

CITY OF ALBUQUERQUE



September 20, 2018

Rio Grande Engineering
David Soule
PO Box 93924
Albuquerque, NM 87199

Re: Jefferson Hotel
Tract 2A3C1 & 2A3C2, Jefferson & Restaurant Lane
Traffic Circulation Layout
Engineer's/Architect's Stamp 07-30-18 (F17-D044C)

Dear Mr. Soule

The TCL submittal received 09-12-18 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

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: File

TRAFFIC CIRCULATION LAYOUT
APPROVED
[Signature] 9/20/18
Signed Date

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

Interstate 25
(Pan American Highway)
(R/W Varies)

(N 66°31'18" E)

1'-6"x1'18" GA. REFLECTIVE
PORCELAIN ENAMEL STANDARD
"HANDICAP PARKING" SIGN WITH
IDENTIFICATION SYMBOL BOLT
TO STEEL TUBE WITH 3/8"
CADDIUM PLATED BOLTS, NUTS,
& WASHERS.

8"x1'18" GA. REFLECTIVE
PORCELAIN ENAMEL SIGNAGE
STATING "VAN ACCESSIBLE"
AT VAN SPACES ONLY

8"x1'18" GA. REFLECTIVE
PORCELAIN ENAMEL SIGNAGE
STATING "VIOLATOR SUBJECT TO FINE AND/OR TOWING"

2" DIA. 188 GALV.
STEEL PIPE

PAINT PIPE BASE
BLUE

1'-6" DIA. CONC.
BASE 5000 PSI

HANDICAP SIGN
NTS

VICINITY MAP:

LEGAL DESCRIPTION:

Tracts 2-A-3-C-1 & 2-A-3-C-2 McLeod Business Park
ADDRESS: 4949 JEFFERSON STREET

LEGEND

BOUNDARY
EASEMENT
RIGHT-OF-WAY
PROPOSED CURB
EXISTING CURB AND GUTTER
EXISTING SIDEWALK

CLEAR SIGHT TRIANGLE (TYP)
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR
SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND
SHURBBERY BETWEEN 3 AND 8' TALL (AS MEASURED FROM GUTTER PAN)
WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

EXECUTIVE SUMMARY:

EXECUTIVE SUMMARY:
THE SITE IS LOCATED ON THE WEST SIDE OF JEFFERSON BOULEVARD
BETWEEN INTERSTATE 25 AND HOTEL LANE. THE SITE IS CURRENTLY
A RESTAURANT WITH LARGE PARKING AREA AND AN UNDEVELOPED
AREA. THE EXISTING HOTEL DRIVEWAYS AT JEFFERSON SHALL REMAIN.
THE HOTEL WILL BE WEST OF THE EXISTING RESTAURANT. A NEW
ACCESS WILL BE PROVIDED ON HOTEL LANE. THE TWO TRACTS HAVE
CROSS LOT ACCESS EASEMENTS. NO TRAFFIC STUDY WAS REQUIRED
FOR THIS DEVELOPMENT DUE TO BEING LESS THAN THE THRESHOLD

NOTE:

ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH
SIDEWALK AND CURB AND GUTTER PER CITY STANDARD DETAIL 2430 AND 2415A

SITE DATA

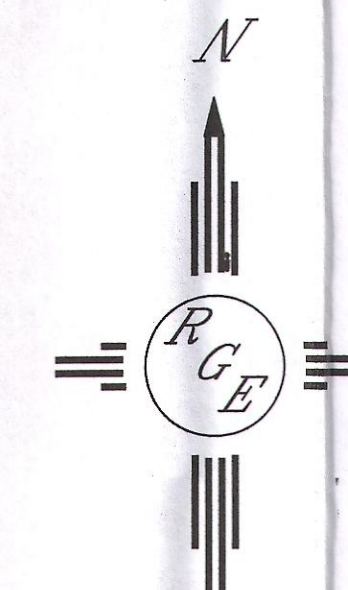
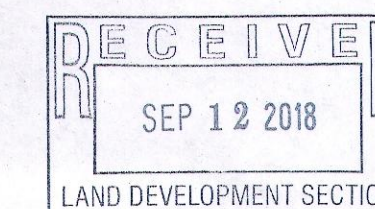
	TRACT 2A3C2	TRACT 2A3C1
ZONING	C3	C3
BUILDING SIZE	40,888	10,596
LOT SIZE	2.7761 AC±	2.1794 AC±

PARKING

RESTAURANT
8 SPACES PER 1000SF (7900 SF/1000SF=79 SPACES TOTAL)
LESS 9 SPACES BUS ROUTE CREDIT
69 SPACES REQUIRED
94 SPACES PROVIDED

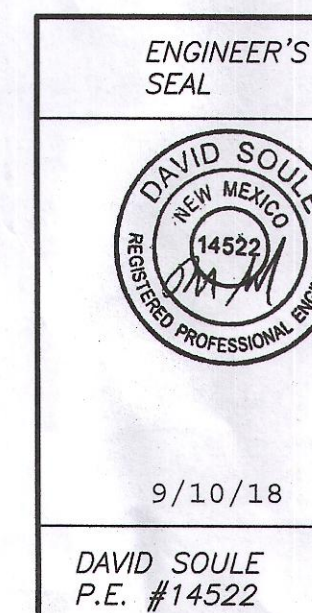
HOTEL
88 ROOM HOTEL 88 SPACES TOTAL
LESS 8 SPACES BUS ROUTE CREDIT
80 SPACES REQUIRED
154 SPACES PROVIDED

HANDICAP PARKING RESTAURANT 4 REQUIRED 8 PROVIDED
HANDICAP PARKING HOTEL 4 REQUIRED 4 PROVIDED
MOTORCYCLE PARKING RESTAURANT 3 REQUIRED 3 PROVIDED
MOTORCYCLE PARKING RESTAURANT 3 REQUIRED 4 PROVIDED
BICYCLE SPACES RESTAURANT 6 REQUIRED 6 PROVIDED
BICYCLE SPACES HOTEL 2 REQUIRED 2 PROVIDED



GRAPHIC SCALE

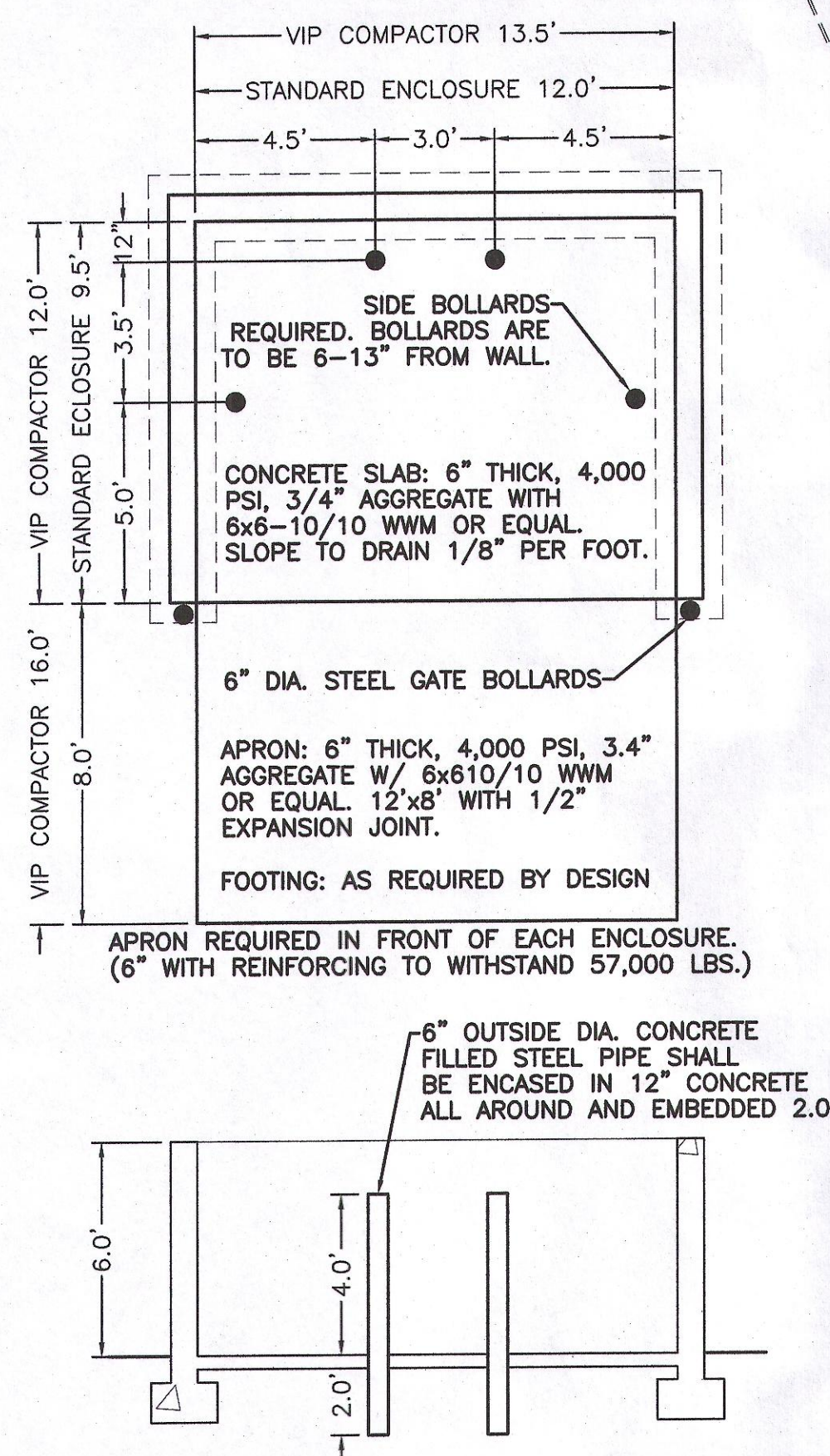
SCALE: 1"=30'



JEFFERSON
HOTEL
TRAFFIC CONTROL
LAYOUT

Rio Grande
Engineering
1606 CENTRAL AVENUE SE
SUITE 201
ALBUQUERQUE, NM 87106
(505) 872-0999

DRAWN
BY WCUJ
DATE
9-09-18
21882-LAYOUT-3-30-18
SHEET #
JOB #
21882



NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR
TRASH ENCLOSURES. DESIGNS MAY VARY TO
FIT THE SELECTED ENCLOSURE.

DUMPSTER ENCLOSURE DETAIL

NTS

*Proposed enclosure location
appears acceptable 9-12-18 CW*

PROPOSED DUMSTER
ENCLOSURE SEE
DETAIL THIS SHEET

CLEAR SIGHT TRIANGLE (TYP)
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR
SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND
SHURBBERY BETWEEN 3 AND 8' TALL (AS MEASURED FROM GUTTER PAN)
WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: JEFFERSON HOTEL **Building Permit #:** _____ **Hydrology File #:** F17D044C

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

Legal Description: TRACT 2A3C1 AND 2A3C2 MCLEOD BUSINESS PARK

City Address: UNADDRESSED ON NW CORNER OF JEFFERSON AND HOTEL LANE

Applicant: SAMIR PATEL **Contact:** _____

Address: _____

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

Other Contact: RIO GRANDE ENGINEERING **Contact:** DAVID SOULE

Address: PO BOX 93924 ALB NM 87199

Phone#: 505.321.9099 **Fax#:** 505.872.0999 **E-mail:** david@riograndeengineering.com

TYPE OF DEVELOPMENT: _____ PLAT _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

Check all that Apply:

DEPARTMENT:

_____ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

_____ ENGINEER/ARCHITECT CERTIFICATION
_____ PAD CERTIFICATION
_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ DRAINAGE REPORT
_____ DRAINAGE MASTER PLAN
_____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
_____ ELEVATION CERTIFICATE
_____ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
_____ TRAFFIC IMPACT STUDY (TIS)
_____ STREET LIGHT LAYOUT
_____ OTHER (SPECIFY) _____
_____ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: ☒ Yes _____ No

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY
_____ PRELIMINARY PLAT APPROVAL
_____ SITE PLAN FOR SUB'D APPROVAL
_____ SITE PLAN FOR BLDG. PERMIT APPROVAL
_____ FINAL PLAT APPROVAL
_____ SIA/ RELEASE OF FINANCIAL GUARANTEE
_____ FOUNDATION PERMIT APPROVAL
_____ GRADING PERMIT APPROVAL
_____ SO-19 APPROVAL
_____ PAVING PERMIT APPROVAL
_____ GRADING/ PAD CERTIFICATION
_____ WORK ORDER APPROVAL
_____ CLOMR/LOMR
_____ FLOODPLAIN DEVELOPMENT PERMIT
_____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____