

CITY OF ALBUQUERQUE



December 16, 2016

Jeffrey Wooten P.E.
Wooten Engineering
1005 21st Street Suite A5
Rio Rancho, NM 8124

**Re: North Towne Plaza
5901 Wyoming NE
Traffic Circulation Layout for DRB Action
Engineer's Stamp dated 12-14-16 (E19-D033)**

Dear Mr. Wooten,

Based upon the information provided in your submittal received 12-14-16, the TCL referenced above is approved for Site Plan for Building Permit Action by the DRB.

A copy of the stamped and signed DRB 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 approved DRB Site Plan 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 along with indicating that the development was built in "substantial compliance" with the Site Plan for Building Permit. Submit this certification 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,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

LWP via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: North Towne Plaza Tract A-1 **Building Permit #:** **City Drainage #:** E190033
DRB#: **EPC#:** **Work Order#:**
Legal Description: Tract A-1, Block 1, Belmont Place
City Address: 5901 Wyoming NE

Engineering Firm: Wooten Engineering **Contact:** Jeffrey T. Wooten, P.E.
Address: 1005 21st Street SE, Suite A5, Rio Rancho, NM 87124
Phone#: 505-980-3560 **Fax#:** N/A **E-mail:** jeffwooten.pe@gmail.com

Owner: **Contact:**
Address:
Phone#: **Fax#:** **E-mail:**

Architect: ARIA Studio Consultants **Contact:** Daniel Puzak
Address: 21 Brokerage St, Edgewood, NM 87015
Phone#: 505-506-2314 **Fax#:** N/A **E-mail:** daniel@ariascinc.com

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

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

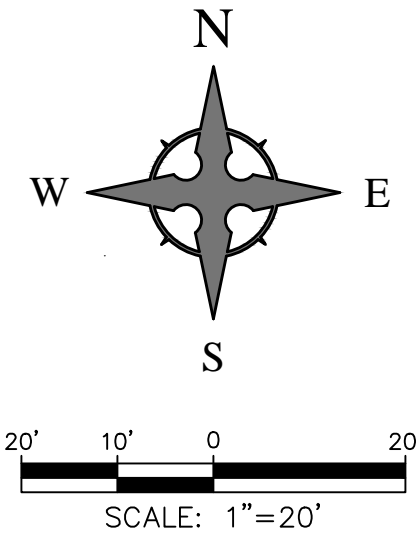
DATE SUBMITTED: 12/14/2016 By: Jeffrey T. Wooten, P.E.

CHECK 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
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____



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.

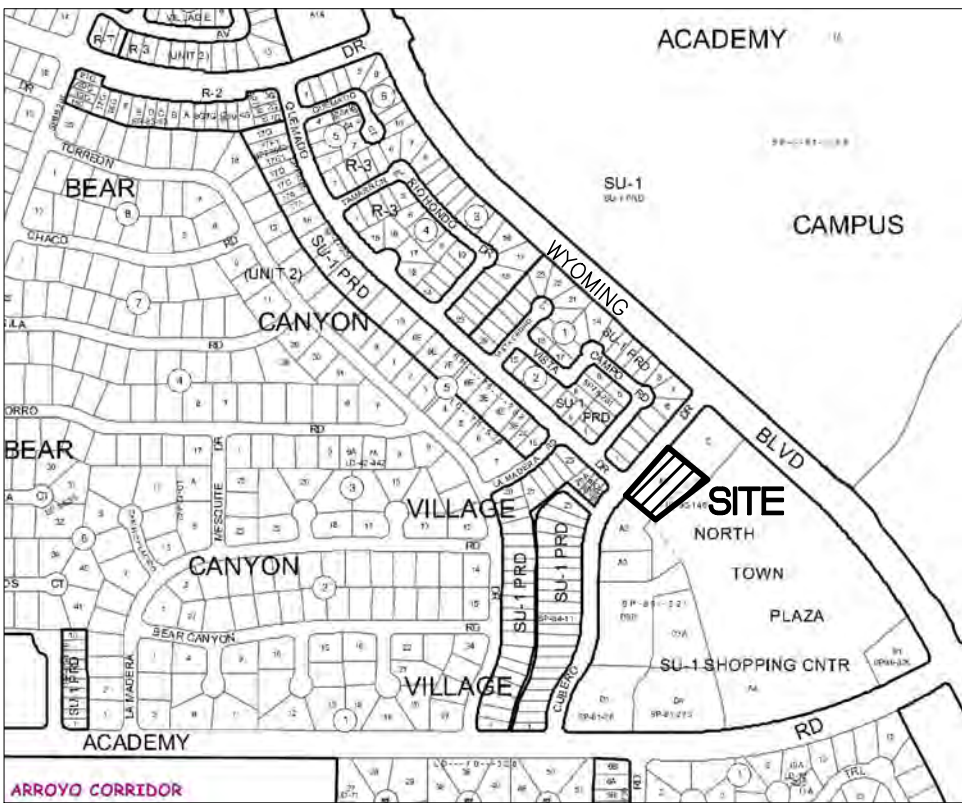
CONTRACTOR TO PROVIDE PARKING LOT STRIPING, FIRELANE AND HANDICAP STRIPING PER THESE PLANS AND CITY OF ALBUQUERQUE REQUIREMENTS.

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

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.

PARKING CALCULATIONS			
BUILDING AREA:	# SEATS	AREA (SQUARE FEET)	
RETAIL	N/A	6,120 SF	
PARKING REQUIREMENTS:	RATIO	REQUIRED	PROVIDED
RETAIL	1/200 SF	31 spaces	31 spaces
TOTAL		31 spaces	31 spaces
		REQUIRED	PROVIDED
HANDICAP PARKING		2 spaces	2 spaces
MOTORCYCLE PARKING		2 spaces	2 spaces
BICYCLE PARKING		2 spaces	7 spaces



SITE NOTES

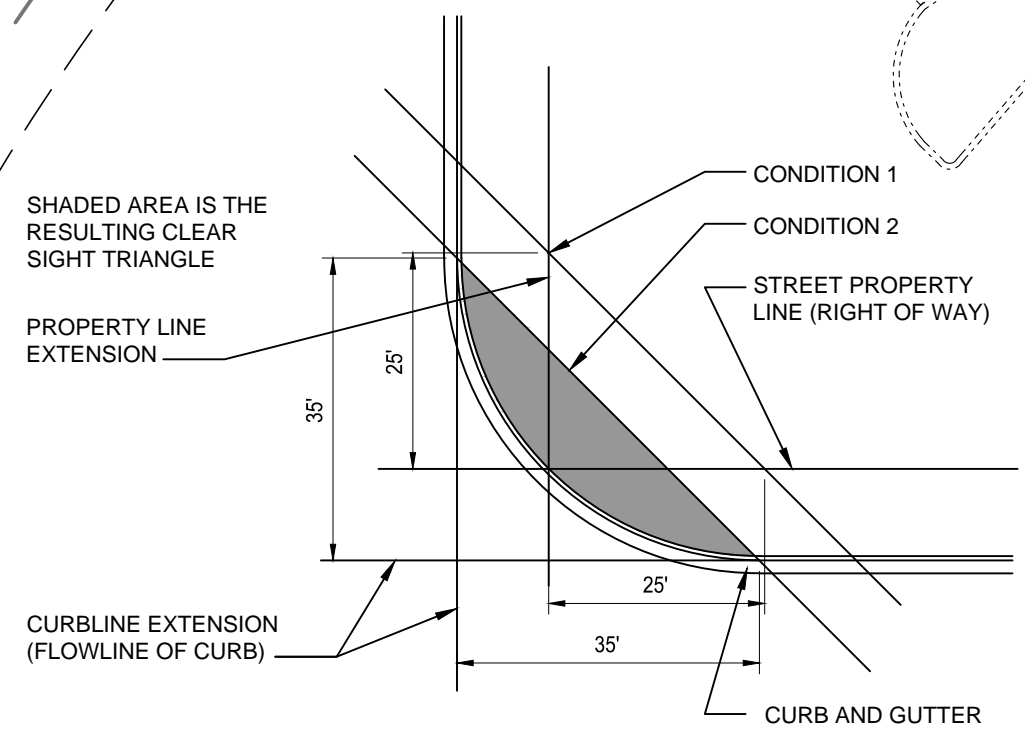
SITE LIGHTING SHALL BE LIMITED TO 20' POLES WITH SHARP CUT-OFF ANGLE FIXTURES.

BUILDING MOUNTED SIGNAGE IS LIMITED TO 15% OF THE BUILDING FACADE. NO FREESTANDING SIGNS ARE ALLOWED PER THE APPROVED SITE PLAN FOR SUBDIVISION.

MAINTAIN PNM REQUIRED CLEARANCES AROUND PAD MOUNTED TRANSFORMER.

KEYED NOTES

1. TRASH ENCLOSURE PER DETAIL C1/AS401, ARCHITECTURAL DETAILS.
2. INSTALL CURB/GUTTER (6" HIGH) PER ARCHITECTURAL DETAILS SHEET AS401.
3. INSTALL CURB RAMP WITH TRUNCATED DOMES PER DETAIL ON SHEET C401. MIN 6' WIDE. ALL RAMPS SHALL HAVE A MAX 2% CROSS SLOPE AND 8% MAX SLOPE ALONG ROUTE PER ADA.
4. CLEAR SIGHT TRIANGLES STANDARDS PER DETAIL THIS SHEET. LANDSCAPING & SIGNAGE SHALL 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.
5. INSTALL CONCRETE SIDEWALK PER DETAIL ON SHEET C401.
6. ASPHALT PAVEMENT, SEE PAVING DETAILS ON SHEET C401.
7. PROPOSED SITE LIGHTING, REFERENCE MEP PLANS.
8. 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.
9. PAINTED WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
10. INSTALL H/C SIGNAGE PER DETAIL ON DETAIL 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."
11. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
12. PROPOSED RETAINING WALL PER STRUCTURAL PLANS. INSTALL RAILING PER ARCHITECTURAL DETAILS. STEP RAILING AS NEEDED.
13. PAINT WORDS 'NO PARKING' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
14. INSTALL BIKE RACK PER ARCHITECTURAL DETAILS SHEET AS401. FIVE (5) SPACES PER RACK.
15. MOTORCYCLE PARKING. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE.
16. INSTALL PRE-CAST WHEEL STOP PER DETAIL SHEET C104.
17. SAWCUT (FULL DEPTH), REMOVE, AND REPLACE EXISTING ASPHALT PAVEMENT TO MATCH EXISTING SECTION.
18. PROPOSED RETAINING WALL WITH FALL PROTECTION RAILING TO BE DESIGNED AND PERMITTED BY OTHERS. REF SHEET C202 FOR POND GRADING PLAN.
19. 6" PVC STORM DRAIN. REF SHEET C201 GRADING PLAN.
20. INSTALL WOOD FENCE TO MATCH EXISTING. REFERENCE SHEET C202 FOR ADDITIONAL FENCING AND GATE.
21. ANY EXISTING BROKEN OR CRACKED CURBS AND/OR SIDEWALK MUST BE REPLACED WITH SIDEWALK (COA STD DWG 2430) AND CURB/GUTTER (COA STD DWG 2415A).
22. REMOVE EXISTING RAMP/PAVEMENT AS NECESSARY AND INSTALL PARALLEL CURB RAMP WITH TRUNCATED DOMES PER NMDOT STD DWGS 608-001. ALL RAMPS SHALL HAVE A MAX 2% CROSS SLOPE AND 8% MAX SLOPE ALONG ROUTE PER ADA.
23. REMOVE EXISTING RAMP/PAVEMENT AS NECESSARY AND INSTALL SINGLE DIAGONAL. PERPENDICULAR CURB RAMP WITH TRUNCATED DOMES PER NMDOT STD DWGS 608-001. ALL RAMPS SHALL HAVE A MAX 2% CROSS SLOPE AND 8% MAX SLOPE ALONG ROUTE PER ADA.



CUBERO DRIVE

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 PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

Wooten Engineering

1005 21st Street SE, Suite A5
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

TRACT A-2

TRACT A-1
NEW RETAIL BUILDING
+/-6,150 SF
FF ELEV = 5415.00

Tract C
North Town Plaza
(12/19/76, C16-26)

Existing
Building

Tract A-4
North Town Plaza
(6/27/95, 95C-234)

PROJECT NUMBER: 1001754

APPLICATION NUMBER: 16EPC-40039

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 (X) NO if yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

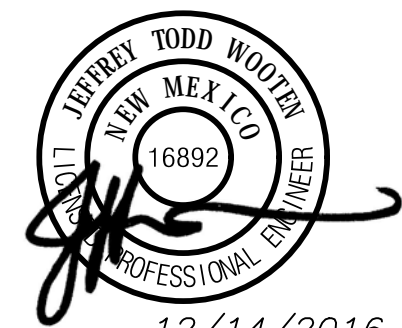
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

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	



STUDIO CONSULTANTS, INC
PO BOX 1515
CEDAR CREST, NM 87008
DANIEL@ARIASCINC.COM
(505) 506-2314

**NORTH TOWNE
PLAZA TRACT A-1,
NEW BUILDING**
5901 WYOMING, NE
ALBUQUERQUE, NM 87109



Architect/Engineer

MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE	DRB	
PROJECT NO	2014026	
CAD DWG FILE		
DRAWN BY	JTW	
CHECKED BY	JTW	
DATE	07/22/2016	

**SITE PLAN FOR
BUILDING PERMIT**

C101