

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 2, 2024

Stephen Dunbar, RA.
Modulus Architects & Land Use Planning
8220 San Pedro Dr NE
Albuquerque, NM 87113

**Re: Event Center
1611 Airtech Ct SE
Site Plan
Architect's Stamp -no date- not for construction (N17D017)**

Dear Mr. Dunbar,

Based upon the information provided in your submittal received 4-16-24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. There should be 8 accessible parking spaces when the total number of parking spaces provided is 101-300 (2015 NM Accessible Parking Checklist). In addition, 2 van spaces should be provided. Revise the parking table as necessary, add three more accessible parking spaces and show which 2 accessible spaces will be designated as the Van Accessible spaces.
2. Where are the Shared Car Vehicle spaces?
3. The two "Compact" spaces should have "COMPACT" pavement markings in the rear of the space.
4. Show the drainage inlet on the plan that is located in the west/northwest area of the cul-de-sac. The gutter transition begins 5' on either side of the inlet. It appears you may have to relocate the inlet, if approved by Hydrology. This will require a drainage submittal to Hydrology and a Work Order for the relocation. It may also require reconstructing the cul-de-sac to change the low point to the new inlet location.
5. There is a patterned surface around the fountain, which appears to be where vehicles will drive. Provide: material, width of driving surface and inside radius.
6. The patterned surface in comment #2 above, overlaps the curb and gutter in a few places. Probably should reduce the diameter of the patterned surface.
7. Is there a curb or similar (e.g. apron) to prevent drivers from crashing into the fountain?
8. Provide the width of the drop-off lane on the west side of the patterned surface.
9. Please label the front door/main entrance.
10. Provide/show the 6' accessible path from a ROW to the building.
11. The sidewalk and landscape area appear to merge at the building entrance and there is no accessible path from the accessible spaces to the front door.

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12. What are the slopes of the “ramps” on the north and south sides of the building. Max is 5%. I noticed the site drops approx. 30 ft from the cul-de-sac to near the west property line.
13. Do the perpendicular lines cross the ramps at the east and west end indicate change in slope? It would help with visibility if the south ramp flattened 50 ft or so from the flowline in the cul-de-sac.
14. It appears you have the 5' minimum keyway distance in the small parking lot south of the building. Please add a dimension.
15. The mini clear sight triangles are drawn too far from the back of sidewalk at the east entrance.
16. Show the existing sidewalk, Keyed Note 16, between the proposed entrances.
17. Provide dimensions for the spacing between the bike racks as well as the distance from the building. A bicycle parking space is 2'x6' (4' between racks) with a 1' clear zone around the perimeter of the bike racks. A detail may be helpful.
18. The proposed western entrance will need ramps on either side of it and please draw the proposed valley gutter.
19. In Detail 11 Sht G6, the bottom of the lowest sign (e.g. “Van Accessible”) is to be 60”/5’.
20. In Details 1 and 2 on Sht G6, the accessible aisles are to be painted with blue diagonal stripes and the “Slope N.T.E. 2.0% in any Direction” also applies. The City uses 2.0%, rather than 2%, as slopes are measured to the tenth of a percent for acceptance. Also, please revise the pavement markings on the Site Plan.
21. General Note 3. Improvements in the ROW will not be done on a Work Order, unless the inlet is to be relocated. In general, rather than a general note for this purpose, I’ve found it more helpful to include the “Work Order” language in the build note: e.g. Pave Alley by Work Order” or similar. I’ll attach a document that shows when a Work Order is necessary.
22. All sheets will need to be stamped and dated and the note “Not For Construction” removed.
23. For information only; Detail 5 on sht G6 appears to show expansion joint material between the flume and the sidewalk, but there is not a build note for it.

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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 ccherne@cabq.gov or (505) 924-3986.

Sincerely,

Curtis A Cherne

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

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