



TRAFFIC CIRCULATION  
LAYOUT APPROVED  
Racquel  
Michel, P.E.  
Signed \_\_\_\_\_ Date \_\_\_\_\_

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

PARKING CALCULATIONS		
BUILDING AREA:	AREA (SQUARE FEET)	
RESTAURANT	4,864 SF	
PARKING REQUIREMENTS:	REQUIRED	PROVIDED
RESTAURANT (8/1,000 SF)	39 spaces	69 spaces
TOTAL	39 spaces	74 spaces
HANDICAP PARKING	3 spaces	4 spaces
MOTORCYCLE PARKING	2 spaces	2 spaces
BICYCLE PARKING	4 spaces	5 spaces

#### GENERAL NOTES (REQUIRED INFORMATION)

Site: 1.28 Acres (55,857 SF)  
Zoning: MX-L (Mixed Use)  
Proposed Use: Restaurant  
Building Height: Maximum Allowed = 26'; Proposed 22'-4"  
Building Setback: Per MX-L Zone  
Allowed: Actual:  
Front: 5' 78.0'  
Side: 0' 42.3'  
Side: 0' 88.5'  
Rear: 15' 96'  
Lot Area 55,857 SF  
Building Area = 4,864 SF  
Proposed FAR = 0.087 (8.7%)  
Maximum Allowed FAR = 0.5 (50%)

Floor Area Ratio:



VICINITY MAP - Zone Map J-II-Z

LEGAL DESCRIPTION:  
Tract C-2-A-1-A-1, Lands of Campbell, 1.2823 Acres.

#### KEYED NOTES

- PROPOSED TRASH ENCLOSURE AND STORAGE AREA. TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS. REF. UTILITY PLAN FOR DRAIN. INSTALL DRAIN PER SHEET C-301.
- INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
- INSTALL PARALLEL CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMPS. MATCH ADJACENT SIDEWALK WIDTH.
- INSTALL PERPENDICULAR CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMPS.
- INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
- ASPHALT PAVEMENT PER GEOTECHNICAL REPORT.
- 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). MIN. TWO COATS.
- PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
- INSTALL H/C SIGNAGE PER DETAIL, SHEET C103. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
- INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
- PAINT WORDS 'NO PARKING' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
- INSTALL BIKE RACK PER DETAIL ON SHEET C-103. FIVE (5) SPACES MINIMUM.
- MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE. SIGN DETAIL ON SHEET C-103.
- INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C-103, TYP 9.
- LANDSCAPED AREA. REF. LANDSCAPE PLAN.
- INSTALL 3" WIDE VALLEY GUTTER. REF. SHEET C-103 FOR DETAIL.
- 8' WIDE TEXTURED PAVEMENT SIDEWALK CROSSING PER DETAIL ON SHEET C-103.
- EXISTING 6' WIDE SIDEWALK TO REMAIN.
- 13'X130' CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING, AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- COMPACT PARKING SPACE. PAINT WORD 'COMPACT' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. 2 COATS.
- SEATING BENCH BY OWNER. TYP 5.
- EXISTING SIGN TO BE REMOVED. NEW SIGN TO BE PERMITTED SEPARATELY BY OWNER.
- EXISTING SCREEN WALL TO REMAIN.
- REBUILD END OF EXISTING WALL TO BE CLEAN EDGE. REF. SHEET C-102 FOR PORTION OF WALL TO BE REMOVED.
- INSTALL 2 COATS OF PAINT FOR COMPACT PARKING SPACES. LETTERS 'COMPACT' MIN 8" TALL. COLOR: WHITE.

#### BENCH MARKS

A.C.S. MONUMENT "20-J11"  
MONUMENT TYPE 3  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,491,770.982  
E=1,506,437.513  
PUB. EL=5094.032 NAVD 1988  
GROUND TO GRID FACTOR=0.999680825  
DELTA ALPHA ANGLE = -0°15'27.22"

Weeks Restaurant  
730 Coors Blvd NW  
Albuquerque, NM 87121

Site Plan

C-101



# CITY OF ALBUQUERQUE



December 17, 2019

Jeffrey Wooten, P.E.  
Wooten Engineering  
1005 21<sup>st</sup> St. SE, Suite 13  
Rio Rancho, NM 87124

**Re: Wecks Restaurant**  
**730 Coors Blvd NW**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 5-21-19 (J11D032)  
Certification dated 12-13-19

Dear Mr. Wooten

Based upon the information provided in your submittal received 12-13-19, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Ernie Gomez at (505) 924-3981.

Sincerely,

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

Ernie Gomez  
Plan Checker Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11-2018)

Project Title: Weeks Restaurant Building Permit #: \_\_\_\_\_ Hydrology File #: 211D032  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Tract C-2-A-1-A-1, Lands od Campbell  
City Address: 730 Coors Blvd NW

Applicant: Wooten Engineering Contact: Jeffrey T. Wooten, P.E.  
Address: 1005 21st Street SE, Suite 13, Rio Rancho, NM 87124  
Phone#: 505-980-3560 Fax#: N/A E-mail: jeffwooten.pe@gmail.com

Owner: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

TYPE OF SUBMITTAL: \_\_\_\_\_ PLAT (\_\_\_\_ # OF LOTS) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE ☒ ADMIN SITE  
IS THIS A RESUBMITTAL?: \_\_\_\_\_ Yes ☒ No

DEPARTMENT: ☒ TRAFFIC/ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/ DRAINAGE

Check all that Apply: .

### TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☐ DRAINAGE REPORT
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ OTHER (SPECIFY) \_\_\_\_\_
- ☐ PRE-DESIGN MEETING?

### 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: December 13, 2019 By: Jeffrey T. Wooten, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_