

CITY OF ALBUQUERQUE



August 28, 2019

Jeffrey T. Wooten, P.E.
Wooten Engineering
1005 21st SE, Studio 13
Rio Rancho, NM 87124

Re: Academy Dental Center
6421 Holly Ave NE
Traffic Circulation Layout
Engineer's/Architect's Stamp 08-22-2019 (C18D038A)

Dear Mr. Wooten,

The TCL submittal received 08-27-2019 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 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 front counter personnel for log in and evaluation by Transportation.

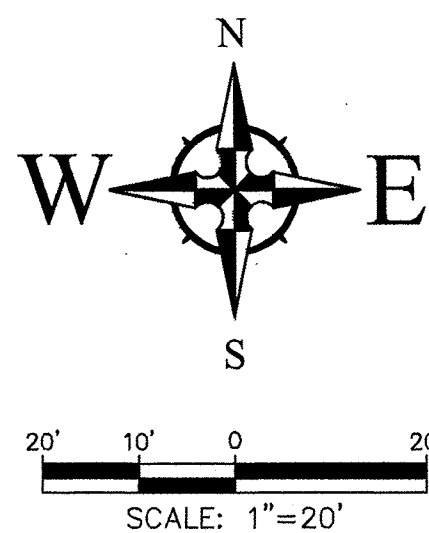
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

\MM via: email
C: CO Clerk, File



PARKING CALCULATIONS		
BUILDING AREA:		AREA (SQUARE FEET)
MEDICAL OFFICE		5,075 SF
PARKING REQUIREMENTS:		REQUIRED PROVIDED
MEDICAL OFFICE (5/1,000 SF)		25 spaces 60 spaces
TOTAL		25 spaces 60 spaces
		REQUIRED PROVIDED
HANDICAP PARKING		2 spaces 2 spaces
MOTORCYCLE PARKING		2 spaces 2 spaces
BICYCLE PARKING		4 spaces 5 spaces

GENERAL NOTES (REQUIRED INFORMATION)

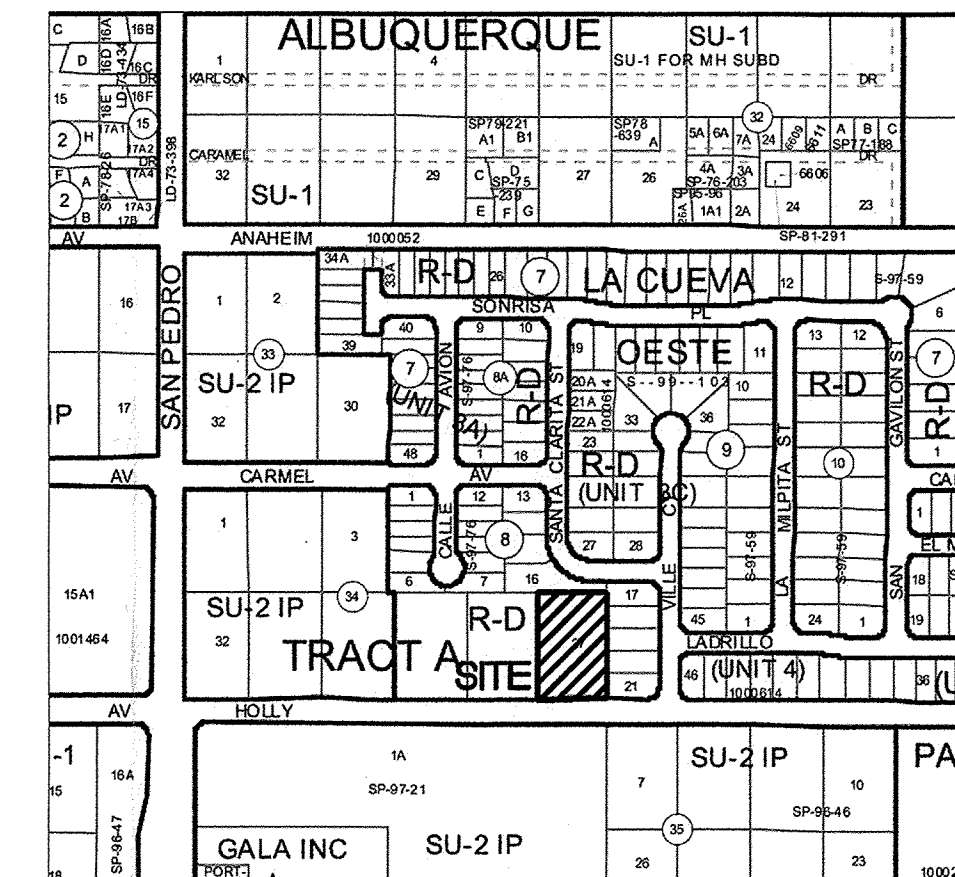
Site: 1.27 Acres (55,216 SF)
Zoning: MX-L (Mixed Use)
Proposed Use: Medical Office (Dental)
Building Height: Maximum Allowed = 35'; Proposed 21'-4"
Building Setback: Per MX-L Zone

Allowed:	Actual:
Front: 5' min	74.4'
Side: 0'	118.2'
Side: 0'	31.0'
Rear: 15' min	80.8'

TRAFFIC CIRCULATION LAYOUT APPROVED

Signed: *[Signature]* Date: 8-28-19

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

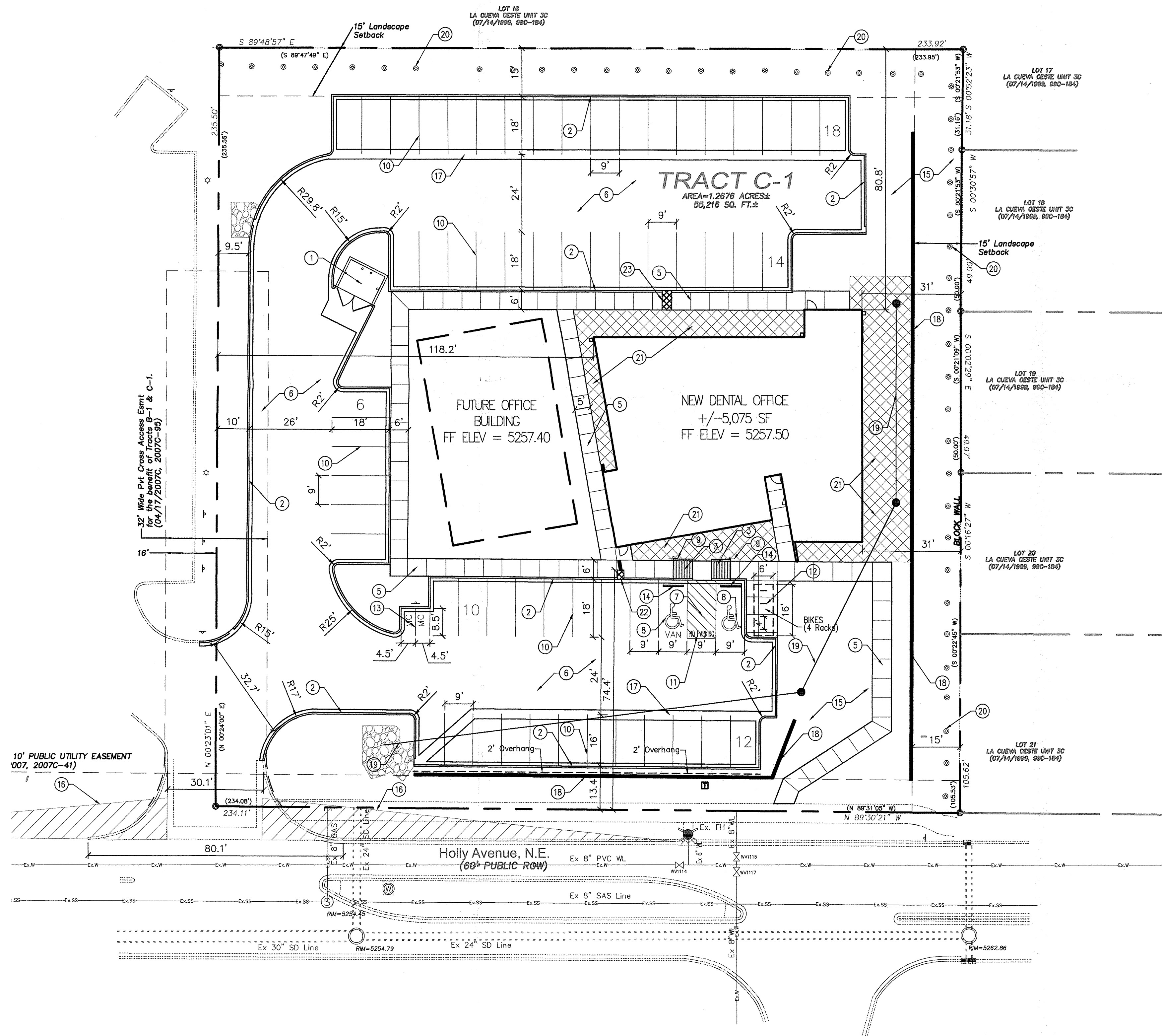


VICINITY MAP - Zone Map C-18-Z

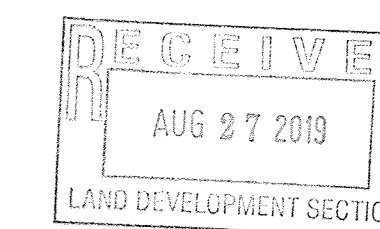
LEGAL DESCRIPTION:
Tract C-1, Paseo Nuevo 2, Albuquerque,
Bernalillo County, 1.268 Acres.

KEYED NOTES

- PROPOSED TRASH ENCLOSURE AND STORAGE AREA. TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS.
- INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
- INSTALL PARALLEL CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMPS. MATCH ADJACENT SIDEWALK WIDTH.
- NOT USED.
- INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
- ASPHALT PAVEMENT PER GEOTECHNICAL REPORT.
- INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
- PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
- INSTALL H/C SIGNAGE PER DETAIL, SHEET C1.1. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
- INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
- PAINT WORDS 'NO PARKING' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
- INSTALL BIKE RACK PER DETAIL ON SHEET C-1.1. FOUR RACKS TOTAL. MINIMUM 4' CLEAR BETWEEN RACKS SIDE TO SIDE.
- MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE AND PER DETAIL, SHEET C1.1.
- INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C1.1. TYP 9.
- LANDSCAPED AREA TO BE DESIGN-BUILD BY CONTRACTOR. REFER TO ARCHITECTURAL SITE PLAN FOR LANDSCAPE DESIGN CRITERIA.
- 13'X130' CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING, 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.
- INSTALL 3' WIDE VALLEY GUTTER. REF. SHEET C1.1 FOR DETAIL.
- PROPOSED RETAINING WALL. REF. GRADING AND RETAINING WALL PLANS.
- INSTALL STORM DRAIN. REF. STORM DRAIN PLAN.
- EXISTING LANDFILL VENTING SYSTEM. DO NOT DISTURB.
- INSTALL 45-MIL EPDM POND LINER PER GEOTECHNICAL REPORT.
- INSTALL 12" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
- INSTALL 24" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.



CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED enclosure location approved.
Full review pending - MA 8-27-19.



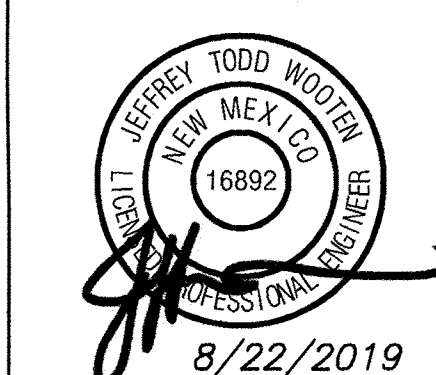
Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

BENCH MARKS	
A.G.S. MONUMENT "9-C18"	
MONUMENT "HEAVEN"	
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)	
N=1,521,497.624	
E=1,542,501.428	
PUB. EL.=5232.47 NAVD 1988	
GROUND TO GRID FACTOR=0.999664563	
DELTA ALPHA ANGLE = -011°19.69"	

JOE
ARCHITECT
1422 Delaney Street, Suite 111 Denver, CO 80202

Academy Dental Center

6421 Holly Ave. NE
Albuquerque, NM

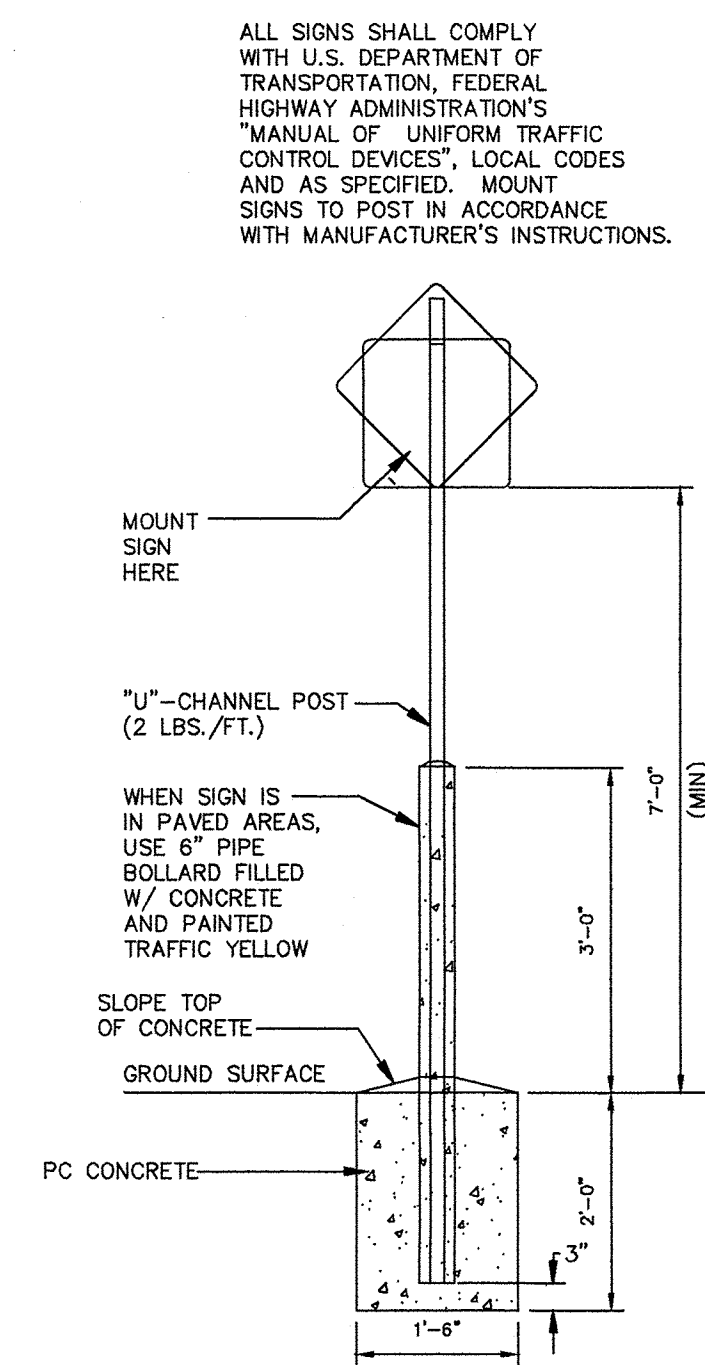


REVISIONS		
#	Date	Description

DATE:	AUGUST 22, 2019
PROJECT NO:	2018038
DRAWN BY:	OG
ISSUED FOR:	SD

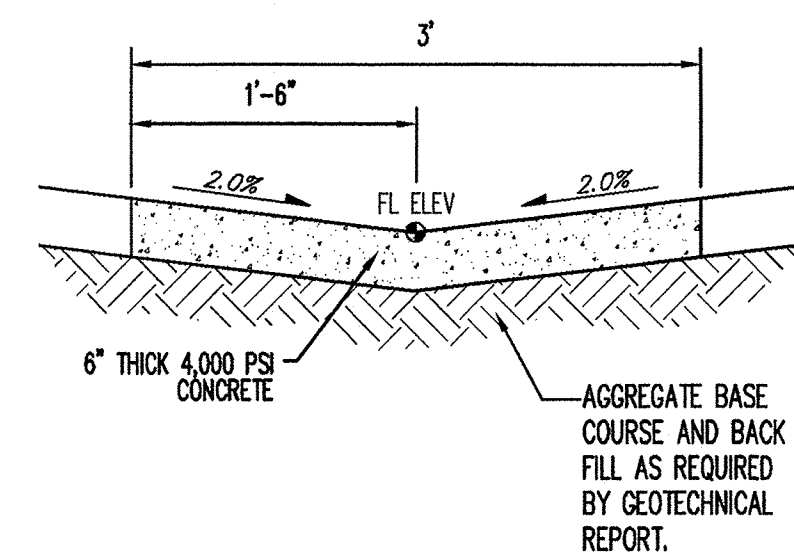
Site Plan

C1.0



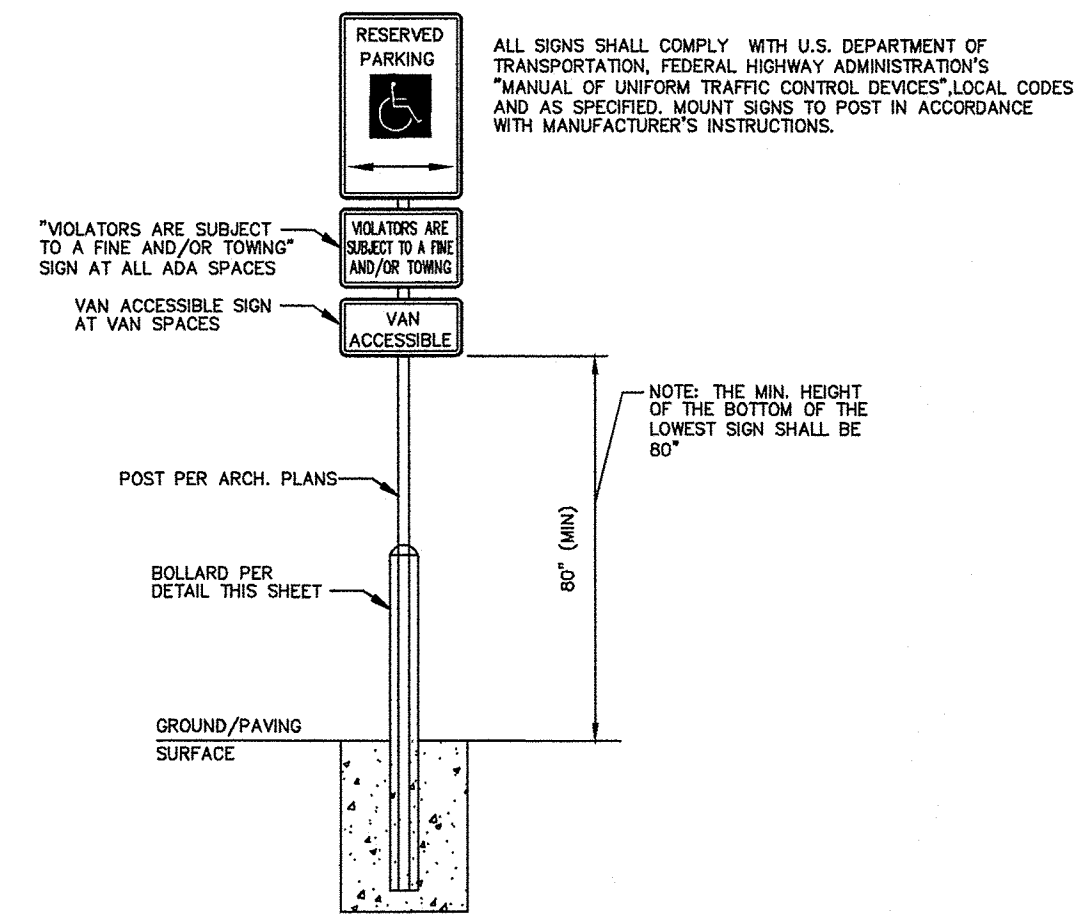
Standard Sign Base

NTS



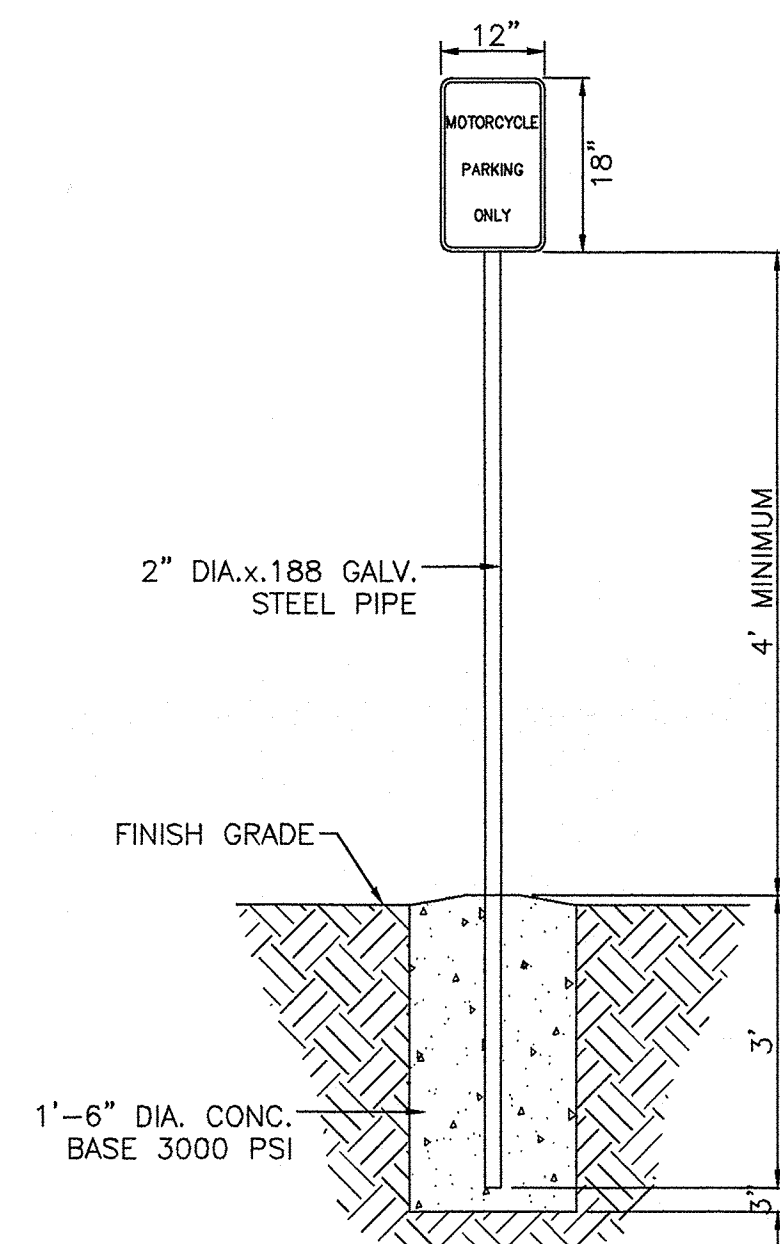
Valley Gutter Detail

NTS



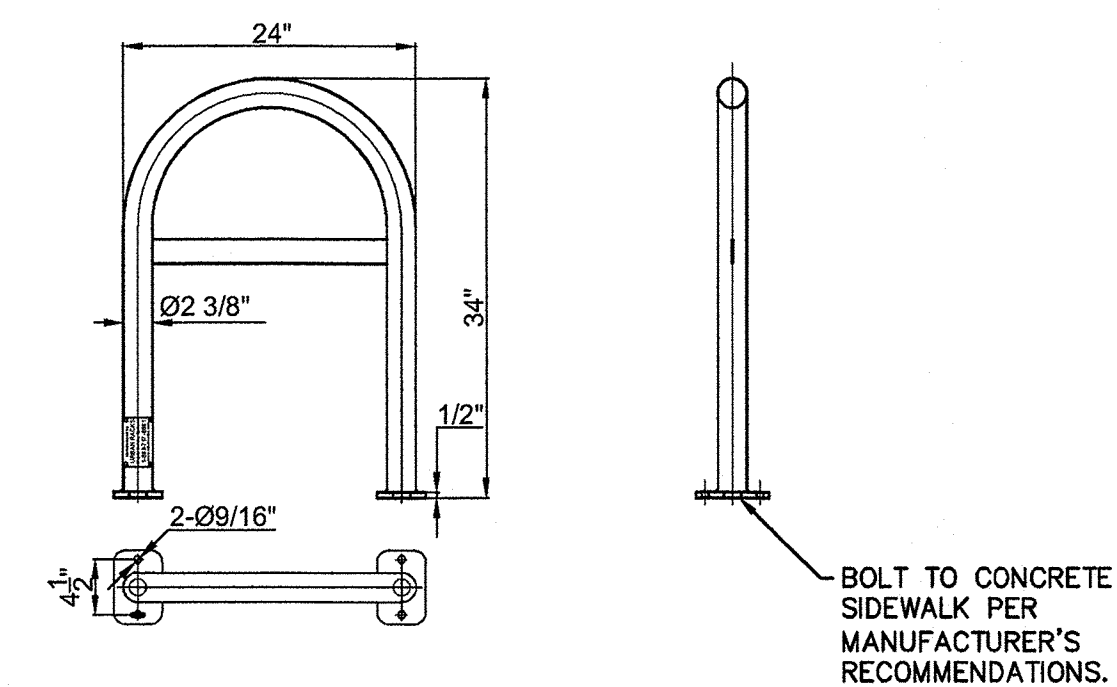
H/C Sign Detail

NTS



Motorcycle Parking Sign

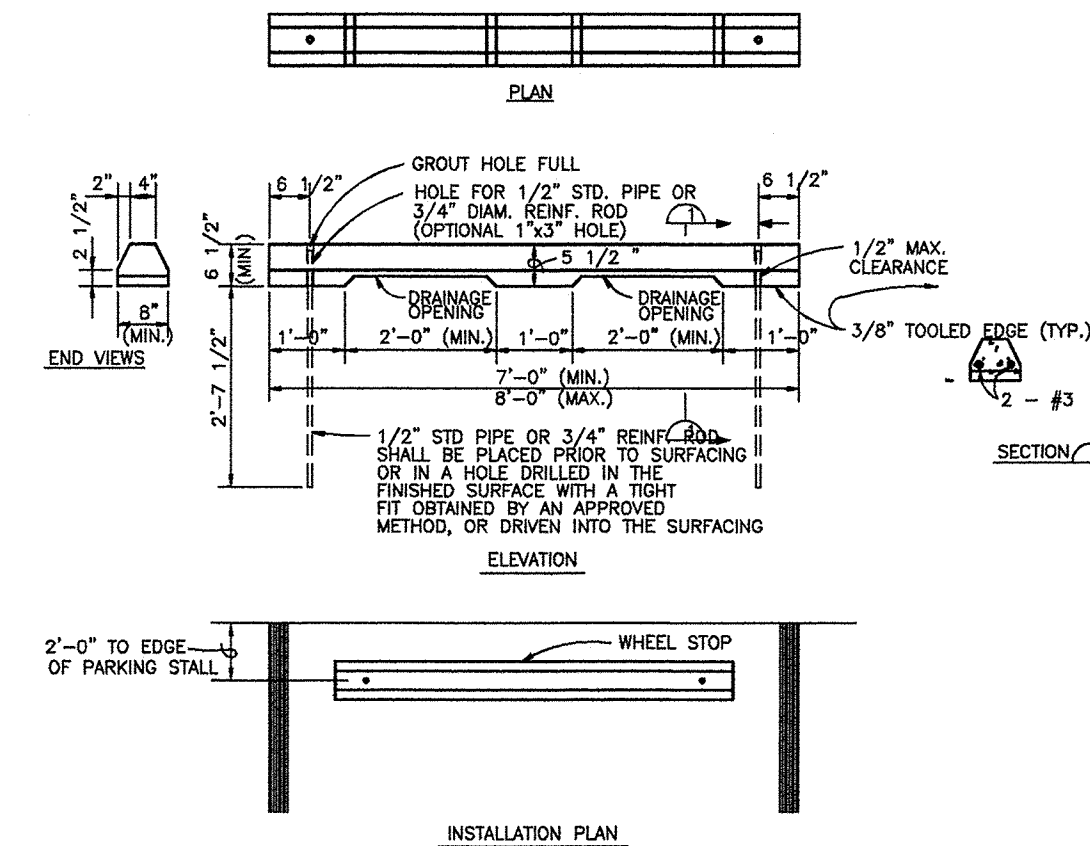
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Urban Rack (UB-1000-STD)

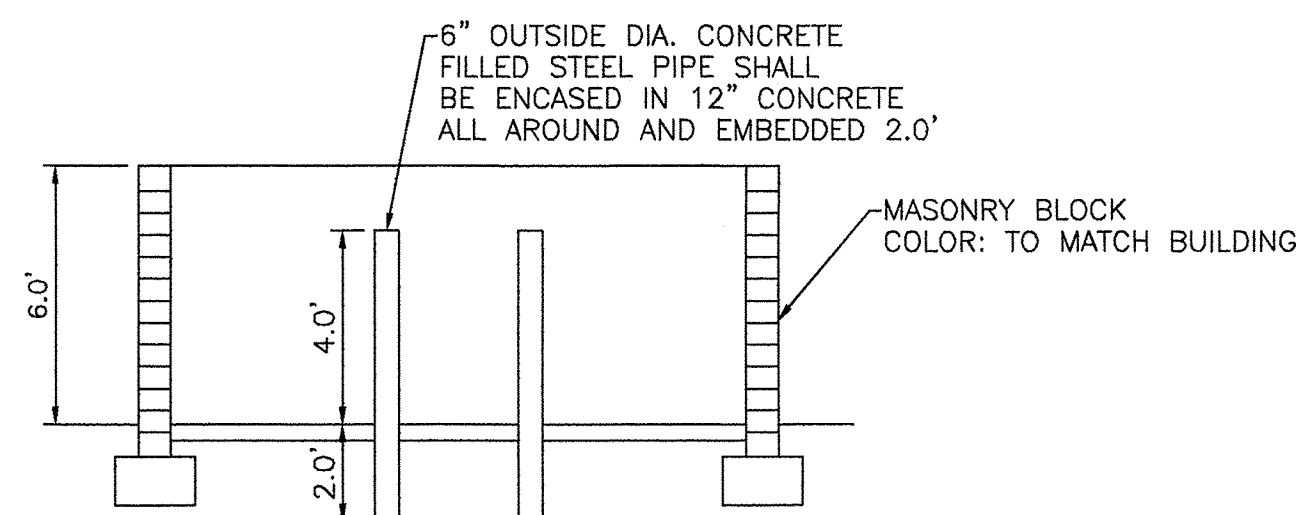
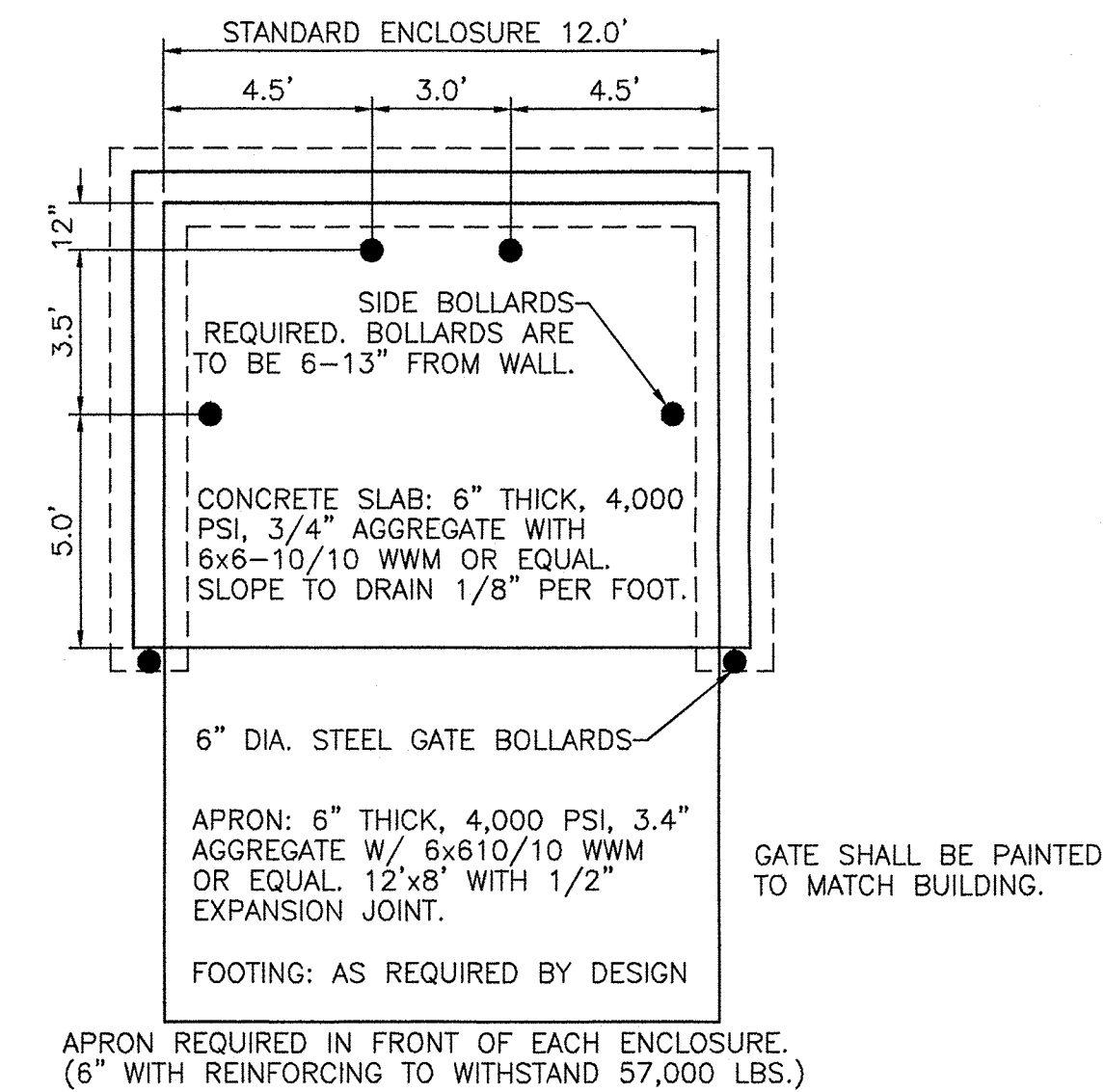
NTS

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



Precast Concrete Wheel Stop

NTS



NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.

Dumpster Enclosure Detail

NTS

JOE

ARCHITECT

1422 delgany street, suite 111 denver co | 720.946.3228

Academy Dental Center

6421 Holly Ave. NE
Albuquerque, NM



REVISIONS

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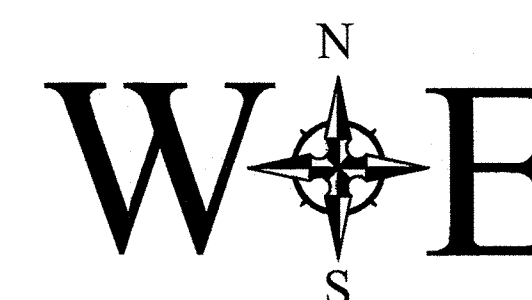
PROJECT NO: 2018038

DRAWN BY: OG

ISSUED FOR: SD

Site Details

C1.1



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