

From: [Wolfenbarger, Jeanne](#)
To: ["jeffwooten.pe@gmail.com"](mailto:jeffwooten.pe@gmail.com)
Subject: K09-D038 Applebee's (Traffic Circulation Layout and Grading and Drainage Plan) Review
Date: Monday, April 06, 2015 4:38:09 PM
Importance: High

Jeff,

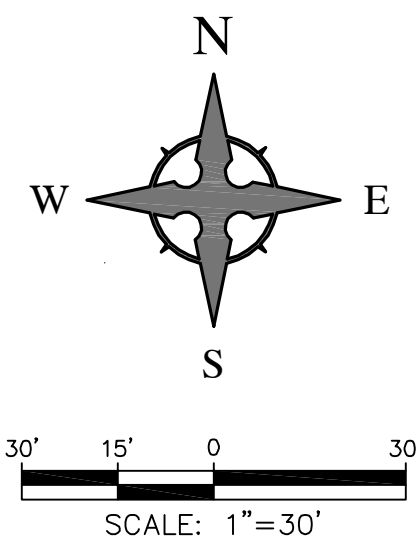
1. Regarding the Grading and Drainage Plan, please send the utility plan showing the grease trap for the trash dumpsters. (You can just pdf it to me so I can approve the G&D Plan.)

Regarding the Traffic Circulation Layout, you have addressed all comments with some minor exceptions:

1. We still need to show a truck delivery route for approval. This has been standard for our Traffic Circulation Layout reviews. Show how a truck can navigate through the parking lot with the necessary turning movements. You may show this informally on a separate sheet which is what a lot of people often do to avoid cluttering the site plan.
2. Call out Keyed Note 30 for both driving entrances for the clear site triangle. (On one of them, you show Keyed Note 35.)
3. Label 24' aisle on the north end just west of where you show the 40-foot easement to make it clear that 2-way traffic can navigate through the north aisle of the site.

For the TCL, you may pdf the new TCL prior to a formal submittal to help expedite this.

Jeanne



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
(05/09/96, Bk. 96-13, Pg. 3290)
Boundary Survey
(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

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)

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.

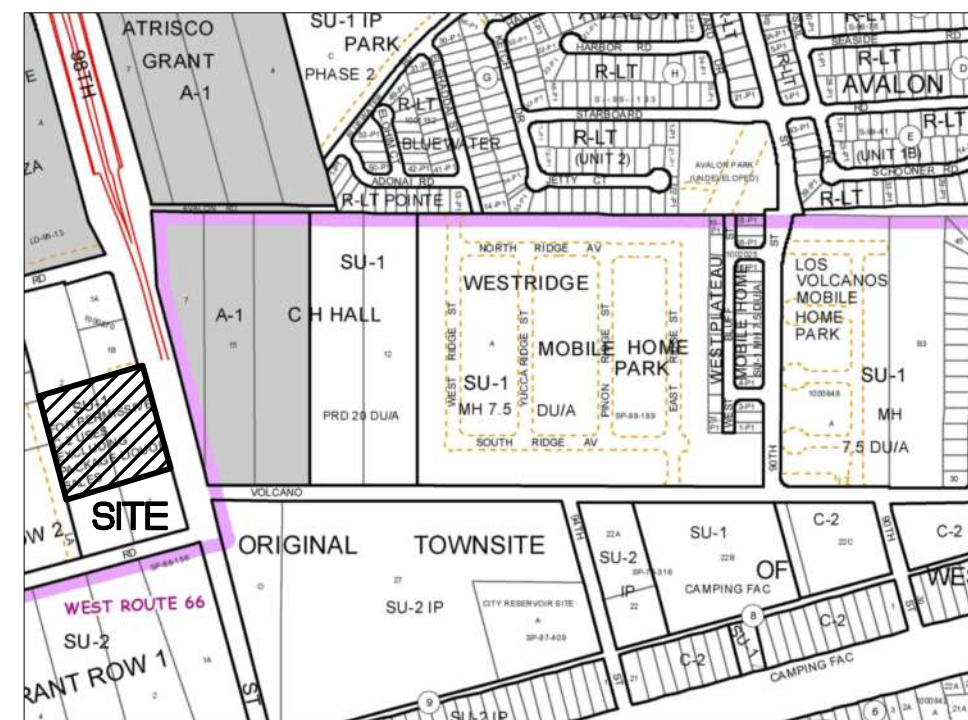
CONTRACTOR TO PROVIDE PARKING LOT STRIPING, FIRELANE AND HANDICAP STRIPING PER THESE PLANS AND CITY OF ALBUQUERQUE REQUIREMENTS.

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

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	54 spaces
RETAIL		1/200 SF	72 spaces	91 spaces
RETAIL (ADJACENT TO APPLEBEE'S)		1/200 SF	10 spaces	10 spaces
TOTAL			146 spaces	155 spaces
			REQUIRED	PROVIDED
HANDICAP PARKING			8 spaces	8 spaces
MOTORCYCLE PARKING			5 spaces	6 spaces
BICYCLE PARKING			7 spaces	14 spaces

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



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

- TRASH ENCLOSURE PER COA STANDARDS. REF. DETAIL SHEET.
- TRASH ENCLOSURE PER APPLEBEE'S DETAIL. REF ARCHITECTURAL DETAILS.
- INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
- INSTALL STANDARD 8" CURB/GUTTER PER COA STD DWG 2415A (BY SEPARATE CONTRACT).
- INSTALL CURB RAMP WITH TRUNCATED DOMES PER DETAIL SHEET. MIN 6" WIDE.
- INSTALL CONCRETE SIDEWALK PER DETAIL ON DETAIL SHEET.
- INSTALL TRUNCATED DOMES PER DETAIL SHEET; NO RAMP.
- INSTALL CONCRETE SIDEWALK WITH TURNDOWN EDGE PER DETAIL ON DETAIL SHEET.
- ASPHALT PAVEMENT, SEE PAVING DETAILS ON DETAIL SHEET.
- INSTALL CUT-OFF WALL (FLUSH WITH ASPHALT PAVING) PER COA STD DWG 2415B.
- PROPOSED SITE LIGHTING, SEE MEP PLANS.
- 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).
- PAINTED WHEELCHAIR SYMBOL (BLUE) TO MEET ADA STANDARDS.
- INSTALL H/C SIGNAGE PER DETAIL ON DETAIL SHEET. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGN AND BASE PER DETAIL SHEET C4. 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.
- INSTALL "STOP" SIGN (R1-1-36 PER MUTCD STDS). SIGN BASE PER DETAIL ON DETAIL SHEET.
- 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.
- MULTI-TENANT SITE SIGNAGE. TO BE PERMITTED AND INSTALLED BY SIGN CONTRACTOR. REF MEP PLANS FOR ELECTRICAL SUPPLY.
- INSTALL PAINTED STOP BAR PER DETAIL ON DETAIL SHEET.
- PAINT WORDS "NO PARKING" WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE.
- NOT USED.
- 6" WIDE ASPHALT BIKE LANE (BY SEPARATE CONTRACT).
- 6" WIDE CONCRETE SIDEWALK ALONG 98TH ST (BY SEPARATE CONTRACT).
- 10' WIDE CONCRETE SIDEWALK / TRAIL TRANSITION (BY SEPARATE CONTRACT).
- CURB RAMP WITH TRUNCATED DOMES PER COA STD DWGS 2440 AND 2441 (BY SEPARATE CONTRACT).
- INSTALL 12" CURB OPENING AT EVERY PARKING SPACE TO ALLOW DRAINAGE INTO PONDING AREA.
- INSTALL 24" WIDE SIDEWALK CULVERT PER COA STD DWG 2236. LEAVE 6" OPENING FOR DOWNSPOUT.
- INSTALL BIKE RACK PER DETAIL SHEET. SEVEN (7) SPACES PER RACK.
- MOTORCYCLE PARKING. ADD PAINT LABEL PER CITY OF ALBUQUERQUE CODE.
- 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.

Wooten
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DSA

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project title

Applebee's
XXX 98TH STREET
ALBUQUERQUE, NEW MEXICO

project number

1420

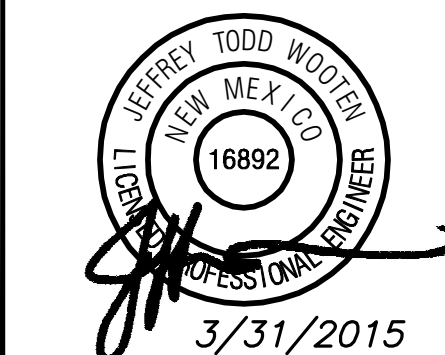
drawing issuance

PERMIT SET 02.27.2015

drawing revisions:

No. Description Date:

professional seal



drawing title

Traffic Circulation Layout

drawing number

C1