CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

January 23, 2024

Madison Jurewicz Kimley-Horn, Inc 380 Interlocken Crescent Broomfield, CO 80021

Re: ABB ABQ Addition 6625 Bluewater Rd. NW Conceptual Traffic Circulation Layout for DFT Approval Engineer's Stamp 01-16-24 (K10-D011)

Dear Ms. Jurewicz,

The conceptual TCL submittal received 01-19-2023 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit. When submitting TCL for building permit approval, please ensure that both site access details are provided and updated to meet the current ADA city standard.

When the site construction is completed and an inspection for 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, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

WWW.cabq.gov 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,

PO Box 1293

Ernest Armijo, P.E. Principal Engineer, Planning Dept. Development Review Services

C: CO Clerk, File



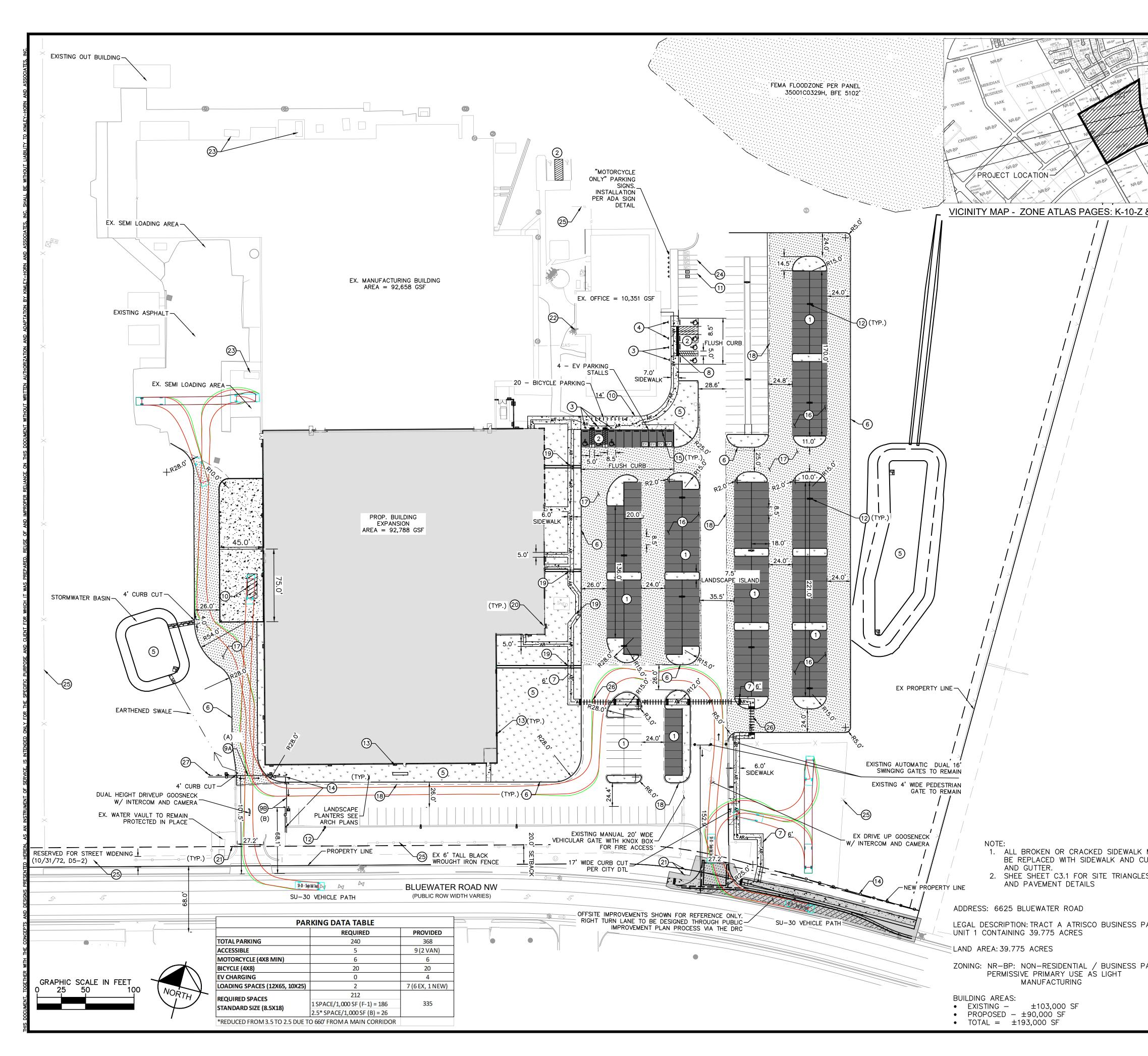
City of Albuquerque

Planning Department Development & Building Services Division

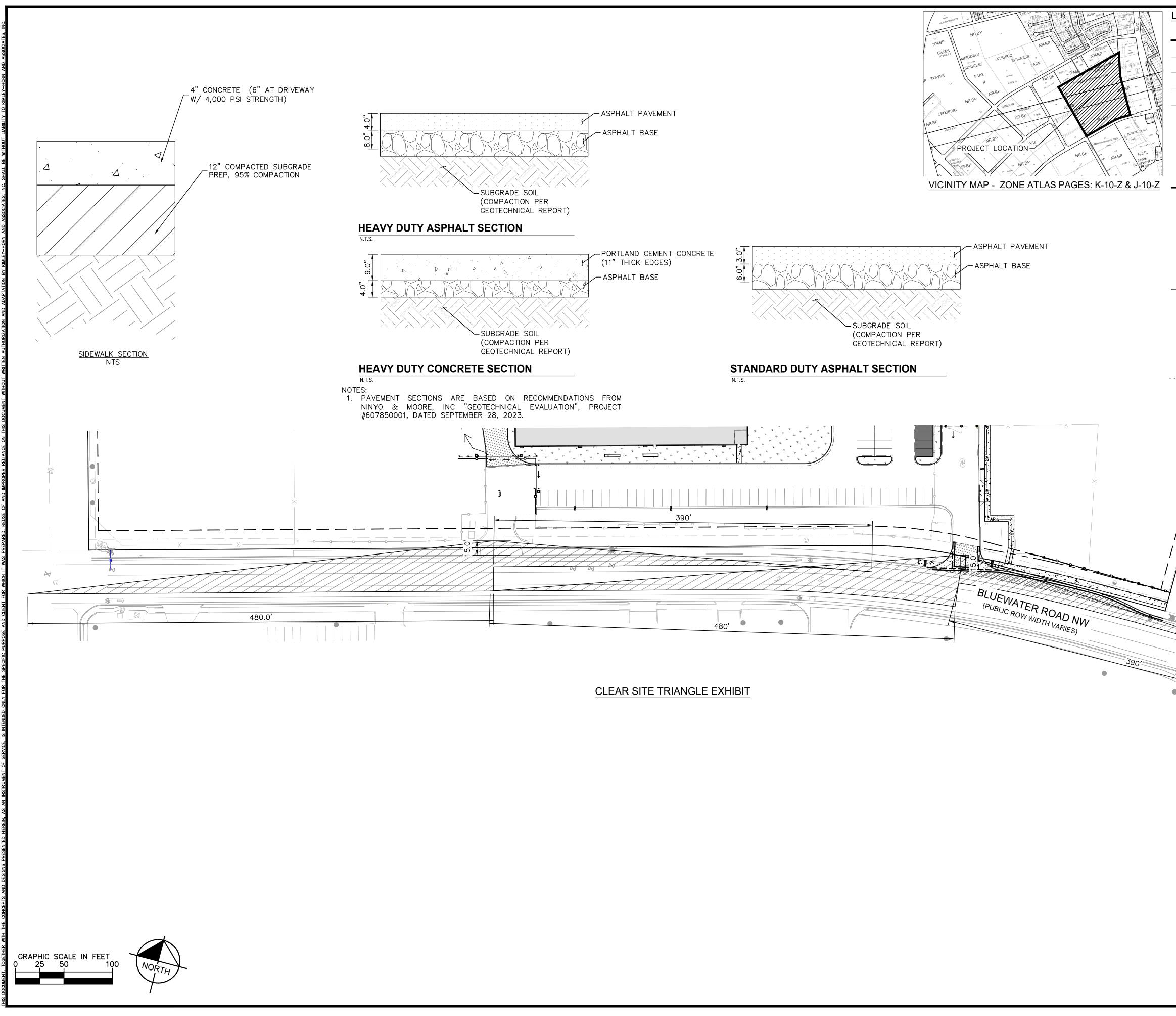
DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title:	Hydrology File #
City Address, UPC, OR Parcel:	
Applicant/Agent:	Contact:
	Phone:
Email:	
Applicant/Owner:	Contact:
Address:	Phone:
Email:	
(Please note that a DFT SITE is one that need	ds Site Plan Approval & ADMIN SITE is one that does not need it.)
TYPE OF DEVELOPMENT: PLAT	(#of lots) RESIDENCE
DFT	SITE ADMIN SITE
RE-SUBMITTAL: YES NO	
DEPARTMENT: TRANSPORTA	TION HYDROLOGY/DRAINAGE
Check all that apply under Both the Type	of Submittal and the Type of Approval Sought:
TYPE OF SUBMITTAL:	TYPE OF APPROVAL SOUGHT:
ENGINEER/ARCHITECT CERTIFICA	TION BUILDING PERMIT APPROVAL
PAD CERTIFICATION	CERTIFICATE OF OCCUPANCY
CONCEPTUAL G&D PLAN	CONCEPTUAL TCL DFT APPROVAL
GRADING & DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL
DRAINAGE REPORT	FINAL PLAT APPROVAL
DRAINAGE MASTER PLAN	SITE PLAN FOR BLDG PERMIT DFT
CLOMR/LOMR	APPROVAL
TRAFFIC CIRCULATION LAYOUT (7	SIA/RELEASE OF FINANCIAL GUARANTEE
ADMINISTRATIVE	FOUNDATION PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT F APPROVAL	OR DFT GRADING PERMIT APPROVAL
TRAFFIC IMPACT STUDY (TIS)	SO-19 APPROVAL
STREET LIGHT LAYOUT	PAVING PERMIT APPROVAL
OTHER (SPECIFY)	GRADING PAD CERTIFICATION
omer(billen i)	WORK ORDER APPROVAL
	CLOMR/LOMR
	OTHER (SPECIFY)

DATE SUBMITTED: ____



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			PROPERTY LINE		DATE /
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		O	EX. WROUGHT IRON FENCE		
		X	EX. CHAIN LINK FENCE		
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1 AUG 1		\otimes	EX. FLAGPOLE		REV
BP R-ML Coors RUNT 1) Boulevard - Coors Boulevard - Coors		¢	EX. SITE LIGHT		
Z & J-10-Z			EX. SIGN		
			PROP. 6" VERTICAL CURB PER CITY DTL		Z
			PROP. BUILDING (SEE ARCH PLANS) PROP. HEAVY DUTY ASPHALT		
			PROP. LIGHT DUTY ASPHALT		
			PROP. CONCRETE		
		 K	PROP. LANDSCAPE (SEE LANDSCAPE PLANS)		2300
		AR	ACCESSIBLE ROUTE	10	С. 28–2
	ſ		PROP. POLE MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)	I	ES, IN 03) 2
			PROP. BUILDING MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)		ASSOCIAT Suite 300 80111 (3
			PROPOSED SIGN, TYPE PER KEYNOTES		AND A Way, S orado 8
	KEYN	OTE LEGEND	<u>):</u>		
		PROP. STANDAR	RD 8.5'X18' PARKING STALLS		'-HOI /racu age,
	2	PROP. 8.5'X18'	ACCESSIBLE PARKING STALLS		<u> </u>
	3	ACCESSIBLE PA	RKING SIGN (SEE DTL ON SHEET C1.2)		3 KIML South wood \
	4	VAN ACCESSIBL	E PARKING SIGN (SEE DTL ON SHEET C1.2)		© 2023 KIM 6200 South Greenwood
	5	PROP. LANDSCAPING (REFER TO LANDSCAPE PLANS)		DESIGNED E	
	6	PROP. 6" VERTI	PROP. 6" VERTICAL CURB PER CITY DETAIL 2415A		MEJ BY: SAL
	$\overline{\mathcal{O}}$	PROP. CONCRETE SIDEWALK WIDTH PER PLAN (SEE DTL SHEET C3.1)		DATE: 16/0	01/2024
	8	ACCESSIBLE CURB RAMP PER CITY DTL 2441, 2443, 2445, 2448)		NG NG	
	9A	PROP. 40' AUTOMATIC CANTILEVER GATE W/ KNOX BOX (SEE DTL SHEET C1.2)		ESCRIPTION: FRISCO BUSINESS	へ ゴ
	9B 10	DTL ON SHEET	PROP. 26' AUTOMATIC SLIDING CANTILEVER GATE W/ KNOX BOX (SEE DTL ON SHEET C1.2)		D AC
			PROP. TEMPORARY LOADING ZONE (10X25) PROP. MOTORCYCLE STALL (4' X 8') W/ MOTORCYCLE PARKING SIGN		
	(12)		E (SEE LIGHITING PLANS)	AL I AL I AU XX UN XX	" ``
	(13)		NTED LIGHTING (SEE LIGHTING PLANS)	LEGAL TRACT A PARK U	
	(14)		WROUGHT IRON FENCE (SEE SHEET C1.2)		L L
	(15)	WHEEL STOP		-	SITE PLAN - DFT CONCEPT TRAFFIC CIRCULATION LAYOUT
	16	LIGHT DUTY PA	VEMENT (SEE DTL SHEET C3.1)		N L
	17	HEAVY DUTY P	AVEMENT (SEE DTL SHEET C3.1)		F T ATIC
	18	SAWCUT LINE			- DI
	(19)	PROP. SIDEWAL	< CHASE		AN SIRC
	20	EX. LIGHT POLE	S (TO REMAIN)	ABB ABQ ADDITION 6625 BLUEWATER ROAD NW	РГ ГО С
	21	EX. SIGNAGE (T	O REMAIN)		ITE AFF
	22	EX. FIRE HYDRA	NTS (TO REMAIN)	ABB 6625 B	S T S
K MUST	23	EXISTING OPEN	TOP ROLL TRASH CONTAINER		EPT
CURB	24	EX. MOTORCYCL	E PARKING (TO REMAIN)	-	ONC
_ES	25	EX. SITE SECUR	ITY FENCING (TO REMAIN)		
	26	PROP. CROSS V	VALK STRIPING PER CITY STDS	THEN U	
PARK	27	BOLLARDS PER	CITY DETAIL 2250		
		NSION NOTES	—	1/16/201 1/16/201	124 July Law
	2.	ALL CURB SHALL	ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. BE 6" STANDARD EXCEPT WHERE OTHERWISE		/
PARK		NOTED ON PLANS		PROJECT 096523	
		SCREENING, AND PLANTINGS. 4. ALL CURB RETURN RADIUS TO BE 28', 25', 15' OR 2' UNLESS			T
		OTHERWISE NOTEI		СЗ.(0



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LEGEND:

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	PROPERTY LINE				
	ADJACENT SECTION LINE				DATE
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	EX. CHAIN LINK FENCE				
\bowtie	EX. FIRE HYDRANT/VALVE				NOI
)	EX. FLAGPOLE				REVISION
	EX. SITE LIGHT				
	EX. SIGN				
	PROP. 6" VERTICAL CURB PER CITY DTL				v
	PROP. BUILDING (SEE ARCH PLANS)				i
	PROP. HEAVY DUTY ASPHALT (SEE SHEET C2.2)				
	PROP. LIGHT DUTY ASPHALT (SEE SHEET C2.2)				
. 4	PROP. CONCRETE (SEE SHEET C2.2)				
	PROP. LANDSCAPE (SEE LANDSCAPE PLANS)				2300
	ACCESSIBLE ROUTE				
	PROP. POLE MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)			ES, INC.	00 (303) 228
	PROP. BUILDING MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)				suite 200 80111 (3
-	PROPOSED SIGN, TYPE PER KEYNOTES		\geq	AND AS	\cap
	SITE TRIANGLE (SEE NOTE THIS SHEET)	DRA CHE	CO BUSINESS CONTAINING CONTAINING	BA: BA: BA: BA: BA: BA: BA: BA: BA: BA:	S M M D Z CUU South Syracu T A A Greenwood Village,
		LEGAL DES	TRACT A ATRIS PARK UNIT 1	39.775	
		ABB ABQ ADDITION	6625 BLUEWATER ROAD NW	SITE PLAN - DFT	SITE TRIANGLES AND DETAILS SHEE1
1. SITE – BLUI MAP – STOI – STOI	<u>TE TRIANGLE NOTES:</u> TRIANGLES ARE DESIGN PER THE FOLLOWING: EWATER ROAD SPEED LIMIT: 40 MPH (PER ABQ) P CONTROLLED RIGHT TURN SIGHT DISTANCE: 390' P CONTROLLED LEFT TURN SIGH DISTANCE: 480' SCAPING AND SIGNAGE WILL NOT INTERFERE WITH	ABB A	6625 BLI	SITE	SITE TRIANGL
	R SIGN REQUIREMENTS. THEREFORE, SIGNS, WALLS,	┣─			

6625 BLUEWATER ROAD NW SITE PLAN - DFT E TRIANGLES AND DETAILS S SITE DHEN L The second secon [≚](27565) 1/16/2024 ONAL PROJECT NO. 096523009 SHEET

C3.1

CLEAR SIGN REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (MEASURED FROM GUTTER PLAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

