

CITY OF ALBUQUERQUE



07/02//2018

ABQ Engineering Inc.
Craig Hagelgantz
8102 Menaul Blvd. NE Suite D
Albuquerque, NM 87110

Re: Fiesta Kia Auto Group
7400 Lomas Boulevard NE, Albuquerque, NM
Traffic Circulation Layout
Engineer's/Architect's Stamp 05-14-18 (K19-D152)

Dear Mr. Raby,

The TCL submittal received 06-27-2018 is approved for Building Permit with the condition of replat. 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.

C.O. will not be issued until the replat is complete. When the replat and 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

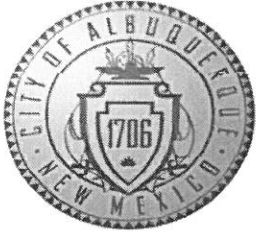
Mojgan Maadandar
Engineer Associate, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Fiesta Kia Auto Group **Building Permit #:** BP-2018-16348 **City Drainage #:** K19-D152
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT A thru K, P-3, P-4 PARCEL 2, DEL NORTE SUBDIVISION
City Address: 7400 LOMAS BOULEVARD NE, ALBUQUERQUE, NM

Engineering Firm: ABQ Engineering Inc. **Contact:** Craig Hagelgantz PE
Address: 8102 Menaul Blvd. NE, Suite D, Albuquerque NM 87110
Phone#: 505-255-7802 **Fax#:** 505-255-7902 **E-mail:** chagelgantz@abqeng.com

Owner: Fiesta Kia - Derek Kulach **Contact:** JUNO RABY
Address: 7300 LOMAS BLVD NE ALBUQUERQUE, NM 87110
Phone#: 505-999-2700 **Fax#:** _____ **E-mail:** derek_kulach@fiestaautogroup.com

Architect: SMPC Architects **Contact:** Glenn Fellows- Project Manager
Address: 219 Central Ave NW, Suite 800, Albuquerque , NM 87102
Phone#: 505-255-8668 **Fax#:** 505 268 6665 **E-mail:** g.fellows@smpcarchitects.com

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

Check all that Apply:

- DEPARTMENT:**
 HYDROLOGY/ DRAINAGE
 TRAFFIC/ TRANSPORTATION
 MS4/ EROSION & SEDIMENT CONTROL

- CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**
 BUILDING PERMIT APPROVAL
 CERTIFICATE OF OCCUPANCY

- TYPE OF SUBMITTAL:**
 ENGINEER/ ARCHITECT CERTIFICATION

- 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

- 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)

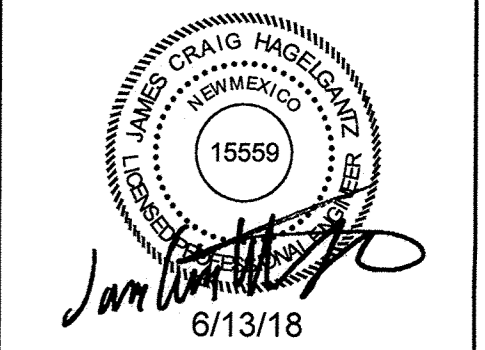
- PRE-DESIGN MEETING
 OTHER (SPECIFY) _____

OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: Yes No

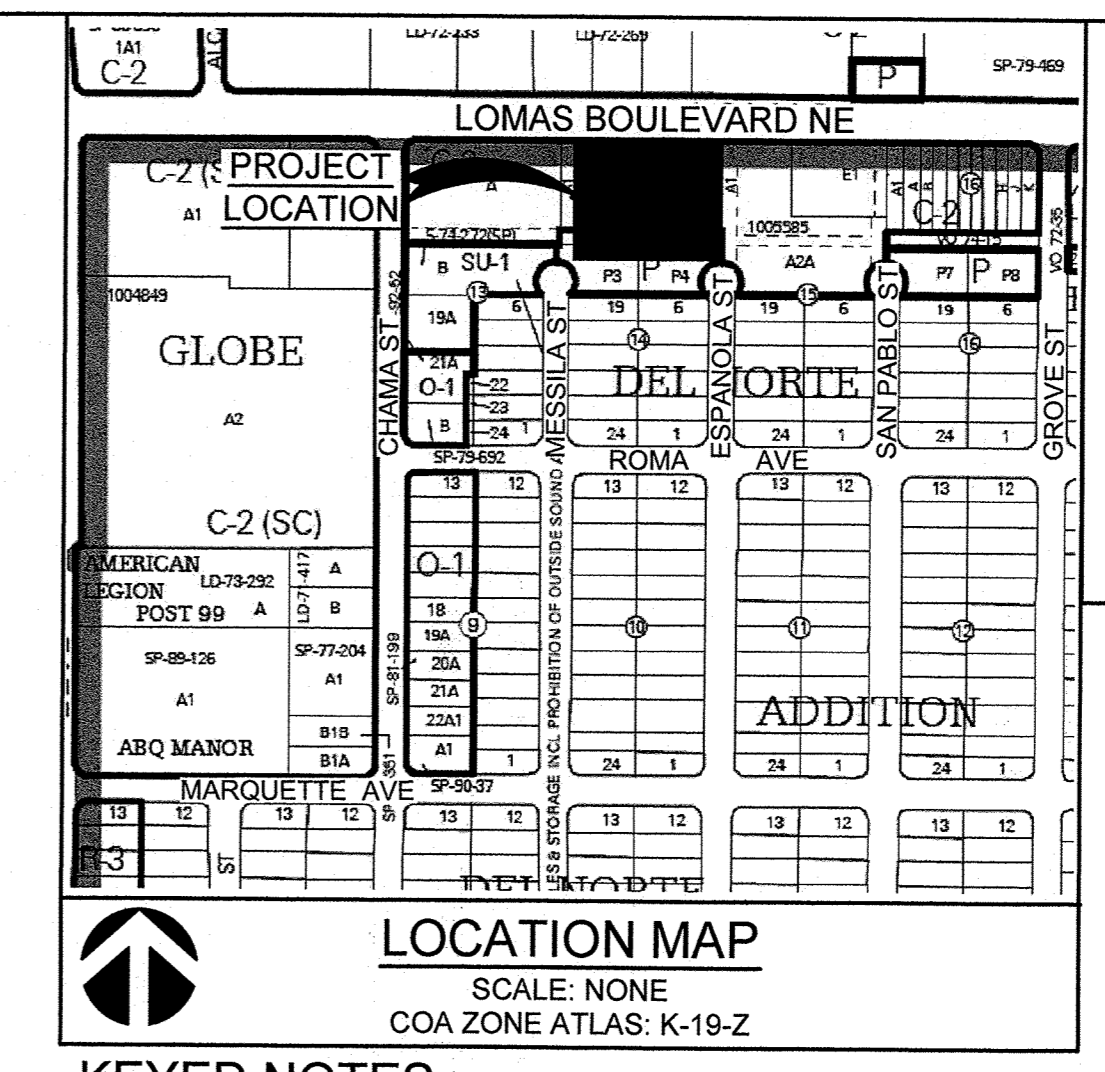
DATE SUBMITTED: 6/26/18 By: chagelgantz@abqeng.com

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



7400 LOMAS, ALBUQUERQUE NEW MEXICO

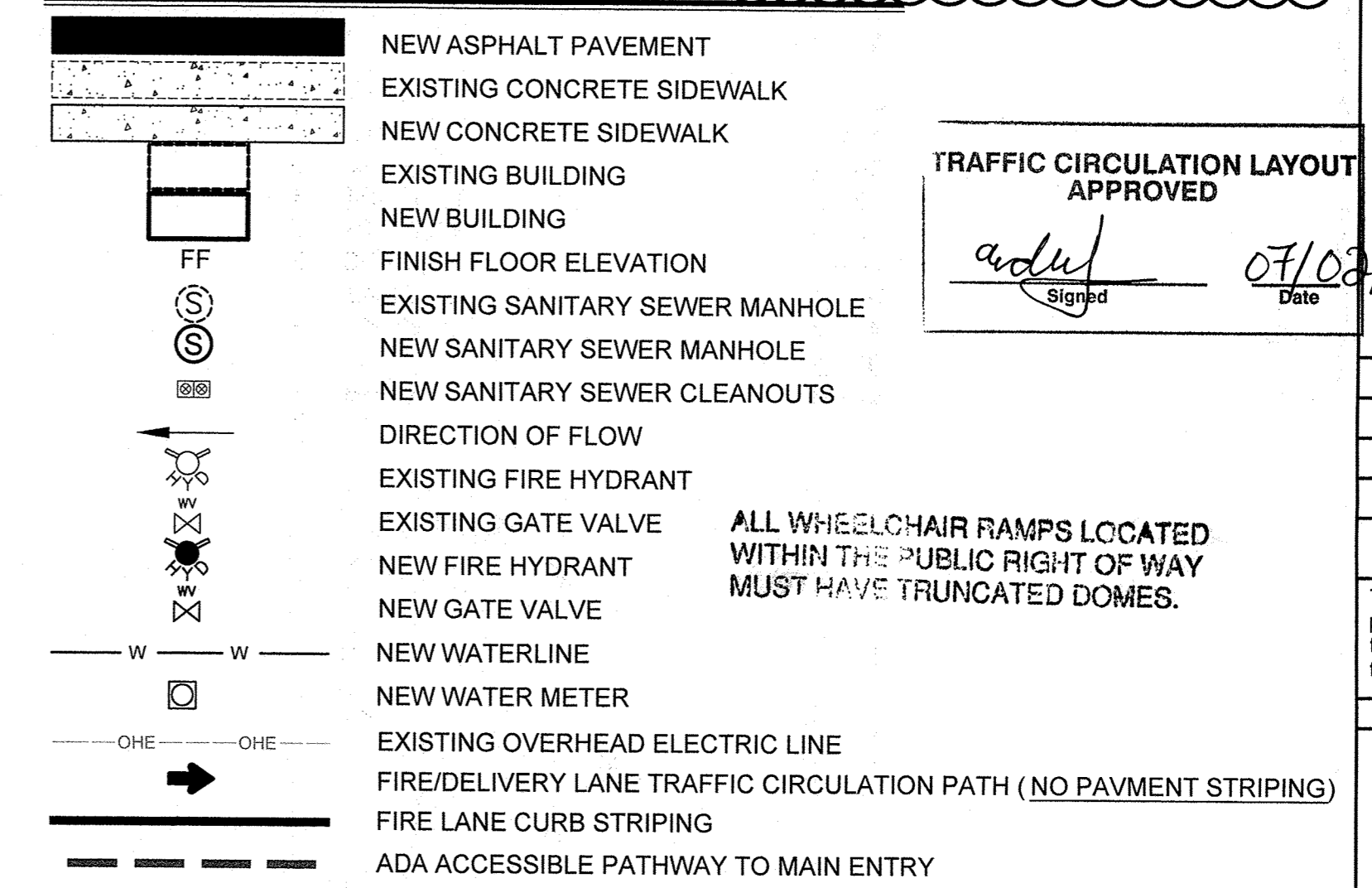
FIESTA KIA
PERMIT SET



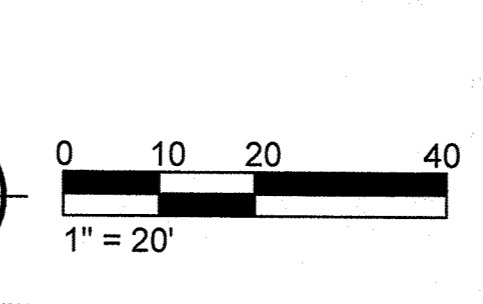
KEYED NOTES

- CONSTRUCT NEW ENTRANCE PER COA STD DWG 2426.
- CONSTRUCT NEW ACCESSIBLE RAMP. SEE DETAIL 8/C-501.
- CONSTRUCT NEW ACCESSIBLE RAMP PER DETAIL 7/C-501.
- CONSTRUCT NEW STD. C&G PER COA STD DWG 2415A.
- CONSTRUCT MOUNTABLE ROLL CURB PER COA STD DWG 2415A.
- TRANSITION FROM MOUNTABLE ROLL CURB TO STD C&G.
- CONSTRUCT HEADER CURB PER COA STD DWG 2415B.
- INSTALL NEW ROLLING GATE AND FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- CONSTRUCT NEW CONCRETE WALK. SEE DETAIL 4/C-501.
- MATCH TO EXISTING PAVEMENT/CURB/ELEVATIONS.
- NEW WATER METER SEE C103 AND PLUMBING PLANS FOR CONTINUATION.
- INSTALL NEW ASPHALT PAVEMENT. SEE DETAIL 3/C-501.
- INSTALL CONCRETE WHEEL STOP. SEE DETAIL 5/C-501.
- CONSTRUCT SIDEWALK TO ASPHALT TRANSITION PER DETAIL 6/C-501.
- CONSTRUCT NEW TRASH ENCLOSURE PER COA SOLID WASTE MANAGEMENT DEPARTMENT SPECIFICATIONS. SEE ARCHITECTURAL PLANS FOR DETAILS.
- CONSTRUCT NEW CONCRETE TRANSFORMER PAD.
- NEW GAS METER. SEE C-103 & PLUMBING PLANS P-102
- NEW POLE FOR NEW OVERHEAD PRIMARY POWER LINES PER PNM. SEE SHEET SE-101.
- CONSTRUCT 2' CURB CUT FOR DRAINAGE.
- NEW REMOTE FIRE DEPARTMENT CONNECTION COORDINATE SIZE AND TYPE WITH FIRE PROTECTION ENGINEER. SEE C-103
- NEW PRIVATE FIRE HYDRANT. SEE C-103
- NEW FIRE LANE STRIPING. SEE C-103 AND APPROVED FIRE 1 PLAN.
- 4" PIV AND 4" RPBA ON FIRE SUPPLY LINE. SEE C-103
- CAPITAL LETTERS "NO PARKING", 1" HIGH AND 2" WIDE MIN.
- MOTORCYCLE PARKING SIGN
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE 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 35'X35' SIGHT TRIANGLE
- NEW SANITARY SEWER LINE AND MANHOLES. SEE PROJECT WORK ORDER FOR PROPOSED SEWER LINE CONSTRUCTION.
- CONSTRUCT NEW DEPRESSED C&G PER COA STD DWG 2415A, AND CONCRETE ALLEY GUTTER BETWEEN CURBS. PER COA STD DWG 2415A.

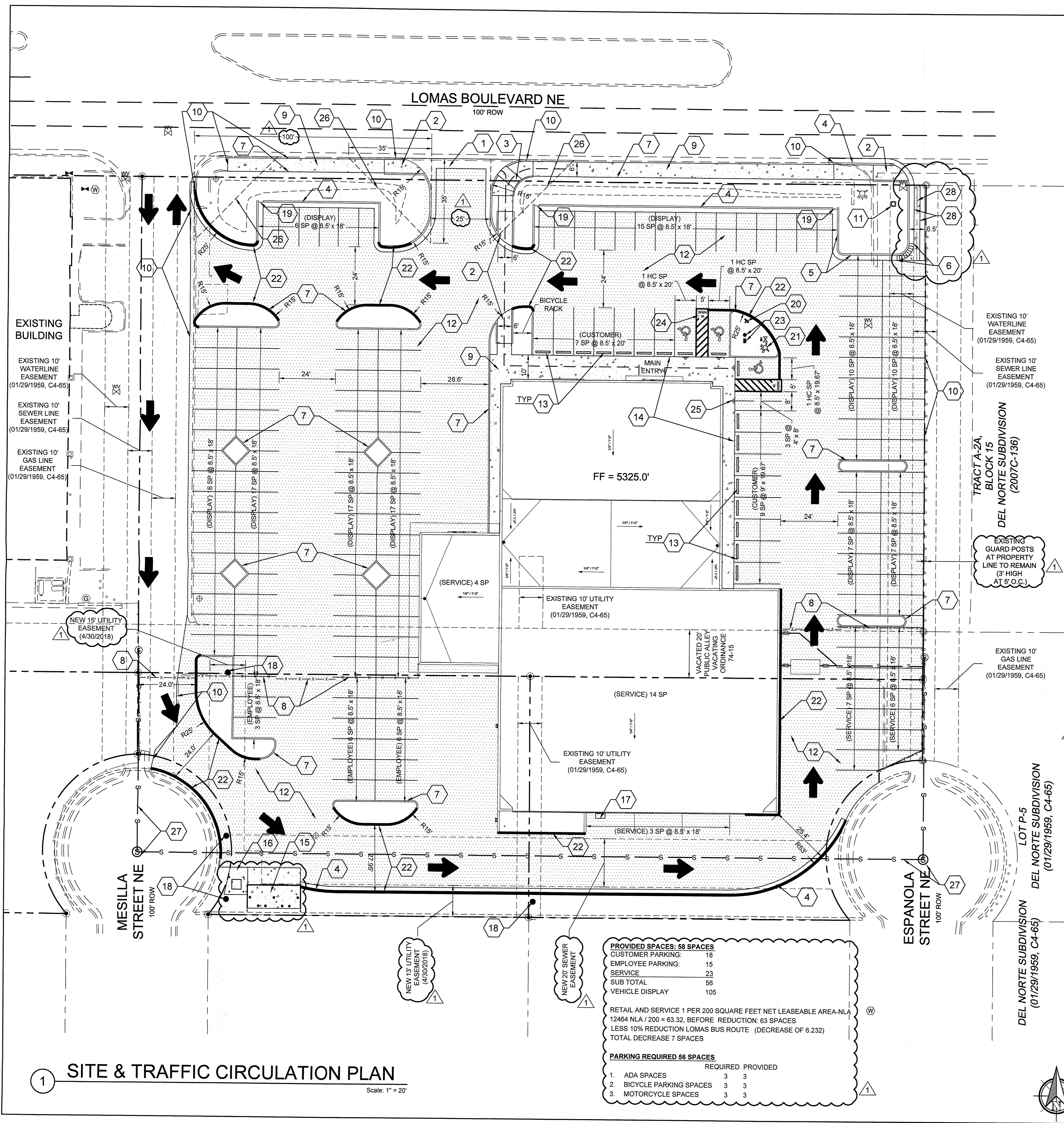
LEGEND



TRAFFIC CIRCULATION LAYOUT APPROVED
[Signature] 07/02/2018
Date



ABQ Engineering
Civil • Structural • Mechanical • Plumbing • Electrical
8102 Menaul Blvd. NE, Suite D, Albuquerque, NM 87110
tele: 505.255.7802 Proj. No.: 17-045 www.abqeng.com



PROVIDED SPACES: 58 SPACES

CUSTOMER PARKING:	18
EMPLOYEE PARKING:	15
SERVICE:	23
SUB TOTAL:	56
VEHICLE DISPLAY:	105

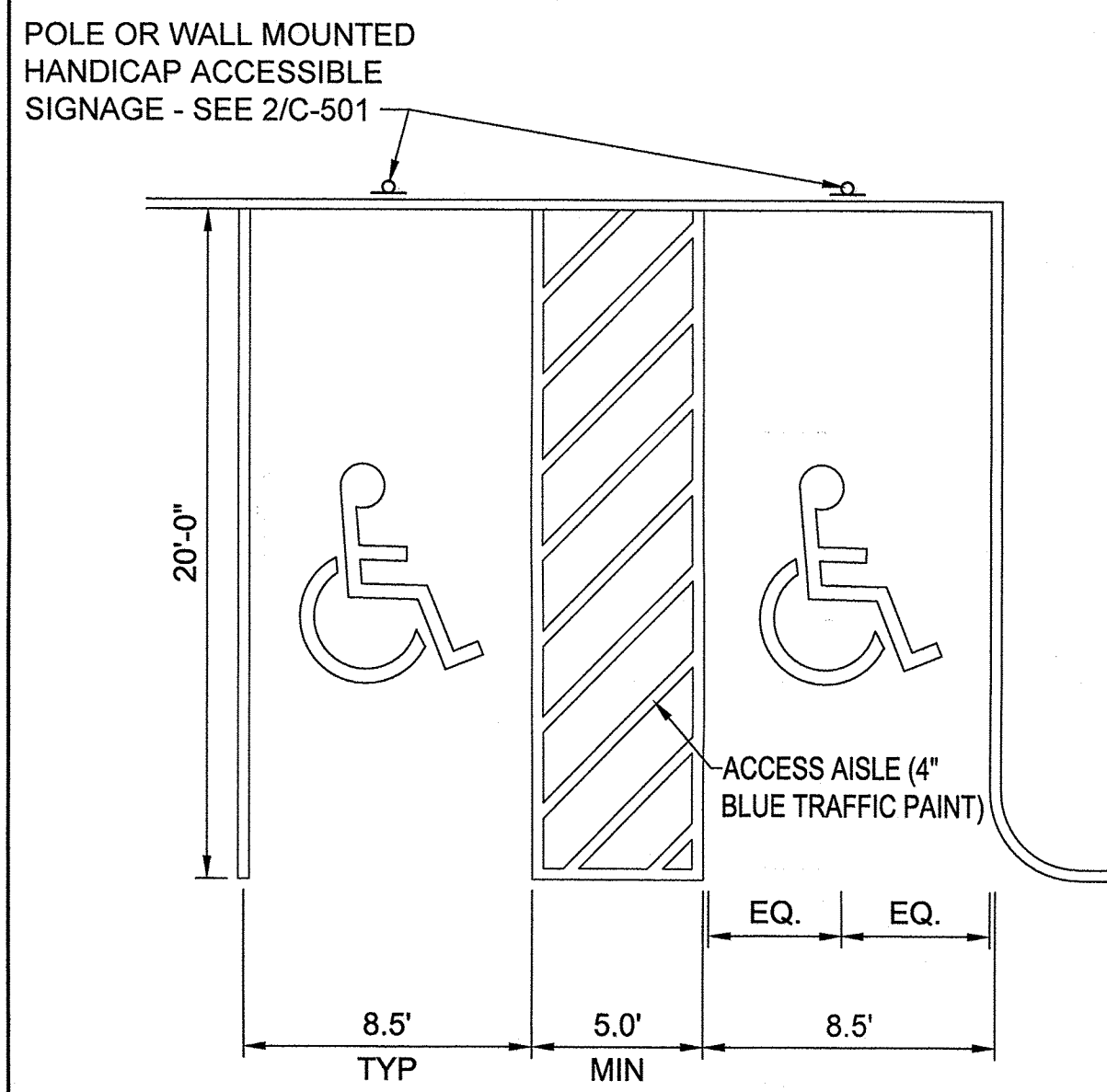
RETAIL AND SERVICE 1 PER 200 SQUARE FEET NET LEASEABLE AREA-NLA
12464 NLA / 200 = 63.32, BEFORE REDUCTION: 63 SPACES
LESS 10% REDUCTION LOMAS BUS ROUTE (DECREASE OF 6.232)
TOTAL DECREASE 7 SPACES

PARKING REQUIRED 56 SPACES

	REQUIRED	PROVIDED
1. ADA SPACES	3	3
2. BICYCLE PARKING SPACES	3	3
3. MOTORCYCLE SPACES	3	3

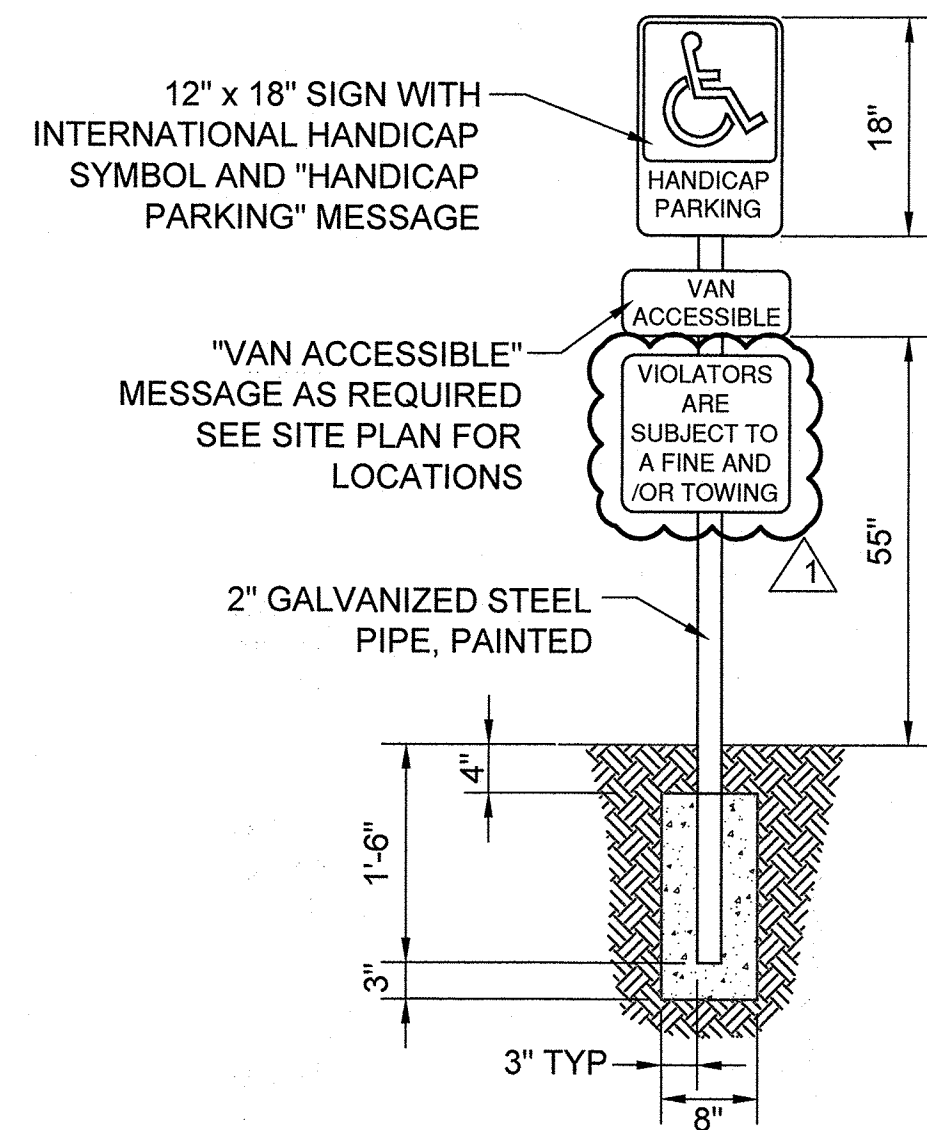
1 SITE & TRAFFIC CIRCULATION PLAN
Scale: 1" = 20'

LAST MODIFIED: Jun 27, 2018 - 10:13am BY USER: Craig
DWG. LOCATION: K:\Projects\2017\17-045\Civil.dwg
DWG. NAME: 17-045 CIVIL.dwg



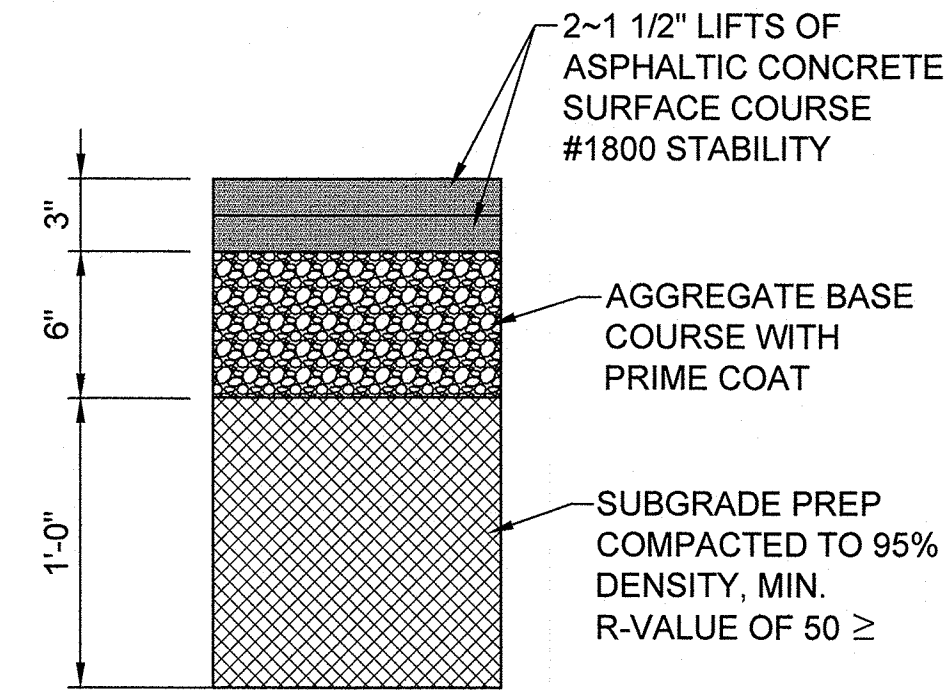
1 HANDICAP ACCESSIBLE PARKING LAYOUT

Scale: NONE



2 HANDICAP ACCESSIBLE PARKING SIGN

Scale: NONE

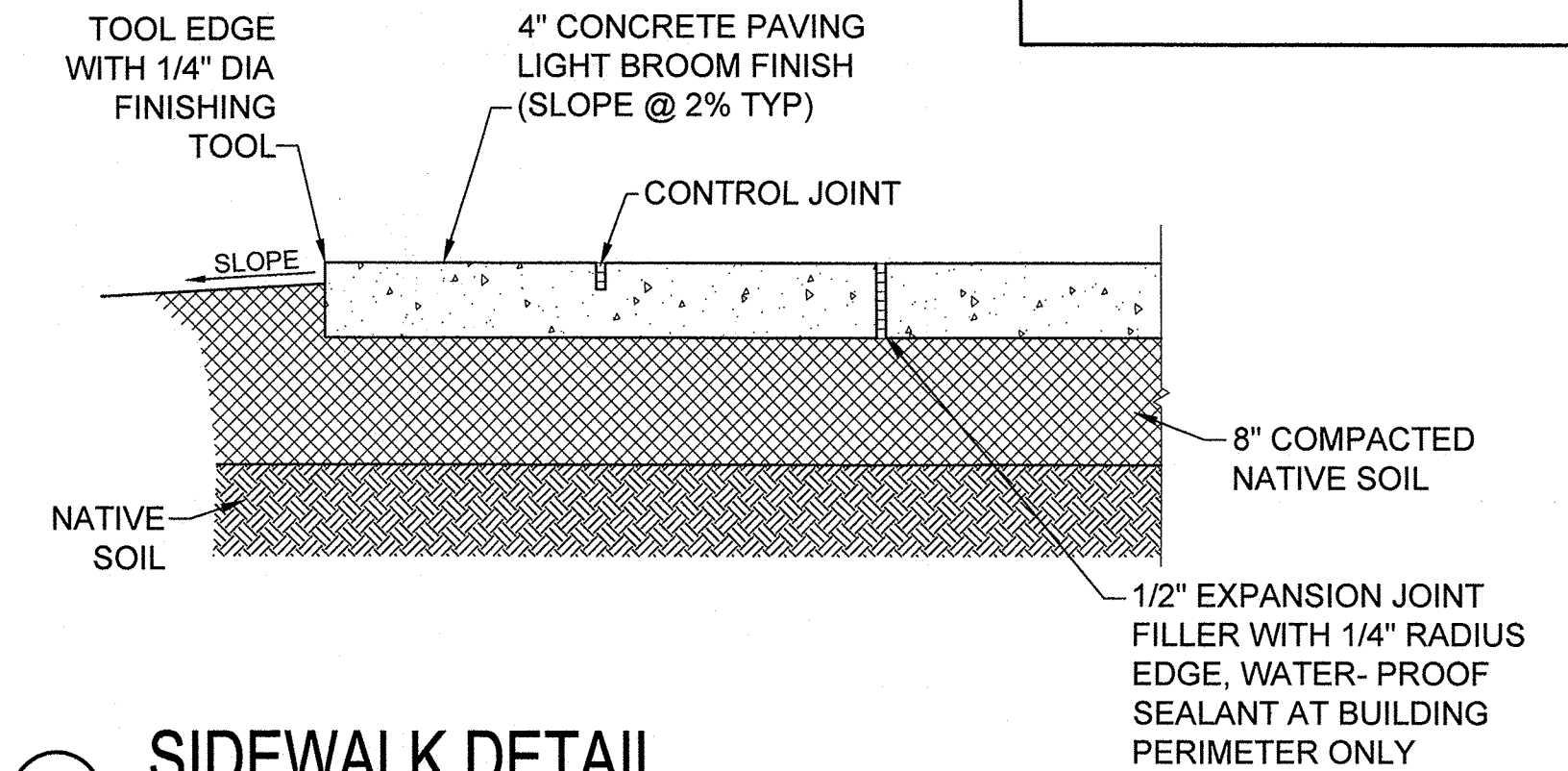


NOTE: SEE GEOTECHNICAL REPORT PERFORMED AND COMPLETED BY XXXXX, PROJECT XXXXX, DATED XXXXX

3 PAVING SECTION

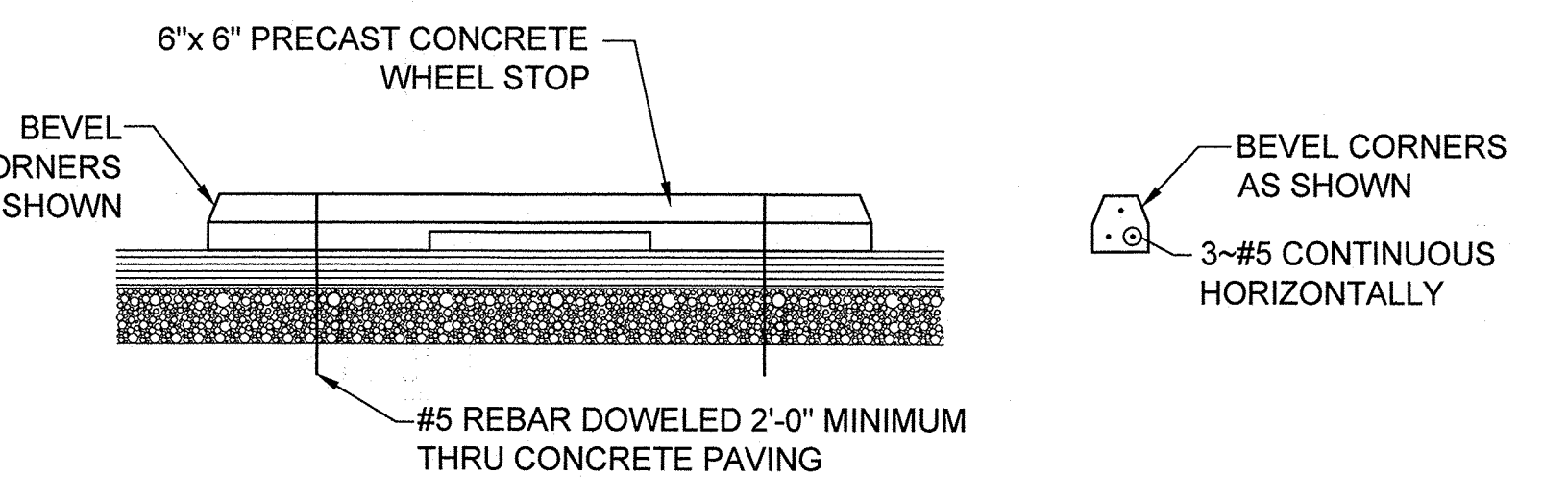
Scale: NONE

NOTE: PROVIDE TRANSVERSE CONTROL JOINTS AT INTERVALS NOT EXCEEDING 6'-0" ON CENTER, PROVIDE CENTERLINE CONTROL JOINTS IN SIDEWALK WIDER THAN 8'-0". SPACING OF CENTERLINE CONTROL JOINTS SHALL NOT EXCEED 6'-0" OR AS SHOWN ON PLANS. PROVIDE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 20'-0" ON CENTER WHERE WALK DOES NOT ABUT CURB.



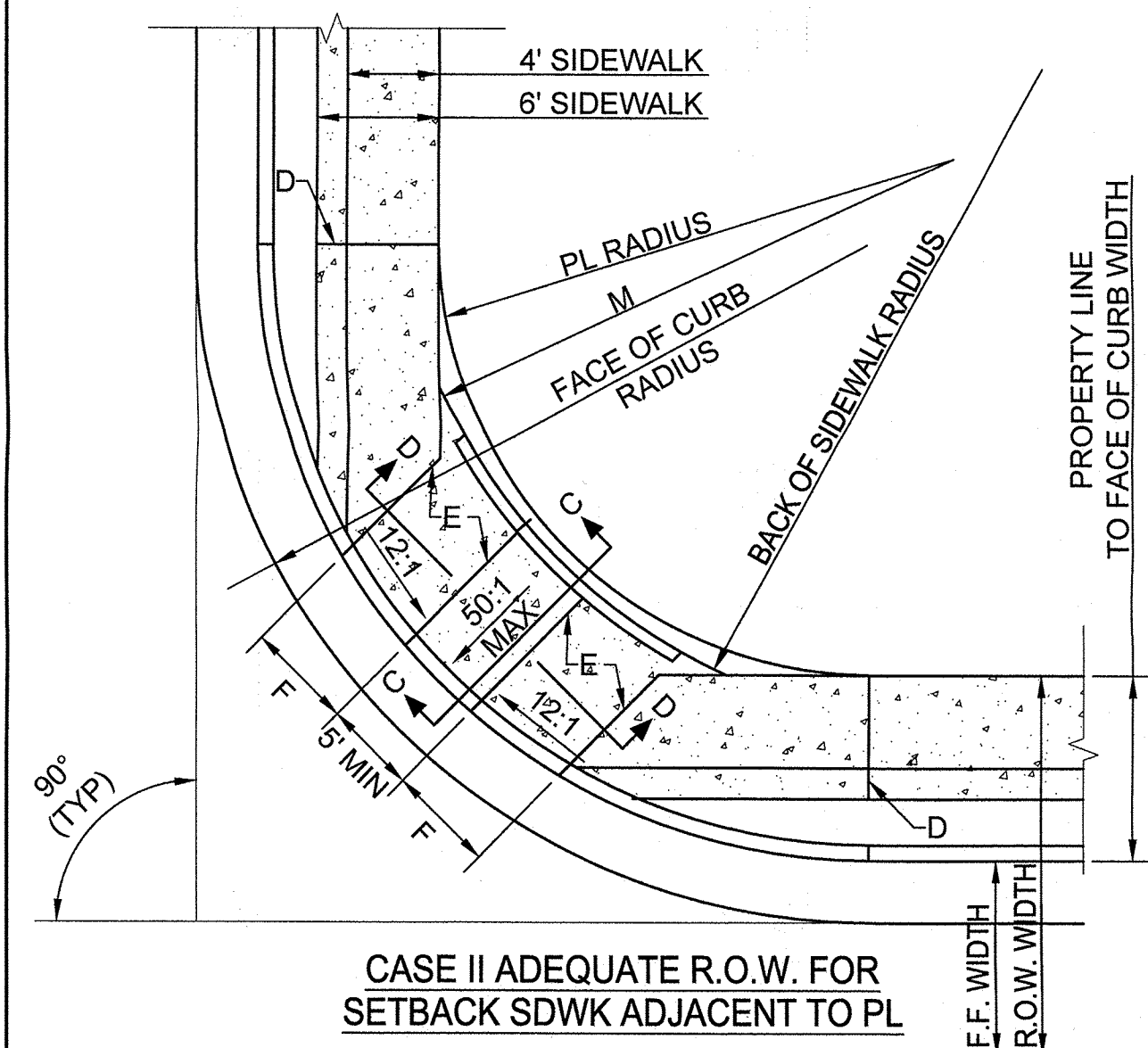
4 SIDEWALK DETAIL

Scale: NONE

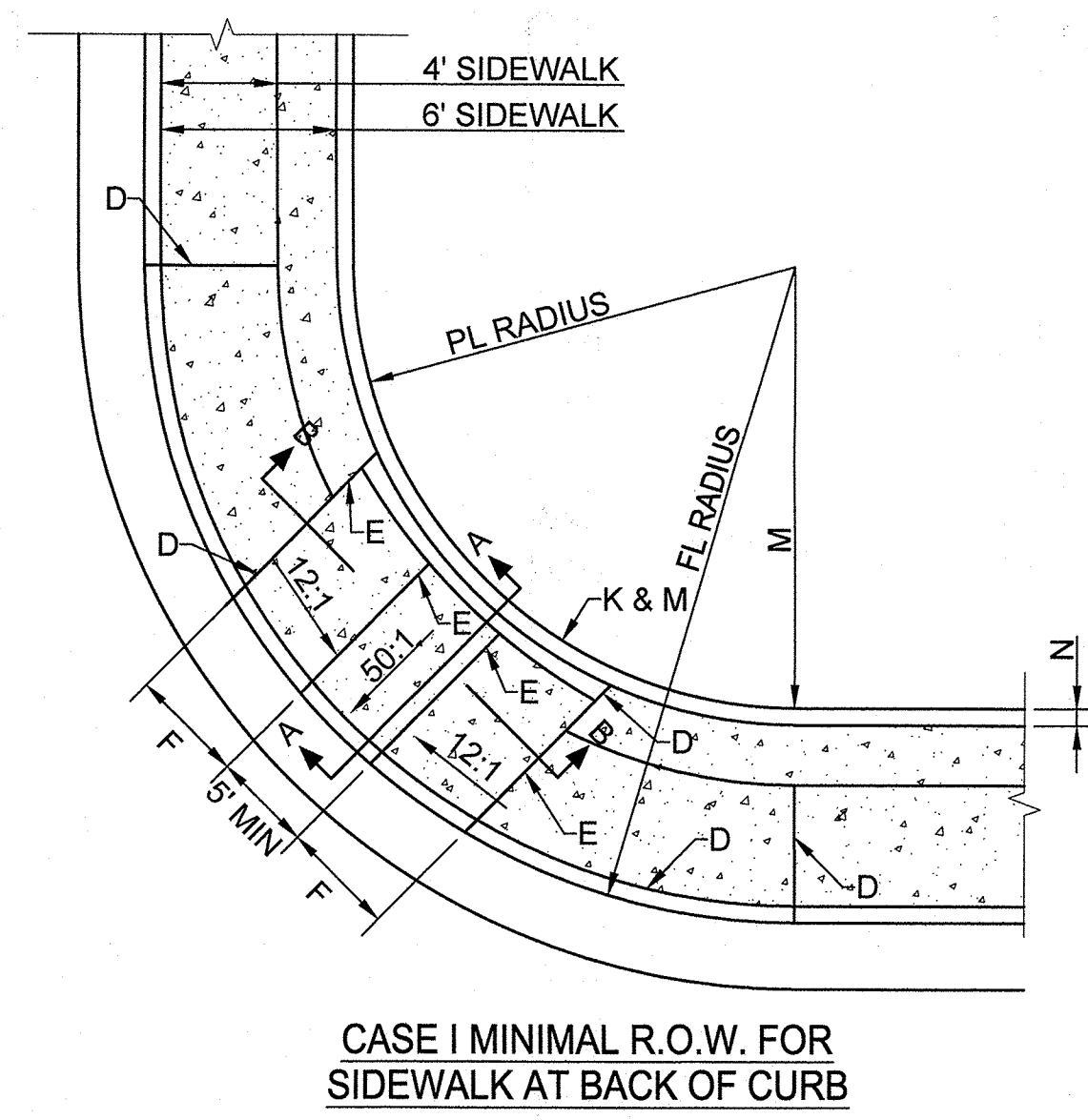


5 WHEEL STOP DETAIL

Scale: NONE



CASE II ADEQUATE R.O.W. FOR SETBACK SDWK ADJACENT TO PL



CASE I MINIMAL R.O.W. FOR SIDEWALK AT BACK OF CURB

GENERAL NOTES:

CURB ACCESS RAMPS ARE NORMALLY TO BE LOCATED AT THE CENTER OF THE RETURN OR AS DIRECTED BY THE CITY TRAFFIC ENGINEER.

1. SURFACE TEXTURE OF CURB ACCESS RAMPS SHALL BE OBTAINED BY HEAVY BROOMING (TEXTURE DEPTH .0625") TRAVERSE TO THE SLOPE OF THE RAMP.
2. GUTTER FLOW-LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP. DRAINAGE CATCH BASIN STRUCTURES SHALL NOT BE PLACED IN LINE WITH RAMPS.
3. WIDTH OF SIDEWALK AND RAMP MUST BE MAINTAINED AT A MINIMUM OF 5'-0" THROUGH ENTIRE RAMP LENGTH.

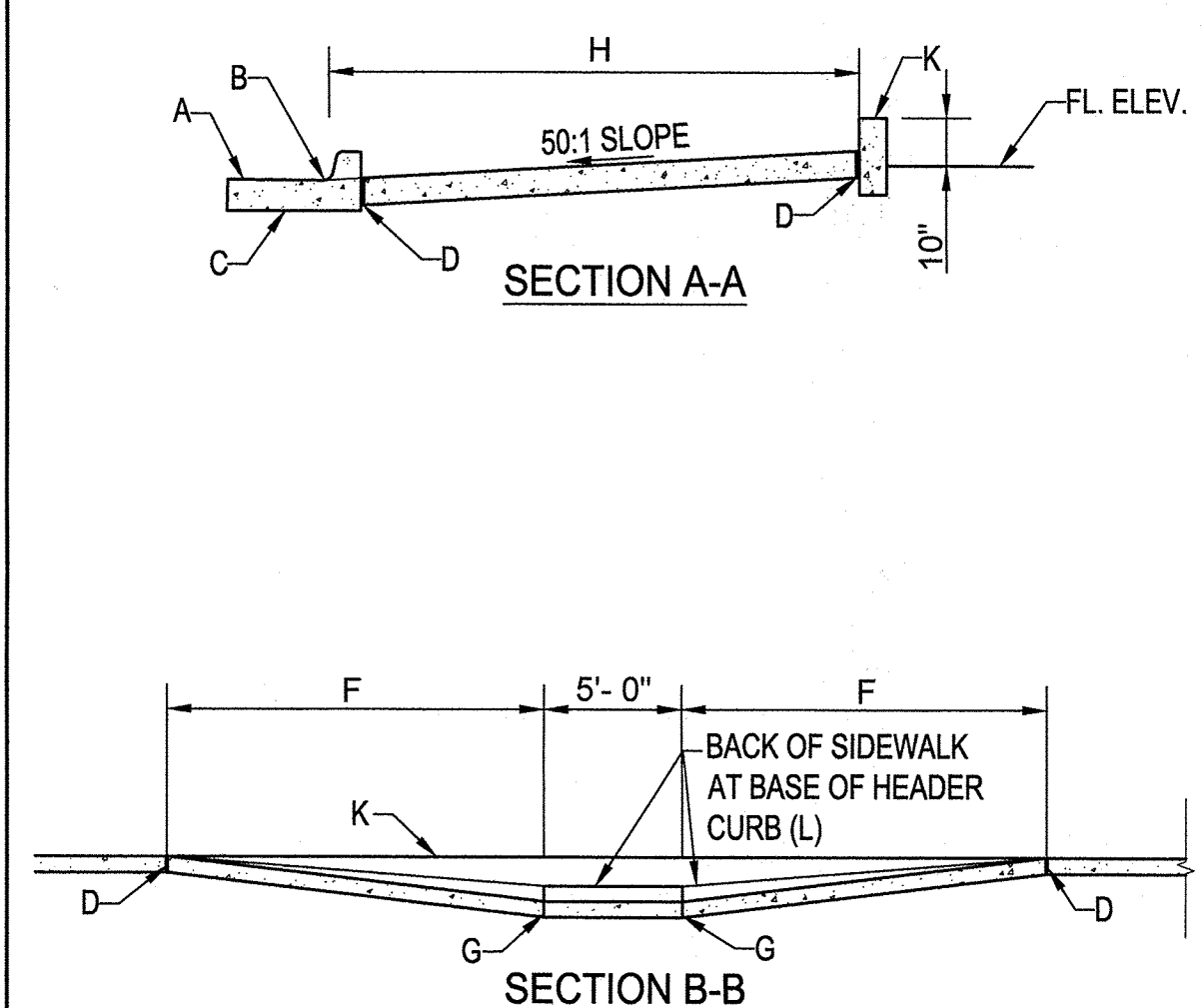
CONSTRUCTION NOTES:

- A. SLOPE OF GUTTER DEPENDENT ON REQUIREMENTS FOR VALLEY GUTTER.
- B. FLUSH WITH RAMP AND GUTTER.
- C. CURB & GUTTER (SEE STD. DWG. 2415-GUTTER AT CURB ACCESS RAMP).
- D. 1/2" EXPANSION JOINT.
- E. PARALLEL LINES TOP AND BOTTOM OF RAMP.
- F. 12:1 MAX SLOPE OF RAMP.
- G. CONTRACTION JOINT.
- H. VARIES WITH AVAILABLE R.O.W.
- I. (NOT USED)
- J. VARIABLE.
- K. HEADER CURB - SEE DWG. 2415.
- L. BACK OF SIDEWALK.
- M. BACK OF SIDEWALK RADIUS TO BE ESTABLISHED 90 AS TO MAINTAIN A 5'-0" RAMP WIDTH (MINIMUM) OR NONE THROUGHOUT. SEE STD. DWG. 2440 (NOTE 5) IF LESS THAN 5'-0" IS AVAILABLE DUE TO UNTIMELY UNRESOLVABLE CONSTRAINTS.
- N. 4-1/2" MAX.
- O. ANY PRIVATE LANDSCAPING AND/OR IRRIGATION SHALL BE RESTORED TO ORIGINAL CONDITION. SHOULD ANY PRIVATE IMPROVEMENT NEED TO BE REMOVED, OWNER MUST BE NOTIFIED.

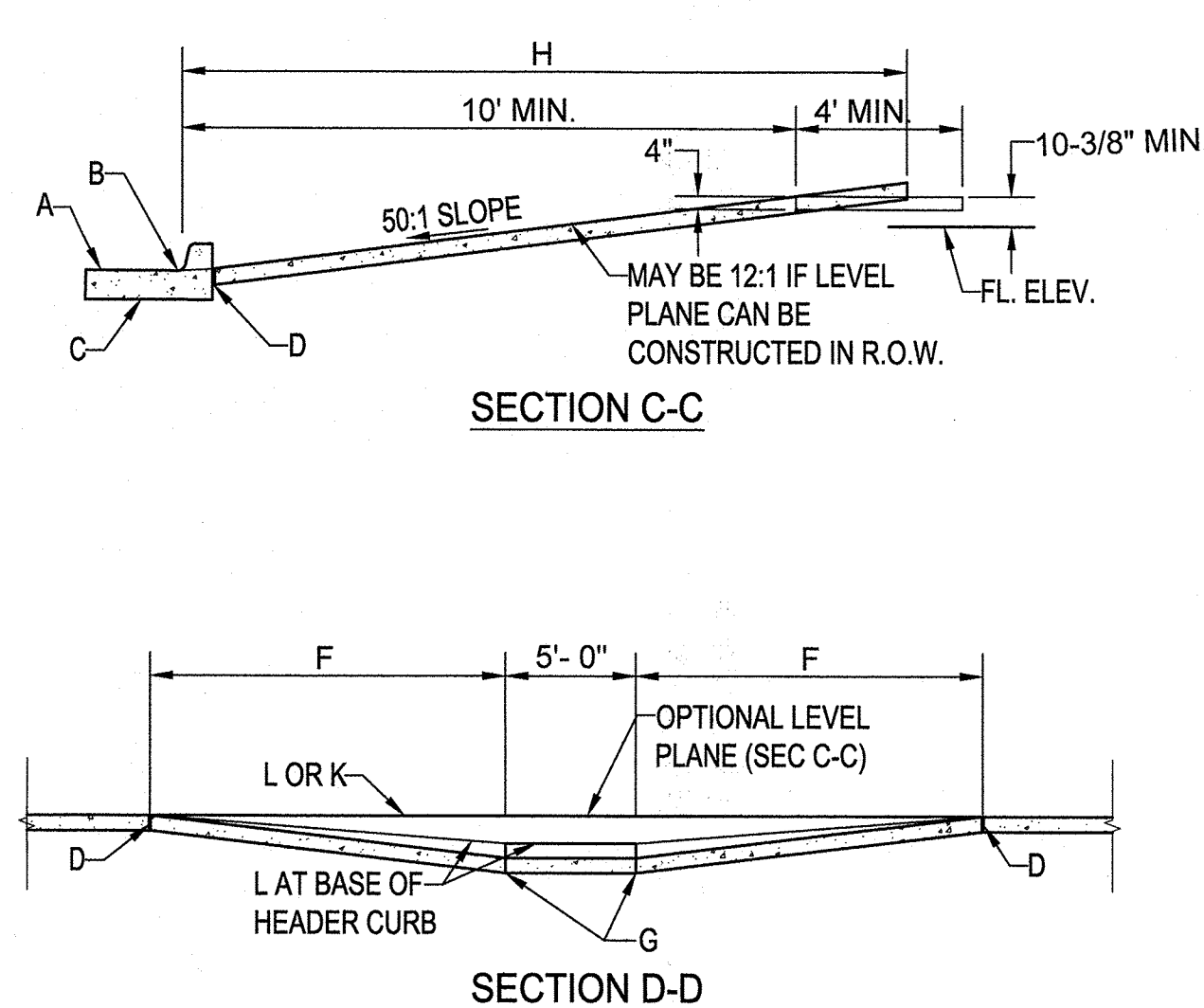
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

Δ	PL RAD.	CURB RAD.	PL CURB WIDTH	BACK S.W. RADIUS
90°	25'	25'	4'	25'
90°	30'	25'	4'	30'
90°	25'	30'	4'	25'
90°	30'	30'	4'	30'

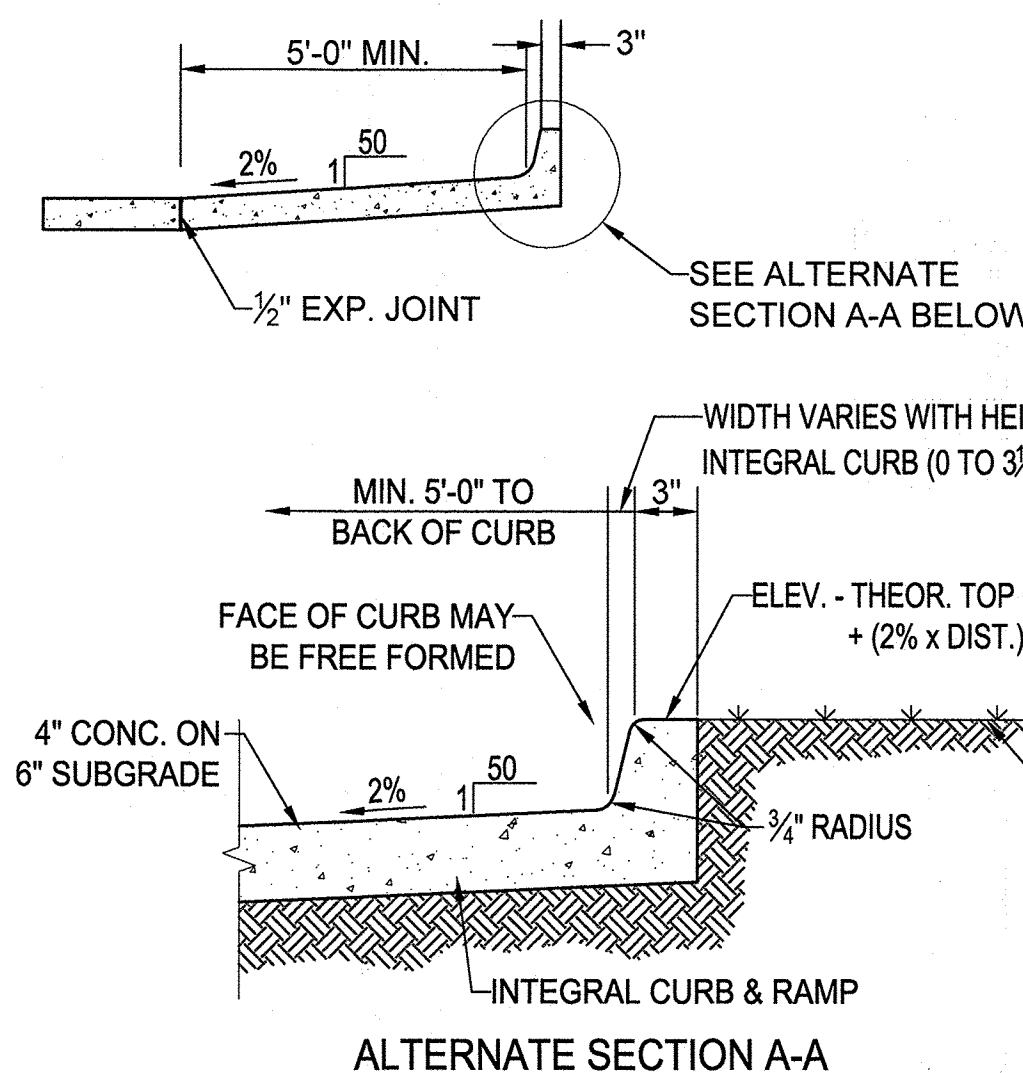
RADIUS MATCHES EXIST. OR R/W



SECTION B-B

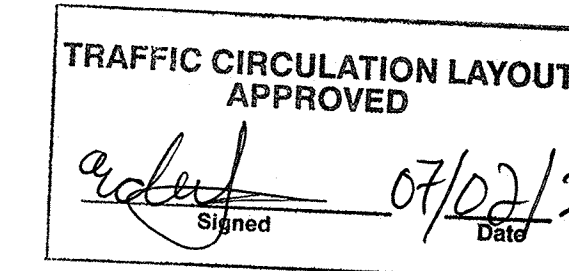


SECTION D-D



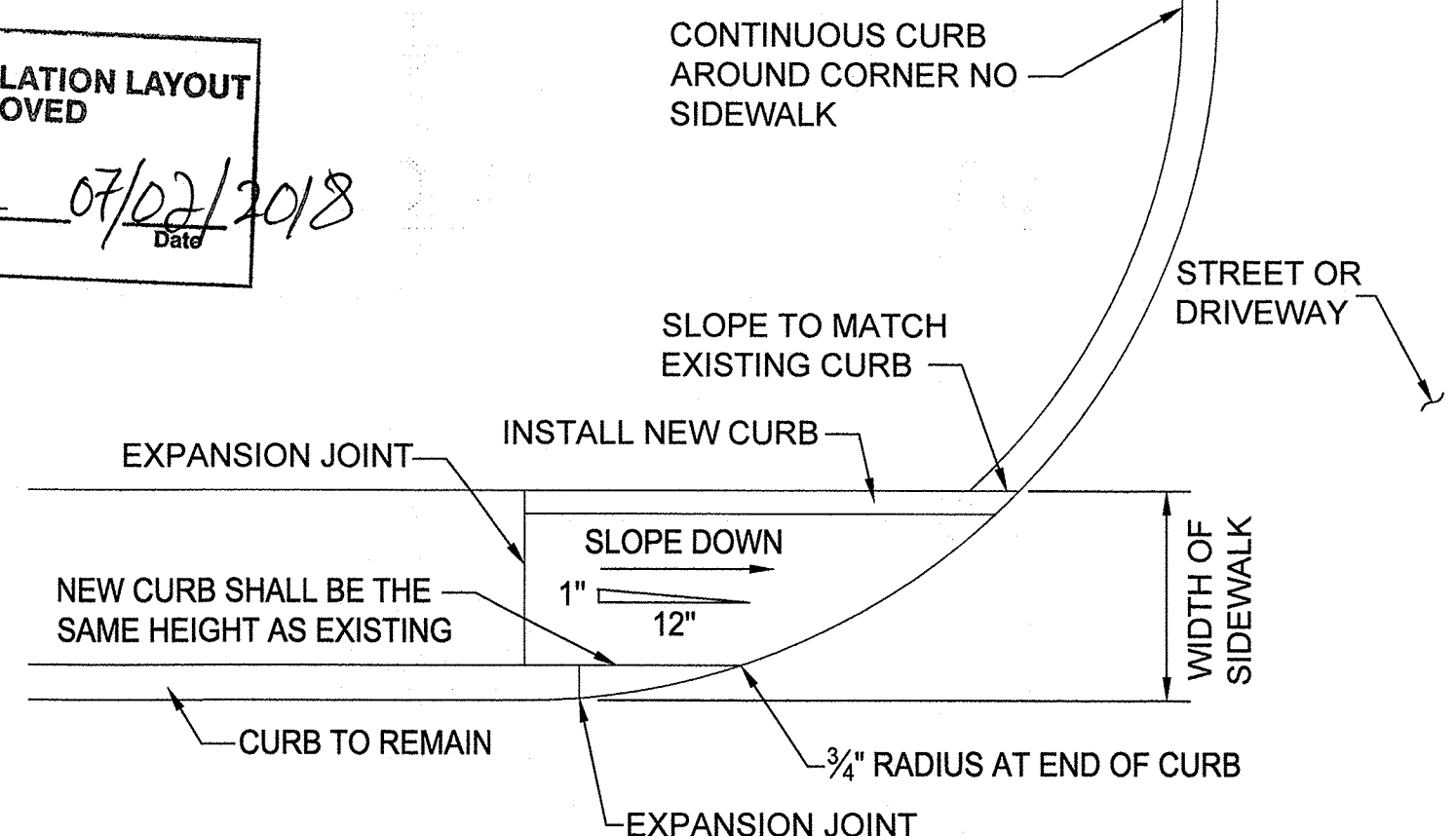
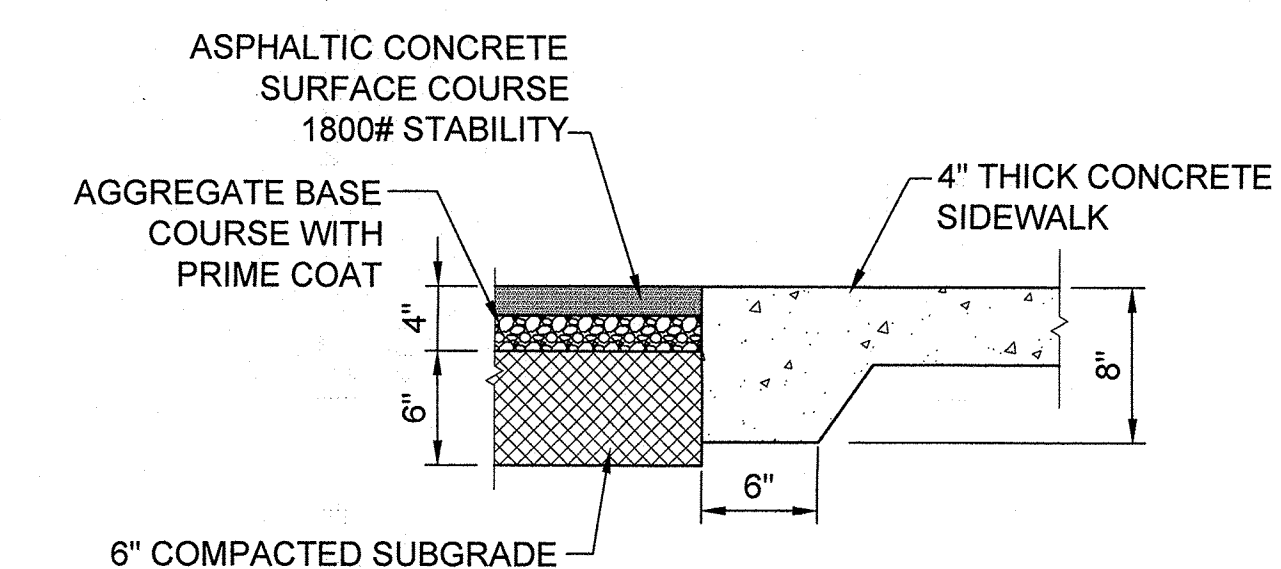
ALTERNATE SECTION A-A

Scale: NONE



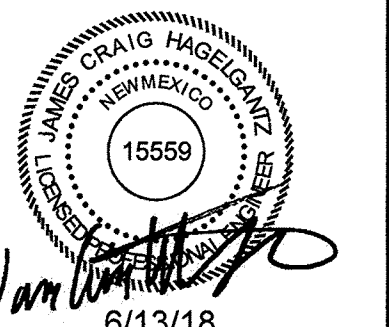
6 SIDEWALK TO ASPHALT TRANSITION

Scale: NONE



8 HANDICAP ACCESSIBLE SIDEWALK RAMP

Scale: NONE



DATE:	5/14/18
PROJECT#:	17017
DRAWN BY:	CAB
CHD BY:	JCH
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MISCELLANEOUS DETAILS