

CITY OF ALBUQUERQUE



February 7, 2018

Mullen Heller Architecture P.C.
Doug Heller
1718 Central
Albuquerque, NM 87106

Re: 7050 Barstow St. NE
Traffic Circulation Layout
Architect's Stamp dated 01-31-18 (D19-D021)

Dear Mr. Heller,

The TCL submittal received 02-01-17 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 a 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 TCL with 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,

Logan Patz
Senior Engineer, Planning Department
Development Review Services

LWP via: email
C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

D190021

PROJECT TITLE: 7050 Barstow Street NE ZONE MAP/DRG. FILE #: E-19-Z
DRB #: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: Lot BB Unit 5A Loma Del Norte Addition
CITY ADDRESS: 7050 Barstow Street NE

ENGINEERING FIRM: Mark Goodwin & Associates
ADDRESS: 8916 Adams St
CITY, STATE: Albuquerque, NM

CONTACT: Mark Goodwin
PHONE: (505) 828-2200
ZIP CODE: 87113

OWNER: Mark Conovor
ADDRESS: 255 N. Gilbert Street, Suite A
CITY, STATE: Hemet, CA

CONTACT: _____
PHONE: 909-652-2474
ZIP CODE: 92543

ARCHITECT: Mullen Heller Architecture P.C
ADDRESS: 1718 Central Ave SW Suite D
CITY, STATE: Albuquerque, NM

CONTACT: Doug Heller
PHONE: 505-268-4144
ZIP CODE: 87104

SURVEYOR: Aldrich Land Surveying
ADDRESS: PO Box 30701
CITY, STATE: Albuquerque, NM

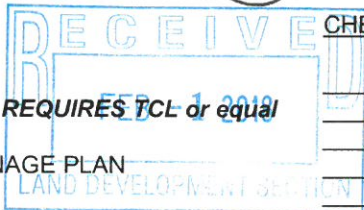
CONTACT: _____
PHONE: 505-884-1990
ZIP CODE: 87190

CONTRACTOR: Trinity Construction
ADDRESS: 8019 Edith Blvd NE Suite 201
CITY, STATE: Albuquerque, NM

CONTACT: Eric Tidmore
PHONE: 505-858-9960
ZIP CODE: 87113

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER



CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: February 1, 2018 BY: Doug Heller

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE RENOVATION OF AN EXISTING 5,145SF MEDICAL OFFICE BUILDING AND A 3,600SF PROPOSED BUILDING TO BE BUILT AT THE REAR OF THE SITE. THE PROPOSED PARKING LOT IS BEING REDESIGNED TO ACCOMMODATE THE NEW BUILDING.

RADIUS INFORMATION:

- ① RADIUS = 3'-0"
- ② RADIUS = 5'-0"
- ③ RADIUS = 10'-0"
- ④ RADIUS = 15'-0"
- ⑤ RADIUS = 35'-0"

SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION: LOT 8B, UNIT 5A LOMA DEL NORTE ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ADDRESS: 7050 BARSTOW STREET, NE

LAND AREA: 1.02 ACRES (44,453 SQ. FT.)

CURRENT ZONING: O-1

ZONE ATLAS PAGE: E-19-Z

PARKING CALCULATIONS:

EXISTING BUILDING = 5,145SF
EXISTING TENANTS HAVE BEEN PERMITTED AS FOLLOWS:

SUITE A DENTAL OFFICE: 2,505SF
5 SPACE PER EACH PRACTITIONER
1 PRACTITIONER = 5 SPACES

SUITE B WELLNESS OFFICE: 2,640SF
5 SPACE PER EACH PRACTITIONER
1 PRACTITIONER = 5 SPACES

PROPOSED BUILDING: 3,600SF OFFICE USE
3,600SF/200 = 18 SPACES

REQUIRED PARKING SPACES FOR ENTIRE SITE: 28 SPACES

PROVIDED PARKING SPACES FOR ENTIRE SITE: 30 SPACES

HANDICAP PARKING: 2 SPACES REQUIRED
2 SPACES PROVIDED INCLUDING ONE VAN SPACE

BIKE SPACES: 1 SPACE/20 PARKING SPACES = 2 SPACES REQUIRED
3 SPACES PROVIDED

AERIAL MAP



CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	01°46'18"	N 42°56'23" E	2500.00	77.30	38.65
C2	01°46'18"	N 42°56'23" E	2500.00	77.30	38.65

TRAFFIC CIRCULATION LAYOUT
APPROVED

John Douglas Heller
Signed _____ Date 02-07-18

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

GENERAL NOTES:

- [A] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- [B] LANDSCAPING AND SIGNING 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 THIS AREA.
- [C] ALL CURBS SURROUNDING LANDSCAPING, SHALL PROVIDE WATER RUNOFF OPENINGS TO ALLOW SURFACE DRAINAGE INTO THE LANDSCAPED AREAS (WATER HARVESTING).

KEYED NOTES:

- [1] PROPERTY LINE.
- [2] EXISTING CONCRETE SIDEWALK TO REMAIN.
- [3] NEW CONCRETE SIDEWALK WITH TURN DOWN EDGE. TIE INTO EXISTING SIDEWALK. MATCH EXISTING ELEVATION AND JOINT PATTERN.
- [4] EXISTING LANDSCAPING AREA TO REMAIN.
- [5] EXISTING CONCRETE CURB TO REMAIN.
- [6] EXISTING UTILITY EASEMENT.
- [7] EXISTING CHAINLINK FENCE TO REMAIN.
- [8] EXISTING ASPHALT PAVING TO REMAIN.
- [9] NEW CONCRETE SIDEWALK.
- [10] EXISTING FIRE HYDRANT TO REMAIN.
- [11] EXISTING WATER METER BOX TO REMAIN.
- [12] EXISTING DRAINAGE INLET TO REMAIN.
- [13] EXISTING PUBLIC SIDEWALK TO REMAIN.
- [14] EXISTING CITY CURB AND GUTTER TO REMAIN.
- [15] PROPOSED REFUSE ENCLOSURE.
- [16] PROPOSED LANDSCAPING AREA.
- [17] PAINTED CURB 'RED' WITH NOTATION 'FIRE LANE - NO PARKING'
- [18] NOT USED.
- [19] PROPOSED ASPHALT PAVING.
- [20] EXISTING SIGN TO REMAIN.
- [21] PROPOSED PAINTED PARKING STRIPING.
- [22] PROPOSED CONCRETE CURB. SEE GRADING & DRAINAGE PLAN.
- [23] 6' WIDE STRIPED PEDESTRIAN ACCESS AISLE.
- [24] PROPOSED PAINTED DIRECTIONAL ARROW/SIGNAGE ON PAVEMENT.
- [25] THE NEW DRIVEWAY CURB INTO EXISTING CURB AND GUTTER SYSTEM. PROVIDE CITY STANDARD CURB RAMPS EACH SIDE WITH TRUNCATED DOMES. REFER TO DETAIL 2426 FOR CITY STANDARD DRIVE DRIVE DETAILS.
- [26] COMPACT PARKING SPACES 9'-0"x15'-0" WITH PAINTED "COMPACT CAR" PAVEMENT DESIGNATION.
- [27] EXISTING RAMP TO REMAIN.
- [28] 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.
- [29] PROPOSED CONCRETE CURB TO TIE INTO EXISTING.
- [30] INFILL EXISTING CURB CUT WITH CONCRETE. REFER TO DETAIL 2415A FOR CITY STANDARD CURB & GUTTER AND DETAIL 2430 FOR CITY STANDARD SIDEWALK. MATCH PROFILE OF EXISTING.
- [31] PROPOSED HANDICAP RAMP.
- [32] PROPOSED HANDICAP PARKING PAVEMENT SIGN.
- [33] PROPOSED STRIPED HANDICAP AISLE WITH 12" HIGH PAINTED LETTERING "NO PARKING" PER 66-1-4.1.B NMSA 1978.
- [34] PROPOSED HANDICAP PARKING SIGN. "VAN" WHERE NOTED. SIGN TO BE NOTED PER 66-7-352.4C NMSA 1978. "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING".
- [35] PROPOSED 4'-0" WIDE X 8'-0" LONG MOTORCYCLE SPACES WITH SIGNAGE AT EACH SPACE.
- [36] PROPOSED BIKE RACK WITH 3 SPACES.
- [37] PROPOSED 8' ADA ACCESSIBLE CONCRETE SIDEWALK CONNECTION FROM PUBLIC SIDEWALK WITH ADA ACCESSIBLE RAMP TO PAVING.

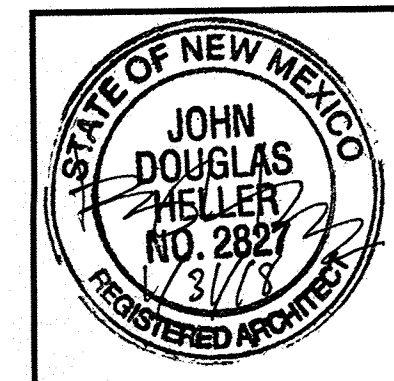
DESCRIPTION

BY

DATE

REV

mullen heller architecture



MULLEN HELLER ARCHITECTURE
1718 CENTRAL AVE SW | STE. D
ALBUQUERQUE, NM 87109
P | 505.268.4144
F | 505.268.4244
www.mullenheller.com

JOB NUMBER 17-29

DRAWN BY SS

PROJECT MGR JDH

DATE 1-31-2018

PHASE CD

PROJECT
7050 Barstow Site Improvements
7050 Barstow Street NE
Albuquerque, NM 87111

TITLE
Traffic Control Layout

SHEET

TCL

1 Architectural Site Plan
Scale 1"=20'-0"