

# CITY OF ALBUQUERQUE



## ***Planning Department Transportation Development Services***

October 28, 2015

Mark D. McCluggage, AIA, CCS  
Carmen Onken  
1525 E. Douglas  
Wichita, KS 67211

**Re: Taco Bell Renovations**  
**4815 4<sup>th</sup> St., NW**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp dated 10-22-15 (F14-D071)

Dear Ms. Onken,

The TCL submittal received 10-28-15 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.  
Traffic Engineer, Planning Dept.  
Development Review Services

\gs via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Taco Bell Renovations Building Permit #: 201591959 City Drainage #: E14D071

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Tract 1-A-1 Block q Plat of Tracts 1-A-1 and a-A-2 Block 1 Sandia Place

City Address: 4815 4th Street NW, Albuquerque, NM 87107

Engineering Firm: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Owner: Alvarado Concpts, Inc. Contact: Jeff Geller

Address: 924 W. Colfax Avenue, Suite 201, Denver, CO 80204

Phone#: (303) 745-0555 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: Mark D. McCluggage, AIA, CCS Contact: Carmen Onken

Address: 1525 E. Douglas, Wichita, KS 67211

Phone#: (316) 265-9367 Fax#: (316) 265-5646 E-mail: conken@glmv.com

Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contractor: Alvarado Construction Contact: Kasey Moses

Address: 924 W. Colfax Avenue, Suite 301, Denver, CO 80204

Phone#: (303) 629-0783 Fax#: (303) 595-4354 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)



**RECEIVED**  
10-28-15

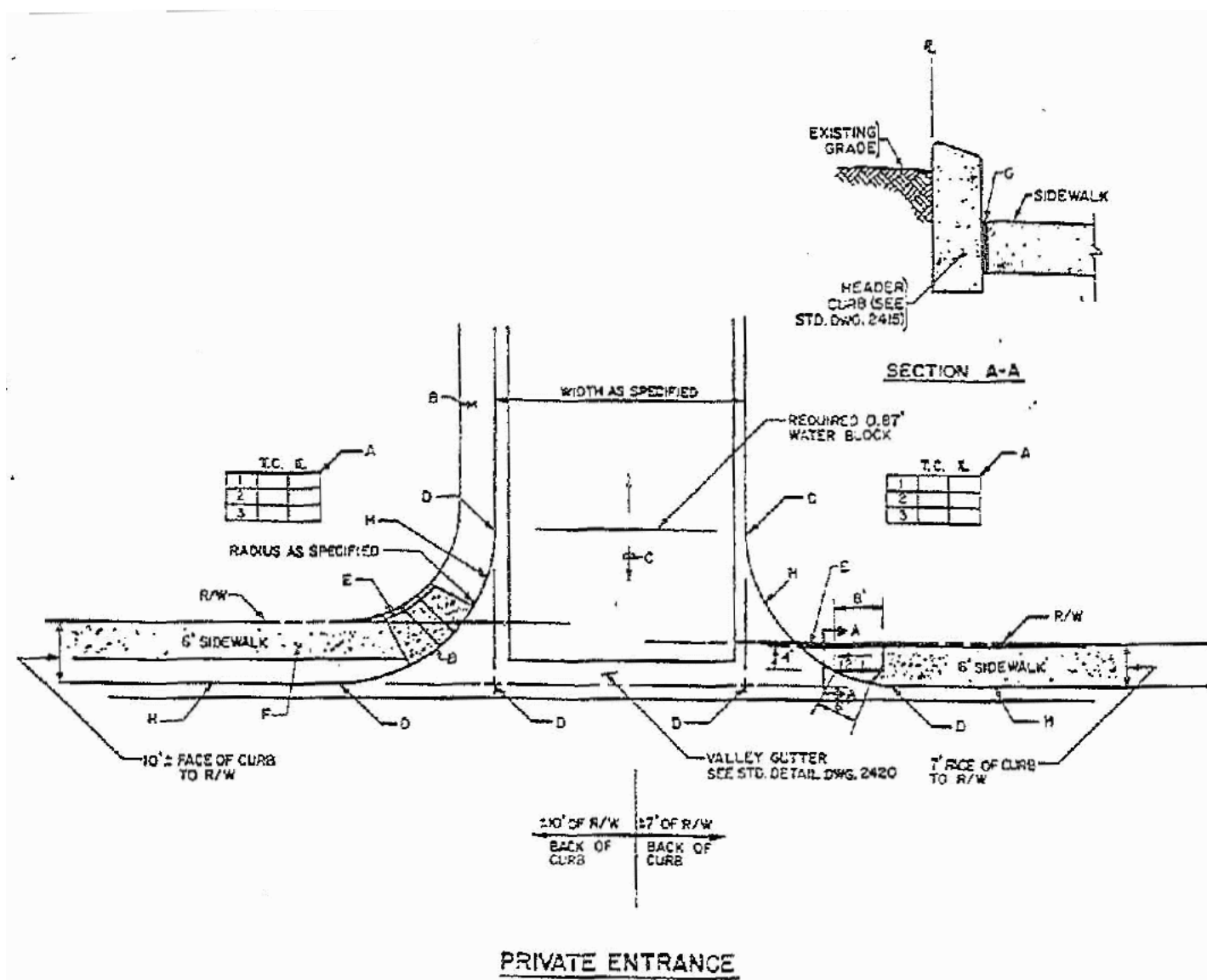
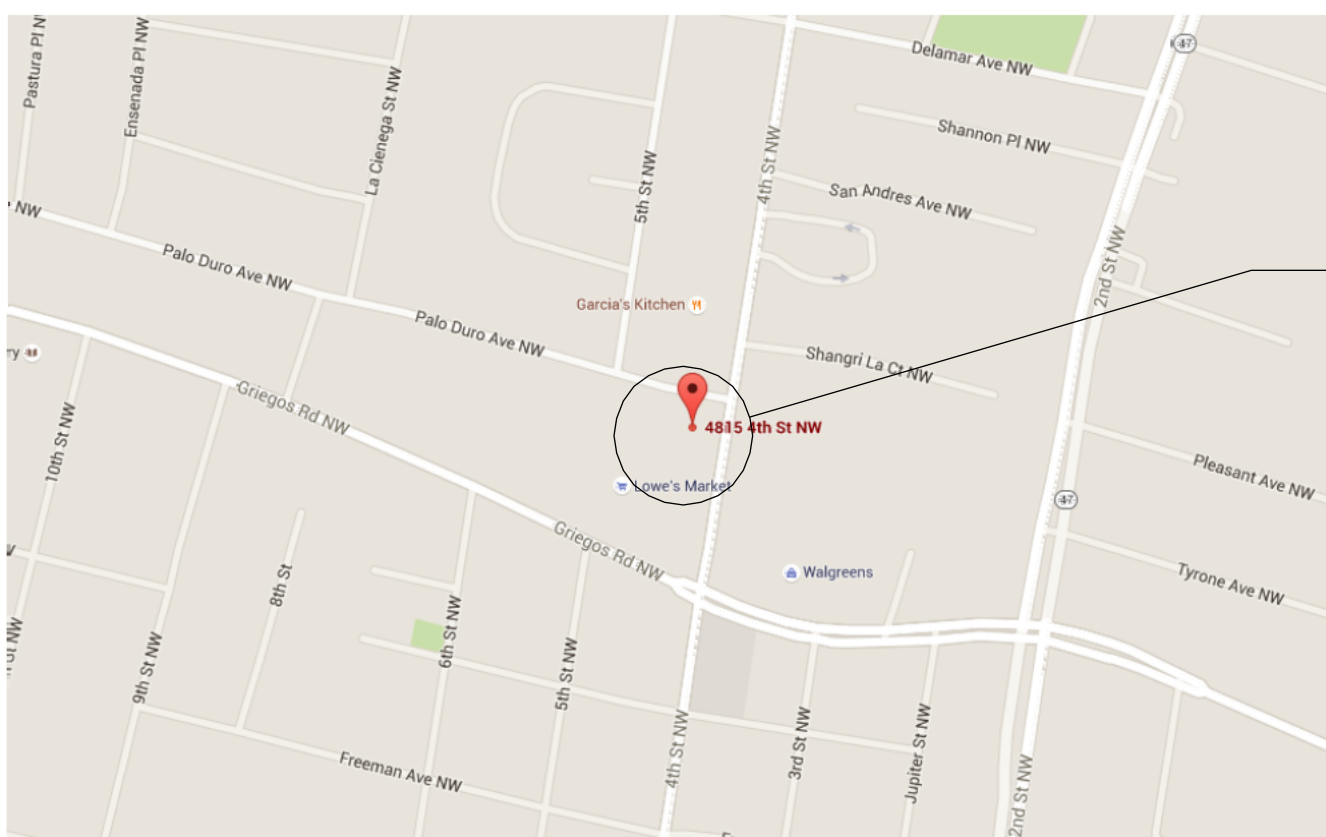
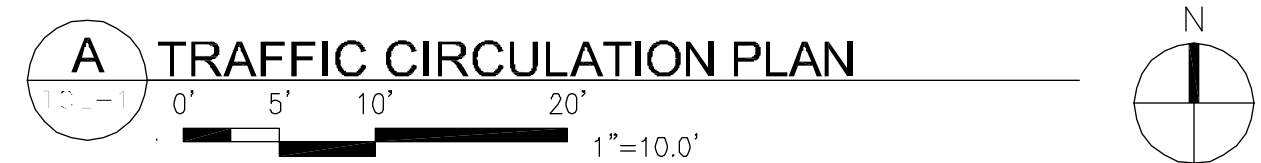
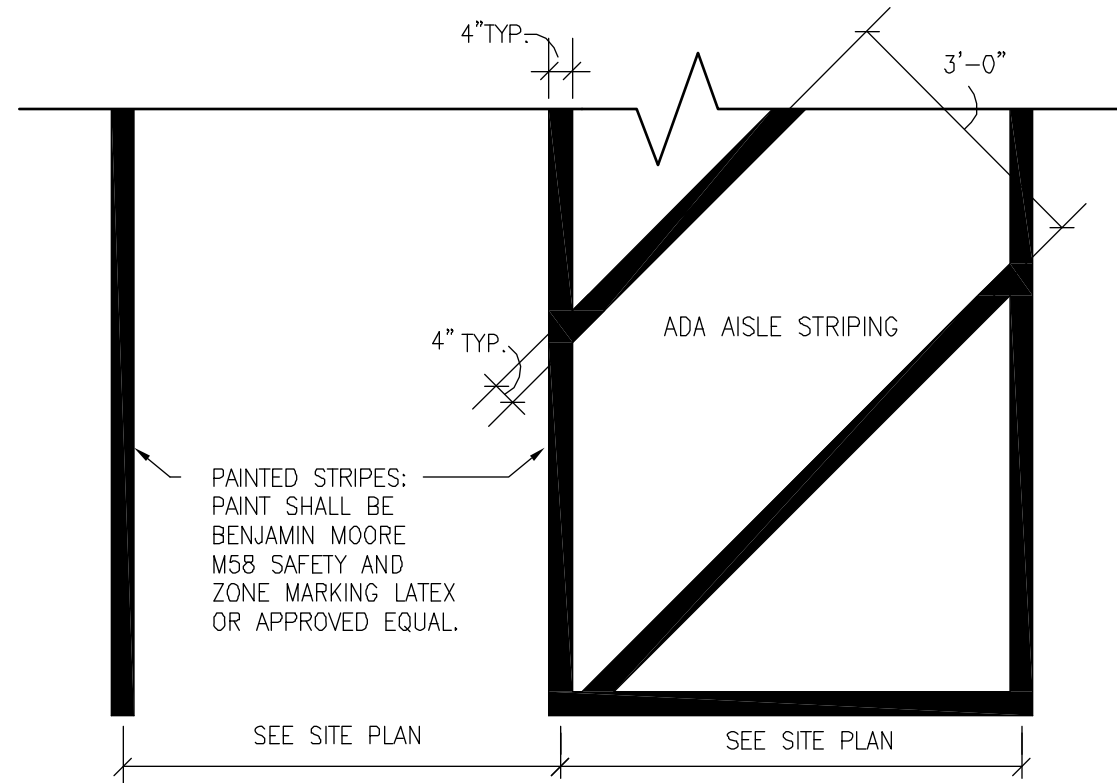
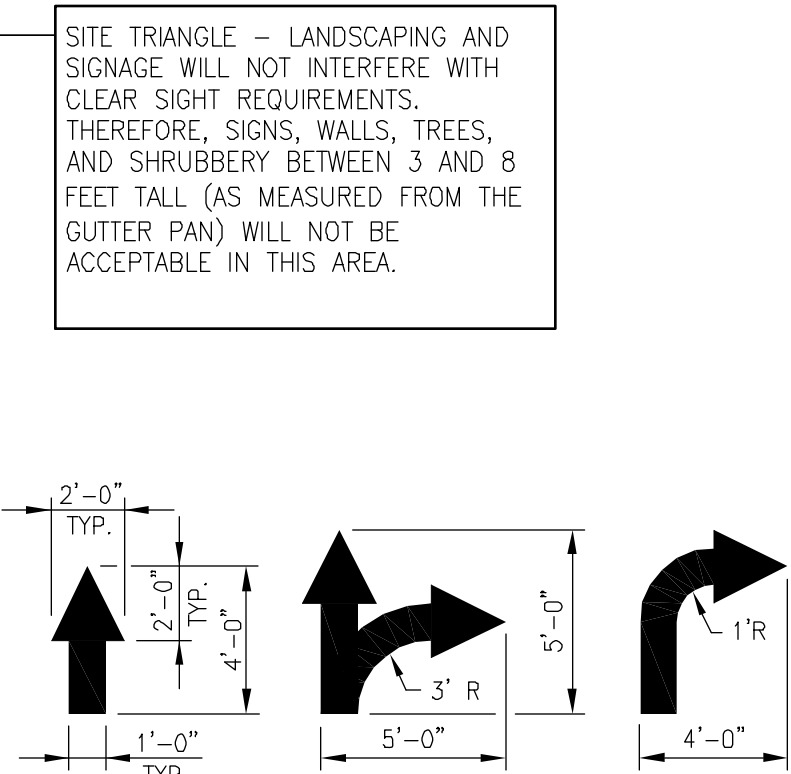
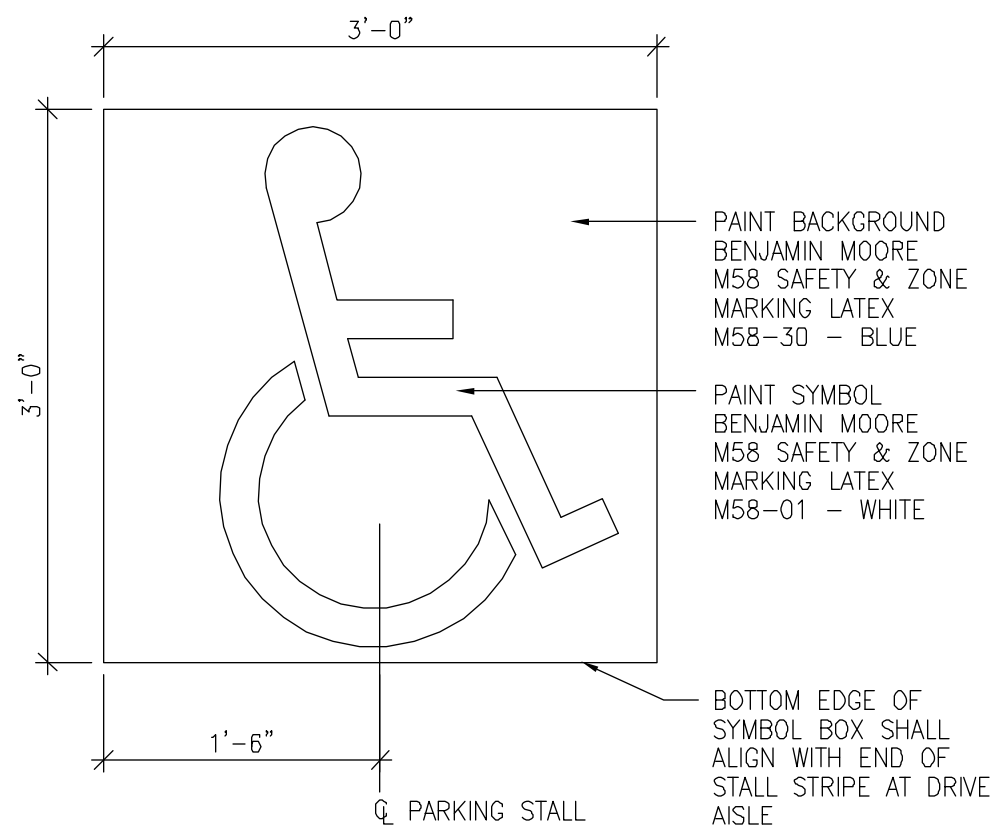
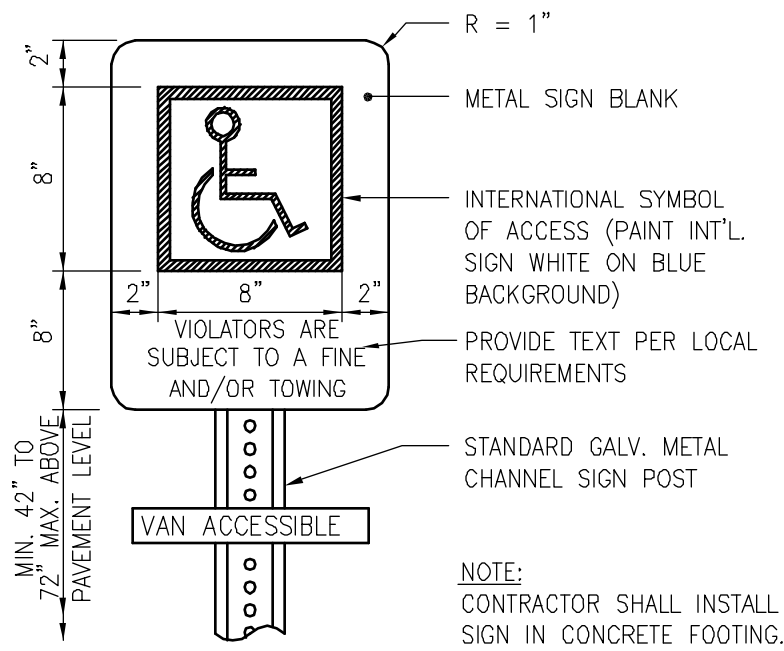
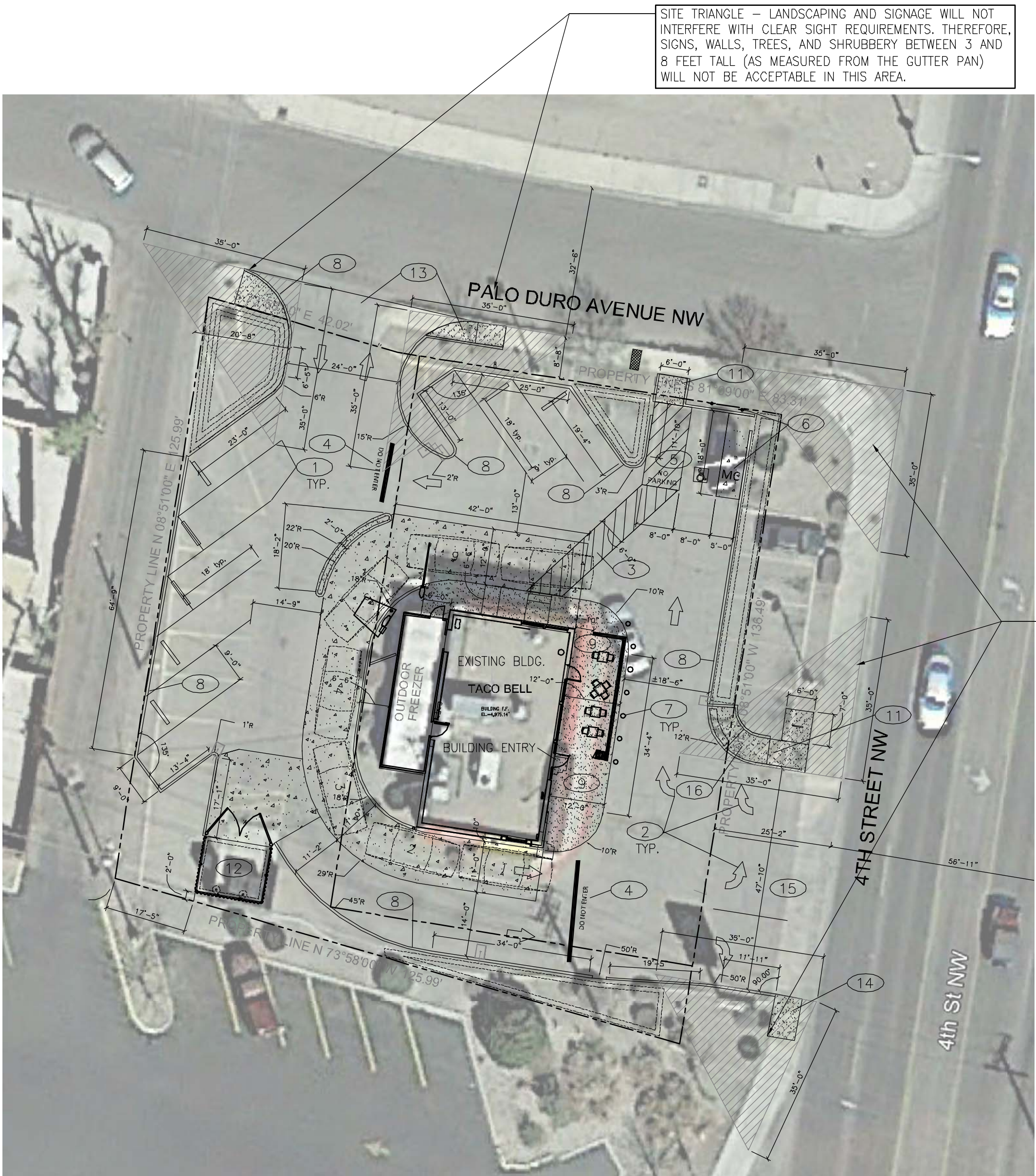
WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: October 26, 2015 By: [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





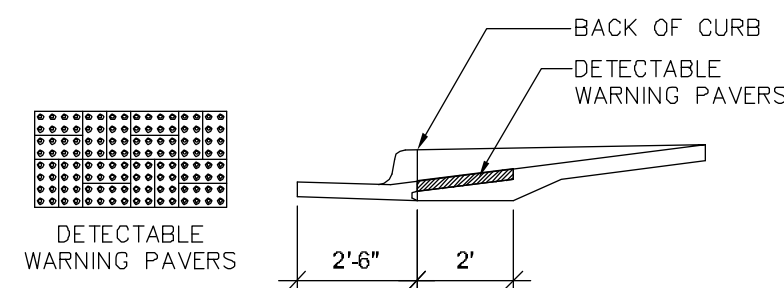
**GENERAL NOTES:**

1. THESE DETAILS ARE PROVIDED FOR HIGH TRAFFIC VOLUME PRIVATE ENTRANCES TO COMMERCIAL SITES AND THE LINE, IN LIEU OF STANDARD DRIVEWAYS.

**CONSTRUCTION NOTES:**

- A. INCLUDE QUARTER POINT ELEVATIONS. SEE STD. DETAIL DWG. 2422.
- B. WHERE INTERIOR SIDEWALK CONNECTION IS TO BE PROVIDED, CONSTRUCT CURB ACCESS RAMPS AS PER STD. DETAIL DWG. 2410 B 2461.
- C. INITIAL GRADE TO BE 4% OR LESS WHEN CONNECTING TO COLLECTOR OR ARTERIAL STREETS, 6% OR LESS WHEN CONNECTING TO LOCAL STREETS.
- D. INCLUDE ELEVATIONS AT EACH END OF CURB RETURN AND INTERSECTIONS OF PROJECTED FLOWLINES. SEE STD. DWG. 2422.
- E. AT PROPERTY LINE, CONSTRUCT HEADER CURBS. SEE STD. DWG. 2445.
- F. IF SIDEWALK IS AGAINST CURB, TWO SIDEWALK SHOULD BE TRANSDUCED TO KEEP THE CURB ACCESS RAMP IN THE LOCATION SHOWN.
- G. 1/2" EXPANSION JOINT MATERIAL.
- H. THEORETICAL FACE OF CURB OR FLOWLINE.

NOTE: PROVIDE TRUNCATED DOMES AT ALL RAMPS WHERE PEDESTRIANS CROSS INTO TRAFFIC.



NOTE: ADA TRUNCATED DOMES SHALL BE USED AT ALL RAMPS WHERE PEDESTRIANS CROSS INTO TRAFFIC. PAVESTONE DETECTABLE WARNING PAVERS (OR AN APPROVED EQUAL) SHALL BE INSTALLED USING A BASKET WEAVE / PARQUET PATTERN. OTHER PATTERNS MAY BE USED WITH APPROVAL OF ENGINEER. SAND FILL JOINTS. ALIGN DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL.

KEYNOTES	
①	4" SOLID WHITE STRIPE
②	DIRECTION OF TRAVEL ARROW PAINTED ON ROADWAY
③	PAINTED CROSSWALK PER MUTCD STANDARDS
④	12" WIDE PAINTED WHITE STOP BAR WITH WORDS "DO NOT ENTER" PER MUTCD STANDARDS
⑤	PAINTED ADA PARKING SYMBOL AND ADA SIGN PER LOCAL STANDARDS
⑥	MOTORCYCLE PARKING SIGN AND PAINTED MARKING
⑦	12" DIA. CONCRETE DECORATIVE BOLLARD
⑧	NEW CONCRETE CURB
⑨	NEW CONCRETE PATIO
⑩	NEW "NO PARKING" LETTERING
⑪	NEW 6" WIDE CONCRETE SIDEWALKS PER CITY STANDARDS
⑫	NEW DUMPSTER ENCLOSURE
⑬	NEW DRIVE ENTRANCE AND RAMP PER CITY STANDARDS. SEE DETAIL THIS SHEET.
⑭	NEW RAMP PER CITY STANDARD DRIVEPAD DETAIL 2425
⑮	EXISTING DRIVE ENTRANCE TO REMAIN
⑯	NEW ADA RAMP PER CITY STANDARD DETAIL 2418 (SIM.)

KEYNOTES	
1. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR CONSTRUCTION.	
2. CONTRACTOR SHALL REFERENCE ARCHITECTURAL SHEETS FOR ALL DEMOLITION WORK	
3. ALL STRIPING, SIGNAGE, AND PAINTING SHALL CONFORM TO MUTCD STANDARDS OR CITY OF ALBUQUERQUE STANDARDS WHICHEVER IS MORE RESTRICTIVE.	

PARKING REQUIREMENTS:

1 MOTORCYCLE STALL REQUIRED  
1 PARKING STALL FOR EACH FOUR SEATS (40 seats / 4) = 10 STALLS REQUIRED (INCLUDING 1 ADA STALL)  
10 PARKING STALLS PROVIDED ( 9 STANDARD AND 1 ADA STALL)

△	REVISION #1	09.04.15
△		
△		
△	REVISION #4	10.12.15
△	REVISION #5	10.22.15
△		
△		
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CONTRACT DATE: 07.08.2015  
BUILDING TYPE: EXPLORER  
PLAN VERSION: APRIL 2015 (N)  
SITE NUMBER: XXX-XXX  
STORE NUMBER: XXXXX

TACO BELL

4815 4TH STREET NW/  
ALBUQUERQUE, NM



EXPLORER  
CONVERSION

TRAFFIC  
CIRCULATION  
LAYOUT

TCL-1