



**Planning Department
Transportation Development Services**

November 20, 2014

Joe Burwinkle, R.A.
St. Price Design Studio
3700 Coors Blvd. NE Suite E
Albuquerque, NM 87120

Re: Gorman Warehouse, 1330 12th Street NW
Traffic Circulation Layout
Architect's Stamp dated 11-17-14 (J13-D100)

Dear Mr. Burwinkle:

Based upon the information provided in your submittal received 11-17-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. On the "Existing Site Plan", provide text that calls out the existing parking spaces on both the west and north side of the building for clarification.
2. On the "Proposed Site Plan", label the 26,807 square foot building as "Existing". Show all existing doorways into the existing building and any new doorways if applicable. Provide legend identifying the hatched areas as new building additions, and also provide legend for the right-of-way/property line, curb, etc.
3. Label all existing sidewalk within the right-of-way and within the site as "existing" to differentiate it clearly from the new sidewalk. Call out the width of the existing sidewalk that runs adjacent to the west side of the existing building. Call out width of existing access off of 12th Street on the north side of the site. Show and label existing laydown curb along 12th Street and show dimension of driving aisle along the parking spaces along the west side of the building by providing a dimension from the end of the parking spaces to the laydown curb.
4. Identify the existing curb cut for the property off of Bellamah Avenue immediately west of the corner of the building. This existing curb cut will need to be replaced with new 6-foot sidewalk and curb at full height. Call out this replacement on the plan.
5. Upsize the text showing the width and length for all parking spaces on the proposed plan. Show width of the handicapped spaces, and identify the width of the van access aisle. The handicap accessible spaces must be a minimum of 8.5 feet in width. The van access aisle must be a minimum of 8 feet wide.

6. Include ADA van accessible signs for the handicapped spaces adjacent to the van access aisle. The ADA van accessible sign must have the required language per 66-7-352.4C MMSA 1978 "Violators Are Subject to a Fine and/or Towing."
7. The ADA access aisle 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. Show all curb radii for the new parking lot. Provide the dimension for the keyway along the south side of the new parking lot. The minimum width required for the keyway is five feet.
9. Per the DPM, a 6-foot wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please provide this pathway either from the sidewalk on Bellamah Avenue or from 12th Street.
10. Provide a 6-inch to 8-inch high concrete barrier curb or other acceptable barrier between parking lot and the adjacent sidewalks and landscaped areas.
11. Design delivery vehicle route needs to be shown.
12. 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.
13. Show the clear sight triangle for the new drive entrance off of Bellamah Avenue as per Page 23-74 of the DPM. 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."
14. Provide details for the new ramps as per Keyed Notes 3 and 4, and upsize keyed note call-outs on the plan view. Make the ramps a minimum of 4 feet wide, and then transition to existing sidewalk widths. Please specify the City Standard Drawing Number when applicable for construction of new curb, sidewalk, and handicapped ramps within public right-of-way.
15. Extend concrete sidewalk around the existing fire hydrant close to the intersection of Bellamah Avenue for ADA accessibility.

CITY OF ALBUQUERQUE



16. Provide correct spelling of Bellamah Avenue on the proposed site plan.

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) 924-3924.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeanne Wolfenbarger', is written over a light blue horizontal line.

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: GORMAN WARE HOUSE, ADDITION Building Permit #: _____ City Drainage #: _____

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

Legal Description: TRACT 2, LANDS OF CLARE DRYER & GORMAN ENGINEERING

City Address: 1330 12TH STREET ALBUQ 87104

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: ART GORMAN Contact: ART GORMAN

Address: 1330 12TH STREET, ALBUQ 87104

Phone#: 247 1596 Fax#: _____ E-mail: _____

Architect: JOE BURWINKLE JR Contact: JOE BURWINKLE

Address: 3700 COORS BLVD NE SUITE E ALBUQ, NM 87120

Phone#: 345-3850 Fax#: 345-3850 E-mail: _____

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 (PERM)
- ☐ 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: 11-17-14

By: Joe Burwinkle Jr, architect

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
4. **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

