



**Planning Department
Transportation Development Services**

November 16, 2015

James C. Lewis
904 Princeton
Albuquerque, NM

**Re: The Carlisle
3600 Central SE
Traffic Circulation Layout**
Engineer's/Architect's Stamp dated 11-11-15 (K17-D069)

Dear Mr. Lewis,

Based upon the information provided in your submittal received 11-12-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Upon review, the development project does not meet the Clear Sight requirements.
2. Please include two copies of the traffic circulation layout at the next submittal.

Please contact my office in order to discuss the requirements. 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,

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 09/2015)

Project Title: **The Carlisle** Building Permit #: **T201592233** City Drainage #: **K17D069**
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: **Tract A Mankato Place**
City Address: **3600 Central Ave. SE, Albuquerque, NM 87106**

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: **The Carlisle Condominium, LLC** Contact: **Kenny Hinkes**

Address: **3600 Central Ave. SE**

Phone#: **505-615-8613** Fax#: _____ E-mail: **kennycsp@gmail.com**

Architect: **James C Lewis** Contact: **James C Lewis**

Address: **904 Princeton SE**

Phone#: **505-247-1529** Fax#: _____ E-mail: **gdi@mac.com**

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

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

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)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

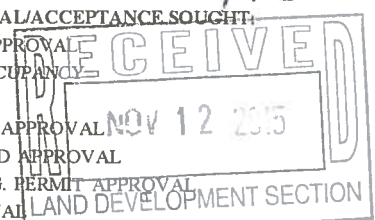
IS THIS A RESUBMITTAL?: Yes ☐ No ☒

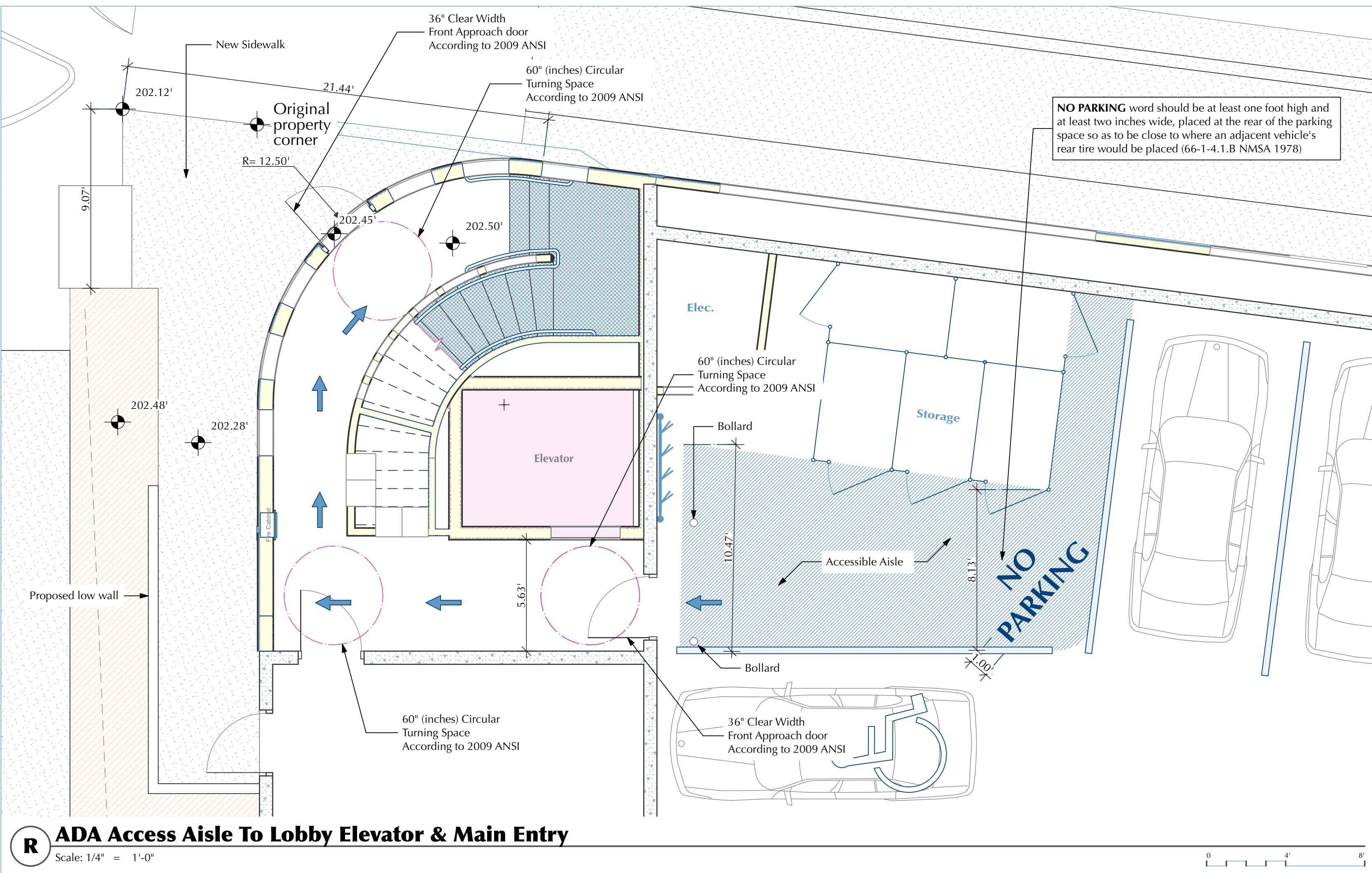
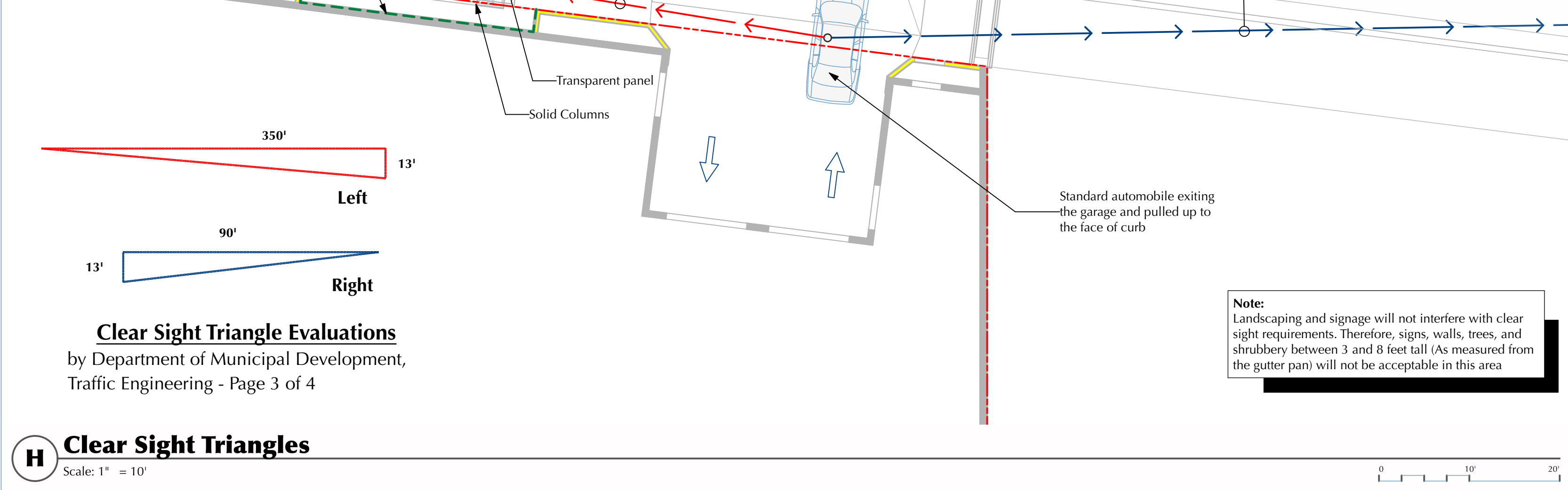
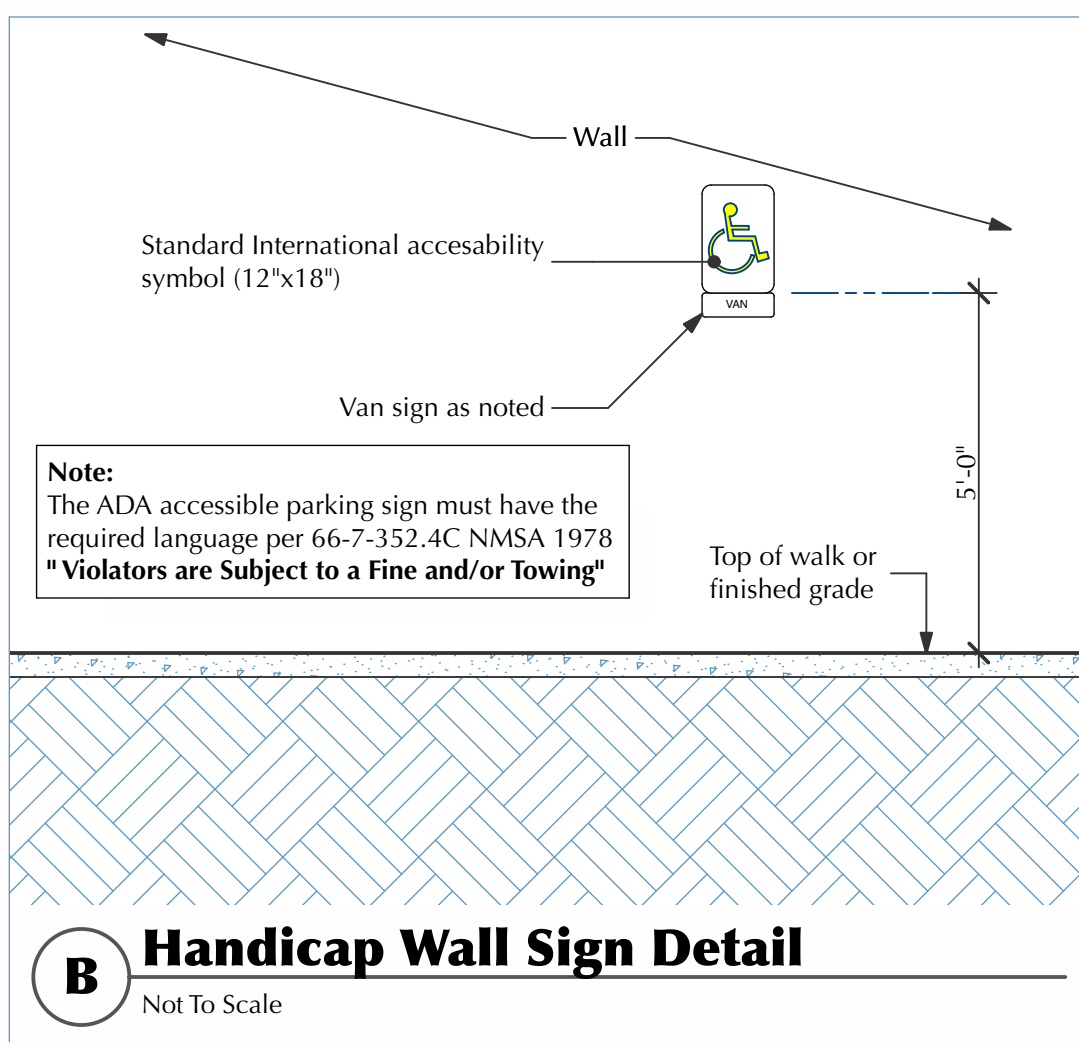
DATE SUBMITTED: **11/11/15** By: **James C Lewis**

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

CHECK 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
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

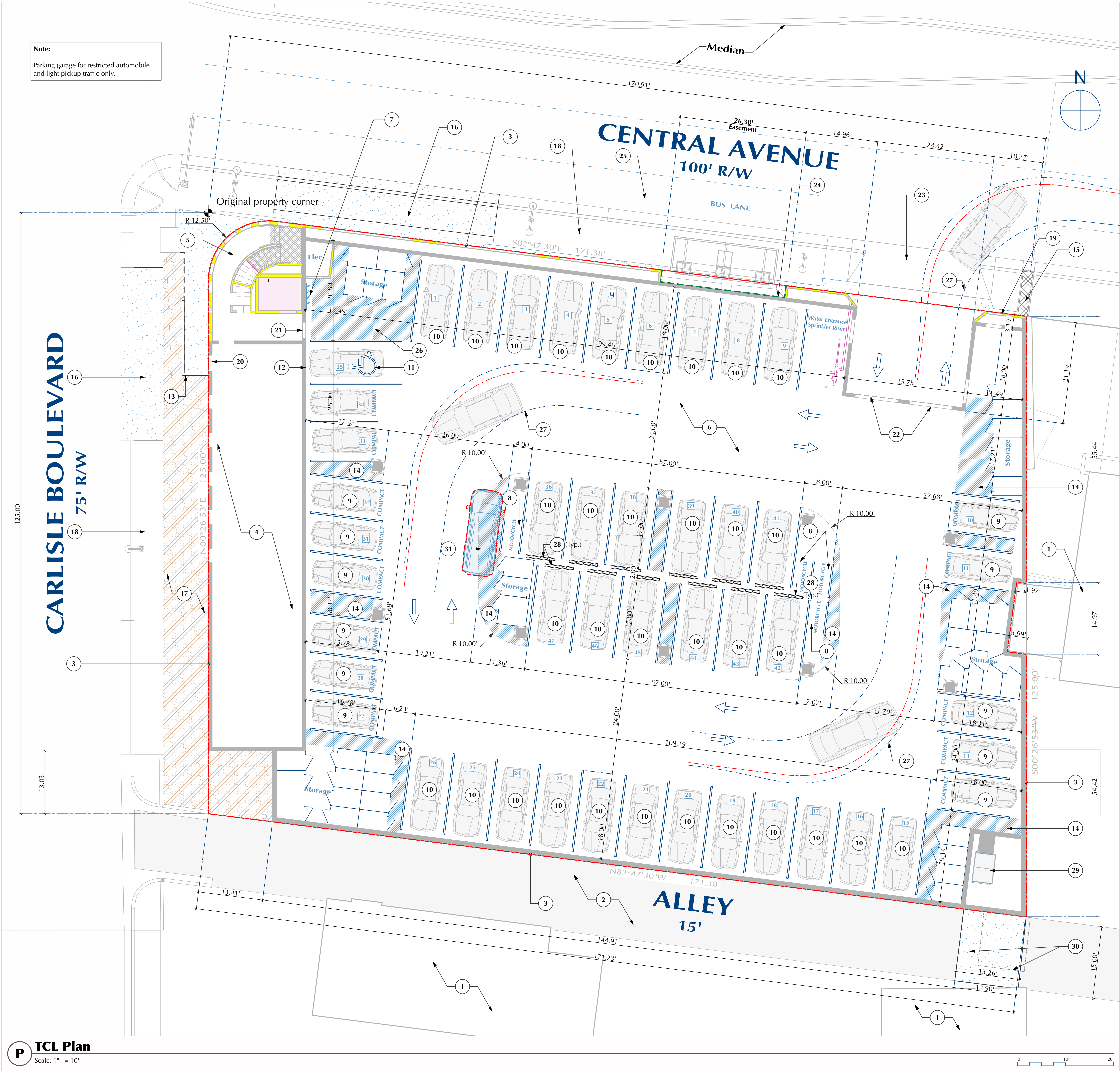


[illegible]

Engineer Stamp

Clear Sight Triangle Analysis

<div>PROJECT NUMBER 1505</div> <div>ISSUE DATE 11/11/15</div> <div>REVISIONS △</div> <table><tr><td>1</td><td>_____</td><td>_____</td></tr><tr><td>2</td><td>_____</td><td>_____</td></tr><tr><td>3</td><td>_____</td><td>_____</td></tr><tr><td>4</td><td>_____</td><td>_____</td></tr><tr><td>5</td><td>_____</td><td>_____</td></tr><tr><td>6</td><td>_____</td><td>_____</td></tr><tr><td>7</td><td>_____</td><td>_____</td></tr></table> <div><p>These drawings are an 'Instrument of Service' and shall not be reproduced, copied or published without the written permission of the Architect.</p><p>© 2015</p></div>	1	_____	_____	2	_____	_____	3	_____	_____	4	_____	_____	5	_____	_____	6	_____	_____	7	_____	_____	<div>Building Permit</div> <div>The Carlisle 3600 Central Ave SE Albuquerque • New Mexico • 87106</div> <div>SEET C-103 2 OF 2</div>
1	_____	_____																				
2	_____	_____																				
3	_____	_____																				
4	_____	_____																				
5	_____	_____																				
6	_____	_____																				
7	_____	_____																				



Parking Calculations

Required per Nob Hill Sector Plan			
• Residential one bath = (3) 1 space	@ 1 bedroom each	=	3
• Residential two baths = (31) 1 1/2 spaces	@ 2 bedroom each	=	47
• Commercial space less than 3,000 SF		=	0
Subtotal		=	50
• Rapid Ride bus discount (20%)		=	-10
• Bus shelter discount (5%)		=	-2
Total Required		=	38

SUMMARY		
Standard Cars	27	33
Compact Cars	10	13
HC	7	1
Total Cars	38	47
Motorcycle	2	4
Bicycle	3	3 (1 Rack)

Keyed Notes

- Existing building outside property
- Existing 15' alley
- Property line
- Commercial space
- Main entrance/lobby
- 6" thick concrete apron - See structural sheets
- Bicycle spaces
- 4'-0" x 8'-0" Motorcycle spaces
- 8'-0" x 15'-0" compact car parking space.
- 9'-0" x 18'-0" standard parking space
- 9'-0" x 20'-0" handicapped parking space with 8'-0" handicapped (van) parking aisle (4" wide painted striping).
- Handicapped sign mounted on wall - see detail on sheet C-103.
- Proposed 18" retaining wall
- 4" Painted Striping
- Channel concrete sidewalk with steel plate per COA standard drawing
- Remove existing drive pad and replace with new concrete sidewalk, curb & gutter per COA standard Drawing - (DWG 2415)
- Proposed landscaping area
- 6' public sidewalk. Replace broken concrete as needed
- Emergency exit
- Commercial entry
- Entry to parking garage from lobby
- Main entry to parking garage
- New drive pad
- Existing bus shelter easement (26' x 2.5)
- Bus stop lane
- ADA accessible aisle - See accessible aisle detail on C-103 sheet
- Turning radius for full size car: AASHTO Type 'P'
- Concrete barrier curb
- Trash Compactor - Alley level
- Replace the existing concrete slab with new apron by Solid Waste use
- A delivery truck can park in this location temporary. While it blocks a portion of the drive line, it leaves 16' to 18' clear, enough for a single traffic lane.

TCL Notes

TRAFFIC CIRCULATION LAYOUT NOTES

The engineer's certification required by the hydrology section needs to include certification that this site was constructed in accordance with the traffic circulation layout (TCL) before the certificate of occupancy is released.

"THE RESPONSIBLE PARTY MUST RECTIFY ALL UNAPPROVED CONSTRUCTION RESULTING FROM ERRORS ON THE APPROVED SITE PLAN."
"THIS SITE PLAN HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT ACCEPTED BY TRAFFIC ENGINEER, AFTER APPROVAL FOR BUILDING PERMIT, WILL RESULT IN:

(1) UNTIMELY DELAY OF CERTIFICATION FOR FINAL CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNAPPROVED WORK, AND
(2) INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES.

ALL EXISTING STREET SIDEWALK AND C&G IN DISREPAIR AFFECTING SAFE PEDESTRIAN AND/OR VEHICLE TRAVEL SHALL BE REMOVED AND REPLACED.



Info

ADDRESS

3600 Central Ave SE
Albuquerque, New Mexico 87106

LEGAL DESCRIPTION

Tract A Mankato Place
LOT: 1
TRACT:
BLOCK: 1
SUBDIVISION: Mankato Place
ZONING: CCR-2
ZONE ATLAS PAGE: K16

PLANNING INFORMATION

LAND USE ZONING: Commercial Service
UPC: 101705700823433410
PROJECT NO:
SITE DEVELOPMENT PLAN CASE NO:

PROJECT NUMBER
1505

ISSUE DATE
11/11/15

REVISIONS △

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____
7 _____

Building Permit

The Carlisle
3600 Central Ave SE
Albuquerque • New Mexico • 87106

TCL Plan

C-102

SHEET
1 OF 2