

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services**

December 14, 2015

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

**Re: Frank Sanchez Warehouses**  
**2339 2<sup>nd</sup> St., SW**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp dated 12-8-15 (M14-D029A)

Dear Mr. Clark,

Based upon the information provided in your submittal received 11-23-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. 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 and dimension the ADA pathway to each building entrance.
2. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please show this detail for entrance on 2<sup>nd</sup> St. It appears that the existing trees might interfere with the clear sight requirements.
3. Please include two copies of the traffic circulation layout at the next submittal.

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 (505)924-3991.

Sincerely,

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

\gs via: email  
C: CO Clerk, File

Attn: G. Sandoval



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: E. Sanchez Warehouse(s) Building Permit #: \_\_\_\_\_ City Drainage #: M-14/D029  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: \_\_\_\_\_  
City Address: 2339 2nd St. SW  
Engineering Firm: Clark Consulting Eng'rs. Contact: Philip  
Address: 19 Ryan Rd. Edgewood 87015  
Phone#: 281-2444 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Owner: Frank Sanchez Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Architect: E. M4017 Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

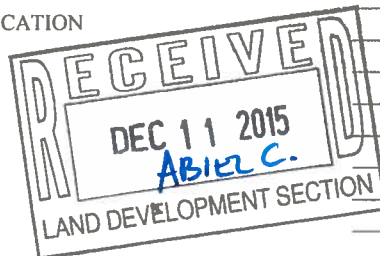
- ☐ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### 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) \_\_\_\_\_

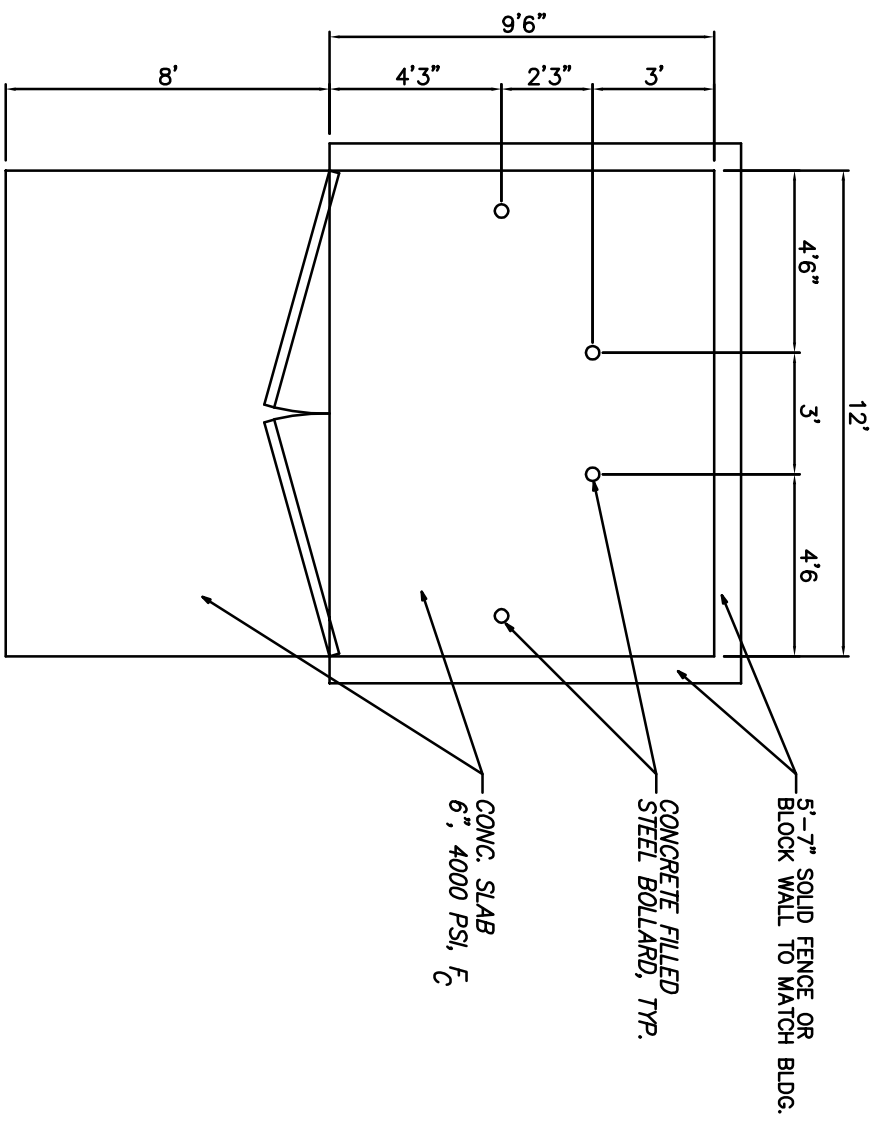


- ☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL? ☒ Yes ☐ No

DATE SUBMITTED: 12/11/15 By: [Signature]

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



## REFUSE ENCLOSURE

### PARKING CALCULATIONS - C2 ZONING

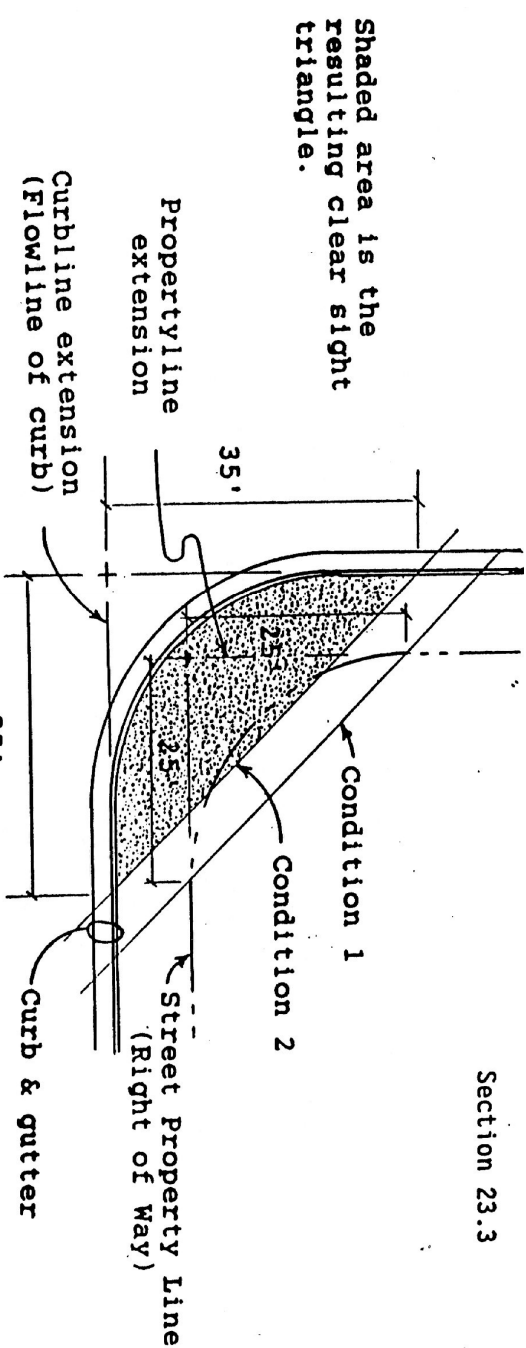
8000 SF/2000.....4 PKG SPACE  
560/200.....OFFICE .....3 PKG SPACE

PARKING SPACES PROVIDED: 8

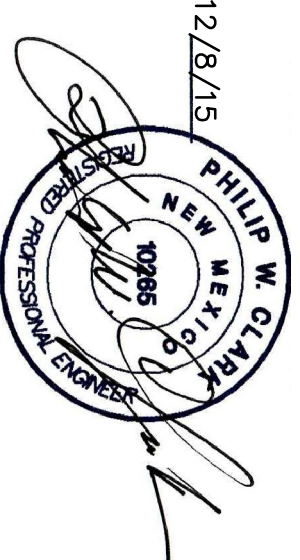
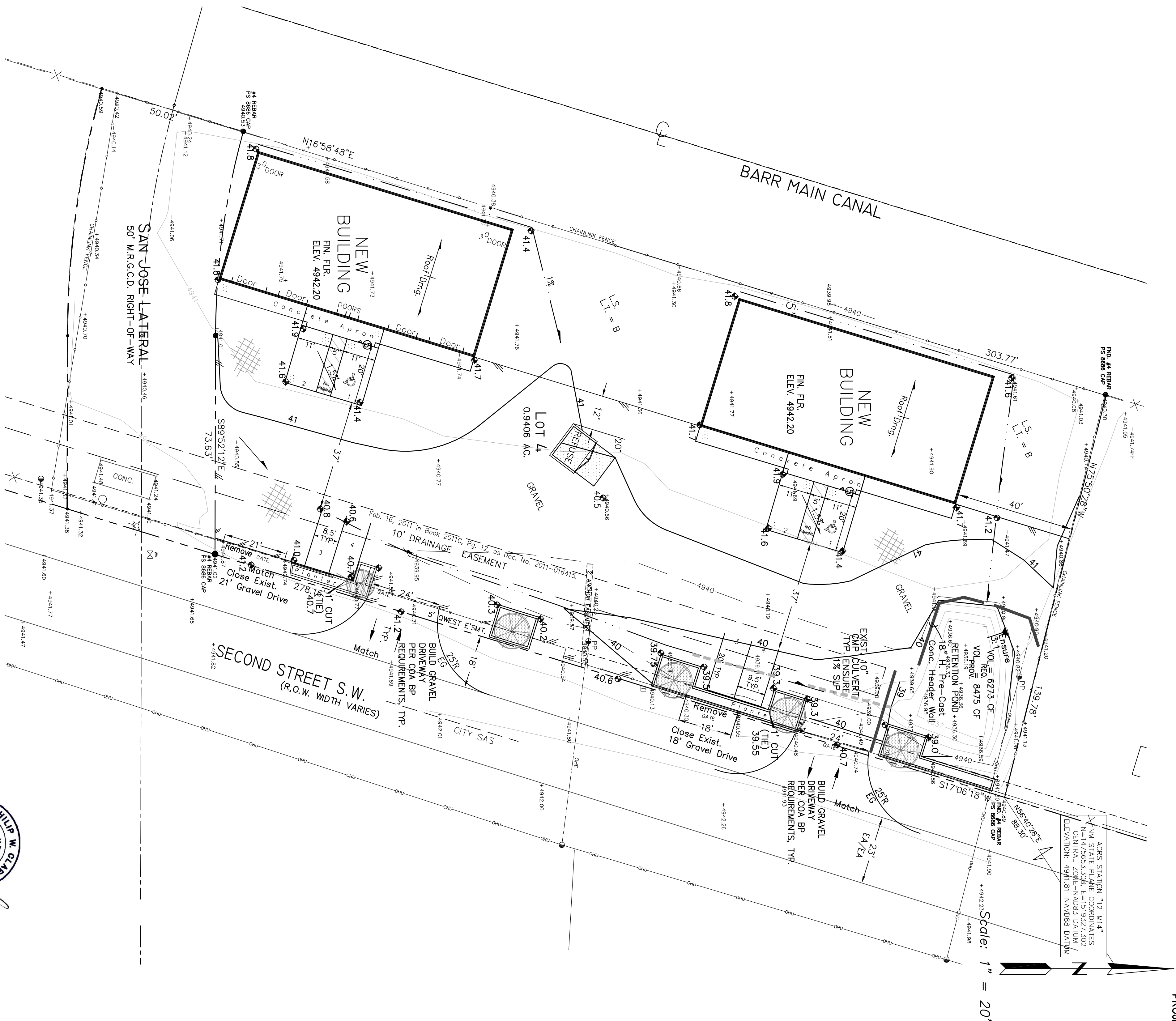
### TRAFFIC NOTES:

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-DOMES PER ANSI-A117.1-2009- & ADAAG.
- ④ TYPICAL RAMP SLOPE 12:1 MIN. EXISTING WITH BROOM FINISH CONCRETE.
- ⑤ ADA VAN ACCESSIBLE SIGN SHALL HAVE THE REQUIRED VERBAGE OF "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING", PER 66-7-352.4C NMSA 1978.
6. LANDSCAPING & SIGNAGE SHALL NOT INTERFERE W/ CLEAR SIGHT REQUIREMENTS, SIGNS, WALLS, TREES AND SHRUBS BTWN 3-8 FEET TALL ARE NOT ACCEPTABLE WITHIN THIS AREA. SEE DETAIL LEFT.

PARKING SPACES PROVIDED: 8



## SITE TRIANGLE DETAIL



## 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, 9TH UPDATE.
2. AN PAVING/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 ASPHALT/GRAVEL PARKING AREA SHALL DRAIN DIRECTLY TO NEW RETENTION POND

## LEGEND

- EXIST. SPOT ELEVATION +24.0
- EXIST. CONTOUR 10
- NEW SPOT ELEVATION 24.0
- NEW CONTOUR 12
- NEW SHALE
- DRAINAGE DIRECTION, EXISTING
- NEW CONCRETE CURB OR R.R. TILE (0.5' HEIGHT)
- NEW P.C.C., CONCRETE
- FLOWLINE
- EXISTING POWER POLE O.P.P.
- EDGE OF ASPHALT EA

## PROJECT DATA

- LEGAL DESCRIPTION**  
LOT 4, LANDS OF FRANK S. SANCHEZ  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
- PROJECT BENCHMARK**  
TOP OF AGES MONUMENT OFF THE PROJECT NORTHEAST CORNER.  
ELEV. 4941.81, SEE PLAN, NAVD83.
- TOPOGRAPHIC DESIGN SURVEY**  
PROVIDED BY ALPHA PRO SURVEYING, LLC. DATED NOVEMBER 2015

**Clark Consulting Engineers**  
19 Ryan Road  
Edgewood, New Mexico 87015  
Tel: (505) 281-2444 Fax: (505) 281-2444

DATE	REVISION	LOT 4, LANDS OF FRANK S. SANCHEZ ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
11/27/15	EXP. DW TO	2339 SECOND STREET, SW A FRANK SANCHEZ DEVELOPMENT
12/3/15	DEL. (2) DW	
12/8/15	ADD REFUSE	

**TRAFFIC Circulation LAYOUT**

DESIGNED BY: PWC DRAWN BY: CCE JOB # SANCHEZ-FRA  
CHECKED BY: PWC DATE: NOV2015 FILE # TOL 1 OF 1