

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

January 3, 2022

Scott Anderson, RA  
Scott C. Anderson & Associates Architects  
4419 4<sup>th</sup> St. NW, Suite b  
Albuquerque, NM 87107

**Re: Sequoia Apartments**  
**5130 Sequoia Rd. NW**  
**Traffic Circulation Layout**  
Architect's Stamp 12-17-21 (G11D058)

Dear Mr. Anderson,

Based upon the information provided in your submittal received 12-30-21, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify the right of way width, medians, curb cuts, and street widths on Sequoia Rd.
2. Provide width for existing sidewalk.
3. Key note A has not been provided on the site plan.
4. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
5. All parking spaces shall be dimensioned. Particularly, dimension the handicapped spaces. Dimension the length and width of all of the parking spaces and meet minimum requirements.
6. 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.
7. A 6-foot sidewalk is required from the handicapped spaces to building entrances. Label all walkway widths and show doorways.
8. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, walls or abutting lots.
9. Key note Q: Provide another curb ramp design for the ADA aisle.
10. 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.
11. Provide a copy of fire marshal approval.
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. Provide dimensions for clear sight triangle.
14. Provide Motorcycle parking sign for MC parking space south of Building 2.

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

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1. Provide pavement marking Arrows for the two-way drive aisle. And provide details for those Arrows.
2. Why you are providing "DO NOT ENTER" sign? And where it will be placed?
3. 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.
4. Please provide a letter of response for all comments given.

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](mailto:PLNDRS@cabq.gov).
4. The \$75 re-submittal fee.

For log in and evaluation by Transportation.

PO Box 1293

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

Albuquerque

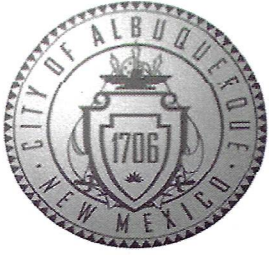
Sincerely,

NM 87103

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

[www.cabq.gov](http://www.cabq.gov)

\xxx via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Sequoia Apts Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lot 20 Corona del Sol

City Address: 5130 Sequoia Rd NW

Applicant: Esmail Haidari Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Other Contact: Scott Anderson Contact: \_\_\_\_\_

Address: 4419 4th St NW Ste B, Alb. NM 87107 scott@

Phone#: 505 401 7575 Fax#: \_\_\_\_\_ E-mail: scarchitects.com

TYPE OF DEVELOPMENT: \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes \_\_\_\_\_ No

DEPARTMENT ☒ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ 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) \_\_\_\_\_

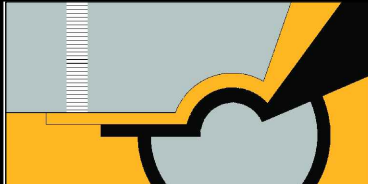
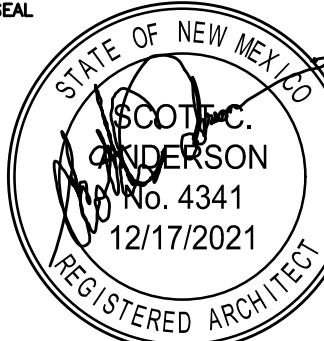
DATE SUBMITTED: 12/28/2021 By: [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



No	Revision	Item	Date
		<b>SCOTT C. ANDERSON</b> & associates architects 4419 1st st. n.w., suite 1 albuquerque, nm 87107 scott@scarchitects.com 505.480.7593	
SEQUOIA APARTMENTS 5130 SEQUOIA RD NW ALBUQUERQUE, NM 87120			
DRAWING TITLE			
<b>TRAFFIC CIRCULATION LAYOUT</b>			
SEAL	DESIGNED	PROJECT NO	
	DRAWN	SCALE	
	CHECKED	DRAWING NO	
	REVIEWED	<div style="font-size: 48pt; font-weight: bold;">TCL</div>	
	DATE 12/17/2021		