

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

July 21, 2021

Doug Gallagher
RBA Architecture, PC
1104 Park Ave SW
Albuquerque, NM 87102

**Re: Church of Christ
102 Camino De La Sierra NE
Traffic Circulation Layout
Architect's Stamp dated 06-24-21 (L23-D024A)**

Dear Mr. Gallagher,

The TCL submittal received 07-21-2021 is approved for Building Permit with. 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 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,


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

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Signed *[Signature]*
Date 7/21/21
APPROVED
TRAFFIC CIRCULATION LAYOUT

☆NOTE: DIRT ROADS VISIBLE WHERE SHOWN (OLD ROADS) ABANDONED

DRES ±
T ±

CONDITION OF PERMANENT/FINAL C.O. APPROVAL: WORK ORDER, FOR 16 FT ALLEY WAY CONSTRUCTION, BE COMPLETED/APPROVED AND ACCEPTED BY COA

TRACT B-1
AREA=1.0814 ACRES±
47,108 SQ. FT.±

Interstate 40
Highway 66 Off Ramp
Tramway/Central Exit 167
MP I-040-3(1)163
(R.O.W. VARIES)

R=83.03'
L=105.51'
Δ=72°48'15"
CH=S 79°25'35" W
98.55'

PROJECT NARRATIVE
PROJECT CONSISTS OF CONSTRUCTING A CHURCH FACILITY WITH PARTIAL BASEMENT. CONSTRUCTION CONSISTS OF WOOD FRAMED WALLS AND WOOD TRUSSES. EXTERIOR FINISHES STUCCO WITH STONE VENEER WALLS, AND METAL ROOF SYSTEM.

GENERAL NOTES
A. CLEAR SIGHT TRIANGLES ALL "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 THE GUTTER FIN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE."
B. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. PER CABO DESIGN STANDARDS MANUAL, SECTION 2400 PAVING, ITEMS 2415A, 2415B, AND 2430.
C. FIRE APPARATUS ROADS SHALL HAVE AN ASPHALT OR OTHER APPROVED DRIVING SURFACE SUPPORTING AT LEAST 75,000 LBS AND SHALL NOT EXCEED 10% IN GRADE.



LEGAL DESCRIPTION
TRACT B-1 & TRACT B-2; BLOCK 2; WELLS SANDIA MANOR; SECTION 26; TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.O.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

- KEYED NOTES**
- FIRE DEPARTMENT CONNECTION
 - HANDICAP PARKING SPACE
 - HANDICAP PARKING SYMBOL
 - HANDICAP PARKING SIGNAGE AT EACH SPACE - SEE DTL. A10, A12/AS-2.0
 - HANDICAP ACCESS AISLE WITH "NO PARKING" LETTERING
 - HANDICAP ACCESS RAMP FOR DROP-OFF/PICK-UP - SEE DTL. A11/AS-2.0
 - CONCRETE CURB STOP
 - DUMPSTER ENCLOSURE - SEE DTL. A1/AS-2.0
 - NEAREST FIRE HYDRANT 276' AWAY
 - CONC. SIDEWALK 6' WIDE TYPICAL (PER COA STD DWG 2430)
 - CONC. CURB AND GUTTER - SEE DTL. A7/AS-2.0
 - ASPHALT PAVEMENT: 3" ASPHALTIC CONCRETE PAVEMENT GRADATION "B" ON 12" COMPACTED SUBGRADE OR GRANULAR SUBBASE @ 95% ASTM D-1557 ON
 - CONC. SUBGRADE @ 90% ASTM D-1557
 - PARKING SPACE STRIPING - WHITE
 - EXIST. CURB AND GUTTER
 - 6" HIGH WROUGHT IRON FENCING
 - 6" HIGH WROUGHT IRON MOTORIZED SLIDING GATE
 - 6" WIDE WROUGHT IRON MAN GATE TO REMAIN OPEN DURING BUSINESS HOURS
 - OUTSIDE DECK
 - CONC. RETAINING WALL WITH CAST CONC. STAIRS
 - ELECTRICAL POWER SUPPLY FOR AUTOMATIC GATE OPENERS WITH 3/4" CONDUIT BACK TO BASEMENT
 - PARKING LOT SINGLE LIGHT FIXTURE - SEE ELECTRICAL
 - PARKING LOT DOUBLE LIGHT FIXTURE - SEE ELECTRICAL
 - MOTORCYCLE PARKING SPACE 5'-0" x 8'-0" WITH YELLOW STRIPING AND 6" DIA. BOLLARDS PAINTED YELLOW, MOTORCYCLE PARKING SIGNAGE PER CABO REQUIREMENTS MOUNTED TO BOLLARD, NC PAINTED ON PAVEMENT IN EACH SPACE
 - BICYCLE RACK FOR 4 BICYCLES PER CODE - SEE DTL. 13, 14/AS-2.0
 - NEW FIRE HYDRANT PER 2015 IFC, APPENDIX C, SEC. C103, 6" DIA. CONNECTION
 - PREMISES IDENTIFICATION ADDRESS PER 2015 IFC, SEC. 505, VERIFY LOCATION WITH FIRE MARSHALL
 - EXIST. 12" DIA. WATER LINE AN WATER VALVE (STATIC PRESSURE 78.34 PSI, RESIDUAL 66.82 PSI, 2,000 GPM)
 - EXIST. WATER MANHOLE
 - CONTRACTOR TO INSTALL "KNOX BOX", VERIFY LOCATION & MOUNTING HEIGHT WITH FIRE MARSHALL
 - GAS METER - SEE PLUMBING
 - 20' VEHICLE TURNING RADIUS FOR FIRE TRUCKS AND GARAGE TRUCKS
 - EXIST. CURB AND GUTTER TO BE REMOVED FOR NEW ENTRY
 - EXIST. PAVED ROAD
 - EXIST. DIRT ROAD TO BE REMOVED
 - COMPACT CAR PARKING SPACES WITH "COMPACT CAR" PAINTED IN EACH SPACE
 - CLEAR SIGHT TRIANGLE PER CABO, TRAFFIC ENGINEERING
 - ADA ACCESSIBLE CONCRETE PEDESTRIAN PATHWAY TO BUILDING FROM PUBLIC SIDEWALK
 - 6" LONG HANDICAP RAMP WITH TRUNCATED DOMES
 - PAINTED WHITE PEDESTRIAN PASSAGEWAY STRIPES 1'-0" WIDE x 6'-0" LONG SPACED AT 1'-0" INTERVALS CENTERED ON 6' WIDE SIDEWALK - DTL. A-14/AS-2.0
 - EXISTING GUARDRAIL TO REMAIN
 - CONC. CURB/SIDEWALK AT HANDICAP PARKING - SEE DTL. A6/AS-2.0
 - CONTRACTOR TO CONSTRUCT 16' WIDE ALLEY WAY FRONTING PROPERTY. CONTRACTOR TO OBTAIN WORK ORDER FROM CITY (JAMES ROEDER, 505-924-3592, roeder@ciabq.gov) PENDING FINAL CO APPROVAL WORK ORDER/CONSTRUCTION BE COMPLETED/ACCEPTED/APPROVED AND IN PLACE

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



LEGEND
SMOOTH CONC. ACCESSIBLE SIDEWALK

SITE DATA
PROPERTY 47,108 SF (1.0814 AC)
BUILDING 5,042 SF (11%)
PARKING/PAVING 16,906 SF (36%)
LANDSCAPE 25,202 SF (53%)

PARKING REQUIREMENTS
PARKING REQUIRED: 1 PER 4 SEATS, (WORSHIP SPACE)
PARKING REQUIRED: 1 PER 300 (BUSINESS/ TRAINING)
PARKING REQUIRED:
108 SEATS/4 = 27 SPACES
2533 S.F./300 = 8 SPACES
TOTAL = 35 SPACES (2 H.C.)

PARKING PROVIDED: 41 SPACES (2 H.C.) PROVIDED
MOTOR CYCLE PARKING 26-50 SPACES: 2 MOTOR CYCLE SPACES
BICYCLES: PARKING SPACES 41 x 10%: 4 BICYCLES

CHURCH OF CHRIST
SITE PLAN
102 CAMINO DE LA SIERRA, ALBUQUERQUE, NM
PROJECT #1960

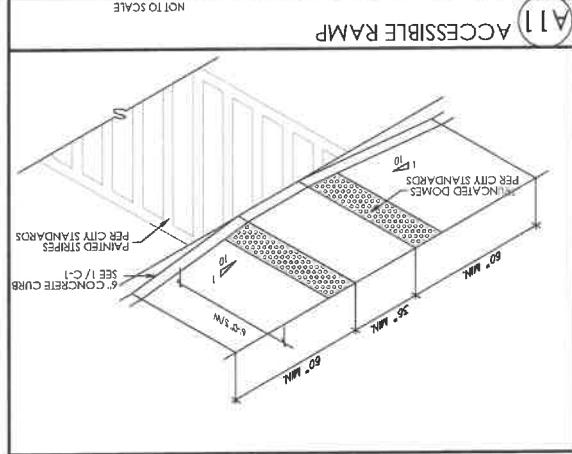
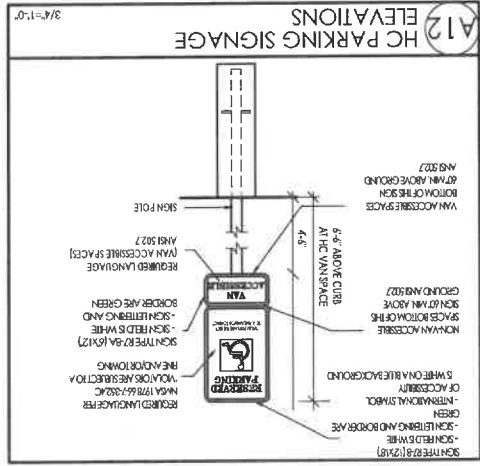
REVISION DATE
RESPONSE COMMENTS 3/1/21
RESPONSE COMMENTS 6/11/21



DATE
4-1-2021

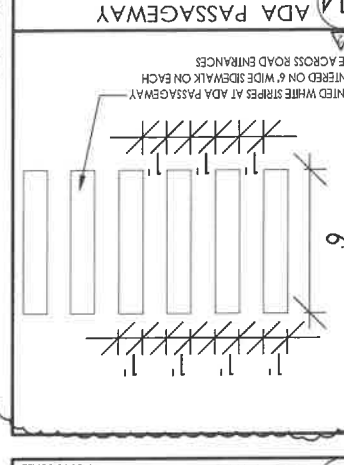
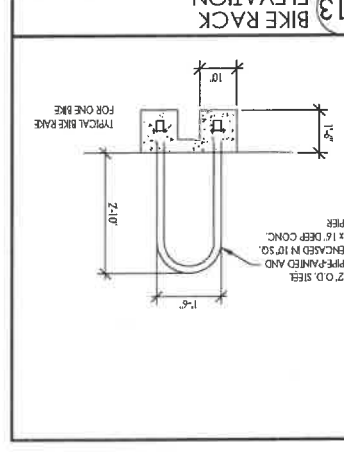
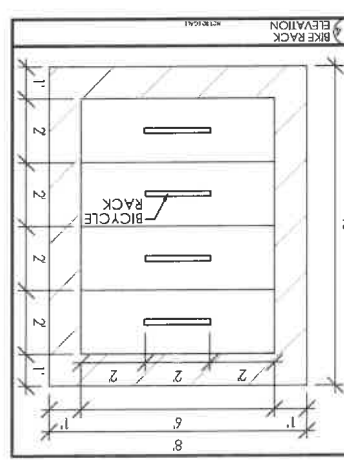
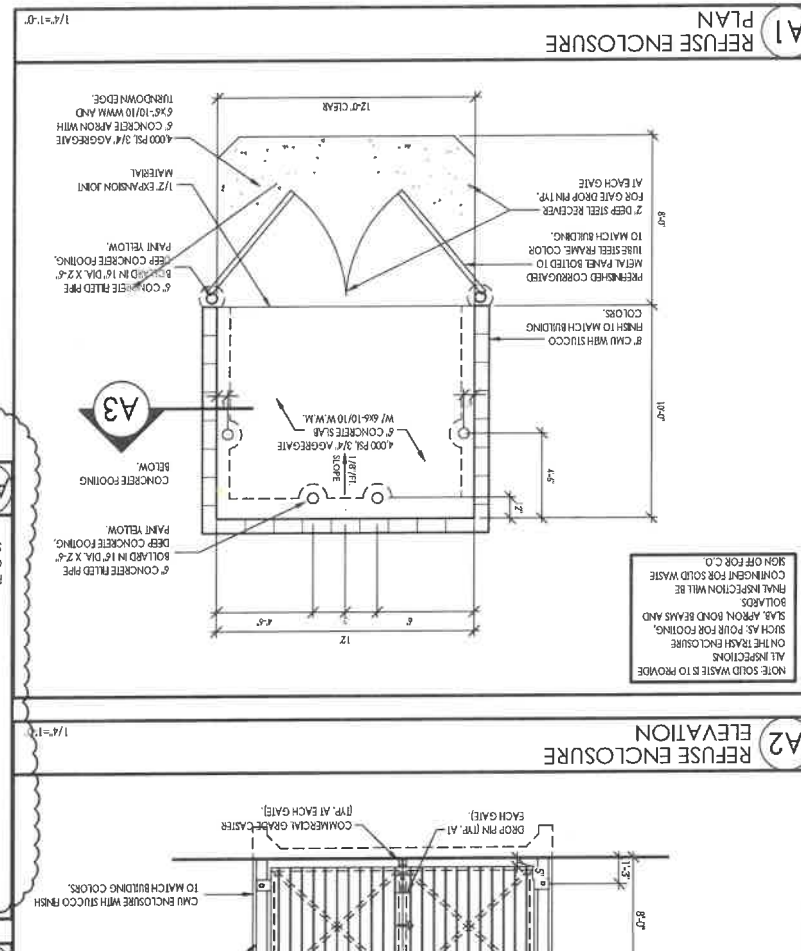
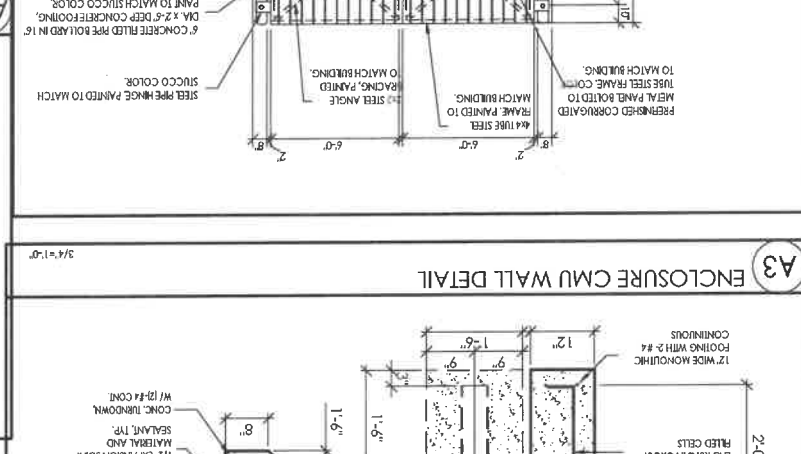
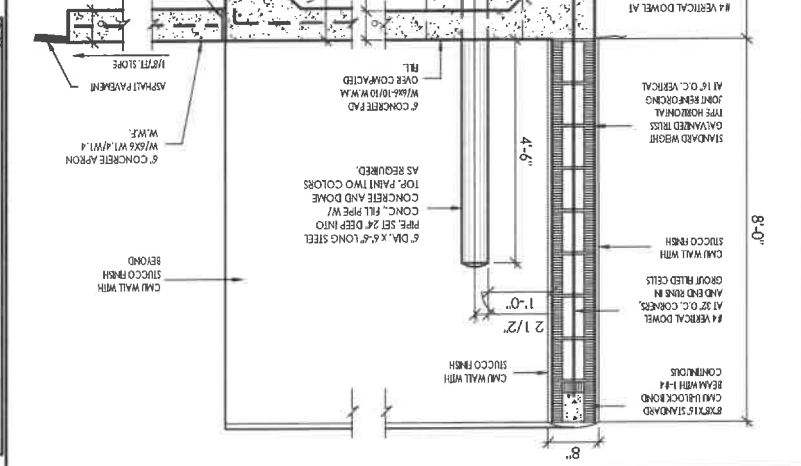
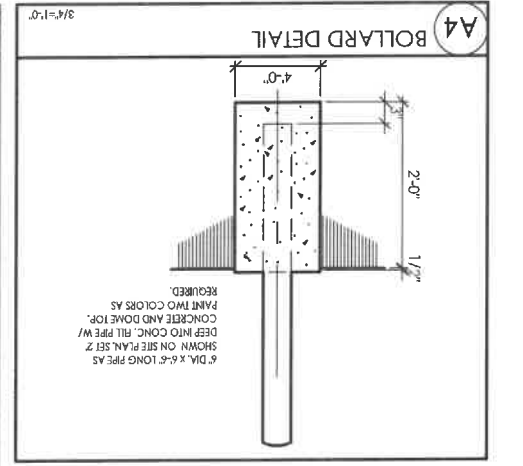
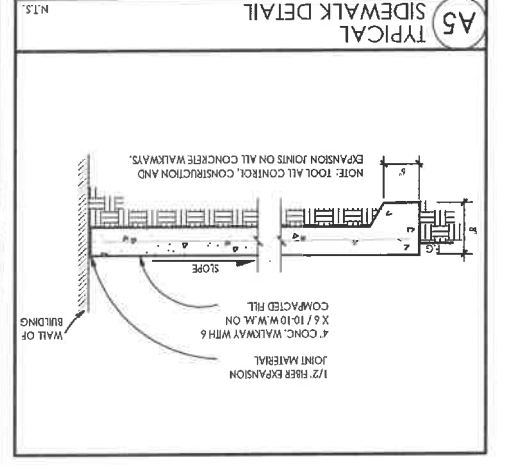
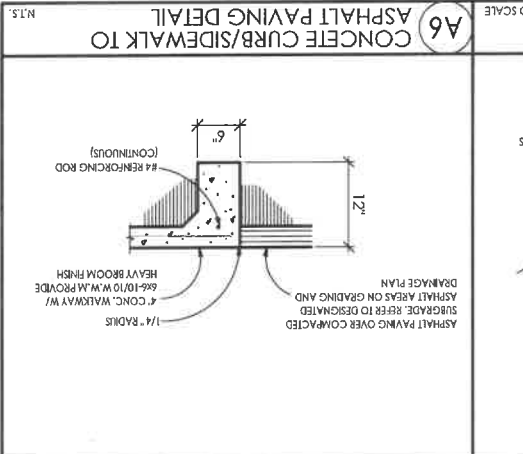
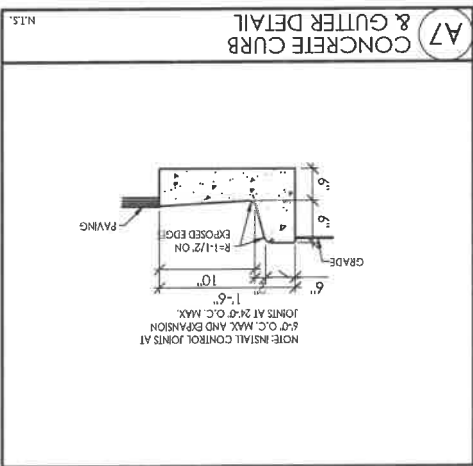
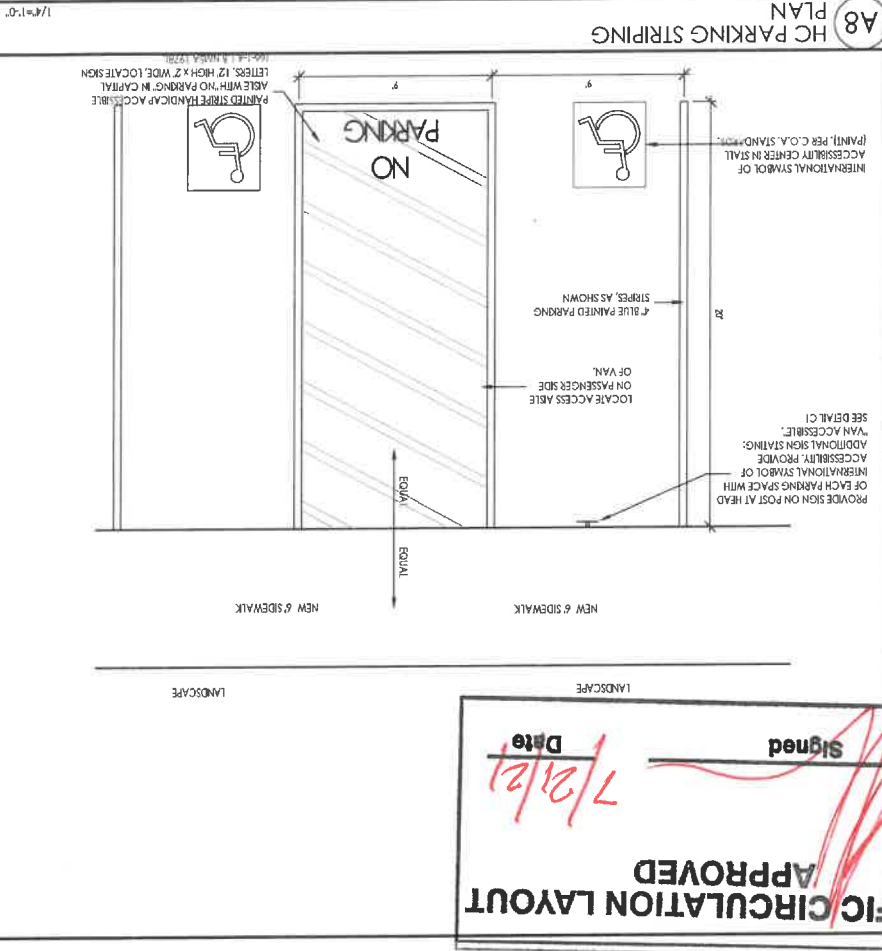
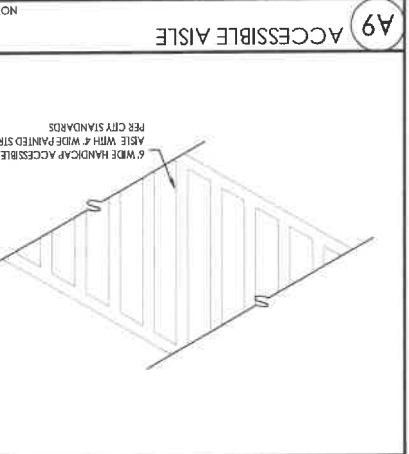
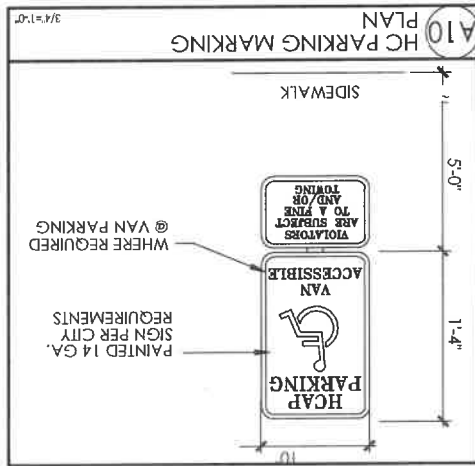
SHEET NUMBER
TCL-1.0

L23-D024A



TRAFFIC CIRCULATION LAYOUT

Signed: *[Signature]*
Date: 7/21/21



AS-2.0

SHEET NUMBER

DATE: 3/11/2021

ARCHITECT: RBA ARCHITECTURE PC

REGISTERED ARCHITECT

PROJECT # 1960

CHURCH OF CHRIST ARCHITECTURAL SITE DETAILS

102 CAMINO DE LA SIERRA

REVISION DATE: 8/11/21

RESPONSE COMMENTS 8/11/21

L23-0024A