TRAFFIC CIRCULATION LAYOUT APPROVED

12/8/15 Date

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC Permit approval and Work Order required.

SITE INFORMATION

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

CONTRACTOR TO PROVIDE PARKING LOT STRIPING, FIRELANE AND HANDICAP STRIPING PER THESE PLANS AND CITY OF ALBUQUERQUE REQUIREMENTS.

TO PRESERVE THE PAINTING / STRIPING WITHIN PARKING AREAS, DO NOT APPLY PAINT UNTIL ALL OTHER POTENTIALLY DAMAGING CONSTRUCTION HAS BEEN COMPLETED.

N
W E
S

20' 10' 0 20'
SCALE: 1"=20'

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

SITE DEVELOPMENT DATA	
ZONING	
CURRENT ZONING	SU–2 NFMX
PROPOSED ZONING	NO CHANGE
PROPOSED USE	MIXED USE RETAIL AND RESIDENTIAL

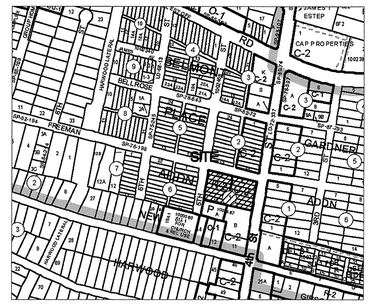
PARKING CALCULATIONS

BASED ON THE NORTH 4th STREET CORRIDOR PLAN

PARKING:
- 39 DWELLING UNITS X 1.5 SPACES PER UNIT = 59 SPACES
- 4,702 SF RETAIL X 3 SPACES PER 1,000 SF = 15 SPACES
- SUBTOTAL = 74 SPACES
- REDUCTION FOR TRANSIT STOP 20%
- REVISED SUBTOTAL = 60 SPACES
- PER TABLE 3-5 ON PAGE 37 OF NORTH 4th CORRIDOR PLAN (60/1.2) = 50 SPACES

OFF STREET PARKING PROVIDED INCLUDING HC = 59 SPACES (14 COMPACT - 24%)

- MOTORCYCLE PARKING PER ZONING CODE = 3
- MOTORCYCLE SPACES PROVIDED = 3
- DISABLED SPACES = 4 (INCLUDED IN TOTAL PARKING COUNT)



VICINITY MAP Zone Atlas G-14
NTS

Note: Contractor shall provide the necessary traffic control and pull necessary permits when doing any work in Public R/W.

NOTE: ALL WORK WITHIN PUBLIC RIGHT–OF–WAY SHALL BE BY SEAPARATE WORK ORDER.

NOTE: ALL WORK WITHIN PUBLIC RIGHT–OF–WAY SHALL BE BY SEAPARATE WORK ORDER.

Tract 1–A, Block 1
Belmont Place
50,472 Sq. Ft.
1.16 Acres

Freeman Avenue NW (60' R/W)
5th Street NW (60' R/W)
4th Street NW (R/W VARIES)

NEW MIXED USE BUILDING GROUND FLOOR=+/–1,384 SF FF ELEV = 4972.68
NEW MIXED USE BUILDING GROUND FLOOR=+/–6,883 SF FF ELEV = 4972.68

Lot A
Lands of Fourth Street Partners
(7/27/2004, 2004C–214)

Lot B
Lands of Fourth Street Partners
(7/27/2004, 2004C–214)

10' Access Utility & Maintenance Esmt
Public Rdwy/Turn Around Esmt (7/27/2004, 2004C–214)
10' Access & Maintenance Esmt
Existing Building
Gate
Business Sign
10' PUE
10.5' (Future Dedication)
Adjust Ex. WM

Rim: 4971.1'
Inv.: 4966.0'
Full of sludge

KEYED NOTES

1. TRASH AREA LOCATED IN BUILDING PER ARCH PLANS. INSTALL 'NO PARKING SIGN' ABOVE DOOR.
2. INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
3. CLOSE EXISTING CURB CUT BY INSTALLING STANDARD 8" CURB/GUTTER PER COA STD DWG 2415A (PUBLIC RIGHT–OF–WAY ONLY). BY SEPARATE WORK ORDER.
4. INSTALL CURB RAMP WITH DETECTABLE WARNING SURFACE PER DETAILS ON SHEET C6. RAMPS WITHIN PUBLIC RIGHT–OF–WAY BY SEPARATE WORK ORDER.
5. INSTALL PRIVATE CONCRETE SIDEWALK PER COA STD DWG 2430.
6. ASPHALT PAVEMENT, SEE PAVING DETAILS ON SHEET C6. FOR MAIN DRIVES, USE HEAVY DUTY PAVEMENT. FOR PARKING SPACES, USE STANDARD DUTY ASPHALT PAVEMENT.
7. PROPOSED SITE LIGHTING, SEE MEP PLANS.
8. INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'–6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). TWO COATS MINIMUM.
9. PAINTED WHEELCHAIR SYMBOL (BLUE) TO MEET ADA STANDARDS. TWO COATS MINIMUM.
10. INSTALL H/C SIGNAGE PER DETAIL ON DETAIL SHEET. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. WHEN A POLE MOUNTED SIGN WILL NOT FIT WITHIN DESIGNATED AREA, SIGN SHALL BE BOLTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66–7–352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
11. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING MINIMUM TWO COATS.
12. INSTALL 'STOP' SIGN (R1–1–36 PER MUTCD STDS). SIGN BASE PER DETAIL ON DETAIL SHEET.
13. PROPOSED PERIMETER FENCING PER ARCHITECTURAL DETAILS.
14. PAINT WORDS 'NO PARKING' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. TWO COATS MINIMUM.
15. INSTALL 12" CURB OPENING AT EVERY PARKING SPACE FOR DRAINAGE INTO PONDING AREA.
16. INSTALL BIKE RACK PER DETAIL SHEET. SEVEN (7) SPACES PER RACK.
17. MOTORCYCLE PARKING. ADD PAINT LABEL PER COA STDS. TWO COATS MINIMUM.
18. INSTALL PRE–CAST WHEEL STOP PER DETAIL THIS SHEET.
19. STORM DRAIN INLET, PIPE, & RIP–RAP. REF. SHEET C3.
20. DRIVEWAY AND VALLEY GUTTER PER COA STD DWG 2426 BY SEPARATE WORK ORDER.
21. INSTALL 3' WIDE VALLEY GUTTER PER DETAIL, SHEET C6.
22. INSTALL AUTOMATIC SWINGING GATE SYSTEM PER ARCH. PLANS.
23. INSTALL KNOX BOX FOR FIRE DEPARTMENT ACCESS.
24. INSTALL 24" CURB OPENING FOR DRAINAGE.
25. INSTALL 6" BOLLARD PER DETAIL, SHEET C6.
26. TYPE B WHEELCHAIR RAMP PER DETAIL ON SHEET C6.
27. PAINT THE WORD 'COMPACT' IN COMPACT SPACES. MIN 8" TALL. COLOR: WHITE. 2 COATS MIN.
28. INSTALL PUBLIC CONCRETE SIDEWALK PER COA STD DWG 2430 BY SEPARATE WORK ORDER.
29. 13'x130' CLEAR SIGHT TRIANGLE. LANDSCAPING & SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

No	Revision Item	Date

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RECEIVED
DEC 08 2015
LAND DEVELOPMENT SECTION

COMMERCIAL & APARTMENT BUILDING PHASE 1
4419 4th ST NW
ALBUQUERQUE, NM 87107

DRAWING TITLE
Traffic Circulation Layout

Wooten Engineering
1005 21st Street SE, Suite B1
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

SEAL: JEFFREY TODD WOOTEN, NEW MEXICO, 16892, PROFESSIONAL ENGINEER
12/7/2015

DESIGNED	JTW	PROJECT NO	WE2014059
DRAWN	JTW	SCALE	See Plan
CHECKED	JTW	DRAWING NO	C1 6
REVIEWED	JTW		
DATE	10/5/15		