



**Planning Department
Transportation Development Services**

Tuesday, July 07, 2015

Darren Sowell
Darren Sowell Architects, LLC
4700 Lincoln Rd, NE Suite 111
Albuquerque, NM 87109

**Re: T-Mobile Store
5350 Academy Rd., NE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 5-13-15 (E18-D030A)**

Dear Mr. Sowell,

PO Box 1293

Based upon the information provided in your submittal received 6-30-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

Albuquerque

1. Please identify all proposed, doors, structures, sidewalks, curbs, drive pads, walls and anything that influences the parking and circulation on the site.
2. Identify all existing access easements and rights of way with dimensions from Academy Blvd. Please detail the side walk dimensions on Academy Blvd.
3. Please list the width and length for all parking spaces. Per DPM, parking spaces at a minimum must be 8.5 ft. width by 18 ft. in length for regular cars and 8 ft. wide by 15 ft. in length for compact cars.
4. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
5. The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**"
6. Show all drive aisle widths and radii. Please dimension the parking lot entrances on the east and west side of the project site.
7. 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 from Academy Blvd. and provide details of ADA ramps per COA Standard Drawing No. 2441 for all side walk and pedestrian walk ways.
8. 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 and detail this pedestrian pathway.

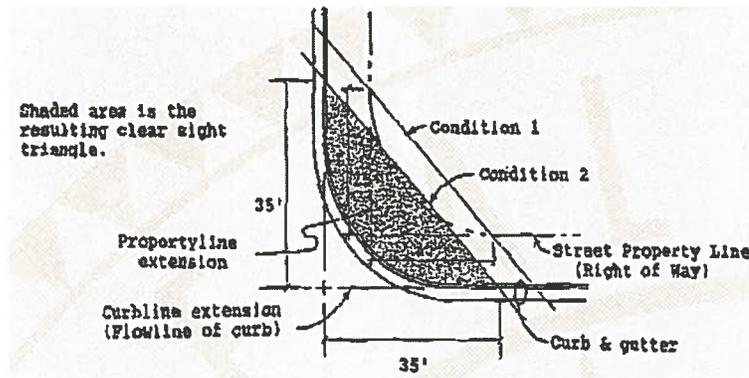
New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



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.
11. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*) for the entrances off of Academy Blvd.



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. Please include a copy of your shared access agreement with the adjacent property owner.
14. Please include two copies of the traffic circulation layout at the next submittal.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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 me at (505) 924-3630.

Sincerely,

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

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ 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:

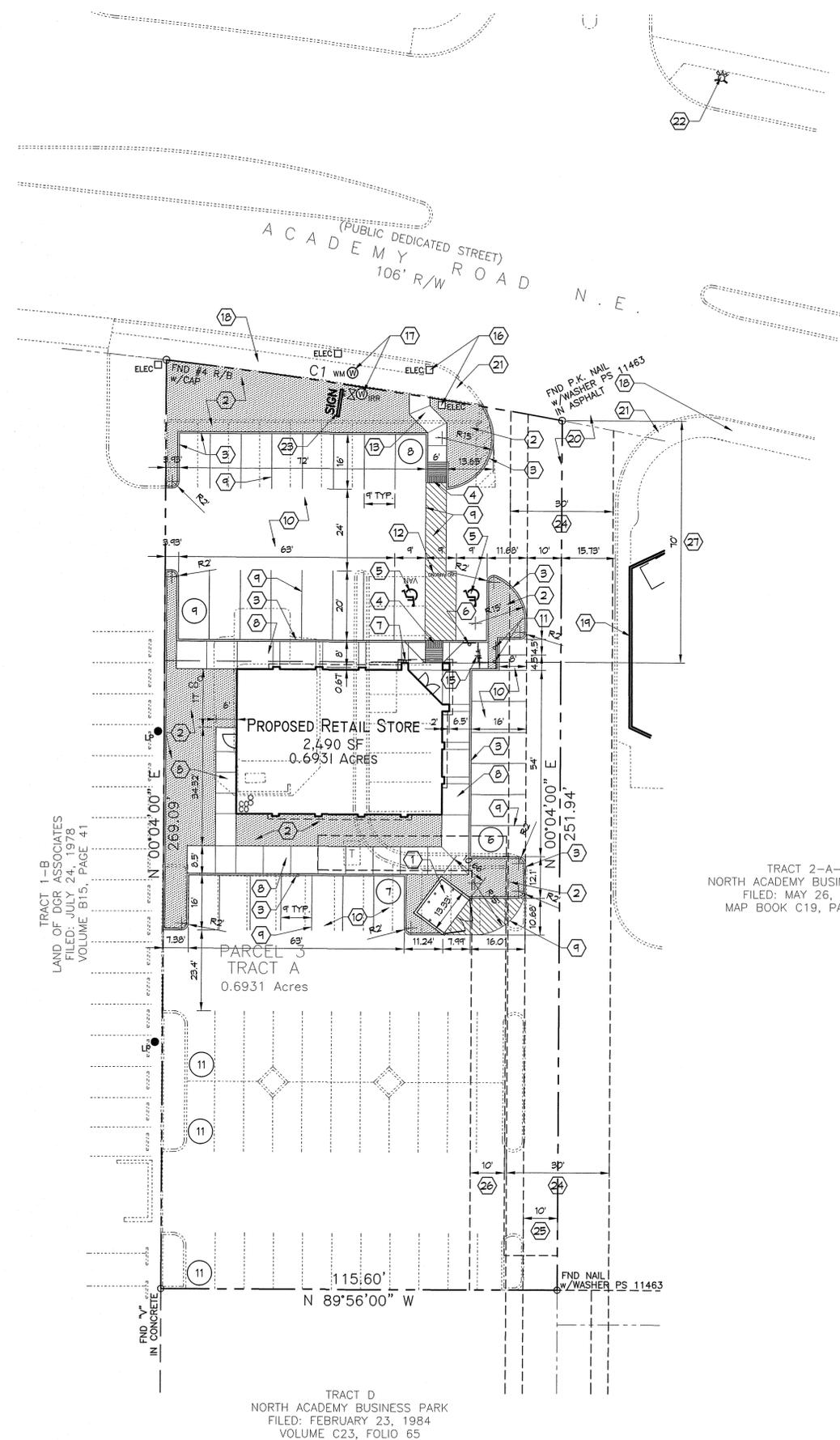
- SIA/FINANCIAL GUARANTEE RELEASE
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D APPROVAL
- S. DEV. FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- CERTIFICATE OF OCCUPANCY (PERM)
- CERTIFICATE OF OCCUPANCY (TCL TEMP)
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- 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: _____ By: _____

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



TRACT 1-B
LAND OF DOR ASSOCIATES
FILED: JULY 24, 1978
VOLUME B15, PAGE 41

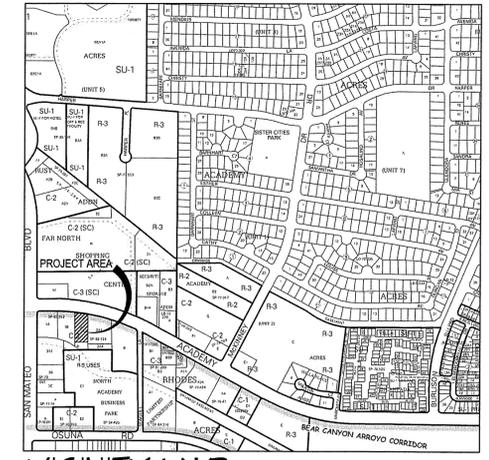
TRACT 2-A-1
NORTH ACADEMY BUSINESS PARK
FILED: MAY 26, 1982
MAP BOOK C19, PAGE 157

TRACT D
NORTH ACADEMY BUSINESS PARK
FILED: FEBRUARY 23, 1984
VOLUME C23, FOLIO 65

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	03°48'43"	N 81°29'33" W	1757.05	116.90	116.87

1 ARCHITECTURAL SITE PLAN / TCL
SCALE: 1" = 20'



VICINITY MAP
E-10-Z

DSA
Darren Sowell
ARCHITECTS
4700 Lincoln N.E., Suite 111
Albuquerque, N.M. 87109
Phone: (505) 342-6200
Fax: (505) 342-6201



SITE DATA:

LEGAL DESCRIPTION: TRACT "A", NORTH ACADEMY BUSINESS PARK
 UPC: 101806204807130121
 ADDRESS: 5350 ACADEMY RD NE
 PROPERTY AREA: 0.6931 ACRES
 CURRENT ZONING: C-3
 BUILDING AREA:
 PROPOSED T-MOBILE RETAIL BUILDING = 2,490 SF

KEYED NOTES:

- PROPOSED REFUSE ENCLOSURE, SEE SITE DETAIL SHEET.
- PROPOSED LANDSCAPE AREA, SEE LANDSCAPE PLAN.
- PROPOSED 6" HIGH CONCRETE CURB.
- PROPOSED ACCESSIBLE CURB RAMP, SEE SITE DETAIL SHEET.
- PROPOSED ACCESSIBLE PARKING SYMBOL PAVEMENT MARKING.
- PROPOSED ACCESSIBLE PARKING SIGN - POST MOUNTED.
- PROPOSED VAN ACCESSIBLE PARKING SIGN TO INCLUDE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" - WALL MOUNTED.
- PROPOSED CONCRETE SIDEWALK.
- PROPOSED 4" WIDE PAVEMENT STRIPING.
- PROPOSED ASPHALT PAVEMENT.
- PROPOSED MOTORCYCLE PARKING SIGN
- PROPOSED "NO PARKING" PAVEMENT MARKING IN CAPITAL LETTERS, EACH OF WHICH SHALL BE 12" HIGH AND 2" WIDE MINIMUM.
- PROPOSED 6" WIDE CONCRETE PEDESTRIAN CONNECTION.
- NOT USED.
- PROPOSED 2-BIKE CAPACITY HOOP RACK BY DERGO OR APPROVED EQUAL.
- EXISTING TRAFFIC SIGNAL ARM & ASSOCIATED EQUIPMENT TO REMAIN.
- EXISTING WATER & IRRIGATION METERS TO REMAIN.
- EXISTING SIDEWALK TO REMAIN.
- EXISTING PATIO WALL ON ADJACENT PROPERTY.
- EXISTING FULL ACCESS INTERSECTION TO REMAIN.
- EXISTING ACCESSIBLE CURB RAMP TO REMAIN.
- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING FREE-STANDING SIGN TO RECEIVE NEW SIGN FACE UNDER A SEPARATE BUILDING PERMIT.
- EXISTING 30' PRIVATE COMMON ACCESS EASEMENT; BOOK C19, FOLIO 42, BOOK C19, FOLIO 157, BOOK C20, FOLIO 168 & BOOK C23, FOLIO 65.
- EXISTING 10' WATERLINE EASEMENT; BOOK C19, FOLIO 157, BOOK C20, FOLIO 168 & BOOK C23, FOLIO 65.
- EXISTING 10' PUBLIC UTILITY EASEMENT; BOOK MISC. 255A, PAGE 194.
- EXISTING FRONT YARD BUILDING SETBACK LINE; BOOK C19, FOLIO 157.

LEGEND:

- PROPOSED SIDEWALK JOINTS
- PROPOSED ON-SITE LANDSCAPE AREA, SEE LS-101
- PROPOSED CURB RAMP
- EXISTING CONCRETE CURB/PAVING
- PROPOSED CONCRETE CURB/PAVING
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING FRONT YARD SETBACK LINE
- EXISTING EASEMENT LINE

BUILDING & PARKING DATA			
BUILDING AREA:	# SEATS	AREA (SQUARE FEET)	
T-MOBILE RETAIL STORE	N/A	2,490 SF	
TOTAL AREA	N/A	2,490 SF	
PARKING REQUIREMENTS:	RATIO	REQUIRED	PROVIDED
T-MOBILE RETAIL STORE	1/200 SF	13 SPACES	*61 SPACES
STD ACCESSIBLE PARKING REQUIRED FOR 13 SPACES	--	1 SPACE	1 SPACE
VAN ACCESSIBLE PARKING REQUIRED FOR 13 SPACES	--	1 SPACE	1 SPACE
TOTAL		13 SPACES	*63 SPACES

* 33 EXISTING STANDARD SPACES TO REMAIN
 + 28 NEW STANDARD SPACES PROVIDED
 + 2 NEW ACCESSIBLE SPACES PROVIDED
 = 63 PARKING SPACES PROVIDED

ADDITIONAL PARKING REQUIREMENTS:
 1 MOTORCYCLE SPACE REQUIRED AND 2 PROVIDED
 2 BICYCLE SPACES REQUIRED AND 2 PROVIDED

T-Mobile Store #288
 5350 Academy Road NE
 Albuquerque, New Mexico 87109

Project Number 1513
 Drawn By CC
 Checked DS
 Issue Date May 12, 2015

ARCHITECTURAL
 SITE PLAN / TCL

Scale: AS SHOWN

AS101