

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services**

**7/21/15**  
~~July 20, 2015~~

Mr. Wooten, P.E.  
Wooten Engineering  
3708 Saint Andrews SE  
Rio Rancho, NM 8787124

**Re: Applebees and 14K Retail Bldg  
98<sup>th</sup> St.  
Traffic Circulation Layout**  
Engineer's/Architect's Stamp dated **7/21/15** ~~7-16-15~~ (K09-D038)


Dear Mr. Wooten,

The TCL submittal received **7/21/15** ~~7-16-15~~ 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.  
Senior Engineer, Planning Dept.  
Development Review Services

c: File  
CO Clerk



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Applebees and 14K Retail Bldg Building Permit #: \_\_\_\_\_ City Drainage #: \_\_\_\_\_

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: 98th Street Plaza (Portions of Tracts 1/2, West of Westland Atrisco Grant, ROW 2, Unit A)

City Address: Not Yet Assigned

Engineering Firm: Wooten Engineering Contact: Jeff Wooten

Address: 3708 Saint Andrews SE, Rio Rancho, NM 87124

Phone#: 505-980-3560 Fax#: N/A E-mail: jeffwooten.pe@gmail.com

Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: DSA Architects Contact: Craig Calvert

Address: 4700 Lincoln NE, Suite 111, ABO, NM, 87109

Phone#: 505-342-6200 Fax#: \_\_\_\_\_ E-mail: craigc@dsaabq.com

Surveyor: Cartesian Surveying Contact: Will Plotner

Address: 1005 21st St SE, Rio Rancho, NM 87124

Phone#: 505-896-3050 Fax#: \_\_\_\_\_ E-mail: wplotnerir@gmail.com

Contractor: TBD Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☒ OTHER (SPECIFY) Resubmittal

### CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☒ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)

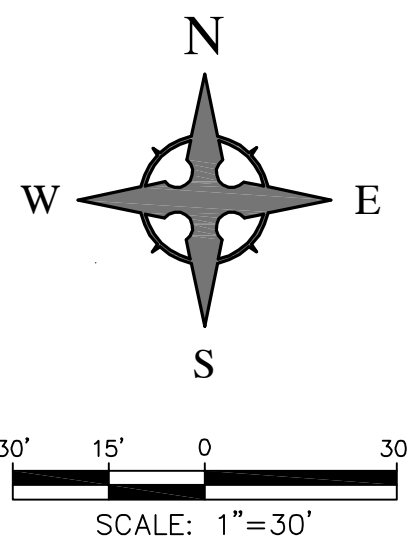
*Received  
7-21-15*

WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes ☒ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: July 21, 2015 By: Jeff Wooten, P.E.

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Northerly Portion of Tract 2,  
Unit A, Row 2  
Town of Atrisco Grant  
Warranty Deed  
Boundary Survey  
(05/09/96, Bk. 96-13, Pg. 3290)  
(Filed 975-165)

Jack-In-The-Box  
Tract 1-B-2,  
Unit A, Row 2  
Town of Atrisco Grant  
(07/29/11, 11C-74)

Applebee's  
RETAIL  
+/-2,000 SF  
FFE=5232.50  
+/-5,500 SF  
FFE=5232.50

PROPOSED RETAIL  
+/-14,400 SF  
FFE = 5232.50 (27)  
VERIFY ACTUAL BLDG  
DIMENSIONS WITH  
ARCH PLANS PRIOR  
TO STAKING.

REMAINDER TRACT 3  
+/-0.7887 ACRES

Portions of Tracts of  
1 and 2, West of  
Westland, Atrisco Grant  
Row 2, Unit A  
174,500 sq. ft.  
4.0060 ACRES

South Portion of Tracts  
1 and 2, West of  
Westland, Atrisco Grant  
Row 2, Unit A  
Warranty Deed  
(01/23/06, Bk. A110, Pg.9444)

Rebar w/cap  
LS#11463-used for  
E-W Line, Found 0.64'  
West of Property

PARKING CALCULATIONS				
BUILDING AREA:		# SEATS	AREA (SQUARE FEET)	
APPLEBEE'S		254	5,500 SF	
RETAIL		N/A	14,400 SF	
RETAIL (ADJACENT TO APPLEBEE'S)		N/A	2,000 SF	
PARKING REQUIREMENTS:		RATIO	REQUIRED	PROVIDED
APPLEBEE'S		1/4 SEATS	64 spaces	53 spaces
RETAIL		1/200 SF	72 spaces	91 spaces
RETAIL (ADJACENT TO APPLEBEE'S)		1/200 SF	10 spaces	10 spaces
TOTAL			146 spaces	154 spaces*
ALLOWABLE COMPACT SPACES			33% OF TOTAL = 50 spaces	
ACTUAL COMPACT PARKING PROVIDED			26 spaces	
			REQUIRED	PROVIDED
HANDICAP PARKING			8 spaces	8 spaces
MOTORCYCLE PARKING			5 spaces	6 spaces
BICYCLE PARKING			7 spaces	14 spaces

\* SHARED PARKING ALLOWED BY PLAT, DOC. NO. 2015051988,  
RECORDED 6/18/2015, EASEMENT NOTE NO. 7.

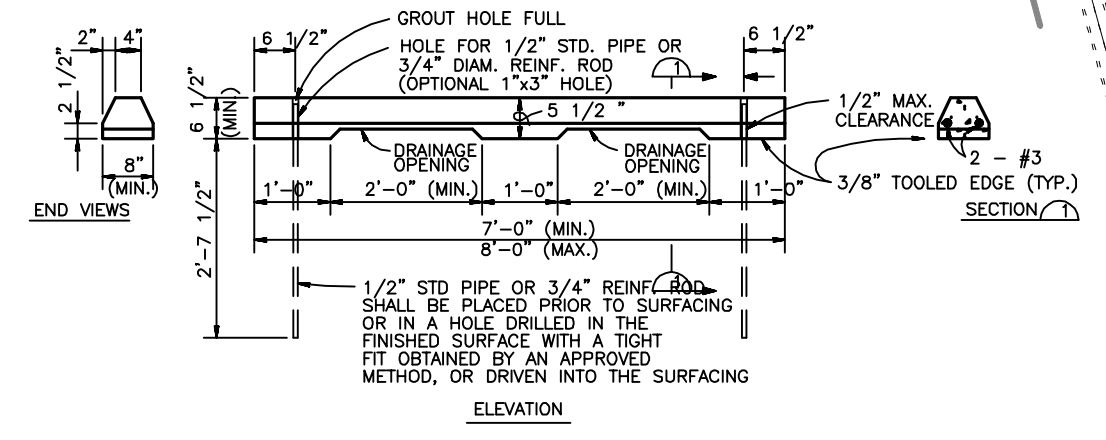
**SITE INFORMATION**

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

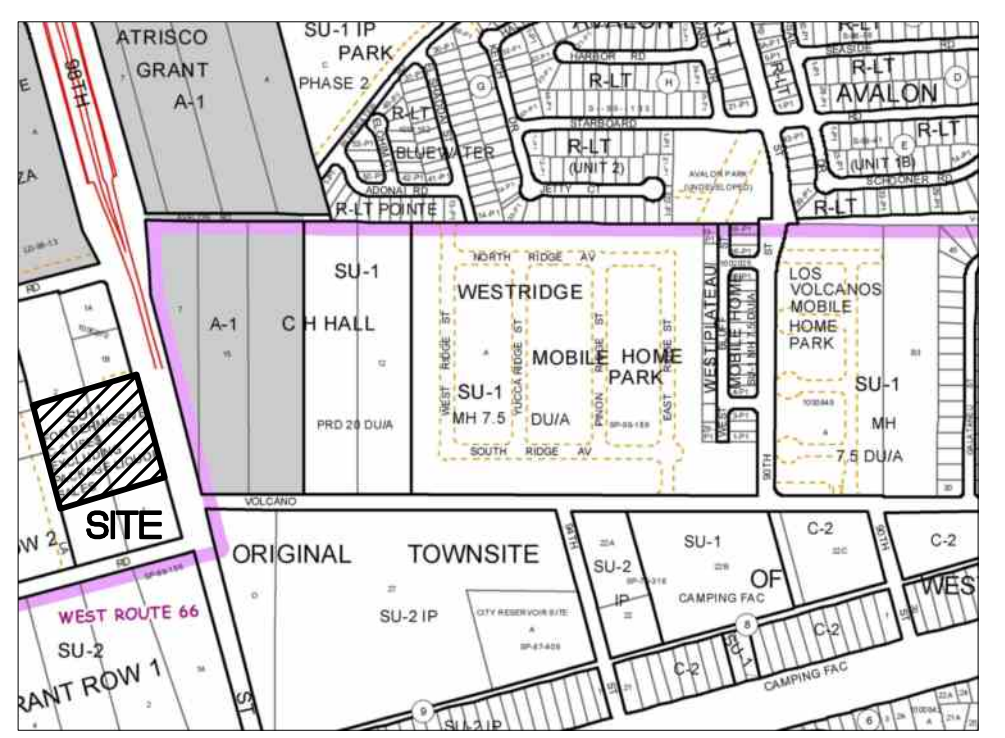
**CONTRACTOR TO PROVIDE PARKING LOT STRIPING, FIRELANE AND HANDICAP STRIPING PER THESE PLANS AND CITY OF ALBUQUERQUE REQUIREMENTS.**

TO PRESERVE THE PAINTING / STRIPING WITHIN PARKING AREAS, DO NOT APPLY PAINT UNTIL ALL OTHER POTENTIALLY DAMAGING CONSTRUCTION HAS BEEN COMPLETED.

Note: Contractor shall provide the necessary traffic control and pull necessary permits when doing any work in Central Ave. R/W.



Precast Concrete Wheel Stop  
N/S



**VICINITY MAP - Zone Atlas K-9**  
**Legal Description: Portions of Tracts 1 and 2, West of Westland Atrisco Grant, ROW 2, Unit A**

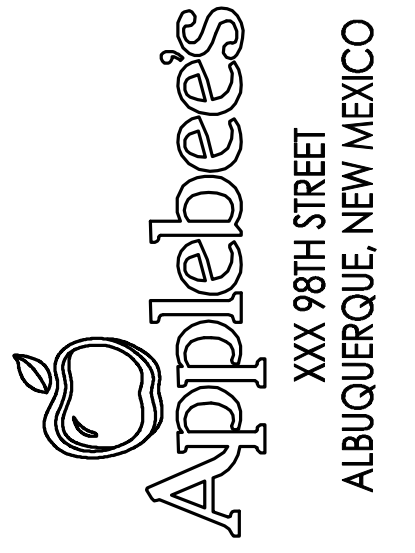
**KEYED NOTES**

1. TRASH ENCLOSURE PER COA STANDARDS. REF. DETAIL SHEET.
2. TRASH ENCLOSURE PER APPLEBEES DETAIL. REF ARCHITECTURAL DETAILS.
3. INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
4. INSTALL STANDARD 8" CURB/GUTTER PER COA STD DWG 2415A (BY SEPARATE CONTRACT).
5. INSTALL CURB RAMP WITH TRUNCATED DOMES PER DETAIL SHEET. MIN 6" WIDE.
6. INSTALL CONCRETE SIDEWALK PER DETAIL ON DETAIL SHEET.
7. INSTALL TRUNCATED DOMES PER DETAIL SHEET; NO RAMP.
8. INSTALL CONCRETE SIDEWALK WITH TURNDOWN EDGE PER DETAIL ON DETAIL SHEET.
9. ASPHALT PAVEMENT, SEE PAVING DETAILS ON DETAIL SHEET.
10. INSTALL CUT-OFF WALL (FLUSH WITH ASPHALT PAVING) PER COA STD DWG 2415B.
11. PROPOSED SITE LIGHTING, SEE MEP PLANS.
12. 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).
13. PAINTED WHEELCHAIR SYMBOL (BLUE) TO MEET ADA STANDARDS.
14. INSTALL H/C SIGNAGE PER DETAIL ON DETAIL SHEET. 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."
15. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES.
16. INSTALL 'STOP' SIGN (R1-1-36 PER MUTCD STDS). SIGN BASE PER DETAIL ON DETAIL SHEET.
17. PROPOSED RETAINING WALL TO BE DESIGNED AND PERMITTED BY OTHERS. INSTALL RAILING PER DETAIL ON DETAIL SHEET. COORDINATE WITH WALL CONTRACTOR FOR INSTALLATION OF SLEEVES AS REQUIRED. STEP RAILING AS NEEDED.
18. MULTI-TENANT SITE SIGNAGE. TO BE PERMITTED AND INSTALLED BY SIGN CONTRACTOR. REF MEP PLANS FOR ELECTRICAL SUPPLY.
19. INSTALL PAINTED STOP BAR PER DETAIL ON DETAIL SHEET.
20. PAINT WORDS 'NO PARKING' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE.
21. NOT USED.
22. 6' WIDE ASPHALT BIKE LANE (BY SEPARATE CONTRACT).
23. 6' WIDE CONCRETE SIDEWALK ALONG 98TH ST (BY SEPARATE CONTRACT).
24. 10' WIDE CONCRETE SIDEWALK / TRAIL TRANSITION (BY SEPARATE CONTRACT).
25. CURB RAMP WITH TRUNCATED DOMES PER COA STD DWGS 2440 AND 2441 (BY SEPARATE CONTRACT).
26. INSTALL 12" CURB OPENING AT EVERY PARKING SPACE TO ALLOW DRAINAGE INTO PONDING AREA.
27. INSTALL 24" WIDE SIDEWALK CULVERT PER COA STD DWG 2236. LEAVE 6" OPENING FOR DOWNSPOUT.
28. INSTALL BIKE RACK PER DETAIL SHEET. SEVEN (7) SPACES PER RACK.
29. MOTORCYCLE PARKING. ADD PAINT LABEL PER CITY OF ALBUQUERQUE CODE.
30. 35'x35' CLEAR SIGHT TRIANGLE. LANDSCAPING & SIGNAGE SHALL 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.
31. INSTALL PRE-CAST WHEEL STOP PER DETAIL THIS SHEET.
32. INSTALL 2 COATS OF PAINT FOR COMPACT PARKING SPACES. LETTERS 'COMPACT' MIN 8" TALL. COLOR: WHITE



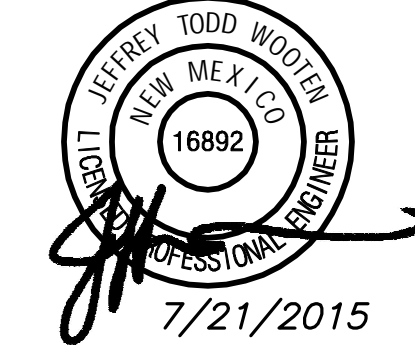
**Darren Sowell**  
**ARCHITECTS**  
4700 Lincoln N.E., Suite 111  
Albuquerque, N.M. 87109  
Phone: (505) 342-6200  
Fax: (505) 342-6201

project title



project number  
1420  
drawing issuance  
PERMIT SET 02.27.2015  
drawing revisions:  
No. Description Date:

professional seal



drawing title  
Traffic Circulation Layout  
drawing number  
C1

**Wooten**  
**Engineering**  
4700 Lincoln NE, Suite 111  
Albuquerque, NM 87109  
Ph: 505.980.3560