

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 25, 2023

Joe Casares, P.E.
JCII Group, LLC
8105 Sand Springs Circle NW
Albuquerque, NM 87114

Re: Precision Eye Center
7521 Alameda Blvd. NE
Traffic Circulation Layout
Engineer's Stamp 04-20-23 (C19-D070)

Dear Mr. Casares,

The TCL submittal received 04-12-2023 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

Memorandum



From: Joe Casares, PE
JCII Group, LLC
8105 Sand Springs Circle NW
Albuquerque NM, 87114
505-264-6918

To: Marwa Al-Najjar
Development Review Services
Plaza del Sol Building
600 Second NW Abq., NM 87102
505-924-3675

CC: Dr. Rob Lovie
Damian Chimenti

Date: April 20, 2023

Re: C19-D070 Responses to TCL Comments received on 4/20/2023

Comment Responses:

Plan has been revised to address all comments received. See below for responses to comments in red text.

- Details sheet is missing.
Detail sheet added
- Please provide details for all the proposed signs and pavement marking.
Shown on detail sheet
- Provide Bike Rack details.
Shown on detail sheet
- Please show on the site plan the radius for the site access.
Radius dimension line added
- Provide 6 ft. wide ADA pathway from the public sidewalk to the building entrance.
6ft wide path now shown
- Please show on the site plan the 6 ft. wide ADA pathway from the ADA parking aisle to building entrance. Provide the width for the highlighted way (key note E).
6ft wide path now shown
- Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
See keyed note "M"
- Please Visit with Traffic Engineer for determination Matt Grush, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (Contact Matt Grush: mgrush@cabq.gov).
TIS is not warranted

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, COORDINATE DETAILS WITH THE PROJECT ENGINEER/ARCHITECT AND OWNER.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL 811 (505-260-1990), FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
3. ALL UTILITIES NOT SHOWN ON THIS PLAN. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF SUSPECTED OBSTRUCTIONS INCLUDING EXISTING UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR WILL NOTIFY THE ENGINEER/OWNER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. ALL EXCAVATION SHALL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH, OSHA 29 CFR 1926.650. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW AND COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970".
6. SCARIFY AREA UNDER NEW CONCRETE AND PAVEMENT BASECOURSE TO A DEPTH OF 6" AND RECOMPACT SUBGRADE TO 95% MAX. DENSITY AS DETERMINED BY ASTM D-1557 UNLESS NOTED OTHERWISE.
7. EXERCISE CARE TO AVOID DISTURBING EXISTING UTILITIES. COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS, AND IN ORDER TO PREVENT SERVICE DISRUPTION.
8. CONTRACTOR SHALL PROVIDE REASONABLE ACCESS TO ALL FACILITIES WITHIN THE PROJECT AREA DURING CONSTRUCTION.
9. THE CONTRACTOR IS TO TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA.
10. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS AND ABANDONED UTILITY LINES THAT ARE EXPOSED AS A RESULT OF CONSTRUCTION AS SOON AS POSSIBLE UNLESS OTHERWISE DIRECTED BY THE OWNER.
11. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH "AS-BUILT" INFORMATION.
12. OWNER IS RESPONSIBLE FOR GEOTECHNICAL EVALUATION REPORT PREFORMED BY A REGISTERED GEOTECHNICAL ENGINEER. EVALUATION SHALL PROVIDE DRAINAGE RECOMMENDATIONS, COLAPSIBLE/EXPANSIVE SOILS IDENTIFICATION, AND A SITE SOIL PERCOLATION RATE. COORDINATE THE PROPOSED DEVELOPMENT SHOWN ON THIS PLAN WITH RESULTS FROM THE GEOTECHNICAL INVESTIGATION REPORT, IF ANY REPORT CRITERIA CANNOT BE MET, CONTACT THE GEOTECHNICAL ENGINEER FOR SUPPLEMENTAL RECOMMENDATIONS. IF COLAPSIBLE/EXPANSIVE SOILS ARE IDENTIFIED, CONTRACTOR MUST INFORM THE ENGINEER PRIOR TO CONSTRUCTION.
13. WHEN BUTTING NEW CONCRETE TO EXISTING, PROVIDE A NEAT SAWCUT LINE, OR REMOVE EXISTING CONCRETE UP TO NEAREST JOINT AND PROVIDE NEW WITH EXPANSION JOINT BETWEEN.
14. ALL LANDSCAPED AREAS SHALL BE DEPRESSED APPROXIMATELY 6" (MAX.) BELOW ADJACENT CONCRETE.
15. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND FENCES. RIPRAP/SPLASHPADS SHALL BE PROVIDED AT ROOF DRAIN DOWNSPOUTS AND FENCE DRAINAGE OUTLETS. DRAINAGE OPENING IN FENCE TO FACILITATE POSITIVE DRAINAGE THROUGH FENCE TOWARDS ROW.
16. THIS IS NOT A BOUNDARY SURVEY OR ALTA, PROPERTY LINES, EASEMENTS LINES AND ROW LINES SHOWN ARE PER RECORDED PLAT.
17. SITE SURVEY IS PROVIDED BY THE OWNER AND EXISTING INFORMATION SHOWN HAS BEEN VERIFIED IN THE FIELD. COORDINATE WITH THE OWNER/CONTRACTOR FOR SURVEY DATA FILES.
18. PRIOR TO CONSTRUCTION, A PROFESSIONAL SURVEYOR SHALL VERIFY ALL CONSTRUCTION MARKINGS, STAKINGS, EXISTING PROPERTY LINES, AND EASEMENTS. COORDINATE EXISTING EASEMENTS WITH UNDERLYING OWNERS. COORDINATE ANY ENCROACHMENTS WITH THE OWNER.
19. EXISTING INFORMATION SHOWN ON THIS PLAN WAS OBTAINED WITHOUT THE BENEFIT OF A TITLE REPORT OR ALTA; OTHER EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN.
20. ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES MAY EXIST IN THE AREA OTHER THAN WHAT IS SHOWN. NEW MEXICO ONE-CALL SHALL BE CONTACTED ALONG WITH UTILITY OWNERS PRIOR TO ANY DISTURBANCE OF EXISTING GRADE.

SO-19 NOTICE TO CONTRACTOR

1. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" OR (505) 260-1990 FOR THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24 HOUR BASIS.
8. CONTRACTOR MUST CONTACT HENRY BLAIR AT (505) 203-7358 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- HEADER CURB
- VERTICAL CURB & GUTTER
- BUILDING
- CONCRETE
- 11'X11' CLEAR SITE TRIANGLE

PROJECT INFORMATION

PROPOSED LAND USE: MEDICAL CLINIC
ZONING: MX-T
GROSS FLOOR AREA: 5,090 SF
ADJACENT LOTS: ZONED MX-T
CONSTRUCTION TYPE: TYPE V-B

OWNER INFORMATION

DR. ROBERT LAVOIE
7521 ALAMEDA BLVD. NE
ALBUQUERQUE, NM 87113
PHONE: 505-291-1711
robisgolfing@gmail.com

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo 4/25/2023
Signed Date

PROPERTY DESCRIPTION

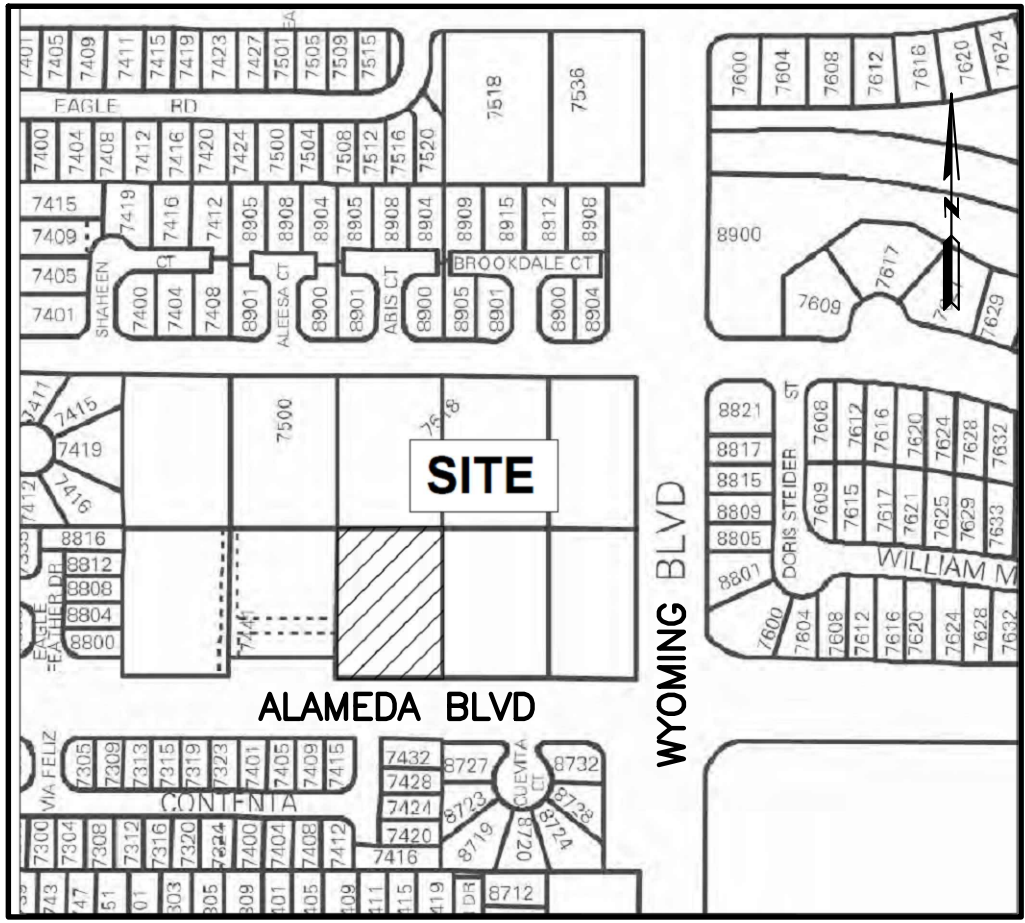
TRACT 2, UNIT 3, BLOCK 3, LOT 19 OF NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO.

FIRE DEPARTMENT

(FD) APPROVAL
SEE FIRE 1 PLAN FOR FIRE MARSHAL'S APPROVAL.

SOLID WASTE DEPARTMENT

(SWD) APPROVAL
SEE SITE PLAN FOR SO.LID WASTE APPROVAL.



LOCATION MAP

ZONE ATLAS C-19

EXISTING SITE CONDITION

CURRENTLY THE SITE IS UNDEVELOPED. EXISTING INFRASTRUCTURE WITHIN THE ROW ADJACENT TO THE SITE INCLUDE: UTILITIES ROADWAY, LANDSCAPED MEDIAN, SIDEWALK, CURB AND GUTTER, AND DRAINAGE SWALE. THE CURRENT SITE ACCESS IS FROM ALAMEDA BOULEVARD NE. ONE DRIVEPAD CURRENTLY EXISTS.

PROPOSED DEVELOPMENT

THE PROPOSED DEVELOPMENT WILL BE A NEW OPTOMETRY CLINIC, DETENTION POND, PAVED PARKING, CURB AND GUTTER, SIDEWALKS, PEDESTRIAN RAMPS, DRIVEPAD, UTILITY CONNECTIONS, REFUSE AREA, AND FIRE HYDRANT. A FUTURE BUILDING PAD WILL ALSO BE DEVELOPED. OFF-SITE CONSTRUCTION WILL BE COORDINATED WITH ADJACENT PROPERTIES. NO PERMANENT IMPACTS TO SURROUNDING PROPERTIES ARE ANTICIPATED.

TRAFFIC CIRCULATION CONCEPT

A NEW DRIVEPAD ALONG ALAMEDA BLVD. NE. WILL BE BUILT TO ACCESS THE SITE. HE EXISTING DRIVEPAD WILL BE CLOSED. THE NEW DRIVEPAD WILL E 24' WIDE AND WILL TRANSITION INTO A 24' WIDE DRIVE LANE ON-SITE. NO ANGLED PARKING IS PROPOSED. PARKING WILL BE AS SHOWN ON THE PLAN. NEW PUBLIC PARKING WILL BE PROVIDED SOUTH OF THE BUILDING AND WILL INCLUDE ADA PARKING, MOTORCYCLE PARKING AND COMPACT PARKING (DIMENSIONS SHOWN ON PLAN). THE DRIVE SURFACE WILL BE PAVEMENT CAPABLE OF SUPPORTING 75,000 LB VEHICLES. CONCRETE CURBING WILL PROVIDE A BARRIER BETWEEN VEHICLE AREAS AND PEDESTRIAN AREAS. A 6' WIDE CONCRETE WALKWAY WILL IS PROVIDE PEDESTRIAN CIRCULATION ON-SITE. EMERGENCY VEHICLE ACCESS WILL BE FROM ALAMEDA AND CIRCULATION WILL BE BY MODIFIED HAMMER-HEAD AS SHOWN, WHICH HAS BEEN COORDINATED WITH THE CITY FIRE MARSHAL'S OFFICE AND APPROVED AS SHOWN ON THIS SHEET. THERE ARE NO KNOWN TRAFFIC IMPACT STUDIES, AND THESE IMPROVEMENTS WILL NOT IMPACT ADJACENT LOTS.

KEYED NOTES

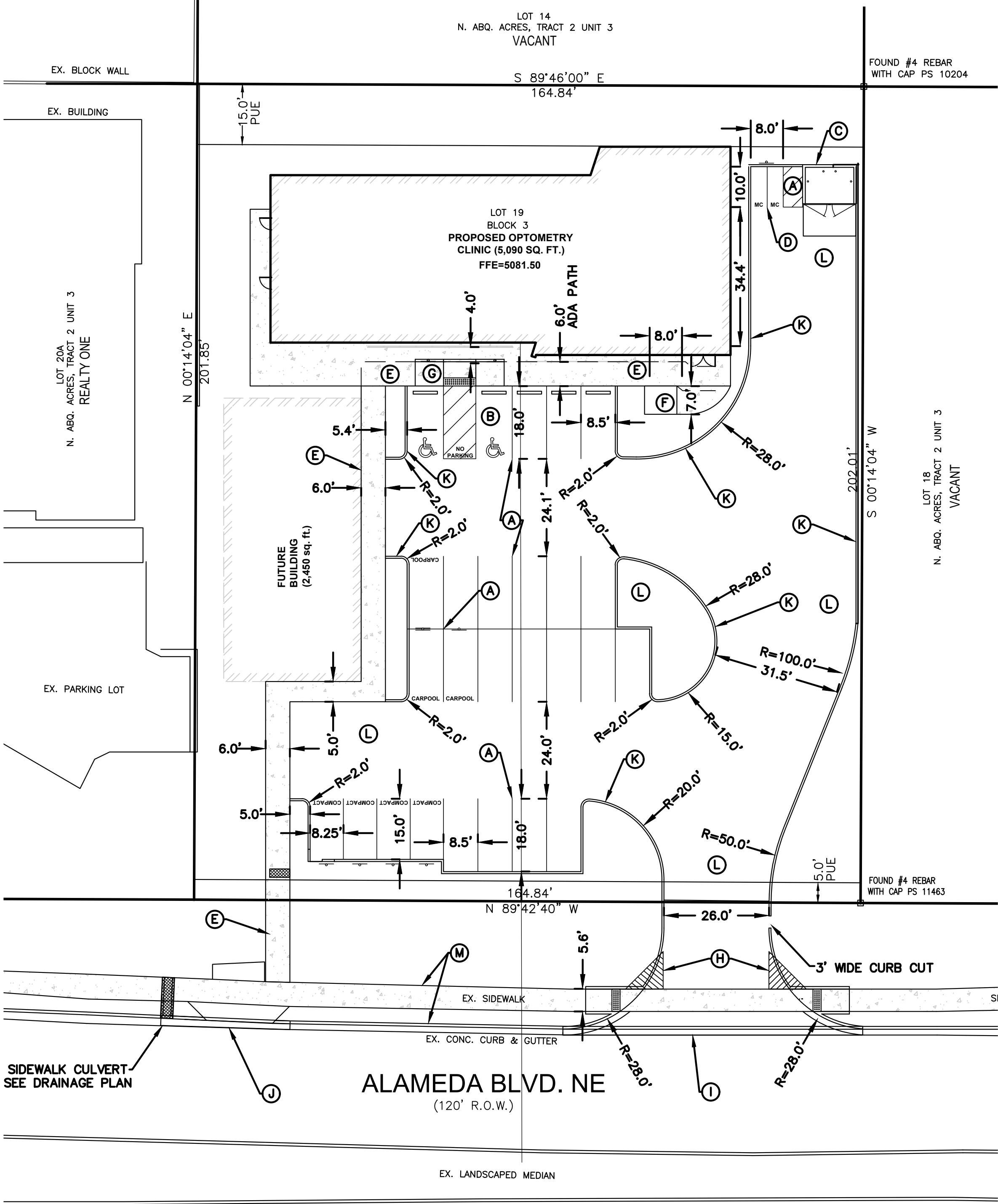
- A. STRIPE PARKING AREA AS SHOWN ON PLAN. PROVIDE 8.5' WIDE X 18' LONG PARKING STALLS (STANDARD AND CARPOOL), AND 8.25' WIDE X 15' LONG (COMPACT). PROVIDE 4" THICK PERMANENT WHITE PAVEMENT PAINT. PROVIDE 12"HX2"W WHITE LETTERING, PROVIDE PARKING SIGNS PER DETAIL 8, SHEET C103, AND PROVIDE PARKING BUMPERS PER DETAIL 13, SHEET C103 AT LOCATIONS SHOWN ON PLAN.
- B. PROVIDE ADA PARKING STALL WITH LOAD/UNLOAD AREA PER DETAILS 6, SHT. C103.
- C. CONSTRUCT REFUSE ENCLOSURE PER DETAIL 7, SHEET C103. SEE THIS SHEET FOR SOLID WASTE APPROVAL.
- D. PROVIDE MOTORCYCLE PARKING SPACE WITH SIGN PER DETAIL 8, SHEET C103 AND WITH "MC" (12"HX2"W WHITE LETTERING) PAVEMENT MARKING. PROVIDE 4" WIDE PERMANENT WHITE PAVEMENT PAINT.
- E. CONSTRUCT NEW SIDEWALK PER DETAIL 9, SHEET C103. SIDEWALK TO BE 4" THICK CONCRETE, WITH WIRE MESH REINFORCING, AND TURN-DOWN EDGE.
- F. CONSTRUCT BICYCLE PARKING PER DETAIL 10, SHEET C103, PROVIDE 4" THICK CONCRETE (3000 PSI) WITH WIRE MESH REINFORCING, FLUSH WITH ADJACENT CONCRETE SIDEWALK AND HEADER CURB.
- G. CONSTRUCT ADA RAMP PER DETAIL 6, SHEET C103.
- H. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH THE CLEAR SITE 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 SITE TRIANGLE.
- I. CONSTRUCT DRIVPAD PER COA DETAIL 2426.
- J. REMOVE EXISTING DRIVEPAD AND CONSTRUCT 8" CURB AND GUTTER PER COA DETAIL 2415A.
- K. CONSTRUCT HEADER CURB AS SHOWN ON PLAN AND PER DETAIL 11, SHEET C103.
- L. CONSTRUCT ASPHALT PAVEMENT PER DETAIL 12, SHEET C103.
- M. WITHIN THE ROW REPLACE ALL BROKEN OR CRACKED: SIDEWALK (PER COA DETAIL 2430), AND 8" CURB & GUTTER (PER COA DETAIL 2415A). ONLY IN FRONT OF PROPERTY.

PARKING REQUIREMENTS

PROPOSED FOR MX-T:
GFA = (5,090 SF/1,000)*5 = 25 SPACES

TOTAL PARKING REQUIRED:
2 ADA PARKING SPACES
3 BICYCLE PARKING PER IDO TABE 5-5-5
2 MOTORCYCLE PARKING PER IDO TABLE 5-5-4

31 TOTAL VEHICLE PARKING PROVIDED,
17 STANDARD PARKING SPACES
2 MOTORCYCLE SPACE
2 ADA PARKING SPACES
4 COMPACT SPACES
3 CARPOOL SPACES
3 BICYCLE SPACES



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4/20/23

Project:

PRECISION EYE CENTER
7521 Alameda Blvd. NE
Albuquerque, New Mexico

Project:	123.679	1st Revised:	Date:	2-13-2023
Drawn by:	MD	2nd Revised:	Date:	4-03-2023
Scale:	AS SHOWN	3rd Revised:	Date:	
Checked by:	JC	4th Revised:	Date:	

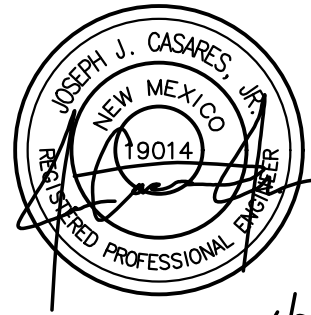
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TRAFFIC
CIRCULATION
LAYOUT

Number:

C102

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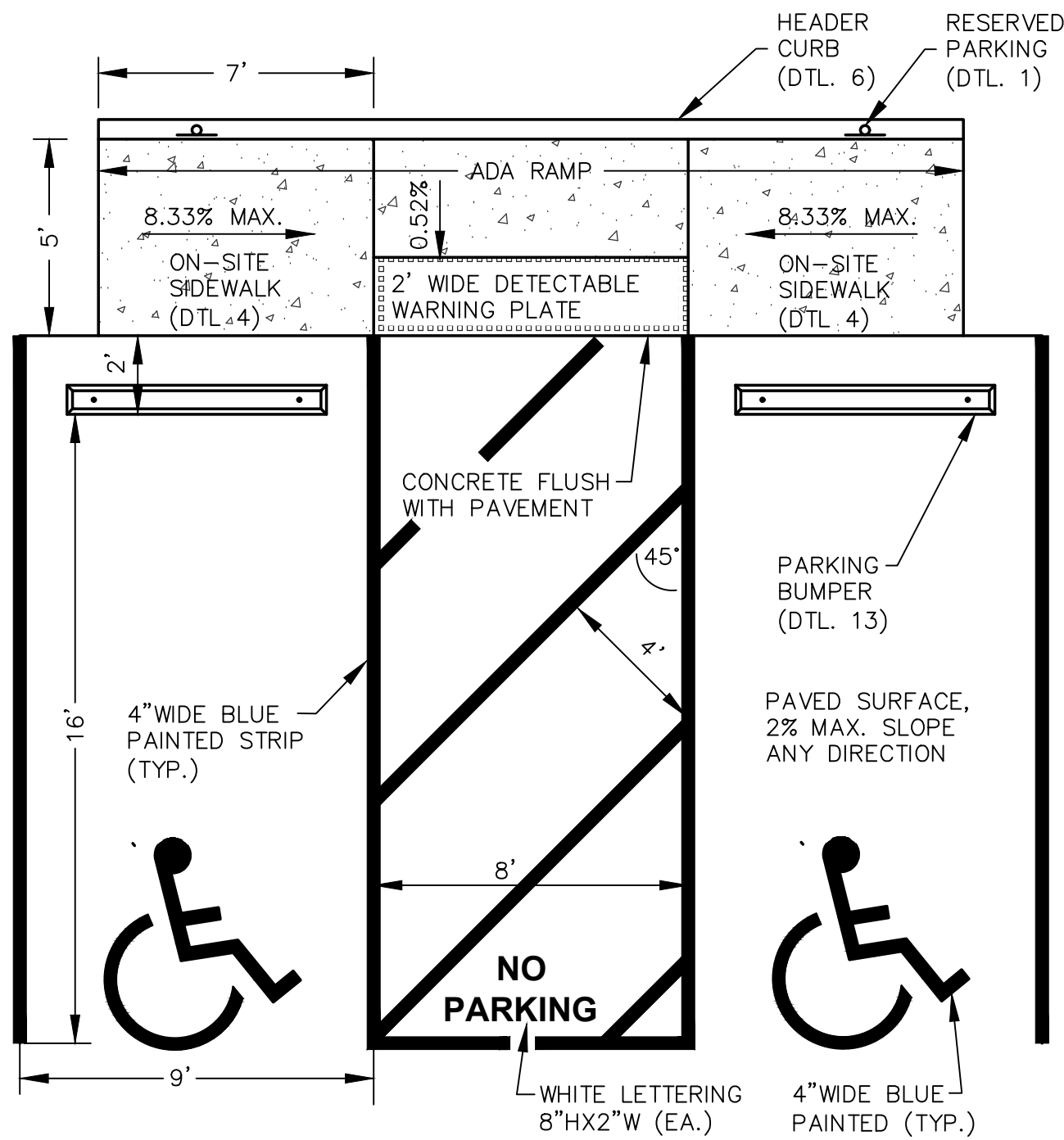
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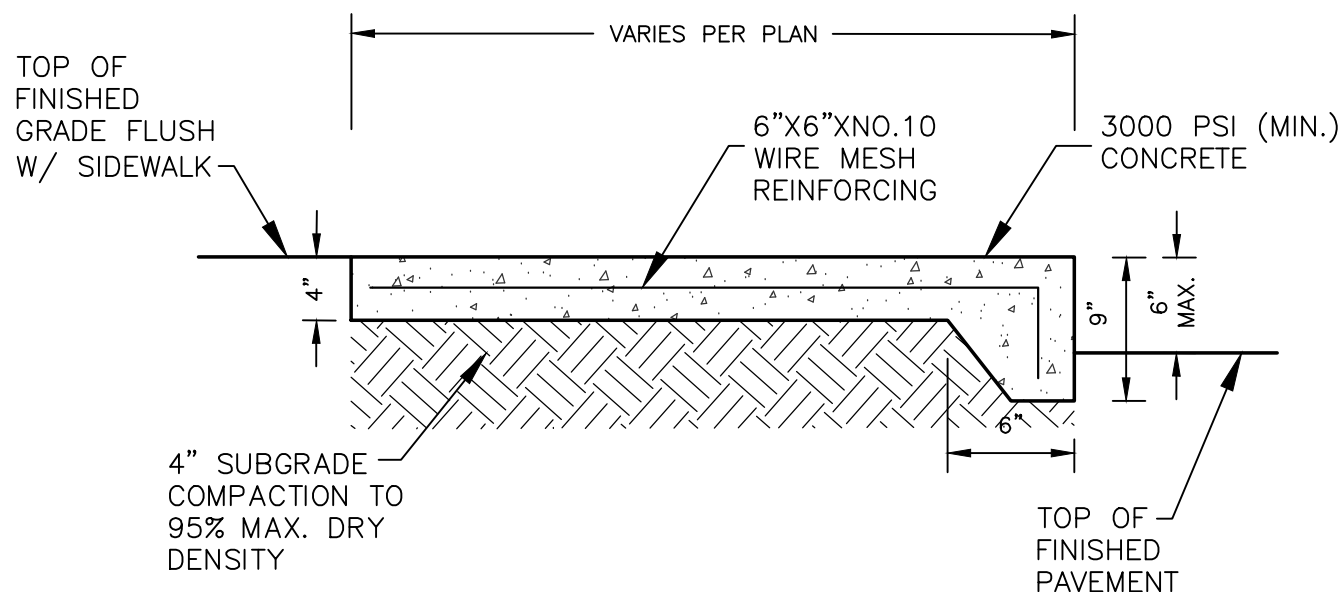
SITE
DETAILS

Number:

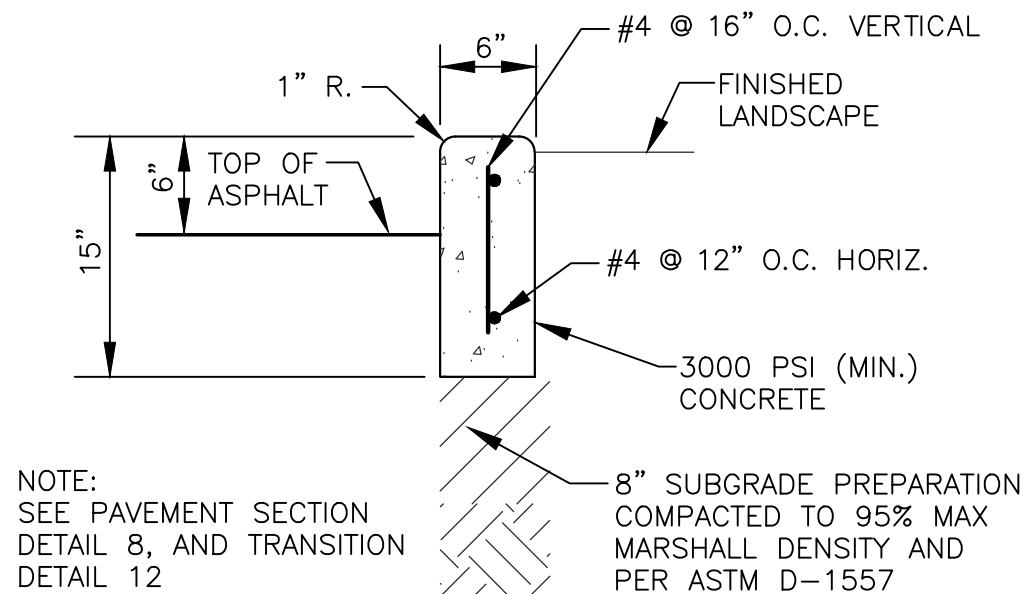
C103



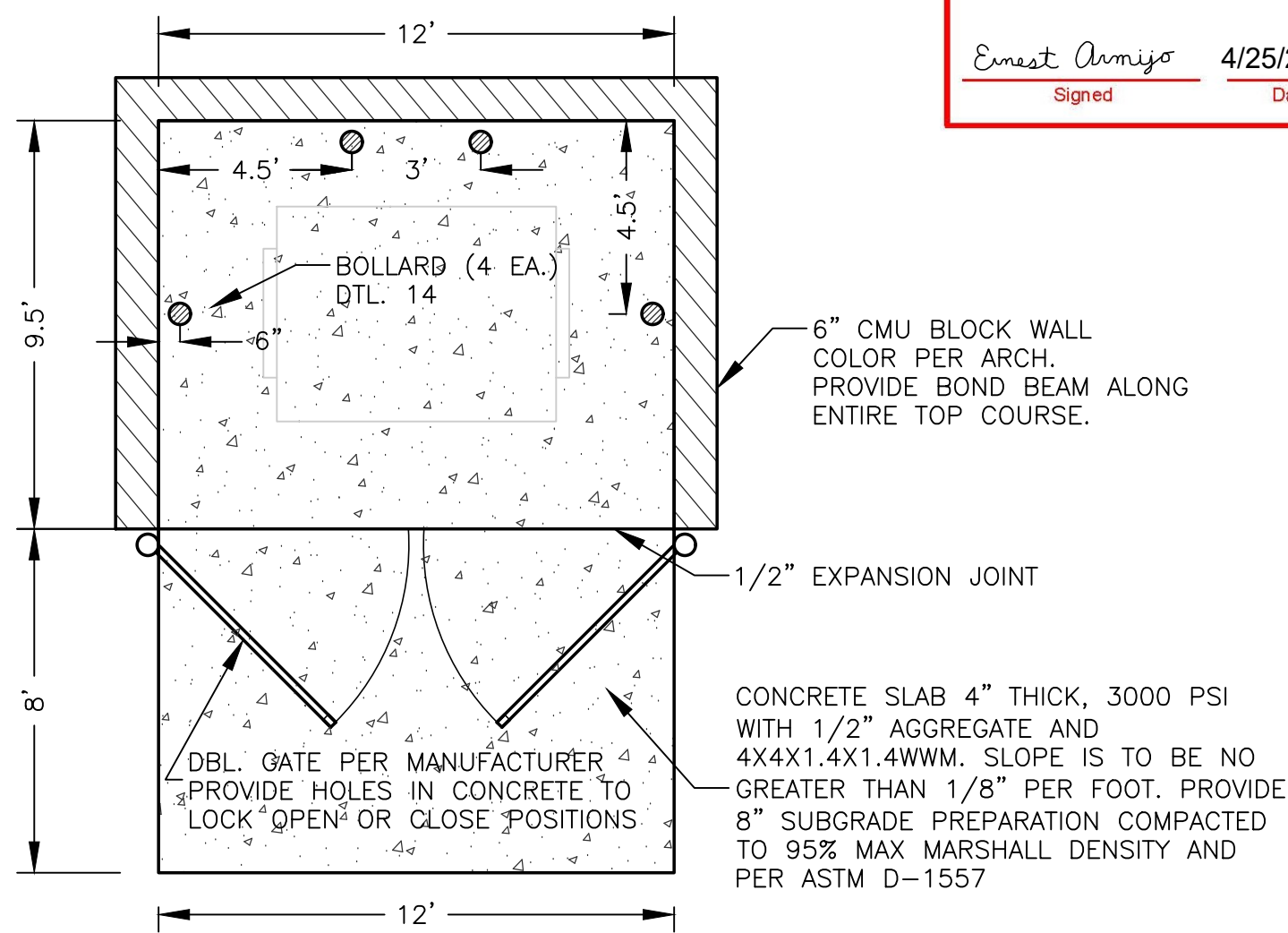
⑥ ADA PARKING
SCALE: NONE



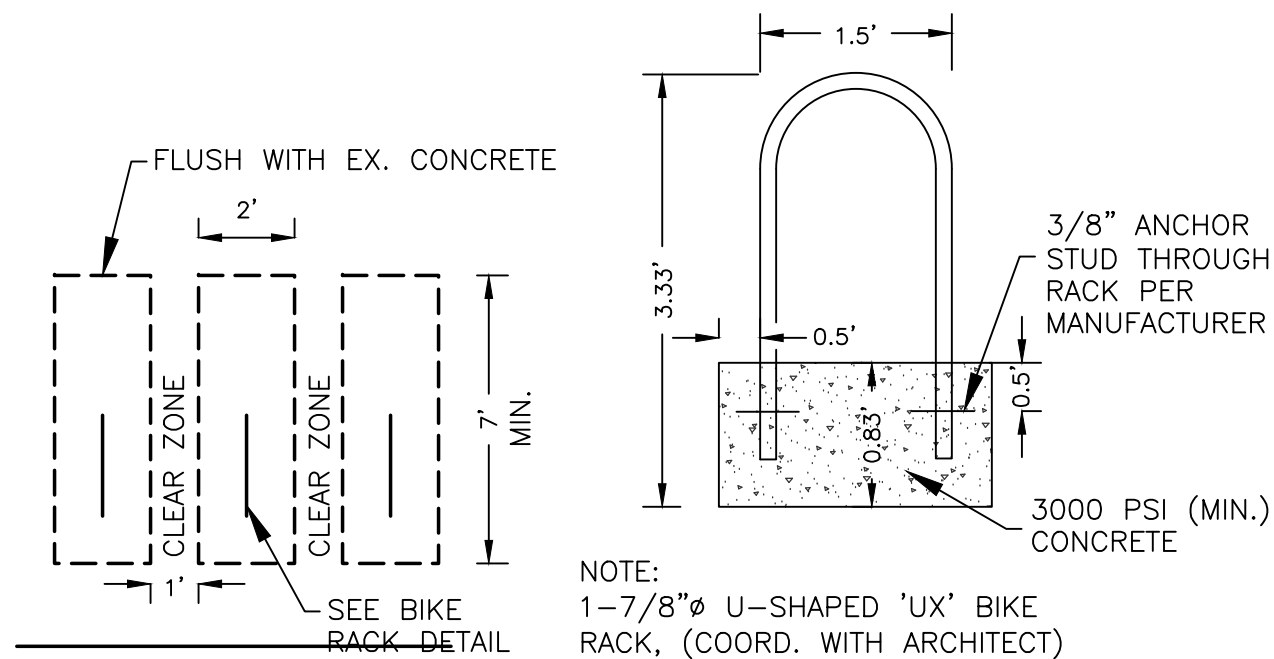
⑨ ON-SITE SIDEWALK DETAIL
SCALE: NONE



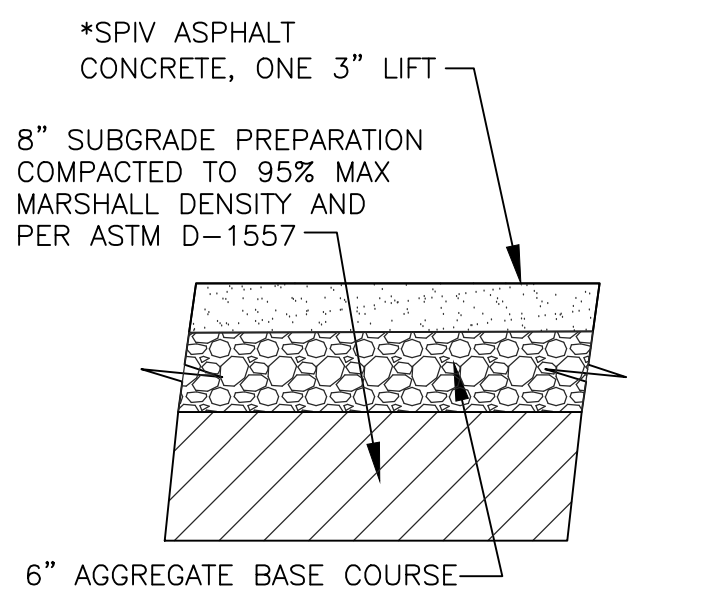
⑪ HEADER CURB
SCALE: NONE



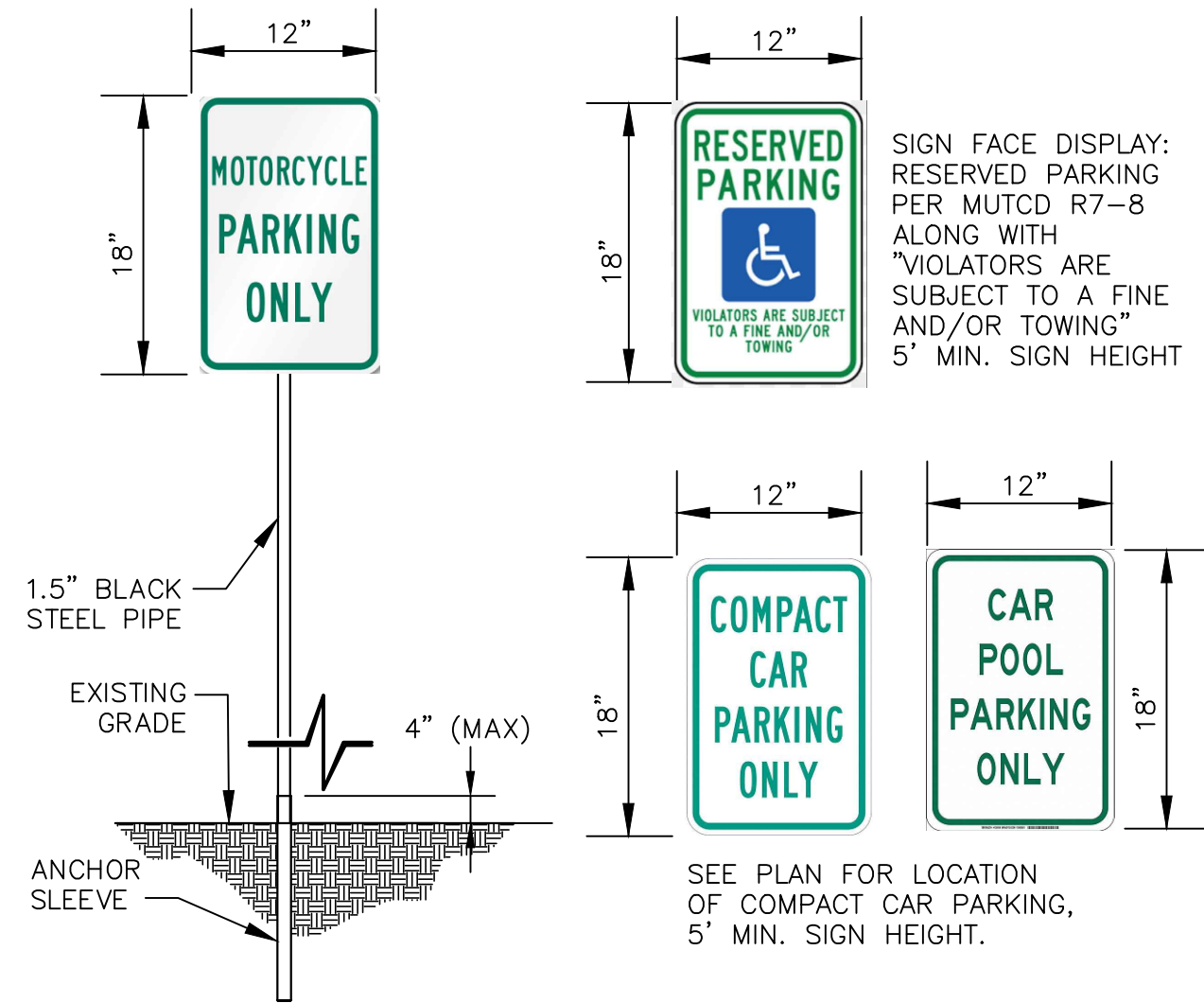
⑦ REFUSE ENCLOSURE
SCALE: 1"=4'-0"



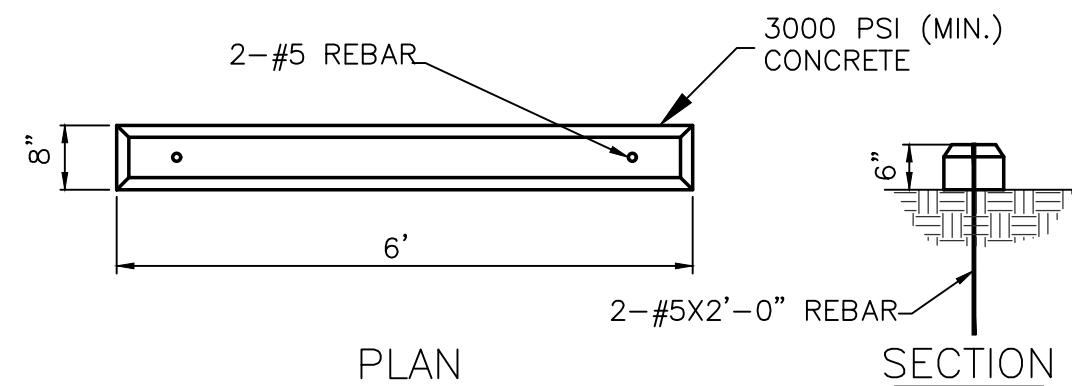
⑩ BIKE PARKING
SCALE: NONE



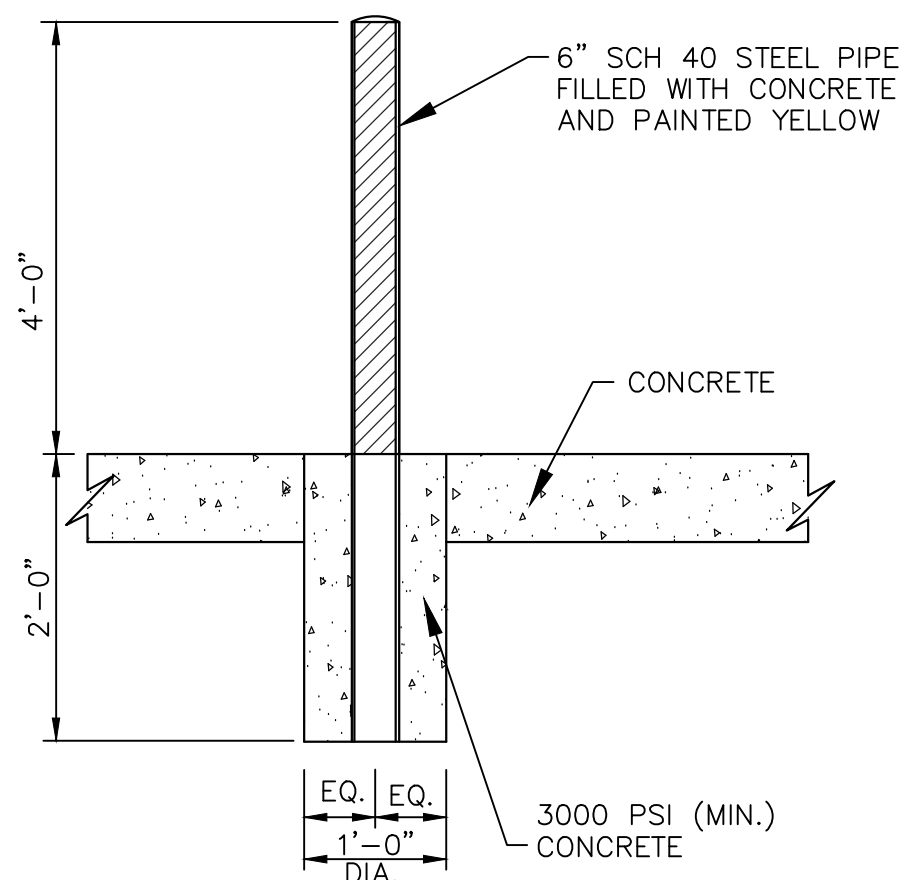
⑫ PAVEMENT SECTION
SCALE: NONE



⑧ SIGN DETAIL
SCALE: NONE



⑬ PARKING BUMPER
SCALE: NONE



⑭ BOLLARD DETAIL
SCALE: NONE