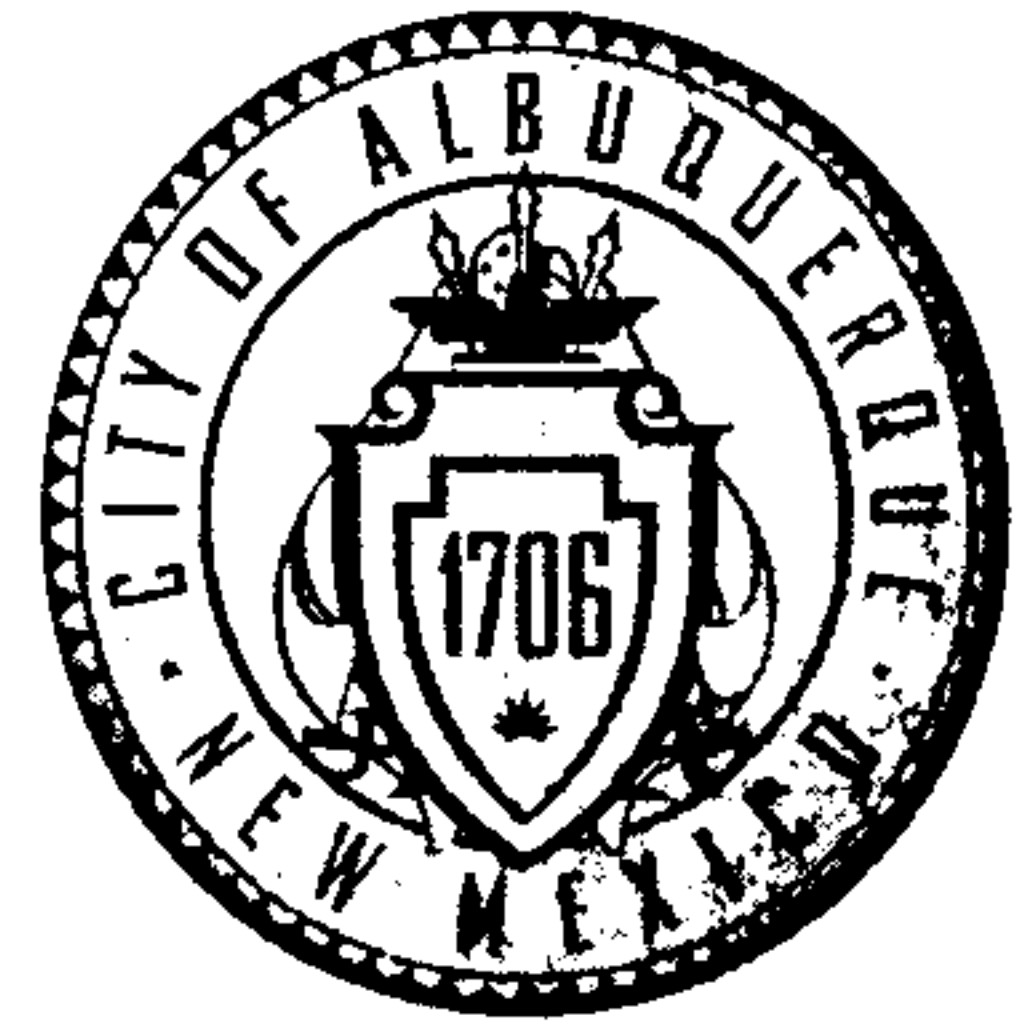


CITY OF ALBUQUERQUE



February 21, 2017

Richard J. Berry, Mayor

David Soule, P.E.
Rio Grande Engineering.
Po box 93924
Albuquerque, NM, 87199

RE: ST. Martins Hospitality Center
Grading and Drainage Plan
Engineer's Stamp Date 2-3-2017 (File: J18D182)

Dear Mr. David:

Based upon the information provided in your submittal received 2-8-2017, the above referenced Grading and Drainage Plan cannot be approved for paving permit until the following comments are addressed:

1. Provide onsite and offsite flow narrative.
2. Hinge line between the east and west side of the site will be beneficial to get half of the onsite runoff drain to the pond or make sure stormwater quality pond placed where flow can get to it.
3. Peak discharge for proposed condition should be the same or less than the existing conditions.
4. Does the northerly building roof drain directly to Mountain Road?
5. Is there a trash enclosure on site?

PO Box 1293

Albuquerque

New Mexico 87103

If you have any questions, you can contact me at 924-3999.

www.cabq.gov

Sincerely,

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

MA/SB



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: ST MARTINS HOSPITALITY CENTER PAVING PROJECT Building Permit #: _____ City Drainage #: 518D182
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOTS13-17 NORTH ADDITION BLOCK 2
City Address: 1120 SECOND STREET

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE
Address: PO BOX 93924, ALBUQUERQUE, NM 87199
Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: ST MARTINS HOSPITALITY CENTER Contact: _____
Address: 1120 SECOND STREET
Phone#: _____ Fax#: _____ E-mail: _____

Architect: none Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

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)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____



CHECK 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
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 2/8/17 By: _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: ST MARTINS HOSPITALITY CENTER PAVING PROJECT Building Permit #: _____ City Drainage #: 118D182
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOTS13-17 NORTH ADDITION BLOCK 2
City Address: 1120 SECOND STREET

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE
Address: PO BOX 93924, ALBUQUERQUE, NM 87199
Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: ST MARTINS HOSPITALITY CENTER Contact: _____
Address: 1120 SECOND STREET
Phone#: _____ Fax#: _____ E-mail: _____

Architect: none Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

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)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

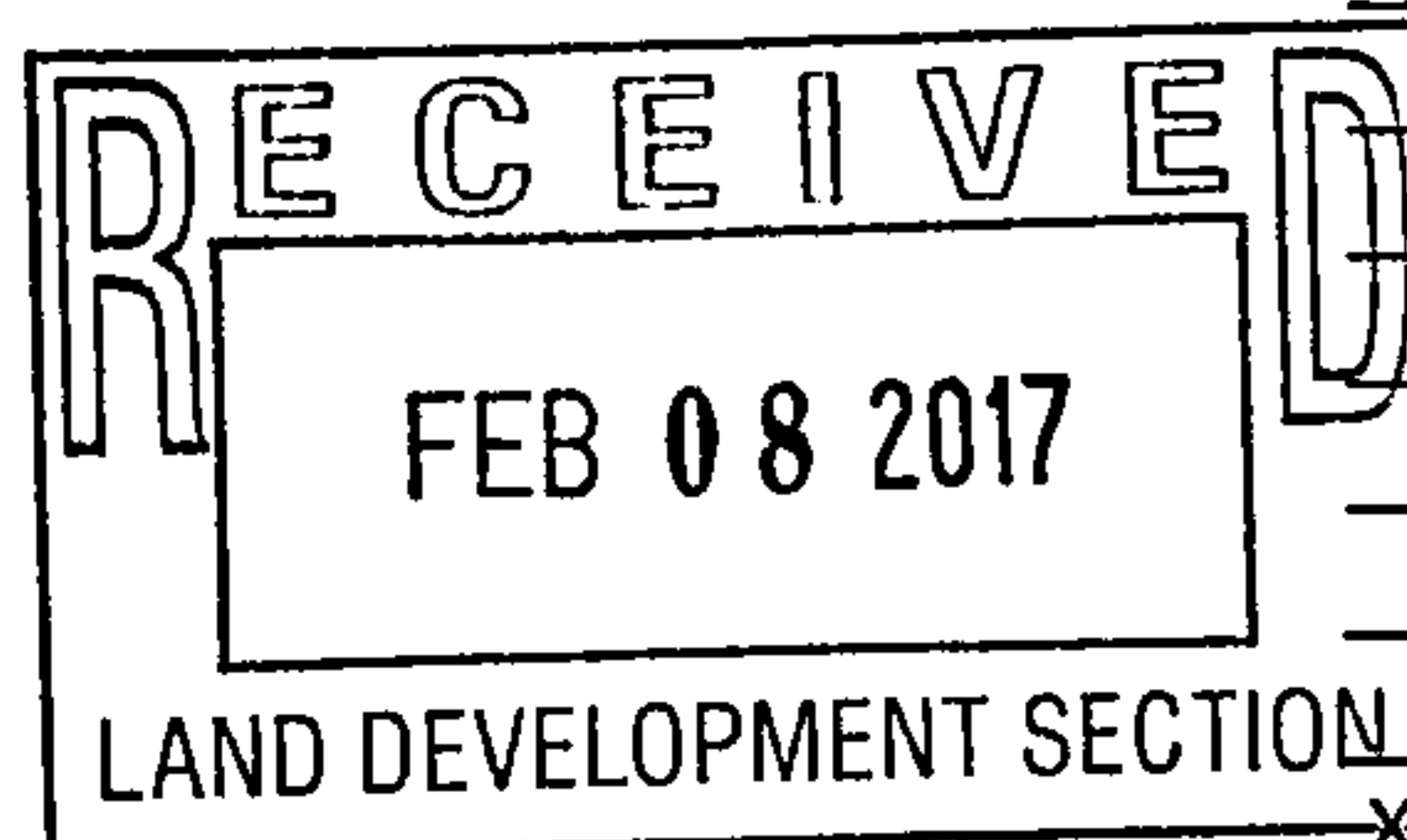
DATE SUBMITTED: 2/8/17 By: _____

CHECK 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
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☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☒ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE



February 13, 2017

Rio Grande Engineering
David Soule P.E.
PO Box 93924
Albuquerque, NM 87199

Re: St Martins Hospitality Center Paving Project
1120 Second St.
Traffic Circulation Layout
Engineer's Stamp 02-03-17 (J18-D182)

Dear Mr. Soule,

Based upon the information provided in your submittal received 02-08-17, 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 including bicycle and motorcycle parking.
2. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
3. 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.
4. 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)
5. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please dimensions showing.
6. 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.
7. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
8. 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.
9. The alley off of Mountain Rd NW should be paved. *STD DWG 2411 LP 02/14/2017*

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



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

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov