

CITY OF ALBUQUERQUE



June 1, 2017

Scott C. Anderson
Scott C. Anderson and Associates Architects
7604 Rio Penasco NW
Albuquerque, NM 87120

Re: TLC Plumbing & Utility Office Warehouse
5000 Edith Blvd. NE
Traffic Circulation Layout
Architect's Stamp dated 2-17-17 (G15D032)

Dear Mr. Anderson,

The TCL submittal received 5-30-17 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

MA/RM via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

Project Title: TLC Warehouse Building Permit #: 2017-06255 Hydrology File #: 652032
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tracts 1 & 2 & 3 of the lands of LaFargo
City Address: 5000 Edith NE

Applicant: Scott Anderson Contact: _____
Address: 7604 Rio Penasco Ct NW, Alb. NM 87120
Phone#: 401-7575 Fax#: _____ E-mail: andersonscottc@comcast.net
Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

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)
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

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

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

OTHER (SPECIFY) _____

DATE SUBMITTED: 5/30/17

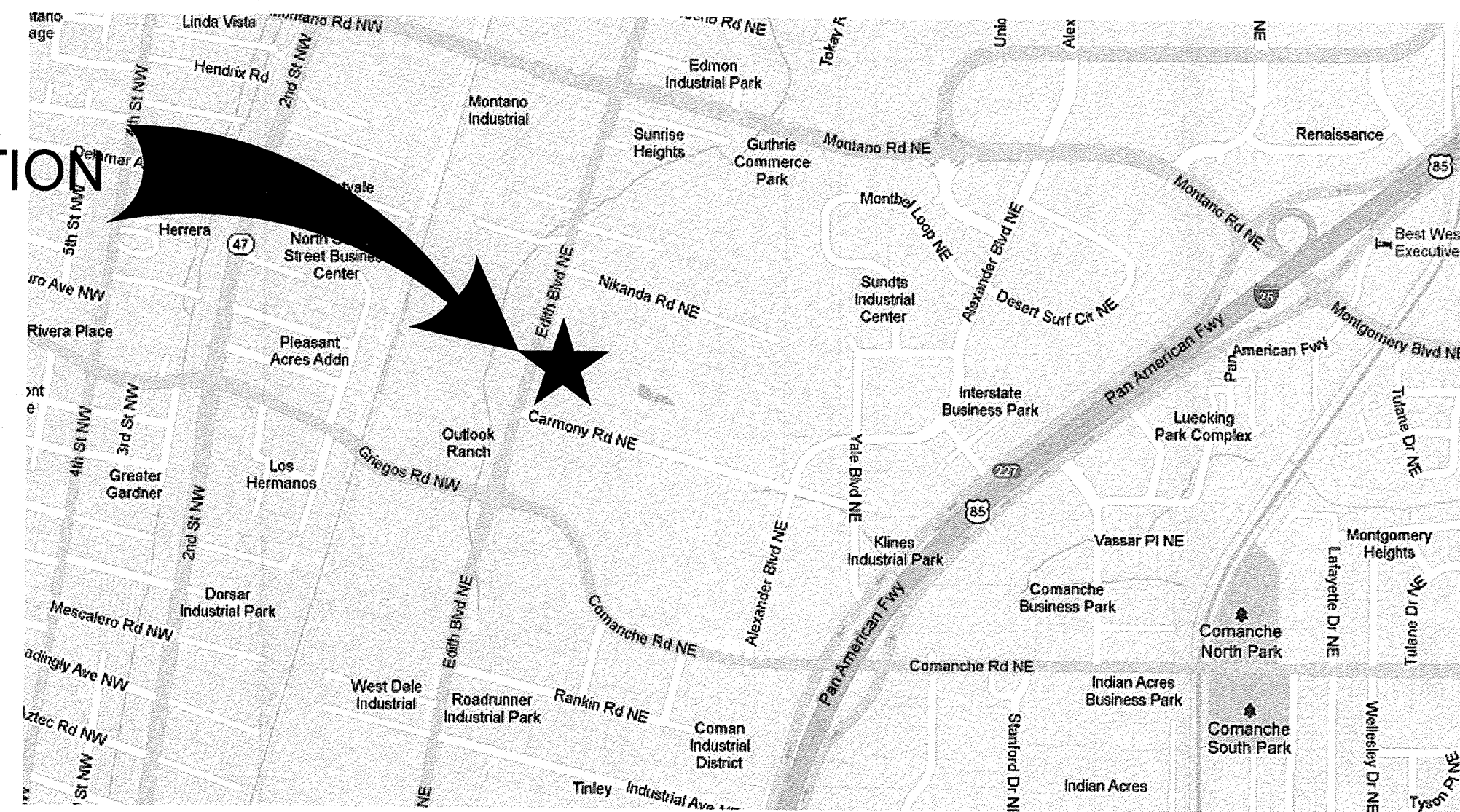
By: [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

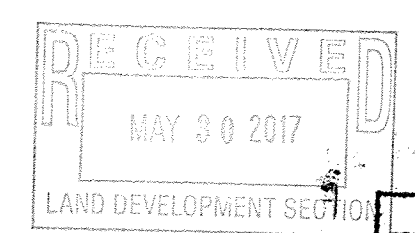
FEE PAID: _____

PROJECT LOCATION



- PARKING:**
- EXISTING OFFICE FLR 1: 9,300 SF / 200 = 46.5 SPACES
 - EXISTING OFFICE FLR 2: 9,300 SF / 300 = 31 SPACES
 - EXISTING WAREHOUSE: 24,080 SF / 1,000 = 24 SPACES
 - NEW WAREHOUSE: 30,000 SF / 1,000 = 30 SPACES
- REQUIRED SPACES: 131.5 SPACES**
- 10% TRANSIT ROUTE REDUCTION: -13.15
 - TOTAL REQUIRED SPACES = 119
 - TOTAL PROVIDED SPACES = 132
- MOTORCYCLE PARKING PER ZONING CODE 101-150 = 4**
- MOTORCYCLE SPACES PROVIDED = 4
- DISABLED PARKING PER ZONING CODE 101-300 = 8**
- DISABLED SPACES PROVIDED = 8

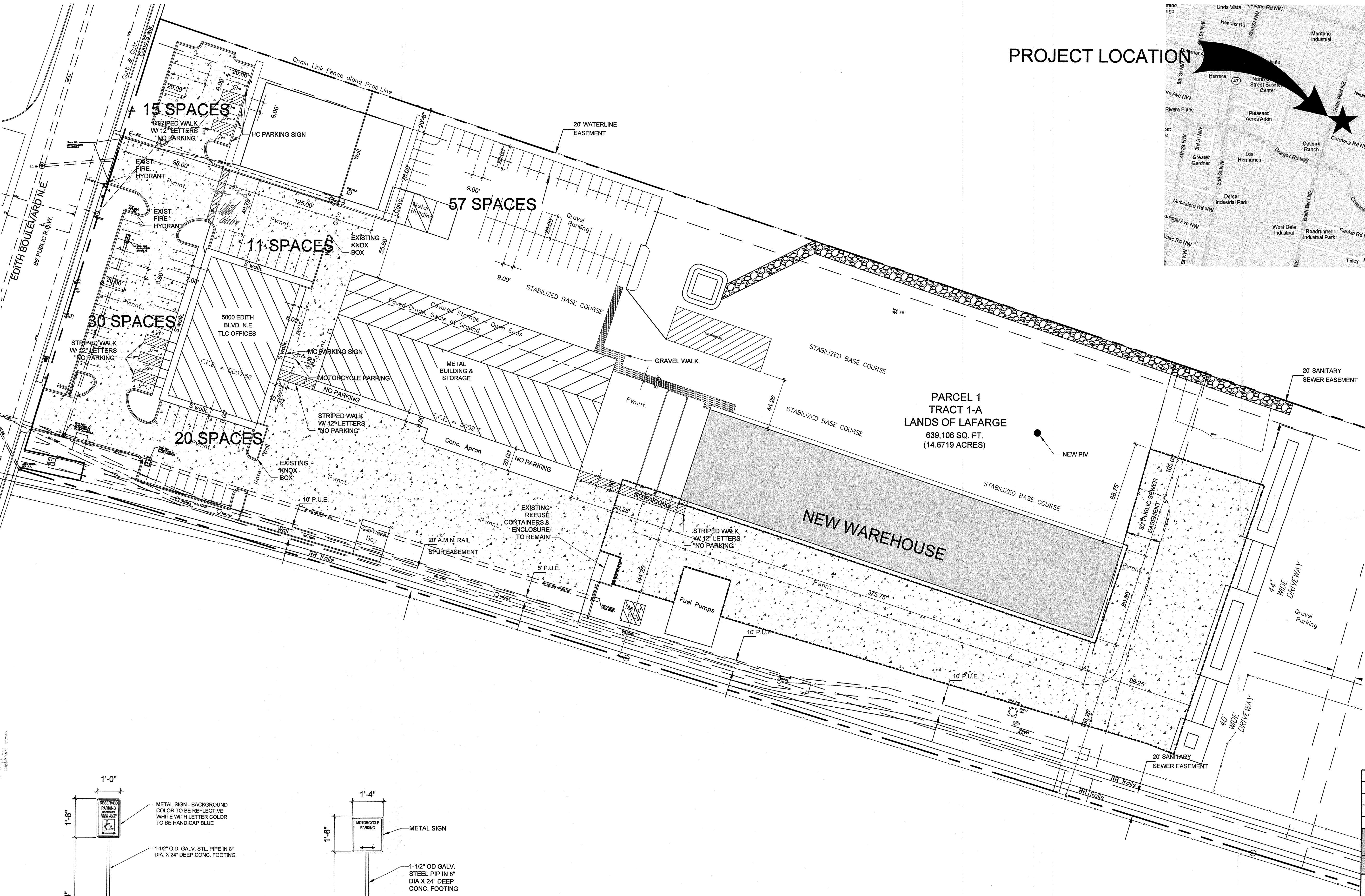
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



TRAFFIC CIRCULATION LAYOUT APPROVED

Signed: *[Signature]* Date: 4/11/17

No	Revision	Item	Date
<div>SCOTT C. ANDERSON & associates architects 7604 rio penasco n.w. albuquerque, nm 87120 505.468.1775</div>			
TLC PLUMBING & UTILITY OFFICE-WAREHOUSE 5000 EDITH BLVD. NE ALBUQUERQUE, NM 87107			
DRAWING TITLE: SITE PLAN			
SEAL 	DESIGNED	PROJECT NO.	
	DRAWN	SCALE	
	CHECKED	DRAWING NO.	
	REVIEWED	DATE 2/17/17	
			A-100



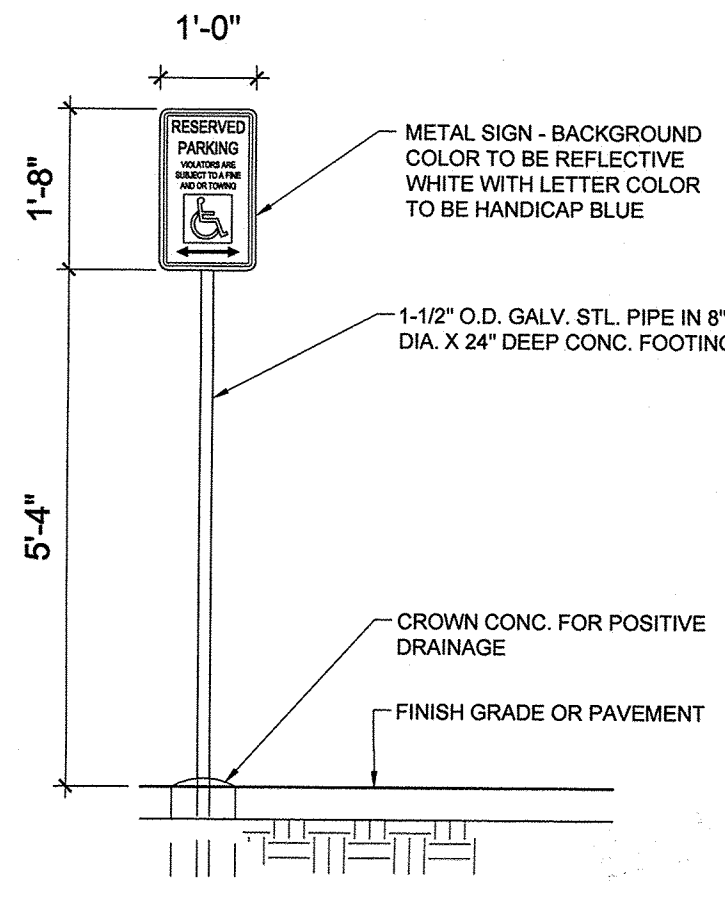
SITE PLAN

SCALE: 1" = 40'-0"



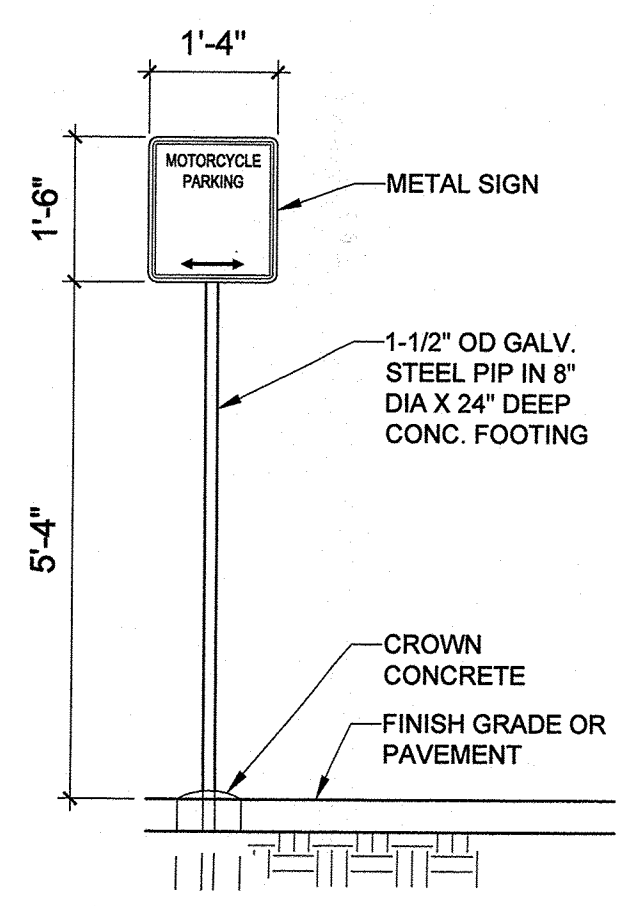
A1 HC SIGN

SCALE: 1/2" = 1'-0"



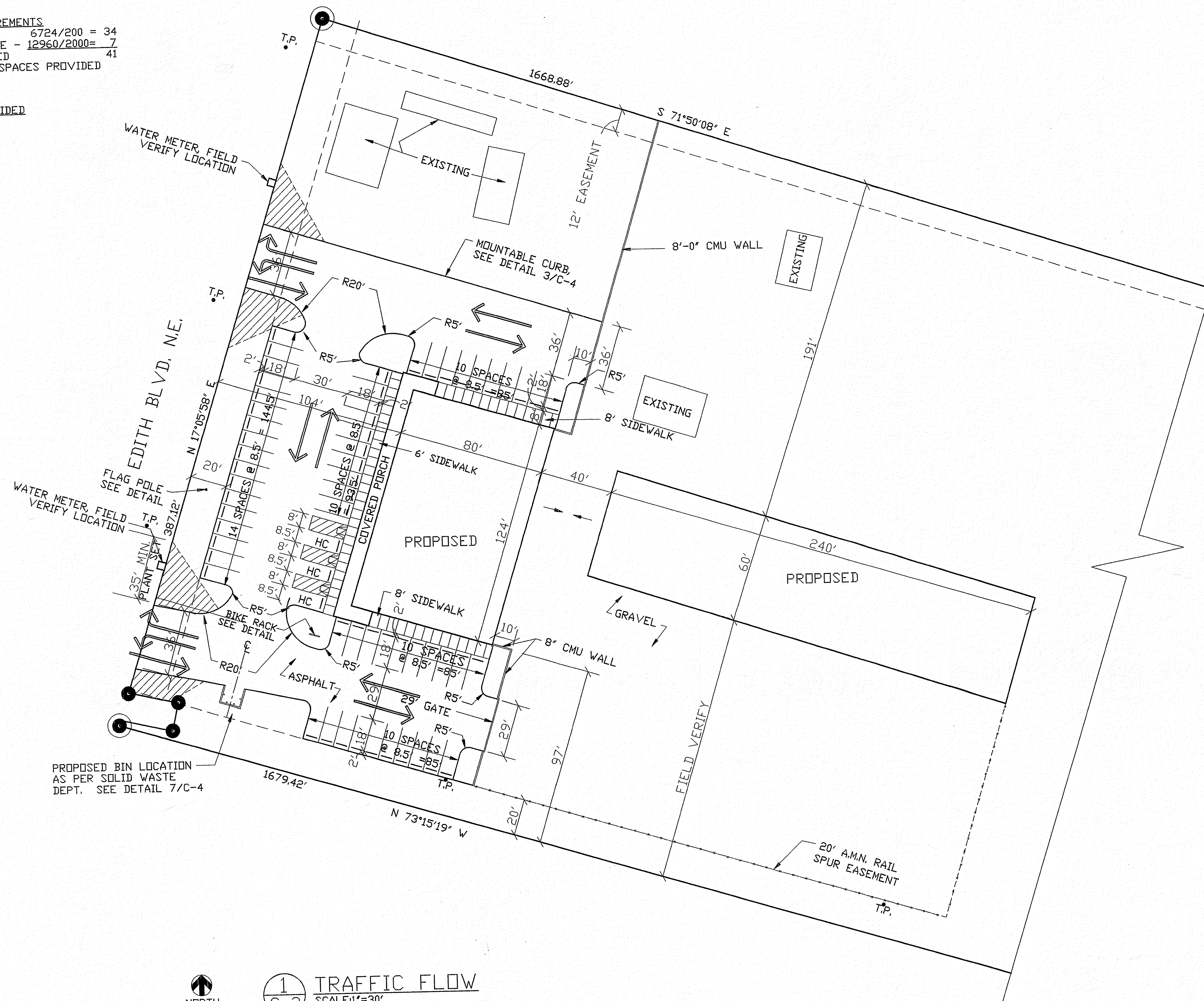
A2 MC SIGN

SCALE: 1/2" = 1'-0"



PARKING REQUIREMENTS
 NET OFFICE 6724/200 = 34
 NET WAREHOUSE - 12960/2000 = 7
 TOTAL REQUIRED 41
 3 SPACES HC SPACES PROVIDED

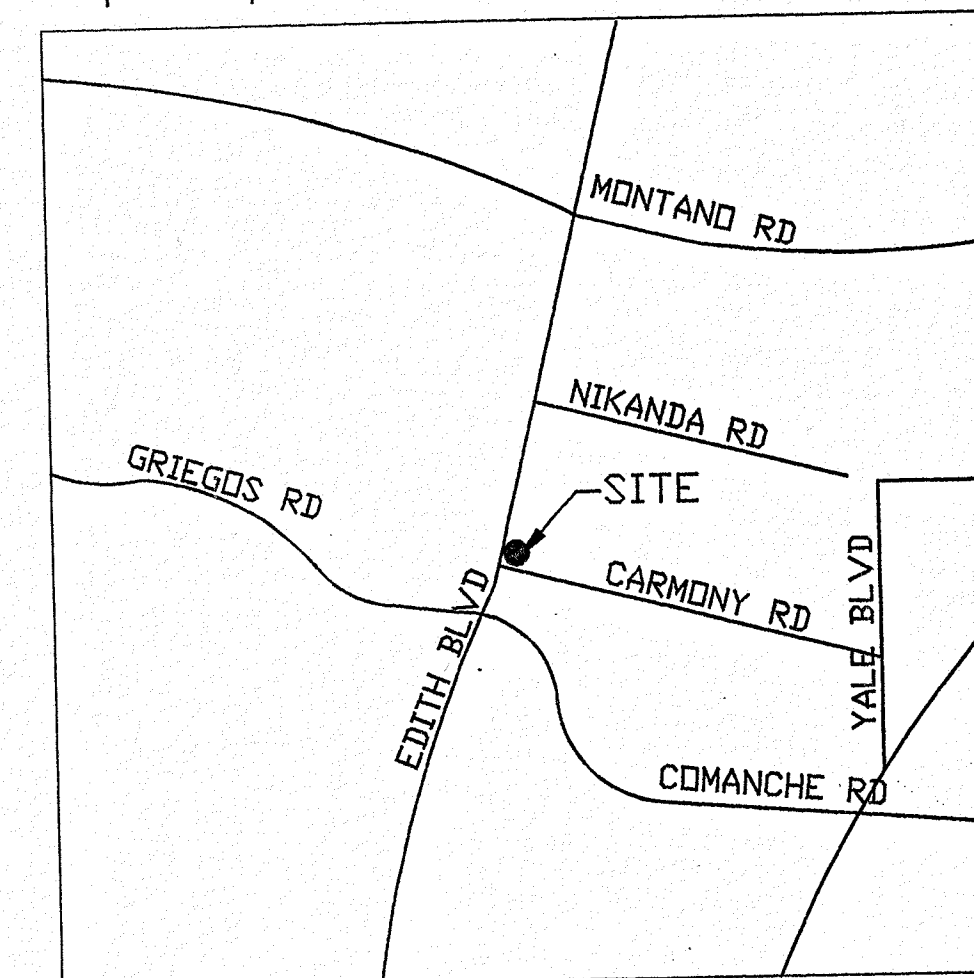
PARKING PROVIDED
 TOTAL 54
 3 HC SPACES



1
C-3
TRAFFIC FLOW
SCALE 1"=30'

PROJECT LOCATION:

5030 Edith Blvd NE,
 Albuquerque, NM 87107



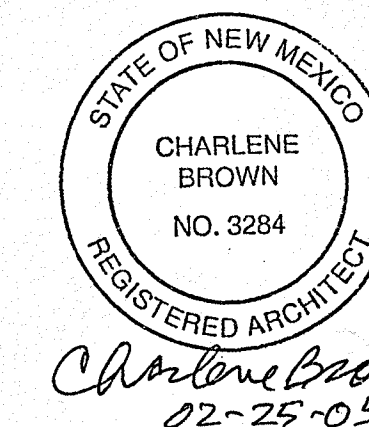
LEGAL DESCRIPTION

Tracts numbered one (1), two (2), and three (3) of the Lands of Lafarge, situate within projected Section 4, T10N, R3E, N.M.P.M., Town of Albuquerque Grant, Bernalillo County, New Mexico, as shown and designated on the plat of said lands filed in the office of the county clerk of Bernalillo, New Mexico, on November 1, 2001, in Book 2001, page 290.

ZONE MAP: G-15

ALBUQUERQUE
 BLDG & SAFETY
 MAR 11 2005
 U.S.C.
 PLAN CHECK
 SECTION

TRAFFIC CIRCULATION LAYOUT
 APPROVED
 Signed: *[Signature]* 3-6-05
 Date



TLC PLUMBING OFFICE

TRAFFIC FLOW INFORMATION

Charlene Brown dba
 BROWN + WOOTTON
 9013 Camino del Sol NE
 Albuquerque, NM 87111

505-797-3383 Phone 505-797-3363 Fax
 brownandwootton@msn.com

Designed: CBB	Drawn: JM	Checked: DA	Sheet
Scale: 1"=30'	Date: 01-05	Job: TLC	C-3