



***Planning Department  
Transportation Development Services***

November 19, 2015

Jackie McDowell  
McDowell Engineering, Inc.  
7820 Beverly Hills Ave., NE  
Albuquerque, NM

**Re: Santa Fe Tow Lot #13  
8101 Jacs Ln., NE  
Traffic Circulation Layout**  
Engineer's/Architect's Stamp dated 11-17-15 (D16-D002A5)

Dear Ms. McDowell,

Based upon the information provided in your submittal received 11-18-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

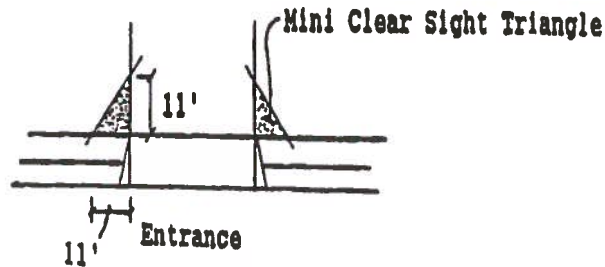
[www.cabq.gov](http://www.cabq.gov)

1. Please identify all existing buildings, doors, sidewalks, curbs, drive pads, walls and anything that influences the parking and circulation on the site.
2. Show all drive aisle widths and radii.
3. Please detail the width of the proposed drive pad.
4. Please detail the ADA ramps and sidewalk from the Public R.O.W.
5. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
6. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway.
7. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles.
8. Design delivery vehicle route needs to be shown.
9. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.

# CITY OF ALBUQUERQUE



10. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please show this detail for the entrance/exit on Jacs Ln.



11. Please add the following note to the clear sight triangle: "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 this area."
12. Please include two copies of the traffic circulation layout at the next submittal.

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New Mexico 87103

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact Gary Sandoval (505) 924-3675 or me at 924-3991.

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Racquel M. Michel, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

\gs via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: SANTA FE TOW LOT #13 Building Permit #: \_\_\_\_\_ City Drainage #: D16D002A5  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: LOT 13, BLUE SKY BUSINESS PARK  
City Address: 8101 JACS LANE NE

Engineering Firm: MCDOWELL ENGINEERING, INC. Contact: JACKIE MCDOWELL  
Address: 7820 BEVERLY HILLS AVE. NE  
Phone#: 505-828-2430 Fax#: 505-821-4857 E-mail: jackmcdowell@comcast.net

Owner: ARMANDO BELTRAN Contact: ARMANDO BELTRAN  
Address: 8000 JACS LANE NE  
Phone#: 505-991-0312 Fax#: \_\_\_\_\_ E-mail: santafetow@gmail.com

Architect: RON MONTTOYA DESIGNS, INC. Contact: RON MONTTOYA  
Address: 8724 ALAMEDA NE  
Phone#: 505-823-6474 Fax#: 505-823-6487 E-mail: \_\_\_\_\_

Surveyor: MIKE SHOOK Contact: MIKE SHOOK  
Address: 612 CERRO DE ORTEGA DR. SE  
Phone#: 505-896-1716 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) \_\_\_\_\_



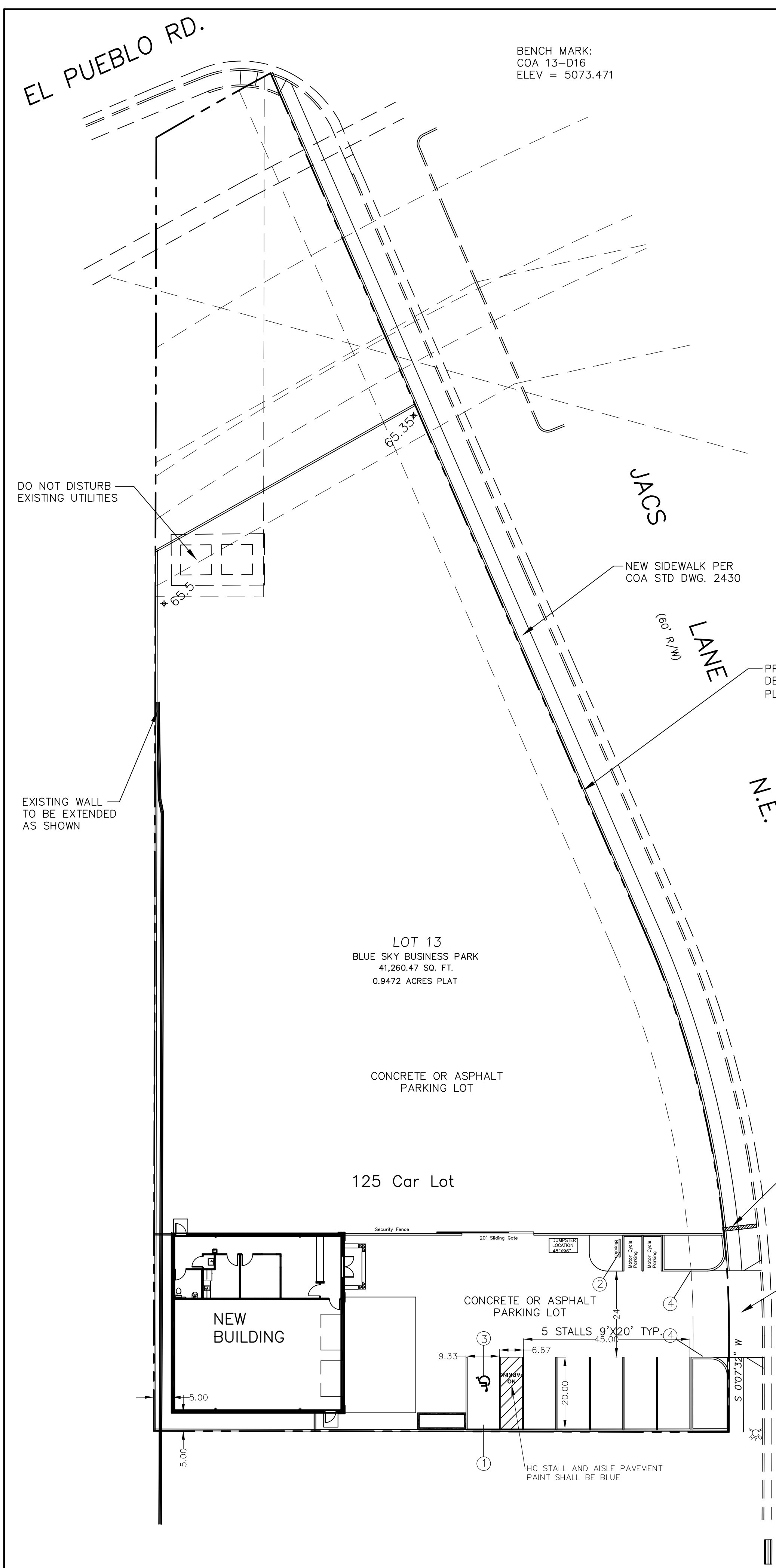
WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes ☒ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: 11-18-15 By: JACKIE MCDOWELL

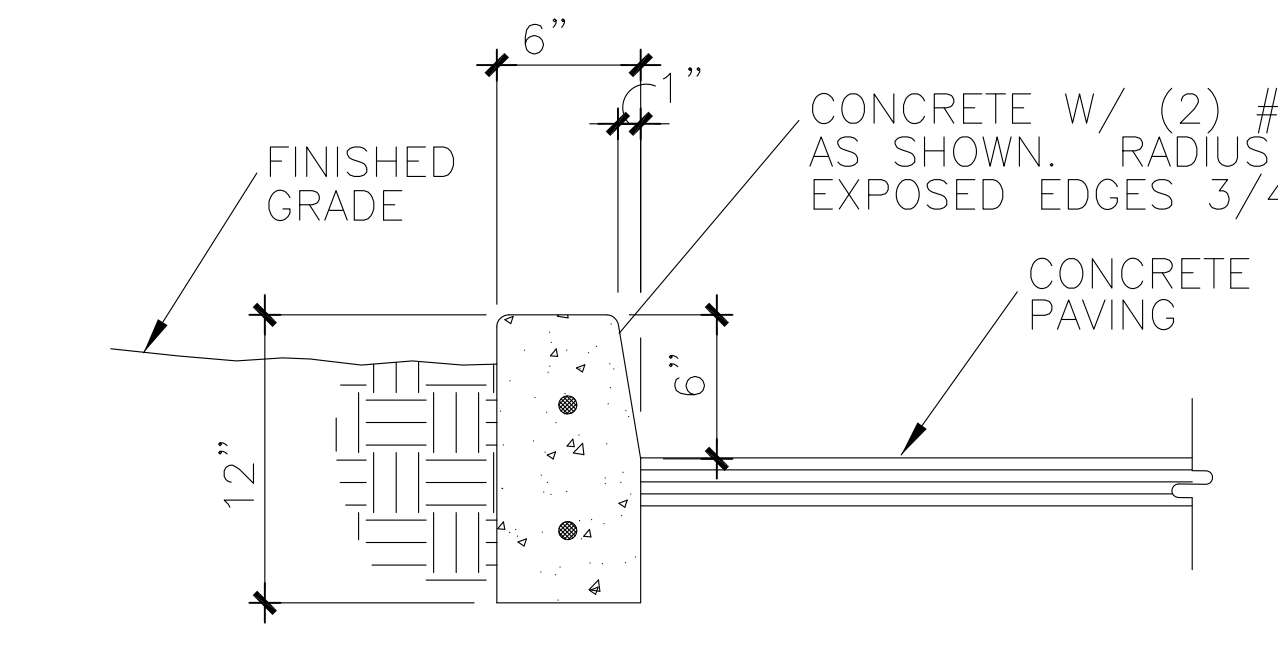
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

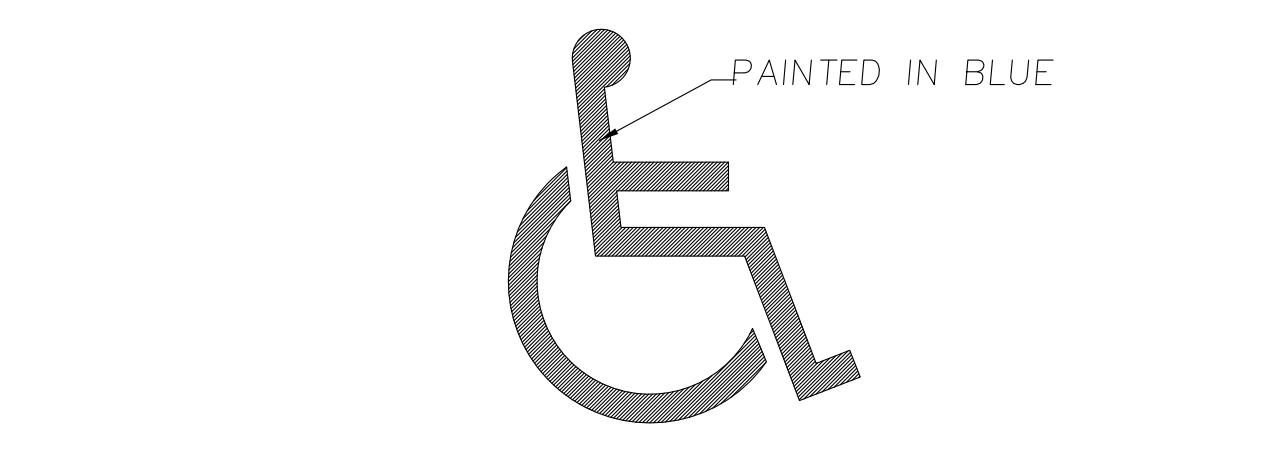




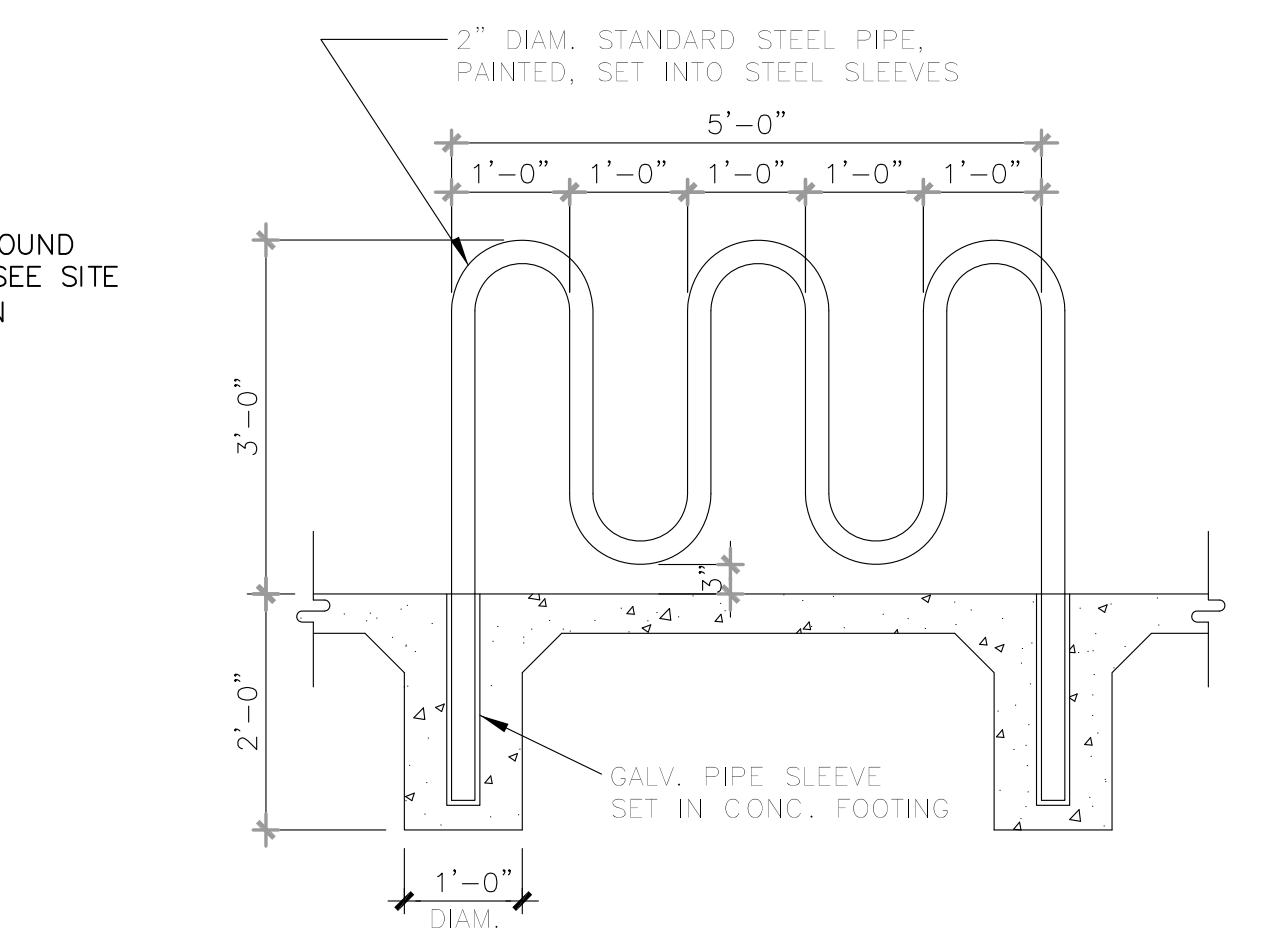
BENCH MARK:  
COA 13-D16  
ELEV = 5073.471



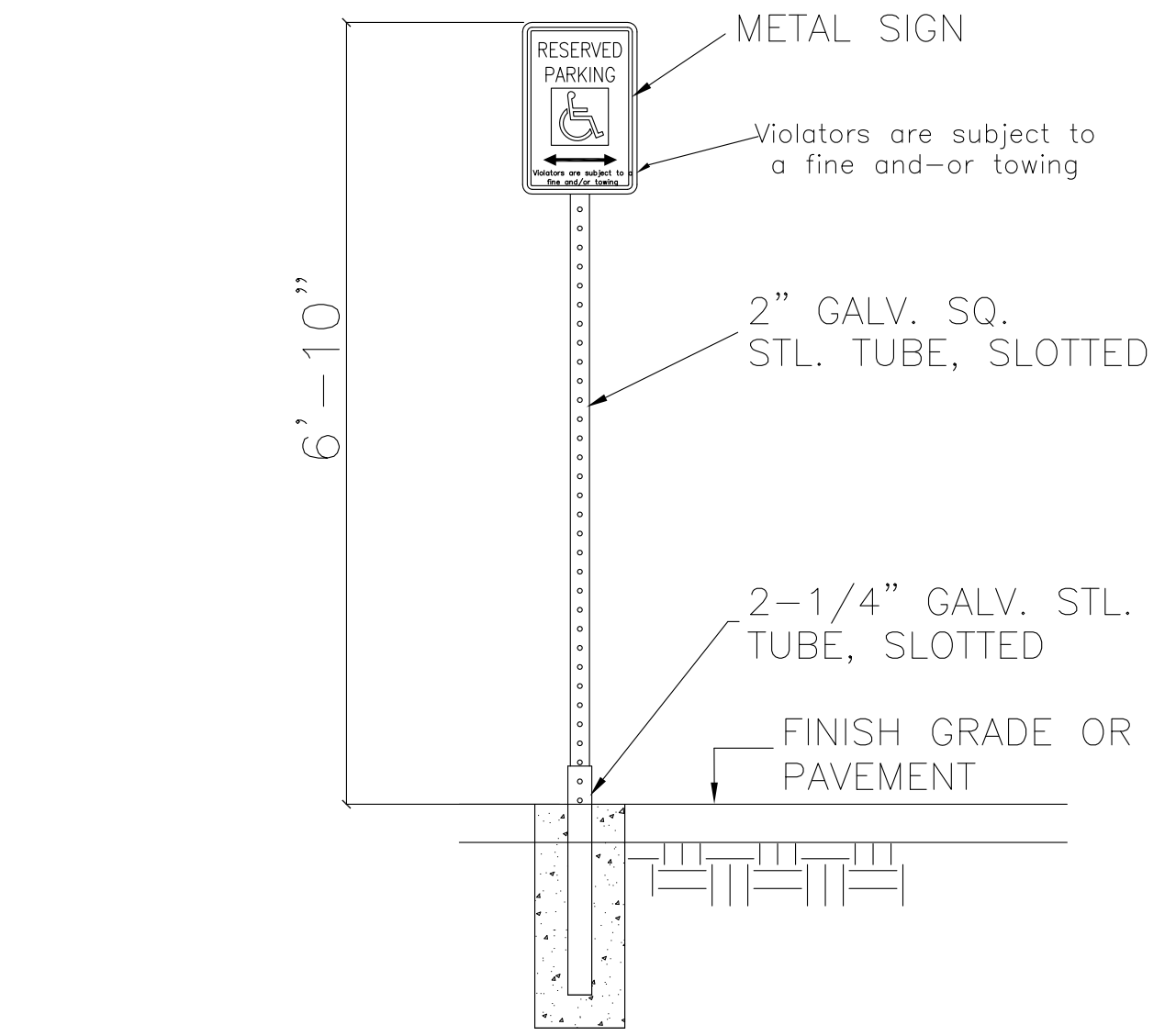
4 CONC. CURB DETAIL  
N.T.S.



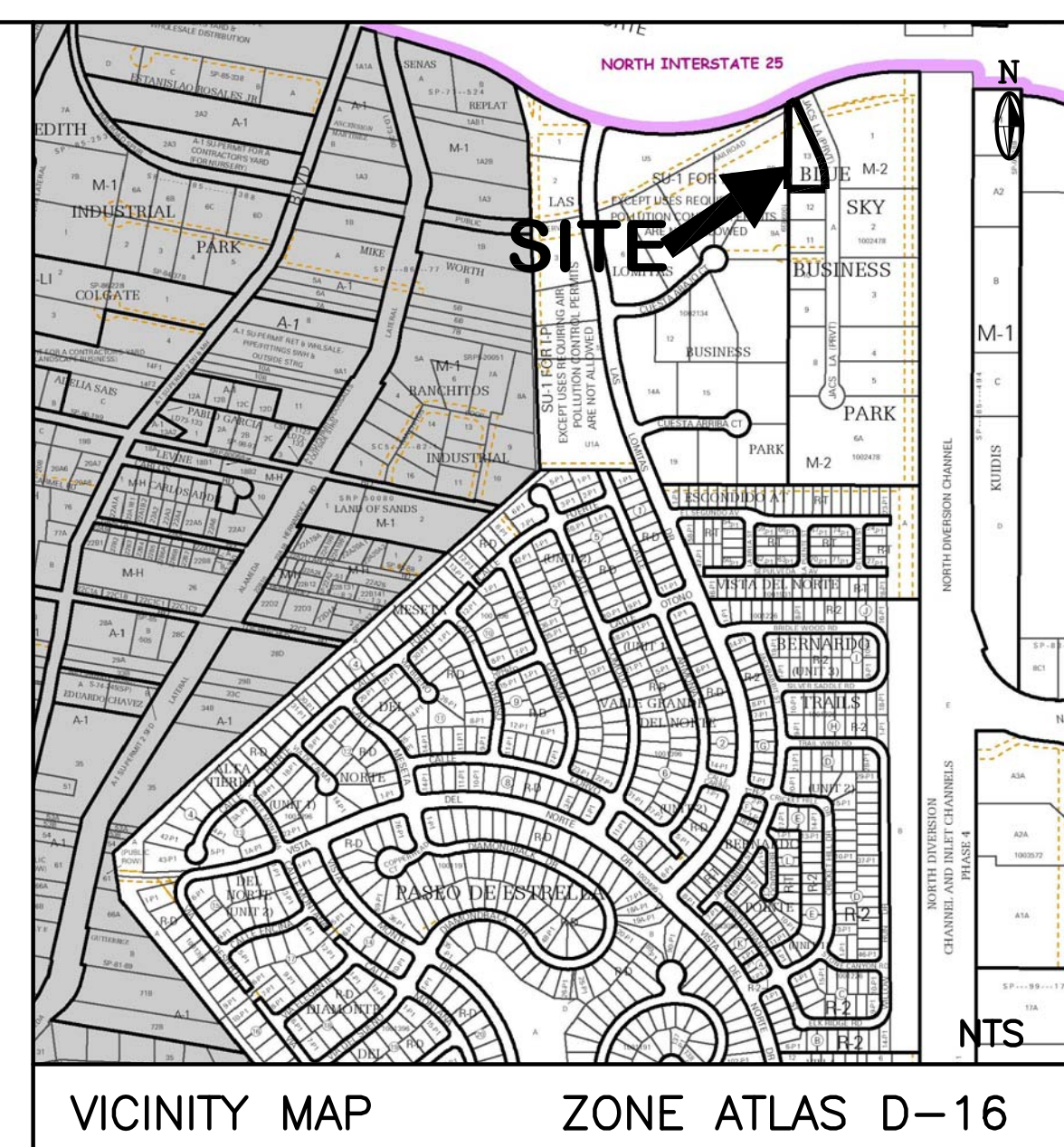
3 PAVEMENT MARKING  
N.T.S.



2 BIKE RACK DETAIL  
N.T.S.



1 SIGN DETAIL  
N.T.S.



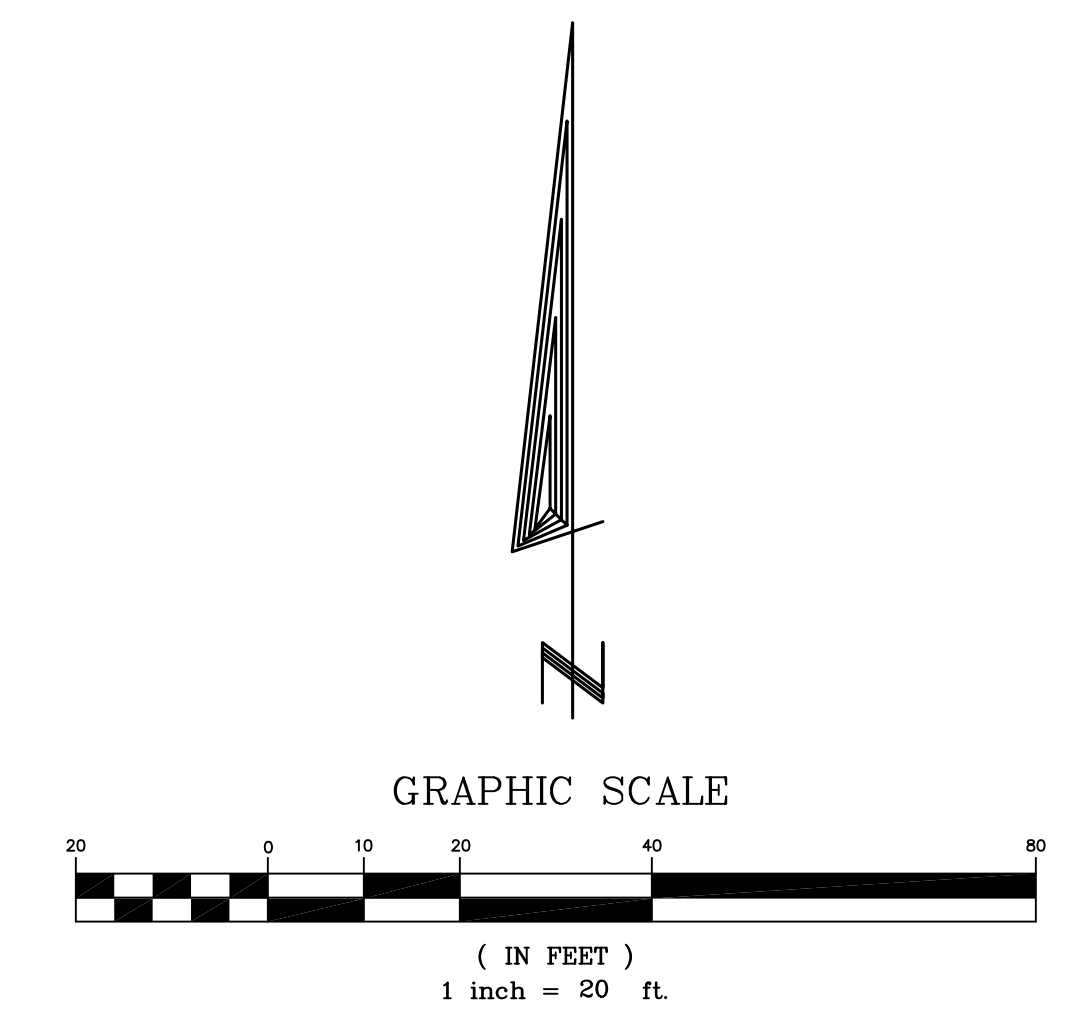
LEGEND	
EXISTING	PROPOSED
CONTOUR	6045
PROPERTY LINE	
ROAD	
SETBACK	
WALL	
SPOT ELEVATION	

LOT 13  
WITHIN  
BLUE SKY BUSINESS PARK  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 22, T 11 N, R 3 E, NMPM  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
8101 Jacs Lane NE

11-17-15

PARKING CALCULATIONS

- 4 TOTAL SPACES REQUIRED
- 6 TOTAL SPACES PROVIDED
- 1 ACCESSIBLE SPACE
- 5 TYPICAL SPACES
- 2 MOTORCYCLE SPACE
- 1 BICYCLE RACK



BERNALILLO COUNTYNEW MEXICO

LOT 13  
BLUE SKY BUSINESS PARK

SANTA FE TOW, ARMANDO BELTRAN — TRAFFIC CIRCULATION LAYOUT (TCL)

McDowell Engineering, Inc.

7820 BEVERLY HILLS AVE. NE • ALBUQUERQUE, NM 87122  
TELE: 505-828-2430 • FAX: 505-821-4857

Designed JSM	Drawn STAFF	Checked JSM	Sheet of
File BEL0115L	Date NOVEMBER, 2015	1	1