

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 21, 2023

Ron E. Hensley, PE
The Group
300 Branding Iron Rd. SE
Rio Rancho, NM 87124

Re: Petroglyph Plumbing
3031 Painted Rock NW
Traffic Circulation Layout
Engineer's Stamp 12-22-22 (G10-D029)

Dear Mr. Hensley,

Based upon the information provided in your submittal received 02-24-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of Motorcycle and Bicycle parking spaces required by.
2. Please define the property line.
3. Identify all existing access easements and rights of way width dimensions.
4. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
5. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
6. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
 - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - d. The rack allows varying bicycle frame sizes and styles to be attached.
 - e. The user is not required to lift the bicycle onto the bicycle rack.
 - f. Each bicycle parking space is accessible without moving another bicycle.
7. Bicycle racks shall be sturdy and anchored to a concrete pad.
8. A 1-foot clear zone around the bicycle parking stall shall be provided.
9. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
10. Per the IDO, 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.

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11. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
12. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
13. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.
14. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
15. Please provide a copy of Fire Marshal approval.
16. 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.
17. Show the clear sight triangle and add the following note to the plan: "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 the clear sight triangle.
18. Please specify the City Standard Drawing Number when applicable.
19. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
20. Please provide a letter of response for all comments given.
21. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: mgrush@cabq.gov**).

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

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If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

\ma via: email
C: CO Clerk, File

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: PETROGLYPH PLUMBING **Building Permit #:** _____ **Hydrology File #:** G10D029
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: TRACT 5A2-A1-4, VOLCANO BUSINESS PARK PHASE 2
City Address: 3031 PAINTED ROCK N.W.

Applicant: THE Group **Contact:** Ron Hensley
Address: 300 Branding Iron Rd. SE, Rio Rancho, NM 87124
Phone#: 505-410-1622 **Fax#:** _____ **E-mail:** ron@thegroup.cc
Owner: PETROGLYPH PLUMBING AND HEATIN **Contact:** Curtis Witham
Address: 8248 Meadowbrook Avenue, Albuquerque
Phone#: 505-352-1169 **Fax#:** _____ **E-mail:** cdwitham@msn.com

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: ☒ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☐ DRAINAGE REPORT
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☒ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

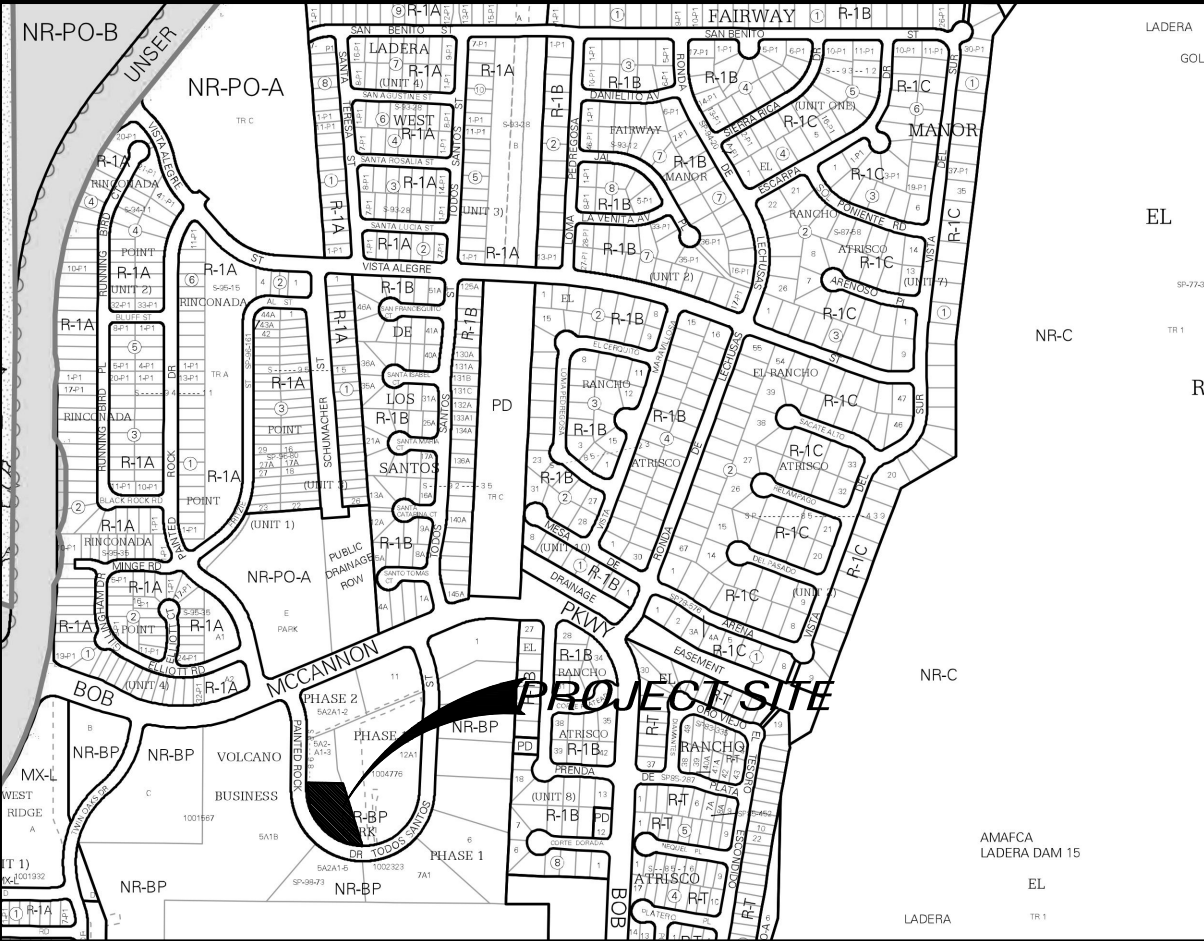
DATE SUBMITTED: 2/23/23 **By:** THE Group / Ron Hensley

COA STAFF:

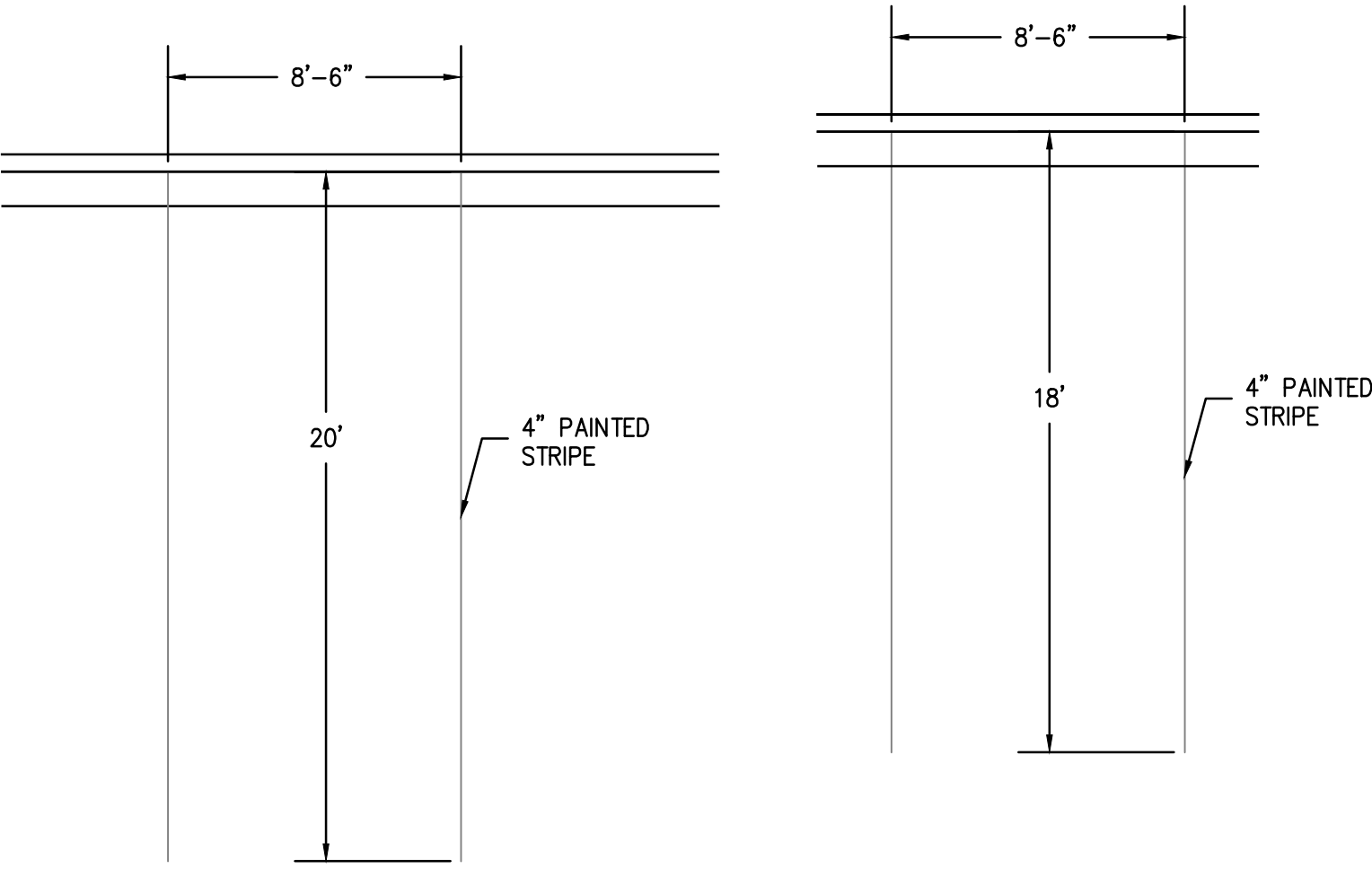
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

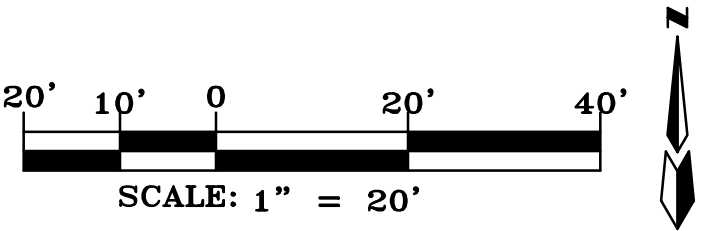
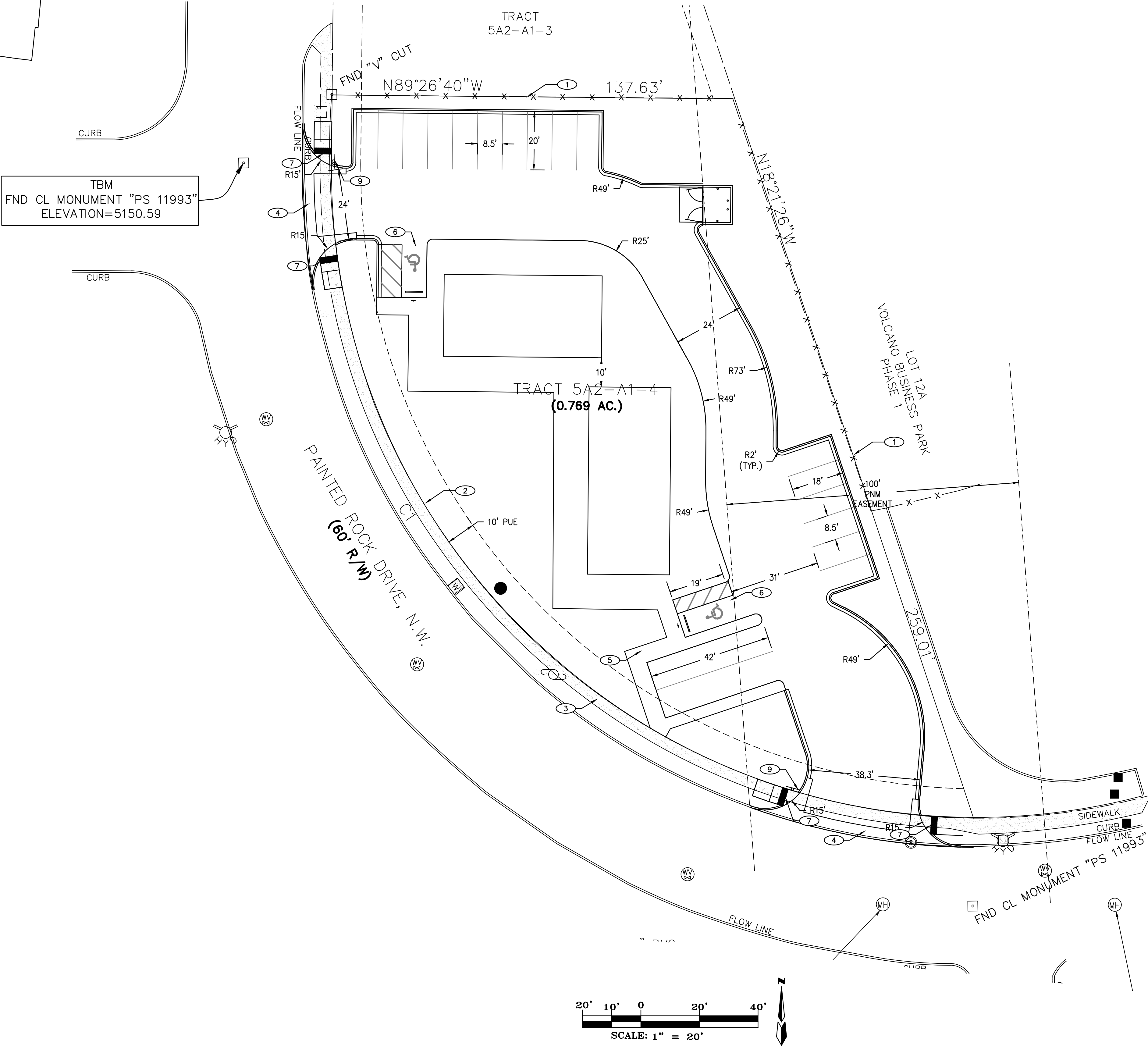
SITE DATA	
LOCATION	3301 PAINTED ROCK RD. N.W.
LEGAL DESCRIPTION	ALBUQUERQUE, NM TRACT 5A2-A1-4 VOLCANO BUSINESS PARK PHASE 2
CURRENT ZONING	NR-BP
ZONE ATLAS PAGE	G-10
BUILDING FOOTPRINT AREA	3,304 SF
NET LOT AREA (LOT AREA - BUILDING AREA)	30,194 SF
NUMBER OF UNITS	2 BUILDINGS
PAVED AREA	13,935 SF
REQUIRED PARKING	COMMERCIAL SERVICES 3/1000 SQ.FT.=9 SPACES
PARKING PROVIDED	20 SPACES 16 STANDARD SPACES 2 TRUCK SPACES
REQUIRED ADA PARKING	1 SPACES (1 VAN)
PROVIDED ADA PARKING	2 SPACES (1 VAN)



- GENERAL NOTES**
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS
 - CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.
 - WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
 - SITE LIGHTING - LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
 - SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT
- KEYED NOTES**
- PROPERTY LINE
 - RIGHT OF WAY
 - EXISTING 4' SIDEWALK
 - NEW CURB RETURN DRIVEWAY ENTRANCE PER CABQ SPECIFICATIONS
 - 6" CONC. SIDEWALK WITH 1.5% (2% MAX) CROSS SLOPE PER SP2-SITE DETAILS
 - ADA PARKING PER SP 2-SITE DETAILS
 - HANDICAP RAMP W/TRUNCATED DOME SURFACE PER SP2-SITE DETAILS
 - STANDARD PARKING SPACE (TYP.) PER TCL 1-TRAFFIC CIRCULATION LAYOUT
 - STOP SIGN R1-1



1 PARKING DETAILS
Scale: 1"=5'



THE group
THE HENSLEY ENGINEERING GROUP
300 BRANDING IRON RD. SE
RIO RANCHO, NEW MEXICO 87124
Phone: (505) 410-1622

DEVELOPMENT MANAGEMENT CONSULTANTS
PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS

9320 Menaul Blvd. NE, ste. D
Albuquerque, NM 87112

Office: (505) 296-7100
Fax: (505) 296-7105

RON E. HENSLEY
NEW MEXICO
21850
Professional Engineer

1. THIS SET OF DRAWINGS EXIST AS A WHOLE. IF THE SOLE CONTRACTOR INVOLVED IN THE DRAWING PROCESS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED TO THEM BY THE CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES TO THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES TO THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES TO THE DRAWINGS.

2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN INCORPORATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DIMENSIONS OF THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES TO THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES TO THE DRAWINGS.

PROJECT ADDRESS: **3031 PAINTED ROCK N.W. ALBUQUERQUE, NM**

PROJECT NAME: **PAINTED ROCK**

TRAFFIC CIRCULATION AND LAYOUT

PROJECT NUMBER: **CONCEPT**

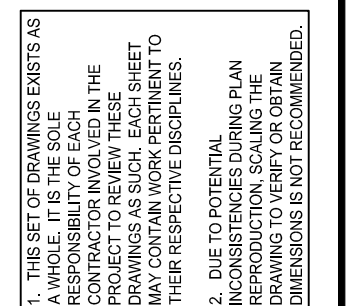
DRAWN BY: **REH**

CHECKED BY: **REH / REH**

DATE: **DEC. 22, 22**

SCALE: **AS NOTED**

SHEET: **TCL**



PROJECT ADDRESS:
3031 PAINTED ROCK N.W.
ALBUQUERQUE, NM

DRAWING NAME:
SITE DETAILS

PROJECT NAME:
PAINTED ROCK

-PROJECT NUMBER-
-PROJECT PROGRESS- CONCEPT
-DRAWN BY- REH
-CHECKED BY- REH / -APPROVED BY- REH
-DATE- APRIL 11, 22
-SCALE- AS NOTED
-SHEET-

SP2