

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services**

December 17, 2015

Darby Miera  
RBA Architecture Planning Design  
1104 Park Ave., SW  
Albuquerque, NM 87102

**Re: ABQ Uptown Assisted Living  
7611 Indian School Rd., NE  
Traffic Circulation Layout**  
Engineer's/Architect's Stamp dated 12-14-15 (H19-D082)

Dear Mr.Miera,

The TCL submittal received 12-16-15 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

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(REV 02/2012)

PROJECT TITLE: ABQ UPTOWN ASSISTED LIVING ZONE/MAP: H-19-11 D082  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT-A ZUNI ADDITION  
CITY ADDRESS: 7611 INDIAN SCHOOL ROAD NE

ENGINEERING FIRM: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY/STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
EMAIL: \_\_\_\_\_

OWNER: MBE, INC CONTACT: GLENN GARCIA  
ADDRESS: 7611 INDIAN SCHOOL RD NE PHONE: 505-321-5107  
CITY/STATE: ALB, NM 87110 ZIP CODE: 87110

ARCHITECT: RBA ARCHITECTURE PLANNING DESIGN CONTACT: DARBY MIERA  
ADDRESS: 1104 PARK AVE SW PHONE: 505-242-1859  
CITY, STATE: ALB, NM 87102 ZIP CODE: 87102  
EMAIL: darby@rba81.com

SURVEYOR: NM SURVEY TECH, INC CONTACT: JOHN GALLEGOS  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**CHECK TYPE OF APPROVAL 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
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ OTHER (SPECIFY) SO-19 \_\_\_\_\_

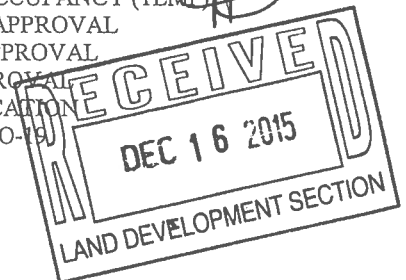
**WAS A PRE-DESIGN CONFERENCE ATTENDED:**

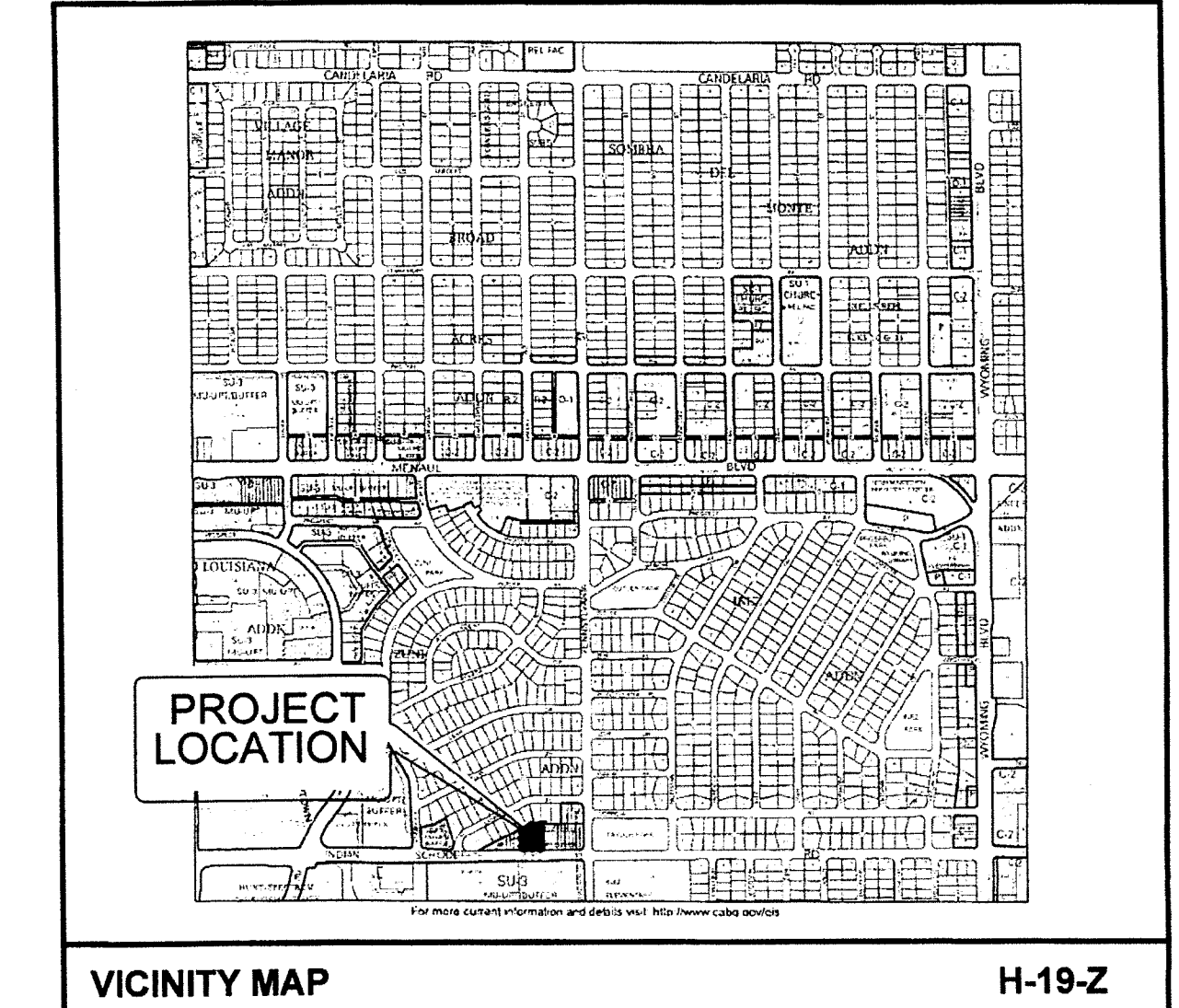
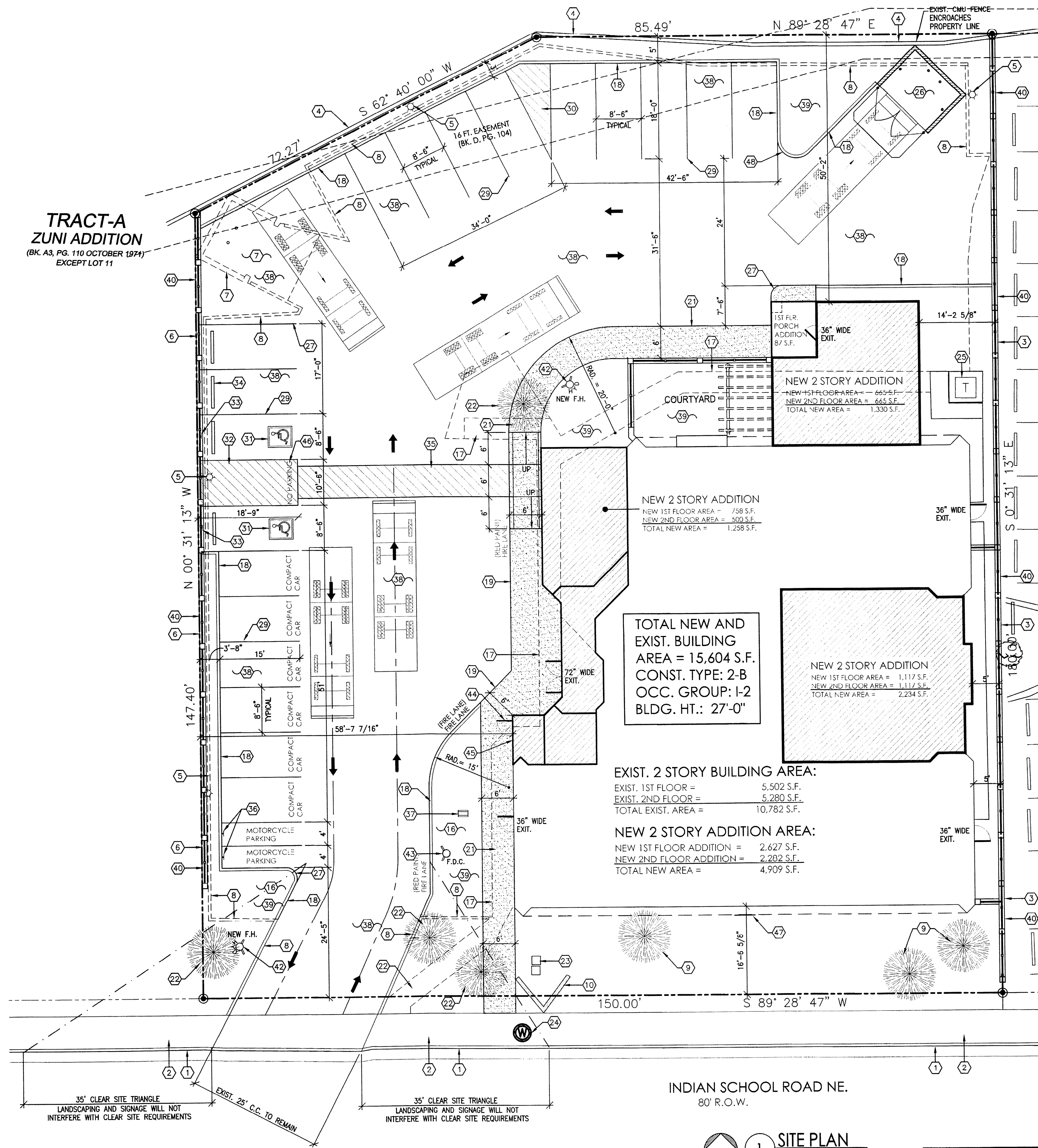
- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 12/16/2015 BY: [Signature]

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and 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 following:

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.





- KEYED NOTES**
- EXISTING CONCRETE CURB AND GUTTER. PATCH AND REPAIR AS REQUIRED.
  - EXISTING CONCRETE SIDEWALK. PATCH AND REPAIR AS REQUIRED.
  - EXISTING CONCRETE RETAINING WALL AT PROPERTY LINE TO REMAIN.
  - EXISTING CMU FENCE TO REMAIN.
  - EXIST. SITE LIGHT TO REMAIN.
  - EXIST. CONCRETE CURB TO REMAIN.
  - REMOVE EXIST. DUMPSTER ENCLOSURE SHOWN DASHED.
  - REMOVE EXIST. CONCRETE CURB SHOWN DASHED.
  - EXIST. LANDSCAPING TO REMAIN. REF: NEW LANDSCAPING PLAN.
  - EXIST. SIGN MONUMENT TO REMAIN. NOTE: EXIST. SIGNAGE TO BE REMOVED AND REPLACED WITH NEW TENANTS LOGO AND NAME.
  - NOT USED.
  - NOT USED.
  - NOT USED.
  - NOT USED.
  - NOT USED.
  - REMOVE EXIST. ASPHALT PAVING AS REQUIRED.
  - REMOVE EXIST. CONCRETE SIDEWALK SHOWN DASHED.
  - NEW 6" RAISED CONCRETE CURB. REF: GRADING AND DRAINAGE PLAN.
  - NEW 6" WIDE CONCRETE SIDEWALK W/CONC. TURNDOWN. REF: NEW GRADING AND DRAINAGE PLAN.
  - NOT USED.
  - NEW 6" WIDE CONCRETE SIDEWALK. SLOPE SIDEWALK 1/4" / FT. AWAY FROM BUILDING. NOTE: 6" RAISED CURB TO BE SIDEWALK WITH TURNDOWN. REF: NEW GRADING AND DRAINAGE PLAN.
  - REMOVE EXISTING TREE.
  - EXIST. HOT BOX LOCATION. REF: PLUMBING PLANS.
  - EXIST. WATER METER LOCATION. REF: PLUMBING PLANS.
  - EXIST. TRANSFORMER ON CONCRETE PAD.
  - DUMPSTER ENCLOSURE WITH GATES AND 6" THICK CONCRETE SLAB AND APRON. REF: CA-2.0 FOR DETAILS. NOTE: G.C. TO PROVIDE DRAIN. REF: PLUMBING PLANS.
  - 2'-0" RADIUS.
  - NOT USED.
  - 2" WIDE PAINTED PARKING STRIPE PER CITY OF ALBUQUERQUE (C.O.A.) STANDARDS. REF: CA-2.0 FOR DETAILS.
  - 2" WIDE PAINTED STRIPE ISLAND.
  - HANDICAP SYMBOL PER CITY OF C.O.A. STANDARDS. REF: CA-2.0 FOR DETAILS.
  - HANDICAP ACCESSIBLE AISLE PER C.O.A. STANDARDS. REF: CA-2.0 FOR DETAILS.
  - HANDICAP ACCESSIBLE SIGNAGE PER C.O.A. STANDARDS. REF: CA-2.0 FOR DETAILS.
  - CONCRETE PARKING BUMPER, TYPICAL.
  - 48" WIDE PAINTED STRIPE (4" WIDE) ACCESSIBLE PEDESTRIAN PATH-WAY PER C.O.A. STANDARDS.
  - MOTORCYCLE PARKING SIGNAGE PER C.O.A. REQUIREMENTS.
  - BIKE RACK. REF: CA-2.0 FOR DETAIL.
  - G.C. CONTRACTOR TO PATCH AND REPAIR EXIST. ASPHALT PAVING AS REQUIRED AND OVERLAY NEW 2" ASPHALT TOPPING OVER EXISTING.
  - NEW LANDSCAPING AREA. REF: NEW LANDSCAPING PLAN.
  - NEW 5' HIGH WROUGHT IRON FENCE WITH CMU PILASTERS AT 10'-0" O.C., REF: SHEET C-2.0.
  - NOT USED.
  - NEW FIRE HYDRANT (2) TOTAL.
  - FIRE DEPARTMENT CONNECTION (FDC) LOCATION. FDC LOCATION TO BE WITHIN 100 FEET OF FIRE HYDRANT.
  - FIRE RISER ROOM WITH SIGNAGE ON DOOR "FIRE RISER ROOM".
  - G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEYS FOR FIRE DEPARTMENT ACCESS INTO BUILDING, FIRE RISER ROOM AND TO REAR SLIDING GATES. MOUNT BOX 5'-0" HIGH A.F.F.
  - "NO PARKING" IN CAPITAL LETTERS, 12" HIGH X 2" WIDE. LOCATE SIGN AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S TIRE WOULD BE. (66-1-4.1.8 NMSA 1978)
  - PREMIS ID TO BE 24 INCH HIGH NUMERALS, 4" STROKES.
  - RADIUS 3'-6".

**SITE PLAN SIGNOFF APPROVAL:**

FIRE MARSHAL	Date
Solid Waste Management	Date
Traffic Engineer, Transportation Division	Date

**PARKING REQUIREMENTS**

ZONING: SU-3 MU-PY/BUFFER:	COMMUNITY RESIDENTIAL PROGRAM (ASSISTED LIVING)
PARKING REQUIRED:	ONE SPACE PLUS ONE SPACE PER FOUR CLIENTS
	29 CLIENTS/4 = 8
	29 CLIENTS/4 = 8 SPACES
	+1 = 1 SPACES
	9 SPACES
TOTAL PARKING REQUIRED:	
HC. SPACES REQUIRED:	1 TO 25 SPACES = 1 HC. SPACE (1 VAN SPACE)
MOTORCYCLE SPACES REQUIRED:	1 TO 25 SPACES = 1 MOTORCYCLE SPACE
PARKING PROVIDED:	2- 8'-6"x18' H.C. PARKING SPACES
	13- 8'-6"x18' REG. PARKING SPACES
	6- 8'-6"x15' COMPACT PARKING SPACES
TOTAL PARKING PROVIDED:	21 TOTAL PARKING SPACES
	2- 4'x15' MOTORCYCLE SPACES

**LEGAL DESCRIPTION**

TRACT A, BLOCK 1 OF THE  
ZUNI ADDITION  
7611 INDIAN SCHOOL ROAD NE.  
ALBUQUERQUE NEW MEXICO

**SITE PLAN**  
1"=10'-0"

ABQ UPTOWN ASSISTED LIVING  
PROPOSED SITE PLAN  
7611 INDIAN SCHOOL RD NE  
ALBUQUERQUE, NM  
PROJECT # 1574

REVISION DATE

STATE OF NEW MEXICO  
RICHARD P. BENNETT  
No. 1240  
12/14/15  
REGISTERED ARCHITECT

RBA  
REGISTERED ARCHITECT  
1000 PASEO DE LA PLAZA, SUITE 100  
ALBUQUERQUE, NM 87102  
505.263.1111  
www.rbaarch.com

DATE  
12-14-2015

SHEET NUMBER  
C-1.1