

CITY OF ALBUQUERQUE



April 22, 2016

Joe Simons
Simons Architecture, PC
PO Box 67408
Albuquerque, NM 87193

**Re: Discount Towing
109 Headingly
Traffic Circulation Layout
Engineer's/Architect's Stamp 4-7-16 (G15-D201)**

Dear Mr. Simons,

Based upon the information provided in your submittal received 4-21-16, 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. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
3. Please detail and dimension all existing ADA ramps at drive isles.
4. Identify the right of way width, medians, curb cuts, and street widths on Headingly Ave.
5. Please list the width and length for all existing and proposed parking spaces.
6. There must be a minimal of 24 ft. between abutting parking spaces. In review of the submitted drawing, there is only 22 ft. between parking spaces at the west end existing parking spaces.
7. The handicap accessible spaces must include an 8 ft. wide van access aisle; all other aisles should be 5 ft. in width.
8. 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.
9. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
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.

PO Box 1293

Albuquerque

New Mexico 87103

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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 and dimensions.
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.
16. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3*).
17. 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."
18. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
19. 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 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 924-3660.

Sincerely,

John B. Gurulé, P.E.
Senior Engineer, Planning Dept.
Development Review Services

\gs via: email
C: File

For Gary



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: DISCOUNT TOWING Building Permit #: 201690052 Hydrology File #: 615D201

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

Legal Description: LOT 16-A MONKBRIDGE ADDITION; SEC. 4, T10N, R3E

City Address: 109 HEADINGWAY AVE. 87107

Applicant: SIMONS ARCHITECTURE PC Contact: JOE SIMONS

Address: P.O. BOX 67408 AVE. 87193

Phone#: 480-4796 Fax#: _____ E-mail: joe@simonsarchitecture.com

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ AS-BUILT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

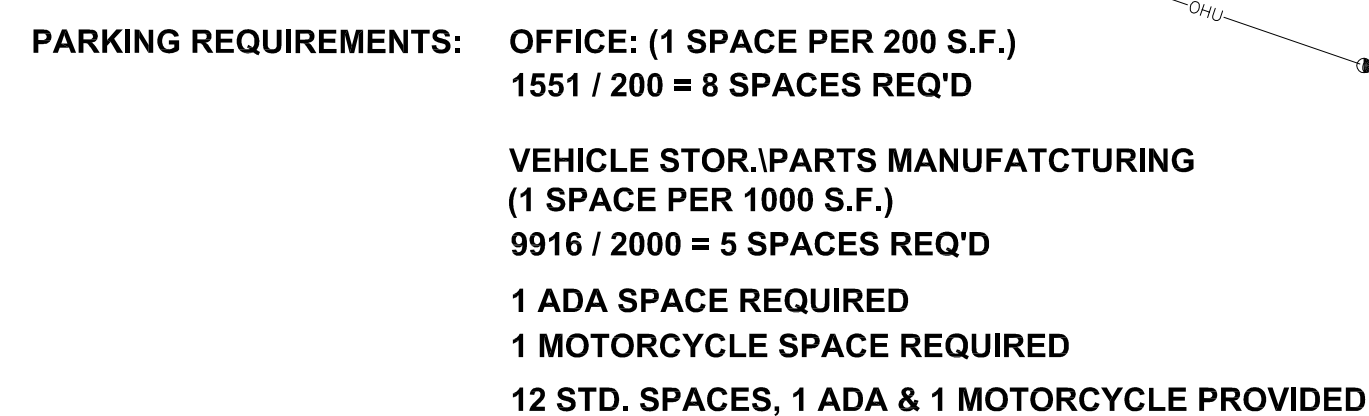
- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ GRADING/ESC PERMIT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB-D APPROVAL
☐ SITE PLAN FOR BLDG PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING?
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 4.21.16 By: _____

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE RECEIVED: _____



STATE OF NEW MEXICO
Joseph F. Simons, Jr.
No. 2890
04.07.16
REGISTERED ARCHITECT

SHIMONS ARCHITECTURE IS NOT RESPONSIBLE FOR ANY WORK
REPRODUCED HEREIN WITHOUT THE WRITTEN CONSENT
OF ALL MEASUREMENTS AND DIMENSIONS TO BE CHECKED &
CONFIRMED BY OWNER & CONTRACTOR.

Joseph f. simons jr., aia
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ifs@simonsarchitecture.com



**SIMONS
ARCHITECTURE**

DISCOUNT TOWING
109 HEADINGLY AVE NW
ALBUQUERQUE, NEW MEXICO
BERNALILLO COUNTY 87107

JOB NUMBER
S.A. # - DIS-00
A.D. # 15-3684

DATE
REV. 04.07.16

DRAWING NAME

SITE PLAN

SITE PLAN

REVISIONS

DRAWN BY

ADWELLING

C1.1