

CITY OF ALBUQUERQUE



December 8, 2016

SBS Construction and Engineering
Shawn Biazar
10209 Snowflake Ct. NW
Albuquerque, NM 87114

**Re: AAA Roofing Storage space
2509 Comanche RD NE
Traffic Circulation Layout
Architect's Stamp 11-09-16 (G16-D004)**

Dear Mr. Biazar,

Based upon the information provided in your submittal received 11-15-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

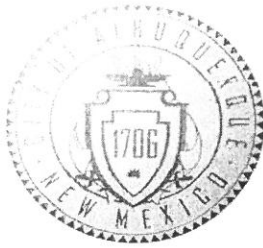
1. Please identify all accessible building entrances, drive entrance widths and anything that influences the parking and circulation on the site.
2. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown. Indicate if existing parking will be restriped. Will the existing handicap parking remain? If so, it should be updated.
3. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of HC signs.
4. The ADA access aisles shall have the words **"NO PARKING"** in 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 tire would be placed. (66-1-4.1.B NMSA 1978)
5. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.

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 10/2015)

Project Title: AAA ROOFING STORAGE SPACE Building Permit #: _____ Hydrology File #: G16004
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: PARCEL 2-A, TRACT 2, OF THE HAHN PARCEL
City Address: 2509 COMANCHE RD., NE

Applicant: SBS CONSTRUCTION AND ENGINEERING, LLC **Contact:** SHAWN BIAZAR
Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114
Phone#: (505) 804-5013 **Fax#:** (505) 897-4996 **E-mail:** AECLLC@AOL.COM
Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

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) _____

- ☐ 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?

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

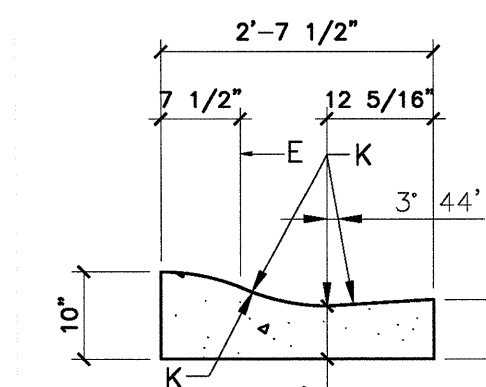
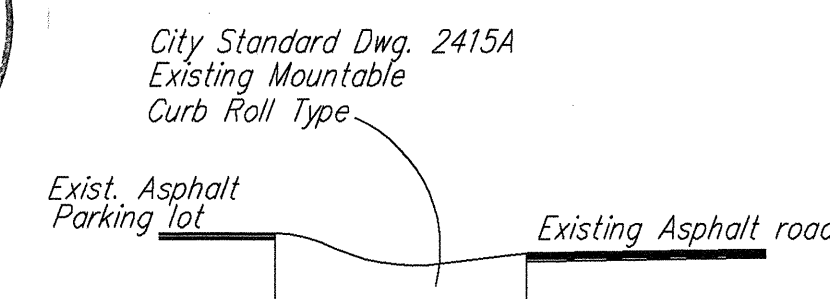
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 11-15-2016 **By:** SHAWN BIAZAR

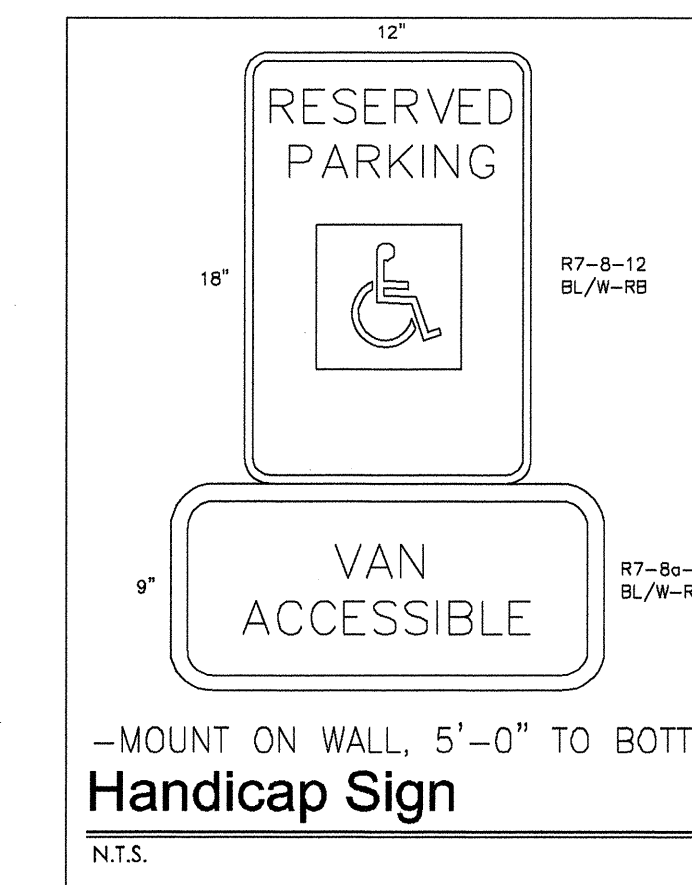
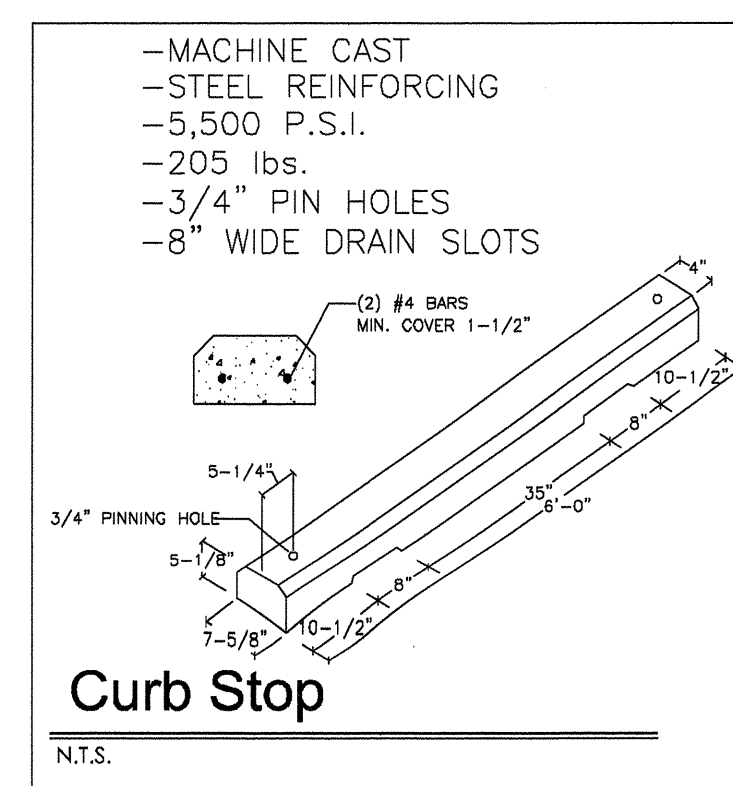


REFUSE IS DISPOSED OF IN EXISTING ON-SITE DUMPSTER TO BE SERVICED BY A PRIVATE WASTE DISPOSAL COMPANY; WEEKLY SERVICE

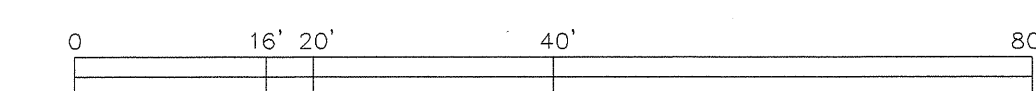
WAREHOUSE : 1 SPACE PER 2000 SF (8308/2000) = 5 SPACES REQUIRED
OFFICE : 1 SPACE PER 200 SF (1167/200) = 6 SPACES REQUIRED
11 SPACES REQUIRED, 17 SPACES PROVIDED
1 OF WHICH IS HANDICAPPED ACCESSIBLE SPACE



A1 SCALE: $1/2" = 1' - 0"$



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



LEGAL DESCRIPTION:

PARCEL NUMBERED TWO-A (2-A) OF THE REPLAT OF PARCEL 2A OF AMENDED REPLAT OF PARCEL 2, SECOND REPLAT OF TRACT 2 OF THE HAHN 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.

[illegible]

PARCEL 1
HAHN PARCEL
FILED: JUNE 16, 1983
BOOK C19, PAGE 17

PARCEL 2 - E
HAHN PARCEL
FILED: OCTOBER 13, 1983
BOOK C22, PAGE 73