

CITY OF ALBUQUERQUE



November 6, 2017

J. Graeme Means
High Mesa Consulting Group
6010-B Midway Park Blvd NE
Albuquerque, NM 87102

Re: Penske Truck Leasing Addition
1400 Candelaria NE
Traffic Circulation Layout
Engineer's Stamp dated 10-09-17 (H19-D052)

Dear Mr. Means,

The TCL submittal received 10-31-17 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,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

LWP via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: Penske Truck Leasing Addition **Building Permit #:** _____ **Hydrology File #:** H-15 0052
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot E, Sundt's Industrial Area
City Address: 1400 Candelaria Rd NE

Applicant: High Mesa Consulting Group **Contact:** J. Graeme Means
Address: 6010-B Midway Park Blvd. NE, Albuquerque, NM 87102
Phone#: 505-345-4250 **Fax#:** 505-345-4254 **E-mail:** Gmeans@highmesacg.com
Other Contact: Kevin Georges & Associates Architecture **Contact:** Kevin Georges
Address: 214 Truman Street NE, Albuquerque NM 87108
Phone#: 505-255-4975 **Fax#:** _____ **E-mail:** keg@kga-architects.org

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

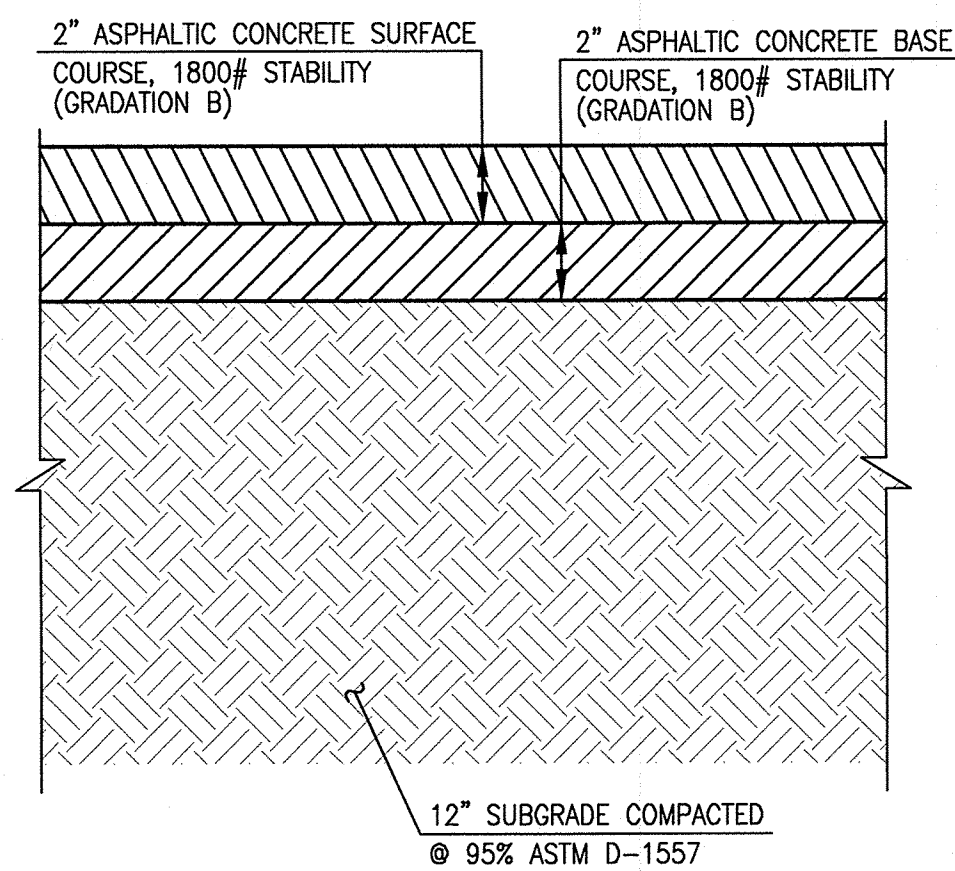
- ☐ ENGINEER/ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

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
☐ PRE-DESIGN MEETING?
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 10-20-2017 **By:** Justin Schara

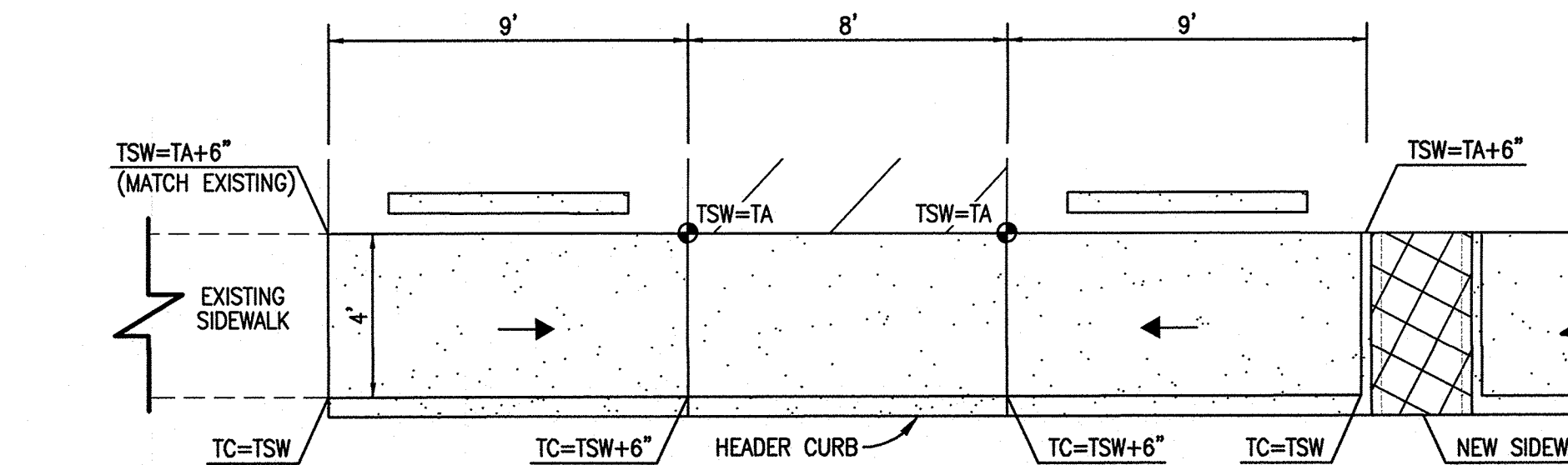


A MAG NAIL IN ASHALT NEAR THE SOUTHERN PORTION OF THE SITE, AS SHOWN ON THIS SHEET.
NORTHING 1,497,248.90 (GROUND)
EASTING 1,526,952.87 (GROUND)
ELEVATION = 5031.33 FEET (NAVD 1988)

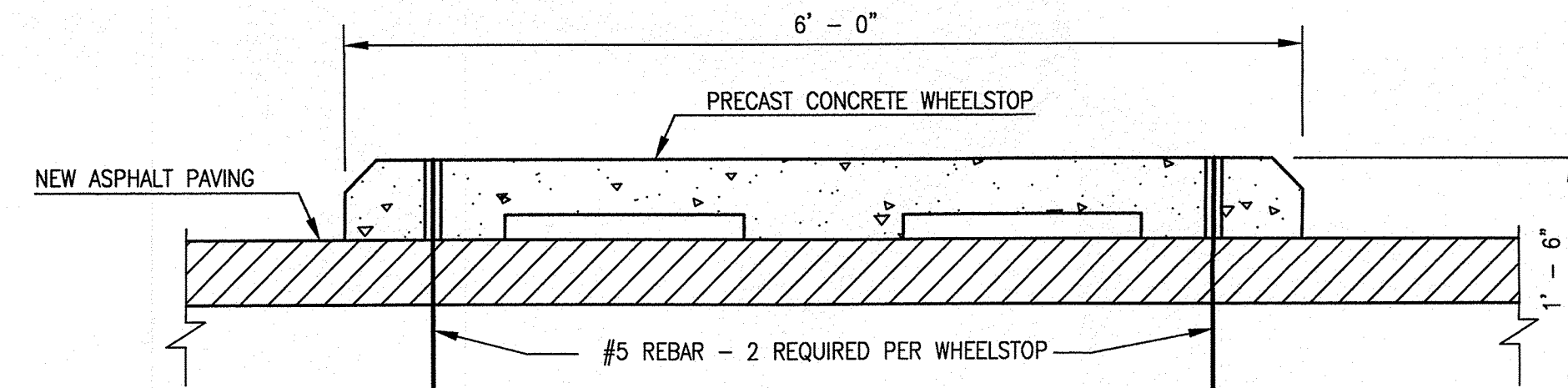
1. CONTRACTOR SHALL TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, CONTRACTOR SHALL REMOVE 2 FT. OF SUBGRADE MATERIAL AND IMPORT SUITABLE MATERIAL WITH R-VALUE 50 OR GREATER.

Leguizans 11-06-11
Signed Date

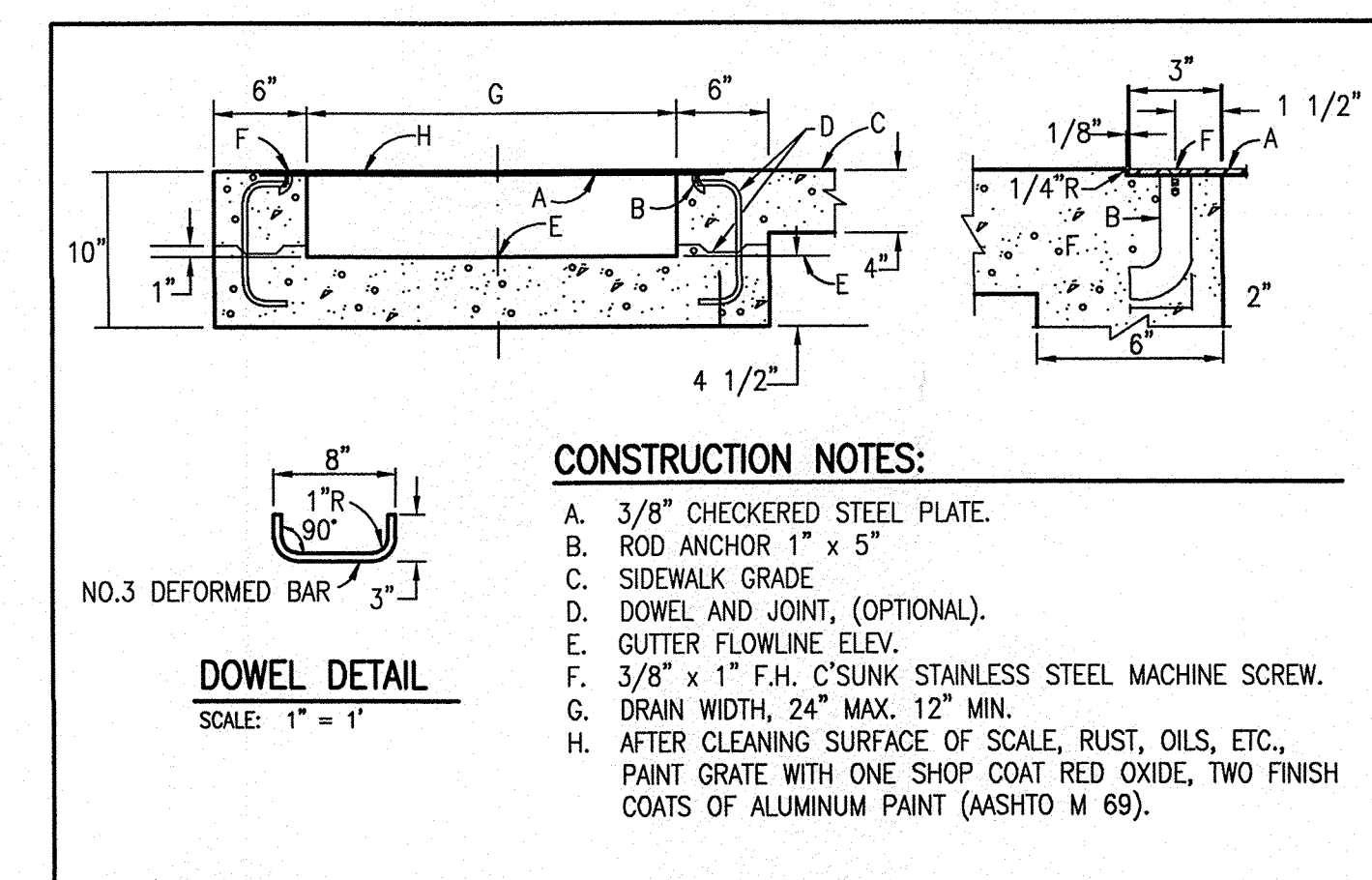
ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.



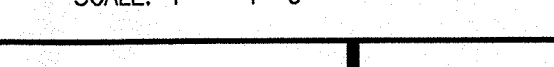
SCALE: 1"=4'-0"




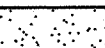
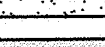



SCALE: 1" = 1'-0"



SCALE: 1" = 2"

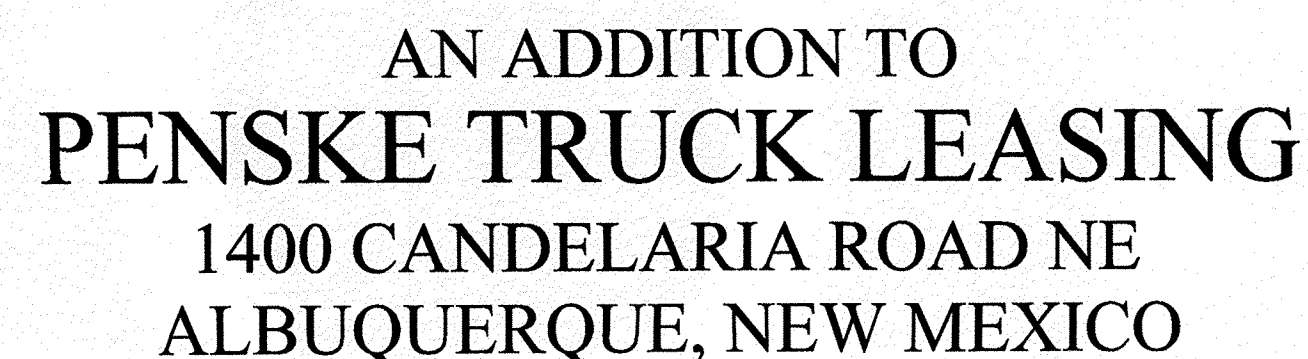


1.0' Ø	TREE TRUNK DIAMETER
	CONIFEROUS TREE
	DECIDUOUS TREE
	SHRUB
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVING
	PROPOSED GRAVEL AREA


- ① 6 EXISTING SPACES TO REMAIN
- ② ERADICATE EXISTING STRIPING. PAINT NEW SPACES 9' WIDE 18' DEEP AS SHOWN.
- ③ ERADICATE EXISTING STRIPING. NEW ACCESSIBLE PARKING SPACE 9' WIDE x 18' LONG WITH BLUE STRIPING AND SYMBOL
8' WIDE x 18' LONG CROSS HATCHED AISLE.
- ④ WORDS "NO PARKING" IN WHITE PAINT
- ⑤ NEW ACCESSIBLE PARKING SIGN WITH "VAN ACCESSIBLE" PLACARD AND LANGUAGE INDICATING VIOLATIONS ARE SUBJECT TO A FINE AND/OR TOWING
- ⑥ REMOVE EXISTING SIDEWALK AND ASPHALT PAVEMENT. CONSTRUCT ACCESS RAMP PER TYPICAL SECTION THIS SHEET.
- ⑦ NEATLY SAWCUT, REMOVE, DISPOSE AND REPLACE ASPHALT PAVEMENT PER TYPICAL SECTION, THIS SHEET.

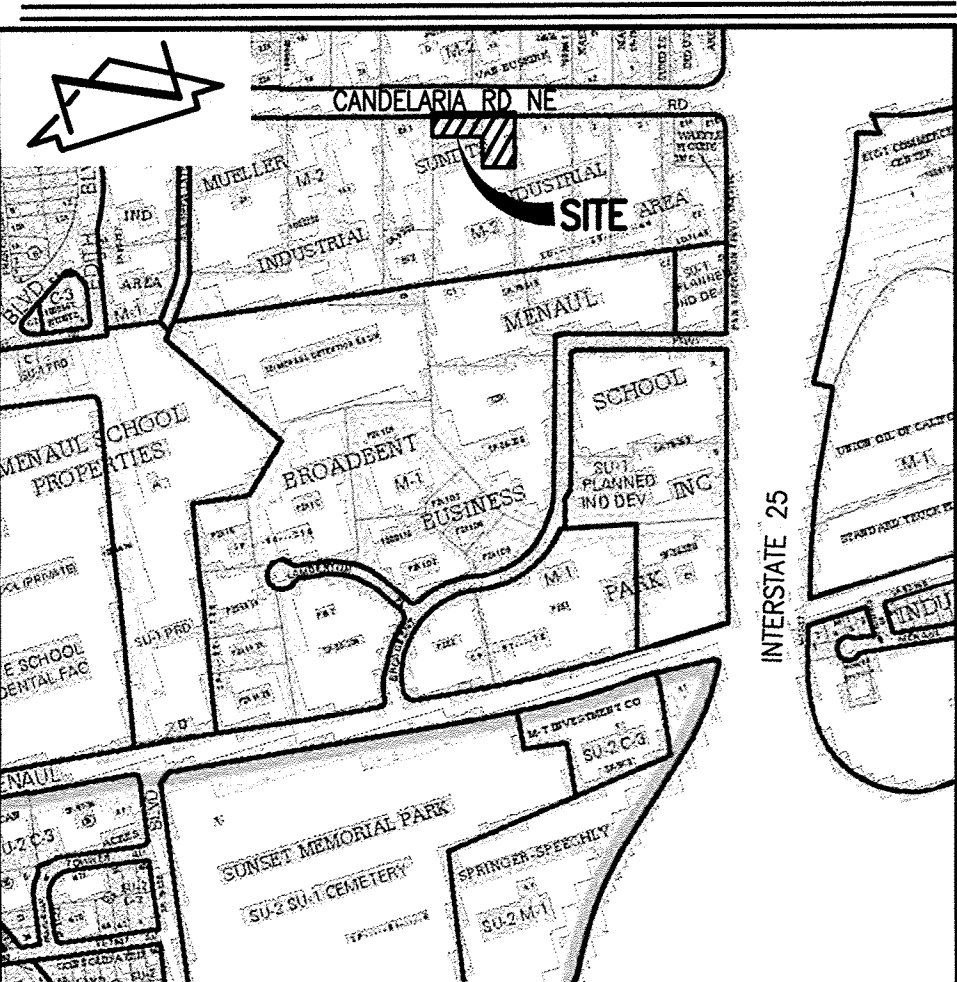
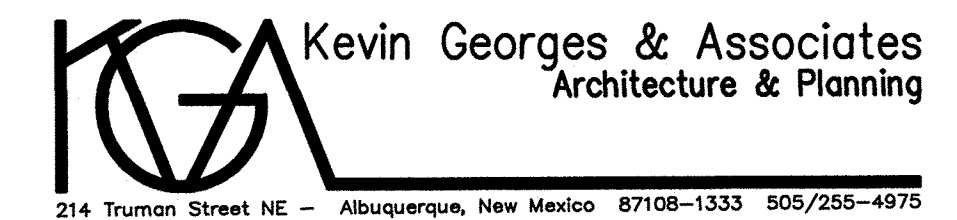
REFER TO DEMO PLAN FOR REMOVAL OF EXISTING
METAL BUILDING AND RELATED APPURTENANCES NOT
SHOWN HEREON FOR CLARITY.

THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE
PARTIAL TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA
CONSULTING GROUP, NMPS NO. 11184, DATED 08/15/2017 (2017.037.1).



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109
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DRAWN BY:	DATE	REVISIONS	DATE:	ISSUED FOR:
J.Y.R.	10/17	 ADDRESS CITY ADA COMMENTS	10/9/2017	SITE REVIEW
CHECKED BY:			SHEET NO:	3
G.M.	PAVING SITE PLAN/T.C.L.			
PROJECT NO:				
2017.21				



SCALE: 1" = 750'

H-15

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR APPROVED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS—PUBLIC WORKS CONSTRUCTION—1986—UPDATE NO. 9.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM 811, FOR DESIGNATION (LINE SPOTS) OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
4. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
5. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
6. UTILITY INFORMATION SHOWN HEREON IS BASED UPON ONSITE SURFACE EVIDENCE AND ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY DISTRIBUTION MAPS, AVAILABLE RECORD DRAWINGS AND UTILITIES LOCATIONS DETERMINED BY HIGH MESA CONSULTING GROUP (2017.03.31 SITE UTILITY DIAGRAM DATED 08-02-2017). IN ADDITION, UTILITY LINE-SPOTS WERE REQUESTED VIA THE NEW MEXICO ONE CALL SERVICE (TICKET #17UJ280383). UTILITY LINES SHOWN ON THIS DRAWING ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND SUCH LINES MAY EXIST WHERE NOT SHOWN OR SHOWN IN A DIFFERENT LOCATION. HOWEVER, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE SURVEYOR HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, LOCATION, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION THEREON, THEREOF, AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE SAME. THE PROPERTY OWNER OR DEVELOPER, CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE PROPERTY OWNER, DEVELOPER, OR CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH ALL CITY, STATE, AND FEDERAL STATUTES, ORDINANCES, RULES AND REGULATIONS, AND IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
7. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY POTENTIAL DAMAGE TO THE BUILDING(S). FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
8. THE GRADES INDICATED ON THIS PLAN ARE FINISHED GRADES UNLESS OTHERWISE INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING SUBGRADE AT ELEVATIONS THAT SHALL ACCOMMODATE PROPOSED IMPROVEMENTS AS INDICATED ON THE PLANS INCLUDING, BUT NOT LIMITED TO, PAVING, DRAINAGE STRUCTURES, PAVING, AND LANDSCAPING SURFACING.

