

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 22, 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 5-8-24 (N15D017)**

Dear Mr. Dunbar,

Based upon the information provided in your submittal received 5-14-24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed (similar to the response letter, the original comments were left and the new comment(s) is in **RED**):

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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? **Revise Keyed Note 6. Change "12A/GA to "12A/G6".**
3. The two "Compact" spaces should have "COMPACT" pavement markings in the rear of the space. **Pavement markings are shown in the middle 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. **Show the Inlet/catch basin. This was discussed with Hydrology and the inlet will most likely need to be relocated. If it is to be relocated, this plan can show the inlet with a note "Inlet to be relocated" or similar.**
5. 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. **Response addressed paving material, rather than the overlap.**
6. Is there a curb or similar (e.g. apron) to prevent drivers from crashing into the fountain? **Response was "There is a curb", but there should be a Keyed Note on the plan for the curb, most likely Keyed Note 1.**
7. Provide/show the 6' accessible path from a ROW to the building. **Width dimension not shown on plan for sidewalk and path.**

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

8. 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. **The ramps shown north/northeast of the main entrance need to have 5'x5' landing at the top. Recommend removing or reducing the size of the landscape area to accommodate accessibility.**
9. 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. **Thank you for providing ramp slopes. However, they are too steep: reduce to 8.0% max. I discussed this site with Hydrology. The retaining walls may not be approved as shown. This site may be too steep for his size of a project. Provide Hydrology approval.**
10. 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. **Flattening of the slope 50 ft or so from the flowline was not addressed. The grading plan shows the change to 2.0% further from the flowline than this plan.**
11. It appears you have the 5' minimum keyway distance in the small parking lot south of the building. Please add a dimension. **The dimension provided is 4'-5". It appears there is space to increase it to the required 5'.**
12. **Since the concrete section shown on detail 6/G4 can't be built in the ROW at the drive entrances and it is unusual to paint pavement markings in this area, Keyed Note 34 should be removed from the drive entrances.**

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Once comments are addressed, please email the plan to me rather than to PLNDRS.

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