

CITY OF ALBUQUERQUE



February 14, 2018

Scott Anderson
7604 Rio Penasco
Albuquerque, NM 87120

Re: Inspire Salon
3100 Monte Vista Blvd.
Traffic Circulation Layout
Engineer's/Architect's Stamp XX-XX-XX (K16-D087)

Dear Mr. Anderson

Based upon the information provided in your submittal received 02-08-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
2. Identify the right of way width, medians, curb cuts, and street widths on Richmond and the alley. Also please indicate the alley surface condition.
3. The handicap accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
4. 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.
5. 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)
6. 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.
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. Please show the location of the bike rack and motorcycle sign on the plan.
9. Please indicate the number of proposed parking spots on the parking calculations.

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,



PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

LWP via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

FASTRAX

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

Project Title: Inspire Salon Building Permit #: 2017-03987 Hydrology File #: K16D087
DRB#: NA EPC#: NA Work Order#: _____
Legal Description: _____
City Address: 3100 Monte Vista Blvd NE

Applicant: Scott Anderson Contact: _____
Address: 7604 Rio Penasco NW Alb. NM 87120
Phone#: 401-7575 Fax#: _____ E-mail: andersonscott@comcast.net
Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

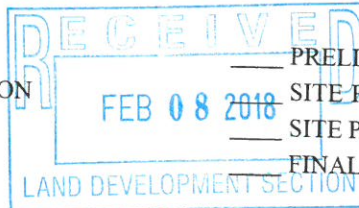
☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

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?

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
☐ OTHER (SPECIFY) _____



IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

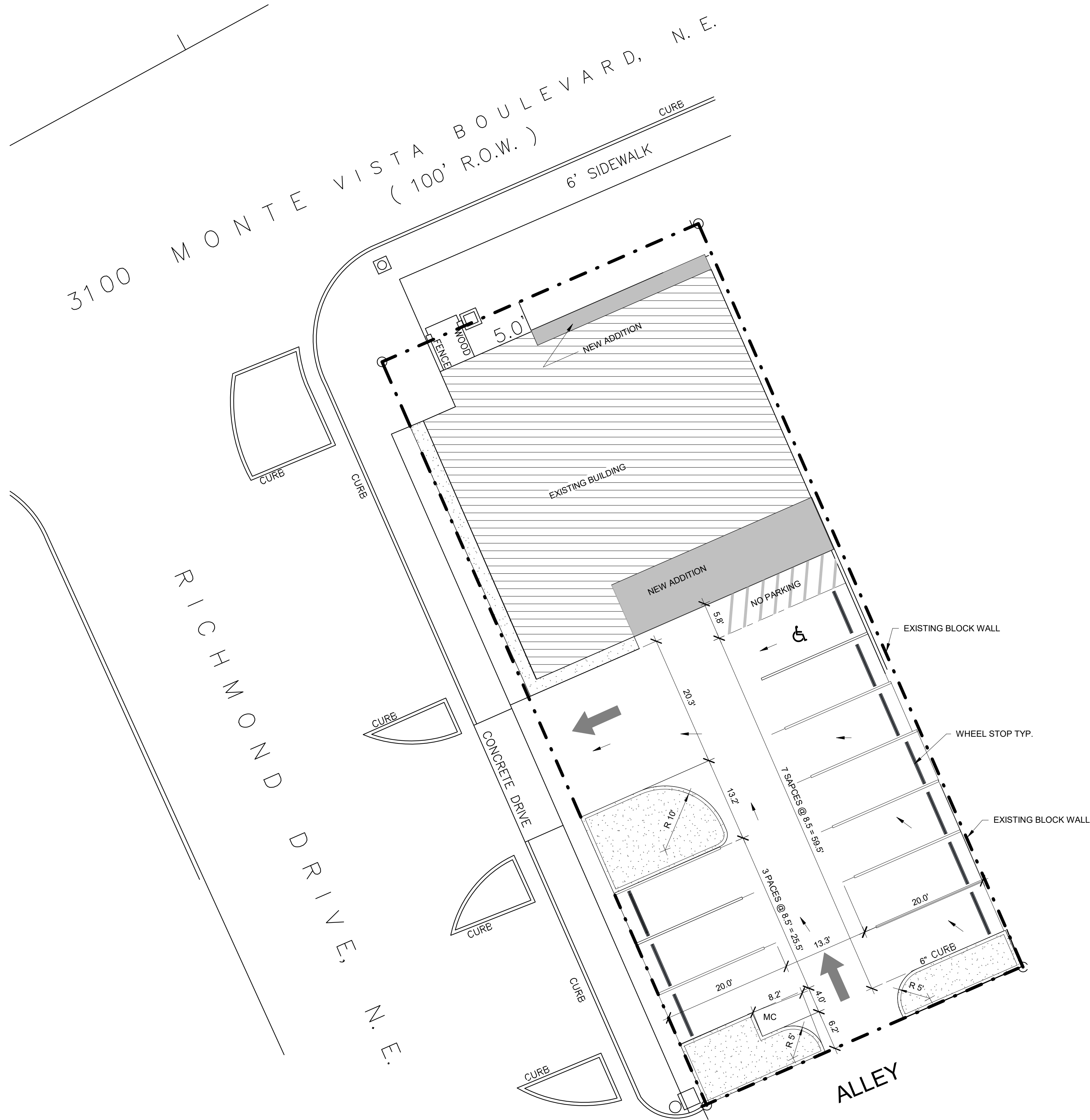
DATE SUBMITTED: 2/8/18

By: [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



TRAFFIC CIRCULATION LAYOUT
1" = 10'-0"



CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFIED CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS

SITE INFORMATION

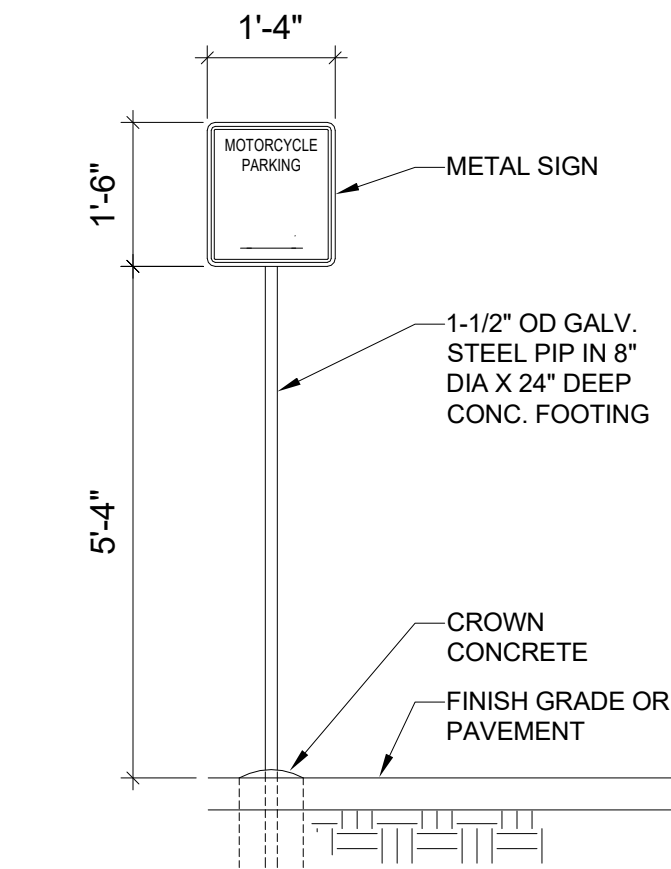
CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.

CONTRACTOR TO PROVIDE PARKING LOT STRIPING, FIRELANE AND HANDYCAP STRIPING PER THESE PLANS AND CITY OF ALBUQUERQUE REQUIREMENTS.

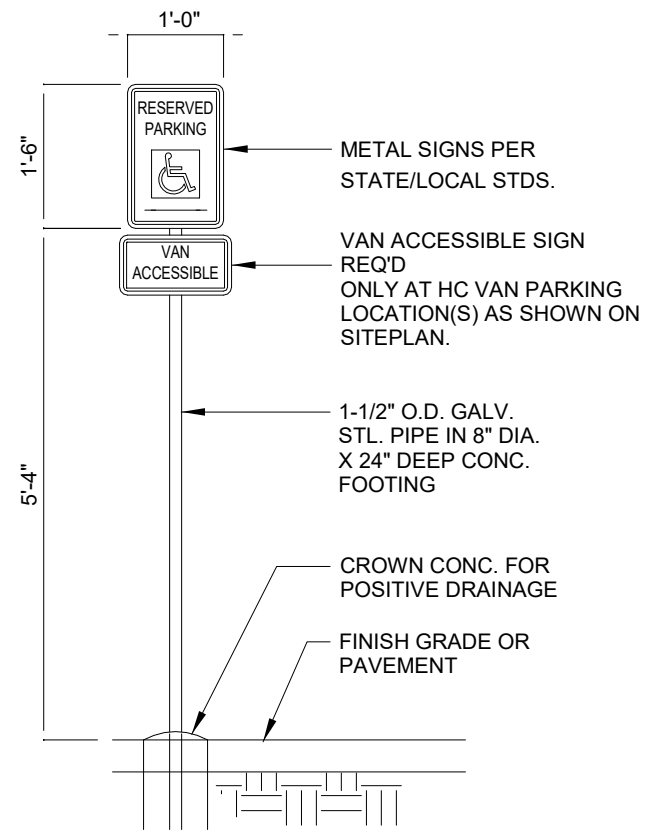
TO PRESERVE THE PAINTING / STRIPING WITHIN PARKING AREAS, DO NOT APPLY PAINT UNTIL ALL OTHER POTENTIALLY DAMAGING CONSTRUCTION HAS BEEN COMPLETED.

NOB HILL / HIGHLAND SECTOR PLAN
ZONING O-R 1
UPC: 101605733232410313
Legal Description: LOT 004 BLOCK 010 MONTE VISTA ADDITION
ZONE ATLAS K-16
PARKING = 2,860 SF (TOTAL BUILDING AREA) X (1,000/3) = 8.58 SPACES
10% REDUCTION FOR TRANSIT ROUTE = 7.7 SPACES PARKING
REQUIRED = 8 SPACES
1 MOTORCYCLE
1HC SPACE

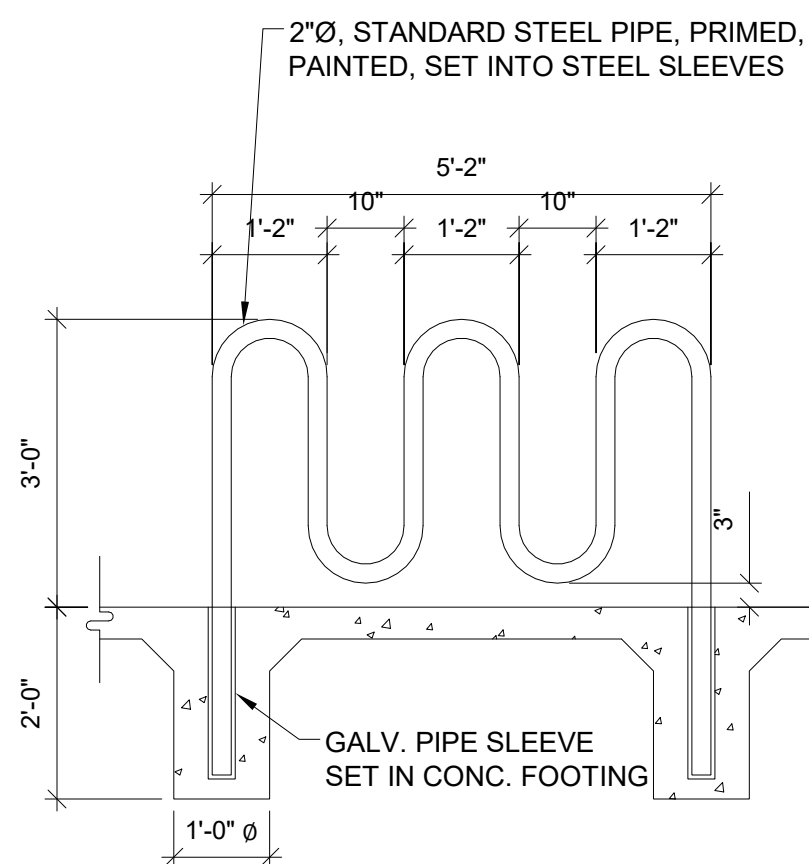
TOTAL SITE AREA:	
BUILDING FOOT PRINT:	2483.25 SF
PAVED:	3407.11 SF
SIDEWALKS:	84.18 SF
LANDSCAPING:	707.53 SF



MC PARKING SIGN
1/2" = 1'-0"



HC PARKING SIGN DETAIL
1/2" = 1'-0"



BIKE RACK DETAIL
1/2" = 1'-0"

GRAPHIC SCALE



NOB HILL / HIGHLAND SECTOR PLAN
ZONING O-R 1
UPC: 101605733232410313
Legal Description: LOT 004 BLOCK 010 MONTE VISTA ADDITION
ZONE ATLAS K-16
PARKING = 2,860 SF X (1,000/3) = 9 SPACES



**3100 MONTE VISTA BLVD NE
ALBUQUERQUE, NM 87106**

TRAFFIC CIRCULATION LAYOUT

SEAL	DESIGNED	S.C.A.	PROJECT NO	17-067
	DRAWN	A.Q.	SCALE	As indicated
	CHECKED	S.C.A.	DRAWING NO	
	REVIEWED	S.C.A.	TCL	
	DATE	02/07/18		