

CITY OF ALBUQUERQUE



March 4, 2020

Jeffrey Wooten, PE
Wooten Engineering
1005 21st Street SE, Ste 13
Rio Rancho, NM 87124

Re: Wecks Restaurant
5115 Central Ave Ne
Traffic Circulation Layout
Engineer's/Architect's Stamp 02-17-20 (k17-d025)

Dear Mr. Wooten,

Based upon the information provided in your submittal received 02-19-20, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Proposed parking calculations need to be coordinated with Zoning.
2. Identify all existing access easements and width dimensions.
3. Please list the length for proposed ADA accessible parking spaces. Some dimensions are not shown.
4. ADA curb ramps must be updated to current COA standards or provide detail.
5. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - b. The rack allows varying bicycle frame sizes and styles to be attached.
 - c. The user is not required to lift the bicycle onto the bicycle rack.
 - d. Each bicycle parking space is accessible without moving another bicycle.
6. Bicycle racks shall be sturdy and anchored to a concrete pad.
7. A 1-foot clear zone around the bicycle parking stall shall be provided.
8. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
9. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
10. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.

PO Box 1293

Albuquerque

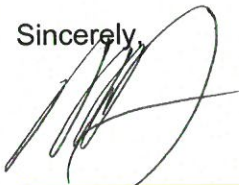
NM 87103

www.cabq.gov

11. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
12. All proposed sidewalks and ADA accessible pedestrian pathway dimension/widths need to be shown.
13. Truman Street Driveway: provide a detail of median curb and gutter connection onto existing driveway.
14. Please provide a stopping sight distance exhibit instead of clear sight triangle per DPM chapter 23, Section 3.9.5.
15. Show the clear sight line and add the following note to the plan: "Landscaping and signage will not interfere with clear sight line 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 line.
16. Please specify the City Standard Drawing Number when applicable.
17. Identify any existing access easement and include a copy of your shared access agreement with the adjacent property owner.
18. Add a note stating "All broken or cracked sidewalk and curb & gutter must be replaced with new sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawings.

If you have any questions, please contact me at (505) 924-3630. My work hours are Monday thru Friday 10am to 2pm.

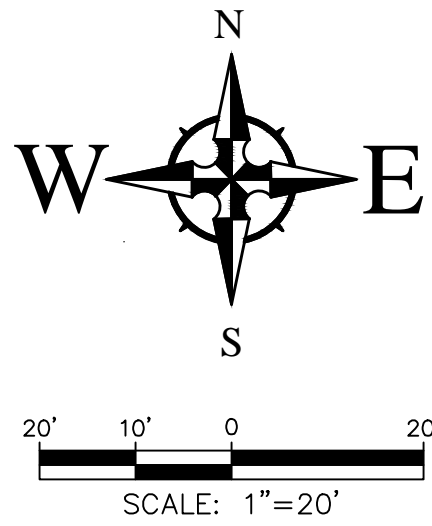
Sincerely,



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

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

C: CO Clerk, File



PARKING CALCULATIONS		
BUILDING AREA:	AREA (SQUARE FEET)	
RESTAURANT	+/- 3,980 SF	
PARKING REQUIREMENTS:	REQUIRED	PROVIDED
RESTAURANT (5/1,000 SF)	20 spaces	43 spaces
TOTAL	20 spaces	43 spaces
	REQUIRED	PROVIDED
HANDICAP PARKING	3 spaces	3 spaces
MOTORCYCLE PARKING	1 spaces	2 spaces
BICYCLE PARKING	3 spaces	3 spaces

GENERAL NOTES (REQUIRED INFORMATION)

Site: 1.28 Acres (55,857 SF)
Zoning: MX-L (Mixed Use)
Proposed Use: Restaurant
Building Area:

Existing: 3,186 SF
Proposed: 3,980 SF (24.9% Increase)
Maximum Allowed = 26'; Proposed 22'-4"
Per MX-L Zone
Allowed: Actual:
Front: 5' 78.0'
Side: 0' 42.3'
Side: 0' 88.5'
Rear: 15' 96'
Lot Area 55,857 SF
Building Area = 4,864 SF
Proposed FAR = 0.087 (8.7%)
Maximum Allowed FAR = 0.5 (50%)

Building Height:
Building Setback:

Floor Area Ratio:

Private Drainage Facilities within City Right-of-Way Notice to Contractor (Special Order 19 ~ "SO-19")

1. An excavation permit will be required before beginning any work within City Right-Of-Way.
2. 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.
3. Two working days prior to any excavation, the contractor must contact **New Mexico One Call**, dial "811" or (505) 260-1990 for the location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to traffic/street use.
6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
7. Work on arterial streets shall be performed on a 24-hour basis.

CITY INSPECTOR APPROVAL _____

Signature _____

Date _____



VICINITY MAP - Zone Map K-17-Z

LEGAL DESCRIPTION:

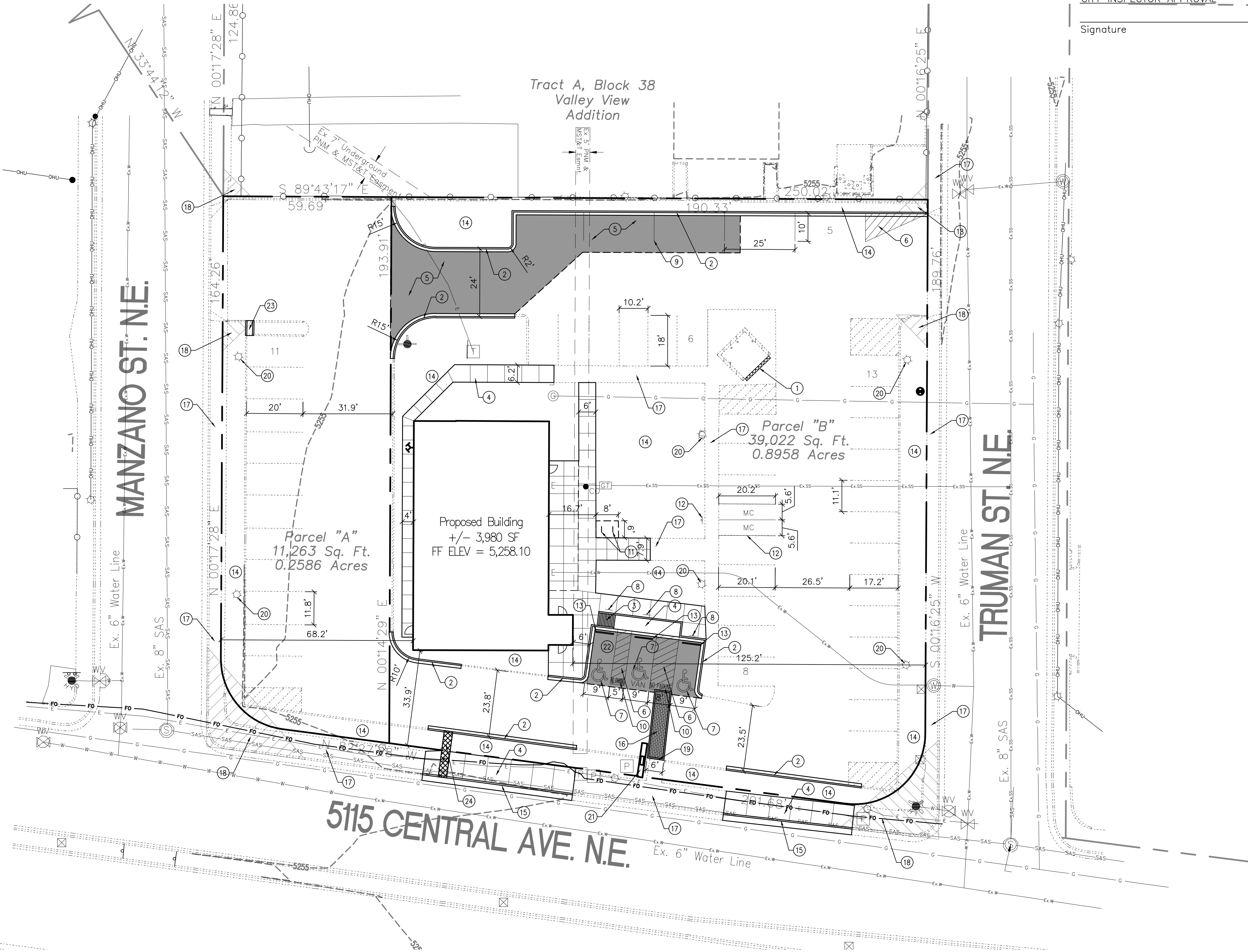
Parcels Lettered "A" and "B" in Block Numbered Thirty Eight (38) of Valley View Addition, an Addition to the City of Albuquerque, NM, as the Same are Shown and Designated on the Summary Replat Thereof, Filed in the Office of the County Clerk of Bernalillo County, NM on January 18, 1984 as Documented No. 84 3941 in Plat Book C23, Page 14.

KEYED NOTES

1. EXISTING TRASH ENCLOSURE TO REMAIN. INSTALL TRENCH DRAIN AT FRONT OF TRASH ENCLOSURE, REF. UTILITY PLAN, SHEET C-301.
2. INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
3. INSTALL PARALLEL CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMPS. MATCH ADJACENT SIDEWALK WIDTH.
4. INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
5. ASPHALT PAVEMENT PER DETAIL, SHEET C-102.
6. INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
7. PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
8. INSTALL H/C SIGNAGE PER DETAIL, SHEET C-102. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
9. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
10. PAINT WORDS 'NO PARKING' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
11. INSTALL BIKE RACK PER DETAIL ON SHEET C-102. THREE (3) SPACES MINIMUM.
12. MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE. SIGN DETAIL ON SHEET C-102.
13. INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C-102. TYP 3.
14. LANDSCAPED AREA. REF. LANDSCAPE PLAN.
15. INSTALL STD CURB/GUTTER (8" HIGH) PER COA STD DWG 2415A.
16. 6" WIDE TEXTURED PAVEMENT SIDEWALK CROSSING PER DETAIL ON SHEET C-102.
17. EXISTING SIDEWALK TO REMAIN.
18. 11'x11' CLEAR SIGHT TRIANGLE AT DRIVEWAYS. 35'x35' CLEAR SIGHT TRIANGLE AT STREET INTERSECTIONS. LANDSCAPING, FENCING, AND SIGNAGE 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.
19. EXISTING CURB CUT FOR ADA ROUTE TO REMAIN. NO RAMP REQUIRED.
20. EXISTING LIGHT POLE TO REMAIN.
21. EXISTING POLE SIGN TO REMAIN.
22. INSTALL CONCRETE PAVEMENT FOR ADA PARKING AREA PER DETAIL, SHEET C-102.
23. INSTALL 2' WIDE CONCRETE FLUME PER DETAIL, SHEET C-102.
24. INSTALL 24" SIDEWALK CULVERT PER COA STD DWG 2236.

BENCH MARKS

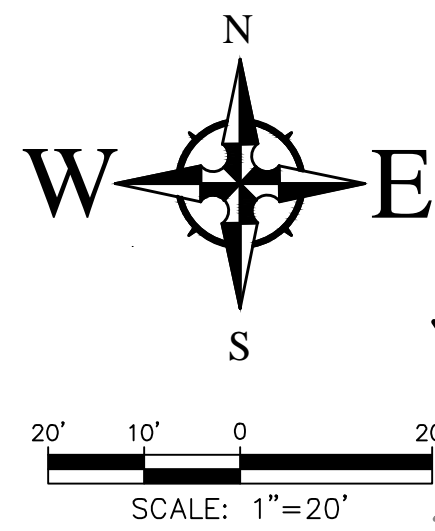
A.C.S. MONUMENT "9-J17"
MONUMENT TYPE 3
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,487,300.883
E=1,537,076.105
PUB. EL=5210.959 NAVD 1988
GROUND TO GRID FACTOR=0.999666869
DELTA ALPHA ANGLE = -011°54.86"



Weeks Restaurant
5115 Central Ave NE
Albuquerque, NM 87108

Site Plan

C-100



REFERENCE LANDSCAPE PLANS FOR REMOVAL OF EXISTING LANDSCAPING AND NEW LANDSCAPING TO BE INSTALLED. IRRIGATION SYSTEM SHALL REMAIN IN SERVICE.

Tract A, Block 38
Valley View
Addition

MANZANO ST. N.E.

TRUMAN ST. N.E.

5115 CENTRAL AVE. N.E.

NO WORK SHALL BE PERFORMED IN THE PUBLIC RIGHT-OF-WAY WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.



VICINITY MAP - Zone Map K-17-Z

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Parcels Lettered "A" and "B" in Block Numbered Thirty Eight (38) of Valley View Addition, an Addition to the City of Albuquerque, NM, as the Same are Shown and Designated on the Summary Replat Thereof, Filed in the Office of the County Clerk of Bernalillo County, NM on January 18, 1984 as Documented No. 84 3941 in Plat Book C23, Page 14.

LEGEND

ASPHALT/CONCRETE/CURBS TO BE REMOVED
ALL PAVEMENT EDGES SHALL BE SAWCUT FULL DEPTH

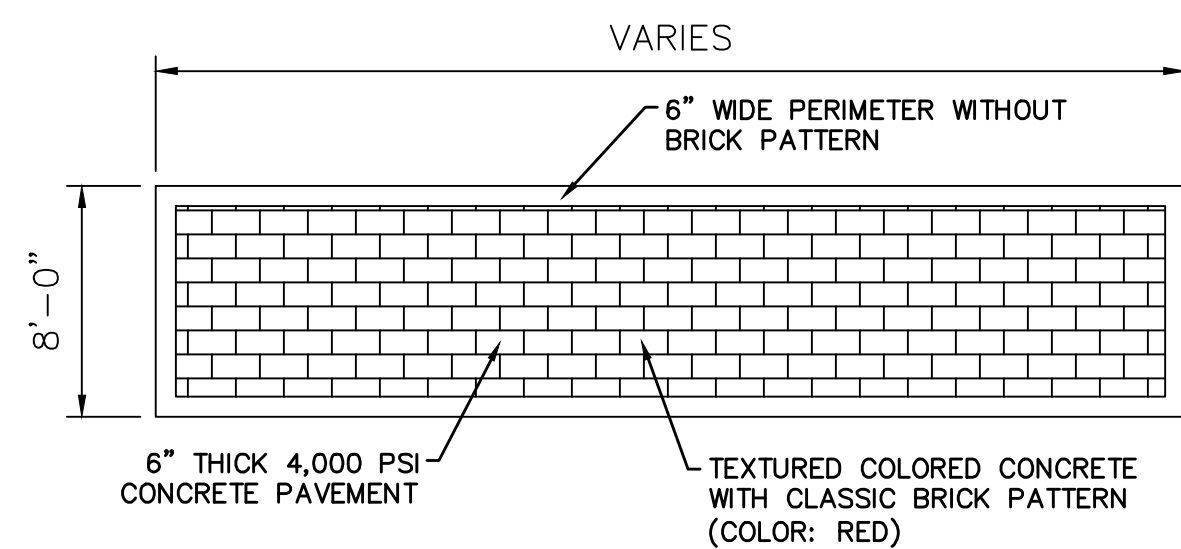
Wooten Engineering
1005 21st St. SE, Suite 13
Rio Rancho, N.M. 87124
Phone: (505) 980-3560



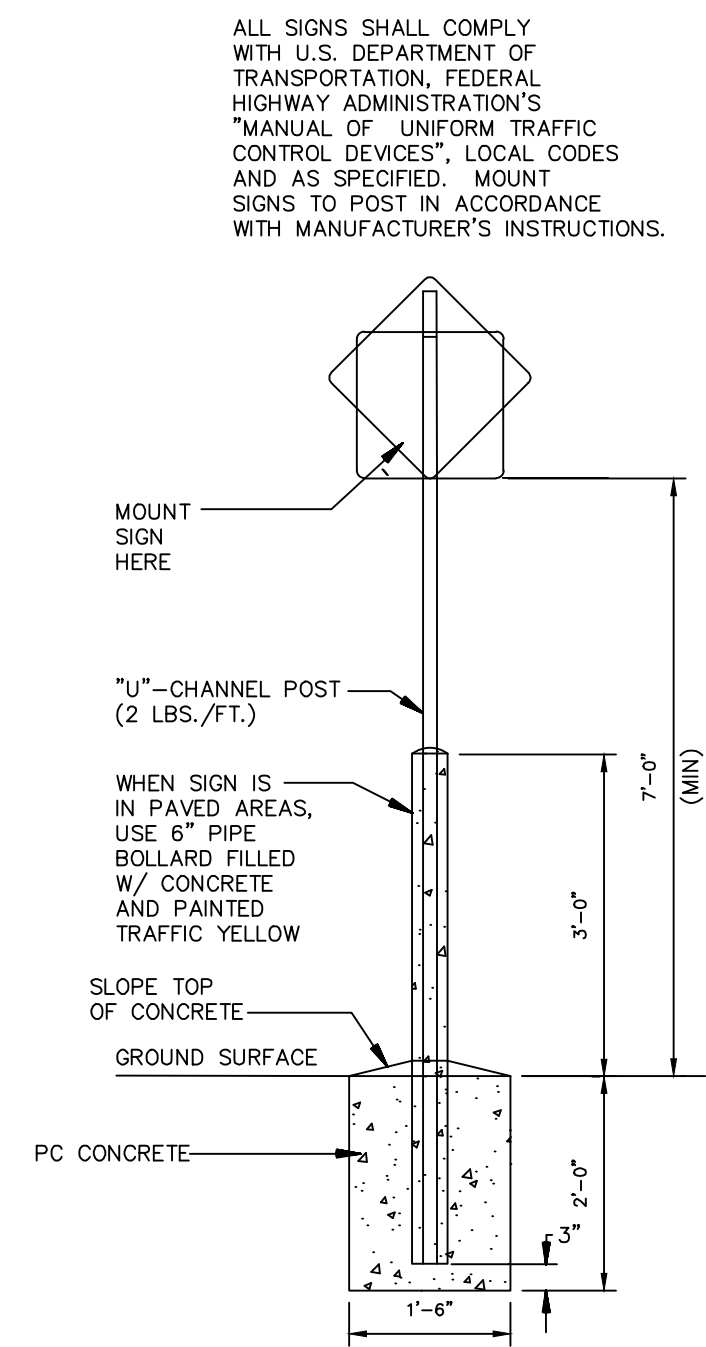
Weeks Restaurant
5115 Central Ave NE
Albuquerque, NM 87108

Demolition Plan

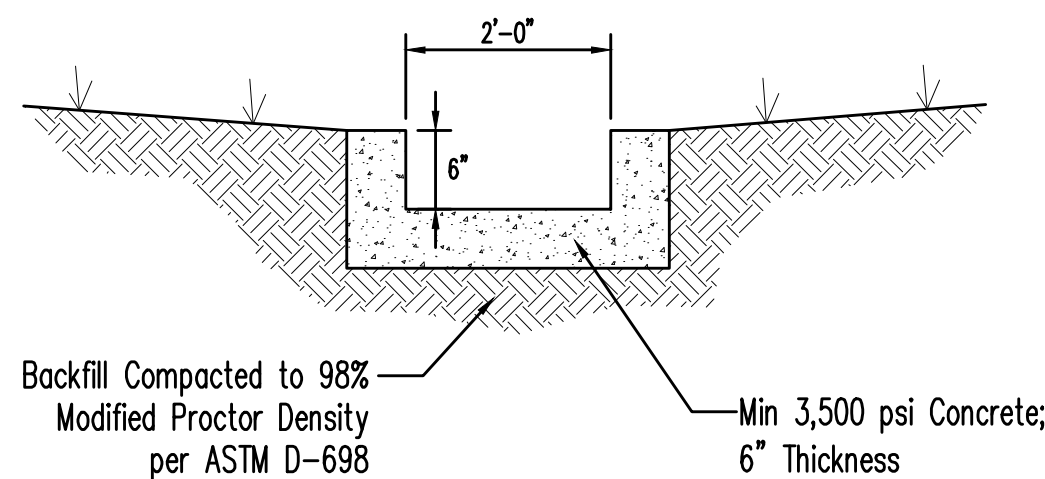
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PUB. EL=5210.959 NAVD 1988	
GROUND TO GRID FACTOR=0.999666864	
DELTA ALPHA ANGLE = -011°54.86"	



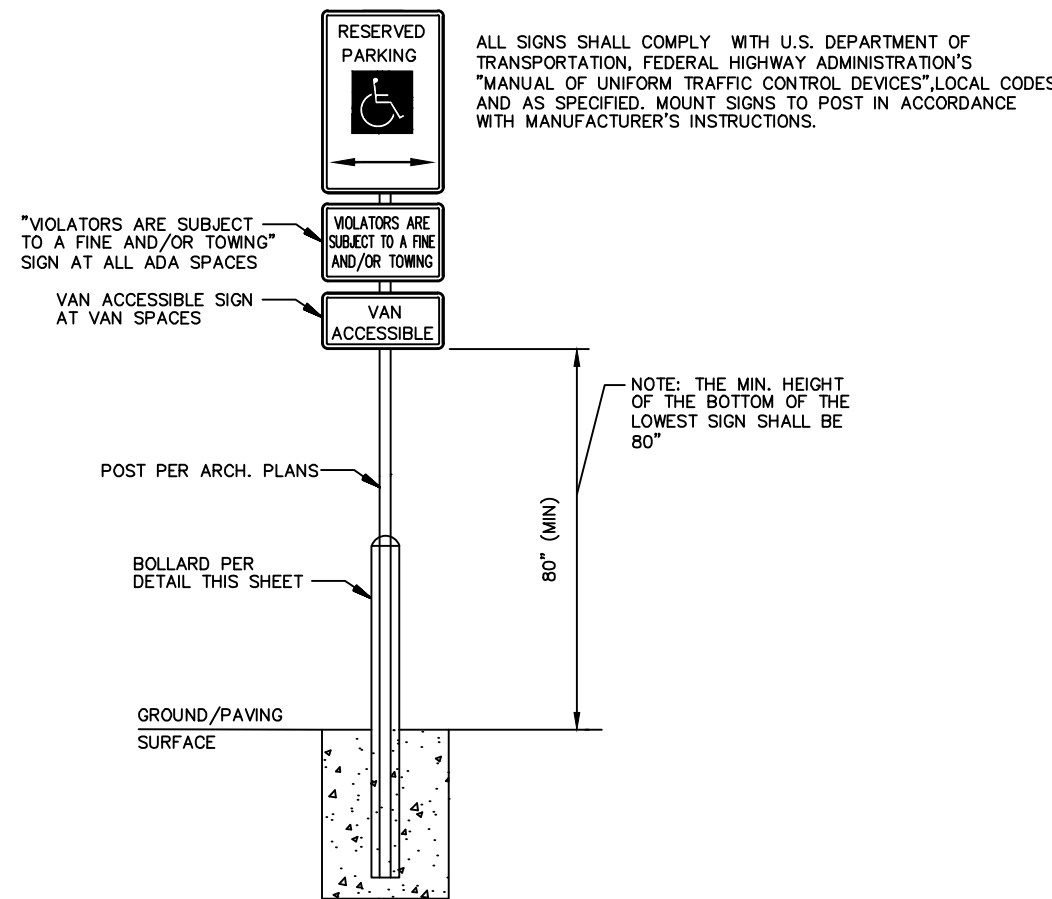
Textured Pavement Detail
NTS



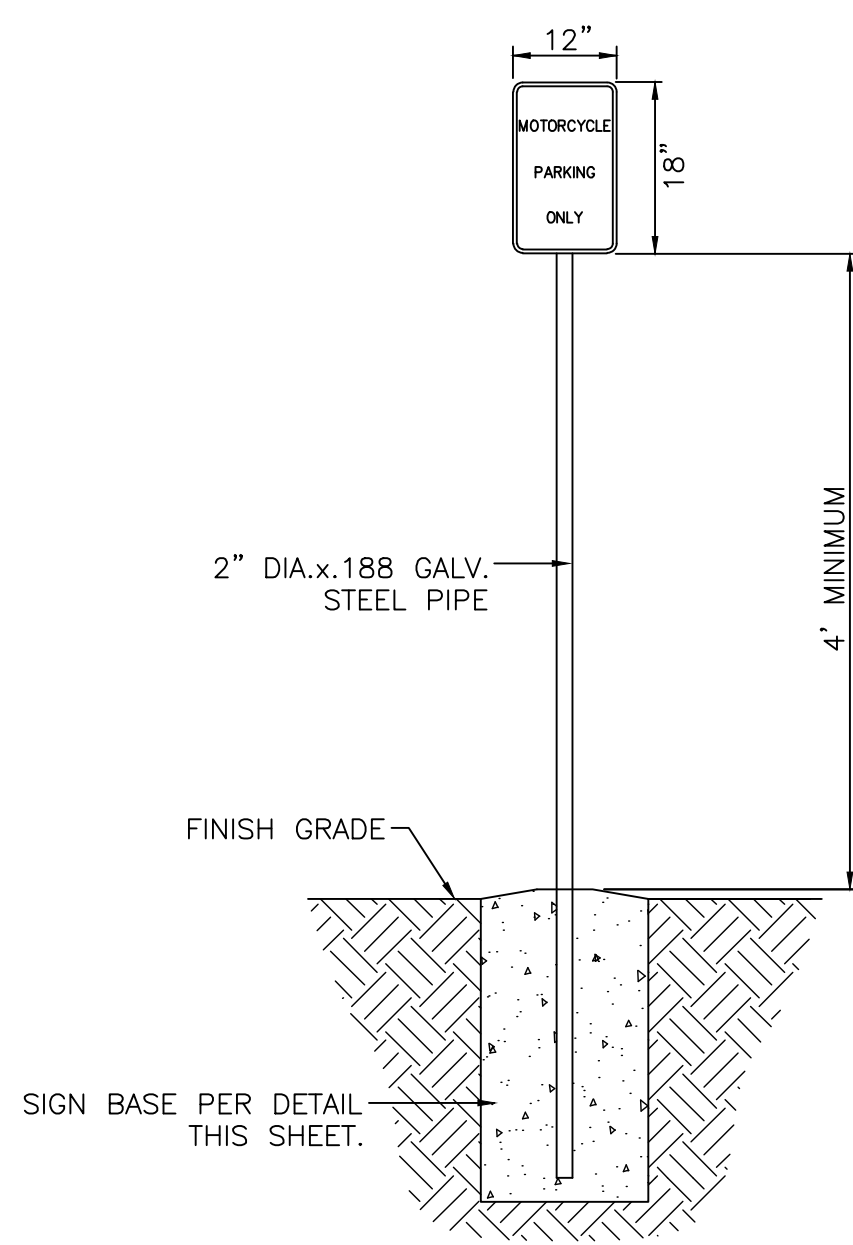
Standard Sign Base
NTS



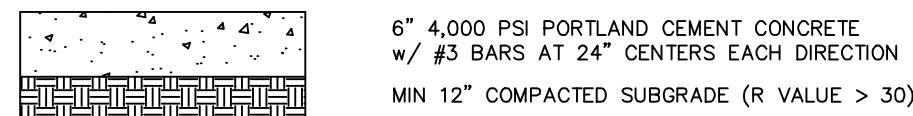
2' Concrete Flume Detail
NTS



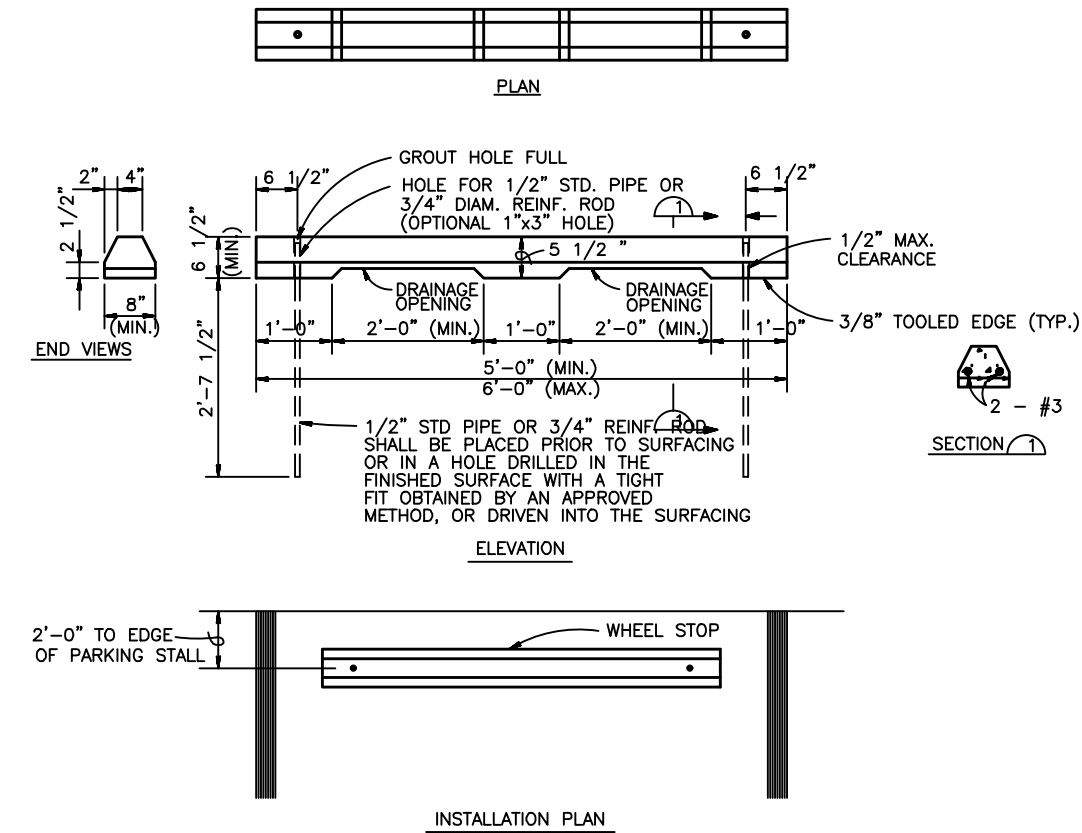
H/C Sign Detail
NTS



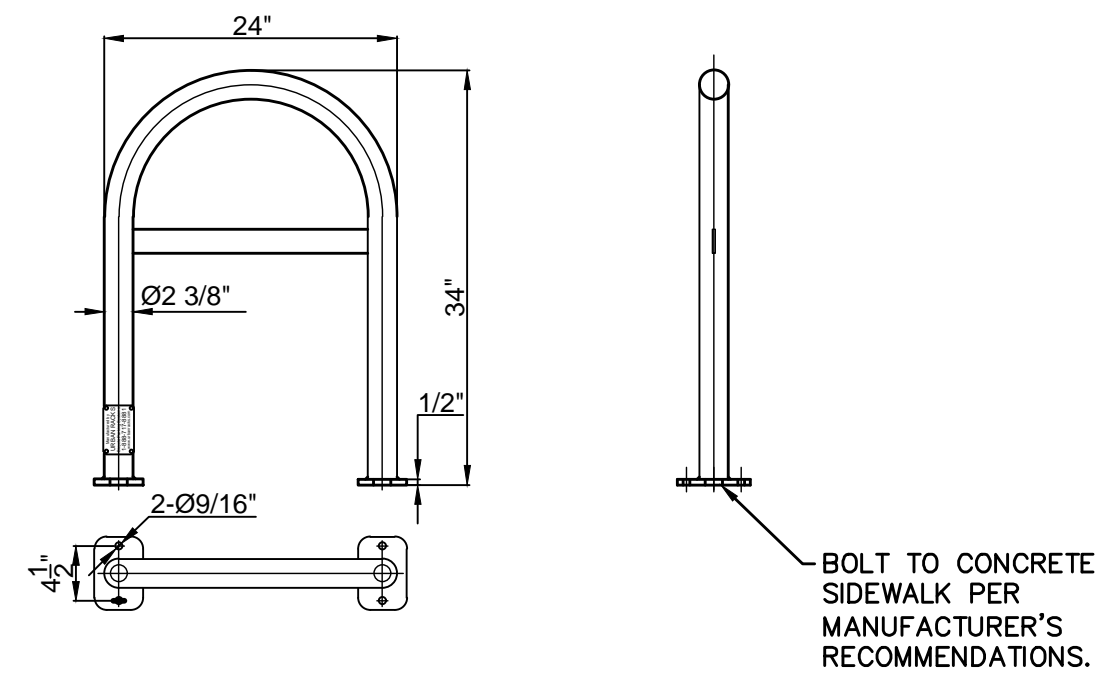
Motorcycle Parking Sign
NTS



Concrete Pavement Section
N.T.S.

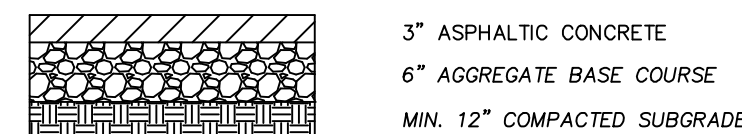


Precast Concrete Wheel Stop
NTS



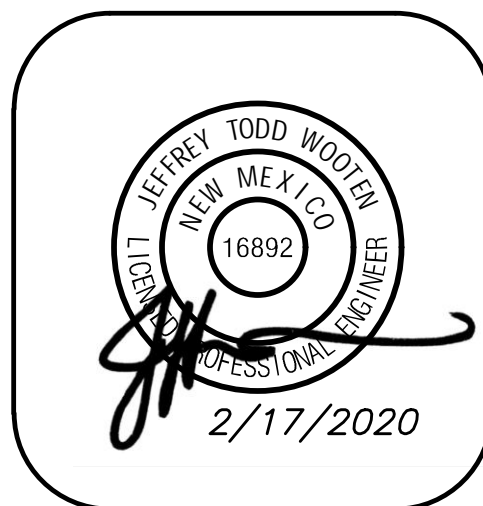
- Notes:
- 1 Finish: Powder Coated - Color per Architect to Complement Building
 - 2 Installation must be completed in accordance with specifications
 - 3 For more product and company information please visit www.urbanracks.com

Urban Rack (UB-1000-STD)
NTS



- NOTES:
1. ASPHALT PAVEMENT, BASE COURSE, AND SUBGRADE SHALL MEET THE SPECIFICATIONS OF THE NMDOT 2014 SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
 2. ASPHALT PAVEMENT SHALL BE SP-III PER NMDOT SPEC SECTION 423.
 3. AGGREGATE BASE COURSE SHOULD BE TYPE 1 PER NMDOT SPEC SECTION 303.
 4. SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT (+/- 3%) AS DETERMINED BY ASTM D-1557.
 5. ALL FILL BELOW SUBGRADE SHALL EXHIBIT A MINIMUM R-VALUE OF 45.

Asphalt Pavement Section
N.T.S.



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1005 21st St SE, Suite 13
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

WE

Weeks Restaurant
5115 Central Ave NE
Albuquerque, NM 87108

Site Details



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11-2018)

Project Title: Wecks Restaurant **Building Permit #:** _____ **Hydrology File #:** K17/D025

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: Parcels A and B, Block 38, Valley View Addition

City Address: 5115 Central Ave NE

Applicant: Wooten Engineering **Contact:** Jeffrey T. Wooten, P.E.

Address: 1005 21st Street SE, Suite 13, Rio Rancho, NM 87124

Phone#: 505-980-3560 **Fax#:** N/A **E-mail:** jeffwooten.pe@gmail.com

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____ # OF LOTS) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: ☒ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☐ DRAINAGE REPORT
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ 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
- ☐ GRADING PERMIT APPROVAL
- ☒ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: February 19, 2020 **By:** Jeffrey T. Wooten, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____