

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 24, 2024

Scharles T. Wilder
Wilder Design LLC
7617 Guadalupe Trail NW
Albuquerque, NM 87107

Re: Retail Shell BLDG
845 Juan Tabo NE
Traffic Circulation Layout
Architect's Stamp 09-20-24 (K21-D019A)

Dear Mr. Wilder,

The TCL submittal received 09-24-2024 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

Lomas Boulevard NE

LANDSCAPING PROVIDED:

REQUIRED LANDSCAPING:
LOT SIZE 30,301 SF
BUILDING SIZE 5,384 SF
30,301 SF - 3,230 SF = 24,917 X .15 = 3,737.55 SF
TOTAL REQUIRED LANDSCAPING = 3,728 SF
TOTAL PROVIDED LANDSCAPING = 4,921 SF

GENERAL NOTES - CITY REQUIRED

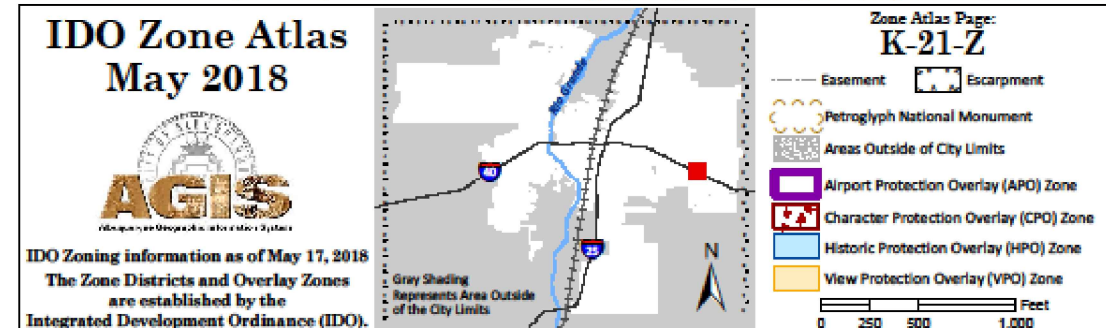
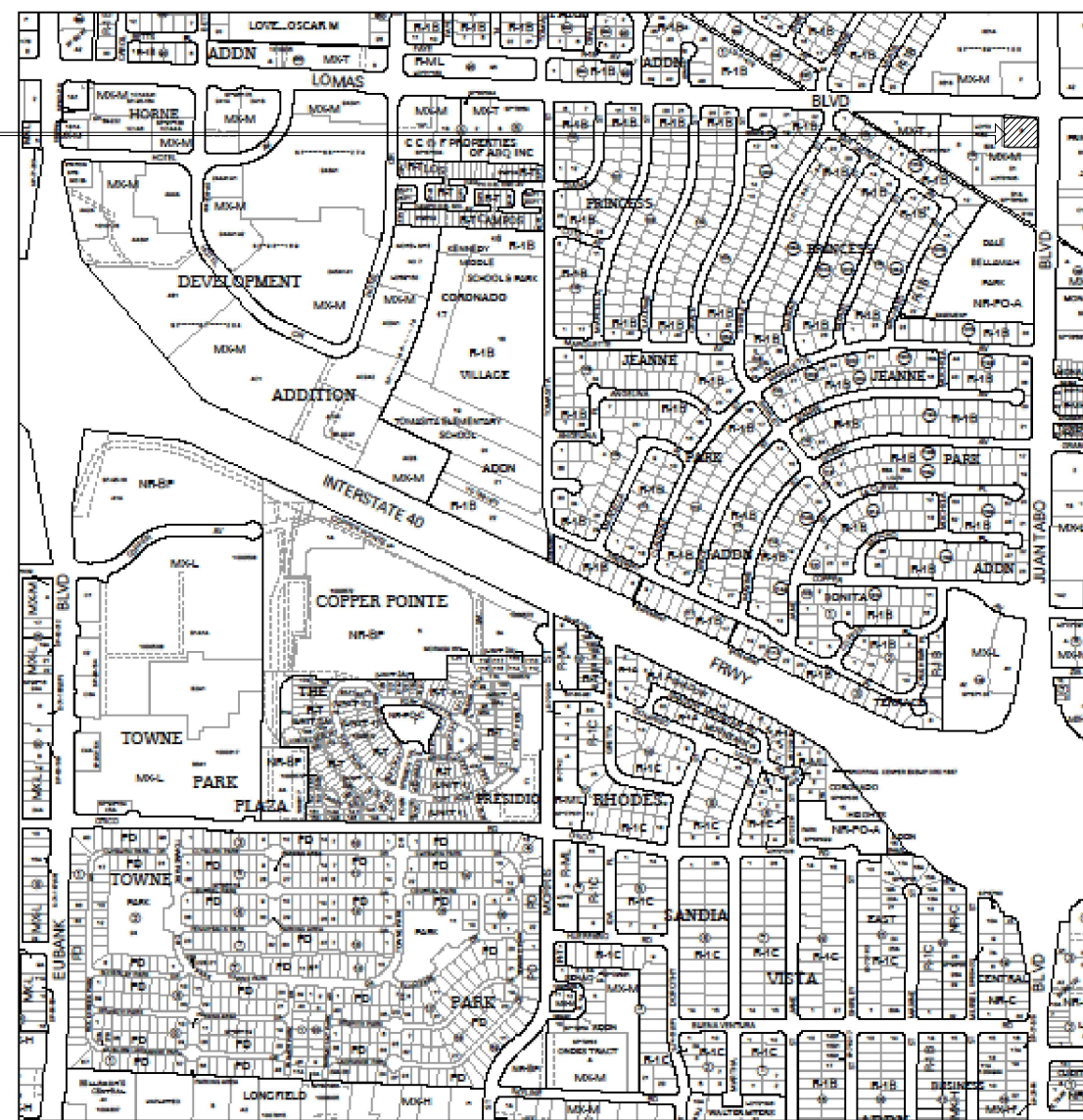
- "THE RESPONSIBLE PARTY MUST RECTIFY ALL UNAPPROVED CONSTRUCTION RESULTING FROM ERRORS ON THE APPROVED SITE PLAN"
- THIS SITE PLAN HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT EXCEPTED BY THE TRAFFIC ENGINEER AFTER APPROVAL WILL RESULT IN: (1) UNTIMELY DELAY OF INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNAPPROVED WORK, AND (2) INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES.
- ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL INSPECTION. FOR TEMPORARY C.O., WILL BE SCHEDULED.
- ALL SIDEWALK AND C&G IN DISREPAIR WILL BE REMOVED AND REPLACED.
- CONSTRUCT DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD DETAIL DWG. No. 2425
- CONTRACTOR MUST BE MADE AWARE THAT ANY AGREEMENT WITH THE OWNER STATING PORTIONS OF THIS BUILDING PERMIT WORK TO BE COMPLETED BY THE OWNER, OR A REPRESENTATIVE, WILL MEAN CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL ALL WORK IS FINISHED.
- CERTIFICATION BY THE DESIGNER OF RECORD, REQUIRED BY THE TRANSPORTATION SECTION, NEEDS TO STATE THAT THIS SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE TRAFFIC CIRCULATION LAYOUT (TCL) BEFORE C.O. IS RELEASED.
- CONSTRUCT VALLEY GUTTER PRIVATE ACCESS DRIVE PER CITY OF ALBUQUERQUE STANDARD DETAIL DWG. No. 2420.

PARKING PROVIDED:

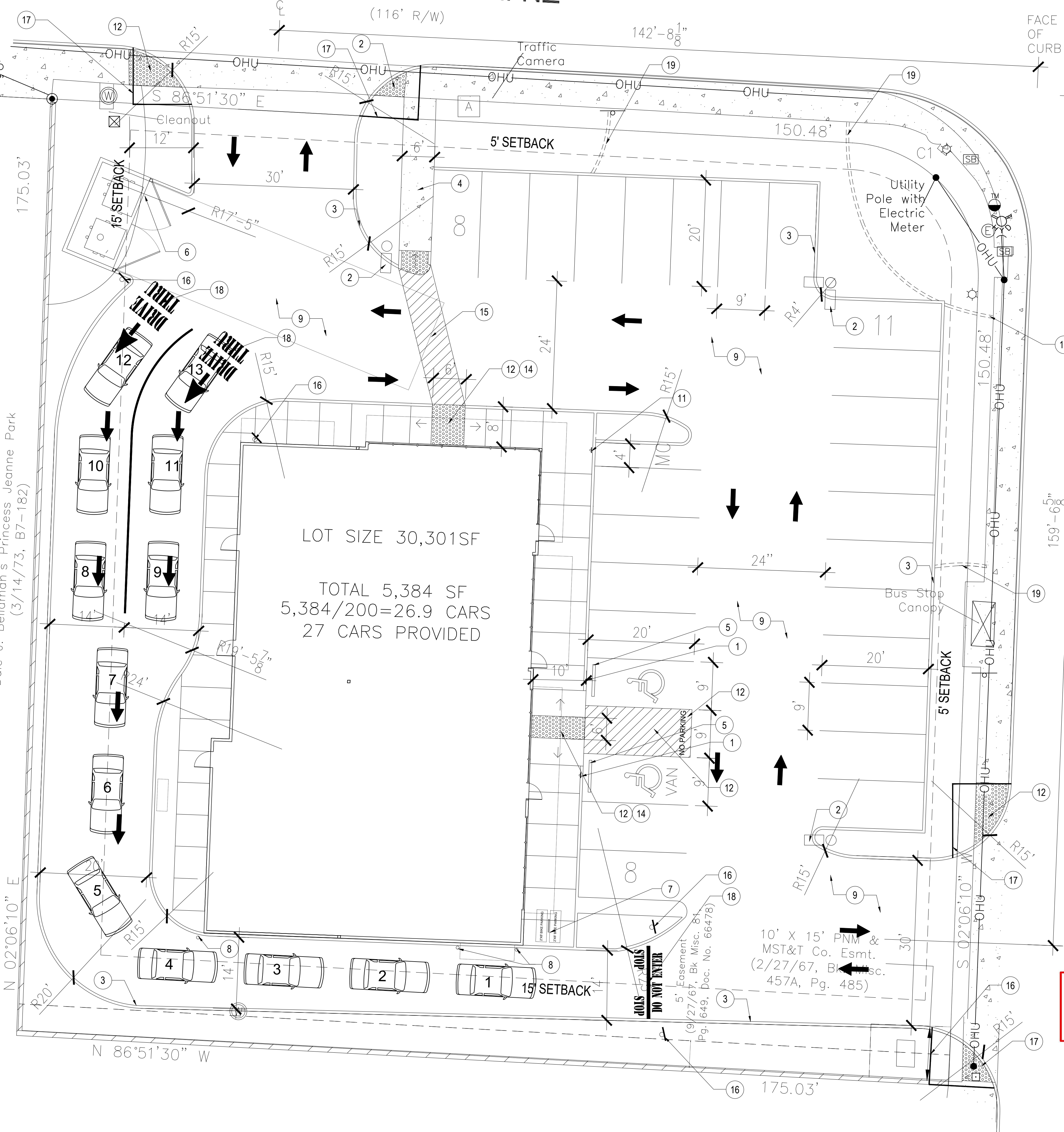
REQUIRED SPACES:
5,384 SF 1 PER 200 = 26.92 SPACES
2 ACCESSIBLE (1 VAN INCLUDED)
1 MOTORCYCLE SPACE
1 BIKE RACK
TOTAL REQUIRED 27
TOTAL PROVIDED SPACES 27

VICINITY MAP

SITE



Troct B-2-A,
Dale J. Bellman's Princess Jeanne Park
(3/14/73, B7-182)



1 SITE PLAN
SCALE: 3/32" = 1'-0"

OKEYED NOTES

- HANDICAP SIGN - 2 REQUIRED. SEE DETAIL 8/TCL2
- SITE LIGHTING - REFER TO DETAIL 6/TCL2
- NEW STANDUP CURB TYPICAL - SEE DETAIL 1/TCL2
- NEW SIDEWALK TYPICAL - SEE DETAIL 2/TCL2
- NEW PARKING BUMPER - 2 REQUIRED - SEE DETAIL 4/TCL2
- NEW REFUSE CONTAINER BY OWNER - SEE DETAIL 10/TCL2
- NEW 18" WIDE X 36" TALL "U" STYLE BIKE RACK2 SPACES - 2X6" AREA EACH SIDE OF RACK - SEE DETAIL 7/TCL2
- PIPE BOLLARD - SEE DETAIL 9/TCL2
- HEAVY DUTY ASPHALT PAVING TYPICAL, SEE PAVING SECTION. SEE 3/TCL2
- HANDICAP RAMPS REQUIRED - PER CITY DETAIL 2440
- 4X8" MOTORCYCLE PARKING SPACE - WITH SIGNAGE TO READ MOTORCYCLE PARKING ONLY - PER NOTE 8/TCL2 FOR REQUIREMENTS
- TRUNCATED DOMES TO BE PROVIDED AT THE ADA RAMPS ONTO SITE PER CITY DETAIL 2440
- ADA ACCESSIBLES TO HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS - 12" HIGH AND AT LEAST 2" WIDE - PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE THE ADJACENT VEHICLES REAR TIRE WOULD BE PLACED.
- ADA ACCESSIBLE PARKING SIGN MUST HAVE THE REQUIRED LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING. SEE NOTE 8/TCL2 FOR DETAILS
- 6' WIDE ADA PATHWAY TO SIDEWALK FOR BUILDING ENTRANCE - PER CITY DETAIL 2446
- "ONE WAY / DO NOT ENTER" SIGNAGE - SEE DETAIL 8/TCL2
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PLANE) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE - MINIMUM OF 11X11' SIGHT LINE TRIANGLE AT BOTH SIDES OF ALL DRIVEWAYS IN SITE. TYPICAL
- PAINTED PAVEMENT MARKINGS FOR "ONE WAY", DRIVE-THRU, AND DO NOT ENTER" 12" HIGH LETTERING - PAINTED WHITE
- EXISTING CURB CUTS TO FOR CLOSURE

GENERAL NOTES

- EXTEND ELECTRIC PRIMARY CONDUIT TO NEW TRANSFORMER LOCATION SHOWN ON PLAN. COORDINATE WITH PNM FOR EXACT REQUIREMENTS AND LOCATION.
- REMOVE/RELOCATE/COORDINATE ANY AFFECTED UTILITIES, POWER POLES, LIGHT POLES, ETC. AS REQUIRED TO ACCOMMODATE PROPOSED CONSTRUCTION.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACE WITH SIDEWALK AND CURB & GUTTER ACCORDING TO ALBUQUERQUE CITY STANDARDS
- REMOVED DRIVE ENTRIES MUST BE REPLACED WITH CURB, SIDEWALK AND GUTTER PER CITY STANDARDS



WILDER DESIGN
architecture.planning.sustainable design consulting

REVISIONS	
1	1/23/24

RETAIL SHELL BLDG
845 JUAN TABO NE
ALBUQUERQUE, NM

TRAFFIC CIRCULATION LAYOUT

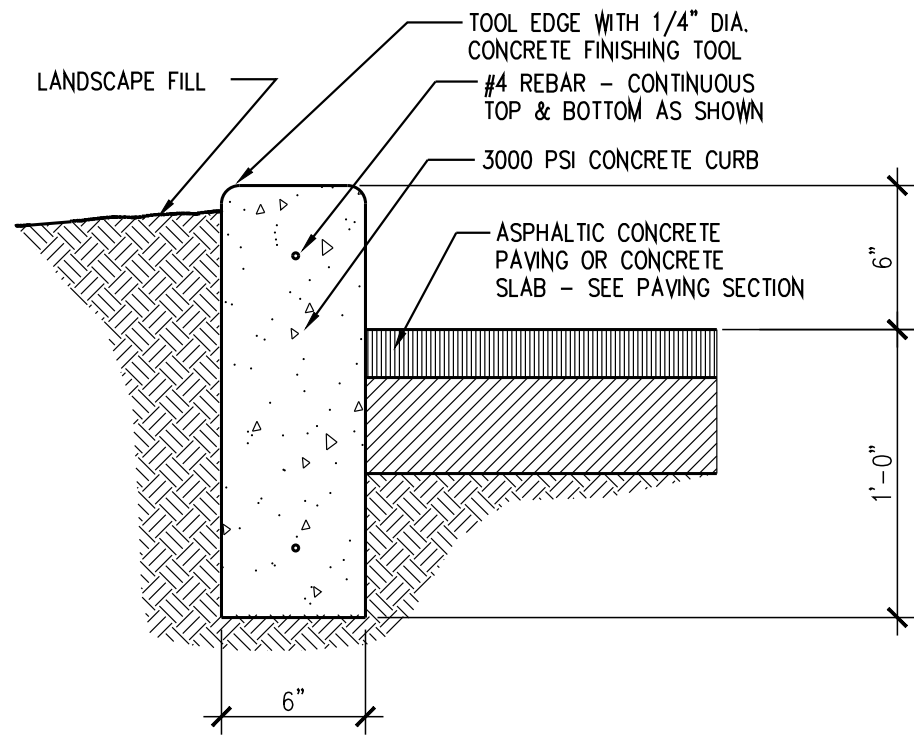
JOB # 23015
DATE 7/31/2023
DRAWN BY: STW
PROJECT MANAGER STW

TCL1

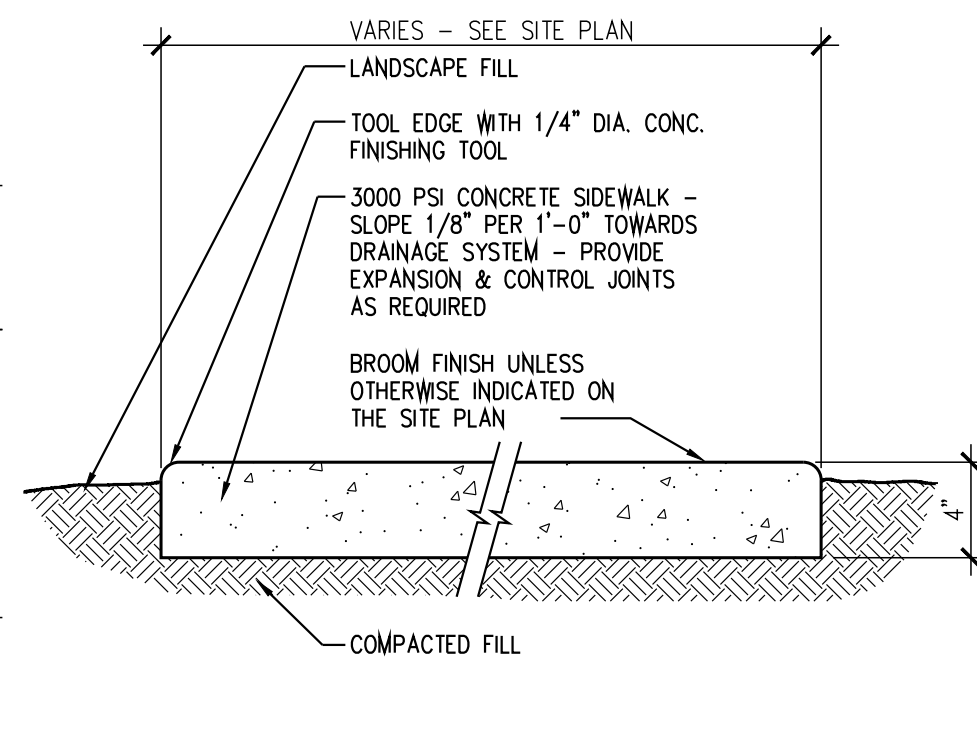
TRAFFIC CIRCULATION
LAYOUT APPROVED
Ernest Arroyo 9/24/2024
Signed Date

TRAFFIC CIRCULATION
LAYOUT APPROVED

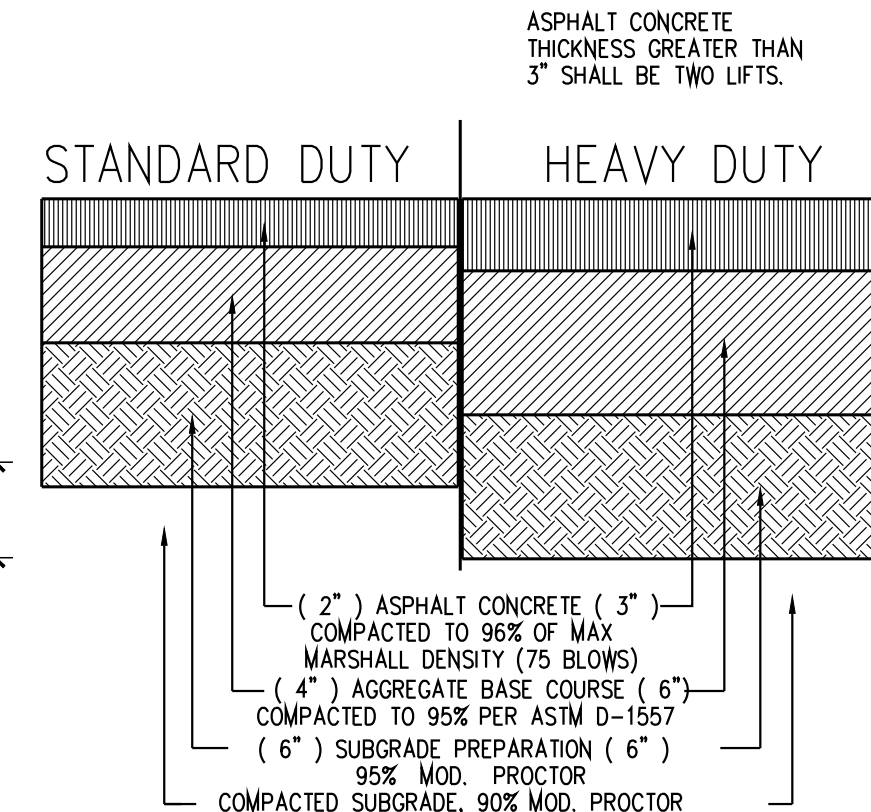
Ernest Arroyo 9/24/2024
Signed Date



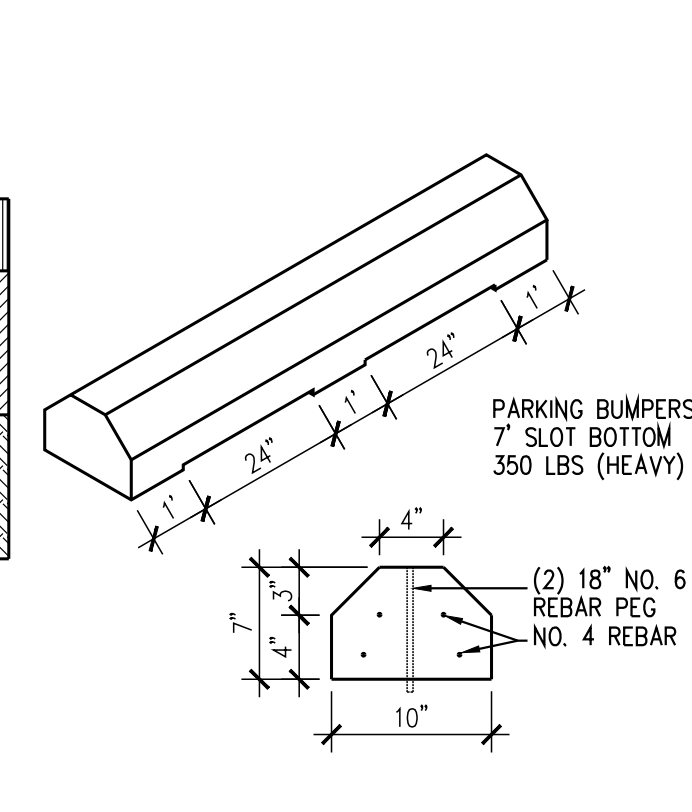
1 STAND-UP CURB - TYPICAL
SCALE: 1 1/2"=1'-0"



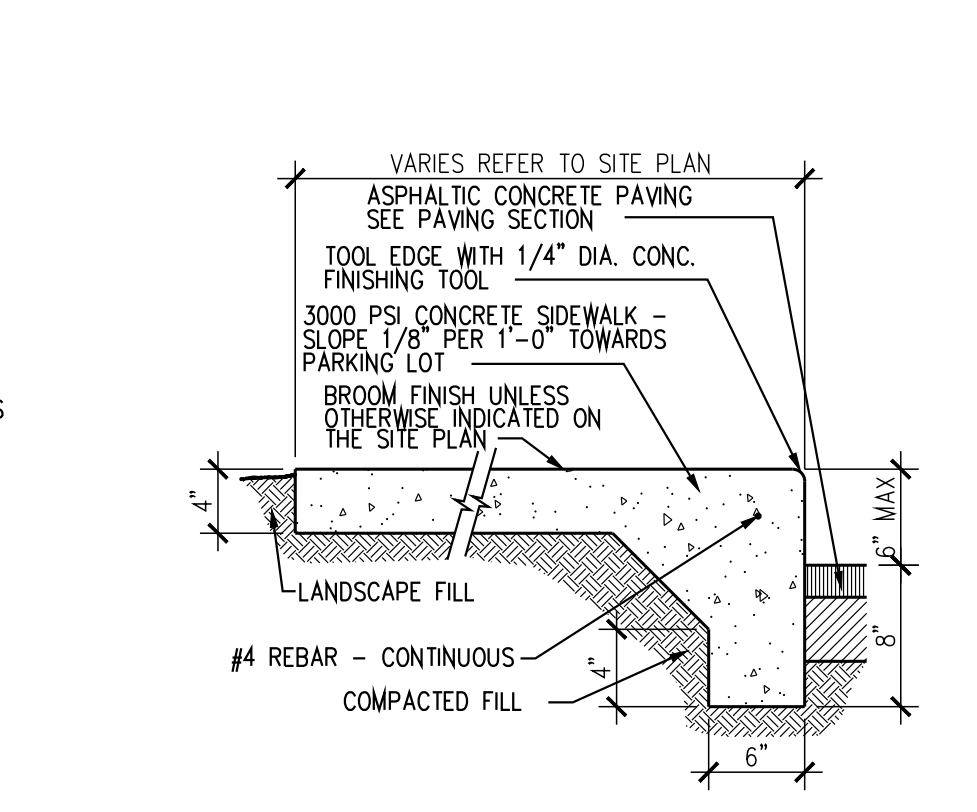
2 SIDEWALK
SCALE: 1 1/2"=1'-0"



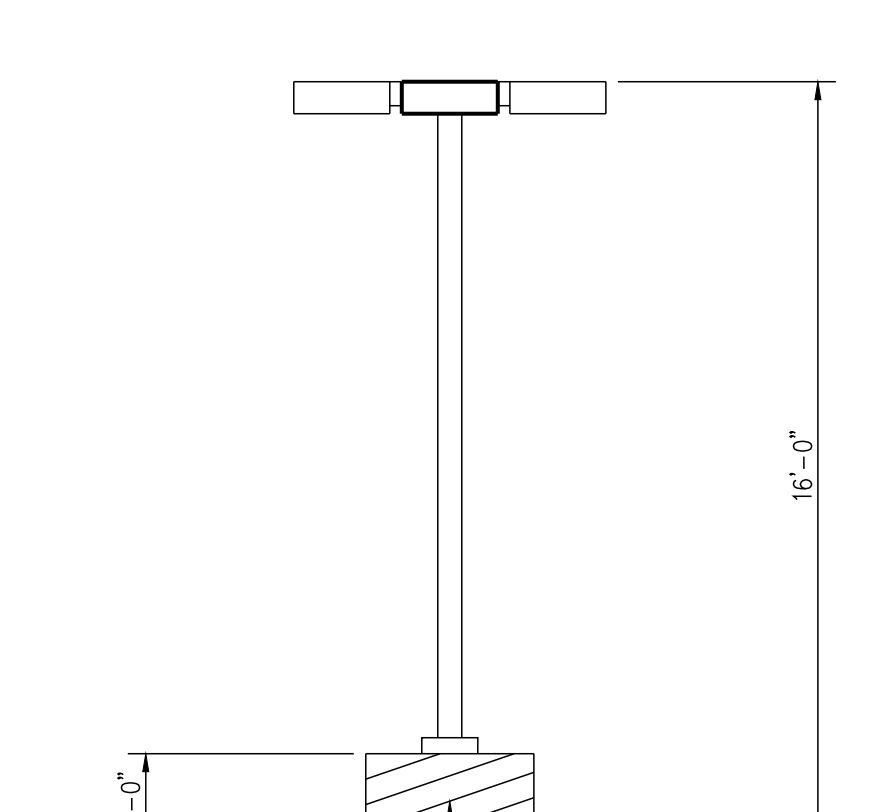
3 ASPHALT PAVING SECTION-A
SCALE: 1 1/2"=1'-0"



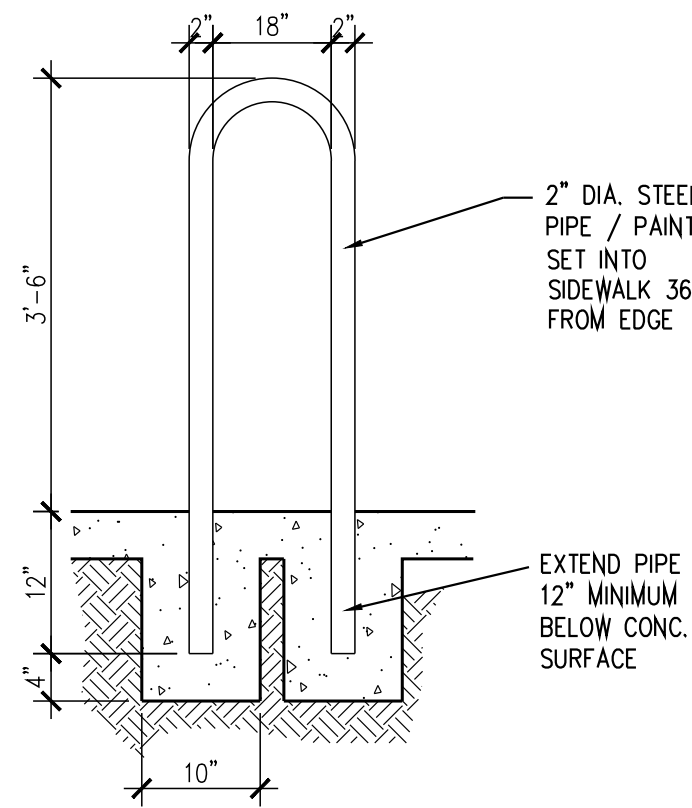
4 PARKING BUMPER
NOT TO SCALE



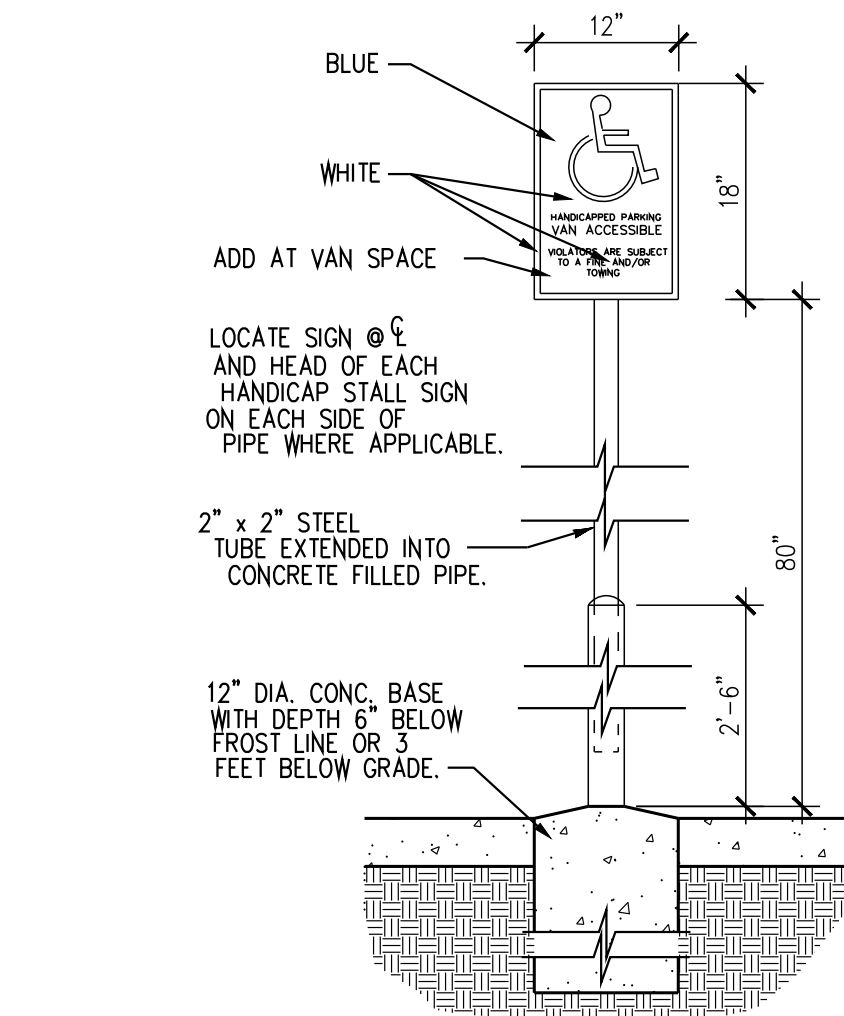
5 TURN-DOWN SIDEWALK - TYP.
SCALE: 1"=1'-0"



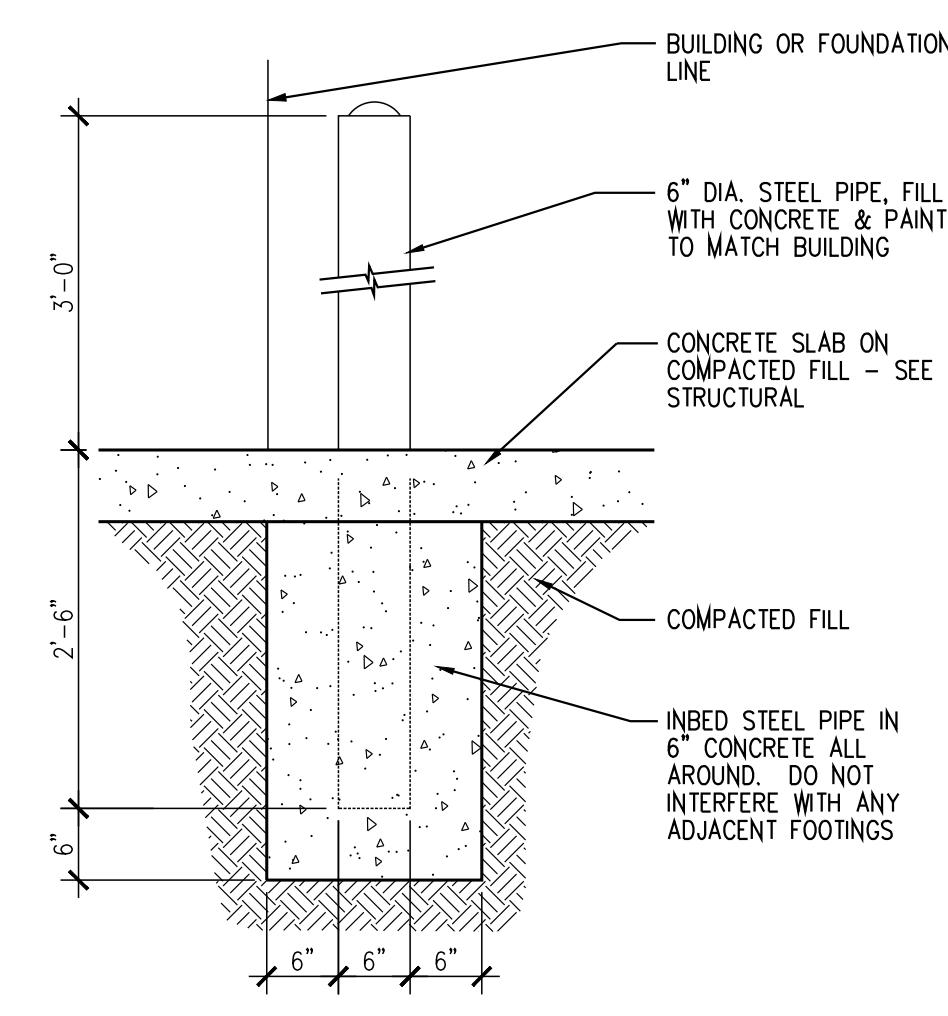
6 TYPICAL LIGHT POLE
1/4"=1'-0"



7 BICYCLE RACK
SCALE: 3/4"=1'-0"



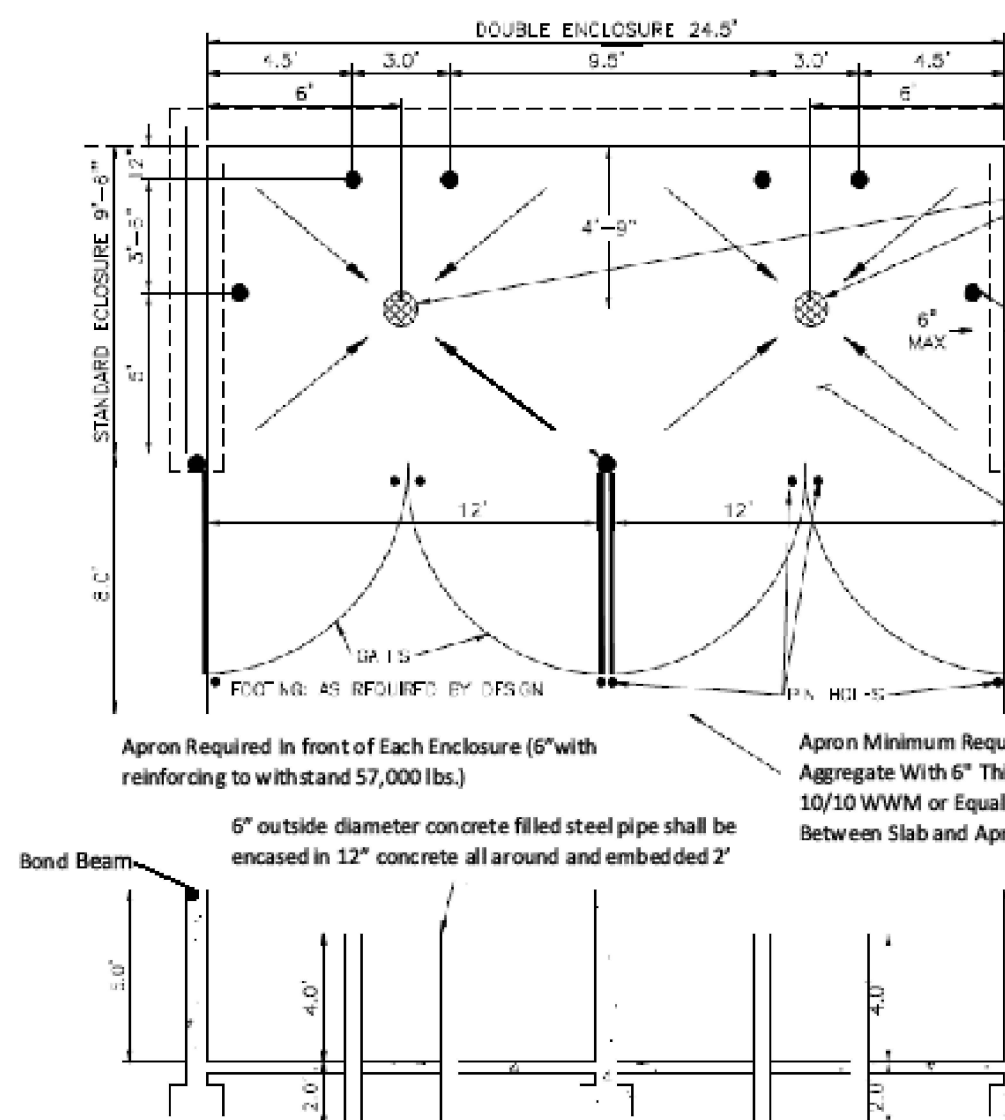
8 HANDICAP PARKING SIGN
SCALE: 3/4"=1'-0"



9 BOLLARD
SCALE: 3/4"=1'-0"

PARKING PROVIDED:

City of Albuquerque
Solid Waste Management Department
4600 Edith Blvd NE
Albuquerque, NM 87107



Attention: All Restaurants, Food Services, Food Distributors. A Sanitary Sewer Drain is required. It should measure 6" to center from side walls, and 4'-9" from back wall to center.

Side bollards are to measure a max of 6" to center from the side enclosure wall.

Concrete Slab Minimum Requirements 6" Thick 4000 PSI 3/4 Aggregate w/6x6-10/10WWM or equal slope to drain 1/8" per foot

Apron Required in front of Each Enclosure (6" with reinforcing to withstand 57,000 lbs.)

Apron Minimum Requirements 4000 PSI 3/4 Aggregate With 6" Thick Concrete With 6x6-10/10 WWM or Equal With 1/2" Expansion Joint Between Slab and Apron

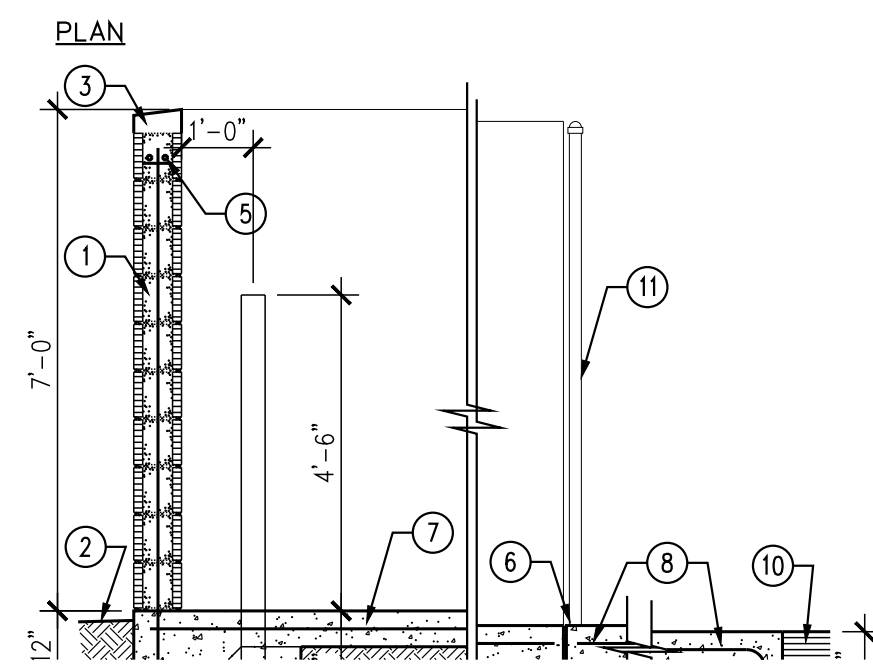
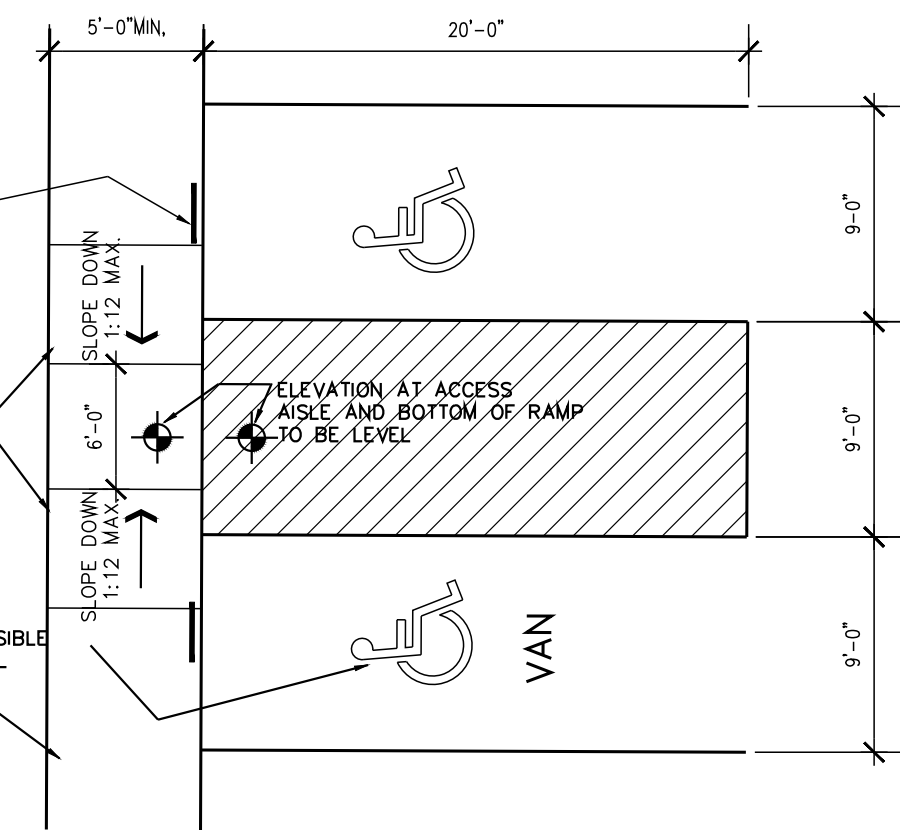
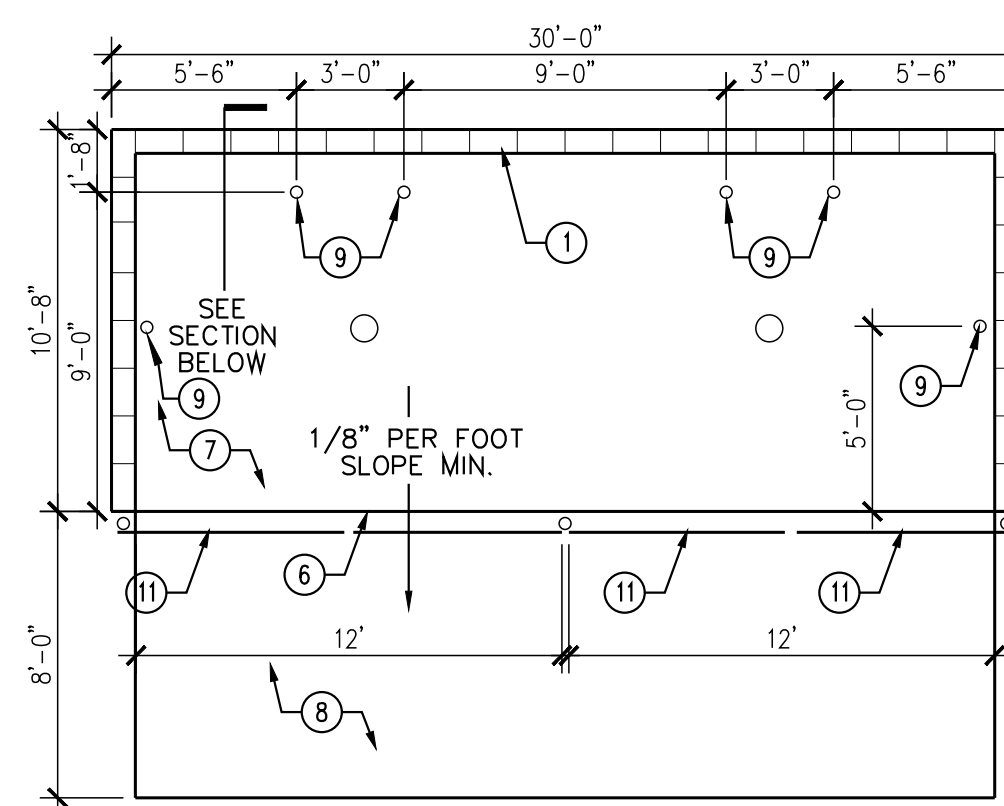
6" outside diameter concrete filled steel pipe shall be encased in 12" concrete all around and embedded 2'

It is not the intention of the Solid Waste Department to control the design of an enclosure. It is the intent to give the minimum width, length, and height for varied types of enclosures.

Additional information concerning these specifications may be obtained by calling the Solid Waste Management Department at (505) 761-8125

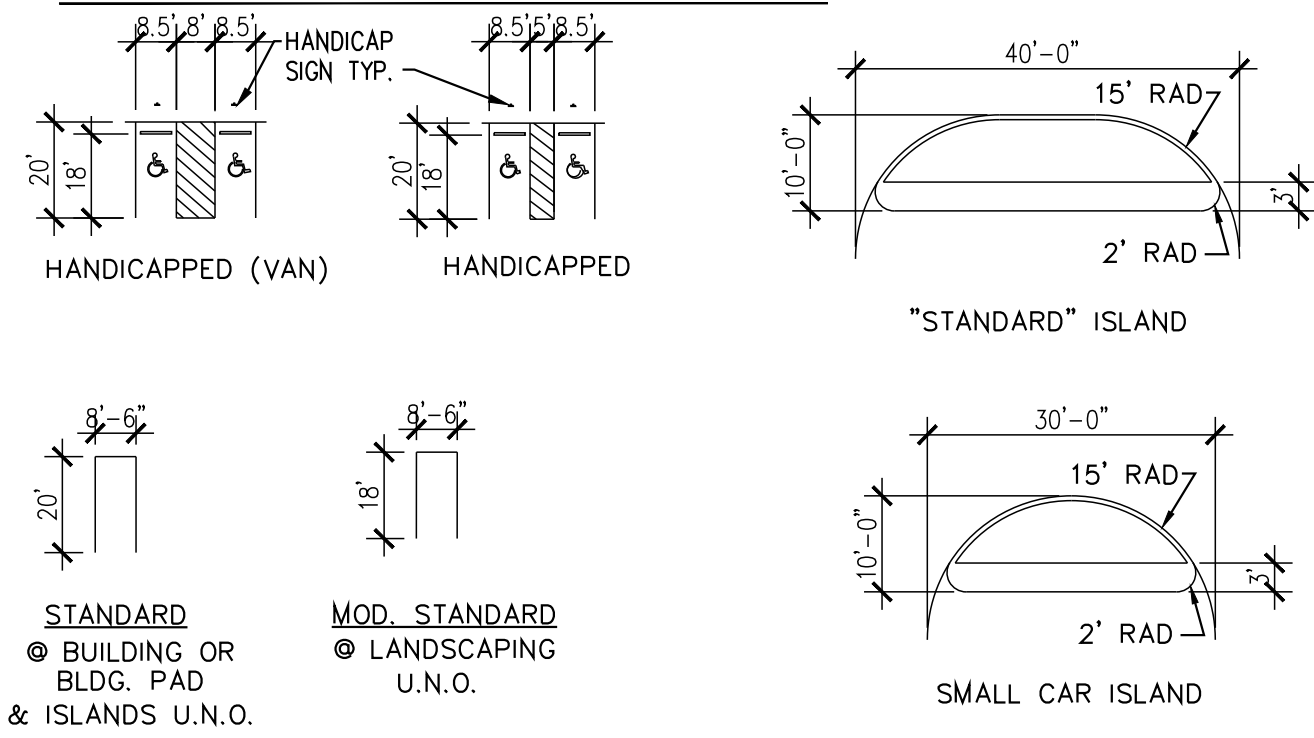
Trash enclosures are intended for dumpsters only.

If casters are required for service a level smooth hard surface (Asphalt, Concrete) is required from the edge of the apron



11 DISABLED PARKING DETAIL
3/16"=1'-0"

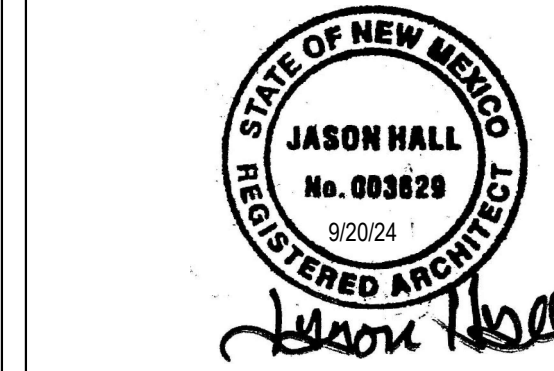
PARKING TYPES & ISLAND DETAILS



10 REFUSE ENCLOSURE
NOT TO SCALE

REFUSE NOTES

- 8" CMU BLOCK WALL W/ STUCCO FINISH - COLOR TO MATCH BLDG.
- FINISH GRADE
- MASONRY CAP
- 1- #5 BAR CONT. @ BOTTOM OF 6" TURNDOWNS, 2- #5 BARS @ BOTTOM OF 12" TURNDOWNS
- 2- #5 BARS @ TOP KNOCK OUT CMU BOND BEAM AND 2- #5 BARS CONT. @ BOTTOM OF TURNDOWN UNDER WALLS PROVIDE #5 BARS @ 32" O.C. VERTICAL GROUT REINFORCED CELLS, DURA WALL @ 16" O.C. HORIZONTAL
- 1/2" EXPANSION JOINT MATERIAL
- 6" CONCRETE SLAB, 4000 PSI, 3/4" AGGREGATE WITH 6x6 - 10x10 WWM W/ 12" TURNDOWN EDGES UNDER CMU WALLS (W/ 2- #5 CONT.) AND 6" TURNDOWN @ APRON (W/ 1- #5 CONT.)
- 6" CONCRETE APRON, 4000 PSI, 3/4" AGGREGATE WITH 6x6 - 10x10 WWM W/ 6" TURNDOWN EDGES (W/ 1- #5 CONT.) ALL AROUND EXCEPT 12" @ ENTRY (W/ 2- #5 CONT.)
- 4" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING, PAINT TO MATCH ENCLOSURE COLOR
- ASPHALT PAVING - SEE PAVING SECTION
- CHAINLINK GATE W/ 1 1/2" GALV. PIPE W/ METAL SLAT INSERTS COLOR TO MATCH BUILDING PROVIDE DROP ANCHORS @ EACH LEAF AND ALL NECESSARY ITEMS FOR A COMPLETE ASSEMBLY
- SANITARY SEWER DRAIN, 6" TO CENTER FROM SIDE WALLS 4'-9" FROM BACK WALL



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TRAFFIC CIRCULATION LAYOUT

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PROJECT MANAGER	STW

TCL2