

CITY OF ALBUQUERQUE



December 7, 2016

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

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

Dear Mr. Case,

The TCL submittal received 12-07-16 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

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

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) _____

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: 12/07/2016 By: Michael L. Case

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

LOCATION MAP



EXECUTIVE SUMMARY

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.

EXISTING PARKING IN THE FRONT OF THE MAIN BUILDING (EXISTING) WILL BE RESTRIPTED.

SITE INFORMATION

LEGAL DESCRIPTION

LOT 27-B OF SUMMARY PLAT SHOWING LOTS 27-A & 27-B, UNIT IV, INTERSTATE INDUSTRIAL TRACT, ALBUQUERQUE, NM.

SITE AREA

1.08 ACRES (47,069 SF)

PROJECT AREA

21 ACRES (9,134 SF)

BUILDING AREA

PRE-ENGINEERED MTL. BLDG (NEW):
WAREHOUSE: 2,200 SF

EXISTING BUILDING:
OFFICE: 2,780 SF
MANUFACTURING: 1,175 SF
WAREHOUSE: 6,705 SF

TOTAL AREA 12,840 SF

PARKING CALCULATIONS

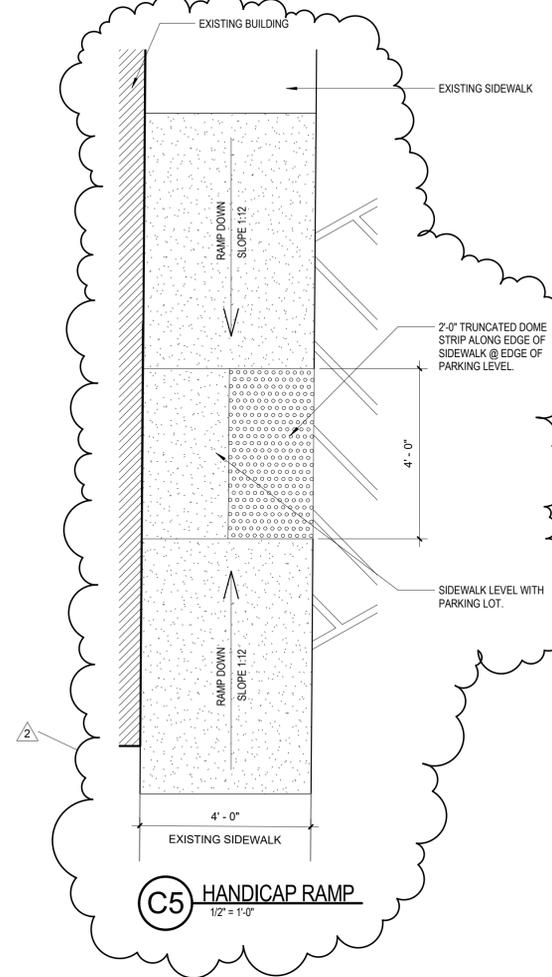
TOTAL REQUIRED AUTO PARKING:

OFFICE (EXIST'G BLDG): (1/200 SF) 2,780 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

TOTAL AUTO PARKING REQUIRED: = 21 SPACES
TOTAL MOTORCYCLE PARKING REQUIRED: = 1 SPACE

TOTAL PARKING SPACES PROVIDED:

9' - 0" x 20' - 0" AUTO: 20 SPACES
9' - 0" x 20' - 0" HC AUTO SPACE (VAN ACCES): 1 SPACE
4' - 0" x 8' - 0" MOTORCYCLE: 1 SPACE



GENERAL NOTES



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

KEYED NOTES

- 1 EXISTING PNM TRANSFORMER ON CONCRETE PAD.
- 10 NEW PAVEMENT ("CRUSHER FINES" OR ASPHALT).
- 26 H.C. PARKING SIGN - SEE A1/AS-101.
- 27 MOTORCYCLE PARKING SIGN - SEE A2/AS-101.
- 29 NEW LANDSCAPING.
- 30 CONCRETE WHEEL STOP (TYP)
- 31 DO NOT ENTER TRAFFIC SIGN (SEE C1/AS-101 OR C1/AS-102))
- 32 DIRECTIONAL ARROWS (PAINTED ON PAVEMENT)



MLC ARCHITECTS, LLC
Rio Rancho, NM (505) 994-2770

Architect



Consultant

No.	Description	Date
2	COA Review Comm	12/05/16

7121 WASHINGTON (HARROUN)
7121 Washington Ave NE
Albuquerque, NM 87113

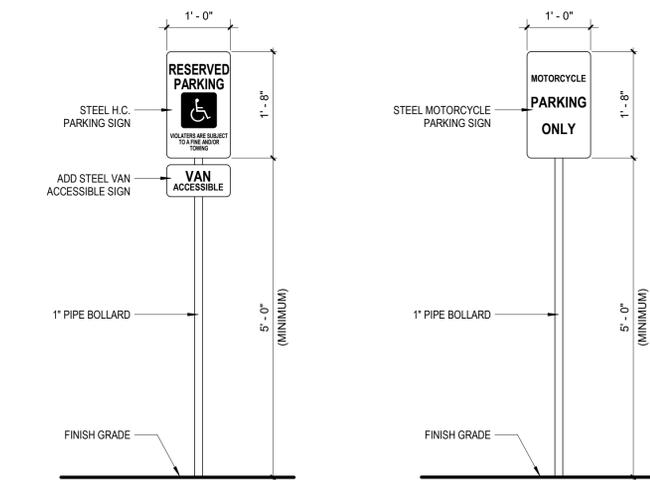
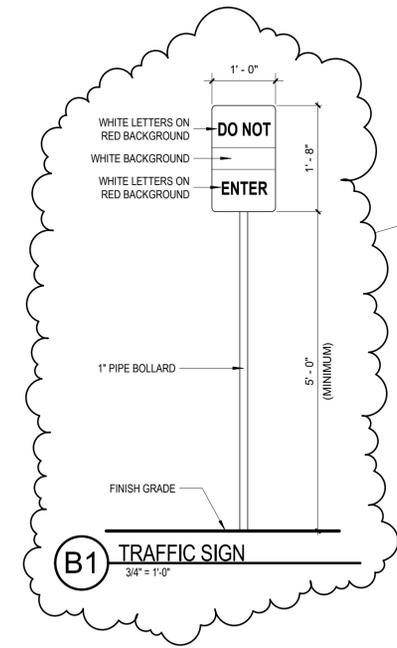
DEVCORP

TRAFFIC CIRCULATION

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

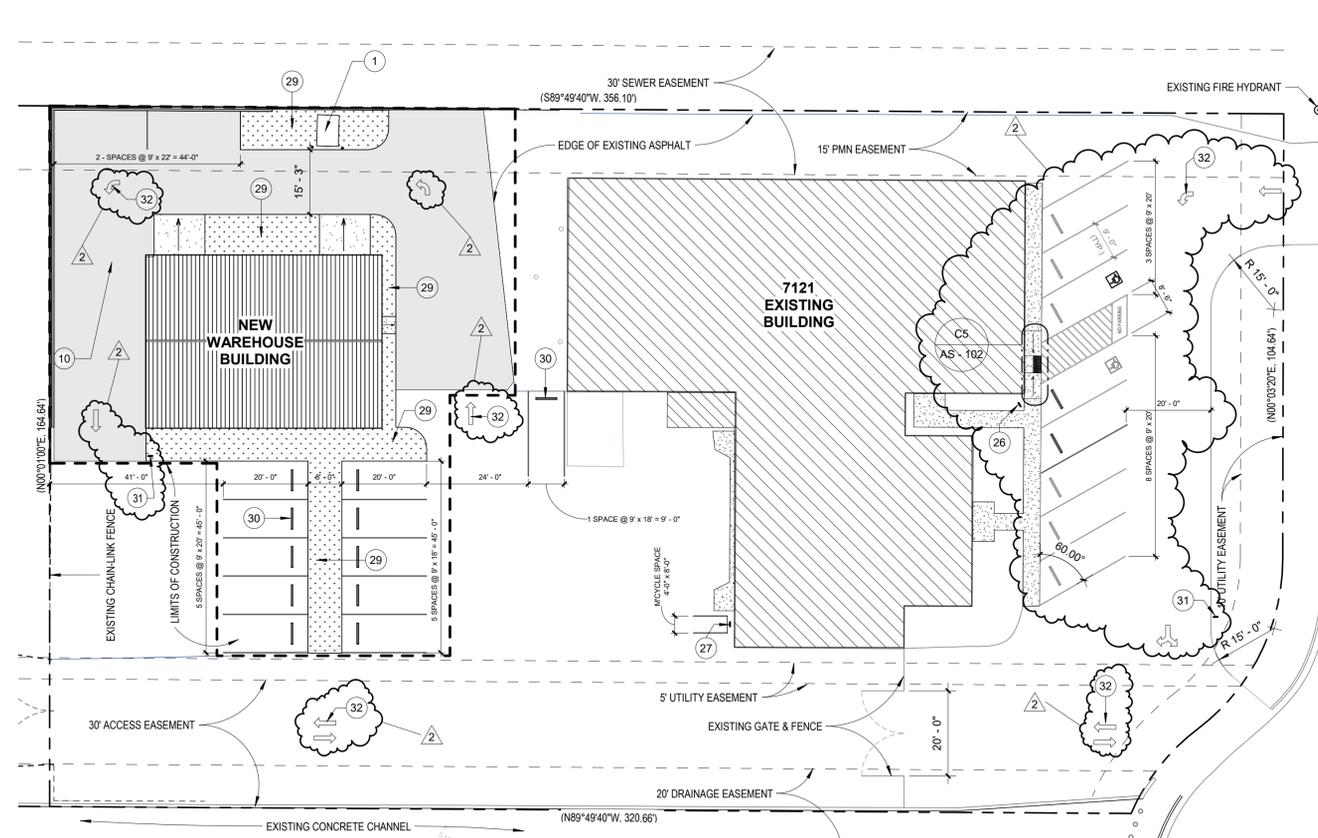
AS - 102

Scale As indicated



A1 H.C. PARKING SIGN
3/4" = 1'-0"

A2 MOTORCYCLE PARKING SIGN
3/4" = 1'-0"



A5 TRAFFIC CIRCULATION LAYOUT
1" = 20'-0"