

# CITY OF ALBUQUERQUE



January 30, 2018

Anissa Hogeland  
Anissa Construction  
1232 Western Meadows Rd.  
Albuquerque, NM 87108

**Re: PurLife**  
**4320 Lead Ave SE**  
**Traffic Circulation Layout**  
Architect's Stamp dated 01-26-18 (K17-D047)

Dear Ms. Hogeland,

The TCL submittal received 01-29-18 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.

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,

Logan Patz  
Senior Engineer, Planning Department  
Development Review Services

LWP via: email  
C: File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: PurLife Building Permit #: BP-2017-4 City Drainage #: 40671 KMD047  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: \_\_\_\_\_  
City Address: 4320 Lead Ave SE, Albuquerque, New Mexico 87108

Engineering Firm: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Owner: Trevor Reed Contact: Trevor Reed  
Address: 4320 Lead Ave SE, Albuquerque, New Mexico 87108  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: Anissa Hogeland Contact: Anissa Hogeland  
Address: 1232 Western Meadows Rd NW, Albuquerque, New Mexico 87114  
Phone#: 505-250-5434 Fax#: \_\_\_\_\_ E-mail: anissaconstruction@gmail.com  
E-mail: anissaconstruction@gmail.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:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 1/26/2018 By: Anissa Hogeland

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

### CHECK 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  
☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_





GRACELAND

1 SITE PLAN  
A-1 SCALE: 1/8" = 1'-0"

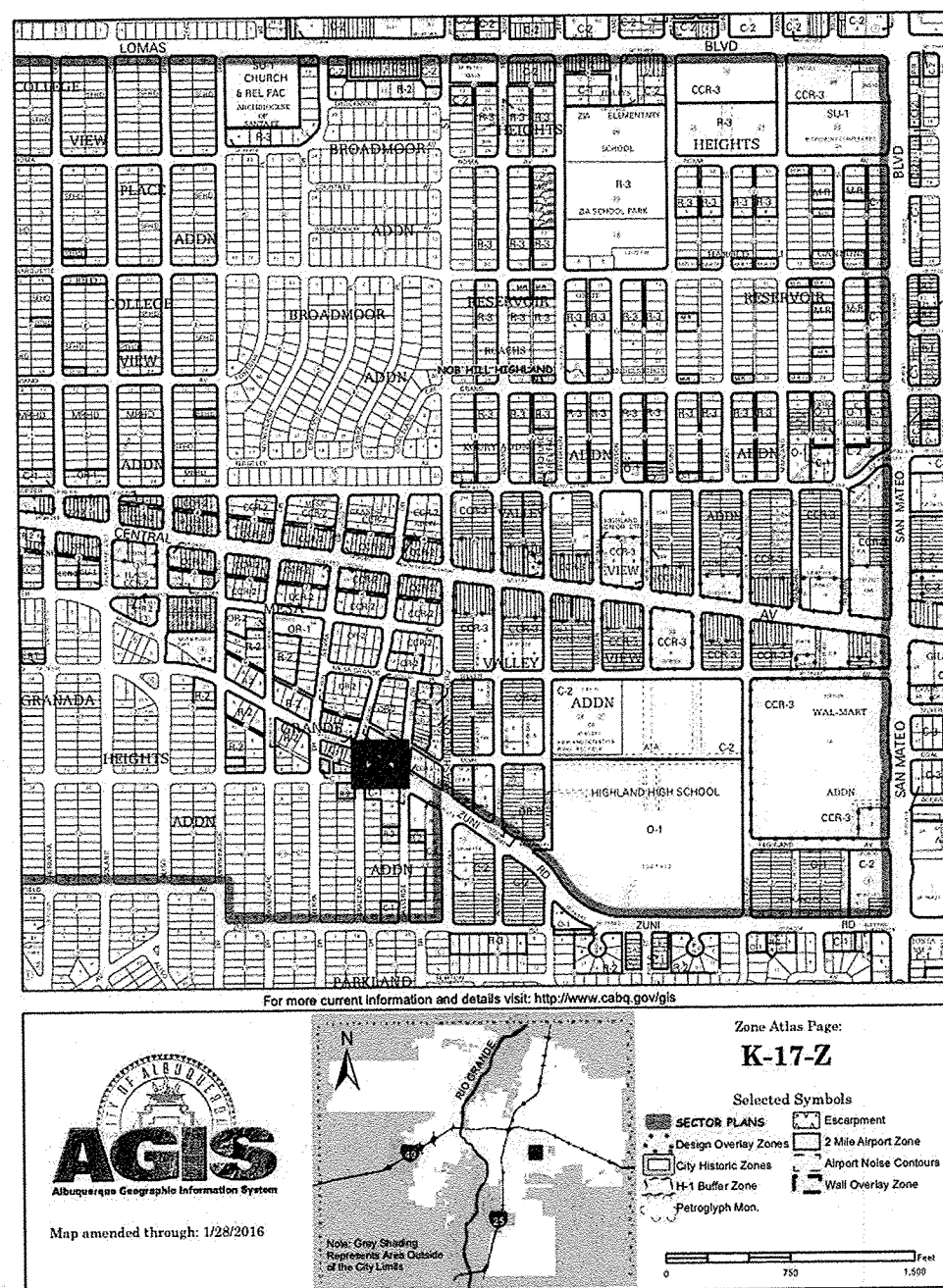
BICYCLE : 1 per 20 auto spaces  
Required: 1 bike space  
Provided: 1 bike space

MOTORCYCLE : 1 per 25 auto spaces  
Required: 1 motorcycle space  
Provided: 2 motorcycle spaces

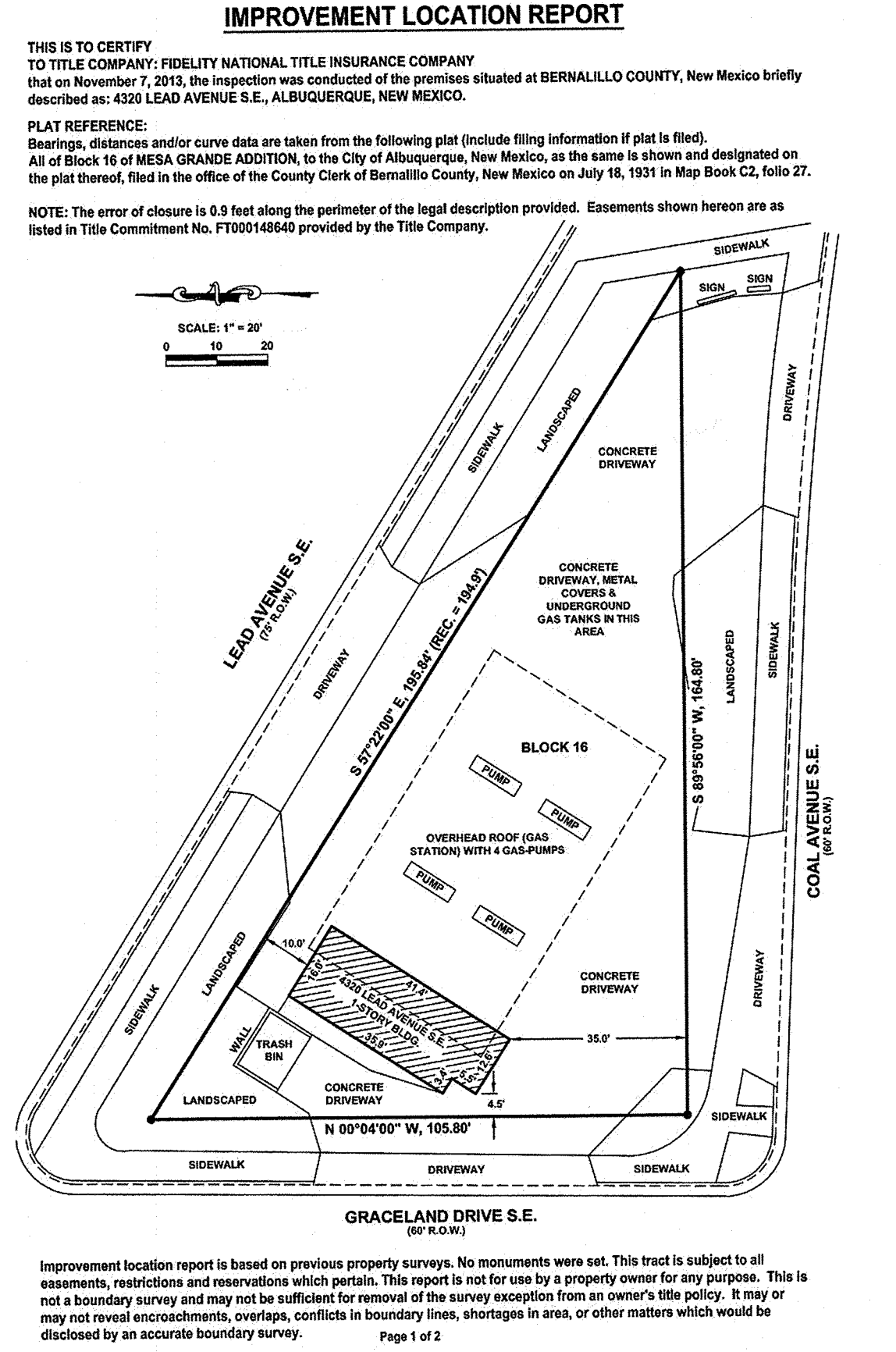
ADA PARKING : 1 per 25 auto spaces  
Required: 1 ADA auto space  
Provided: 1 ADA auto space

Required automobile parking = SF/200  
Required: 9 auto spaces  
Provided: 10 auto spaces

2 CALCULATIONS  
A-1 NOT TO SCALE



3 ZONING PLAN  
A-1 NOT TO SCALE



4 EXISTING SURVEY  
A-1 NOT TO SCALE

TRAFFIC CIRCULATION LAYOUT  
APPROVED  
Signed: *Joyce Pate* Date: 01-30-18

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

## GENERAL INFORMATION

Address: 4320 Lead Ave NE

Type of Development: Business, dispensary

Required parking spaces: 9 spaces  
Provided parking spaces: 10 spaces

Executive Summary: The site is bordered by one-way street Lead and the other one-way street Coal, therefore, the triangular shaped site requires several egress points to accommodate the one-way directional traffic and small site.

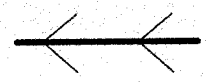
Zoning: C-1

## KEYED NOTES

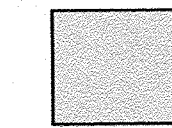
- Existing pole sign to remain.
- Bicycle parking
- Motorcycle parking
- 6" high x 6' long curb stops, anchored with two 1/2" rebar per each curb stop.
- Landscape area, see landscape plan. Existing 6" curb around landscape island radius to remain.
- Wall mounted signage
- Ground mounted mini-split mechanical system, see mechanical drawing. Mounting on concrete pad per manufacturer recommendations.
- Existing irrigation controller.
- Approximate location of existing underground gas line.
- Approximate location of existing water line.
- Existing city water meter.
- Existing power pole.
- Existing overhead powerline to remain.
- Existing dumpster enclosure to remain.
- Gas meter location. Coordinate installation of gas meter with gas company.
- Existing bollards to remain, paint.

## GENERAL NOTES

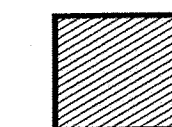
- A. Locations to be verified by accurate boundary survey.
- B. Field verify all dimensions
- C. Parking lots require a slope between 1% and 8% max.
- D. Parking areas adjacent to circulation and entrances 1% to 6% max.



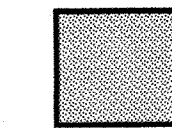
DRAINAGE



EXISTING BUILDING -  
to be renovated



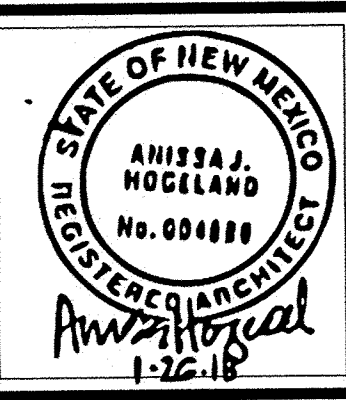
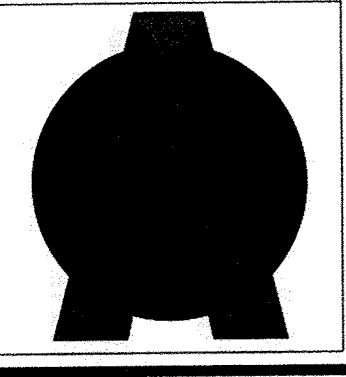
NEW ADDITION



EXISTING LANDSCAPE AREA

## SITE SIGNAGE

- A. Accessible Parking:  
Accessible parking spaces must have a 12" x 18" sign that includes the international symbol of accessible and "RESERVED PARKING" and a "VAN ACCESSIBLE". Sign should be mounted at least 60" above the parking surface.
- B. Employee Parking
- C. Motorcycle Parking
- D. Bicycle Parking
- E. One Way



PERMIT NUMBER: BP - 2017-40671  
TRAFFIC CIRCULATION PLAN  
SITE PLAN

TITLE:

PurLife  
4320 Lead  
Albuquerque, New Mexico

Anissa Construction, inc.  
505) 250-5434  
1232 Western Meadows Rd NW  
Alb., NM. 87114  
fax) 505-898-5811

Rev. 1/26/2018

A-1  
page \_\_\_\_ of \_\_\_\_