

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 13, 2023

Penny Dudley
Penny Dudley, LLC
302 Sandia Rd NW
Albuquerque, NM 87107

Re: Coal Flats
1203 Coal Ave. SE
Traffic Circulation Layout
Engineer's/Architect's Stamp 6-9-2023 (K15D011)

Dear Ms. Dudley,

Based upon the information provided in your submittal received 6/23/2023, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify the right of way width and street widths on the alley, Coal and Cedar.
2. Please list the width and length for all proposed parking spaces. You show width of vehicle spaces and depth of motorcycle, but we need width and depth of both. We also need the width of the ADA access aisle shown.
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 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. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
6. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
 - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - d. The rack allows varying bicycle frame sizes and styles to be attached.
 - e. The user is not required to lift the bicycle onto the bicycle rack.
 - f. Each bicycle parking space is accessible without moving another bicycle.
7. Bicycle racks shall be sturdy and anchored to a concrete pad.
8. A 1-foot clear zone around the bicycle parking stall shall be provided.

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9. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
10. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way. Please provide a copy of Solid Waste approval.
11. Please provide a copy of Fire Marshall approval.
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. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show detail and location of posted signs and striping. Please move the One Way sign at the exit out of the sidewalk.
14. For the clear sight triangle add the following note to the plan: "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.
15. Please specify the City Standard Drawing Number when applicable.
16. Work within the public right of way requires a work order with DRC approved plans.
17. Provide notes showing what work is included and on the work order and the private work on site.
18. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
19. Unused curb cuts must be closed and replaced with sidewalk and curb & gutter. Please show curb cuts to be closed. A build note must be provided referring to the appropriate City Standard drawing.
20. Add a note stating "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.

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Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

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If you have any questions, please contact me at (505) 924-3991.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Ernest Armijo', is written over a light gray circular background.

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Coal Flats Building Permit # N/A Hydrology File # N/A
DRB# N/A EPC# _____
Legal Description: 007 032 TERRACE ADDN L8 & 9 City Address OR Parcel 1203 Coal Ave SE 87106

Applicant/Agent: Penny Design, LLC Contact: Penny Dudley
Address: 302 Sandia Rd NW Phone: 505.280.5439
Email: penny@pennydesign.net

Applicant/Owner: D&S ONE INC Contact: Joseph Grady
Address: 1203 Coal Ave SE Phone: 505.339.7999
Email: joegrady6@hotmail.com

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE: TCL
RE-SUBMITTAL: YES X NO

DEPARTMENT: X TRANSPORTATION HYDROLOGY/DRAINAGE
Check all that apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB
- ☐ APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY)

DATE SUBMITTED: 6-16-23



F



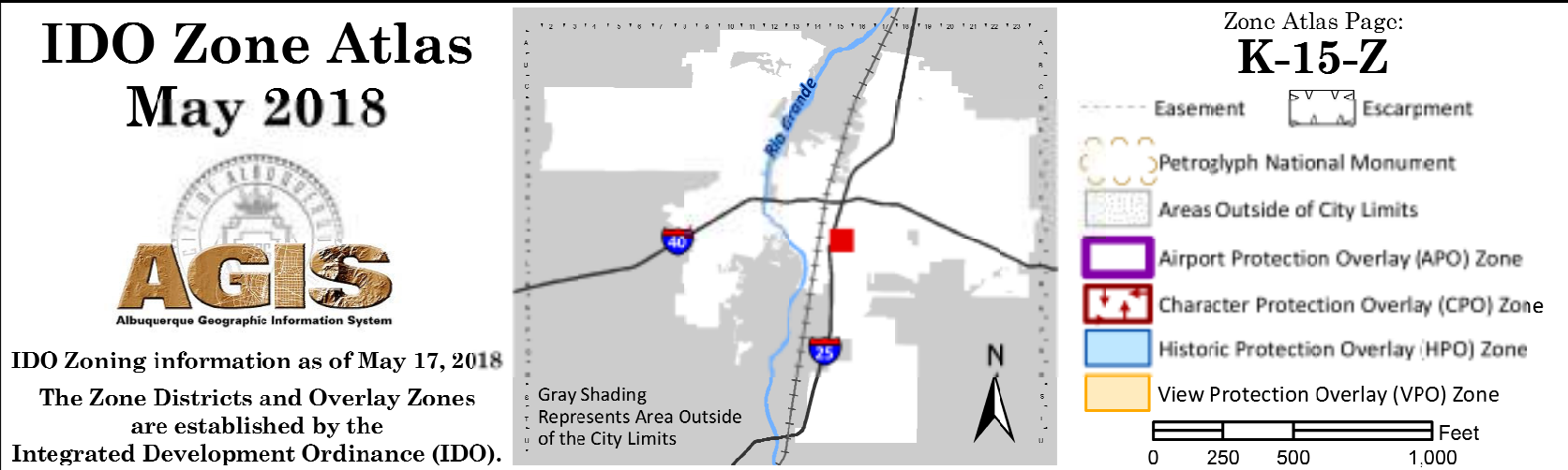
D



C



A



NTS



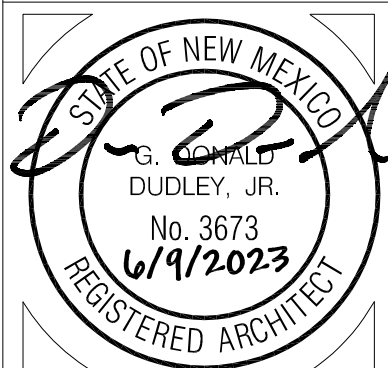
SCALE: NTS

Proposed new construction of two units. The east building will have 4 units and the west building will have 4 units.

UPC: 101505716619831508
Owner: D & S ONE INC
Owner Contact Address: PO BOX 10000

87190-0801
Site Address: 1203 COAL AVE SE ALBUQUERQUE NM 87106
Legal Description: 007 032TERRACE ADDN L8 & 9
Acres:.25
Zone Map Name: K-15-Z

PENNY DESIG
302 SANDIARD NW
ALBUQUERQUE, NEW MEXICO 87107
505 . 280 . 5439



COAL FLATS
1203 COAL AVENUE SE
ALBUQUERQUE, NM
87107

[illegible]

DATE: 6/8/2023

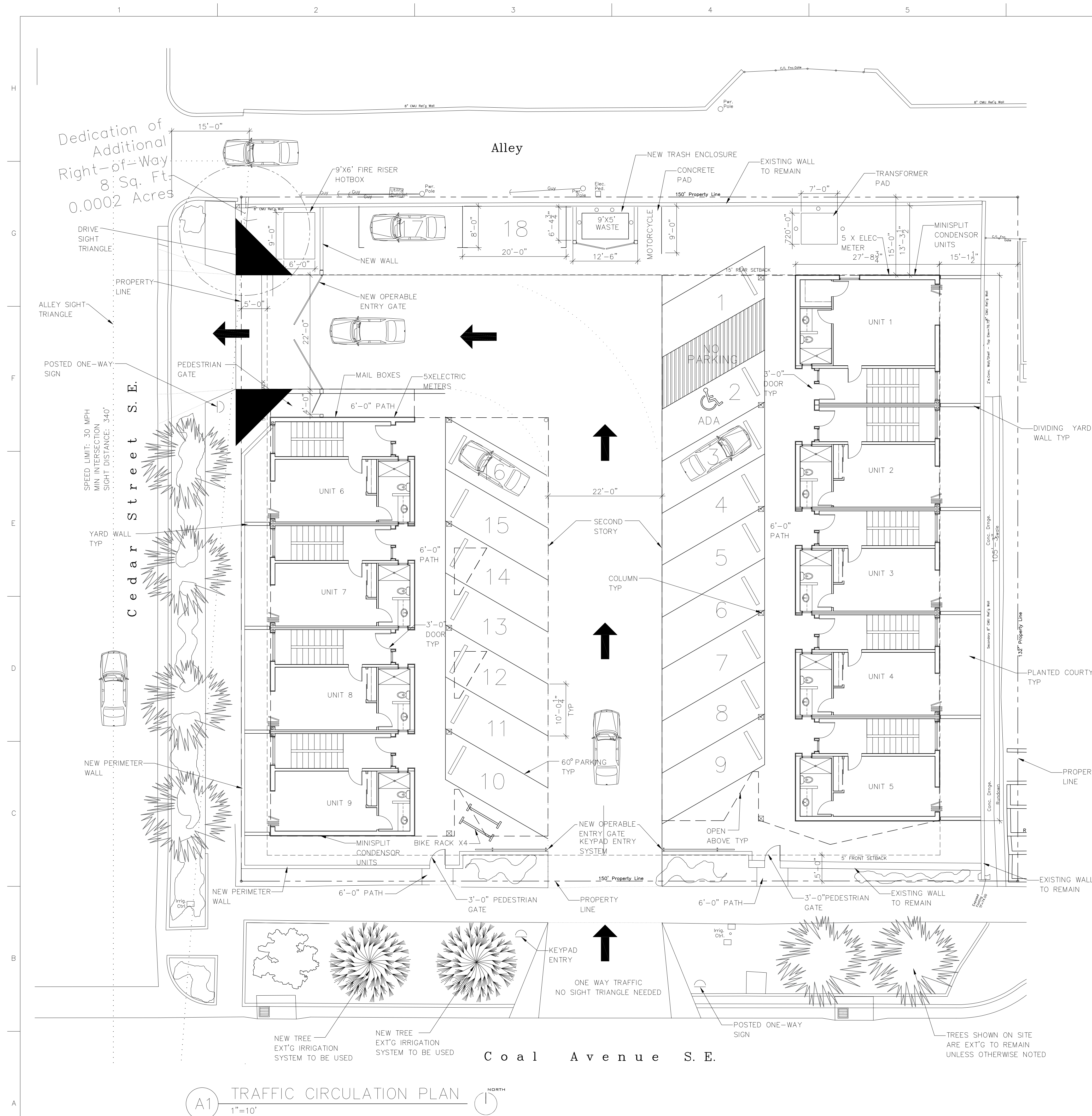
DRAWN BY: pd

CHECKED BY: dd

SET NO:

TRAFFIC CIRCULATION LAYOUT

G001



SITE INFORMATION

UPC: 101505716619831508
Owner: D & S ONE INC
Owner Contact Address: PO BOX 30801 ALBUQUERQUE NM 87190-0801
Site Address: 1203 COAL AVE SE ALBUQUERQUE NM 87106
Legal Description: 007 032TERRACE ADDN L8 & 9
Acres: .25
Zone Map Name: K-15-Z

SETBACKS

FRONT: 5'-0"
INTERIOR SIDE: 0'
CORNER SIDE: 5'
REAR: 15'-0"

PARKING

BICYCLE
 REQUIRED: 3
 PROVIDED: 4

 REQUIRED: 15 (9 X 2 BEDROOM UNITS (9X1.6)=14.4)
 PROVIDED: 14 (CREDIT FOR ON-STREET PARKING)
 ADA REQ: 1 PROVIDED: 1

 VEHICLE
 REQUIRED: 3
 PROVIDED: 4

 MOTORCYCLE
 REQUIRED: 1
 PROVIDED: 1

BUILDING INFO

9 X 2 BEDROOM (2 STORY) MULTI FAMILY LIVING UNITS
TOTAL BUILDING AREA: 14,655 SF
EAST BUILDING: 8,126 SF
WEST BUILDING AREA: 6,529 SF

NOTE: GRADING AND DRAINAGE SUBMITTED UNDER SEPARATE PERMIT. FOR MAJOR CIRCULATION AISLES AND ADJACENT TO MAJOR PEDESTRIAN ENTRANCES, THE GRADES WILL BE KEPT TO 6% OR LESS. HANDICAP ACCESS WILL BE MAINTAINED



Intersection Clear Sight Triangle – Looking East



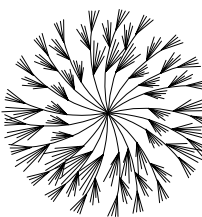
Intersection Clear Sight Triangle – Looking North

GENERAL SHEET NOTES

- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO THE FACE OF STUD UNLESS OTHERWISE NOTED
- ALL DIMENSIONS TO BE FIELD VERIFIED

SHEET KEYNOTES

LEGEND



FRONTIER ELM - 40' HT X 30' SPRD
INSTALLED SIZE - 3" CAL 24" BOX

STATE OF NEW MEXICO
G. DONALD
DUDLEY, JR.
No. 3673
6/9/2023
REGISTERED ARCHITECT

[illegible]

DATE: 6-19-23

DRAWN BY: pg

CHECKED BY:

SET NO:
SHEET TITLE:

TRAFFIC CIRCULATION LAYOUT

TCL