

CITY OF ALBUQUERQUE



Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

May 4, 2021

Scott C Anderson, RA
Scott C Anderson Architects
4419 4th Street NW, Ste B
Albuquerque, NM 87107

**Re: 3400 Columbia
3400 Columbia Drive NE
Traffic Circulation Layout
Architect's Stamp 04-27-2021 (G16-D139A)**

Dear Mr. Anderson,

The TCL submittal received 05-03-2021 is approved for Building Permit with. 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.

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,

Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

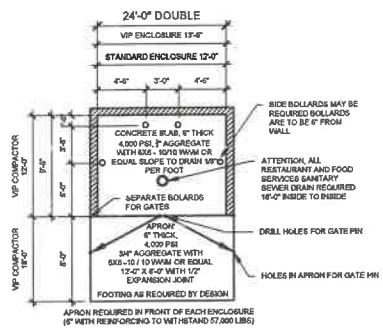
C: CO Clerk, File

PO Box 1293

Albuquerque

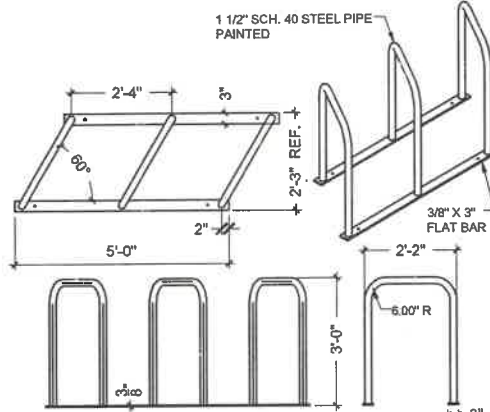
NM 87103

www.cabq.gov



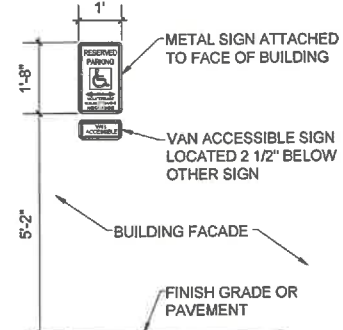
REFUSE ENCLOSURE

SCALE: NTS



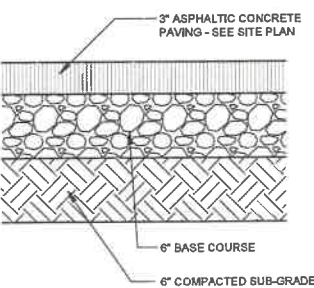
BICYCLE CORRAL

SCALE: NTS



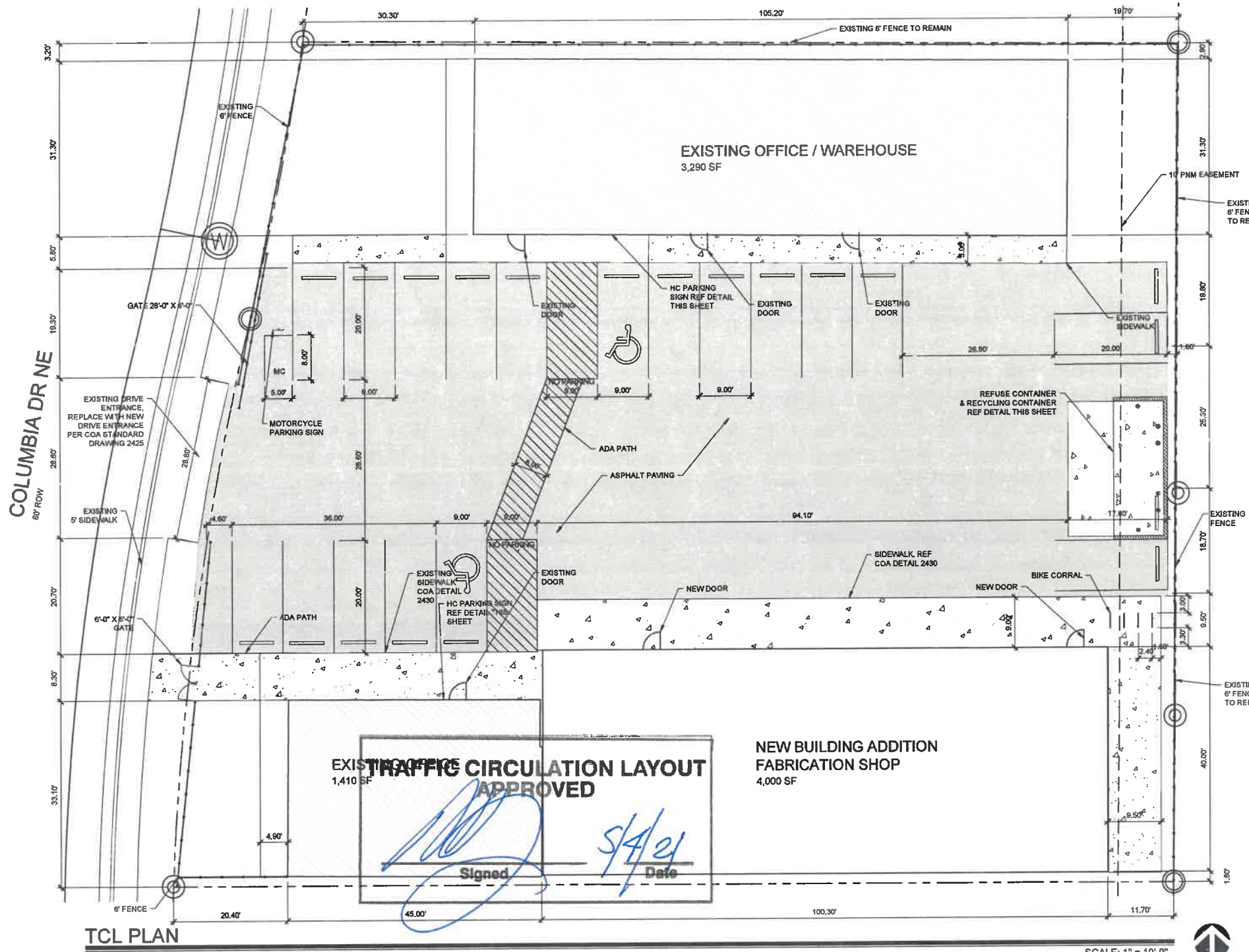
HC SIGN

SCALE: NTS



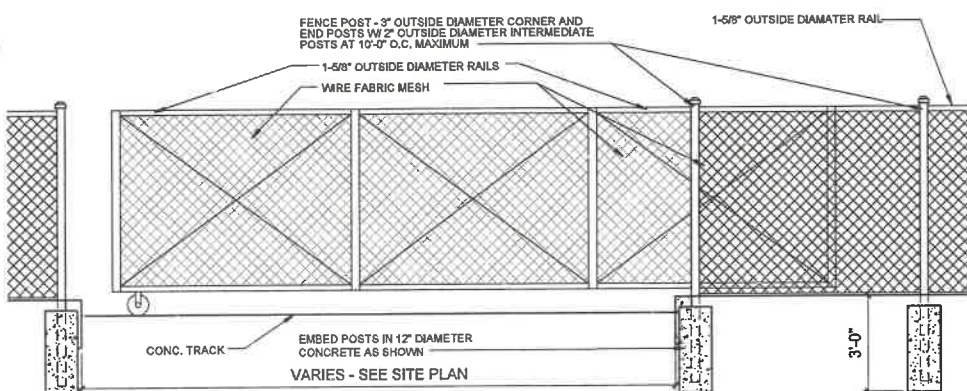
ASPHALT SECTION

SCALE: NTS



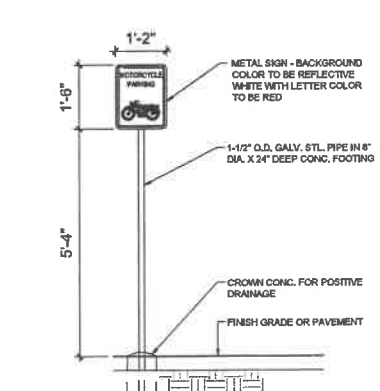
TCL PLAN

SCALE: 1" = 10'-0"



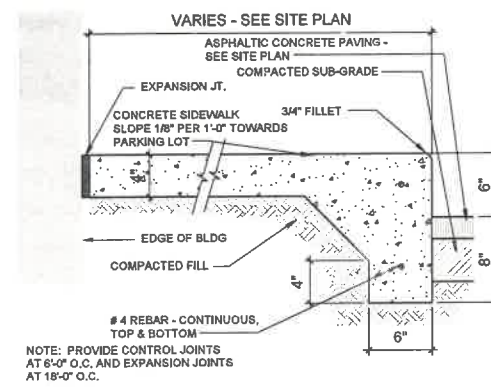
ROLLER GATE

SCALE: NTS



MOTORCYCLE PARKING

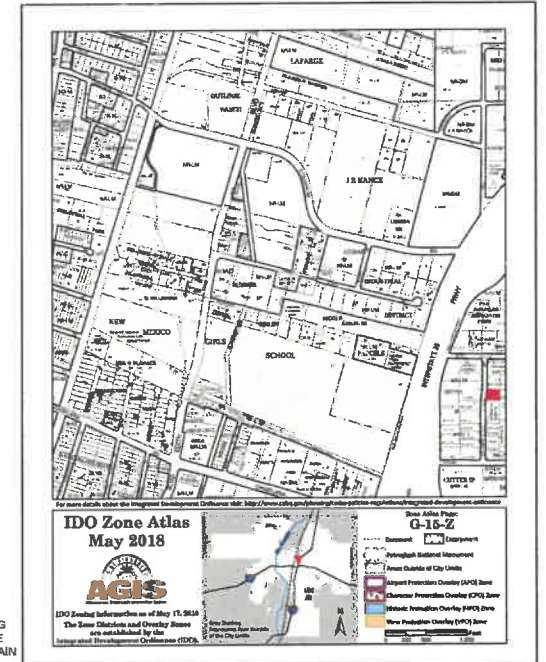
SCALE: NTS



SIDEWALK

SCALE: NTS

GENERAL NOTES:
 ALL ADA HANDICAP PARKING SIGNS SHALL FOLLOW MUTCD AND ADA GUIDELINES
 ALL PAVEMENT MARKING TEXT SHALL BE AT LEAST 12" TALL AND 2" WIDE
 LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 6 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 OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES TO 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.
 ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER. REF COA STANDARD DETAIL 2415B AND /OR COA STANDARD DETAIL 2450.



PARKING:
 OFFICE: 2,388 SF X 0.0035 = 8,351 SPACES
 LIGHT MANUFACTURING: 6,314 SF X 0.01 = 6,314 SPACES
 TOTAL SPACES REQUIRED = 14 SPACES, 19 PROVIDED
 HC SPACES REQUIRED = 1 VAN ACCESSIBLE REQUIRED, 2 PROVIDED
 MOTORCYCLE PARKING REQUIRED 1-25 = 1 SPACE REQUIRED, 1 SPACE PROVIDED
 BIKE PARKING = 3 SPACES REQUIRED, 3 SPACES PROVIDED

UPC: 101806001308530125
 LEGAL: LOT 1 CUTTER INDUSTRIAL PARK UNIT 5
 ZONING: NR-1M
 ZONE ATLAS PAGE: G15
 AREA: 0.58 ACRES

No	Revision	Item	Date
BUILDING ADDITION 3400 COLUMBIA DR NE ALBUQUERQUE, NM 87107			
TCL			
	DESIGNED DRAWN CHECKED REVIEWED DATE 04/27/2021	PROJECT NO. SCALE DRAWING NO. TCL	