

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

June 19, 2015

Mr. Vince Carrica
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: 4th and Montano Dental Office
5508 4th St., NW
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 6-15-15 (F14-D055)

Dear Mr. Carrica,

The TCL submittal received 6-18-15 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.

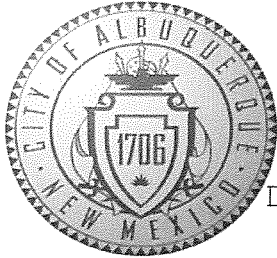
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification 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,

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

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: 4th & Montano Dental Office City Drainage #: _____

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

Legal Description: Lot 9A Vista Addition

City Address: 5508 4th Street NW Albuquerque, NM

Engineering Firm: Tierra West, LLC Contact: Vince Carrica

Address: 5571 Midway Park Place NE Albuquerque NM 87109

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: vcarrica@tierrawestllc.com

Owner: Patrick Sauerland- InSite Real Estate, LLC Contact: 630-617-9100 x 115

Address: 1400 16th Street, Suite 300 Oak Brook, IL 60523

Phone#: _____ Fax#: _____ E-mail: psauerland@insiterealestate.com

Architect: Rick Bennett Architects Contact: Rick Bennett

Address: 1104 Park Avenue SW Albuquerque, NM 87102

Phone#: _____ Fax#: _____ E-mail: rick@rba81.com

Surveyor: Precision Surveys Inc Contact: Larry Medrano

Address: P.O. Box 90636 Albuquerque, NM 87199

Phone#: _____ Fax#: _____ E-mail: Larry@presurv.com

Contractor: TBD Contact: _____

Address: _____

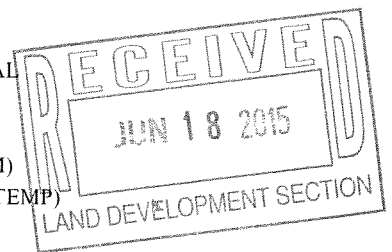
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

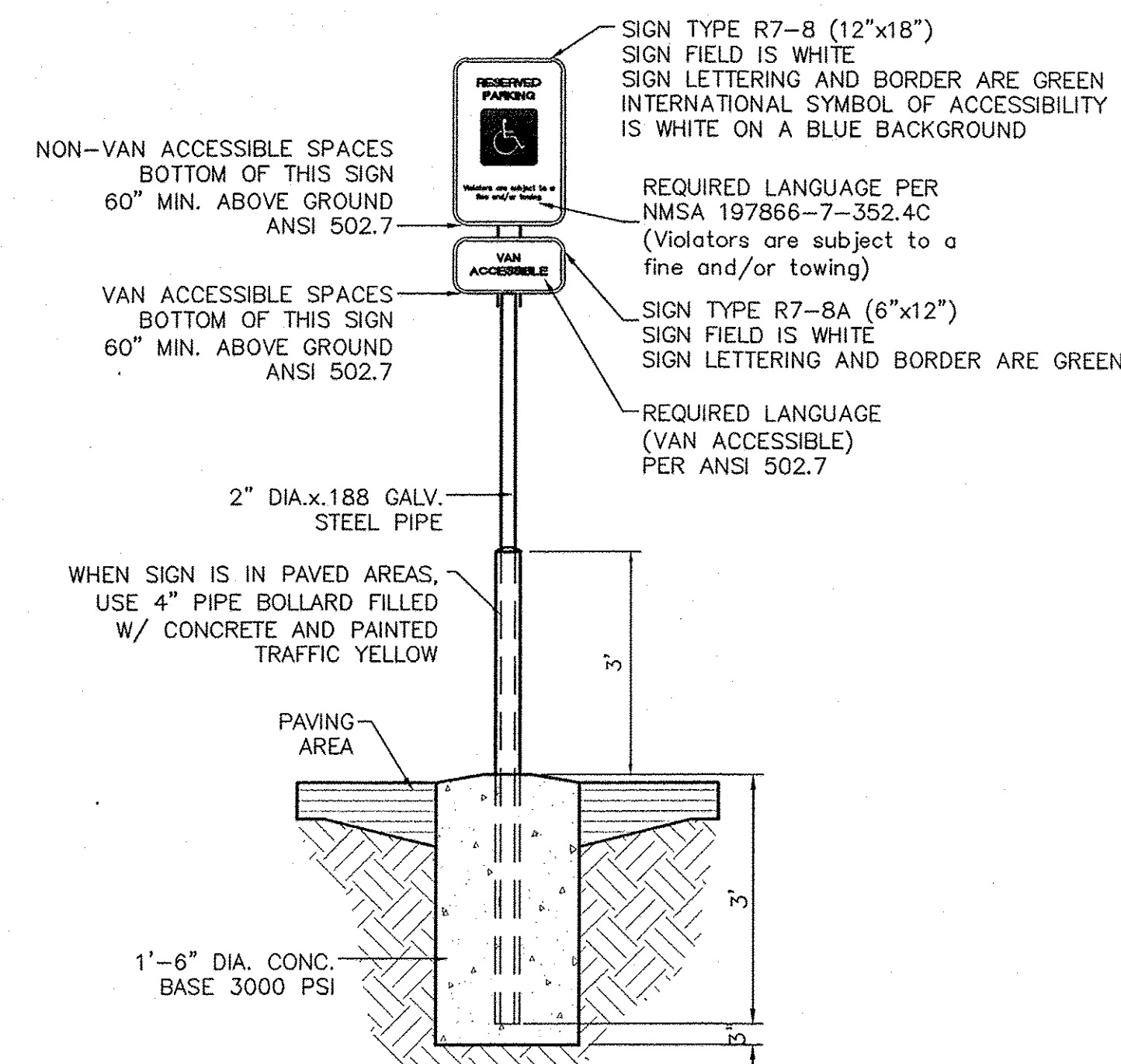
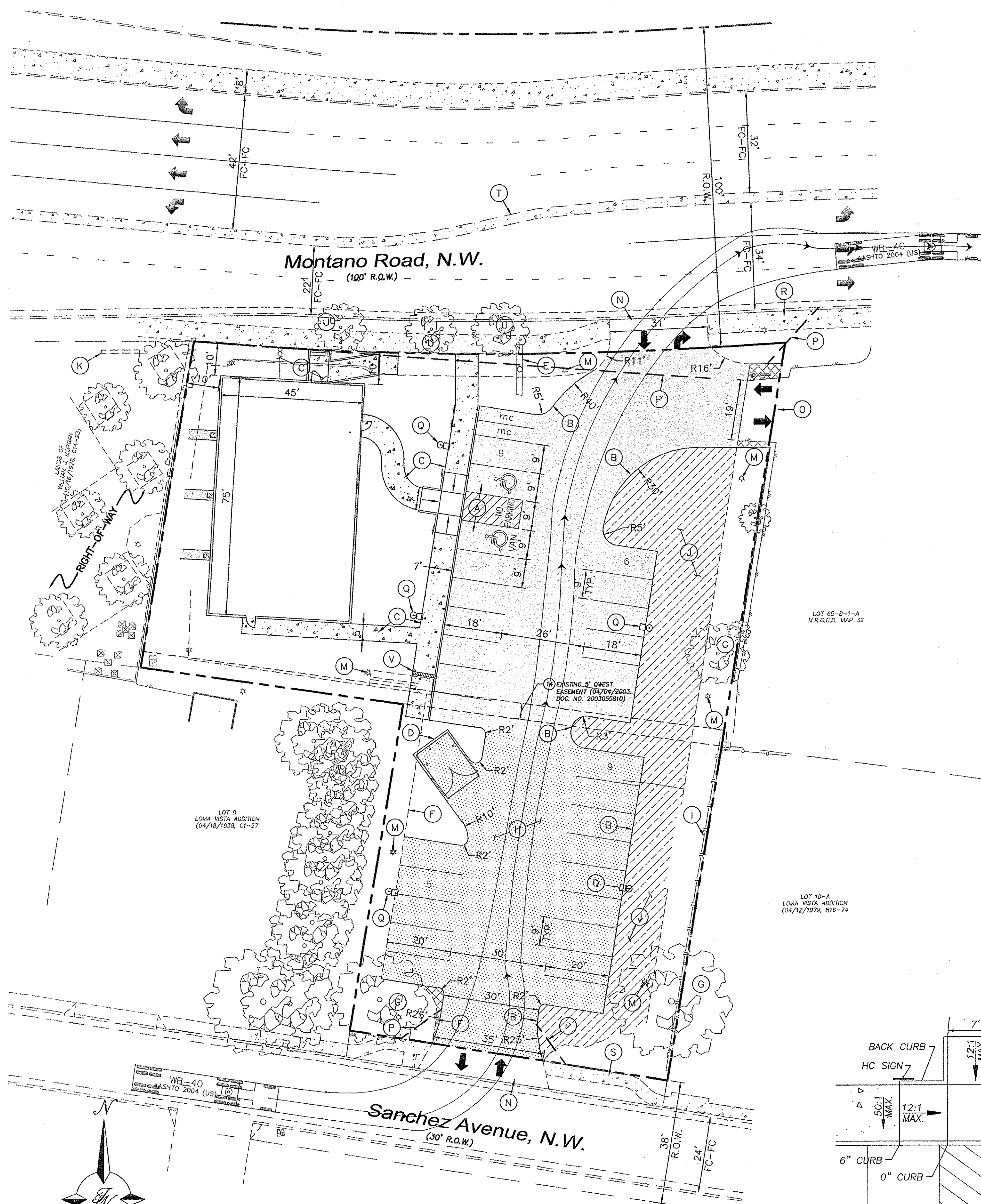


WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: _____ By: Vincent Carrica

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

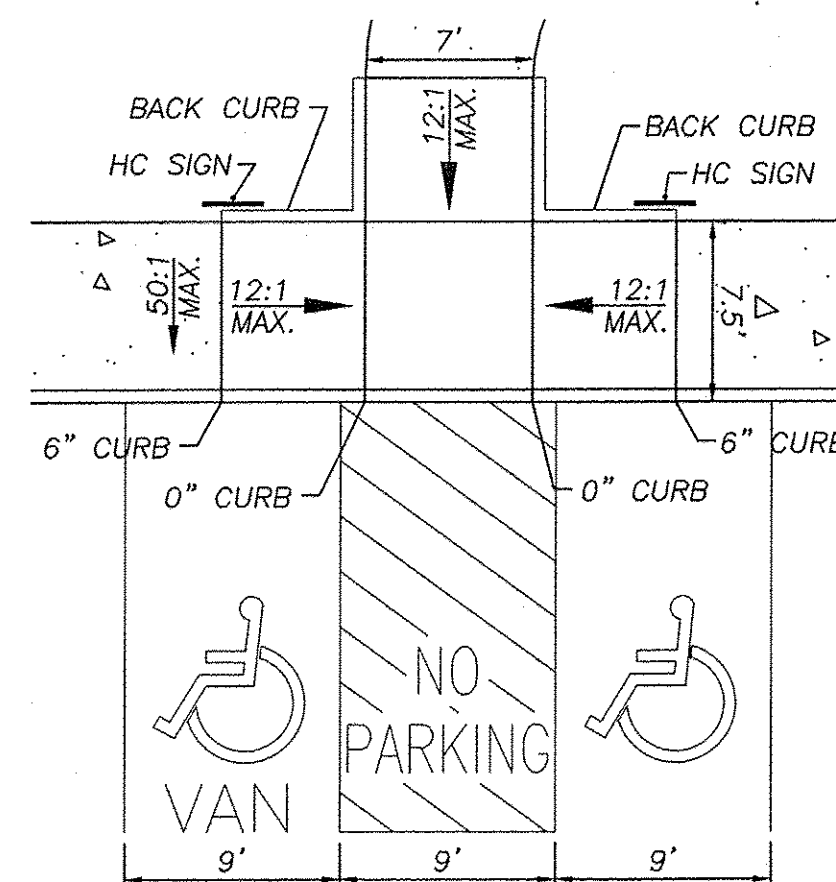


ACCESSIBLE PARKING LOT SIGN

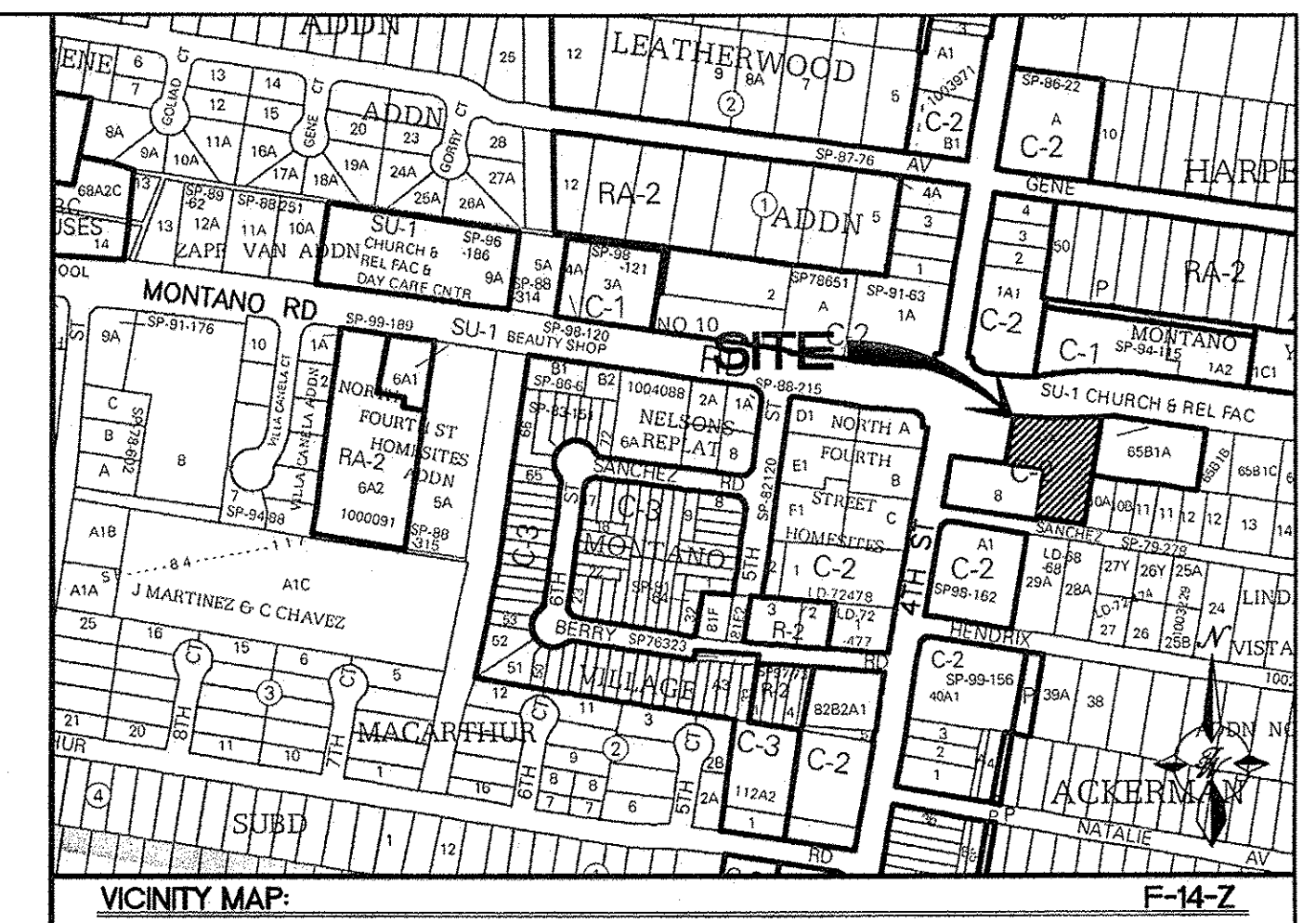
NTS

KEYED NOTE:

- (A) ACCESSIBLE PARKING PER ADA STANDARDS
(SEE DETAIL A THIS SHEET)
- (B) 6" HEADER CURB PER COA STD DWG #2415B
- (C) CONCRETE SIDEWALK PER COA STD DWG #2430,
SIZE PER PLAN
- (D) DUMPSTER ENCLOSURE, (SEE DETAIL SHEET C6)
- (E) EXISTING PYLON SIGN TO REMAIN (NEW SIGN PANELS)
- (F) EXISTING EDGE OF PCCP
- (G) EXISTING TREES TO REMAIN
- (H) EXISTING PCCP TO REMAIN
- (I) EXISTING ALUMINUM PANEL FENCE TO REMAIN
- (J) EXISTING CONCRETE TO BE REMOVED
- (K) EXISTING BUS STOP SHELTER TO BE REMAIN
- (L) PLANTER (TYP.)
- (M) EXISTING AREA LIGHTS TO BE REMOVED (TYP.)
- (N) EXISTING DRIVEPAD TO REMAIN
- (O) EXISTING SHARED ACCESS TO REMAIN
CLEAR SIGHT TRIANGLE: 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
- (P) AREA LIGHT, 25 FT MAX. HEIGHT (TYP.)
- (Q) EXISTING 6 FT SIDEWALK TO REMAIN
- (R) EXISTING 4 FT SIDEWALK TO REMAIN
- (T) 3 FT CONCRETE MEDIAN TO REMAIN
- (U) EXISTING TREES TO BE REMOVED
- (V) 12" SIDEWALK CULVERT PER COA STD DWG #2236



DETAIL 'A'
NTS



LEGAL DESCRIPTION:

LOT 9A, LINDA VISTA ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOTES:

ZONING: C2 - COMMUNITY COMMERCIAL

SETBACKS: FRONT = 10' MAX.
REAR = 10' MIN.
SIDE (CORNER) = N/A

LEGEND

- CURB & GUTTER
- BOUNDARY LINE/ EXTENT OF CURRENT PHASE
- EASEMENT
- CENTERLINE
- BUILDING
- SIDEWALK
- SCREEN WALL
- EXISTING STREET LIGHTS
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING LANE
- EXISTING STRIPING
- ASPHALT PAVING
- LANDSCAPE REMOVAL
- EXISTING ASPHALT TO REMAIN
- EXISTING CONC. TO BE REMOVED
- AREA LIGHTING

SITE DATA

PROPOSED USAGE:	DENTAL OFFICES
LOT AREA:	31,071 SF (0.71 ACRE)
BUILDING AREA:	3375 SF
PARKING REQUIRED:	11 SPACES (3375 SF/3 SPACES PER 1,000 SF)
PARKING PROVIDED:	29 SPACES
HC PARKING REQUIRED:	1 SPACES
HC PARKING PROVIDED:	2 SPACES
1 SPACE VAN ACCESSIBLE	
MC PARKING REQUIRED:	2 SPACES
MC PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	2 SPACES
LANDSCAPE AREA REQUIRED:	4,155 SF (15% NET LOT AREA)
LANDSCAPE AREA PROVIDED:	12,647 SF

ENGINEER'S SEAL	4TH ST AND MONTANO DENTAL OFFICE	DRAWN BY DY
RONALD R. BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER	TRAFFIC CIRCULATION LAYOUT	DATE 6/15/15
		2014099-TCL
		SHEET #
		C1
		JOB #
		2014099

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

RONALD R. BOHANNAN
P.E. #7868



TIERRA WEST, LLC

June 17, 2015

Ms. Racquel M. Michel, P.E.
Planning Department- Transportation
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: 4TH AND MONTANO DENTAL OFFICE
5508 4TH ST., NW
TRAFFIC CIRCULATION LAYOUT (F14-D055)**

Dear Ms. Michel:

Please find the following responses addressing your comments listed below:

1. Clarify the extents of the current phase.
Response: The proposed building and all associated parking facilities will be constructed in a single phase after the existing structures are demolished. Portions of the existing pavement not in conflict with the proposed parking facility will remain as shown on sheet C1.
2. Identify all existing access easements and rights of way with dimensions.
Response: We identified all existing easements and added right of way dimensions to sheet C1.
3. Identify and dimension the existing right of way width, medians, sidewalks and curb cuts on Montano Rd., Sanchez Ave. and into the parcel to the east of the proposed building.
Response: We indicated the dimensions of existing improvements within Montano Road and Sanchez Avenue on sheet C1; items are identified per the legend and keyed notes.
4. Please show a detail with dimensions and slope of the ADA pedestrian walkway transition from the ADA parking spaces.
Response: We added Detail "A" on sheet C1 to include the dimensions and slopes of the ADA pedestrian walkway transitions from the ADA parking spaces.
5. The ADA van accessible sign must have the required language per 66-7- 352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please show a detail of this signage.
Response: We updated the "Accessible Parking Lot Sign" detail on sheet C1 to include the language referenced above.
6. The ADA access aisle shall have the words "NO PARKNG" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the

parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978).

Response: We added Detail "A" on sheet C1 to include the "NO PARKING" pavement marking as described above.

7. Show all drive aisle widths and radii.

Response: We annotated all the drive aisle width dimensions and radii on sheet C1.

8. Design delivery vehicle route needs to be shown

Response: We added the delivery vehicle route for a WB-40 design vehicle onto sheet C1.

9. Please provide a sight distance exhibit (see the Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance). Please provide this detail at the Montano Rd. and Sanchez Ave. entrances.

Response: Please find the Sight Distance Exhibit included herewith, for your review.

10. Please add the following note to the clear sight triangle: "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."

Response: We added the note referenced above onto sheet C1 as Keyed Note P.

11. Please include a copy of your shared access agreement with the adjacent property owner to the east of the proposed building.

Response: The subject property has legal access to public right of way to the north onto Montano Road and Sanchez Avenue, N.W. to the south. Although there is an existing private driveway connection from the adjacent property to the east, there is no shared access agreement on file per the ALTA Survey. Since this private access is not required for legal access, a shared access agreement will not be pursued at this time.

12. Work within the public right of way requires a work order with DRC approved plans.

Response: Comment noted. No work within the public right of way is proposed.

13. Please include two copies of the traffic circulation layout at the next submittal.

Response: We have included two copies of the TCL with this submittal.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Vincent P. Carrica, P.E.

JN: 2014099