



**Planning Department
Transportation Development Services**

July 31, 2015

Dan Herr, RA
Slagle Herr Architects
413 2nd St., NW
Albuquerque, NM 87102

**Re: Parking Expansion for Dr. Haltom
10433 Lagrima De Oro
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 7-28-15 (F21-D052)**

Dear Mr. Herr,

Based upon the information provided in your submittal received 7-28-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Clarify the extents of the development to the west of the existing building. Please detail property lines. If parcels have been re-platted, please provide documentation of platting action.
2. Due to the increase in parking spaces, an additional Handicap parking space will be required. Removal of the island south of the existing marked pedestrian walkway can accommodate the additional ADA parking space.
3. Please include a copy of your shared access agreement with the adjacent property owner, if applicable.
4. Please include two copies of the traffic circulation layout at the next submittal.

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: Parking Expansion for Dr. Haltom Building Permit #: _____ City Drainage #: F21D052
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lot 3-A, Lands of Bryant Witaker
City Address: 10433 Lagrima de Oro

Engineering Firm: Rio Grande Engineering Contact: David Soule
Address: 1606 Central, Suite 201
Phone#: 872-0999 Fax#: 872-2205 E-mail: david@riograndeengineering.com

Owner: Haltom Family Ltd. Ptnrs Contact: Tucker Haltom
Address: 253 Spring Creek PI NE, Albuquerque, 87122
Phone#: 856-5185 Fax#: _____ E-mail: haltom@aol.com

Architect: Slagle Herr Architects Contact: Dan Herr
Address: 413 2nd Street SW, Albuquerque, NM 87102
Phone#: 246-0870 Fax#: _____ E-mail: dan@slagleherr.com

Surveyor: Tony Harris Contact: Tony Harris
Address: 2412-D Monroe St NE, Albuquerque, NM 87110
Phone#: 889-8056 Fax#: 889-8645 E-mail: surveyh@swcp.com

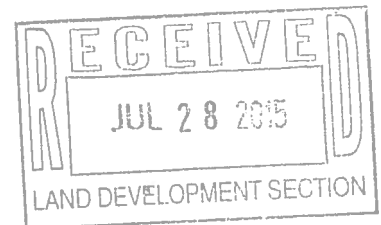
Contractor: undetermined Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

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:

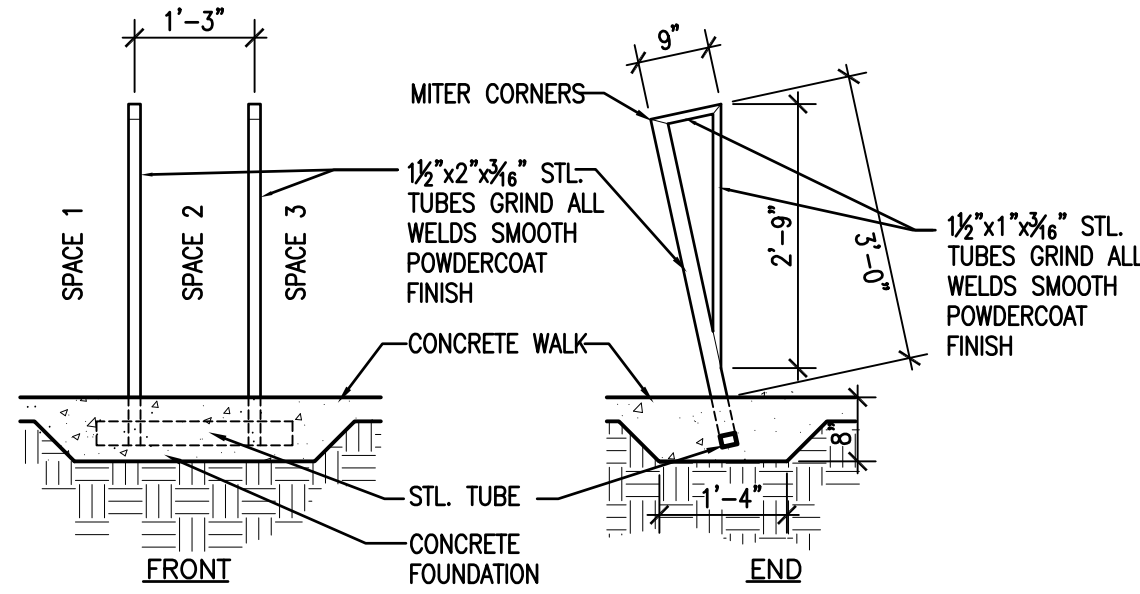
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING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



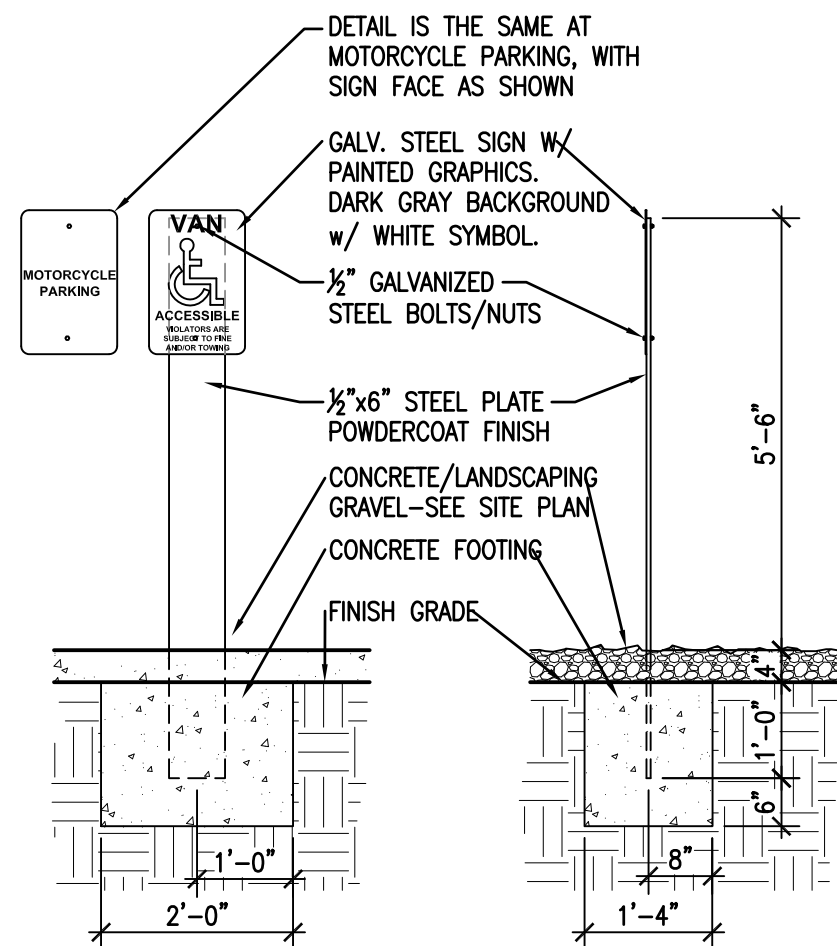
WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☐ Copy Provided
DATE SUBMITTED: 8/28/2015 By: Dan Herr

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:

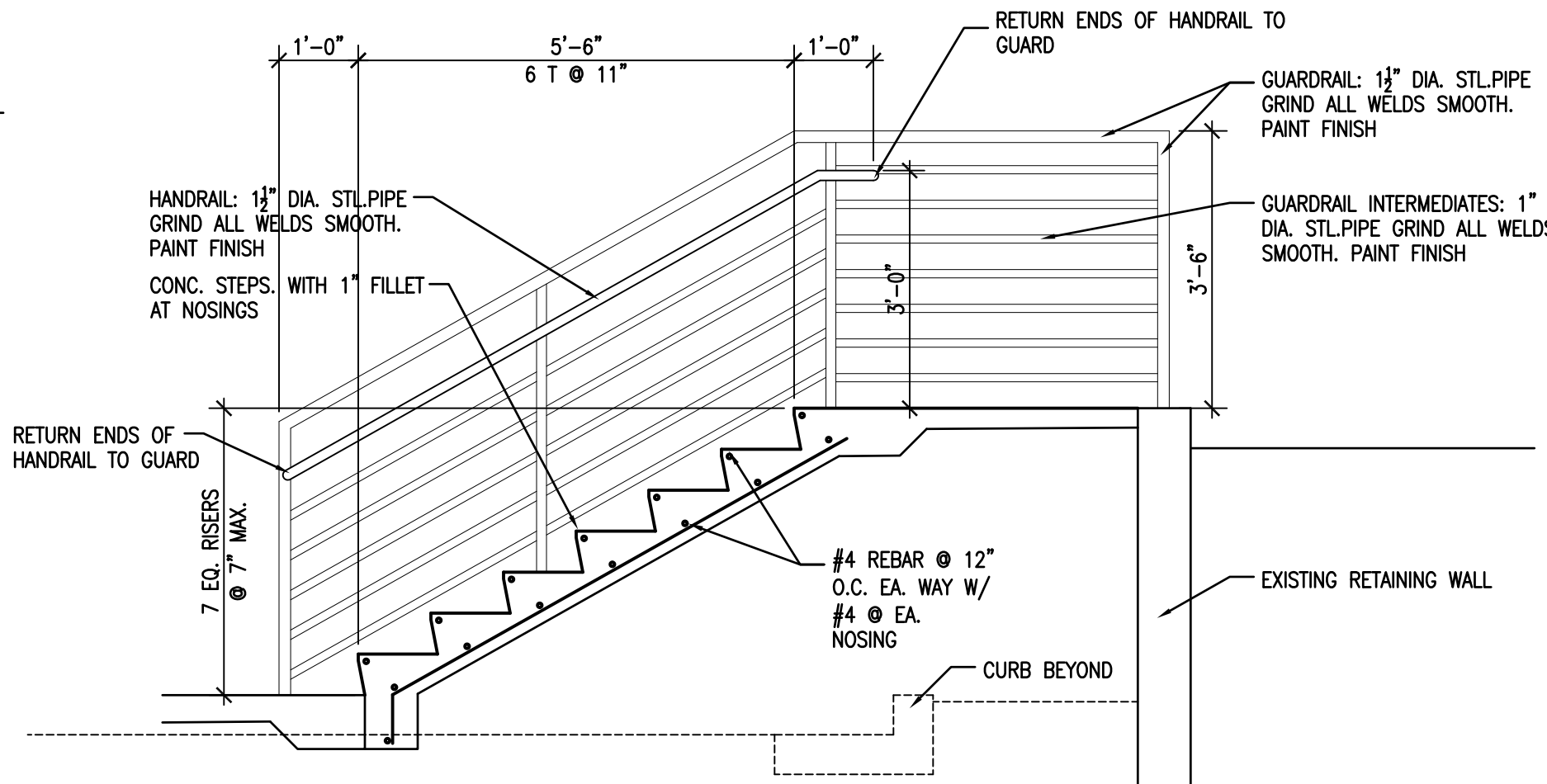
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for 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



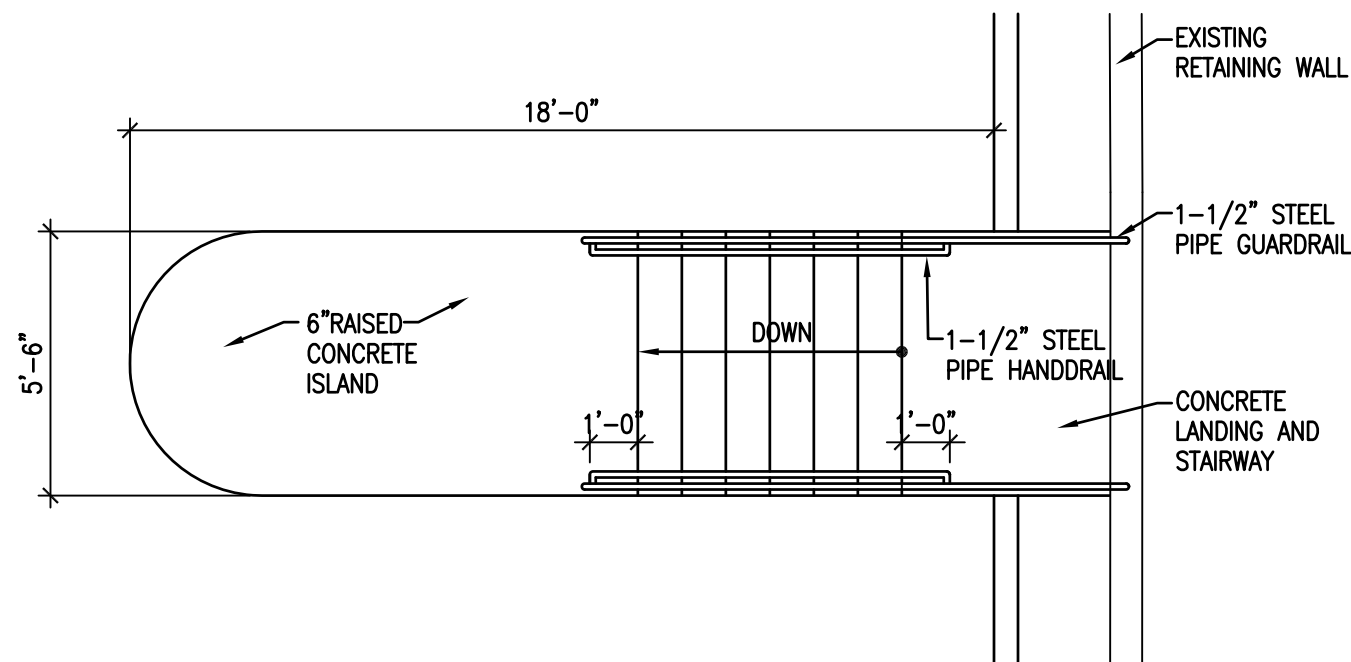
7 | bicycle rack
a 0 0 1 | 1/2" = 1'-0"



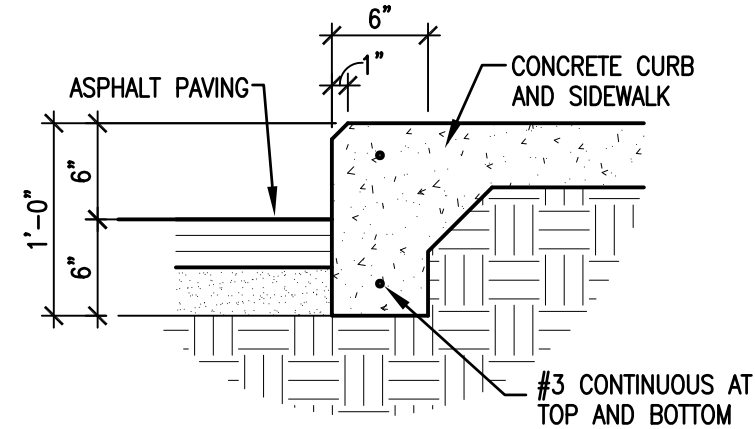
6 | parking sign
a 0 0 1 | 1/2" = 1'-0"



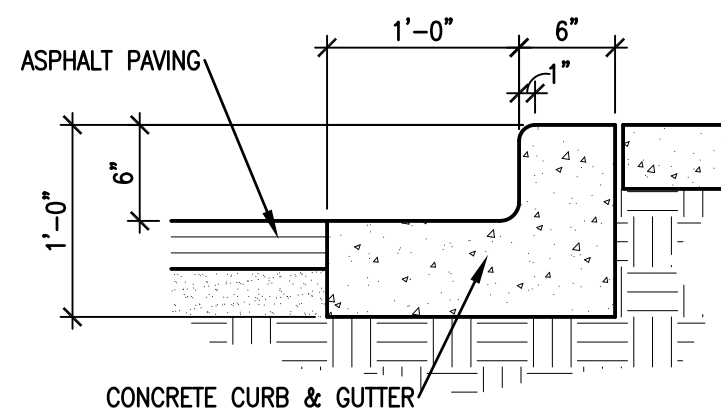
5 | stair section
a 0 0 1 | 1/2" = 1'-0"



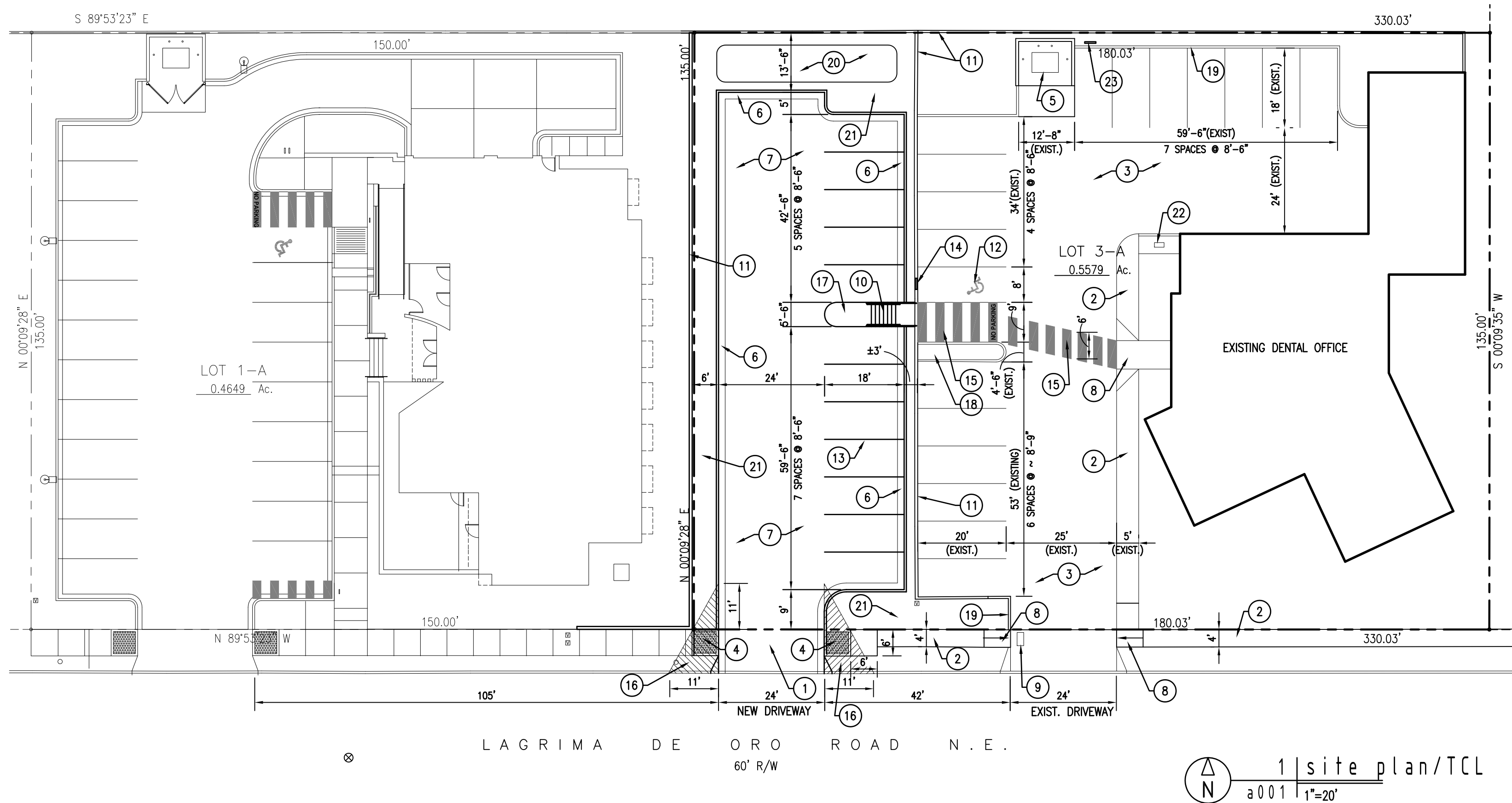
4 | stair plan
a 0 0 1 | 1/2" = 1'-0"



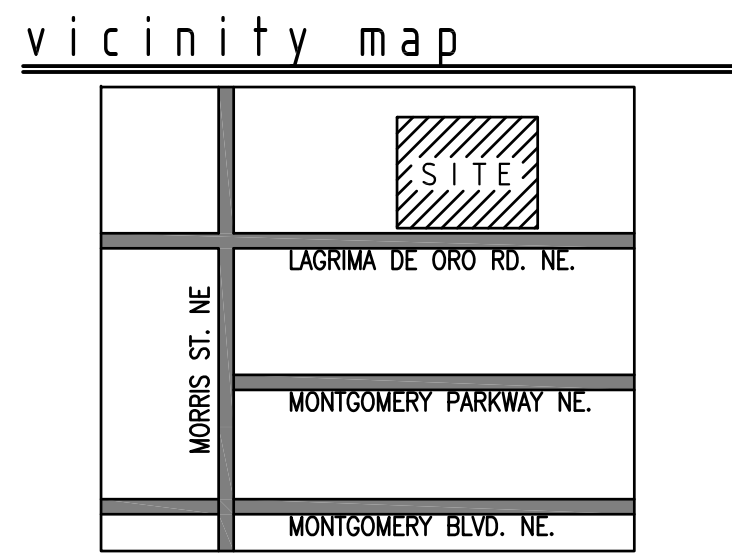
3 | sidewalk edge
a 0 0 1 | 1" = 1'-0"



2 | curb & gutter
a 0 0 1 | 1" = 1'-0"



- KEYED NOTES**
1. INSTALL NEW DRIVEWAY AND SIDEWALK PER C.O.A. STD. #2425 AND #2430.
 2. EXISTING CONCRETE SIDEWALK
 3. EXISTING ASPHALT PAVED PARKING LOT
 4. NEW HCP RAMP W/ TRUNCATED DOMES @ SLOPED SURFACES. SEE C.O.A. STD. DWG 2441.
 5. EXISTING REFUSE CONTAINER ENCLOSURE AND CONCRETE APRON
 6. NEW CONC. CURB AND GUTTER: SEE ¹²/_{a 0 0 1}
 7. NEW ASPHALT PAVED PARKING LOT
 8. EXISTING WHEELCHAIR RAMP
 9. EXISTING WATER METER VALVE BOX COVER
 10. CONCRETE STEPS-SEE ¹⁴/_{a 0 0 1} ¹⁵/_{a 0 0 1}
 11. EXISTING RETAINING WALL
 12. INTERNATIONAL ACCESSIBLE PARKING SYMBOL PAINTED ON ASPHALT-BLUE
 13. 4" WIDE WHITE PARKING STRIPING (TYP)
 14. HCP PARKING SIGN: SEE ¹⁶/_{a 0 0 1}
 15. 2' WIDE WHITE PAINT ACCESSIBLE AISLE MARKING. PROVIDE 12" HIGH BLACK LETTERS "NO PARKING" AS SHOWN.
 16. CLEAR SIGHT TRIANGLE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' & 8' TALL (MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
 17. NEW CONCRETE ISLAND WITH TURNED DOWN EDGE: SEE ¹³/_{a 0 0 1}
 18. EXISTING LANDSCAPE ISLAND
 19. EXISTING CONCRETE CURB
 20. PONDING AREA-SEE CIVIL
 21. LANDSCAPED AREA
 22. BICYCLE RACK: SEE ¹⁷/_{a 0 0 1}
 23. MOTORCYCLE PARKING SIGN: SEE ¹⁶/_{a 0 0 1}



site data:

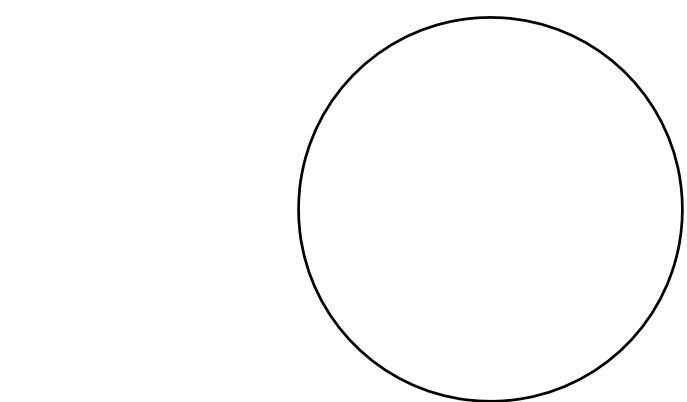
LOCATION:	10433 LAGRIMA DE ORO NE	ALBUQUERQUE, NM
LEGAL DESCRIPTION:	LOT 3-A	LANDS OF BRYANT AND WITAKER
UPC #:	102106132305840354	
CURRENT ZONING:	0-1	
SETBACK REQUIREMENTS:	5' FRONT, 15' REAR	
ZONE ATLAS PAGE:	F-21	
APPLICABLE CODE:	C.O.A. ZONING ORDINANCE	
TOTAL LOT AREA:	(0.5579 AC)	20,250 S.F.
REQUIRED PARKING:		
MEDICAL AND DENTAL OFFICE:	5 SPACES PER DOCTOR (3 DENTISTS)	3 DENTISTS X 5 SPACES = 15 SPACES
PARKING PROVIDED:		30 SPACES
REQUIRED H.C. PARKING:		1 SPACE
H.C. PARKING PROVIDED:		1 SPACE
BICYCLE PARKING PROVIDED:		3 SPACES
REQUIRED MOTORCYCLE PARKING:		1 SPACE
MOTORCYCLE PARKING PROVIDED:		1 SPACE

PARKING LOT EXPANSION FOR DR. HALTOM

10433 LAGRIMA DE ORO ALBUQUERQUE, NM



SITE PLAN - TCL



revisions

date
7-28-15
sheet