



**Planning Department
Transportation Development Services**

November 2, 2015

David Aube
Hartman + Majewski Design Group
120 Vassar Dr., SE
Albuquerque, NM 87106

Re: GAHP Casa Feliz, Buildings A,B,C,D,E,F,G,H, I, J,K, & L
441 Espanola SE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 10-16-15 (L19-D073B) **A-I**

Dear Mr. Aube,

Based upon the information provided in your submittal received 10-26-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
2. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
3. Clarify the extents of the current phase.
4. Please dimension all sidewalks, curbs, drive pads, walls and anything that influences the parking and circulation onto the multiple project sites.
5. Identify all existing access easements and rights of way with dimensions.
6. Identify the right of way width, medians, curb cuts, and street widths on all arterial streets and intersections.
7. Provide detail of ADA ramps with truncated domes at the right of way sidewalks, drive pads and drive pad crossings.
8. 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 this detail on the drawing.
9. The ADA access aisle 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)
10. Show all drive aisle widths and radii.

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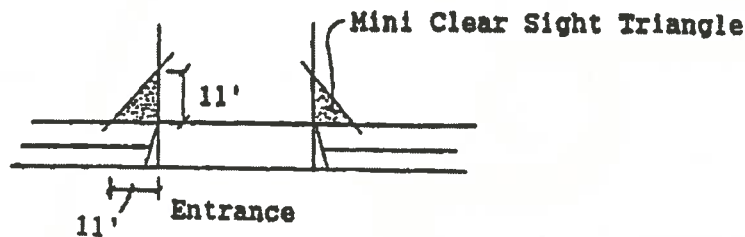
11. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details for all project sites.
12. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway from the ADA parking spaces at all project sites.
13. Per DPM, there must be a 24 ft. drive isle width between parking spaces and abutting parking spaces or pedestrian pathways. Please show this detail for all project sites.
14. 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 this detail.
15. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
16. 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.
17. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please show the Mini Clear Sight Triangle detail for curb cut entrances/exits off of arterial streets;

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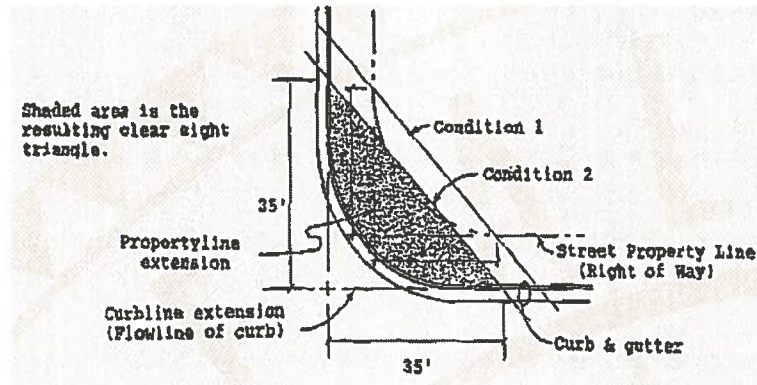
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Please detail the following clear sight exhibit for drive pad entrances within 35 ft. of arterial street intersections:



18. 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."
19. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
20. Please include two copies of the traffic circulation layout at the next submittal.

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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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: GAHP Casa Feliz

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #:L-19-W

WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 13-18, 18-20 Block 4, Lots 4-8, 17-18 Block 5, etc. Emil Mann Addition

CITY ADDRESS: 441 Espanola Street, SE

ENGINEERING FIRM: Hartman + Majewski Design Group

ADDRESS: 120 Vassar Dr SE, Suite 100

CITY, STATE: Albuquerque, NM 87106

CONTACT: David Aube

PHONE: 505-998-6430

ZIP CODE: 87106

OWNER: Greater Albuquerque Housing Partnership

ADDRESS: 320 Gold SW, Suite 918

CITY, STATE: Albuquerque, NM

CONTACT: Felipe Rael

PHONE: 505-244-1614

ZIP CODE: 87102

ARCHITECT: Hartman + Majewski Design Group

ADDRESS: 120 Vassar Dr SE, Suite 100

CITY, STATE: Albuquerque, NM

CONTACT: Mark Wade

PHONE: 505-998-6442

ZIP CODE: 87106

SURVEYOR: SurvTek

ADDRESS: _____

CITY, STATE: Albuquerque, NM

CONTACT: Russ Hugg

PHONE: 505-897-3366

ZIP CODE: _____

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

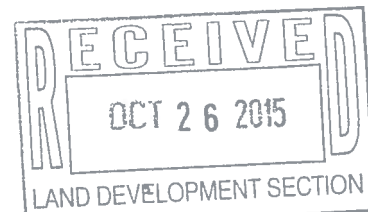
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 19 Oct 2015

BY: David Aube P.E.



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



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DOCUMENTS

PROJECT NAME
CASA FELIZ

441 ESPANOLA STREET SE,
ALBUQUERQUE, NEW MEXICO 87108

GREATER ALBUQUERQUE
HOUSING PATRTNERSHIP

REVISIONS

NO.	DATE	DESCRIPTION

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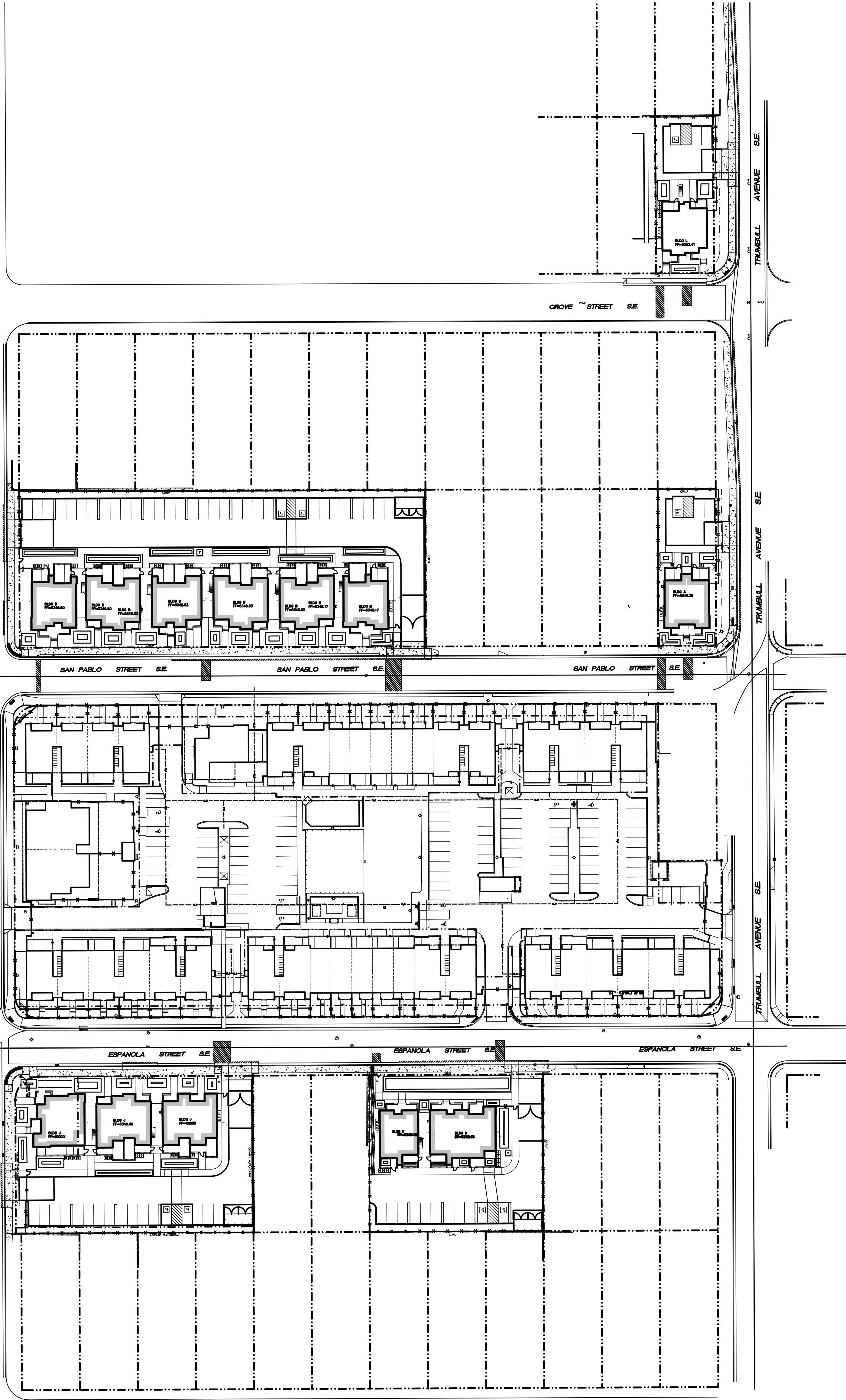
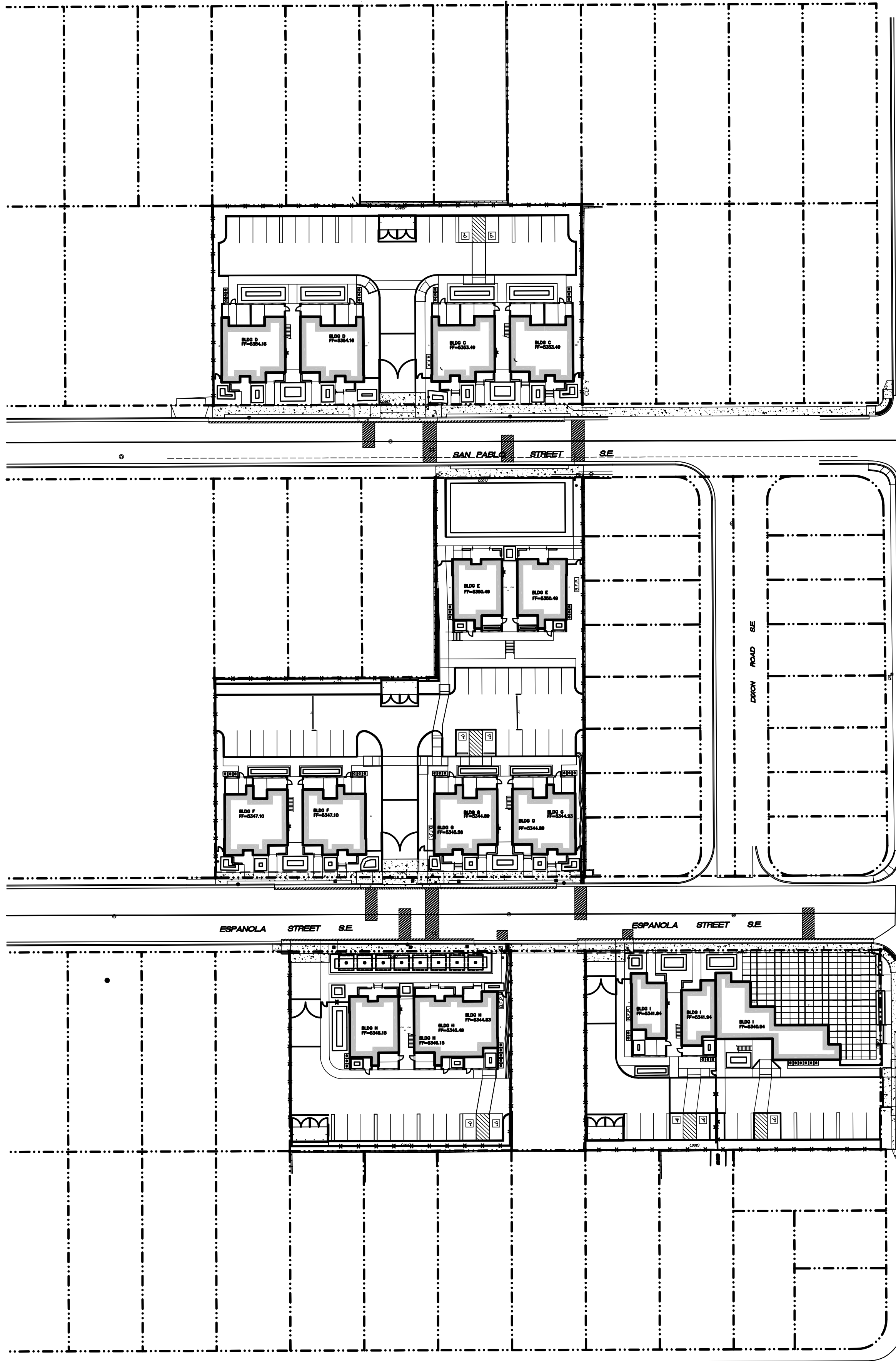
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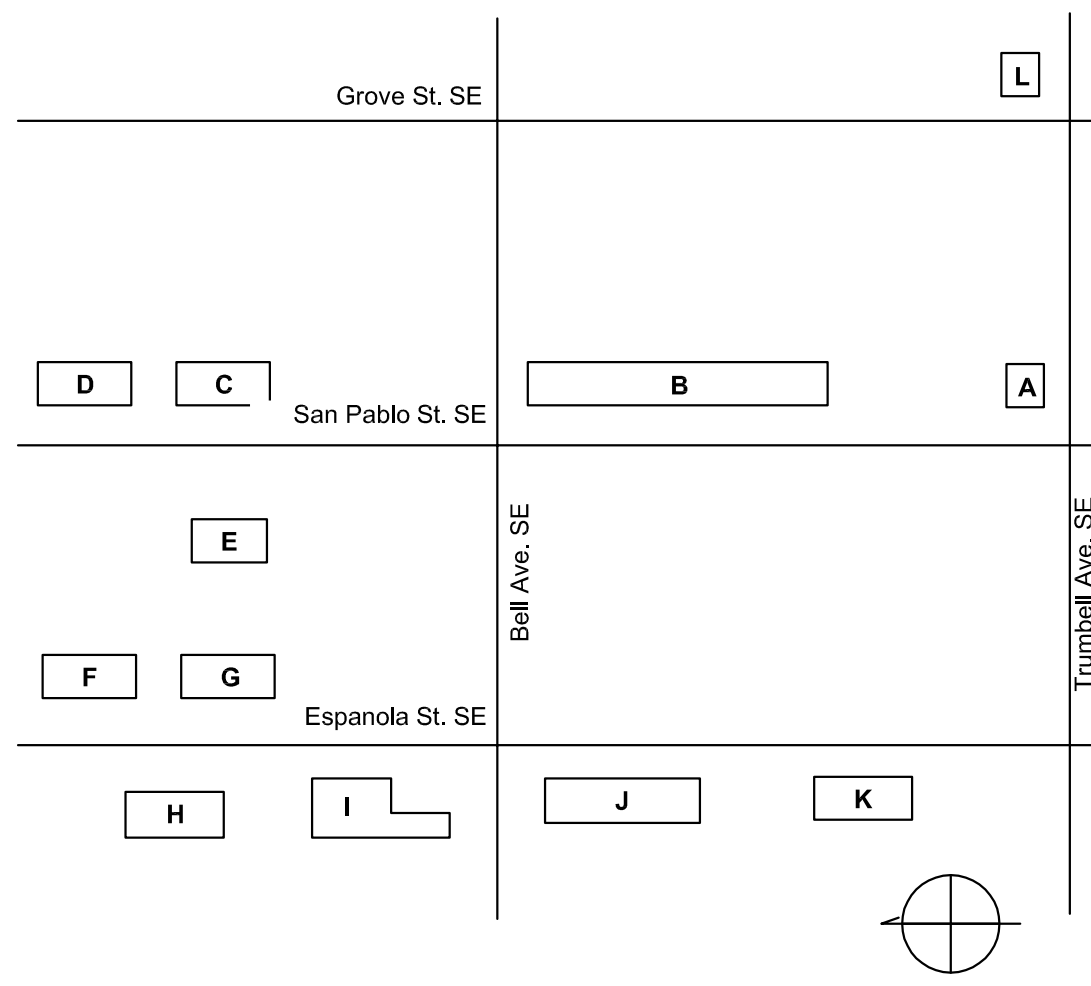
OVERALL TRAFFIC
CIRCULATION LAYOUT

SHEET NUMBER

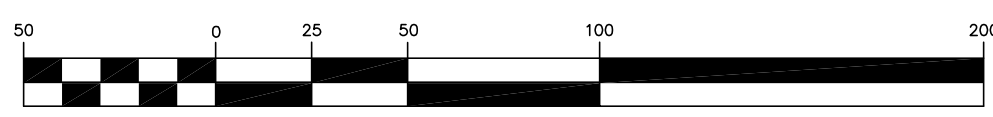
TCL-1



KEY PLAN

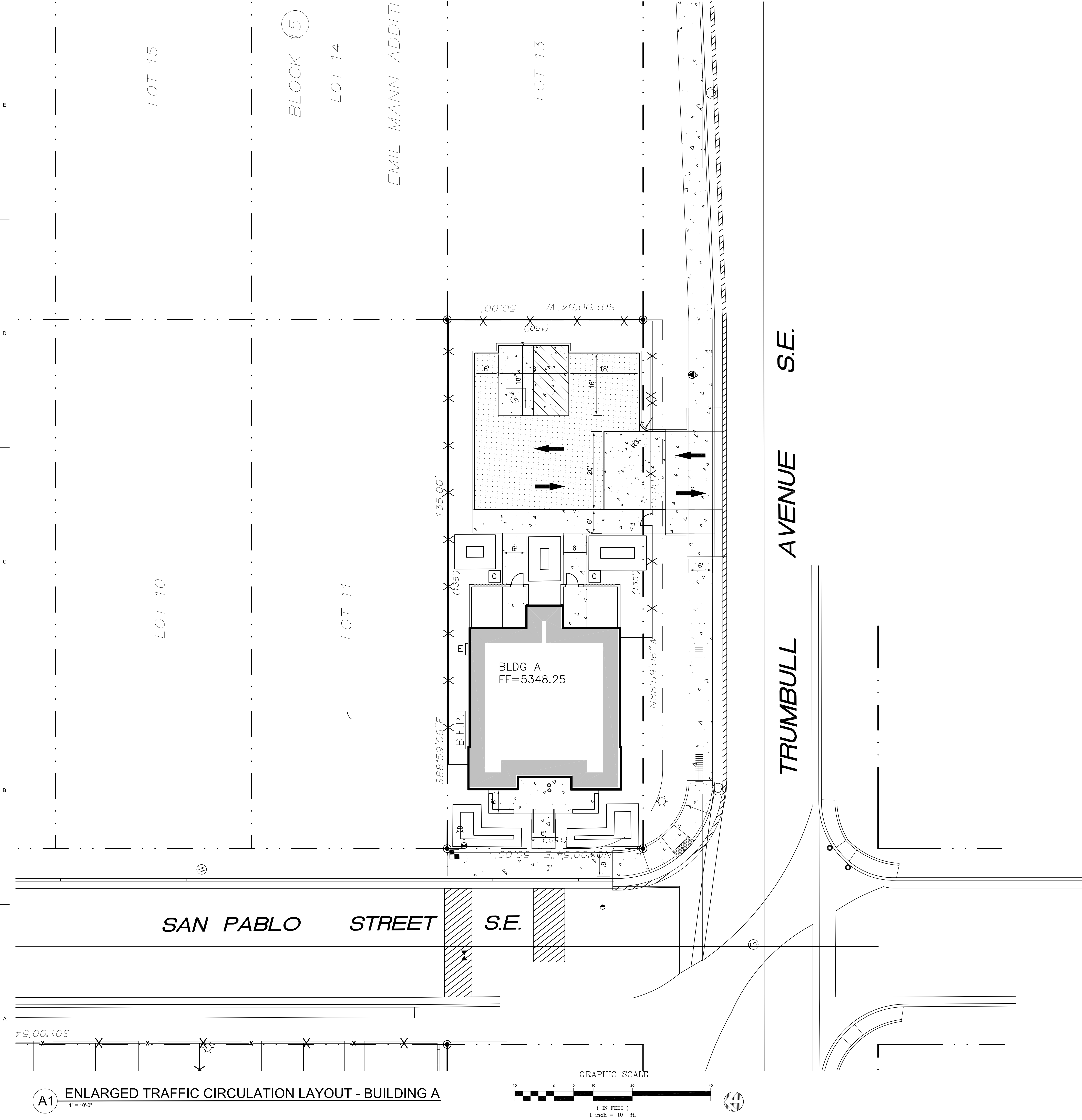


GRAPHIC SCALE

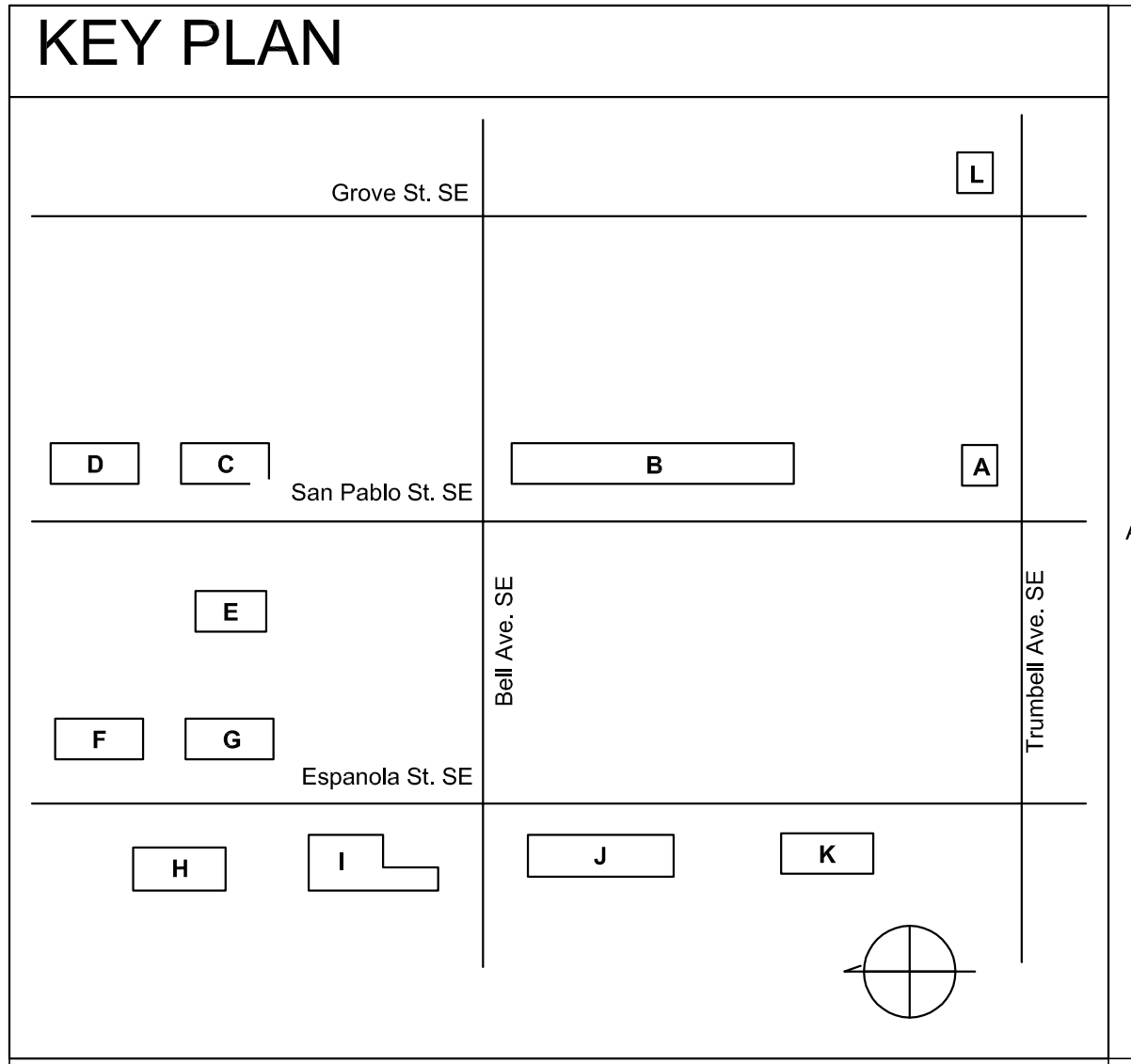


A1 OVERALL TRAFFIC CIRCULATION LAYOUT

1" = 50'-0"



A1 ENLARGED TRAFFIC CIRCULATION LAYOUT - BUILDING A



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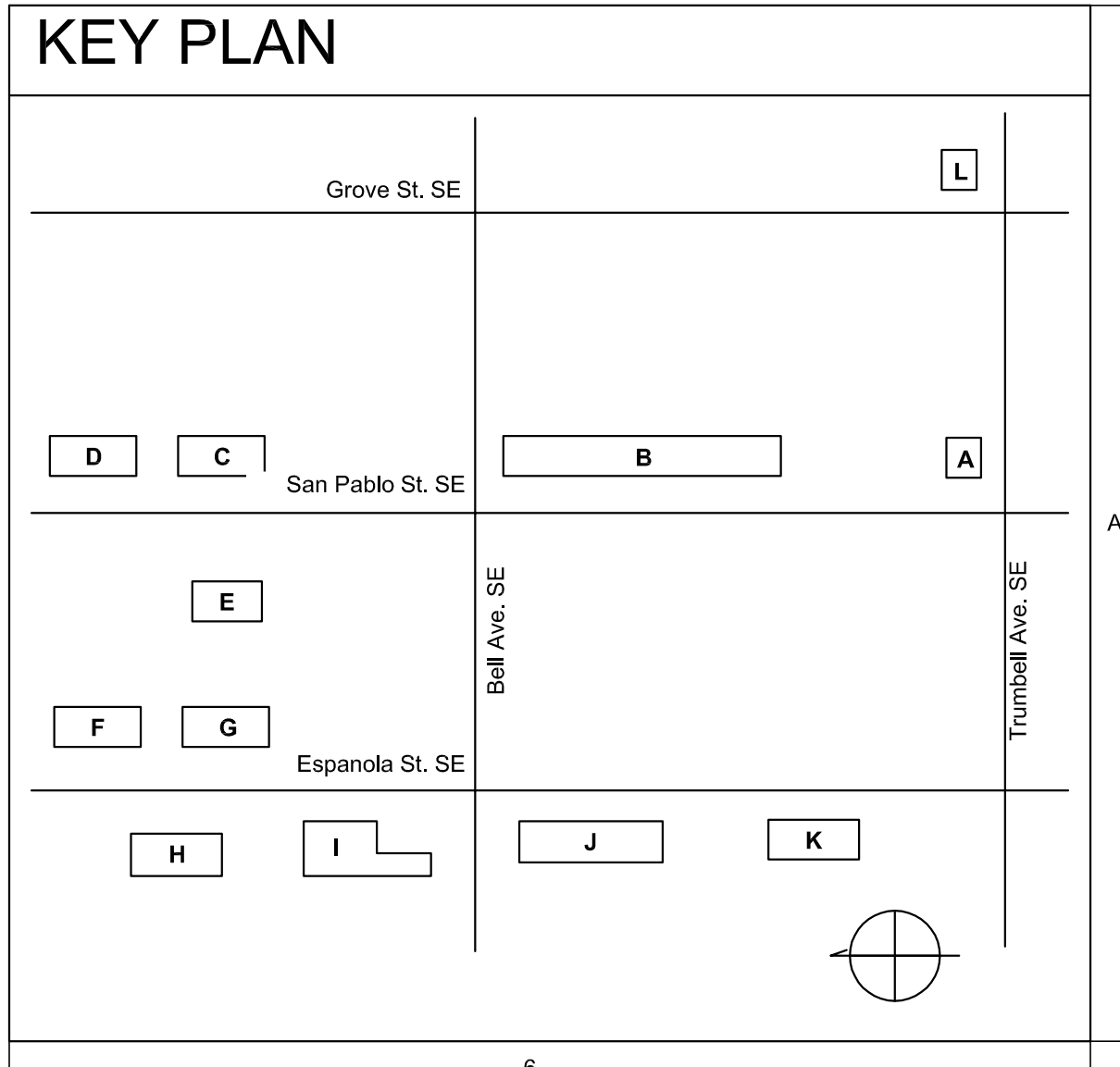
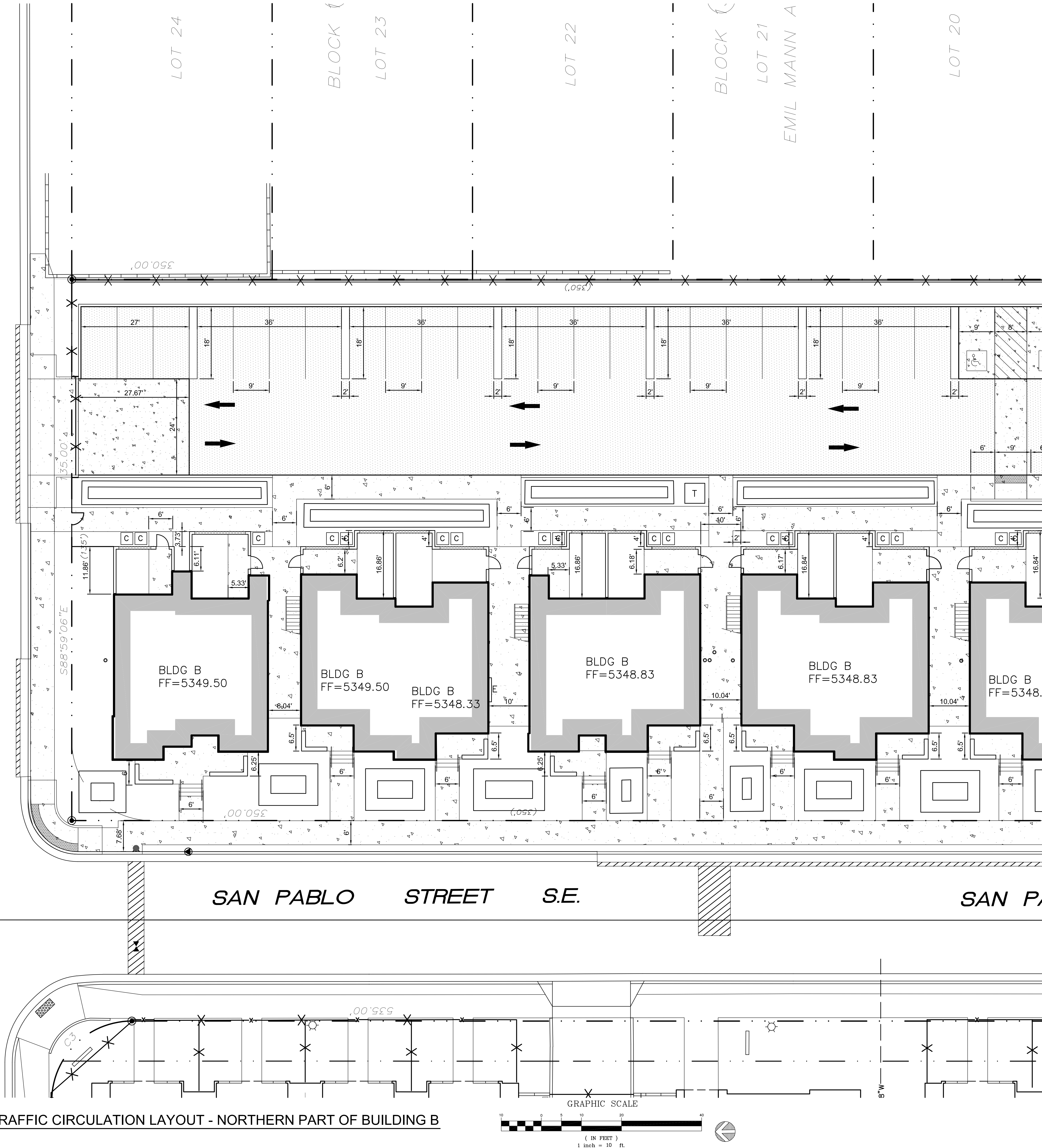
ENLARGED
TRAFFIC CIRCULATION
LAYOUT
BUILDING A

SHEET NUMBER

TCL - 2

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A1 ENLARGED TRAFFIC CIRCULATION LAYOUT - NORTHERN PART OF BUILDING B
1" = 10'-0"



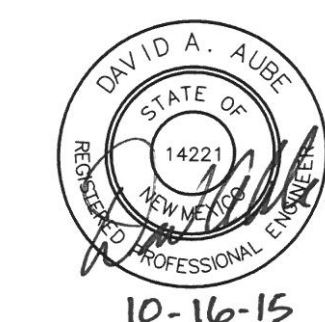
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ENLARGED
TRAFFIC CIRCULATION
LAYOUT
BUILDING B

SHEET NUMBER
TCL - 3

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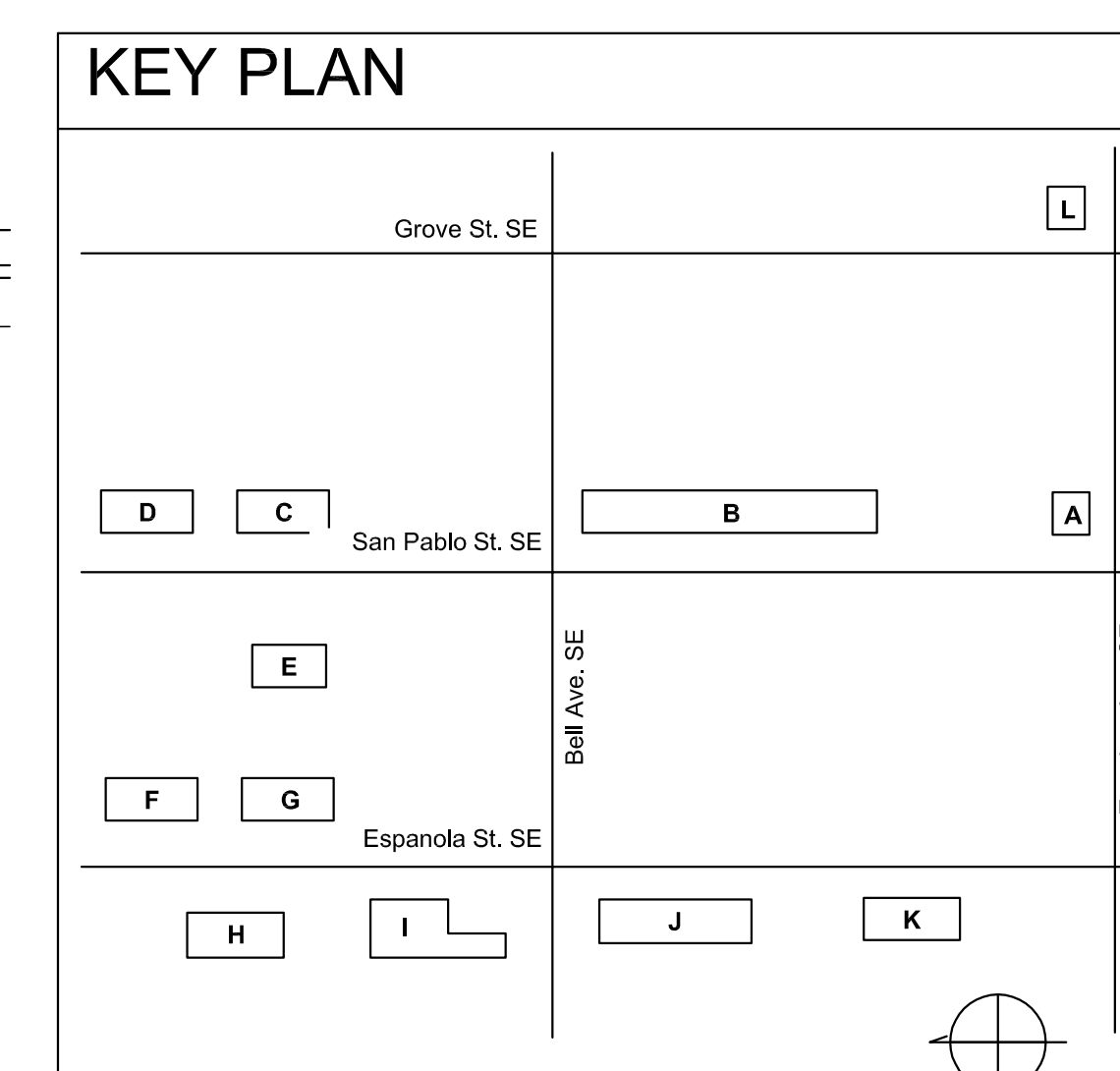
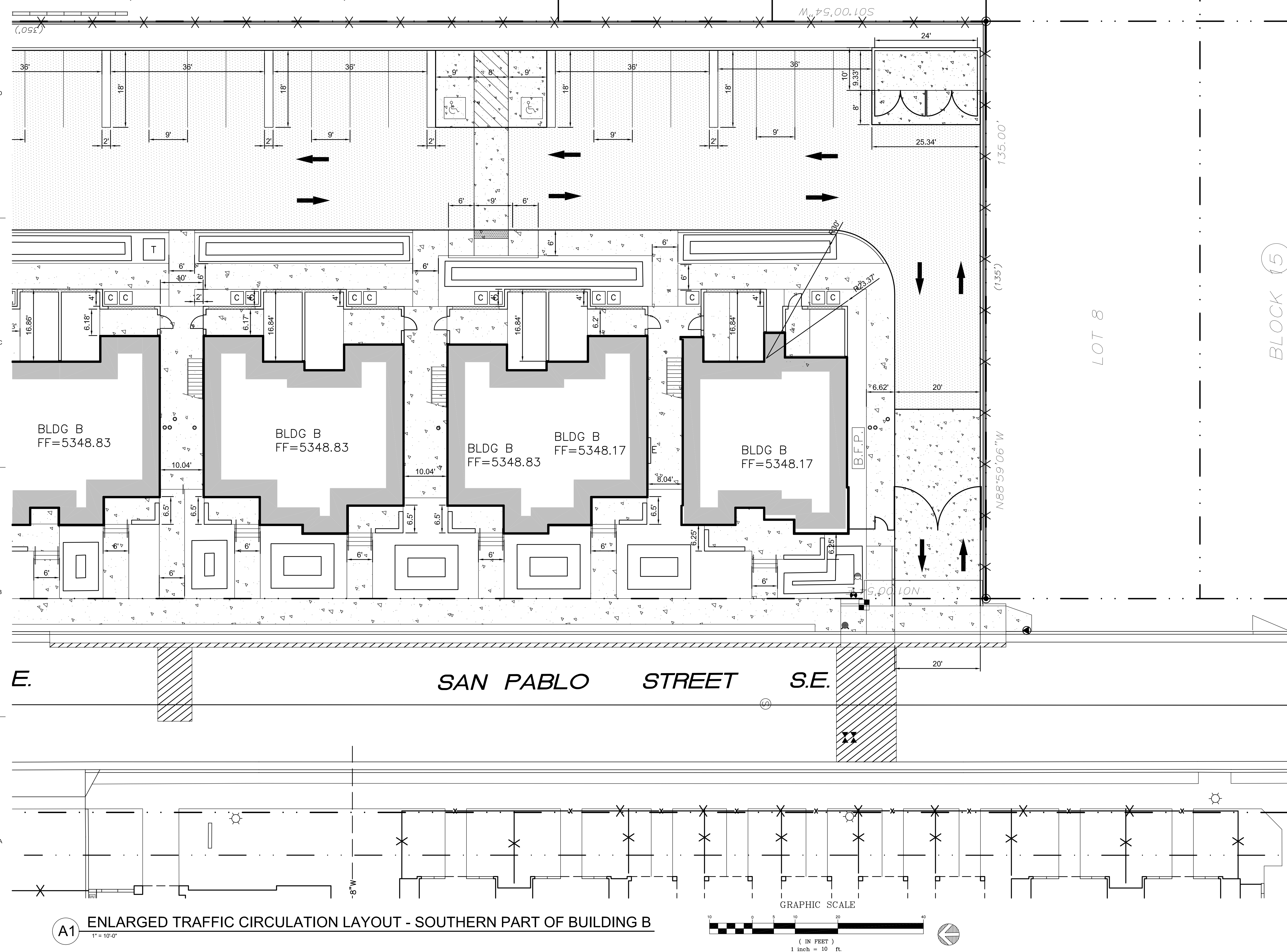
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SHEET TITLE	
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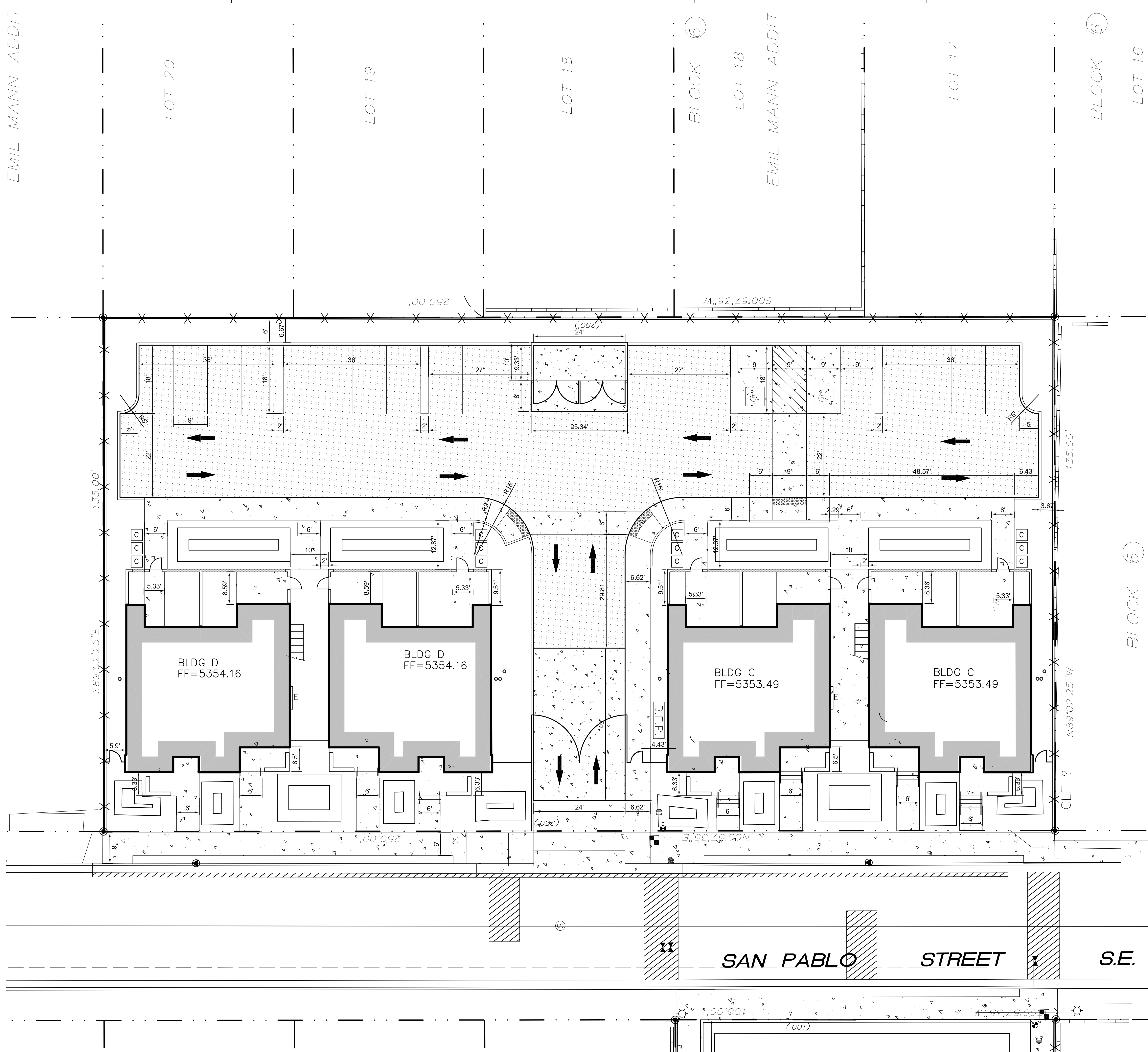
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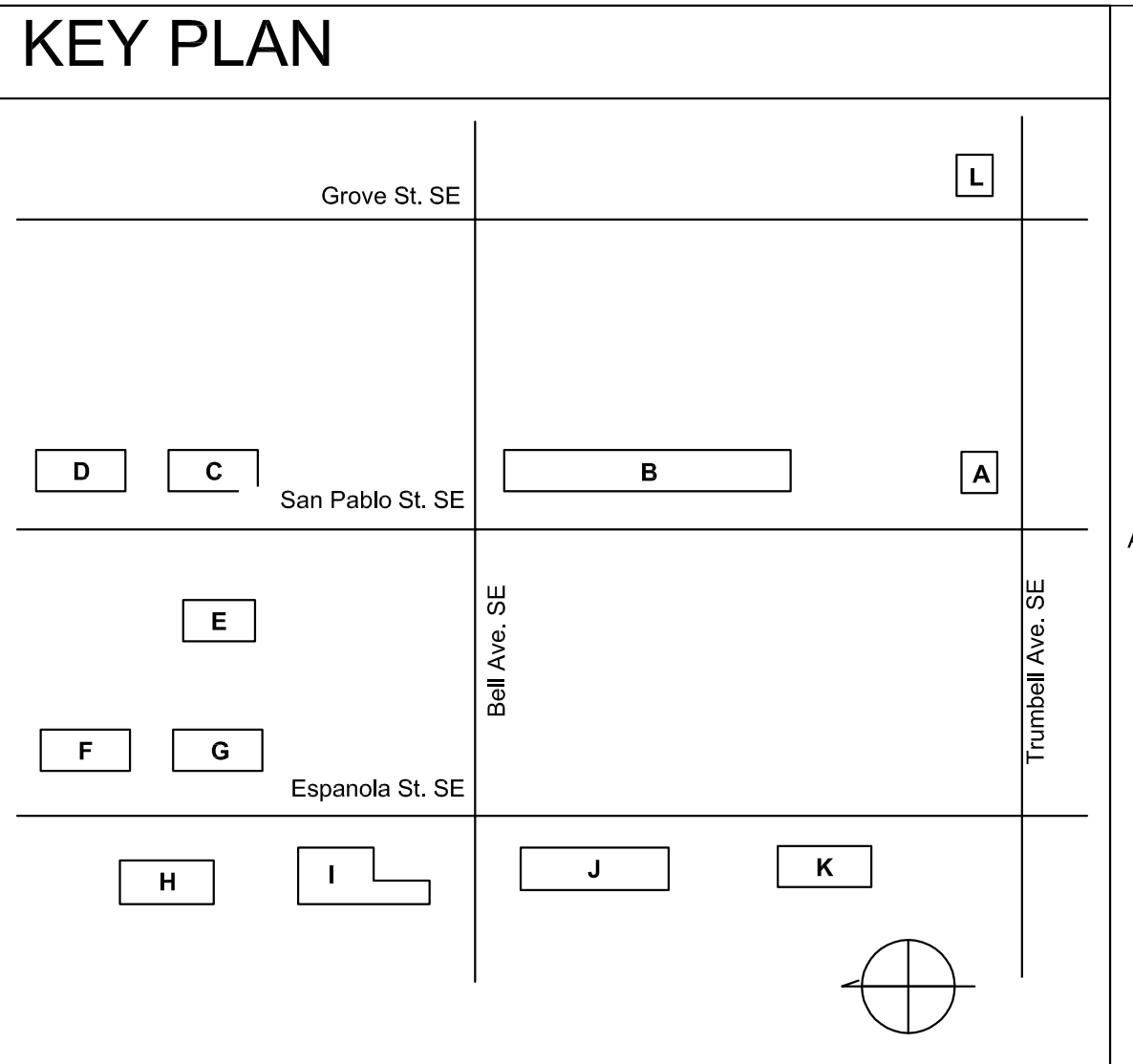
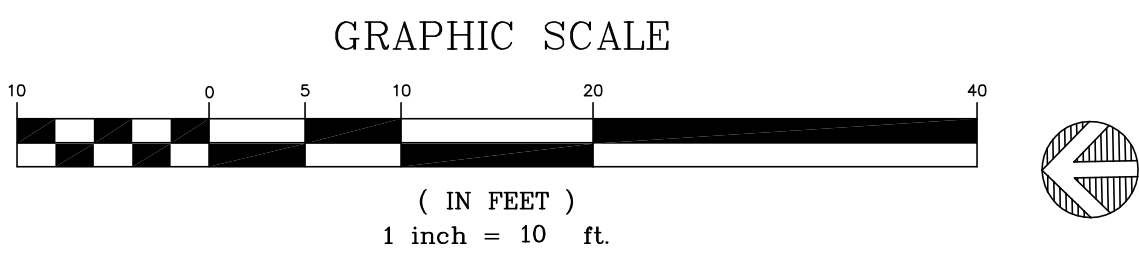


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A1 ENLARGED TRAFFIC CIRCULATION LAYOUT - BUILDINGS C AND D
1" = 10'-0"



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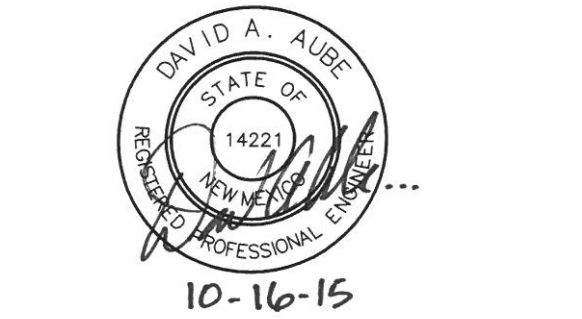
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Project number	2491

SHEET TITLE
ENLARGED
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LAYOUT
BUILDINGS C AND D

SHEET NUMBER

TCL - 5

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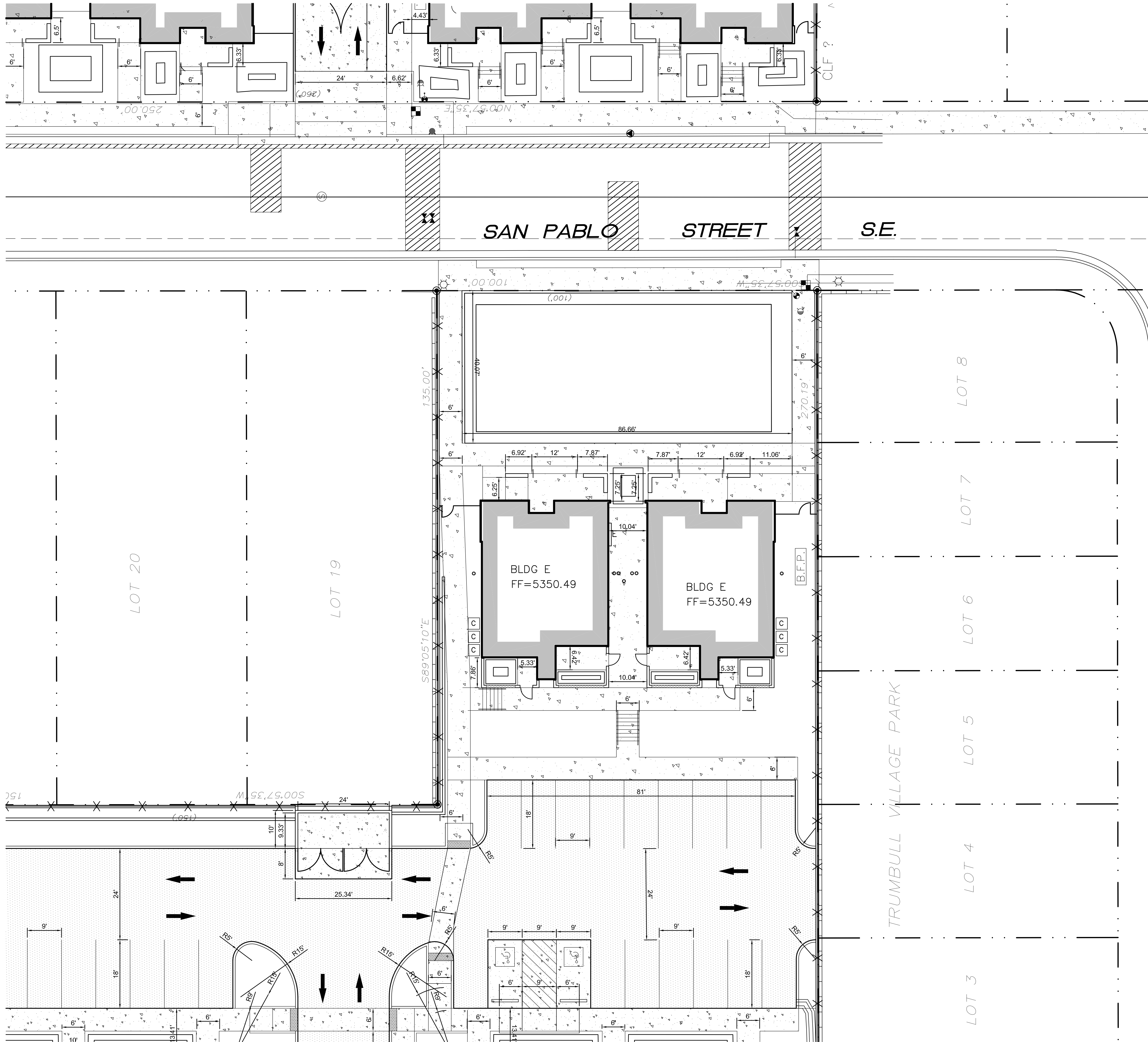


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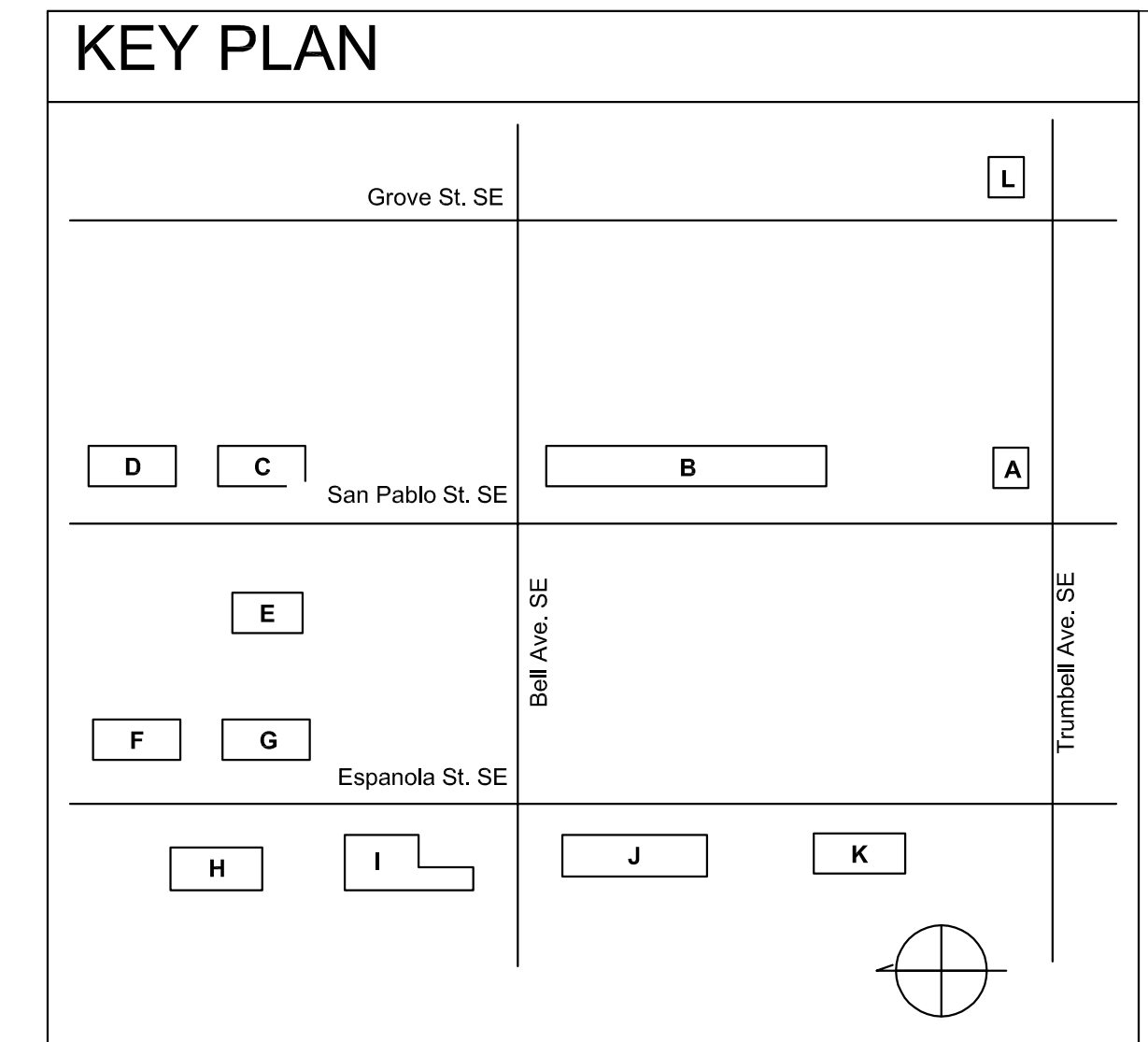
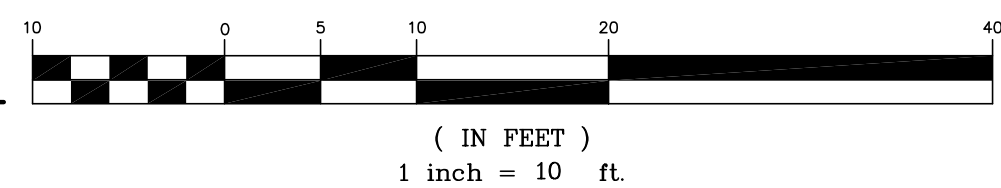
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A1 ENLARGED TRAFFIC CIRCULATION LAYOUT - BUILDING E
1" = 10'-0"



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SHEET TITLE
ENLARGED
TRAFFIC CIRCULATION
LAYOUT
BUILDING E

SHEET NUMBER

TCL - 6

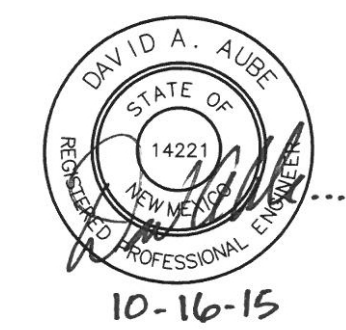


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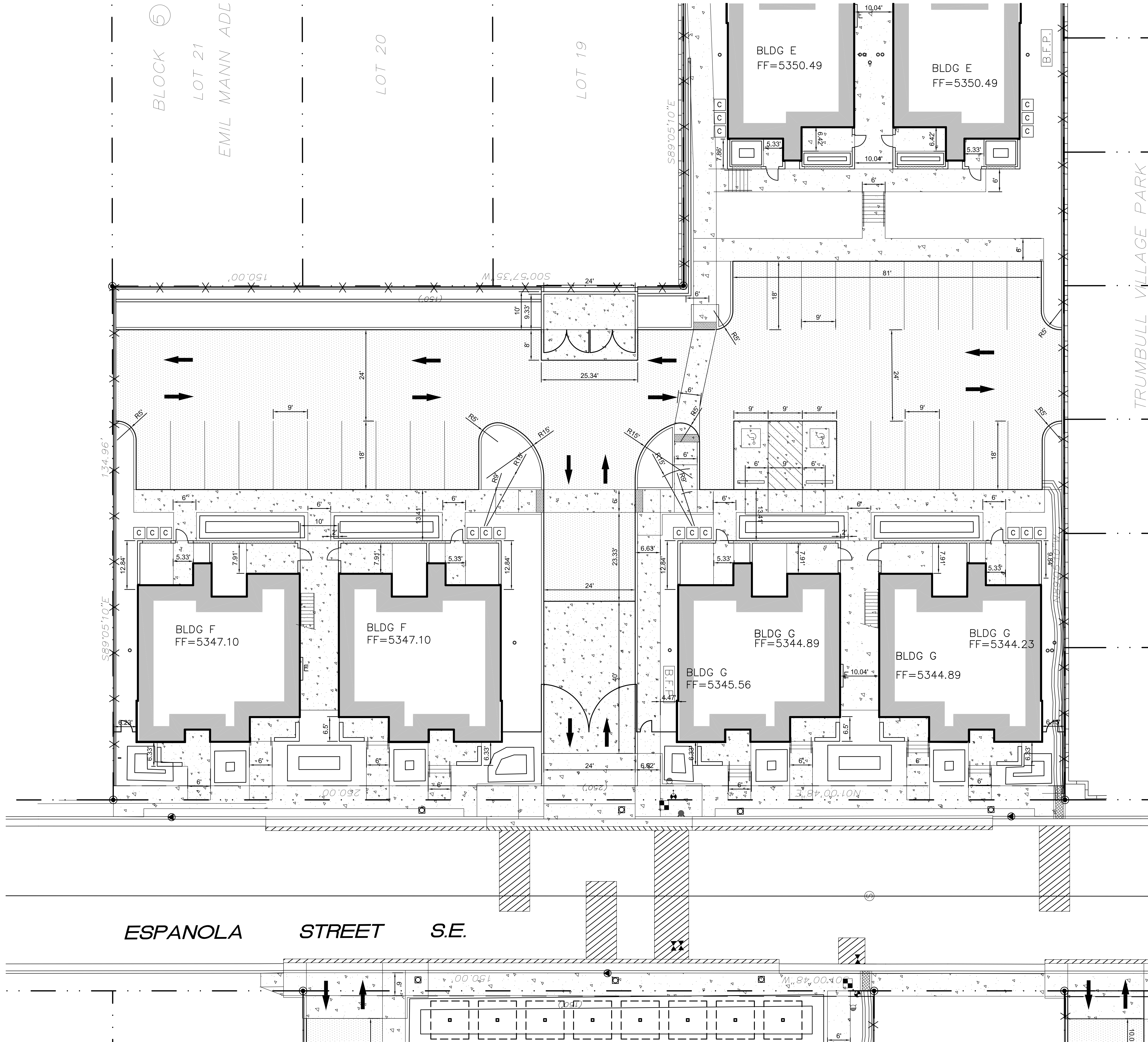
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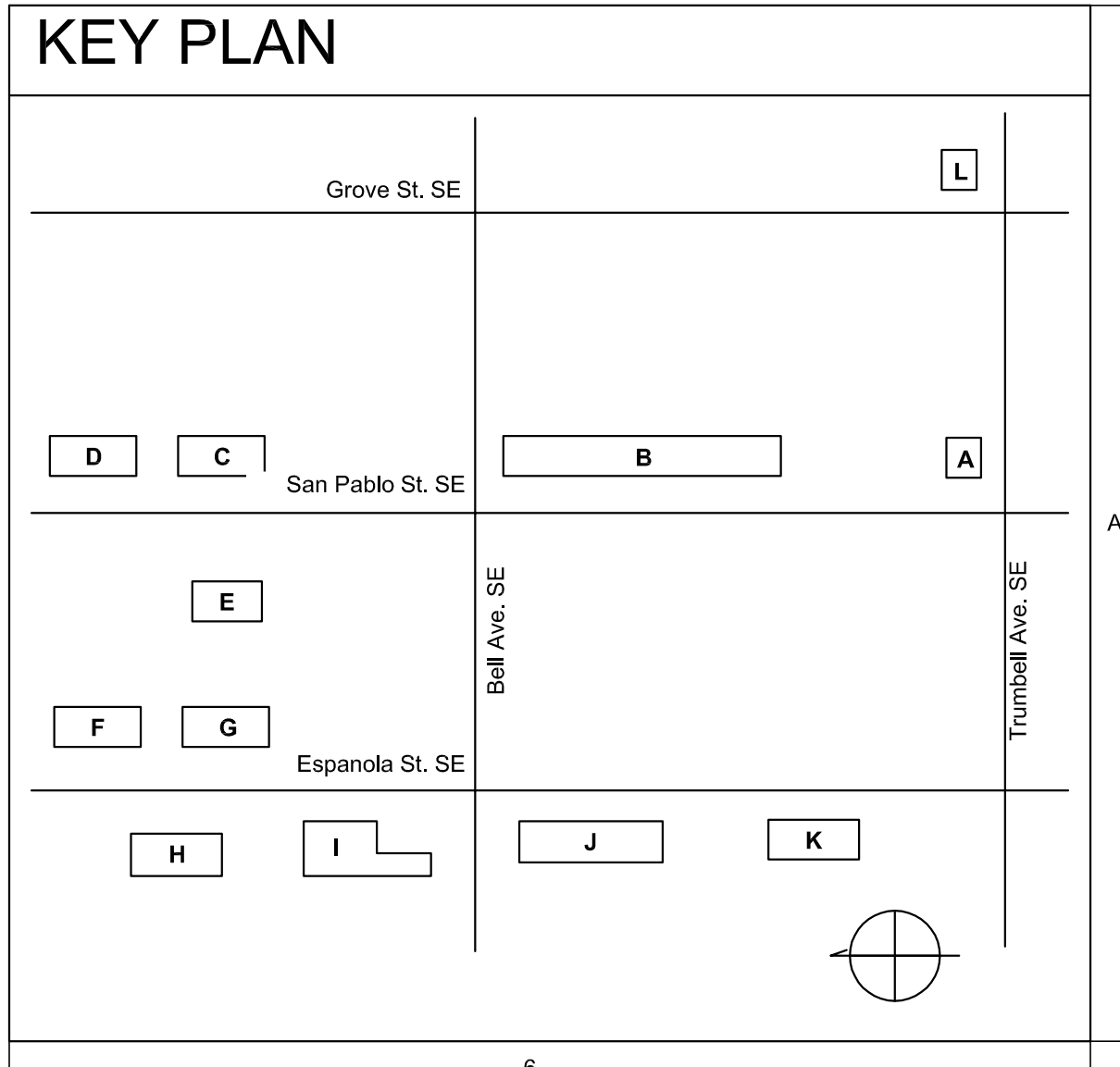
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A1 ENLARGED TRAFFIC CIRCULATION LAYOUT - BUILDINGS F AND G
1" = 10'-0"



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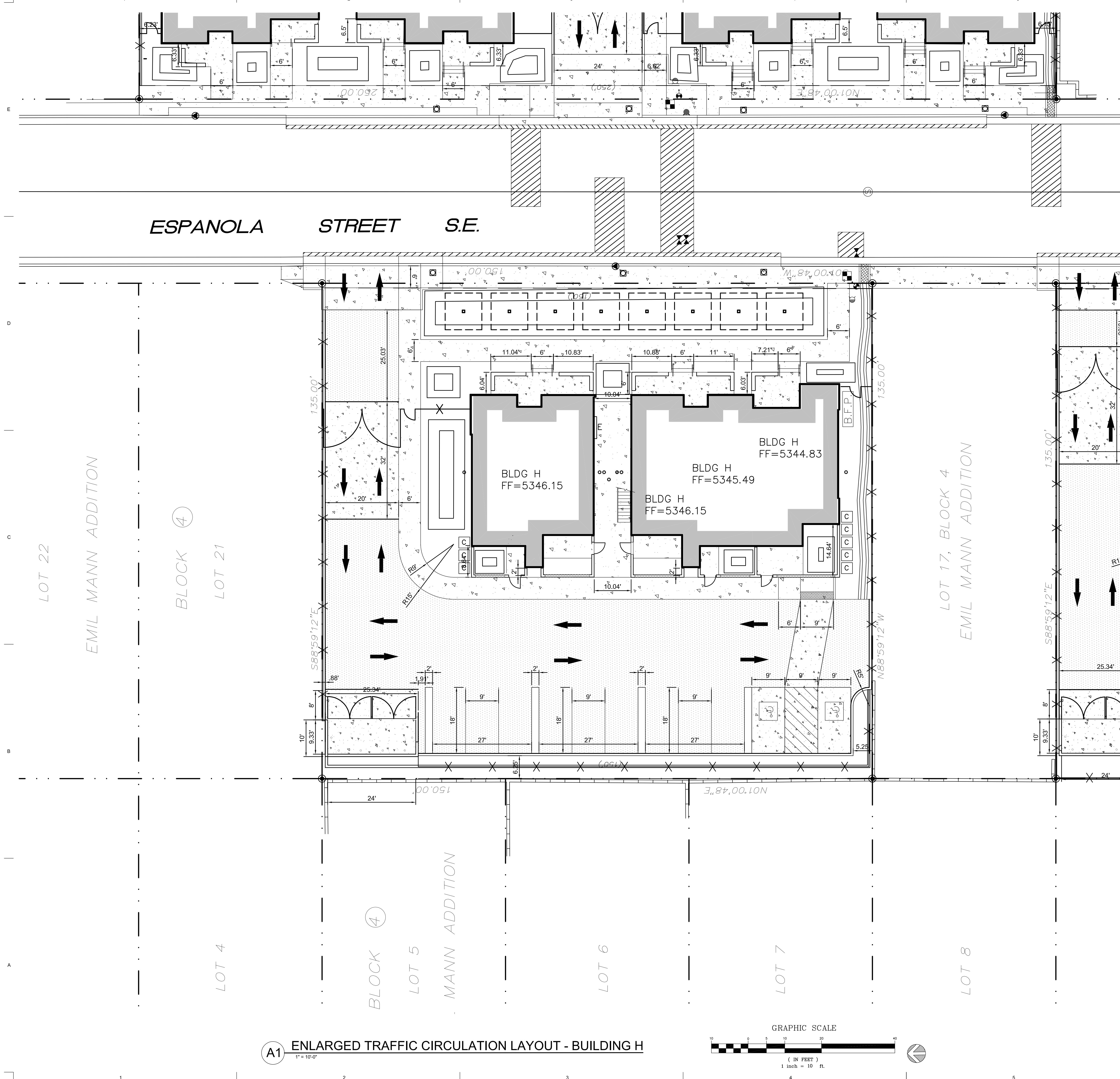
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Project number: 2491

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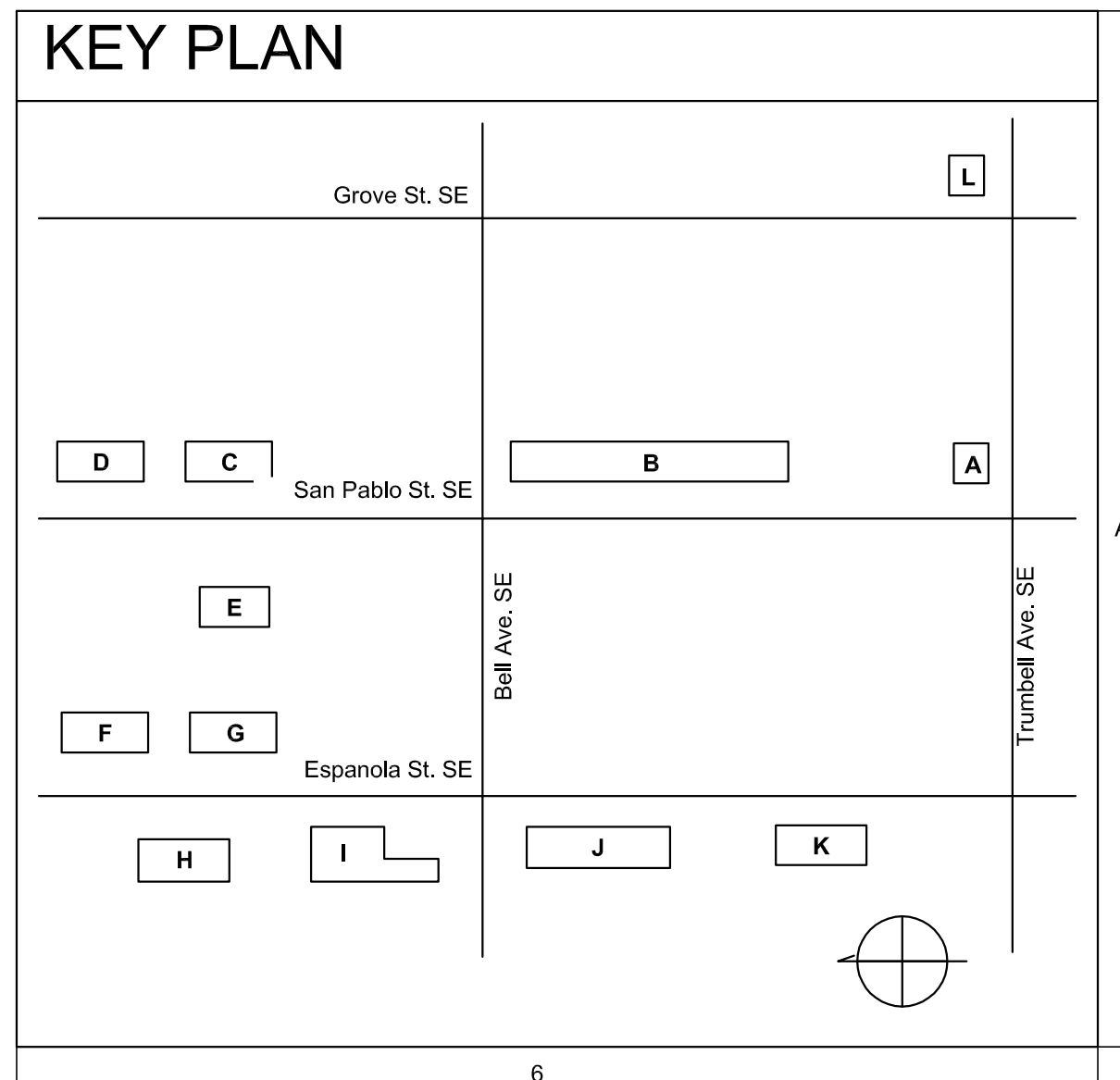
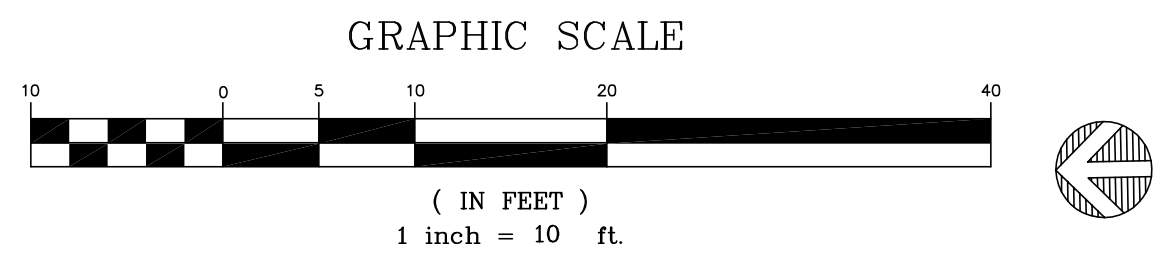
ENLARGED
TRAFFIC CIRCULATION
LAYOUT
BUILDINGS F AND G

SHEET NUMBER

TCL - 7



A1 ENLARGED TRAFFIC CIRCULATION LAYOUT - BUILDING H
1" = 10'-0"



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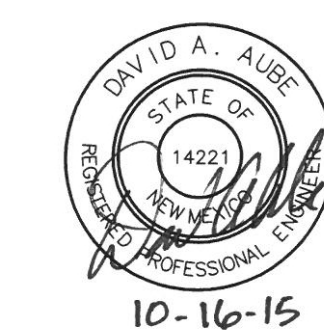
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SHEET TITLE
**ENLARGED
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LAYOUT
BUILDING H**

SHEET NUMBER

TCL - 8

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PROJECT NAME
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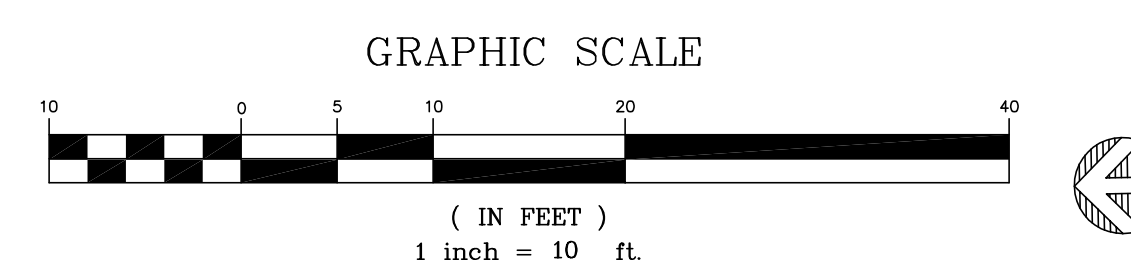
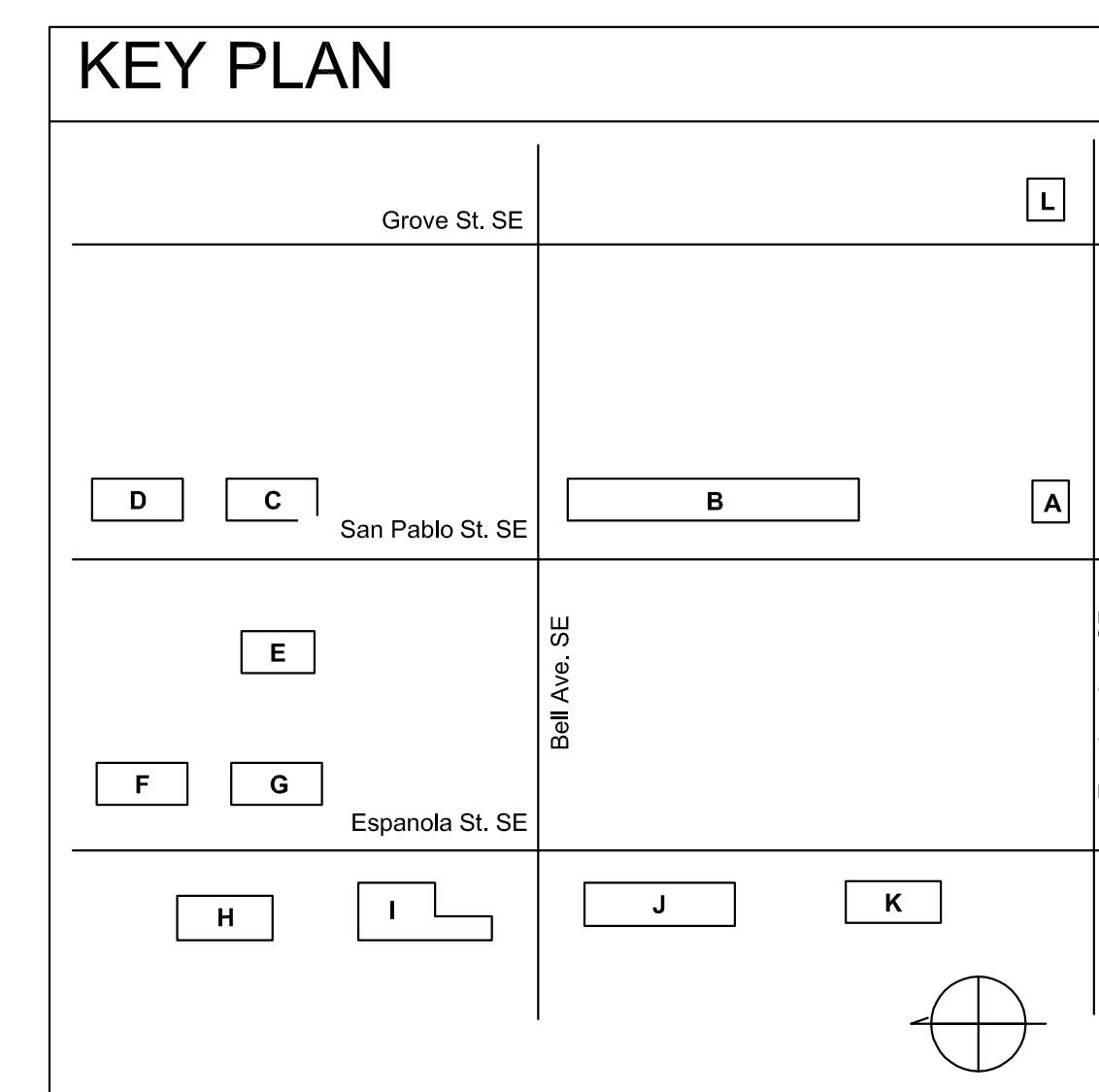
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SHEET TITLE
ENLARGED
TRAFFIC CIRCULATION
LAYOUT
BUILDING I

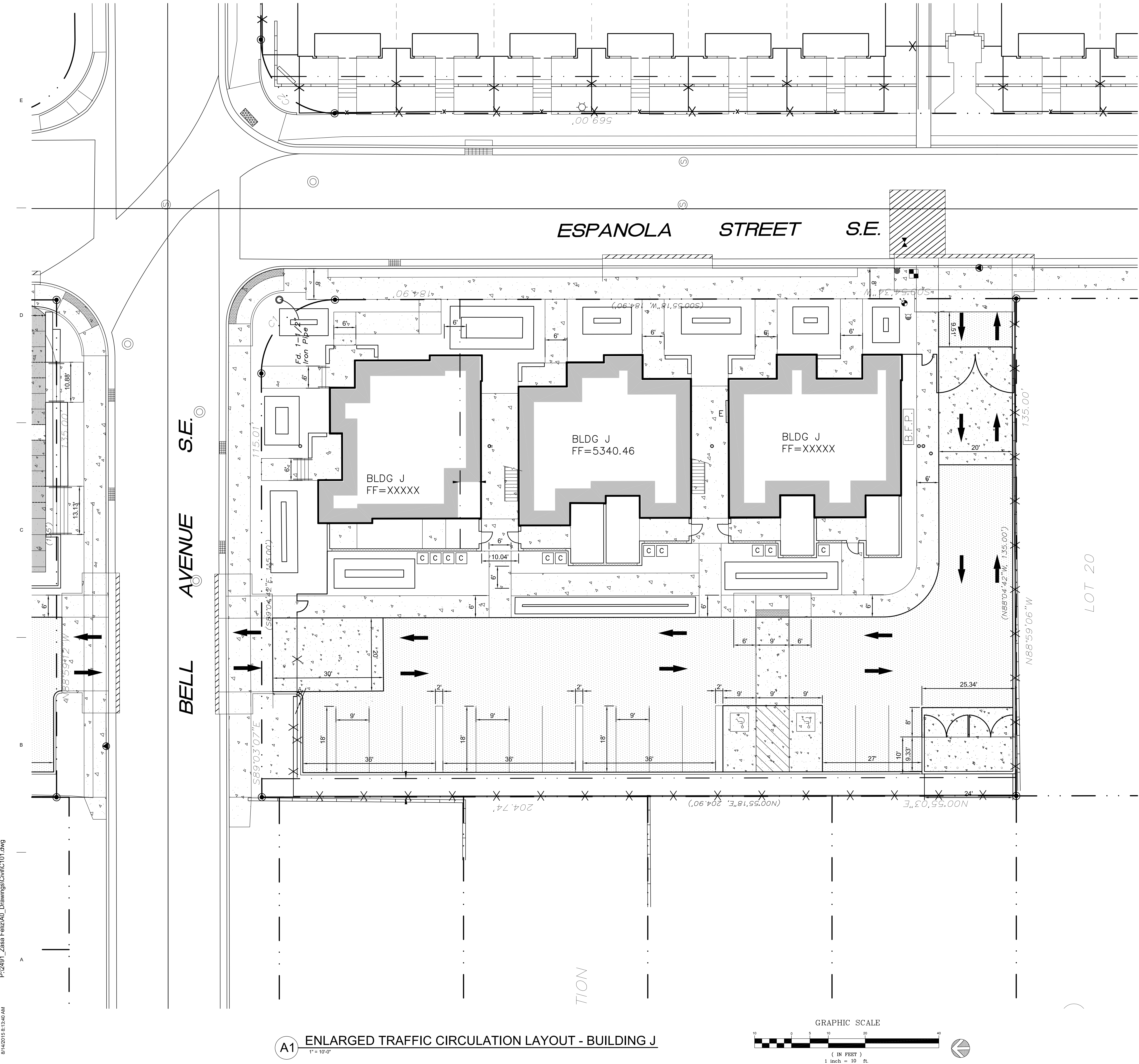
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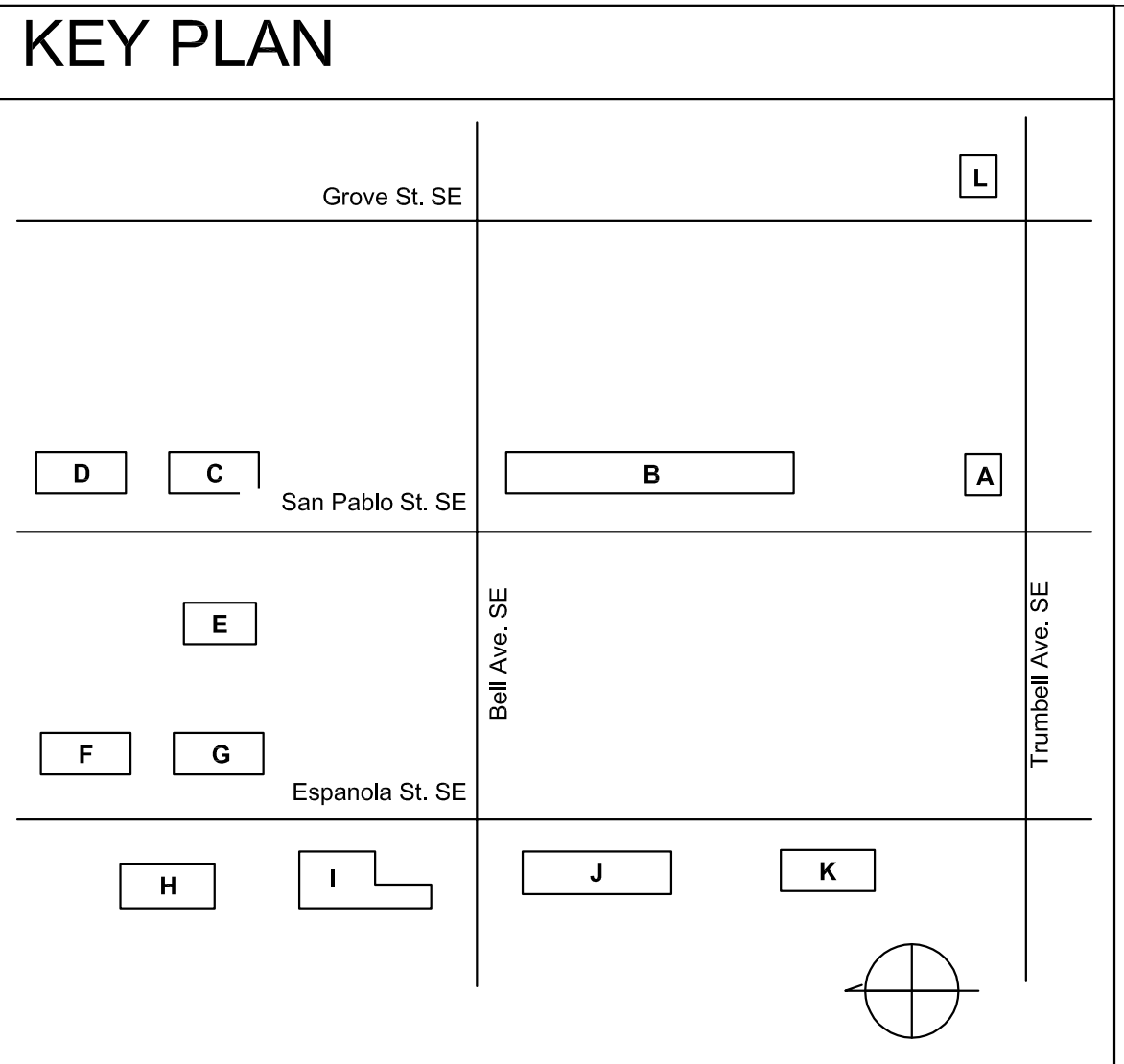
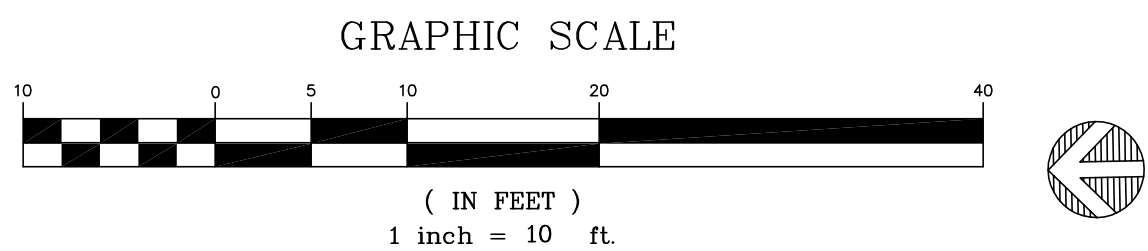


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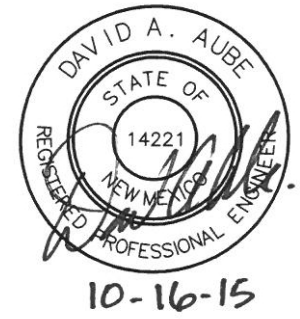
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A1 ENLARGED TRAFFIC CIRCULATION LAYOUT - BUILDING J
1" = 10'-0"



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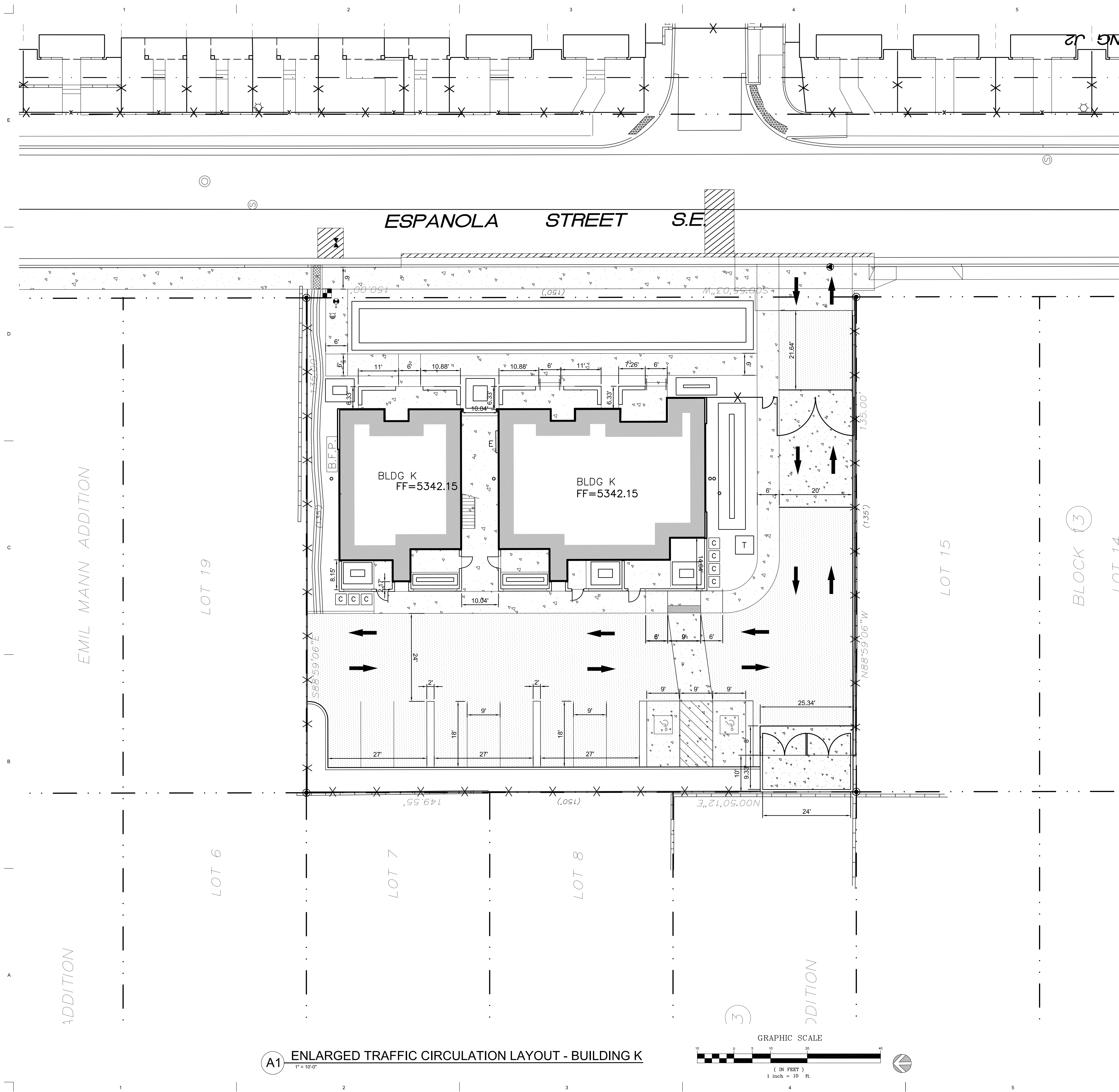
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LAYOUT
BUILDING J

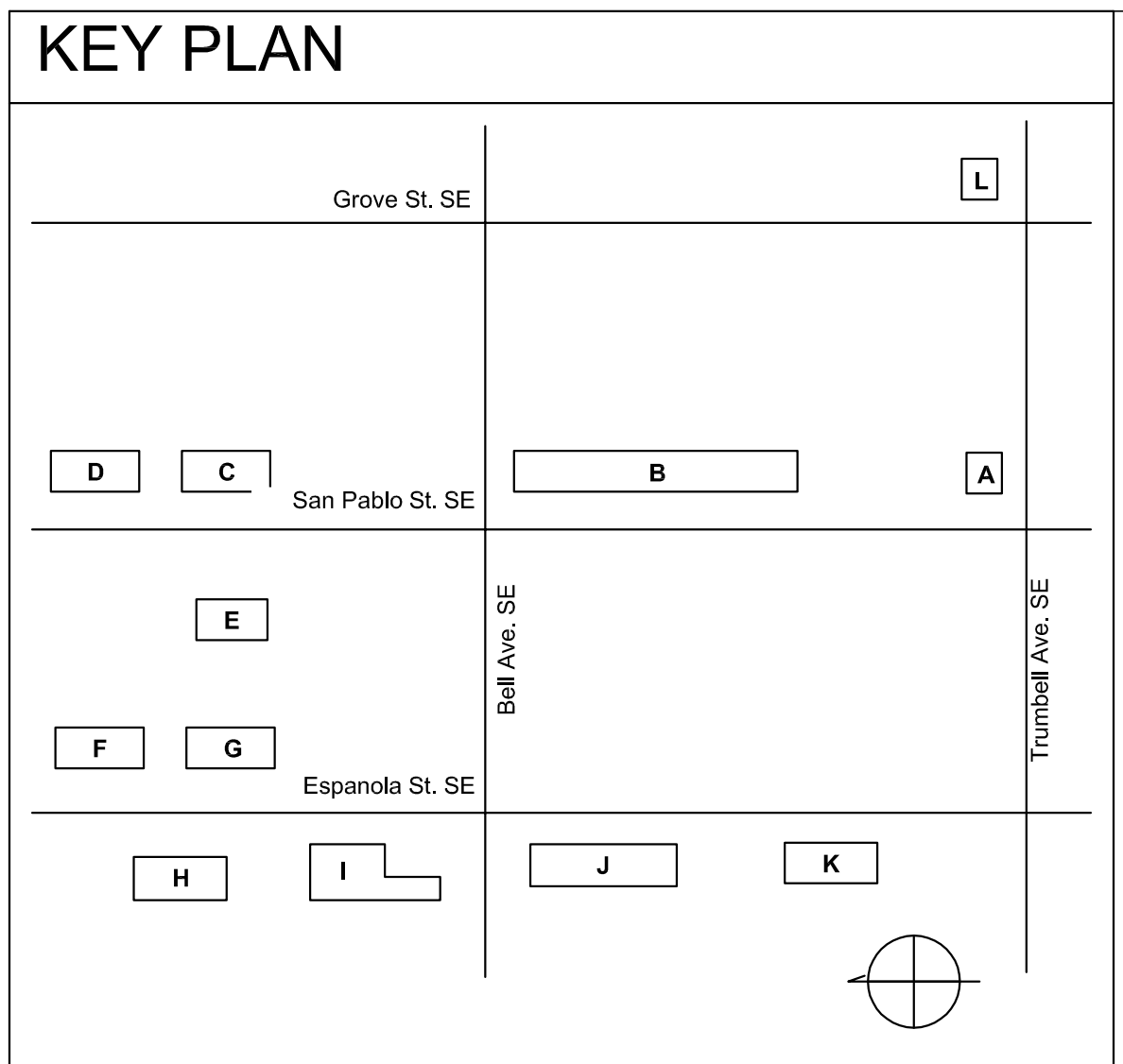
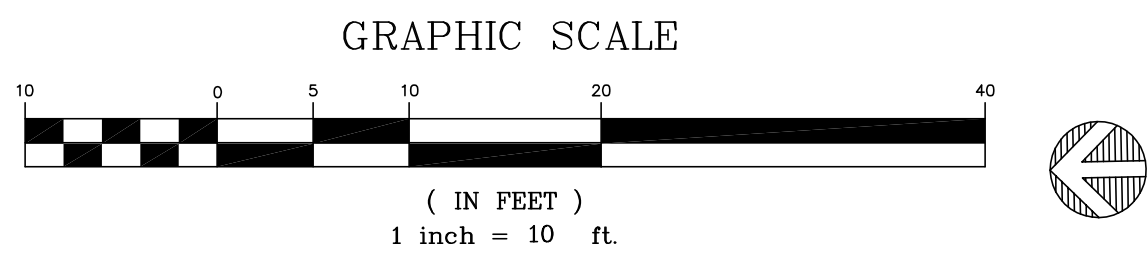
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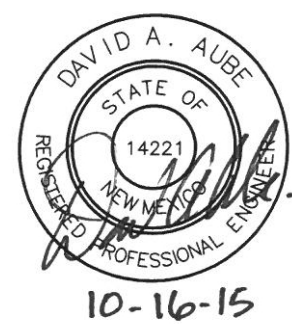
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A1 ENLARGED TRAFFIC CIRCULATION LAYOUT - BUILDING K
1" = 10'-0"



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REVISIONS

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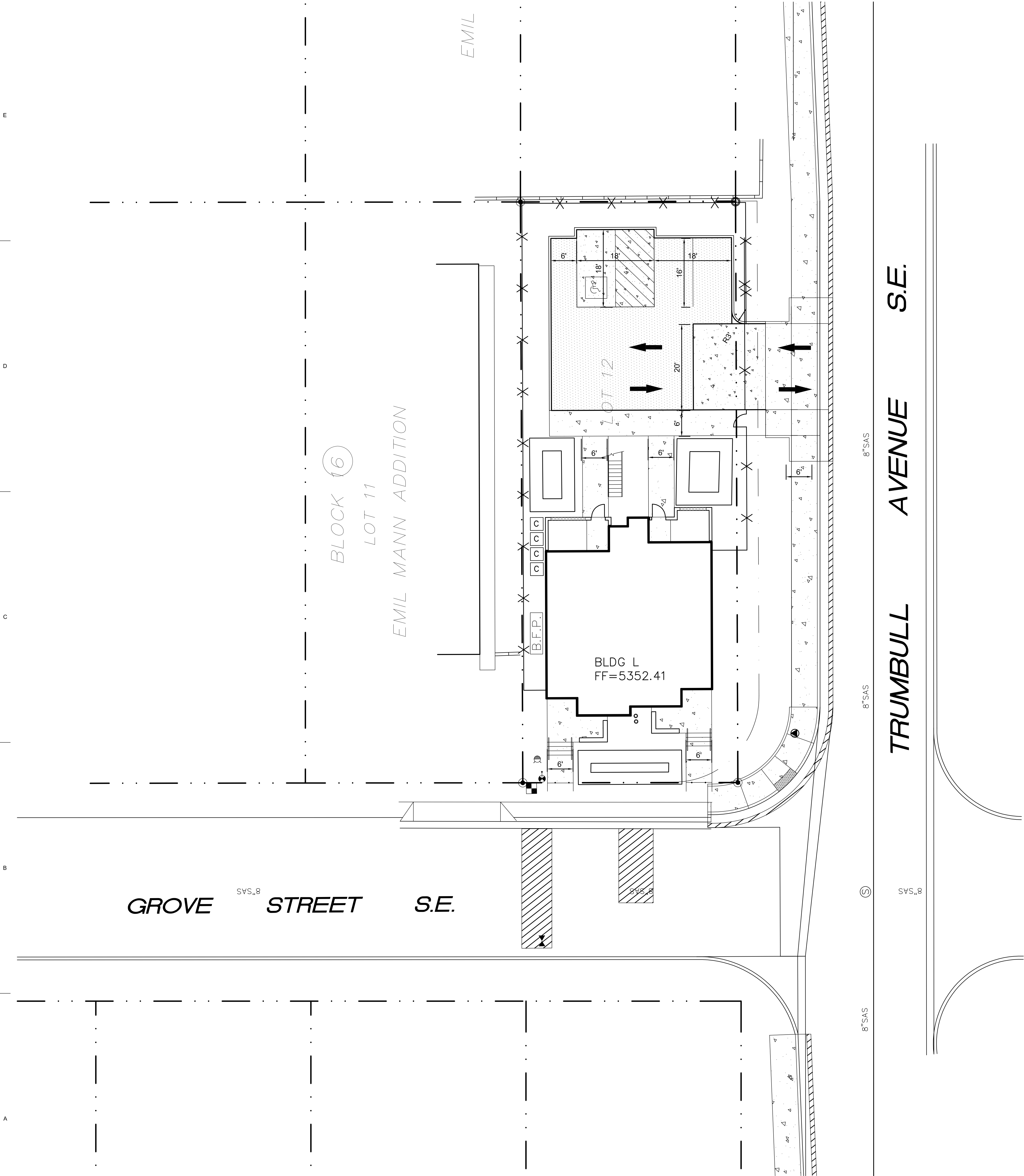
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ENLARGED
TRAFFIC CIRCULATION
LAYOUT
BUILDING K

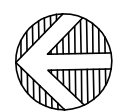
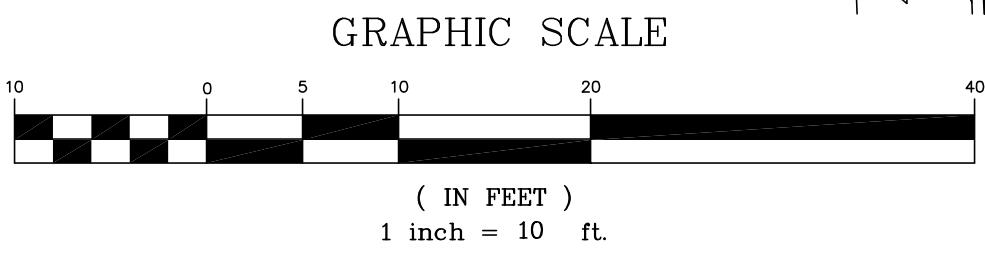
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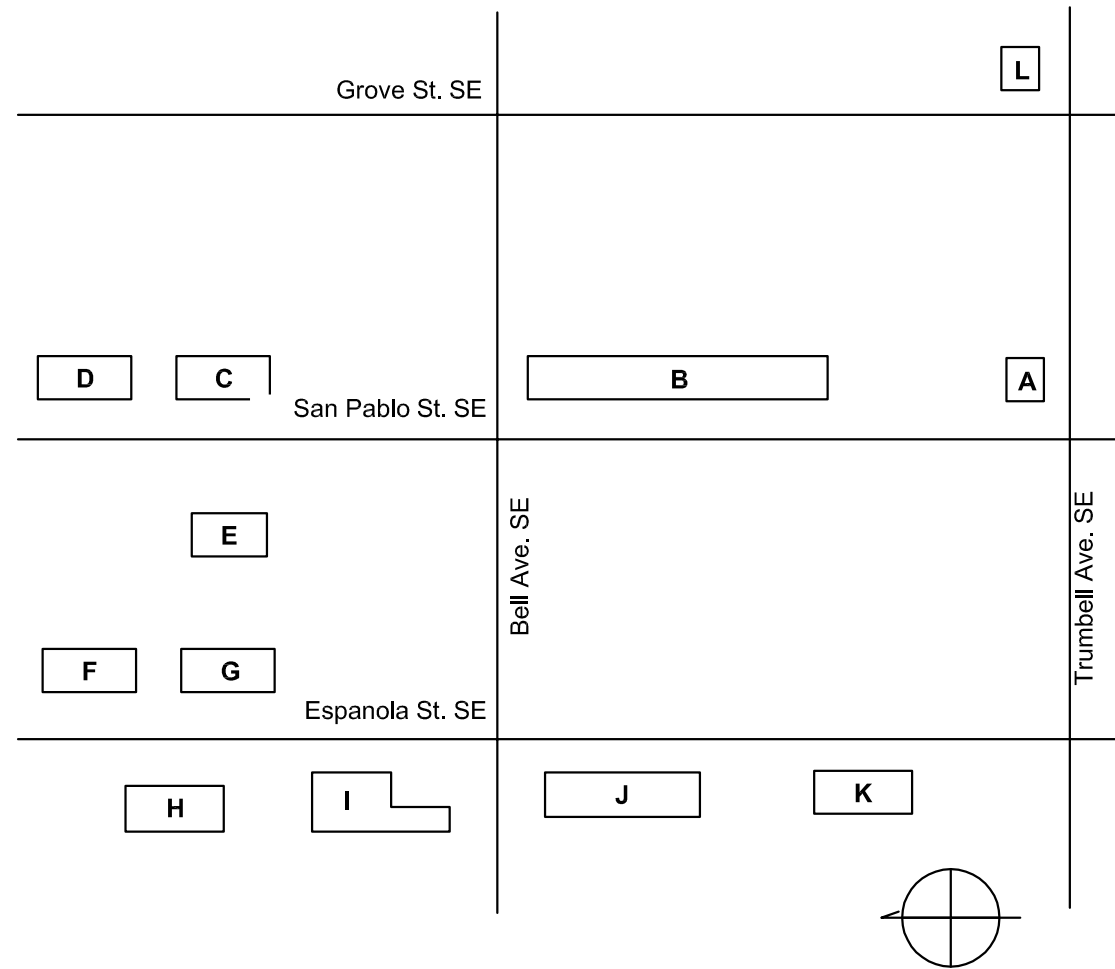
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A1 ENLARGED TRAFFIC CIRCULATION LAYOUT - BUILDING L



KEY PLAN



STAMP



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PROJECT NAME
 CASA FELIZ

441 ESPANOLA STREET SE,
 ALBUQUERQUE, NEW MEXICO 87108

GREATER ALBUQUERQUE
 HOUSING PATRTNERSHIP

REVISIONS

NO.	DATE	DESCRIPTION

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SHEET TITLE

ENLARGED
 TRAFFIC CIRCULATION
 LAYOUT
 BUILDING L

SHEET NUMBER

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