

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

10-23-23

David Thompson, PE  
Thompson Engineering Consultants  
P.O. Box 65760  
Albuquerque, NM 87193

**Re: Roses Southwest Papers**  
**No address- UPC 101605227405540202**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp 10-17-23 (Q16-DA5000C)

Dear Mr. Thompson,

Based upon the information provided in your submittal received 10-18-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Please redo the parking count table. The total of 52 is Ok with 50 coming from the Wholesale and Storage and 2 coming from the office use. However, once the total number of spaces is determined, then the number of MC, ADA and bicycle spaces is based on the total number of parking spaces not per use as shown. In addition:
  - a. Change MC required to 3
  - b. Change HC required to Total 4 Van 1
  - c. Change Bike required to 5
2. I counted 66 spaces not 67.
3. Along the sidewalk keyed Note 10, there should be a curb or parking bumper to prevent vehicles from overhanging more than 2 ft.
4. Provide at least one van Accessible parking space.
5. Specify the sidewalk width.
6. Show the ada accessible path from the ROW to the building
7. Submit sheets 501, 502 for review.
8. Access from the HC parking spaces is to be to the directly to the sidewalk to the north, with a ramp(s).
9. The east entrance is wider than the maximum allowed (30') per the DPM and the radius is smaller than specified for a WB-65. Please change the site access to 30' wide with radii of 35' for the west radius. OK to keep the east radius at 25'. This may require shifting the entrance east to miss the inlet in Crick Ave.
10. Send Fire and Solid Waste Dept. approvals.
11. Where is the refuse container?

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12. On Sheet TCL-1B you are showing a manhole in the center of the valley gutter. It can be difficult to construct the valley gutter invert with the manhole pad/cover (for info only).
13. The driving surface into the MC parking is to be flush with the parking lot. It appears there is a curb. See keyed Note 3.
14. Please show the ADA path across drive entrances Sheets TCI-1D and 1E.
16. In Keyed Note 45, it appears there is a typo in the sheet number reference.
17. You may wish to increase the curb radius at the NE corner of the building to 25 feet.
18. Provide a width dimension for the van accessible aisle.
19. 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.
20. Please change "Crick Crossing SE" to "Crick Ave SE" . It is shown on the street.
21. Please show the concrete infill at the ramps per CLA STD DWG 2443.
22. Add a note stating "All broken or cracked sidewalk must be replaced with new sidewalk."
23. There are a couple small stumps in the sidewalk near Keyed Note 46 Sheet TCL-1E that should be removed.

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

Sincerely,

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