

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 23, 2024

Scott Anderson
Scott C. Anderson & Associates Architects
2818 4th St NW Suite C
Albuquerque, NM 87107

Re: Sandia Mechanical Office Warehouse
2731 Vassar PI NE
Traffic Circulation Layout
Architect's Stamp 04-15-24 (G16-D082B4)

Dear Mr. Anderson,

The TCL submittal received 05-11-2024 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 an inspection for 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, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. **Additionally, sidewalk easement is the condition for releasing the final CO.**

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,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

xxx via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

TYPE OF DEVELOPMENT: Plat (# of lots) _____ Single Family Home
All other Developments

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

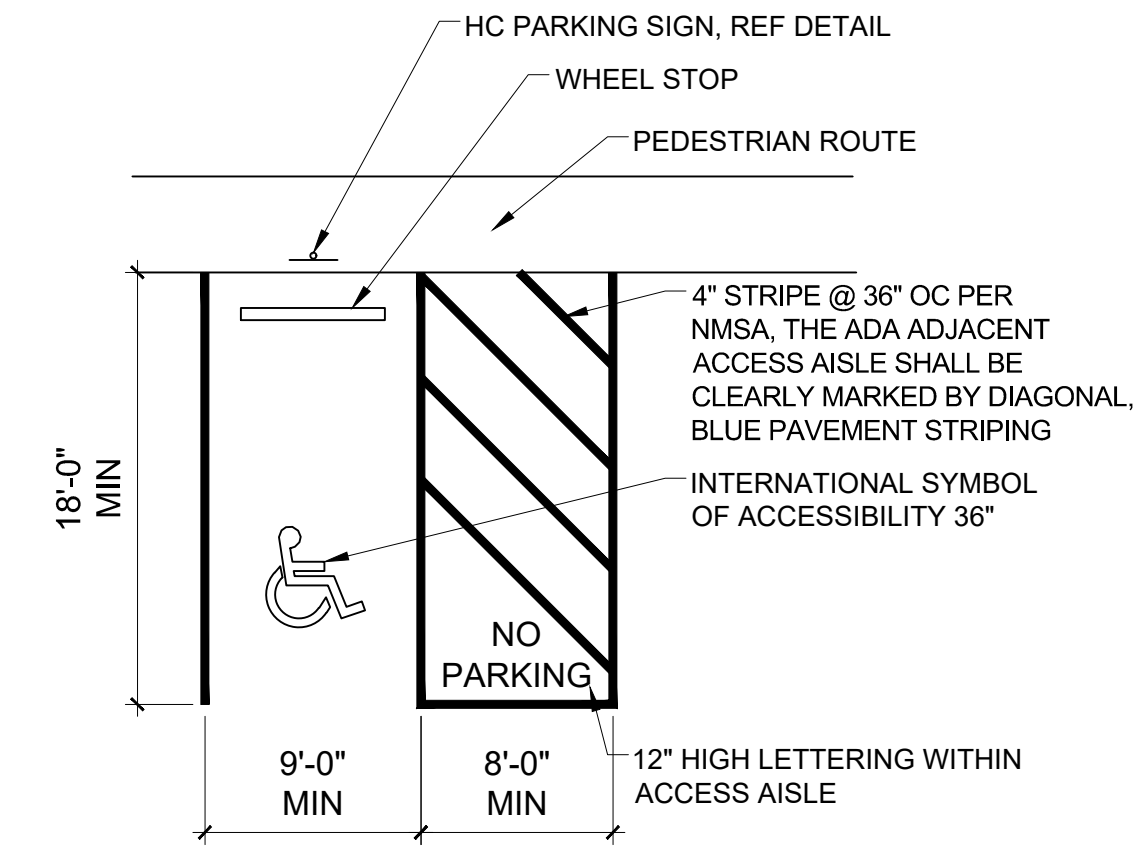
TYPE OF SUBMITTAL:

Engineering / Architect Certification
Conceptual Grading & Drainage Plan
Grading & Drainage Plan, and/or Drainage Report
Drainage Report (Work Order)
Drainage Master Plan
Conditional Letter of Map Revision (CLOMR)
Letter of Map Revision (LOMR)
Floodplain Development Permit
Traffic Circulation Layout (TCL) – Administrative
Traffic Circulation Layout (TCL) – DFT Approval
Traffic Impact Study (TIS)
Street Light Layout
OTHER (SPECIFY) _____

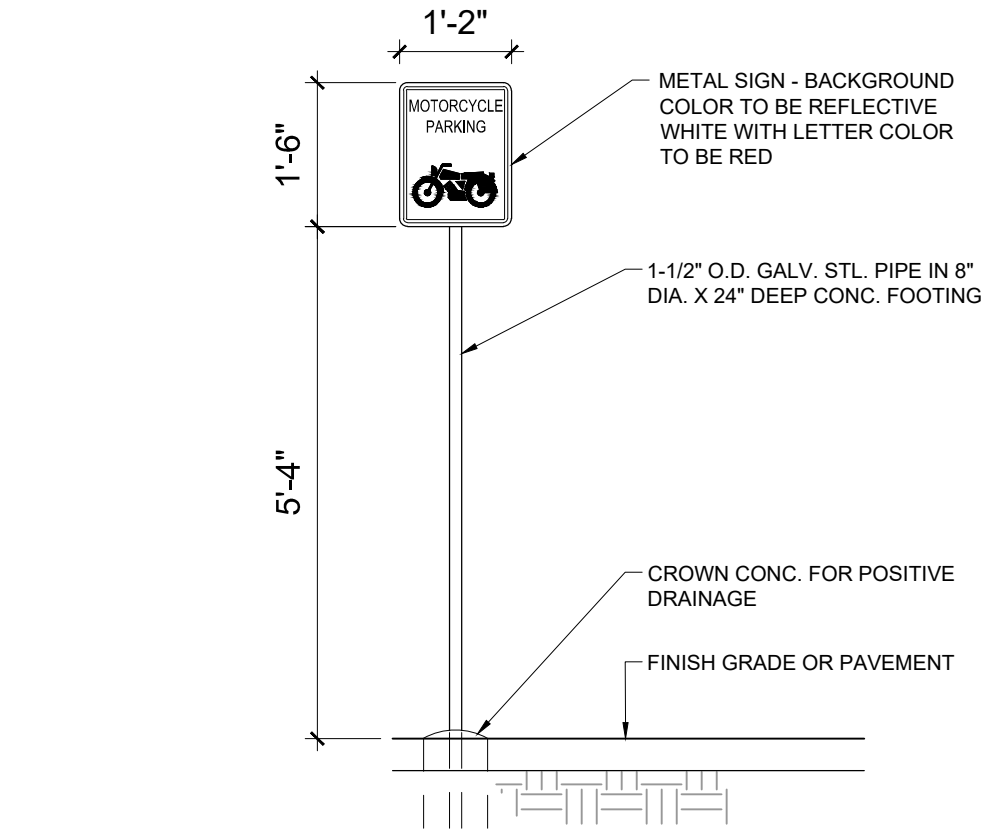
TYPE OF APPROVAL SOUGHT:

Pad Certification
Building Permit
Grading Permit
Paving Permit
SO-19 Permit
Foundation Permit
Certificate of Occupancy - Temp Perm
Preliminary / Final Plat
Site Plan for Building Permit - DFT
Work Order (DRC)
Release of Financial Guarantee (ROFG)
CLOMR / LOMR
Conceptual TCL - DFT
OTHER (SPECIFY) _____

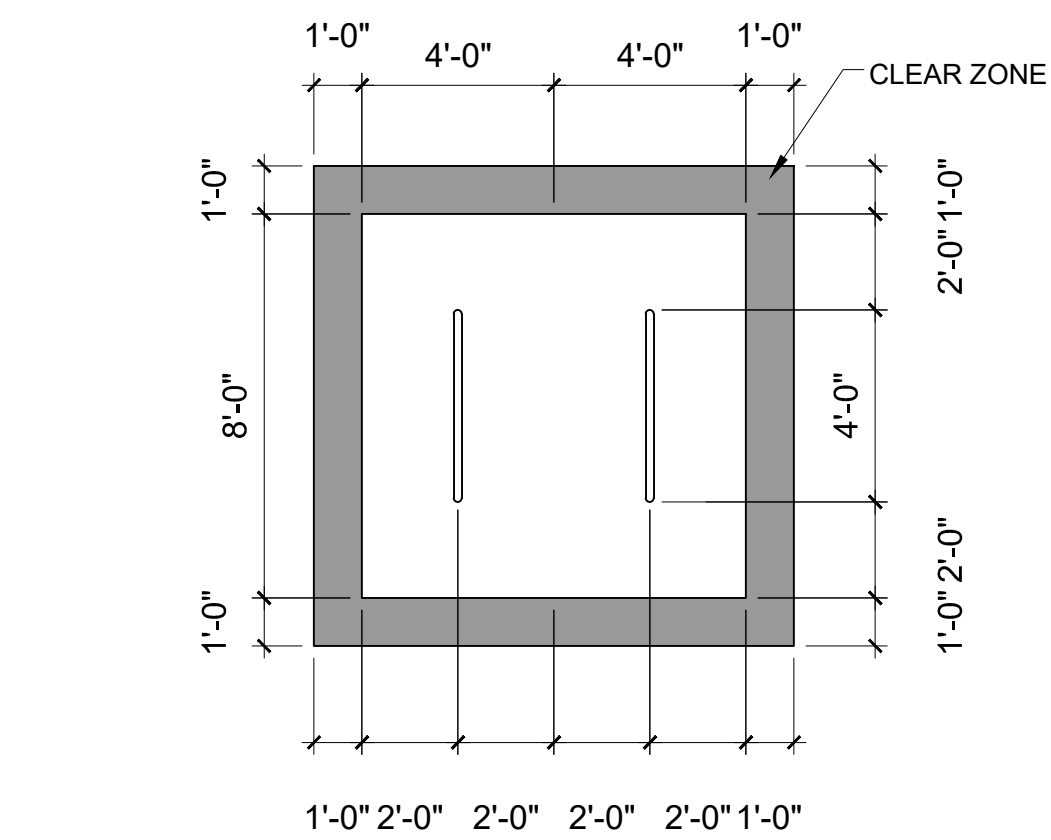
DATE SUBMITTED: _____



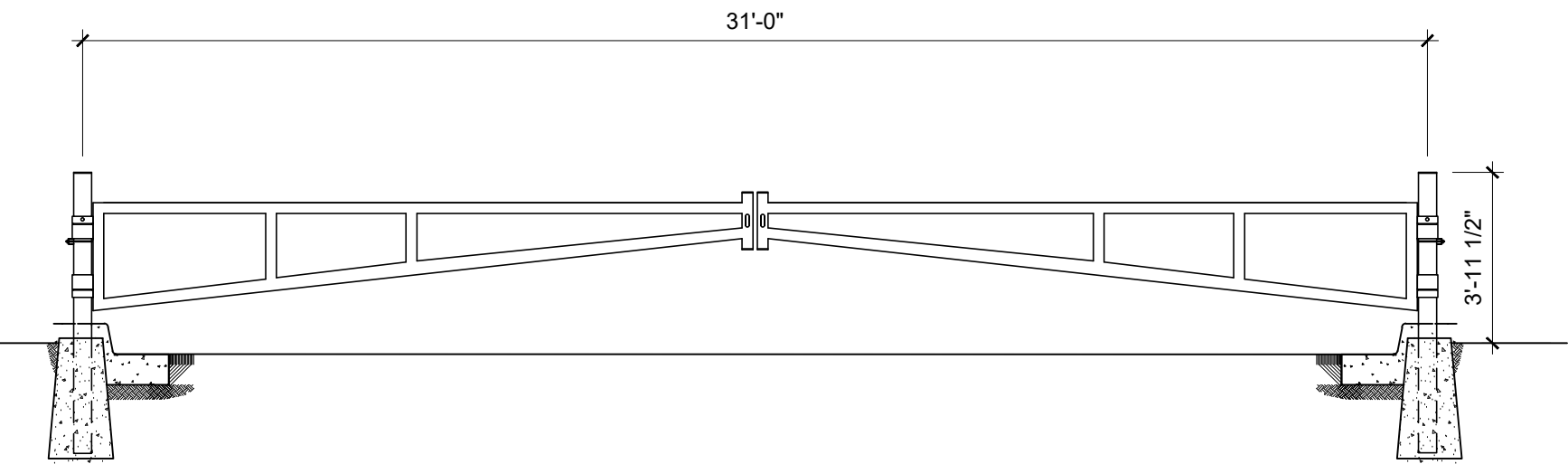
BIKE CORRAL
SCALE: 1/2" = 1'-0"



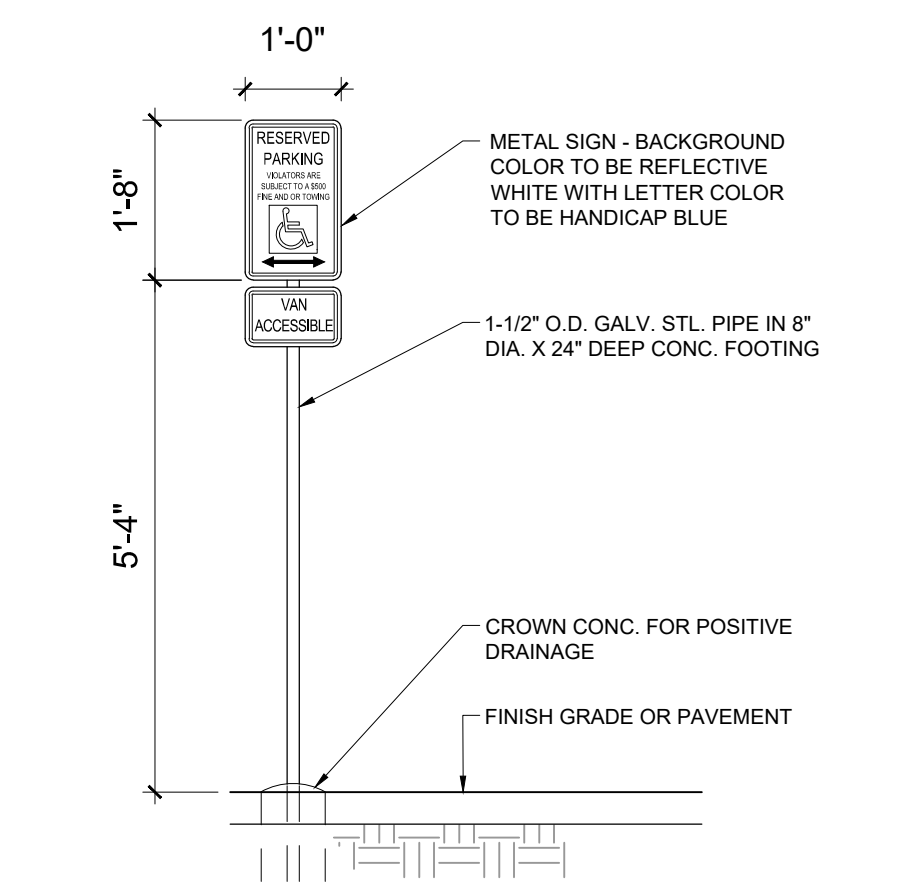
MC SIGN
SCALE: NTS



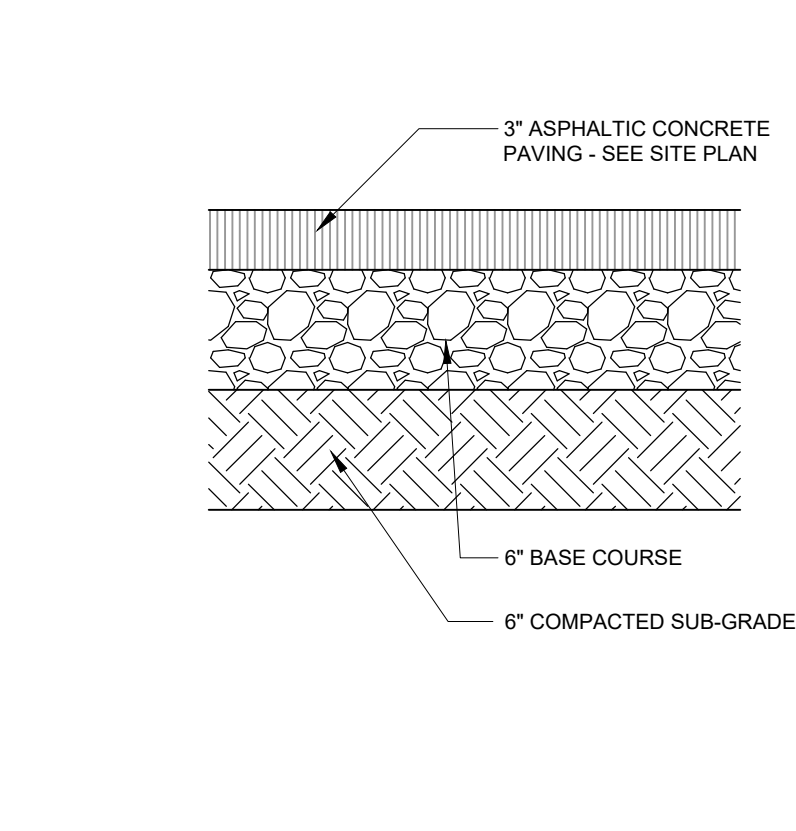
BIKE PARKING
SCALE: NTS



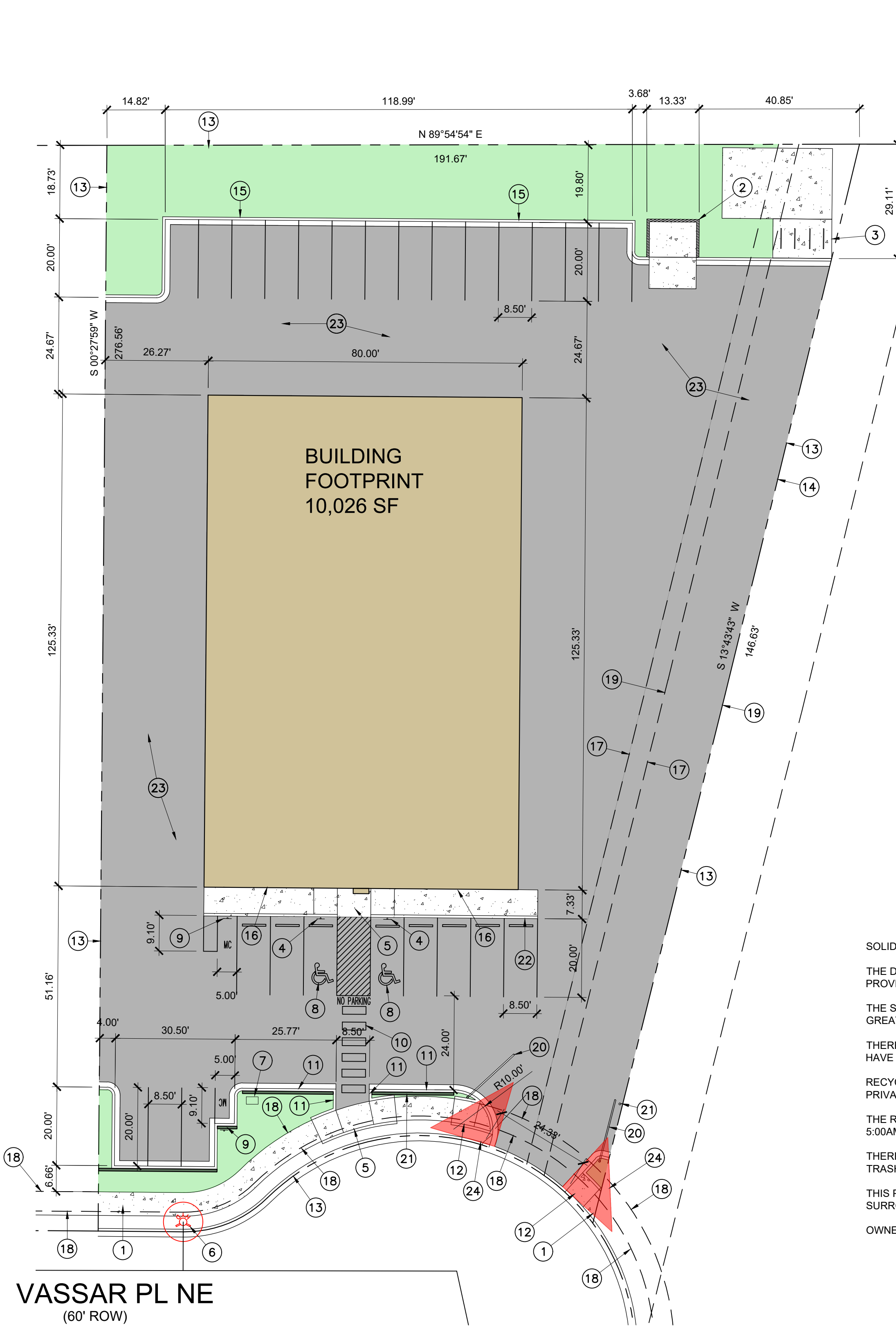
VEHICULAR GATE
SCALE: 1/4" = 1'-0"



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



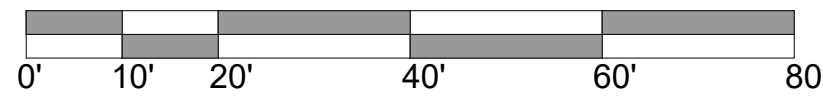
PAVING SECTION
SCALE: NTS



VASSAR PL NE
(60' ROW)

TRAFFIC CIRCULATION LAYOUT

SCALE: 1" = 20'-0"



- GRAVEL MULCH
- ASPHALT
- CONCRETE

KEYED NOTES

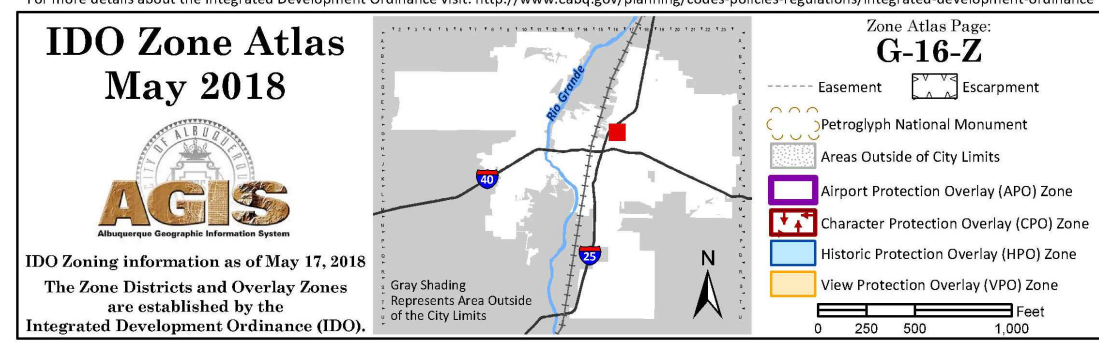
- NEW 6" SIDEWALK PER COA STANDARD DRAWING #2430. ALIGN NEW SIDEWALK WITH DEVELOPMENT TO THE WEST AND EAST
- TRASH ENCLOSURE REF DETAIL ON THIS SHEET
- 6 SPACE BIKE RACK, REF DETAIL THIS SHEET
- H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
- H.C. RAMP REF DETAIL A COA STANDARD DETAIL 2443
- EXISTING FIRE HYDRANT
- IRRIGATION BOX
- HC PARKING SYMBOL
- MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
- 6' ACCESSIBLE ROUTE
- 6' CURB AND GUTTER REF COA STANDARD DETAIL 2415A
- HC SIDEWALK RAMP REF COA STANDARD DETAIL 2426
- EXISTING PROPERTY LINE
- WALL (ON ADJOINING PROPERTY)
- ROLL CURB, REF COA STANDARD DETAIL 2415A
- BUILDING ENTRANCE
- EXISTING 5' TELECOM EASEMENT
- EXISTING 10' PUBLIC UTILITY EASEMENT
- EXISTING 35' WATER AND SEWER EASEMENT
- VEHICULAR GATE, BOTH LEAFS TO SWING SIMULTANEOUSLY, REF DETAIL THIS SHEET
- STEEL BOLLARD
- NOT USED
- ASPHALT PAVING SEE DETAIL THIS SHEET
- CLEAR SIGHT TRIANGLE

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Armijo
Signed Date

SOLID WASTE NOTES:

- THE DEVELOPMENT HAS GATES THAT OPEN SIMULTANEOUSLY, DRIVER WILL BE PROVED WITH GATE OPENER.
- THE SLOPE LEADING TO THE TRASH ENCLOSURE/DUMPSTER SHALL BE NO GREATER THAN 1/8' PER FOOT ON THE APPROACH.
- THERE IS FOOD SERVICE FOR THIS PROJECT. ALL REFUSE ENCLOSURES SHALL HAVE GREASE DRAINS AND GREASE INTERCEPTORS
- RECYCLING CONTAINERS LOCATED INSIDE THE FACILITY AND MANAGED BY PRIVATE CONTRACTOR.
- THE REFUSE DRIVER SHALL HAVE ACCESS TO TRASH ENCLOSURE/DUMPSTER BY 5:00AM.
- THERE ARE NO OVERHANGING WIRES LEADING TO AND EXITING FROM THE TRASH ENCLOSURE.
- THIS PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION.
- OWNER SHALL PURCHASE 8 CY REFUSE CONTAINER.



NOTE:
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN ON A PUBLIC WORK ORDER.

LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

ALL PAVING SHALL BE SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).

ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

PARKING:
LIGHT MANUFACTURING 10,026 X 0.001 SF = 11 SPACES
OFFICE 400SF X 0.0035 SF = 3 SPACES
1 HC REQUIRED
1 MOTORCYCLE REQUIRED
1 EA. 3 SPACE BIKE RACK

GROSS LOT AREA = 0.97ACRES, 42,253 SF
BUILDING = 10,026 SF
NET LOT AREA = 32,227 SF
REQUIRED LANDSCAPE AREA @ 15% = 4,834 SF

UPC: 101606028437120243
LEGAL: LOT B1E1, BLOCK 0000 COMANCHE BUISNESS PARK TRACT B-1-A-1
ZONING: NR-LM
ZONE ATLAS PAGE: G16

No	Revision	Item	Date



SANDIA MECHANICAL OFFICE WAREHOUSE
2731 VASSAR PL NE
ALBUQUERQUE NM 87107

DRAWING TITLE
SITE PLAN

SEAL	DESIGNED	PROJECT NO
SCOTT C. ANDERSON No. 4341 5/18/2024	DRAWN	SCALE
CHECKED	REVIEWED	DRAWING NO
DATE 5/18/2024		A-100