



*Planning Department
Transportation Development Services*

April 16, 2015

Stephen Dunbar
Modulus Architects
220 Copper NW
Albuquerque, NM

Re: Starbucks
4407 Lomas Blvd., NE
Traffic Circulation Layout
Engineer's/Architect's Stamp (NOT STAMPED) (J17-D012)

Dear Mr. Myers,

Based upon the information provided in your submittal received 4-13-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Clarify the extents of the current phase.
2. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
3. Per the Development Process Manual, Chapter 27 Drafting Standards, "Standard sheets must be 24" by 36" having a margin of 2" along the left and 1" on the top and bottom."
4. Please dimension the existing sidewalk and label existing ADA approved ramps to existing sidewalks.
5. Please list the width and length for all parking spaces.
6. Please provide detail of proposed new drive pad entrances on Lomas Blvd. and Washington St. and call out CAO standard drawing numbers.
7. The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**"
8. Show all drive aisle widths and radii.
9. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly dimension ADA pathway and building entrances on the drawing.
10. Design delivery vehicle route needs to be shown.

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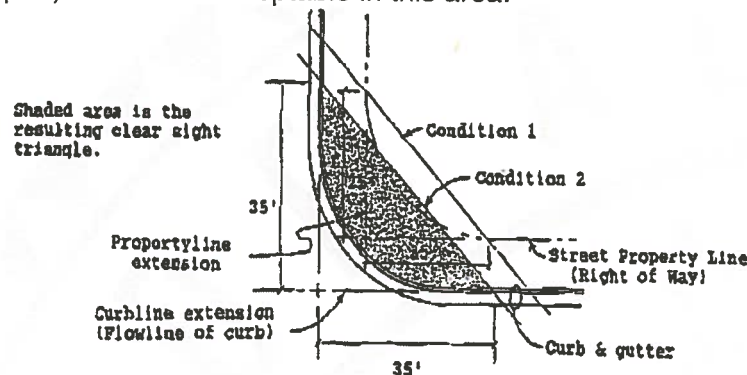
Albuquerque

New Mexico 87103

www.cabq.gov



11. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval (if applicable).
12. One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress. A detail was given, but not shown on drawing. Please clearly show detail on points of egress.
13. It is not apparent what type of pavement surface is being proposed. Please label type of proposed pavement surface.
14. 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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15. Please add "Clear Sight Triangle" detail to drive pad entrances on Lomas Blvd. and Washington St.
16. Work within the public right of way requires a work order with DRC approved plans.
17. 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 me at (505)924-3630.

Sincerely,

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

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Starbucks - 4407 Lomas Building Permit #: _____ City Drainage #: 5170012

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

Legal Description: _____

City Address: 4407 Lomas

Engineering Firm: ISAACSON & ARDMANN Contact: _____

Address: _____

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

Owner: _____ Contact: _____

Address: _____

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

Architect: MODULUS ARCHITECTS Contact: STEPHEN ATANASAR

Address: 220 COPPER AVE N.W. STE 320

Phone#: 417-9164 Fax#: _____ E-mail: sdunbar@modulus

Surveyor: _____ Contact: ARCHITECTS.COM

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

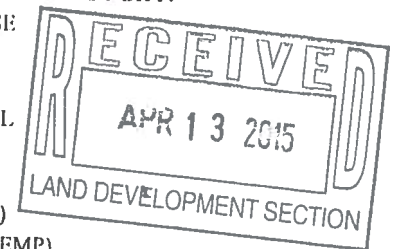
Phone#: _____ Fax#: _____ E-mail: _____

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: _____

DATE SUBMITTED: 4/13/15 By: Stephen Atanasar

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:

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



(to be submitted as fast track
full Bldg Permit)

City of Albuquerque

Planning Department
Development & Building Services Division
DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2013)

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

Legal Description: _____

City Address: 4407 Lomas

Engineering Firm: Isaacson & Armann Contact: _____

Address: _____

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

Owner: _____ Contact: _____

Address: _____

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

Architect: Modulus Architects Contact: STEPHEN ATANASAR

Address: 220 COPPER AVE N.W STE 300

Phone#: 417-4164 Fax#: _____ E-mail: sdunbar@modulus

Surveyor: _____ Contact: Architects.com

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

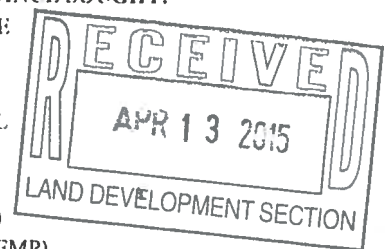
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