

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 11, 2023

Colleen Ruiz, PE
Stantec Consulting Services Inc.
6100 Seagull St. NE
Albuquerque NM 87109

Re: NMCC Expansion
4901 Lang Ave. NE
Traffic Circulation Layout
Engineer's Stamp 08-24-22 (D17-D003V1)

Dear Ms. Ruiz,

The TCL submittal received 5-22-2023 is approved for Building Permit with. 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.

PO Box 1293

Albuquerque

NM 87103

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,

www.cabq.gov

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 10/2018)

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

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

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

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT: _____ 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:

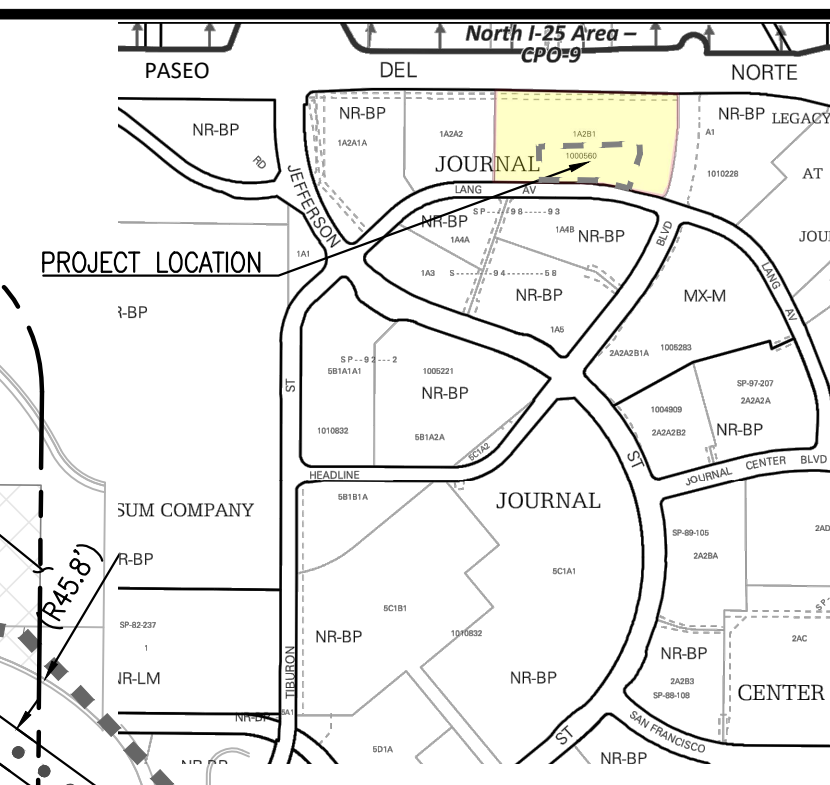
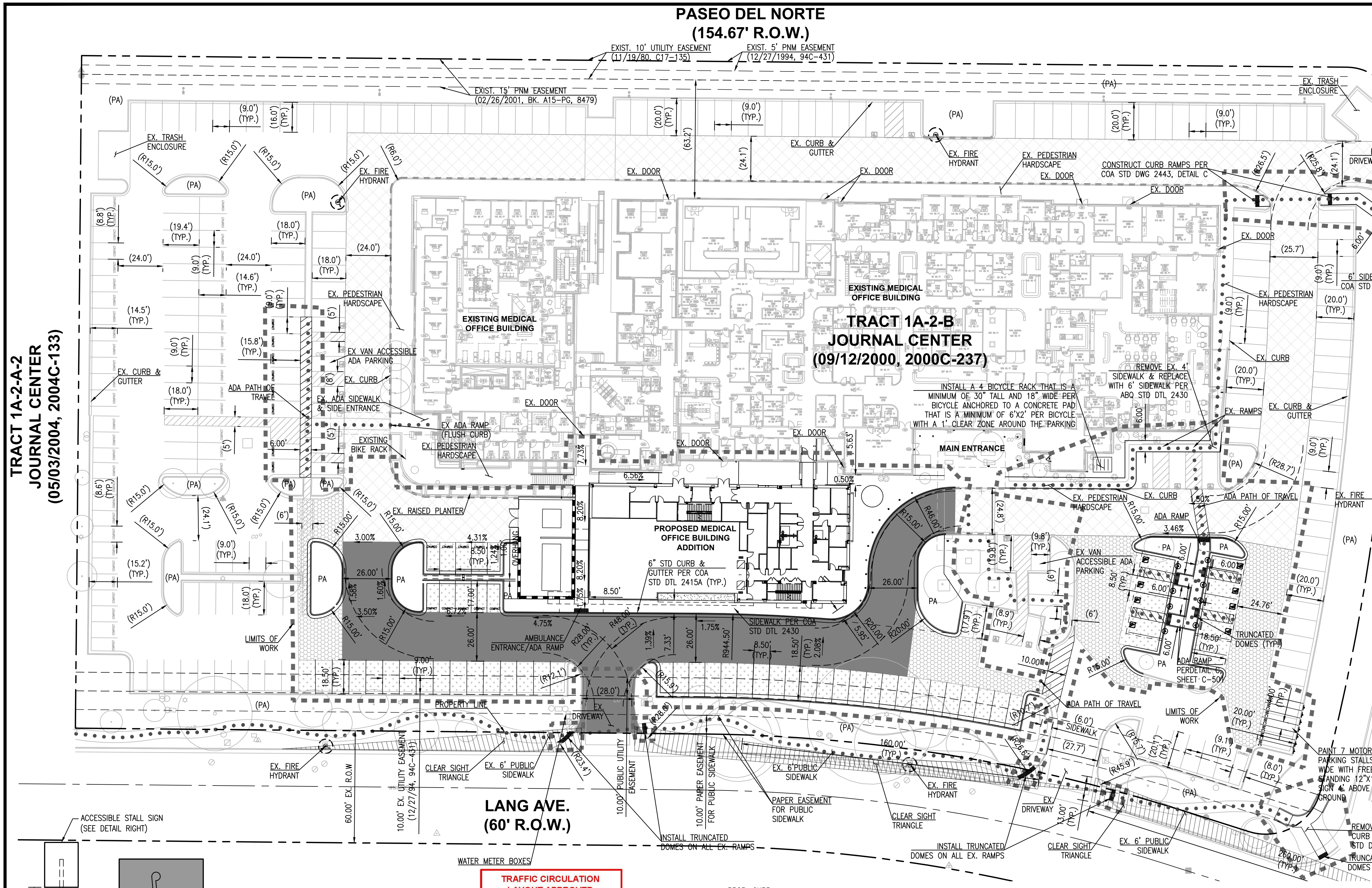
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING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

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



- LEGEND**
- PROPOSED FIRE ACCESS LANE - 4" ASPHALT SURFACE COURSE 1800LBS SUPERPAVE OVER 6" ABC AT 95% COMPACTION OVER 90% COMPACTED SUBGRADE
 - EXISTING FIRE ACCESS LANE
 - PROPOSED PARKING - 3" ASPHALT SURFACE COURSE 1800LBS SUPERPAVE OVER 12" SUBGRADE (95% COMPACTION)
 - 4" ASPHALT SURFACE COURSE 1800LBS SUPERPAVE OVER 6" ABC AT 95% COMPACTION OVER 90% COMPACTED SUBGRADE
 - CLEAR SITE TRIANGLE
 - EXISTING FIRE HYDRANT
 - ADA SIGNAGE
 - ADA PATH OF TRAVEL
 - CONSTRUCTION LIMITS
 - FIRE APPARATUS TURNING RADIUS - INSIDE MIN. 28'

- GENERAL NOTE:**
- LANDSCAPING 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 PLAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 - ALL EXISTING ADA CURB RAMPS SHALL BE UPDATED TO CURRENT COA STD DTL 2431-2437 WITH TRUNCATED DOMES.
 - ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER COA STD DTL 2430 AND 2415A.
 - THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOT ALLOWED. THE RACK SHALL SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.

TRACT 1A-2-A-2
JOURNAL CENTER
(05/03/2004, 2004C-133)

PASEO DEL NORTE
(154.67' R.O.W.)

LANG AVE.
(60' R.O.W.)

HEADLINE BOULEVARD
(86' R.O.W.)

TRACT 1A-2-B
JOURNAL CENTER
(09/12/2000, 2000C-237)

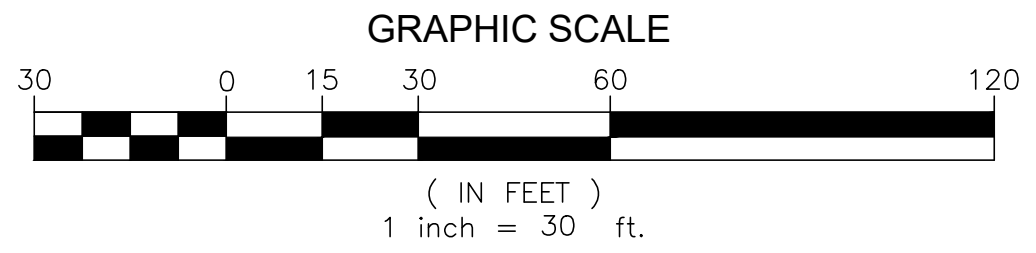
Stantec
3133 West Frye Road, Suite 300
Chandler, AZ 85226
www.stantec.com

The Contractor shall verify all information shown on this drawing. The Engineer shall not be responsible for any errors or omissions that may appear on this drawing without notice. The design and drawings are the property of Stantec. No reproduction or use for any purpose other than that authorized by Stantec is forbidden.

COLLEEN M. JUIZ
NEW MEXICO
PROFESSIONAL ENGINEER
16240

Digitally signed by
Colleen M. Juiz
Date: 2022.08.24
18:02:45-0500'

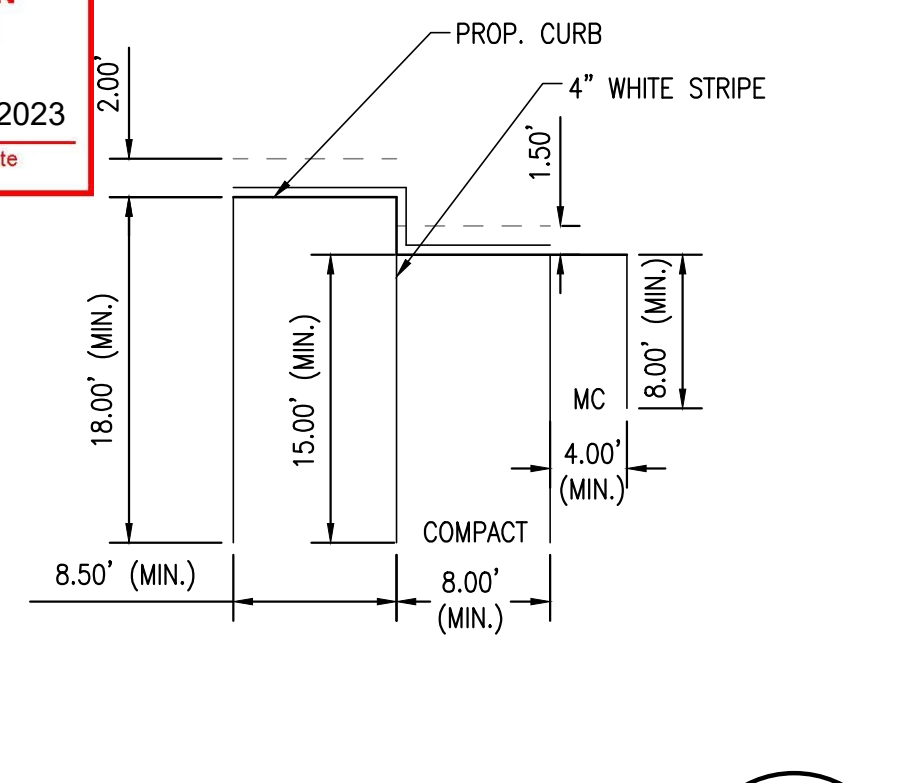
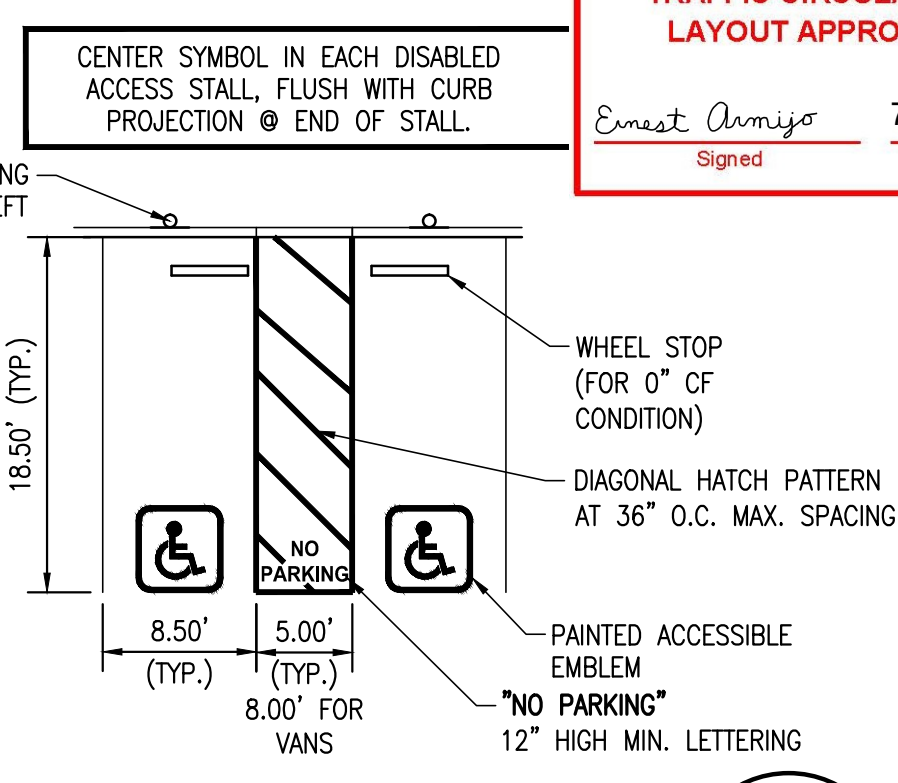
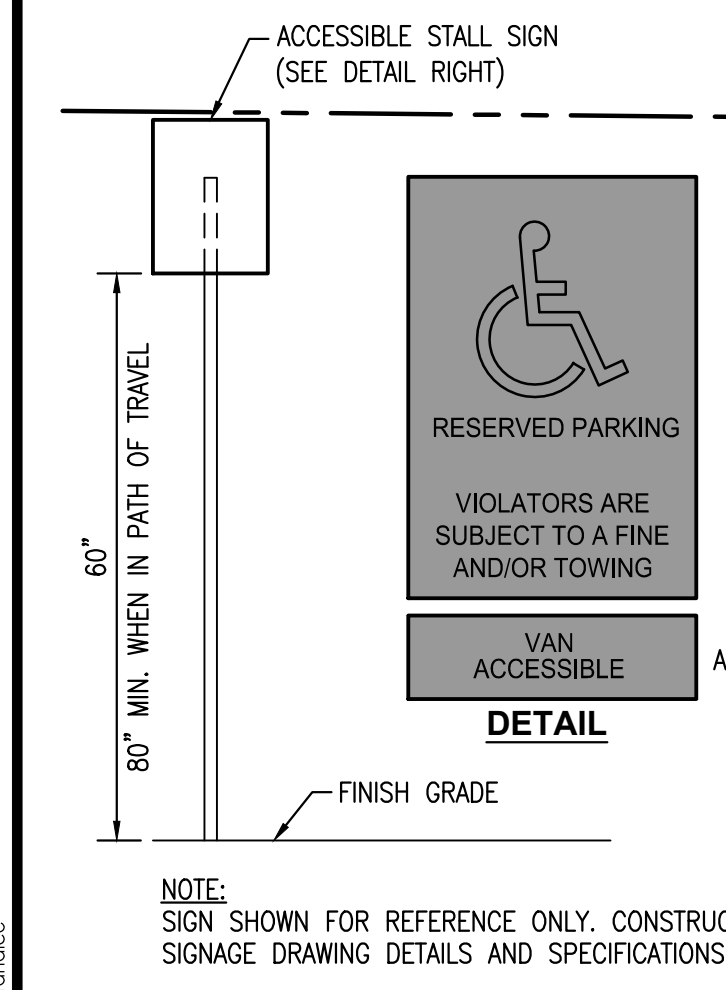
DESIGNED BY:	AV
DRAWN BY:	AV
CHECKED BY:	
DATE:	7/21/2022
AS-BUILT INFORMATION	
WORK STAKED BY:	
INSPECTOR'S ACCEPTANCE BY:	
FIELD VERIFICATION BY:	
DRAWINGS CORRECTED BY:	



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

TRAFFIC CIRCULATION LAYOUT
NMCC EXPANSION
4901 LANG AVE. NE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO.	D-17-Z
		CITY PROJECT NO.	PR-2022-007588
		APPLICATION NO.	SI-2022-01858
		SHEET NO.	C-102



TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Amigo 7/11/2023
Signed Date

PARKING TABULATION

CAMPUS COMPONENT	BLDG AREA (S.F.)	REQUIRED PARKING STALLS	PARKING RATIO TO BLDG AREA
EXISTING CLINIC AND MOB PROTON ADDITION	79,001 S.F.	320*	247
	14,719 S.F.**	74	200
TOTAL	93,720 S.F.	394	
EXISTING STALLS PROVIDED ON-SITE	349	REQUIRED BICYCLE PARKING	4
STALLS LOST BY PROTON ADDITION	(55)	REQUIRED MOTORCYCLE PARKING	6
REVISED TOTAL ON-SITE	294	PROVIDED MOTORCYCLE PARKING	7
NON-ADA STALLS	271		
ADA STALLS	21		
VAN ACCESSIBLE ADA STALLS	2		
TOTAL REQUIRED BY IDO	394		
DELTA OF ON-SITE AND REQUIRED NON-ADA STALLS	100***		
	100		

*PER APPROVED 2006 SITE PLAN - PROJECT NO. 1000560, APP NO. 06DRB-01023
**17,472 S.F. REDUCED BY 2,753 S.F. (REPRESENTS MASS CONCRETE AND NON-OCCUP. PROTON AREA)
***STALLS TO BE PROVIDED OFF-SITE BY OWNER

811
CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION

ACCESSIBLE SIGN C

ACCESSIBLE PARKING STALLS B

PARKING STALLS A

PLOT SET - 6/17/2022