

CITY OF ALBUQUERQUE



April 16, 2018

Mullen Heller Architecture
Doug Heller
1718 central Ave SW Suite D
Albuquerque, NM 87104

**Re: Constitution Site Planning
12000 Constitution Ave NE
Traffic Circulation Layout
Engineer's/Architect's Stamp 04-13-18 (J22-D069)**

Dear Mr. Mullen,

Based upon the information provided in your submittal received 04-13-18, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

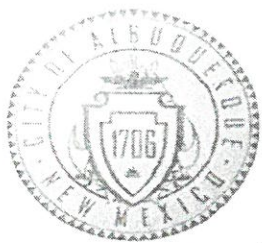
1. This site has multiple lot lines and may need to be replatted. Check with zoning if this is a requirement.
2. Drive aisles must be 24 feet for two-way travel unless the parking spaces are 9.5 feet wide, then it can be 22 feet.
3. Please show how the 6 foot pedestrian path to the building will work with the public sidewalk/curb ramp. The connection may need to be adjusted.
4. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
5. 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.
6. Work within the public right of way requires a work order with DRC approved plans. The work in the Alley will require a city work order.
7. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the City work order."

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 924-3630.

Sincerely,

Logan Patz
Traffic Engineer, Planning Department
Development Review Services

LWP via: email



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11 2016)

1220069

Project Title: Constitution Site Planning Building Permit #: N/A Hydrology File #: N/A
DRB#: N/A EPC#: N/A Work Order#: N/A
Legal Description: Lots 1-4 Block 3 Royal Heights Addition
City Address: 12000 Constitution Ave NE

Applicant: Mullen Heller Architect/PC Contact: Doug Heller
Address: 1718 Central Ave SW Suite D
Phone#: 505-268-4144 Fax#: 505-268-4244 E-mail: doug@mullenheller.com

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

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

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)

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

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

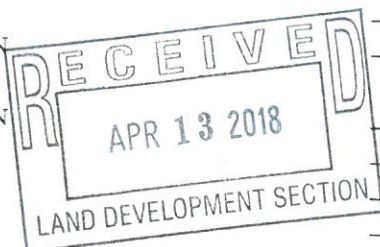
TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ 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 CERTIFICATE
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ OTHER (SPECIFY) _____



DATE SUBMITTED: 4/13/18 By: Doug Heller

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

PROJECT DESCRIPTION
THIS PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING BUILDING AND THE CONSTRUCTION OF A 2,000SF PROPOSED BUILDING TO BE BUILT AT THE CENTER OF THE SITE. THE PROPOSED SITE AND PARKING LOT ARE BEING REDESIGNED TO ACCOMMODATE THE NEW BUILDING.

PROJECT PHASING
THIS PROJECT WILL BE COMPLETED IN 1 PHASE.

GRADING GENERAL NOTE
MAXIMUM GRADE OF PARKING SHALL NOT EXCEED 8%.

RADIUS INFORMATION:

- ① RADIUS = 1'-0"
② RADIUS = 3'-0"
③ RADIUS = 10'-0"
④ RADIUS = 15'-0"
⑤ RADIUS = 27'-0"

HATCH LEGEND

- PROPOSED BUILDING
EXISTING CITY SIDEWALK, CURB & GUTTER TO REMAIN

SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION: LOTS 1-4, BLOCK 3, ROYAL HEIGHTS ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ADDRESS: 12000 CONSTITUTION AVENUE, NE

LAND AREA: 0.3685 ACRES (16,054 SQ. FT.)

CURRENT ZONING: C-1

ZONE ATLAS PAGE: J-22-Z

PARKING

CALCULATIONS: PROPOSED BUILDING: 2,000SF RESTAURANT USE
1,000 SF = DINING AREA
1,000 SF / 15 = 67 SEATS
1,000 SF = SUPPORT AREA (KITCHEN, RESTROOMS, UTILITY)

67 SEATS/ 4 = 17 PARKING SPACES REQUIRED

10% PARKING REDUCTION FOR TRANSPORTATION ROUTE = 2 SPACE REDUCTION (BUS STOP FOR ABQ RIDE RT.1 LOCATED WITHIN 300' OF PROPERTY)

REQUIRED PARKING FOR ENTIRE SITE: 15 SPACES
PROVIDED PARKING FOR ENTIRE SITE: 16 SPACES

HANDICAP PARKING: 1 SPACE/25 PARKING SPACES = 1 SPACE REQUIRED
1 SPACE PROVIDED (VAN SPACE)

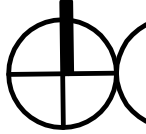
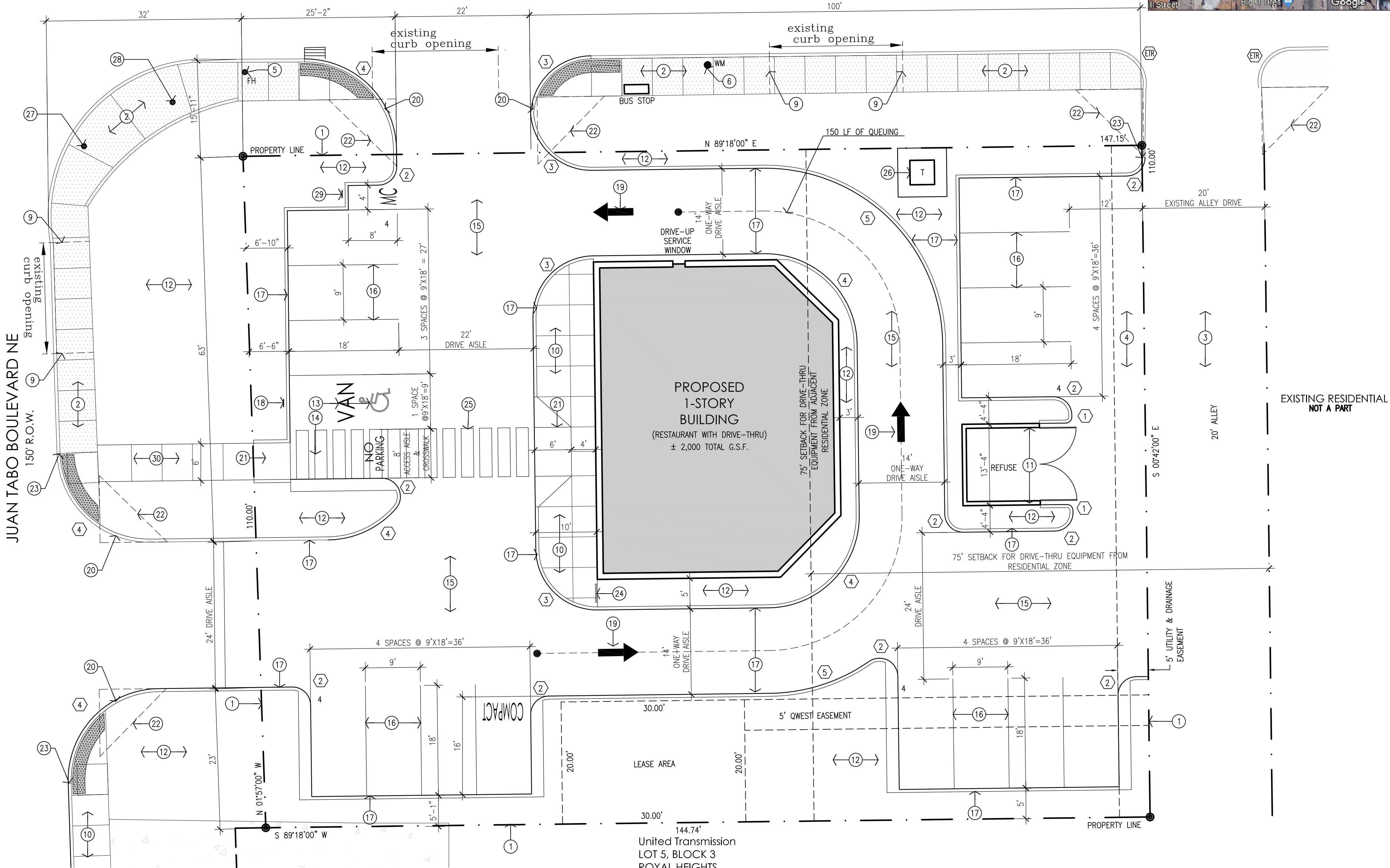
MOTORCYCLE PARKING: 1 SPACE/25 PARKING SPACES = 1 SPACE REQUIRED
1 SPACE PROVIDED

BIKE SPACES: 1 SPACE/20 PARKING SPACES = 1 SPACE REQUIRED
1 RACK WITH 2 SPACES PROVIDED

AERIAL MAP



CONSTITUTION AVENUE NE
80' R.O.W.



Architectural Site Plan

Scale: 1"=10'-0"



GENERAL NOTES:

- [A] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
[B] 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.
[C] ALL CURBS SURROUNDING LANDSCAPING, SHALL PROVIDE WATER RUNOFF OPENINGS TO ALLOW SURFACE DRAINAGE INTO THE LANDSCAPED AREAS (WATER HARVESTING).

KEYED NOTES:

- [1] PROPERTY LINE.
[2] EXISTING CONCRETE SIDEWALK TO REMAIN.
[3] EXISTING ALLEY DRIVE. PAVE WITH NEW ASPHALT PAVING TO SOUTH PROPERTY LINE.
[4] EXISTING UTILITY EASEMENT.
[5] EXISTING FIRE HYDRANT TO REMAIN.
[6] EXISTING WATER METER BOX TO REMAIN.
[7] EXISTING PUBLIC SIDEWALK TO REMAIN.
[8] EXISTING CITY CURB AND GUTTER TO REMAIN.
[9] PROPOSED CONCRETE SIDEWALK INFILL WITH TURN DOWN EDGE AT EXISTING CURB CUT. TIE INTO EXISTING SIDEWALK. MATCH EXISTING ELEVATION, PROFILE, AND JOINT PATTERN OF EXISTING. REFER TO DETAIL 2415A FOR CITY STANDARD CURB & GUTTER AND DETAIL 2430 FOR CITY STANDARD SIDEWALK.
[10] PROPOSED CONCRETE SIDEWALK.
[11] PROPOSED REFUSE ENCLOSURE.
[12] PROPOSED LANDSCAPING AREA.
[13] PROPOSED HANDICAP PAVEMENT SIGN.
[14] PROPOSED STRIPED HANDICAP AISLE WITH 12" HIGH PAINTED LETTERING "NO PARKING" PER 66-1-4.1.B NMSA 1978.
[15] PROPOSED ASPHALT PAVING.
[16] PROPOSED PAINTED PARKING STRIPING.
[17] PROPOSED CONCRETE CURB.
[18] PROPOSED HANDICAP PARKING SIGN. "VAN" WHERE NOTED. SIGN TO BE NOTED PER 66-7-352.4C NMSA 1978.
[19] "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING".
[20] PROPOSED PAINTED DIRECTIONAL ARROW/ SIGNAGE ON PAVEMENT.
[21] PROPOSED MODIFIED DRIVEWAY CURB CUT, TIE INTO EXISTING CURB AND GUTTER SYSTEM. PROVIDE CITY STANDARD CURB RAMP EACH SIDE OF MODIFIED CURB CUT WITH TRUNCATED DOMES. REFER TO DETAIL 2426 FOR CITY STANDARD DRIVE DETAILS.
[22] PROPOSED ADA-COMPLIANT RAMPED CURB.
[23] 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 THE CLEAR SIGHT TRIANGLE.
[24] PROPOSED CONCRETE CURB TO TIE INTO EXISTING.
[25] PROPOSED BIKE RACK WITH 2 SPACES.
[26] PROPOSED PAINTED CROSSWALK.
[27] PROPOSED TRANSFORMER LOCATION.
[28] EXISTING STREET LIGHT TO REMAIN.
[29] EXISTING TRAFFIC LIGHT TO REMAIN.
[30] PROPOSED 4'-0"WIDE x8'-0" LONG MOTORCYCLE SPACE WITH SIGNAGE AT EACH SPACE.
[31] PROPOSED ADA ACCESSIBLE CONCRETE SIDEWALK CONNECTION FROM PUBLIC SIDEWALK WITH ADA ACCESSIBLE RAMP TO PAVING.

DESCRIPTION

BY

DATE

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JOB NUMBER 16-52

DRAWN BY SEJ|AV

PROJECT MGR JDH

DATE 4-13-2018

PHASE TCL SUBMITTAL

PROJECT
Constitution Site Planning
12000 Constitution Avenue NE
Albuquerque, NM 87112
TITLE
Traffic Control Layout

SHEET

TCL