

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

May 12, 2021

Freddie Montoya, RA
Freddie Montoya-Architect
2336 Sunshine Rd SW
Albuquerque, NM 87105-6450

**Re: TI Glaz-Teck Industries
6700 Bluewater Rd NW
Traffic Circulation Layout
Architect's Stamp 04-15-2021 (K10-D062)**

Dear Mr. Montoya,

The TCL submittal received 05-11-2021 is approved for Building Permit with. 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 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,

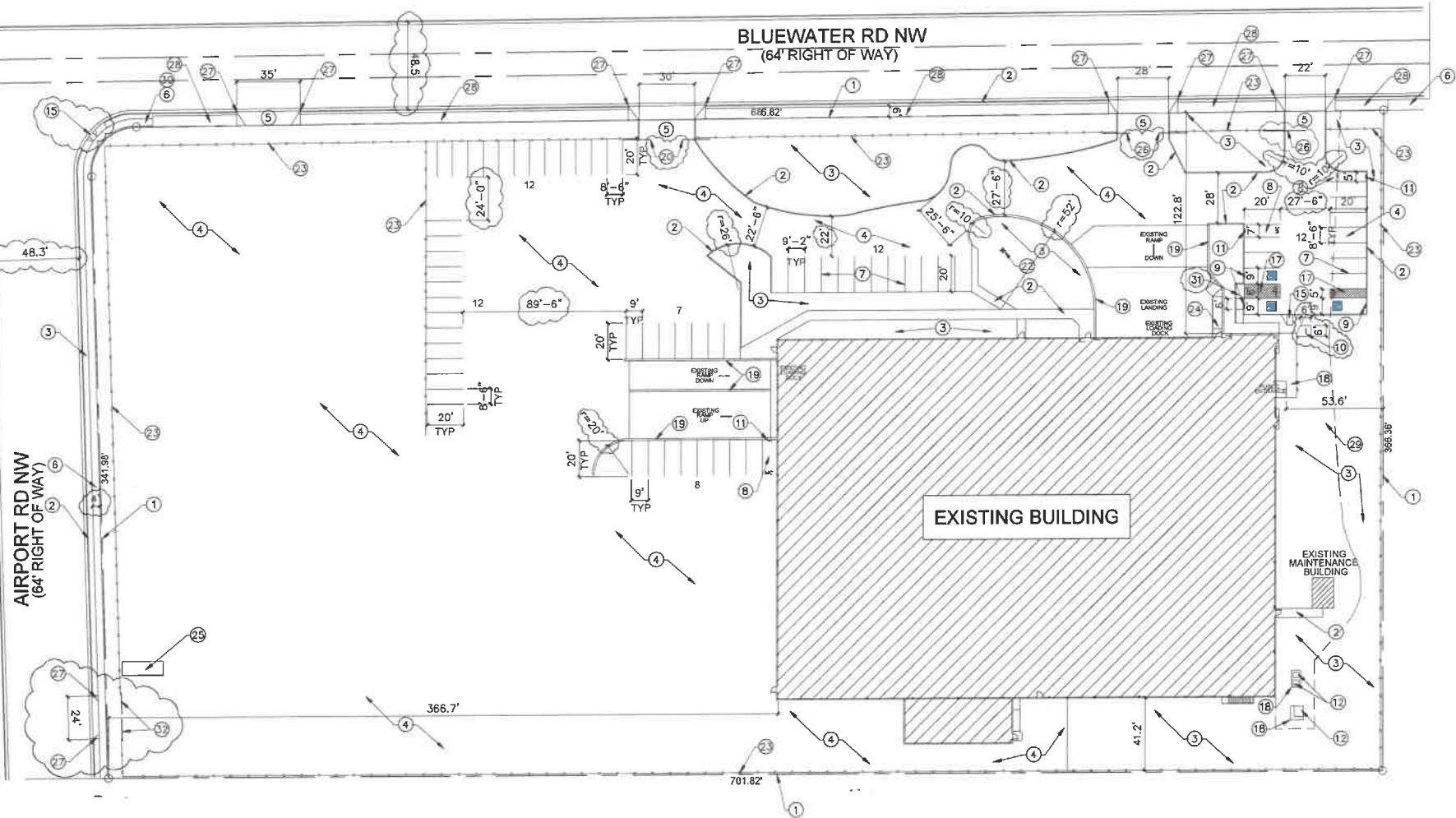
Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

Signed _____
Date 5/12/2021

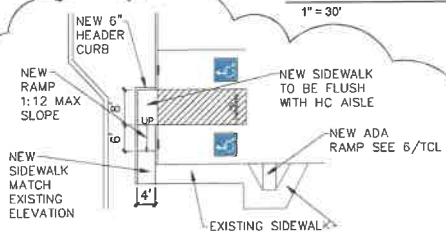
TRAFFIC CIRCULATION LAYOUT
APPROVED

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

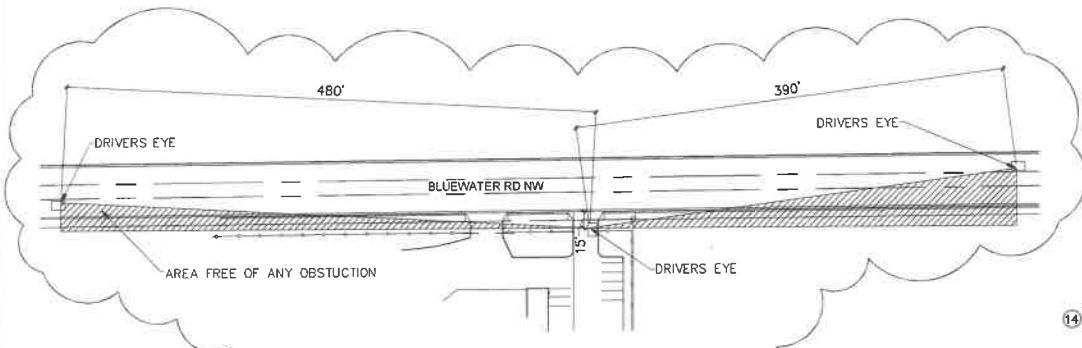


TRAFFIC CIRCULATION LAYOUT

1" = 30'



7 **TCL** **NEW SIDEWALK & RAMP**
1" = 15'



NOTE: SPEED LIMIT IS 40 MPH ON BLUEWATER RD
PER IDO FIGURE 3.9.5-2

5 **TCL** **CLEAR SITE TRIANGLE @ MAIN DRIVEWAY**
1" = 60'

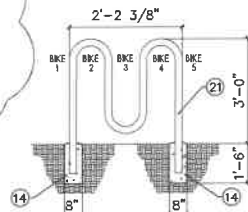
NOTE: LANDSCAPING AND BOLLARDS WILL NOT BE SHOWN
WITH THE CLEAR SITE TRIANGLE. THEREFORE, SPOT
WALLS, TREES AND BOLLARDS BEHIND SPOT WALL
(AS MEASURED FROM THE OUTER PAV) WILL NOT BE ACCEPTED.

**NOTE: THERE IS NO SITE WORK ON THIS PROJECT
EXISTING PARKING AREAS ARE BEING
RE-STRIPED**

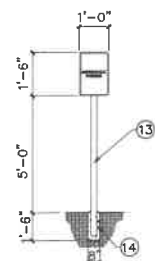
GENERAL NOTES FOR CONCRETE AND PAVING

PARTIAL CONCRETE SLABS THAT HAVE BEEN REMOVED WILL BE REPAIRED BY
PLACING NEW 3000 PSI CONCRETE W/ #4 REBAR @ 18" O.C. E.A. WAY, INSURE
THAT NEW CONCRETE SLAB SURFACES FINISH FLUSH W/ EXISTING ADJACENT
CONCRETE SLABS OR PAVEMENT. INSURE THAT ALL EXISTING GRADES ARE MAINTAINED.
PREPARE SUB-GRADE TO 95% COMPACTION.

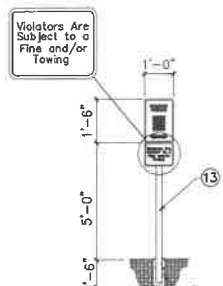
ANY PAVEMENT THAT HAS BEEN DAMAGED DUE TO CONCRETE SLAB REMOVAL
SHALL BE REPAIRED BY CUTTING EXISTING PAVEMENT TO HAVE STRAIGHT AND
LEVEL SIDES AND SURFACES ADJACENT TO EXISTING CONCRETE. PROVIDE A 3"
MINIMUM PAVING SECTION FILL IN ALL THESE AREAS. COMPACTED SUB-GRADE
TO 95% IN ALL THESE AREAS.



3 **TCL** **BIKE RACK DETAIL**
NOT TO SCALE



2 **TCL** **MOTORCYCLE
PARKING SIGN**
NOT TO SCALE



1 **TCL** **H.C. PARKING SIGN**
NOT TO SCALE

LEGAL DESCRIPTION

TRACT B-1-A
ATRISCO BUSINESS PARK
UNIT 1, TRACT B
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

GENERAL NOTES:

A. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH CURB
AND GUTTER. REFER TO CITY STANDARD DRAWINGS 2430 AND 2415.

KEYED NOTES:

- EXISTING PROPERTY LINE.
- EXISTING CONCRETE CURB.
- EXISTING LANDSCAPED AREA.
- EXISTING PAVED AREA.
- EXISTING DRIVE PAD.
- EXISTING SIDEWALK.
- NEW PARKING STRIPING IN EXISTING PAVED AREA (TYPICAL).
- MOTORCYCLE PARKING SPACE.
- H.C. PARKING SIGN. SEE DETAIL 1/TCL.
- BIKE PARKING RACK ON 6" SO. CONCRETE SLAB. SEE DETAIL 3/TCL.
- MOTORCYCLE PARKING SIGN. SEE DETAIL 2/TCL.
- EXISTING ELECTRICAL TRANSFORMER.
- 3" DIA. GALVANIZED PIPE.
- 3000 PSI CONCRETE FOOTING.
- EXISTING CURB RAMP. REBUILD. BUILD PER COA STANDARD DRAWING 2441.
- EXISTING CURB AND ENCL. RE.
- PROVIDE ADA ACCESSIBLE WITH THE WORDS "NO PARKING" IN CAPITAL
LETTERS, EACH OF WHICH SHALL BE 2" HIGH AND 2" WIDE, PLACED AT
THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE THE
ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED. DIAGONAL STRIPING
AND LETTERS TO BE COLOR BLUE.
- EXISTING 18" WIDE CONCRETE SLAB FROM EXISTING SIDEWALK TO BUILDING
ENTRANCE.
- EXISTING RETAINING WALL.
- EXISTING CHAINLINK GATE. TO REMAIN LOCKED AT ALL TIMES EXCEPT BY
BY APPOINTMENT FOR LARGE DELIVERIES AND FIRE DEPARTMENT ACCESS.
- 2 3/8" STEEL TUBE WITH .154" WALL THICKNESS.
- EXISTING FIRE HYDRANT/FIRE DEPT. CONNECTION & PIV.
- EXISTING CHAINLINK FENCE.
- EXISTING STEEL INDUSTRIAL RAMP.
- 30 CU YD HAUL AWAY REFUSE CONTAINER.
- EXISTING METAL SECURITY GATE BY OWNER.
- CONSTRUCT CURB RAMP TO COMPLY WITH CURRENT COA STANDARDS.
REFER TO COA STANDARD DRAWING 2425.
- CONSTRUCT NEW 6" WIDE SIDEWALK TO COMPLY WITH CURRENT COA
STANDARDS. REFER TO COA STANDARD DRAWING 2430.
- 10' WIDE PNM UTILITY EASEMENT.
- TRANSITION NEW 6" WIDE SIDEWALK AS REQUIRED TO GO AROUND EXISTING
UTILITIES IN THIS CORNER OF THE STREET. REFERENCE COA DRAWING 2431
TRANSITION FROM FROM WIDER SIDEWALK PER COA DRAWING 2432.
- NEW ACCESSIBLE SIDEWALK AND RAMP. SEE DETAIL 7/TCL.
- EXISTING METAL GATE TO REMAIN LOCKED AT ALL TIMES EXCEPT BY
BY APPOINTMENT FOR LARGE DELIVERIES AND FIRE DEPARTMENT ACCESS.

PARKING REQUIREMENTS

LIGHT MANUFACTURING FACILITY
62,684/1000 = 62.68 PARKING SPACES REQUIRED
PARKING SPACES PROVIDED - 63 SPACES INCLUDING 3 HC

MOTORCYCLE PARKING SPACES REQUIRED - 3
MOTORCYCLE PARKING SPACES PROVIDED - 3

BIKE PARKING SPACES REQUIRED - 3
BIKE PARKING SPACES PROVIDED - 3

PROJECT LOCATION



A TENANT IMPROVEMENT FOR GLAZ-TECK INDUSTRIES
AT 6700 BLUEWATER RD NW, ALBUQUERQUE, NEW MEXICO



APRIL, 2021

TCL