CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

September 3, 2024

Doug Jones Galloway 5500 Greenwood Plaza Blvd Greenwood Village, CO 80111

Re: Montano Plaza Building C 6200 Coors Blvd. NW Traffic Circulation Layout

Engineer's Stamp 08-30-24 (E12-D003G)

Dear Mr. Jones,

The TCL submittal received 08-28-2024 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

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 <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

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.

www.cabq.gov

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 3/2018)

Project Title:	Building Pe	rmit #: Hydrology File #:
		Work Order#:
City Address:		
Applicant:		Contact:
Address:		
		E-mail:
Other Contact:		Contact:
Address:		
		E-mail:
Check all that Apply:		IS THIS A RESUBMITTAL?: Yes No
DEPARTMENT: HYDROLOGY/ DRAINAGITRAFFIC/ TRANSPORTAT TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CIPAD CERTIFICATIONCONCEPTUAL G & D PLANGRADING PLANDRAINAGE MASTER PLANDRAINAGE REPORTFLOODPLAIN DEVELOPMIELEVATION CERTIFICATECLOMR/LOMR TRAFFIC CIRCULATION LTRAFFIC IMPACT STUDY OTHER (SPECIFY)PRE-DESIGN MEETING?	ERTIFICATION N ENT PERMIT APPLIC AYOUT (TCL) (TIS)	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:_____

MONTANO PLAZA, LLC.

MONTANO PLAZA BUILDING C

TCL PLAN

COUNS DOULL VAND IN. VV.

TO BE INTERGRAL WALL

SEE ENLARGEMENT 4 ON SHEET TCL-2

PNM & MOUNTAIN STATES

TELEPHONE & TELEGRAPH > COMPANY EASEMENT

- SEE ENLARGEMENT 3 ON SHEET TCL-2

SEE ENLARGEMENT 1 ON SHEET TCL-2-

NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT

OF UNDISCLOSED WIDTH

SEE ENLARGEMENT 2 ON_

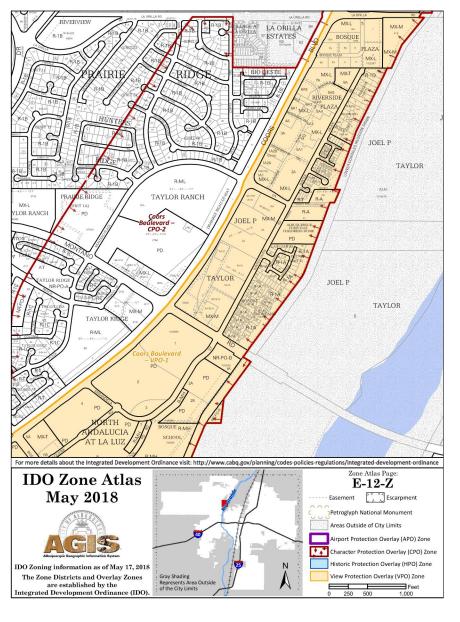
LIMITS OF DISTURBANCE -

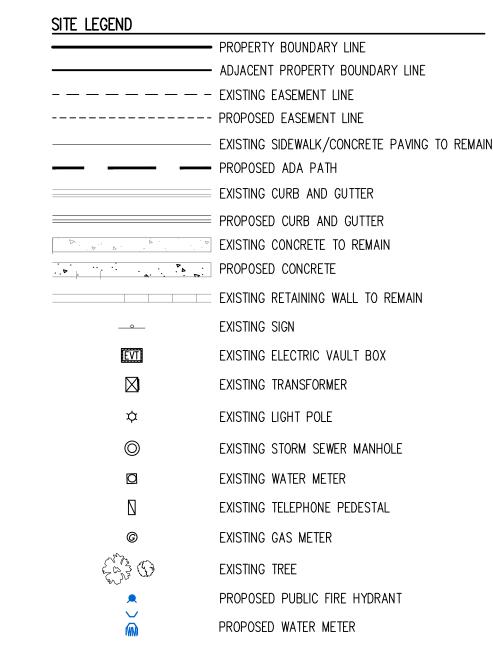
10' PNM & MOUNTAIN STATES TELEPHONE

& TELEGRAPH COMPANY EASEMENT









(20) PROPOSED PARKING LOT SIGN. REF DETAIL R7-8

21) PROPOSED PARKING LOT SIGN. REF DETAIL R7-8A

23) PROPOSED 8' WIDE ADA PEDESTRIAN CROSSWALK

22) PROPOSED ADA PARKING STALL

(25) PROPOSED MOTORCYCLE PARKING

27) PROPOSED ROLLOVER MEDIAN

(28) PROPOSED BIKE RACKS

(29) PROPOSED WATER METER

(30) PROPOSED FIRE HYDRANT

PROPOSED MOTORCYCLE PARKING SIGN

33) PROPOSED COMMUNICATION INTERFACE

(37) PROPOSED 2' PARKING STALL OVERHANG

39) PROPOSED "ONE WAY" PAVEMENT MARKING

(35) PROPOSED CLEARANCE BAR

38) PROPOSED "ONE WAY" SIGN

(36) PROPOSED MENU BAR

(24) PROPOSED ADA RAMP

SITE SCHEDULE

- 1) EXISTING CURB AND GUTTER
- (2) EXISTING CONCRETE SIDEWALK
- 3 EXISTING RETAINING WALL
- 4 EXISTING "STOP" PAVEMENT MARKING
- 5 EXISTING SITE LIGHT (6) EXISTING TRANSFORMER AND BOLLARD PROTECTION TO REMAIN
- 7 EXISTING LANDSCAPE CUTOUTS
- 8 EXISTING BUILDING 6,030 SF EXISTING GAS METERS TO RELOCATED
- PROPOSED RECONSTRUCTION OF CURB AND GUTTER PER REVIEWERS REQUEST
- PROPOSED REMOVAL AND RECONSTRUCTION OF EXISTING ADA RAMP. REFERENCE STD DWG. 2441
- PROPOSED 6" MEDIAN CURB AND GUTTER PER COA STD DWG 2415A
- 13) PROPOSED ROLL CURB PER COA STD DWG 2415A
- PROPOSED HEADER CURB TO MATCH EXISTING CURB TO REMAIN, PER COA STD DWG 2415A
- 15 PROPOSED CONCRETE SIDEWALK
- 16) PROPOSED RETAINING WALL
- 17) PROPOSED "DO NOT ENTER" PAVEMENT STRIPING
- 18) PROPOSED 4" WHITE PAVEMENT STRIPING
- (19) PROPOSED PAVEMENT STRIPING

ALL BROKEN OR CRACKED C&G OR SIDEWALK MUST BE REPLACED PER INSPECTOR DIRECTION

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest armyo 9/3/2024

	PARKING			
	REQUIRED (BLDG C ONLY)	PROVIDED		
ANDARD	RESTAURANT: 11 (5.6/1000 GFA, 2000 SF) RETAIL: 14 (3.5/1000 GFA, 4106 SF) TOTAL: 25	63 (NOTE - 63 STALLS IN DISTURI PARKING SHARED WITH SHOPPING		
ADA	1	4		

ADA	1	4	
SITE DATA TABLE			
PARCEL 3A (WITHIN MODIFIED LOD)	EXISTING	PROVIDED	
PROPOSED USE	MULTI-TENANT RETAIL	DRIVE THRU RESTAURANT (2,000 SF) MULTI-TENANT RETAIL (4,106.5 SF)	
BUILDING SIZE	6,030 SF	6,106.5 SF	
TOTAL PARKING	63	63	
ACCESSIBLE PARKING (VAN)	4	4(1)	
BIKE SPACES	0	4	

NOTE: PARKING SHARED WITH SHOPPING CENTER. NO NET CHANGE IN PARKING COUNT FOR ADDITIONAL 76.5 SF PROPOSED BUILDING SECTION

JRBED AREA, NG CENTER)

PROPOSED BUILDING ADDITION. SEE ARCHITECTURAL PLANS FOR MORE DETAILS

32) PROPOSED TRASH ENCLOSURE. REF DETAIL SHEET TCL-2

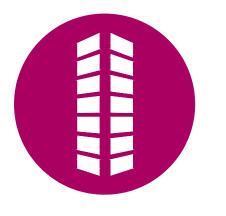
34) PROPOSED RECONSTRUCTION OF EXISTING ADA RAMP



Greenwood Village, CO 80111

303.770.8884 GallowayUS.com

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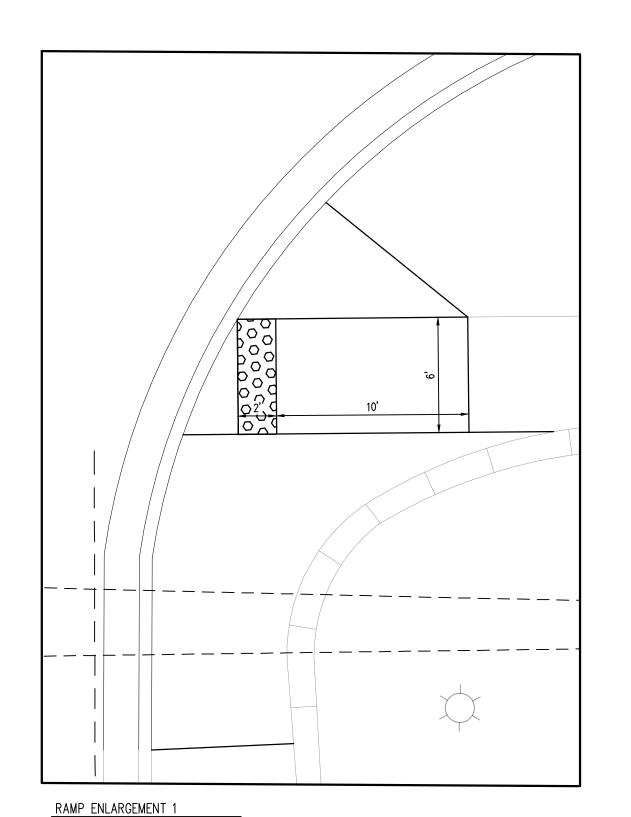
2 08/27/24 2ND TCL SUBMITTAL

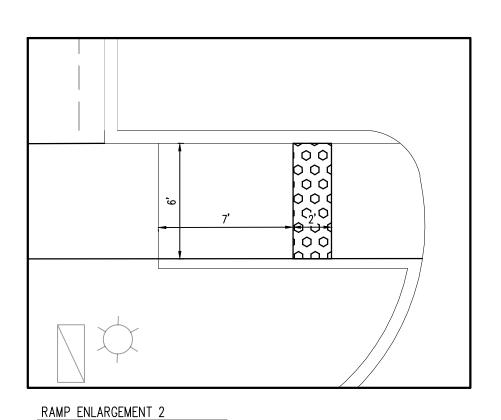
TCL CONTROL LAYOUT

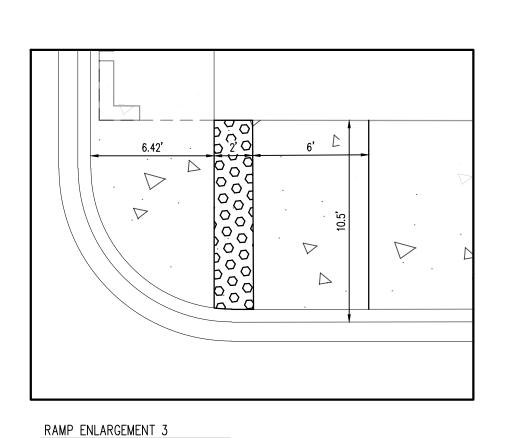
MONTANO PLAZA, LLC.

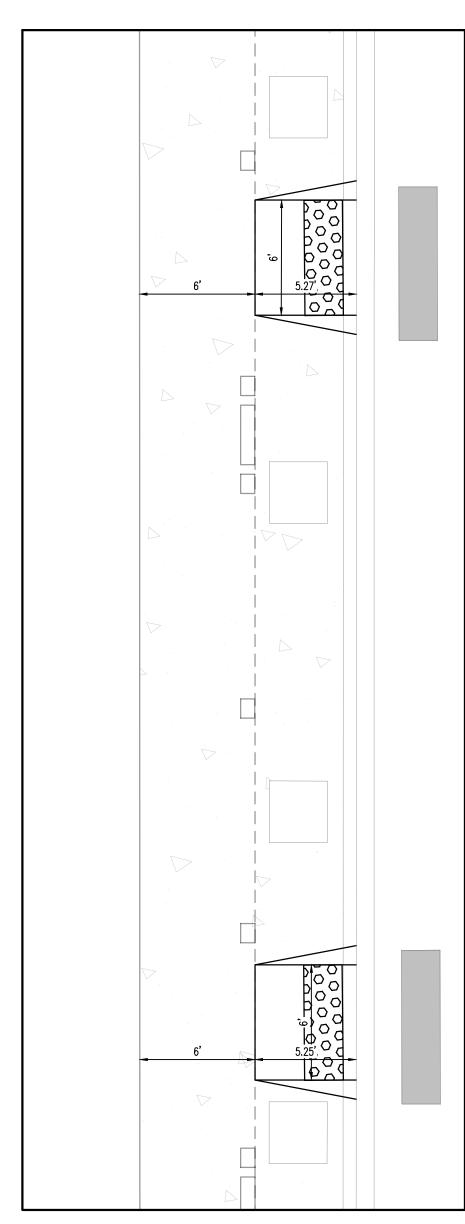
MONTANO PLAZA BUILDING C

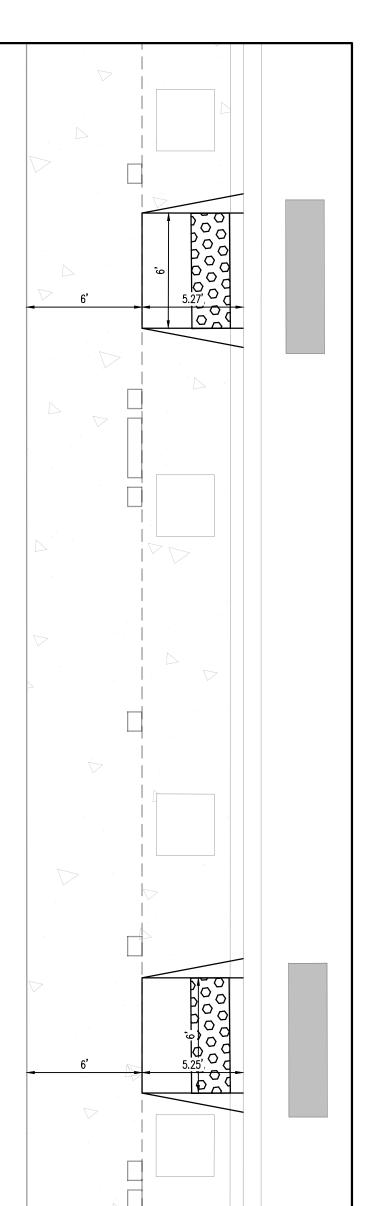
TCL PLAN

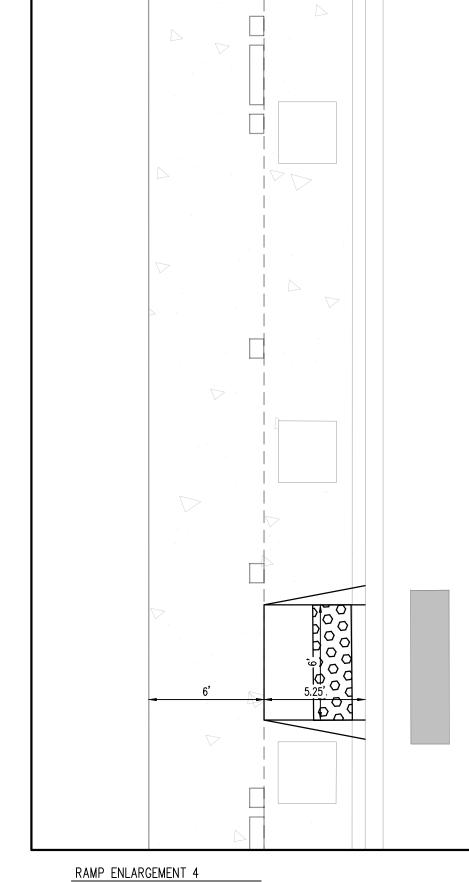


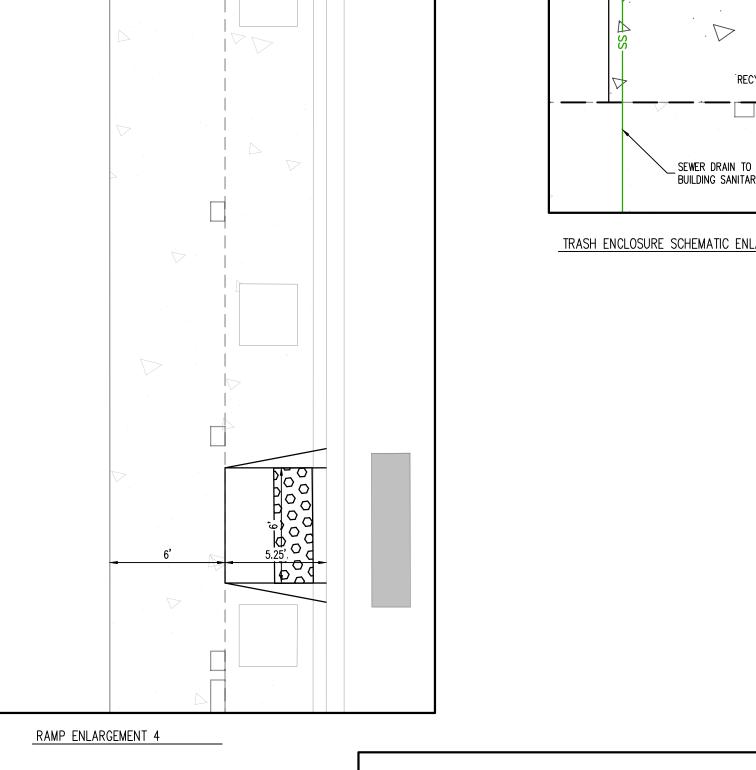


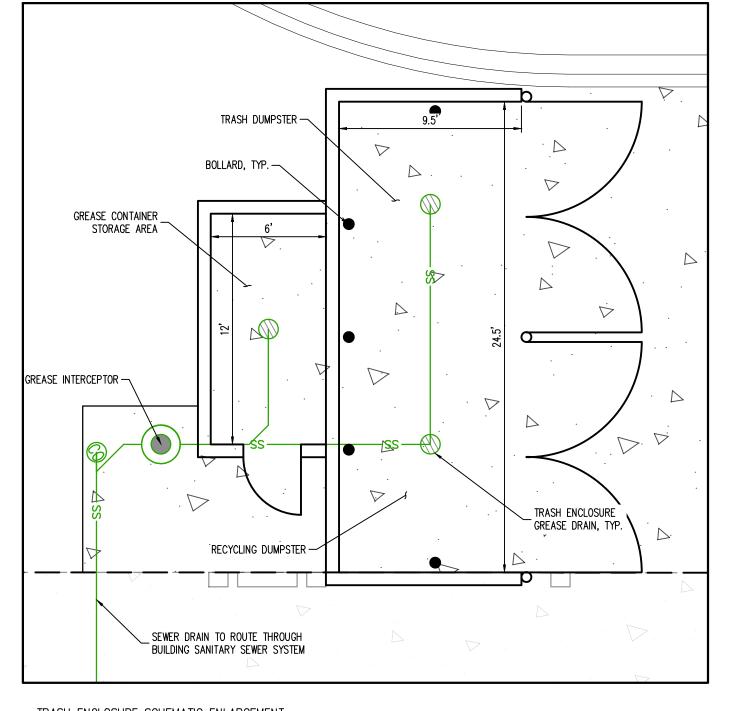




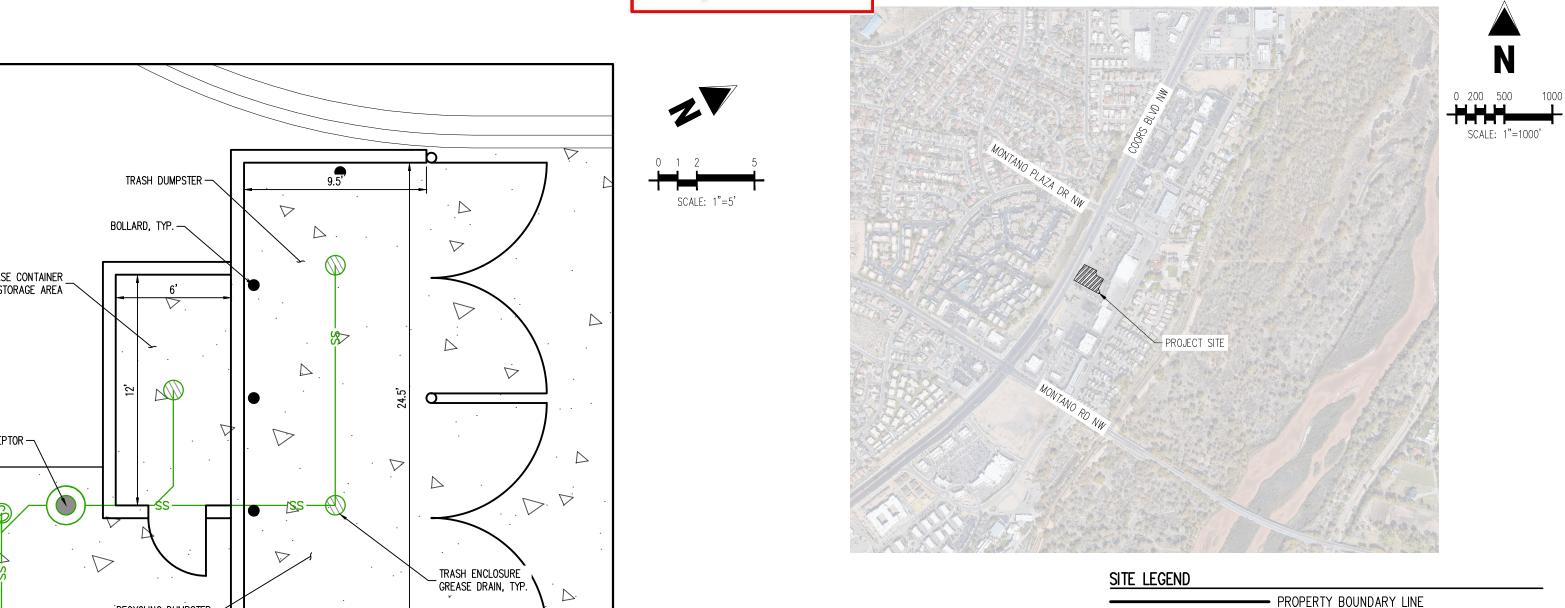








TRASH ENCLOSURE SCHEMATIC ENLARGEMENT



TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest armyo 9/3/2024

D. D. A	EXISTING CONCRETE TO REMAIN
· · · · · · · · · · · · · · · · · · ·	PROPOSED CONCRETE
	EXISTING RETAINING WALL TO REM
	EXISTING SIGN
EVT	EXISTING ELECTRIC VAULT BOX
\boxtimes	EXISTING TRANSFORMER
ά	FXISTING LIGHT POLF

EXISTING LIGHT POLE EXISTING STORM SEWER MANHOLE EXISTING WATER METER EXISTING TELEPHONE PEDESTAL EXISTING GAS METER EXISTING TREE

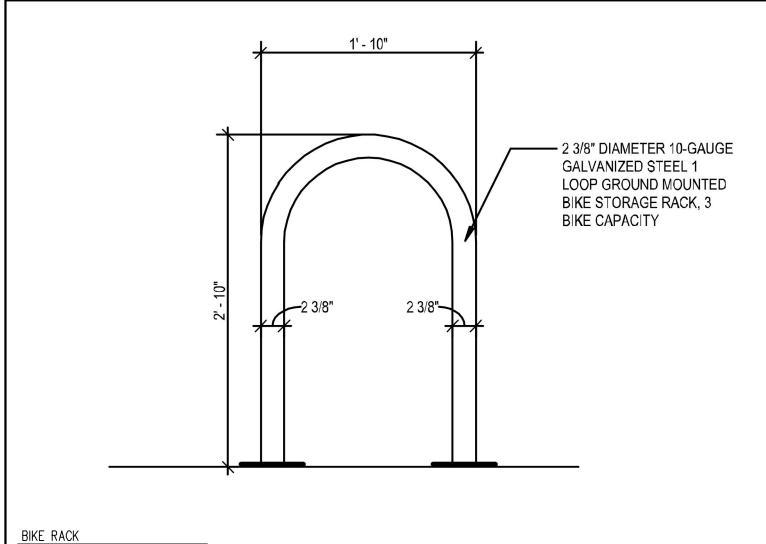
EXISTING SIDEWALK/CONCRETE PAVING TO REMAIN

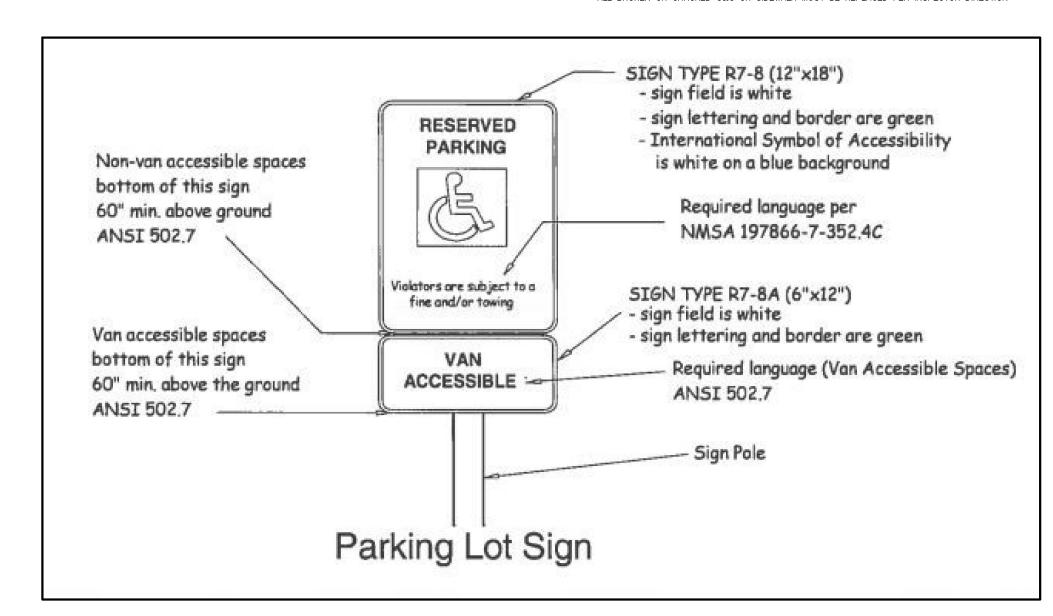
EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER

PROPOSED PUBLIC FIRE HYDRANT PROPOSED WATER METER

ALL BROKEN OR CRACKED C&G OR SIDEWALK MUST BE REPLACED PER INSPECTOR DIRECTION





5500 Greenwood Plaza Blvd., Suite 200 Greenwood Village, CO 80111 303.770.8884 GallowayUS.com



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ENFORCED AND PROSECUTED.



ı	#	Date	Issue / Description	Init.
	1	07/23/24	1ST TCL SUBMITTAL	TDK
ı	_2	08/27/24	2ND TCL SUBMITTAL	TDK
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	_			
	_			
1			-	
			-	
1	-			

Project No:	MAE06
Drawn By:	SDD
Checked By:	DDJ
Date:	08/26/2024

TCL DETAIL SHEET

TCL-2