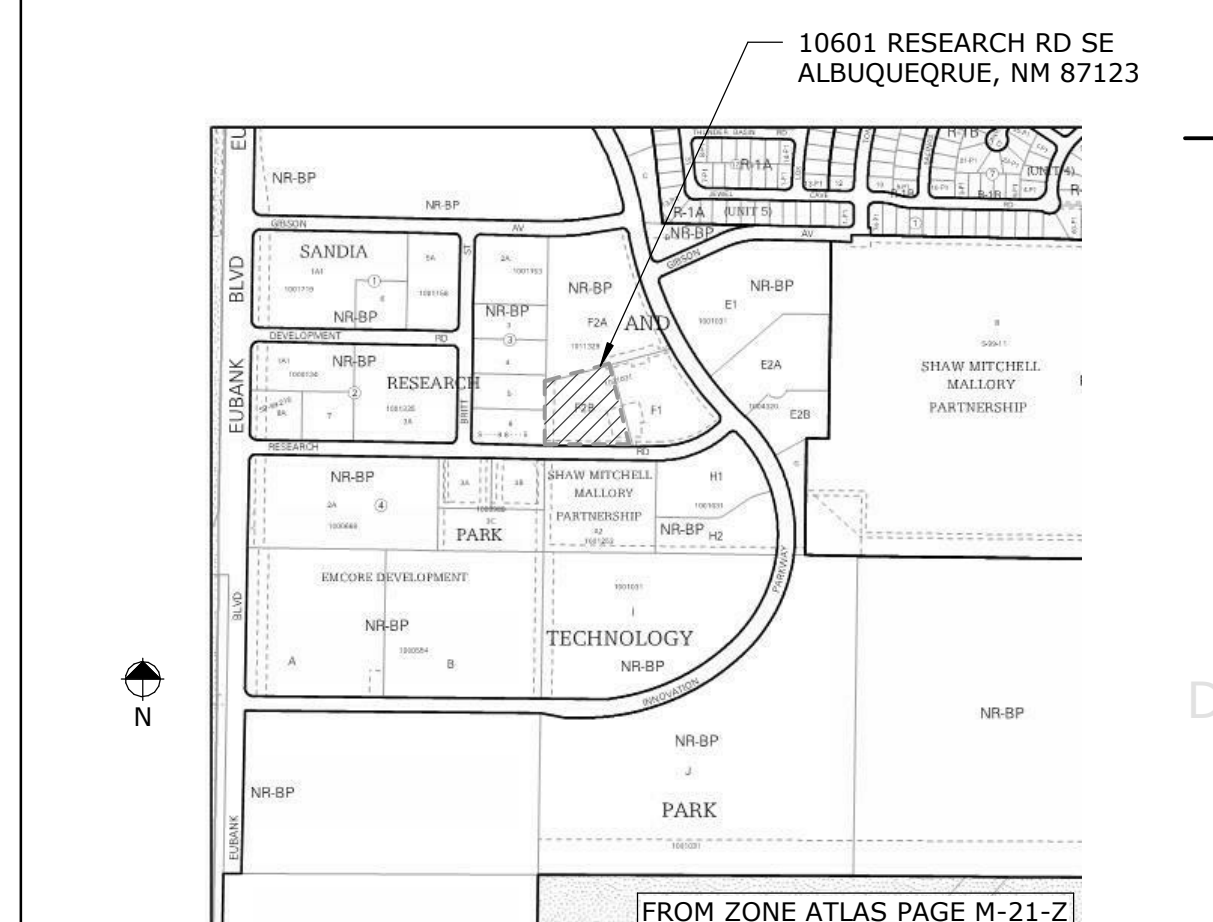


NOTES:
1. SIGNS SHALL CONFORM TO THE STANDARDS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
2. SIGNS SHALL BE MOUNTED ON A STURDY POST AT THE HEIGHT SPECIFIED HEREIN.

A5 TRAFFIC SIGNAGE
3/4" = 1'-0"

ZONING REVIEW: TCL

PROPERTY OWNER: COOPERATIVE EDUCATIONAL SERVICES (CES)
PROPERTY ADDRESS: 10601 RESEARCH RD SE
IDO ZONE ATLAS MAP: M-21-Z
IDO ZONE DISTRICT: NON-RESIDENTIAL - BUSINESS PARK (NR-BP)
IDO ALLOWABLE USES PER TABLE 4-2-1: OFFICE = PERMISSIVE (P)
MASTER DEVELOPMENT PLAN: SANDIA SCIENCE & TECHNOLOGY PARK (SS&TP)
OVERLAY ZONES: NONE
USE SPECIFIC STANDARDS: NONE
BERNALILLO COUNTY UPC: 102105516046920665
LEGAL DISCRPTION: TR F-2B PLAT OF TRACTS F-2A AND F-2B SANDIA SCIENCE & TECHNOLOGY PARK (A REPLAT OF TRACT F-2, SANDIA SCIENCE & TECHNOLOGY PARK) CONT 2.2393 AC
SIZE OF SITE: 2.2 ACRES
VICINITY MAP:



EXECUTIVE SUMMARY: TCL

THIS PROJECT CONSISTS OF:
• A NEW OFFICE BUILDING, INCLUDING TRAINING CONFERENCE AND ASSOCIATED SUPPORTED SPACES
• ASSOCIATED SITE IMPROVEMENTS, INCLUDING PARKING LOTS, GRADING, DRAINAGE AND LANDSCAPING
TRAFFIC CIRCULATION WILL CONSIST OF:
• ONE (2) EXISTING CURB CUT AND ONE (1) NEW CURB CUT
• PAINTED TRAFFIC ARROWS DESIGNATING TWO WAY DRIVE AISLES
• GRAVELLED FIRE APPARATUS ROAD TO THE NORTH CONNECTING TO EXISTING DRIVE LANES. CES IS THE OWNER OF THE ADJACENT EAST PROPERTY AND HAS ENTERED INTO AN AGREEMENT FOR FIRE ROAD IMPROVEMENTS WITH THE ADJACENT NORTH PROPERTY OWNER. ACCESS EASEMENTS ARE BEING FILED WITH THE COUNTY ASSESSOR'S OFFICE.

THE PROJECT PROVIDES 77 TOTAL PARKING SPACES. THE ZONING HEARING EXAMINER IS REVIEWING A VARIANCE REQUEST TO THE REQUIRED 89 PARKING SPACES UNDER THE SUBMITTAL BEING MADE BY CONSENSUS PLANNING, UNDER THE PROJECT NO. PR-2019-002702/VA-2019-00260.

THE COA FIRE MARSHAL'S OFFICE HAS ALREADY APPROVED THE FIRE 1 PLAN AS IT PERTAINS TO SITE DEVELOPMENT AND THEIR REQUIREMENTS.

GENERAL NOTES: TCL

- ALL CONCRETE CURBS AND GUTTERS SHALL CONFORM WITH COA SPEC SECTION 300.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM WITH COA SPEC SECTION 400 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- CLEAR SITE TRIANGLES: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE TRIANGLE REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THESE AREAS.

KEYNOTE LEGEND

02 00 00.03	EXISTING ASPHALT PAVING ON ADJACENT SITE TO REMAIN
02 00 00.06	EXISTING CONCRETE CURB AND GUTTER TO REMAIN
02 00 00.09	EXISTING TRASH ENCLOSURE TO REMAIN
02 00 00.12	EXISTING FIRE HYDRANT TO REMAIN
02 00 00.14	EXISTING CURB CUT INTO PARKING LOT TO REMAIN
31 00 00.FH	FIRE HYDRANT - REFER TO CIVIL
02 00 00.01	ALL IMPROVEMENTS LOCATED IN RIGHT-OF-WAY MUST BE INCLUDED IN THE WORK ORDER
32 00 00.BR	CIRCLE BIKE RACK, MODEL CIRCLEBR, AVAILABLE FROM ANOVA FURNISHINGS OR APPROVED EQUAL. SURFACE MOUNT PER MANUFACTURER'S INSTRUCTION. QTY:3 - REFER TO LANDSCAPE.
32 00 00.MS	MONUMENT SIGN
32 00 00.TS1	VAN ACCESSIBLE PARKING SIGN, TYPE TS-1
32 00 00.TS2	ACCESSIBLE PARKING SIGN, TYPE TS-2
32 00 00.TS2P	ACCESSIBLE PARKING SIGN, TYPE TS-2, MOUNTED ON LAMP POLE
32 00 00.TS3	MOTORCYCLE PARKING SIGN, TYPE TS-3
32 12 16.SB	SPEED BUMP PER COA STANDARDS
32 13 13.CG1	MEDIAN CONCRETE CURB AND GUTTER PER COA STD DWG 2415B
32 13 13.CR1	CONCRETE RAMP WITH ADA DETECTABLE WARNING DEVICE PER COA STD DWGS & ASSOCIATED DETAIL
32 13 13.CW6	CONCRETE CROSSWALK, 6'-0" WIDE
32 13 13.SW5	CONCRETE SIDEWALK, 5'-0" WIDE
32 13 13.SW6	CONCRETE SIDEWALK, 6'-0" WIDE
32 13 13.SW8	CONCRETE SIDEWALK, 8'-0" WIDE
32 17 13.PB	PARKING BUMPER
32 17 20.DS	DETECTABLE WARNING SURFACE TILE
32 17 23.A	PAINTED TRAFFIC ARROW
32 17 23.A1	PAINTED ADA ACCESS AISLE, 4" WIDE, 45 DEGREE DIAGONAL STRIPES AT 24" OC
32 17 23.L1	PAINTED LETTERING, "NO PARKING", 8" TALL AT END OF ACCESS AISLE
32 17 23.L2	PAINTED LETTERING, "SMALL CAR", 8" TALL AT END OF PARKING STALL
32 17 23.L3	PAINTED LETTERING, "MOTORCYCLE", 8" TALL AT CENTER OF PARKING STALL
32 17 23.PM4	PAINTED PAVEMENT MARKINGS, 4" WIDE
32 17 23.S	PAINTED ADA SYMBOL

LEGEND

---	PROPERTY LINE
NEW GRAVEL ROADWAY SECTION	
NEW CONCRETE PAVING	
NEW ASPHALT PAVING	

GREER STAFFORD/SICF ARCHITECTURE, INC.
1717 LOUISIANA NE, SUITE 205
ALBUQUERQUE, NM 87110-7027
(505) 821-0339 • FAX: (505) 821-0348
3005 NORTHBRIDGE DR, SUITE F
FARMINGTON, NM 87401-2085
(505) 325-7475 • FAX: (505) 325-6464

STATE OF NEW MEXICO
REGISTERED ARCHITECT
STEVEN A. ALAN
JULY 30, 2019

NEW OFFICE BUILDING
COOPERATIVE EDUCATIONAL SERVICES (CES)
10601 RESEARCH RD SE, ALBUQUERQUE, NM 87123

PROJECT NO: 5354.00
DRAWN BY:
CHECKED BY:
© GREER-STAFFORD/SICF, INC.
SHEET TITLE
TRAFFIC CIRCULATION LAYOUT
DRAWING SHEET

G005