SITE LOCATION	7413 HOLLY AVENUE NE
	ALBUQUERQUE, NM
LEGAL DESCRIPTION: LOT 1-	A-1-A-2, BLOCK 10 TRACT 2, UNIT 3 NORTH ALBUQUERQUE ACRES
UPC NUMBER:	101906403903830134
ZONING:	MX-L
ZONE ATLAS PAGE:	C-19
PREVIOUS DRB APPROVAL:	NONE
TOTAL LOT AREA:	26,214 SF, (.6018 AC)
GROSS BUILDING AREA:	5620 SF
NET LOT AREA (LOT AREA-BLD. FOOTPRINT):	20,594 SF
FLOOR AREA RATIO (GROSS BLDG AREA/LOT	AREA): 21.4 %
PARKING CALCULATIONS:	TOTAL SPACES PROVDED: 33
	5620 SF/200 = 28 SPACES REQUIRED
ACCESSIBLE PARKING REQUIRED: 2 INCL. 1 V	YAN TOTAL SPACES PROVDED: 2
MOTORCYCLE PARKING REQUIRED: 2 SPACES	TOTAL SPACES PROVDED: 2

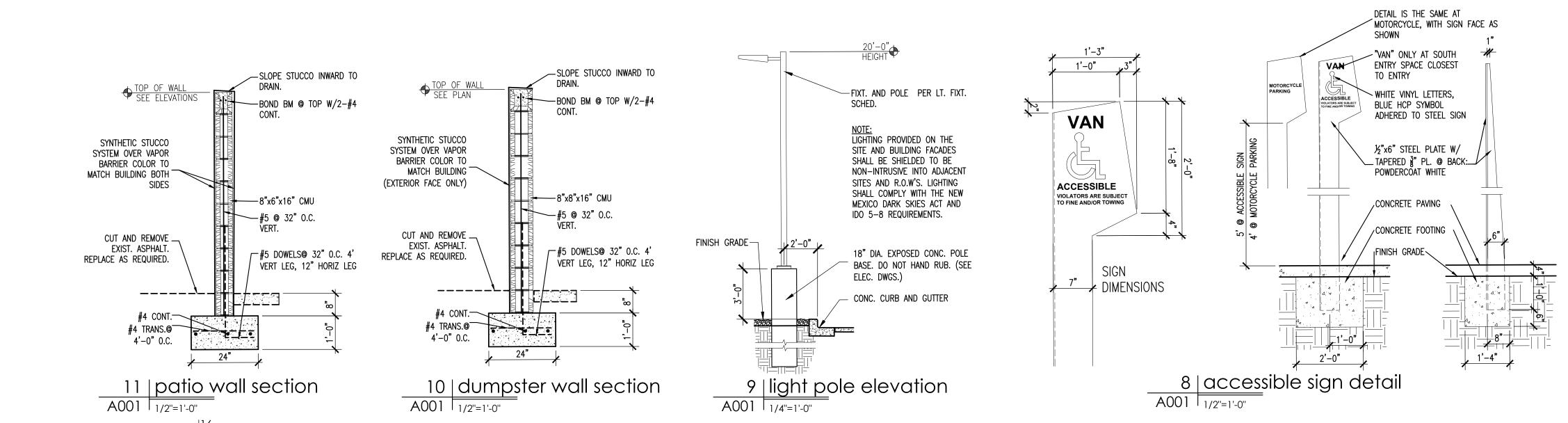


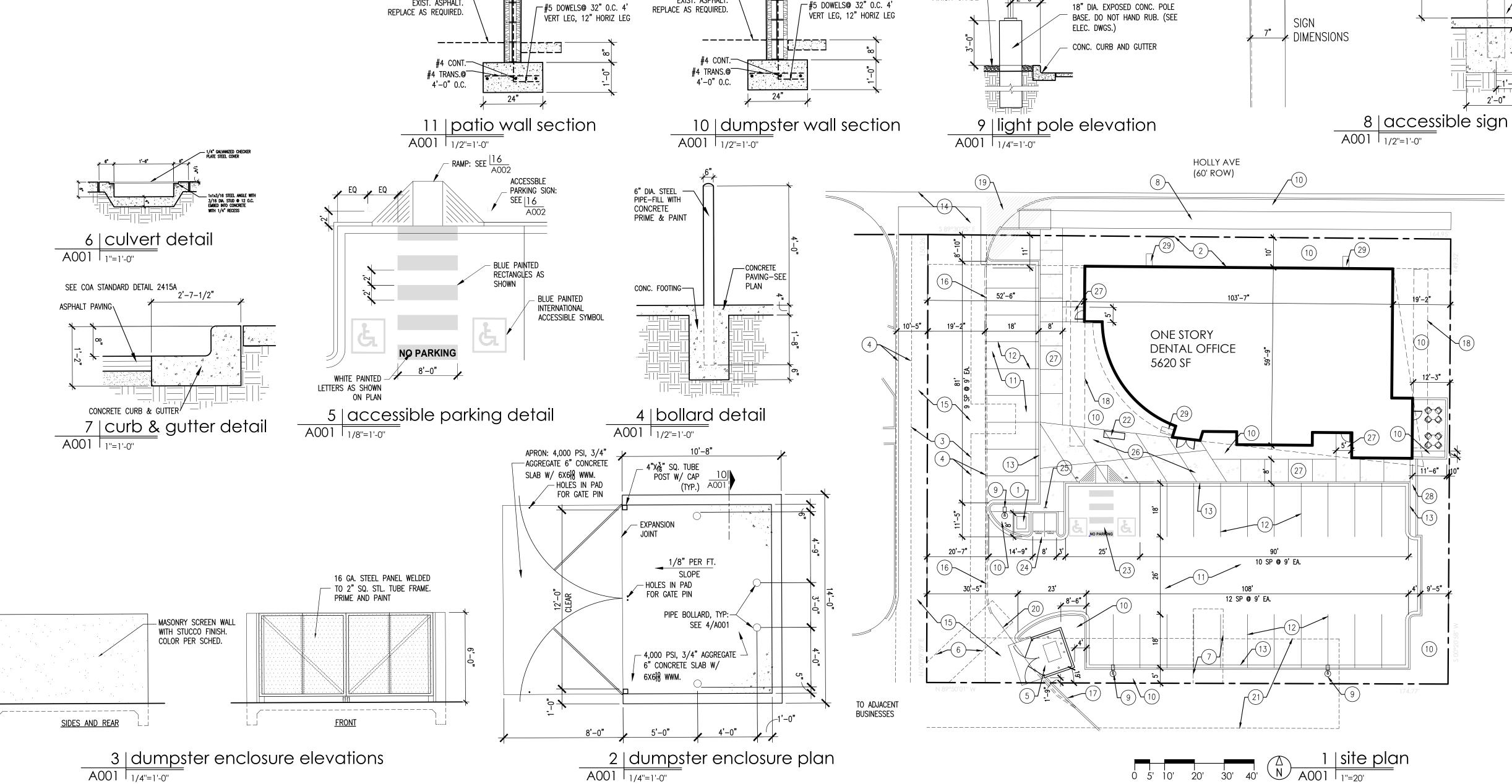
joe slagle architect

PROJECT DESCRIPTION:

A NEW SINGLE STORY DENTAL OFFICE CONSISTING OF 5620 SF. THE PROPERTY IS A .6018 AC SITE WITH DIRECT ACCESS TO HOLLY AVE AND TO A DEVELOPMENT TO THE SOUTH BY WAY OF CROSS ACCESS EASEMENTS. THE ENTRY DRIVE FROM HOLLY IS EXISTING AND SERVES THE RETAIL DEVELOPMENT AT THE SOUTHEAST CORNER OF HOLLY AND LOUISIANA. THIS CAN BE SEEN ON THE VICINITY MAP.

Approved for access by the Solid Waste Department for a single trash enclosure. **Access from 5AM to 8PM to the refuse container for the Şolid Waste Department is required.** Herman Gallegos 05-25-23 Herman Gallegos





site plan keyed notes:

1) TRANSFORMER LOCATION: SEE ELEC.

(2) 10' PUBLIC UTILITY EASEMENT

(3) 20' WATER, SAN SEWER, & PRIVATE ACCESS EASEMENT

4 5' PRIVATE ACCESS EASEMENT

|vicinity map

N A001 no scale

5 DUMPSTER ENCLOSURE: SEE $\frac{2}{A001}$ $\frac{3}{A001}$

6 PNM EASEMENT

7) 10' GAS EASEMENT

8 EXIST. SIDEWALK TO REMAIN

9 NEW LIGHT POLE: SEE ELEC DWGS AND $\frac{9}{4001}$

10) LANDSCAPE AREA, SEE LANDSCAPE PLAN

(11) NEW ASPHALT PAVING: SEE SOILS REPORT FOR PAVING SECTION

(12) 4" WIDE WHITE PARKING STRIPES

(13) NEW CURB AN GUTTER: SEE $\frac{|I|}{A001}$

EXISTING CONCRETE DRIVEWAY, CURB RETURNS AND ACCESSIBLE RAMPS TO REMAIN

(15) EXISTING ASPHALT DRIVEWAY TO REMAIN

16) EXISTING ASPHALT CURB TO BE REMOVED

REMOVE EXISTING ASPHALT CURB AND REPLACE WITH CONCRETE CURB TO MATCH EXISTING ADJACENT

(18) EXISTING CONCRETE SLAB TO BE REMOVED

19) CLEAR SIGHT TRIANGLE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN THREE (3') AND EIGHT FEET (8') TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGEL.

(20) EDGE OF EXISTING ASPHALT

(21) 30' WATER, SAN SEWER, & PRIVATE ACCESS EASEMENT

22) BENCH BY OWNER

 $\widehat{23}$) ACCESSIBLE PARKING SPACES, RAMPS AND SIGNAGE: SEE $\frac{5}{4001}$

MOTORCYCLE PARKING SPACE: WHITE PAINT "MOTORCYCLE

(25) MOTORCYCLE PARKING SIGN: SEE $\frac{8}{4001}$ (26) COLORED CONCRETE THIS AREA. CONTROL JOINTS AS SHOWN

CONCRETE WALK. WIDTH AS SHOWN. CONTROL JOINTS AS SHOWN

Concrete drainage culvert: See $\frac{6}{A001}$ also see grading plan

(29) CONCRETE SPLASH BLOCK

SITE PLAN SITE DETAILS

ALBUQUERQUE, NM



revisions:

5-24-23 date:

A001 sheet:

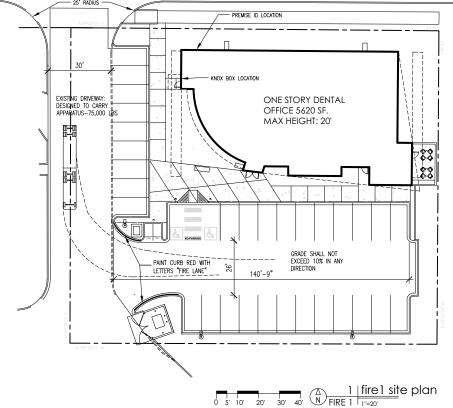


MESE CONSTRUCTION DUCOMENTS WERE REVIEWED AND APPROVED BY THE BLUDUCERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY RDINACE, THE INTERNATIONAL FIRE CODE, AND NEPA STANDARDS. THIS ERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.











PROJECT DESCRIPTION:

A NEW SINGLE STORY DENIAL OFFICE CONSISTING OF 5620 SF. THE PROPERTY IS A .6018 AC SITE WITH DIRECT ACCESS TO HOLLY AVE AND TO A DEVELOPMENT TO THE SOUTH BY WAY OF CROSS ACCESS EASEMENTS. THE ENTRY DRIVE FROM HOLLY IS EXISTING AND SERVES THE RETAIL DEVELOPMENT AT THE SOUTHEAST CORPER OF HOLLY AND LOUISIANA. THIS CAN BE SEEN ON THE VICINITY MAP.

SITE LOCATION	RECENTLY CHANGED TO 7030 HOL	SIANA BLVD NE LY AVENUE NE
		UQUERQUE, N
LEGAL DESCRIPTION:	LOT 1-A-1-A-2, BLOCK 10 TO NORTH ALBUC	VACT 2, UNIT : UERQUE ACRE
UPC NUMBER:	101906	40390383013
ZONING:		MX-L
ZONE ATLAS PAGE:		C-19
PREVIOUS DRB APPROVAL:		NON
TOTAL LOT AREA:	26,214	SF, (.6018 AC
GROSS BUILDING AREA:		5620 S
NET LOT AREA (LOT AREA-	BLD. FOOTPRINT):	20,594 S
FLOOR AREA RATIO (GROSS	BLDG AREA/LOT AREA):	21.4
PARKING CALCULATIONS:		S PROVDED: 3
	5620 SF/200 = 28 SF	ACES REQUIRE
ACCESSIBLE PARKING REQU	IRED: 2 INCL. 1 VAN TOTAL SPAC	ES PROVDED:
MOTORCYCLE PARKING REQ	UIRED: 2 SPACES TOTAL SPAC	FS PROVINED.
BICYCLE PARKING REQUIRED	D: 10% OF PARKING REQ.=3.3 TOTAL SPAC	
FIRE DATA:	D: 10% OF PARKING REQ.=3.3 TOTAL SPACE	ES PROVDED: ·
FIRE DATA:	D: 10% OF PARKING REQ.=3.3 TOTAL SPACE	ES PROVDED:
FIRE DATA: CONSTRUCTION TYPE: BUILDING AREA:	D: 10% OF PARKING REQ.=3.3 TOTAL SPACE	ES PROVDED:
FIRE DATA: CONSTRUCTION TYPE: BUILDING AREA: OCCUPANCY GROUP:	D: 10% OF PARKING REQ.=3.3 TOTAL SPAC	ES PROVDED: - ON SPRINKLERE 5620 S
FIRE DATA: CONSTRUCTION TYPE: BUILDING AREA:	D: 10% OF PARKING REQ.=3.3 TOTAL SPAC 5B−N0	ES PROVDED:
FIRE DATA: CONSTRUCTION TYPE: BUILDING AREA: OCCUPANCY GROUP:	D: 10% OF PARKING REQ.=3.3 TOTAL SPACE 58-NO	ES PROVDED: - ON SPRINKLERE 5620 S
FIRE DATA: CONSTRUCTION TYPE: BUILDING AREA: OCCUPANCY GROUP: FIRE FLOW REQUIREMENT: FIRE HYDRANTS REQUIRED:	D: 10% OF PARKING REQ.=3.3 TOTAL SPAC 5B-NO IFC	ES PROVDED: ON SPRINKLERE 5620 S 2000 GP TABLE B105.1(;
FIRE DATA: CONSTRUCTION TYPE: BUILDING AREA: OCCUPANCY GROUP: FIRE FLOW REQUIREMENT:	D: 10% OF PARKING REQ.=3.3 TOTAL SPACE 58-NO IFC TO EXISTING HYDRANTS:	ES PROVDED: ON SPRINKLERE 5620 S 2000 GP TABLE B105.1(2)
FIRE DATA: CONSTRUCTION TYPE: BUILDING AREA: OCCUPANCY GROUP: FIRE FLOW REQUIREMENT: FIRE HYDRANTS REQUIRED: MAX ALLOWABLE DISTANCE	D: 10% OF PARKING REQ.=3.3 TOTAL SPACE 58-NO IFC TO EXISTING HYDRANTS:	ON SPRINKLERE 5620 S 2000 GP TABLE B105.1(: C TABLE C102 225 f C TABLE C102
FIRE DATA: CONSTRUCTION TYPE: BUILDING AREA: OCCUPANCY GROUP: FIRE FLOW REQUIREMENT: FIRE HYDRANTS REQUIRED: MAX ALLOWABLE DISTANCE	D: 10% OF PARKING REQ.=3.3 TOTAL SPACE 58-NO IFC: TO EXISTING HYDRANTS: IFY DEPARTMENT OF THE PROPERTY OF	ON SPRINKLERE 5620 S 2000 GP TABLE B105.1(: C TABLE C102 225 f C TABLE C102
FIRE DATA: CONSTRUCTION TYPE: BUILDING AREA: OCCUPANCY GROUP: FIRE FLOW REQUIREMENT: FIRE HYDRANTS REQUIRED: MAX ALLOWABLE DISTANCE FIRE HYDRANTS PROVIDED:	D: 10% OF PARKING REQ.=3.3 TOTAL SPACE 58-NO IFC: TO EXISTING HYDRANTS: IFY DEPARTMENT OF THE PROPERTY OF	ES PROVDED: SPRINKLERE 5620 S 2000 GP ABLE B105.1(: C TABLE C102 225 F C TABLE C22ER OF PROPER 2 EXISTIN 400 F
FIRE DATA: CONSTRUCTION TYPE: BUILDING AREA: OCCUPANCY GROUP: FIRE FLOW REQUIREMENT: FIRE HYDRANTS REQUIRED: MAX ALLOWABLE DISTANCE FIRE HYDRANTS PROVIDED: ALLOWABLE DISTANCE FROM	D: 10% OF PARKING REQ.=3.3 TOTAL SPACE 58-NX IFC TO EXISTING HYDRANTS: IF HYDRANT EXISTS WITHIN 250'® SE CORN	ES PROVDED: ON SPRINKLERE 5620 S 2000 GP ABLE B105.1(C TABLE C102 225 C C TABLE C102 C TABLE C102
FIRE DATA: CONSTRUCTION TYPE: BUILDING AREA: OCCUPANCY GROUP: FIRE FLOW REQUIREMENT: FIRE HYDRANTS REQUIRED: MAX ALLOWABLE DISTANCE FIRE HYDRANTS PROVIDED: ALLOWABLE DISTANCE FROM FIRE NOTES:	D: 10% OF PARKING REQ.=3.3 TOTAL SPACE 58-NX IFC TO EXISTING HYDRANTS: IF HYDRANT EXISTS WITHIN 250'® SE CORN M HYDRANT TO FARTHEST POINT ON BLDG:	ES PROVDED: SPRINKLERE 5620 S 2000 GF ABLE B105.1(C TABLE C102 225 C TABLE C102 ER OF PROPEE 2 EXISTIN 400 I
FIRE DATA: CONSTRUCTION TYPE: BUILDING AREA: OCCUPANCY GROUP: FIRE FLOW REQUIREMENT: FIRE HYDRANTS REQUIRED: MAX ALLOWABLE DISTANCE FIRE HYDRANTS PROVIDED: ALLOWABLE DISTANCE FROM FIRE NOTES: 1. ALL APPROVED FIRE APP	D: 10% OF PARKING REQ.=3.3 TOTAL SPACE 58-NX IFC TO EXISTING HYDRANTS: IF HYDRANT EXISTS WITHIN 250'® SE CORN	ES PROVDED: SPRINKLERE 5620 S 2000 GF ABLE B105.1(C TABLE C102 225 C TABLE C102 ER OF PROPEE 2 EXISTIN 400 I
FIRE DATA: CONSTRUCTION TYPE: BUILDING AREA OCCUPANCY GROUP: FIRE FLOW REQUIREMENT: FIRE HYDRANTS REQUIRED: MAX ALLOWABLE DISTANCE FIRE HYDRANTS PROVIDED: ALLOWABLE DISTANCE FROM FIRE NOTES: 1. ALL APPROVED FIRE APPROVED DISMING SURFACE MIPOSED LOADS OF FIRE A LISS.	D: 10% OF PARKING REQ.=3.3 TOTAL SPACE 5B-NC IFC TO EXISTING HYDRANTS: IF HYDRANT EXISTS WITHIN 250'® SE CORN I HYDRANT TO FARTHEST POINT ON BLDG: ARRATUS ACCESS ROADS SHALL HAVE AN E CAPABLE OF SUPPORTING THE	ES PROVDED: NN SPRINKLERR 5620 : 2000 GF ABLE B105.1(C TABLE C10: 225 C TABLE C10: 225 C TABLE C10: 400

FIRE 1 SITE PLAN





revisions:

date: 5-24-23

sheet: FIRE 1



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: _	GS Dental	Building Permit #:	Hydrology File #:	
Zone Atlas Page	e: C-19 DRB#: _	EPC#:	Work Order#:	
Legal Descrip	tion: Lot 1-A-1	-A-2 Block 10 North Albuquer	que Acres	
City Address:	8130 Louisiana N	E (recently changed to 7030	Holly Ave NE)	
Applicant: 10	e Slagle Architect		Contact: Joe Slagl	<u>e</u>
Address: PO E	Box 10362 Albuqu	erque, NM 87184		
Phone#: 505 2	228 8707	Fax#:	E-mail: joe@slagle	architect.com
D 1 41	e			
Development I		22	AAV I	
Build out/Implem	nentation Year:	Curren	t/Proposed Zoning: MX-L	
Project Type: N	ew: (x) Change of	Use: () Same Use/Unchanged:	() Same Use/Increased Activity:	()
Proposed Use (ma	ark all that apply):	Residential: () Office: (x) Ret	ail: () Mixed-Use: ()	
Describe develop				
A new 56	20 sf single story d	ental office		
Days and Hours o	of Operation (if know	n): 8:00 am to 5:00 pm		
Facility				
Building Size (sq	. ft.):5620 sf			
Number of Resid	ential Units: N/A			
Traffic Conside	erations			
		trons (if known):*50	ITE Land Use #720	
	r of Employees (if kn		Medical-Dental Office 5620 sq ft	
•	` `	,	AM peak 25 trips	
•	•	Buses per Day (if known):*	PM peak 19 trips	
-	_	Hour (if known):*		
Driveway(s) Loca	ated on: Street Name HO	lly Ave		
Adjacent Roadwa	ay(s) Posted Speed: S	treet Name Holly Ave	Posted Speed 25	
		Street Name	Posted Speed	

^{*} If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required

Roadway Information (adjacent to site)
Comprehensive Plan Corridor Designation/Functional Classification: Major collector (arterial, collector, local, main street)
Comprehensive Plan Center Designation: NO
(urban center, employment center, activity center) Livia di action of mandauere (NIMDOT, Cita, Country). City
Jurisdiction of roadway (NMDOT, City, County): City
Adjacent Roadway(s) Traffic Volume: 4500/5000 Volume-to-Capacity Ratio: (if applicable)
Adjacent Transit Service(s): ABQ Ride on Wyoming Nearest Transit Stop(s): Wyoming at Holly
Is site within 660 feet of Premium Transit?: NO
Current/Proposed Bicycle Infrastructure: Existing bike path on Carmel
Current/Proposed Sidewalk Infrastructure: Sidewalks are existing adjacent to subject property
Relevant Web-sites for Filling out Roadway Information:
City GIS Information: http://www.cabq.gov/gis/advanced-map-viewer
$\textbf{Comprehensive Plan Corridor/Designation:} \underline{https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use} \ (\text{map after Page 5-5}) \underline{https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use} \ $
Road Corridor Classification: https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId =
Traffic Volume and V/C Ratio: https://www.mrcog-nm.gov/285/Traffic-Counts and https://public.mrcog-nm.gov/taqa/
Bikeways : http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)
TIS Determination
<u>Note:</u> Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.
Traffic Impact Study (TIS) Required: Yes [] No Borderline []
Thresholds Met? Yes [] No []
Mitigating Reasons for Not Requiring TIS: Previously Studied: []
Notes:
MP P.E. 5/25/2023
TRAFFIC ENGINEER DATE

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

- 1. Access -- location and width of driveways
- 2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
- 3. Bike Lanes (check for designated bike routes, long range bikeway system) (check MRCOG Bikeways and Trails in the 2040 MTP map)
- 4. Location of nearby multi-use trails, if applicable (check MRCOG Bikeways and Trails in the 2040 MTP map)
- 5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
- 6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
- 7. Distance from access point(s) to nearest adjacent driveways/intersections.
- 8. Note if site is within a Center and more specifically if it is within an Urban Center.
- 9. Note if site is adjacent to a Main Street.
- 10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.