

CITY OF ALBUQUERQUE



August 31, 2016

Del Paul Jack
Del Jack
3005 Arno St NE
Albuquerque, NM 87123

**Re: East Gateway Dwelling Units
13400 Wenonah Dr NE
Traffic Circulation Layout
Architect's Stamp 07-13-16 (L22D033A1)**

Dear Mr. Jack,

Based upon the information provided in your submittal received 08-24-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The number of parking spaces provided does not match the total required. Please provide number of ADA, motorcycle and bicycle parking required and provided for this site.
2. Identify the right of way width, medians, curb cuts, and street widths on Wenonah Ave.
3. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
4. Motorcycle parking spaces must be visible to the entrance of the building.
5. A bicycle rack must be provided for the dwelling units.
6. The handicap accessible spaces must be a minimum of 8.5 ft. in width.
7. The handicap accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
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 detail and location of HC signs.
9. 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)
10. Provide detail including dimensions for pedestrian and vehicular access to the dwelling units.
11. A 5 ft. keyway is required for dead-end parking aisles.

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12. 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.
13. Dimension the drive aisle on the north side of the existing building from the perpendicular parking spaces to the concrete curb.
14. All drive aisle less than 24' may only be used at one-way access.
15. 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.
16. Show the clear sight triangle and add the following note to the plan:
"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 the clear sight triangle.
17. Please specify the City Standard Drawing Number when applicable.
18. Please include a copy of your shared access agreement with the adjacent property owner.
19. Add a note stating "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.
20. Please include two copies of the traffic circulation layout at the next submittal.

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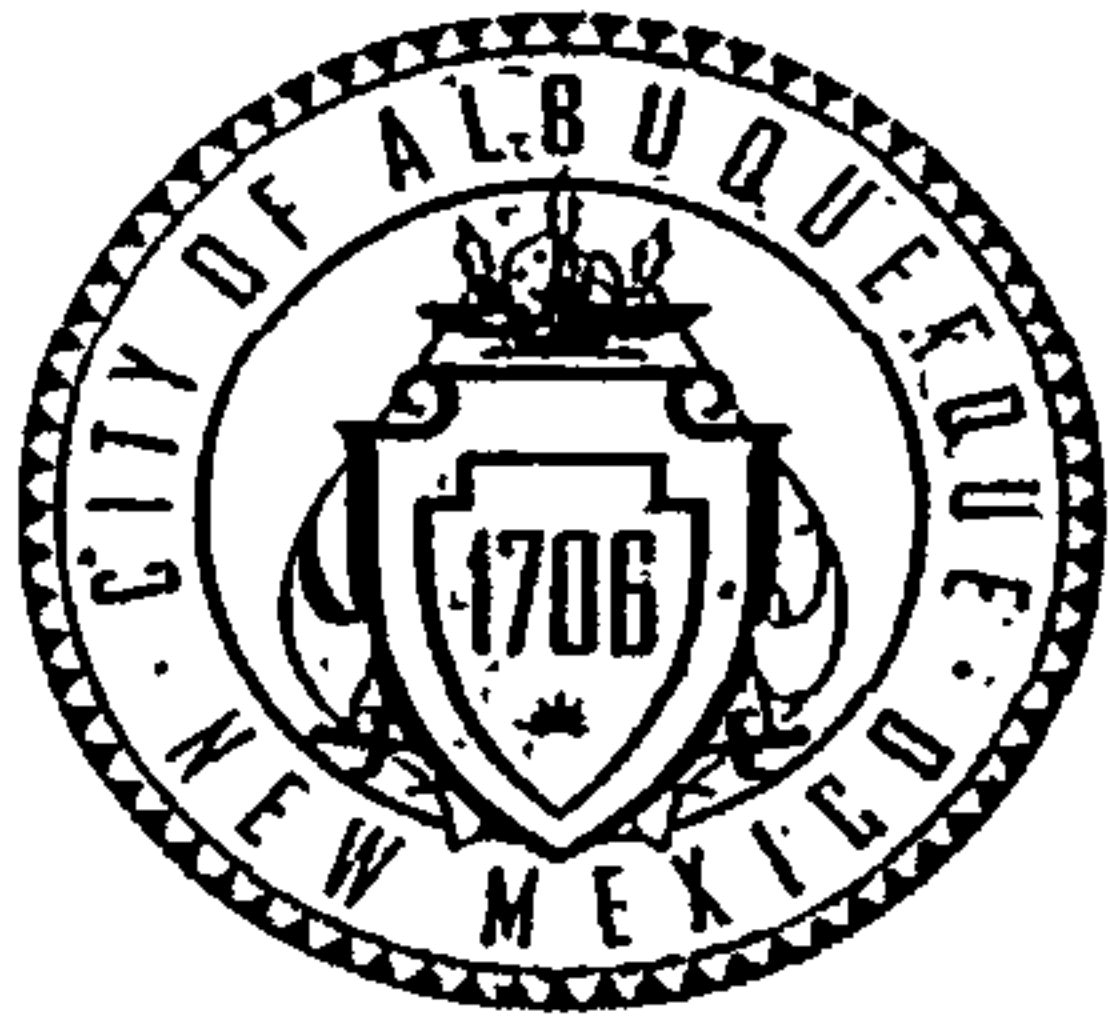
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Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact Monica Ortiz (505) 924-3981 or me at 924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

mao via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: EAST GATEWAY DWELLING UNITS Building Permit #: 2015 91340 City Drainage #: L22D033A1

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

Legal Description: TRACT I.A.1 FOUR HILLS SHOPPING CENTER & APARTMENT COMPLEX

City Address: 13400 WINONAH DRIVE N.E., ALBUQUERQUE, N.M.

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: RABADI SHARIF & SAMIA S RABADI TR STAR TRUST Contact: _____

Address: 120 WYOMING N.E., ALBUQUERQUE, NEW MEXICO 87123

Phone#: 505.440.6443 Fax#: _____ E-mail: _____

Architect: DEL PAUL JACK Contact: DEL

Address: 3005 ARNO ST. N.E. ALBUQUERQUE, NEW MEXICO 87107

Phone#: 505 235 2670 Fax#: — E-mail: delpauljack@yahoo.com

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

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

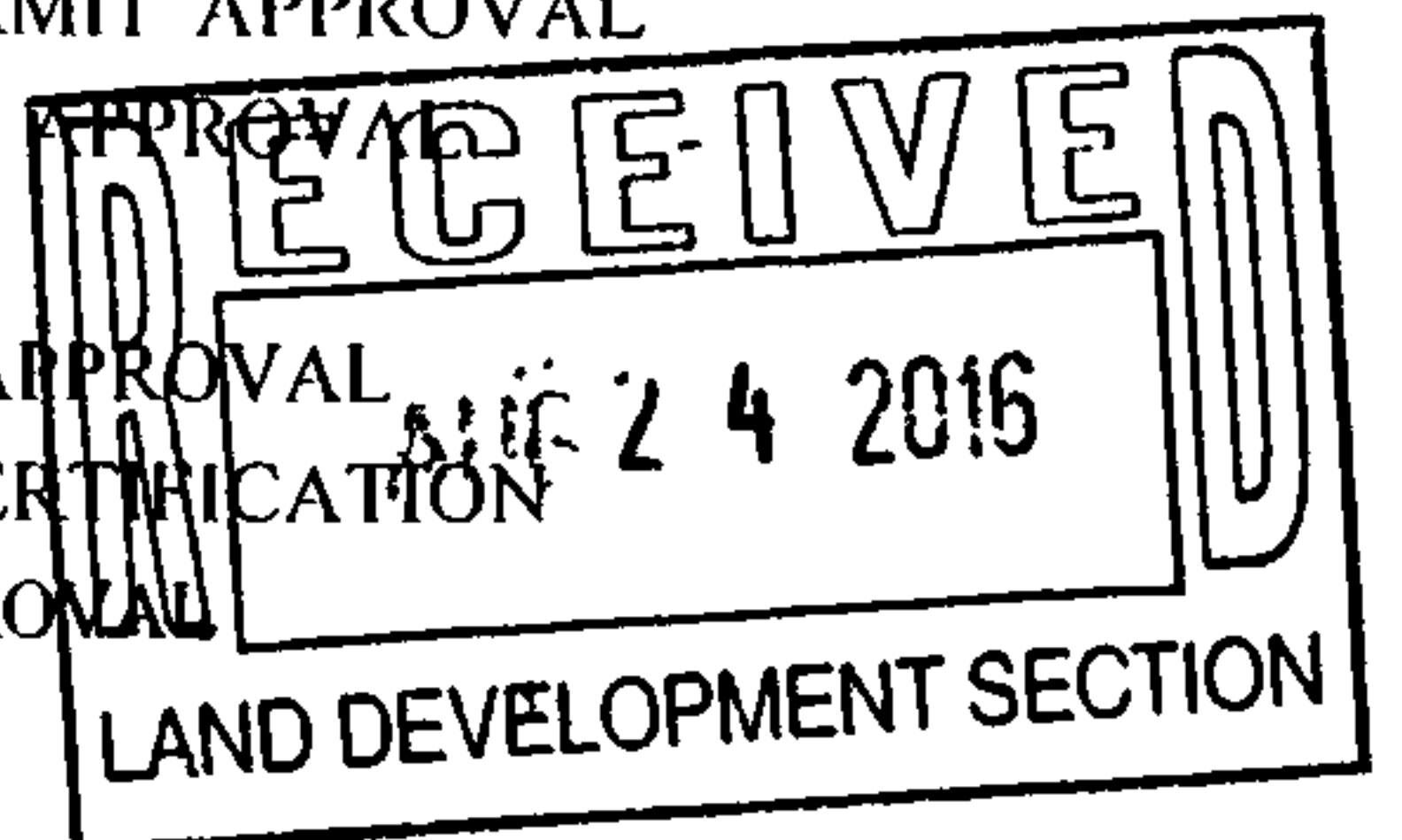
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY

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) _____

- 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) _____

IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED _____ By: DEL JACK

COA STAFF ELECTRONIC SUBMITTAL RECEIVED _____