

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 8, 2023

Ronald R. Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87109

Re: 2350 Alamo
2350 Alamo Ave. SE
Traffic Circulation Layout
Engineer's Stamp 08-08-23 (M16-D011E)

Dear Mr. Bohannon,

The TCL submittal received 06-28-2023 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 the PLNDRS@cabq.gov 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,

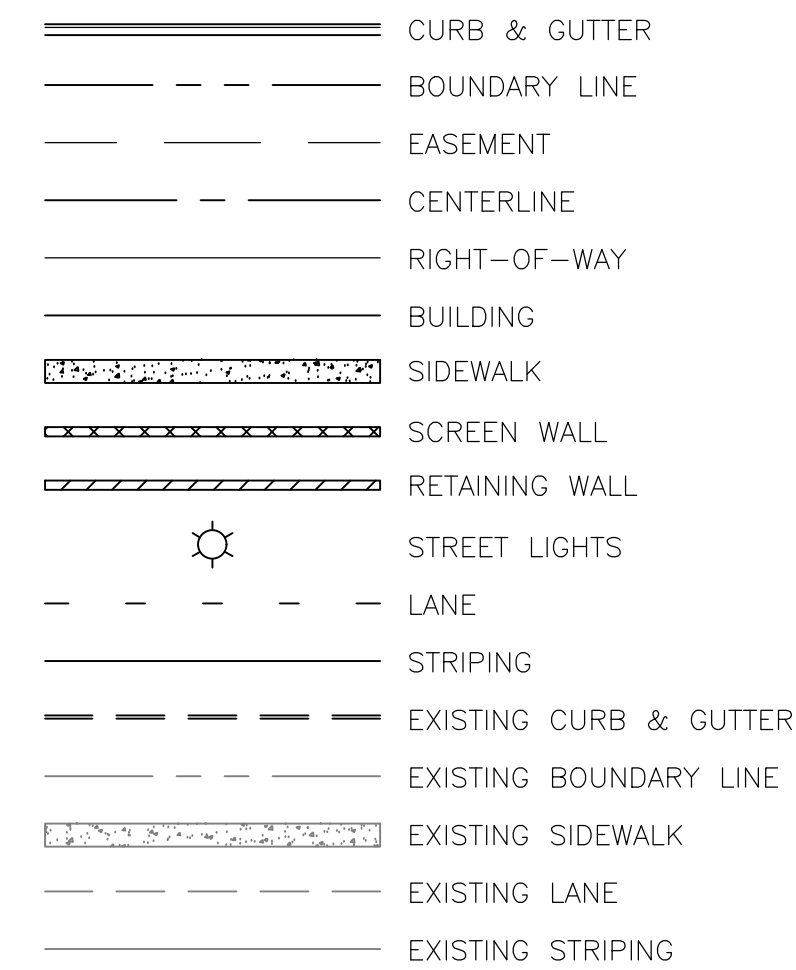
Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



1. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY SHALL BE INCLUDED ON THE WORK ORDER.

LEGEND



KEYED NOTES

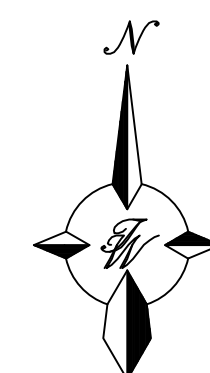
- ① MOUNTABLE ROLL CURB (SEE DETAIL, SHEET C2.1)
- ② CURB AND GUTTER (SEE DETAIL, SHEET C2.1)
- ③ SIDEWALK (SEE DETAIL, SHEET C2.1)
- ④ DETAIL B - PARALLEL CURB RAMP PER COA STD #2443
(SEE DETAIL, SHEET C2.1)
- ⑤ ADA RAMP (SEE DETAIL, SHEET C2.4)
- ⑥ ADA PARKING ONLY WITH SIGN (SEE DETAIL, SHEET C2.1)
- ⑦ NEW ASPHALT PAVING (SEE DETAIL SHEET C2.1)
- ⑧ REFUSE ENCLOSURE WITH DRAIN (SEE DETAIL SHEET C2.2)
- ⑨ ADA PUBLIC ACCESSIBLE PATHWAY (RAMP) —————
- ⑩ ADA PARKING ACCESSIBLE PATHWAY (FLUSH) —————
- ⑪ EXISTING FIRE HYDRANT
- ⑫ PROPOSED FIRE HYDRANT
- ⑬ LANDSCAPE AREA
- ⑭ MOTORCYCLE PARKING ADD PAINT LABEL PER COA CODE
- ⑮ MOTORCYCLE PARKING SIGN (SEE DETAIL, SHEET C2.2) BIKE
- ⑯ BIKE RACK (SEE DETAIL, SHEET C2.2)
- ⑰ STOP SIGN (SEE DETAIL, SHEET C2.2)

EASEMENT NOTES

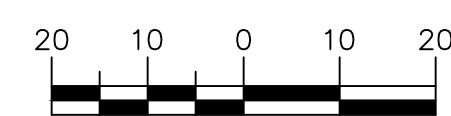
1. TRACTS Z-1, Z-2, Z-7, AND A PORTION OF TRACT Y ARE SUBJECT TO THE COMMON PRIVATE "ROADWAY, WALKWAY, INGRESS & EGRESS, AND PARKING" EASEMENTS ESTABLISHED BY AGREEMENT ON MARCH 14, 1979, BOOK MISC. 689, PAGES 142-147.
2. TRACTS Z-1 THROUGH Z-7 ARE SUBJECT TO A 'NON-EXCLUSIVE, NON-SPECIFIC EASEMENT FOR WATER AND SEWER LINES' THROUGH THE PROPERTIES.
3. TRACTS Z-1 THROUGH Z-7 ARE HEREBY SUBJECT TO PRIVATE DRAINAGE EASEMENTS FOR THE ACCEPTANCE AND CONVEYANCE OF RUNOFF. THESE EASEMENTS SHALL COINCIDE WITH COMMON PRIVATE ROADWAY, WALKWAY, INGRESS AND EGRESS EASEMENTS PREVIOUSLY ESTABLISHED.

**TRAFFIC CIRCULATION
LAYOUT APPROVED**

Ernest Armijo 8/8/2023
Signed Date



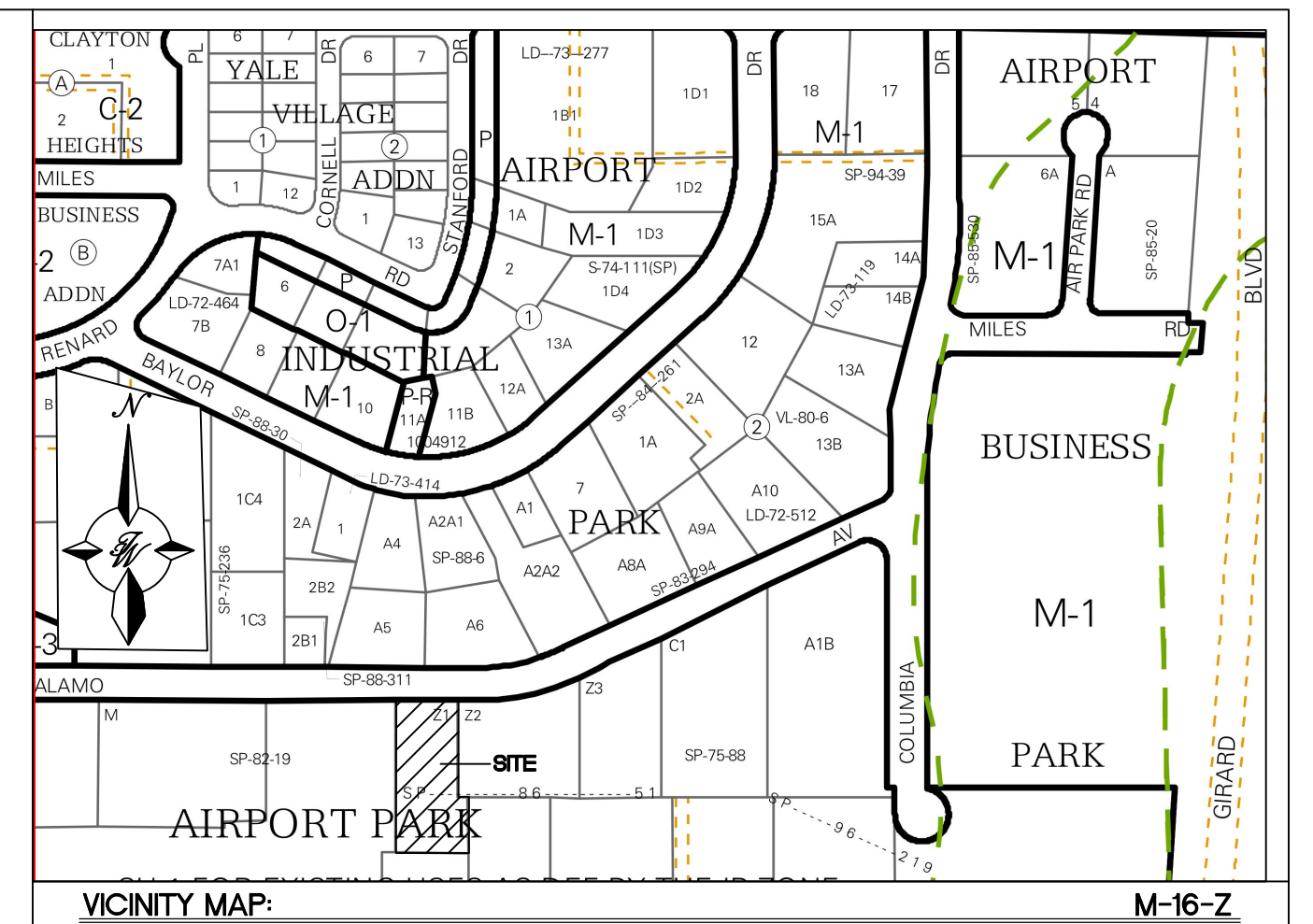
GRAPHIC SCALE



SCALE: 1"=20'

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



LEGAL DESCRIPTION:



TR Z-1 AIRPORT PARK PLAT OF TRS Z-1 THROUGH Z-7
AIRPORT PARK A REPLAT OF TR Z AIRPORT PARK CONT
1.0018 AC M/L

NOTES

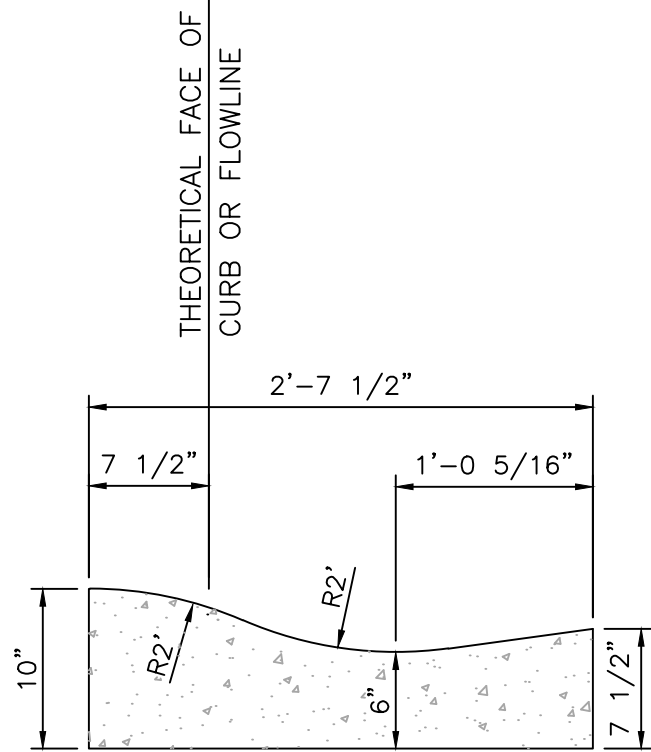
1. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGN REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGN TRIANGLE
2. ALL SIGNS TO BE COVERED WITH ANTI GRAFFITI COATING.
3. ALL SIGNS AND STRIPING SHALL BE MADE IN ACCORDANCE WITH THE MUTCD (CURRENT EDITION) SPECIFICATIONS AND COA STANDARDS.
4. ALL SYMBOLS AND ARROWS STRIPING TO BE PERFORMED HOT APPLIED THERMOPLASTIC TAPE.
5. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARD 2430 AND 2415A
6. SITE PLAN SHALL COMPLY AND BE IN ACCORDANCE WITH ALL APPLICABLE CITY OF ALBUQUERQUE (COA) REQUIREMENTS INCLUDING THE DEVELOPMENT PROCESS MANUEL AND ADA CRITERIA.
7. ALL NEW REFUSE ENCLOSURES MUST BE BUILT TO COA MINIMUM SPEC.
8. GROUND MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES, ALL SCREENING AND VEGETATION SURROUNDING GROUND MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5'-6" OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES. REFER PNM ELECTRICAL SERVICE GUIDE [WWW.PNM.COM](http://www.pnm.com) FOR MORE INFORMATION.
9. DEVELOPER IS RESPONSIBLE FOR PERMANENT IMPROVEMENTS TO THE TRANSPORTATION FACILITIES ADJACENT TO THE PROPOSED DEVELOPMENT SITE, AS REQUIRED BY THE DEVELOPMENT REVIEW BOARD.
10. ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO), SECTION 14-16-5-8, OUTDOOR AND SITE LIGHTING.

SITE DATA

WAREHOUSE FACILITY	
IDO ZONING:	NR-BP
PROPOSED USAGE:	WAREHOUSING
LOT AREA:	43,638 SF (1.00 ACRE)
BUILDING AREA:	18,760 SF
PARKING: SPACES REQUIRED: NO REQUIREMENT	
PARKING: SPACES PROVIDED: 8	
(INCLUDES HC PARKING)	
HC PARKING: SPACES REQUIRED: 1	
HC PARKING: SPACES PROVIDED: 1	
(1 VAN ACCESSIBLE)	
MOTORCYCLE PARKING: SPACES REQUIRED: 1	
(1 SPACE PER 1-25 REQUIRED PARKING SPACES)	
MOTORCYCLE PARKING: SPACES PROVIDED: 1	
BICYCLE PARKING REQUIRED: 3 SPACES	
(3 SPACES PER SITE)	
BICYCLE PARKING PROVIDED: 3 SPACES	
LANDSCAPE AREA REQUIRED: 3,732 SF	
LANDSCAPE AREA PROVIDED: 5,318 SF	

<p>ENGINEER'S SEAL</p>  <p>08/08/2023</p> <p>RONALD R. BOHANNAN P.E. #7868</p>	<p>2350 ALAMO AVE SE ALBUQUERQUE, NM</p>	<p>DRAWN BY RMG</p>
	<p>TRAFFIC CIRCULATION LAYOUT</p>	<p>DATE 05-08-2023</p>
	 <p>TIERRA WEST, LLC</p> <p>5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com</p>	<p>DRAWING 2021108-F1</p>
		<p>SHEET # TCL-1</p> <p>JOB # 2021108</p>

\\TWNASVZ_Drive\2021\2021108 2350 Alamo Road SW(dwg)\Construction\2021108-DET 1.dwg Jun 27, 2023 - 1:11pm

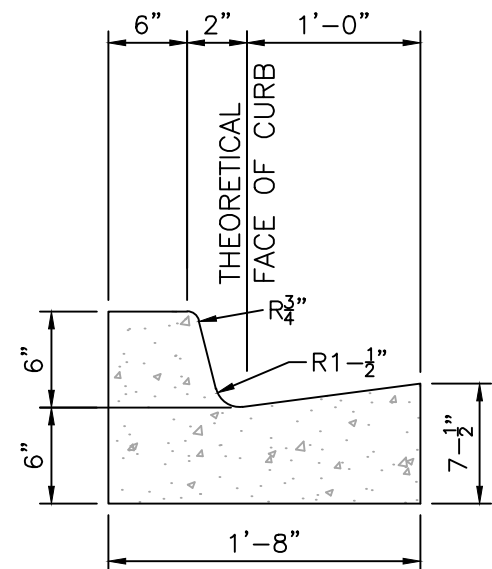


CURB GENERAL NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
2. PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS., SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADUIS EDGING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

MOUNTABLE ROLL CURB

NTS

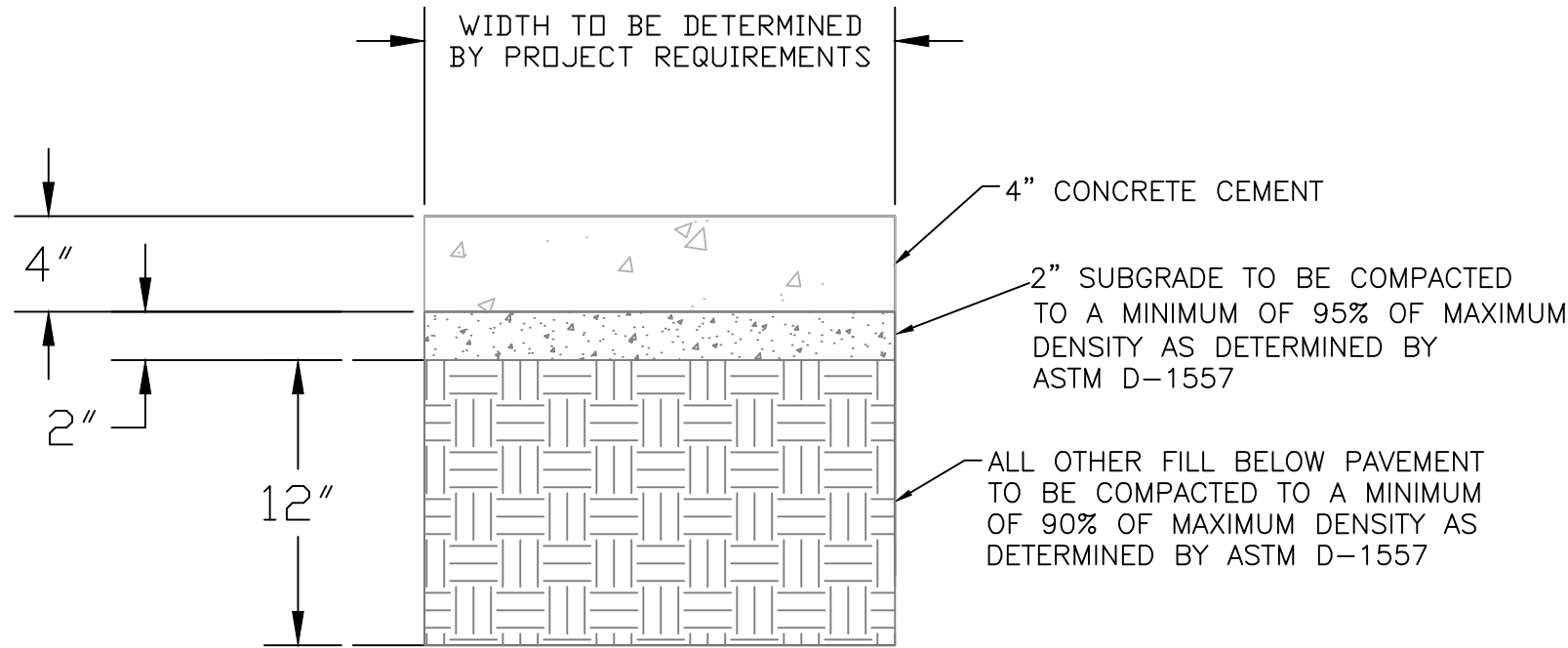


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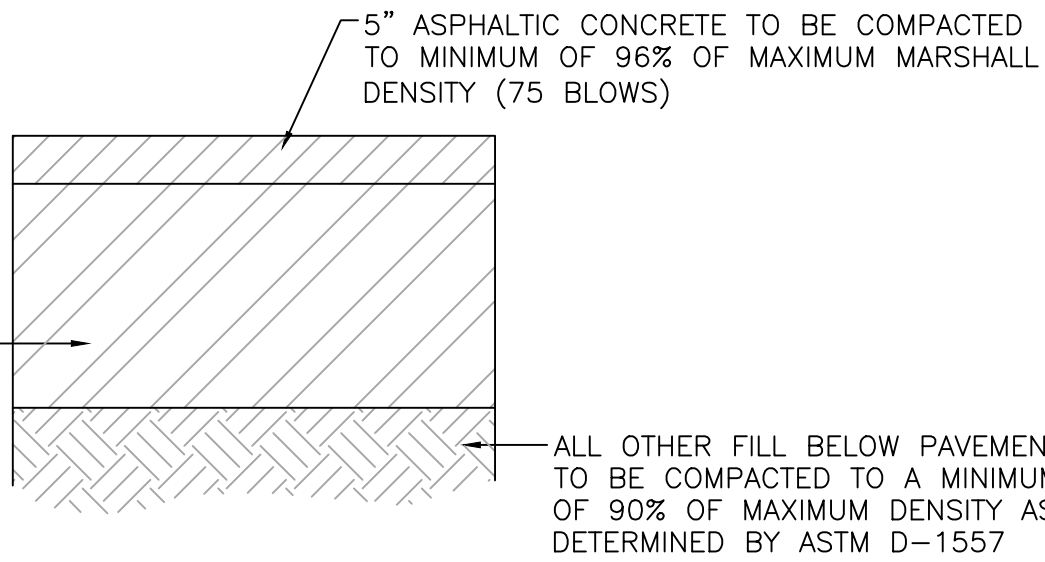
6" PRIVATE CURB & GUTTER

NTS



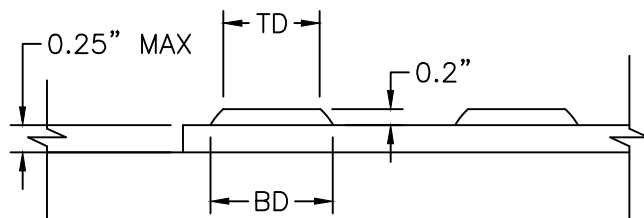
CONCRETE SIDEWALK SECTION

NTS



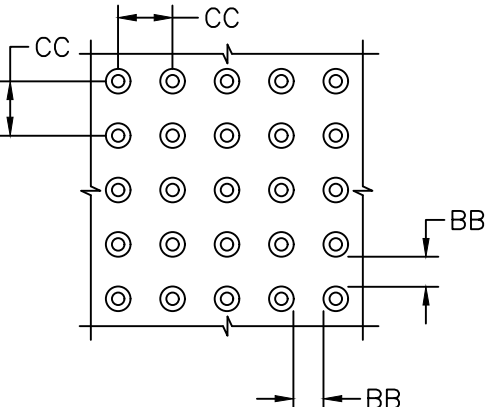
SITE ASPHALT PAVEMENT SECTION

NTS



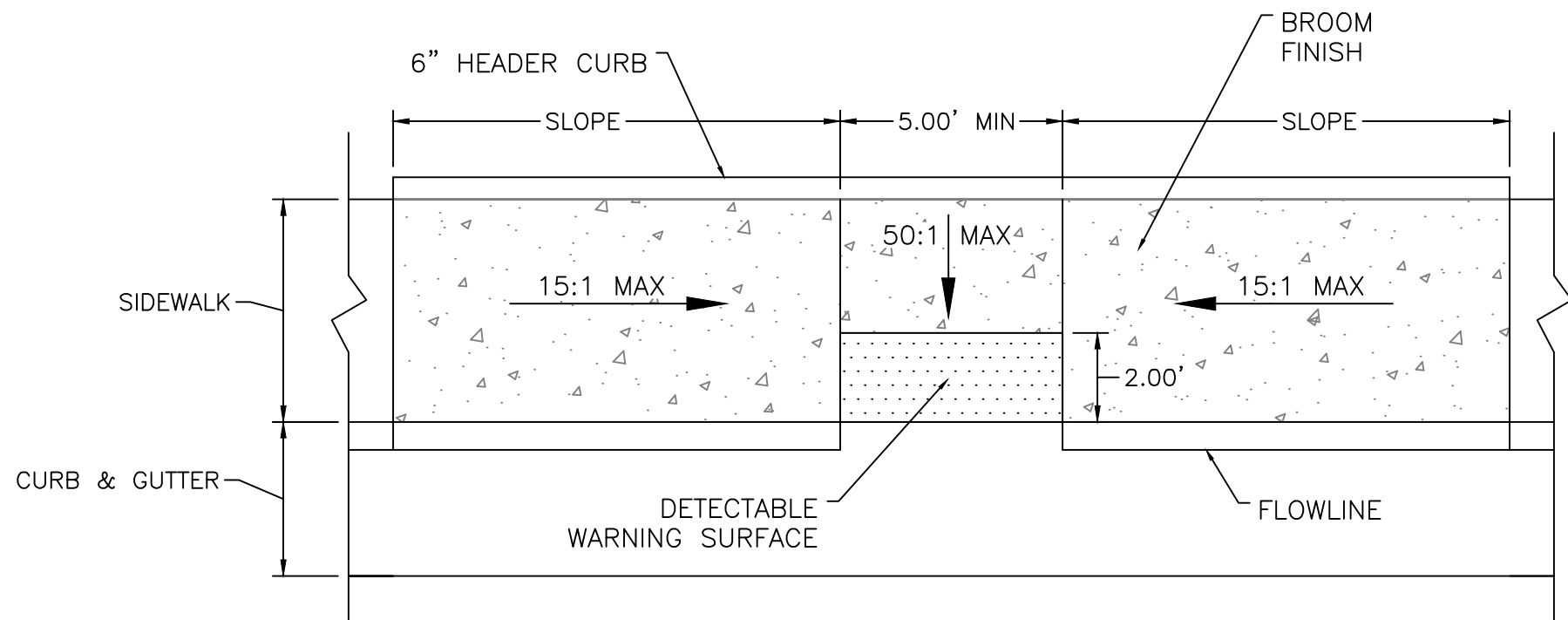
DOME SECTION

- BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



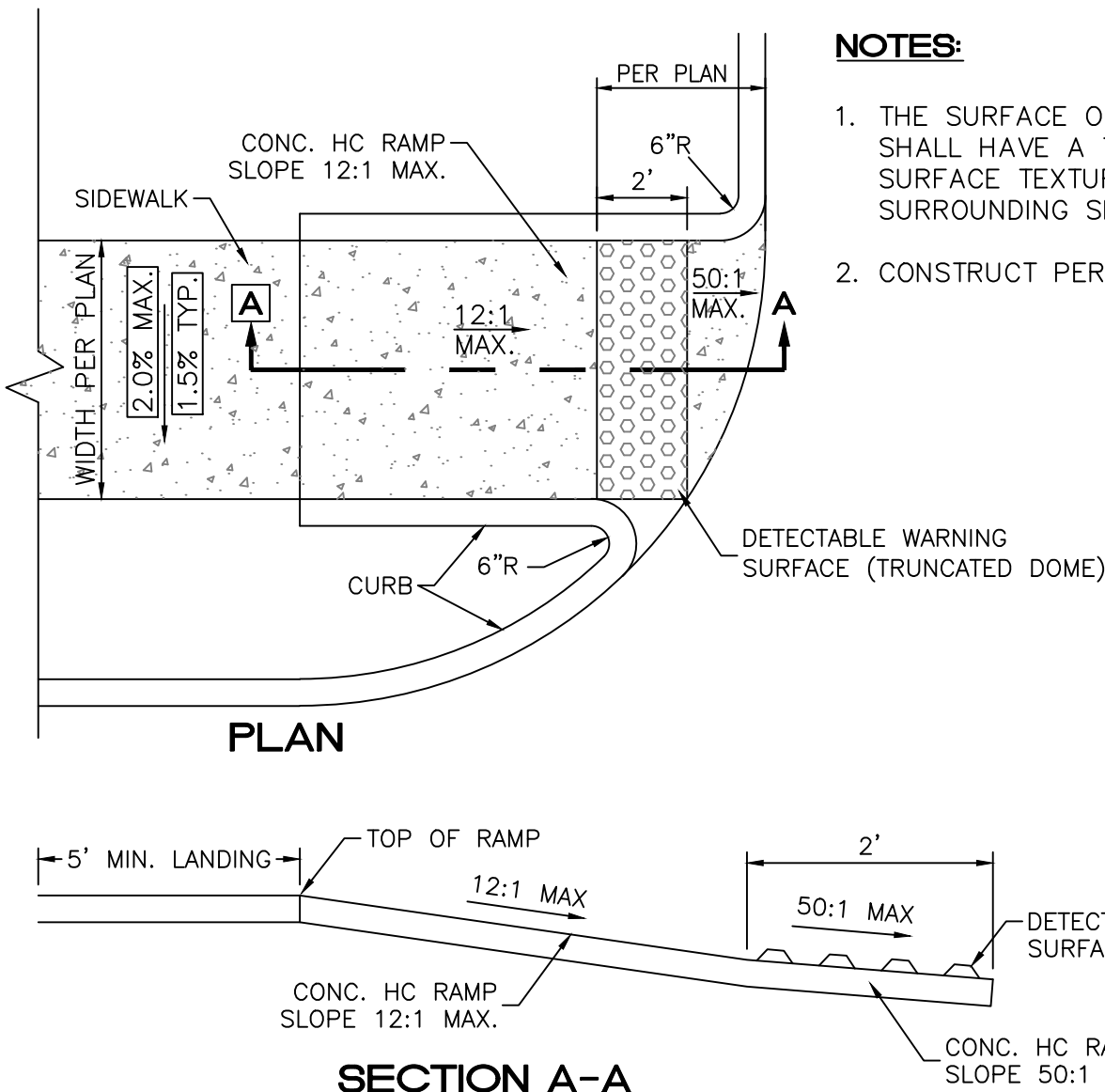
DOME SPACING

- CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN



PARALLEL CURB HC RAMP

NOT TO SCALE



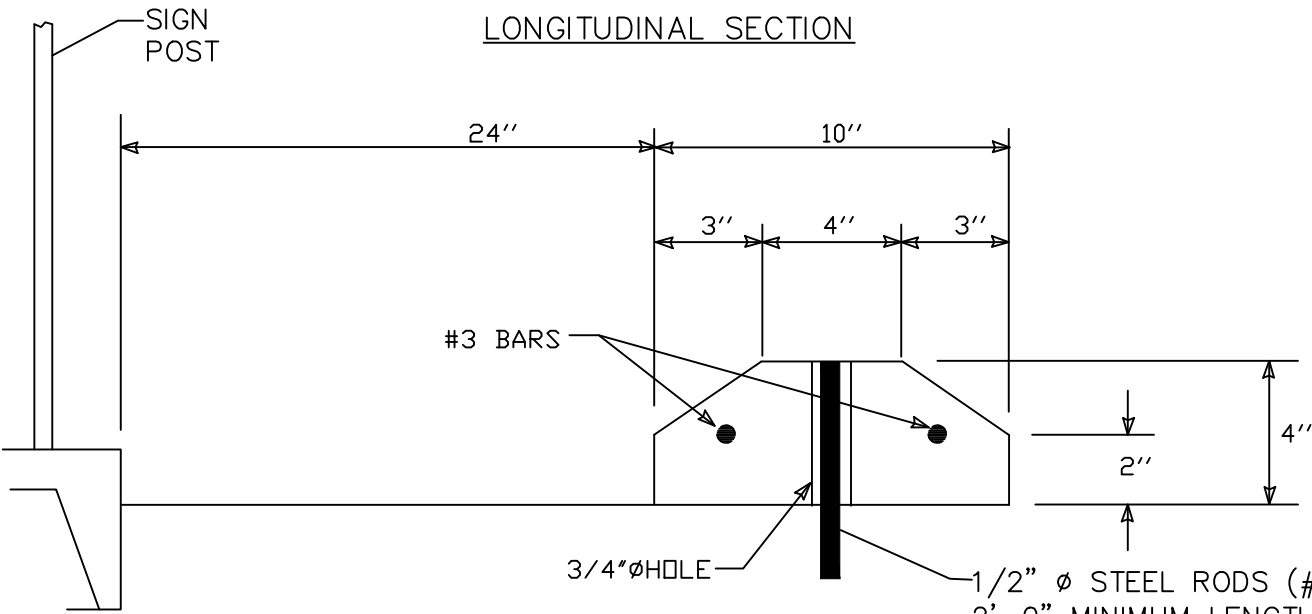
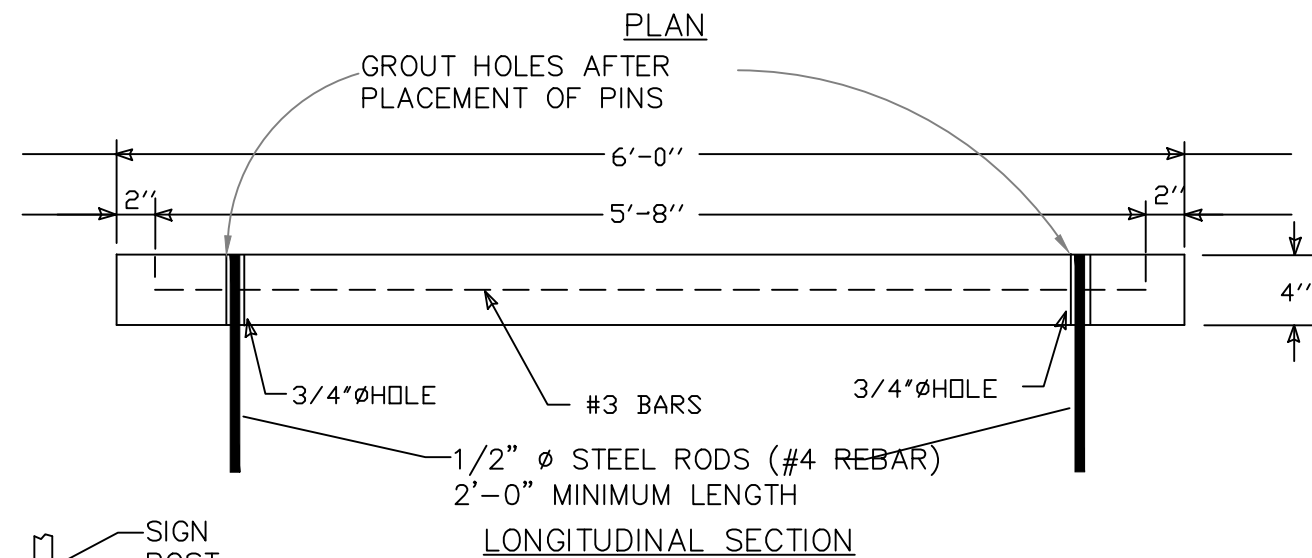
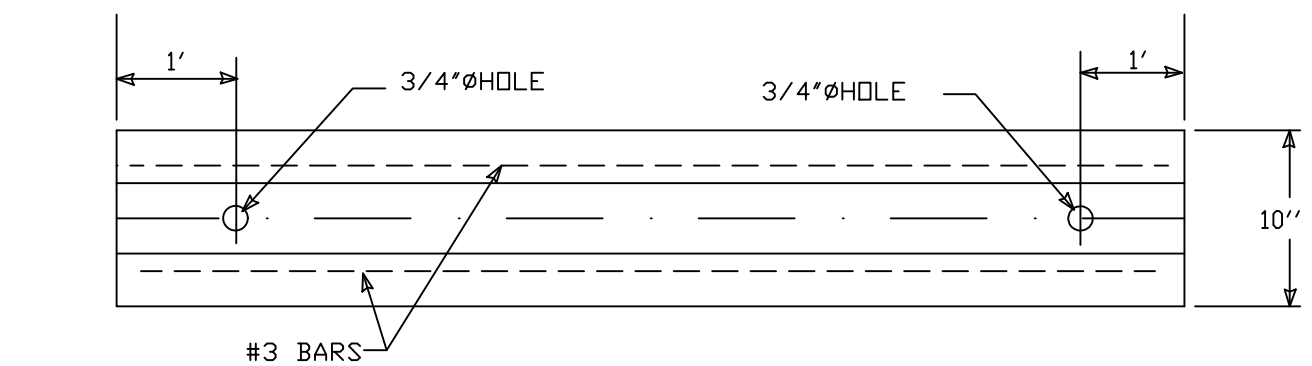
SECTION A-A

UNIDIRECTIONAL HC RAMP

NOT TO SCALE

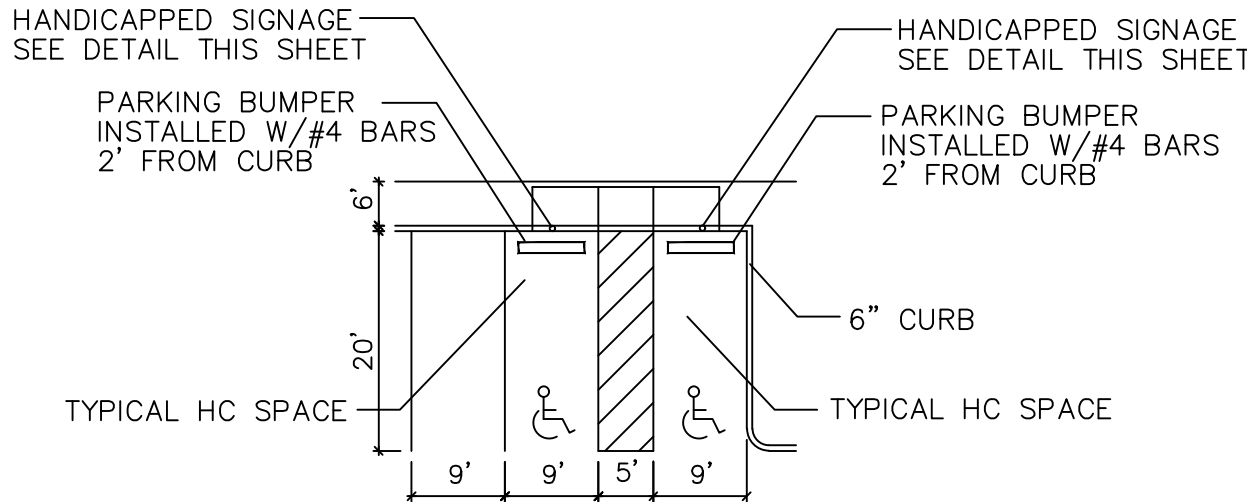
NOTES:

1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.



WHEEL STOP

NTS

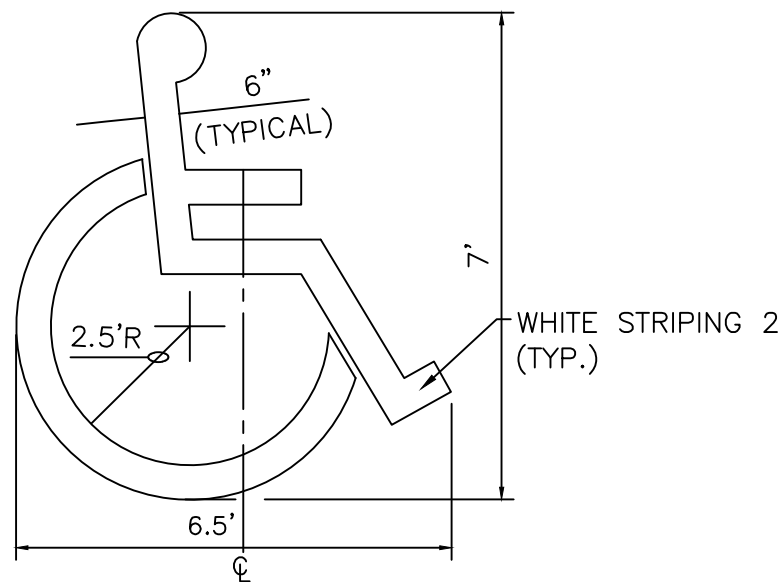


HC PARKING DETAIL

NTS

NOTES:

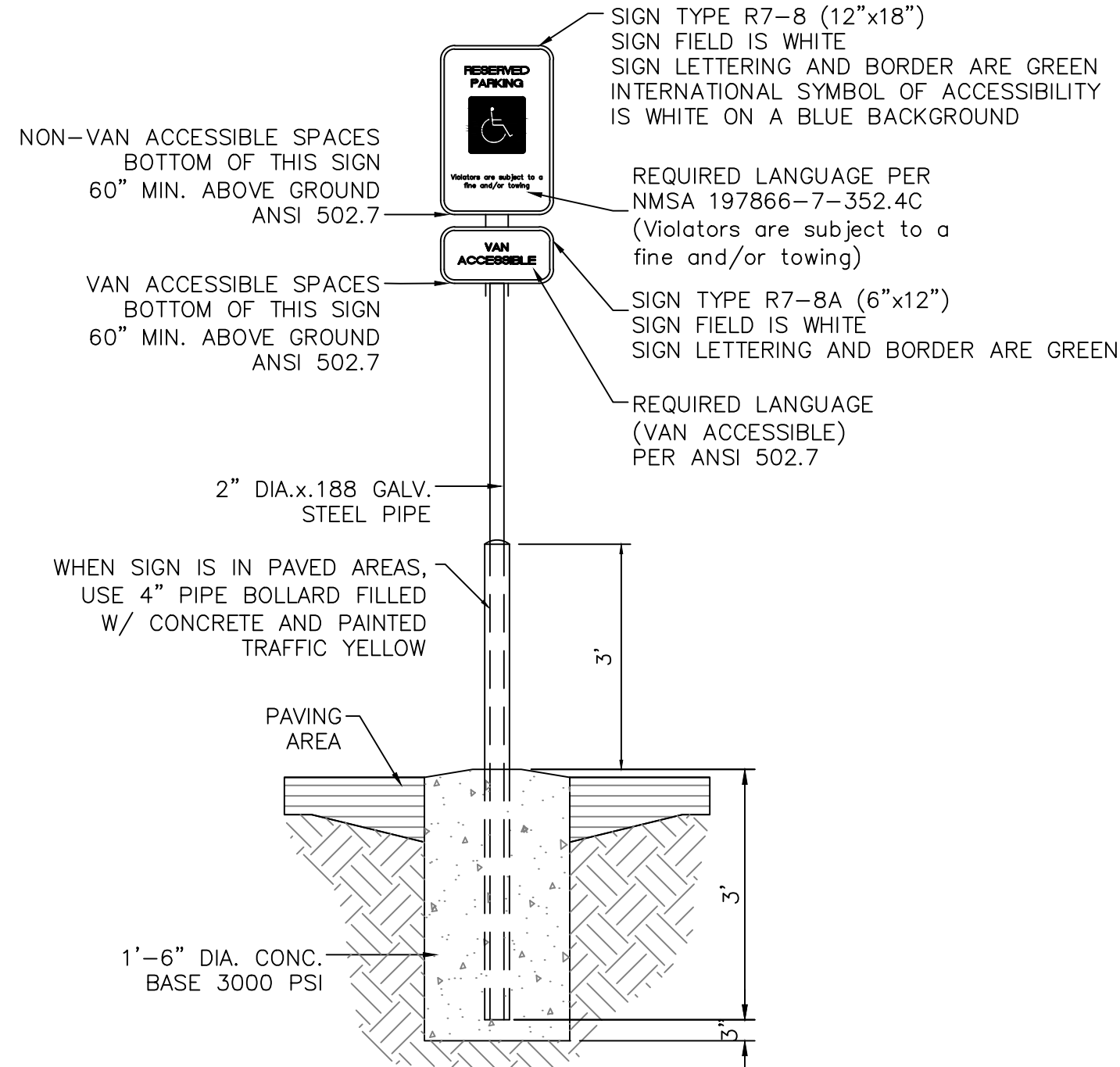
- 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
- 2) Parking space lines and diagonal striping to be painted blue and shall be 4" wide. Diagonal lines shall be spaced 2' center to center.
- 3) Access aisle shall have the words "NO PARKING" in blue, capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.



LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING





ACCESSIBLE PARKING SYMBOL

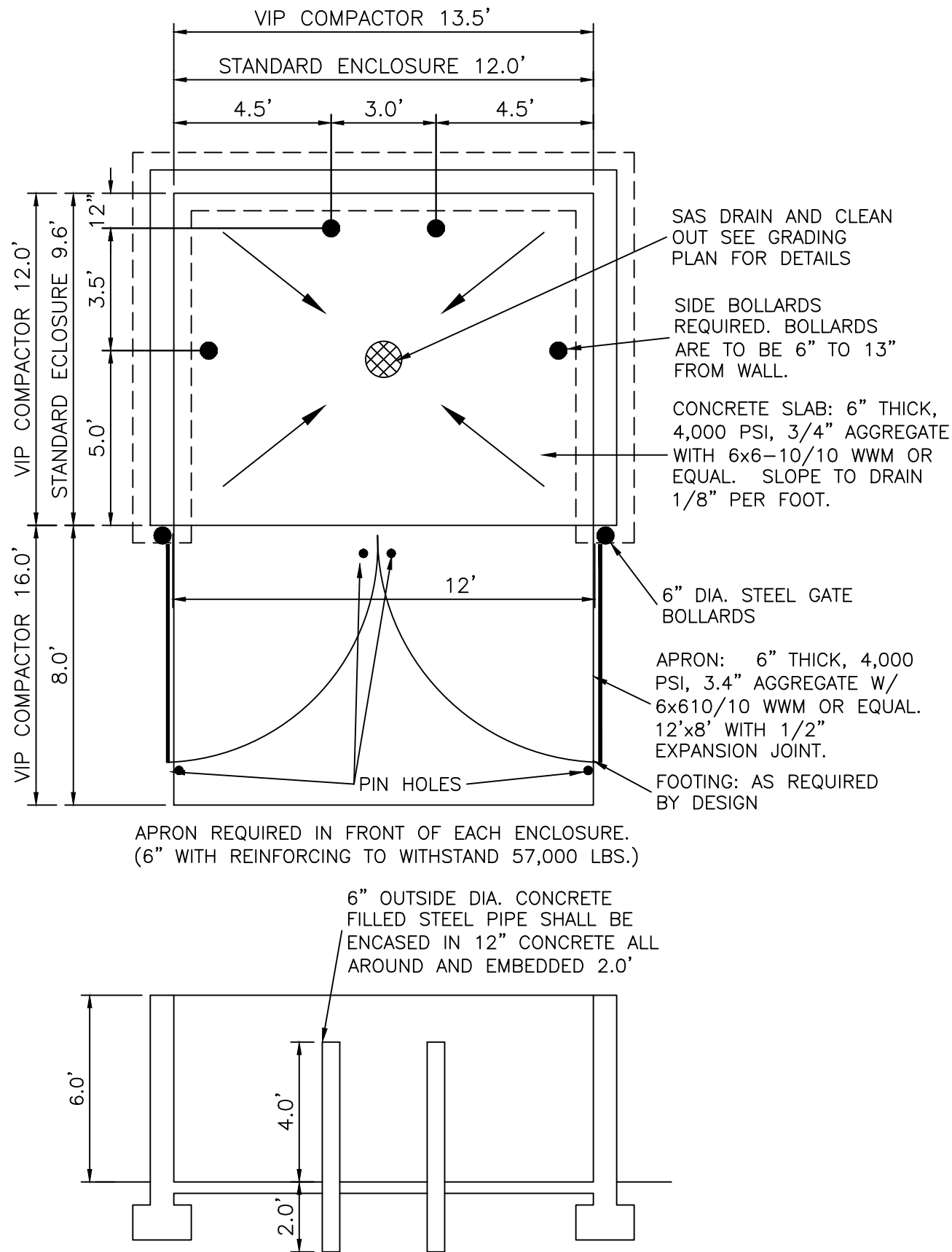
NTS



ACCESSIBLE PARKING SIGN

NTS

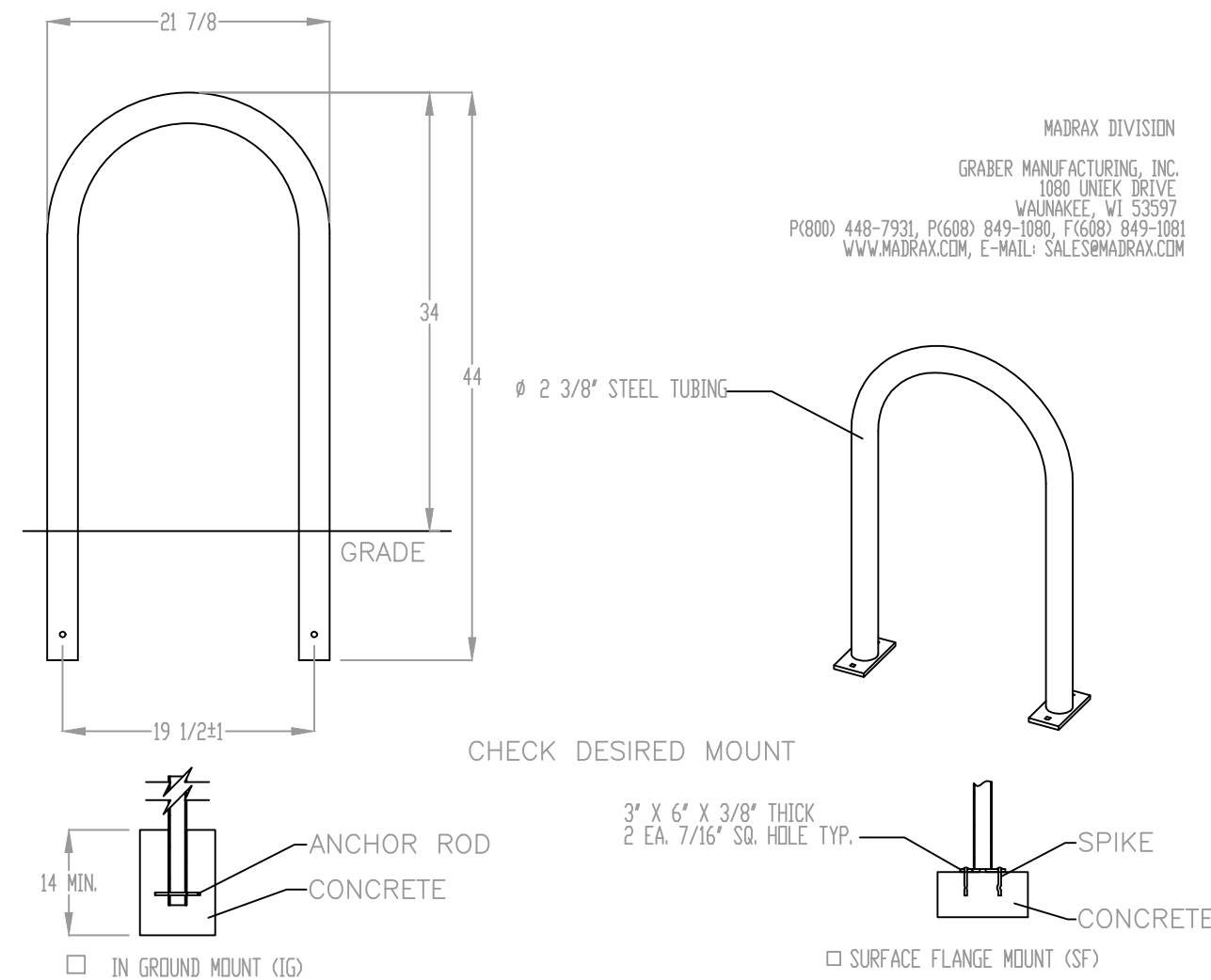
ENGINEER'S SEAL	2350 ALAMO AVE SE ALBUQUERQUE, NM	DRAWN BY RMG
  08/08/2023		DATE 05-08-2023
	DETAILS	DRAWING 2021108-F1
	RONALD R. BOHANNAN P.E. #7868	  5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com
		JOB # 2021108



NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.

DUMPSTER w/SAS DRAIN - ENCLOSURE DETAIL

NTS

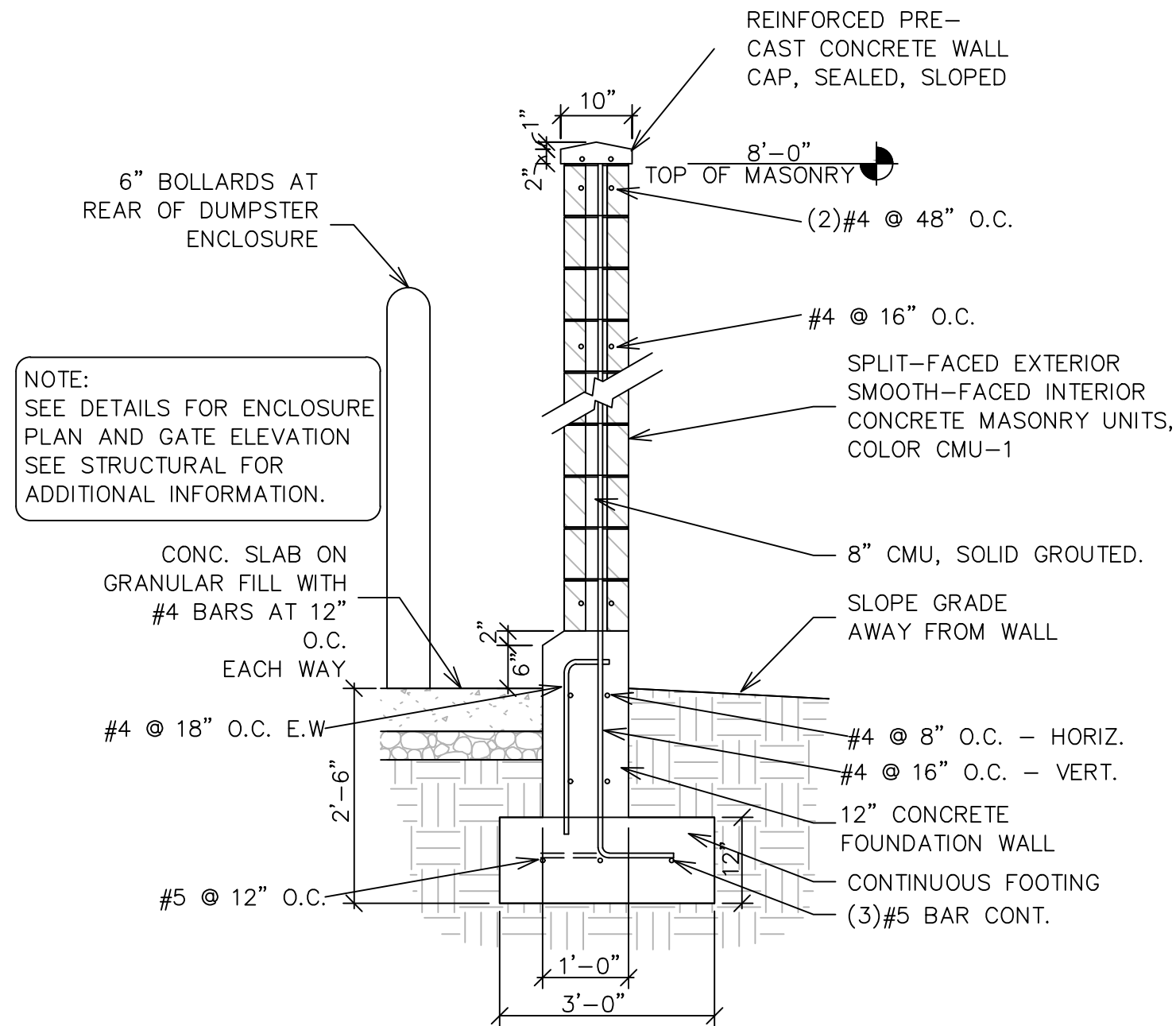
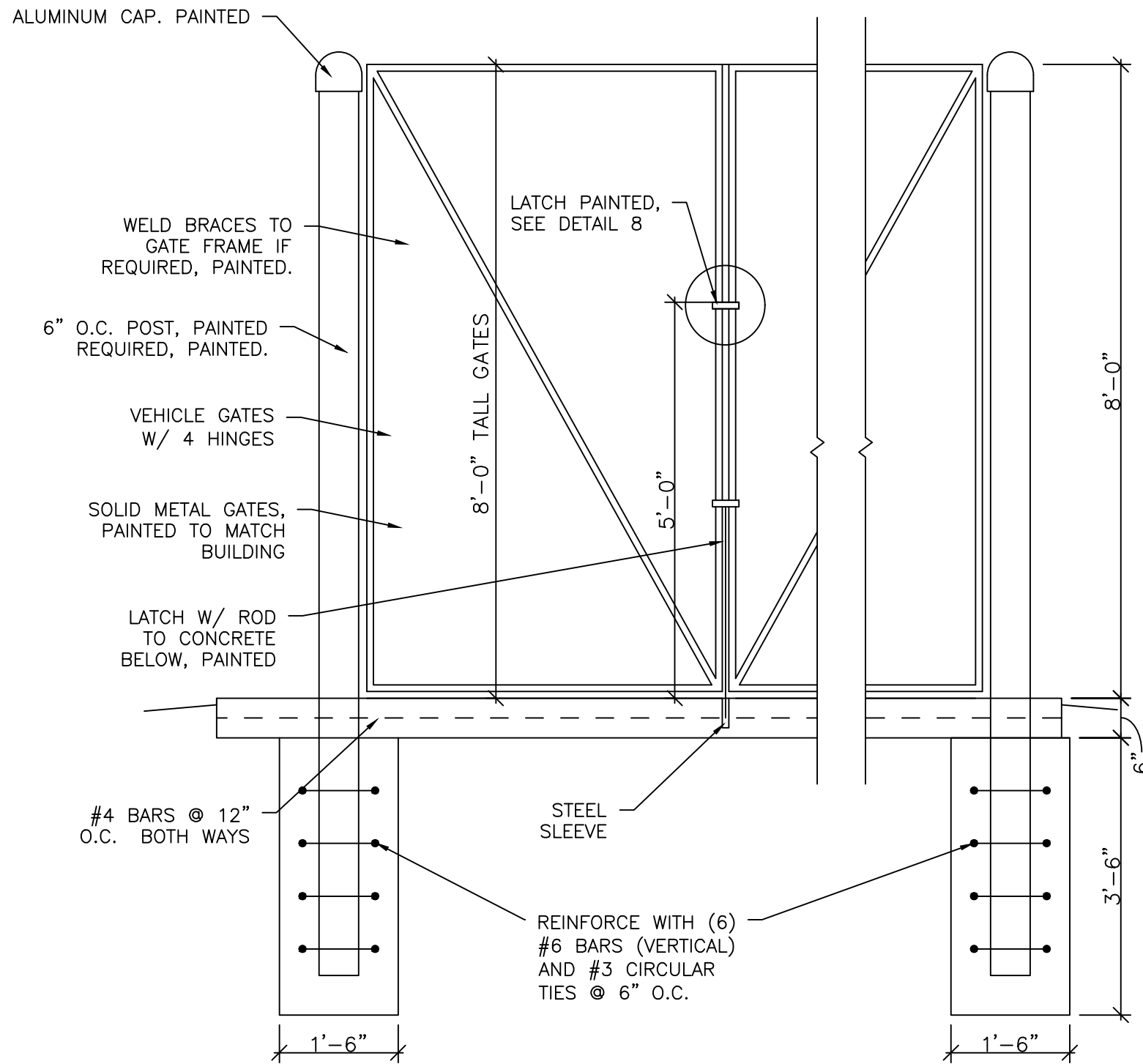


PRODUCT: U238-16(SF)
DESCRIPTION: "U" BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT
DATE: 10-4-18
ENG: SNC
CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
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NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR & FINISH. SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
4. BIKE RACK SHALL HAVE A 1' FOOT CLEAR ZONE ALL AROUND.
5. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.

BIKE RACK

SCALE: NONE

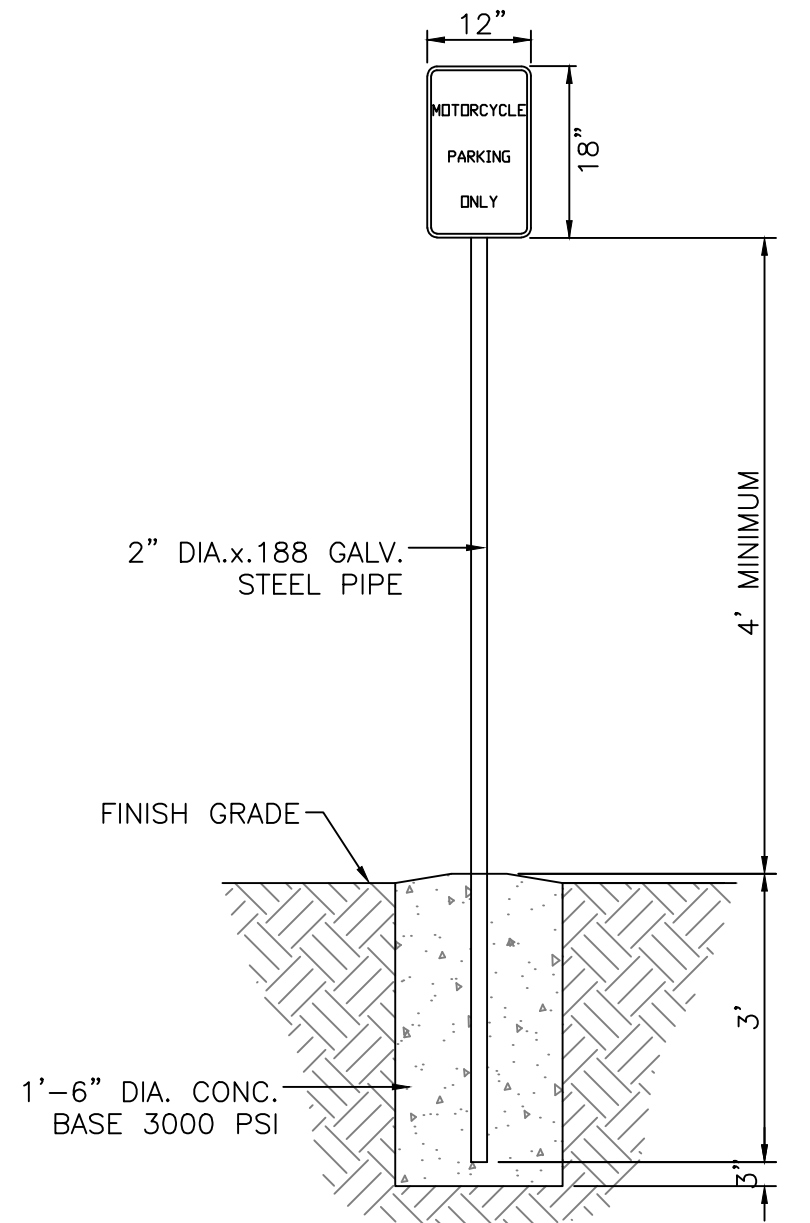


Dumpster Enclosure Wall Section

SCALE: NONE

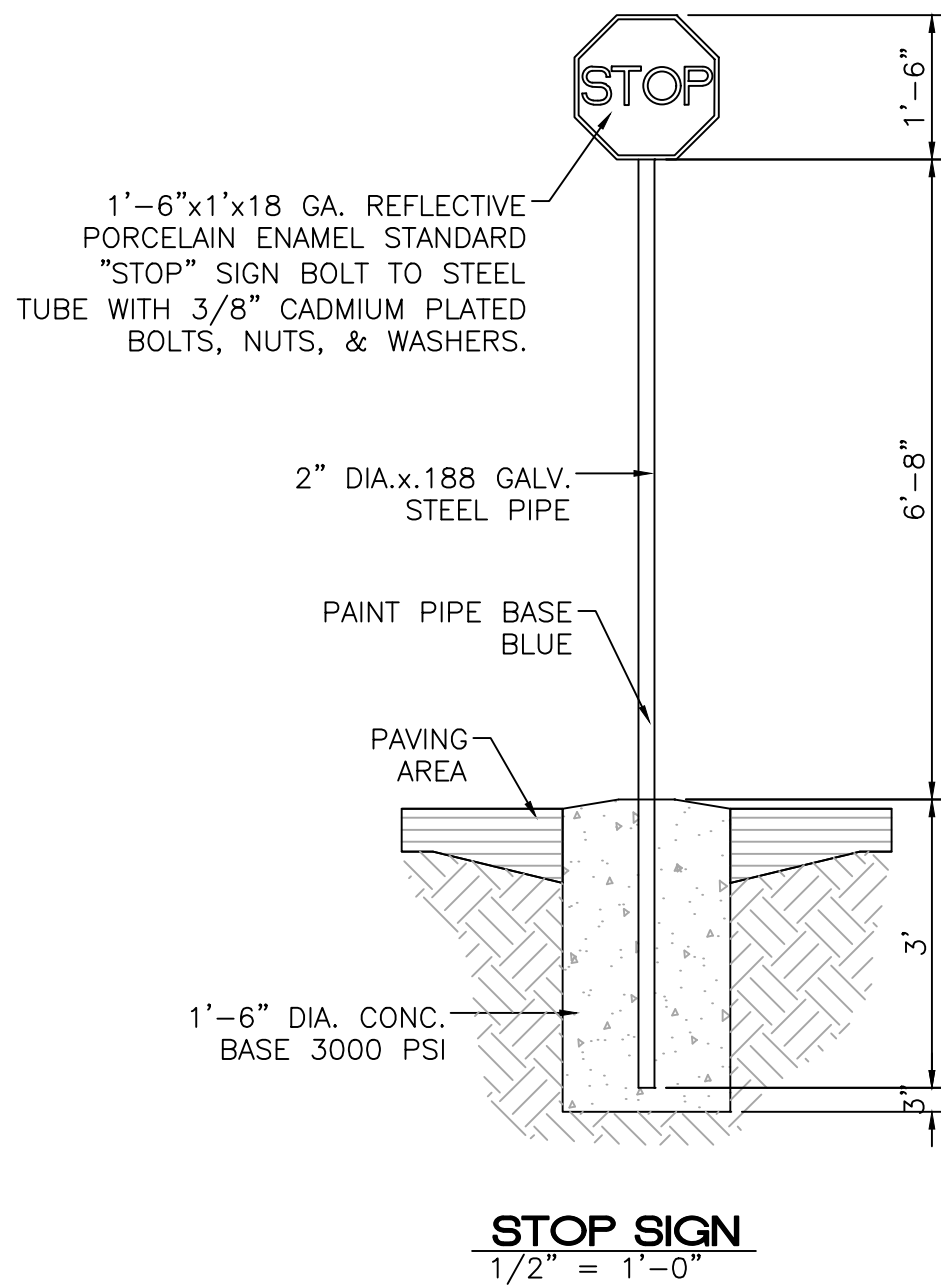
TRAFFIC CIRCULATION
LAYOUT APPROVED



Ernest Armijo 8/8/2023
Signed Date



MOTORCYCLE PARKING SIGN

NTS



<div>ENGINEER'S SEAL</div> <div><div>RONALD R. BOHANNAN P.E. #7868</div></div>	2350 ALAMO AVE SE ALBUQUERQUE, NM	DRAWN BY RMG
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	<div><div>TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div></div>	SHEET # C2.2
		JOB # 2021108