

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 25, 2023

Ron E. Hensley, P.E.
The Hensley Engineering Group
300 Branding Iron Rd. SE
Rio Rancho, NM 87124

**Re: Petroglyph Plumbing
3031 Painted Rock NW
Traffic Circulation Layout
Engineer's Stamp 03-22-23 (G10-D029)**

Dear Mr. Hensley,

The TCL submittal received 03-31-2023 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

When the site construction is completed and an inspection for 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, the TCL, and a completed Drainage and Transportation Information Sheet to the PLNDRS@cabq.gov 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.

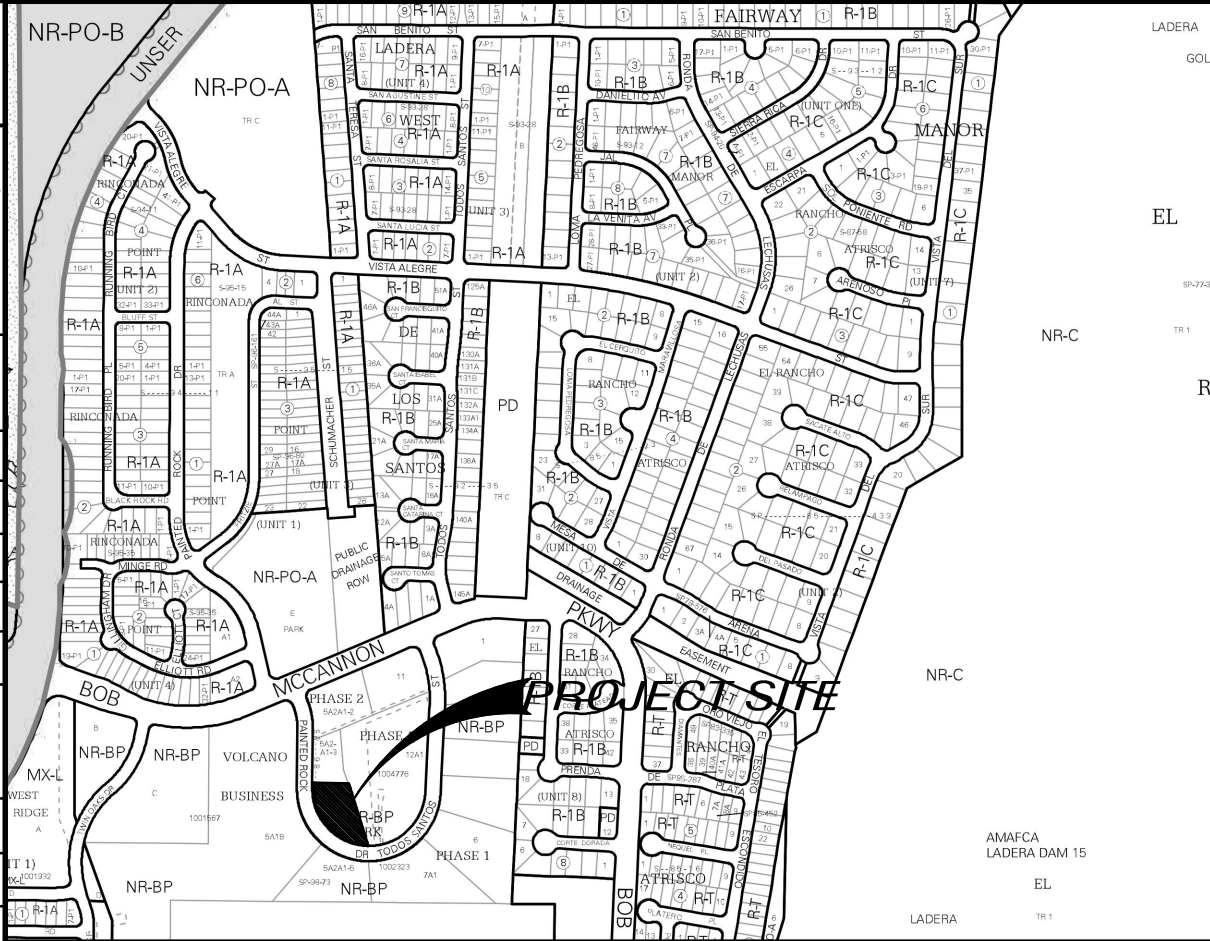
Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



SITE DATA	
LOCATION	3301 PAINTED ROCK RD. NW 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
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



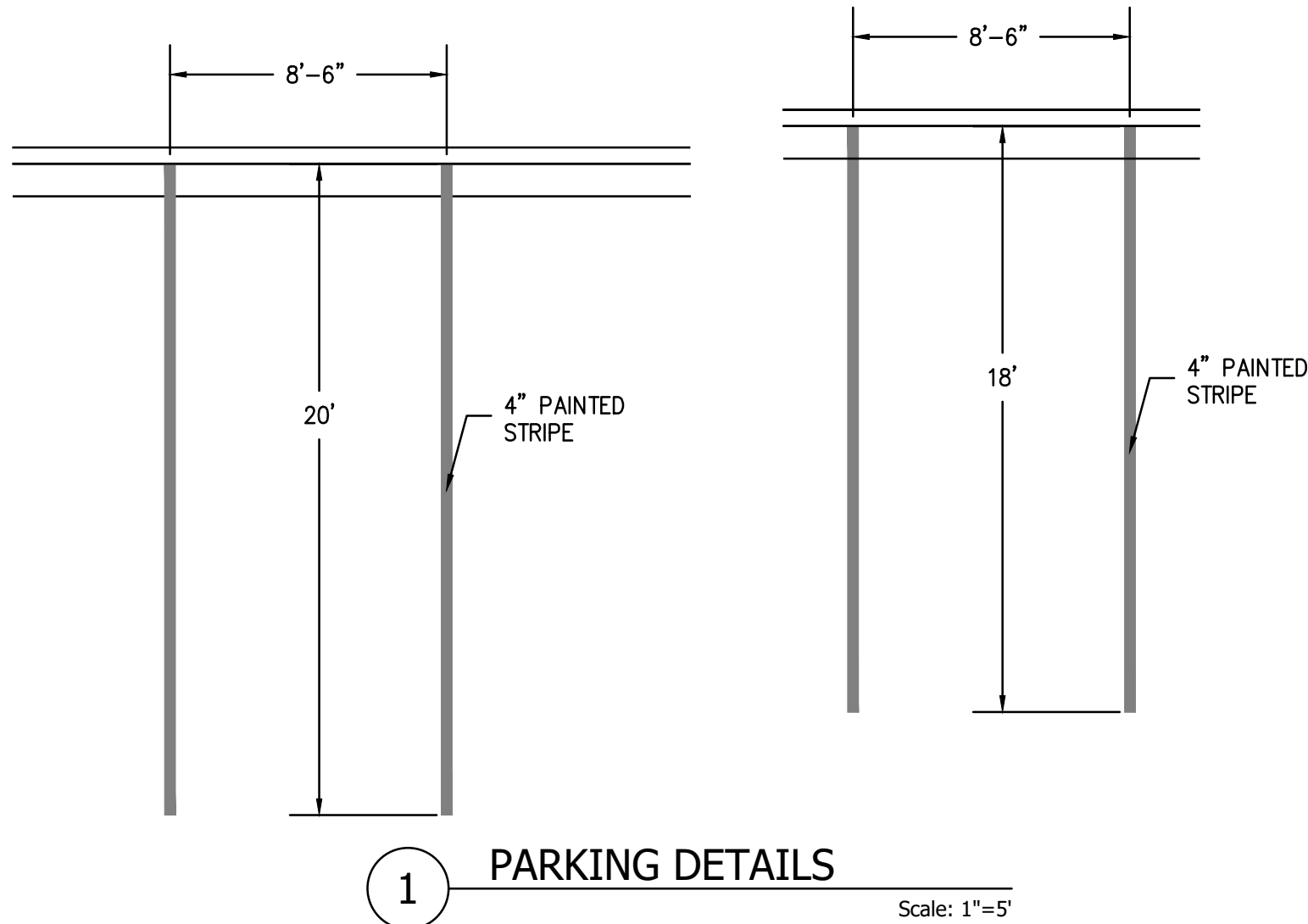
VICINITY MAP G-10-Z

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 UNLESS OTHERWISE NOTED
- 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-WAY
- E. SEE GEOTECHNICAL 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

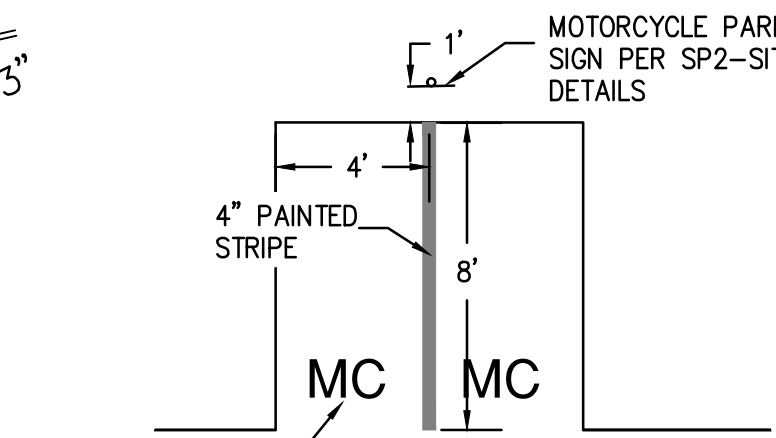
KEYED NOTES

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



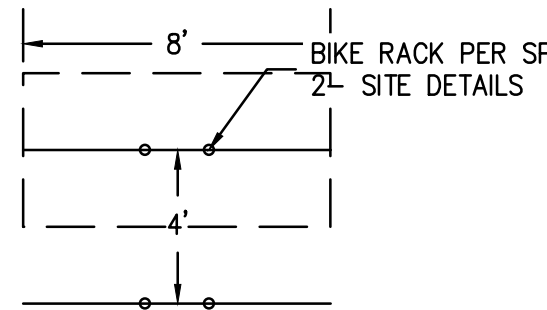
PARKING DETAILS

Scale: 1"=5'



MOTORCYCLE PARKING DETAIL

Scale: 1"=5'



BICYCLE PARKING DETAIL

Scale: 1"=5

DEVELOPMENT MANAGEMENT CONSULTANTS

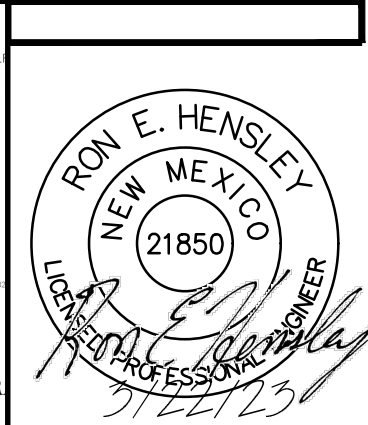
PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS

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

THE
group

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

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



1. THIS SET OF DRAWINGS EXISTS AS A WHOLE. IT IS THE SOLE RESPONSIBILITY OF EACH CONTRACTOR INVOLVED IN THE PROJECT TO REVIEW THESE DRAWINGS AS SUCH. EACH SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES.
2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.

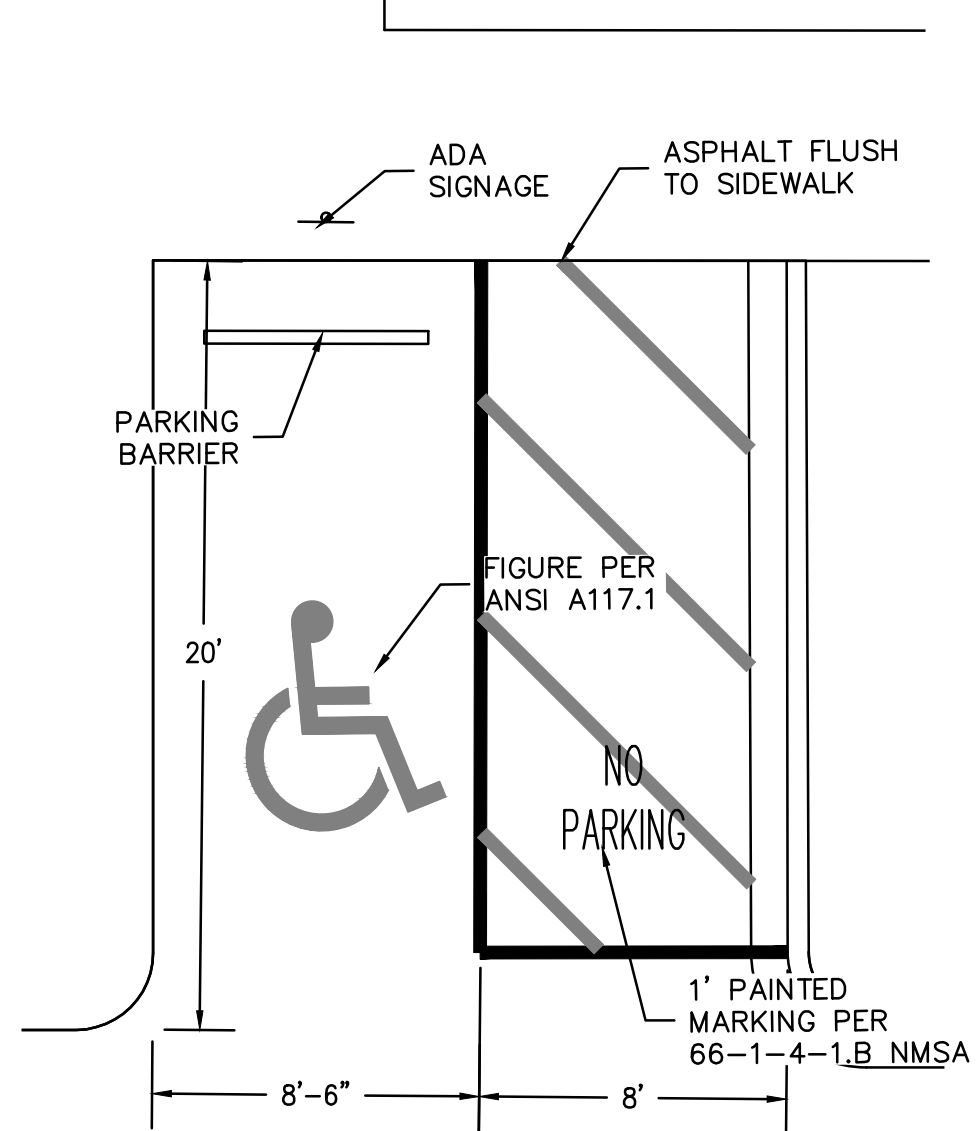
PROJECT ADDRESS: 3031 PAINTED ROCK N.W.
ALBUQUERQUE, NM

DRAWING NAME: **TRAFFIC CIRCULATION AND LAYOUT**

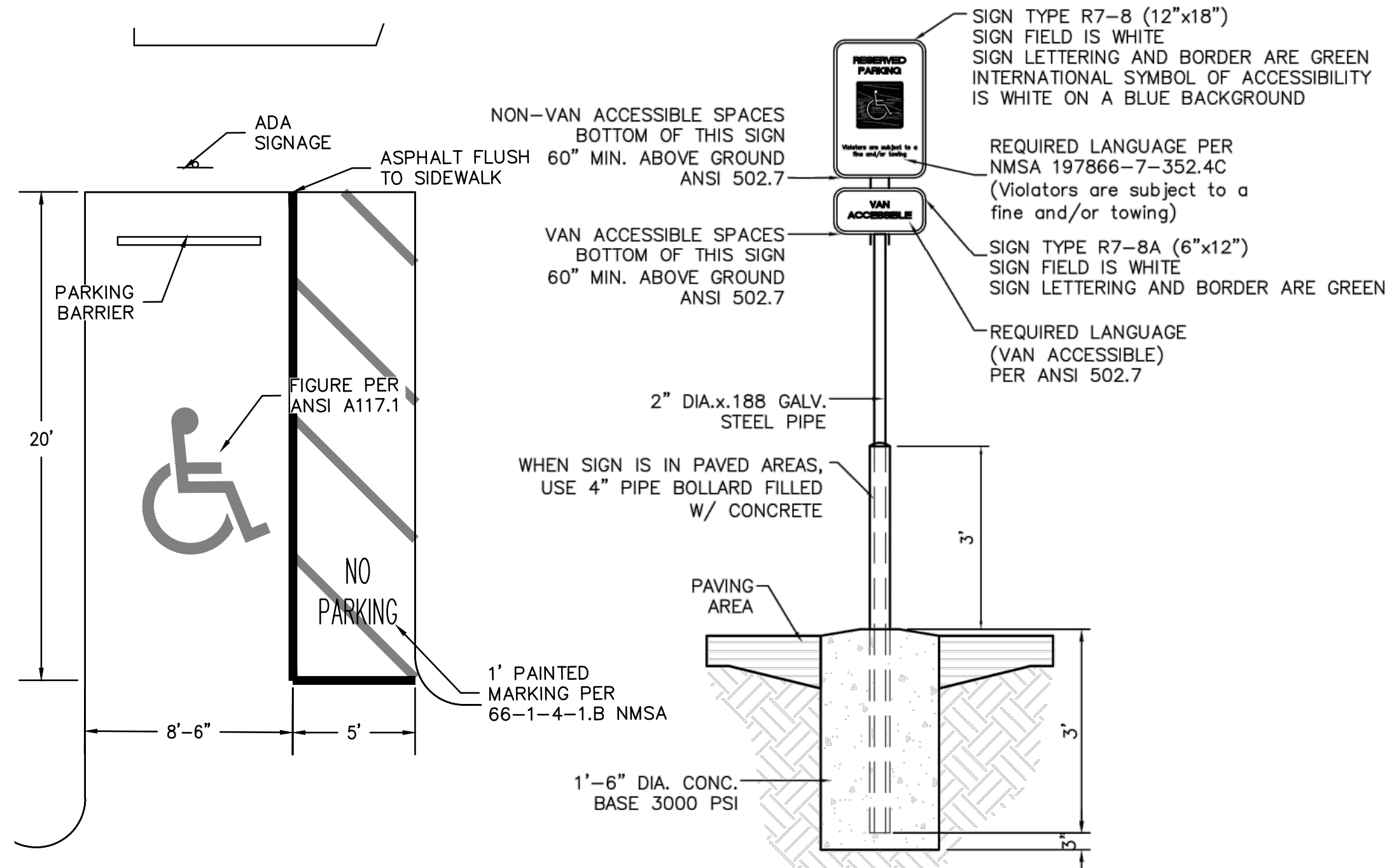
PROJECT NAME- **PAINTED ROCK**

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

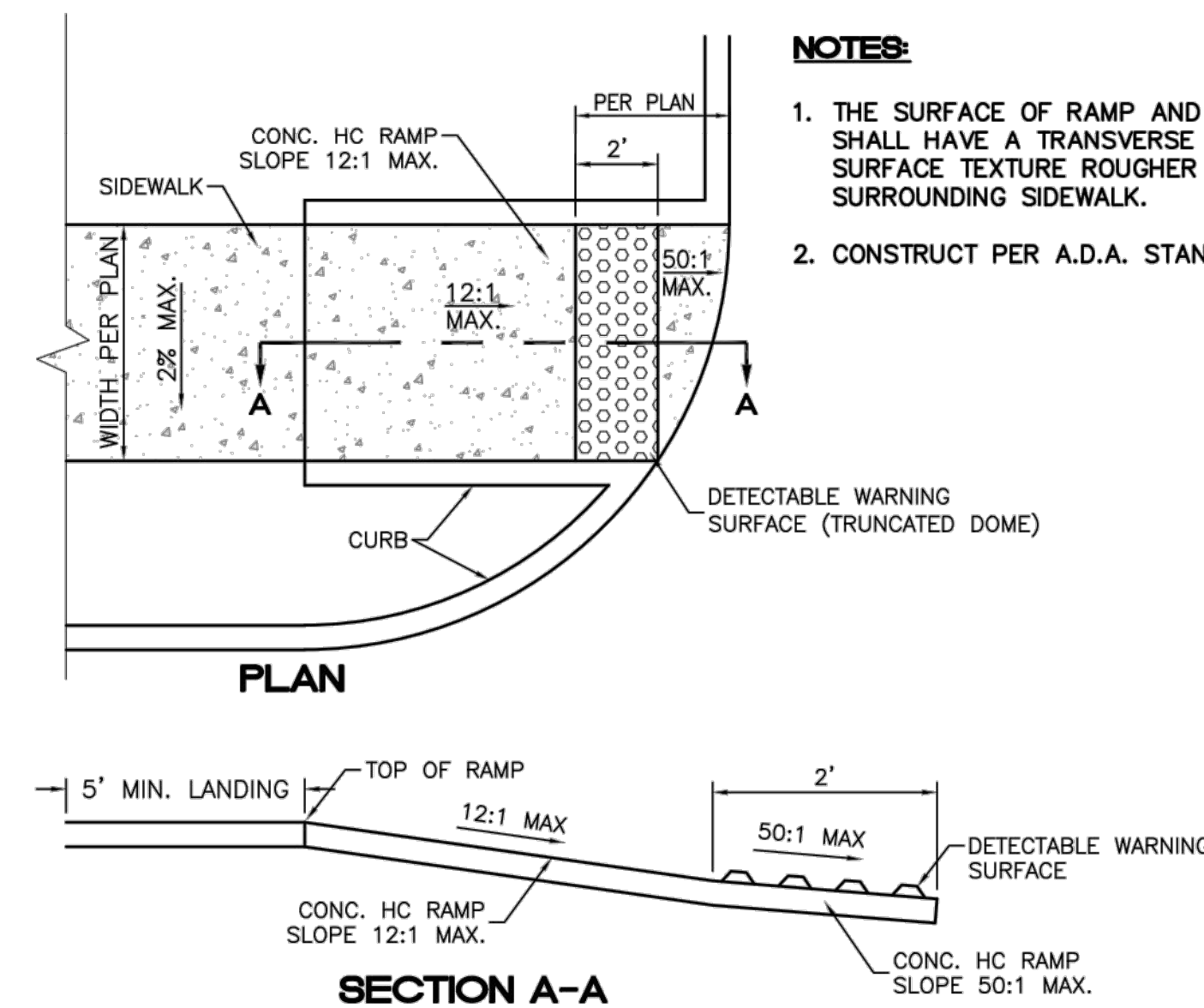
TCL



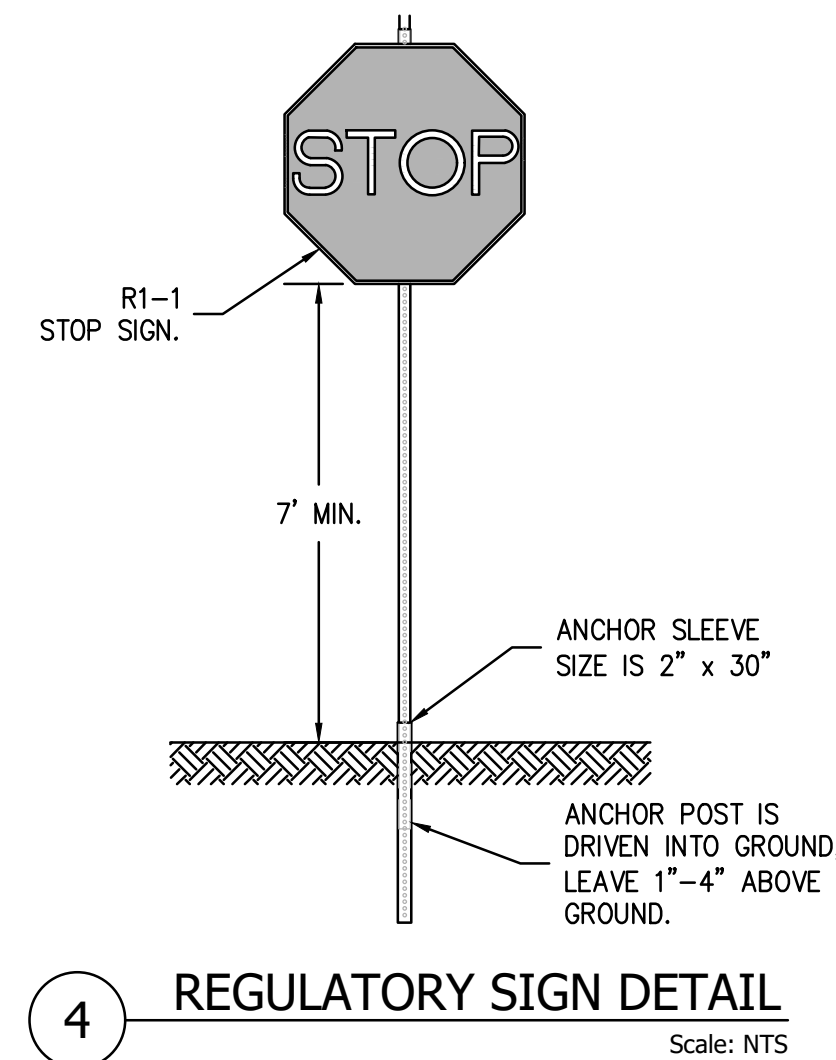
1 ADA PARKING DETAIL
Scale: 1"=5'



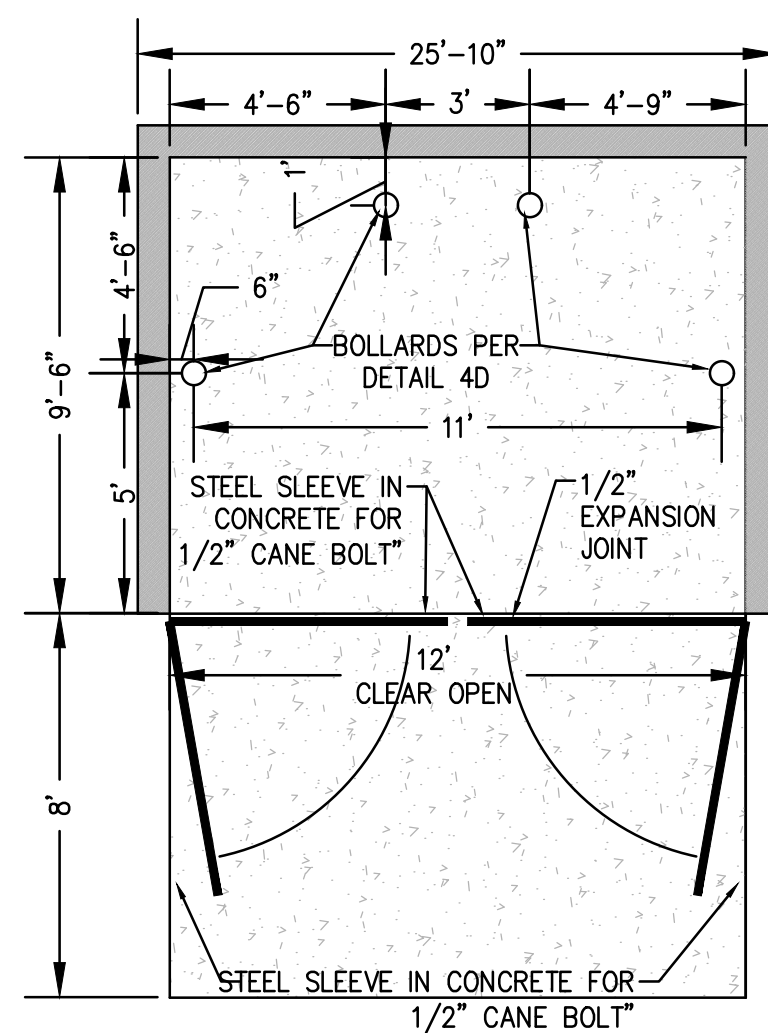
2 ADA SIGNAGE DETAIL
Scale: NTS



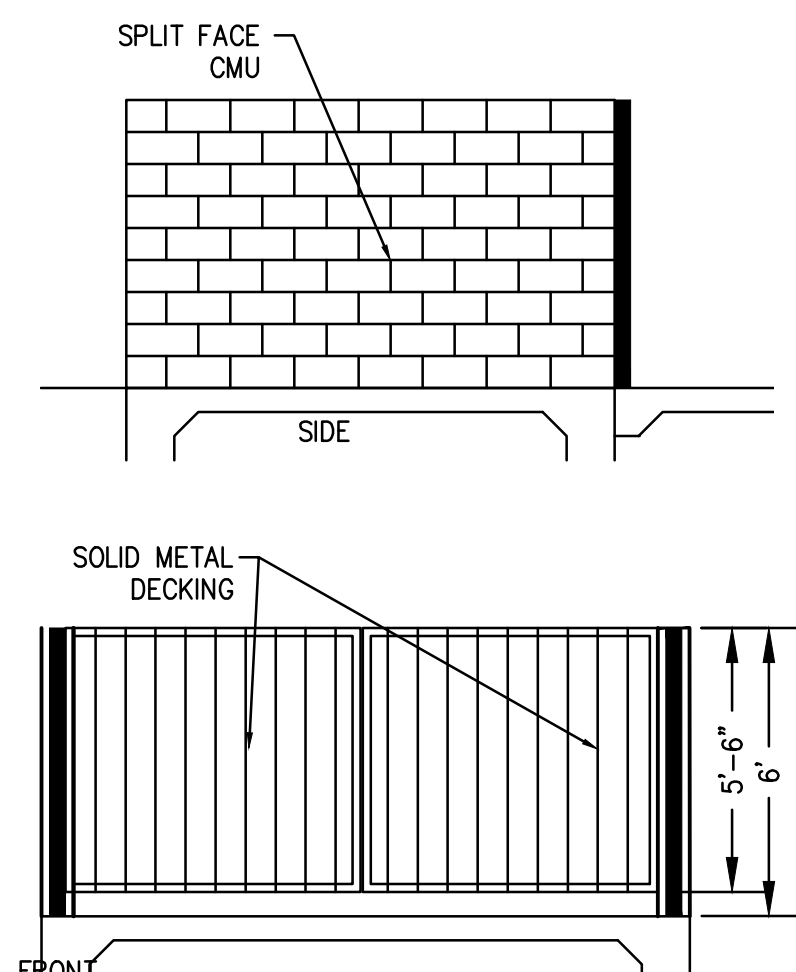
3 ADA RAMP DETAIL
Scale: NTS



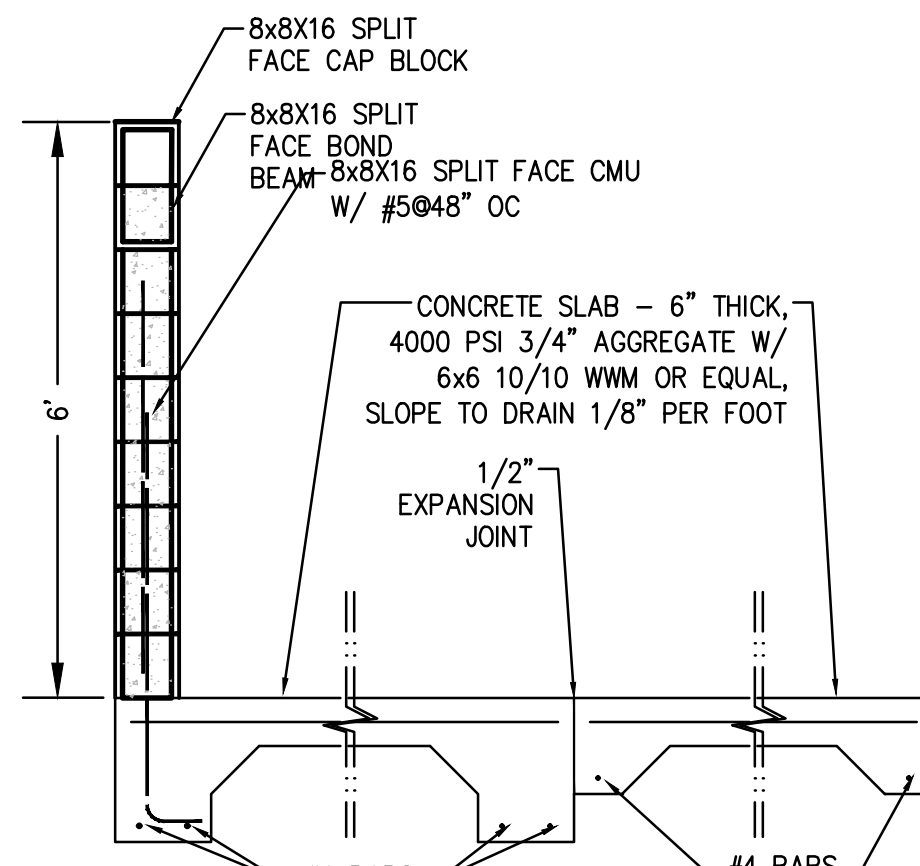
4 REGULATORY SIGN DETAIL
Scale: NTS



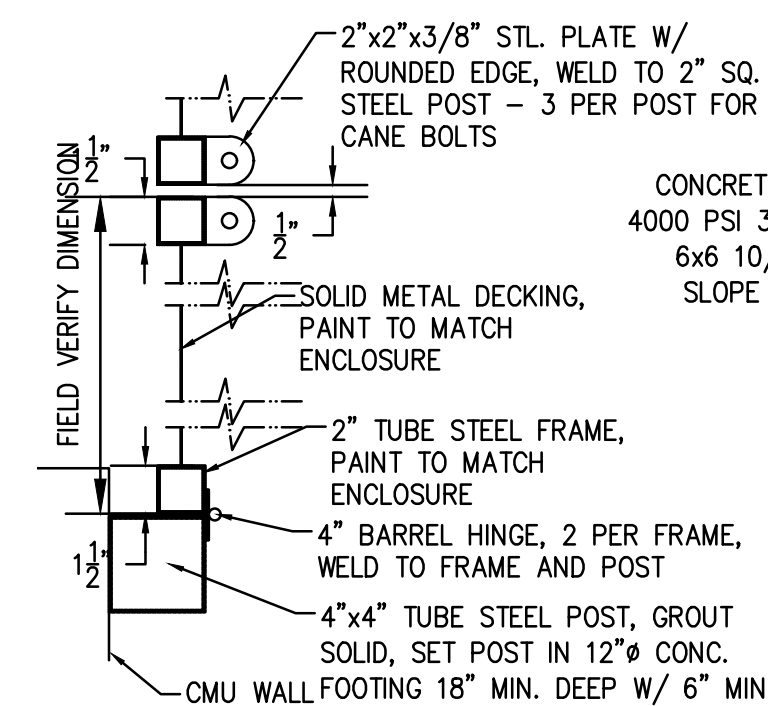
5 REFUSE ENCLOSURE
Scale: 1/4"=1'



5A ENCLOSURE ELEVATIONS
Scale: 1"=5'

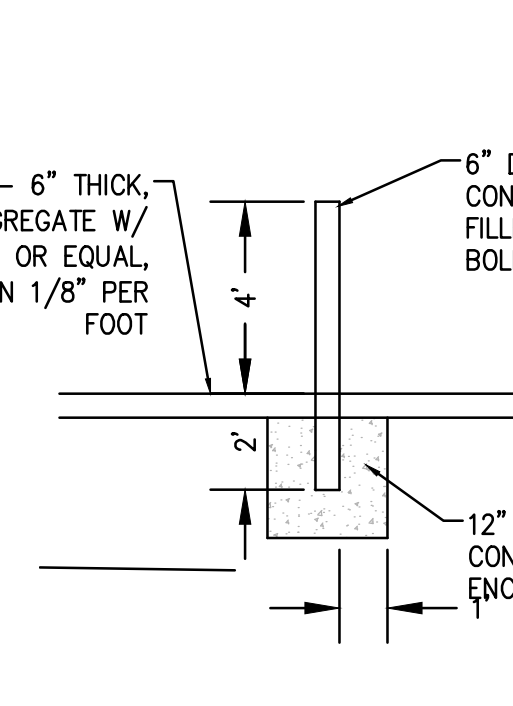


5B ENCLOSURE SLAB
Scale: 1/2"=1'

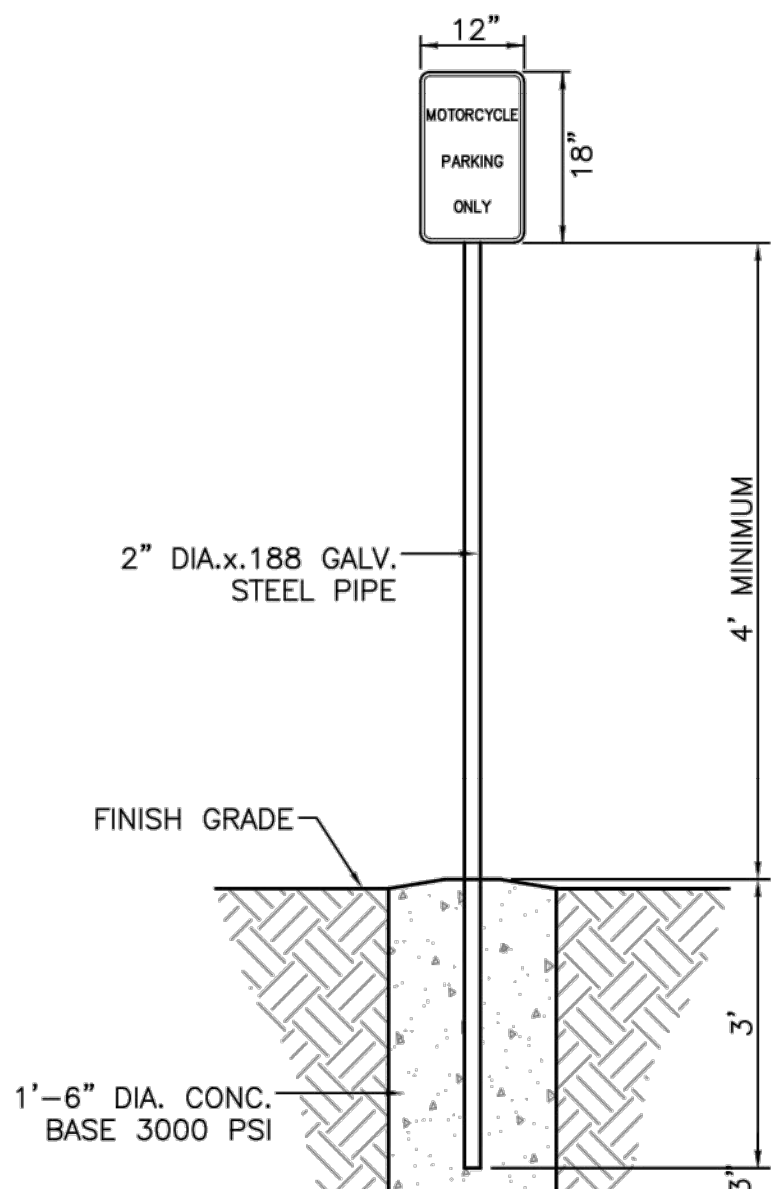


5C ENCLOSURE GATE
Scale: 1-1/2"=1'

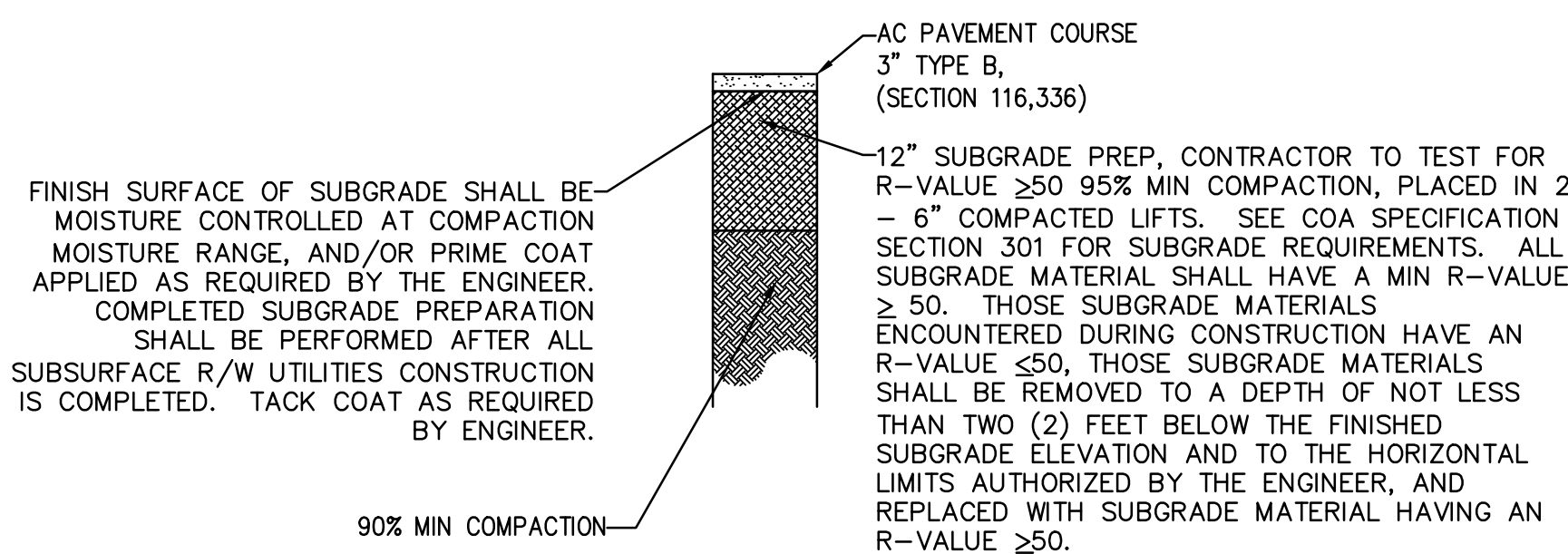
TRAFFIC CIRCULATION
LAYOUT APPROVED
Ernest Armijo 4/25/2023
Signed Date



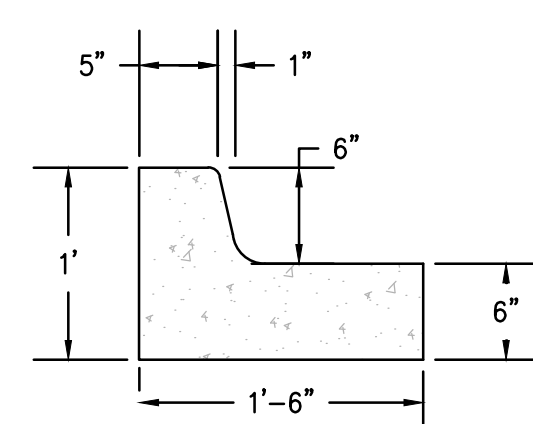
5D BOLLARD
Scale: 1/4"=1'



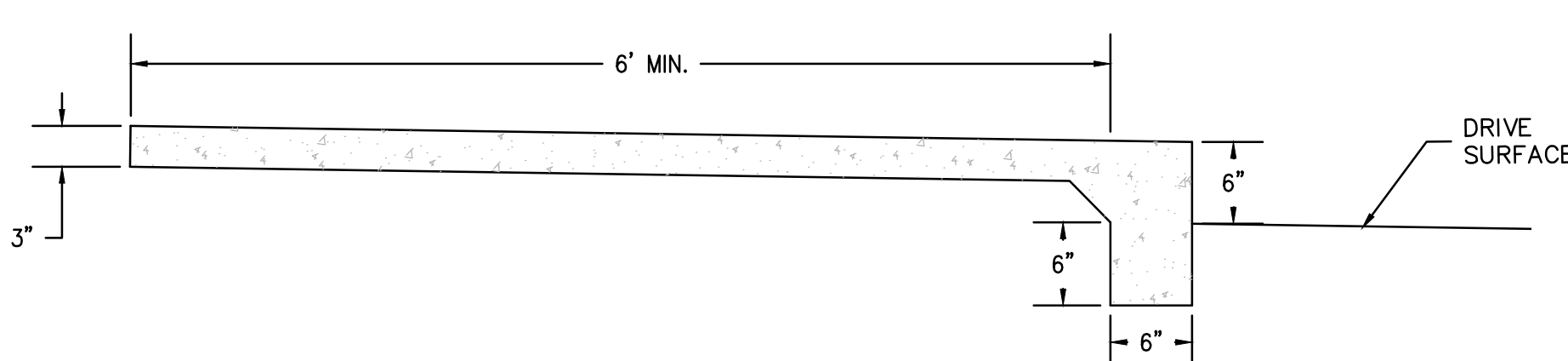
6 MOTORCYCLE PARKING SIGN
Scale: NTS



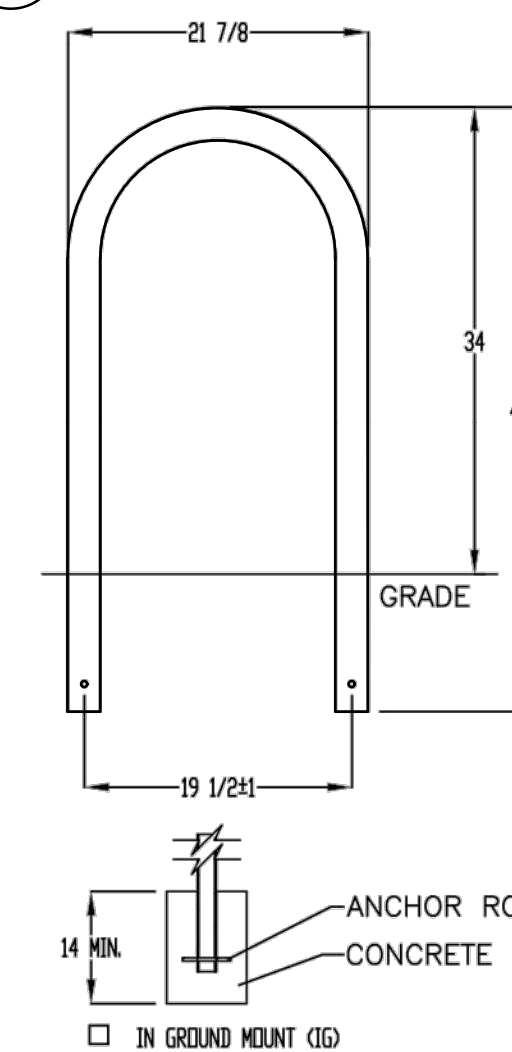
7 ASPHALT SECTION
NTS



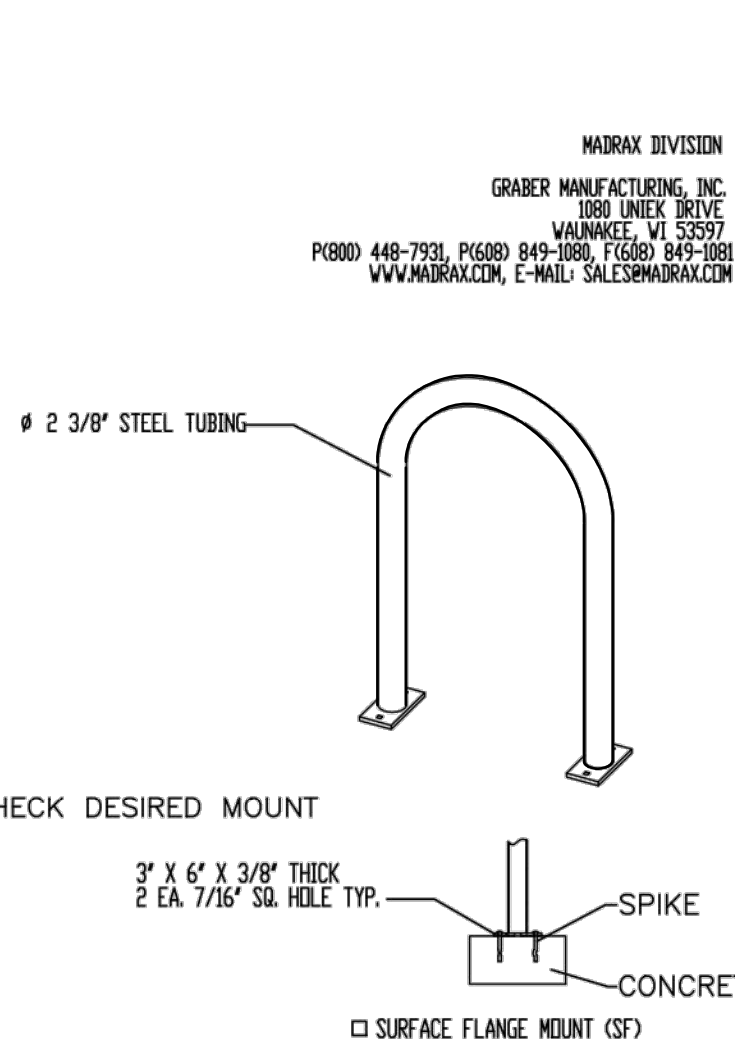
8 CURB DETAIL
Scale: 1"=1'



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



PRODUCT: 11238-106SF
DESCRIPTION: 1" BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT
DATE: 10-4-18
ENG: SNC
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NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR FINISH. SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
BIKE RACK DETAIL
Scale: NTS

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

PROJECT NUMBER:
SP2

PROJECT PROGRESS:
CONCEPT

DRAWN BY:
REH

CHECKED BY:
REH /

APPROVED BY:
REH

DATE:
APRIL 11, 22

SCALE:
AS NOTED

SHEET:
SP2

PROJECT NAME:
PAINTED ROCK