

CITY OF ALBUQUERQUE



April 11, 2016

Philip Clark
Clark Consulting Engineers
19 Ryan Rd.
Edgewood, NM 87015

Re: Stanford Court
424 Stanford Dr., SE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 4-5-16 (K16-D084)

Dear Mr. Clark,

The TCL submittal received 4-11-16 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: STANFORD COURT **Building Permit #:** _____ **Hydrology File #:** K16D084
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: _____
City Address: 424 STANFORD DRIVE SE

Applicant: CLARK CONSULTING ENGINEERS **Contact:** Philip Clark
Address: 19 Ryan Road Edgewood, NM 87015
Phone#: 281.2444 **Fax#:** _____ **E-mail:** CCEalbq@aol.com
Other Contact: MORRIS ALBERT **Contact:** MORRIS
Address: _____
Phone#: 270-4632 **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

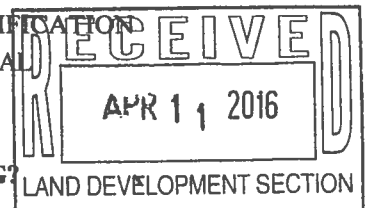
☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☐ AS-BUILT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ GRADING/ESC PERMIT 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
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING?
☐ OTHER (SPECIFY) _____

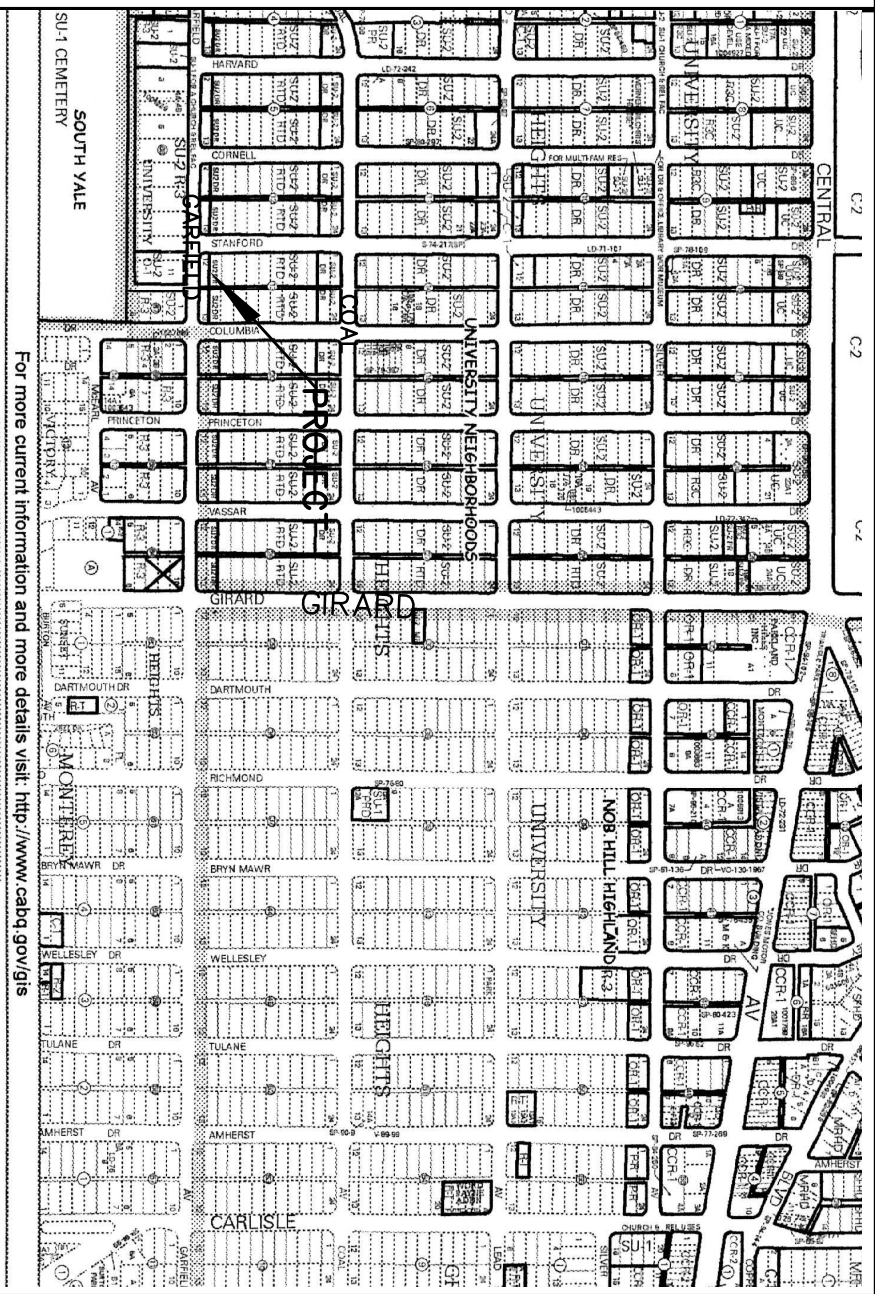


IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 3/29/16 **4/8/16** **By:** PWC

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE RECEIVED: 0



NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1996 W/ 9 UPDATES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY ROW. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL PAVED PARKING AREA SHALL DRAIN DIRECTLY TO NEW CURB CUT OR SDWK CULVERT

LEGEND

- EXIST. SPOT ELEVATION +24.0
- EXIST. CONTOUR 10
- NEW SPOT ELEVATION 24.0
- NEW CONTOUR 12
- NEW SWALE
- DRAINAGE DIRECTION, EXISTING
- NEW CONCRETE CURB (H) (0.5' HIGH)
- NEW P.C.C., CONCRETE
- TOP OF CURB, EXISTING
- FLOWLINE
- EXISTING POWER POLE
- FACE OF CURB/FACE OF CURB F-F

PROJECT DATA

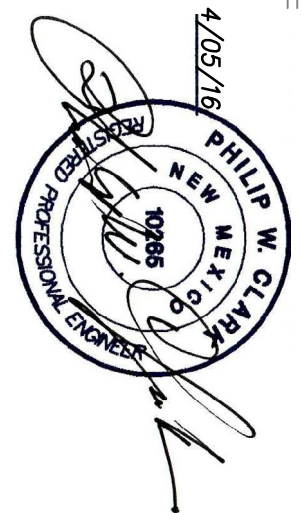
LEGAL DESCRIPTION
LOT 12-A, BLOCK 13, UNIVERSITY HEIGHTS
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PROJECT BENCHMARK
TOP OF REBAR/CAP AT THE PROJECT SOUTHEAST CORNER MSL
ELEVATION = 5169.86, AS TIED FROM COA 3-1/4" DIAMETER ALUM.
DISK SET IN TOP OF CURB, 20.1lb. MSL, NAVD 88 5210.84, LOCATED
114' SOUTH OF THE INTERSECTION OF GARROD AND BURTON AVENUE, SE.

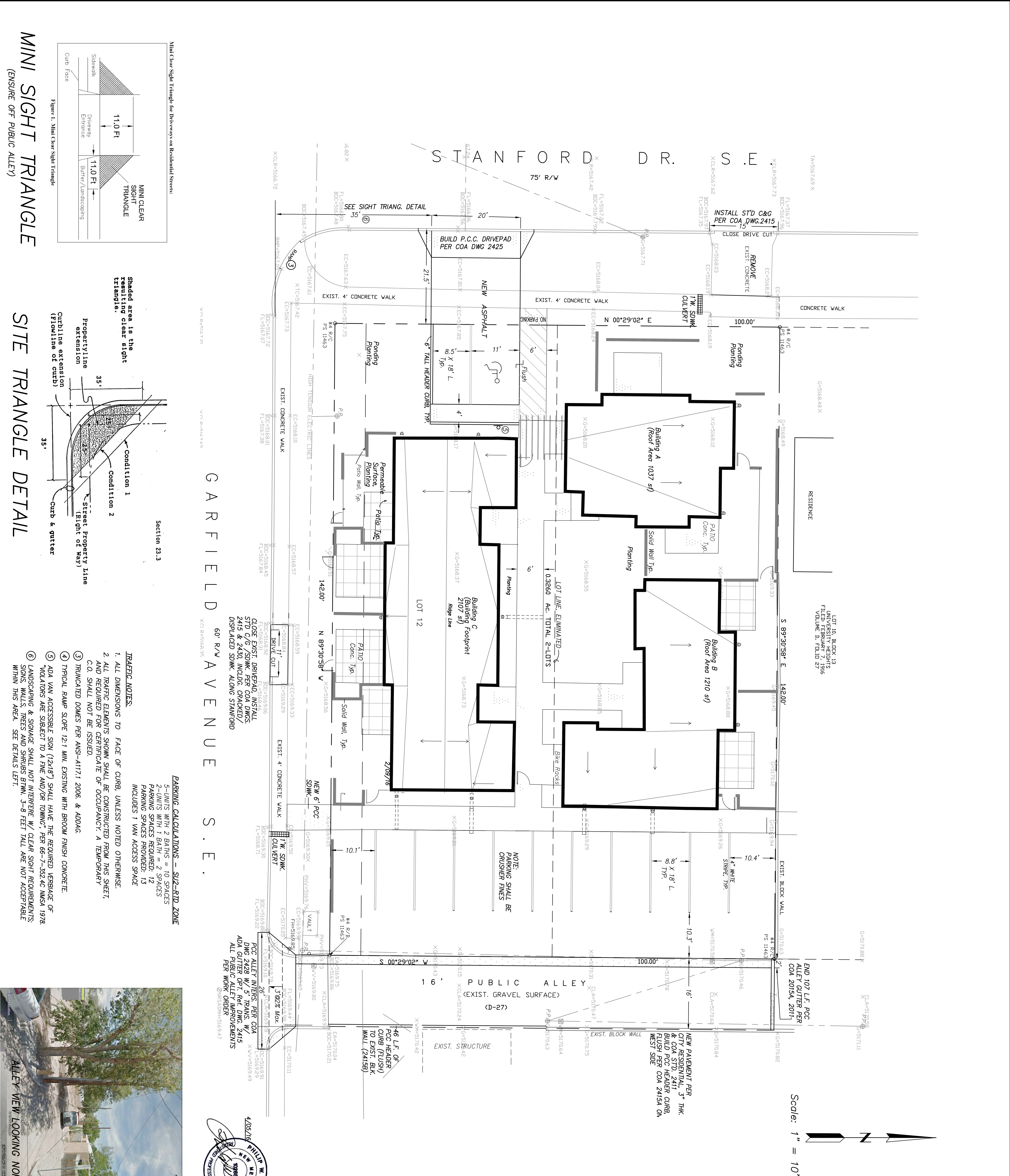
TOPOGRAPHIC DESIGN SURVEY
PROVIDED BY HARRIS SURVEYING, INC. UNDER THE DIRECTION OF TONY
HARRIS, N.M.P.S. 11463, DATED MAR. 2015.

Clark Consulting Engineers

19 Ryan Road Edgewood, New Mexico 87015 Tel: (505) 281-2444		LOT 12-A, BLK. 13, UNIVERSITY HEIGHTS ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO	
DATE	REVISION	4/4/16	ADDR. TRAFF.
DESIGNED BY: PWC		TRAFFIC CIRCULATION	
CHECKED BY: PWC		LAYOUT PLAN	
DRAWN BY: COE		1 OF 1	



Scale: 1" = 10'



MINI SIGHT TRIANGLE

SITE TRIANGLE DETAIL

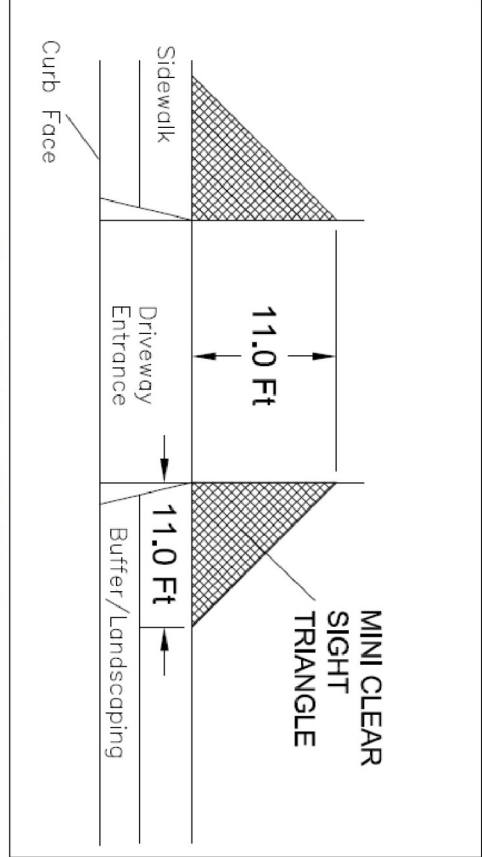
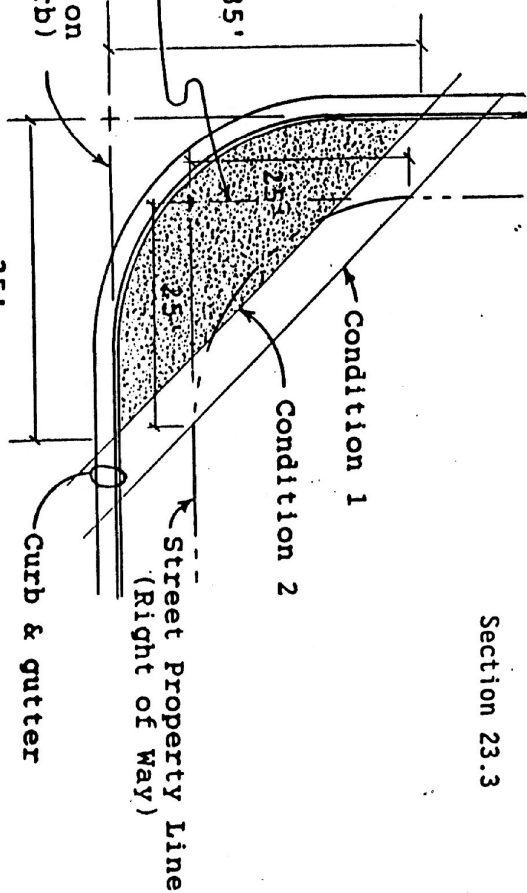


Figure 1. Mini Clear Sight Triangle

Shaded area is the resulting clear sight triangle.



TRAFFIC NOTES:

1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.
2. ALL TRAFFIC ELEMENTS SHOWN SHALL BE CONSTRUCTED FROM THIS SHEET, AND REQUIRED FOR CERTIFICATE OF OCCUPANCY. A TEMPORARY C.O. SHALL NOT BE ISSUED.
3. TRUNCATED DOWNS PER ANSI-A117.1 2006, & ADDAC.
4. TYPICAL RAMP SLOPE 12:1 MIN. EXISTING WITH BROWN FINISH CONCRETE.
5. ADA VAN ACCESSIBLE SIGN (12x18") SHALL HAVE THE REQUIRED VERBIAGE OF "VARIABLES ARE SUBJECT TO A FINE AND/OR TOWING", PER 66-7-352.4C NMSA 1978.
6. LANDSCAPING & SIGNAGE SHALL NOT INTERFERE W/ CLEAR SIGHT REQUIREMENTS. SIGN, WALLS, TREES AND SHRUBS BTWN 3-8 FEET TALL ARE NOT ACCEPTABLE WITHIN THIS AREA. SEE DETAILS LEFT.

PARKING CALCULATIONS - SUZ-RTD ZONE

- 5-UNITS WITH 2 BATHS = 10 SPACES
2-UNITS WITH 1 BATH = 2 SPACES
PARKING SPACES REQUIRED: 12
PARKING SPACES PROVIDED: 13
INCLUDES 1 VAN ACCESS SPACE