

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services**

July 8, 2015

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

**Re: 4<sup>th</sup> and Montano Dental Office**  
**5508 4<sup>th</sup> St., NW**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp dated 7-6-15 (F14-D055)

Dear Mr. Carrica,

The TCL submittal received 7-7-15 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 #: F-14-Doss  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Lot 9A Vista Addition  
City Address: 5508 4th Street NW Albuquerque, NM

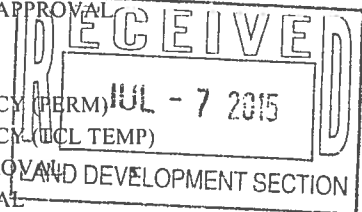
Engineering Firm: Tierra West, LLC Contact: Jon Niski  
Address: 5571 Midway Park Place NE Albuquerque NM 87109  
Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: jniski@tierrawestllc.com  
Owner: Patrick Sauerland- InSite Real Estate, LLC Contact: 630-617-9100 x 115  
Address: 1400 16th Street, Suite 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) *revision*  
☐ ENGINEER'S CERT (TCL)  
☐ ENGINEER'S CERT (DRB SITE PLAN)  
☐ ENGINEER'S CERT (ESC)  
☐ SO-19  
☐ OTHER (SPECIFY)

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

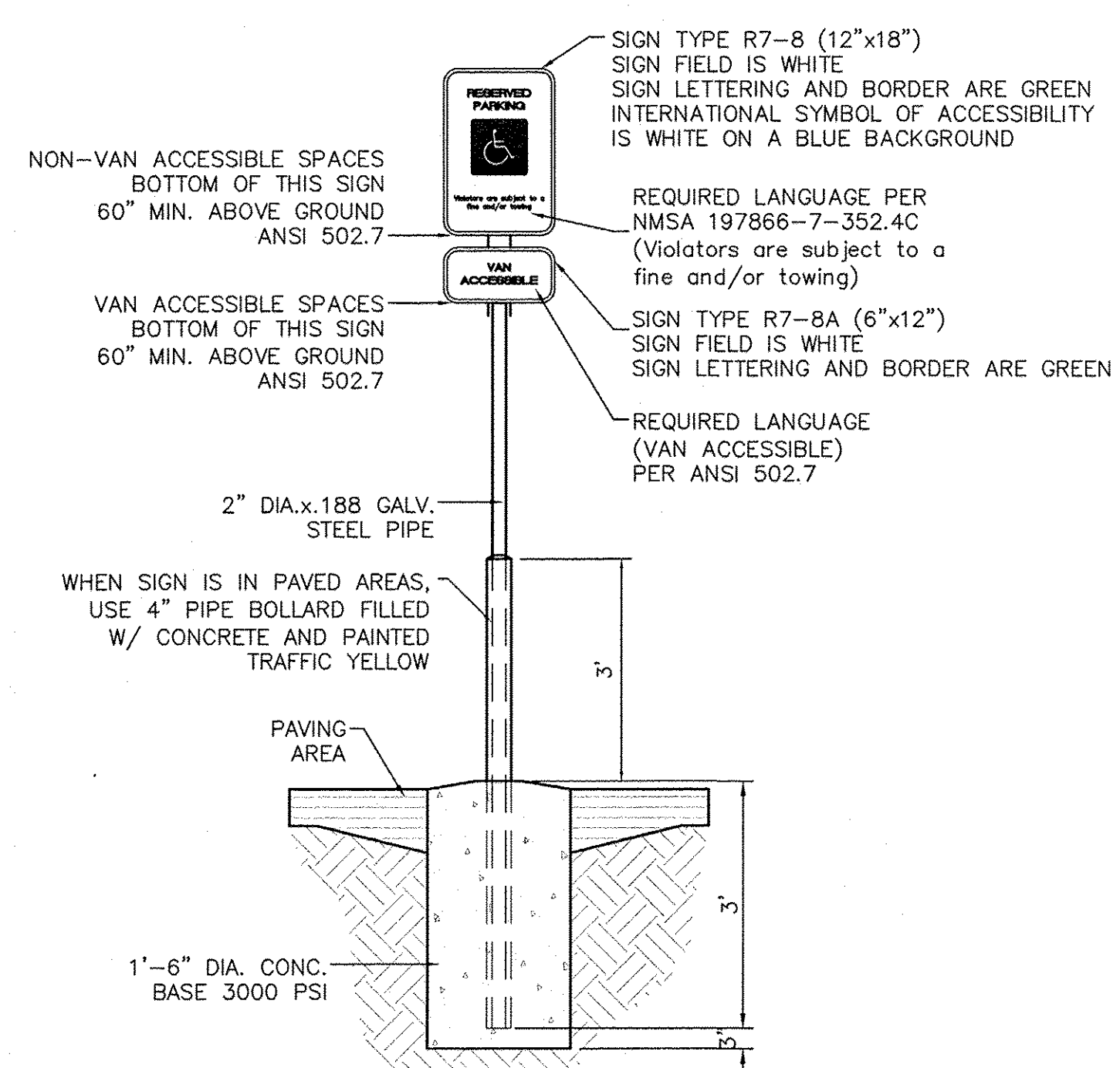
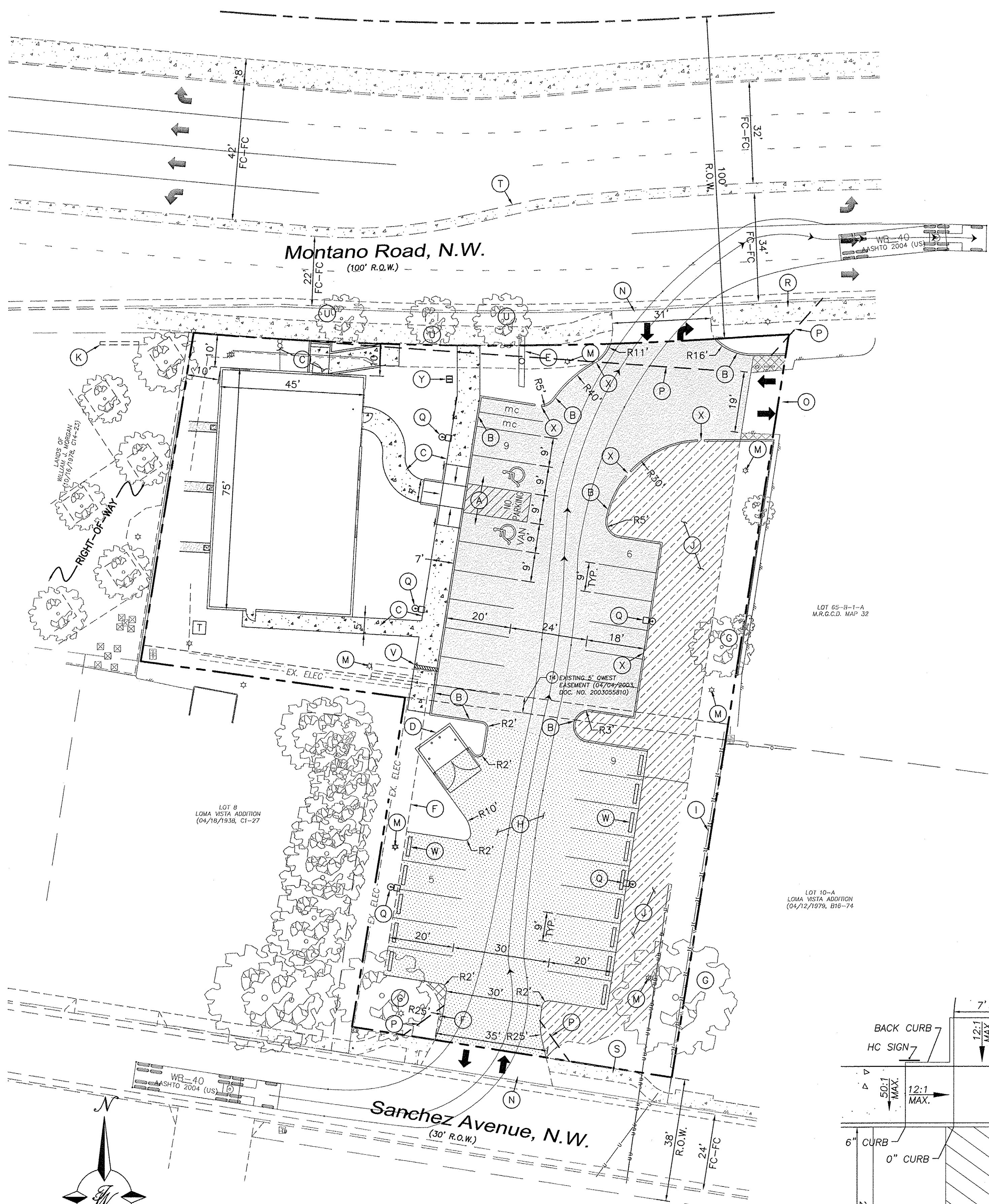
- ☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL *As Varified*  
☐ S. DEV. FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY (PERM)  
☐ CERTIFICATE OF OCCUPANCY (UCL TEMP)  
☐ FOUNDATION PERMIT 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: 07/06/2015 By: Vincent Carra *[Signature]*

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

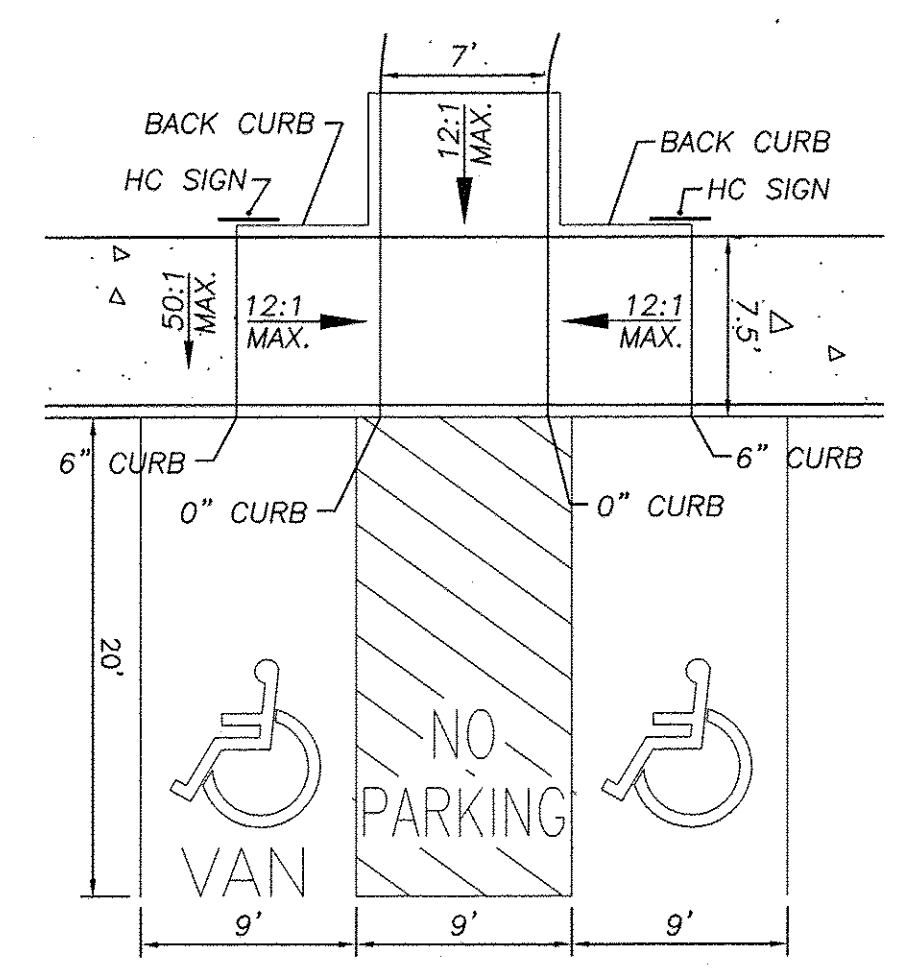


**ACCESSIBLE PARKING LOT SIGN**

NTS

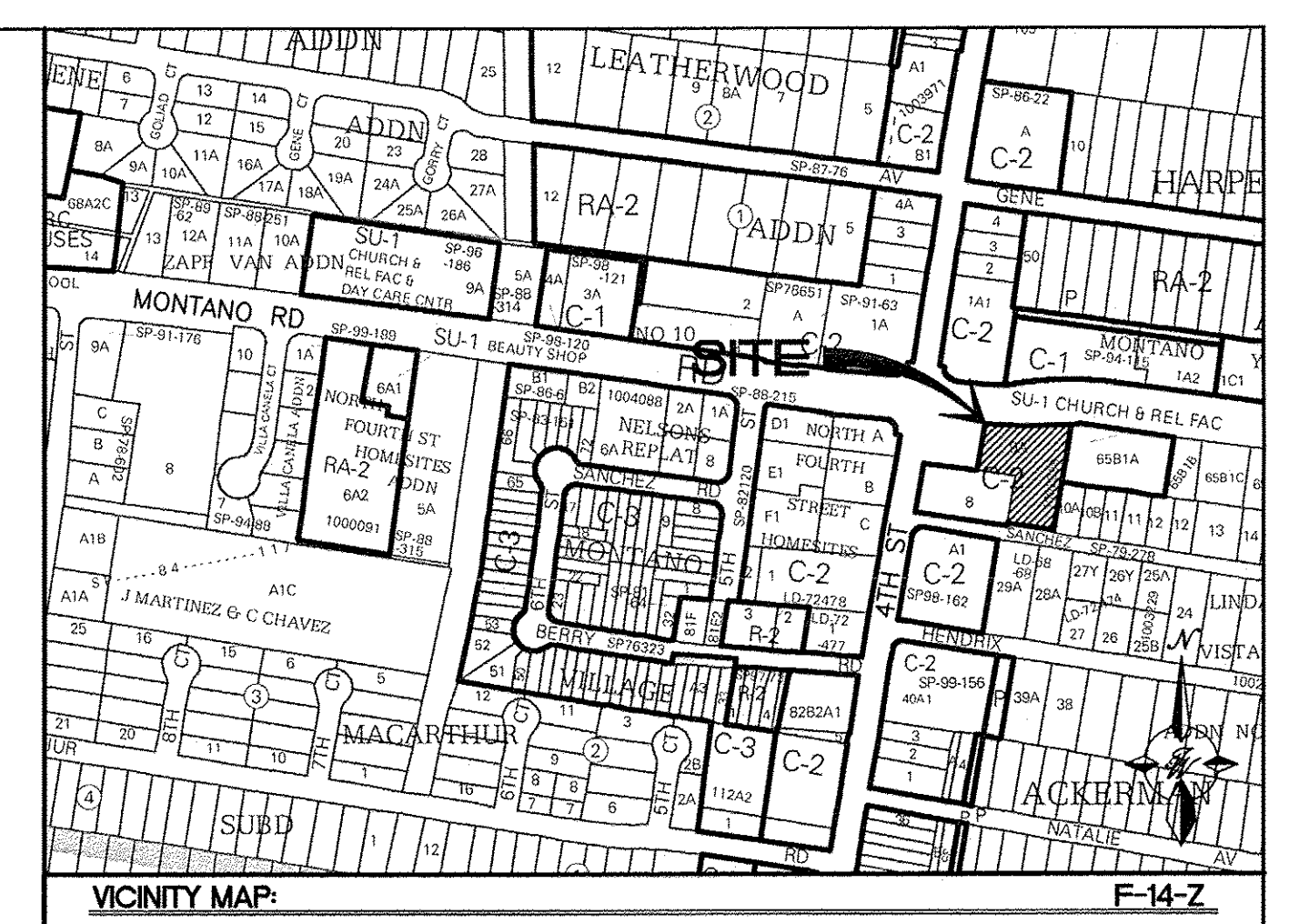
**KEYED NOTE:**

- (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 PCOP
- (G) EXISTING TREES (REFER TO LANDSCAPE PLAN FOR REMOVAL REQUIREMENTS)
- (H) EXISTING PCOP 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
- (P) 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
- (Q) AREA LIGHT, 25 FT MAX. HEIGHT (TYP.)
- (R) EXISTING 6 FT SIDEWALK TO REMAIN
- (S) 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
- (W) PARKING BUMPER (TYP.)
- (X) 2 FT CURB CUT
- (Y) BIKE RACK (2 SPACES)



**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

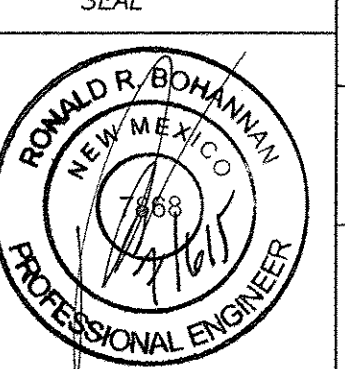
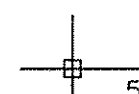
PARKING REQUIRED: 11 SPACES (3375 SF/3 SPACES PER 1,000 SF)  
PARKING PROVIDED: 29 SPACES

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

	<b>4TH ST AND MONTANO</b>	DRAWN BY DY
	<b>DENTAL OFFICE</b>	DATE 6/30/15
	<b>TRAFFIC CIRCULATION LAYOUT</b>	2014099-TCL
	 <b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>C1</b>
RONALD R. BOHANNAN P.E. #7868		JOB # 2014099



