

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 23, 2023

Joe Slagle, R.A.
Joe Slagle Architect
Po Box 10362
Albuquerque, NM 87184

Re: GS Dental
7030 Holly Ave. NE
Traffic Circulation Layout
Architect's Stamp 06-09-23 (C19-D046)

Dear Mr. Slagle,

The TCL submittal received 06-14-2023 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 6/2018)

Project Title: GS Dental **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: Lot 1-A-1-A-2, Block 10, North Albuquerque Acres

City Address: 8130 Louisiana (recently changed to 7030 Holly Ave NE)

Applicant: Ryan and Karen Sill **Contact:** Karen Sill

Address: 7910 Wyoming Blvd NE, Suite A

Phone#: 505 883 5835 **Fax#:** _____ **E-mail:** kelle1kj@yahoo.com

Other Contact: Joe Slagle Architect **Contact:** Joe Slagle

Address: P.O. Box 10362, Albuquerque NM 87184

Phone#: 505 228 8707 **Fax#:** _____ **E-mail:** joe@slaglearchitect.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? ☒ Yes _____ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ 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: 6-12-2023 **By:** Joe Slagle

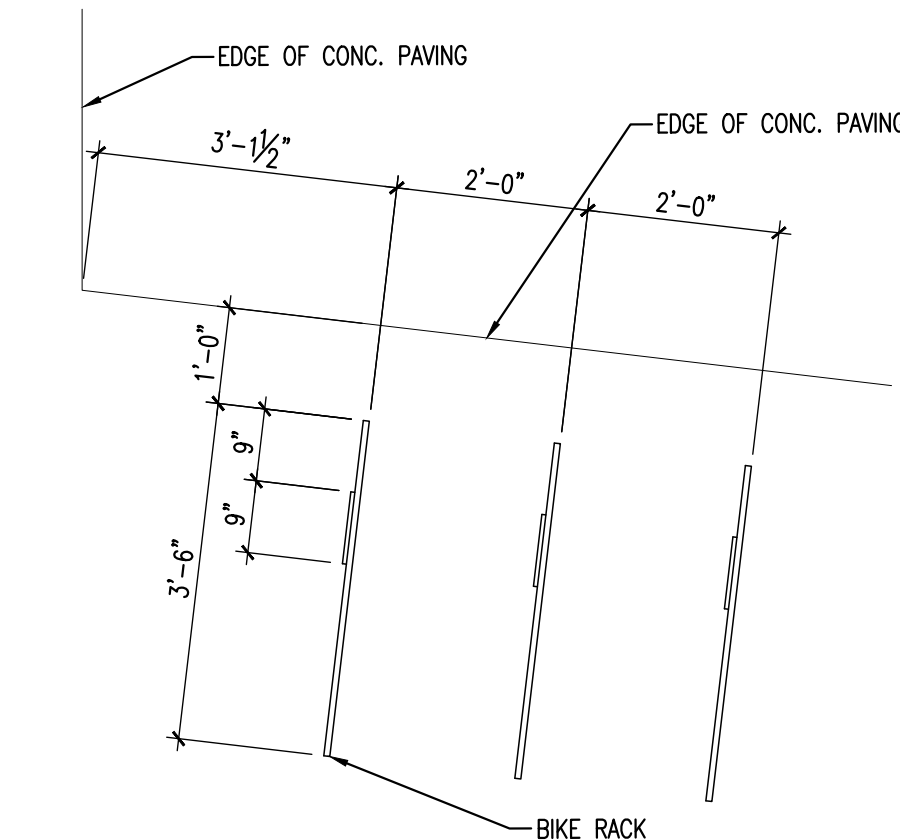
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

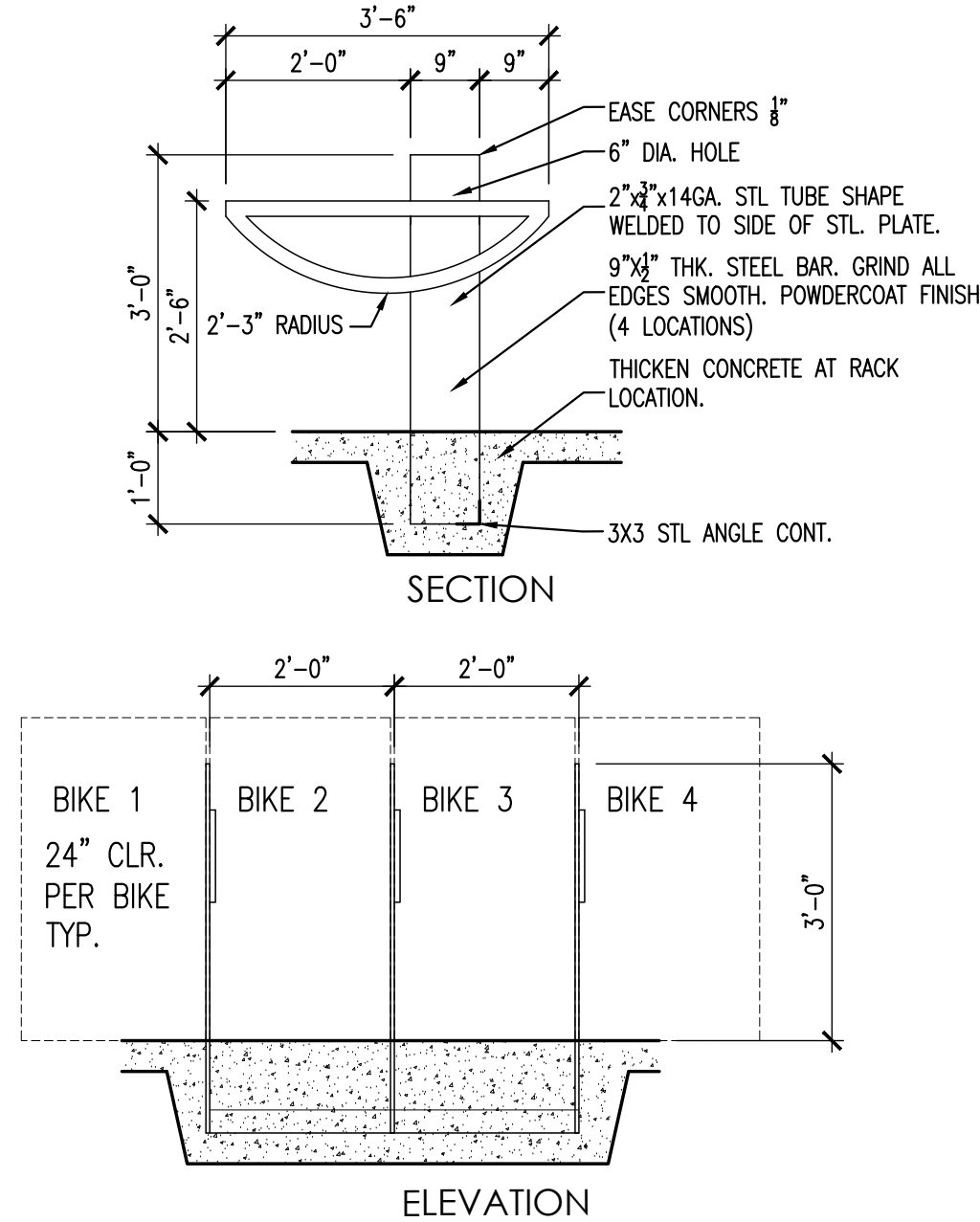
FEE PAID: _____

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Amisio 6/23/2023
Signed Date



13 | enlarged bike rack plan
A001 1/2"=1'-0"

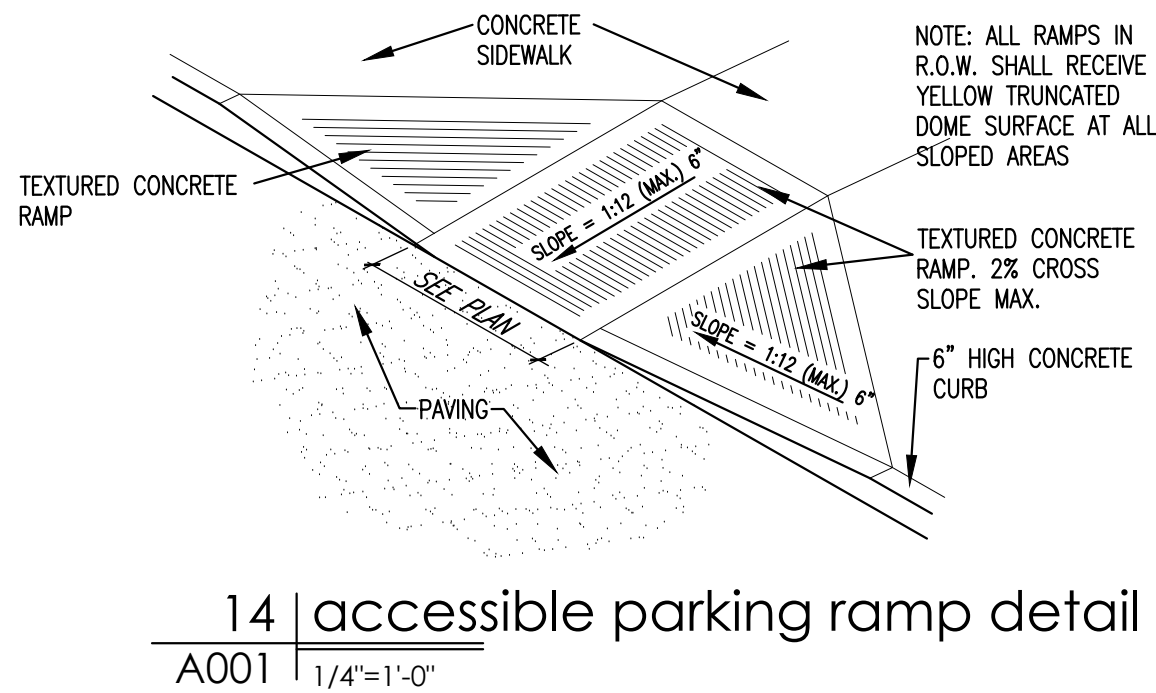


12 | bike rack detail
A001 1/2"=1'-0"

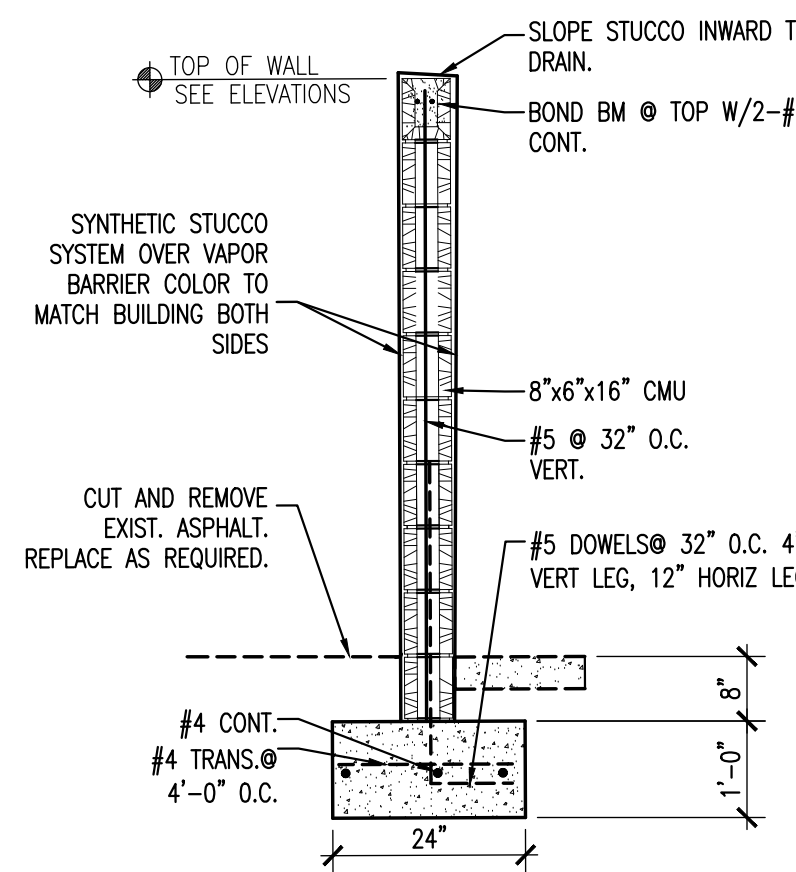


vicinity map
A001 no scale

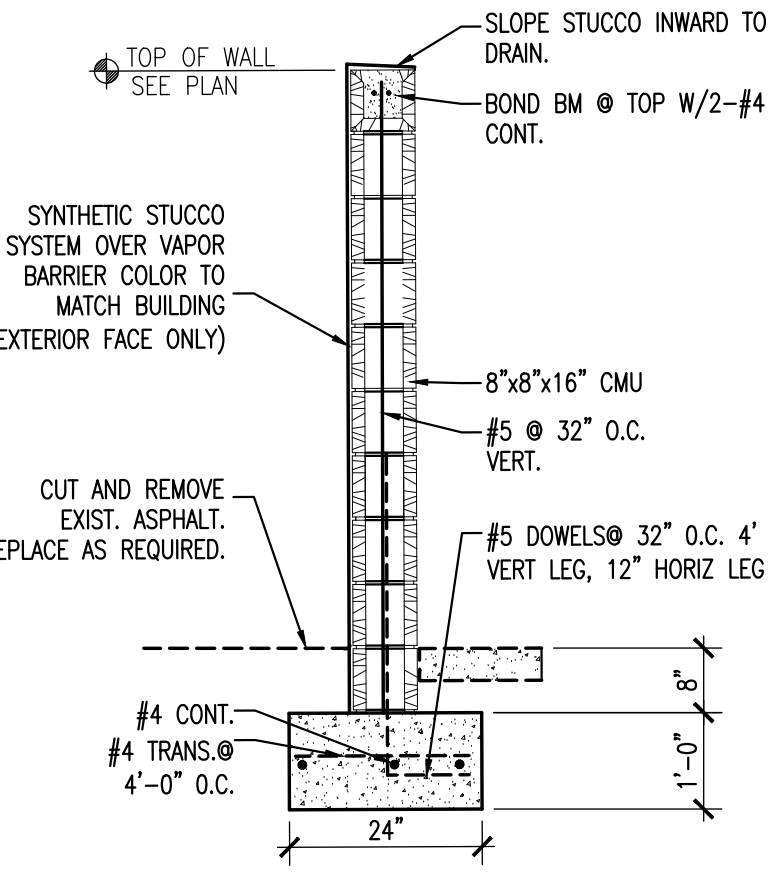
SITE DATA	
SITE LOCATION	7413 HOLLY AVENUE NE ALBUQUERQUE, NM
LEGAL DESCRIPTION:	LOT 1-A-1-A-2, BLOCK 10 TRACT 2, UNIT 3 NORTH ALBUQUERQUE ACRES
UPC NUMBER:	101906403903830134
ZONING:	MX-L
ZONE ATLAS PAGE:	C-19
PREVIOUS DRB APPROVAL:	NONE
TOTAL LOT AREA:	26,214 SF, (.6018 AC)
GROSS BUILDING AREA:	5620 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 PROVIDED: 33 5620 SF/200 = 28 SPACES REQUIRED
ACCESSIBLE PARKING REQUIRED: 2 INCL. 1 VAN	TOTAL SPACES PROVIDED: 2
MOTORCYCLE PARKING REQUIRED: 2 SPACES	TOTAL SPACES PROVIDED: 2
BICYCLE PARKING REQUIRED: 10% OF PARKING REQ.=3.3 TOTAL SPACES PROVIDED: 4	



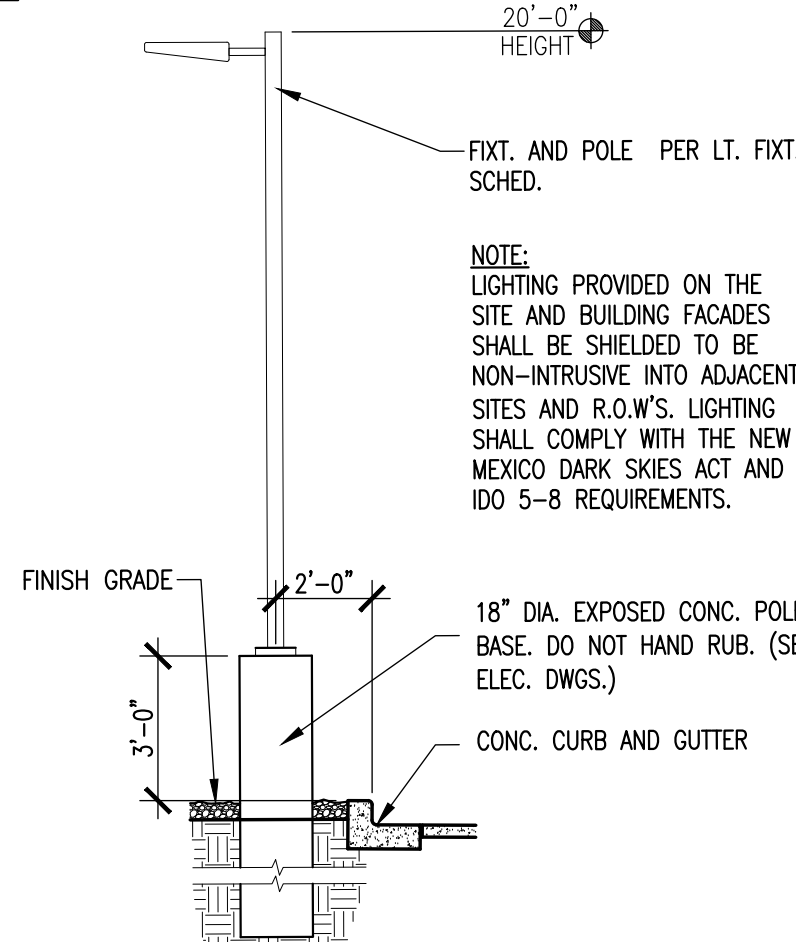
A001 1/4"=1'-0"



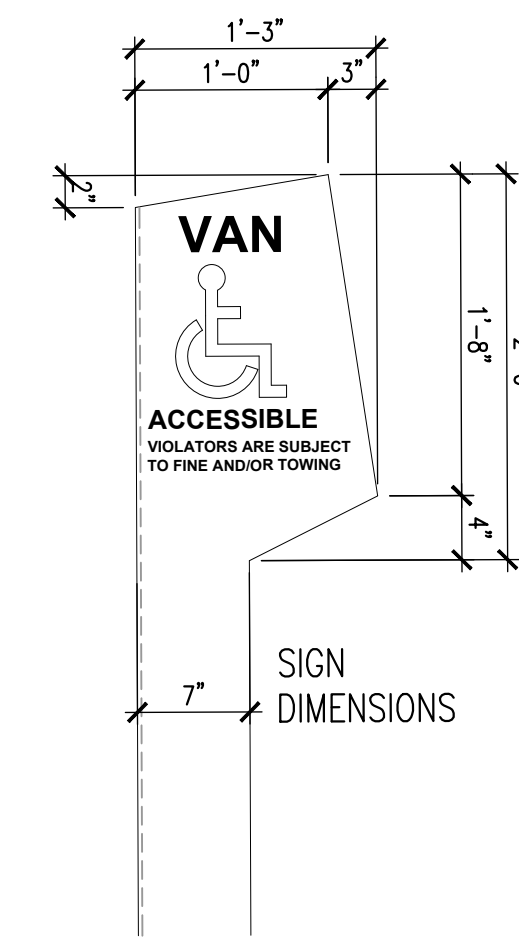
11 | patio wall section
A001 1/2"=1'-0"



10 | dumpster wall section
A001 1/2"=1'-0"



9 | light pole elevation
A001 1/4"=1'-0"



8 | accessible sign detail
A001 1/2"=1'-0"

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
- 5 DUMPSTER ENCLOSURE: SEE 12, 13, A001
- 6 PNM EASEMENT
- 7 10' GAS EASEMENT
- 8 EXIST. SIDEWALK & CURB & GUTTER TO REMAIN: NOTE-ALL BROKEN OR CRACKED SIDEWALK & CURB & GUTTER MUST BE REPLACED PER STD DWG 2430 & 2415A
- 9 NEW LIGHT POLE: SEE ELEC DWGS AND 19, A001
- 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 AND GUTTER: SEE 17, A001
- 14 EXISTING CONCRETE DRIVEWAY, CURB RETURNS AND ACCESSIBLE RAMP TO REMAIN. INSTALL TRUNCATED DOMES AT EXISTING RAMP: SEE STD DWG 2440 NOTE 10
- 15 EXISTING ASPHALT DRIVEWAY TO REMAIN
- 16 EXISTING ASPHALT CURB TO BE REMOVED
- 17 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 TRIANGLE.
- 20 EDGE OF EXISTING ASPHALT
- 21 30' WATER, SAN SEWER, & PRIVATE ACCESS EASEMENT
- 22 BENCH BY OWNER
- 23 ACCESSIBLE PARKING SPACES, RAMPS AND SIGNAGE: SEE 15, A001
- 24 MOTORCYCLE PARKING SPACE: WHITE PAINT "MOTORCYCLE PARKING"
- 25 MOTORCYCLE PARKING SIGN: SEE 18, A001
- 26 COLORED CONCRETE: THIS AREA, CONTROL JOINTS AS SHOWN
- 27 CONCRETE WALK: WIDTH AS SHOWN. CONTROL JOINTS AS SHOWN
- 28 CONCRETE DRAINAGE CULVERT: SEE 16, A001
- 29 CONCRETE SPLASH BLOCK
- 30 BIKE RACK: SEE 12, 13, A001, A001

SITE PLAN SITE DETAILS

A NEW DENTAL OFFICE FOR
GS DENTAL
7030 HOLLY AVE NE
ALBUQUERQUE, NM



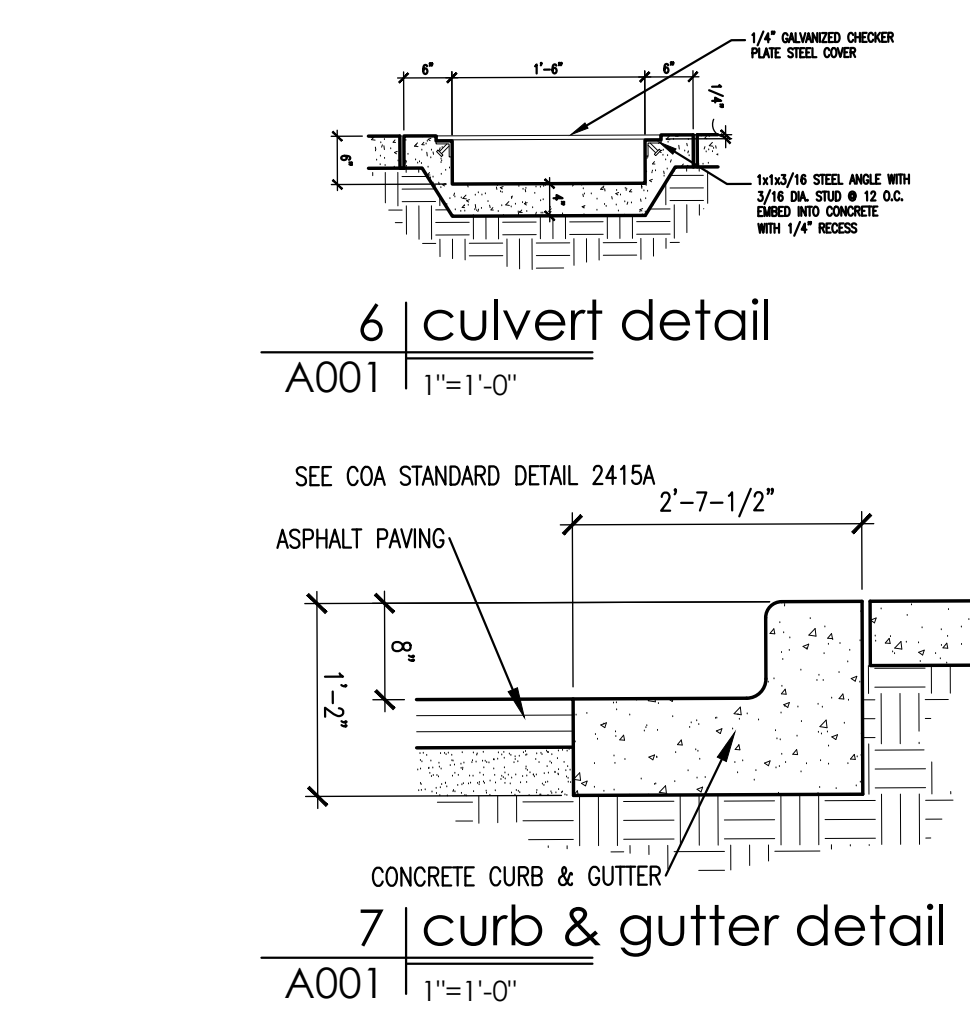
revisions:

date:

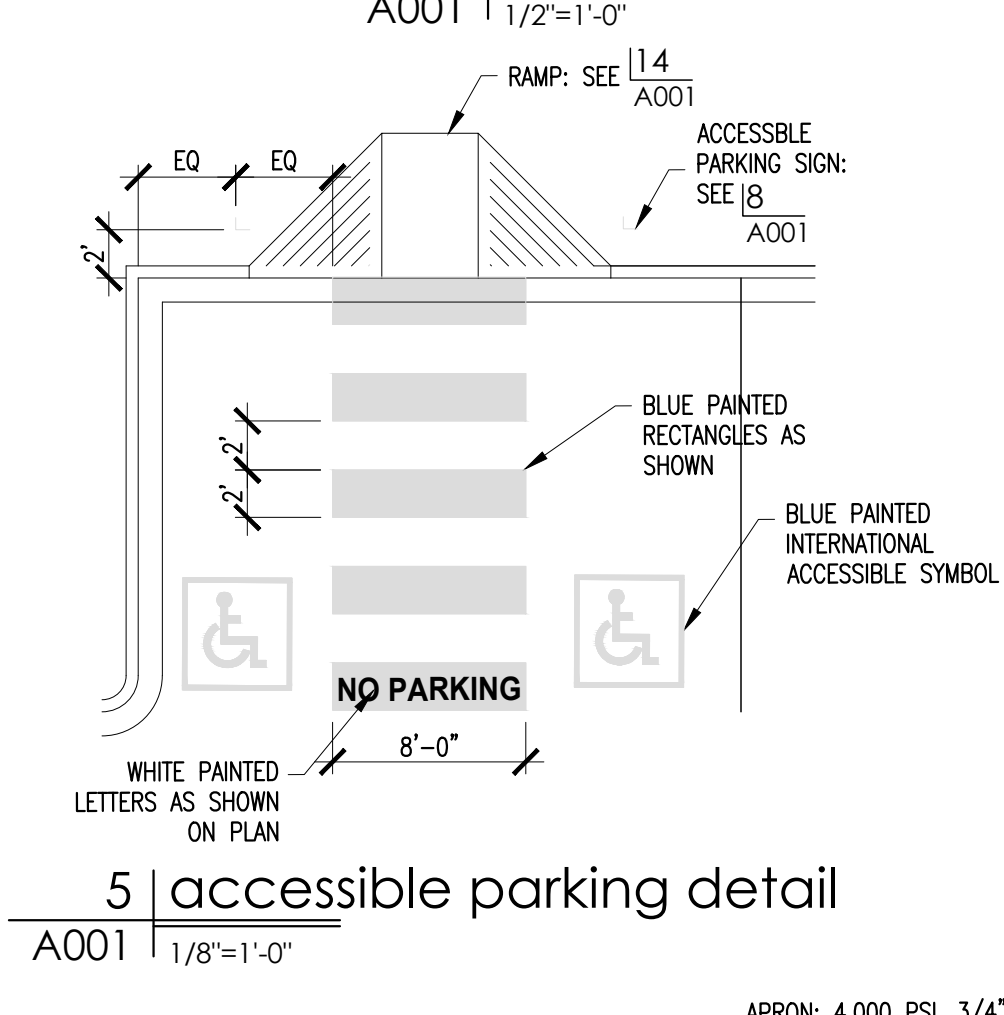
5-24-23

sheet:

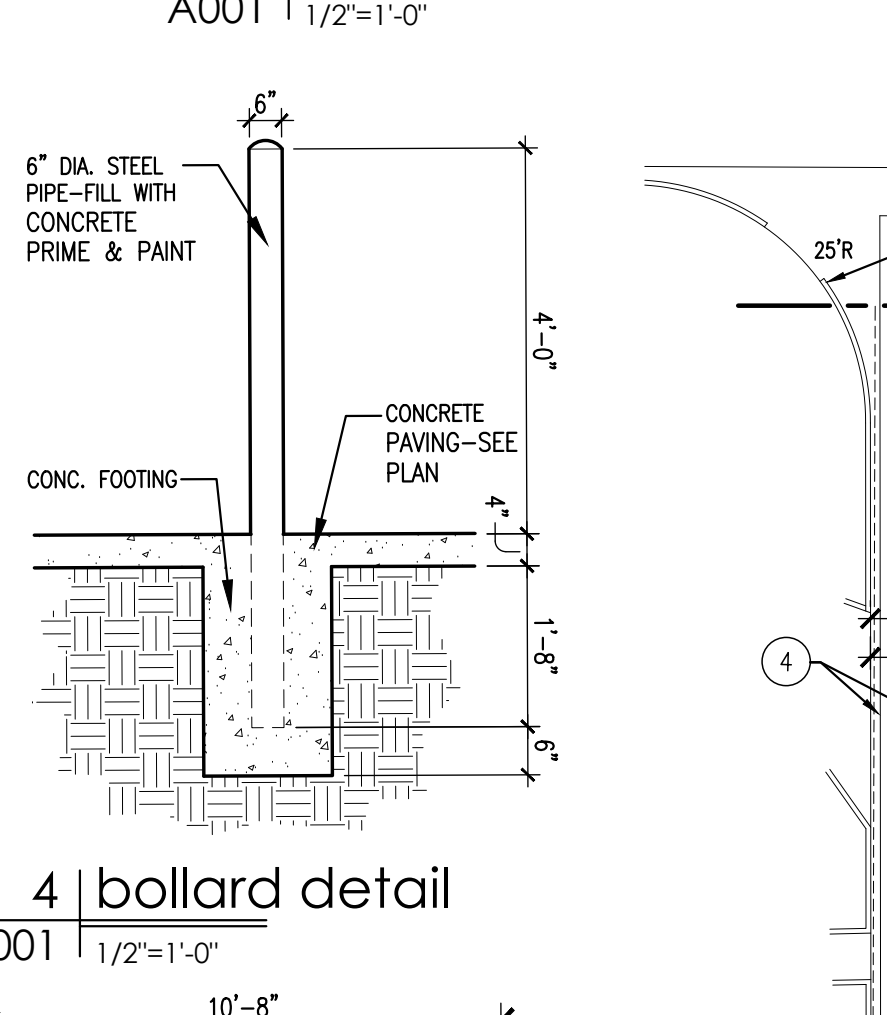
A001



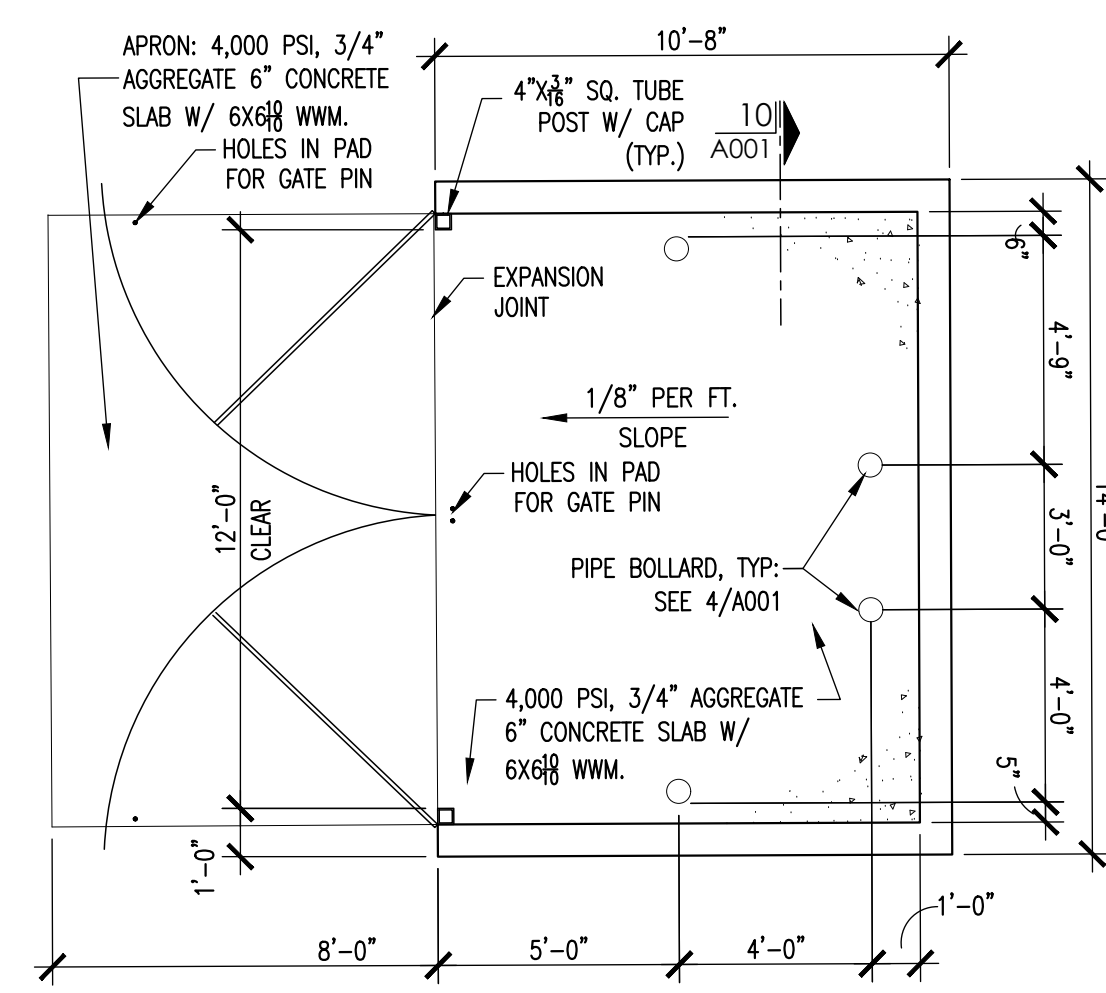
A001 1"=1'-0"



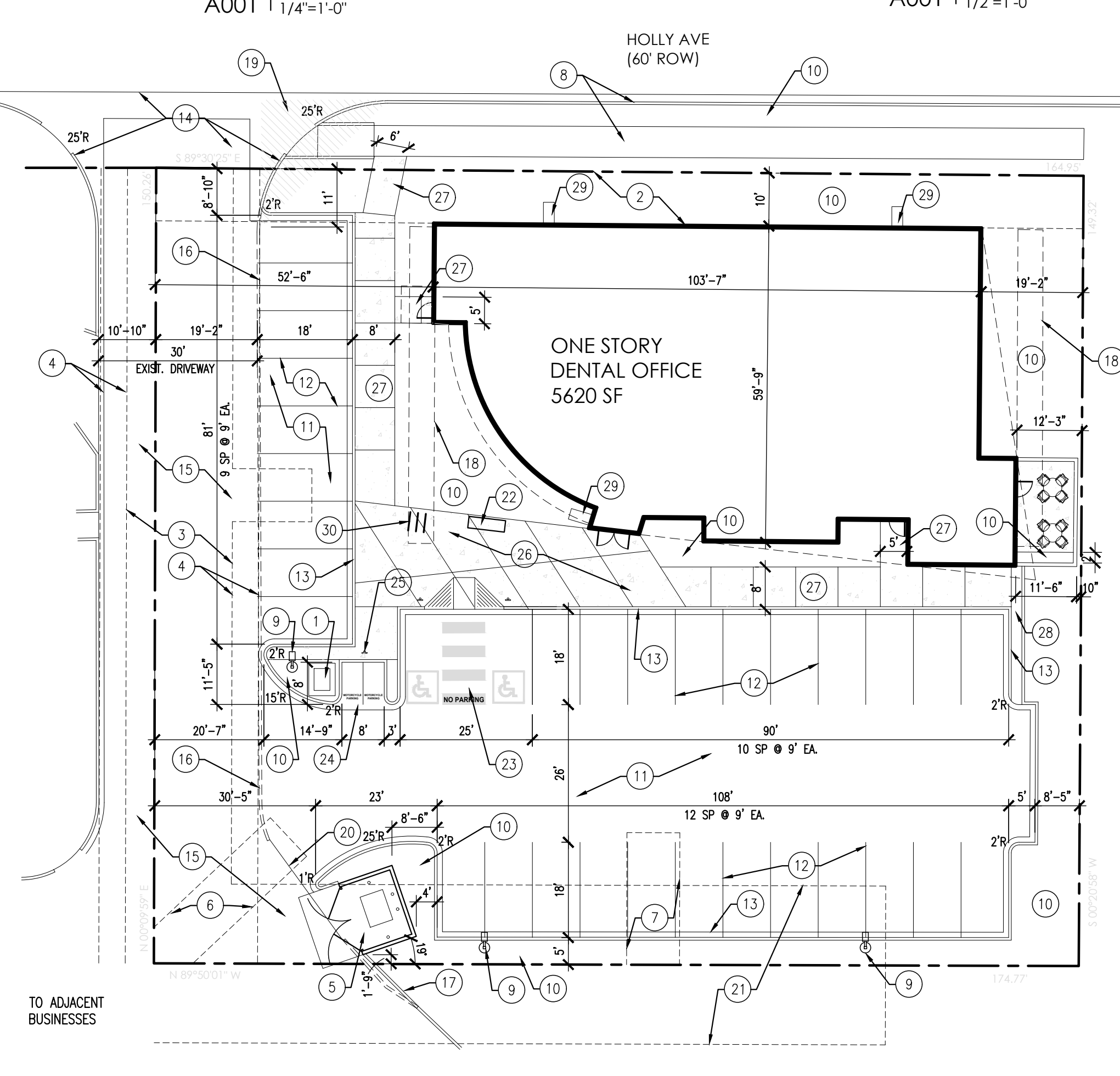
5 | accessible parking detail
A001 1/8"=1'-0"



4 | bollard detail
A001 1/2"=1'-0"



3 | dumpster enclosure elevations
A001 1/4"=1'-0"



2 | dumpster enclosure plan
A001 1/4"=1'-0"

1 | site plan
A001 1"=20'