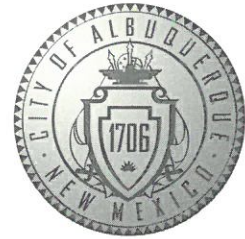


CITY OF ALBUQUERQUE



December 11, 2019

Eric Munn, RA
T.I. Design Services
717 Cagua Drive NE
Albuquerque, NM 87108

Re: Zia Napa Autocare
5312 Phoenix Avenue
Traffic Circulation Layout
Engineer's/Architect's Stamp 12-11-2019

Dear Mr. Eric Munn:

The TCL submittal received 12-11-2019 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 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 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,

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

MM via: email
C: CO Clerk, File

NOTES CORRESPONDING TO SCHEDULE B:

AS PROVIDED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 02-1019047-B-TJ, BEARING AN EFFECTIVE DATE OF May 8, 2002 AT 8:00 A.M.

- RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF, RECORDED IN BOOK 77, PAGE 71, OF OFFICIAL RECORDS. ITEM IS BLANKET IN NATURE.
- EASEMENTS AS SHOWN AND PROVIDED FOR ON THE RECORDED PLATS FILED FOR RECORD IN BOOKS 2001C, PAGE 34, IN BOOK 91C, PAGE 149, AND IN BOOK B, PAGE 63. ITEMS SHOWN GRAPHICALLY HEREON.
- EASEMENT AND RIGHTS INCIDENT THERETO FOR UTILITIES, AS SET FORTH IN INSTRUMENT FILED FOR RECORD DECEMBER 23, 1985, IN BOOK MISC. 304A, PAGE 566 AS DOCUMENT NO. 85-8261A. ITEM IS SHOWN GRAPHICALLY HEREON.
- RIGHT OF WAY AND EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING BY INSTRUMENT DATED JULY 27, 1937, RECORDED SEPTEMBER 23, 1937, IN BOOK 152, PAGE 245. NOT SHOWN GRAPHICALLY HEREON. ITEM IS BLANKET IN NATURE.
- GRANT OF RIGHT OF WAY EASEMENT TO THE COUNTY OF BERNAILLO, DATED OCTOBER 15, 1948, FILED FOR RECORD JANUARY 10, 1949, IN BOOK 142, PAGE 323. ITEM DOES NOT APPLY.
- EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AND PUBLIC SERVICE COMPANY OF NEW MEXICO BY INSTRUMENT DATED APRIL 5, 1956, FILED FOR RECORD APRIL 27, 1956, AS DOCUMENT NO. 93262. ITEM DOES NOT APPLY.
- SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY INSTRUMENT DATED SEPTEMBER 30, 1963 FILED FOR RECORD DECEMBER 26, 1963 AS DOCUMENT NO. 73932. ITEM IS SHOWN GRAPHICALLY HEREON.
- TERMS AND PROVISIONS OF THE US WEST COMMUNICATIONS ENCROACHMENT AGREEMENT FILED JANUARY 13, 1998 IN BOOK 98-1, PAGE 9289, AS DOCUMENT NO. 98003901. ITEM IS SHOWN GRAPHICALLY HEREON. REFER TO ENCROACHMENT "A" BELOW.
- TERMS AND PROVISIONS OF THE PUBLIC SERVICE COMPANY OF NEW MEXICO ENCROACHMENT AGREEMENT FILED JANUARY 23, 1998 IN BOOK 98-2, PAGE 8603, AS DOCUMENT NO. 98007469. ITEM IS SHOWN GRAPHICALLY HEREON. REFER TO ENCROACHMENT "A" BELOW.
- RECIPROCAL EASEMENTS FOR COMMON ACCESS WITH THE CITY OF ALBUQUERQUE, FILED FOR RECORD AUGUST 14, 1997, IN BOOK 97-22, PAGE 1461 AS DOCUMENT NO. 97083473. ITEM IS SHOWN GRAPHICALLY HEREON.
- RECIPROCAL EASEMENTS FOR COMMON ACCESS WITH THE CITY OF ALBUQUERQUE, FILED FOR RECORD AUGUST 15, 1997, IN BOOK 97-22, PAGE 3043 AS DOCUMENT NO. 97083991. ITEM IS SHOWN GRAPHICALLY HEREON.

STATEMENT OF ENCROACHMENTS:

- BUILDING ENCROACHES INTO UTILITY EASEMENT 118.0 FEET BY 0.7 FEET AS SHOWN. ENCROACHMENT AGREEMENTS FILED AS SHOWN IN ITEMS 19 AND 20.
- CONCRETE CURB AND DUMPSTER ENCROACH INTO P.U.E. AS SHOWN.
- ENCROACHMENT AGREEMENTS FILED AS SHOWN IN ITEMS 19 AND 20.

SURFACES OF PARKING & ACCESS AISLE (ANSI 502)

- Surface slopes not to exceed 1:48 (1" rise in 48" run or 2%)
- Build-up curb ramps may not extend into access aisle or parking space. See drawing on page 3 of this checklist.
- Parking and access aisles are at the same level
- Surface is stable, firm, slip resistant, free of cracks, holes, and other obstructions (ANSI 302)
- Surface is clear of rocks, dirt, puddles, drainage inlets, and similar obstacles.

VERTICAL CLEARANCES (ANSI 502.6)

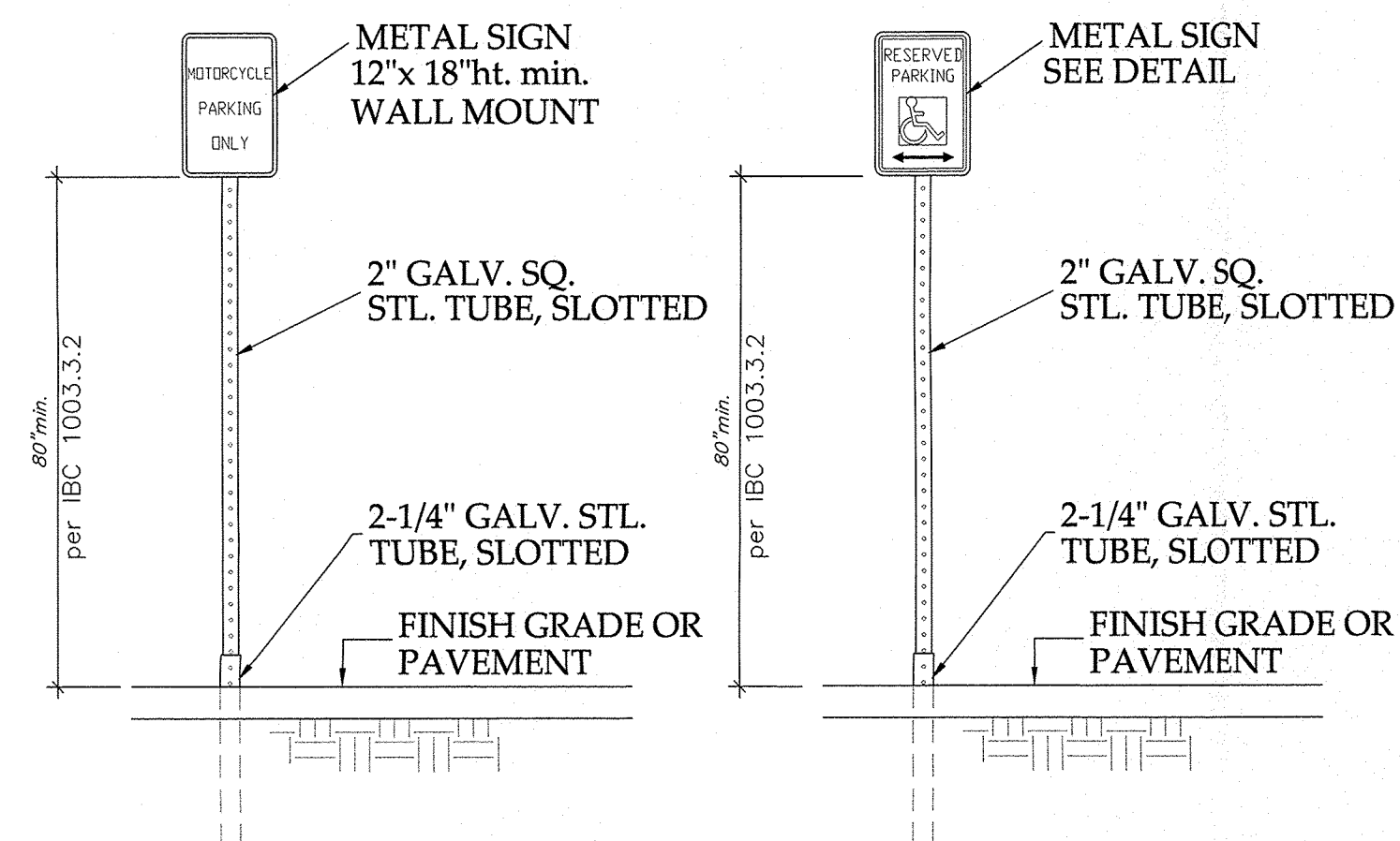
- Provide 8'-2" (98") vertical clearance in parking garages to accessible parking, beneath roof overhang, beneath trees branches, and similar.
- GCD recommends 114" vertical clearance because some popular models of personal vans can be 98" high when stationary. When vans bounce at the top and bottom of parking garage ramps, or when people open their tailgate, they need more vertical clearance.

SIGNAGE (NMBC 1110.1 and ANSI 502.7)

- A vertical sign is centered at the head of each parking space.
- Characters and their background shall have a non-glare finish. Characters shall contrast with their background, with either light characters on a dark background, or dark characters on a light background.
- Sign displays the International Symbol of Accessibility (Note: The International Symbol of Accessibility provides white symbols and letters on a blue background, however, ANSI and 2010 Standards do not specify colors for signage).
- GCD recommends signs to be white background with a green border and legend (MUTCD sign # R7-8 and R7-8A).
- Sign must include the language "Violators are subject to a fine and/or towing" (66-7-352.4C NMSA 1978, Effective 7-01-2010). See sign sample on page 3 of this parking checklist.
- Van accessible signs are provided below the other sign (see sign sample on page 3 of this parking checklist).
- The van space signage is needed to alert van users to the presence of the wider aisle, but the space is not intended to be restricted only to vans. (2010 Standards 502.5)
- In parking lots the bottom of the sign is 60" minimum above the ground or parking surface. (ANSI 502.7).
- Along the public right-of-way MUTCD requires the bottom of the MUTCD R7-8 sign to be 84" above the ground.
- Where the total number of parking spaces provided is 4 or less, no accessible signage is required. (NMBC 1110.1)

PAVEMENT MARKINGS (NMBC 1110.3)

- Parking space has a clearly visible, blue, International Symbol of Accessibility painted on the pavement at rear of the space (66-1-4.1.E NMSA 1978) or MUTCD recommends a white symbol on a blue background.
- GCD recommends the parking space lines be painted blue.
- Access aisle has blue, diagonal striping. (66-1-4.1.B NMSA 1978)
- Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed. (66-1-4.1.B NMSA 1978)
- In the public right-of-way MUTCD recommends white striping.
- Where the total number of parking spaces provided is 4 or less, no International Symbol of Accessibility pavement marking is required (NMBC 1110.3)

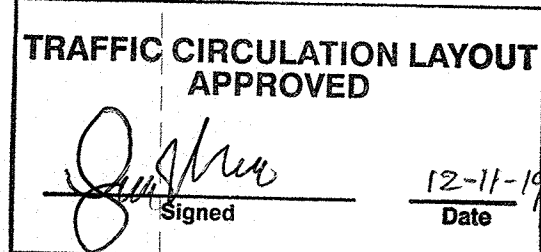
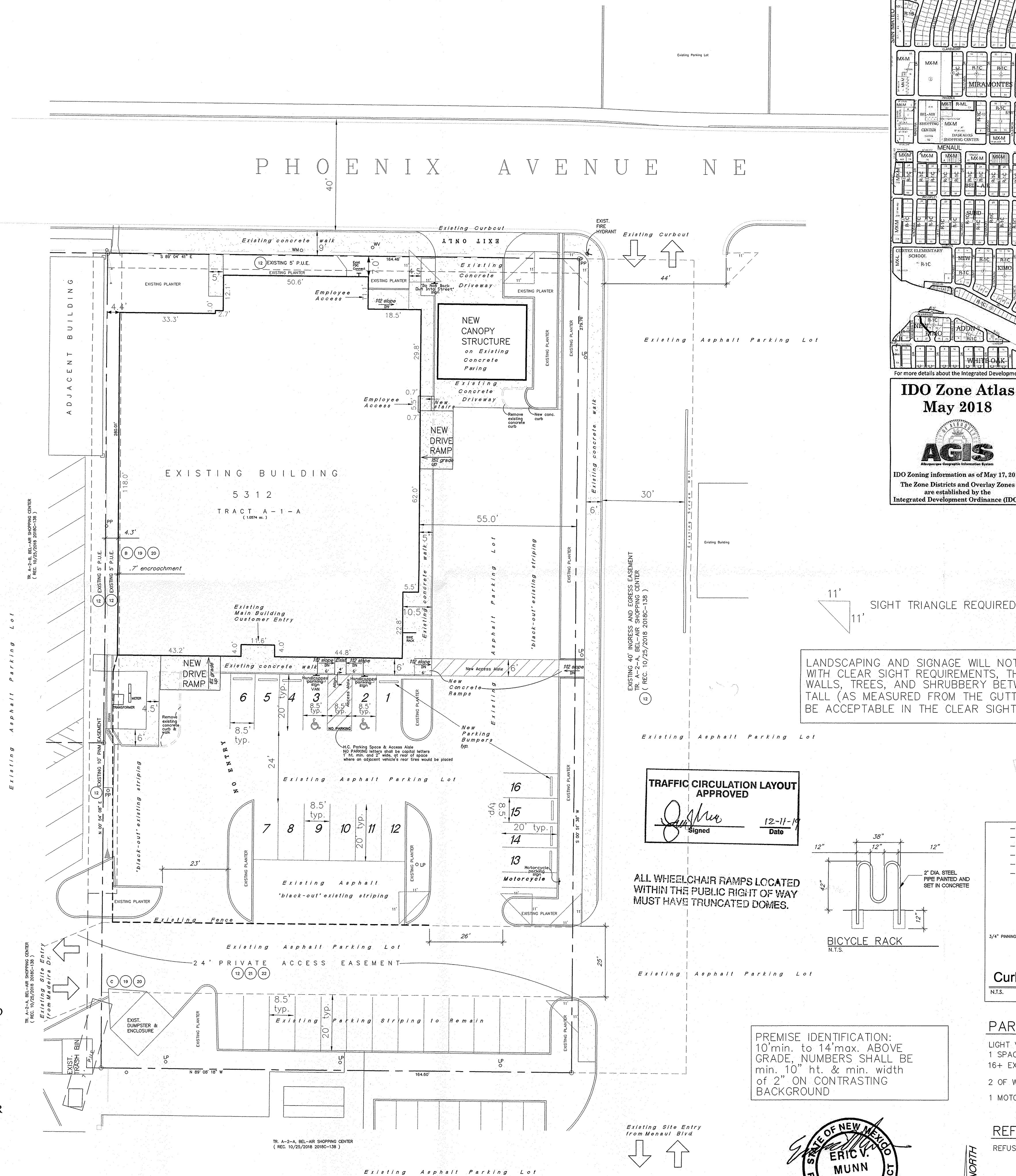


Motorcyle Parking Sign

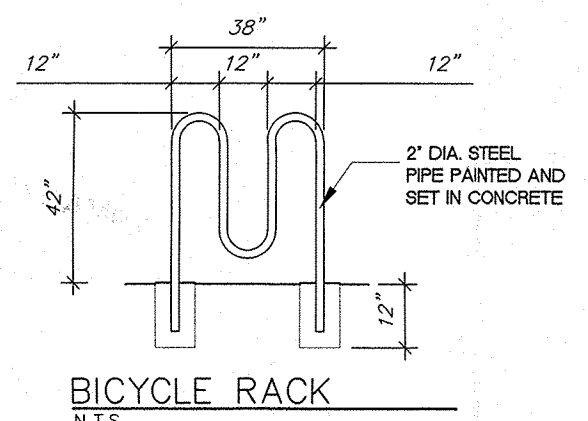
N.T.S. NMBC, SECTION 14.7.2.19J

Handicap Sign

N.T.S. NMBC, SECTION 14.7.2.19J



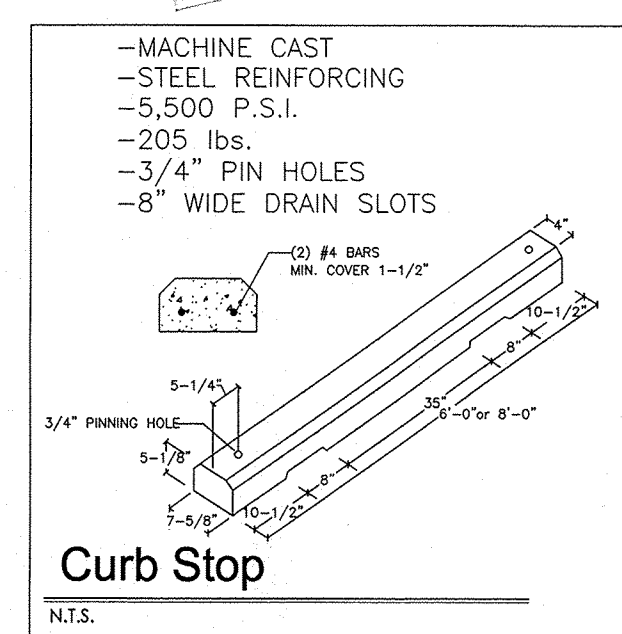
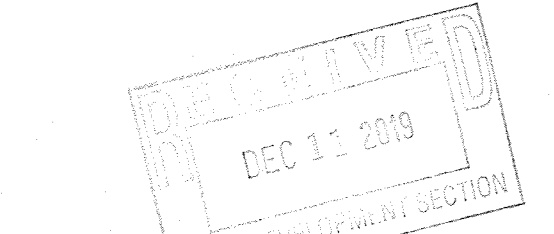
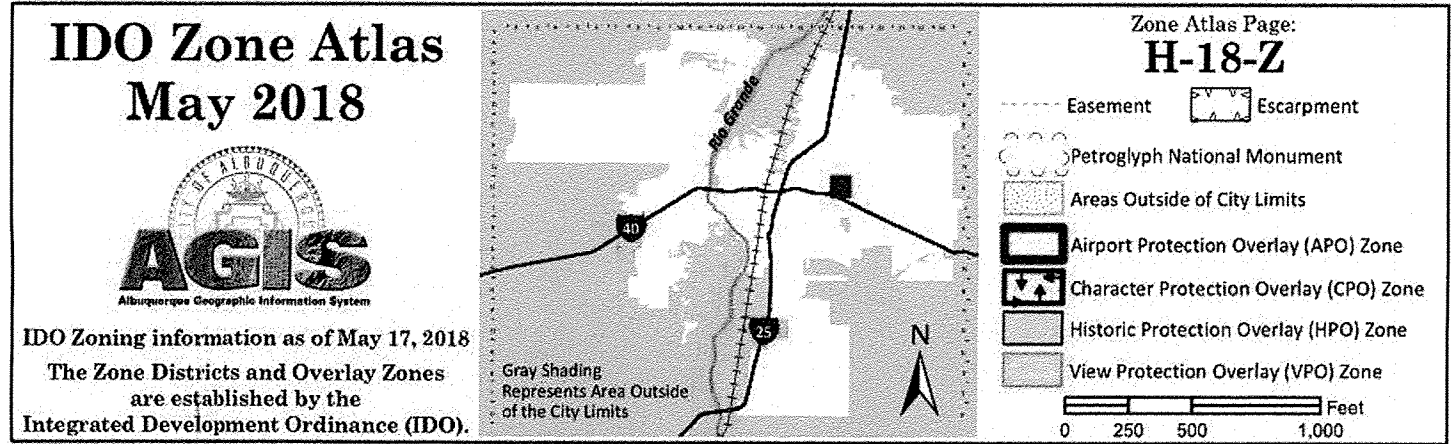
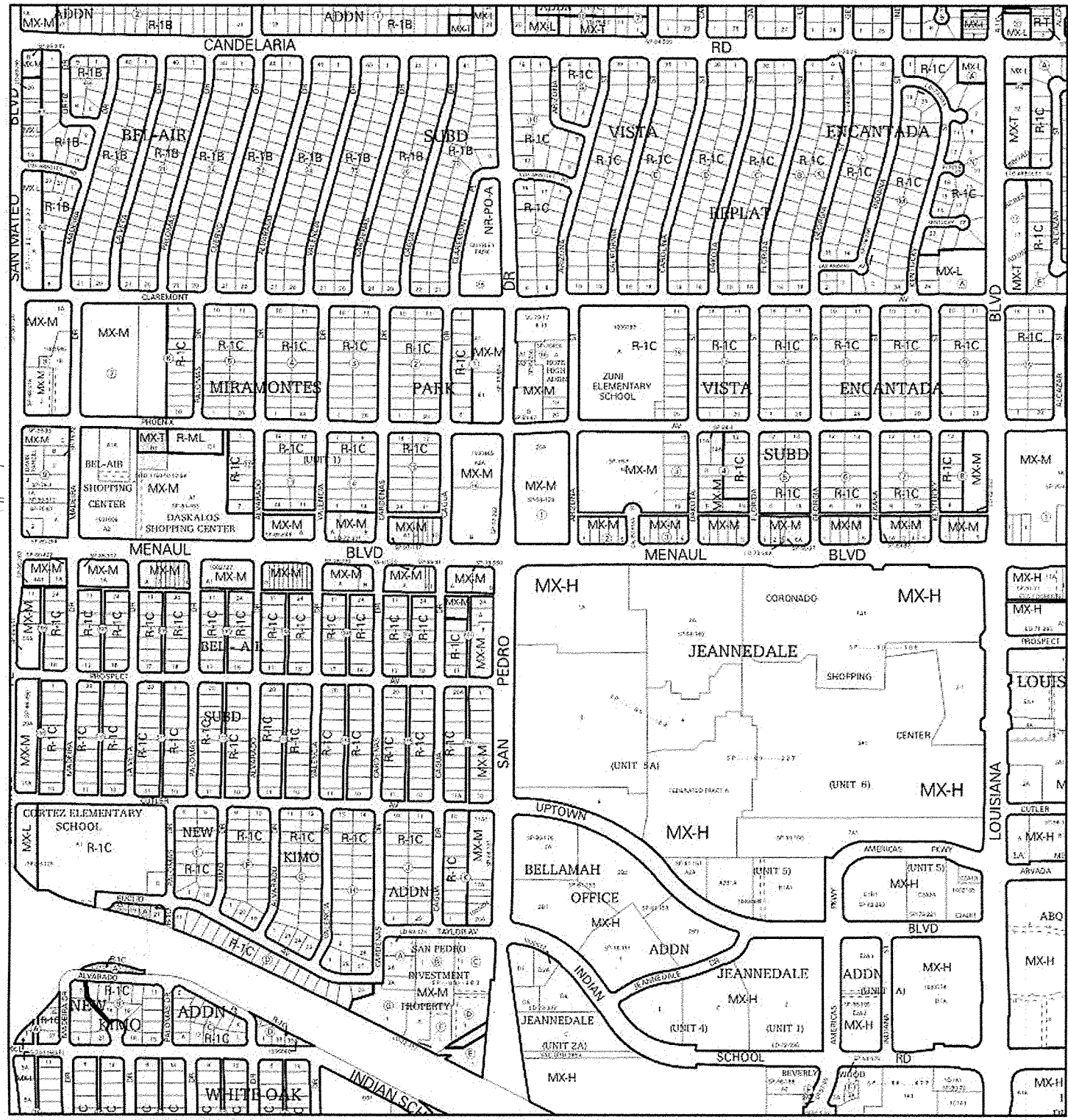
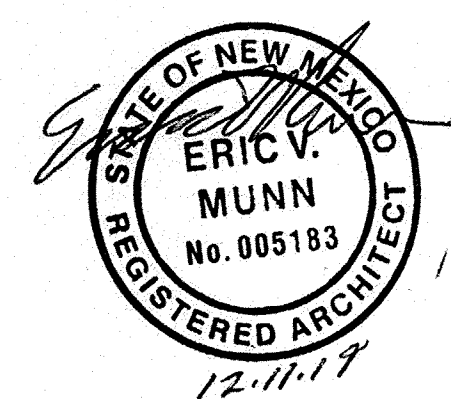
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



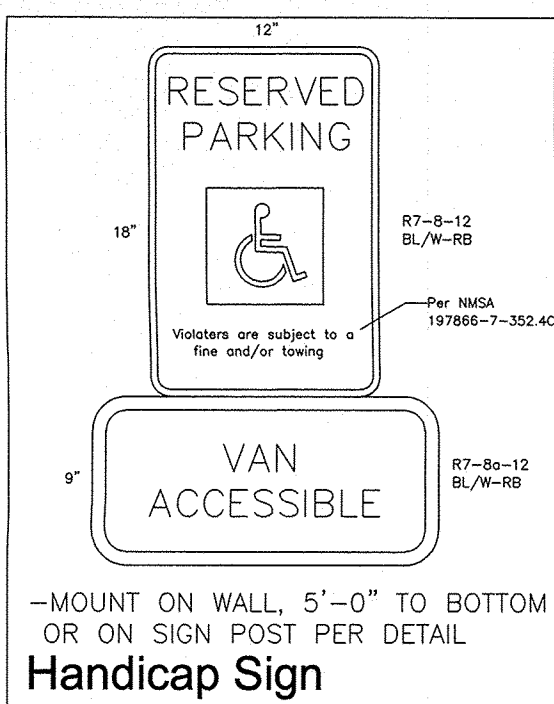
BICYCLE RACK N.T.S.

Existing Asphalt Parking Lot

PREMISE IDENTIFICATION: 10' min. to 14' max. ABOVE GRADE. NUMBERS SHALL BE min. 10" ht. & min. width of 2" ON CONTRASTING BACKGROUND



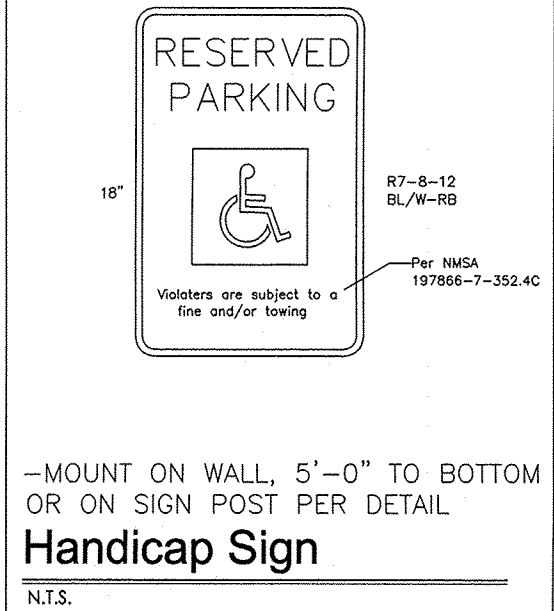
Curb Stop N.T.S.



VAN ACCESSIBLE

-MOUNT ON WALL, 5'-0" TO BOTTOM OR ON SIGN POST PER DETAIL

Handicap Sign N.T.S.



Handicap Sign N.T.S.

PARKING CRITERIA

LIGHT VEHICLE REPAIR
1 SPACE PER 1000 SF; 12,946 SF/1000 = 13 SPACES
16+ EXISTING SPACES PROVIDED
2 OF WHICH ARE EXISTING HANDICAPPED ACCESSIBLE SPACES
1 MOTORCYCLE SPACE PROVIDED

REFUSE

REFUSE IS DISPOSED OF IN EXISTING ON-SITE DUMPSTER

SITE PLAN / TRAFFIC CIRCULATION LAYOUT

SCALE: 1" = 20'-0"

REMODEL

TJ Design Services
Eric V Munn
777 Cedar Drive NE, Albuquerque, NM 87109

31A - NAPA AUTO CARE
ALBUQUERQUE, NM 87110

SHEET

TCL

12 - 11 - 19
DATE

PROJECT NO.