

CITY OF ALBUQUERQUE



April 23, 2018

Doug Hellert
Mullen Heller architecture PC
1718 Central Ave. SW Suite D
Albuquerque, NM 87109

Re: Constitution Site Planning
12000 Constitution Ave. NE
Traffic Circulation Layout
Architect's Stamp dated 04-18-18 (J22-D069)

Dear Mr. Heller,

The TCL submittal received 04-19-18 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 Department
Development Review Services

LWP via: email
C: File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

2220069

Project Title: Constitution Site Planning Building Permit #: N/A Hydrology File #: N/A
DRB#: N/A EPC#: N/A Work Order#: N/A
Legal Description: Lots 1-4 Block 3 Royal Heights Addition
City Address: 12000 Constitution Ave NE

Applicant: Mullen Heller Architecture PC Contact: Doug Heller
Address: 1718 Central Ave SW Suite D
Phone#: 505-268-4144 Fax#: 505-268-4244 E-mail: doug@mullenheller.co

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION

☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

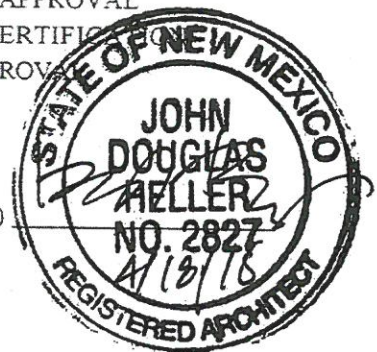


☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

☐ 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

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No



DATE SUBMITTED: 4/18/18 By: Doug Heller

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

PROJECT DESCRIPTION
THIS PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING BUILDING AND THE CONSTRUCTION OF A 2,000SF PROPOSED BUILDING TO BE BUILT AT THE CENTER OF THE SITE. THE PROPOSED SITE AND PARKING LOT ARE BEING REDESIGNED TO ACCOMMODATE THE NEW BUILDING.

PROJECT PHASING
THIS PROJECT WILL BE COMPLETED IN 1 PHASE.

GRADING GENERAL NOTE
MAXIMUM GRADE OF PARKING SHALL NOT EXCEED 8%.

RADIUS INFORMATION:

- 1 RADIUS = 1'-0"
- 2 RADIUS = 3'-0"
- 3 RADIUS = 10'-0"
- 4 RADIUS = 15'-0"
- 5 RADIUS = 27'-0"
- 6 RADIUS = 5'-0"

HATCH LEGEND

- PROPOSED BUILDING
- EXISTING CITY SIDEWALK, CURB & GUTTER TO REMAIN

SITE DEVELOPMENT DATA:
LEGAL DESCRIPTION: LOTS 1-4, BLOCK 3, ROYAL HEIGHTS ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ADDRESS: 12000 CONSTITUTION AVENUE, NE

LAND AREA: 0.3685 ACRES (16,054 SQ. FT.)

CURRENT ZONING: C-1

ZONE ATLAS PAGE: J-22-Z

PARKING

CALCULATIONS: PROPOSED BUILDING: 2,000SF RESTAURANT USE
1,000 SF = DINING AREA
1,000 SF / 15 = 67 SEATS
1,000 SF = SUPPORT AREA (KITCHEN, RESTROOMS, UTILITY)

67 SEATS / 4 = 17 PARKING SPACES REQUIRED

10% PARKING REDUCTION FOR TRANSPORTATION ROUTE = 2 SPACE REDUCTION (BUS STOP FOR ABO RIDE RT.1 LOCATED WITHIN 300' OF PROPERTY)

REQUIRED PARKING FOR ENTIRE SITE: 15 SPACES
PROVIDED PARKING FOR ENTIRE SITE: 15 SPACES

HANDICAP PARKING: 1 SPACE/25 PARKING SPACES = 1 SPACE REQUIRED
1 SPACE PROVIDED (VAN SPACE)

COMPACT PARKING: 33% OF TOTAL SPACES ALLOWABLE
15 X 33% = 5 SPACES ALLOWABLE
2 COMPACT SPACES PROVIDED

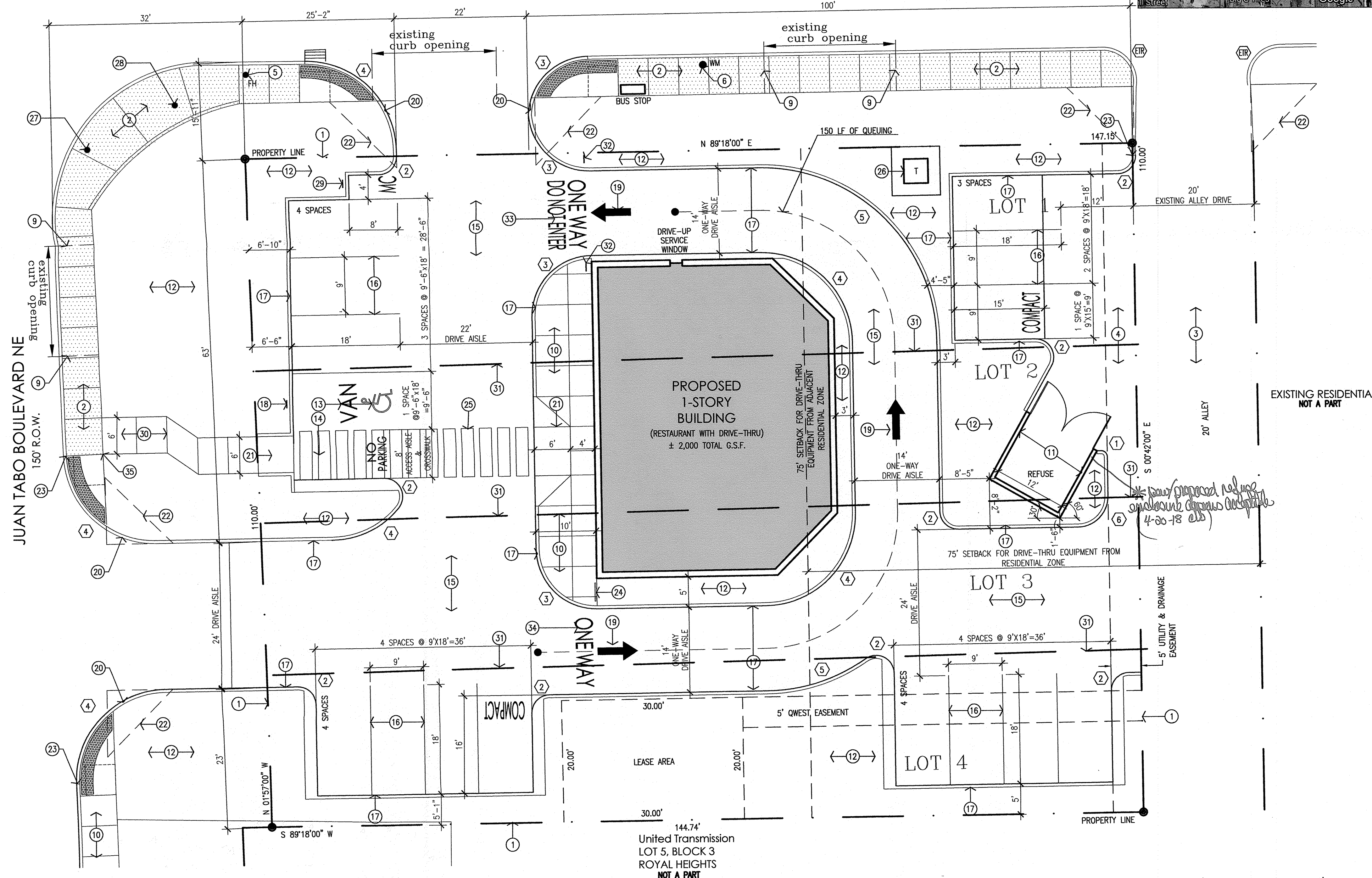
MOTORCYCLE PARKING: 1 SPACE/25 PARKING SPACES = 1 SPACE REQUIRED
1 SPACE PROVIDED

BIKE SPACES: 1 SPACE/20 PARKING SPACES = 1 SPACE REQUIRED
1 RACK WITH 2 SPACES PROVIDED

AERIAL MAP



CONSTITUTION AVENUE NE
80' R.O.W.



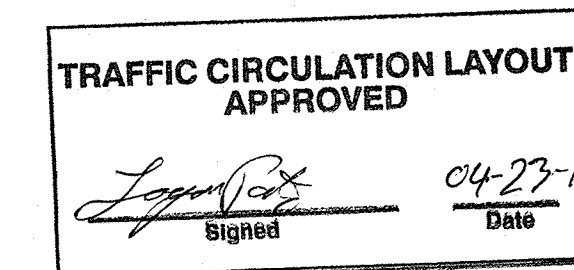
1 Architectural Site Plan
Scale: 1"=10'-0"

GENERAL NOTES:

- [A] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- [B] LANDSCAPING 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 THIS AREA.
- [C] ALL CURBS SURROUNDING LANDSCAPING SHALL PROVIDE WATER RUNOFF OPENINGS TO ALLOW SURFACE DRAINAGE INTO THE LANDSCAPED AREAS (WATER HARVESTING).
- [D] ALL IMPROVEMENTS LOCATED WITHIN THE PUBLIC "RIGHT-OF-WAY" AND ALLEY SHALL BE INCLUDED UNDER THE CITY WORK ORDER.

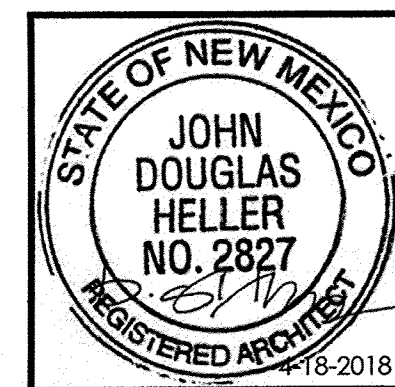
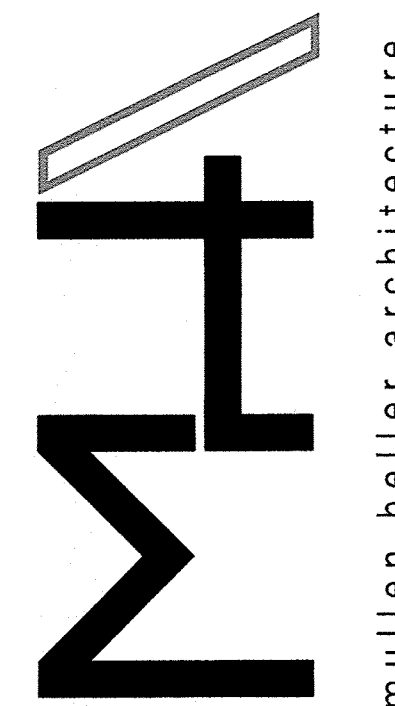
KEYED NOTES:

- [1] PROPERTY LINE.
- [2] EXISTING CONCRETE SIDEWALK TO REMAIN.
- [3] EXISTING ALLEY DRIVE. PAVE WITH NEW ASPHALT PAVING TO SOUTH PROPERTY LINE.
- [4] EXISTING UTILITY EASEMENT.
- [5] EXISTING FIRE HYDRANT TO REMAIN.
- [6] EXISTING WATER METER BOX TO REMAIN.
- [7] EXISTING PUBLIC SIDEWALK TO REMAIN.
- [8] EXISTING CITY CURB AND GUTTER TO REMAIN.
- [9] PROPOSED CONCRETE SIDEWALK INFILL WITH TURN DOWN EDGE AT EXISTING CURB CUT. TIE INTO EXISTING SIDEWALK. MATCH EXISTING ELEVATION, PROFILE, AND JOINT PATTERN OF EXISTING. REFER TO DETAIL 2415A FOR CITY STANDARD CURB & GUTTER AND DETAIL 2430 FOR CITY STANDARD SIDEWALK.
- [10] PROPOSED CONCRETE SIDEWALK.
- [11] PROPOSED REFUSE ENCLOSURE.
- [12] PROPOSED LANDSCAPING AREA.
- [13] PROPOSED HANDICAP PAVEMENT SIGN.
- [14] PROPOSED STRIPED HANDICAP AISLE WITH 12" HIGH PAINTED LETTERING "NO PARKING" PER 66-1-4.1.B NMSA 1978.
- [15] PROPOSED ASPHALT PAVING.
- [16] PROPOSED PAINTED PARKING STRIPING.
- [17] PROPOSED CONCRETE CURB.
- [18] PROPOSED HANDICAP PARKING SIGN. "VAN" WHERE NOTED. SIGN TO BE NOTED PER 66-7-352.4C NMSA 1978. "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING".
- [19] PROPOSED PAINTED DIRECTIONAL ARROW/ SIGNAGE ON PAVEMENT.
- [20] PROPOSED MODIFIED DRIVEWAY CURB CUT. TIE INTO EXISTING CURB AND GUTTER SYSTEM. PROVIDE CITY STANDARD CURB RAMPS EACH SIDE OF MODIFIED CURB CUT WITH TRUNCATED DOMES. REFER TO DETAIL 2426 FOR CITY STANDARD DRIVE DETAILS.
- [21] PROPOSED ADA-COMPLIANT RAMPED CURB.
- [22] CLEAR SIGHT TRIANGLE: LANDSCAPING 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.
- [23] PROPOSED CONCRETE CURB TO TIE INTO EXISTING.
- [24] PROPOSED BIKE RACK WITH 2 SPACES.
- [25] PROPOSED PAINTED CROSSWALK.
- [26] PROPOSED TRANSFORMER LOCATION.
- [27] EXISTING STREET LIGHT TO REMAIN.
- [28] EXISTING TRAFFIC LIGHT TO REMAIN.
- [29] PROPOSED 4'-0" WIDE X 8'-0" LONG MOTORCYCLE SPACE WITH SIGNAGE AT EACH SPACE.
- [30] PROPOSED ADA ACCESSIBLE CONCRETE SIDEWALK CONNECTION FROM PUBLIC SIDEWALK WITH ADA ACCESSIBLE RAMP TO PAVING.
- [31] EXISTING LOT LINE. LOT LINE TO BE REMOVED VIA RE-PLAT PRIOR TO NEW DEVELOPMENT.
- [32] PROPOSED "DO NOT ENTER" POLE SIGN. TYPICAL AT EACH SIDE OF POINT OF EGRESS.
- [33] PROPOSED "ONE WAY - DO NOT ENTER" PAINTED PAVEMENT MARKING.
- [34] PROPOSED "ONE WAY" PAINTED PAVEMENT MARKING.
- [35] COORDINATE NEW PEDESTRIAN SIDEWALK CONNECTION WITH EXISTING PUBLIC SIDEWALK AND RAMP/CURB.



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

REV	DATE	DESCRIPTION	BY	TCL UPDATES
1	4-18-2018		SEJ	



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JOB NUMBER 16-52
DRAWN BY SEJ | AV
PROJECT MGR JDH
DATE 4-13-2018
PHASE TCL SUBMITTAL

PROJECT
Constitution Site Planning
12000 Constitution Avenue NE
Albuquerque, NM 87112
TITLE
Traffic Control Layout

SHEET
TCL