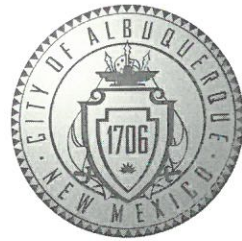


CITY OF ALBUQUERQUE



September 8, 2017

Clint Wilsey
Clint Wilsey/ 66 Architect, LLC
2041 S. Plaza St. NW
Albuquerque, NM 87104

Re: T-Mobile Store
6015 4th St. NW
Traffic Circulation Layout
Architect's Stamp 7-24-17 (F14D075)

Dear Mr. Wilsey,

Based upon the information provided in your submittal received 9-5-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify the right of way width, medians, curb cuts, and street widths on 4th St. and Guadalupe Trail.
2. Provide notes showing what work is included and on the work order and the private work on site.
3. Per the zoning code motorcycle parking spaces and Bike rack is required.
4. Review the keyed note 8 at the alley.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact Monica Ortiz (505) 924-3981 or me at 924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

MA/LP 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: Tmobile Store - 6015 4th. St. NW Building Permit #: 2017-28343 ^{in review} City Drainage #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOTS 38-41, BLOCK 1, GAVILAN ADDITION UPC#101406148750010744 ZONE ATLAS: F-14Z
City Address: 6015 4th. St. NW Albuquerque, NM

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: Derrick Martinez, Martinez Property Holdings Inc. Contact: Derrick Martinez

Address: 9905 Cameron St. NW Albuquerque NM 87114

Phone#: 575-770-1925 Fax#: _____ E-mail: derrickmartinez@hotmail.com

Architect: Clint Wilsey, RA / 66Architect, LLC Contact: Clint Wilsey

Address: 2041 S. Plaza St. NW Albuquerque, NM 87104

Phone#: 505-280-0043 Fax#: _____ E-mail: clint@66architect.com

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ 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 ☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL ☐ ESC PERMIT APPROVAL
☐ WORK ORDER APPROVAL ☐ ESC CERT. ACCEPTANCE
☐ GRADING CERTIFICATION ☐ OTHER (SPECIFY) _____

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

DATE SUBMITTED: 8-30-17 By: Clint Wilsey

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, an 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 followin

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

KEYED NOTES

1. ASPHALT PAVING. 3" A/C OVER 6" ABC OVER 12" COMPACTED SUBGRADE. REFER TO GEOTECHNICAL REPORT
2. INSTALL NEW 6" THICK CONCRETE LOADING PAD OF 4000 PSI BROOM FINISHED CONCRETE W/ 3/4" AGGREGATE W/ 6"x6"x W2.1/2.1 WMM STEEL REINFORCEMENT. SLOPE AWAY FROM BUILDING 1/8" PER FOOT FOR POSITIVE DRAINAGE. PLACE OVER 4" COMPACTED BASE COURSE OVER 12" OF STRUCTURAL FILL. REFER TO GEOTECHNICAL REPORT.
3. ASPHALT PAVEMENT PARKING LINES 4" WIDE PAINTED WHITE WITH TWO (2) COATS OF SHERWIN WILLIAMS "HOTLINE" FAST DRYING TRAFFIC MARKING PAINT. HANDICAP PARKING & HANDICAP SYMBOL TO BE PAINTED COLOR & SIZE AS REQUIRED BY THE GOVERNING ACCESSIBILITY CODE. CONCRETE PAVEMENT PARKING LINES FOR ACCESSIBLE SPACES SHALL BE THE SAME AS ABOVE EXCEPT USE BLUE OR YELLOW PAINT. REFER TO SHEET AS-102 FOR ADDITIONAL INFORMATION.
4. NEW CONCRETE CURB & GUTTER. REFER TO CIVIL SHEETS
5. NEW CONCRETE HEADER CURB. REFER TO CIVIL SHEETS
6. NEW STANDARD CURB AND GUTTER PER COA STANDARD DRAWING 2415A
7. NEW 3" CONCRETE VALLEY GUTTER. REFER TO CIVIL SHEETS
8. NEW TYPE 'B' ADA RAMP PER C.O.A. STANDARD DETAIL. REFER TO CIVIL
9. NEW TYPE 'A' ADA RAMP PER C.O.A. STANDARD DETAIL. REFER TO CIVIL
10. NEW CONCRETE SIDEWALK PER ABQ STANDARD DRAWING 2430. SLOPE AWAY FROM BUILDING 1/8"/FT. FOR POSITIVE DRAINAGE.
11. LANDSCAPING AREA.
12. 6" PIPE BOLLARDS. SEE DETAIL SHEET AS-102
13. TRASH ENCLOSURE. SEE DETAIL SHEET AS-102
14. EXISTING FIRE HYDRANT
15. NEW WATER HARVEST AREA. REFER TO CIVIL
16. EXISTING POWER POLE
17. EXISTING ELECTRICAL VAULT, FLUSH W/ GRADE. MAINTAIN ACCESSIBLE ROUTE
18. PORTAL AND CANOPY ABOVE
19. CMU TRASH ENCLOSURE. SEE DETAIL 9/AS102
20. 3' CITY OF ABQ R.O.W. EASEMENT
21. PROPERTY LINE
22. 10' UTILITY EASEMENT

NOTES:

1. ALL LETTERS ARE 1" SERIES 'C' PER 2003 MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

CONTRACTOR SHALL VERIFY FINE AMOUNT AND ORDINANCE NUMBER.

5. ONE (1) SIGN REQUIRED FOR EACH ACCESSIBLE PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
7. SIGN MAY BE MOUNTED ON BUILDING/WALL, AT PROPER HEIGHT, IF ALIGNED WITHIN 12" OF CENTER OF PARKING SPACE.

5 HANDICAP SIGNAGE
C1 SCALE: 1" = 1'-0"

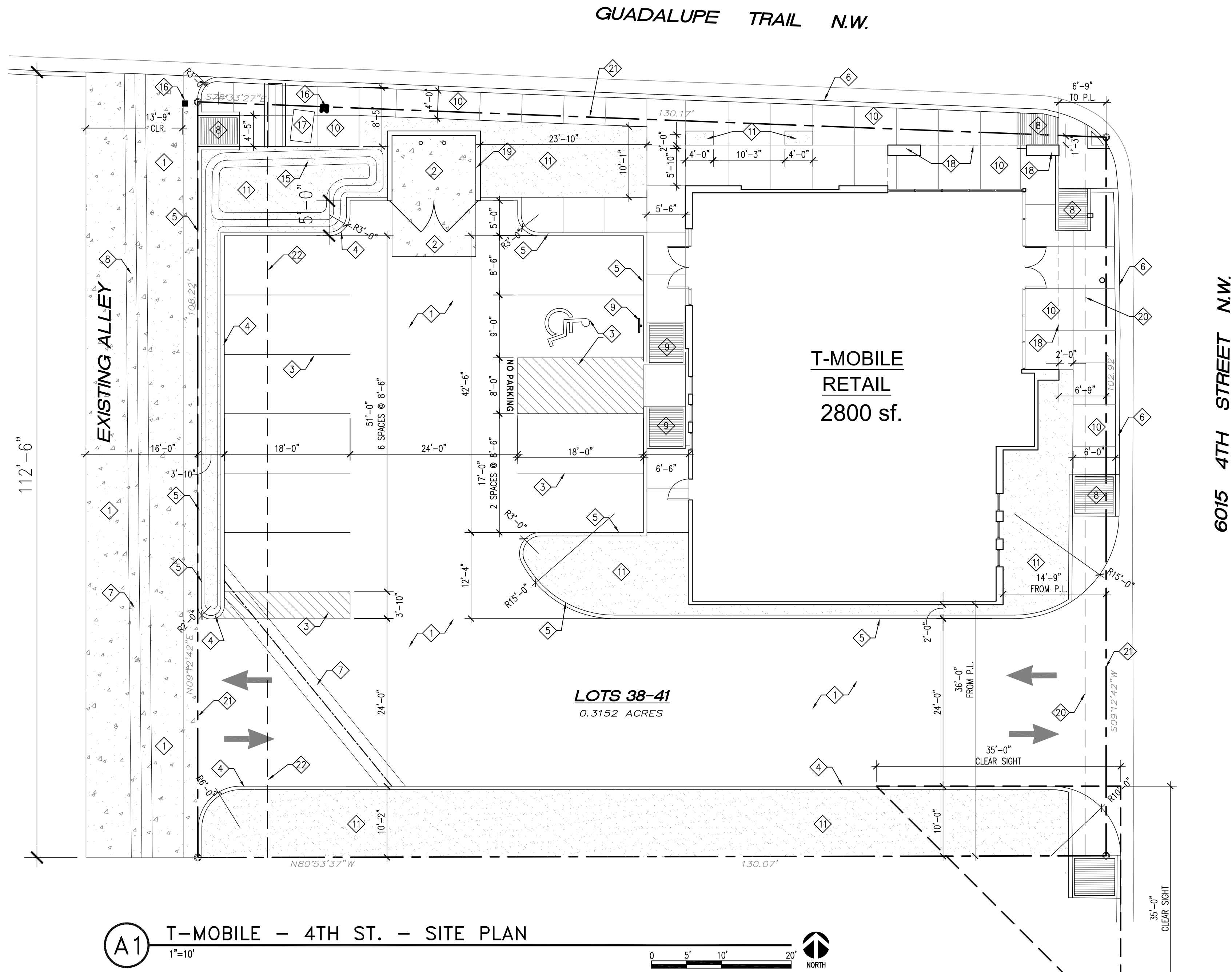
11 ENLARGED HC RAMP AND PARKING DETAIL
SCALE: 1/8"=1'-0"

NOTE: FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION.

C

B

A



A1 T-MOBILE - 4TH ST. - SITE PLAN
1"=10'

SITE DATA

SITE AREA - TRACT A-1-A
TOTAL LOT SQ. FT. = 13,730 SF/CONSTRUCTION AREA = 15,851 SF
TOTAL LOT ACRES = .3152 ACRES/CONSTRUCTION AREA = .36 ACRES
BUILDING 2,805 SF 18 % OF TOTAL AREA
PAVEMENT/SIDEWALK 10,555 SF 66 % OF TOTAL AREA
GREEN/OPEN SPACE 2,491 SF 16 % OF TOTAL AREA

SETBACKS

FRONT:
REQUIRED: PREMISE <75' OF FRONTAGE
MAX SETBACK 60' MIN. SETBACK 5'

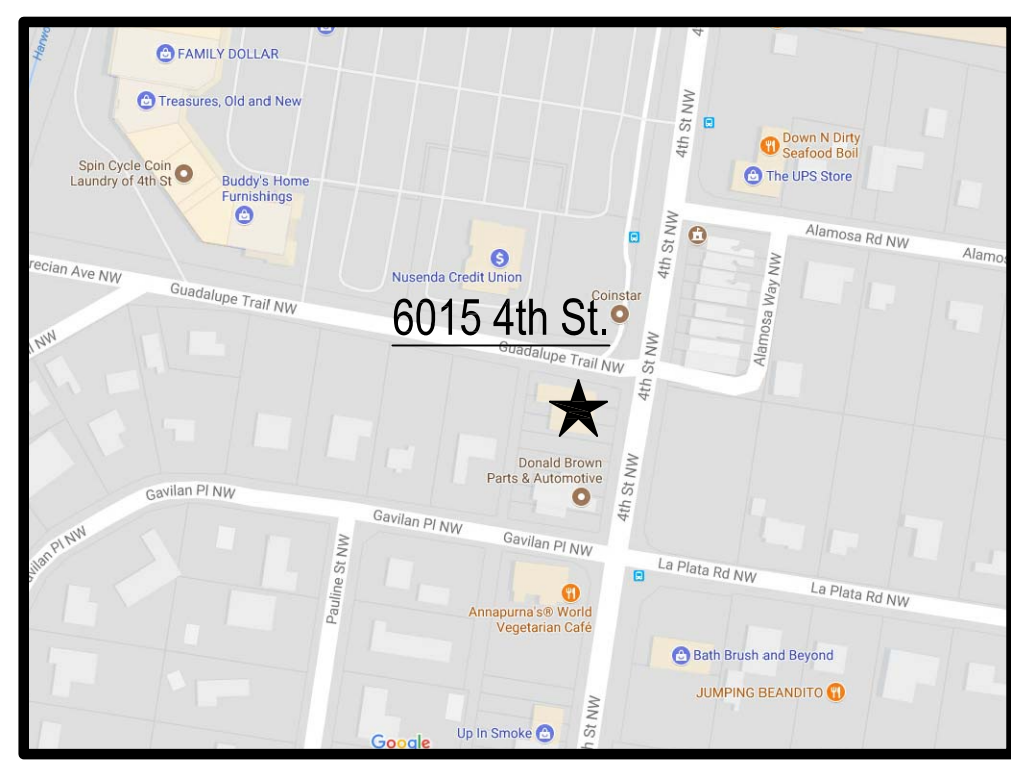
REAR: (ABUTTING R-1 ZONE)
REQUIRED: 10' MIN. PROVIDED: 70'-4"

SIDE YARD: 0' SIDE STREET: REQUIRED: 10'MAX PROVIDED: 9'-4"
MAX BUILDING HEIGHT: 52'-0" ACTUAL HT: 22'-0"

PARKING

REQUIRED:
RETAIL: 3 SPACES PER 1000SF. NET LEASABLE @ 2805 SF. (GROSS FLR. AREA) = 9 SPACES
PROVIDED: 10 SPACES
ADA VAN ACCESSIBLE SPACE PROVIDE: 1

LEGAL DESCRIPTION:
LOTS 38-41, BLOCK 1, GAVILAN ADDITION ZONE: C-2
UPC#101406148750010744 ZONE ATLAS: F-14Z



A1 VICINITY MAP
N.T.S.

CONSULTANT:

ARCHITECT:

STATE OF NEW MEXICO
7/24/17
CLINTON J. WILSEY
No. 005139
REGISTERED ARCHITECT

Architect:
Clint Wilsey / 66Architect, LLC
clint.wilsey@gmail.com
505 280-0043

DRAWN BY: CJW

ISSUE: PERMIT SET

TMOBILE STORE

6015 4th St. NW
Albuquerque, NM

DATE: 7/24/17

SHEET TITLE:
TRAFFIC CIRCULATION LAYOUT

TCL