

CITY OF ALBUQUERQUE



July 15, 2016

David Aube
Design Group
120 Vassar SE, Suite 100
Albuquerque, NM

Re: APS Family School East Side
3303 Monroe NE
Traffic Circulation Layout
Engineer's/Architect's Stamp **6-10-16** (G17-D019A)

Dear Mr. Aube,

Based upon the information provided in your submittal received 7-12-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
2. Please identify and detail all proposed buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
3. Identify and dimension all existing access easements and rights of way width dimensions.
4. Identify the right of way width, medians, sidewalks, ADA ramps, curb cuts and street widths on Monroe St. and Bus drop-off driveway.
5. Please list the width and length for all existing and proposed parking spaces, including HC spaces and access isles.
6. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
7. The handicap accessible spaces must be a minimum of 8.5 ft. in width.
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.
10. 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)
11. Show all drive aisle widths and radii.

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12. 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.
13. 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.
14. 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.
15. 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.
16. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5*). Please provide this detail for entrances/exits on Monroe St. and the north parking lot exit west of the proposed new Family School Phase 2 building.
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. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
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 924-3991.

Sincerely,

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

\gs via: email
C: CO Clerk, File

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DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: APS Family School East Side
DRB #: _____ EPC#: _____

ZONE MAP/DRG. FILE #: G-17-2 DO 19A
WORK ORDER#: _____

LEGAL DESCRIPTION: Portions of Tracts D and E, Board of Education Addition.
CITY ADDRESS: 3303 Monroe Street NE.

ENGINEERING FIRM: Design Group
ADDRESS: 120 Vassar SE, Suite 100
CITY, STATE: Albuquerque, NM

CONTACT: David Aube
PHONE: 998-6430
ZIP CODE: 87106

OWNER: APS Facilities
ADDRESS: _____
CITY, STATE: Albuquerque, NM

CONTACT: Richard Miller
PHONE: 848-8835
ZIP CODE: _____

ARCHITECT: The Design Group
ADDRESS: 120 Vassar SE, Suite 100
CITY, STATE: Albuquerque, NM

CONTACT: Wendy Caruso
PHONE: 242-6880
ZIP CODE: 87106

SURVEYOR: High Mesa Consulting
ADDRESS: _____
CITY, STATE: _____

CONTACT: Chuck Cala
PHONE: 345-4250
ZIP CODE: _____

CONTRACTOR: TBD
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: 871

CHECK TYPE OF SUBMITTAL:

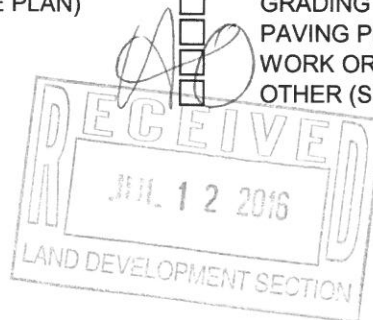
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 7-12-16

BY: David Aube P.E.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

