

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

September 2, 2015

Dan Herr, RA
Slagle Herr Architects
413 2nd St., NW
Albuquerque, NM 87102

**Re: Parking Expansion for Dr. Haltom
10433 Lagrima De Oro
Traffic Circulation Layout - Revised**
Engineer's/Architect's Stamp dated 8-28-15 (F21-D052)

Dear Mr. Herr,

The TCL submittal received 8-31-15 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: Parking Expansion for Dr. Haltom Building Permit #: _____ City Drainage #: F21-0052
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lot 3-A, Lands of Bryant Witaker
City Address: 10433 Lagrima de Oro

Engineering Firm: Rio Grande Engineering Contact: David Soule
Address: 1606 Central, Suite 201
Phone#: 872-0999 Fax#: 872-2205 E-mail: david@riograndeengineering.com

Owner: Haltom Family Ltd. Ptnrs Contact: Tucker Haltom
Address: 253 Spring Creek Pl NE, Albuquerque, 87122
Phone#: 856-5185 Fax#: _____ E-mail: haltom@aol.com

Architect: Slagle Herr Architects Contact: Dan Herr
Address: 413 2nd Street SW, Albuquerque, NM 87102
Phone#: 246-0870 Fax#: _____ E-mail: dan@slagleherr.com

Surveyor: Tony Harris Contact: Tony Harris
Address: 2412-D Monroe St NE, Albuquerque, NM 87110
Phone#: 889-8056 Fax#: 889-8645 E-mail: surveyh@swcp.com

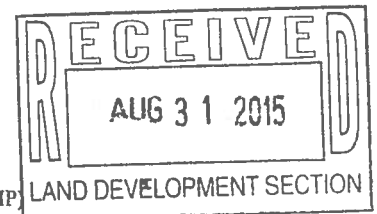
Contractor: undetermined Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

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



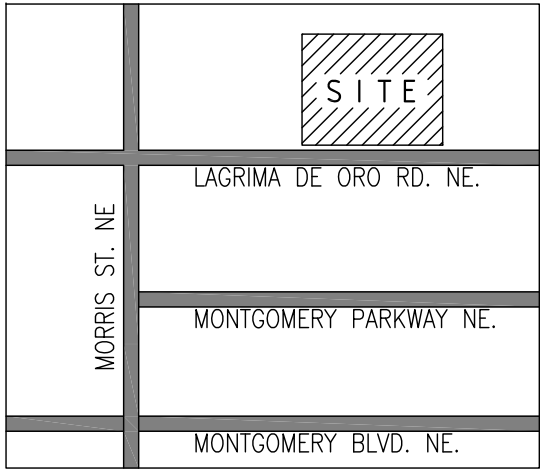
WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: 8/31/2015 By: Dan Herr

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:

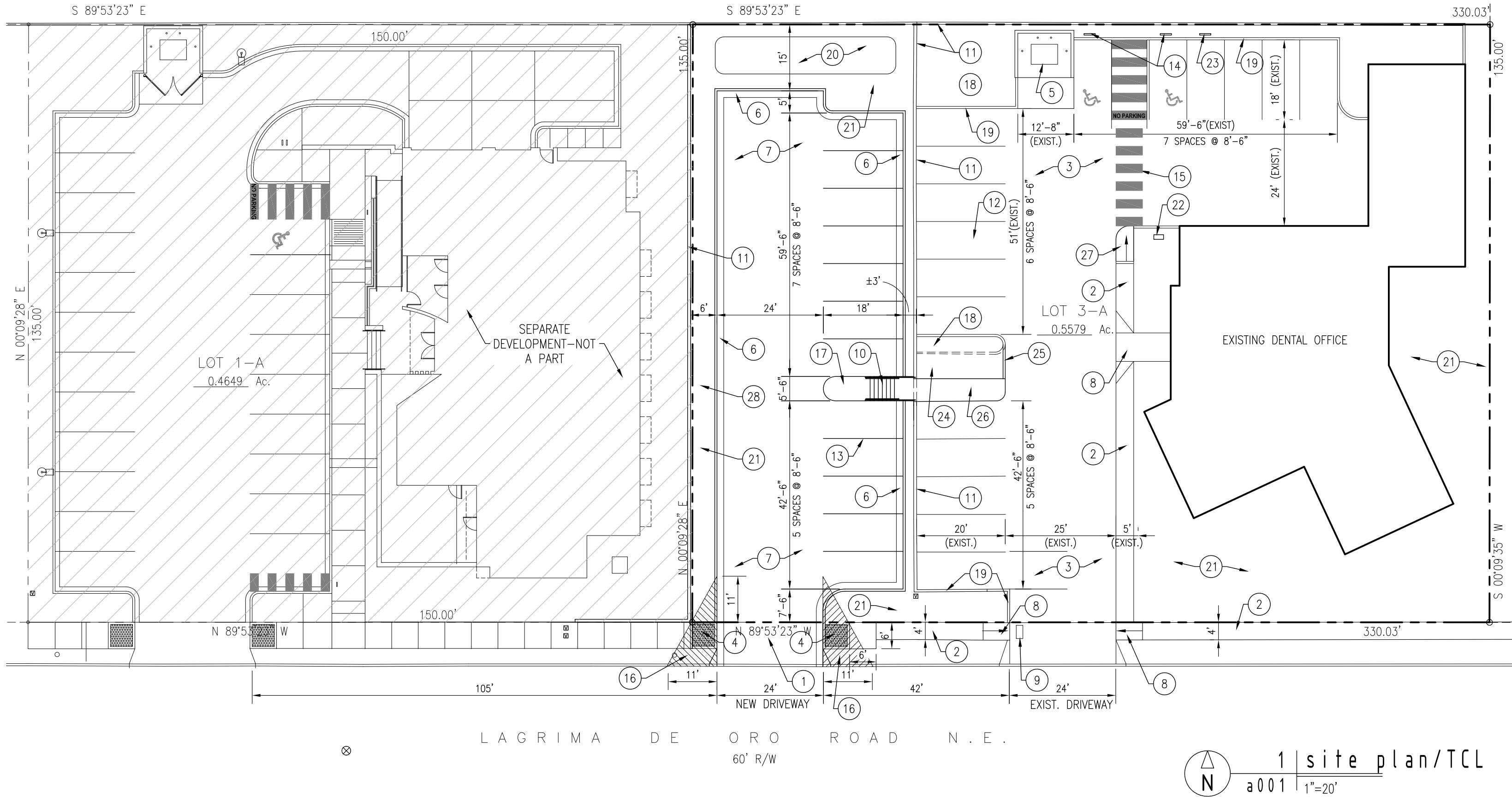
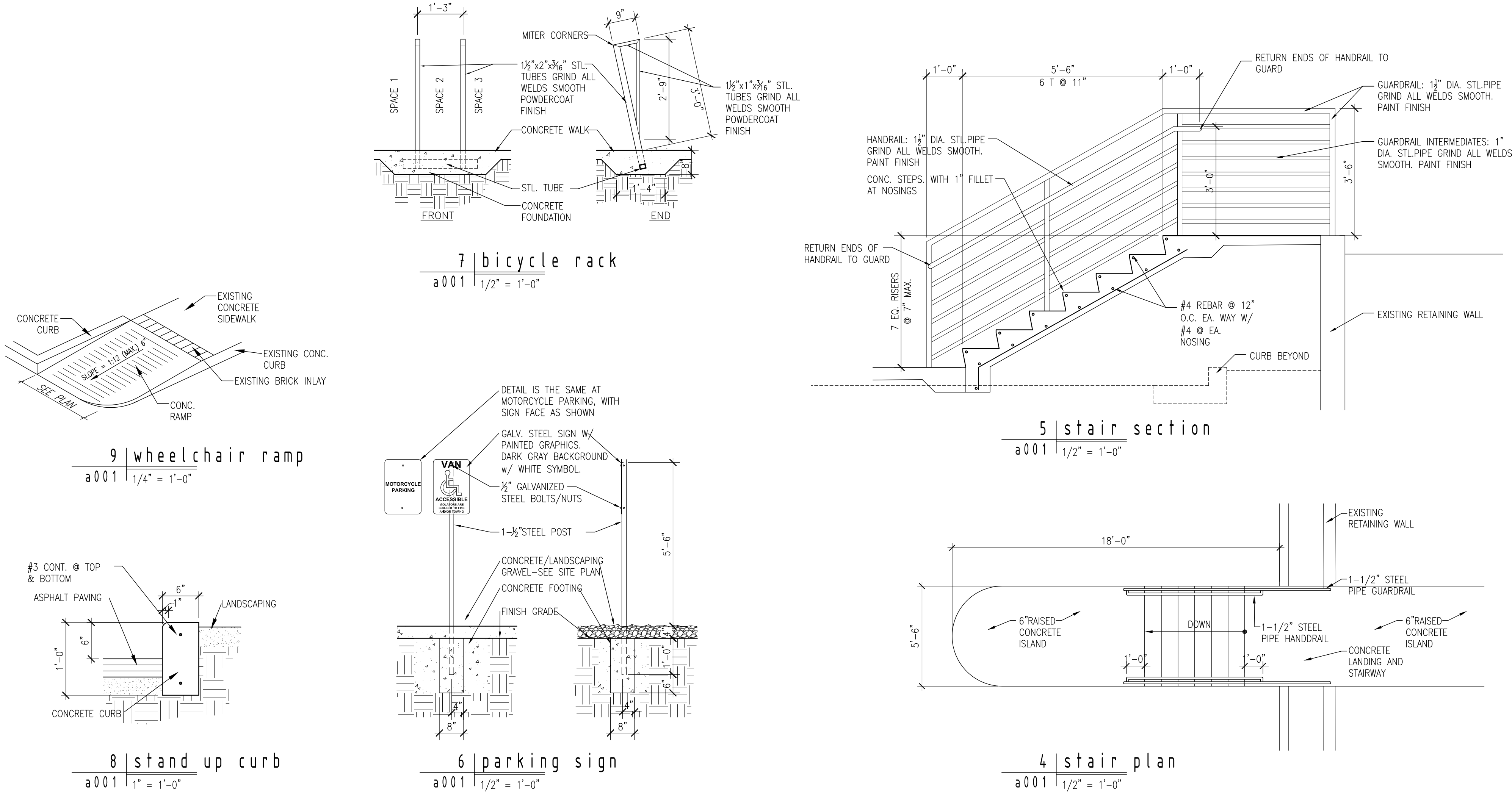
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for 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

vicinity map



site data:

LOCATION:	10433 LAGRIMA DE ORO NE ALBUQUERQUE, NM
LEGAL DESCRIPTION:	LOT 3-A LANDS OF BRYANT AND WITAKER
UPC #:	102106132305840354
CURRENT ZONING:	O-1
SETBACK REQUIREMENTS:	5' FRONT, 15' REAR
ZONE ATLAS PAGE:	F-21
APPLICABLE CODE:	C.O.A. ZONING ORDINANCE
TOTAL LOT AREA:	(0.5579 AC) 20,250 S.F.
REQUIRED PARKING:	
MEDICAL AND DENTAL OFFICE:	5 SPACES PER DOCTOR (3 DENTISTS) 3 DENTISTS X 5 SPACES = 15 SPACES
PARKING PROVIDED:	30 SPACES
REQUIRED H.C. PARKING:	2 SPACES
H.C. PARKING PROVIDED:	2 SPACES
BICYCLE PARKING PROVIDED:	3 SPACES
REQUIRED MOTORCYCLE PARKING:	1 SPACE
MOTORCYCLE PARKING PROVIDED:	1 SPACE



- KEYED NOTES**
- INSTALL NEW DRIVEWAY AND SIDEWALK PER C.O.A. STD.
 - #2425 AND #2430.
 - EXISTING CONCRETE SIDEWALK
 - EXISTING ASPHALT PAVED PARKING LOT
 - NEW HCP RAMP W/ TRUNCATED DOMES @ SLOPED SURFACES. SEE C.O.A. STD. DWG 2441.
 - EXISTING REFUSE CONTAINER ENCLOSURE AND CONCRETE APRON
 - NEW CONC. CURB AND GUTTER: SEE ¹²/_{a001}
 - NEW ASPHALT PAVED PARKING LOT
 - EXISTING WHEELCHAIR RAMP
 - EXISTING WATER METER VALVE BOX COVER
 - CONCRETE STEPS-SEE ¹⁴/_{a001} ¹⁵/_{a001}
 - EXISTING RETAINING WALL ON NEIGHBORING PROPERTY
 - INTERNATIONAL ACCESSIBLE PARKING SYMBOL PAINTED ON ASPHALT-BLUE
 - 4" WIDE WHITE PARKING STRIPING (TYP)
 - HCP PARKING SIGN: SEE ¹⁶/_{a001}
 - 2' WIDE WHITE PAINT ACCESSIBLE AISLE MARKING. PROVIDE 12" HIGH BLACK LETTERS "NO PARKING" AS SHOWN.
 - CLEAR SIGHT TRIANGLE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' & 8' TALL (MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
 - NEW CONCRETE ISLAND WITH TURNED DOWN EDGE: SEE ¹³/_{a001}
 - EXISTING LANDSCAPE ISLAND
 - EXISTING CONCRETE CURB
 - PONDING AREA-SEE CIVIL
 - LANDSCAPED AREA
 - BICYCLE RACK: SEE ¹⁷/_{a001}
 - MOTORCYCLE PARKING SIGN: SEE ¹⁶/_{a001}
 - EXPAND EXISTING LANDSCAPED AREA WITH NEW CURB AND NEW SIDEWALK
 - STAND-UP CONCRETE CURB
 - NEW CONCRETE SIDEWALK: SEE ¹³/_{a001}
 - NEW CONCRETE WHEELCHAIR ACCESS RAMP, SEE: ¹³/_{a001}
 - DRAINAGE SWALE-SEE CIVIL

PARKING LOT EXPANSION FOR
DR. HALTOM
10433 LAGRIMA DE ORO ALBUQUERQUE, NM



SITE PLAN - TCL



revisions

date
8-28-15
sheet
A001