

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 14, 2023

Jeffrey T. Wooten
Wooten Engineering, LLC
PO Box 15814
Rio Rancho, NM 87174

Re: Ventana Ranch park/ Portable Building Relocation
10000 Universe Blvd. NW
Traffic Circulation Layout
Engineer's Stamp 12-09-22 (B10-D003K)

Dear Mr. Wooten,

The TCL submittal received 05-26-2023 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

When the site construction is completed and an inspection for 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, the TCL, and a completed Drainage and Transportation Information Sheet to the PLNDRS@cabq.gov 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,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11-2018)

Project Title: Ventana Ranch Park Portable Building Relocation Building Permit #: _____ Hydrology File #: B10
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: A Portion of Tract A, Ventana Ranch Community Park
City Address: Universe Blvd NW

Applicant: Wooten Engineering Contact: Jeffrey T. Wooten, P.E.
Address: PO Box 15814, Rio Rancho, NM 87174
Phone#: 505-980-3560 Fax#: N/A E-mail: jeffwooten.pe@gmail.com

Owner: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL: _____ PLAT (____ # OF LOTS) _____ RESIDENCE _____ DRB SITE X ADMIN SITE

IS THIS A RESUBMITTAL?: X Yes _____ No

DEPARTMENT: X TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☐ DRAINAGE REPORT
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

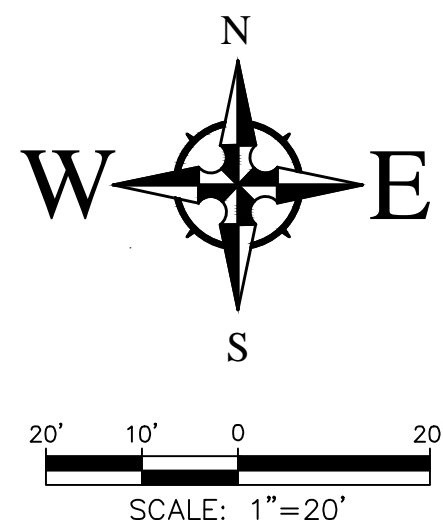
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☒ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: May 25, 2023 By: Jeffrey T. Wooten, P.E.

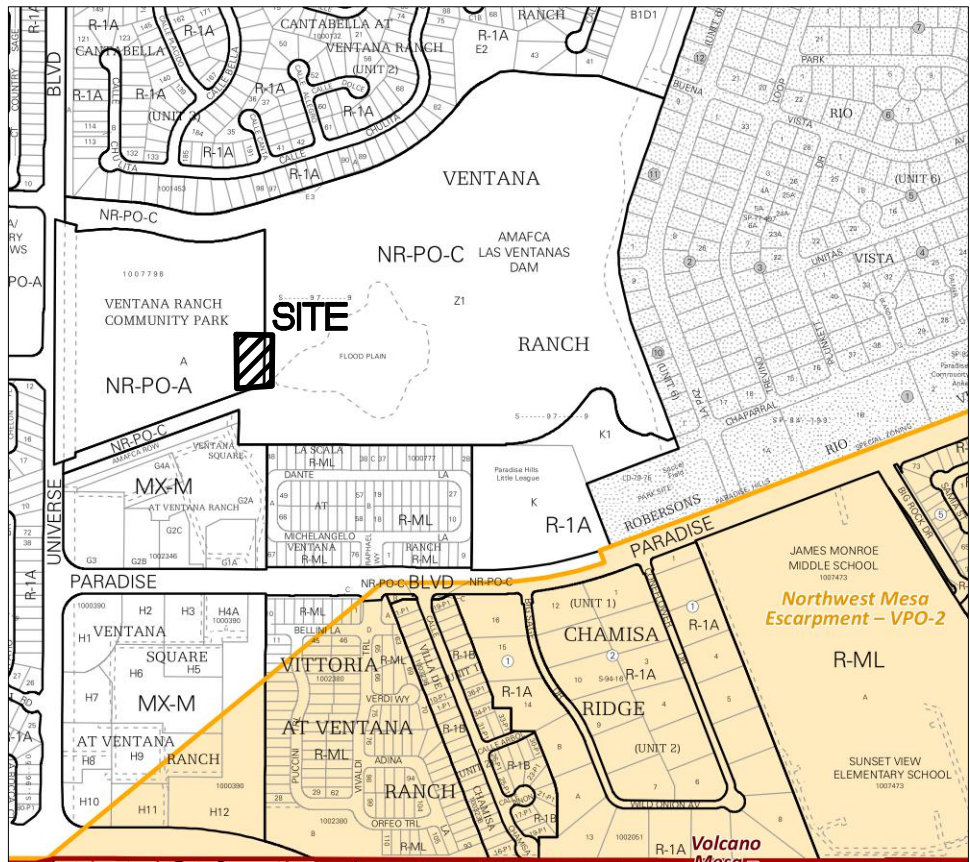
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



PARKING CALCULATIONS			
BUILDING AREA:		AREA (SQUARE FEET)	
PARKS & RECREATION ADMIN BUILDING		1,795 SF	
TOTAL		1,795 SF	
PARKING REQUIREMENTS:		RATIO	REQUIRED
PARKS & RECREATION ADMIN BUILDING		3.5/1,000 SF	6 spaces
TOTAL			14 spaces
		6 spaces	14 spaces
HANDICAP PARKING		1 spaces	7 spaces
MOTORCYCLE PARKING		1 spaces	2 spaces
BICYCLE PARKING		3 spaces	3 spaces



VICINITY MAP - Zone Map B-10-Z

LEGAL DESCRIPTION:

A Portion of Tract A, Ventana Ranch Community Park, Bernalillo County, NM

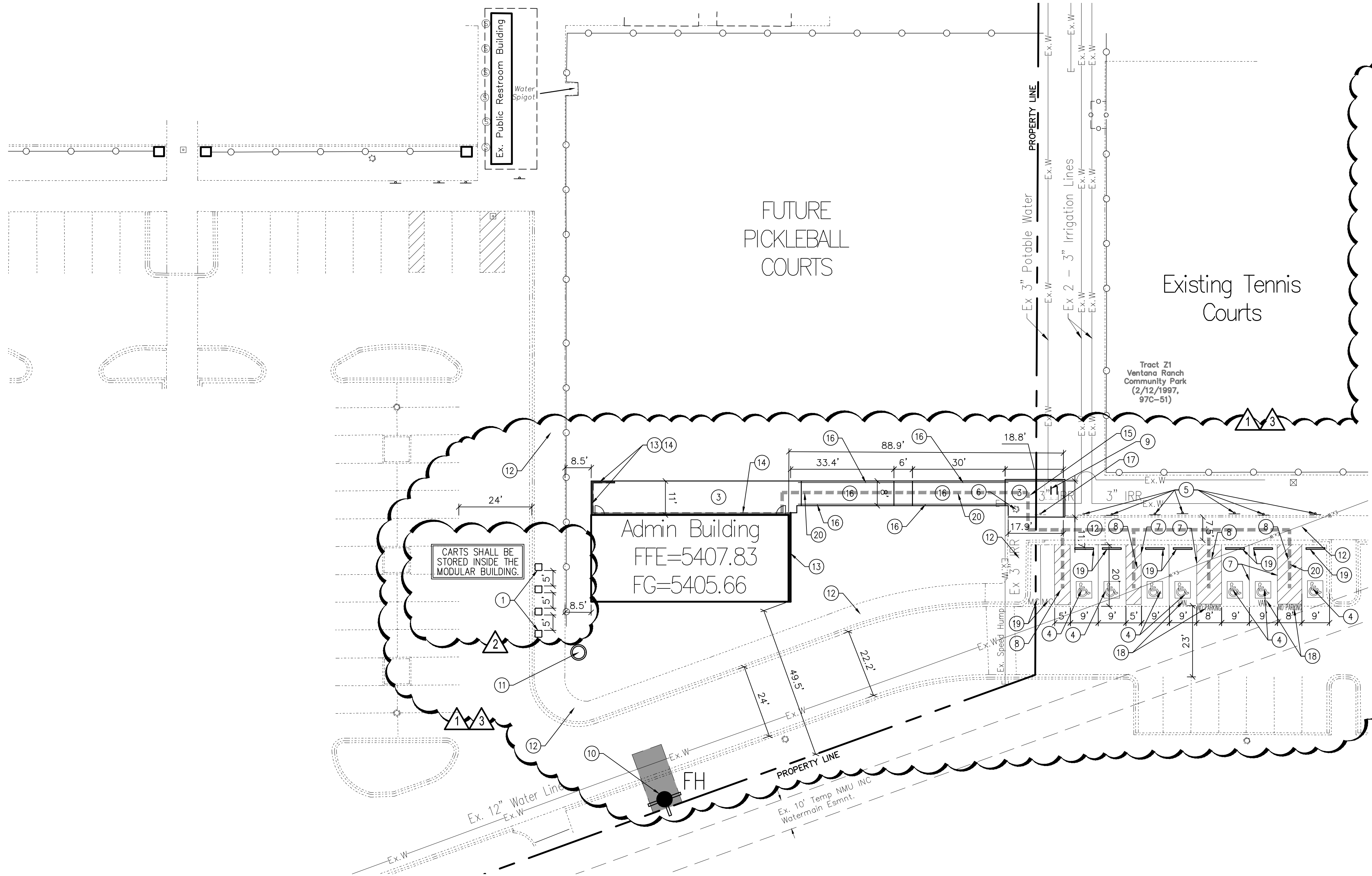
KEYED NOTES

1. TRASH & RECYCLING CONTAINER PICKUP LOCATION - TWO RECYCLING AND TWO TRASH. CONTRACTOR TO CONTACT COA SOLID WASTE DEPARTMENT TO HAVE CONTAINERS DELIVERED.
2. NOT USED
3. INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
4. EXISTING HANDICAP PARKING TO REMAIN. RE-STRIPE PER ADA STANDARDS. PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS. INDICATE VAN ONLY SPACE AS SHOWN ON PLAN.
5. REMOVE AND REPLACE EXISTING HANDICAP SIGNAGE PER DETAILS, SHEET C-102. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING," REF. DETAIL ON SHEET C-102.
6. EXISTING LIGHT POLE TO REMAIN.
7. INSTALL 4" WIDE STRIPES (WHITE). MIN TWO COATS.
8. INSTALL 4" WIDE STRIPES (BLUE) AT 45° ANGLE TO PARKING STRIPES OR DRIVEWAY, SPACED AT 1'-6". MIN. TWO COATS.
9. INSTALL BIKE RACK PER DETAIL ON SHEET C102. 3 SPACES (2 RACKS).
10. PROPOSED PRIVATE FIRE HYDRANT. REF. SHEET C-300.
11. PROPOSED LIFT STATION. REF. SHEET C-300.
12. EXISTING SIDEWALK TO REMAIN. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW SIDEWALK AND/OR CURB/GUTTER. PER SIDEWALK COA STD DWG 2430 AND CURB/GUTTER COA STD DWG 2415B.
13. RETAINING WALL. REF. SHEET AS101, DETAIL C9.
14. RETAINING WALL. REF. SHEET AS101, DETAIL C3.
15. SAWCUT, REMOVE, AND REPLACE EXISTING CONCRETE PAVEMENT AND CURB AS REQUIRED. INSTALL NEW 3,500 PSI CONCRETE PAVEMENT TO MATCH EXISTING SECTION. INSTALL 6" MONOLITHIC CONCRETE CURB ATTACHED TO BACK OF LANDING.
16. INSTALL CONCRETE RAMP WITH HANDRAILS PER DETAILS, SHEET C102.
17. REMOVE EXISTING ADA PARKING SIGN AND INSTALL NEW MOTORCYCLE PARKING SIGN PER DETAIL ON SHEET C102. ADD PAINT LABELS (2 COATS) AND SIGNAGE PER COA CODE.
18. PAINT WORDS 'NO PARKING' &/OR 'VAN' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
19. INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C-102.
20. ADA ROUTE FROM ADA PARKING SPACES TO THE BUILDING. PATH IS 6' WIDE MINIMUM.

TRAFFIC CIRCULATION

LAYOUT APPROVED

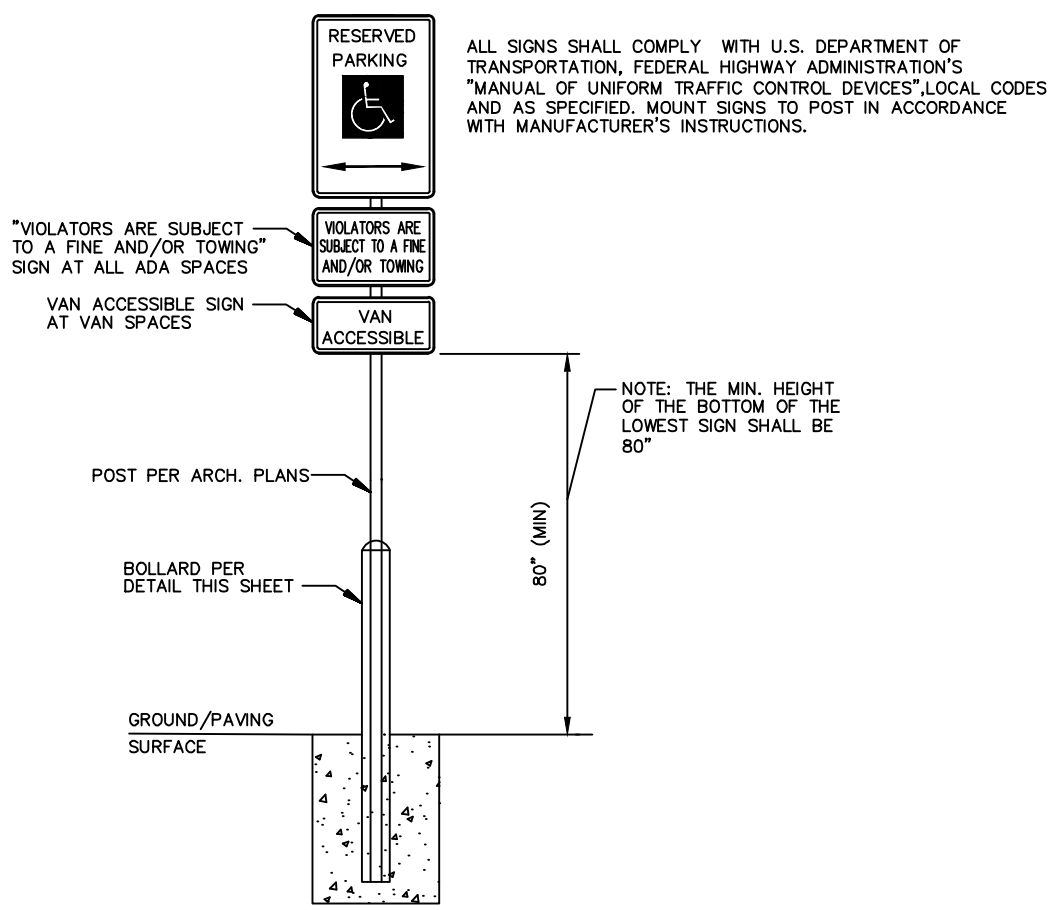
Ernest Amigo 6/14/2023
Signed Date



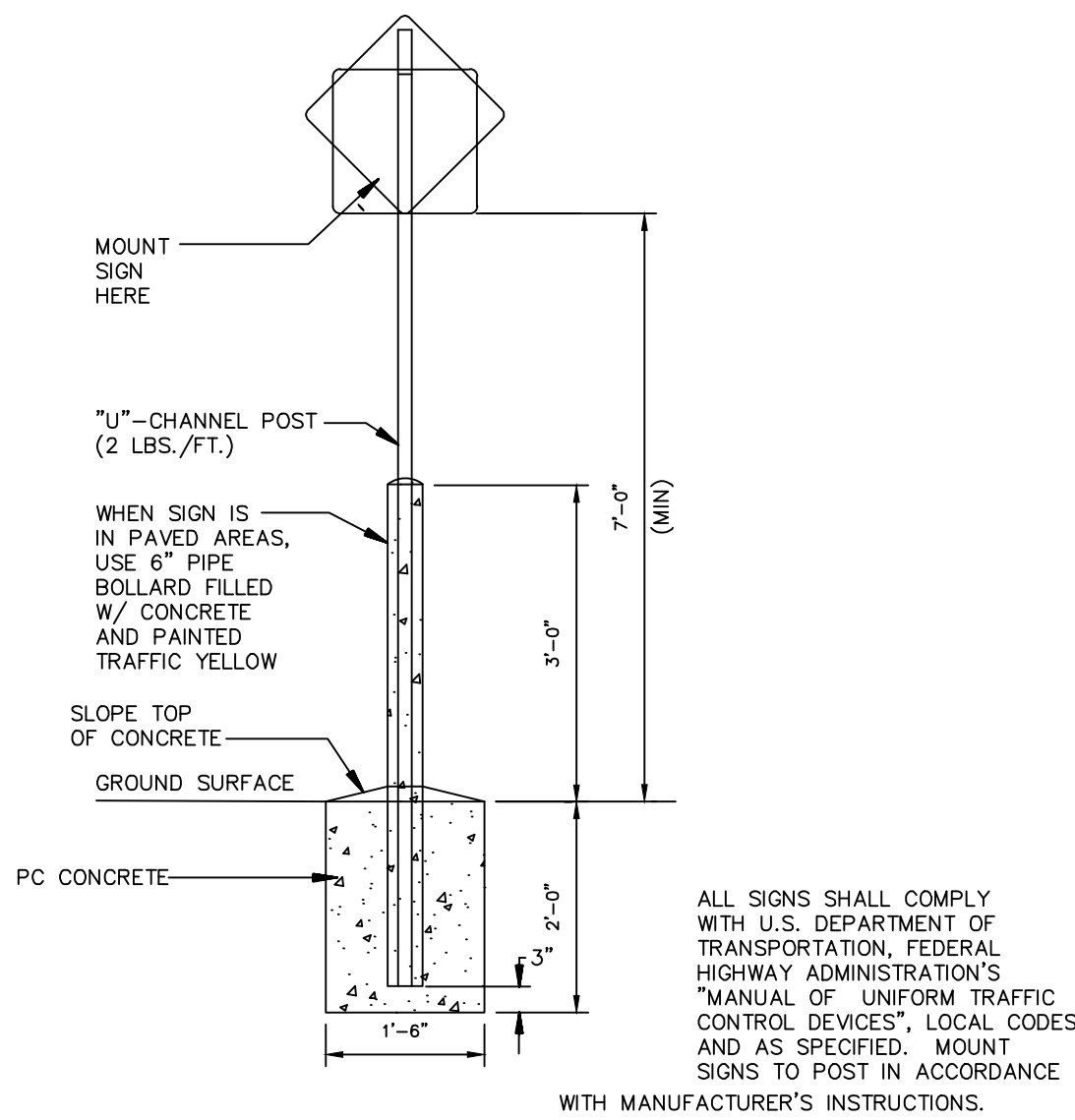
3	5/25/23	COA Comments
2	4/13/23	Moved Trash Containers
1	4/11/23	AMAFCA / WJUA Revisions
NO	DATE	DESCRIPTION
DATE:		1-23-2023
PROJECT #:		2021043
DRAWN BY:		RG
CHECKED BY:		JW
COPYRIGHT:		SMPC Architects © 2023
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SHEET TITLE		

BENCH MARKS

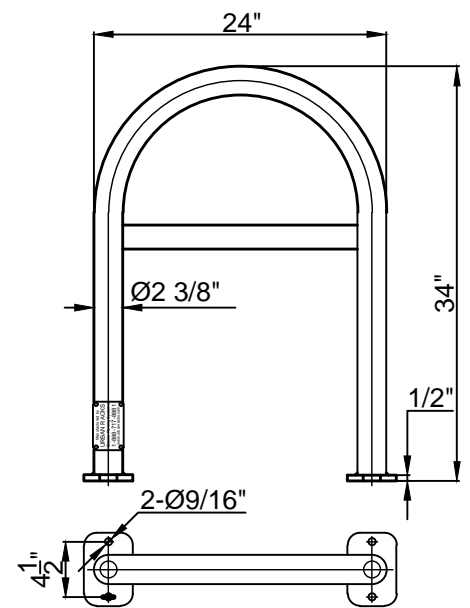
A.C.S. MONUMENT "13-B10"
MONUMENT TYPE 3
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
PUB. EL=5424.81 NAVD 1988



H/C Sign Detail
NTS

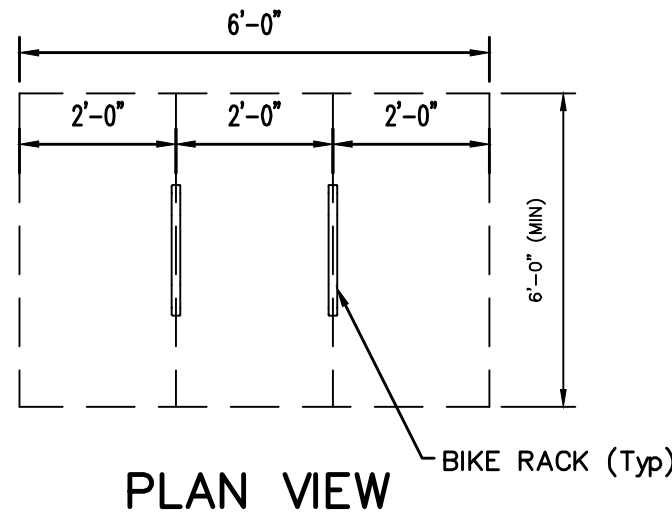
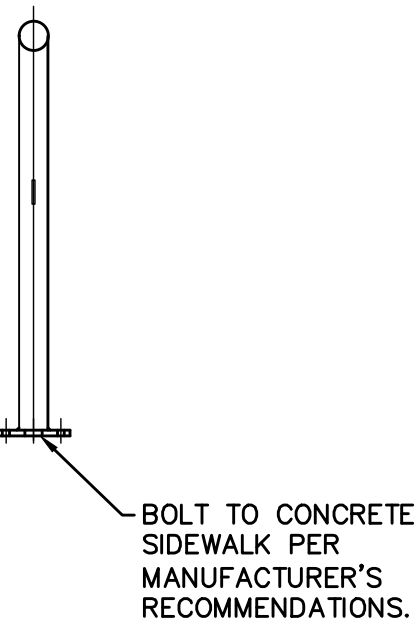


Standard Sign Base
NTS

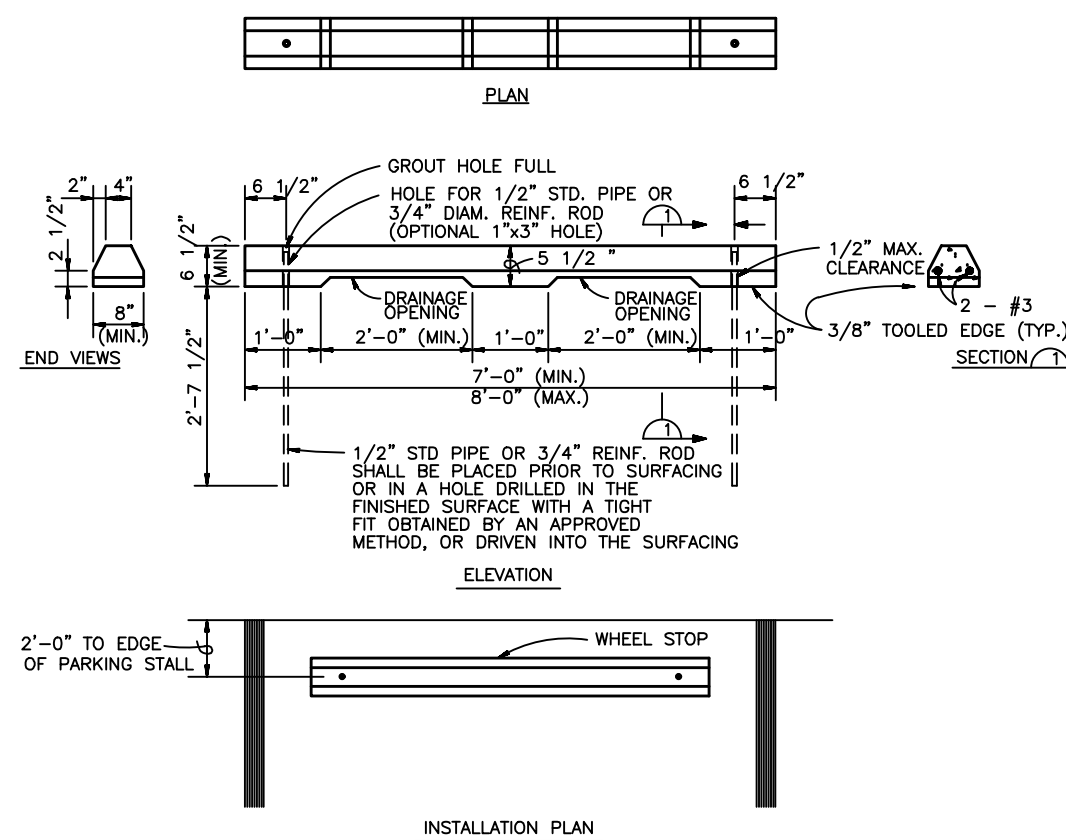


Notes:
1 Finish: Powder Coated - Color per Architect to Complement Building
2 Installation must be completed in accordance with specifications
3 For more product and company information please visit www.urbanracks.com

Urban Rack (UB-1000-STD)
NTS



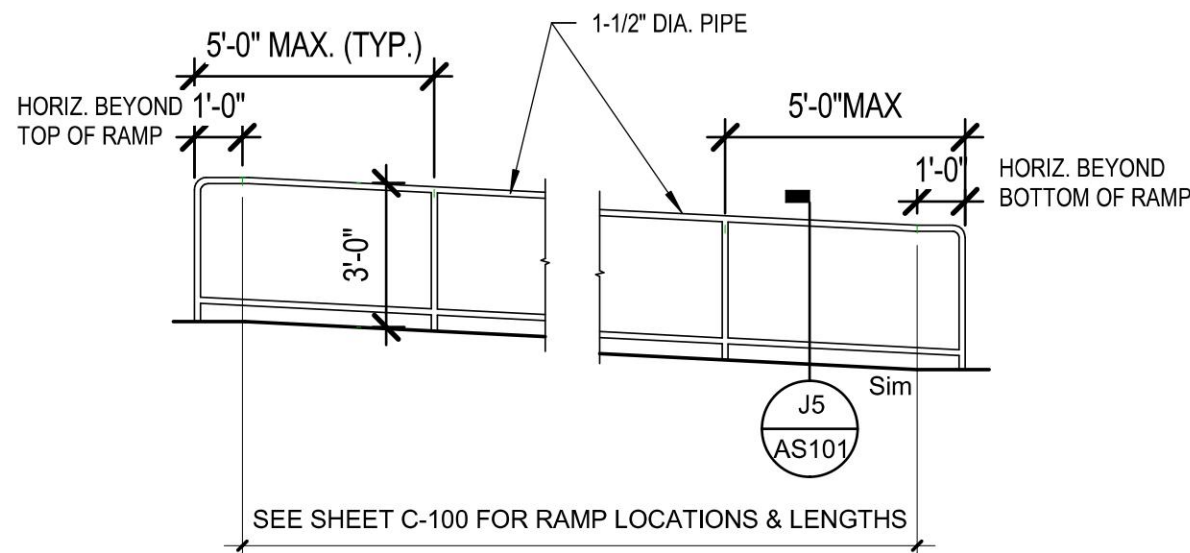
PLAN VIEW BIKE RACK (Typ)



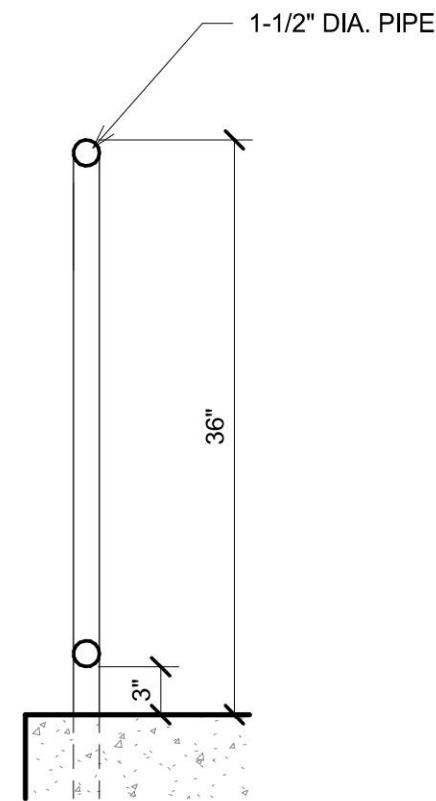
Precast Concrete Wheel Stop
NTS

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Arriaga Signed 6/14/2023 Date



J2 RAMP HANDRAIL - TYP.
1/4" = 1'-0"



J5 PIPE HANDRAIL
1" = 1'-0"

NO	DATE	DESCRIPTION
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