



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: PETROGLYPH PLUMBING **Building Permit #:** _____ **Hydrology File #:** G10D029
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: TRACT 5A2-A1-4, VOLCANO BUSINESS PARK PHASE 2
City Address: 3031 PAINTED ROCK N.W.

Applicant: THE Group **Contact:** Ron Hensley
Address: 300 Branding Iron Rd. SE, Rio Rancho, NM 87124
Phone#: 505-410-1622 **Fax#:** _____ **E-mail:** ron@thegroup.cc
Owner: PETROGLYPH PLUMBING AND HEATIN **Contact:** Curtis Witham
Address: 8248 Meadowbrook Avenue, Albuquerque
Phone#: 505-352-1169 **Fax#:** _____ **E-mail:** cdwitham@msn.com

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL?: ☒ Yes _____ No

DEPARTMENT: ☒ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

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: 3/31/23 **By:** THE Group / Ron Hensley

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



The **H**ENSLEY **E**NGINEERING **G**ROUP

March 31, 2023

City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: G10D029_TCL_CMMT

1. List the number of Motorcycle and Bicycle parking spaces required by.
Listed
2. Please define the property line.
Key note reference
3. Identify all existing access easements and rights of way width dimensions.
All are shown
4. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
Added per detail
5. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
Added
6. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
 - b. The bicycle frame shall be supported horizontally at two or more places.
Comb/toaster racks are not allowed.
 - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - d. The rack allows varying bicycle frame sizes and styles to be attached.
 - e. The user is not required to lift the bicycle onto the bicycle rack.
 - f. Each bicycle parking space is accessible without moving another bicycle.
Bicycle shown and detailed
7. Bicycle racks shall be sturdy and anchored to a concrete pad.
Bicycle shown and detailed
8. A 1-foot clear zone around the bicycle parking stall shall be provided.
Bicycle shown and detailed
9. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
Bicycle shown and detailed
10. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
Key note reference

11. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.

Key note reference

12. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.

Path is shown

13. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.

Key note reference

14. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.

Attached

15. Please provide a copy of Fire Marshal approval.

Attached

16. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.

Key note reference

17. Show the clear sight triangle and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.

Sight Triangle and note were added

18. Please specify the City Standard Drawing Number when applicable.

Done

19. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.

Note added

20. Please provide a letter of response for all comments given.

Done

21. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (Contact Matt Grush: mgrush@cabq.gov).

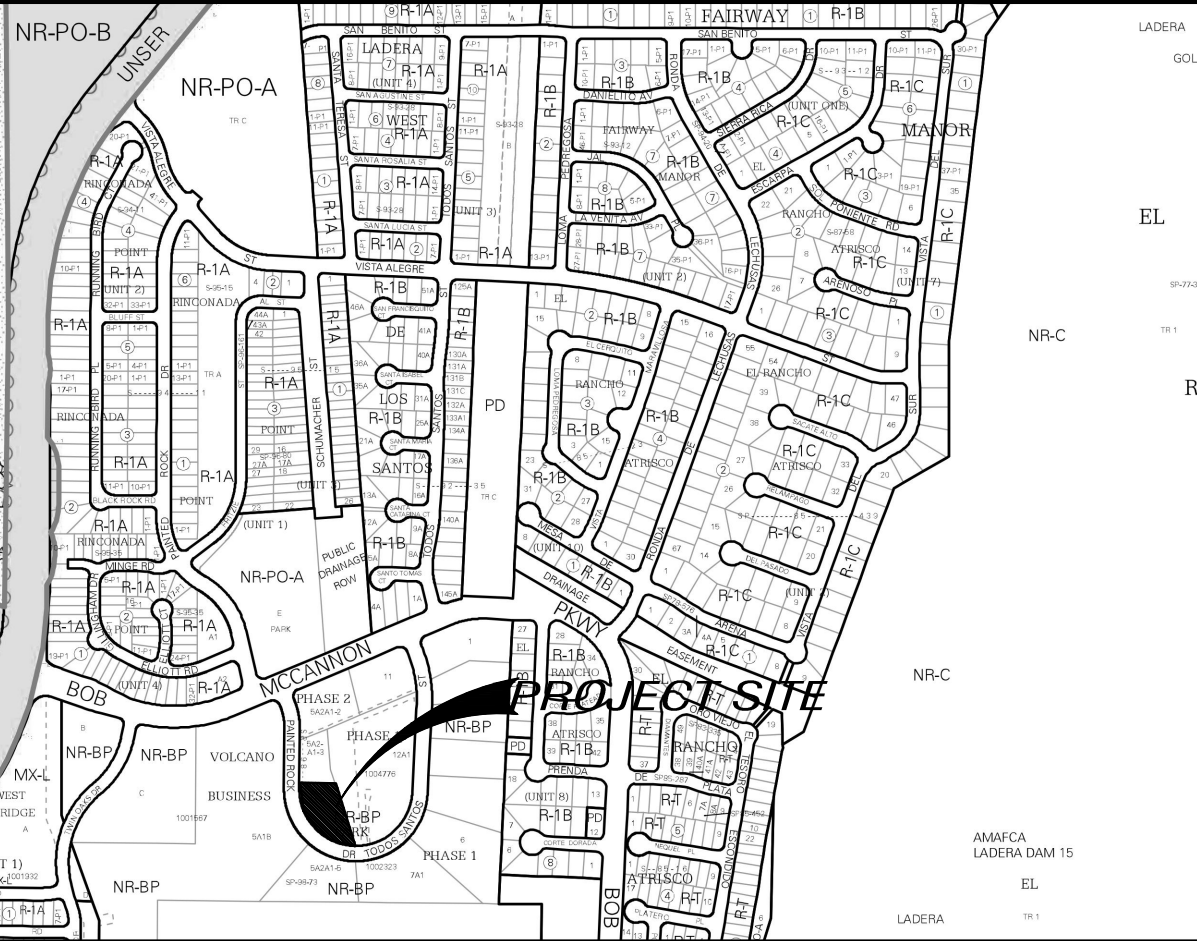
Building is 3,000 sq.ft. Section 7-5(B)(1) Traffic Scoping Form (TSF)- All development projects and sites that involve construction of greater than 5,000 square feet of commercial space or generate traffic above basic thresholds require a traffic scoping form.



Ron E. Hensley P.E.

ron@thegroup.cc

SITE DATA	
LOCATION	3301 PAINTED ROCK RD. N.W. ALBUQUERQUE, NM
LEGAL DESCRIPTION	TRACT 5A2-A1-4 VOLCANO BUSINESS PARK PHASE 2
CURRENT ZONING	NR-BP
ZONE ATLAS PAGE	G-10
BUILDING FOOTPRINT AREA	3,304 SF
NET LOT AREA (LOT AREA - BUILDING AREA)	30,194 SF
NUMBER OF UNITS	2 BUILDINGS
PAVED AREA	13,935 SF
REQUIRED PARKING	COMMERCIAL SERVICES 3/1000 SQ.FT.=9 SPACES
PARKING PROVIDED	20 SPACES
	16 STANDARD SPACES
	2 TRUCK SPACES
REQUIRED ADA PARKING	1 SPACES (1 VAN)
PROVIDED ADA PARKING	2 SPACES (1 VAN)
REQUIRED MC PARKING	1 SPACE
PROVIDED MC PARKING	2 SPACES
REQUIRED BICYCLE PARKING	3 SPACES
PROVIDED BICYCLE PARKING	4 SPACES



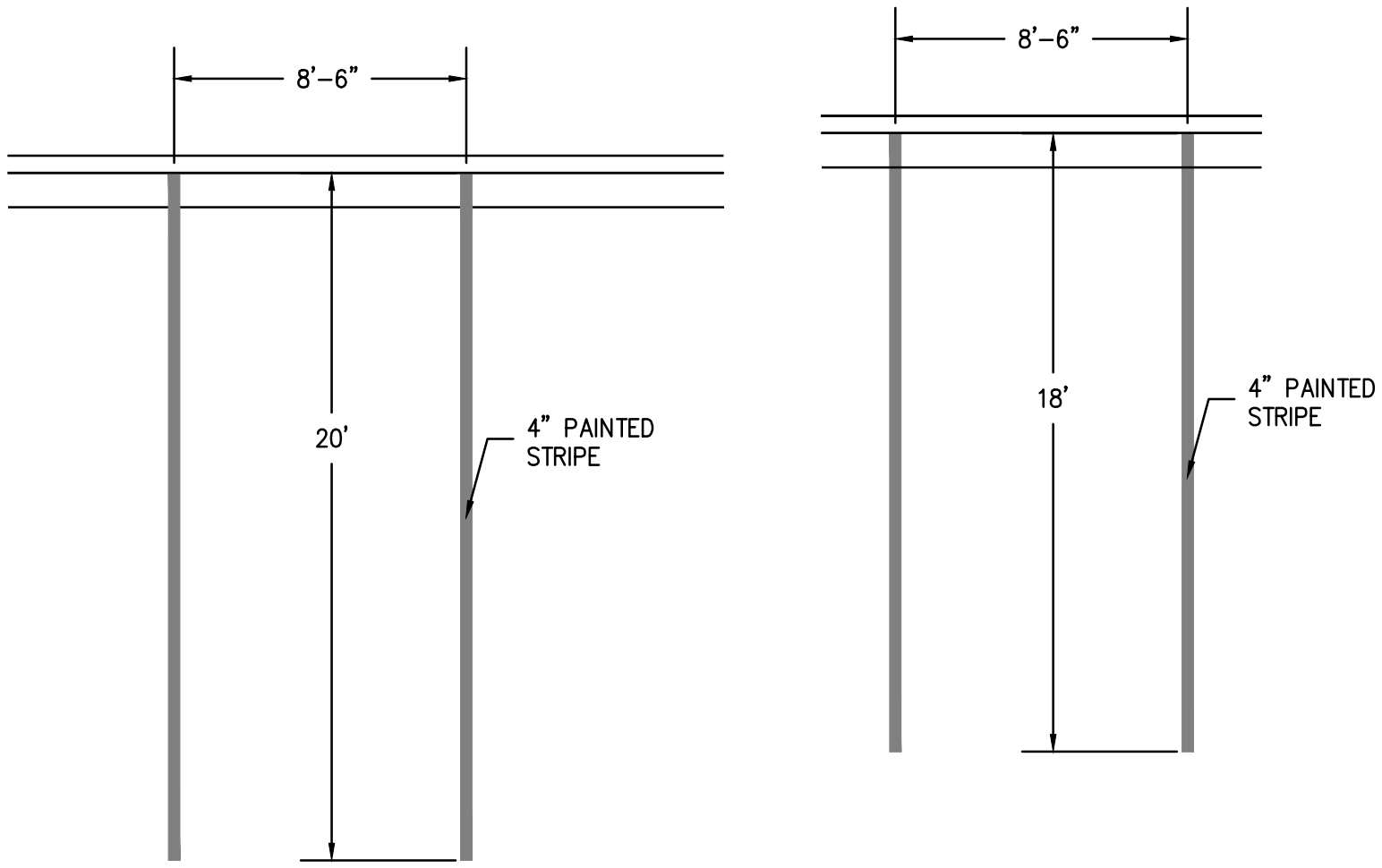
VICINITY MAP G-10-Z

GENERAL NOTES

- A. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS
- B. CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.
- C. WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
- D. SITE LIGHTING - LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
- E. SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT
- F. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER COA STD DWG 2415

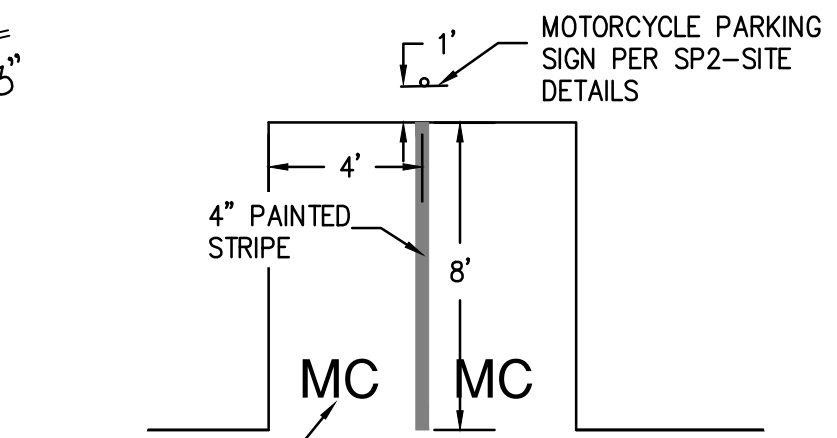
KEYED NOTES

1. PROPERTY LINE
2. RIGHT OF WAY
3. EXISTING 4" SIDEWALK
4. NEW CURB RETURN DRIVEWAY ENTRANCE PER COA SPECIFICATIONS AND STD DWG 2420
5. 6" CONC. SIDEWALK WITH 1.5% (2% MAX) CROSS SLOPE PER SP2-SITE DETAILS
6. ADA PARKING PER SP 2-SITE DETAILS
7. HANDICAP RAMP W/TRUNCATED DOME SURFACE PER SP2-SITE DETAILS
8. STANDARD PARKING SPACE (TYP.) PER TCL 1-TRAFFIC CIRCULATION LAYOUT
9. STOP SIGN R1-1
10. MOTORCYCLE PARKING PER TCL 1-TRAFFIC CIRCULATION LAYOUT
11. STANDARD CURB PER SP 2-SITE DETAILS
12. ASPHALT PAVING PER SP 2-SITE DETAILS



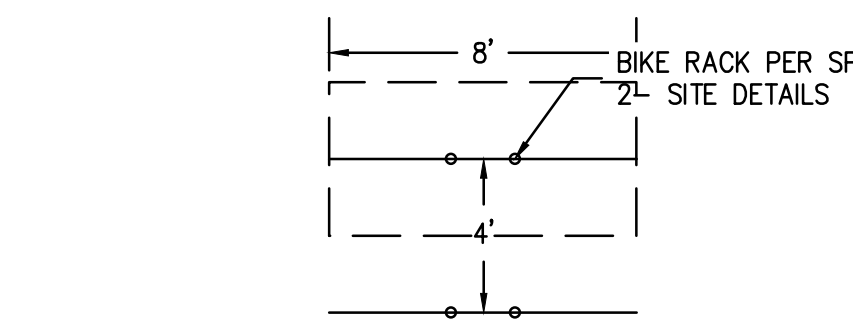
1 PARKING DETAILS

Scale: 1"=5'



2 MOTORCYCLE PARKING DETAIL

Scale: 1"=5'



3 BICYCLE PARKING DETAIL

Scale: 1"=5'

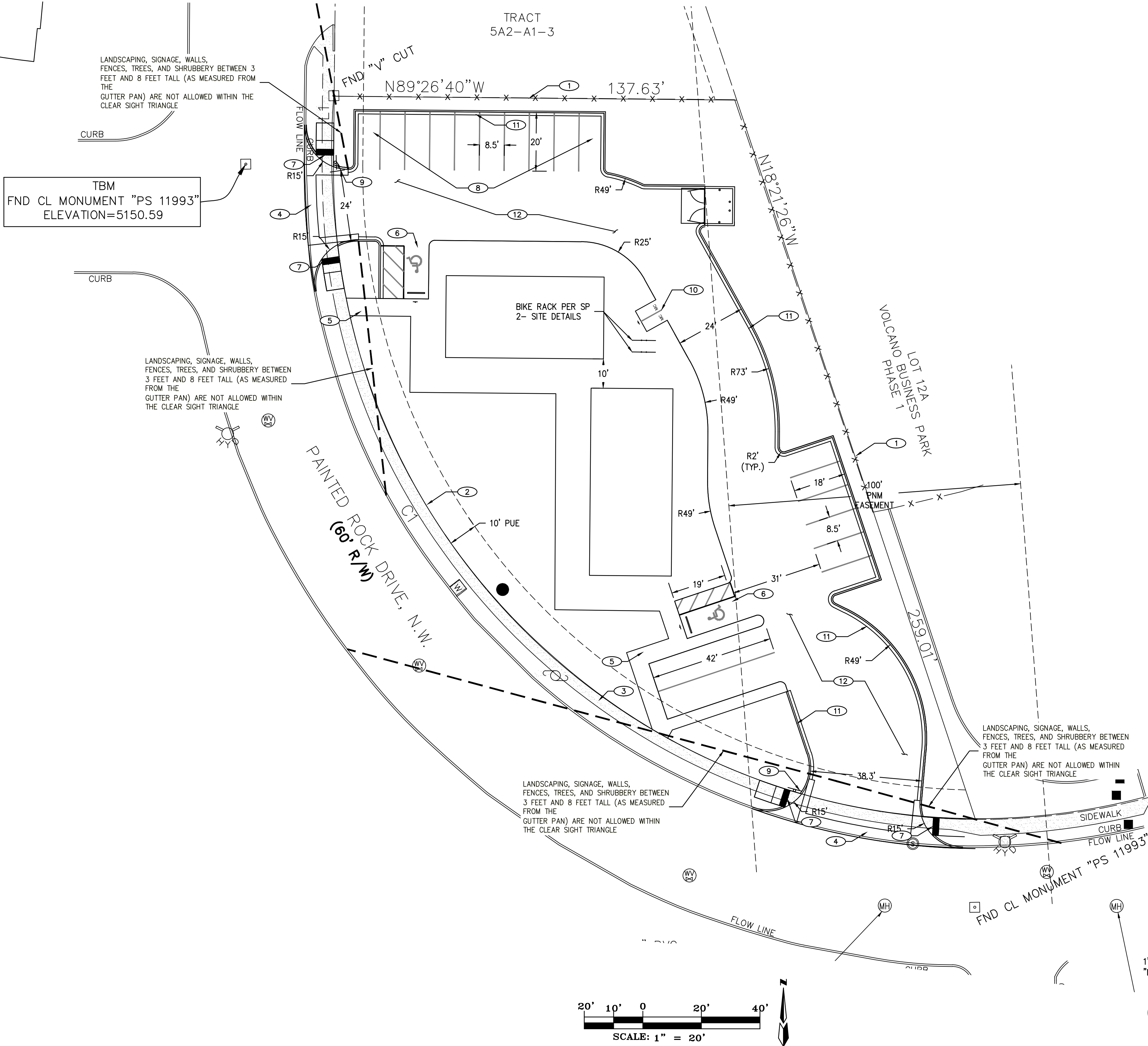
DEVELOPMENT MANAGEMENT CONSULTANTS

PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS

9320 Menaul Blvd. NE, ste. D
Albuquerque, NM 87112

DMC

Office: (505) 296-7100
Fax: (505) 296-7105



1. THIS SET OF DRAWINGS EXIST AS A WHOLE. IF THE SOLE CONTRACTOR INVOLVED IN THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS AS SUCH. EACH SHEET OF THE DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR FOR ANY DISCREPANCIES OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS TO VERIFY OR OBTAIN DIMENSIONS IF NOT RECOMMENDED.
2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REVISIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS TO VERIFY OR OBTAIN DIMENSIONS IF NOT RECOMMENDED.

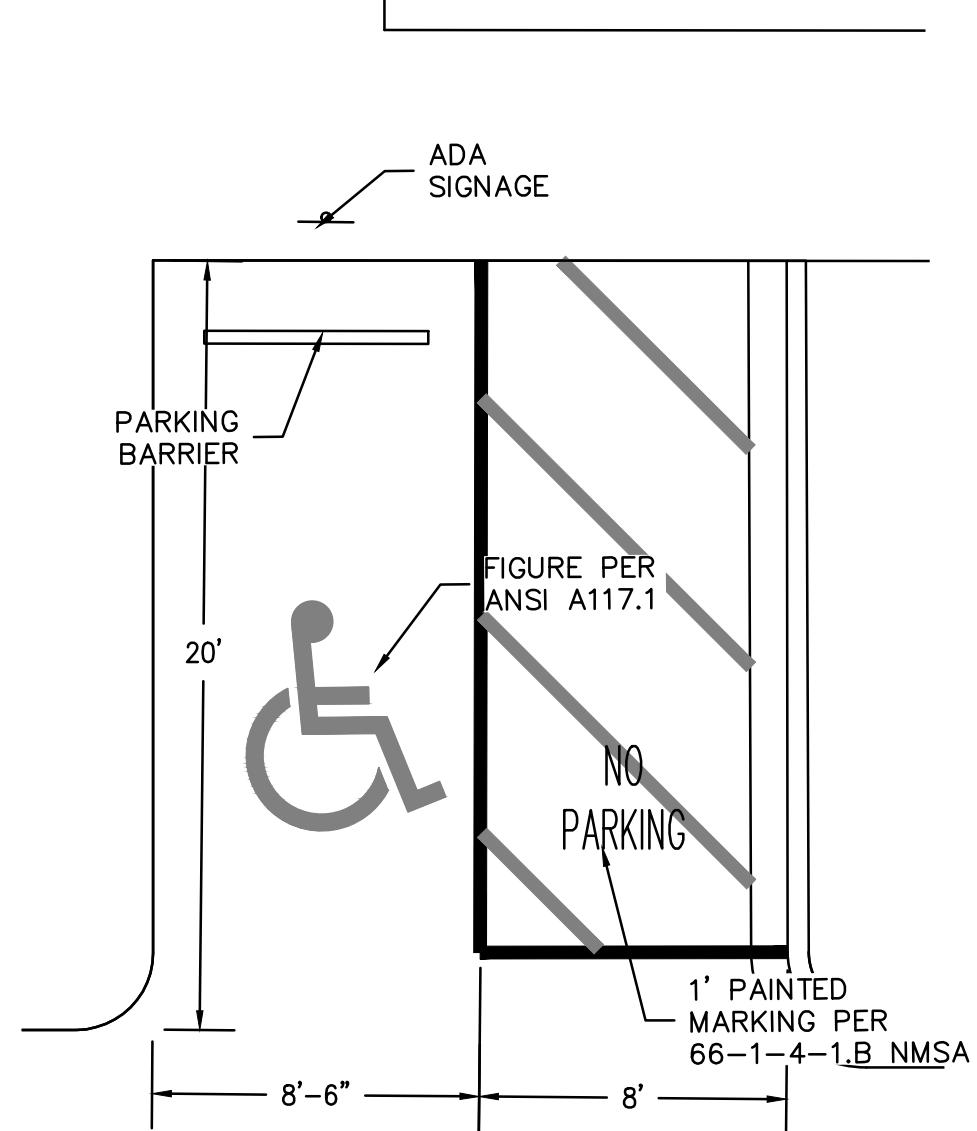
PROJECT ADDRESS
3031 PAINTED ROCK N.W.
ALBUQUERQUE, NM

TRAFFIC CIRCULATION AND LAYOUT

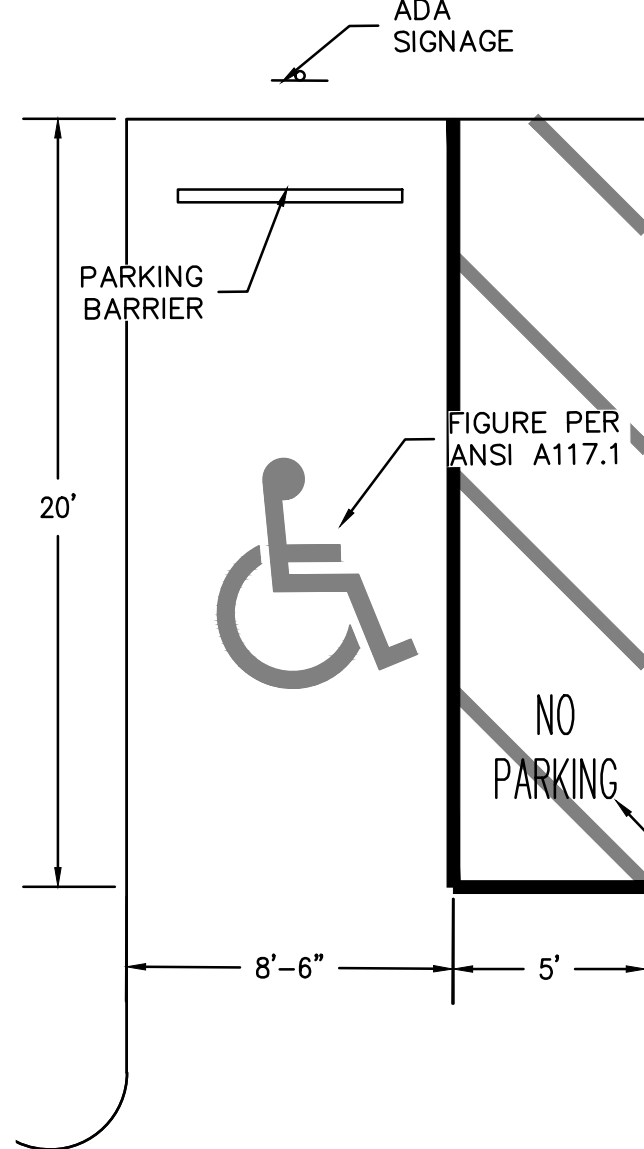
PROJECT NAME
PAINTED ROCK

PROJECT NUMBER
PROJECT PROGRESS CONCEPT
DRAWN BY REH
CHECKED BY REH / REH
DATE DEC. 22, 22
SCALE AS NOTED
SHEET

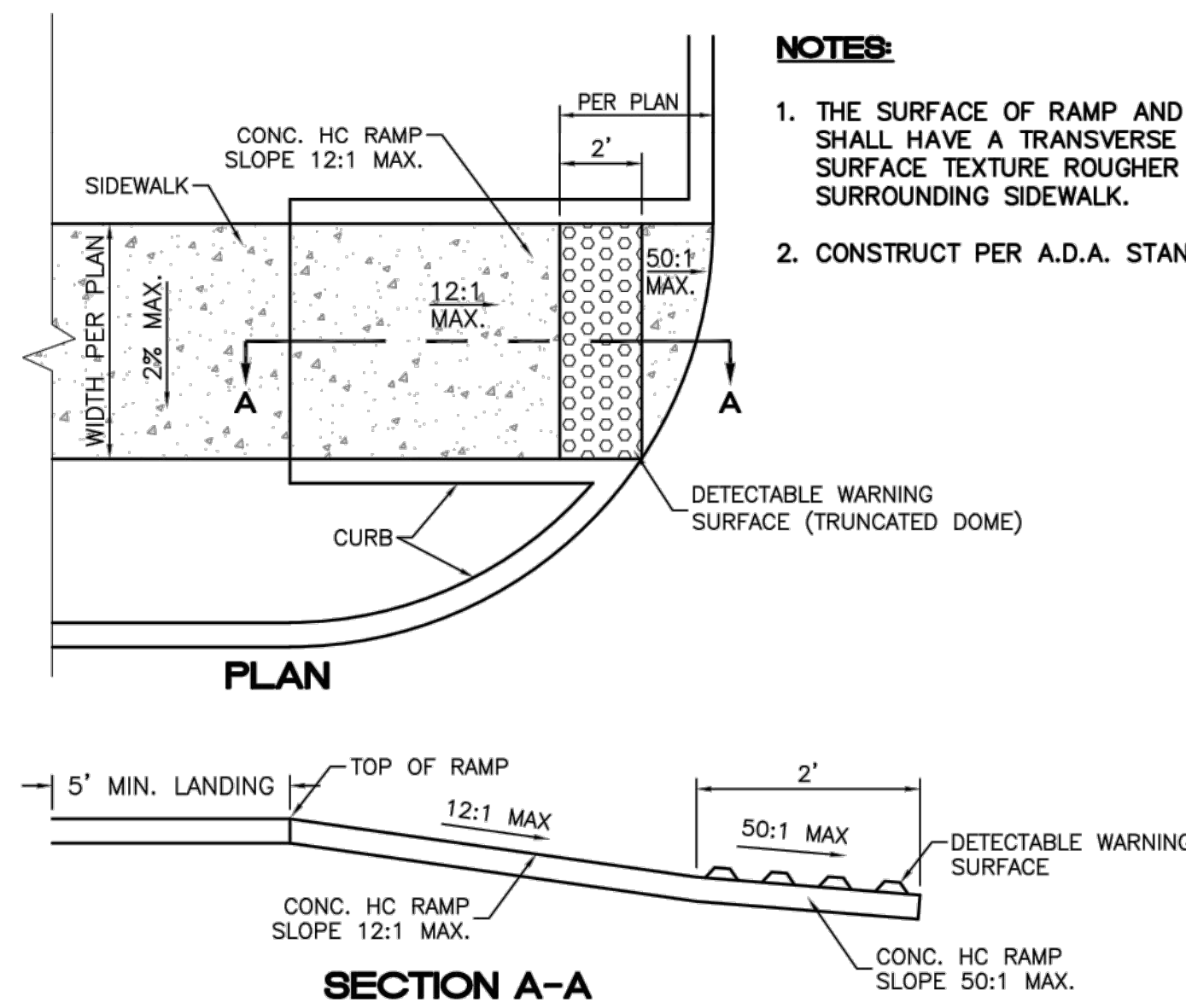
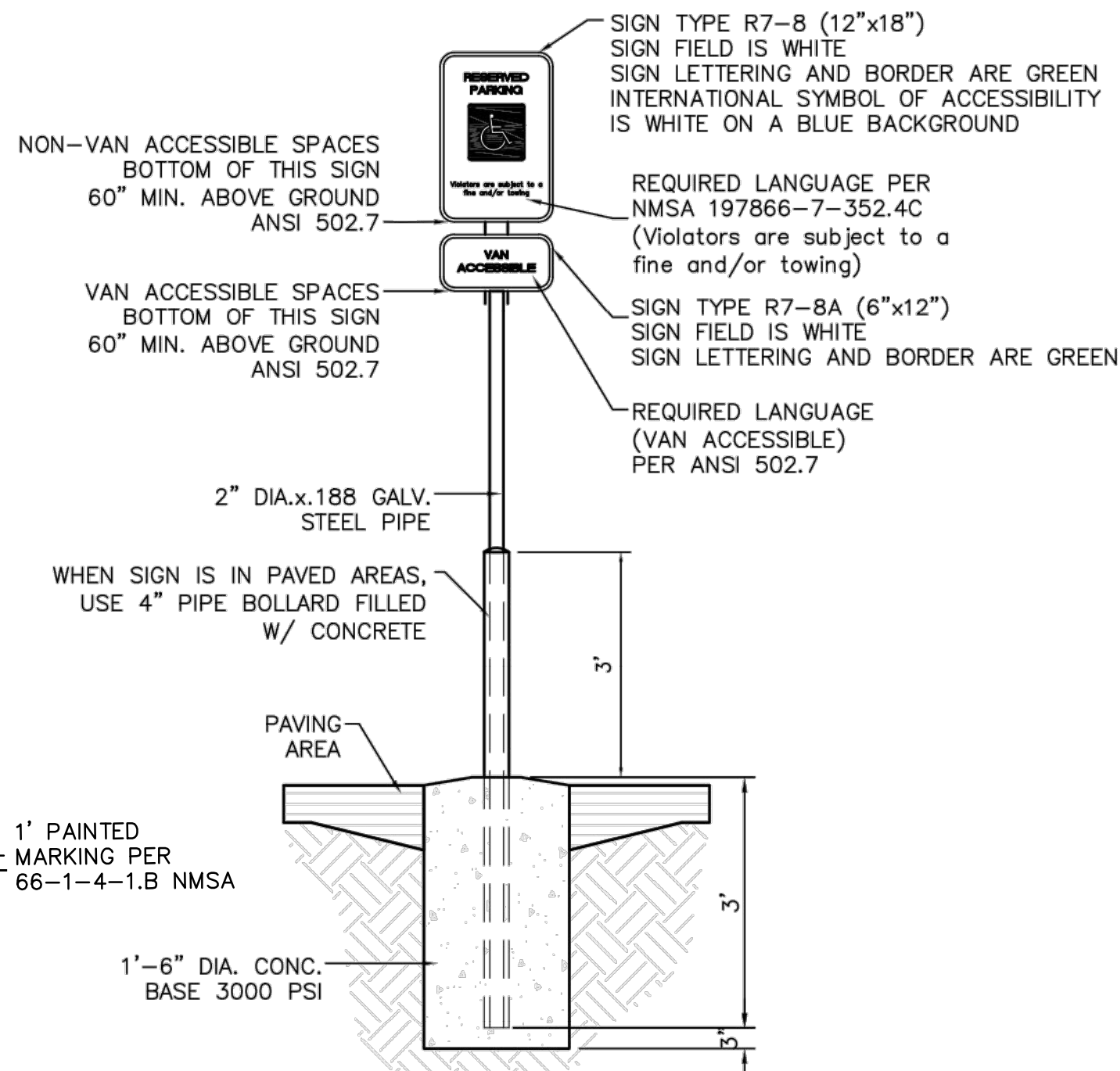
TCL



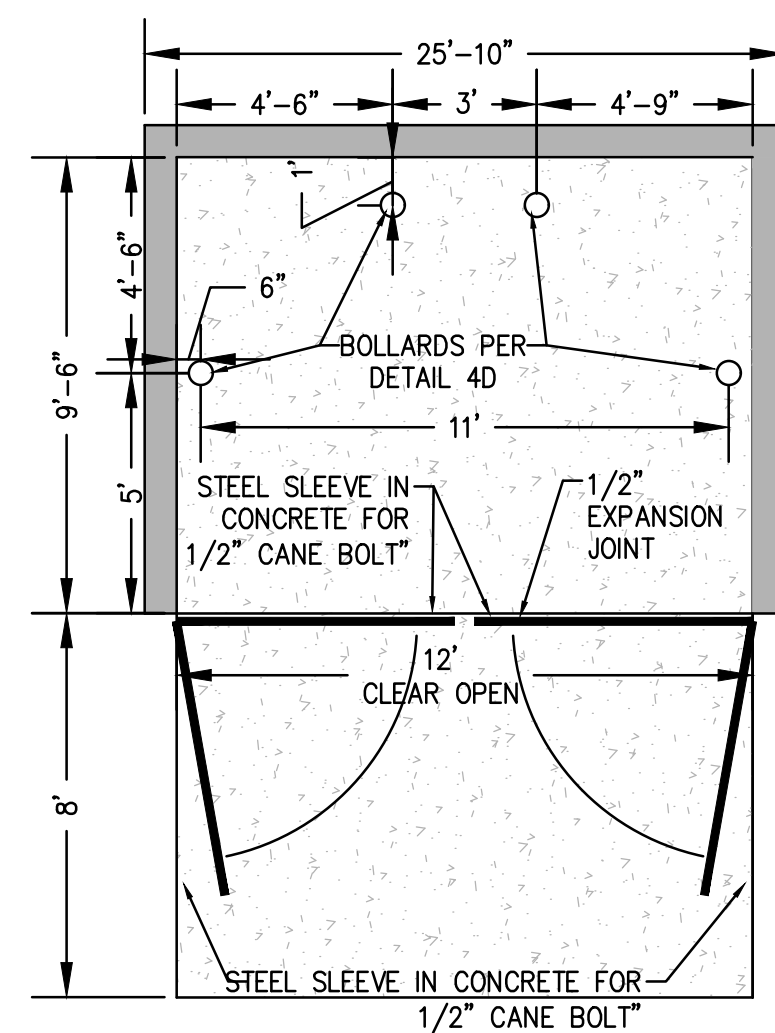
1 ADA PARKING DETAIL
Scale: 1"=5'



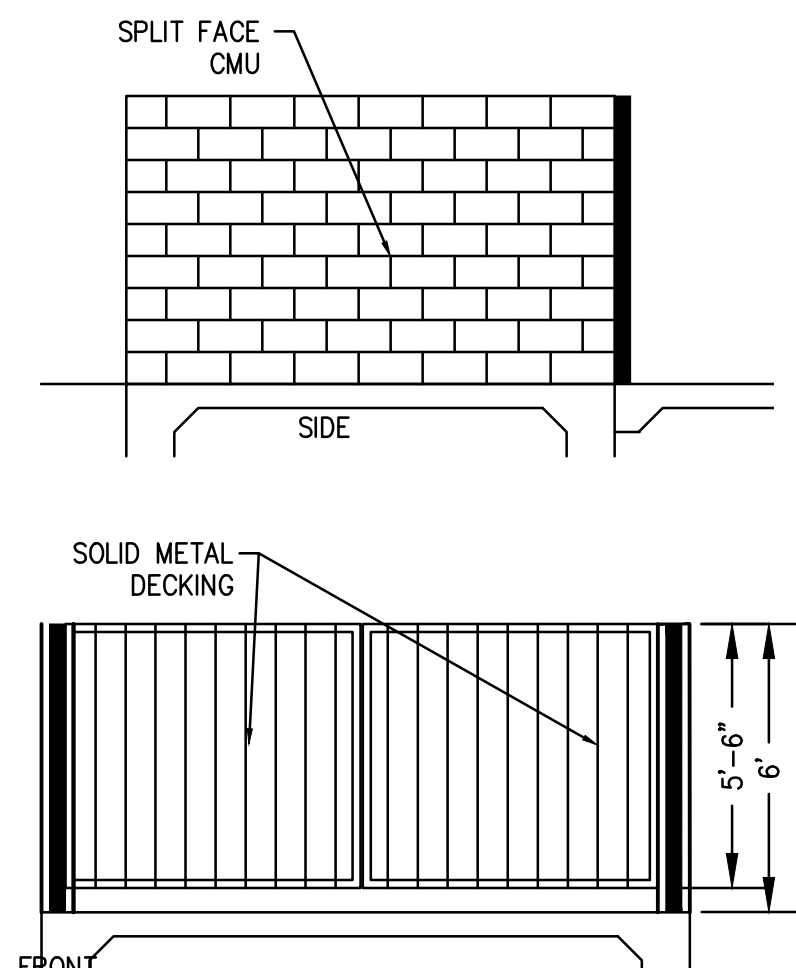
2 ADA SIGNAGE DETAIL
Scale: NTS



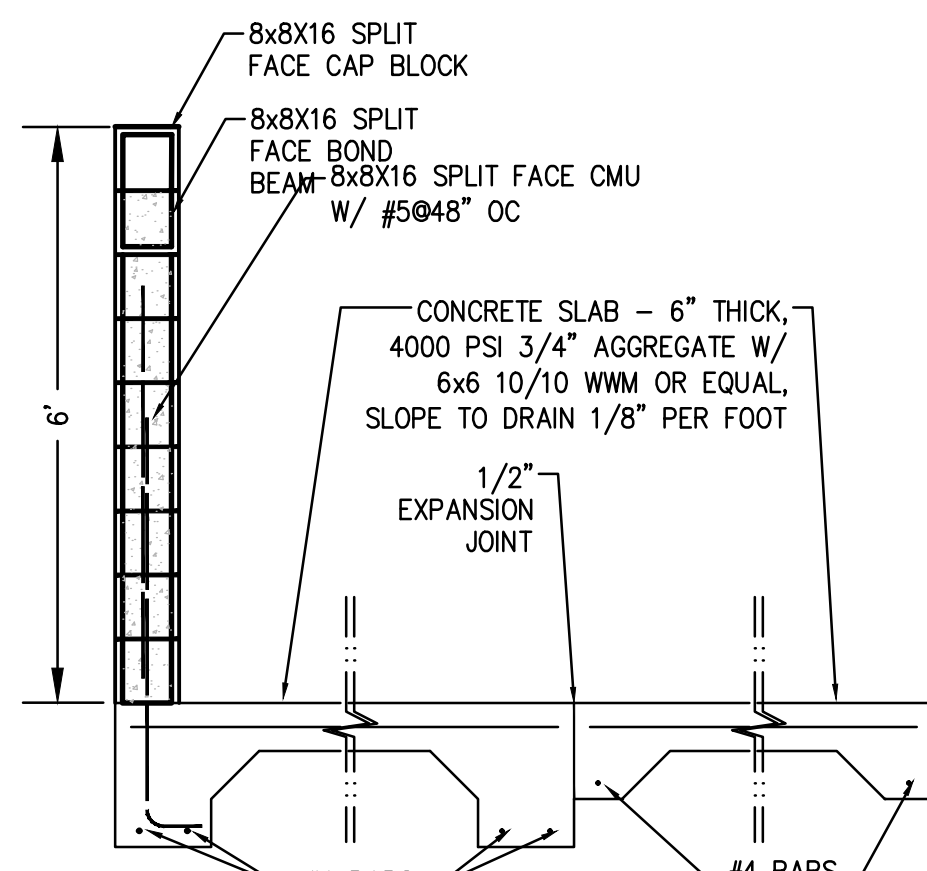
3 ADA RAMP DETAIL
Scale: NTS



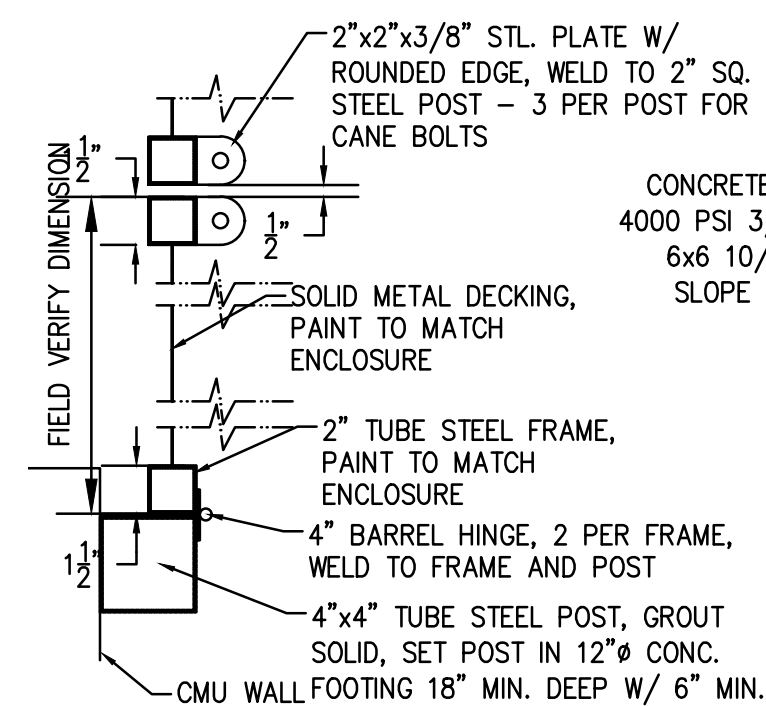
5 REFUSE ENCLOSURE
Scale: 1/4"=1'



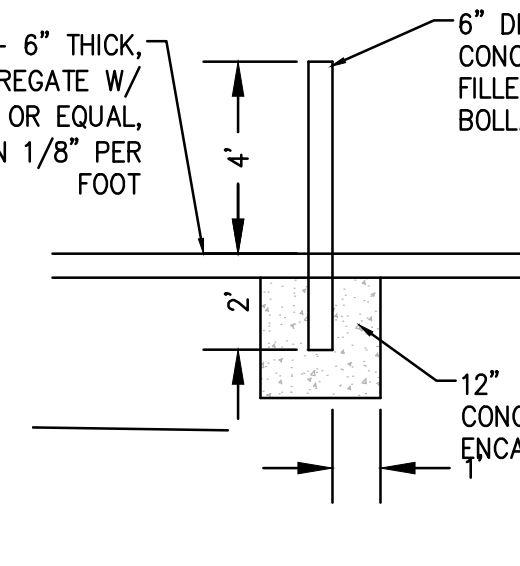
5A ENCLOSURE ELEVATIONS
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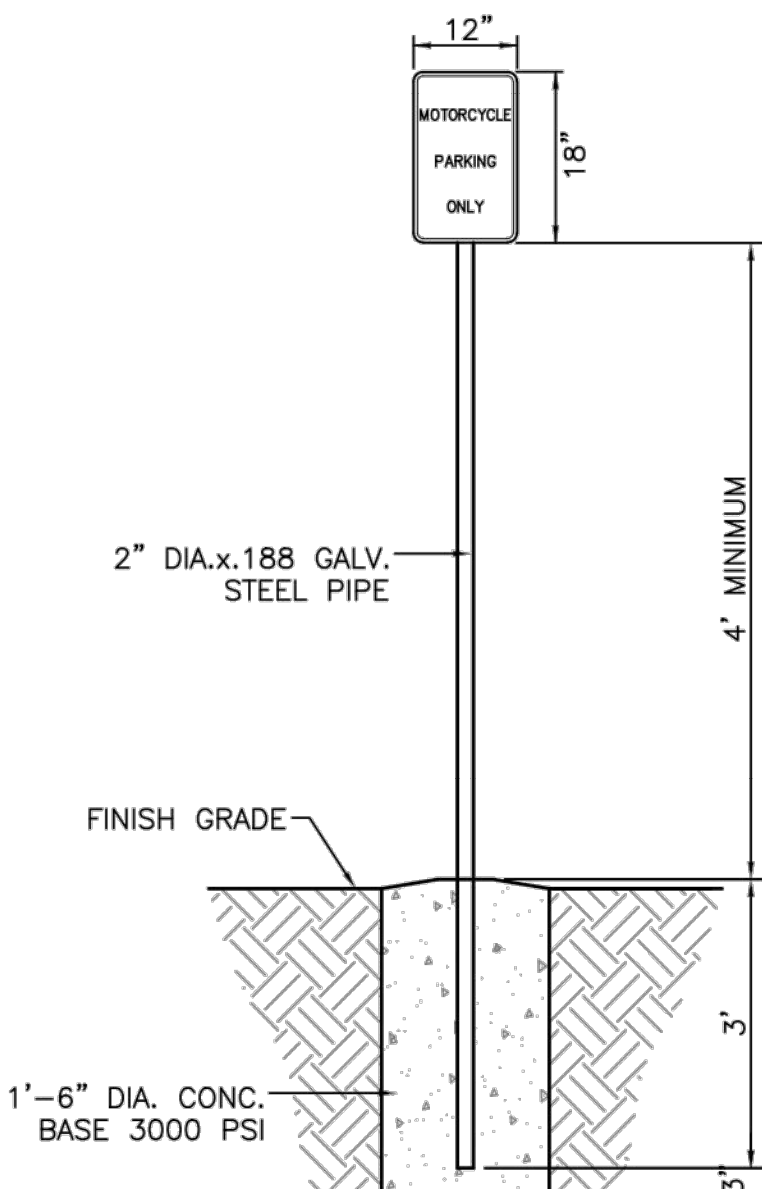
5B ENCLOSURE SLAB
Scale: 1/2"=1'



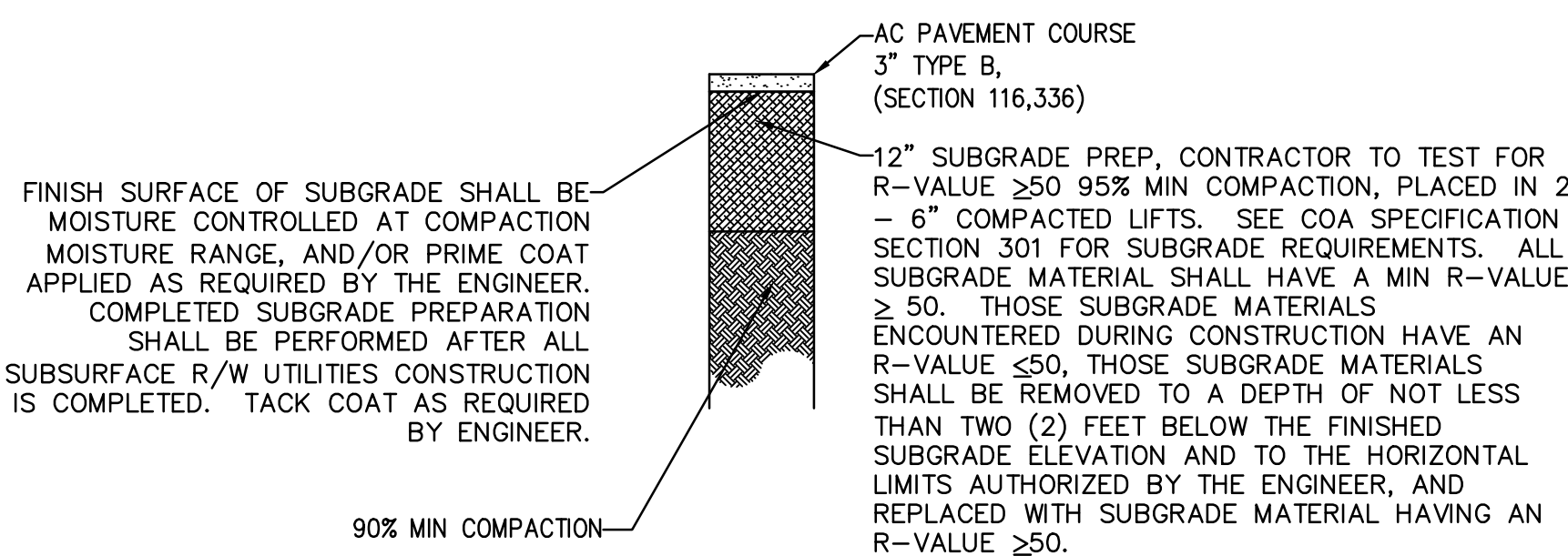
5C ENCLOSURE GATE
Scale: 1-1/2"=1'



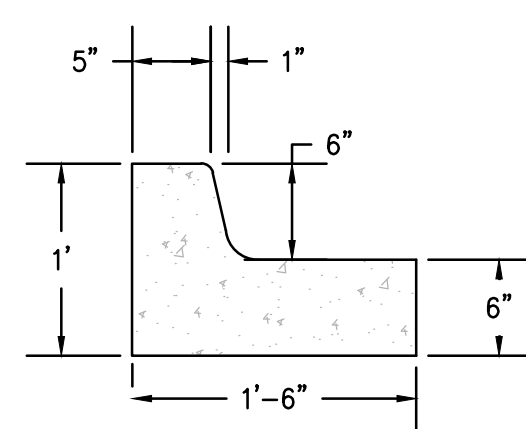
5D BOLLARD
Scale: 1/4"=1'



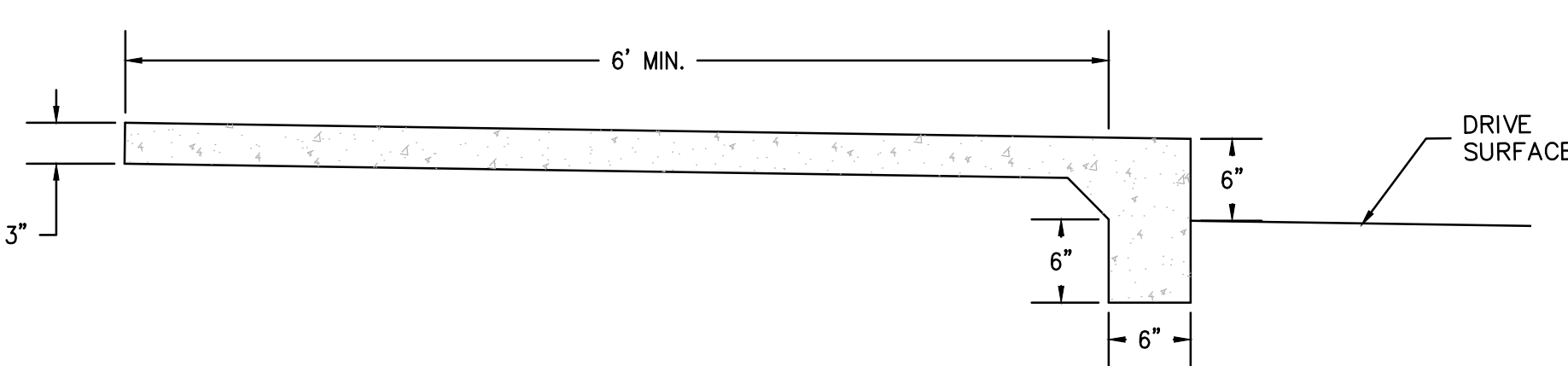
6 MOTORCYCLE PARKING SIGN
Scale: NTS



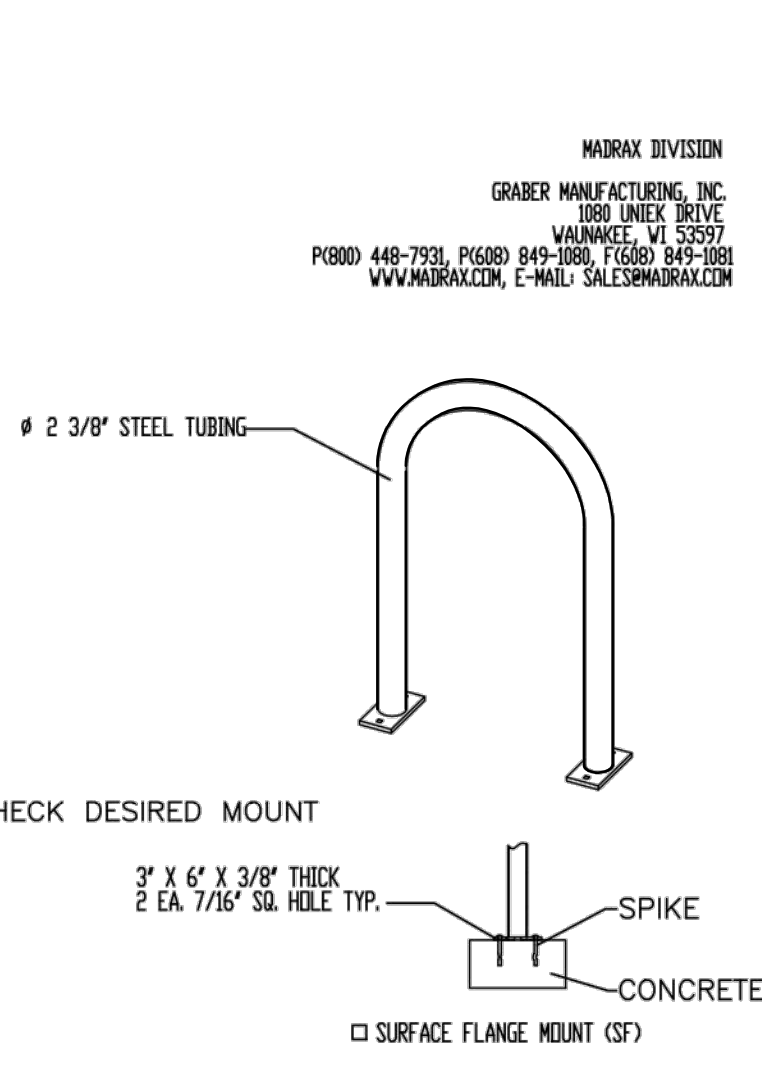
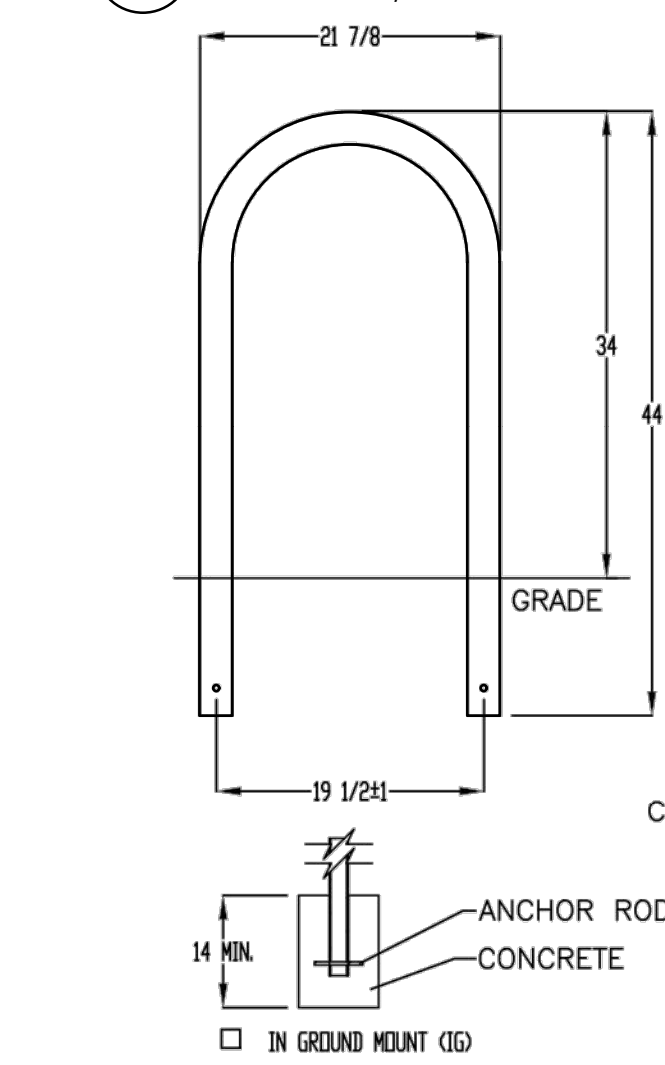
7 ASPHALT SECTION
NTS



8 CURB DETAIL
Scale: 1"=1'



9 MONOLITHIC SIEWALK / CURB DETAIL
Scale: 1"=1'



10 BIKE RACK DETAIL
Scale: NTS

PRODUCT: 11238-1065F
DESCRIPTION: 1" BIKE RACK
2" BIKE, SURFACE OR IN GROUND MOUNT
DATE: 10-4-18
ENG: SNC
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PROJECT ADDRESS
**3031 PAINTED ROCK N.W.
ALBUQUERQUE, NM**

PROJECT NUMBER
SP2

PROJECT NAME
PAINTED ROCK

PROJECT NUMBER
CONCEPT

PROJECT NAME
REH

PROJECT NAME
REH / REH

DATE
APRIL 11, 22

SCALE
AS NOTED

SHEET
SP2

PROJECT ADDRESS
**3031 PAINTED ROCK N.W.
ALBUQUERQUE, NM**

PROJECT NAME
PAINTED ROCK

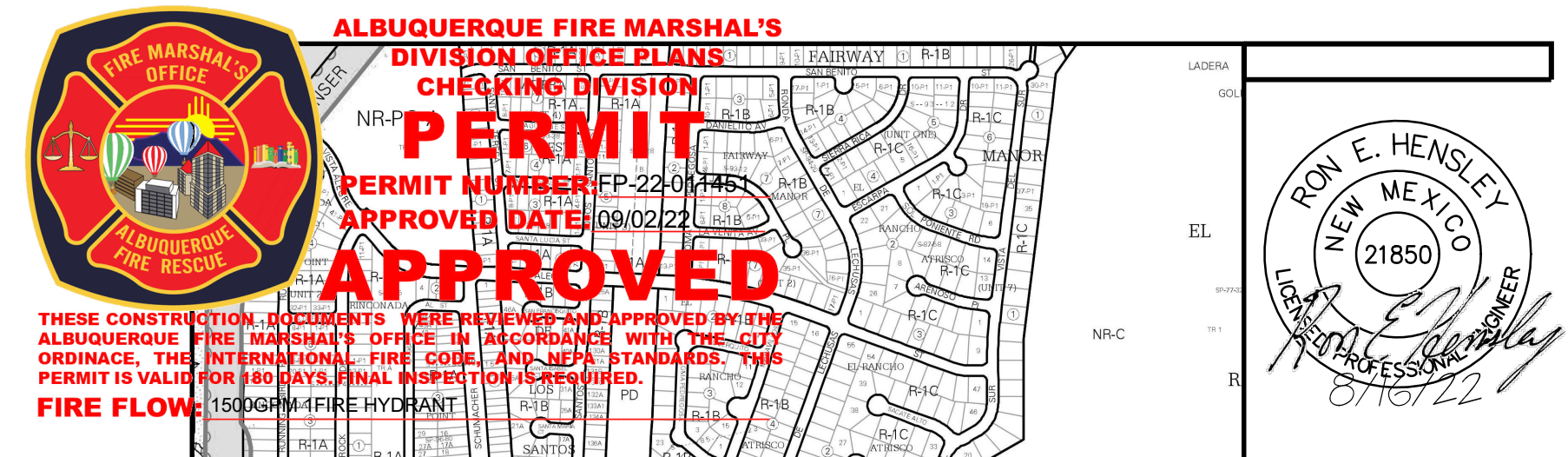
PROJECT NAME
REH

PROJECT NAME
REH / REH

DATE
APRIL 11, 22

SCALE
AS NOTED

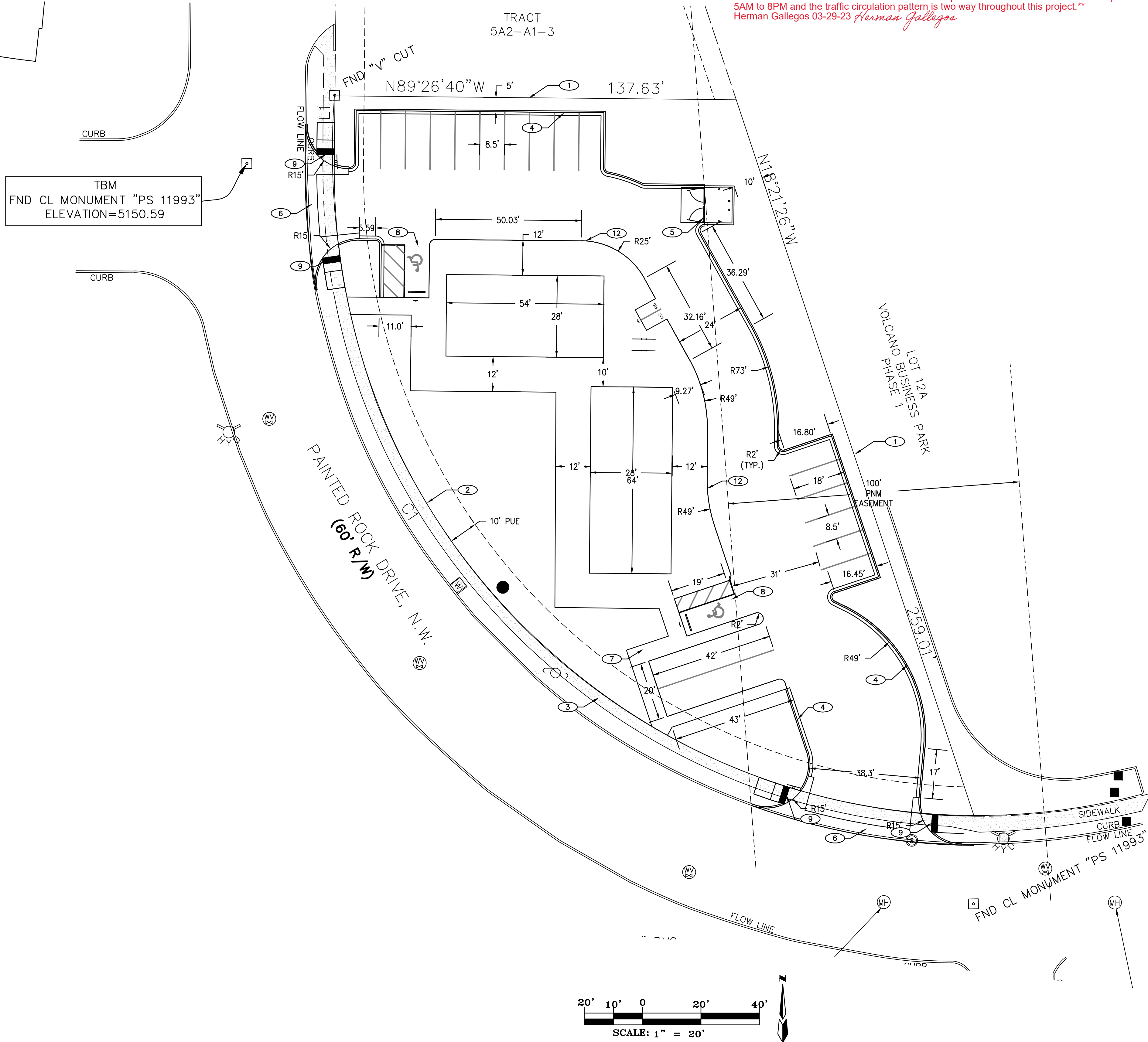
SHEET
SP2



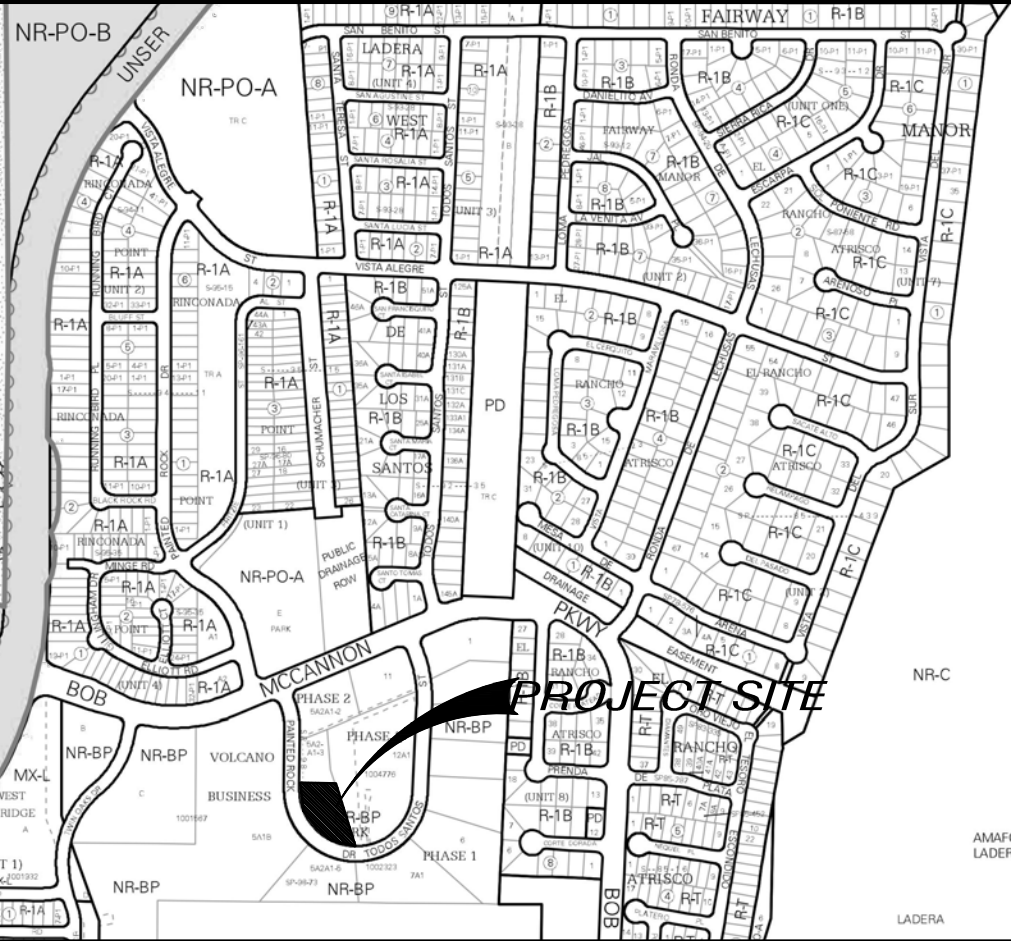
1. ASPHALT PAVING WITH 75,000 LB CAPACITY
2. CONCRETE CURB, PAINT RED, WHITE PAINT STENCIL 'NO PARKING' 'FIRE LANE' AT 20' O.C.
3. EXISTING FIRE HYDRANT
4. PREMISES STREET ADDRESS 4" HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFD 2015, SEC. 505

Office: (505) 296-7100
Fax: (505) 296-7105

TIRE 1



SITE DATA	
LOCATION	3301 PAINTED ROCK RD. N.W. ALBUQUERQUE, NM
LEGAL DESCRIPTION	TRACT 5A2-A1-4 VOLCANO BUSINESS PARK PHASE 2
CURRENT ZONING	NR-BP
ZONE ATLAS PAGE	G-10
BUILDING CONSTRUCTION	V-B
APPLICABLE CODE	2015 IBC / IFC
TOTAL LOT AREA	(0.769 AC) 33,498 SF
MAX. BUILDING HEIGHT ALLOWED	30 FEET
MAX. BUILDING HEIGHT	30 FEET
BUILDING FOOTPRINT AREA	3,304 SF
NET LOT AREA (LOT AREA - BUILDING AREA)	30,194 SF
NUMBER OF UNITS	2 BUILDINGS
LANDSCAPE AREA	4,996 SF
LANDSCAPE W/O TREES AND SHRUBS	5,057 SF
TOTAL LANDSCAPE AREA	10,053 SF
TOTAL LANDSCAPE % OF TOTAL LOT AREA	30%
PAVED AREA	13,935 SF
REQUIRED PARKING COMMERCIAL SERVICES 3/1000 SQ.FT.=9 SPACES	
PARKING PROVIDED	20 SPACES
	16 STANDARD SPACES
	2 TRUCK SPACES
REQUIRED ADA PARKING	1 SPACES (1 VAN)
PROVIDED ADA PARKING	2 SPACES (1 VAN)
REQUIRED MC PARKING	1 SPACE
PROVIDED MC PARKING	2 SPACES
REQUIRED BICYCLE PARKING	3 SPACES
PROVIDED BICYCLE PARKING	4 SPACES



- VICINITY MAP G-10-Z**
- GENERAL NOTES**
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS
 - CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.
 - WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
 - SITE LIGHTING - LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
 - SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT
- KEYED NOTES**
- PROPERTY LINE
 - RIGHT OF WAY
 - EXISTING 4' SIDEWALK
 - NEW CONCRETE CURB PER SP 2-SITE DETAILS
 - DUMPSTER ENCLOSURE PER SP 2-SITE DETAILS AND CABQ. REQUIREMENTS
 - NEW CURB RETURN DRIVEWAY ENTRANCE PER CABQ SPECIFICATIONS
 - 6' CONC. SIDEWALK WITH 1.5% (2% MAX) CROSS SLOPE PER SP2-SITE DETAILS
 - ADA PARKING PER SP 2-SITE DETAILS
 - HANDICAP RAMP W/TRUNCATED DOME SURFACE PER SP2-SITE DETAILS
 - PREMISES STREET ADDRESS 4" HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFC 2015, SEC. 505
 - STANDARD PARKING SPACE (TYP.) PER TCL 1-TRAFFIC CIRCULATION LAYOUT
 - SIDEWALK / CURB PER SP 2-SITE DETAILS

THE group
THE HENSLEY ENGINEERING GROUP
300 BRANDING IRON RD. SE
RIO RANCHO, NEW MEXICO 87124
Phone: (505) 410-1622

DEVELOPMENT MANAGEMENT CONSULTANTS
PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS

9320 Menaul Blvd. NE, ste. D
Albuquerque, NM 87112

Office: (505) 296-7100
Fax: (505) 296-7105

RON E. HENSLEY
NEW MEXICO
21850
PROFESSIONAL ENGINEER
021223

1. THIS SET OF DRAWINGS EXIST AS A WHOLE. IF THE SOLE CONTRACTOR INVOLVED IN THE DRAWINGS AS SUCH, EACH SHEET DRAWING IS TO BE USED IN ACCORDANCE WITH THE PROJECT'S DISCIPLINE. 2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN DRAWING TO VERIFY OR DESIGN DIMENSIONS IS NOT RECOMMENDED.

PROJECT ADDRESS: **3031 PAINTED ROCK N.W. ALBUQUERQUE, NM**

CLIENT'S NAME: **PAINTED ROCK**

DRAWING NAME: **SITE PLAN**

PROJECT NUMBER: **CONCEPT**

DRAWN BY: **REH**

CHECKED BY: **REH / REH**

DATE: **DEC. 22, 22**

SCALE: **AS NOTED**

SHEET: **SP1**