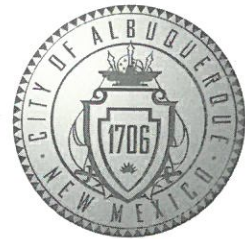


CITY OF ALBUQUERQUE



May 7, 2018

Jeffrey Wooten P.E.
Wooten Engineering
1005 21st Street SE
Albuquerque, NM 87124

Re: O'Reilly Auto Parts, 8001 Venture St. NE
Traffic Circulation Layout – Not Required
Engineer's Stamp dated 04-13-18 (D20-D010C)

Dear Mr. Wooten,

Thank you for the TCL submittal received 05-01-18. The above referenced plan is not required to go through the TCL process. Due to the existing zoning, this project is site plan controlled and will need to be submitted through the appropriate Board, (EPC, DRB, and AA) for approval. Verify with the Zoning Department for the correct Board approval. If this plan has already been approved by one of the Boards, be sure to include it in the plan set when applying for building permit.

PO Box 1293

If you have any questions feel free to call me at 924-3630.

Albuquerque

Sincerely,

NM 87103

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

LWP via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

Project Title: O'Reilly Auto Parts **Building Permit #:** _____ **Hydrology File #:** D20D010C
DRB#: 1006602 **EPC#:** 17EPC-40044 & 17EPC-40045 **Work Order#:** _____
Legal Description: Parcel A-2, Ventura Plaza
City Address: 8001 Ventura St NE

Applicant: Wooten Engineering **Contact:** Jeffrey T. Wooten, P.E.
Address: 1005 21st Street SE, Suite 13, Rio Rancho, NM 87124
Phone#: 505-980-3560 **Fax#:** n/a **E-mail:** jeffwooten.pe@gmail.com

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

IS THIS A RESUBMITTAL?: ____ Yes ☒ No

DEPARTMENT:

____ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

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

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?

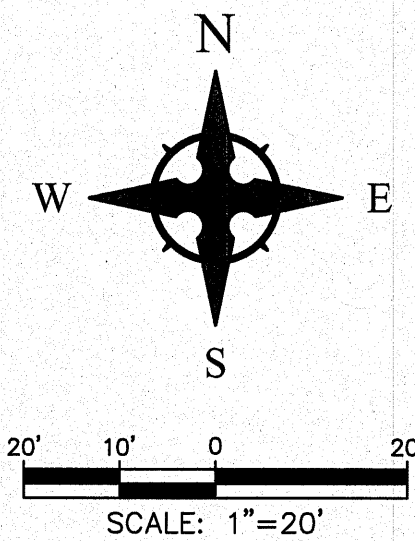
____ SIA/ RELEASE OF FINANCIAL GUARANTEE
____ FOUNDATION PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: April 30, 2018 **By:** Jeffrey T. Wooten, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

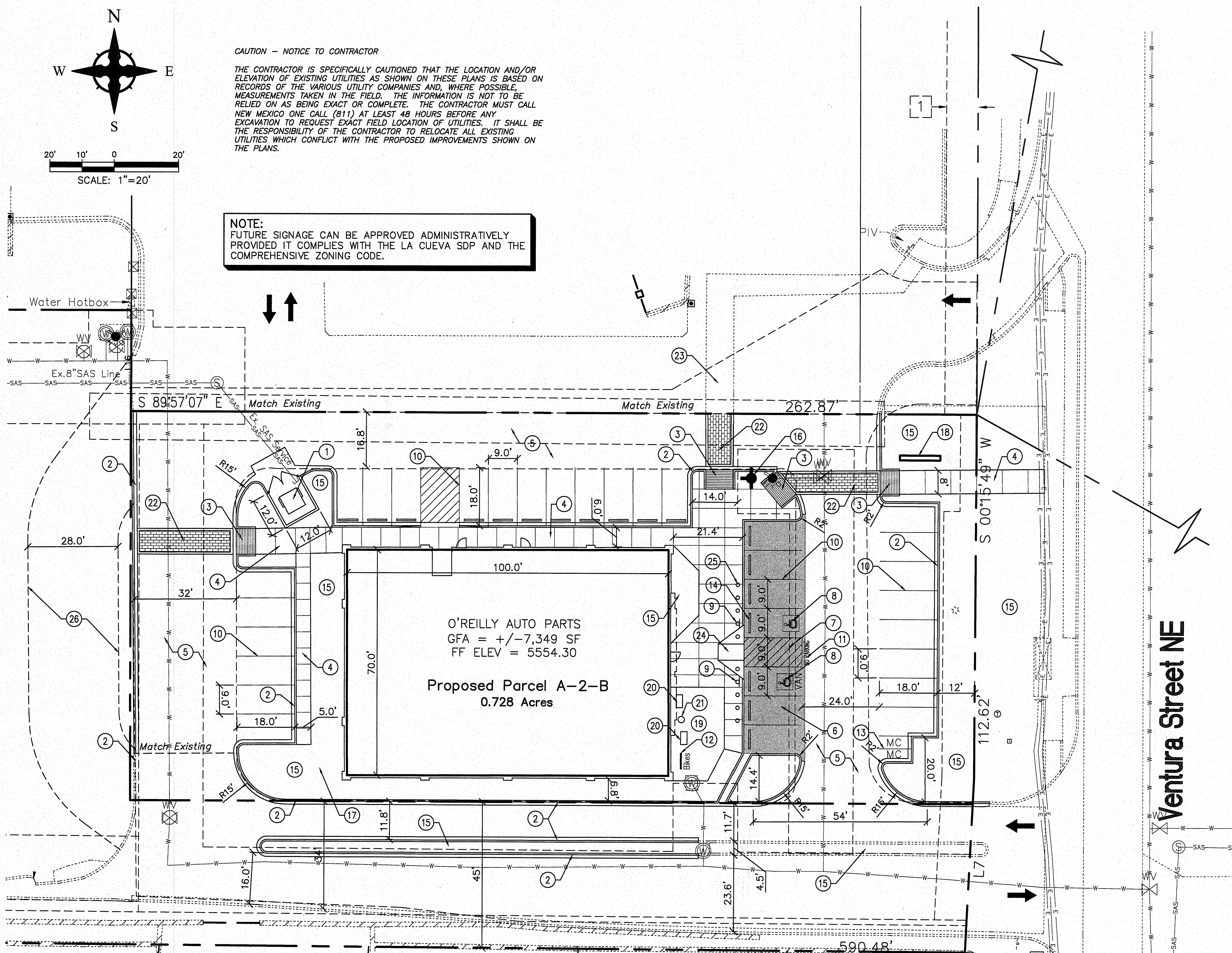
FEE PAID: _____



CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTE:
FUTURE SIGNAGE CAN BE APPROVED ADMINISTRATIVELY PROVIDED IT COMPLIES WITH THE LA CUEVA SDP AND THE COMPREHENSIVE ZONING CODE.



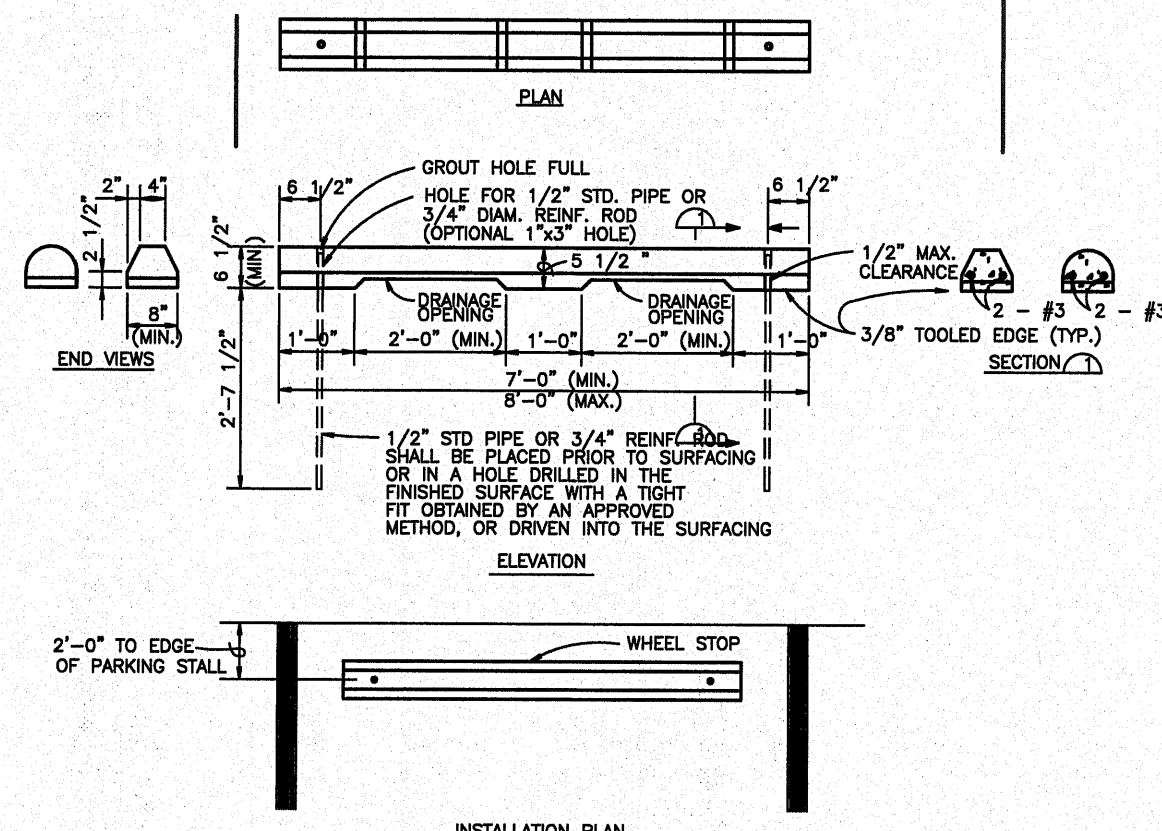
eritage Hills Unit 5 (4/14/80, C16-137)

Lot 119
Owners: Cathy L. Good

Line Table		
Line #	Direction	Length (ft)
L1	S 00°03'24" W (S 00°00'00" W)	31.30' (31.33')
L2	N 84°44'12" E (N 84°43'40" E)	38.25' (38.17')
L3	N 36°13'45" E	5391.11'
L4	S 54°17'09" E	3431.82'
L5	N 74°15'57" E	535.69'
L7	S 02°51'19" W (S 02°47'51" W)	54.07' (54.07')
L8	N 09°48'06" E	423.08'

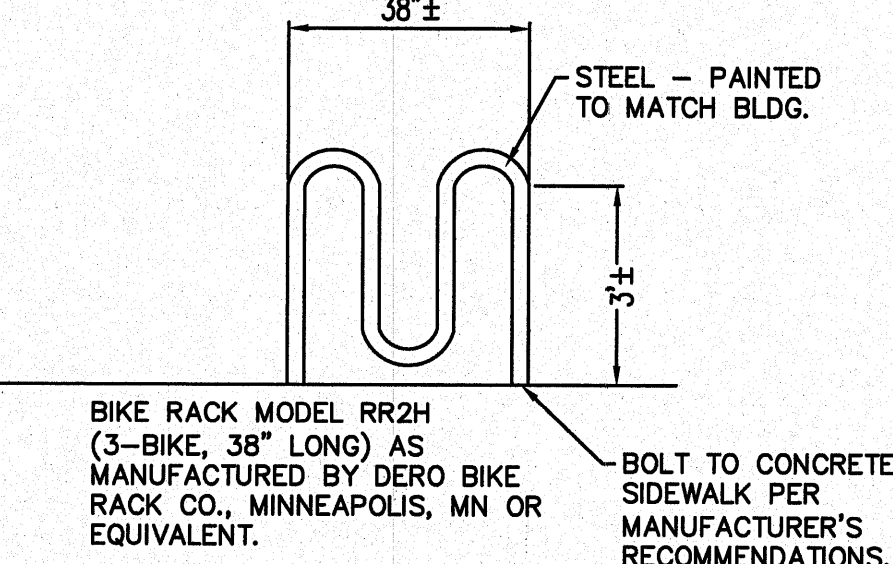
Lot 120
Owners: Nancy M. Chavez and Alicia Miller

Lot 121
Owners: Joseph A. and Anne J. Rose, Trustees



Precast Concrete Wheel Stop
NTS

Bike Rack Detail
NTS

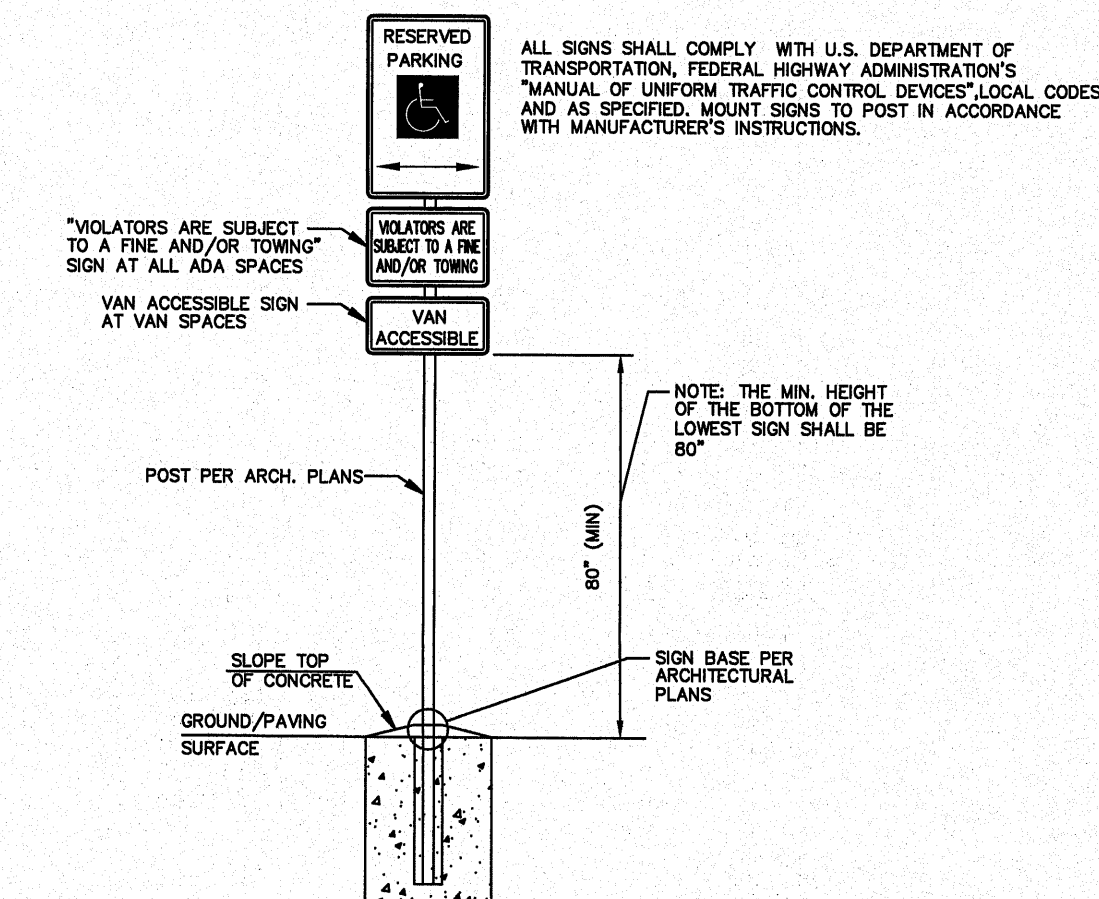


KEYED NOTES

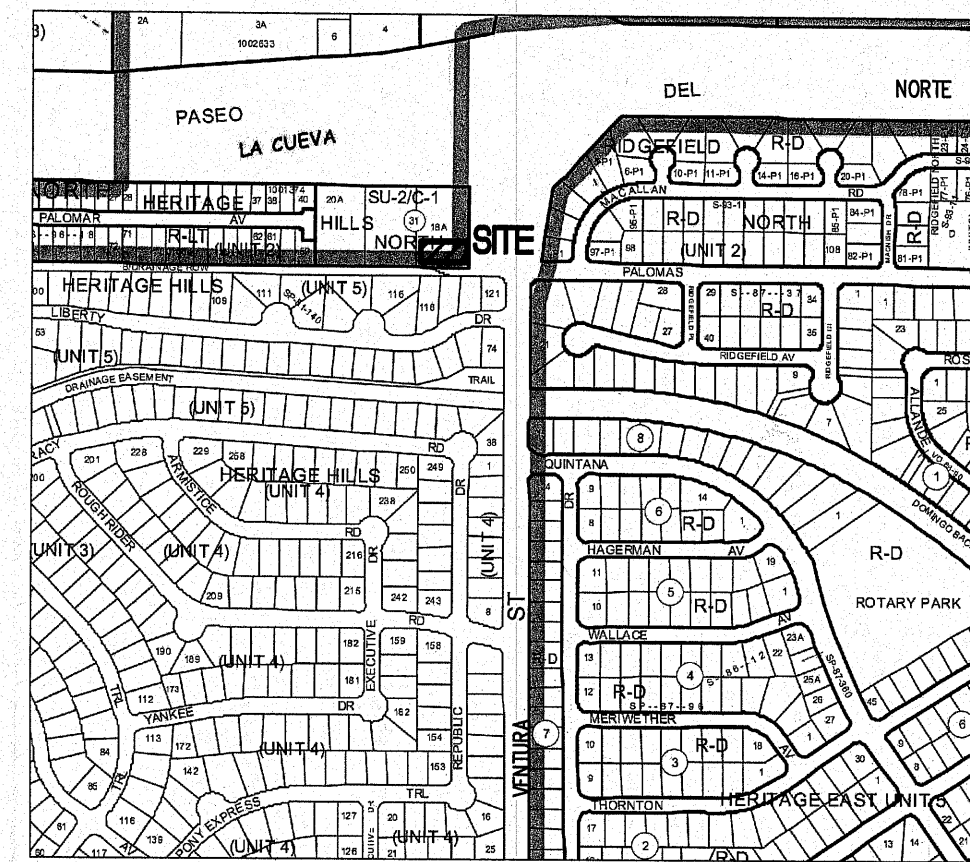
1. PROPOSED TRASH ENCLOSURE AND STORAGE AREA. TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS.
2. INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
3. INSTALL PARALLEL CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMPS. MATCH ADJACENT SIDEWALK WIDTH.
4. INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
5. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT.
6. 6" 3,500 PSI CONCRETE PAVEMENT. STANDARD BROOM FINISH.
7. INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
8. PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
9. INSTALL H/C SIGNAGE PER DETAIL THIS SHEET. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
10. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
11. PAINT WORDS 'NO PARKING' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
12. INSTALL BIKE RACK PER DETAIL THIS SHEET. TWO (2) SPACES MINIMUM.
13. MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE.
14. INSTALL PRE-CAST WHEEL STOP PER DETAIL THIS SHEET. (QTY 18)
15. LANDSCAPED AREA. REF. LANDSCAPE PLAN.
16. EXISTING PUBLIC FIRE HYDRANT TO BE RELOCATED. REF. SHEET C2.1, UTILITY PLAN.
17. PROPOSED RETAINING WALL.
18. MONUMENT SIGN PER DETAIL 'E', SHEET AS4.
19. PLAZA AREA AS REQUIRED BY THE LCSDP. TOTAL AREA = 464.0 SF.
20. INSTALL BENCH PER DETAIL C ON SHEET AS4.
21. INSTALL TRASH CAN PER DETAIL D ON SHEET AS4.
22. NEW STAMPED CONCRETE SIDEWALK CROSSING TO MATCH EXISTING CROSSINGS WITHIN DEVELOPMENT.
23. EXISTING STAMPED CONCRETE SIDEWALK CROSSING TO REMAIN.
24. INSTALL PERPENDICULAR CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMPS.
25. INSTALL 6" BOLLARDS PER DETAIL ON SHEET AS4 (QTY 10).
26. CONSTRUCT 28' WIDE TEMPORARY ASPHALT DRIVEWAY (2.5" ASPHALT OVER COMPACTED SUBGRADE) AS REQUIRED TO RECONSTRUCT THE MAIN DRIVEWAY. REMOVE ASPHALT AFTER COMPLETION AND RESTORE SITE TO EXISTING CONDITIONS.

NOTE: ALL SITE LIGHTING SHALL COMPLY WITH THE COMPREHENSIVE ZONING ORDINANCE AND THE LA CUEVA SECTOR DEVELOPMENT PLAN. LIGHT POLES SHALL MATCH THE EXISTING LIGHT POLES WITHIN THE DEVELOPMENT.

ADMINISTRATIVE AMENDMENT
FILE # 1006602 PROJECT # 1006602
Revised elevations, sidewalk, landscaping, parking, and trash enclosure location.
[Signature] 26 Apr 2018
APPROVED BY DATE

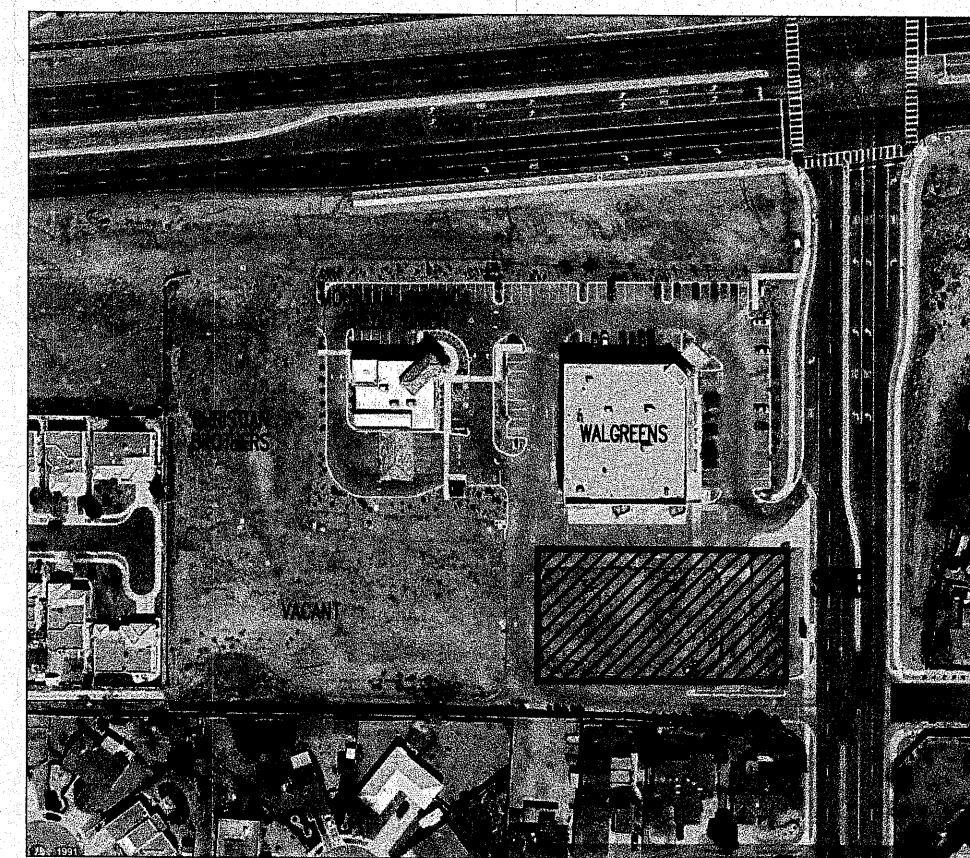


H/C Sign Detail
NTS



VICINITY MAP - Zone Map D-20-Z

LEGAL DESCRIPTION:
A Portion of Parcel A, Ventura Plaza. 0.86 Acres.
ZONING: SU-2 FOR C-1 USES



KEYED MAP
NTS

SITE INFORMATION

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

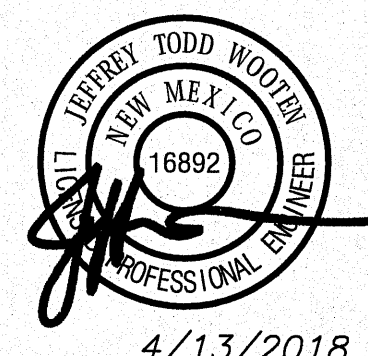
CONTRACTOR TO PROVIDE PARKING LOT STRIPING, FIRELANE AND HANDICAP STRIPING PER THESE PLANS AND CITY OF ALBUQUERQUE REQUIREMENTS.

TO PRESERVE THE PAINTING / STRIPING WITHIN PARKING AREAS, DO NOT APPLY PAINT UNTIL ALL OTHER POTENTIALLY DAMAGING CONSTRUCTION HAS BEEN COMPLETED.

PROJECT NUMBER: _____
APPLICATION NUMBER: _____
This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on _____ and the findings and conditions in the Official Notification of Decision are satisfied.
Is an Infrastructure List required? () YES () NO If yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL
Traffic Engineering, Transportation Division _____ Date _____
Water Utility Department _____ Date _____
Parks and Recreation Department _____ Date _____
City Engineer _____ Date _____
Environmental Health Department _____ Date _____
Solid Waste Management _____ Date _____
DRB Chairperson, Planning Department _____ Date _____
* Environmental Health, if necessary

Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

O'Reilly Auto Parts
8001 Ventura St. NE
Albuquerque, New Mexico 87109



4/13/2018

Project Number 2017010
Drawn By OW
Checked JW
Issue Date April 13, 2018
Site Plan for Building Permit