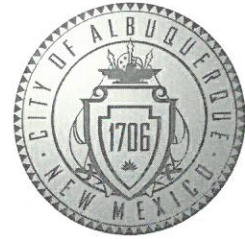


CITY OF ALBUQUERQUE



April 29, 2020

Michael Vos
Consensus Planning
302 8th Street NW
Albuquerque NM 87102

**Re: Highlands Market Parking Lot
1111 Central Ave. NE
Traffic Circulation Layout
Architect's Stamp 01-07-2020 (K15D034D)**

Dear Mr. Voss,

The TCL submittal received 04-28-2020 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 Engineer, Planning Dept.
Development Review Services

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

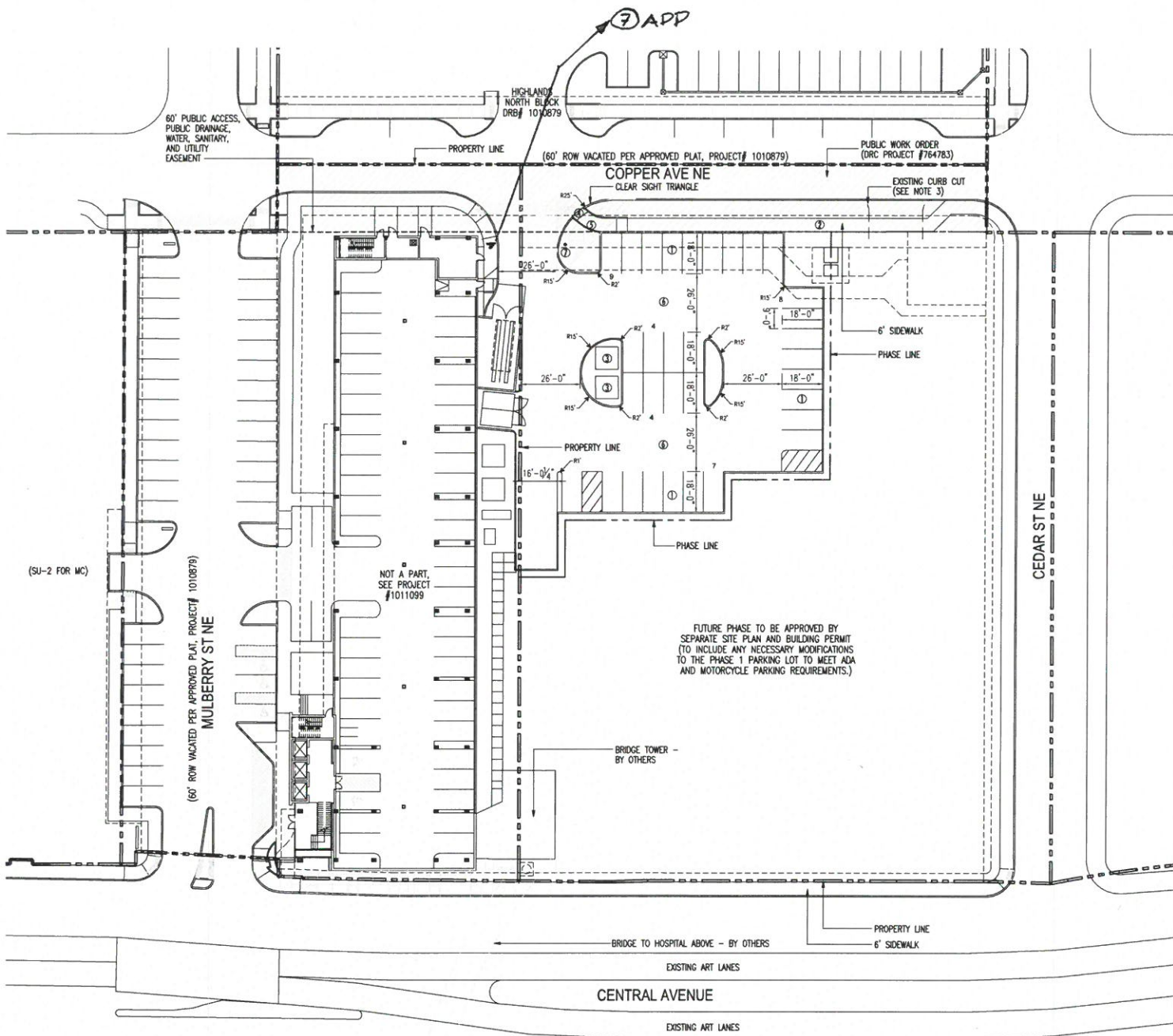
\xxx via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

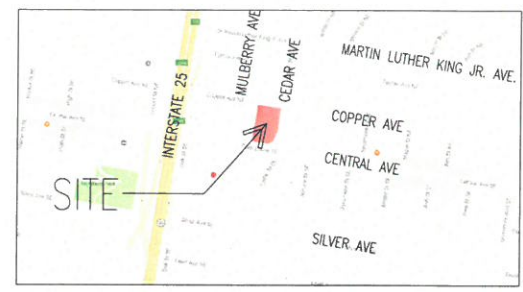


- LEGEND**
- DENOTES PROPERTY LINE
 - ① BUILDING NUMBER
 - TYPE 2 BUILDING TYPE
 - ♿ DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT
 - Ⓣ DENOTES TRANSFORMER LOCATION
 - Ⓜ DENOTES WATER METER LOCATION
 - ⦿ FIRE HYDRANT

- LIGHTING LEGEND**
- Ⓛ LED POLE LIGHT. +15' T.O.F. TYPE AS SHOWN ON PLAN.
 - Ⓢ LED POST TOP LIGHT. +15' T.O.F. OR UNLESS NOTED OTHERWISE ON PLAN. TYPE AS SHOWN ON PLAN.
 - Ⓢ LED CARPORT LIGHT. TYPE 'CP'.
 - Ⓢ LED WALL MINI WALL PACK. +10' B.O.F. TYPE 'WP'.
 - Ⓢ LED WALL SCONCE. DECORATIVE. +6' B.O.F. TYPE 'WS'.

- GENERAL NOTES**
1. ALL IMPROVEMENTS (REFER TO DRC PROJECT #764783) LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER WITH DRC APPROVED PLANS.
 2. PREVIOUS BUILDINGS WILL BE DEMOLISHED. ALL EXISTING DOORS, STRUCTURES, SIDEWALKS, CURBS, DRIVE PADS, WALL AND ANYTHING THAT INFLUENCES THE PARKING AND CIRCULATION ARE IDENTIFIED ON THE SITE PLAN.
 3. PROVIDE NEW CURB AND GUTTER WITH ON STREET PARKING ON ALL 4 SIDE PER STD DWG 2415A, 2418, 2406 AND ANY OTHER THAT MAY APPLY. ALL UNUSED CURB CUTS SHALL BE REPLACED WITH NEW CURB & GUTTER AND SIDEWALKS.
 4. ACCESSIBLE PARKING SPACES MUST HAVE A SIGN THAT INCLUDES THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED PARKING." ACCESSIBLE VAN PARKING SPACES WILL STATE "VAN ACCESSIBLE". ACCESSIBLE SIGN WILL BE 12"X18" AND VAN ACCESSIBLE SIGN WILL BE 12"X6"X4". SYMBOL OF ACCESSIBILITY SHOULD BE 4" HIGH. SIGNS WILL HAVE GREEN LETTERING AND BORDER ON A WHITE BACKGROUND. SIGNS SHOULD BE MOUNTED AT LEAST 60 INCHES ABOVE PARKING SURFACE.
 5. THE ADA ACCESS AISLES SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED. (66-1-4.1.B NMSA 1978)
 6. PER ZONING CODE, A 6 FT. WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY WILL BE PROVIDED FROM THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCES.
 7. WHEELCHAIR RAMPS REQUIRED BY ADA, WILL BE PROVIDED. WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE DETECTABLE WARNING SURFACES, "CAST-IN-PLACE" TRUNCATED DOMES. ALL CURB RAMPS WILL MEET THE 2010 ADA STANDARD REQUIREMENTS FOR NEWLY CONSTRUCTED OR ALTERED STREETS AND STREET-LEVEL PEDESTRIAN WALKWAYS.
 9. LANDSCAPING AND STORAGE WILL 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 THE CLEAR SIGHT TRIANGLE.
 10. COPPER AVENUE AND CEDAR STREET RIGHTS-OF-WAY HAVE BEEN VACATED. AN OFFICIAL NOTICE OF DECISION WAS ISSUED BY THE CITY PLANNING DEPARTMENT ON JANUARY 23, 2017 FOR PROJECT #1010879, 16DRB-70447. THE PLAT ASSOCIATED WITH THIS ACTION WAS RECORDED ON JUNE 13, 2017 FOR PROJECT #1010879, 17DRB-70119.
 11. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
 12. THE FUTURE TOL SUBMITTAL SHALL INCLUDE THE PARKING AREA FOR EVALUATION.

- KEYNOTES**
1. 9'x18' PARKING SPACE, TYPICAL.
 2. 6' SIDEWALK, GRAY CONCRETE COLOR.
 3. TRANSFORMER FOR FUTURE DEVELOPMENT BY OTHERS
 4. ADA SIDEWALK RAMP. SEE GENERAL NOTES 7 & 8.
 5. CLEAR SIGHT TRIANGLE. REFER TO GENERAL NOTE 9
 6. ASPHALT PAVING.
 7. "HOTEL GUEST PARKING ONLY" SIGN OR APPROVED EQUAL ATTACHED TO PROPOSED LIGHT POLE LOCATION. VISIBLE TO PUBLIC WHEN ENTERING PARKING LOT.



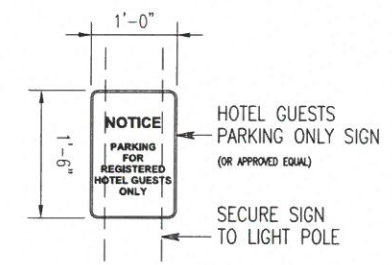
DEVELOPMENT DATA

NET SITE AREA:
0.48 ACRES (21,080 S.F.)

ZONING AND LAND USE:
CURRENT: MX-M, MS-PT AREA

PARKING SPACE REQUIREMENTS	
	PARKING SPACES
ON-STREET PARKING PROVIDED	0
OFF-STREET PARKING PROVIDED	32
Total Vehicle Parking Provided	32
Accessible Parking Required	0
ON-STREET PARKING PROVIDED	0
OFF-STREET PARKING PROVIDED	0
Total Accessible Parking Provided	0
Total Motorcycle Parking Required	0
Total Bicycle Parking Provided	0
TOTAL HOTEL PARKING PROVIDED (HOTEL SITE)	90
ACCESSIBLE PARKING PROVIDED (HOTEL SITE)	5
Total Combined Vehicle Parking Provided	122

INTERIM USE OF THIS PARKING LOT IS INTENDED FOR HOTEL GUESTS ONLY. SIGNAGE WILL BE POSTED IDENTIFYING THIS RESTRICTION, AND ADA SPACES ARE PROVIDED ON THE HOTEL SITE IN PROXIMITY TO THE ACCESSIBLE HOTEL ENTRANCE. ADDITIONAL ADA, MOTORCYCLE, AND BICYCLE PARKING WILL BE EVALUATED AND PROVIDED DURING REVIEW AND APPROVAL OF THE SECOND PHASE OF THIS DEVELOPMENT.



PRELIMINARY SITE PLAN

10' 15' 30' 60'

SCALE: 1" = 60'-0"

TRAFFIC CIRCULATION LAYOUT APPROVED

Signed _____

Date 4/29/20

SIGN DETAIL

10' 15' 1' 2'

SCALE: 1" = 1'-0"



ARCHITECT
5G Studio Collaborative, L.L.C.
1217 Main Street
Dallas, TX 75202
(214-670-0050 Christine Robbins-Elrod)

CIVIL ENGINEER
Bohannon Huston
7500 Jefferson Street NE
Albuquerque, New Mexico 87109
(505-823-1000 Mike Balaskovits)

LANDSCAPE
Heads Up Landscaping
7525 Second Street NW
Albuquerque, New Mexico 87107
(505-898-9615 John Braly)

STRUCTURAL ENGINEER
MK Engineers and Associates, Inc.
400 Chisholm Place, Suite 106
Plano, TX 75075
(214-501-3354 Mohammad Kabir)

MEP ENGINEER
MEP Systems Design & Engineering, Inc.
918 Dragon Street, Suite 500
Dallas, TX 75207
(214-915-0929 Mark Portnoy)

INTERIOR DESIGNER
IRC, L.L.C.
2360 Tower Drive, Suite 101
Monroe, LA 71201
(318-812-7706 Colby Weaver Walker)

OWNER/DEVELOPER
Titan Development
6300 Riverside Plaza Lane NW, Ste 200
Albuquerque, New Mexico 87120
(505-998-0163 Josh Rogers)

OPERATOR
Intermountain Management, LLC
2390 Tower Drive
Monroe, Louisiana 71201
(318-812-7126 Dave Raymond)

DATE	ISSUE TITLE
01/12/18	100% DESIGN DEVELOPMENT
04/23/18	ISSUE FOR PERMIT
06/08/18	ISSUE FOR MARRICOTT'S 80% SET
11/29/18	REVISIONS FOR CITY

REV.	DATE	ISSUE TITLE
1	04/28/20	CITY REVISIONS



SPRINGHILL SUITES - ALBUQUERQUE
CENTRAL AVE. & MULBERRY ST.
ALBUQUERQUE, NM 87106

SITE PLAN

IMM012 PROJECT NUMBER

A10.01 SHEET NUMBER