

CITY OF ALBUQUERQUE



December 2, 2016

MLC Architects, LLC
Michael Case
6121 Cielo Grande Drive NE
Rio Rancho, NM 87144

Re: 7121 Washington (Harroun)
7121 Washington Ave. NE
Traffic Circulation Layout
Architect's Stamp 11-21-16 (D17-D016)

Dear Mr. Case,

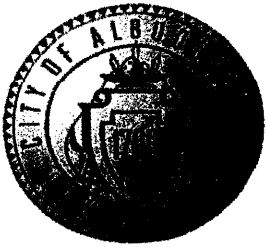
Based upon the information provided in your submittal received 11-21-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please identify and dimension existing sidewalk, drive pads, and handicap access ramp and anything that influences the parking and circulation on the site.
2. Please dimension the width between the parking stall and existing fence.
3. Identify if the parking at the existing building will be restriped or is existing. The handicap ramp should be located on the sidewalk and not in the handicap access aisle.
4. All one-way vehicular paths require pavement directional markings and a posted **"Do Not Enter"** sign at the point of egress. Please show detail and location of posted signs.
5. List radii for all curves shown; for passenger vehicles, the minimum end island radius for passenger vehicles is 15 ft. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
6. Please contact me @ 505-924-3630 to discuss TCL before submitting.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services
LWP via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: 7121 WASHINGTON (HARROUN) Building Permit #: 2016-92115 City Drainage #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 27-B OF SUMMARY PLATT SHOWING LOTS 27-A & 27-B, UNIT IV, INTERSTATE INDUSTRIAL TRACT, ALBUQUERQUE, NM.
City Address: 7121 Washington Ave. NE, Albuquerque, NM 87113

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: Stuart Harroun Contact: Stuart Harroun

Address: 7121 Washington Ave. NE, Albuquerque, NM 87113

Phone#: (505) 269-6874 Fax#: _____ E-mail: _____

Architect: MLC Architects, LLC Contact: Michael Case

Address: 6121 Cielo Grande Drive NE, Rio Rancho, NM 87144

Phone#: (505) 994-2770 Fax#: (505) 903-6420 E-mail: mcase@mlcarchitect.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) _____

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) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 11-21-16 By: Michael L. Case 

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

THIS PROJECT CONSISTS OF THE ADDITION OF AN UNCONDITIONED, 2,000 SQUARE FOOT, PRE-ENGINEERED, METAL BUILDING TO SERVE AS A WAREHOUSE (STORAGE) BUILDING FOR THE EXISTING, MAIN BUILDING ON THIS SITE. THE PARKING FOR THE SITE WILL MAINTAIN THE EXISTING SEVEN (7) PARKING SPACES AT THE FRONT OF THE BUILDING (1 OF WHICH IS THE REQUIRED HANDICAPPED SPACE) AND THE REST OF THE REQUIRED SPACES WILL BE RECONFIGURED AT THE REAR OF THE MAIN BUILDING, INCLUDING THE ADDITIONAL TWO (2) PARKING SPACES FOR THE NEW WAREHOUSE BUILDING.

THIS PROJECT HAS NO IMPACT ON ANY ADJACENT SITES, AS WELL AS THE SMALL SITE TO THE WEST WHICH IS SERVED BY AN EXISTING 30' ACCESS EASEMENT. THE SITE TO THE WEST IS OWNED BY THE OWNER OF THIS SITE.

LEGAL DESCRIPTION	BUILDING AREA	PARKING CALCULATIONS
LOT 27-B OF SUMMARY PLAT SHOWING LOTS 27-A & 27-B, UNIT IV, INTERSTATE INDUSTRIAL TRACT, ALBUQUERQUE, NM.	PRE-ENGINEERED MTL. BLDG (NEW): WAREHOUSE: 2,200 SF	TOTAL REQUIRED AUTO PARKING:
SITE AREA	EXISTING BUILDING: OFFICE: MANUFACTURING WAREHOUSE: 2,760 SF 1,175 SF 6,705 SF	OFFICE (EXIST'G BLDG): (1/200 SF) 2,760 SF = 14 SPACES MANUFACTURING (EXIST'G BLDG): (1/1,000 SF) 1,175 SF = 2 SPACES WAREHOUSE (NEW & EXIST'G BLDG): (1/2,000 SF) 8,905 SF = 5 SPACES
1.08 ACRES (47,069 SF)	TOTAL AREA 12,840 SF	TOTAL AUTO PARKING REQUIRED: = 21 SPACE TOTAL MOTORCYCLE PARKING REQUIRED: = 1 SPACE
PROJECT AREA		TOTAL PARKING SPACES PROVIDED:
21 ACRES (9,134 SF)		9' - 0" x 20' - 0" AUTO: 20 SPACES 9' - 0" x 20' - 0" HC AUTO SPACE (VAN ACCESS): 1 SPACE 4' - 0" x 8' - 0" MOTORCYCLE: 1 SPACE

[illegible][illegible]

DEVCORP

Project Number	16 - 002
Date	11/21/2016
Drawn by	MLC
Checked by	

Scale	As indicated
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