



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: LAUNDROMAT TI **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: 12910 INDIAN SCHOOL RD NE

Applicant: FREDDIE MONTOYS - ARCHITECT **Contact:** FREDDIE MONTOYA

Address: 2336 SUNSHINE RD SW

Phone#: 505-203-4135 **Fax#:** _____ **E-mail:** freddiemontoya@hotmail.com

Other Contact: _____ **Contact:** _____

Address: _____

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

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? ☒ Yes ☐ No

DEPARTMENT ☒ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ 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: SEPTEMBER 16, 2020 **By:** FREDDIE MONTOYA

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

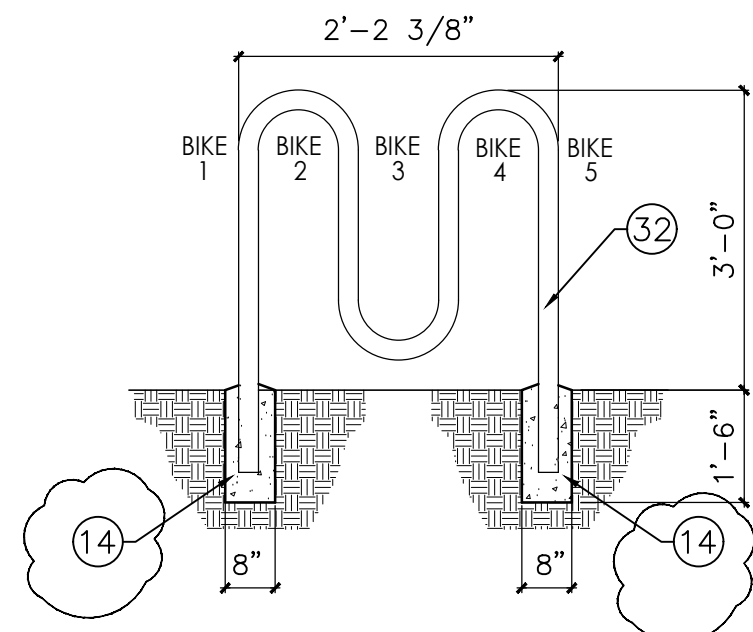
FEE PAID: _____

GENERAL NOTES FOR CONCRETE AND PAVING

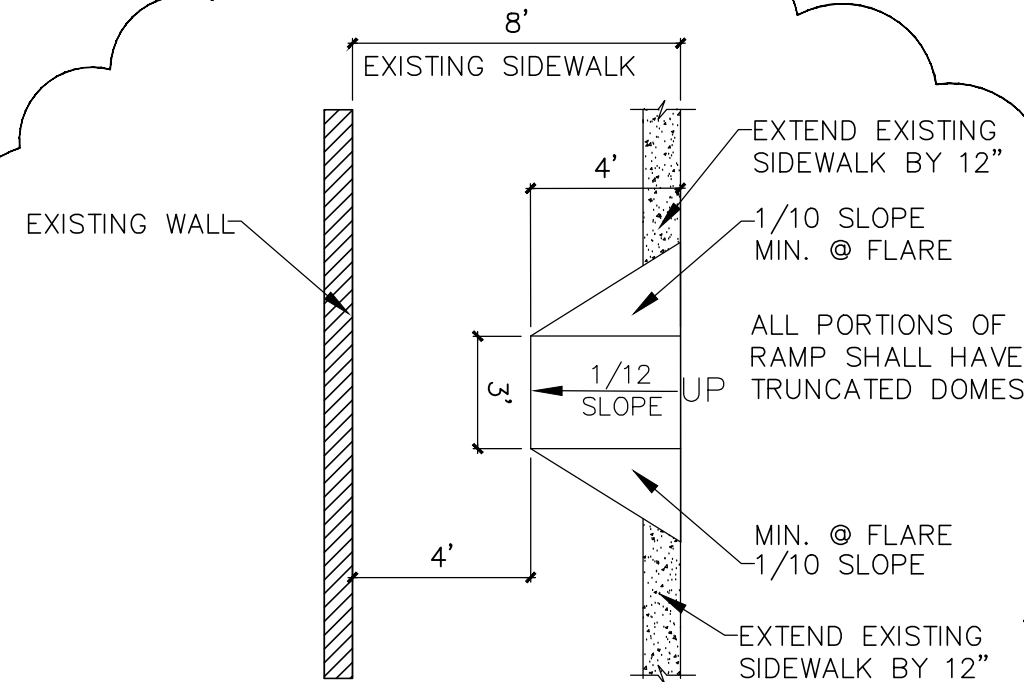
A. EXISTING BUILDING STRUCTURES ARE BEING DEMOLISHED UNDER A SEPARATE DEMOLITION PERMIT. THE FOOTPRINTS ARE BEING SHOWN ON THE SITE DEMOLITION PLAN ONLY. ALL AREAS OF WALL AND EQUIPMENT DEMOLITION SHALL BE REPAIRED AS FOLLOWS:

PARTIAL CONCRETE SLABS THAT HAVE BEEN REMOVED WILL BE REPAIRED BY PLACING NEW 3000 PSI CONCRETE W/ #4 REBAR @ 18" O.C. EA. WAY. INSURE THAT NEW CONCRETE SLAB SURFACES FINISH FLUSH W/ EXISTING ADJACENT CONCRETE SLABS OR PAVEMENT. INSURE THAT ALL EXISTING GRADES ARE MAINTAINED. PREPARE SUB-GRADE TO 95% COMPACTION.

ANY PAVEMENT THAT HAS BEEN DAMAGED DUE TO CONCRETE SLAB REMOVAL SHALL BE REPAIRED BY CUTTING EXISTING PAVEMENT TO HAVE STRAIGHT AND LEVEL SIDES AND SURFACES ADJACENT TO EXISTING CONCRETE. PROVIDE A 3" MINIMUM PAVING SECTION FILL IN ALL THESE AREAS. COMPACTED SUB-GRADE TO 95% IN ALL THESE AREAS.



4 **BIKE RACK DETAIL**
TCL NOT TO SCALE



3 **HANDICAPPED RAMP DETAIL**
TCL NOT TO SCALE

12910 INDIAN SCHOOL ROAD N.E.
106' PUBLIC ROAD R.O.W.

TRACT T-2
PANORAMA HEIGHTS ADDITION
FD. 12-02-1981
BK. C19, PG. 35
OWNER: EVEREST STORAGE LLC II

EXISTING BUILDING AT PROPERTY LINE

EXISTING BUILDING
RENOVATION
4245 SF

EXISTING CONCRETE
SLAB TO REMAIN

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LEGAL DESCRIPTION

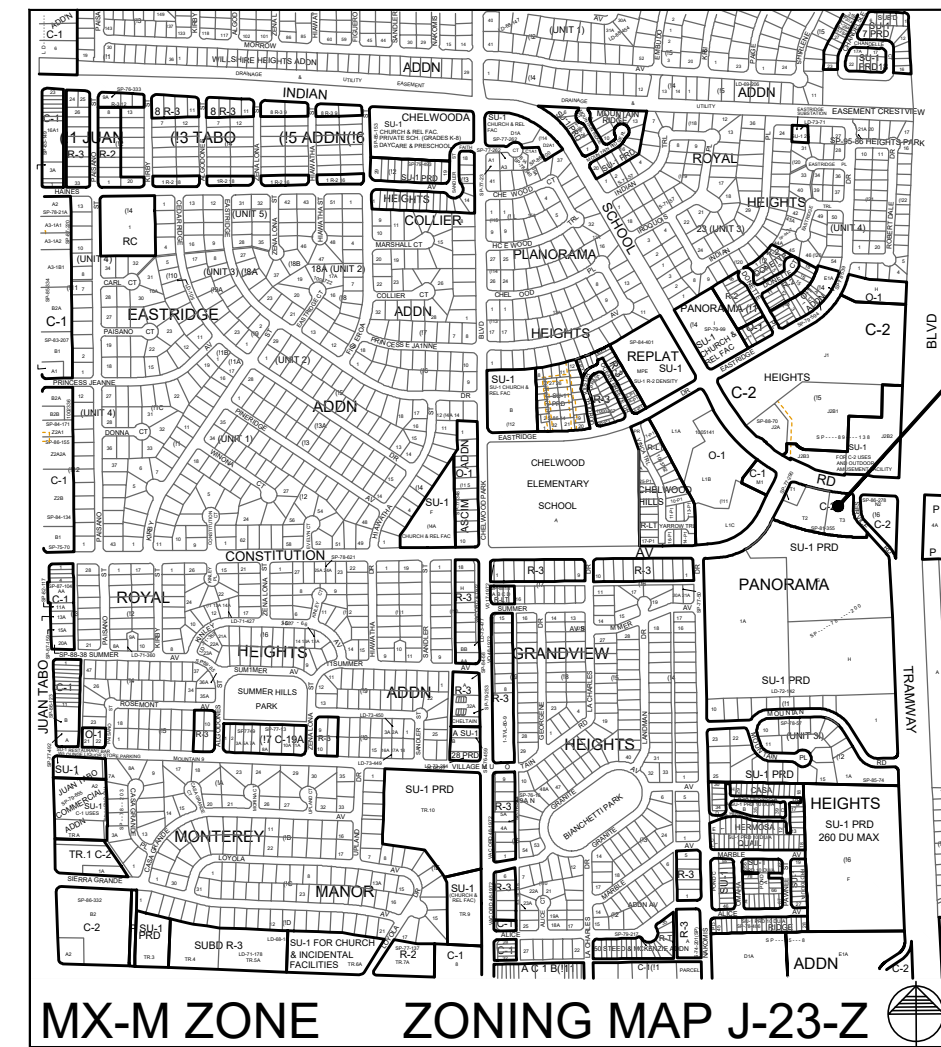
TRACT G
PANORAMA HEIGHTS ADDITION
FD. 4-05-1978
BK. C13, PG. 58

GENERAL NOTES:

- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH CURB AND GUTTER. REFER TO CITY STANDARD DRAWINGS 2430 AND 2415.
- ALL IMPROVEMENTS IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

KEYED NOTES:

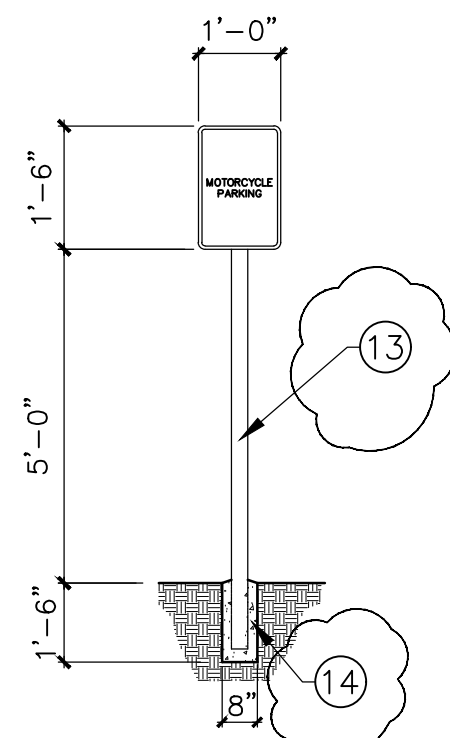
- EXISTING PROPERTY LINE.
- EXISTING CONCRETE CURB.
- EXISTING LANDSCAPED AREA.
- EXISTING PAVED AREA.
- EXISTING DRIVEWAY.
- EXISTING SIDEWALK.
- NEW PARKING STRIPING IN EXISTING PAVED AREA (TYPICAL).
- MOTORCYCLE PARKING SPACE.
- HC PARKING SIGN. SEE DETAIL 1/A-1 & 1/TCL.
- BICYCLE PARKING RACKS SEE DETAIL 4/TCL..
- MOTORCYCLE PARKING SIGN. SEE DETAIL 2/A-1 & 2/TCL.
- EXISTING ELECTRICAL TRANSFORMER.
- 3" DIA. GALVANIZED PIPE.
- 3000 PSI CONCRETE FOOTING.
- CURB RAMP. SEE DETAIL 3/A-1 & 3/TCL.
- EXISTING DUMPSTER AND ENCLOSURE.
- PROVIDE ADA ACCESS AISLE WITH THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE 2' HIGH AND 2" WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE THE ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED.
- EXISTING CONCRETE SLAB.
- EXISTING RETAINING WALL.
- 6' WIDE HC ACCESSIBLE PEDESTRIAN PATHWAY. SIDEWALK TO BLDG. REPAIR ALL BROKEN AND CRACKED SIDEWALK.
- EXISTING CONCRETE RUNDOWN TO REMAIN.
- NEW ASPHALT THIS AREA. GRADE TO DRAIN TOWARD POINT "A" INSTALL 3" PAVEMENT OVER 8" COMPACTED SUB-GRADE.
- MAINTAIN FLOW LINE GRADES TO SW CORNER OF BUILDING TOWARD
- RECONSTRUCT EXISTING CURB RAMP TO COMPLY WITH CURRENT COA STANDARDS. REFER TO COA STANDARD DRAWING 2426 HEREWITH ATTACHED. ADDITIONALLY, PROVIDE TRUNCATED DOMES AT EACH RAMP.
- 2 3/8 STEEL TUBE WITH .154 WALL THICKNESS.
- P.U.E. [11]
- EXTEND EXISTING CONCRETE SIDEWALK A DISTANCE OF 12". MAINTAIN THE EXISTING SLOPE.



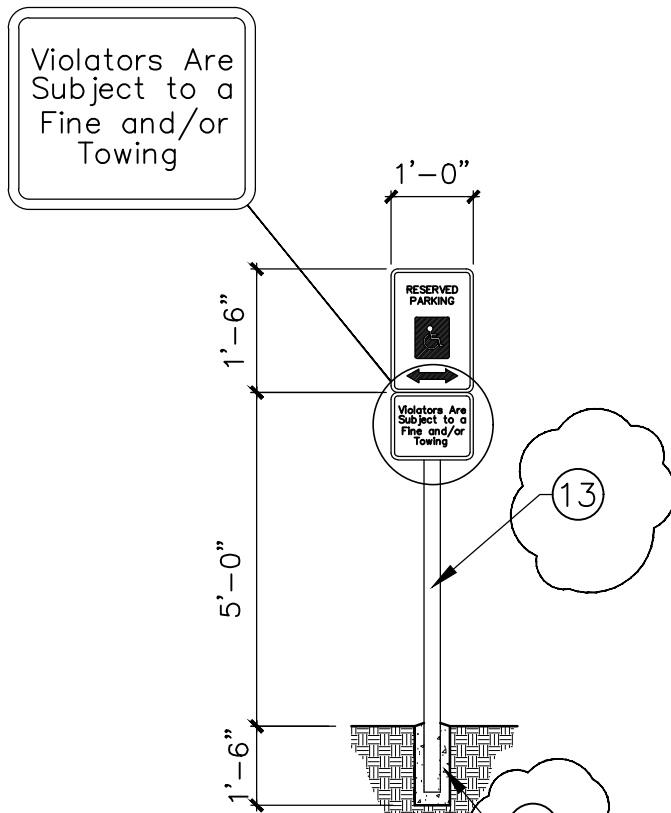
PROJECT LOCATION

TCL PLAN

1" = 20'



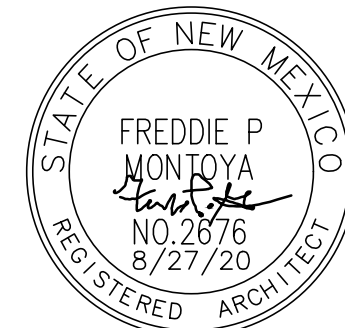
2 **MOTORCYCLE PARKING SIGN**
TCL NOT TO SCALE



1 **H.C. PARKING SIGN**
TCL NOT TO SCALE

PARKING REQUIREMENTS

LAUNDRY AREA - 4,245 SF
4,245/1000 = 4.245
4.245X4 = 16.98 PARKING SPACES REQUIRED
PARKING SPACES PROVIDED - 50 SPACES INCLUDING 2 HC
MOTORCYCLE PARKING SPACES REQUIRED - 2
MOTORCYCLE PARKING SPACES PROVIDED - 2
BICYCLE PARKING SPACES REQUIRED - 3
BICYCLE PARKING SPACES PROVIDED - 3 (EXISTING)



A TENANT IMPROVEMENT AT 12910 INDIAN SCHOOL RD NE
LAUNDROMAT FOR TONY BYRNE

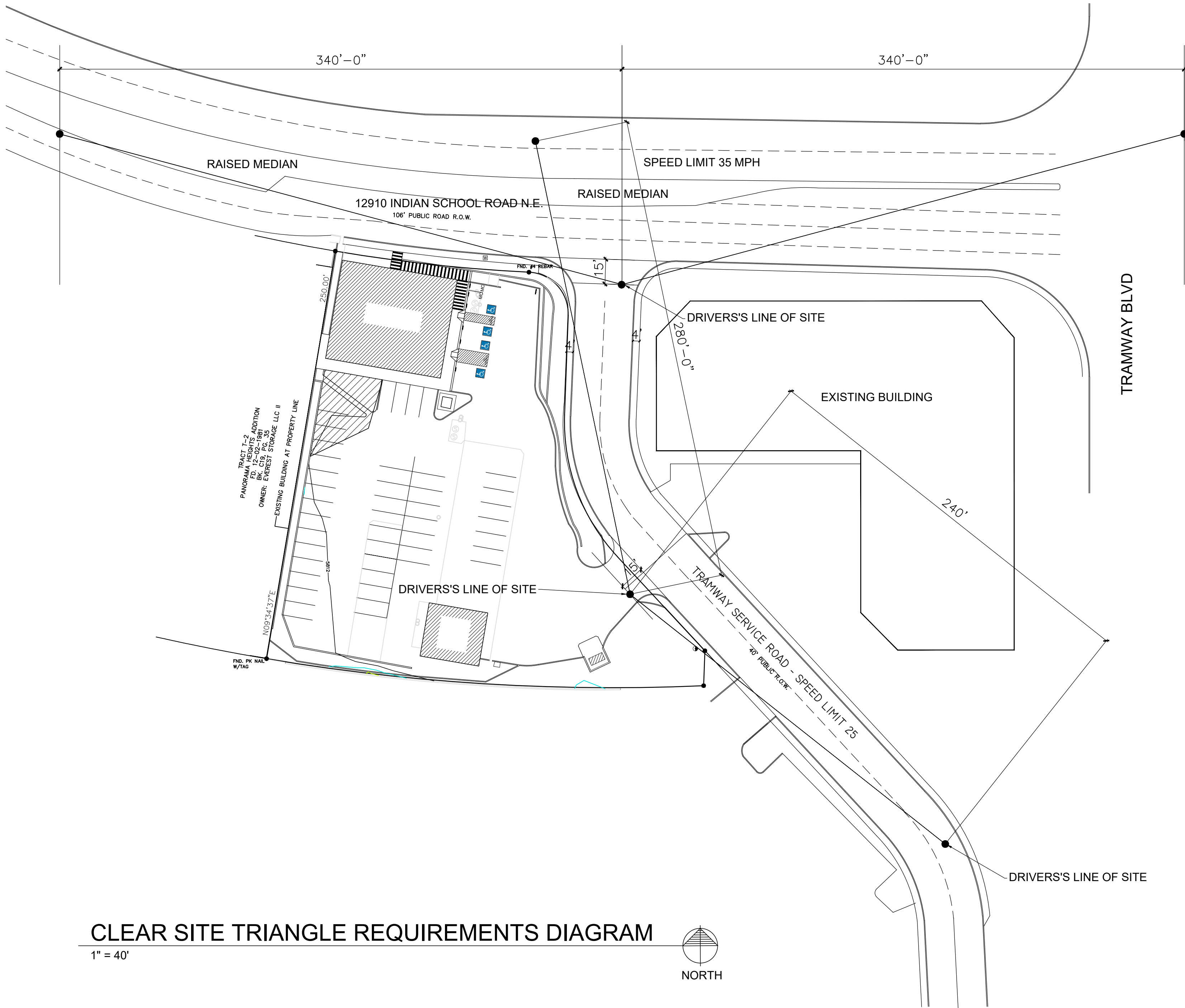
AUGUST, 2020

TRAFFIC
CIRCULATION
LAYOUT

TCL

GENERAL NOTES

A. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBARY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE TRIANGLE.



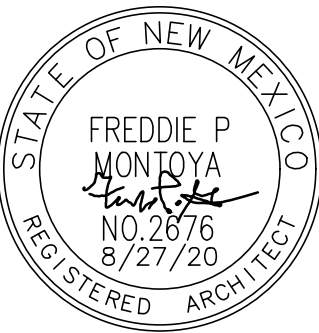
CLEAR SITE TRIANGLE REQUIREMENTS DIAGRAM

1" = 40'



TRAFFIC CIRCULATION LAYOUT APPROVED

Jaanne Wolfenbarger 09/18/2020



A TENANT IMPROVEMENT AT 12910 INDIAN SCHOOL RD NE
LAUNDROMAT FOR TONY BYRNE

AUGUST, 2020

TRAFFIC
CIRCULATION
LAYOUT

TCL.1

