

CITY OF ALBUQUERQUE



June 23, 2016

Clint Wilsey
66Architect, LLC
2041 South Plaza St., NW
Albuquerque, NM 87104

Re: Advanced Auto
10026 Central SE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 5-19-16 (L20-D056A)

Dear Mr. Clint Wilsey,

The TCL submittal received 6-23-16 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,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

FASTRAX

Project Title: Advance Auto - 10026 Central Ave Building Permit #: _____ City Drainage #: L20D056A

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

Legal Description: Lot 1A Block 6 Skyline Heights

City Address: 10026 Central Ave. SE, Albuquerque, NM 87117

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: 10026 Central, LLC Contact: John Triandafilidis

Address: 3535 Princeton Dr. NE, Albuquerque NM 87107

Phone#: 702-218-6999 Fax#: _____ E-mail: _____

Architect: 66Architect, LLC Contact: Clint Wilsey

Address: 2041 South Plaza St. NW Albuquerque, NM 871-4

Phone#: 505-280-0043 Fax#: _____ E-mail: clint.wilsey@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

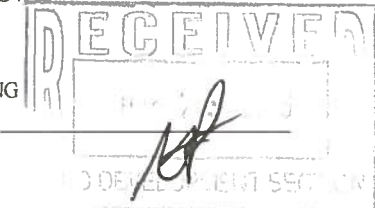
DATE SUBMITTED: 6-21-16 By: Clint Wilsey

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

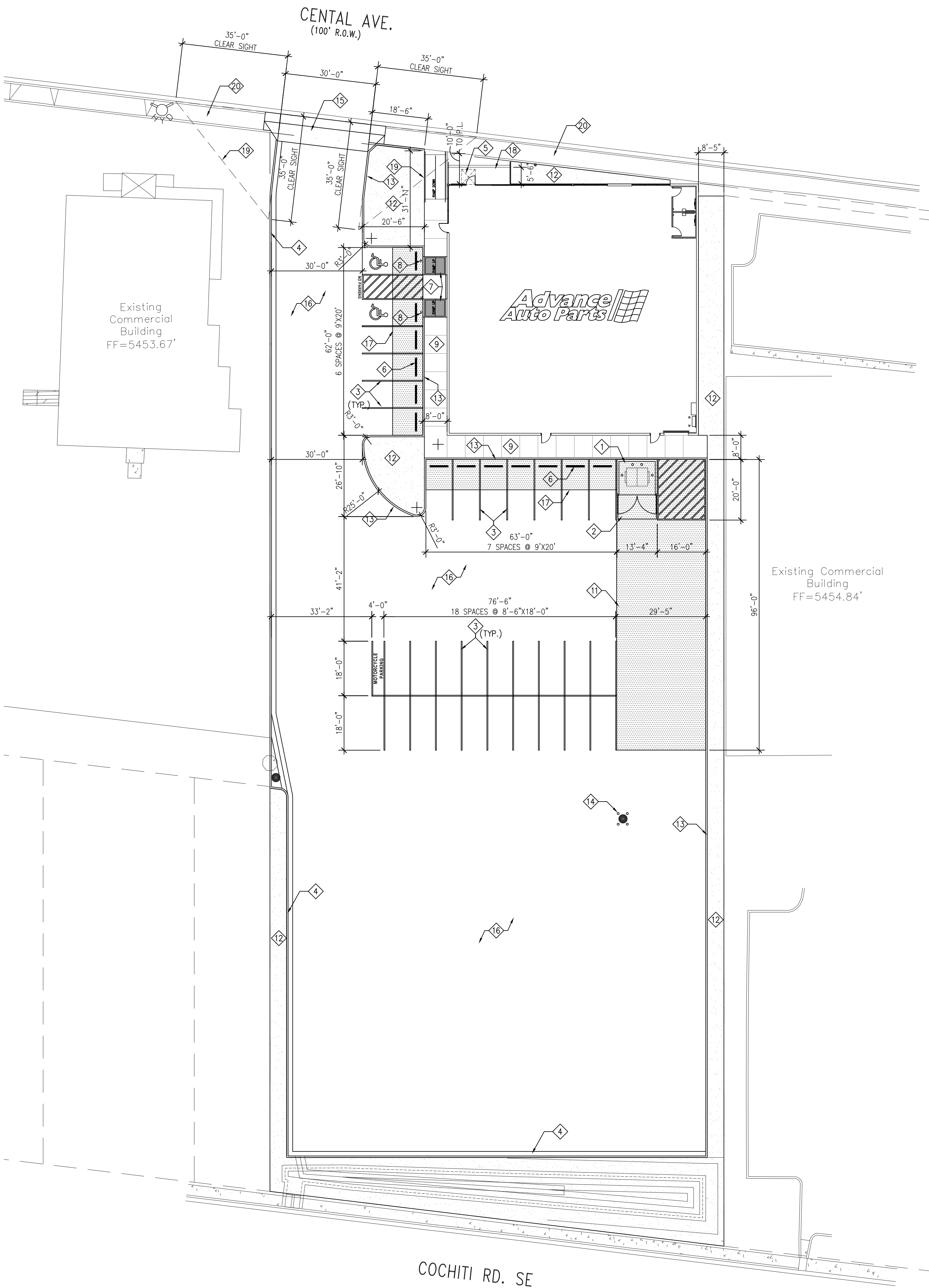
- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

☐ 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

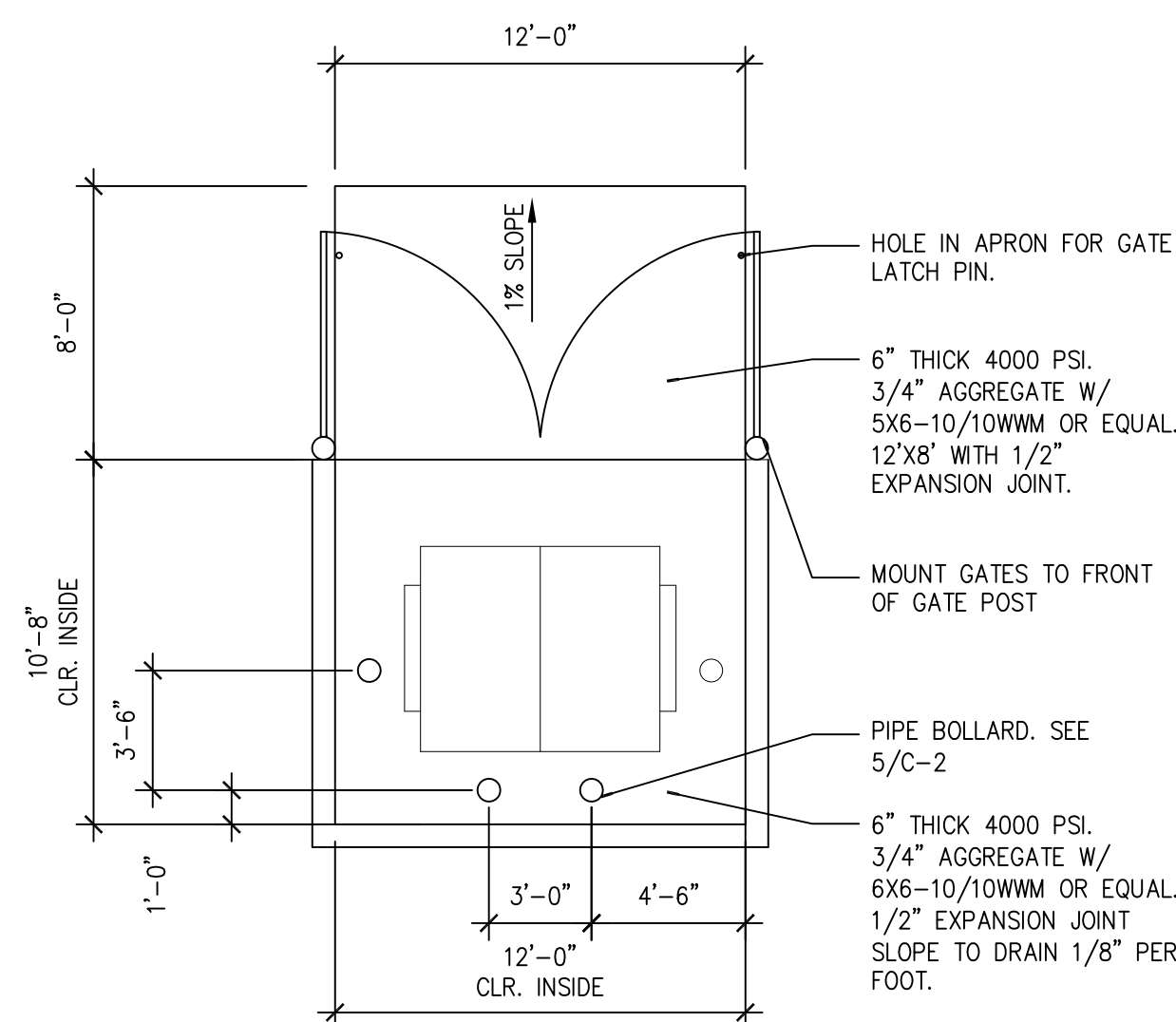
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



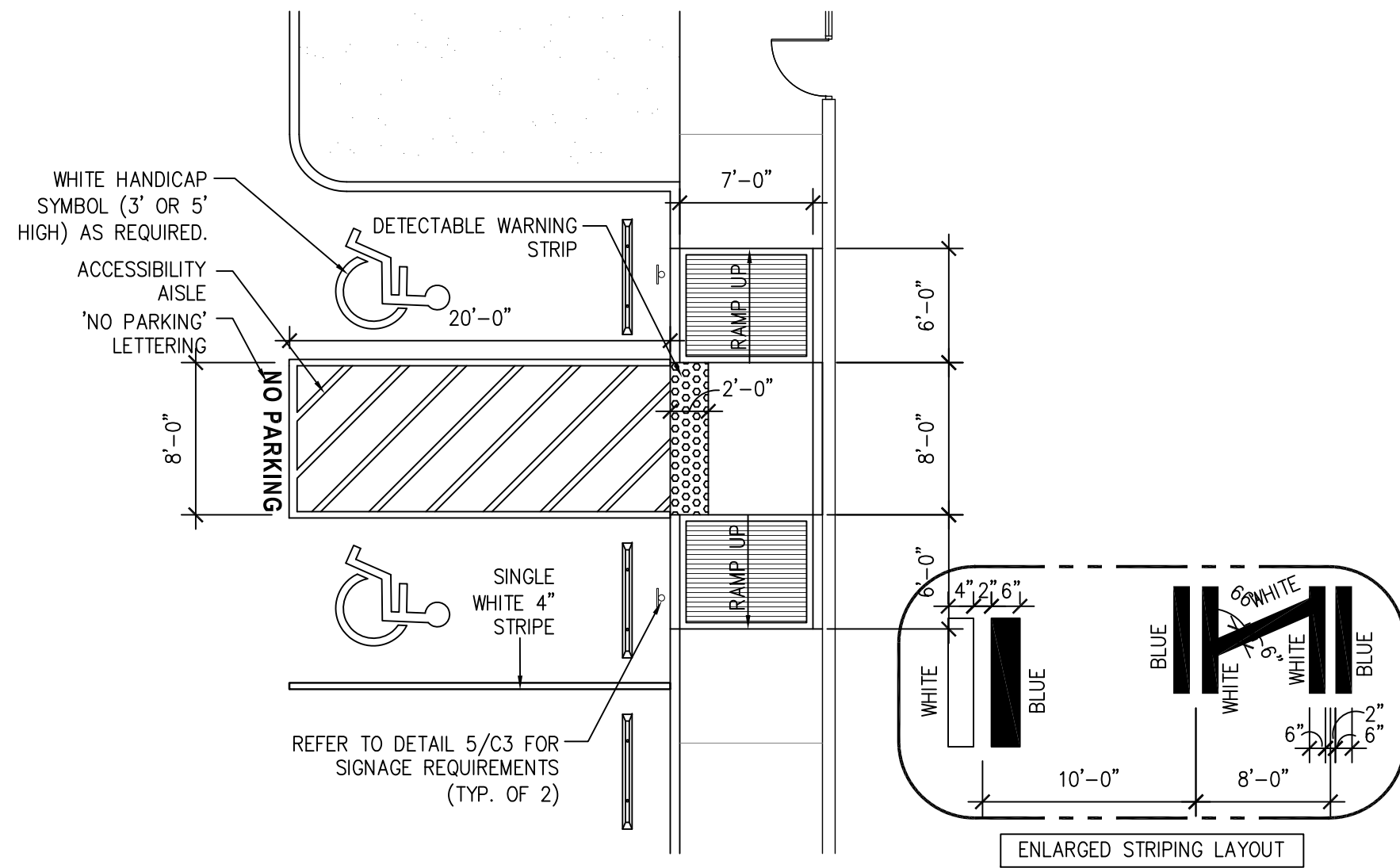
COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



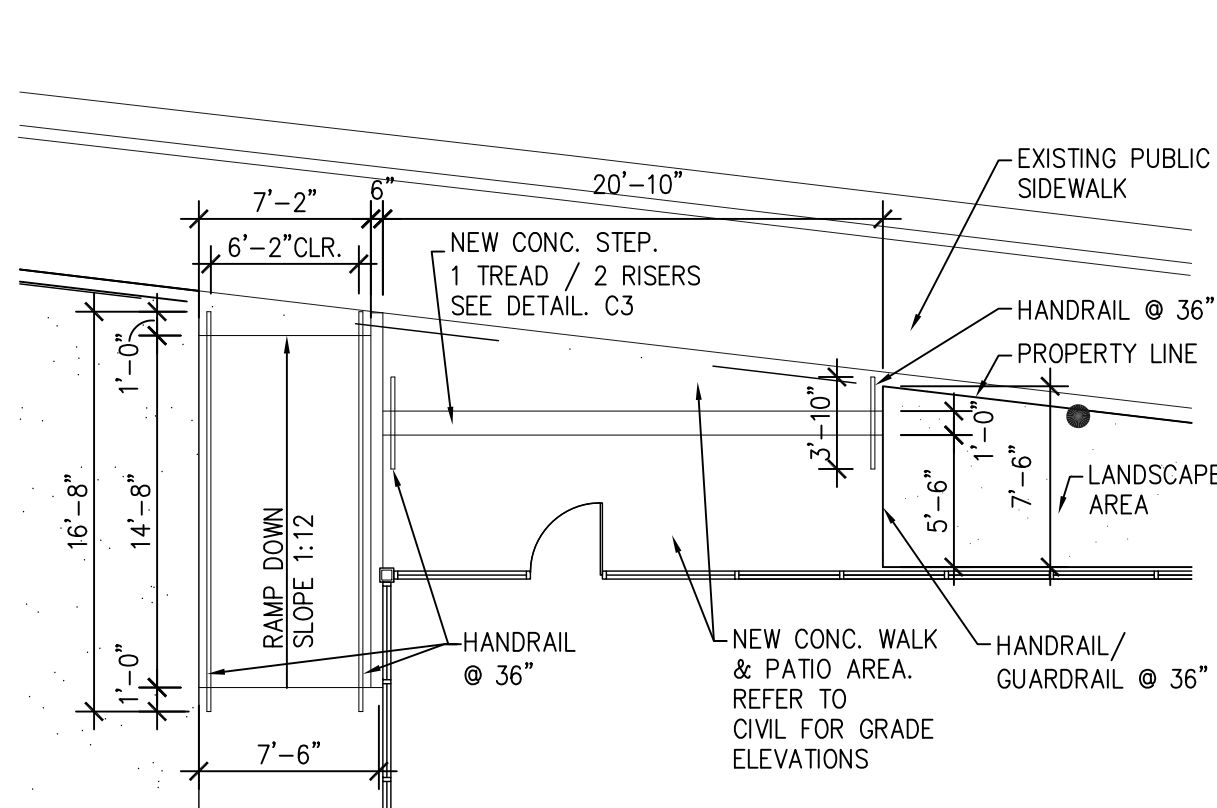
1 SITE PLAN
C1 SCALE: 1" = 20'-0"



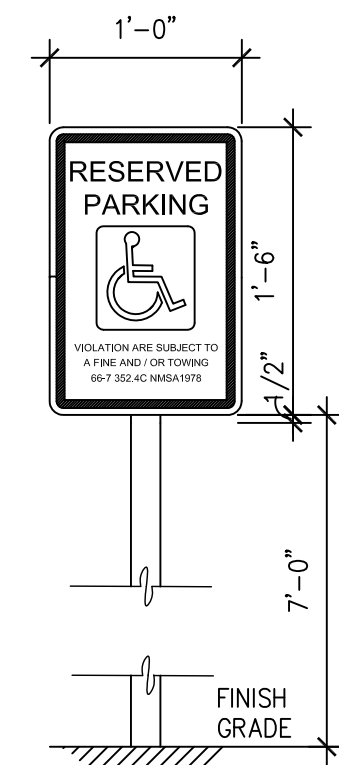
9 TYPICAL PAD LAYOUT
C2 SCALE: 3/16" = 1'-0"



2 ENLARGED RAMP/STAIR PLAN
C1 SCALE: 1/8" = 1'-0"



4 ENLARGED RAMP/STAIR PLAN
C1 SCALE: 1/8" = 1'-0"



5 HANDICAP SIGNAGE
C3 SCALE: 1" = 1'-0"

SITE DATA		
SITE AREA		
TOTAL LOT SQ. FT.	= 52,442 SF./CONSTRUCTION AREA = 52,442 SF	
TOTAL LOT ACRES	= 1.20 ACRES/CONSTRUCTION AREA = 1.20 ACRES	
BUILDING	6,889 SF	13 % OF TOTAL AREA
PAVEMENT	36,461 SF	69 % OF TOTAL AREA
GREEN/OPEN SPACE	9,091 SF	17 % OF TOTAL AREA
BUILDING SETBACKS		
FRONT	0'-10" MAX	0'-10" FT.
REAR	15' MIN	±260' FT.
SIDE	0'-10" MAX	8'-5" FT.
SIDE	0'-10" MAX	58'-6" FT.
MAXIMUM BUILDING HEIGHT		
65 FT. MAX		
PARKING		
1 PER 200F @ 6889	= 34 SPACES	
W/10% PARKING REDUCTION FOR PROXIMITY TO BUS STOP	= 31 SPACES REQ'D	
TOTAL PROVIDED	31 SPACES	
HANDICAP PARKING	2 SPACES	
MOTORCYCLE PARKING	1 SPACE	

SITE ARCHITECTURAL KEY NOTES:

- DUMPSTER ENCLOSURE. SEE DETAIL 9/C2
- INSTALL NEW 6" THICK CONCRETE LOADING PAD OF 4000 PSI BROOM FINISHED CONCRETE W/ 3/4" AGGREGATE W/ 6"x6"x W2.1/2.1 WMM STEEL REINFORCEMENT. SLOPE AWAY FROM BUILDING 1/8" PER FOOT FOR POSITIVE DRAINAGE. REFER TO DETAIL 9/C2. PLACE OVER 4" COMPACTED BASE COURSE OVER 12" OF STRUCTURAL FILL. REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT PARKING LINES 4" WIDE PAINTED WHITE WITH TWO (2) COATS OF SHERWIN WILLIAMS "HOTLINE" FAST DRYING TRAFFIC MARKING PAINT. HANDICAP PARKING & HANDICAP SYMBOL TO BE PAINTED COLOR & SIZE AS REQUIRED BY THE GOVERNING ACCESSIBILITY CODE. CONCRETE PAVEMENT PARKING LINES FOR ACCESSIBLE SPACES SHALL BE THE SAME AS ABOVE EXCEPT USE BLUE OR YELLOW PAINT. REFER TO DETAILS 1/C3 AND 2/C3 FOR ADDITIONAL INFORMATION.
- CONSTRUCT 6" HIGH CONC. CURB & GUTTER CONTINUOUS AROUND SITE. BACKFILL TO TOP OF CURB. REFER TO DETAIL 3/C2. PROVIDE CATCH & SPILL WHERE APPLICABLE.
- 54"x60" CLEAR APPROACH AREA
- ANCHOR DOWN CONCRETE WHEEL STOPS 30" FROM FACE OF CONCRETE WALK/SIDEWALK. REFER TO DETAIL 10/C2.
- PROVIDE HANDICAP RAMP WHEN PAVING IS NOT FLUSH WITH ENTRY SIDEWALK PER FEDERAL & LOCAL ACCESSIBILITY REQUIREMENTS. REFER TO DETAILS ON SHEET C3.
- HANDICAP PARKING SIGN FOR SPACES ADJACENT TO BUILDING ENTRANCE. REFER TO DETAIL 5/C3.
- NEW BROOM FINISHED CONCRETE SIDEWALK SLOPED AWAY FROM BUILDING 1/8" FT. FOR POSITIVE DRAINAGE.
- NEW CONCRETE ADA ACCESSIBLE RAMP. 1:12 SLOPE MIN. W/ HANDRAILS @ 36" ON EA. SIDE. SEE DETAIL 3&4/C1
- 6" PORTLAND CEMENT CONCRETE OVER 4" COMPACTED BASE COURSE OVER 12" STRUCTURAL FILL. REFER TO GEOTECHNICAL REPORT
- LANDSCAPING
- CONCRETE CURB, REFER TO DETAIL 7/C2 FOR ADDITIONAL INFORMATION.
- PROVIDE BOLLARDS AT ALL EXTERIOR MOUNTED METERING DEVICES. (GAS, WATER, ELECTRIC) AND OVERHEAD UTILITY POLES MIN. (2) TWO AS REQUIRED - SEE DETAIL 5/C2.
- NEW CURB CUT
- ASPHALT/CONCRETE PAVEMENT (3" ASPHALTIC CONCRETE OVER 3" AGGREGATE BASE COURSE OVER 12" STRUCTURAL FILL). REFER TO GEOTECHNICAL SPECIFICATIONS.
- 6" CONCRETE APRON WITH 6" X 6" X 1/4" W.W.F. STEEL REINFORCEMENT. USE 4000 PSI CONCRETE MIX. DO NOT USE SLAG OR FLY ASH FOR CEMENTITIOUS MATERIAL. PLACE OVER 4" COMPACTED BASE COURSE OVER 12" OF STRUCTURAL FILL. REFER TO GEOTECHNICAL SPECIFICATIONS
- NEW CONCRETE STAIRS WITH HANDRAILS AT 36" ON EA. SIDE. SEE DETAIL 2&4/C1
- CLEAR SIGHT TRIANGLE PER CITY OF ABO DEVELOPMENT PROCESS MANUAL, CHAPTER 23, SECT. 3, PART. D5 INTERSECTION SIGHT DISTANCE. NOTE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- EXISTING 6' PUBLIC SIDEWALK
- EXISTING FIRE HYDRANT



REVISIONS		DESCRIPTION
REV	DATE	
1	5-19-16	PROJECT # 102005642750111516
2	5-19-16	BRANNIN BY: Clint Wilsey
3	5-19-16	CHECK BY: Clint Wilsey
VERSION Q4- 83x83		
ALL REPORTS, PLANS, SPECIFICATIONS, FIELD DATA, NOTES AND OTHER DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA, PREPARED BY THE DESIGN PROFESSIONAL AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. DISSEMINATION MAY NOT BE MADE WITHOUT PRIOR CONSENT OF THE DESIGN PROFESSIONAL. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE, ARE HEREBY SPECIFICALLY RESERVED.		