CITY OF ALBUQUERQUE



Planning Department Transportation Development Services

July 22, 2015

Shawn Biazar SBS Construction and Engineering, LLC 10209 Snowflake Ct., NW Albuquerque, NM 87114

Re: 248 Muriel St. NE

Traffic Circulation Layout

Engineer's/Architect's Stamp dated 7-9-15 (K21-D030)

Dear Mr. Biazar

Based upon the information provided in your submittal received 7-21-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

1. Please identify all existing buildings, doors, covered entry, sidewalks, curbs, drive pads, walls and anything that influences the parking and circulation on the site. Please also detail and dimension the existing fencing.

Albuquerque

2. Per Zoning Code, compact parking space must be a minimal of 8.0 ft. wide by 15 ft. in length and are only allowed if there are more than twenty parking spaces required per project. The parking space detailed as 7.5 ft. by 18 ft. is not allowable.

New Mexico 87103

Zoning approval will be required for the use of the two parking spaces within the
existing garage to be counted towards the required parking spaces for the
proposed project.

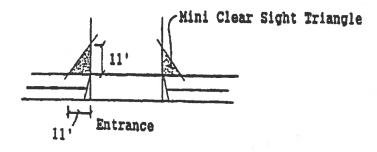
www.cabq.gov

- 4. Please show the dimension between the parking spaces on the south side of the parking lot and the designated motorcycle parking space.
- 5. Show all drive aisle widths and radii from Muriel St.
- 6. Per the 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 the 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 dimension the existing concrete header curb.

CITY OF ALBUQUERQUE



- 9. Design delivery vehicle route needs to be shown.
- 10. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
- 11. 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.
- 12. Please provide a sight distance exhibit (see the *Development Process Manual*, *Chapter 23*, *Section 3*, *Part D.5 Intersection Sight Distance*). Show this detail for Muriel St.



PO Box 1293

Albuquerque

13. 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."

New Mexico 87103

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

www.cabq.gov

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 me at (505)924-3630.

Sincerely,

Racquel M. Michel, P.E.

Senior Engineer, Planning Dept. Development Review Services

c: File

CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

DRB#:	Project Title: 248 MURIEL STREET, NE	Building Permit #:	City Drainage #: <u> </u>	
City Address: 248 MURIEL STREET, NE Engineering Firm: SBS CONSTRUCTION AND ENGINEERING, LLC Address: 10209 SNOWFLAKE CT, NW, ALBUQUERQUE, NM 87114 Phoneff: 505-804-8013 Fax#: 505-897-4998 E-mail: AECILC@AOL COM Owner: Contact: Address: Phoneff: Fax#: E-mail: Architect: Contact: Address: Phoneff: Fax#: E-mail: Surveyor: Contact: Address: Phoneff: Fax#: E-mail: Contact: Address: Phoneff: Fax#: E-mail: Contact: Address: Phoneff: Fax#: E-mail: TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT: DRAINAGE PLAN IS SUBMITTAL DRAINAGE PLAN RESUBMITTAL DRAINAGE PLAN RESUBMITTAL DRAINAGE PLAN IS SUBMITTAL DRAINAGE PLAN RESUBMITTAL DRAINAGE PLAN RESUBMITTAL DRAINAGE PLAN RESUBMITTAL DRAINAGE PLAN RESUBMITTAL DRAINAGE PLAN IS SUBMITTAL DRAINAGE PLAN RESUBMITTAL DRAINAGE PLAN PAPROVAL DRAINAGE PLAN RESUBMITTAL DRAINAGE PLAN PAPROVAL DRAINAGE PLAN RESUBMITTAL DRAINAGE PLAN PAPROVAL DRAINAGE PLAN RESUBMITTAL DRAINAGE PLAN RESUBMITTAL DRAINAGE PLAN PAPROVAL DRAINAGE PLAN PAROVAL DRAINAGE PLAN	DRB#: EPC	C#:		
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	DATE SUBMITTED: 07-10-15	By: SHAWN BIAZAR		

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development