

CITY OF ALBUQUERQUE



April 26, 2013

Devin B. Cannady R.A.
Cannady Architect Studio
300 Adams St. SE
Albuquerque, NM 87108

**Re: Hartman Publishing, 8529 Indian School Road NE , Traffic Circulation
Layout
Architect's Stamp dated 4-10-13 (H20-D041)**

Dear Mr. Cannady,

Based upon the information provided in your submittal received 4-11-13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please refer to all applicable city standards.
2. Please ensure all ramps are ADA compliant.
3. List the width of the existing drivepads.
4. Define width of the existing sidewalk.
5. Any abandoned or unused drivepads must be removed and replaced with City of Albuquerque (COA) standard designs for curb, gutter and sidewalk. Please label site plan accordingly, including standard drawings or provide details.
6. Since Indian School Rd is an arterial roadway, driveways with right in / right out only have a minimum driveway width of 30 feet (see the *Development Process Manual*, Chapter 23, Section 6, Part B.8).
7. If the site has left turn access, the drivepad has a 36-foot minimum width.
8. Please label and detail the proposed driveway.
9. Show a detail of the wheelchair ramps located at the proposed driveway, or refer to the appropriate city standard.
10. The turn-out radius recommended is 25 ft to accommodate refuse truck and for access to / from arterial roads.
11. Work within the public right of way requires a work order with DRC approved plans.
12. The existing pylon sign may interfere with the sight distance of the intersection. Please provide a sight distance exhibit (see the *Development Process Manual*, Chapter 23, Part B, Section 5.a).
13. The existing sign appears to be located within the COA ROW. Is there a COA Revocable Permit for this sign?

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

14. According to COA AGIS, the site's western property line extends beyond the limits provided by the TCL. Please clarify.
15. Please include a copy of your shared access agreement with the adjacent property owner if the site does in fact share access.
16. Please provide details of the existing ramp (keyed note 20) to ensure it is ADA compliant.
17. Parking stalls providing 16 foot lengths with a 2 foot overhang must comply with the DPM. A six foot unobstructed ADA accessible pedestrian pathway must be provided from the COA ROW to the buildings entrance. Additionally, vehicles can not overhang vegetative landscaping.
18. The pedestrian connection, key note 19, does not indicate pavement marking on asphalt to connect sidewalks. Please clarify.

If you have any questions, you can contact me at 924-3924.

Sincerely,



Cynthia Beck
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

H/202041

PROJECT TITLE: HARTMAN PUBLISHING ZONE MAP: A-20
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: SWLY POR LOT 12, BLK 141, SNOW HEIGHTS ADDN
CITY ADDRESS: 8529 INDIAN SCHOOL ROAD NE

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: CANNADY ARCHITECT STUDIO CONTACT: DEVIN
ADDRESS: 300 ADAMS STREET SE PHONE: 299-1111
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

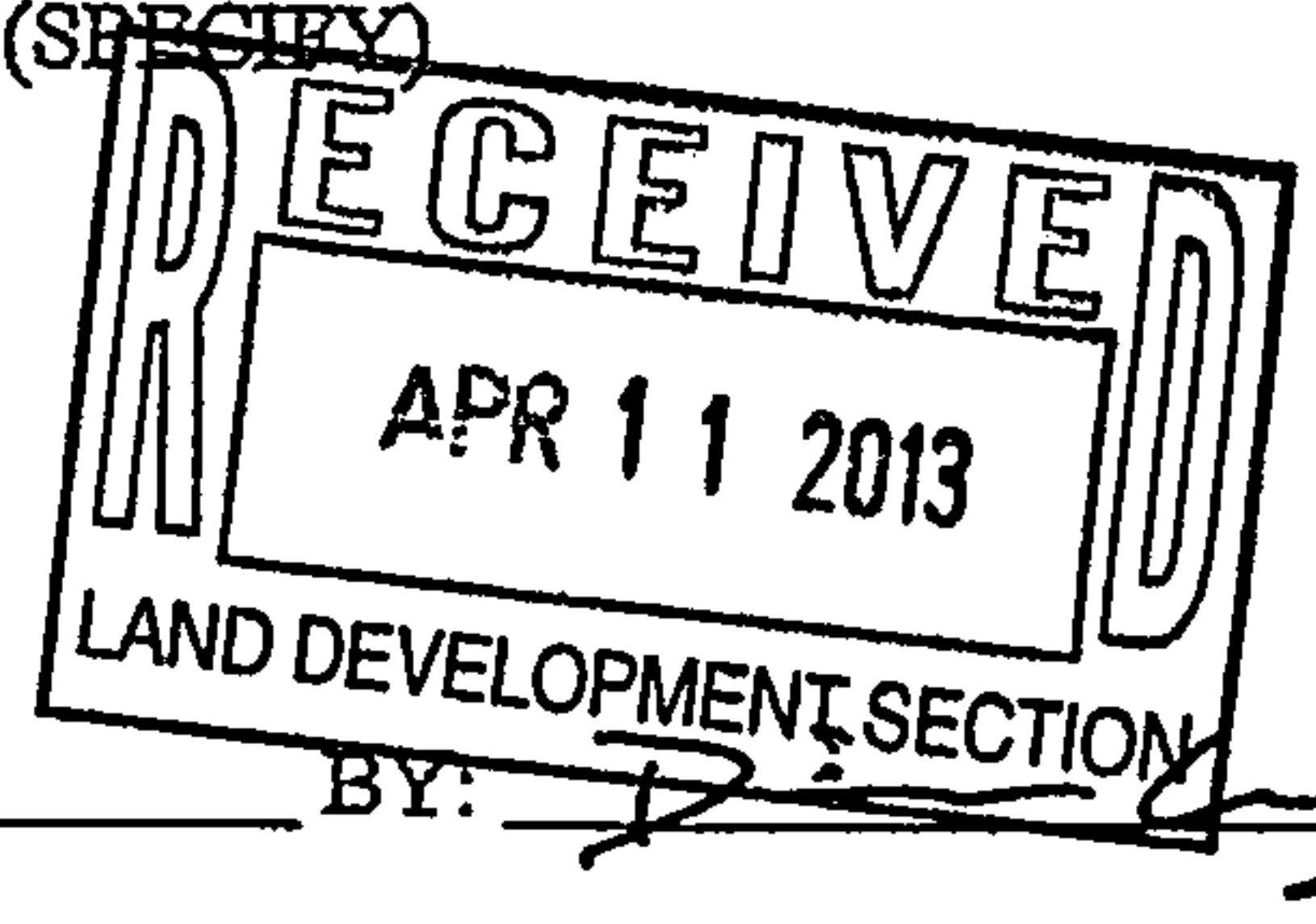
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

- TYPE OF SUBMITTAL:**
- _____ DRAINAGE REPORT
 - _____ DRAINAGE PLAN 1st SUBMITTAL
 - _____ DRAINAGE PLAN RESUBMITTAL
 - _____ CONCEPTUAL G & D PLAN
 - _____ GRADING PLAN
 - _____ EROSION CONTROL PLAN
 - _____ ENGINEER'S CERT (HYDROLOGY)
 - _____ CLOMR/LOMR
 - ☒ X TRAFFIC CIRCULATION LAYOUT
 - _____ ENGINEER'S CERT (TCL)
 - _____ ENGINEER'S CERT (DRB SITE PLAN)
 - _____ OTHER (SPECIFY) _____

- CHECK TYPE OF APPROVAL SOUGHT:**
- _____ SLA/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
 - _____ FOUNDATION PERMIT APPROVAL
 - ☒ X 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
☒ X NO
_____ COPY PROVIDED

DATE SUBMITTED: 04-11-13 BY: [Signature]



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:

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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.



8531

April 10, 2013

City of Albuquerque
Planning Department, 1st Floor
600 Second Street NW
Albuquerque, NM 87102

ZA-94-98
BA-2147

Re: Traffic Circulation Approval Request

Project Address: 8529 Indian School Rd. NE
Albuquerque, NM 87112

The project is located east of Wyoming on the north side of Indian School Road. The Client is seeking approval of the proposed parking lot reconfiguration to allow for an expansion of his existing warehouse. The existing parking layout consists of 45 degree parking spaces with a on-way loop through the parking lot. The existing layout does not meet regulatory standards for the following reasons:

1. There are no landscape buffers on the sides of the parking lot.
2. The existing parking spaces do not meet regulatory depths specified for 45 degree parking stalls
3. The existing configuration is on-way which is not indicated by markings on the site. A vehicle could easily enter the wrong direction into the lot.
4. Space #22 is not an appropriate space due to back-up clearances.
5. The entry curb cuts do not align with the drive isles. The parking stall locations limit the drive isle widths.
6. There is currently no dumpster enclosure on-site. The dumpster currently sits open along Indian School Rd.

In order to address the above stated concerns and allow the warehouse expansion, we are proposing a re-configured parking lot consisting of 90 degree parking stalls with a single drive isle down the center of the proposed spaces. The new configuration allows for the required 6' landscape buffers, appropriate stall dimensions and a 24' central drive isle. The proposed layout provides an accessible parking stall adjacent to the main building entrance as well as provides a motorcycle parking space and bicycle parking. Additionally, we are providing a dumpster enclosure with the specified recycling area per CABQ ordinances.

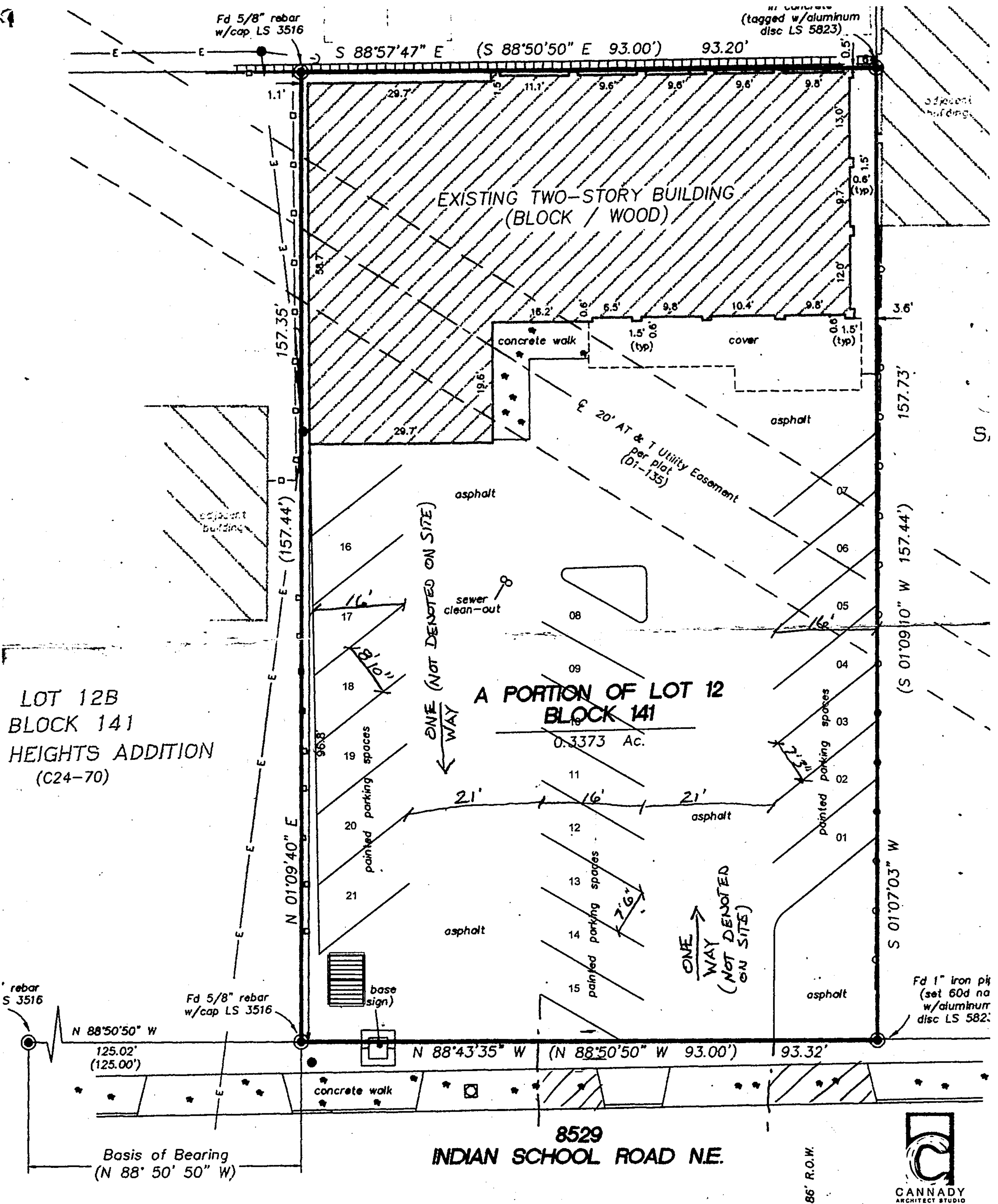
The proposed site plan allows the building Owner to expand his warehouse while bringing the site into compliance with zoning and traffic regulations. We urge you to support the proposed layout and grant approval of the submitted Traffic Circulation Layout.

Sincerely,

Devin Cannady, Architect
Principal – Cannady Architect Studio

Existing Conditions Exhibit:

Comfort Dental
8529 Indian School Road NE
Albuquerque, NM 87110





Wyoming

Luttrell

Arterial 24' / 2 lanes west
24' / 2 lanes east.
full access curb cuts.