

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

12-5-23

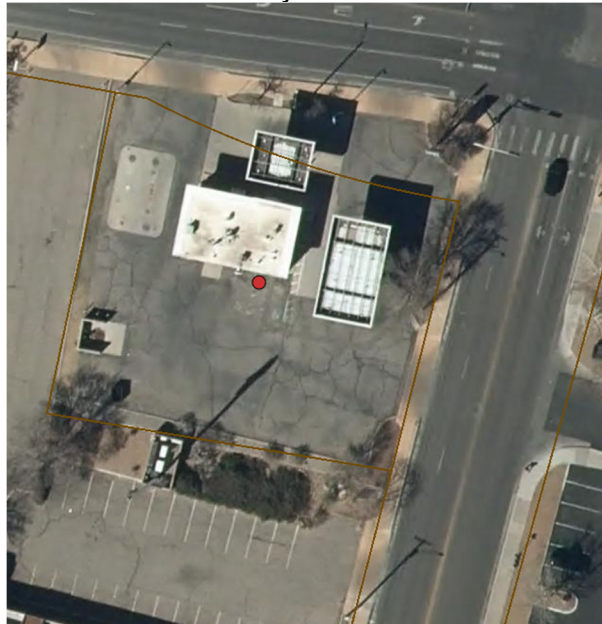
Donald Dudley, Jr.
Penny Design, LLC
302 Sandia Rd NW
Albuquerque, NM 87107

Re: Seven Clover
3641 12th St NW
Site Plan
Architect's Stamp 8-27-23 (G14D062)

Dear Mr. Dudley,

Based upon the information provided in your submittal received 12-4-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Complete the Traffic Scoping Form and send to Matt Grush.
TRAFFIC SCOPING FORM SUBMITTED
2. The BernCo Assessor database shows an interesting property line (Brown line) along the northern boundary. See below:



Please confirm this is the correct property line or provide information (e.g. plat) that shows a different property line.

Owner to submit more information

3. Provide the use of the building per the IDO, rather than "Commercial Building", so parking requirements are known.

Use changed on plan. Change is clouded with delta 1

4. Provide the required amount of parking and the provided amount of parking.

Parking calcs provided on plan. Change is clouded with delta 1

5. Show the location of the front door.

Front door noted. Change is clouded with delta 1 marking the change.

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6. Please explain the purpose of Note 6 as it applies to this submittal or remove it.
Note 6 removed.
7. Show the mini clear sight triangles at both drive pads.
8. Keyed Note 9 and Note 7: You could delete Note 7 and Keyed Note 9 could read "Remove existing drive entrance. Replace with curb and gutter per COA STD Dwg 2415A and construct sidewalk per COA STD DWG 2430, matching adjacent sidewalk width and color."
Notes updated. Change is clouded with a delta 1.
9. Note 7 should be removed or rewritten. You don't need a drive-pad drawing as the drive-pad is being removed and this plan should include all notes for constructing transportation related items.
Note 7 removed. Change is clouded with delta 1 marking the change.
10. Provide the dimension for the angled parking, including the angle.
Dimension provided. Change is clouded with a delta 1
11. The drive aisle near the Candelaria entrance is labeled s 4'-9" wide. The minimum for 2-way traffic is 22 feet.
Parking removed from the front. ADA parking will be moved to the east side. Change is clouded with delta 1.
12. Show the 6' ADA accessible route from a City ROW to the front door.
ADA path noted. The change is clouded with a delta 1.
13. I could not locate the leader for Keyed Note 1.
Note updated to reflect existing 6' ADA path to remain. Change is clouded with a delta 1
14. It appears the leaders for Keyed notes 2,3 and 4 are for the handicap parking rather than for the motorcycle parking. For motorcycle parking you just need a motorcycle parking sign, which are 12" x 18" rather than the 12" x 12" as shown. Some designers put an "MC" in large letters at the entrance to the motorcycle parking stall.
Leaders moved to ADA parking. MC noted on motorcycle parking space. Change is clouded with delta 1
15. Handicap (HC) parking:
 - a. Signage: See image attached to the email. Remove non-compliant sign images "Reserved Parking".
Image inserted to drawing. clouded with delta 1.
 - b. Note 2: refers to signage, where it should refer to a pavement marking. Recommend putting this in the Keyed Note area.
Note 2 moved to keyed note area. It is now Keyed note 10. change is clouded with delta 1
 - c. HC parking should be near the front door.
HC moved to the front northeast parking spot. change is clouded with delta 1
 - d. Please add a length dimension to the HC parking stall.
Dimension added. Change is clouded with delta 1
 - e. The HC sign should be in front of the parking space, rather than in front of th
Sign moved to front. Change is clouded with a delta 1.

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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.

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for log in and evaluation by Transportation.

Albuquerque

If you have any questions, please contact me at ccherne@cabq.gov or (505) 924-3986.

Sincerely,

NM 87103

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

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