

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 15, 2024

Madison Jurewicz
Kimley Horn
380 Interlocken
Broomfield, CO 80021

Re: ABB ABQ Addition
6625 Bluewater Rd. NW
Traffic Circulation Layout
Architect's Stamp 02-14-24 (K10-D011)

Dear Ms. Jurewicz,

The TCL submittal received 02-14-2024 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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.

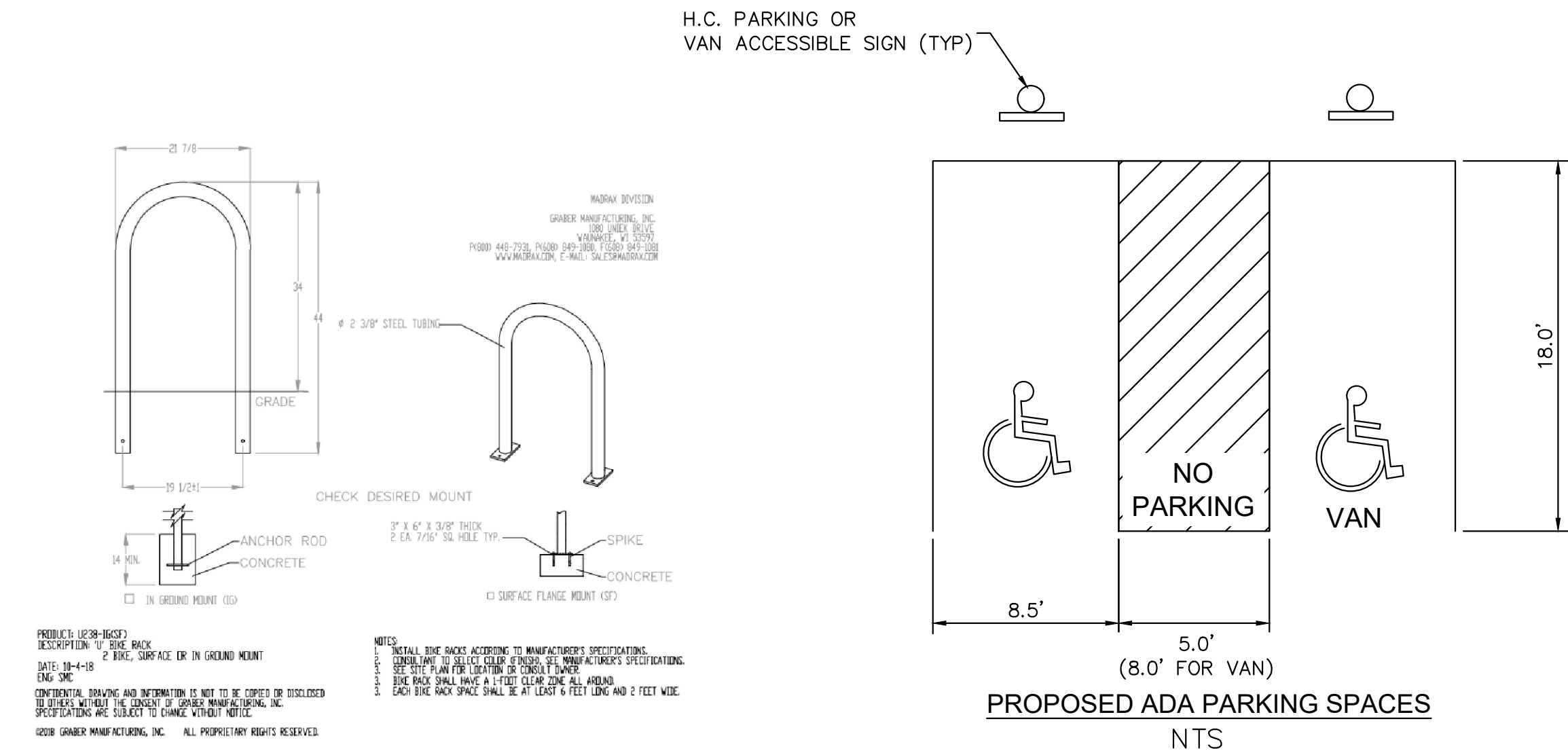
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

C: CO Clerk, File

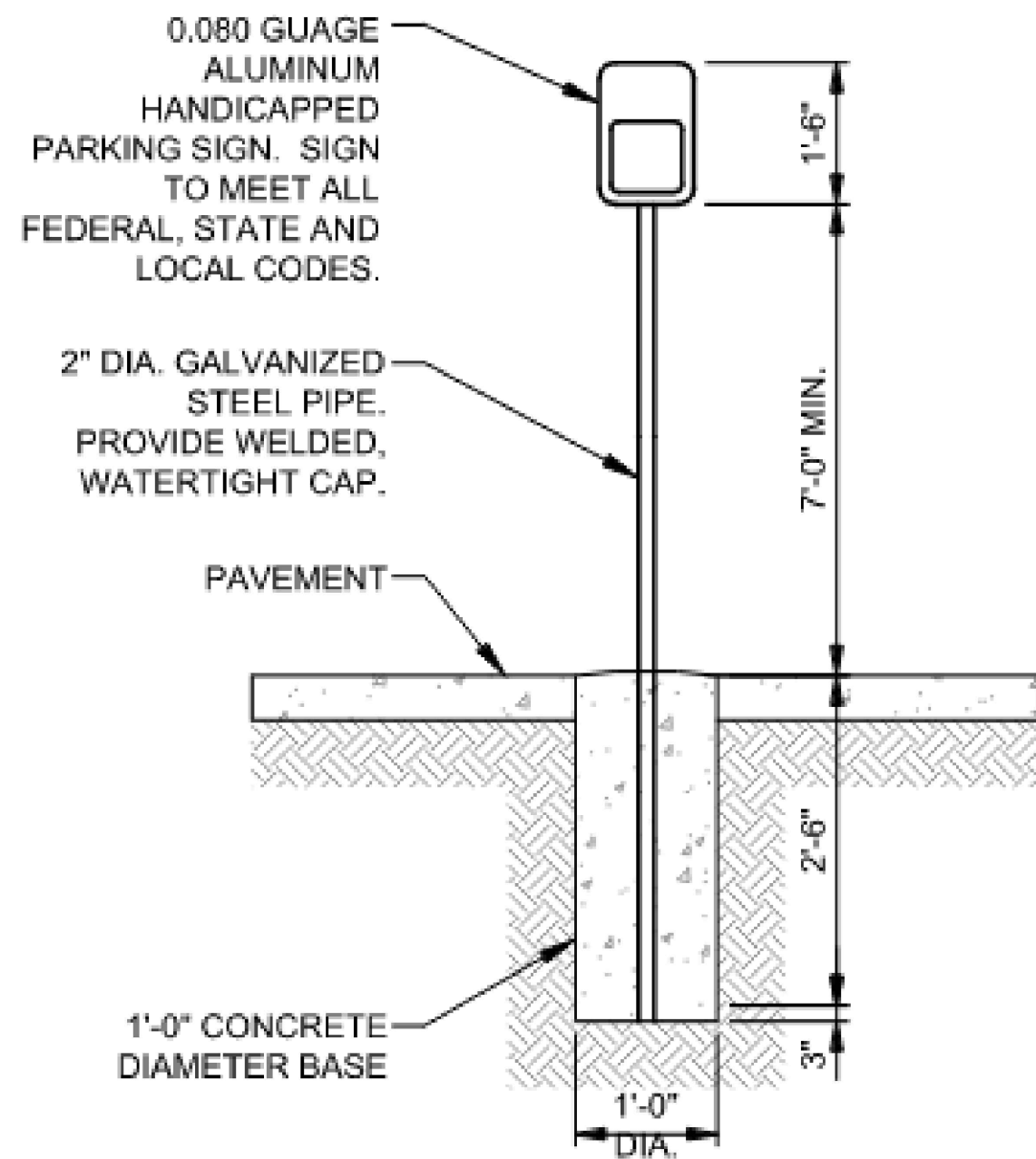
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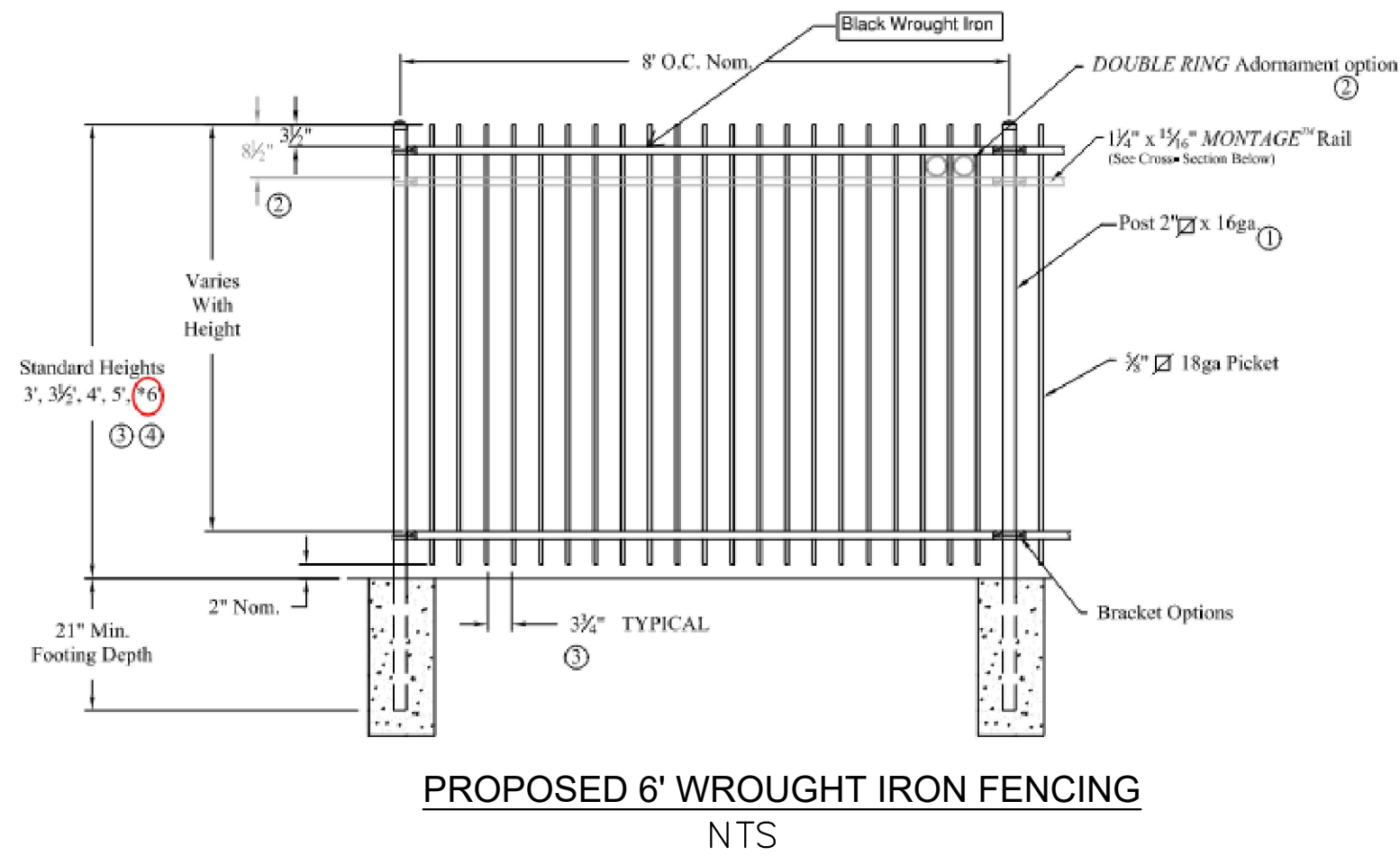
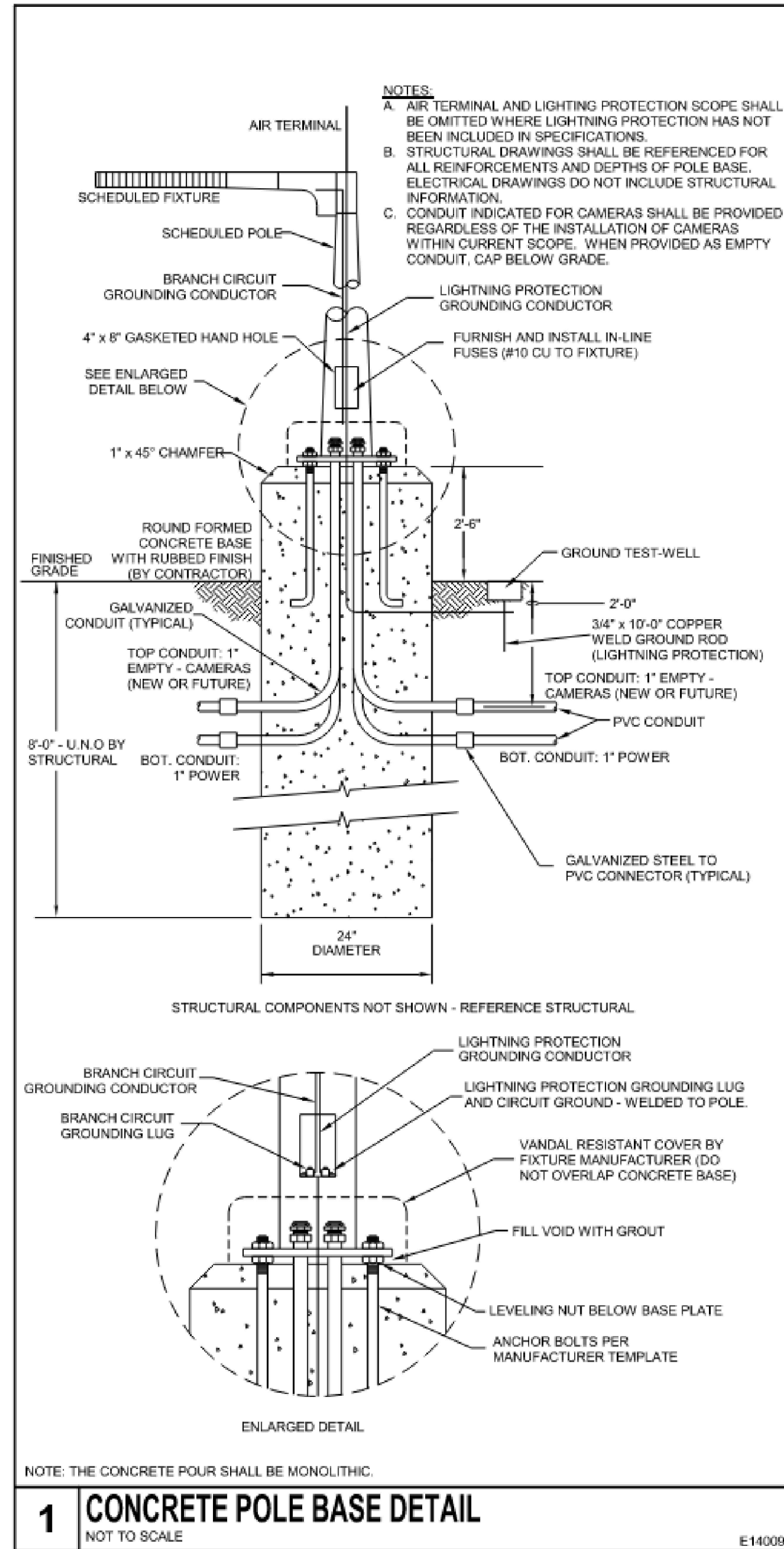
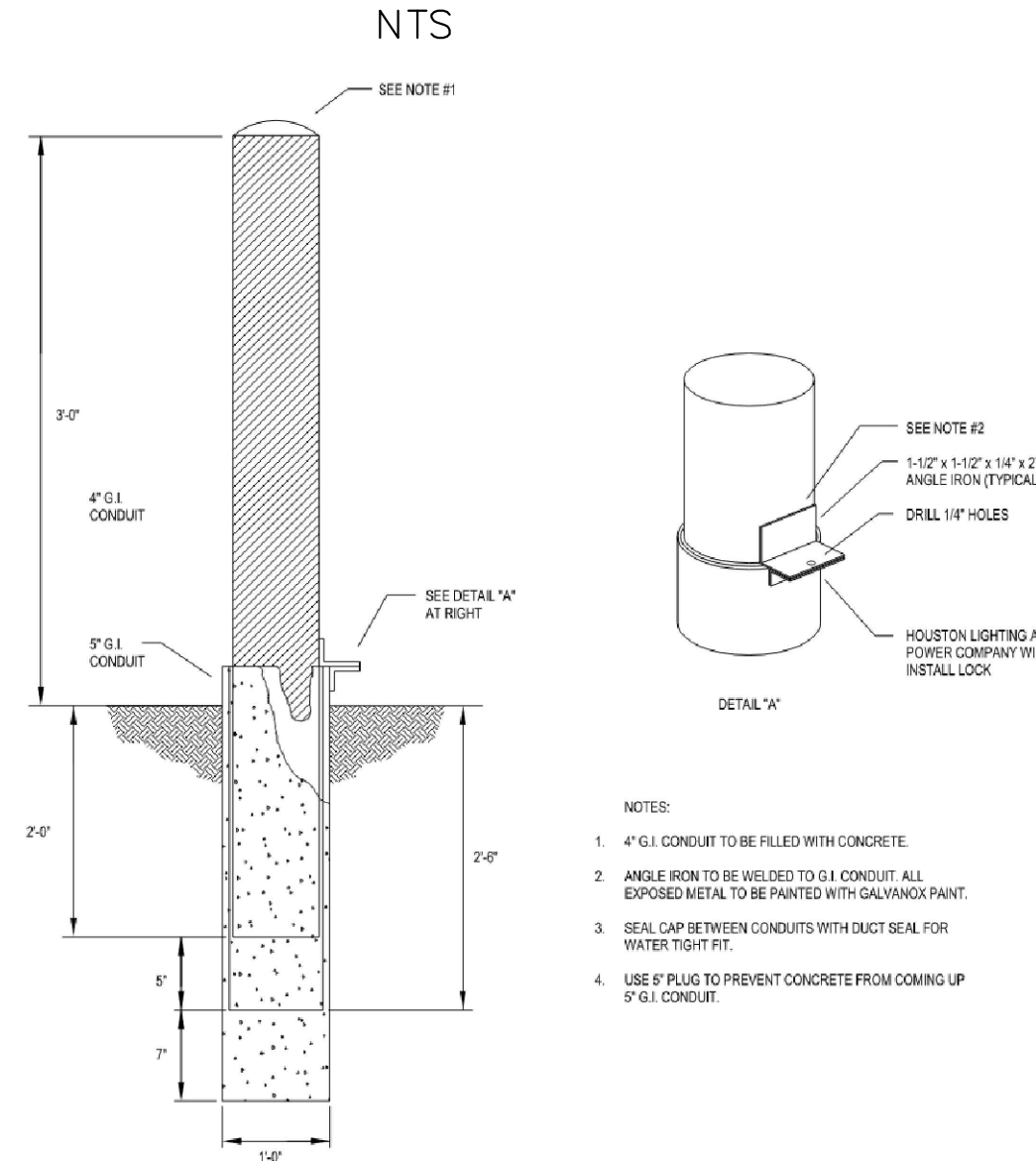
NOTE:
1- PARKING SPACE AND ACCESS AISLES SHALL HAVE OSHA SAFETY BLUE STRIPING. STRIPING SHALL BE 4" WIDE. ACCESS AISLES STRIPING SHALL BE 30" ON CENTER ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTER OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE PLACED AT THE REAR OF THE PARKING SPACES SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLES REAR TIRES WOULD BE PLACED.

TRAFFIC CIRCULATION
LAYOUT APPROVED

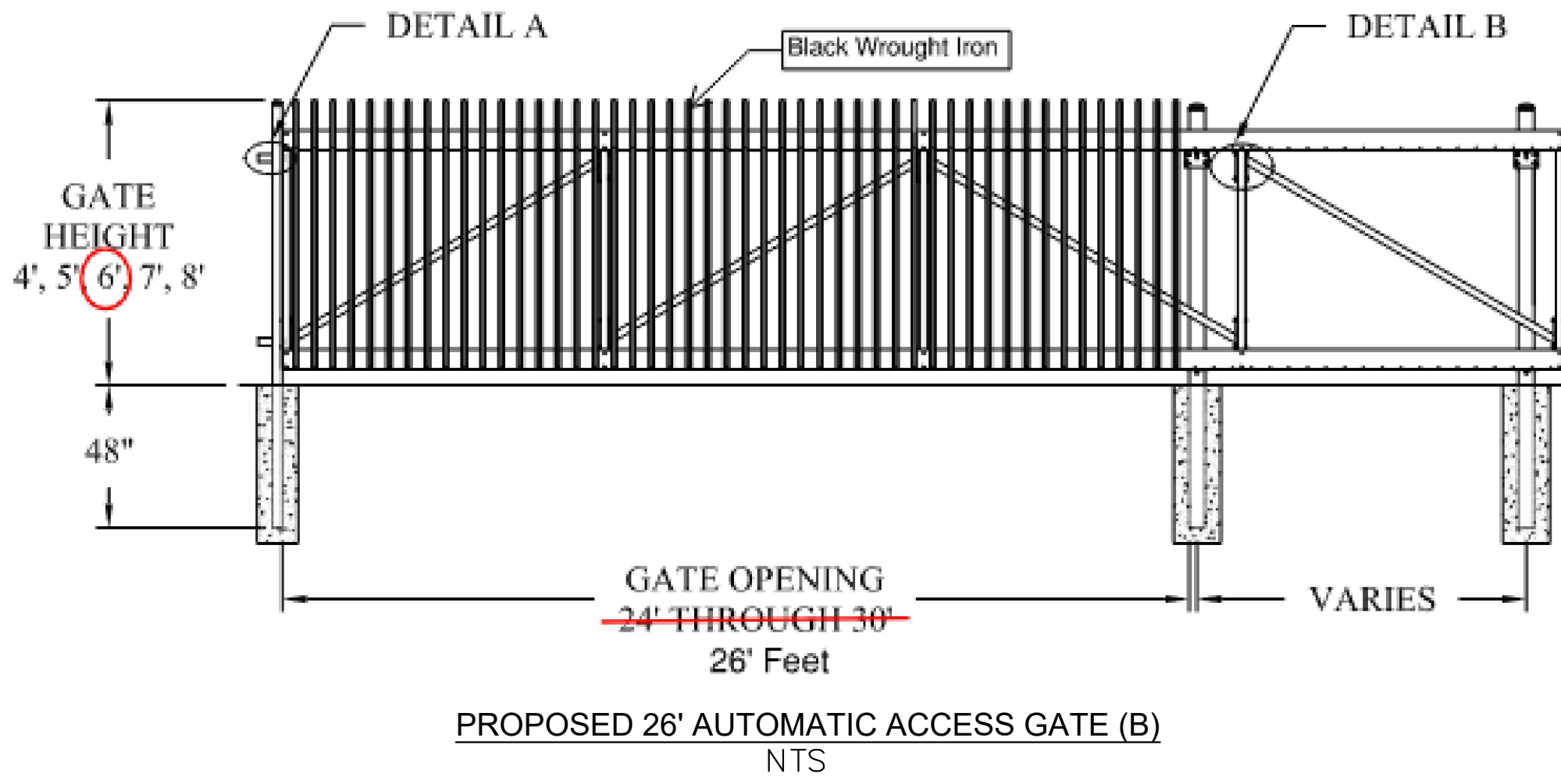
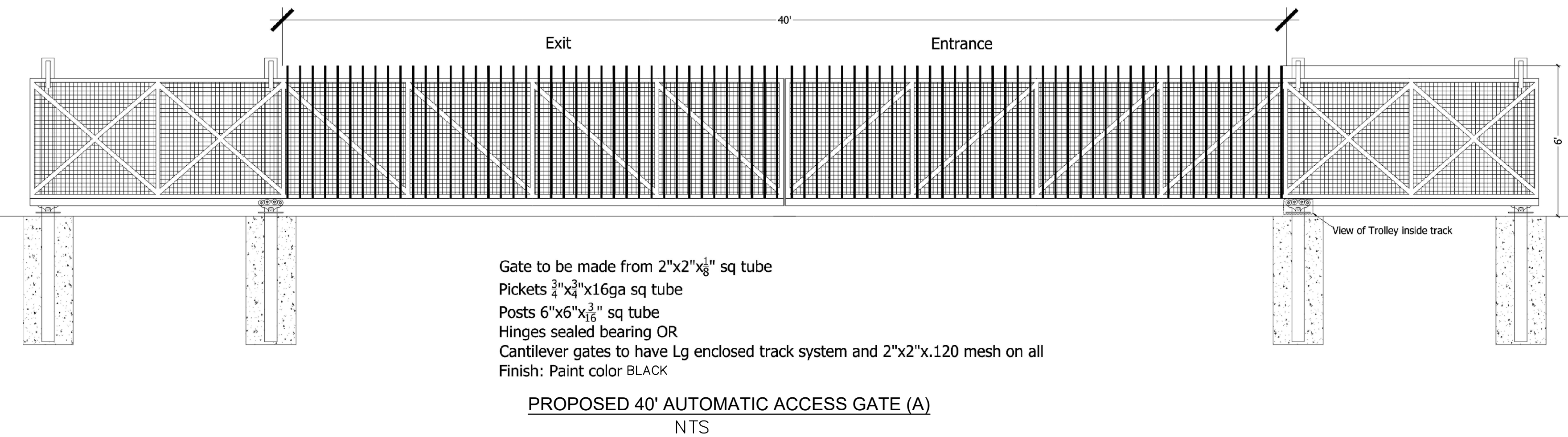
Ernest Amigo
Signed Date
2/15/2024



ACCESSIBLE PARKING SIGN



Cantilever Gates



Kimley»Horn

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6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: MEJ
DRAWN BY: MEJ
CHECKED BY: SAL
DATE: 2024-02-14

LEGAL DESCRIPTION:
TRACT A ATRISCO BUSINESS
PARK UNIT 1 CONTAINING
39.775 ACRES

ABB ABQ ADDITION
6625 BLUEWATER ROAD NW
CONSTRUCTION DRAWINGS
SITE PLAN DETAILS

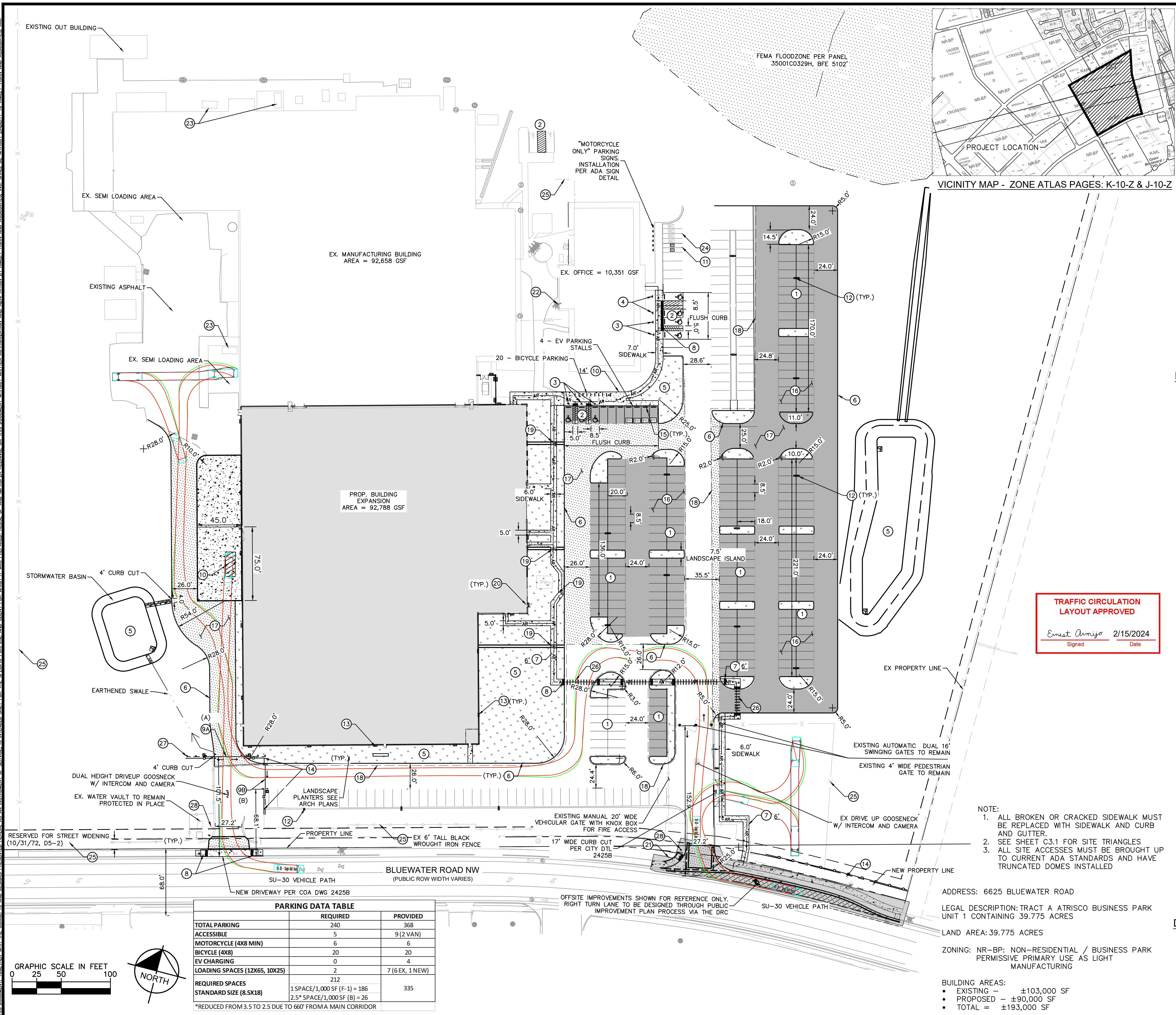
STEPHEN L. LIPSON
27565
2/14/2024
PROFESSIONAL ENGINEER

PROJECT NO.
096523009

SHEET

C2.1

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LEGEND:

- PROPERTY LINE
- ADJACENT SECTION LINE
- EX. UTILITY ESMT
- EX. WROUGHT IRON FENCE
- EX. CHAIN LINK FENCE
- EX. FIRE HYDRANT/VALVE
- EX. FLAGPOLE
- EX. SITE LIGHT
- EX. SIGN
- PROP. 6" VERTICAL CURB PER CITY DTL
- PROP. BUILDING (SEE ARCH PLANS)
- PROP. HEAVY DUTY ASPHALT (SEE SHEET C2.2)
- PROP. LIGHT DUTY ASPHALT (SEE SHEET C2.2)
- PROP. CONCRETE (SEE SHEET C2.2)
- PROP. LANDSCAPE (SEE LANDSCAPE PLANS)
- ACCESSIBLE ROUTE
- PROP. POLE MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)
- PROP. BUILDING MOUNTED EXTERIOR LIGHTING (SEE LIGHTING PLAN)
- PROPOSED SIGN, TYPE PER KEYNOTES

KEYNOTE LEGEND:

1	PROP. STANDARD 8.5'X18' PARKING STALLS
2	PROP. 8.5'X18' ACCESSIBLE PARKING STALLS
3	ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET C2.1)
4	VAN ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET C2.1)
5	PROP. LANDSCAPING (REFER TO LANDSCAPE PLANS)
6	PROP. 6" VERTICAL CURB PER CITY DETAIL 2415A
7	PROP. CONCRETE SIDEWALK WIDTH PER PLAN (SEE DTL SHEET C2.2)
8	ACCESSIBLE CURB RAMP PER CITY DTL 2441, 2443, 2445, 2448
9A	PROP. 40' AUTOMATIC CANTILEVER GATE W/ KNOX BOX (SEE DTL SHEET C2.1)
9B	PROP. 26' AUTOMATIC SLIDING CANTILEVER GATE W/ KNOX BOX (SEE DTL ON SHEET C2.1)
10	PROP. TEMPORARY LOADING ZONE (10X25)
11	PROP. MOTORCYCLE STALL (4' X 8') W/ MOTORCYCLE PARKING SIGN
12	NEW LIGHT POLE (SEE LIGHTING PLANS)
13	NEW WALL MOUNTED LIGHTING (SEE LIGHTING PLANS)
14	NEW 6' BLACK WROUGHT IRON FENCE (SEE SHEET C2.1)
15	WHEEL STOP (SEE SHEET C2.2)
16	LIGHT DUTY PAVEMENT (SEE SHEET C2.2)
17	HEAVY DUTY PAVEMENT (SEE SHEET C2.2)
18	SAWCUT LINE
19	PROP. SIDEWALK CHASE (SEE SHEET C2.2)
20	EX. LIGHT POLES (TO REMAIN)
21	EX. SIGNAGE (TO REMAIN)
22	EX. FIRE HYDRANTS (TO REMAIN)
23	EXISTING OPEN TOP ROLL TRASH CONTAINER
24	EX. MOTORCYCLE PARKING (TO REMAIN)
25	EX. SITE SECURITY FENCING (TO REMAIN)
26	PROP. CROSS WALK STRIPING PER CITY STDs
27	BOLLARDS PER CITY DETAIL 2250
28	STOP SIGN PER MUTCD R-1

DIMENSION NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB SHALL BE 6" STANDARD EXCEPT WHERE OTHERWISE NOTED ON PLANS.
- REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTINGS.
- ALL CURB RETURN RADIUS TO BE 28', 25', 15' OR 2' UNLESS OTHERWISE NOTED.

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DRAWN BY: MEJ
CHECKED BY: SAL
DATE: 2024-02-14

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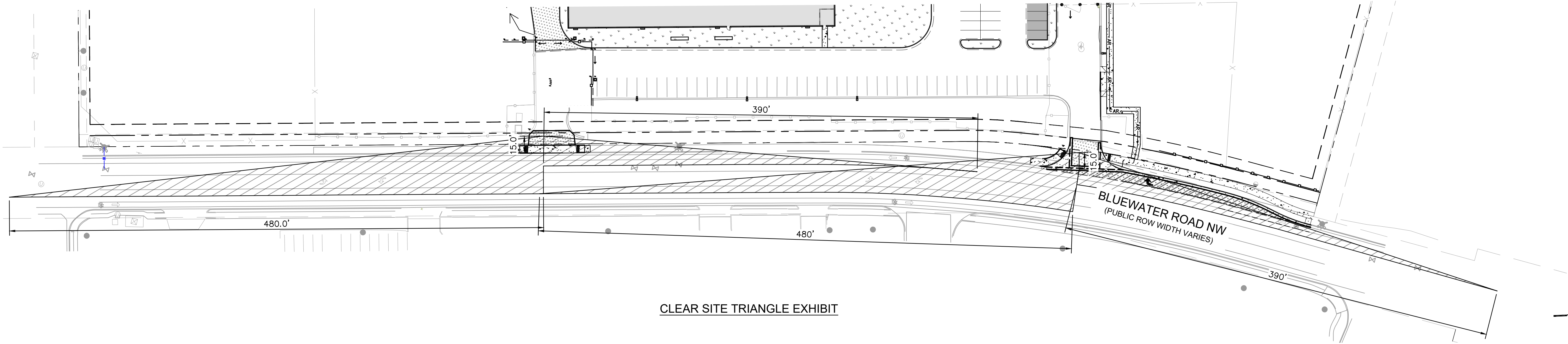
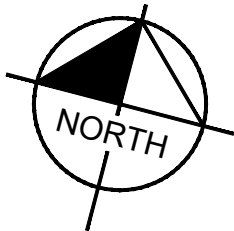
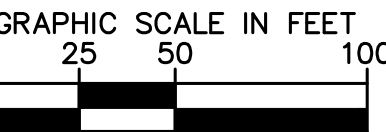
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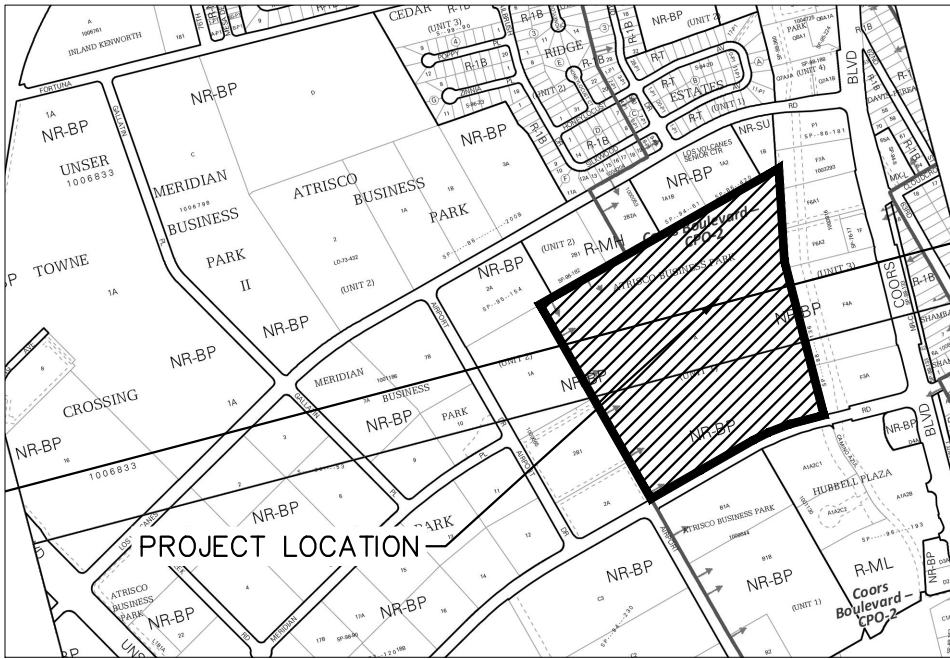
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NO. REVISION BY DATE APPR

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CLEAR SITE TRIANGLE EXHIBIT



VICINITY MAP - ZONE ATLAS PAGES: K-10-Z & J-10-Z

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armiya 2/15/2024
Signed Date

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- PROPOSED SIGN, TYPE PER KEYNOTES
- SITE TRIANGLE (SEE NOTE THIS SHEET)

- CLEAR SITE TRIANGLE NOTES:
- SITE TRIANGLES ARE DESIGN PER THE FOLLOWING:
 - BLUEWATER ROAD SPEED LIMIT: 40 MPH (PER ABQ MAP)
 - STOP CONTROLLED RIGHT TURN SIGHT DISTANCE: 390'
 - STOP CONTROLLED LEFT TURN SIGHT DISTANCE: 480'
 - LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH 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.

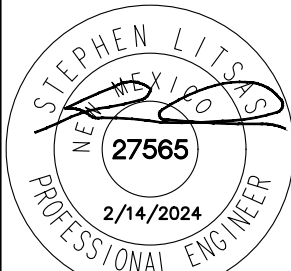
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