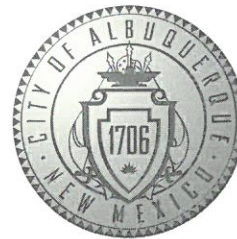


CITY OF ALBUQUERQUE



August 28, 2018

Del Jack
3805 Tonkawa trail unit 1
Austin, TX 78756

Re: Pond Gardens
1800 Candelaria rd
Traffic Circulation Layout
Architect's Stamp **08-20-18** (G13-D036)

Dear Mr. Jack,

Based upon the information provided in your submittal received 08-27-18, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. One-way vehicular paths require pavement directional signage and a posted **"Do Not Enter"** sign at the point of egress. Please show detail and location of posted signs.
2. The Driveway widths are not wide enough for two way travel and the site is setup for one-way traffic. One way drives on roadways classified as arterial should be 20 feet wide per Ch 23 section 6 of the DPM.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at 924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Department
Development Review Services

LWP 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: POND GARDENS Building Permit #: _____ Hydrology File #: G13.D036

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

Legal Description: TR. 78-A-2 MRGCD MAP 34

City Address: 1800 CANDELARIA ROAD N.W., ALBU., N.M. 87107

Applicant: DEL JACK Contact: DEL

Address: 3805 TONKAWA TRAIL UNIT 1-A

Phone#: 505-235-2670 Fax#: ✓ E-mail: deljack@yahoo.com

Other Contact: _____ Contact: _____

Address: _____

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

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

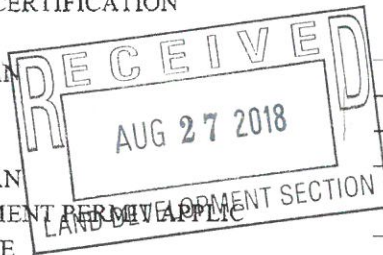
IS THIS A RESUBMITTAL? ✓ Yes _____ No

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 APPLICATION
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- ✓ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ STREET LIGHT LAYOUT
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?



\$ 75

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

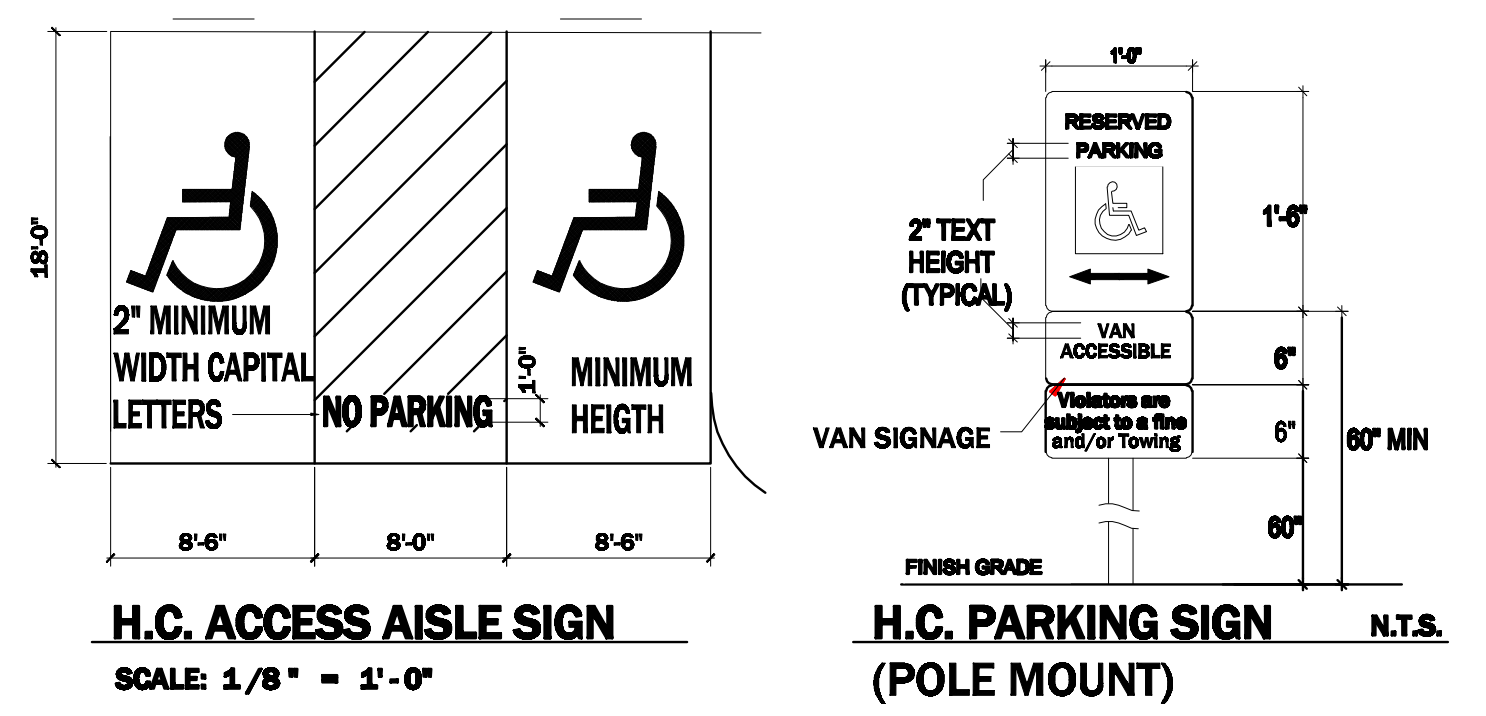
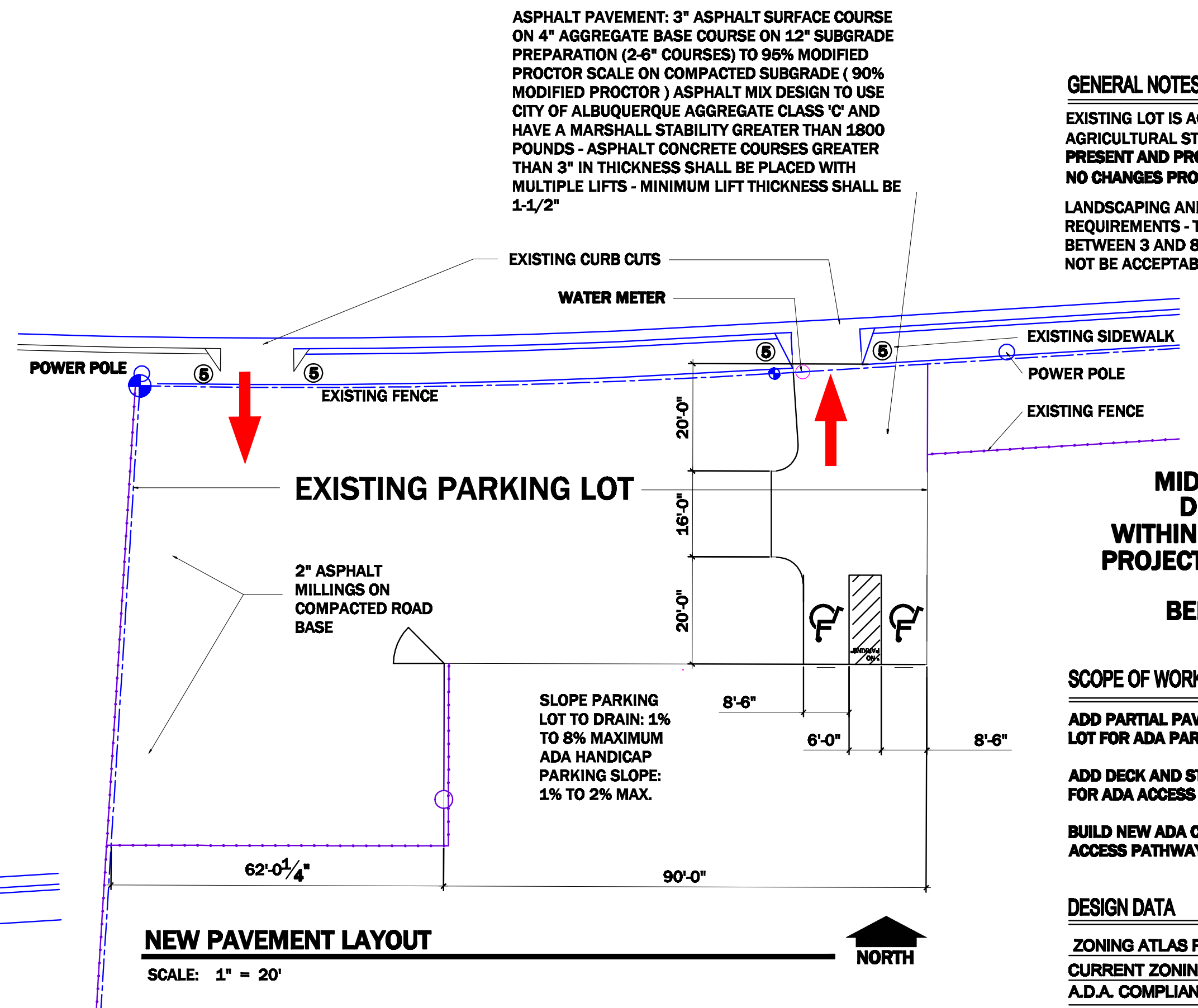
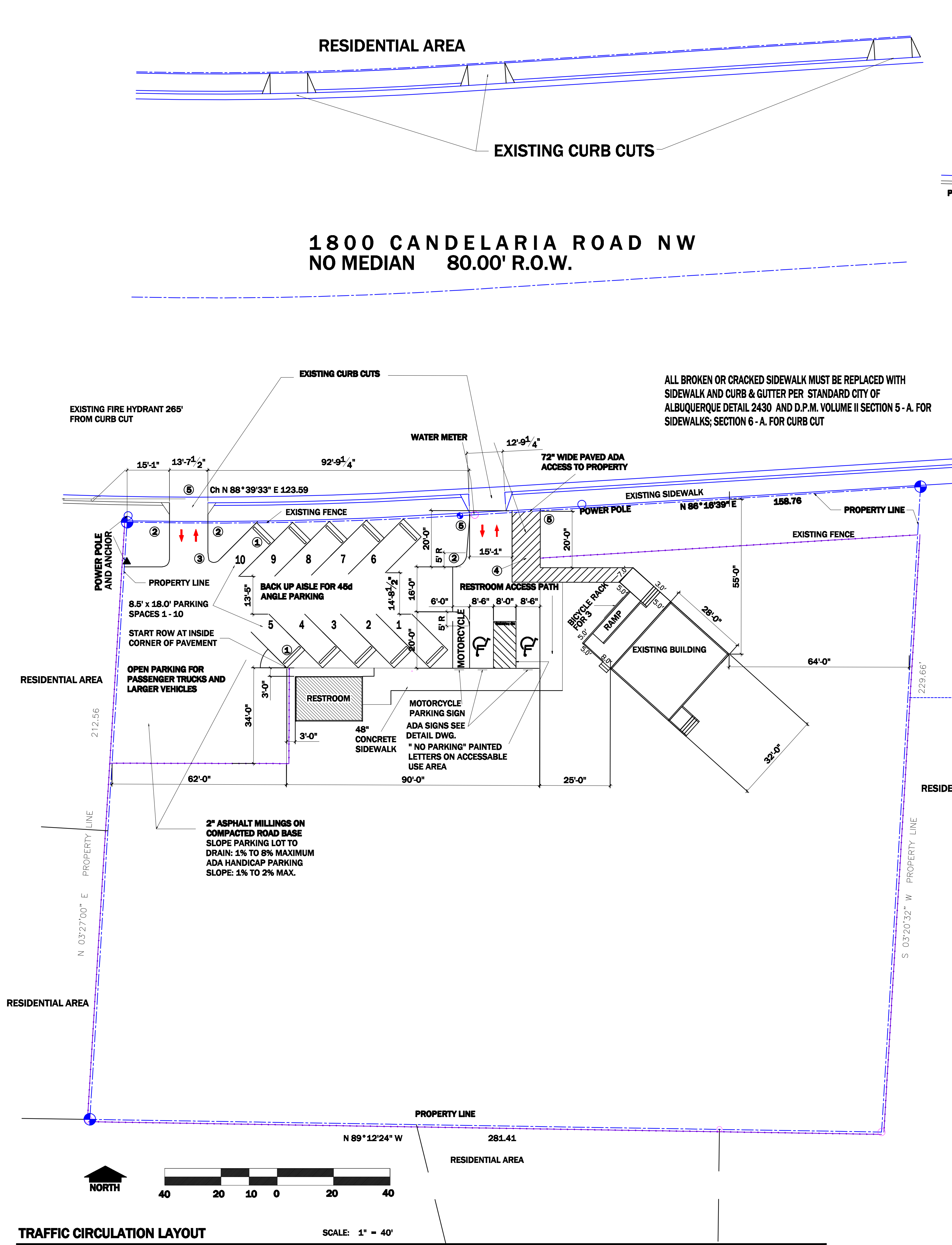
- ✓ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT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

DATE SUBMITTED: 08.24.2018 By: DEL JACK

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



GENERAL NOTES

EXISTING LOT IS AGRICULTURAL WITH CONCRETE SIDEWALK AND 2 CURB CUTS WITH AGRICULTURAL STAND

PRESENT AND PROPOSED REFUSE TYPE IS RESIDENTIAL ROLL OUT STREET SIDE CONTAINERS

NO CHANGES PROPOSED TO CURB CUTS AND SIDEWALKS

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 SITE TRIANGLE

LEGAL DESCRIPTION

TRACT 78-A-2

MIDDLE RIO GRANDE CONSERVANCY

DISTRICT PROPERTY MAP NO. 34

WITHIN THE TOWN OF ALBUQUERQUE GRANT

PROJECTED SECTION 6, T.10N., R.3E., N.M.P.M.

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JULY 2017

SCOPE OF WORK:

ADD PARTIAL PAVEMENT TO EXISTING PARKING LOT FOR ADA PARKING AND ACCESSABILITY

ADD DECK AND STAIRS TO AN EXISTING BUILDING FOR ADA ACCESS BY PUBLIC

BUILD NEW ADA COMPLIANT RESTROOM AND ACCESS PATHWAY

DESIGN DATA

ZONING ATLAS PAGE: G - 13

CURRENT ZONING: RESIDENTIAL / AGRICULTURAL - R/A

A.D.A. COMPLIANT PARKING SPACES (2) TO BE PROVIDED

OCCUPANCY GROUP: BUSINESS - AGRICULTURE RETAIL STAND

OCCUPANT LOAD: 3

APPLICABLE BUILDING CODES:

ALBUQUERQUE, NEW MEXICO DEVELOPEMENT PROCESS MANUAL 2008

C.O.A. ZONING ORDINANCES - 2015 IBC

REQUIRED PARKING CALCULATION:

GENERAL AGRICULTURE HAS NO I.D.O. PARKING REQUIREMENT

RETAIL STAND: 1 / 200 S.F. & STORAGE WAREHOUSING: 1 / 1000 S.F.

RETAIL @ 400 S.F. + STORAGE @ 400 S.F. = 3 PARKING SPACES

1 MOTORCYCLE SPACE REQUIRED I.D.O. TABLE 5-5-1

3 BICYCLE PARKING SPACES WITH BIKE RACK

AREA OF NEW BUILDING: 96 SF

AREA OF EXISTING BUILDING: 800 SF

AREA OF LOT: 26,688 SF

COMMUNITY SUMMARY OF PROJECT

THIS PROJECT IS IN A RESIDENTIAL AREA BETWEEN 12TH STREET NW TO RIO GRANDE NW TO THE NORTH AND SOUTH ARE RESIDENTIAL NEIGHBORHOODS - TO THE EAST IS A VALLEY HIGH SCHOOL - TRAFFIC USE WILL NOT LIKELY SEE A SIGNIFICANT INCREASE IN WEEKLY TRAFFIC COUNTS AS MOST CUSTOMER TRAFFIC IS FROM RESIDENTS ALREADY IN THE COMMUNITY - WEEKEND TRAFFIC IS GREATER THAN DURING THE WEEK AND WILL OCCUR WHEN THE HEAVIEST SCHOOL TRAFFIC IS OVER. THE NEED FOR THIS BUSINESS AND ITS GOODS IS GENERATED BY RESIDENTIAL USAGE.

KEYED NOTES

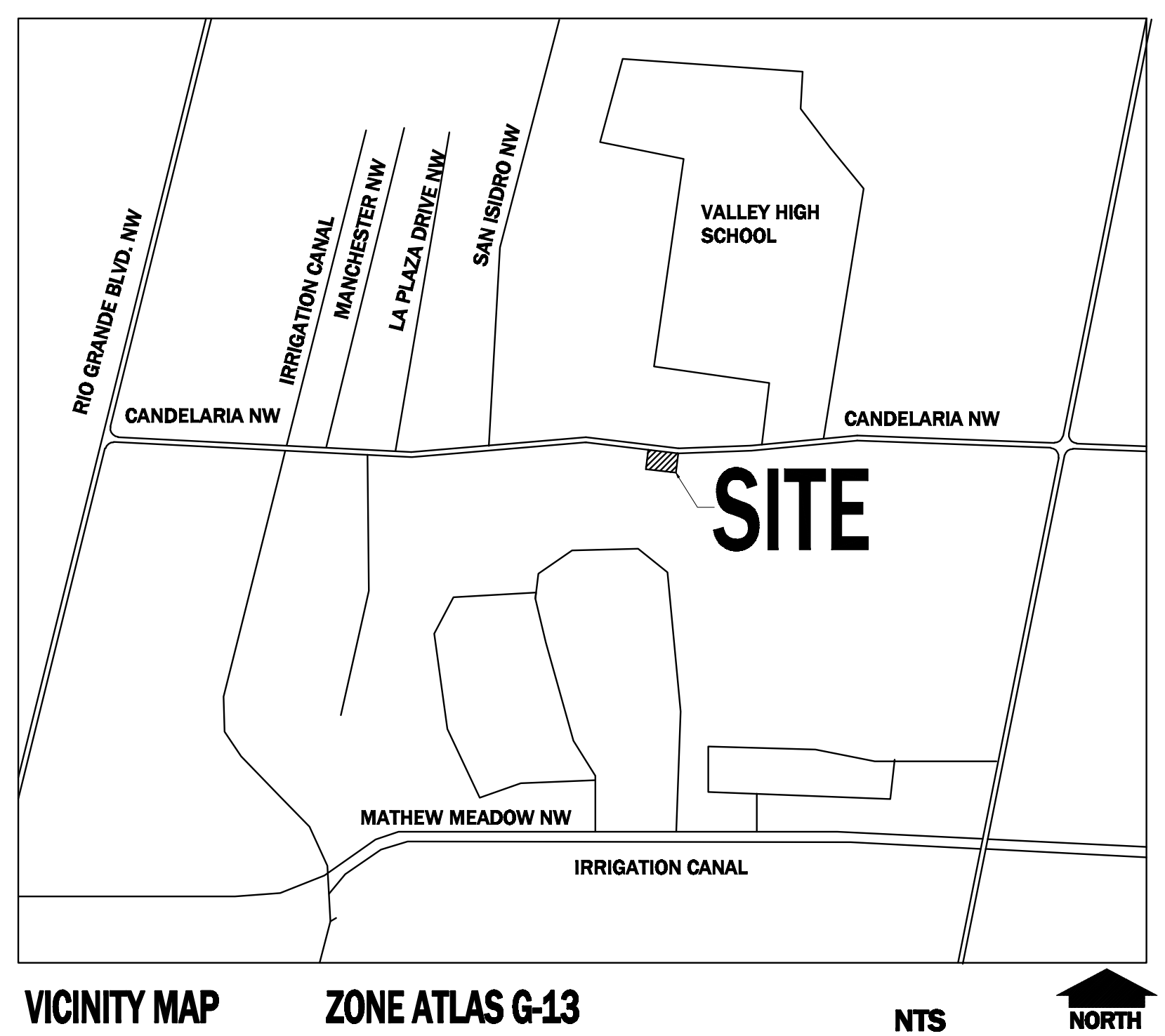
① ANCHORED CONCRETE PARKING BUMPERS

② TURNING RADII TO BE MINIMUM 15'-0" FOR AUTOMOTIVE TRAFFIC

③ ACCESS POINT FOR FACILITY

④ 72" CLEAR ACCESS PATH FROM PUBLIC SIDEWALK TO ALL BUILDINGS

⑤ 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 SITE TRIANGLE



TRAFFIC CIRCULATION LAYOUT