

CITY OF ALBUQUERQUE



December 21, 2016

Philip Clark
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

Re: Cosme Retail (Central Ave)
6205 Central Ave. NW
Traffic Circulation Layout
Engineer's Stamp dated 11-17-16 (K11-D077)

Dear Mr. Clark,

The TCL submittal received 11-21-16 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.

As a condition of release of final C.O. the following items must be completed prior to release of Final Certificate of Occupancy.

1. Final acceptance and approval of the vacation of the 7' Public Utility Easement on Lot C-15A, Block 2, Town of Atrisco Grant Unit 2, Albuquerque, Bernalillo County, New Mexico from DRB.

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.
Traffic Engineer, Planning Dept.
Development Review Services

LWP via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: Cosme Retail (Central Ave) **Building Permit #:** _____ **Hydrology File #:** K-11/D077
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot C-15A, Unit 2, Town of Atrisco Grant
City Address: 6205 Central Ave NW

Applicant: CLARK CONSULTING ENGINEERS **Contact:** Philip Clark
Address: 19 Ryan Road Edgewood, NM 87015
Phone#: 281.2444 **Fax#:** _____ **E-mail:** CCEal bq@aol.com

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ AS-BUILT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

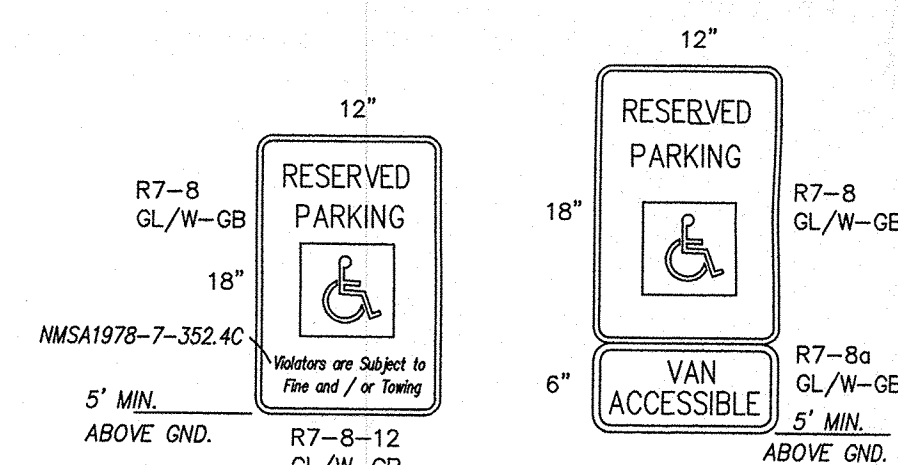
- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ GRADING/ESC PERMIT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ **no** PRE-DESIGN MEETING?
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

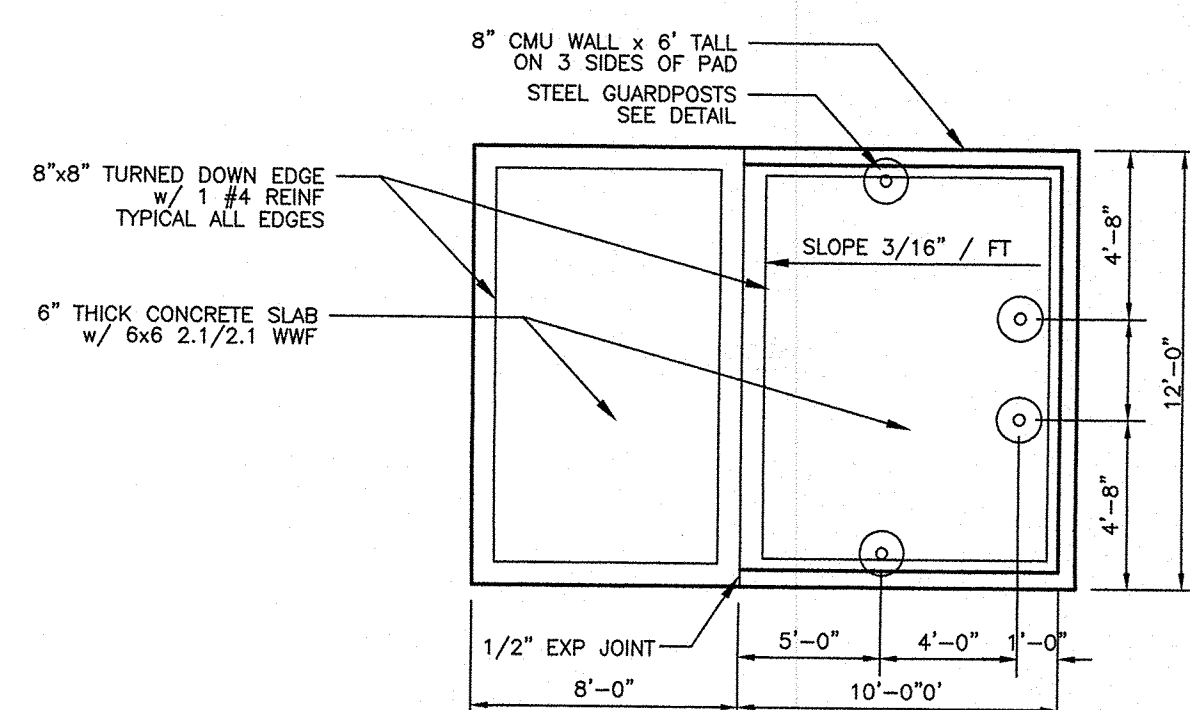
DATE SUBMITTED: Nov. 21 2016 By: PWC

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE RECEIVED: _____

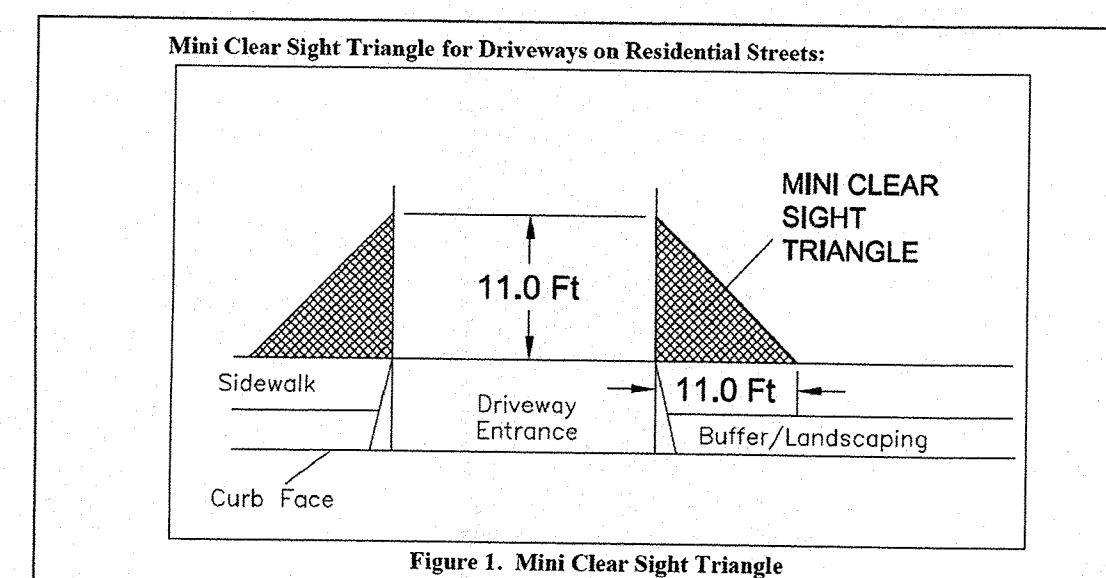


HANDICAP PARKING SIGNS



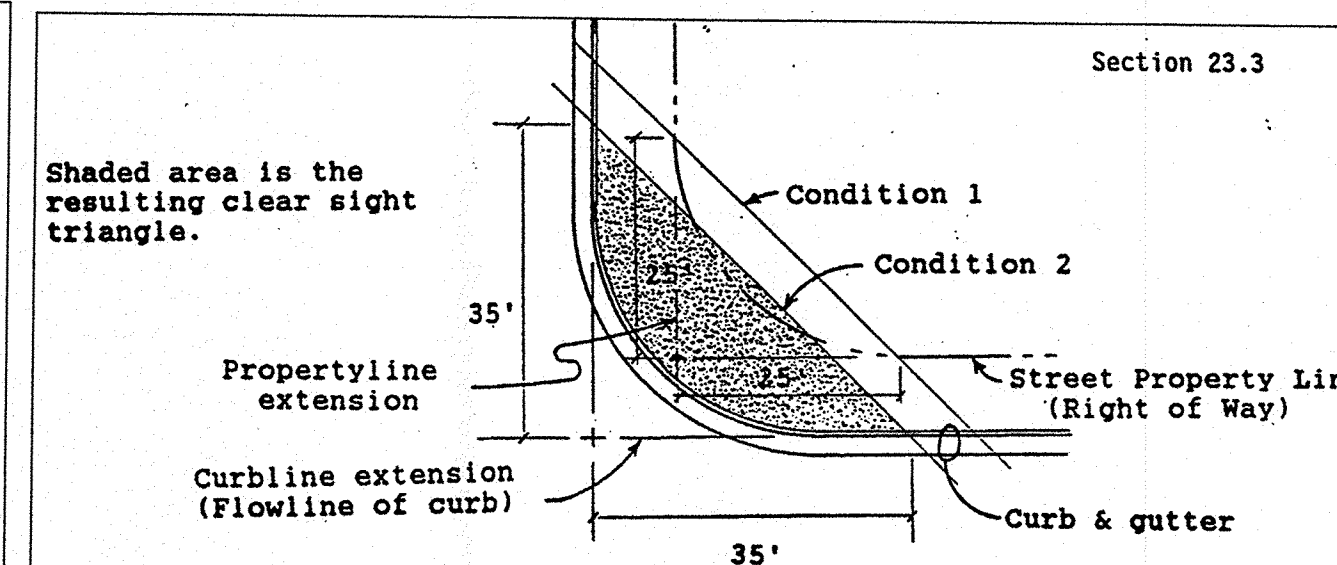
REFUSE ENCLOSURE PLAN

SCALE: 1/4" & 3/4" = 1'-0"

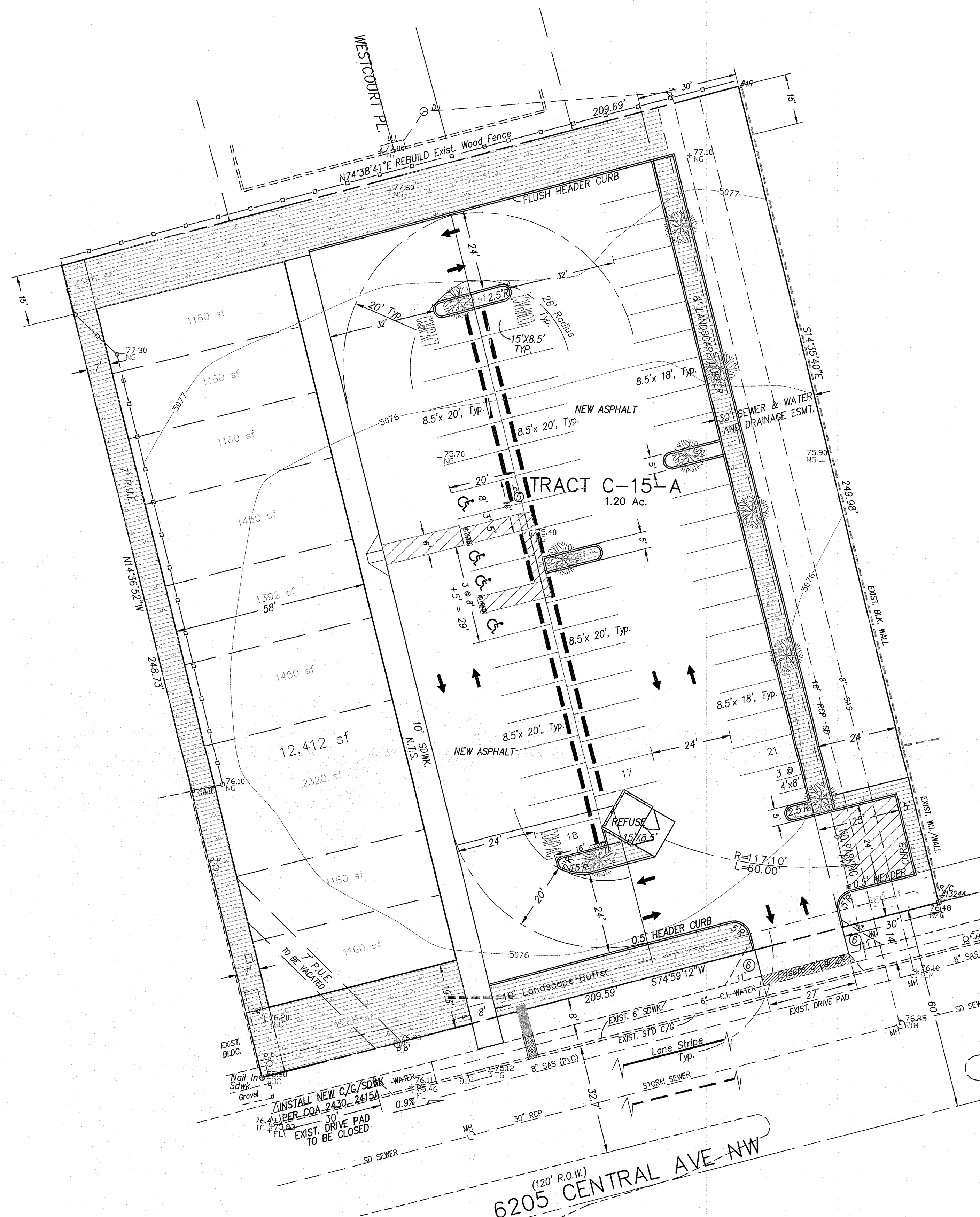


MINI SIGHT TRIANGLE

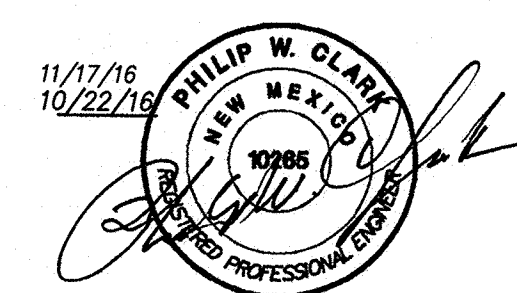
(ENSURE OFF PUBLIC R.O.W.)



SITE TRIANGLE DETAIL



SCALE: 1" = 20'



VICINITY MAP ZONE K-11

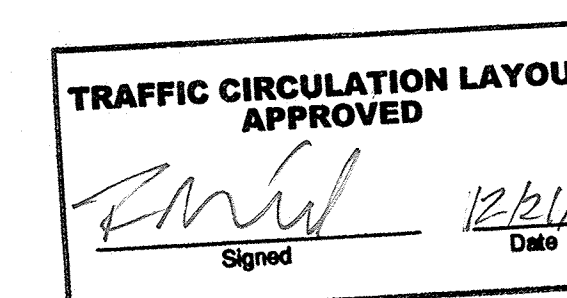
NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 1986 W/ 9 UPDATES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL. PAVED PARKING AREA SHALL DRAIN DIRECTLY TO NEW CURB CUT OR SDMK CULVERT

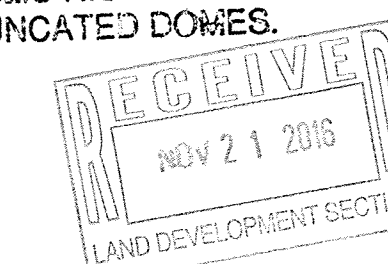
LEGEND

EXIST. SPOT ELEVATION +24.0
 EXIST. CONTOUR 10
 NEW SPOT ELEVATION + 24.0
 NEW CONTOUR 12
 NEW SWALE
 DRAINAGE DIRECTION, EXISTING
 NEW P.C.C., CONCRETE
 TOP OF CURB, EXISTING TC
 FLOWLINE FL
 EXISTING POWER POLE o
 FACE OF CURB/FACE OF CURB F-F
 HIGH POINT HP
 NEW HEADER CURB
 (0.5' HEIGHT)
 DRAINAGE DIRECTION

PER CAO DWG 2415



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




APPROVED BY ZONING
PARKING CALCULATIONS - C-3

12412 SF / 200 = 62 - 6 (BUS RTE) = 56 SPACES
PARKING SPACES PROVIDED: 56
INCLUDES 1 VAN ACCESS SPACE + 3 MOTORCYCLE

TRAFFIC NOTES:

1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.
ALL END AISLES SHALL BE 2' WIDE MOUNTABLE CURB SIM. TO COA 2415A.
2. ALL TRAFFIC ELEMENTS SHOWN SHALL BE CONSTRUCTED FROM THIS SHEET,
AND REQUIRED FOR CERTIFICATE OF OCCUPANCY. A TEMPORARY
C.O. SHALL NOT BE ISSUED.
- ③ TRUNCATED DOMES PER ANSI-A117.1 2006. & ADDAG.
- ④ TYPICAL RAMP SLOPE 12:1 MIN. EXISTING WITH BROOM FINISH CONCRETE.
- ⑤ ADA VAN ACCESSIBLE SIGN (12x18") SHALL HAVE THE REQUIRED VERBIAGE OF
"VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING", PER 86-7-352.4C NMSA 1978.
- ⑥ LANDSCAPING & SIGNAGE SHALL NOT INTERFERE W/ CLEAR SIGN REQUIREMENTS;
SIGNS, WALLS, TREES AND SHRUBS BTWN. 3-8 FEET TALL ARE NOT ACCEPTABLE
WITHIN THIS AREA. SEE DETAILS LEFT.
7. REPLACE ALL BROKEN OR CRACKED SIDEWALK PER COA DWGS 2430 & 2415.

 Clark Consulting Engineers		19 Ryan Road Edgewood, New Mexico 87015	
Tele: (505) 281-2444		Cell: (505) 264-6040	
DATE	REVISION	LOT C-15A, BLOCK 2, TOWN OF ATISCORO GRAN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO	
10/22/16	REV. END ISLANDS	6205 CENTRAL AVE NW RETAIL SUITES Traffic Circulation Layout Plan	
	FOR FIRE TRUCK, ADD RADIA (APPR. AFD)		
11/17/16	ADDR. PATZ		
DESIGNED BY: PWC	DRAWN BY: CCE	JOB #:	BURK_COSME
CHECKED BY: PWC	DATE 4/20/16	FILE #:	G/D