



January 15, 2020

Michael Vos
Consensus Planning
302 8th St. NW
Albuquerque, NM 87102

Re: Highlands Market Parking Lot
1111 Central Aven. NE
Traffic Circulation Layout
Engineer's/Architect's Stamp 01-07-2020 (K15D034D)

Dear Mr. Vos,

Based upon the information provided in your submittal received 01-07-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The parking table shows 35 spaces, but there are 32 spaces on site.
2. Where is the ADA space?
3. ADA curb ramps must be updated to current standards and have truncated domes installed.
4. Where is the motorcycle parking?
5. Where is the bicycle parking?
6. Per the IDO, 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.
7. 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.
8. Show the clear sight triangle and 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.
9. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
10. Provide notes showing what work is included and on the work order and the private work on site.
11. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

12. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
13. 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.

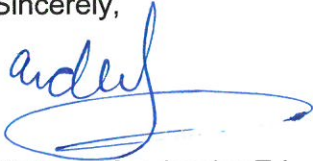
Once corrections are complete resubmit

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.

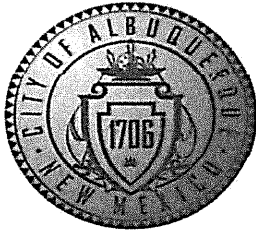
If you have any questions, please contact me at (505) 924-3675.

Sincerely,



Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

\MM via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Highlands Market Parking Lot Building Permit #: _____ Hydrology File #: _____

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

Legal Description: Tract 4, Plat of The Highlands

City Address: 1111 Central Avenue NE

Applicant: Consensus Planning, Inc. Contact: Michael Vos

Address: 302 8th Street NW, Albuquerque, NM 87102

Phone#: (505) 764-9801 Fax#: N/A E-mail: vos@consensusplanning.com

Other Contact: 5G Studio Collaborative Contact: Taylor Patton

Address: 1217 Main St., Suite 500, Dallas, TX 75202

Phone#: (214) 670-0050 Fax#: N/A E-mail: taylorpatton@5gstudio.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

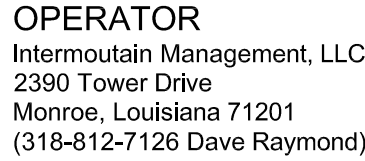
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 1/7/2020 By: Michael J. Vos, AICP

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

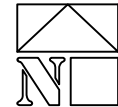
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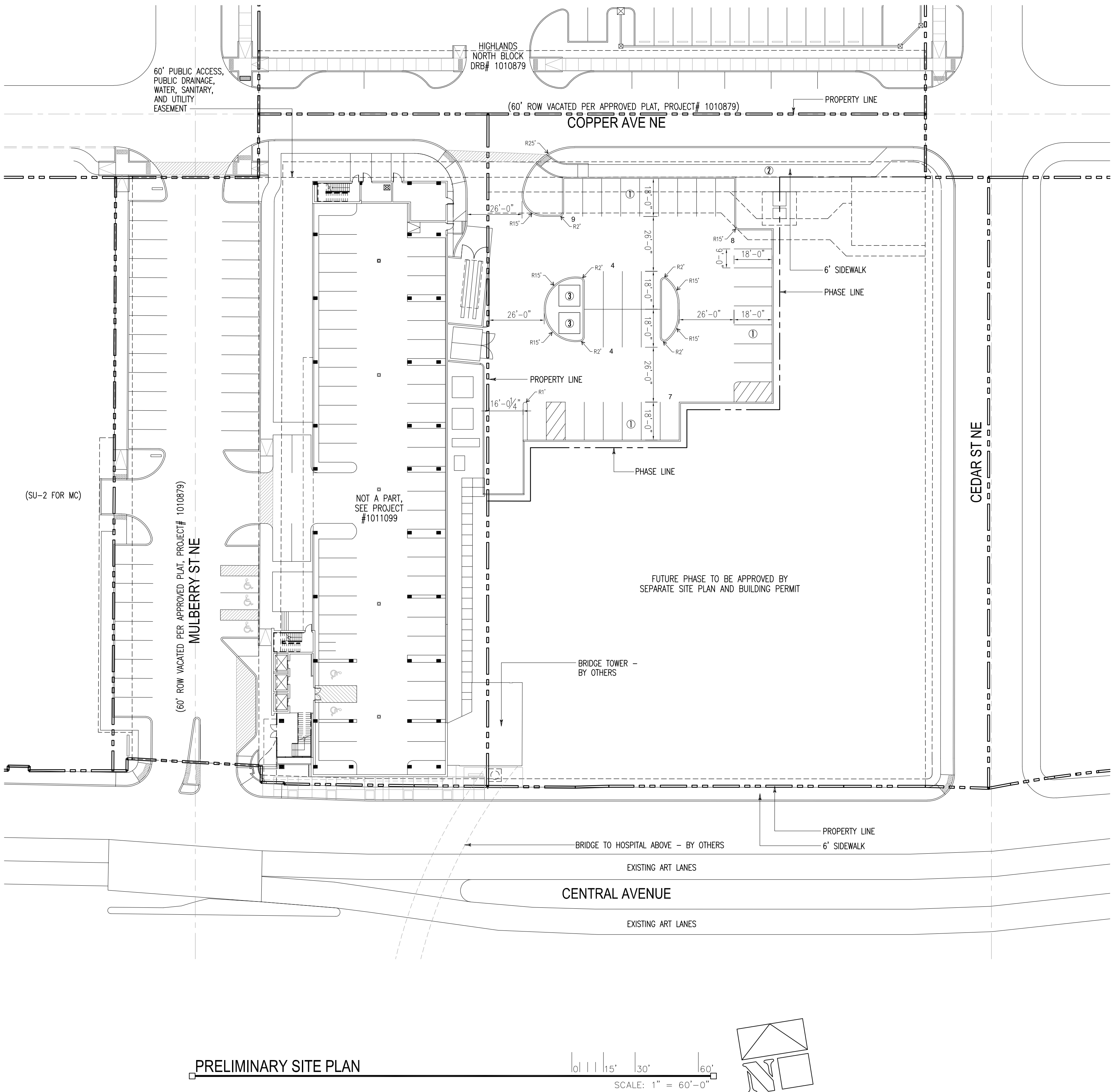
A10.01
SHEET NUMBER

1

1. 9'x18' PARKING SPACE, TYPICAL.
2. 6' SIDEWALK, GRAY CONCRETE COLOR.
3. TRANSFORMER FOR FUTURE DEVELOPMENT BY OTHERS.



PARKING SPACE REQUIREMENTS		PARKING SPACES
PARKING RATIO REQUIRED – 1 SPACE PER 1,000 SF		
REDUCE BY 15% PER TRANSIT REDUCTION		
ON-STREET PARKING PROVIDED		0
OFF-STREET PARKING PROVIDED		35
Total Vehicle Parking Provided		35
Accessible Parking Required		0
ON-STREET PARKING PROVIDED		0
OFF-STREET PARKING PROVIDED		0
Total Accessible Parking Provided		0
Total Motorcycle Parking Required		0
Total Bicycle Parking Provided		0







CIVIL ENGINEER
Bohannon Huston
7500 Jefferson Street NE
Albuquerque, New Mexico 87109
(505-823-1000 Mike Balaskovits)

LANDSCAPE
Heads Up Landscaping
7525 Second Street NW
Albuquerque, New Mexico 87107
(505-898-9615 John Braly)

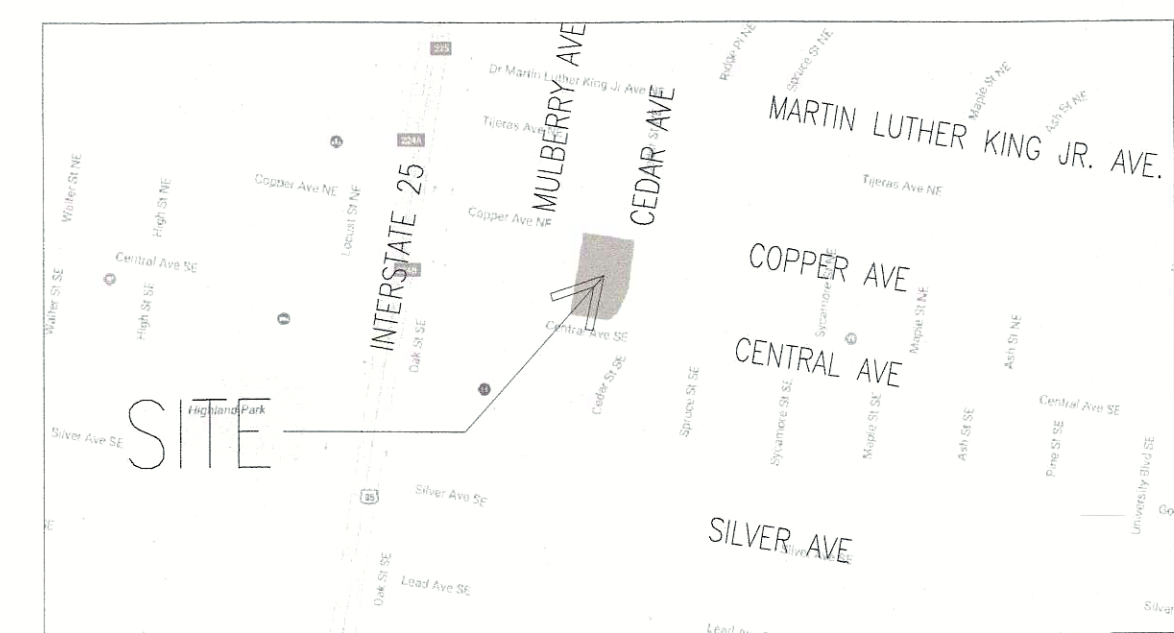
STRUCTURAL ENGINEER
MK Engineers and Associates, Inc
400 Chisholm Place, Suite 106
Plano, TX 75075
(214-501-3354 Mohammad Kabir)

MEP ENGINEER
MEP Systems Design & Engineering, Inc.
918 Dragon Street, Suite 500
Dallas, TX 75207
(214-915-0929 Mark Portnoy)

INTERIOR DESIGNER
IRC, L.L.C.
2360 Tower Drive, Suite 101
Monroe, LA 71201
(318-812-7706 Colby Weaver Walker)

OWNER/DEVELOPER
Titan Development
6300 Riverside Plaza Lane NW, Ste 200
Albuquerque, New Mexico 87120
(505-998-0163 Josh Rogers)

OPERATOR
Intermountain Management, LLC
2390 Tower Drive
Monroe, Louisiana 71201
(318-812-7126 Dave Raymond)



VICINITY MAP
NOT TO SCALE

DEVELOPMENT DATA

NET SITE AREA :







0.48 ACRES (21,080 S.F.)

ZONING AND LAND USE:

CURRENT: MX-M, MS-PT AREA

PARKING SPACE REQUIREMENTS		PARKING SPACES
PARKING RATIO REQUIRED = 1 SPACE PER 1,000 SF REDUCE BY 15% PER TRANSIT REDUCTION		
ON-STREET PARKING PROVIDED		0
OFF-STREET PARKING PROVIDED		32
Total Vehicle Parking Provided		32
Accessible Parking Required		3
ON-STREET PARKING PROVIDED		0
OFF-STREET PARKING PROVIDED		3
Total Accessible Parking Provided		3
Total Motorcycle Parking Required		0
Total Bicycle Parking Provided		0

LEGEND

-  DENOTES PROPERTY LINE
 BUILDING NUMBER
 TYPE 2 BUILDING TYPE
 DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT
 DENOTES TRANSFORMER LOCATION
 DENOTES WATER METER LOCATION
 FIRE HYDRANT

LIGHTING LEGEND

- LED POLE LIGHT. +15' T.O.F. TYPE AS SHOWN ON PLAN.
- LED POST TOP LIGHT. +15' T.O.F. OR UNLESS NOTED OTHERWISE ON PLAN. TYPE AS SHOWN ON PLAN.
- LED CARPORT LIGHT. TYPE 'CP'.
- ♀ LED WALL MINI WALL PACK. +10' B.O.F. TYPE 'WP'.
- ♂ LED WALL SCONCE. DECORATIVE. +6' B.O.F. TYPE 'WS'.

GENERAL NOTES

1. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER WITH CDD APPROVED PLANS.
2. PREVIOUS BUILDINGS WILL BE DEMOLISHED, ALL EXISTING DROPS, TRUNKS, AND CABLES WILL BE REMOVED, AND ALL ANYTHING THAT INFLUENCES THE PARKING AND CIRCULATION ARE IDENTIFIED ON THE SITE PLAN.
3. LANDSCAPING, PRUNING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGN REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PLACED IN THE WAY OF THE SIGN.
4. PROVIDE NEW CURB AND GUTTER WITH ON STREET PARKING ON ALL 4-6' WIDE PER STD WCD 2415A, 2418, 2408, AND ANY OTHER THAT MAY BE APPLICABLE. CURBED CURBS OUTS MUST BE REPLACED WITH NEW CURB AND GUTTER SIDEWALKS.
5. ACCESSIBLE PARKING SPACES MUST HAVE A SIGN THAT INCLUDES THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED FOR PEOPLE WITH DISABILITIES." ACCESSIBLE VEHICLE SPACES MUST BE "ACCESSIBLE." ACCESSIBLE VEHICLE SPACES WILL BE 12'WIDE*11'WIDE AND ACCESSIBLE SIGN WILL BE 12'W6'8". SYMBOL OF ACCESSIBILITY SHOULD BE 4".
6. SIGNAGE: GREEN AND WHITE SIGNAGE MUST BE USED. ALL SIGNAGE BACKGROUND SIGNS SHOULD BE MOUNTED AT LEAST 80 INCHES ABOVE PARKING SURFACE.
7. THE FOLLOWING SIGNS 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 AND AS CLOSE TO THE REAR OF AN ADJACENT VEHICLE'S REAR AS POSSIBLE. PLACED AT THE REAR OF THE PARKING SPACE PER ZONING CODE. A 6FT WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY WILL BE PROVIDED FROM THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCE.
8. WHEELCHAIR RAMPS REQUIRED BY ADA, WILL BE PROVIDED. WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE ANCHORING AND BE SECURED TO THE CURB OR CONCRETE JUNCTIONS. ALL CURB RAMPS WILL MEET THE 2010 ADA STANDARD REQUIREMENTS FOR NEWLY CONSTRUCTED OR ALTERED STREETS AND STREET-LEVEL PEDESTRIAN PATHWAYS.
9. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH CDD APPROVED PLANS.
10. SIGNAGE TO SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGN REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PLACED IN THE WAY OF THE SIGN.
11. IF STREET SIDEWALKS SURROUNDING BUILDING MUST BE KEPT FREE AND CLEAR WITHIN THE WALKING ZONE.
12. SIGNAGE TO PROTECT SIGNAGE CAN BE AMENDED.
13. ADMINISTRATIVELY, SIGNAGE WILL COMPLY WITH 14-16-3-228(3)(N) AND 14-16-3-220(2)(V) AND WILL REMAIN WITHIN THE PROPERTY LINE.
14. COPPER AVENUE AND 11TH WILL HAVE BEEN VACATED. A FINAL VACATION ORDER HAS BEEN ISSUED BY THE CITY OF DENVER.
15. THE PROJECT FOR THIS ACTION #1010879, 1609R-10047, THE PLAT ASSOCIATED WITH THIS ACTION IS RECORDED ON JUNE 13, 2017 FOR PROJECT 10879, 1701R.

KEYNOTES

1. 9'x18' PARKING SPACE, TYPICAL.
2. 8'x18' ACCESSIBLE PARKING SPACE. ACCESSIBLE GARAGE SPACE..
3. ACCESSIBLE DRIVEWAY CROSSING PAINTED MARKING..
4. 6' SIDEWALK, GRAY CONCRETE COLOR.
5. TRANSFORMER FOR FUTURE DEVELOPMENT BY OTHERS.

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED *ew 12-19*

Receipt & B Enclosure only

DATE	ISSUE TITLE
01/12/18	100% DESIGN DEVELOPMENT
04/23/18	ISSUE FOR PERMIT
06/01/18	ISSUE FOR MARRIOTT'S 90% SET
11/29/18	REVISIONS FOR CITY

[illegible]

SPRINGHILL SUITES - ALBUQUERQUE
CENTRAL AVE. & MULBERRY ST.
ALBUQUERQUE, NM 87106

SITE PLAN

IMM012
PROJECT NUMBER

A10.01
SHEET NUMBER