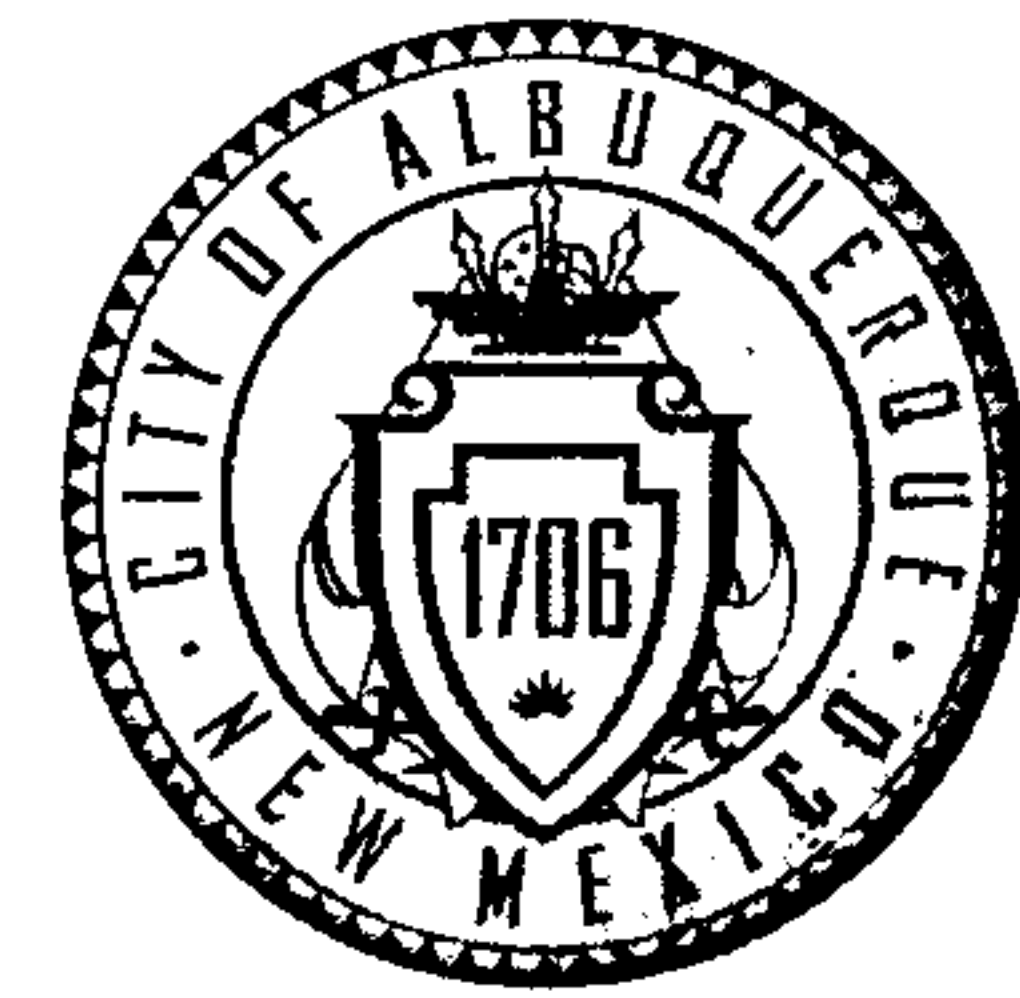


CITY OF ALBUQUERQUE



August 5, 2015

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St NE
Albuquerque, New Mexico 87108

**RE: Santa Barbara Park Improvements
Grading and Drainage Plan
Engineers Stamp Date 7/16/15 (J15-D097)**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 7/16/15, this plan is approved for Grading Permit and Paving Permit.

Please attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

Once the project is complete, send the hydrology department a PDF copy of the As-built plan for our records.

PO Box 1293

If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

RR/RH
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Santa Barbara Park Improvements Building Permit #: _____ City Drainage #: J15D097
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Santa Barbara Park - Albuquerque, New Mexico
City Address: _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Fred C. Arfman
Address: 128 Monroe Street NE - Albuquerque, NM 87108
Phone#: (505) 268-8828 Fax#: _____ E-mail: freda@iacivil.com

Owner: City of Albuquerque Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Architect: Morrow Reardon Wilkinson Miller, Ltd. Contact: Brian Verardo
Address: 210 La Veta Drive Northeast, Albuquerque, NM 87108
Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: BOHANNAN HUSTON Contact: ROBERT LOCKMAN
Address: 7500 JEFFERSON ST NE, ABQ. NM 87109
Phone#: _____ Fax#: _____ E-mail: _____

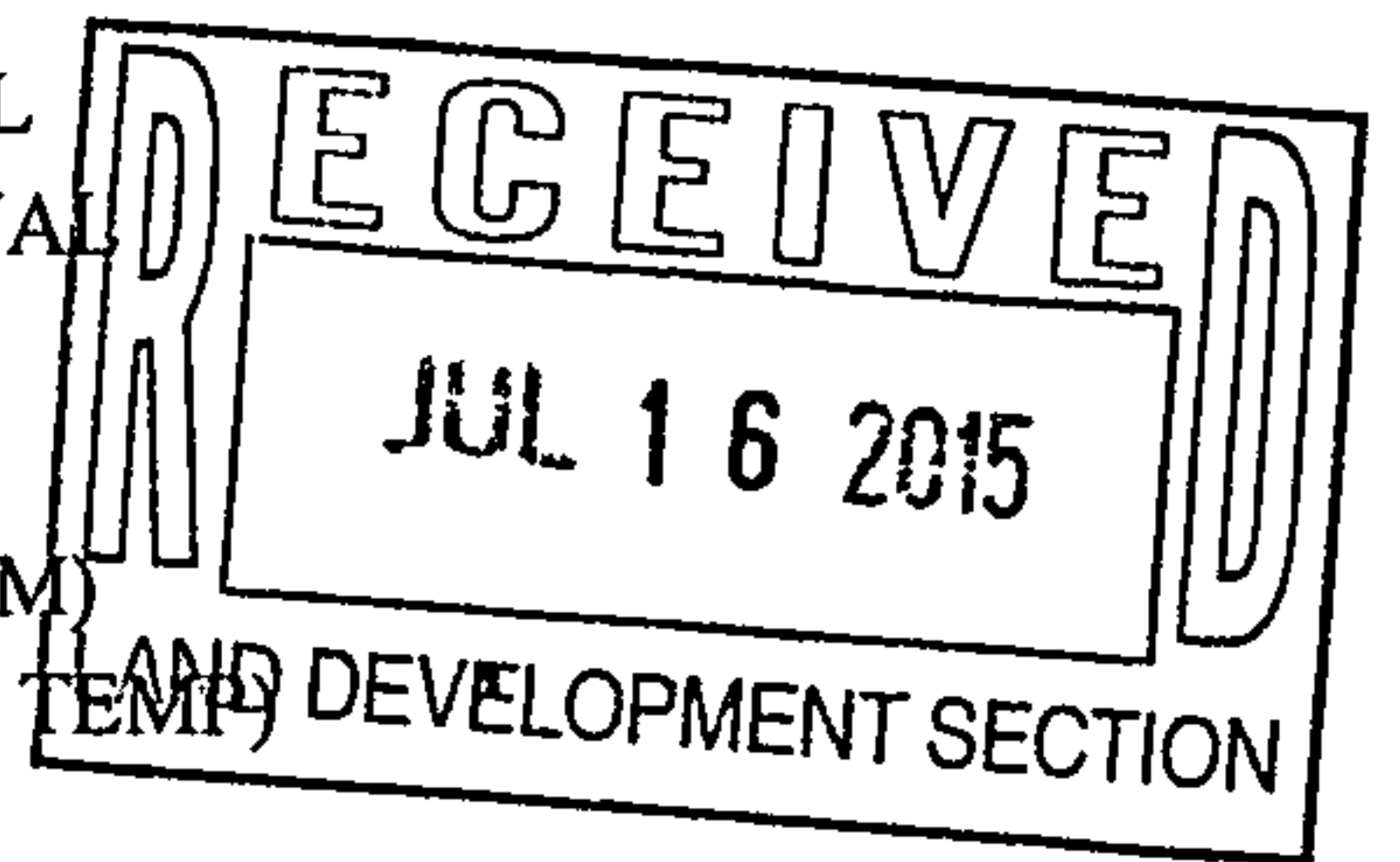
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

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: July 16, 2015 By: Fred C. Arfman, PE

Isaacson & Arfman, P.A.

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:

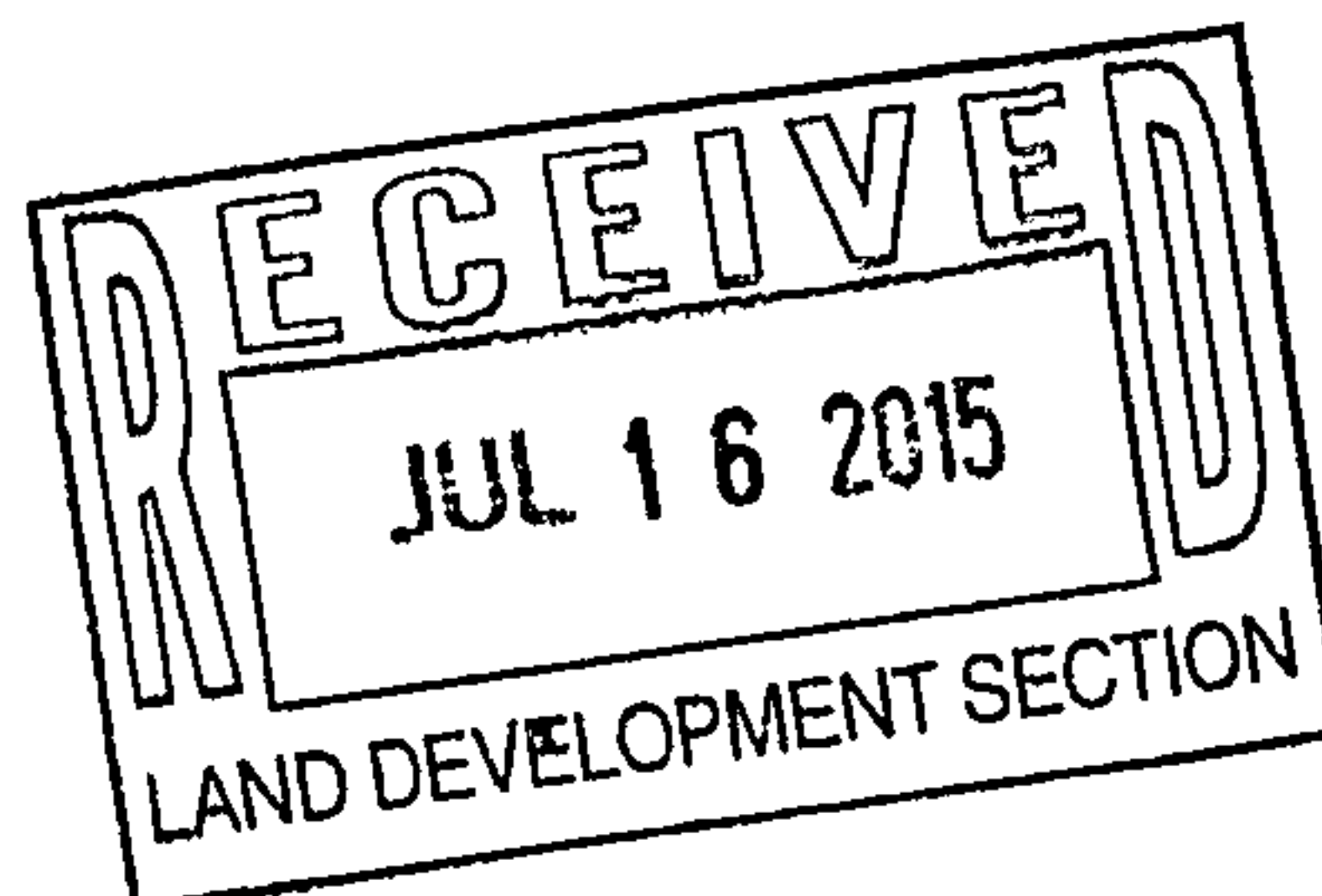
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for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

Bryan Bobrick

From: Bryan Bobrick <bryanb@iacivil.com>
Sent: Thursday, July 16, 2015 12:01 PM
To: 'PLNDRS@cabq.gov'
Subject: Hydrology Submittal - Santa Barbara Park
Attachments: 2081 SANTA BARBARA PARK FCA SIGNED 071615.pdf

Bryan J. Bobrick

Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
Fax: (505)268-2632
bryanb@iacivil.com



Cherne, Curtis

JIS D097

From: Cherne, Curtis
Sent: Thursday, October 09, 2014 4:53 PM
To: 'Fred Arfman'
Subject: RE: Santa Barbara Park Improvements

Fred,
Yes, this is as agreed. Sorry it took so long.

Curtis

From: Fred Arfman [<mailto:freda@iacivil.com>]
Sent: Thursday, September 04, 2014 9:05 AM
To: Cherne, Curtis
Subject: Santa Barbara Park Improvements

Curtis,

Please find attached a markup of our agreed upon drainage solution for the park improvements. We discussed the following:

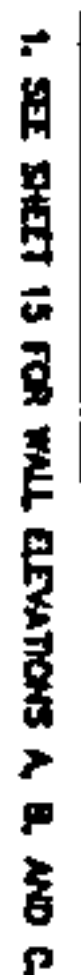
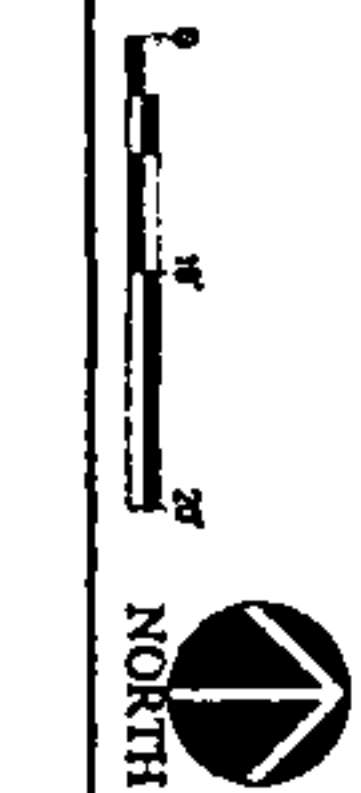
- Addition of a containment curb along the north edge of the existing basketball courts to deflect the sheet flows out to Edith Blvd.
- The new playground will contain 100% of the storm waters generated in the playground limits
- Storm water flow will continue to discharge from the site as per the existing release characteristics

Please place this correspondence in an accessible file as I will do the same to help us remember our conversation in the months to come.






Thanks,

Fred

Fred C. Arfman, P.E.
Principal/ President
Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505) 268-8828
Fax: (505) 268-2632
freda@iacivil.com



GRADING ABBREVIATIONS

- | | |
|---|--------------------------------|
|  | PROPOSED CONTOURS |
|  | EXISTING MINOR CONTOURS |
|  | EXISTING MAJOR CONTOURS |
|  | PROPOSED SPOT ELEVATION |
|  | (A.36) EXISTING SPOT ELEVATION |

GRADING LEGEND

- 
- PROPOSED CONTOURS**

GRADING ABBREVIATIONS

- | | |
|-----|-------------------------|
| TT | TOP OF TUBE |
| TPS | TOP OF PLY SLAB/DOGS |
| TC | TOP OF CONCRETE |
| TW | TOP OF CONTAINMENT WALL |
| TLC | TOP OF LOW CURB |
| TO | TOP OF GRAVEL MOUND |
| TS | TOP OF ASPHALT |
| TA | TOP OF STAR |
| TS | BOTTOM OF STAR |
| TW | TOP OF RETAINING WALL |
| TNC | TOP OF HEADER CURB |

GRADING NOTE

1. SEE SHEET 15 FOR WALL ELEVATIONS A, B, AND C.

FINAL FOR CONSTRUCTION
DATE:



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: SIGMA CHI PARKING LOT Building Permit #: _____ City Drainage #: J15-D98
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: lots 8,9 AND NORTHER PORTION 7. BLOCK4 SIGMA CHI ADDITION
City Address: 1835 LOMAS NE

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: 3B BUILDERS, INC Contact: _____
Address: 1770 HAMILTON LANE BOSQUE FARMS NM 87068
Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ 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)

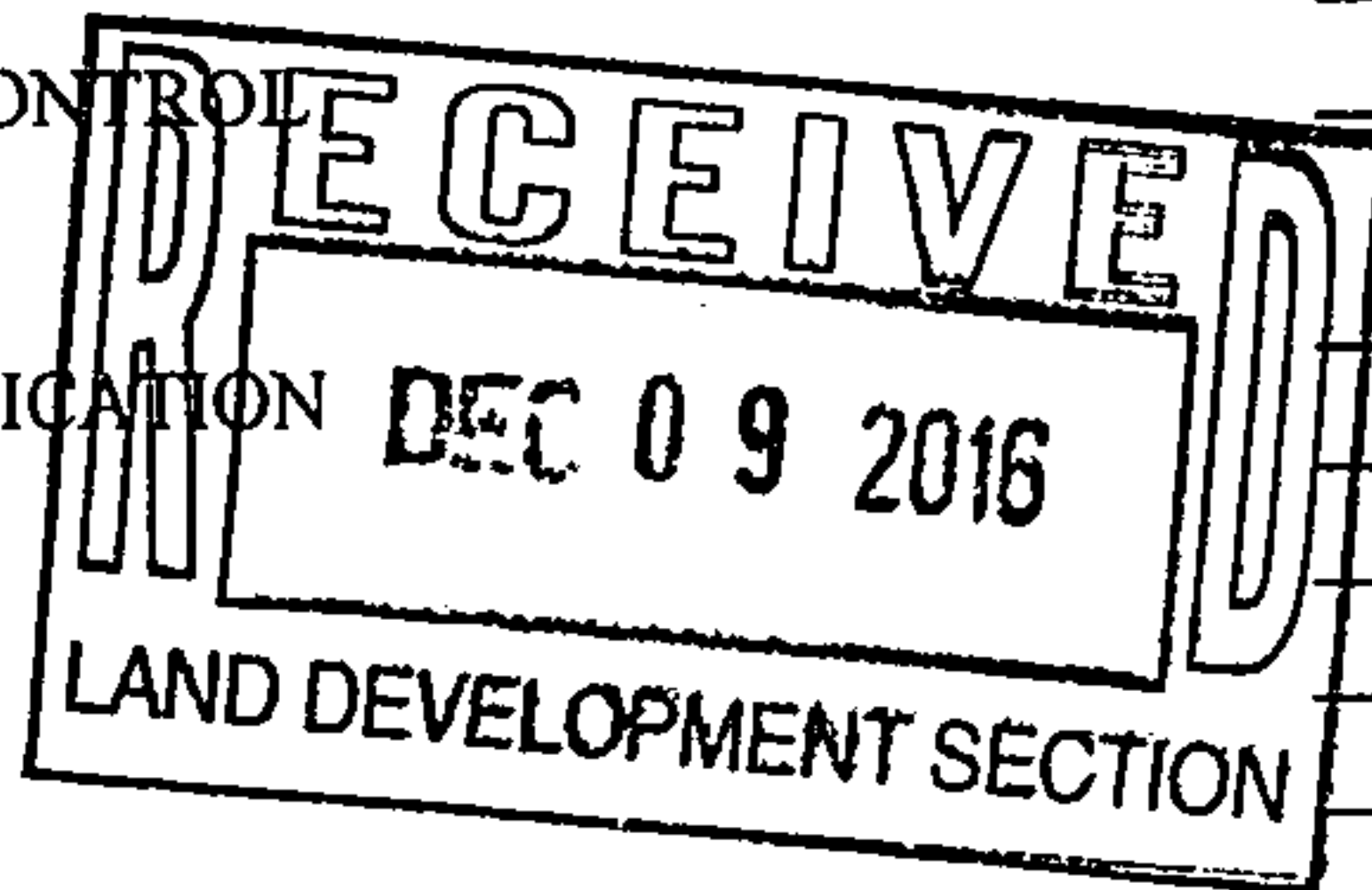
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

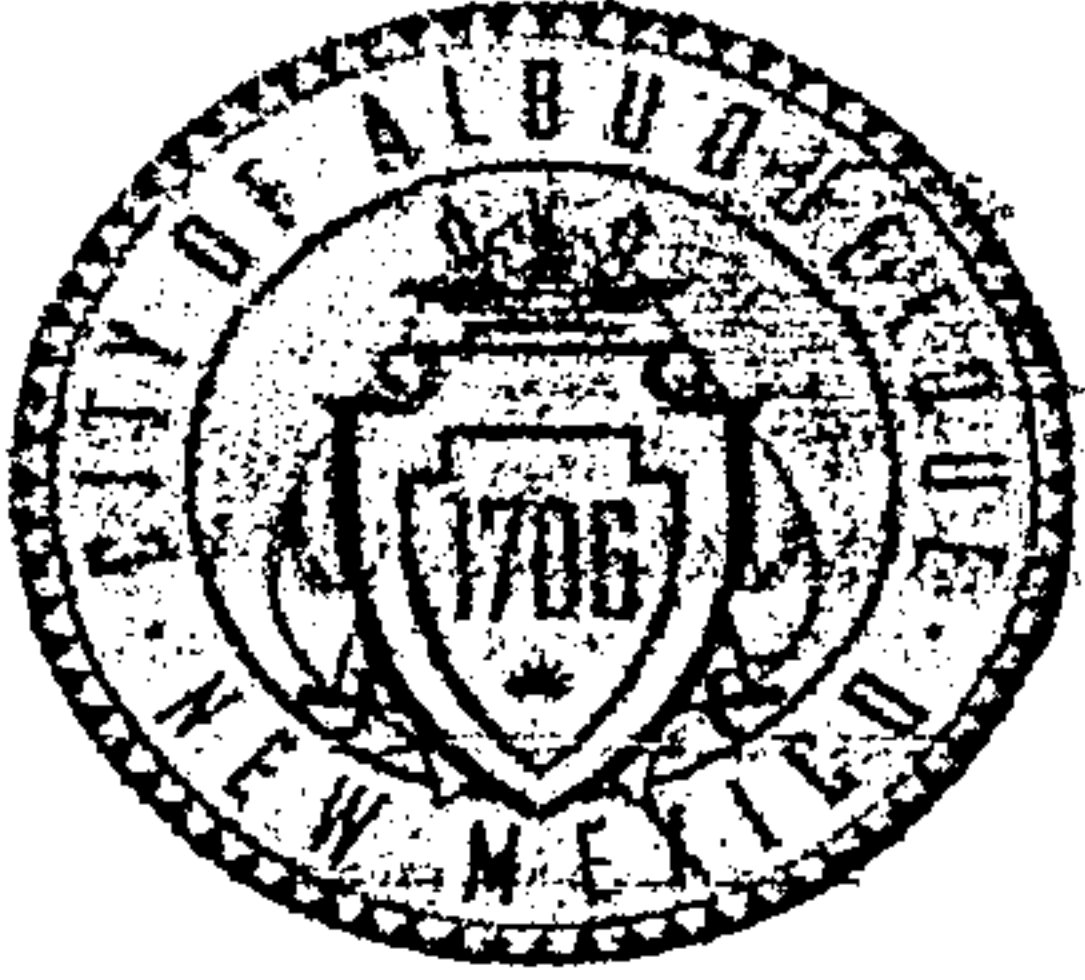
DATE SUBMITTED: 11/17/16 12/19/16 By: _____

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
☐ 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) _____



COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: SIGMA CHI PARKING LOT Building Permit #: City Drainage #: J15-D98

DRB#: EPC#: Work Order#:

Legal Description: lots 8,9 AND NORTHER PORTION 7. BLOCK4 SIGMA CHI ADDITION

City Address: 1835 LOMAS NE

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: 3B BUILDERS, INC Contact:

Address: 1770 HAMILTON LANE BOSQUE FARMS NM 87068

Phone#: Fax#: E-mail:

Architect: 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: 11/17/16 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

☐ 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

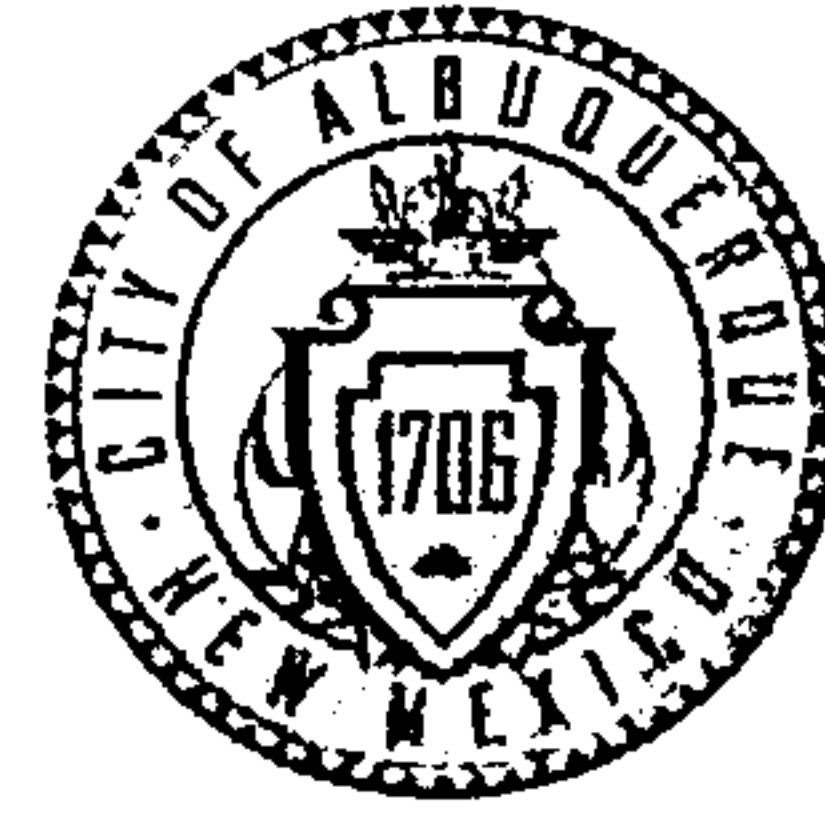
☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY)

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED:

Verbal NO

CITY OF ALBUQUERQUE



August 3, 2016

Rio Grande Engineering
David Soule
P.O. Box 933924
Albuquerque, NM 87199

Re: Sigma Chi Parking Lot
1835 Lomas Blvd NE
Traffic Circulation Layout
Engineer's Stamp 08-02-16 (J15D098)

Dear Mr. Soule,

Based upon the information provided in your submittal received 08-02-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

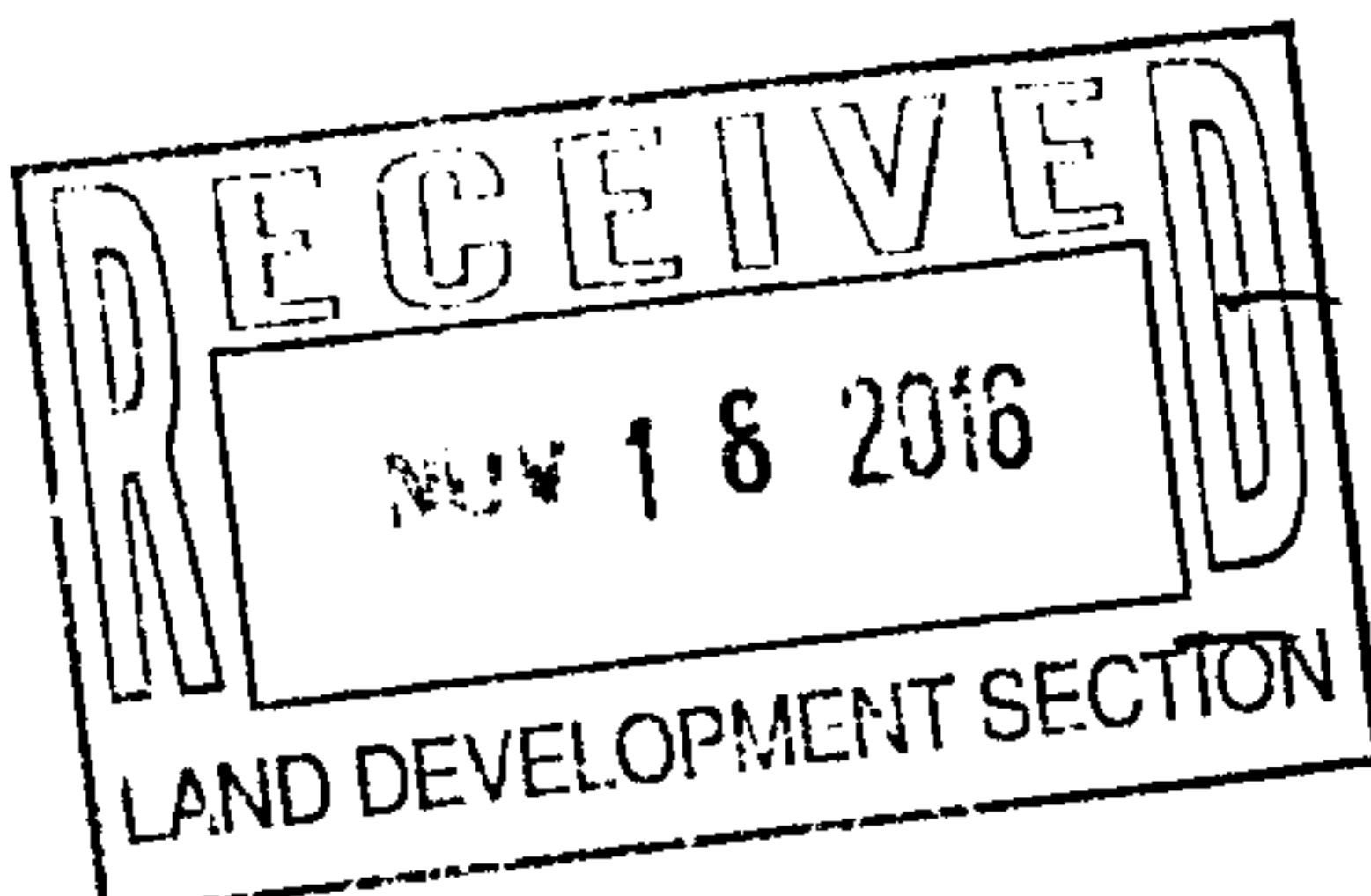
1. Please review and revise plan to provide all information listed on the attached Traffic Circulation Layout Check List. we believe we have revised to conform
2. Please refer to the attached Accessible Parking Checklist and revise the plan accordingly. we do not have any required parking spaces therefore no ada required
3. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces we have added proposed, there are none required
4. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads wall and anything that influences the parking and circulation on the site. we have added labels
5. Identify the right of way width, medians, curb cuts, and street widths on Lomas Blvd. we have added
6. Please provide grades and slopes of the parking area and or the handicap accessible parking. no ada parking required
7. Please list the width and length for all proposed angled parking spaces. Call out the degree in which the spaces will be angled. we have added dimensions and angles
8. The handicap accessible spaces must be a minimum of 8.5 ft. in width.
9. The handicap accessible spaces must include an 8 ft. wide van access aisle; all other aisles should be 5 ft. in width. no ada parking required
10. 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. no ada parking required
11. 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) no ada parking required
12. A 5 ft. keyway is required for dead-end parking aisles. we have added

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



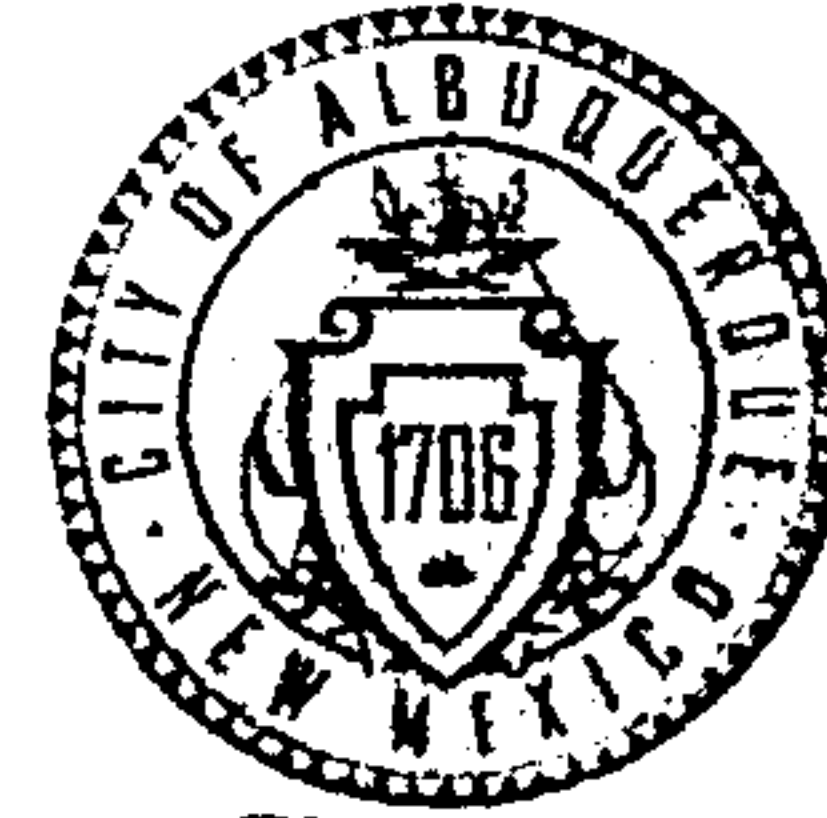
Remove All ADA Reg

Coordinate w/ zoning Landscape plan

- Adjust parking space located at the SE corner

Albuquerque - Making History 1706-2006

CITY OF ALBUQUERQUE



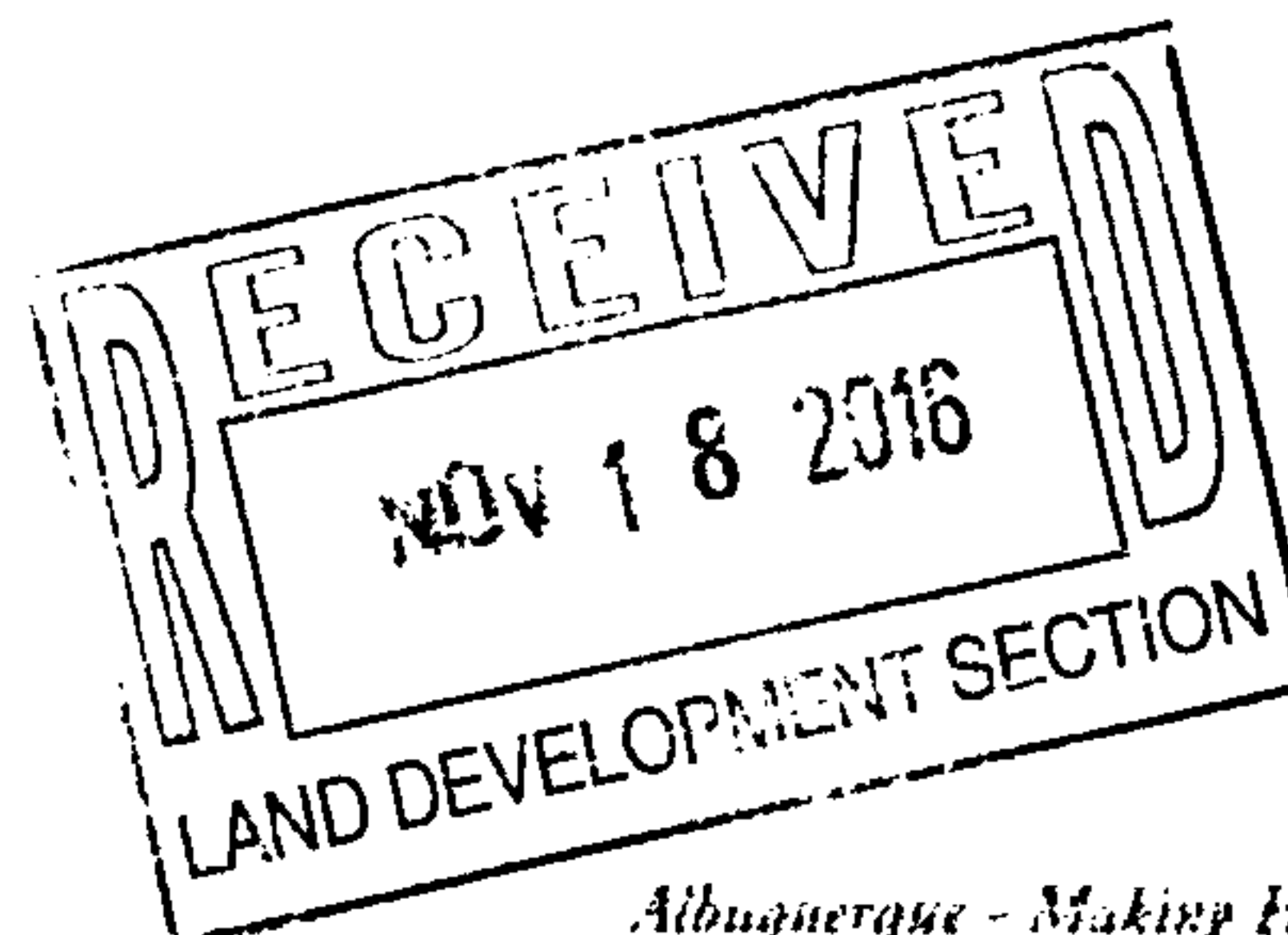
13. The curb on the Southwest corner is within the COA right of way. Please correct or provide an approved easement. we have adjusted
14. The 6" header curb in the Northeast corner of the property with a radii of 5' will need to be reduced to 2'. we have corrected
15. Please call out and dimension motorcycle parking if required. no mc required
16. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk and the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details. we have no buildings
17. 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. we had added locations and referenced sign model numbers
18. 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. we have added note regarding paving
19. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). added clear site
20. 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." we have added call out in the notes
21. See Chapter 23, Section 6 of the *City of Albuquerque Development Process Manual*, for appropriate drive pad widths. we have added widths
22. All broken or cracked sidewalk and driveways must be replaced with sidewalk and curb & gutter. All driveways and sidewalk must meet current ADA standards. A build note must be provided referring to the appropriate City Standard drawing. we have added call out in the notes

Resubmit two copies 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 Monica Ortiz (505) 924-3981 or me at 924-9999.

Sincerely,

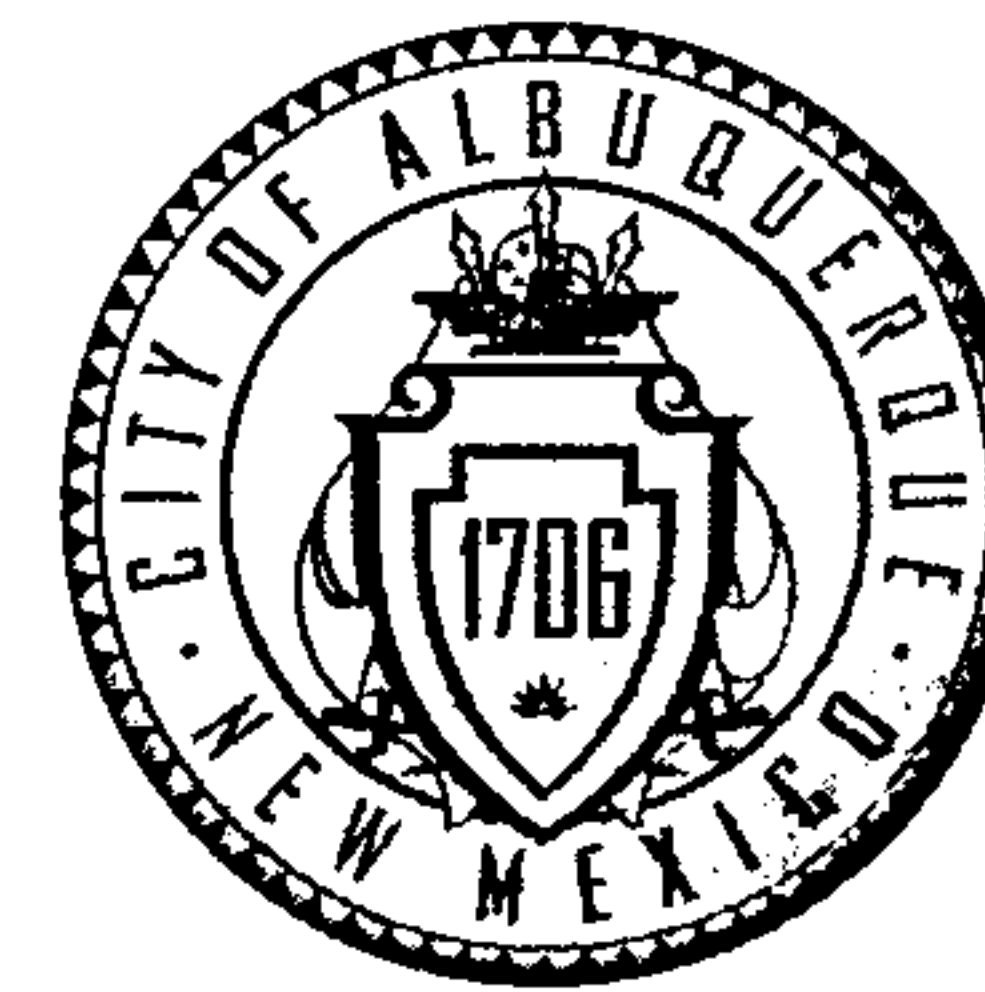
For 
Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

mao via: email
C: CO Clerk, File



Albuquerque - Making History 1706 2006

CITY OF ALBUQUERQUE



August 3, 2016

Rio Grande Engineering
David Soule
P.O. Box 933924
Albuquerque, NM 87199

Re: Sigma Chi Parking Lot
1835 Lomas Blvd NE
Traffic Circulation Layout
Engineer's Stamp 08-02-16 (J15D098)

Dear Mr. Soule,

Based upon the information provided in your submittal received 08-02-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please review and revise plan to provide all information listed on the attached Traffic Circulation Layout Check List.
2. Please refer to the attached Accessible Parking Checklist and revise the plan accordingly.
3. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
4. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
5. Identify the right of way width, medians, curb cuts, and street widths on Lomas Blvd.
6. Please provide grades and slopes of the parking area and or the handicap accessible parking.
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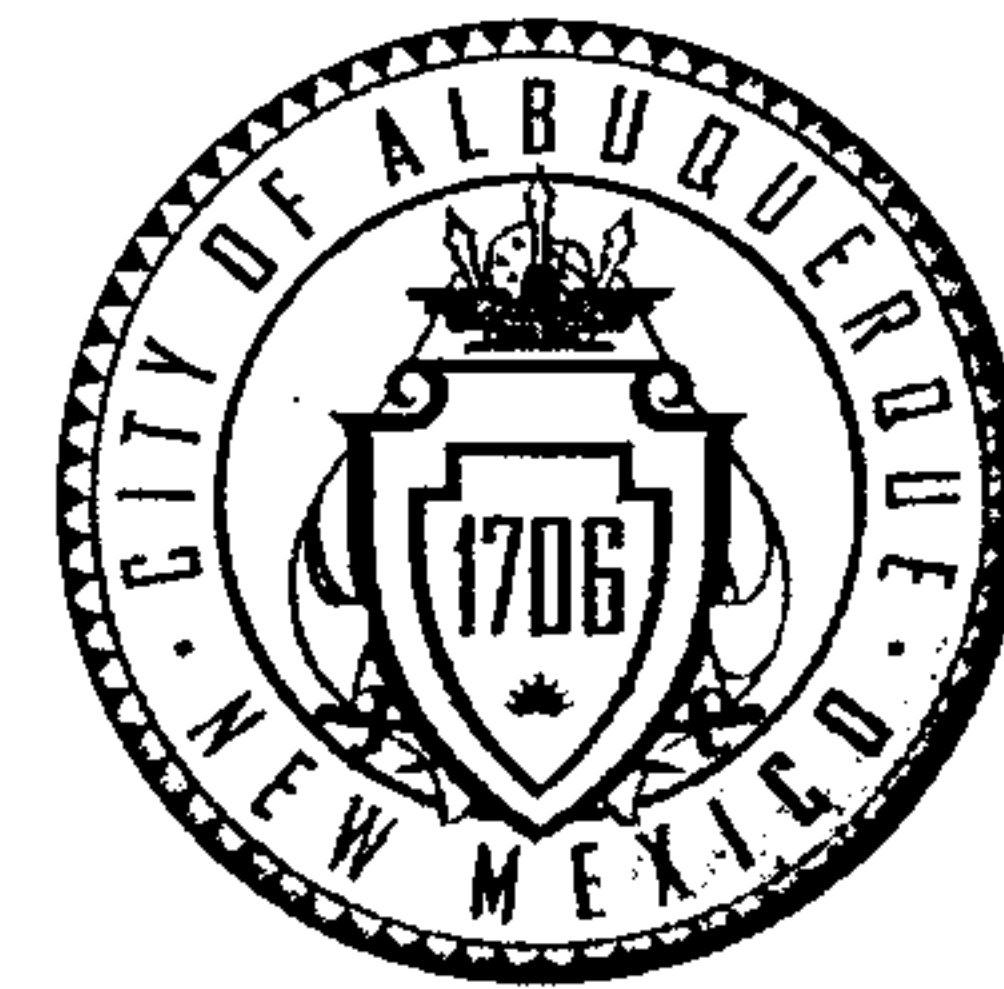
PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



13. The curb on the Southwest corner is within the COA right of way. Please correct or provide an approved easement.
14. The 6" header curb in the Northeast corner of the property with a radii of 5' will need to be reduced to 2'.
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19. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*).
20. 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."
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PO Box 1293

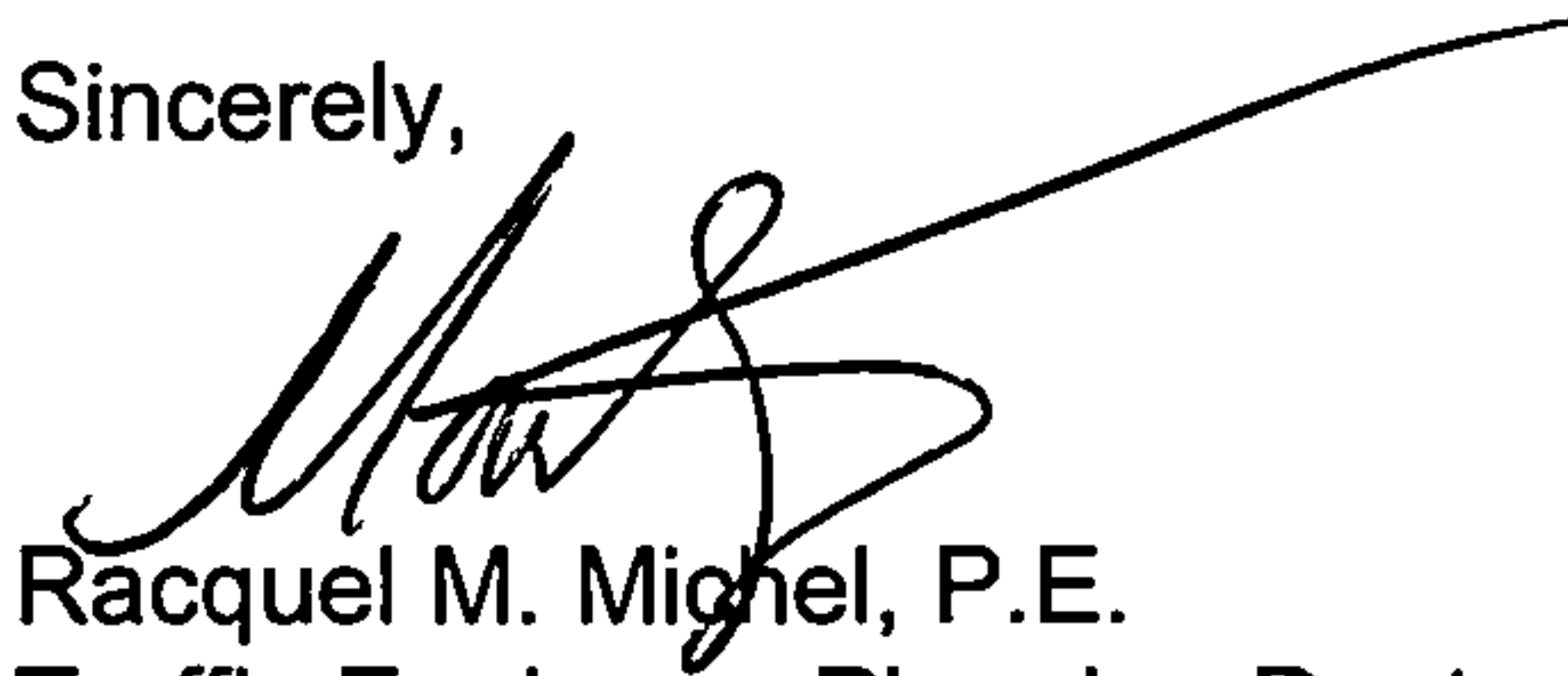
Albuquerque

New Mexico 87103

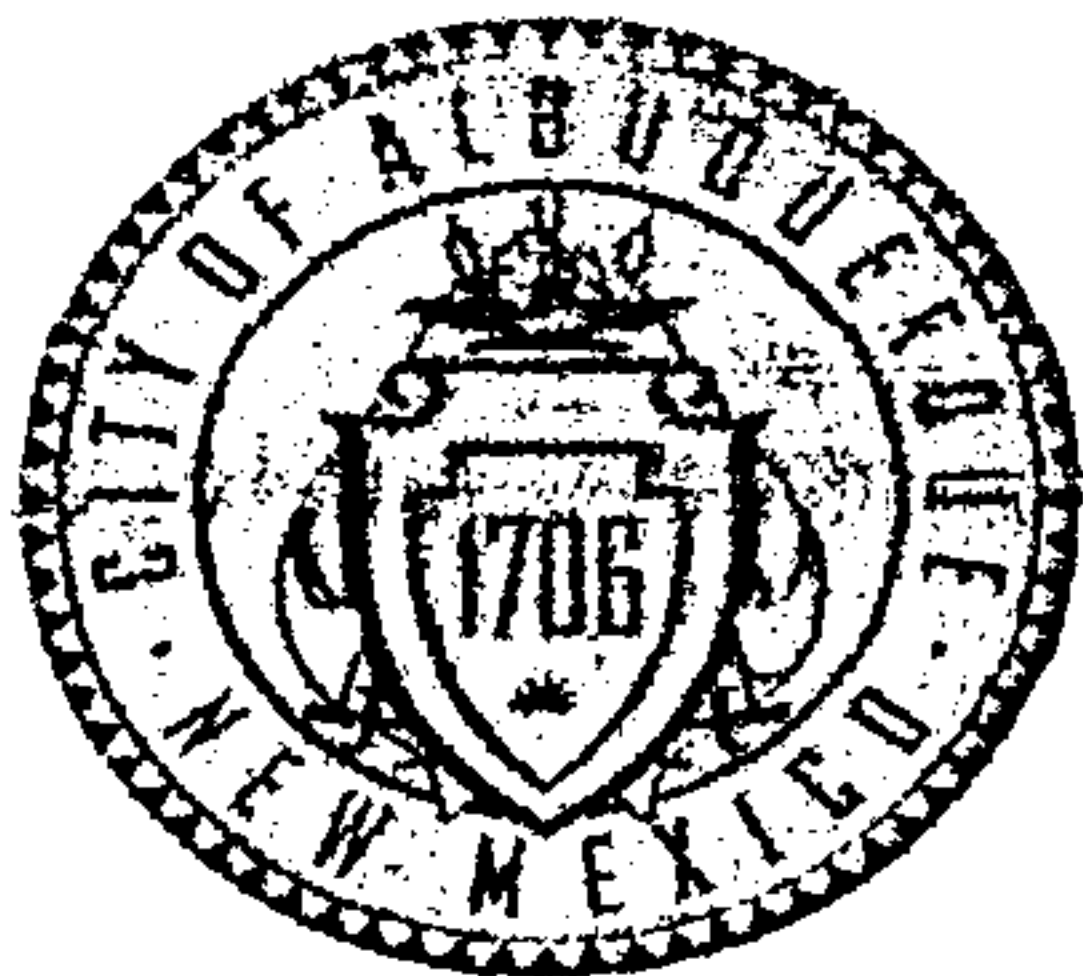
www.cabq.gov

Resubmit two copies 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 Monica Ortiz (505) 924-3981 or me at 924-9999.

Sincerely,

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

mao via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: SIGMA CHI PARKING LOT Building Permit #: _____ City Drainage #: J15D098

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

Legal Description: lots 8,9 AND NORTHER PORTION 7. BLOCK4 SIGMA CHI ADDITION

City Address: 1835 LOMAS NE

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: 3B BUILDERS, INC Contact: _____

Address: 1770 HAMILTON LANE BOSQUE FARMS NM 87068

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

Architect: _____ 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: 8/2/16 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
☐ 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) _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

August 3, 2016

Rio Grande Engineering
David Soule
P.O. Box 933924
Albuquerque, NM 87199

Re: Sigma Chi Parking Lot
1835 Lomas Blvd NE
Traffic Circulation Layout
Engineer's Stamp 08-02-16 (J15D098)

Dear Mr. Soule,

Based upon the information provided in your submittal received 08-02-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please review and revise plan to provide all information listed on the attached Traffic Circulation Layout Check List.
2. Please refer to the attached Accessible Parking Checklist and revise the plan accordingly.
3. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
4. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
5. Identify the right of way width, medians, curb cuts, and street widths on Lomas Blvd.
6. Please provide grades and slopes of the parking area and or the handicap accessible parking.
7. Please list the width and length for all proposed angled parking spaces. Call out the degree in which the spaces will be angled.
8. The handicap accessible spaces must be a minimum of 8.5 ft. in width.
9. The handicap accessible spaces must include an 8 ft. wide van access aisle; all other aisles should be 5 ft. in width.
10. 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.
11. 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)
12. A 5 ft. keyway is required for dead-end parking aisles.

Is it required?!

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13. Please call out and dimension motorcycle parking.
14. 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.
15. 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.
16. 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.
17. 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.
18. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*).
19. 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."
20. See Chapter 23, Section 6 of the City of Albuquerque *Development Process Manual*, for appropriate drive pad widths. *Drawings.*
21. 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. *Draw in Meet ADA std.*
22. Please include two copies of the traffic circulation layout at the next submittal.

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 Monica Ortiz (505) 924-3981 or me at 924-XXXX.

Sincerely,

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

mao via: email
C: CO Clerk, File