



June 3, 2016

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

Re: Betos Boots
5901 Rio Vista Dr., SW
Traffic Circulation Layout
Engineer's/Architect's Stamp **5-17-16** (L11-D068)

Dear Mr. Clark,

Based upon the information provided in your submittal received 5-26-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify all existing access easements and rights of way width dimensions.
2. Identify the right of way width, medians, curb cuts, and street widths on Rio Vista Dr.
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. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. It is preferable that the ADA pathway does not cross the drive pad. Please review if HC parking can be placed at the north west parking spaces.
5. 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.
6. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
7. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3*). Please show this detail for the entrance/exit off of Rio Vista Dr. and the public alley.
8. 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.
9. Please include two copies of the traffic circulation layout at the next submittal.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



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

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New Mexico 87103

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

LI1DD068

Project Title: Betos Boots (Retail) Building Permit #: _____ Hydrology File #: L1T

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lot 1, Blk 6, Los Altos Subd.

City Address: 5901 Rio Vista Dr SW

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: _____ Contact: _____

Address: _____

Phone#: _____ 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?

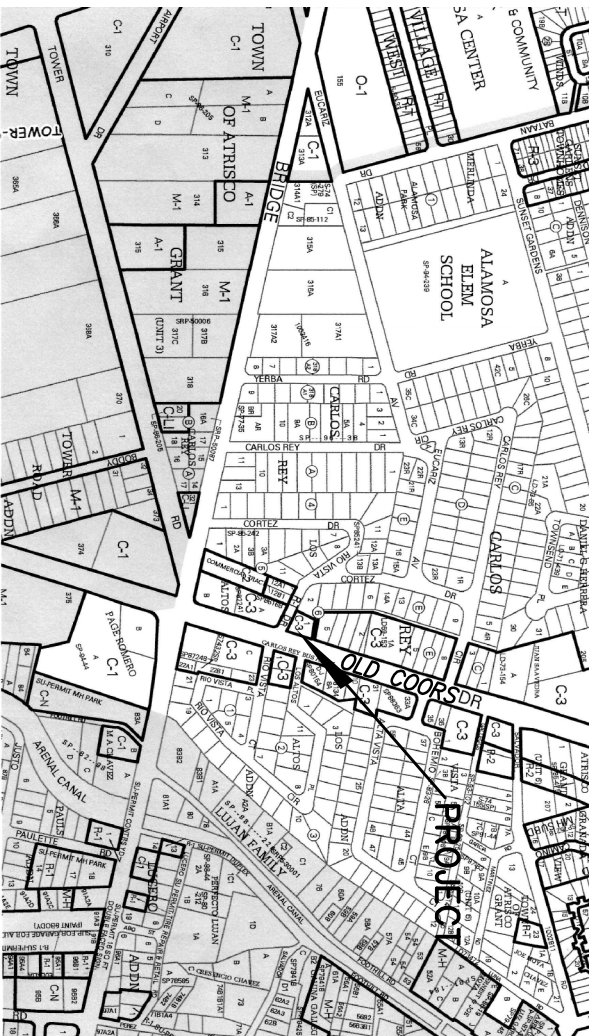
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 5/26/16 By: Phil Clark

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

FEE RECEIVED: _____



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, 1986 W/ 9 UPDATES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINS ANY EXCAVATION/CONSTRUCTION. THE PERMITTING AGENCY 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 SDWK CULVERT

LEGEND

| | |
|---------------------------------|-------|
| EXIST. SPOT ELEVATION | +24.0 |
| EXIST. CONTOUR | 10 |
| NEW SPOT ELEVATION | 24.0 |
| NEW CONTOUR | 12 |
| NEW SWALE | |
| DRAINAGE DIRECTION, EXISTING | |
| NEW CONCRETE CURB (0.5' HEIGHT) | |
| NEW P.C.C., CONCRETE | TC |
| TOP OF CURB, EXISTING | FL |
| FLOWLINE | O |
| EXISTING POWER POLE | F--F |
| FACE OF CURB/FACE OF CURB | |

PROJECT DATA

LEGAL DESCRIPTION (CONCURRENT PLATTING)

LOT 1, BLOCK 6, LOS ALTOS SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PROJECT BENCHMARK

TOP OF CURB/SLASH OPPOSITE THE PROJECT SOUTHWEST CORNER N.E.S.
ELEVATION = 3069.64', AS TIED FROM COA 5-1/14, DOWNTOWN ALBUQUERQUE, N.M.
NAD 83, AS TIED FROM COA 5-1/14, DOWNTOWN ALBUQUERQUE, N.M.
COORDS AND BENCH MARK LOCATED AT THE INTER. OF

TOPOGRAPHIC DESIGN SURVEY

SUPPLEMENTED BY CLARK CONSULTING ENGINEERS FROM CONTROL
PROVIDED BY ALPHA PRO SURVEYING, LLC, N.M.P.S. 8666.

Clark Consulting Engineers

19 Ryan Road
Edgewood, New Mexico 87015

Phone: (505) 281-2444

LOT 1, BLOCK 6, LOS ALTOS SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

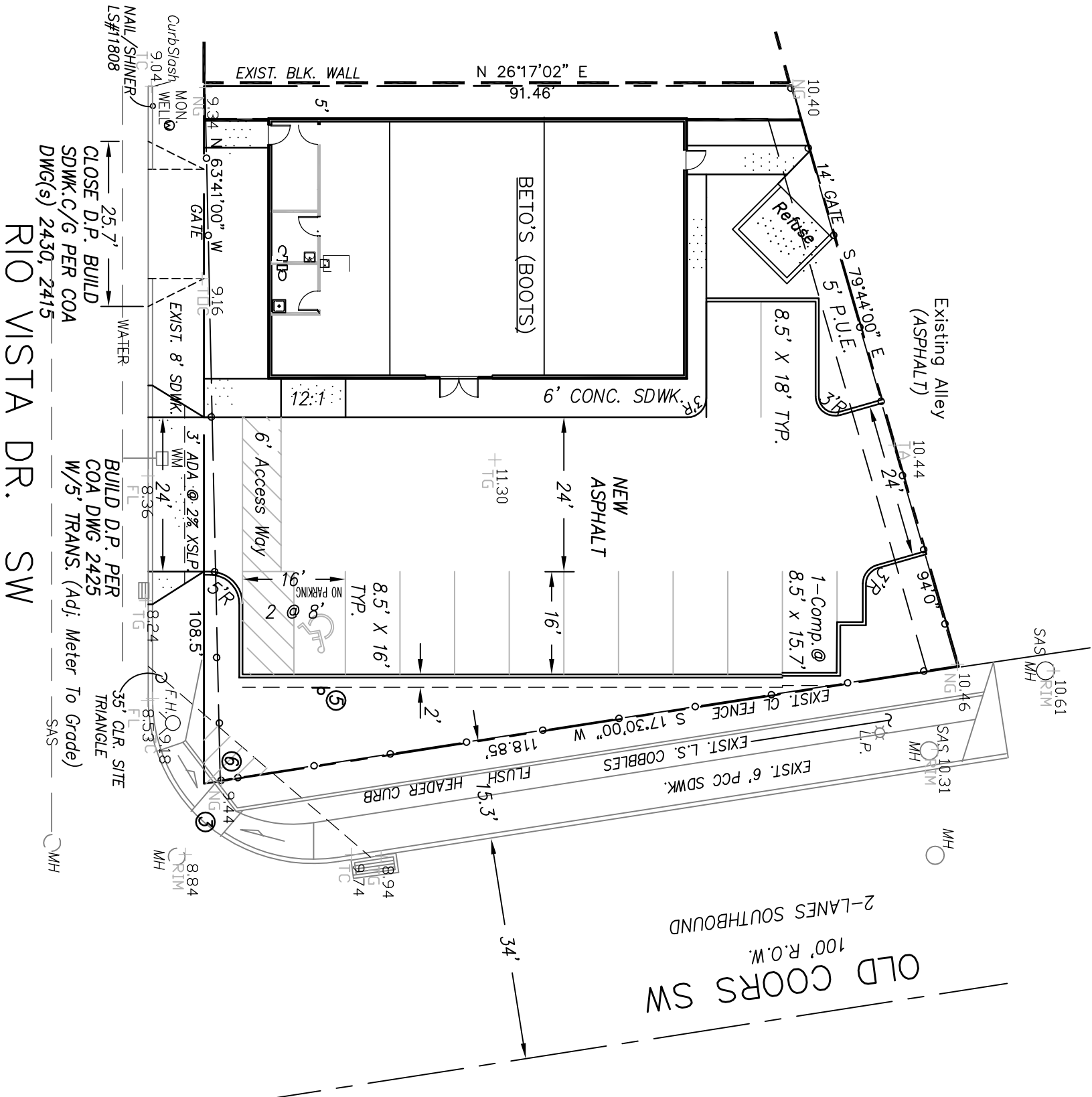
5901 RIO VISTA DR. SW

BETO'S BOOTS

Traffic Circulation

Layout Plan

| | | | |
|------------------|----------------|---------------------|--------|
| DESIGNED BY: PNC | DRAWN BY: CCE | LOG# BULK: Revision | 1 OF 1 |
| CHECKED BY: PNC | DATE: 12/23/15 | FILE #: TOL | |



PARKING CALCULATIONS - C-3
2600 SF / 200 = 13, LESS 1 (BUS RTE.)
PARKING SPACES REQUIRED: 12
PARKING SPACES PROVIDED: 12
INCLUDES 1 VAN ACCESS SPACE

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-A117.1 2006, & ADAAG.
4. TYPICAL RAMP SLOPE 12:1 MIN. EXISTING WITH BROOK FINISH CONCRETE.
5. ADA VAN ACCESSIBLE SIGN (12x18") SHALL HAVE THE REQUIRED VERBIAGE OF "VULATORS ARE SUBJECT TO A FINE AND/OR TOWING" PER 66-7-352.4C N.M.S.A. 1978.
6. LANDSCAPING & SIGNAGE SHALL NOT INTERFERE W/ CLEAR SIGHT REQUIREMENTS. SIGNS, TREES, TREES AND SHRUBS BTWN. 3-8 FEET TALL ARE NOT ACCEPTABLE WITHIN THIS AREA. SEE DETAILS LEFT.

5/17/16
PHILIP W. CLARK
REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO
10986

Mini Clear Sight Triangle for Driveways on Residential Streets:

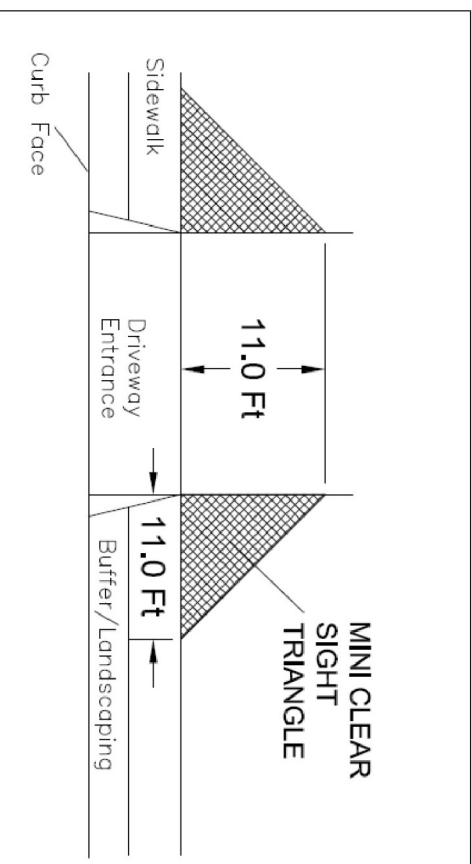
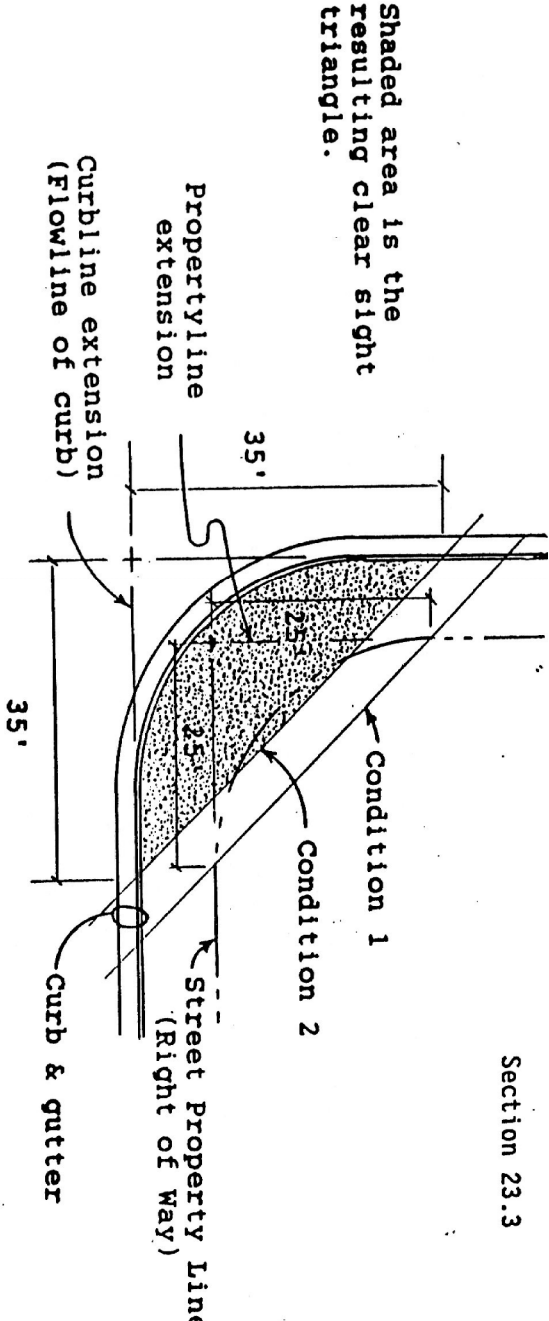


Figure 1. Mini Clear Sight Triangle

MINI SIGHT TRIANGLE

(ENSURE OFF PUBLIC R.O.W.)

SITE TRIANGLE DETAIL



SCALE: 1"=33'

ORTHO VIEW - NOV. 2015