

CITY OF ALBUQUERQUE



April 1, 2016

Phillip Clark
Clark Consulting Engineers
19 Ryan Rd., SE
Albuquerque, NM 87015

Re: Stanford Court
424 Stanford Dr., SE
Traffic Circulation Layout
Engineer's/Architect's Stamp 3-2-16 (K16-D084)

Dear Mr. Clark,

Based upon the information provided in your submittal received 3-29-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please submit a separate TCL drawing not including hydrology details for clarity of traffic related details.
2. The handicap accessible spaces must include an 8 ft. wide van access aisle; all other aisles should be 5 ft. in width. Please clearly show the access aisle and hatching detail for this space.
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 HC 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. Show all drive aisle widths and radii.
6. Per DPM, 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. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
8. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please call out detail and location of barrier curb.
9. A hard driving surface will be required as part of this proposed project for the parking area and drive aisle in the alley. Please call out detail stating to "See City Work Order" for work to be done in the public alley.

PO Box 1293

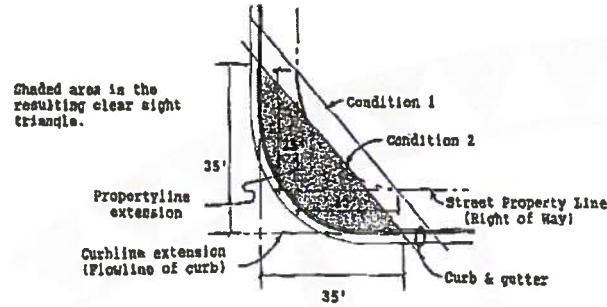
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10. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please clearly dimension the distance from the intersection of Stanford Dr. and Garfield Ave. to the proposed new curb cut on Stanford Dr.



11. Please provide a Mini Clear Sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3*), for the entrance/exit off of the public alley on the east side of the project site.

Mini Clear Sight Triangle for Driveways on Residential Streets:

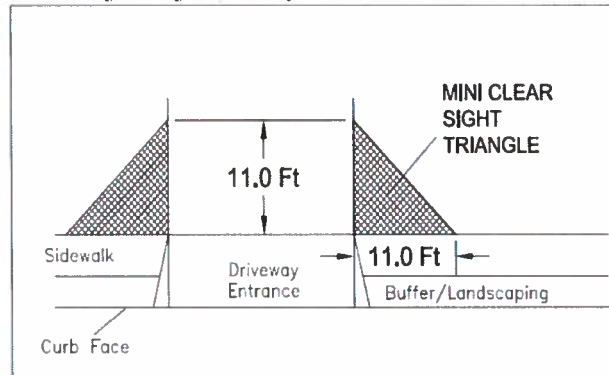


Figure 1. Mini Clear Sight Triangle

12. 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."
13. 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.
14. Please include two copies of the traffic circulation layout at the next submittal.

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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 Gary Sandoval (505) 924-3675 or me at 924-3991.

Sincerely,

A handwritten signature in red ink, appearing to read 'Racquel', is written over the typed name.

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

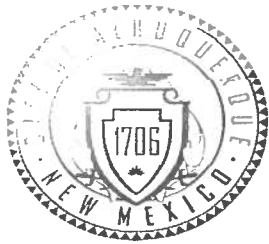
\gs via: email
C: CO Clerk, File

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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?

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 3/29/16 By: PWC

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE RECEIVED: 0



~~OTHER (SPECIFY)~~ Apologize the
types weights are not
Recognized in

