



**Planning Department  
Transportation Development Services**

March 17, 2015

Ken Myers  
Environmental Dynamics Inc.  
220 Hermosa NE  
Albuquerque, NM 87108

**Re: La Cumbre – Patio Addition**  
**3313 Girard Blvd., NE**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp dated 3-6-15 (G16-D103)

Dear Mr. Myers,

Based upon the information provided in your submittal received 3-9-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please identify all existing doors, pedestrian walkways, sidewalks, curbs, drive pads, walls and anything that influences the parking and circulation on both sites. Provide detail of existing pedestrian walkways and doors with dimensions.
2. Identify the right of way width, medians, curb cuts, and street widths on Girard - Blvd. for both locations.
3. Please provide detail of existing north drive pad and railing. It appears that the drive pad will need to be extended for the proposed parking and that the railing will have to be removed from blocking portions of existing drive pad.
4. Please list the width and length for all parking spaces for the 3313 Girard Blvd. location. Parking spots # 21 and 22 are not dimensioned. It appears that the proposed throat length distance from the handicap parking spots and parking space # 19 does not meet the minimum distance of 24-Ft.
5. Please list the width and length for all parking spaces for the 3225 Girard Blvd. location.
6. The handicap accessible spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
7. A five-foot keyway is required for dead-end parking aisles. It appears that the parking on the northwest corner of the building would be considered a dead-end parking. Bollards might be beneficial to protect the existing Silo notated on the drawing.

PO Box 1293

Albuquerque

New Mexico 87103

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

8. Please provide detail of existing pedestrian walkways, gates and handicap access to entrances. Please dimension distance between bumper stops and building and or walkway.
9. Per the 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.
10. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances.
11. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles.
12. Design delivery vehicle route needs to be shown.
13. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval (if applicable).
14. 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.
15. Please specify the City Standard Drawing Number when applicable.
16. Please include a copy of your shared access and parking agreement with the adjacent property owner.
17. Work within the public right of way requires a work order with DRC approved plans.
18. It appears that a revocable permit will be required for the site. All improvements, including signs, railing, walls, fences parking spaces, etc will need to be included. Please contact Kristal Metro at 505-924-3992 for application and information.
19. 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 me at (505) 924-3630.

Sincerely,



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

C: CO Clerk  
File





PANZA LLENA *Cafe*





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: L & Cumbre Building Permit #: 201493928 City Drainage #: G16D103  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
 Legal Description: Lot # K5A 31-ck # 0000 Subdivision Coles Industrial #2  
 City Address: \_\_\_\_\_

Engineering Firm: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Owner: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: Environmental Dynamics, Inc. (EDI) Contact: Ken Myers  
 Address: 220 HOLMOSANE AVE. ALBUQUERQUE NM 87108  
 Phone#: 247-2851 Fax#: \_\_\_\_\_ E-mail: Kenny@edi-arch.com

Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

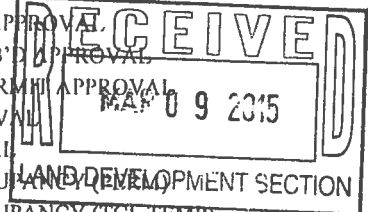
Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- DRAINAGE REPORT
- DRAINAGE PLAN 1st SUBMITTAL
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- ENGINEER'S CERT (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEER'S CERT (TCL)
- ENGINEER'S CERT (DRB SITE PLAN)
- ENGINEER'S CERT (ESC)
- SO-19
- OTHER (SPECIFY)

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- SIA/FINANCIAL GUARANTEE RELEASE
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D APPROVAL
- S. DEV. FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- CERTIFICATE OF OCCUPANCY (LAND DEVELOPMENT SECTION)
- CERTIFICATE OF OCCUPANCY (TCL TEMP)
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- GRADING CERTIFICATION
- SO-19 APPROVAL
- ESC PERMIT APPROVAL
- ESC CERT. ACCEPTANCE
- OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: Yes \_\_\_\_\_ No \_\_\_\_\_ Copy Provided \_\_\_\_\_  
 DATE SUBMITTED: 03/9/15 By: Ken Myers

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development