

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

November 20, 2015

Clint Wilsey
66Architect, LLC
2041 S. Plaza St., NW
Albuquerque, NM 87104

**Re: Advanced Auto Parts
2801 4th St., NW
Traffic Circulation Layout**
Engineer's/Architect's Stamp dated 11-16-15 (H14-D041)

Dear Mr. Wilsey,

The TCL submittal received 11-16-15 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: 4 Advance Auto Parts Building Permit #: 201592183 City Drainage #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lot A1, White City & Glenhaven Addn. UPC# 101405931741010910, TRACT A-2-A
City Address: 2801 4th St. NW, Albuquerque NM 87107

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: Skarsgard Firm Contact: josh skarsgard

Address: 8220 San Pedro Dr. NE suite 500

Phone#: 505-262-2323 Fax#: _____ E-mail: _____

Architect: 66Architect, LLC Contact: Clint Wilsey

Address: 2041 S. Plaza St. NW, Albuquerque, NM 87104

Phone#: 505-280-0043 Fax#: _____ E-mail: clint.wilsey@gmail.com

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ 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:

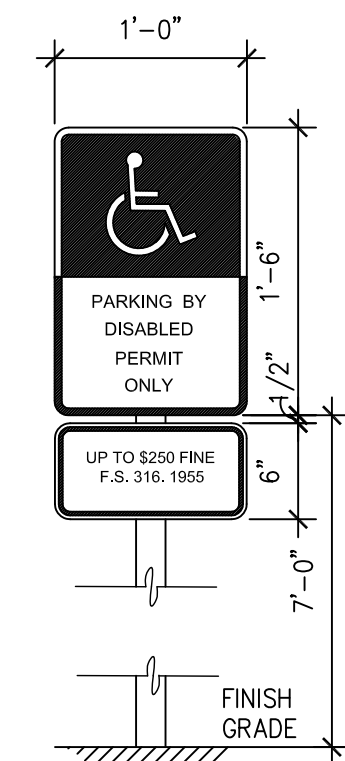
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING 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: 11-16-15 By: Clinton J. Wilsey, Architect

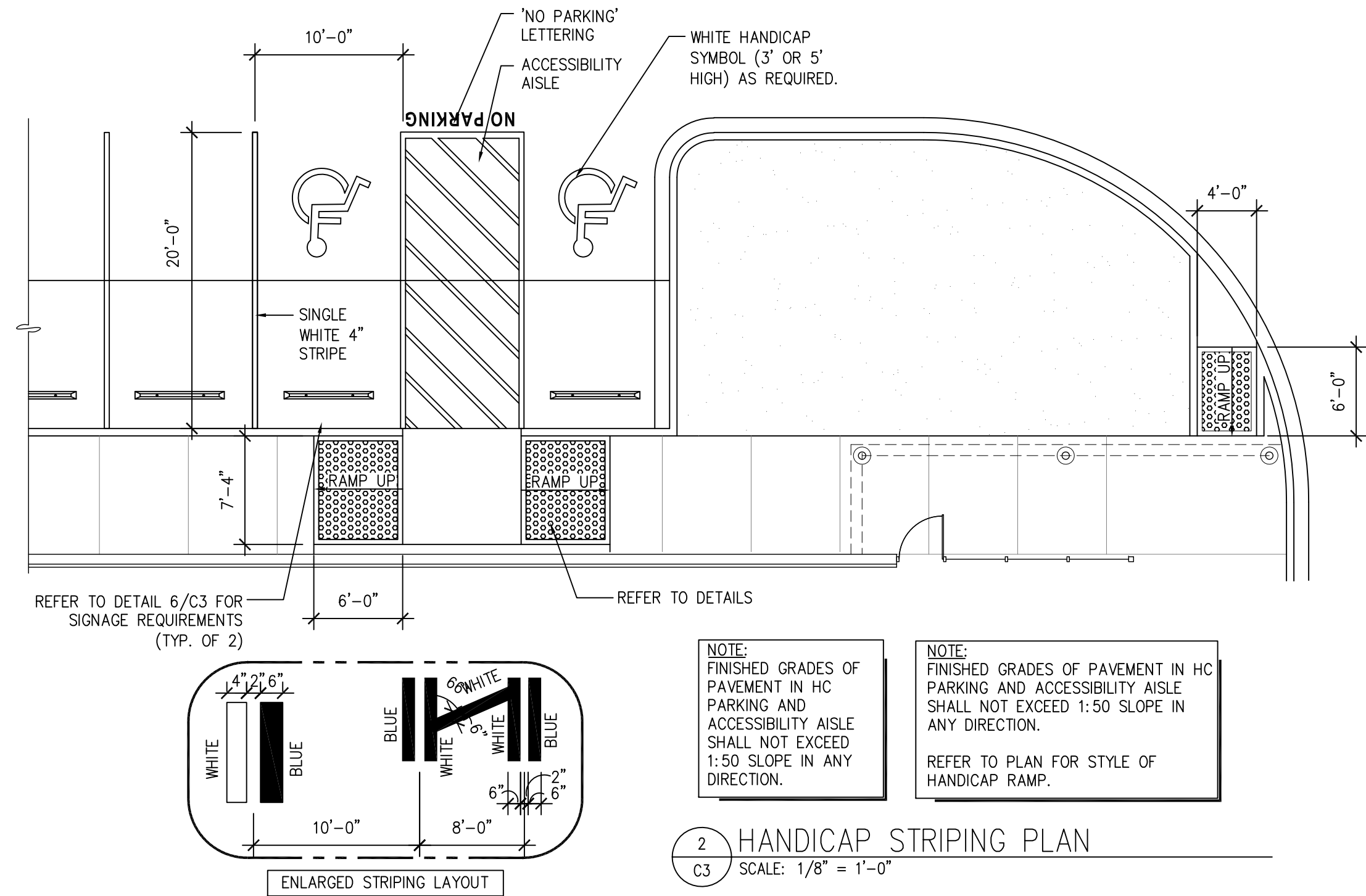
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, an scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

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



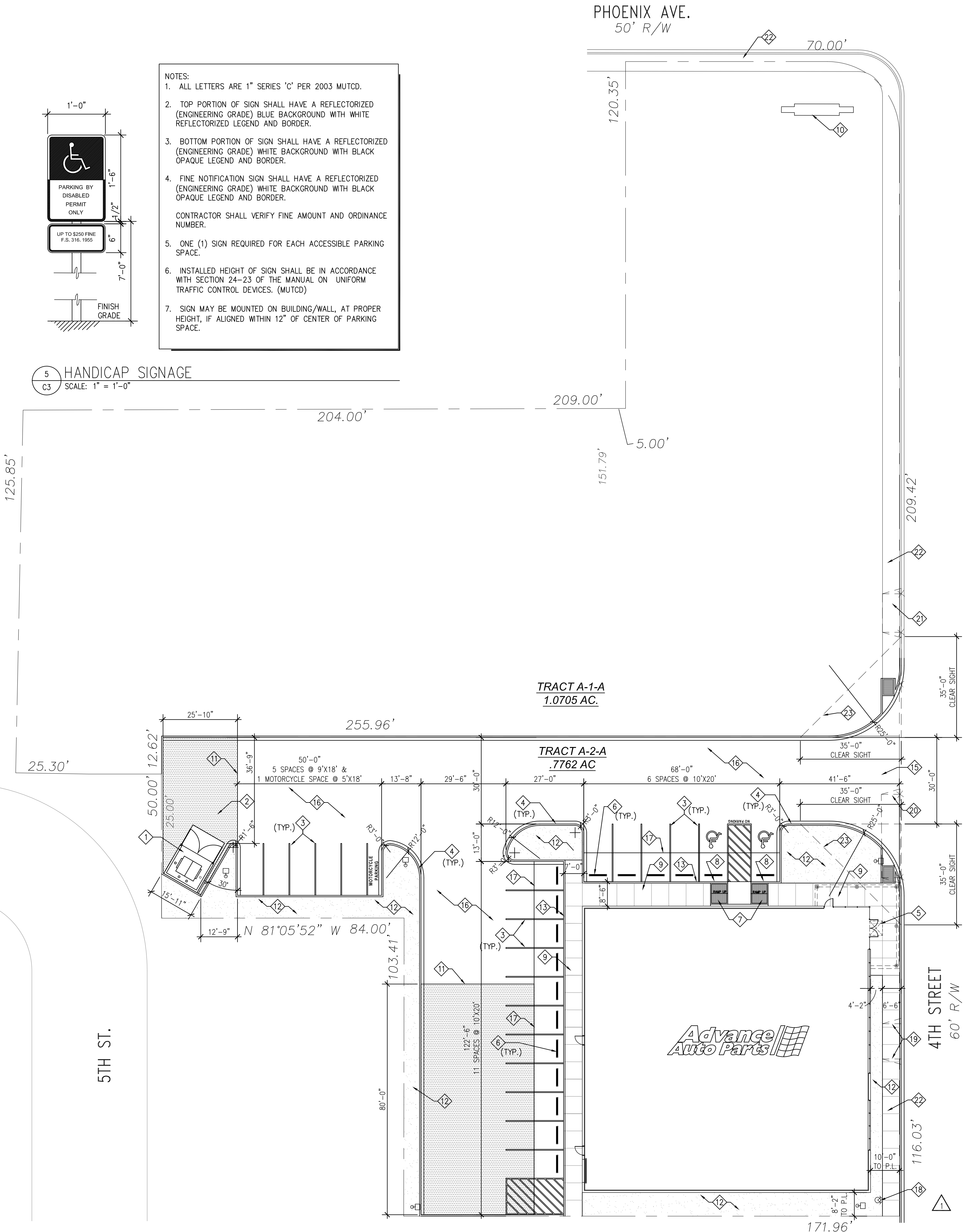
- NOTES:
1. ALL LETTERS ARE 1" SERIES "C" PER 2003 MUTCD.
 2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
 3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 5. ONE (1) SIGN REQUIRED FOR EACH ACCESSIBLE PARKING SPACE.
 6. CONTRACTOR SHALL VERIFY FINE AMOUNT AND ORDINANCE NUMBER.
 7. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
 8. SIGN MAY BE MOUNTED ON BUILDING/WALL, AT PROPER HEIGHT, IF ALIGNED WITHIN 12" OF CENTER OF PARKING SPACE.

5 HANDICAP SIGNAGE
C3 SCALE: 1" = 1'-0"



2 HANDICAP STRIPING PLAN
C3 SCALE: 1/8" = 1'-0"

PHOENIX AVE.
50' R/W



1 SITE PLAN
C1 SCALE: 1" = 20'-0"

SITE ARCHITECTURAL KEY NOTES:

- 1 DUMPSTER ENCLOSURE.
- 2 INSTALL NEW 6" THICK CONCRETE LOADING PAD OF 4000 PSI BROOM FINISHED CONCRETE W/ 3/4" AGGREGATE W/ 6"x6"x W2.1/2.1 WWM STEEL REINFORCEMENT. SLOPE AWAY FROM BUILDING 1/8" PER FOOT FOR POSITIVE DRAINAGE. PLACE OVER 4" COMPACTED BASE COURSE OVER 12" OF STRUCTURAL FILL. REFER TO GEOTECHNICAL REPORT.
- 3 ASPHALT PAVEMENT PARKING LINES 4" WIDE PAINTED WHITE WITH TWO (2) COATS OF SHERWIN WILLIAMS "HOTLINE" FAST DRYING TRAFFIC MARKING PAINT. HANDICAP PARKING & HANDICAP SYMBOL TO BE PAINTED COLOR & SIZE AS REQUIRED BY THE GOVERNING ACCESSIBILITY CODE. CONCRETE PAVEMENT PARKING LINES FOR ACCESSIBLE SPACES SHALL BE THE SAME AS ABOVE EXCEPT USE BLUE OR YELLOW PAINT. REFER TO DETAILS 1/C3 AND 2/C3 FOR ADDITIONAL INFORMATION.
- 4 CONSTRUCT 6" HIGH CONC. CURB & GUTTER CONTINUOUS AROUND SITE. BACKFILL TO TOP OF CURB. PROVIDE CATCH & SPILL WHERE APPLICABLE.
- 5 54"x60" CLEAR APPROACH AREA
- 6 ANCHOR DOWN CONCRETE WHEEL STOPS 30" FROM FACE OF CONCRETE WALK/SIDEWALK. REFER TO DETAIL 10/C2.
- 7 PROVIDE HANDICAP RAMP WHEN PAVING IS NOT FLUSH WITH ENTRY SIDEWALK PER FEDERAL & LOCAL ACCESSIBILITY REQUIREMENTS.
- 8 HANDICAP PARKING SIGN FOR SPACES ADJACENT TO BUILDING ENTRANCE.
- 9 NEW BROOM FINISHED CONCRETE SIDEWALK SLOPED AWAY FROM BUILDING 1/8"/FT. FOR POSITIVE DRAINAGE.
- 10 MONUMENT SIGN, GC TO CONSULT WITH ADVANCE AUTO PARTS' SIGN COORDINATOR AND ARCHITECTURAL DESIGNER FOR DETAILS. GC IS TO PROVIDE AND INSTALL MONUMENT FOUNDATION DESIGNED FOR SITE SPECIFIC SOIL CONDITIONS AND RELATED ELECTRICAL BASED ON ENGINEERING PROVIDED BY SIGN PERMITTING VENDOR.
- 11 6" PORTLAND CEMENT CONCRETE OVER 4" COMPACTED BASE COURSE OVER 12" STRUCTURAL FILL. REFER TO GEOTECHNICAL REPORT
- 12 LANDSCAPING
- 13 CONCRETE CURB
- 14 PROVIDE BOLLARDS AT ALL EXTERIOR MOUNTED METERING DEVICES. (GAS, WATER, ELECTRIC) MIN. (2) TWO AS REQUIRED .
- 15 NEW CURB CUT
- 16 USE HEAVY DUTY ASPHALT/CONCRET PAVEMENT THROUGHOUT, U.N.O. (4" ASPHALTIC CONCRETE OVER 6" AGGREGATE BASE COURSE OVER 12" STRUCTURAL FILL.) REFER TO GEOTECHNICAL SPECIFICATIONS
- 17 6" CONCRETE APRON WITH 6" X 6" X 1/2" W.W.F. STEEL REINFORCEMENT. USE 4000 PSI CONCRETE MIX. DO NOT USE SLAG OR FLY ASH FOR CEMENTITIOUS MATERIAL. PLACE OVER 4" COMPACTED BASE COURSE OVER 12" OF STRUCTURAL FILL. REFER TO GEOTECHNICAL SPECIFICATIONS
- 18 NEW FIRE HYDRANT
- 19 EXISTING CURB CUT DRIVE TO BE REPLACED WITH 6" SIDEWALK PER COA STANDARD DWG. 2430. PROVIDE NEW CURB & GUTTER PER COA STANDARD DWG. 2415A
- 20 EXISTING CURB CUT DRIVE TO BE REPLACED WITH NEW DRIVE PER PLANS. REFER TO COA STANDARD DWG. 2420 FOR NEW VALLEY GUTTER
- 21 EXISTING CURB CUT TO BE ABANDONED FOR FUTURE PHASES
- 22 EXISTING 6' PUBLIC SIDEWALK
- 23 CLEAR SIGHT TRIANGLE PER CITY OF ABQ DEVELOPMENT PROCESS MANUAL, CHAPTER 23, SECT. 3, PART. D5 INTERSECTION SIGHT DISTANCE. NOTE* 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 GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

SITE DATA

SITE AREA - TRACT A-2-A			
TOTAL LOT SQ. FT. =	33,811 SF.	CONSTRUCTION AREA =	33,811 SF
TOTAL LOT ACRES =	.78 ACRES	CONSTRUCTION AREA =	.78 ACRES
BUILDING	9,933 SF	29% OF TOTAL AREA	
PAVEMENT	20,271 SF	60% OF TOTAL AREA	
GREEN/OPEN SPACE	3,701 SF	11% OF TOTAL AREA	

BUILDING SETBACKS		
	REQUIRED	PROVIDED
FRONT	10' MAX	10' FT.
REAR	5'	62' FT.
SIDE	0'	10' FT.
SIDE	0'	57' FT.

MAXIMUM BUILDING HEIGHT
52 FT. (4-STORY)

PARKING
3 PER 1000F @ 9933 = 30 SPACES
W/30% PARKING REDUCTION FOR PROXIMITY TO BUS STOP
= 21 SPACES REQ'D

TOTAL PROVIDED
HANDICAP PARKING 2 SPACES
MOTORCYCLE PARKING 1 SPACE

VICINITY MAP



PERMIT DRAWINGS



Advance Auto Parts

2801 4th St. NW
ALBUQUERQUE, NM 87107

STORE # 103011

REVISIONS		DESCRIPTION	PLAN	CHECK	REVISION
REV	DATE	9/7/15			

DATE	GROSS SQ. FT.
7-29-15	9,933 SF.
PROJECT #	AA 15_002
DRAWN BY:	Clint Wilsey
CHECK BY:	Clint Wilsey

VERSION Q4-14 100x100

ALL REPORTS, PLANS, SPECIFICATIONS, FIELD DATA, NOTES AND OTHER DOCUMENTS ON ELECTRONIC MEDIA PREPARED BY THE DESIGN PROFESSIONAL AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. DESIGNATION MAY NOT BE MADE WITHOUT PRIOR CONSENT OF THE DESIGN PROFESSIONAL. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE, ARE HEREBY SPECIFICALLY RESERVED.

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Clint Wilsey, Architect
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505 280-0043

SITE PLAN

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