

CITY OF ALBUQUERQUE



December 14, 2016

Eric Munn
T.I. Design Services
717 Cagua Dr. Ne
Albuquerque, NM 87108

Re: AAA Roofing Storage Space
2509 Comanche Rd. NE
Traffic Circulation Layout
Architect's Stamp dated 12-09-16 (G16-D004)

Dear Mr. Munn,

The TCL submittal received 12-09-16 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 11/2016)

Project Title: AAA Roofing Storage Space Building Permit #: _____ Hydrology File #: 616D004
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Parcel 2-A, Tract 2, of the Hahn Parcel
City Address: 2509 Comanche Road NE

Applicant: T.I. Design Services Contact: Eric Munn
Address: 717 Cagua Dr. NE ABQ NM 87108
Phone#: 688-2914 Fax#: _____ E-mail: holybarbarian@yahoo.com
Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

____ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

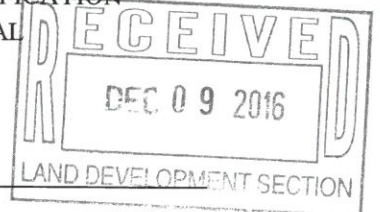
____ ENGINEER/ARCHITECT CERTIFICATION
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ OTHER (SPECIFY) _____
____ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: ☒ Yes ____ No

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

____ OTHER (SPECIFY) _____



DATE SUBMITTED: 12.9.16 By: Eric Munn T1 Design Services

COA STAFF:

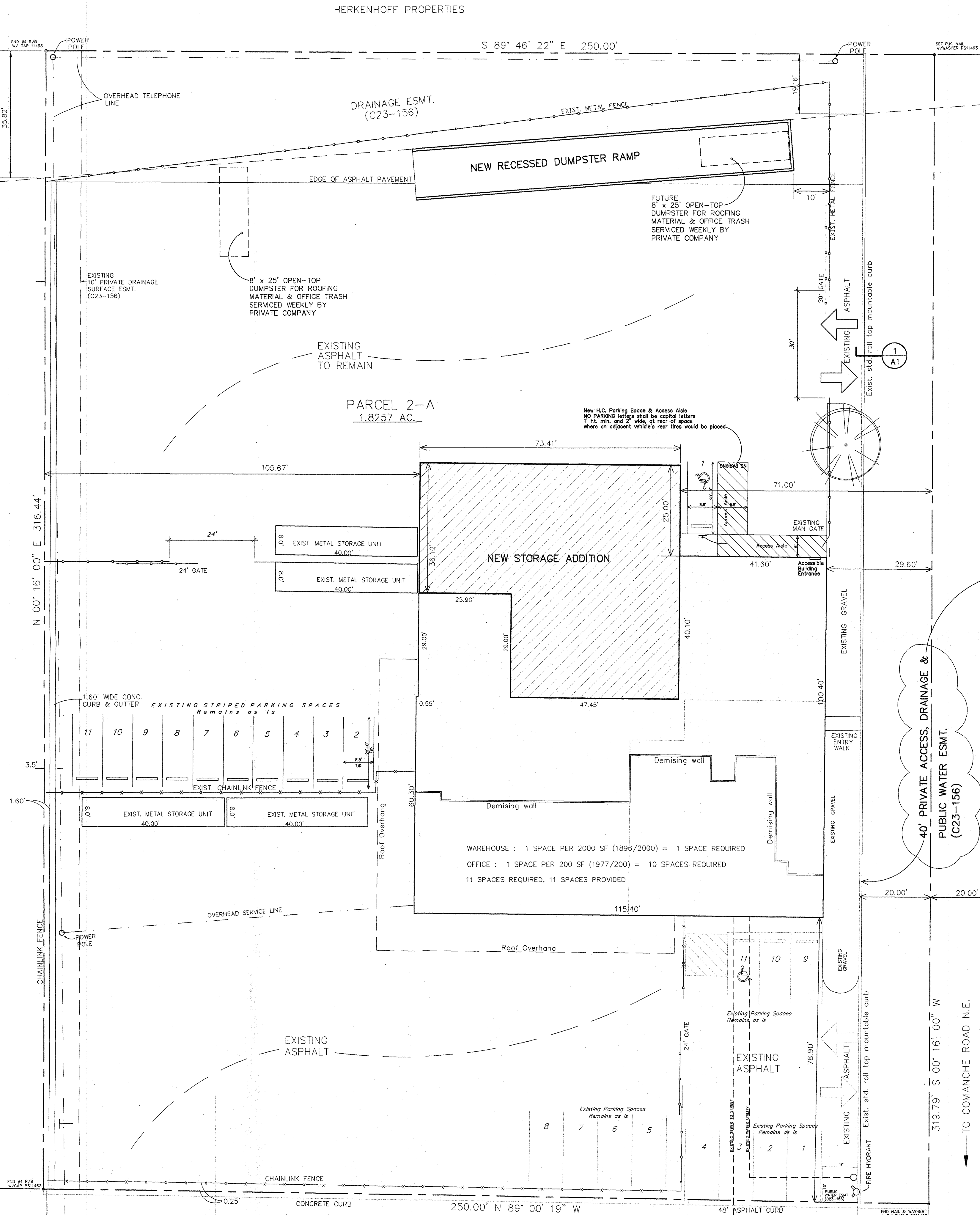
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

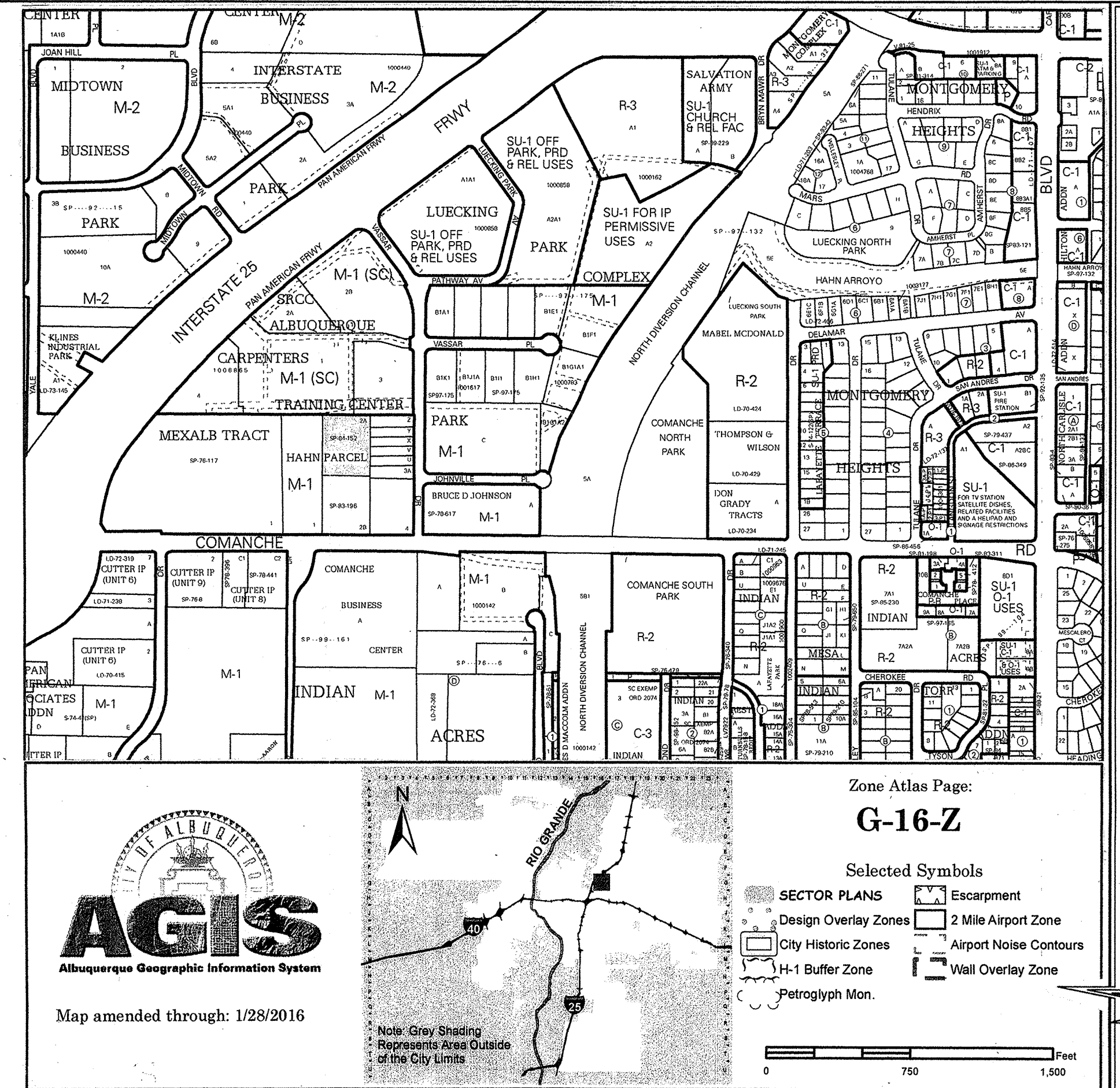
TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed: [Signature] Date: 12/14/16

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

PARCEL 1
HAIN PARCEL
FILED: JUNE 16, 1982
BOOK C19, PAGE 171



PARCEL 2 - B
HAIN PARCEL
FILED: OCTOBER 13, 1983
BOOK C22, PAGE 73

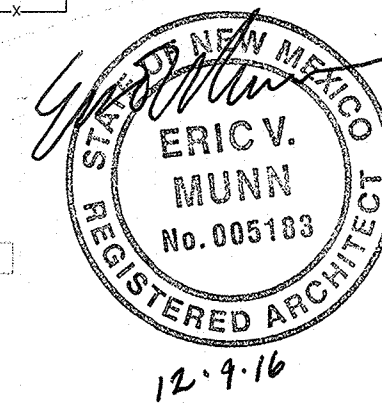


REFUSE

REFUSE IS DISPOSED OF IN EXISTING ON-SITE DUMPSTER TO BE SERVICED
BY A PRIVATE WASTE DISPOSAL COMPANY; WEEKLY SERVICE

PARKING CRITERIA

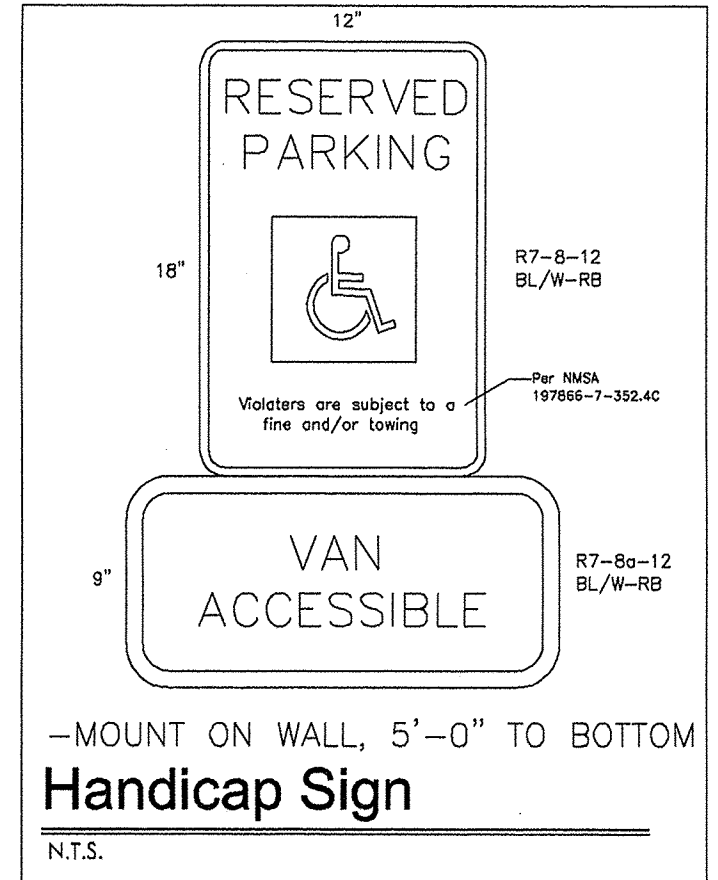
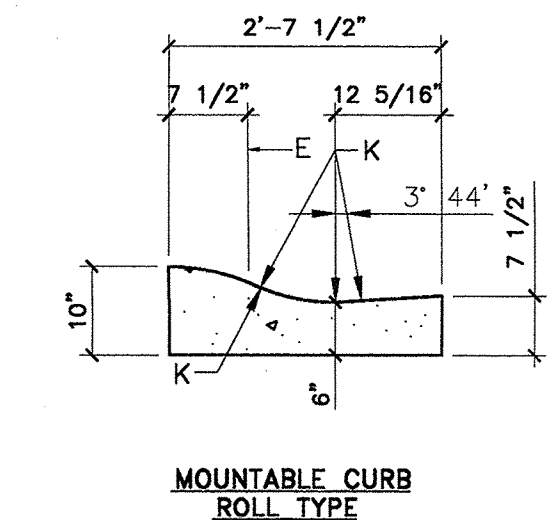
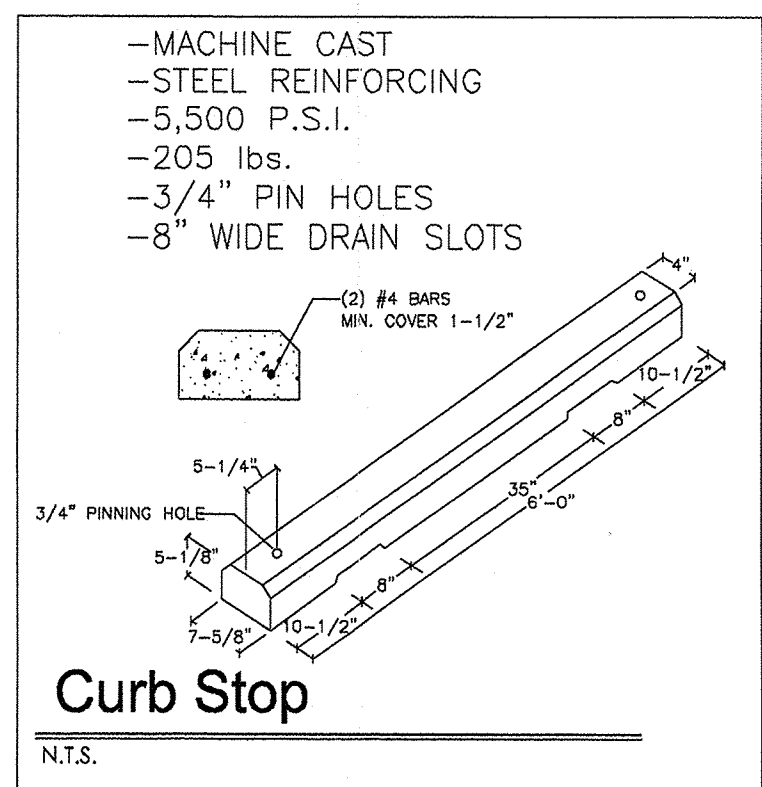
WAREHOUSE : 1 SPACE PER 2000 SF (8308/2000) = 5 SPACES REQUIRED
OFFICE : 1 SPACE PER 200 SF (1167/200) = 6 SPACES REQUIRED
11 SPACES REQUIRED, 17 SPACES PROVIDED
1 OF WHICH IS HANDICAPPED ACCESSIBLE SPACE



City Standard Dwg. 2415A
Existing Mountable
Curb Roll Type

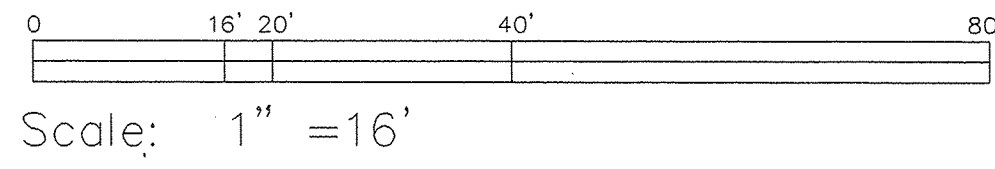
SECTION DETAIL-CONC.

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



SITE PLAN / TRAFFIC CIRCULATION LAYOUT

SCALE: 1/16" = 1' - 0"



LEGAL DESCRIPTION:
PARCEL NUMBERED TWO-A (2-A) OF THE REPLAT OF PARCEL 2A
OF THE HAIN PARCEL, WITHIN SECTION 3, TOWNSHIP 10 NORTH,
RANGE 3 EAST, N.M.P.M., ALBUQUERQUE, NEW MEXICO, AS THE SAME
IS SHOWN AND DESIGNATED ON SAID REPLAT FILED IN THE OFFICE
OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON
APRIL 13, 1984 IN VOLUME C-23, FOLIO 156.

STORAGE SPACE

AAA ROOFING STORAGE SPACE

SHEET

A1

12-9-16

PROJECT NO.