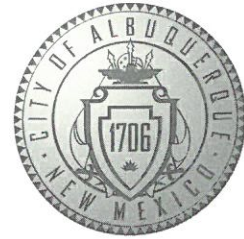


CITY OF ALBUQUERQUE



September 10, 2018

Rio Grande Engineering
David Soule
Po Box 93924
Albuquerque, NM 87199

**Re: McMahon Carwash
McMahon and Fineland
Traffic Circulation Layout
Engineer's Stamp 08-30-18 (A11-D016A)**

Dear Mr. Soule,

The TCL submittal received 09-04-17 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

MM via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: MCMAHON CARWASH Building Permit #: _____ Hydrology File #: A11D016A

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

Legal Description: TRACT A-1-B FINELAND DEVELOPMENT

City Address: MCMAHON AND FINELAND

Applicant: COMMERCIAL CONSTRUCTION AND MAINTENANCE Contact: _____

Address: PO BOX 93924 ALB NM 87199

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

Other Contact: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924 ALB NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: david@riograndeengineering.com

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
☐ 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) _____

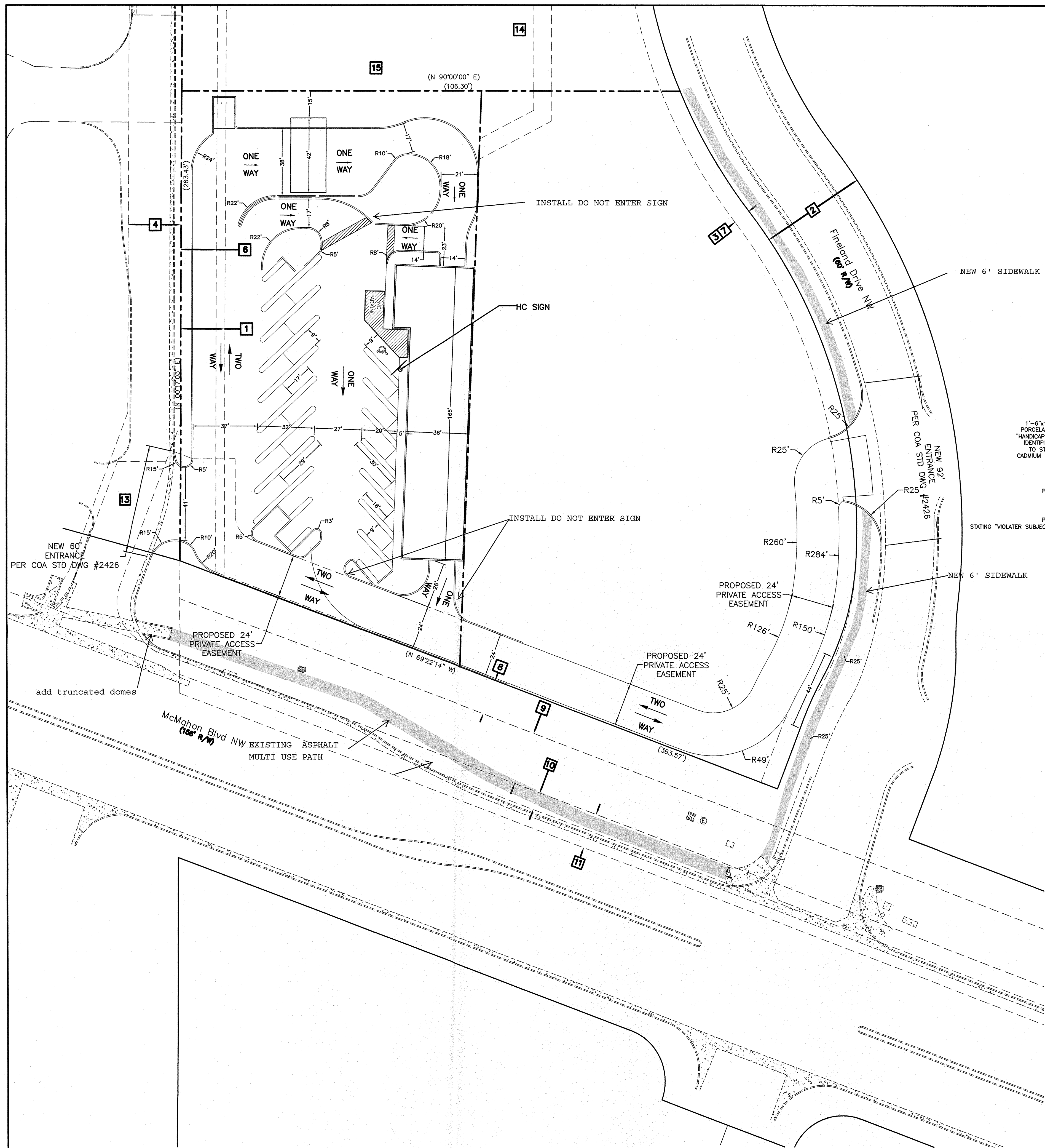
IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: _____ By: _____

COA STAFF:

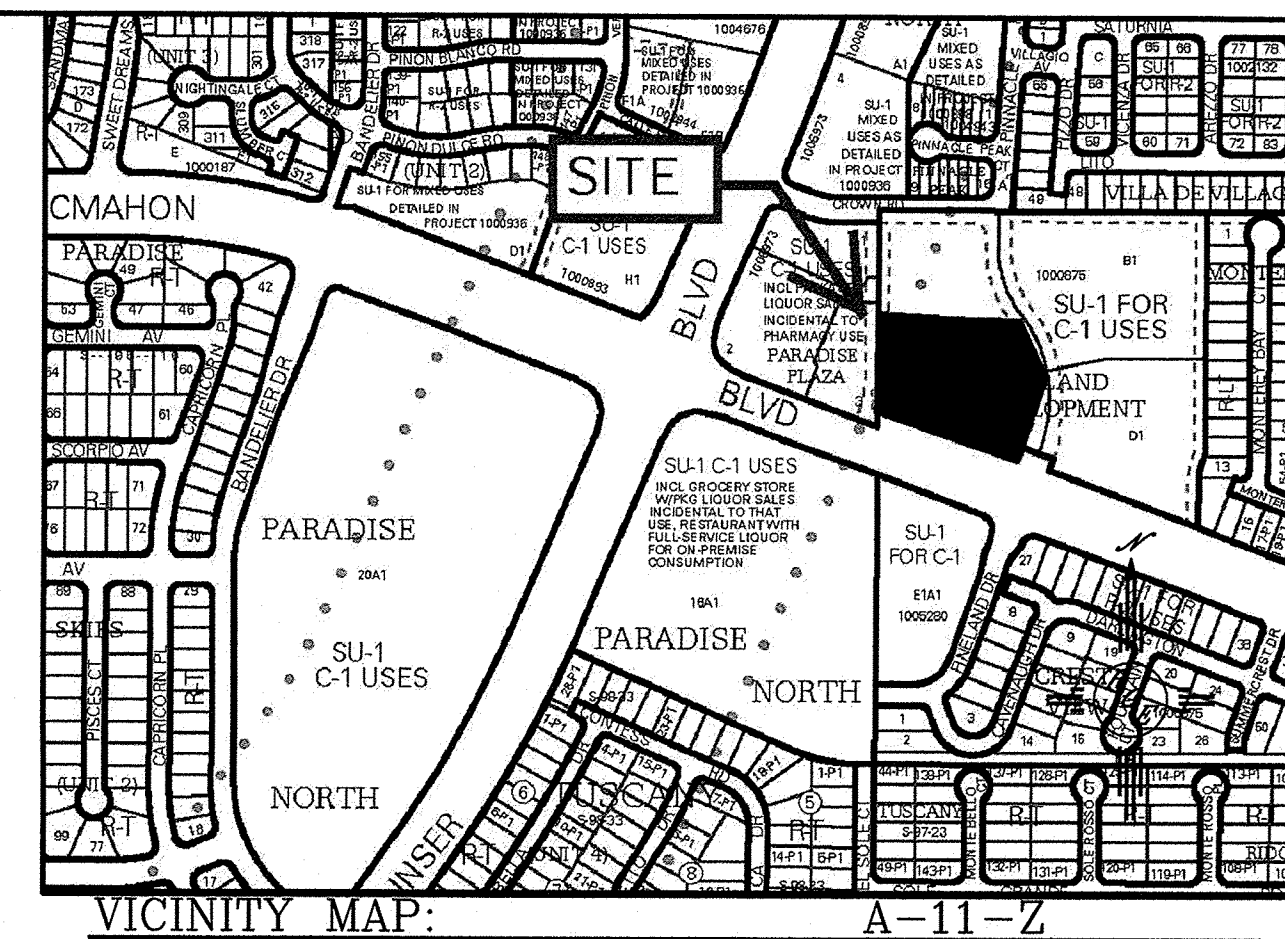
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



EXISTING EASEMENT KEY NOTES

- 1 EXISTING 25' PUBLIC DRAINAGE, UTILITY AND PEDESTRIAN ACCESS EASEMENT (01/11/2012, 2002C-16)
- 2 EXISTING 60' PUBLIC ROADWAY EASEMENT (01/11/2002, 2002C-16) (NOW DEDICATED ROADWAY)
- 3 EXISTING 10' P.U.E. (11/21/2003, 2003C-354)
- 4 EXISTING 30' PRIVATE ACCESS EASEMENT AREA (12/07/09, 2009C-170)
- 5 EXISTING 20' PRIVATE SLOPE EASEMENT AREA (3/20/09, DOC. NO. 2009029570)
- 6 EXISTING 10' PNM EASEMENT (01/11/2002, 2002C-16)
- 7 EXISTING 20' NMGO GAS EASEMENT (BK D606, PG. 525) (08/11/1961, BK. 112, PG. 515)(BK. D346, PG 356)
- 8 EXISTING 30' GAS LINE EASEMENT (01/14/1946, BK. 220, PG. 547)(03/07/1961, BK. D585, PG. 409)
- 9 EXISTING 10' PNM & MST&T EASEMENT (DOC. NO. 89-13983, 2/23/89, BK. MISC. 716A, PG. 198-203) AMENDED (DOC. NO. 93-010908, 2/2/93, BK. BCR 93-3, PG. 3742-3743)
- 10 EXISTING 20' NMUI EASEMENT (DOC. NO. 89-13983, 2/23/89, BK. MISC. 716A, PG. 198-203)
- 11 EXISTING 15' X 80' OVERHEAD ELECTRICAL POWER LINE EASEMENT (BK. BCR 92-24, PG. 4561)
- 12 EXISTING ACCESS EASEMENT BENEFITING PARCEL A-1, FINELAND DEVELOPMENT (3/20/09, DOC. NO. 2009029570)
- 13 EXISTING 10' PRIVATE DRAINAGE EASEMENT BENEFITING THE SUBJECT PROPERTY (01/12/2018, 2018C-1)
- 14 EXISTING BLANKET CROSS LOT DRAINAGE EASEMENT ACROSS PARCEL A-1-A BENEFITING THE SUBJECT PROPERTY (01/12/2018, 2018C-1)



LEGAL DESCRIPTION:

PARCEL A-1, FINELAND DEVELOPMENT

LEGEND

---	BOUNDARY
---	EASEMENT
---	RIGHT-OF-WAY
---	PROPOSED CURB
---	EXISTING CURB AND GUTTER
---	EXISTING SIDEWALK

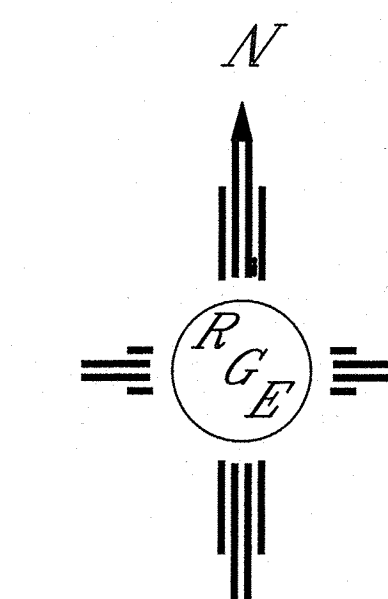
TRAFFIC CIRCULATION LAYOUT APPROVED

Signed *[Signature]* Date 09-10-18

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

SITE DATA

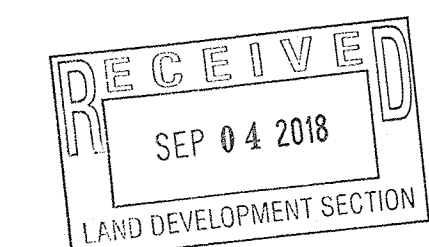
ZONING	SU1 FOR C1 USES
BUILDING SIZE	4474
PARKING	
CAR WASH	1 SPACE/200 SF=23 SPACES
	23 SPACES REQUIRED
	25 SPACES PROVIDED
HANDICAP PARKING	1 REQUIRED 1 PROVIDED
MOTORCYCLE PARKING	0 REQUIRED 0 PROVIDED



GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'



ENGINEER'S SEAL	McMAHON CARWASH	DRAWN BY WCWJ
DAVID SOULE NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 14522	TRAFFIC CONTROL LAYOUT	DATE 7-24-18
8/30/18	Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	218114-LAYOUT-3-30-18
DAVID SOULE P.E. #14522		SHEET #
		JOB # 218114