

CITY OF ALBUQUERQUE



June 16, 2016

Integrated Design & Architecture
Bob Hall
906 ½ Park Ave., SW
Albuquerque, NM 87102

Re: Rankin Training Facility
720 Rankin Rd., NE
Traffic Circulation Layout *2061*
Engineer's/Architect's Stamp **3-9-16 (G15-D0641)**

Dear Mr. Hall,

Based upon the information provided in your submittal received 6-14-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
2. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
3. Clarify the extents of the current phase.
4. Please identify and dimension all existing buildings, doors, structures, sidewalks, ADA ramps, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
5. Identify all existing access easements and rights of way width dimensions.
6. Identify the right of way width, medians, curb cuts, and street widths on Rankin Rd.
7. Please list the width and length for all existing and proposed parking spaces. Dimension all HC parking spaces and HC Access Isles.
8. The handicap accessible spaces must include an 8 ft. wide van access aisle; all other aisles should be 5 ft. in width.
9. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**" Please call out detail and location of HC signs. Please show a detail of HC signs.
10. Show all drive aisle widths and radii.
11. Per DPM, 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 and dimensions at the drive pad crossing.

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12. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details from both HC parking locations.
13. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please call out detail and location of barrier curb.
14. Design delivery vehicle route needs to be shown.
15. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval. Please provide detail of refuse container.
16. 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.
17. 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.
18. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3*). Please provide this detail for both entrances/exits on Rankin Rd.
19. Please add the following note to the clear sight triangle: "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 this area."
20. Please specify the City Standard Drawing Number when applicable.
21. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
22. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
23. 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.

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24. 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 Gary Sandoval (505) 924-3675 or me at 924-3991.

Sincerely,

A handwritten signature in red ink, appearing to read 'Racquel M. Michel', is written over the word 'Sincerely,'.

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs 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 09/2015)

Project Title: Rankin Training Facility Building Permit #: T201690709 City Drainage #: G15DOC1
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lot # 22, Block #1 Subdivision Coman industrial District UPC# 101506032820940353
City Address: 720 Rankin Rd. NE Albuquerque, New Mexico 87107

Engineering Firm: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Owner: Albuquerque Public School Contact: _____
Address: 6400 Uptown Blvd., NE
Phone#: _____ Fax#: _____ E-mail: _____

Architect: Bob Hall Contact: _____
Address: 906 1/2 Park Ave. SW Albuquerque New Mexico 87102
Phone#: 505-243-3499 Fax#: 505-243-3583 E-mail: info@integrateddeisgnarch.com

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

- DEPARTMENT:**
 HYDROLOGY/ DRAINAGE
 TRAFFIC/ TRANSPORTATION
 MS4/ EROSION & SEDIMENT CONTROL

- CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**
 BUILDING PERMIT APPROVAL
 CERTIFICATE OF OCCUPANCY

- TYPE OF SUBMITTAL:**
 ENGINEER/ ARCHITECT CERTIFICATION

- 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

- CONCEPTUAL G & D PLAN
 GRADING PLAN
 DRAINAGE MASTER PLAN
 DRAINAGE REPORT
 CLOMR/LOMR
 TRAFFIC CIRCULATION LAYOUT (TCL)
 TRAFFIC IMPACT STUDY (TIS)
 EROSION & SEDIMENT CONTROL PLAN (ESC)



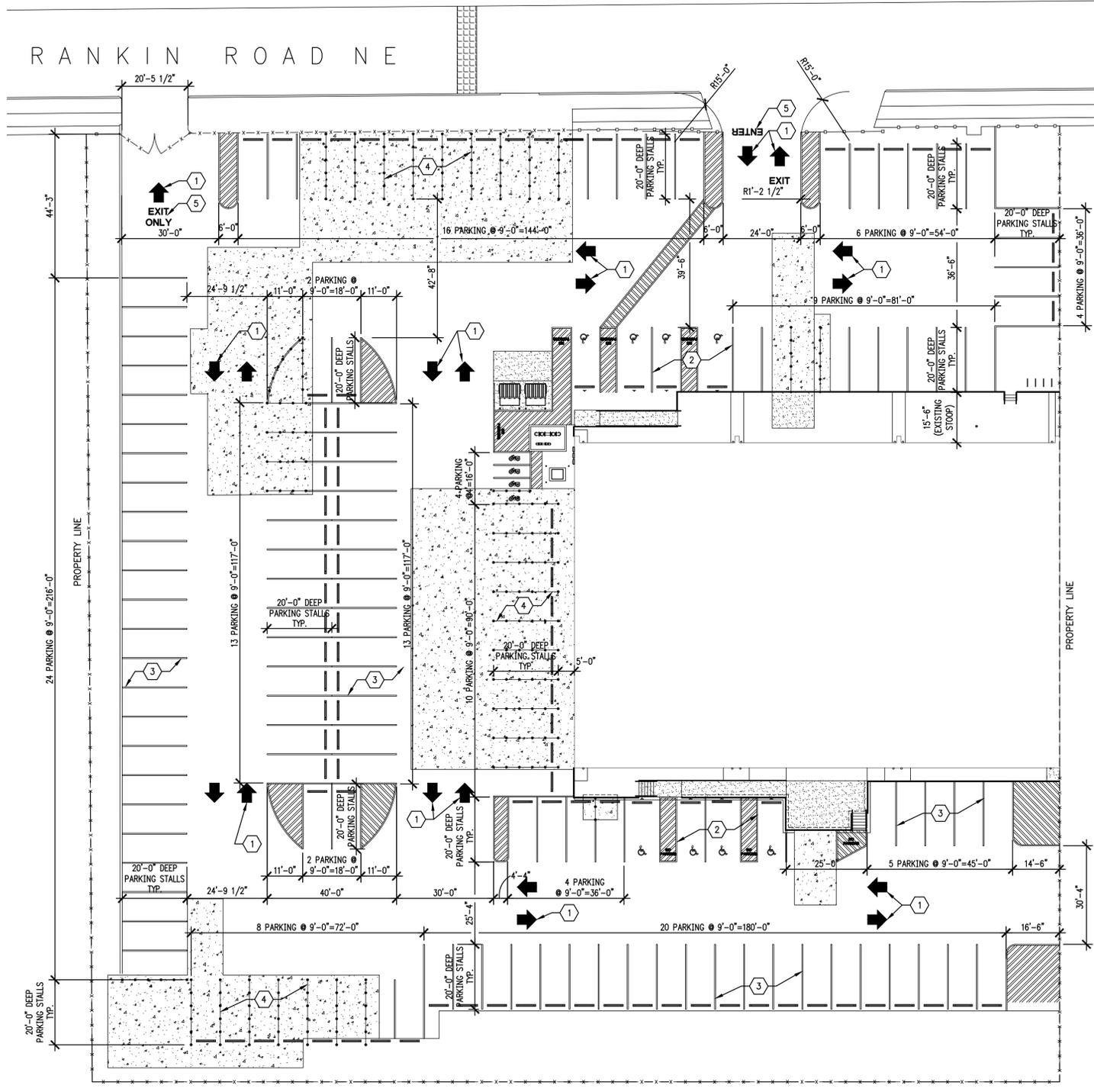
OTHER (SPECIFY) _____

- PRE-DESIGN MEETING
 OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: _____ By: _____

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____



B2 TRAFFIC CIRCULATION LAYOUT PLAN
1"= 20'-0"

General Notes

- A. CONTRACTOR SHALL VISIT SITE TO FAMILIARIZE HIM/HER SELF WITH ALL EXISTING VISIBLE CONDITIONS REQUIRED FOR REMOVAL.
- B. PROTECT ALL EXISTING VEGETATION AND CONSTRUCTION OUTSIDE OF REMOVAL ZONES.
- C. WHERE REMOVAL OCCURS, MODIFY PER PLANS.
- D. CONTRACTOR TO PROVIDE CONSTRUCTION FENCING, PROVIDING FULL ACCESS BY OWNER TO ALL EXISTING BUILDINGS. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO PLACEMENT. EXISTING BUILDING WILL BE IN FULL USE DURING CONSTRUCTION.
- E. DEMO LANDSCAPING, SITE GRADING, AND PAVING AS REQUIRED FOR NEW WORK. PATCH BACK TO MATCH EXISTING OR NEW FINISH.
- F. CONTRACTOR TO MAINTAIN ASPHALT AND CONCRETE PAVING IN ITS CURRENT CONDITION. REPAIR ANY DAMAGE.
- G. SEE SITE SURVEY FOR EXTENT OF EXISTING BUILDING, PAVING AND LANDSCAPING.
- H. WHERE EXISTING CONCRETE IS SAWCUT, GRIND 1/2" CHAMFER IN EDGE AND PROTECT DURING CONSTRUCTION.

Keyed Notes

- 1. DIRECTION OF TRAFFIC PAINTED ARROWS.
- 2. ACCESSIBLE PARKING, SEE SITE PLAN.
- 3. TYPICAL 4" PAINTED PARKING STRIPS.
- 4. HIGHWAY LINE MARKERS @ 24" O.C.
- 5. 24" HIGH, PAINT LETTERING.

906 1/2 Park Avenue SW
Albuquerque, NM 87102
tel:505.243.3499 fax:505.243.3583
info@integrateddesignarch.com
www.integrateddesignarch.com

**RANKIN TRAINING FACILITY
SITE RENOVATIONS**
 720 RANKIN RD. NE ALBUQUERQUE, NEW MEXICO 87107



REVISIONS	Mark	Date	Description

Project #: 15-02-P
Date: March 9, 2016
By: MM
File Name: TLC.dwg

TLC PLAN
Sheet of
AS-101