



***Planning Department
Transportation Development Services***

November 18, 2015

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

**Re: Nelson-Hawkins Lot #16-A(1)
4616 Hawkins St., NE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 11-16-15 (D17-D104)**

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

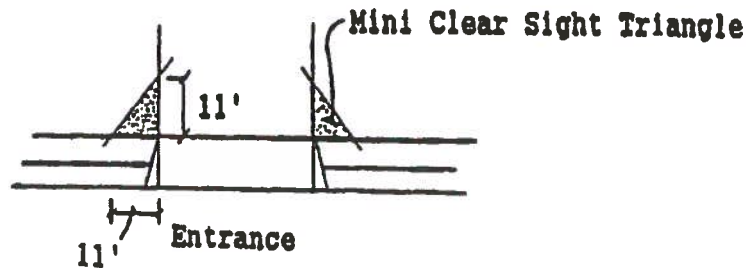
www.cabq.gov

1. Please identify all existing buildings, doors, structures, sidewalks, walls and anything that influences the parking and circulation on the site. Please include the dimensions of the covered porch.
2. Show all curb radii.
3. The drive pad width for two-way traffic to the parking spaces located at the south end of the building must be 24 ft. min.
4. A 5 ft. keyway is required for dead-end parking aisles.
5. Please state the type of material to be used for the parking lot on the south end of the project site.
6. 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 from Hawkins St. Provide detail of ADA ramp from public R.O.W.
7. 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 to the building entrance.
8. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles.
9. Design delivery vehicle route needs to be shown.
10. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.

CITY OF ALBUQUERQUE



11. 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 Hawkins St.



12. 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."
13. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
14. 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

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: NELSON - HAWKINS LOT #16-A(1) Building Permit #: _____ City Drainage #: B17D104
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 16-A(1), INTERSTATE INDUSTRIAL TRACT, UNIT 5
City Address: 4616 HAWKINS STREET 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: TOM NELSON Contact: TOM NELSON
Address: PO BOX 44504
Phone#: 505-573-7053 Fax#: _____ E-mail: ltgten@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: ANTHONY HARRIS Contact: ANTHONY HARRIS
Address: 2412-D MONROE STREET NE
Phone#: 505-889-8056 Fax#: _____ E-mail: _____

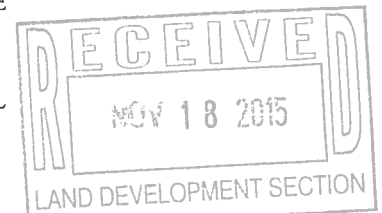
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

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) _____

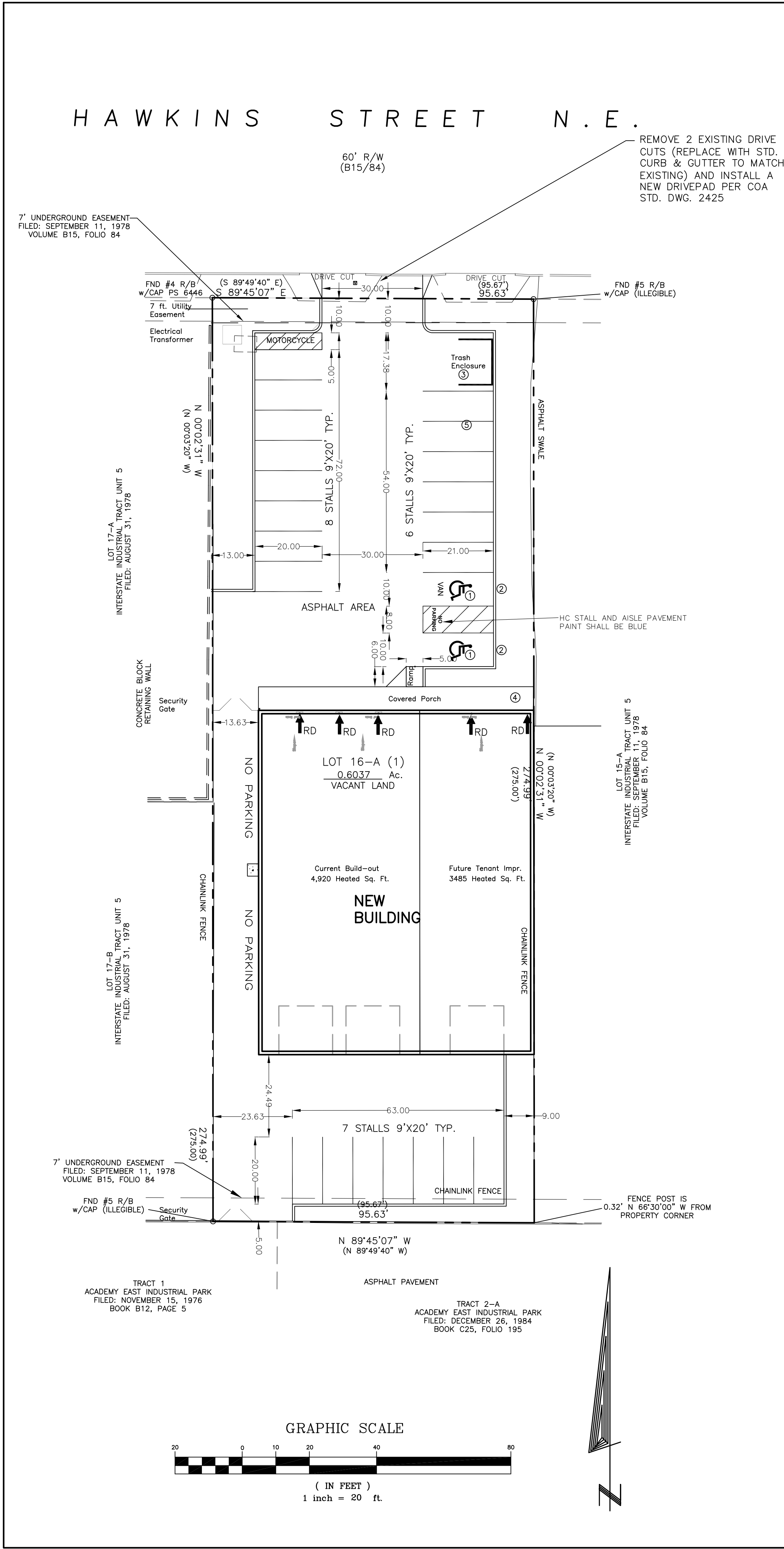


WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

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



SURVEY LEGEND

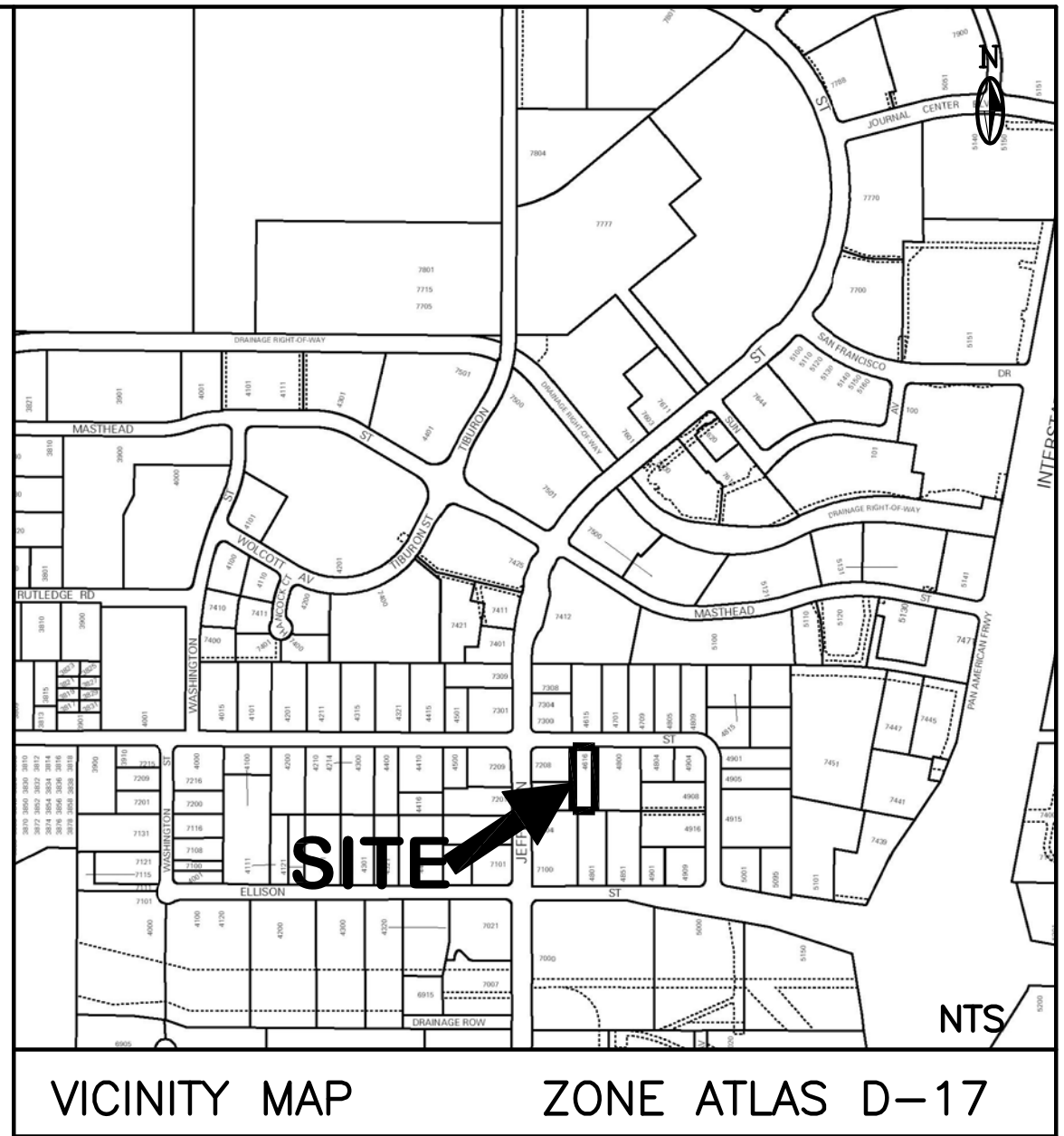
BOC = BACK OF CURB
TA = TOP OF ASPHALT
EA = EDGE OF ASPHALT
EC = EDGE OF CONCRETE
TC = TOP OF CONCRETE
FL = FLOW LINE
WM = WATER METER
G = GROUND

GENERAL SURVEY NOTES:

- 1: CONTOUR INTERVAL IS ONE (1) FOOT.
- 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "13-E17", HAVING AN ELEVATION OF 5141.036, NAVD 1988
- 3: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
- 4: THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS AND PROPERTY LINES ARE SHOWN FOR INFORMATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCE HEREON

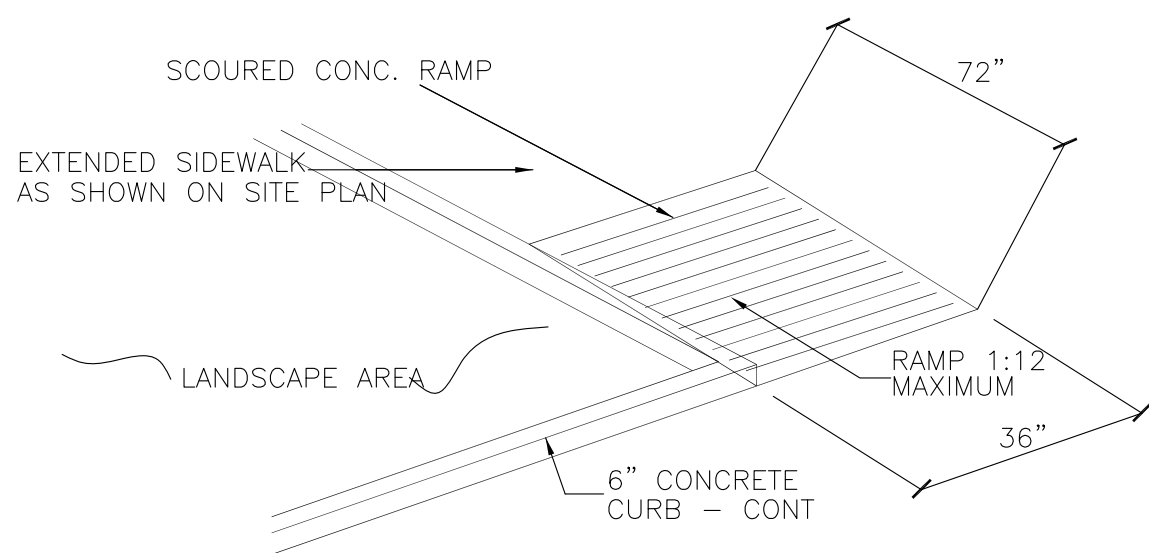
LEGAL DESCRIPTION:

LOT NUMBERED SIXTEEN-A-(ONE) (16-A (1)) OF THE REPLAT OF LOTS 16-A AND 15, UNIT 5, INTERSTATE INDUSTRIAL TRACT, ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 11, 1978 IN VOLUME B15, FOLIO 84



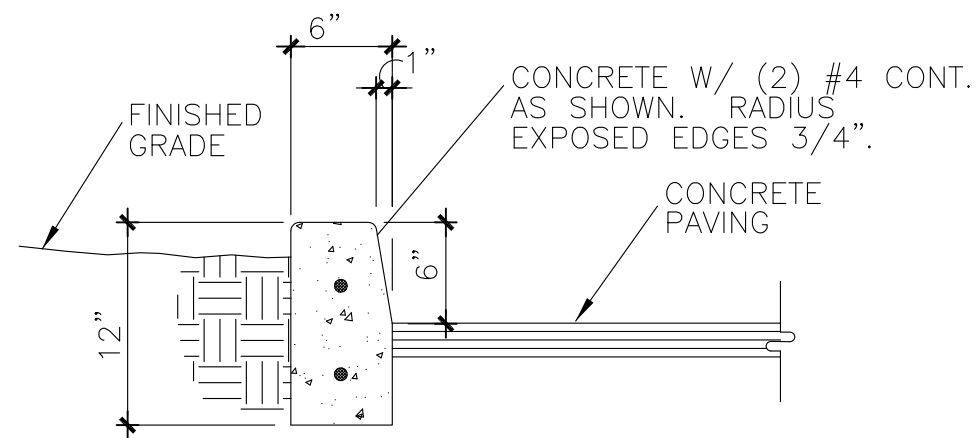
PARKING CALCULATIONS

- 17 STALLS REQUIRED
23 STALLS PROVIDED
21 STALLS @ 9'X20' TYP.
1 STALL @ VAN A.D.A STANDARD
1 STALL @ A.D.A STANDARD



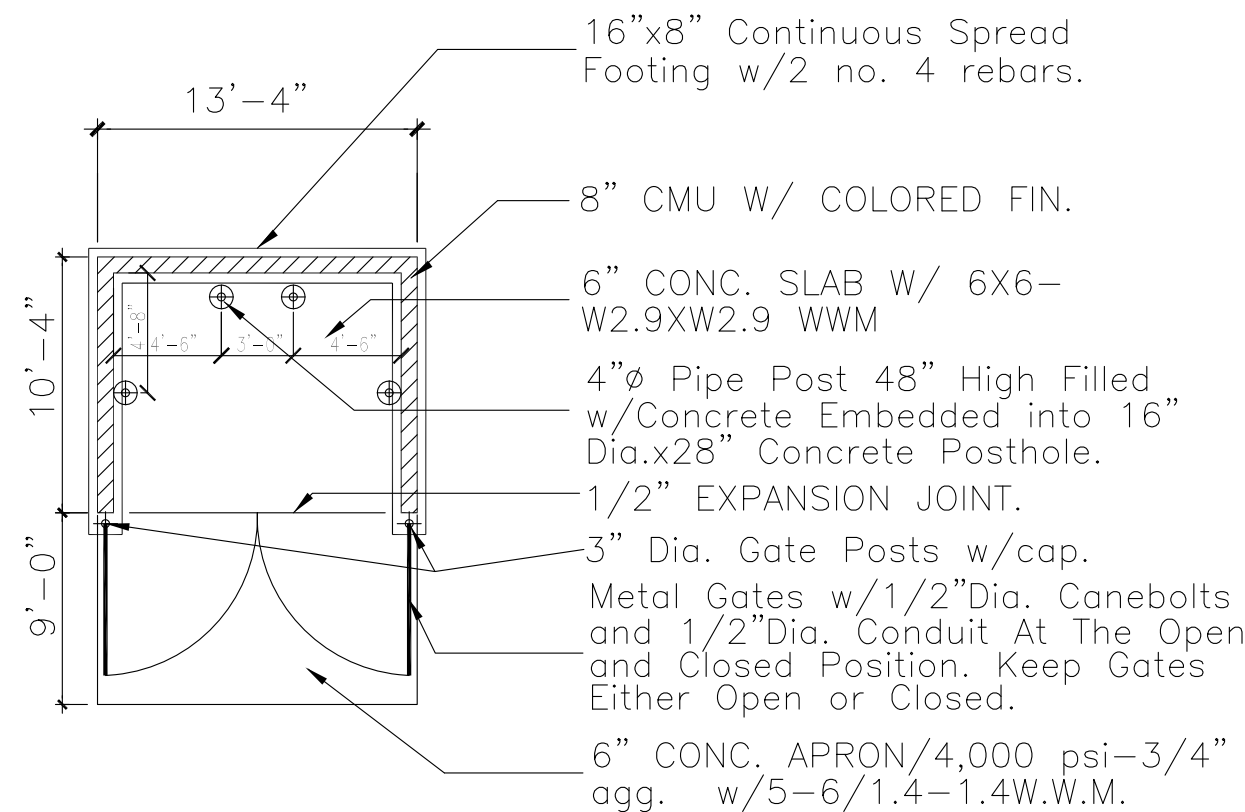
6 RAMP DETAIL

N.T.S.

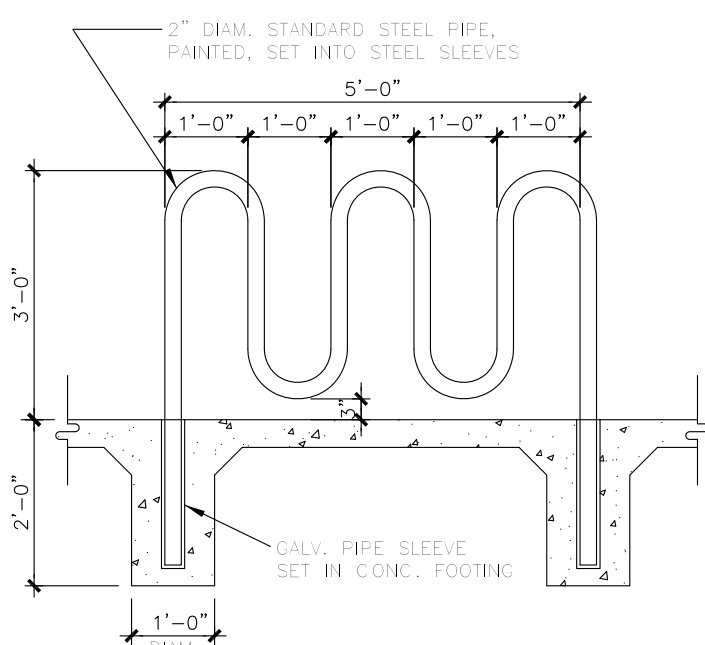


5 CONC. CURB DETAIL

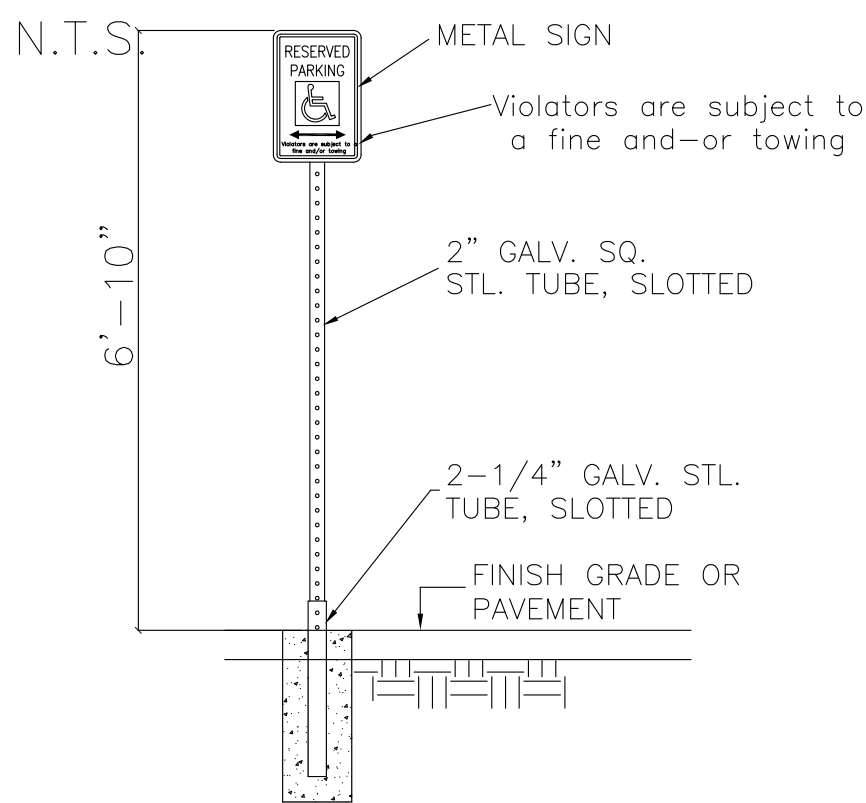
N.T.S.



3 REFUSE ENCLOSURE

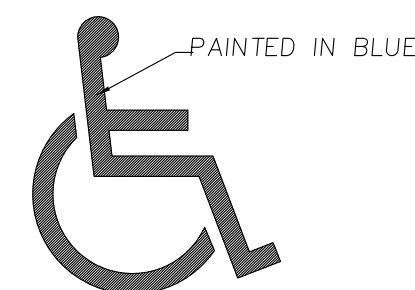


4 BICYCLE RACK DETAIL



2 SIGN DETAIL

N.T.S.

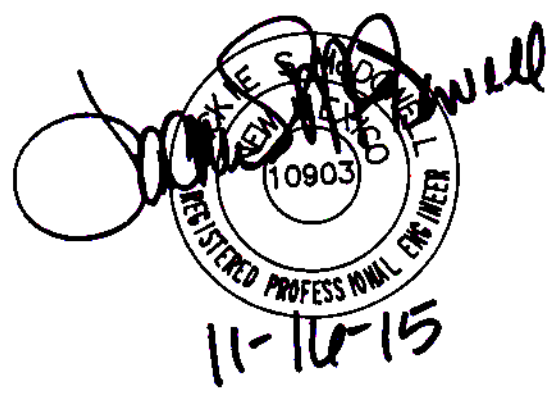


1 PAVEMENT MARKING

N.T.S.

LEGEND	
EXISTING	PROPOSED
CONTOUR	6045
PROPERTY LINE	
ROAD	
SETBACK	
WALL	
SPOT ELEVATION	X1A=5152.66

LOT 16-A (1)
OF
INTERSTATE INDUSTRIAL TRACT
UNIT 5
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
4616 HAWKINS STREET NE, ALBUQUERQUE, NM 87109



BERNALILLO COUNTY		NEW MEXICO	
LOT 16-A (1)			
INTERSTATE INDUSTRIAL TRACT, UNIT 5			
A-TECH SECURITY - TOM NELSON - TRAFFIC CIRCULATION LAYOUT (TCL)			
McDowell Engineering, Inc.			
7820 BEVERLY HILLS AVE. NE • ALBUQUERQUE, NM 87122			
TEL: 505-828-2430 • FAX: 505-821-4857			
Designed JSM	Drawn STAFF	Checked JSM	Sheet of
File NELO215L	Date NOVEMBER, 2015	1	1