

CITY OF ALBUQUERQUE



January 25, 2017

Jeebs & Zuzu, LLC.
David Hickman
11030 Menaul Blvd.
Albuquerque, NM 87112

Re: Arroyo Vista Apartments
4201 Bryn Mawr Dr. NE
Traffic Circulation Layout
Architect's Stamp 11-04-16 (G16-D0153)

Dear Mr. Hickman

Based upon the information provided in your submittal received 01-10-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. This project is showing work in AMAFCA's right of way. Please coordinate with AMAFCA on improvements and connection to their facilities and copy me on any correspondence.
2. Identify all existing access easements and rights of way width dimensions. Please provide an exhibit for all accesses to site.
3. Identify the right of way width, medians, curb cuts, and street widths on Pan American NE and Bryn Mawr Dr. NE. Correct the road name Pan American Fwy NE to Pan American NE.
4. Clarify existing property lines and proposed property lines. Also include any easements existing or proposed.
5. Use match lines on plans to show continuation on second page.
6. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
7. 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)
8. The ADA parking space has a clearly visible, blue, International Symbol of Accessibility painted on the pavement at rear of the space (66-1-4.1.E NMSA 1978) or MUTCD recommends a white symbol on a blue background.
9. Please dimension all pedestrian path ways and crosswalks. Some dimensions are not shown. Add ADA note referring to cross and running slopes for pedestrian paths. The site looks to have large grade changes.
10. Detectable warning surfaces, truncated domes should be used at curb ramps crossing vehicular traffic. Please provide details referenced in TCL keyed notes.
11. Clarify connection to Maintenance building between the handicap parking.

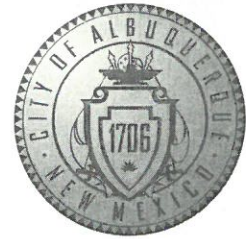
PO Box 1293

Albuquerque

New Mexico 87103

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12. Dimension the drive aisle width off of Bryn Mawr.
13. List radii for all curves shown; for passenger vehicles, the minimum end island radius for passenger vehicles is 15 ft. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger. The secondary entrance could use a larger radius than 12 feet.
14. A 5 ft. keyway is required for dead-end parking aisles. Please add dimensions on the TCL.
15. Per the zoning code, 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.
16. 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.
17. ADA Parking space should be located closest to the ADA units and at public gathering areas like the club leasing building.
18. ADA units in Building B do not look accessible. May consider flipping the floor plan.
19. Please add a dotted line type showing how ADA pedestrians will access ADA units.
20. All sidewalks along streets should be placed at the property line. Provide a sidewalk easement if this is not possible.
21. Please specify the City Standard Drawing Number when applicable.
22. Provide notes showing what work is included and on the work order and the private work on site.
23. Work within the public right of way requires a work order with DRC approved plans.
24. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."

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 (505) 924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

LWP via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

Project Title: Arroyo Vista Apartments **Building Permit #:** _____ **Hydrology File #:** G16D153
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: ORIG Hobbs, LOTS 1-24, Block 47, LOT SIZE 2.12 Acres.
City Address: 4201 Bryn Mawr Dr. NE Albuquerque NM 87107

Applicant: Jeebs + Zuzu, LLC. **Contact:** Edgar Mata
Address: 11030 Menaul Blvd. NE Albuquerque NM 87112
Phone#: 505-797-1318 **Fax#:** _____ **E-mail:** edgar@jeebsandzuzu.com
Other Contact: Jeebs + Zuzu LLC. **Contact:** David Hickman
Address: 11030 Menaul Blvd. NE Albuquerque NM 87112
Phone#: 505-797-1318 **Fax#:** _____ **E-mail:** dave@jeebsandzuzu.com

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION



RECEIVED
1-17-17

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

1-10-17
VS

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

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 1/10/17

By: 

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____