

CITY OF ALBUQUERQUE



December 5, 2018

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

Re: Martinez Car Lot
1021 Coors Rd. SW
Traffic Circulation Layout
Engineer's/Architect's Stamp 11-17-18 (L11D023)

Dear Mr. Clark

Based upon the information provided in your submittal received 12-3-18, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.
2. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
3. 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)
4. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per IDO.
5. Please revise motorcycle parking stalls
6. Per the IDO, 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. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
8. 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.
9. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
10. Please revise parking on SW corner.
11. Please indicate what parking is being used for display.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

12. Please include one copy of the traffic circulation layout at the next submittal.

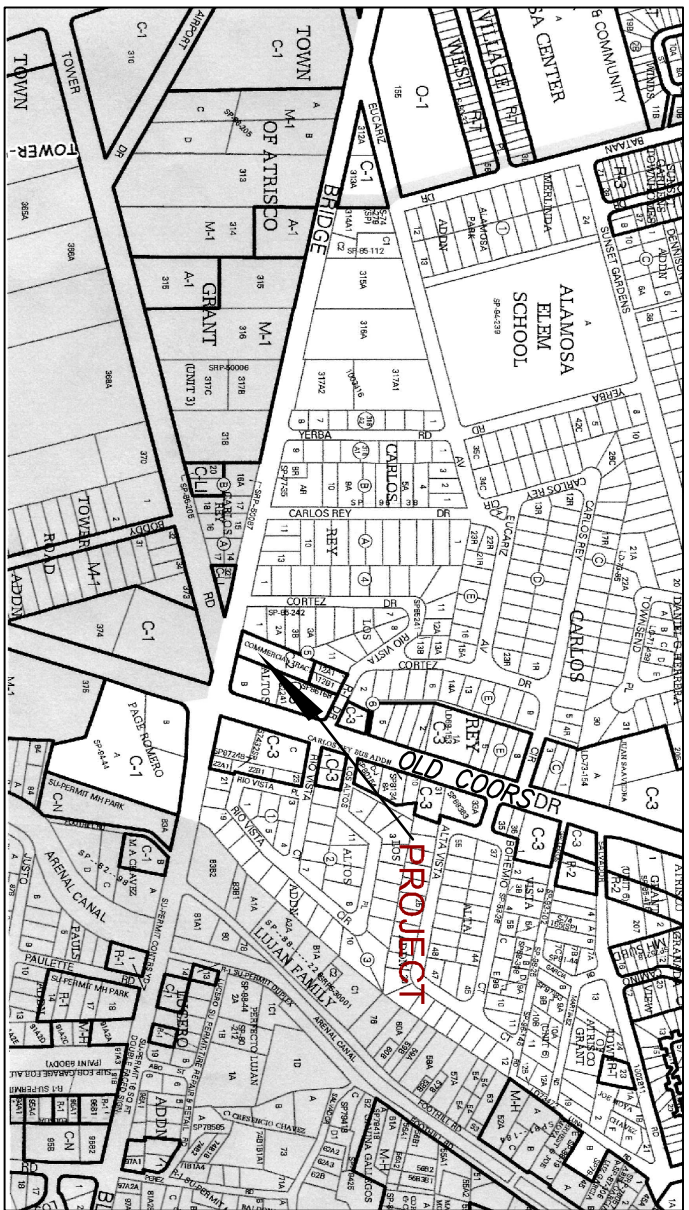
Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact Ernie Gomez (505) 924-3981.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ernie Gomez', with a stylized flourish at the end.

Ernie Gomez
Plan Checker, Transportation & Hydrology
Development Review Services

EG via: email
C: CO Clerk, File



ZONE L-11

VICINITY MAP

NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 1988 W/ 9 UPDATES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. 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 SOAK CULVERT

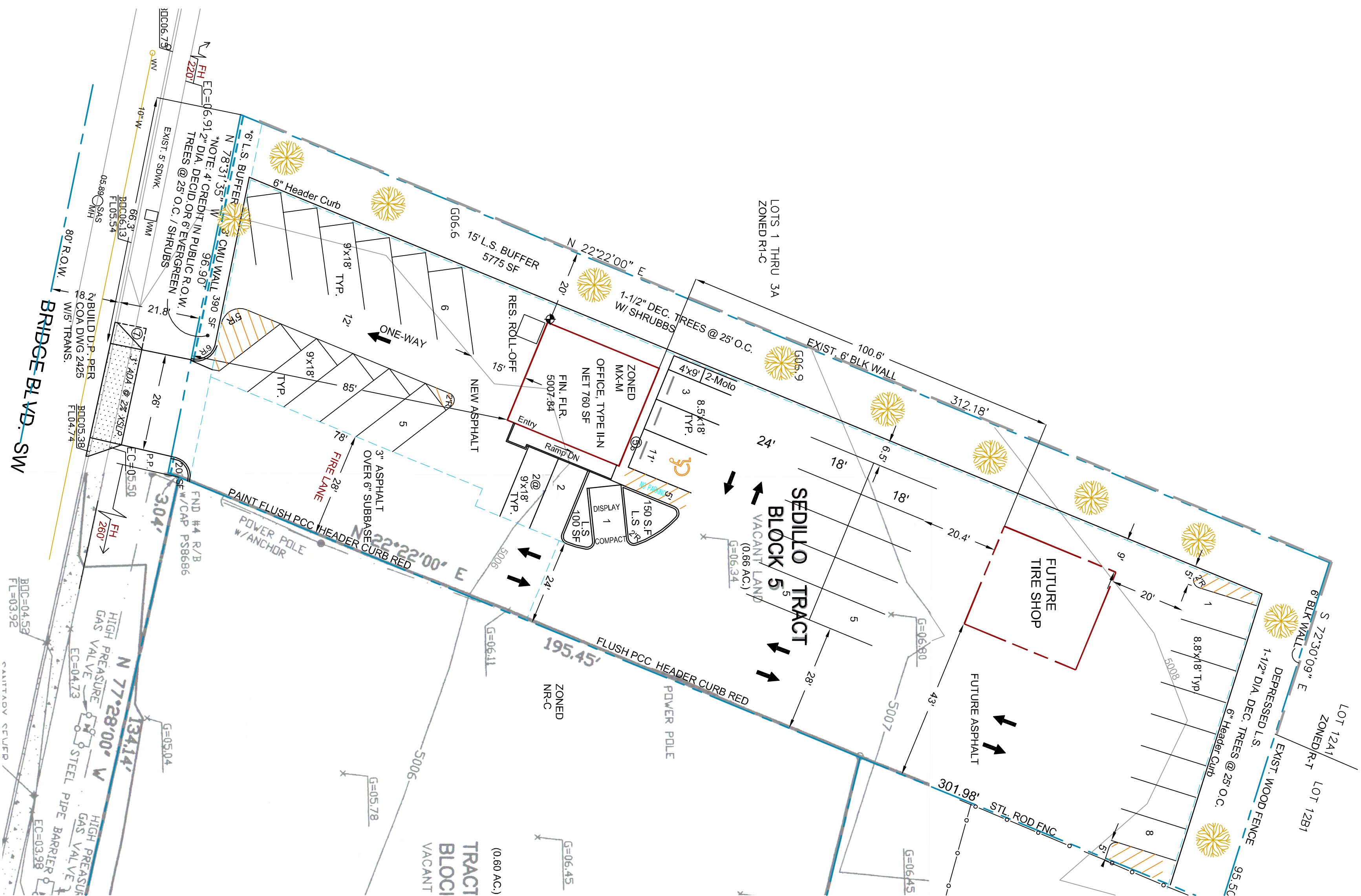
LEGEND

- EXIST. SPOT ELEVATION $+24.0$
- EXIST. CONTOUR 10
- NEW SPOT ELEVATION $\phi 24.0$
- NEW CONTOUR $-12-$
- NEW SWALE
- DRAINAGE DIRECTION, EXISTING
- NEW CONCRETE CURB (0.5' HEIGHT)
- NEW P.C.C., CONCRETE
- TOP OF CURB, EXISTING
- FLOWLINE
- EXISTING POWER POLE
- FACE OF CURB /FACE OF CURB F--F
- PER COA DWG 2015

PROJECT DATA

LEGAL DESCRIPTION:
SEDILLO TRACT, BLOCK 5, LOS ALTOS ADDITION,
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
TOPOGRAPHIC DESIGN SURVEY
SUPPLEMENTED BY CLARK CONSULTING ENGINEERS FROM
TOPOGRAIC DESIGN SURVEY BY FRANKS ENGINEERS, INC., N.M.P.S.
11483, CONTROL BY ALPHA PRO, N.M.P.S. 8888
BUILDING TYPE: 1-IN, No Sprinklered
IBC: 2015 FIRE FLOW REQUIRED _____
OCCUPANCY: B 896 GSF IFC: 2015

		13 Ryan Road Edgewood, New Mexico 87015 Cell: (505) 264-4042
DATE	REVISION	SEDILLO TRACT, BLOCK 5, LOS ALTOS ADDITION ALBUQUERQUE, BERNALILLO COUNTY, NM
		1021 COORS ROAD, SW CAR LOT - FIRE 1 Plan
		Traffic Circulation Layout
DESIGNED BY: PWC	DRAWN BY: COE	LOG # MARTIN-A
CHECKED BY: PWC	DATE: 10/2018	FILE # _____



Mini Clear Sight Triangle for Driveways on Residential Streets

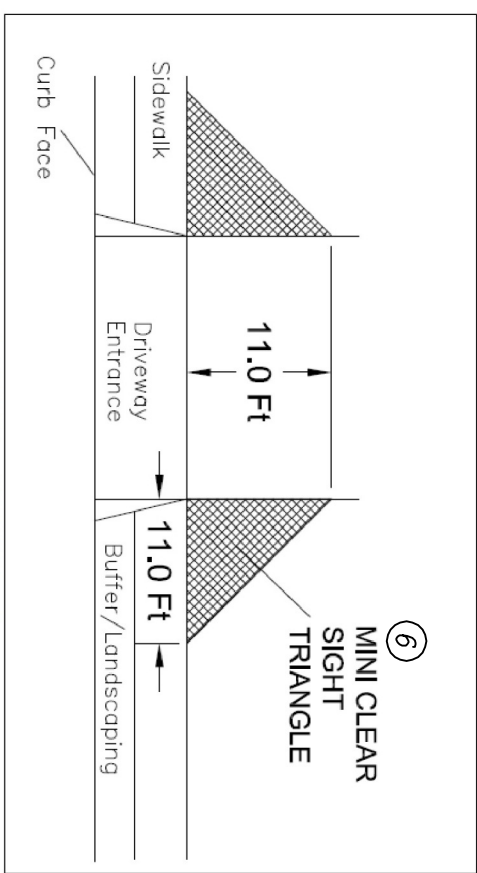
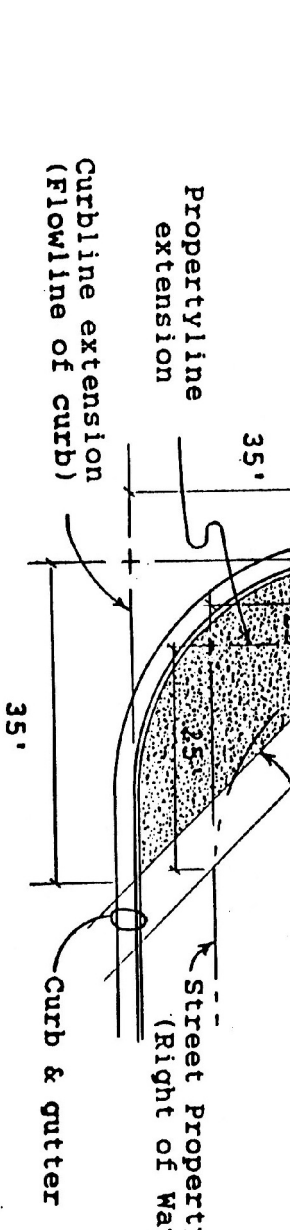


Figure 1. Mini Clear Sight Triangle

Shaded area is the resulting clear sight triangle.



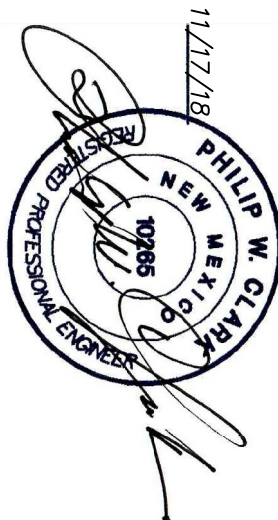
Section 23.3

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 A17.1: 2006 & ADDAG.
4. TYPICAL RAMP SLOPE 12:1 MAX. EXISTING WITH BROOM FINISH CONCRETE.
5. ADA VAN ACCESSIBLE SIGN (12x18") SHALL HAVE THE REQUIRED VERBIAGE OF "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING." PER 88-7-352,4C NMSA 1978.
6. LANDSCAPING & SIGNAGE SHALL NOT INTERFERE W/ CLEAR SIGHT REQUIREMENTS. SIGN SHALL BE 4' TALL AND SHRUBS AT MIN. 3.6 FEET TALL ARE NOT ACCEPTABLE WITHIN THIS AREA. SEE DETAILS LEFT.
7. REPLACE ALL BROKEN OR CRACKED SIDEWALK PER COA DWGS 2430 & 2415, TO NEXT JOINT EACH SIDE OF DRIVE-CUT.

PARKING CALCULATIONS

NET AREA	GROSS AREA	OCCUPANTS	PARKING
1021 VEH. SPACES	896 SF	3	$\phi 2/1000 \text{ GSF} = 1$
1021 VEH. REPAIR	896 SF	1	$\phi 1/1000 \text{ GSF} = 1$
TOTALS	1792 SF	PERSONS = 3	SPACES = 2
			INCLUDES 0 ACCESSIBLE VAN
			1 ACCESSIBLE VAN
			TOTAL PUBLIC PARKING SPACES PROVIDED = 5
			DISPLAY CAR LOT = 30





City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Martinez Car Lot **Building Permit #:** _____ **Hydrology File #:** L-11
DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: Sedillo Tr. Block 5, Los altos Adhn.
City Address: 1021 Old Coors Road, SW

Applicant: CLARK CONSULTING ENGINEERS **Contact:** PHIL

Address: _____

Phone#: 281-2444 **Fax#:** xxxx cell / txt 264.6042 **E-mail:** CCEalbq@aol.com

Other Contact: _____ **Contact:** _____

Address: _____

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

TYPE OF DEVELOPMENT: _____ PLAT _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE _____

Check all that Apply:

DEPARTMENT:

_____ HYDROLOGY/ DRAINAGE
_____ TRAFFIC/ TRANSPORTATION
☒ _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

_____ ENGINEER/ARCHITECT CERTIFICATION
_____ PAD CERTIFICATION
_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ DRAINAGE REPORT
_____ DRAINAGE MASTER PLAN
_____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
_____ ELEVATION CERTIFICATE
_____ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
_____ TRAFFIC IMPACT STUDY (TIS)
_____ STREET LIGHT LAYOUT
_____ OTHER (SPECIFY) _____
_____ PRE-DESIGN MEETING?

_____ 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
_____ FLOODPLAIN DEVELOPMENT PERMIT
_____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: Yes ☒ No

DATE SUBMITTED: 11-19-18 **By:** CCE

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____