



**Planning Department
Transportation Development Services**

May 28, 2015

Rick Bennett, R.A.
RBA Architecture, NE
1104 Park Ave, SW
Albuquerque, NM 8787102

**Re: Dreamstyle Warehouse
1525 Renaissance Blvd NE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 5-12-15 (F16-D051A)**

Dear Mr. Bennett,

Based upon the information provided in your submittal received 5-19-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify and dimension the right of way width, medians, curb cuts and street widths on Renaissance Blvd.
2. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space. Only 30% of the required parking spaces are allowed to be compact designated, revise as necessary.
3. Please identify and detail the bicycle rack.
4. The handicap accessible spaces must be a minimum of 8.5 feet in width.
5. The handicap accessible spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
6. 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.**"
7. The ADA access aisle shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
8. Please detail the Private Entrance off of Renaissance Blvd, per COA Standard Drawing No. 2426. Detail ADA ramps with truncated domes from public sidewalk to pedestrian walkway entrance to proposed building.

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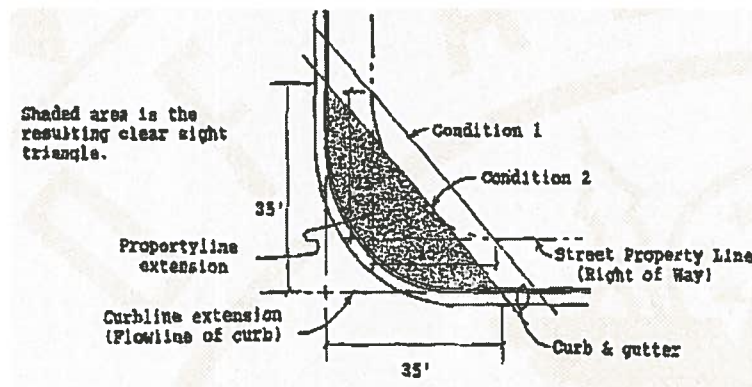
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9. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details of walkway and 6 ft. ADA landing at top of the ramp.
10. Design delivery vehicle route needs to be shown.
11. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval (if applicable). Detail Refuse truck route.
12. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
13. Please provide a sight distance exhibit for entrance from Renaissance Blvd. (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*).



14. 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."
15. Provide the address of the proposed building on the Site Plan.
16. Please add the Vicinity Map and Zone Atlas Map number on the Site Plan itself.
17. Please include two copies of the traffic circulation layout at the next submittal.

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CITY OF ALBUQUERQUE



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) 924-3924.

Sincerely,

A handwritten signature in red ink, appearing to read 'Jeanne Wolfenbarger', is written over the typed name.

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

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DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

PROJECT TITLE: DREAMSTYLE WAREHOUSE ZONE MAP: F-16-17 D051A
DRB#: 15DRB 70204 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 9A1B RENAISSANCE CENTER
CITY ADDRESS: 1525 RENAISSANCE BLVD NE ABQ, NM 87107

ENGINEERING FIRM: Tierra West, LLC CONTACT: RON BOHAMAN
ADDRESS: 5571 MIDWAY PARK PLACE, NE PHONE: 858-3100
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87102
EMAIL: rrb@tierrawestllc.com

OWNER: LARRY CHAVEZ - DREAMSTYLE CONTACT: LARRY CHAVEZ
ADDRESS: 1460 RENAISSANCE BLVD NE PHONE: 453-7783
CITY, STATE: ABQ, NM ZIP CODE: 87107

ARCHITECT: RBA ARCHITECTURE PC CONTACT: RICK BENNETT/DAVID McEACHERN
ADDRESS: 1104 PARK AVE SW PHONE: 242-1859
CITY, STATE: ABQ, NM ZIP CODE: 87102
EMAIL: dauid@rba81.com

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

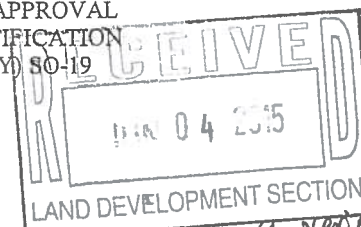
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

<u>TYPE OF SUBMITTAL:</u>	<u>CHECK TYPE OF APPROVAL SOUGHT:</u>
<input type="checkbox"/> DRAINAGE REPORT	<input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE
<input type="checkbox"/> DRAINAGE PLAN 1 st SUBMITTAL	<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL
<input type="checkbox"/> CONCEPTUAL G & D PLAN	<input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/> GRADING PLAN	<input type="checkbox"/> SECTOR PLAN APPROVAL
<input type="checkbox"/> EROSION CONTROL PLAN	<input type="checkbox"/> FINAL PLAT APPROVAL
<input type="checkbox"/> ENGINEER'S CERT (HYDROLOGY)	<input type="checkbox"/> FOUNDATION PERMIT APPROVAL
<input type="checkbox"/> CLOMR/LOMR	<input checked="" type="checkbox"/> BUILDING PERMIT APPROVAL
<input checked="" type="checkbox"/> TRAFFIC CIRCULATION LAYOUT	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (PERM)
<input type="checkbox"/> ENGINEER'S CERT (TCL)	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (TEMP)
<input type="checkbox"/> ENGINEER'S CERT (DRB SITE PLAN)	<input type="checkbox"/> GRADING PERMIT APPROVAL
<input type="checkbox"/> OTHER (SPECIFY) _____	<input type="checkbox"/> PAVING PERMIT APPROVAL
	<input type="checkbox"/> WORK ORDER APPROVAL
	<input type="checkbox"/> GRADING CERTIFICATION
	<input type="checkbox"/> OTHER (SPECIFY) SO-19 _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 5/4/15 BY: DAVID McEACHERN



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.