

# CITY OF ALBUQUERQUE



July 1, 2019

Water Authority  
David laughlin  
6000 Alexander Blvd NE  
Albuquerque, NM

**Re:** Water Authority Customer service and Operations facilities  
**6000 Alexander Blvd NE**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp **05-09-2019** (F16D014C)

Dear Mr. Laughlin,

The TCL submittal received 06-19-2019 is approved for Building Permit with. 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,

Mojgan Maadandar, E.I.  
Associate Engineer, Planning Dept.  
Development Review Services

/MM via: email  
C: File

PO Box 1293

Albuquerque

NM 87103

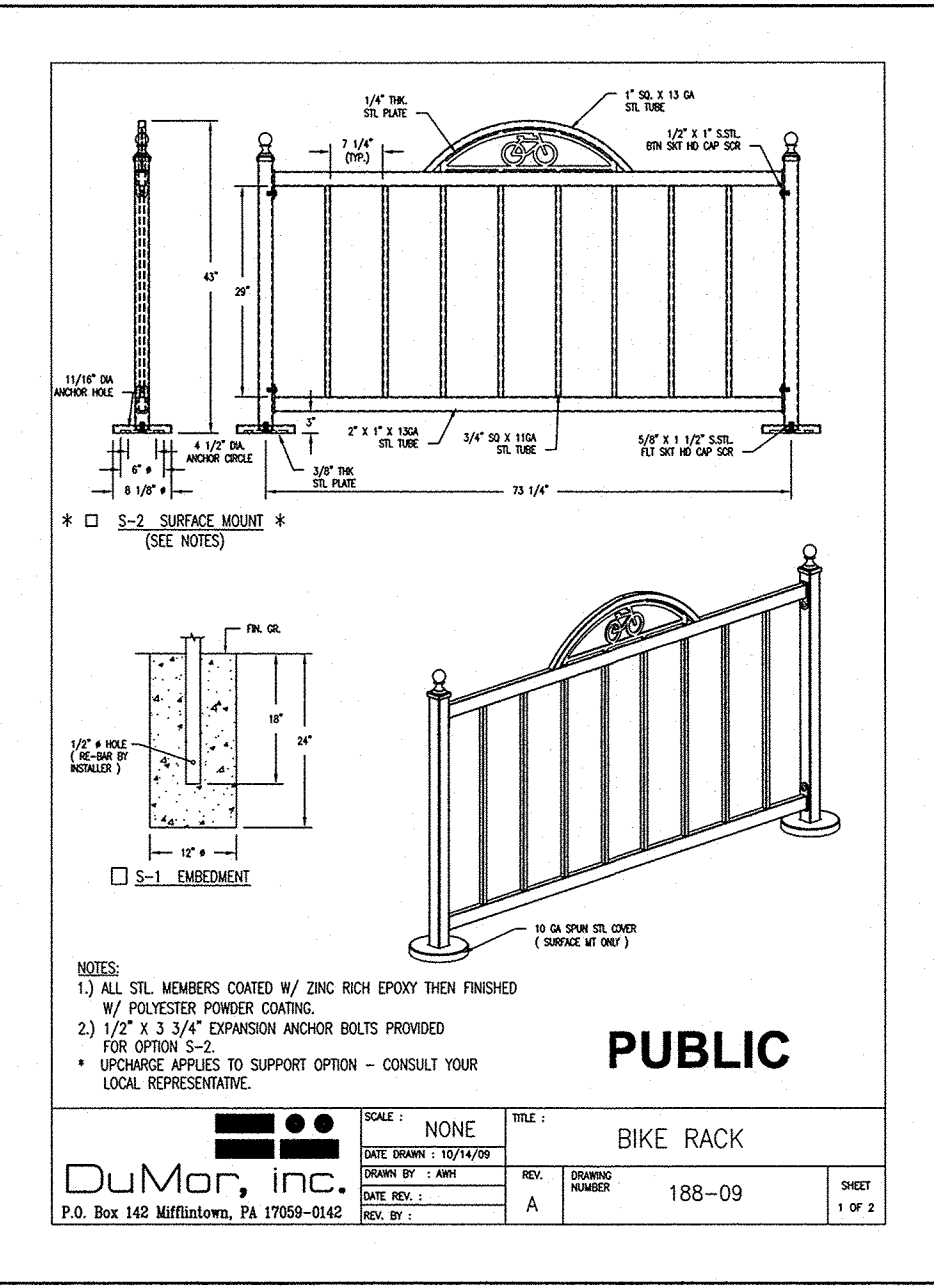
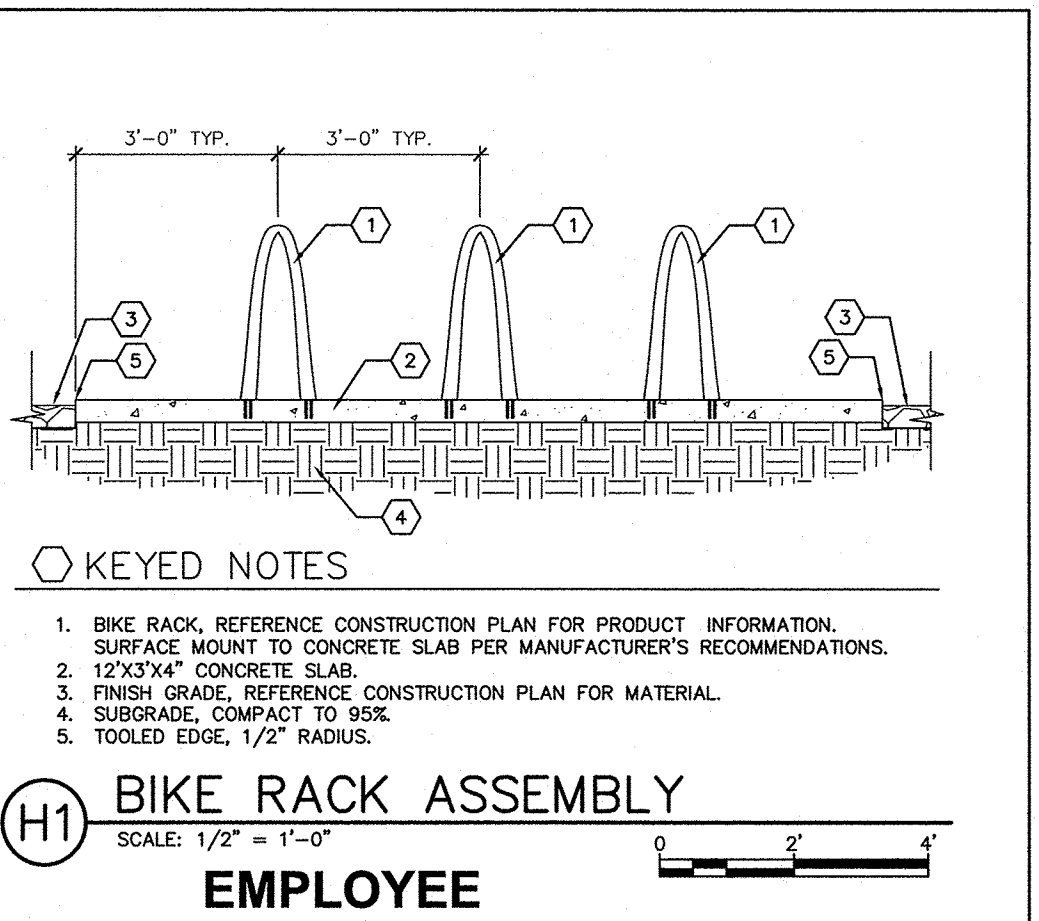
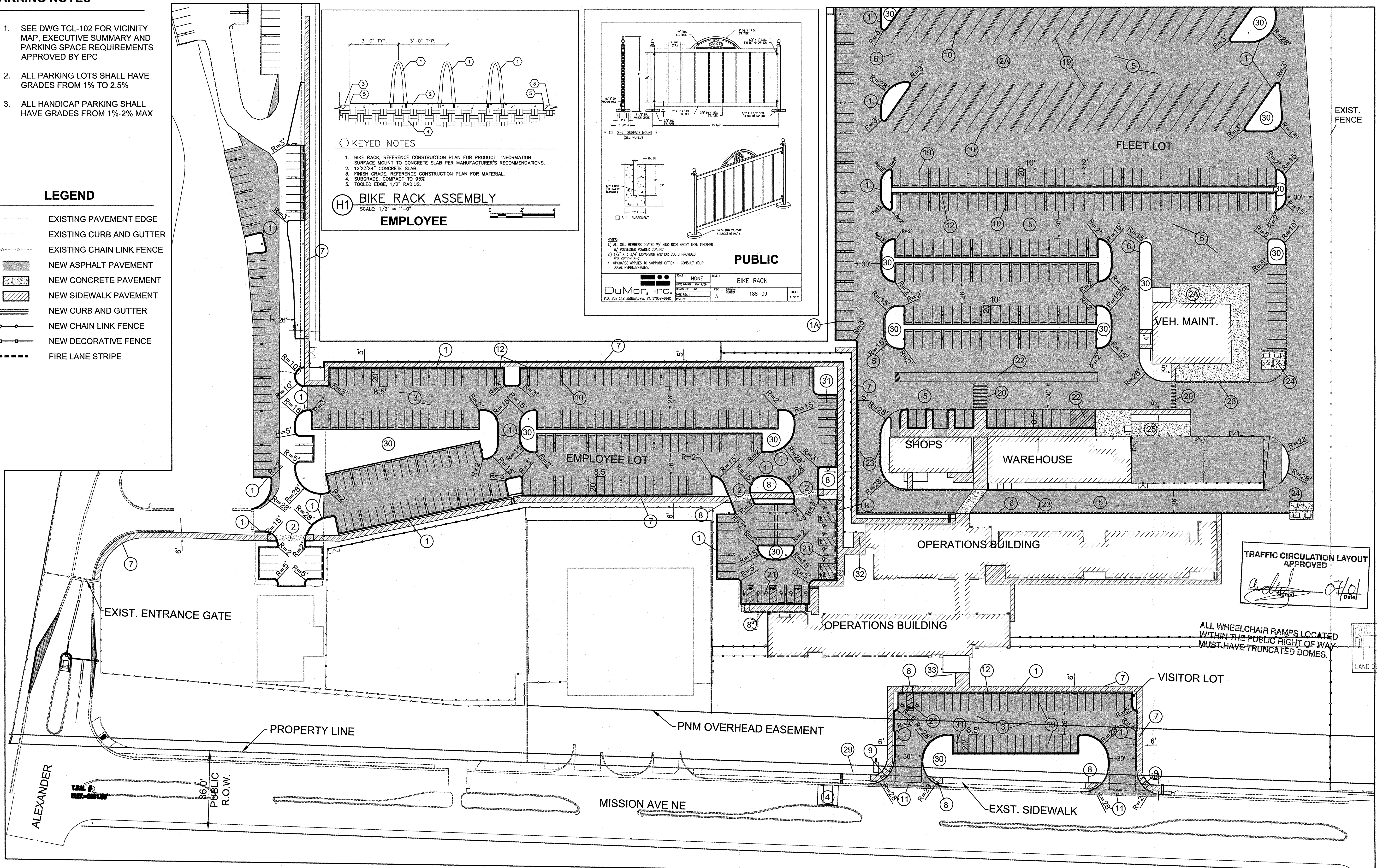
www.cabq.gov

**PARKING NOTES**

- SEE DWG TCL-102 FOR VICINITY MAP, EXECUTIVE SUMMARY AND PARKING SPACE REQUIREMENTS APPROVED BY EPC
- ALL PARKING LOTS SHALL HAVE GRADES FROM 1% TO 2.5%
- ALL HANDICAP PARKING SHALL HAVE GRADES FROM 1%-2% MAX

**LEGEND**

- EXISTING PAVEMENT EDGE
- EXISTING CURB AND GUTTER
- EXISTING CHAIN LINK FENCE
- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENT
- NEW SIDEWALK PAVEMENT
- NEW CURB AND GUTTER
- NEW CHAIN LINK FENCE
- NEW DECORATIVE FENCE
- FIRE LANE STRIPE



MATCH LINE - SEE DWG TCL-102



ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY  
**CUSTOMER SERVICE AND OPERATIONS FACILITIES**  
**SITework**  
 6000 Alexander Blvd NE, Albuquerque, NM 87107

TRAFFIC CIRCULATION LAYOUT APPROVED  
*[Signature]*  
 Date: 07/01

RECEIVED  
 JUN 19 2019  
 LAND DEVELOPMENT SECTION

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

NO	DATE	DESCRIPTION

DATE: \_\_\_\_\_  
 PROJECT #: \_\_\_\_\_  
 DRAWN BY: DRW  
 CHD BY: RT  
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 SHEET TITLE  
**TRAFFIC CIRCULATION LAYOUT**  
**TCL-101**  
 SHEET OF

**GENERAL NOTES**

- CONTRACTOR SHALL COORDINATE WITH SEPARATE PV CONTRACTOR FOR THEIR DRILLED PIER AND CONDUIT INSTALLATION PRIOR TO PAVING/CONCRETE CURB INSTALLATION.
- ALL IMPROVEMENTS SHOWN WITHIN THE 86.0' PUBLIC R.O.W. SHALL BE COMPLETED UNDER THIS CONTRACT AS PART OF THE COA WORK ORDER PROCESS

**KEYNOTES**

**PAVING**

- CONSTRUCT STANDARD CURB AND GUTTER PER COA STD DWG 2415A
- CONSTRUCT MEDIUM CURB AND GUTTER PER COA STD DWG 2415
- CONSTRUCT COLORED CONCRETE CROSSWALK PER DETAIL D/C-500. CONSTRUCT JOINTS PER COA STD DWG 2452
- CONSTRUCT CONCRETE PAVEMENT PER DETAIL D/C-500. CONSTRUCT JOINTS PER COA STD DWG 2452

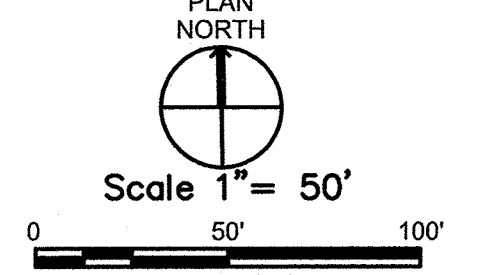
- CONSTRUCT 4" ASPHALT PAVEMENT PER DETAIL B/C-500
- CONSTRUCT 22' SPEED TABLE PER 6/C501
- CONSTRUCT 5" ASPHALT PAVEMENT PER DETAIL A/C-500
- CONSTRUCT 6" WIDE EDGE CURB PER DETAIL 4/C-500
- CONSTRUCT 4" CONCRETE WALK PER COA STD DWG 2430
- CONSTRUCT PARALLEL CURB RAMP WITH DETECTIBLE WARNING SURFACE (TRUNCATED DOMES) PER NMDOT STD DWG 608-001-3

- CONSTRUCT SINGLE DIAGONAL PARALLEL CURB RAMP WITH DETECTIBLE WARNING SURFACE (TRUNCATED DOMES) PER NMDOT STD DWG 608-001-4
- CONSTRUCT CURB ISLAND PER DETAIL 5/C-500
- CONSTRUCT CONCRETE VALLEY GUTTER PER COA STD DWG 2420
- CONSTRUCT WHEEL STOP PER DETAIL 1/C-500
- PAINT 4" WIDE WHITE STRIPE
- PAINT CROSSWALK 1.5" WIDE STRIPE @ 4' O.C.

- PAINT AND SIGN ACCESSIBLE SPACES AND AISLES PER 1/C-501
- PAINT LOADING ZONE WITH 4" WHITE STRIPE @ 4' O.C.
- PAINT 6" WIDE RED FIRE LANE STRIPING. "NO PARKING - FIRE LANE" @ 15' PER COA FIRE CODE
- CONSTRUCT TRASH ENCLOSURE PER DETAIL 2/C-500
- CONSTRUCT LOADING DOCK PER DETAILS ON DWG C-504
- LANDSCAPED ISLANDS

**PARKING**

- MOTORCYCLE PARKING WITH DESIGNATED SIGN PER DETAIL
- EMPLOYEE BICYCLE PARKING PER DETAIL
- PUBLIC BICYCLE PARKING RACK

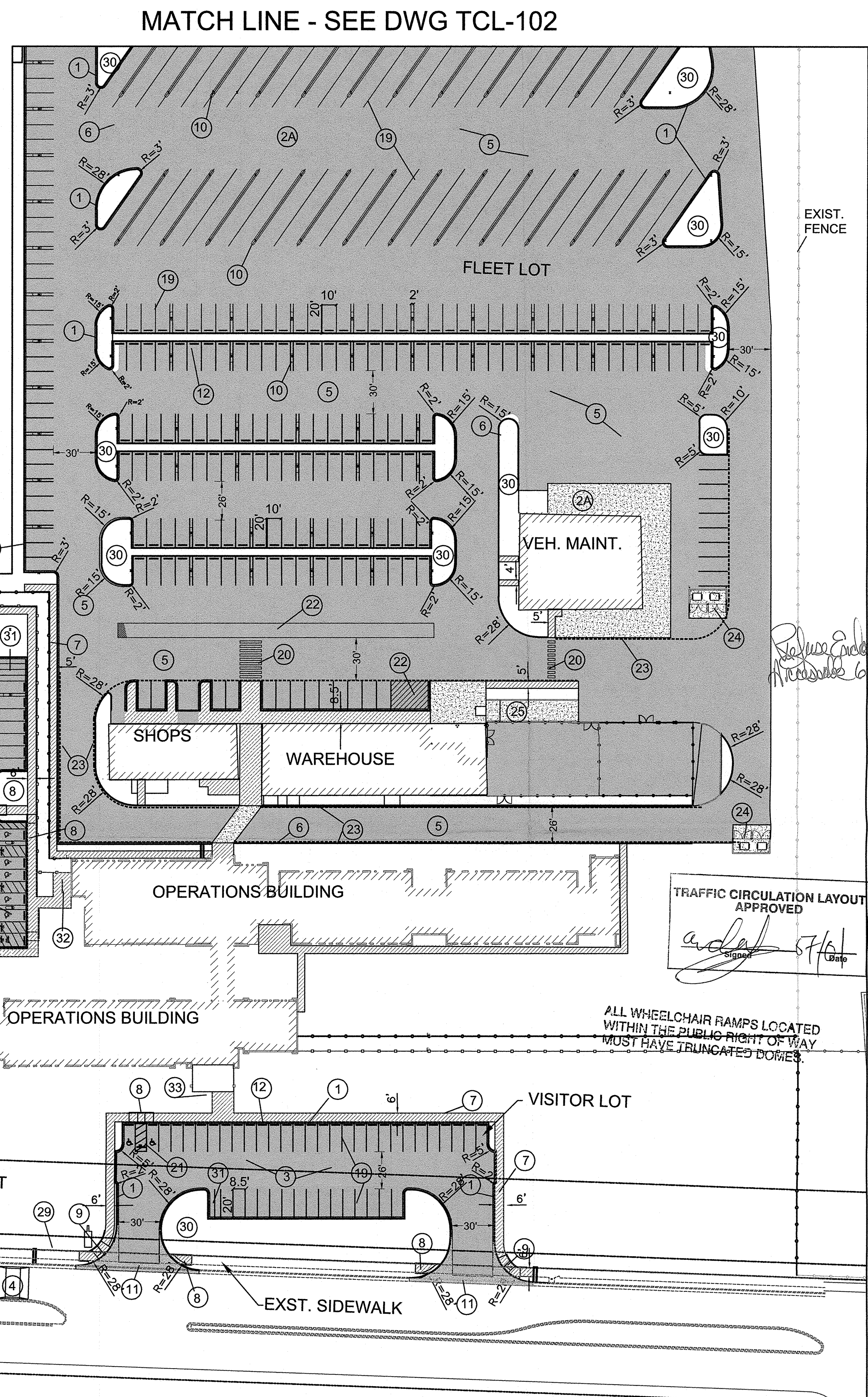
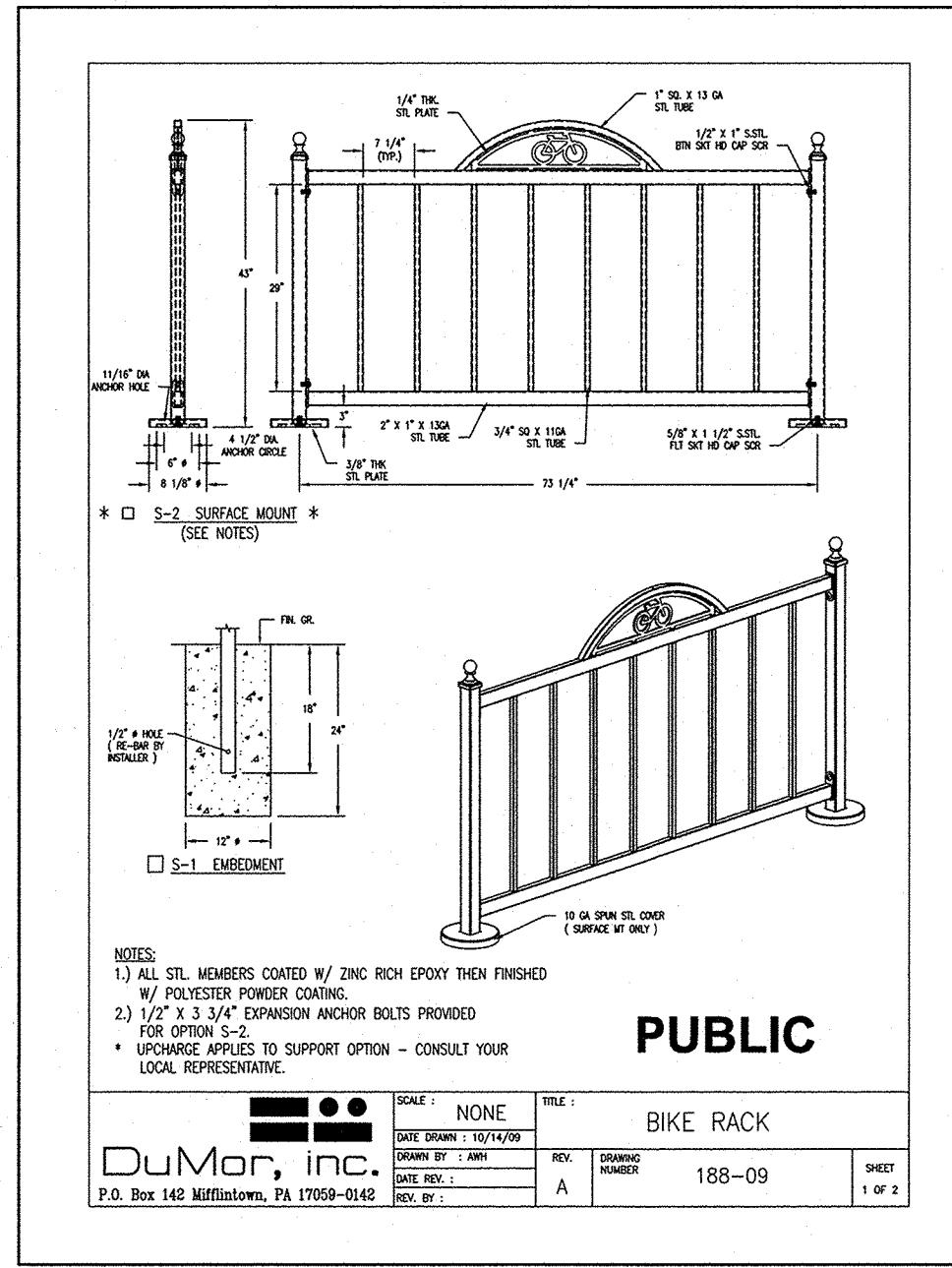
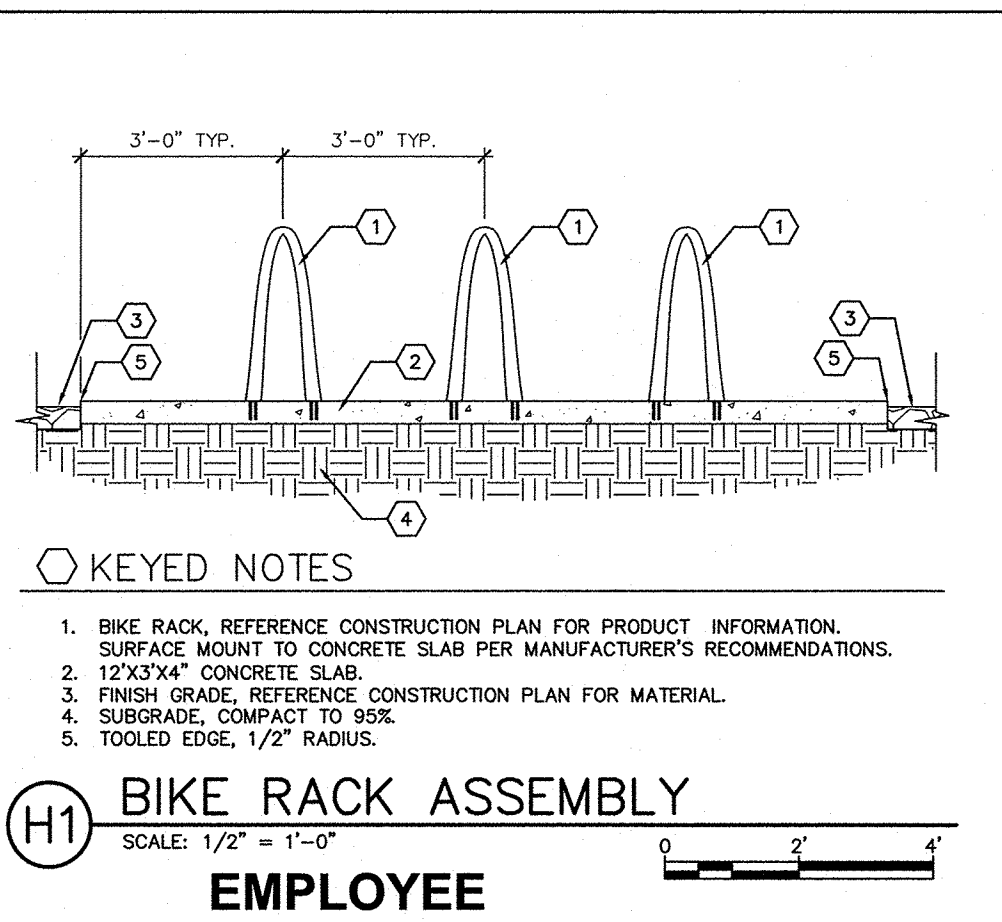


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- NEW DECORATIVE FENCE
- FIRE LANE STRIPE



**SMPC Architects**  
PRINCIPLES OF DESIGN.

115 Anberst Drive SE,  
Albuquerque, New Mexico  
87108  
T 505.255.8666  
F 505.268.6665  
www.smpcarchitects.com

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One Park Square, 6501 Americas Parkway NE,  
Suite 900 Albuquerque, New Mexico 87110  
(505)-855-7500



ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY  
**CUSTOMER SERVICE AND OPERATIONS FACILITIES**  
**SITework**

6000 Alexander Blvd NE, Albuquerque, NM 87107

Solid Waste Approval

NO	DATE	DESCRIPTION

**TRAFFIC CIRCULATION LAYOUT**

**TCL-101**

SHEET OF

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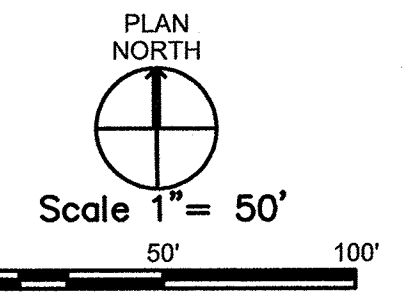
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- CONSTRUCT WHEEL STOP PER DETAIL 1/C-500
- PAINT 4" WIDE WHITE STRIPE
- PAINT CROSSWALK 1.5" WIDE STRIPE @ 4' O.C.

- PAINT AND SIGN ACCESSIBLE SPACES AND AISLES PER 1/C-501
- PAINT LOADING ZONE WITH 4" WHITE STRIPE @ 4' O.C.
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- CONSTRUCT LOADING DOCK PER DETAILS ON DWG C-504
- LANDSCAPE
- LANDSCAPED ISLANDS

**PARKING**

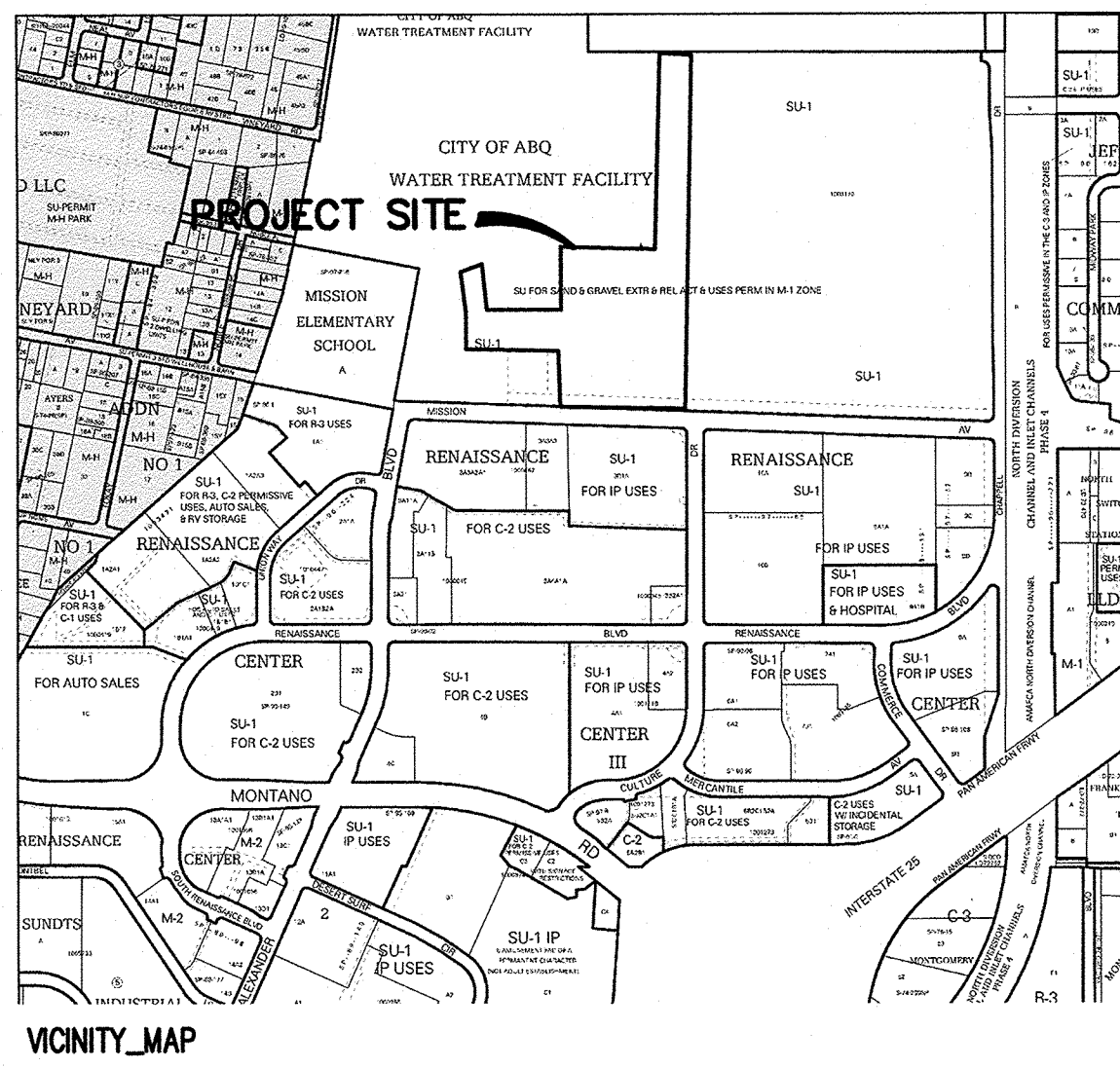
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DWG: C:\Users\jctietgens\Documents\Bernalillo County Water Utility Authority\TCL-101.dwg  
 USER: jctietgens  
 DATE: Jun 14, 2019 9:00am  
 XREF'S: 80553394-C-501 - rev. 02  
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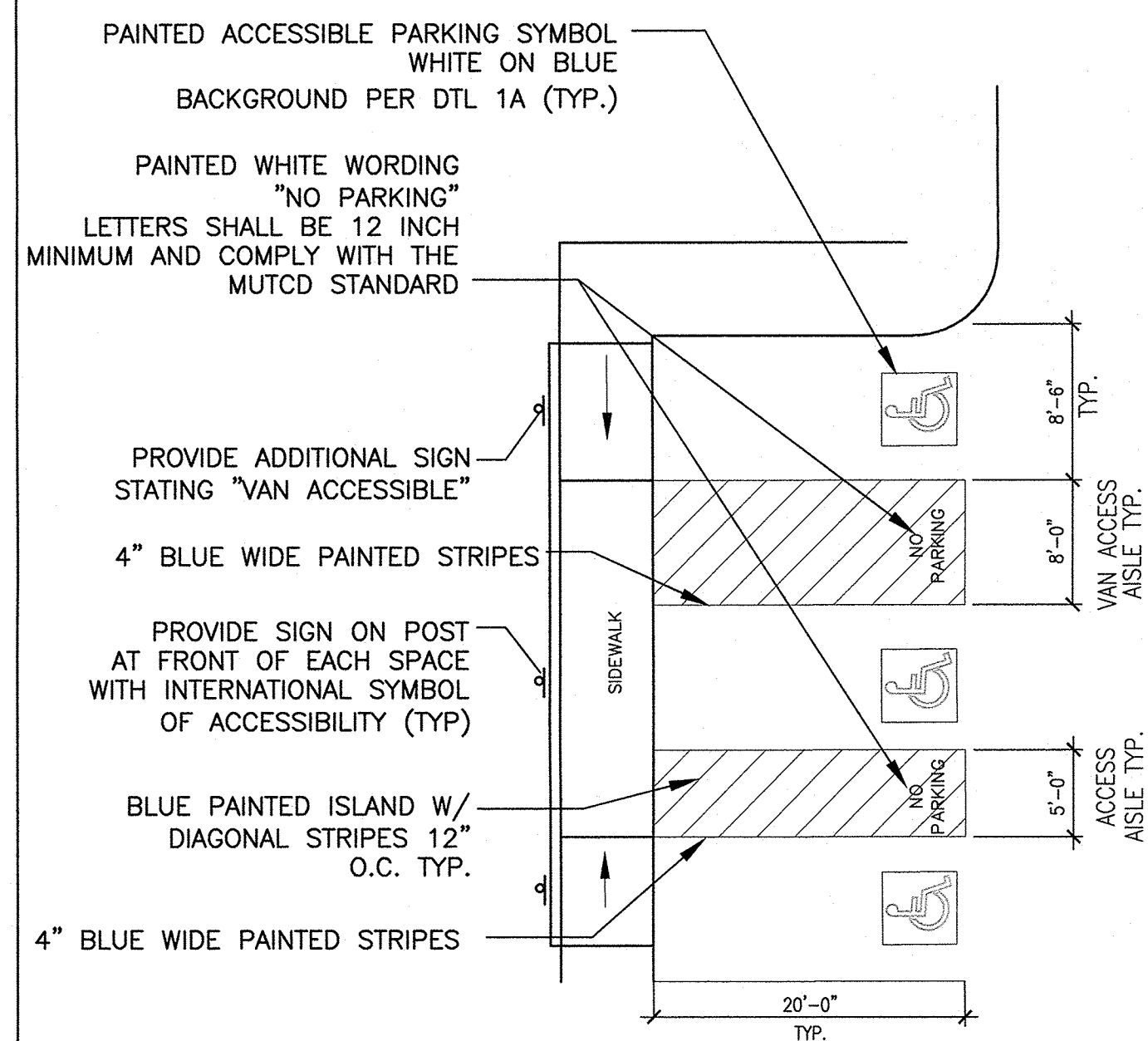
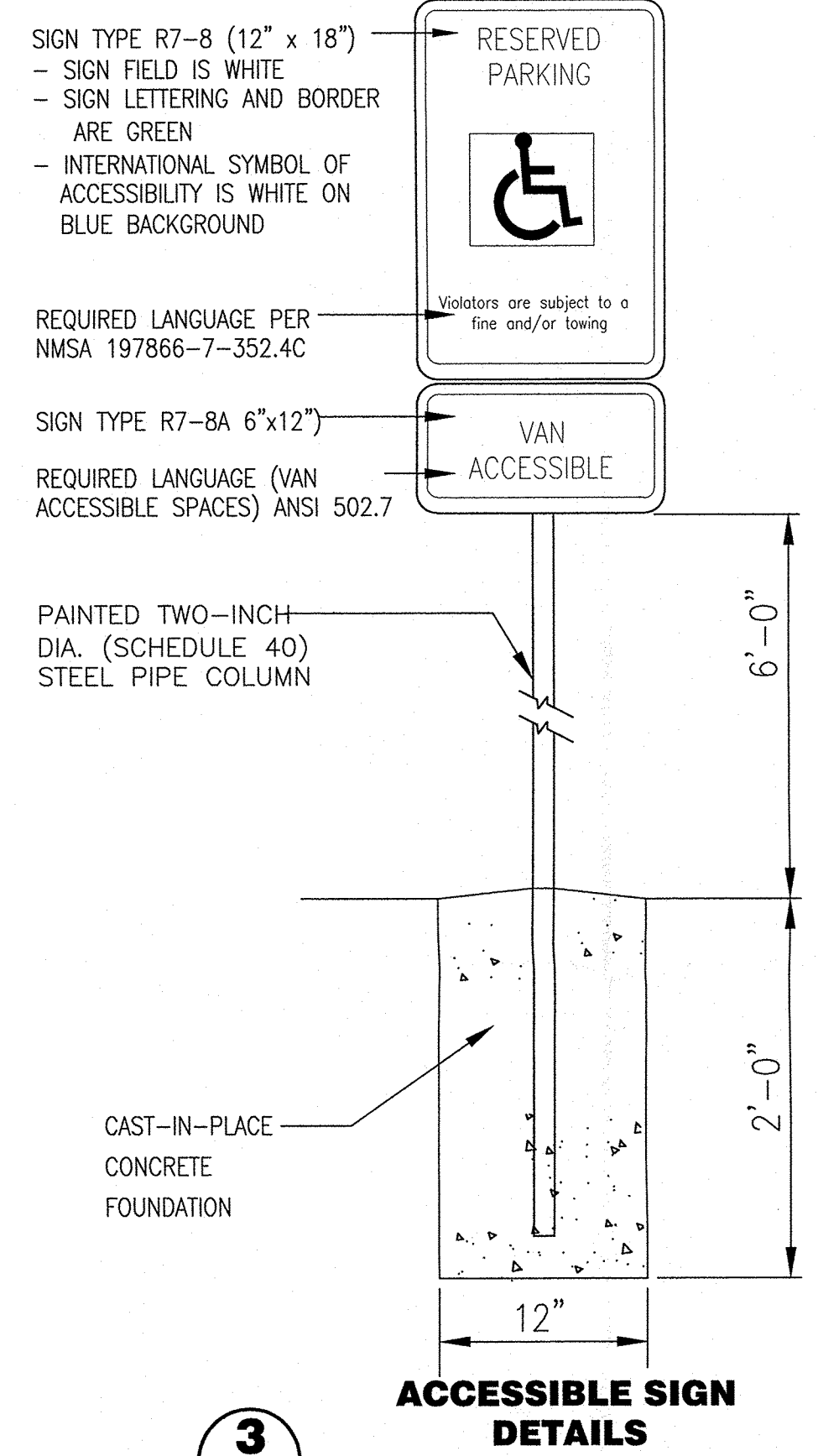
**TCL EXECUTIVE SUMMARY**

- THE SITE PLAN WAS APPROVED BY EPC IN NOVEMBER 2018 AS PROJECT 2018-001355. THE PROJECT IS A MAJOR AMENDMENT OF A PRIOR APPROVAL FOR ALL OR A PORTION OF TRACT A, PLAT OF TRACT A, COA WATER TREATMENT FACILITY ADDRESSED AT 6000 ALEXANDER BLVD. NE. TO BE ACCESS FROM MISSION AVE. AND CONTAINING APPROXIMATELY 163 ACRES.
- THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY OWNS THE PROPERTY AND THIS REQUEST IS PHASE 2 TO RELOCATE THEIR CUSTOMER SERVICE AND OPERATIONS FROM THE EXISTING LOCATION TO THE SOUTH SIDE OF THE SAN JUAN CHAMA WATER TREATMENT PLANT ON A 15-ACRE PORTION OF THE SAME PROPERTY.
- THE TRAFFIC CIRCULATION CONCEPT INVOLVES PARKING FOR THREE DIFFERENT USER TYPES:
  - A NEW VISITOR LOT WITH 44 SPACES WILL SERVE CUSTOMERS ACCESSING THE FACILITY AND HAVE TWO ENTRANCES FROM MISSION AVE.
  - AN EXPANDED EMPLOYEE LOT WITH 284 SPACES (8.5' x 20') WILL HAVE ACCESS FROM THE EXISTING EMPLOYEE ENTRANCE AT MISSION AVE/ALEXANDER BLVD.. TRAFFIC WILL CIRCULATE INTERNALLY WITHIN THE SITE WITH FIRE LANE WIDTHS THROUGH THE MAIN AISLES
  - A NEW FLEET VEHICLE LOT WITH 245 SPACES (10'x20') PLUS OVERSIZE PULL THROUGH SPACES WILL BE SERVED BY A NEW (30') ACCESS ROAD FROM THE EXISTING NORTHEAST ACCESS ROAD. THE FLEET LOT AND ACCOMPANYING ACCESS ROAD WILL PROVIDE ACCESS FOR LARGE VEHICLES AND REFUSE SERVICE TO THE NEW COMPLEX.
- MISSION AVE IS ALREADY DESIGNATED AS A COLLECTOR. NEW ACCESS DRIVEWAY ENTRANCES WILL ONLY SERVE THE 44 SPACE VISITOR LOT. THE EXISTING FLEET VEHICLE ACCESS ROAD TO THE NORTHEAST CONNECTS TO CHAPPELL DR.



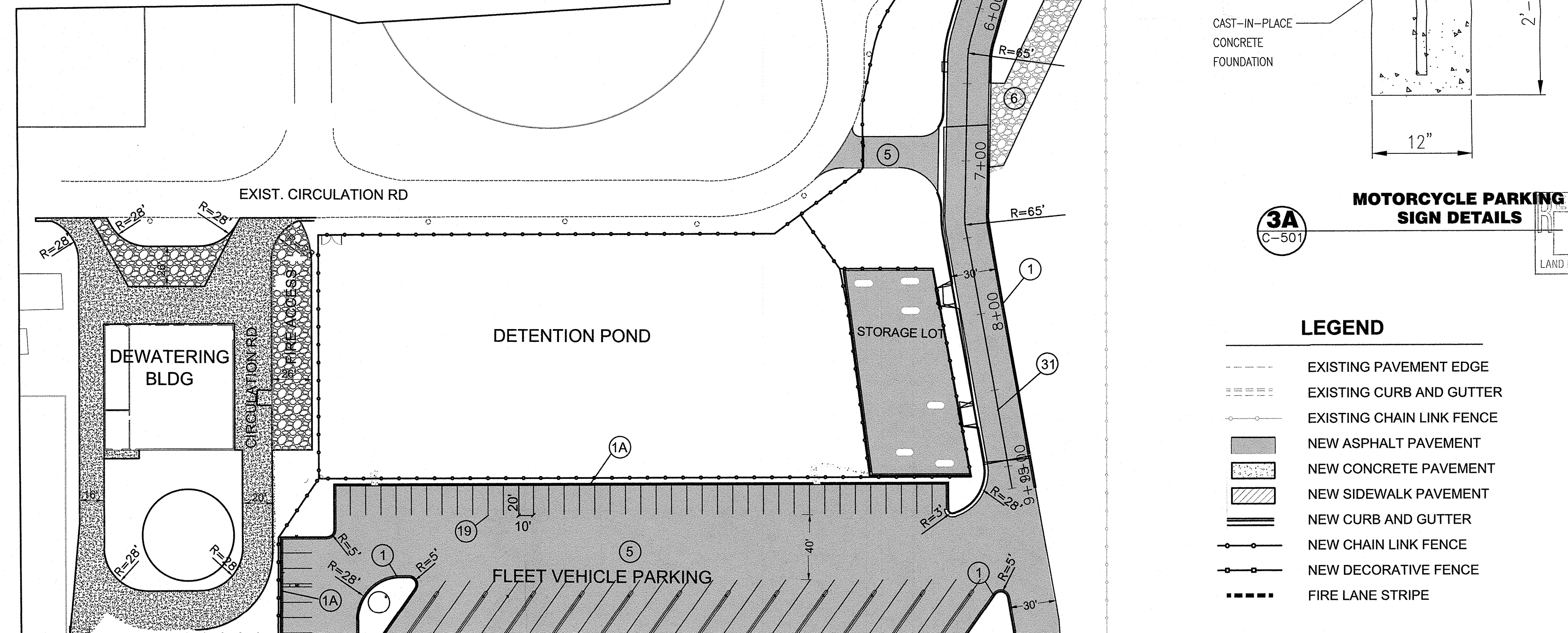
**PARKING CALCULATIONS AS APPROVED BY EPC**

Building occupancies	Zone type	Ratios	Building Area SF	Req Spaces	Rounded up	Provided
Office	Office	3.5/1000	30,500	106.8	107	
Vehicle Maintenance	Vehicle Repair	1/1000	5525	5.5	5	
Shop Building	commercial services	3/1000	3500	10.5	11	
Warehouse	Warehouse	1/2000	6160	3.1	4	
<b>Total Required Vehicle Parking</b>						<b>127</b>
	motorcycle parking	6/301-500		6	6	342
	bicycle parking	10% required		4	4	20
	accessible parking	301-500		10	10	10
	accessible van accessible			2	2	2
<b>Fleet Vehicle Storage</b>						
	Temporary fleet parking				22	
	Oversized fleet storage spaces				56	
	Fleet storage spaces				245	
<b>Total Vehicle Parking with fleet storage</b>						<b>665</b>



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TRAFFIC CIRCULATION LAYOUT APPROVED



**KEYNOTES**

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- CONSTRUCT CURB ISLAND PER DETAIL 5/C-500
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- PAINT 4" WIDE WHITE STRIPE
- LANDSCAPE ISLANDS
- ROAD CENTERLINE - DOUBLE 4" YELLOW PLASTIC MARKING TAPE

**LEGEND**

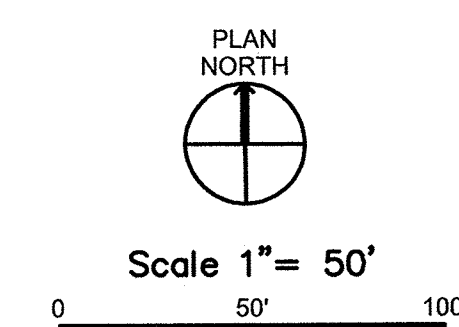
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**CUSTOMER SERVICE AND OPERATIONS FACILITIES**  
**SITEWORK**

6000 Alexander Blvd NE, Albuquerque, NM 87107

NO	DATE	DESCRIPTION

DATE: \_\_\_\_\_  
PROJECT #: \_\_\_\_\_  
DRAWN BY: DRW  
CHD BY: RT

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**TCL-102**  
SHEET OF