

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 3, 2024

Annette Vigil, RA
Annette Vigil Architect
PO Box 193
Albuquerque, NM 97123

vigildesign505@gmail.com

Re: Storage Building
9324 Susan SE
Traffic Circulation Layout
Engineer's Stamp Dated 8-14-24 (L20D079)

Dear Mr. Elliott,

The TCL submittal received 10-7-24 is approved for Building Permit by Transportation. 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 the PLNDRS@cabq.gov 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,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: STORAGE BUILDING Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: 9324 SUSAN AVE SE

Applicant/Agent: ANNETTE VIGIL Contact: _____
Address: P.O. BOX 193 Phone: 505-577-2442
Email: vigildesign505@gmail.com

Applicant/Owner: ACADEMY LEASING CORP. Contact: TOM GORDON
Address: 12437 CHELWOOD PL NE Phone: 505-450-5171
Email: 2468gordon@gmail.com

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:

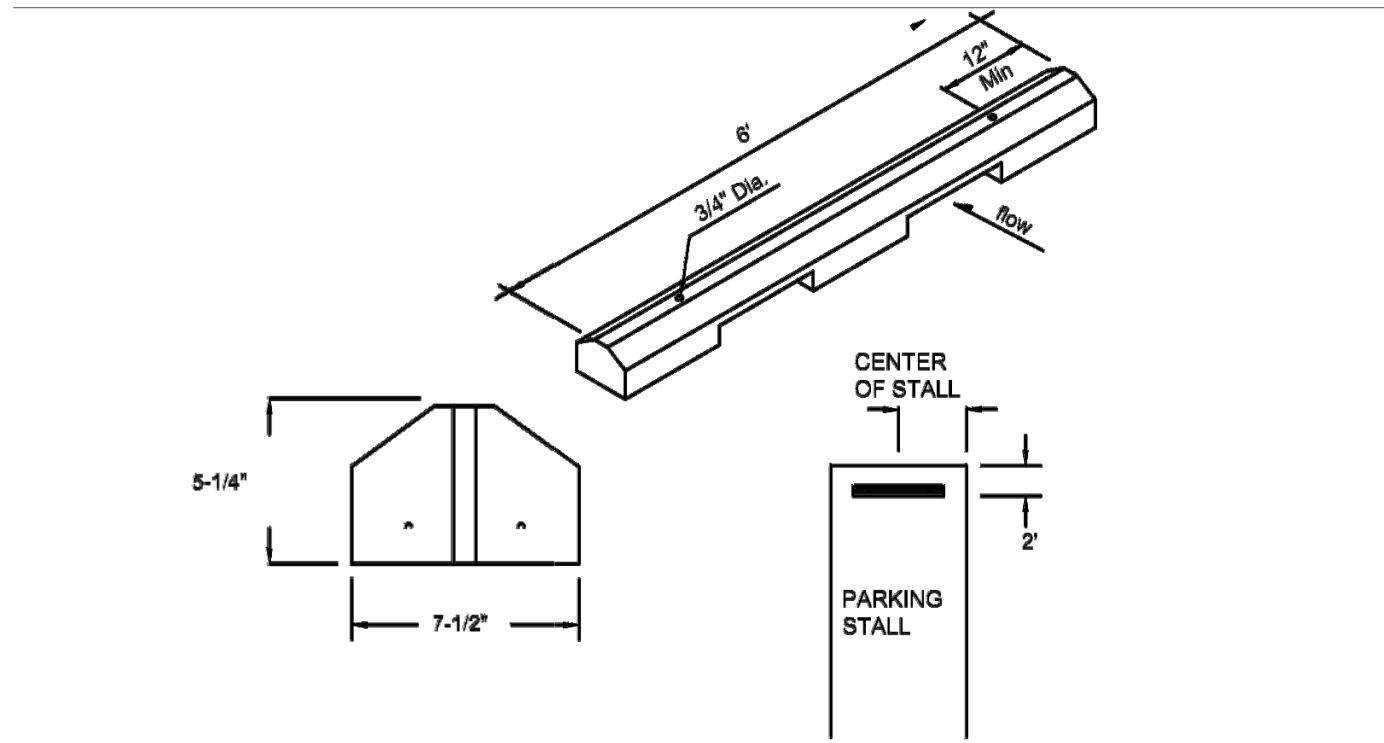
TYPE OF SUBMITTAL:

- ☐ 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: 10-04-2024

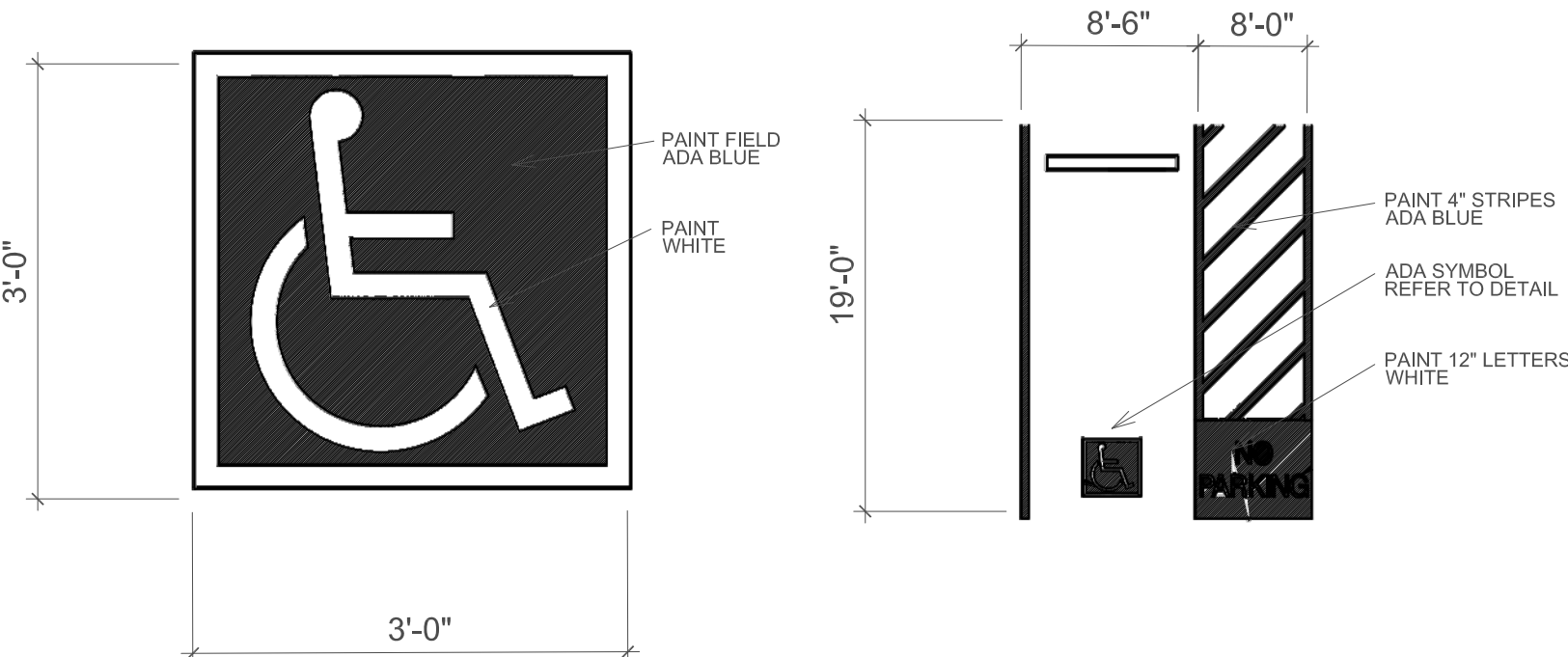


CONSTRUCTION NOTES

1. WHEEL STOPS TO BE PLACED 2' BACK, CENTERED IN THE PARKING STALL. WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK.
2. BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.
3. INSTALL EACH WITH TWO DOWELS PER MANUFACTURERS SPECIFICATIONS.

CONCRETE WHEEL STOP

SCALE: N.T.S.

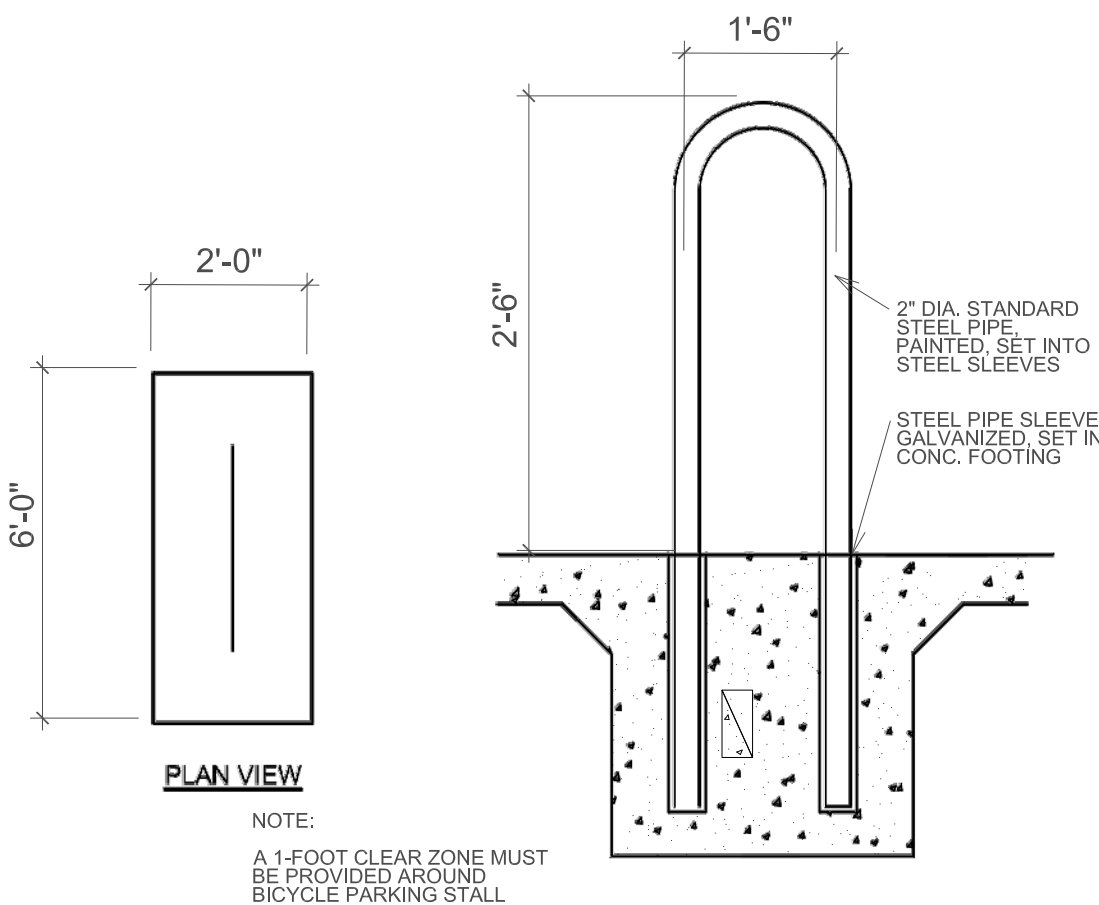


ACCESSIBILITY SYMBOL

SCALE: N.T.S.

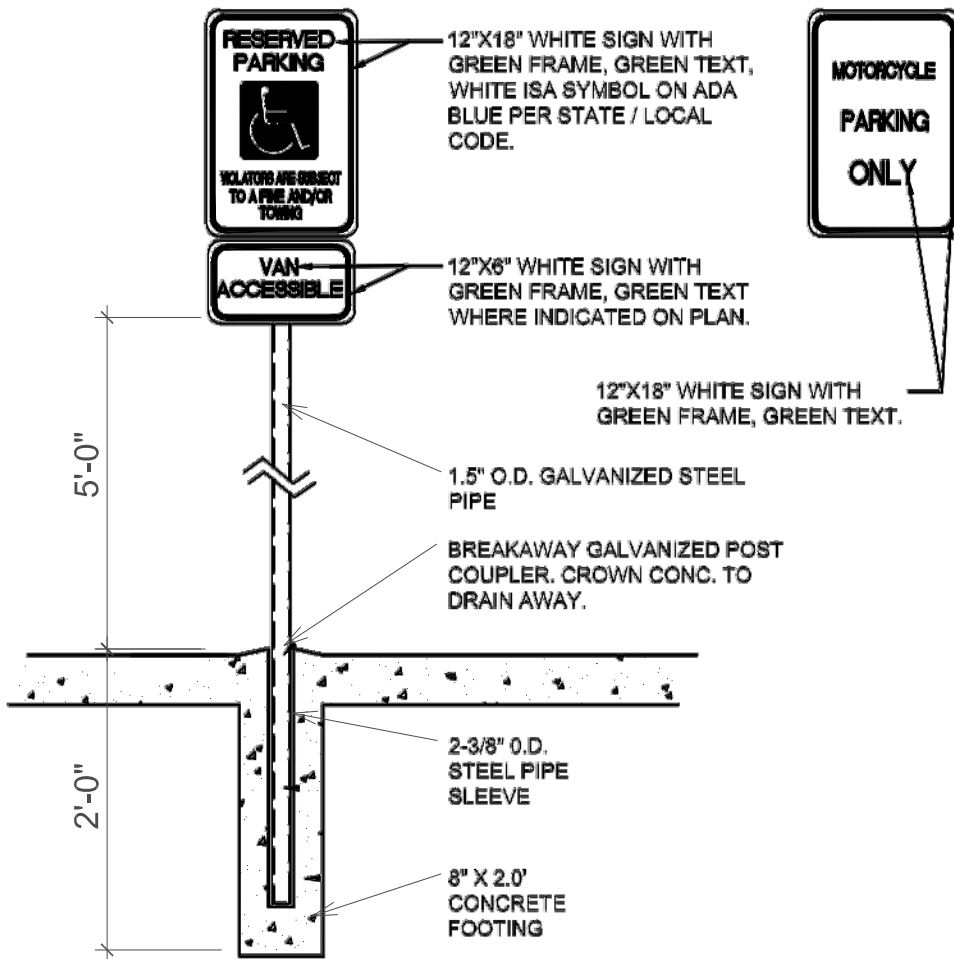
ADA PARKING DETAIL

SCALE: N.T.S.



BICYCLE RACK

SCALE: N.T.S.

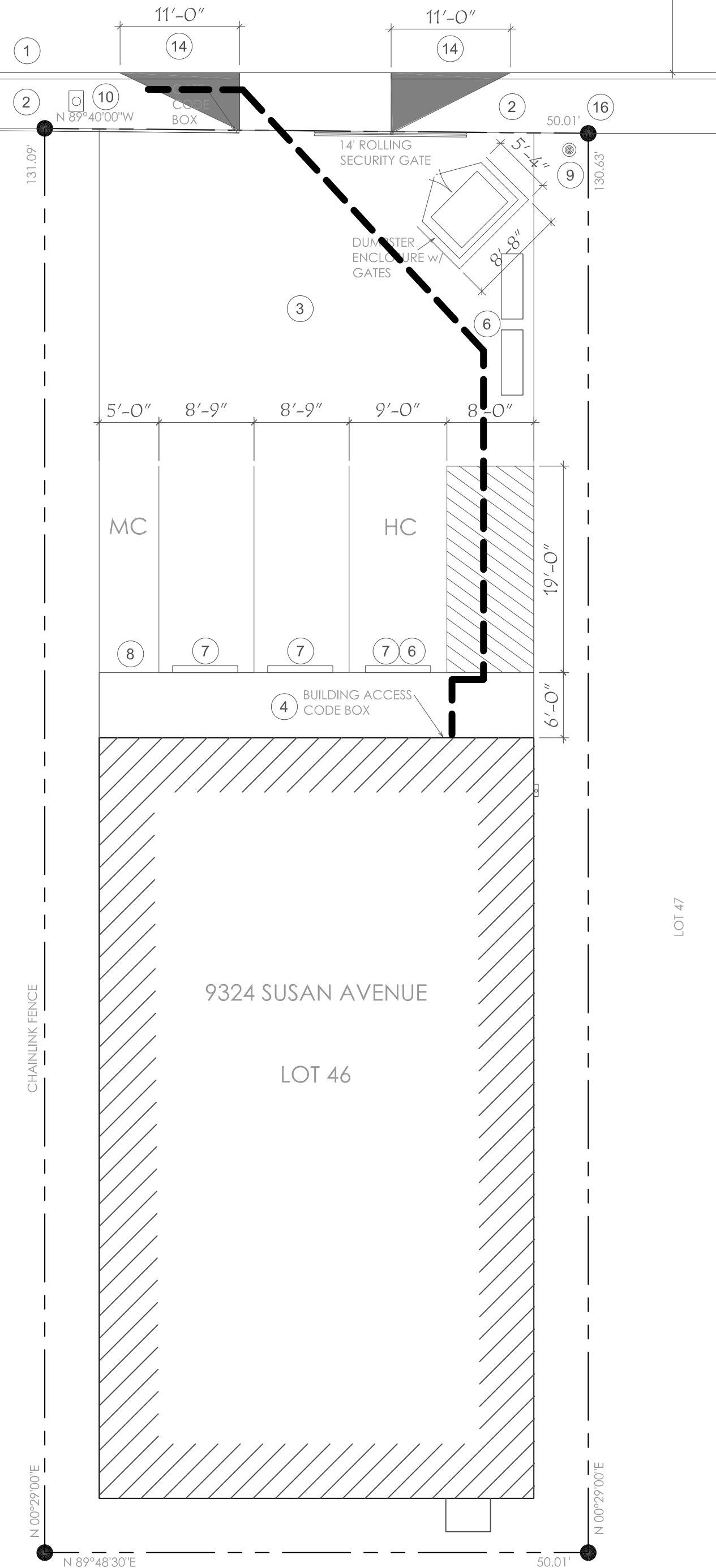
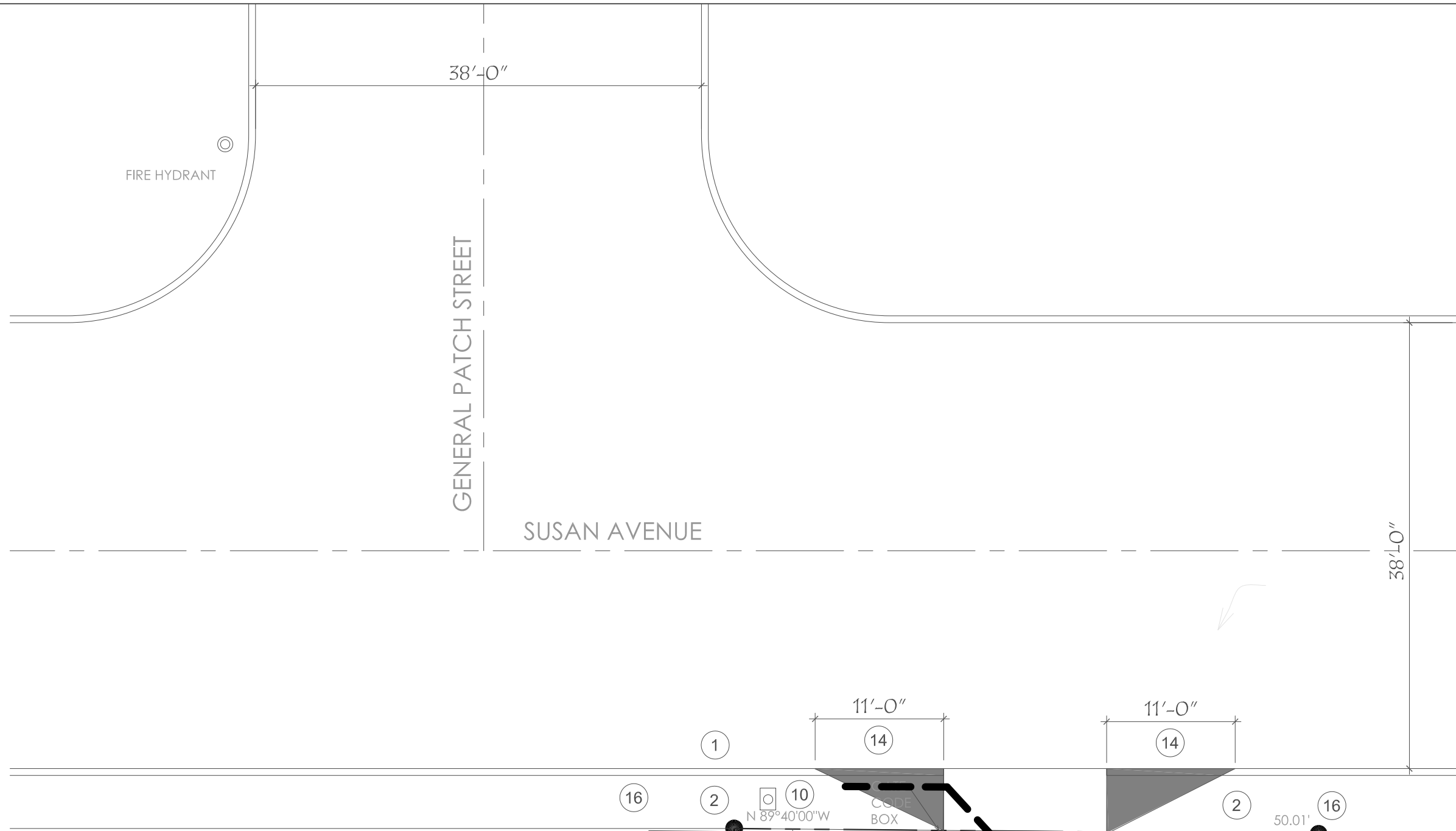


SIGNAGE DETAIL

SCALE: N.T.S.

TRAFFIC CIRCULATION
LAYOUT APPROVED
Sertil A. Kanbar 12/3/2024
Signed Date

| LEGEND | |
|--------|---------------------------|
| | PROPERTY LINE |
| | EXISTING CURB AND GUTTER |
| | PROPOSED CURB |
| | ADA SPACE |
| | ADA PATH |
| | SAWCUT LINE |
| | MINI CLEAR SIGHT TRIANGLE |

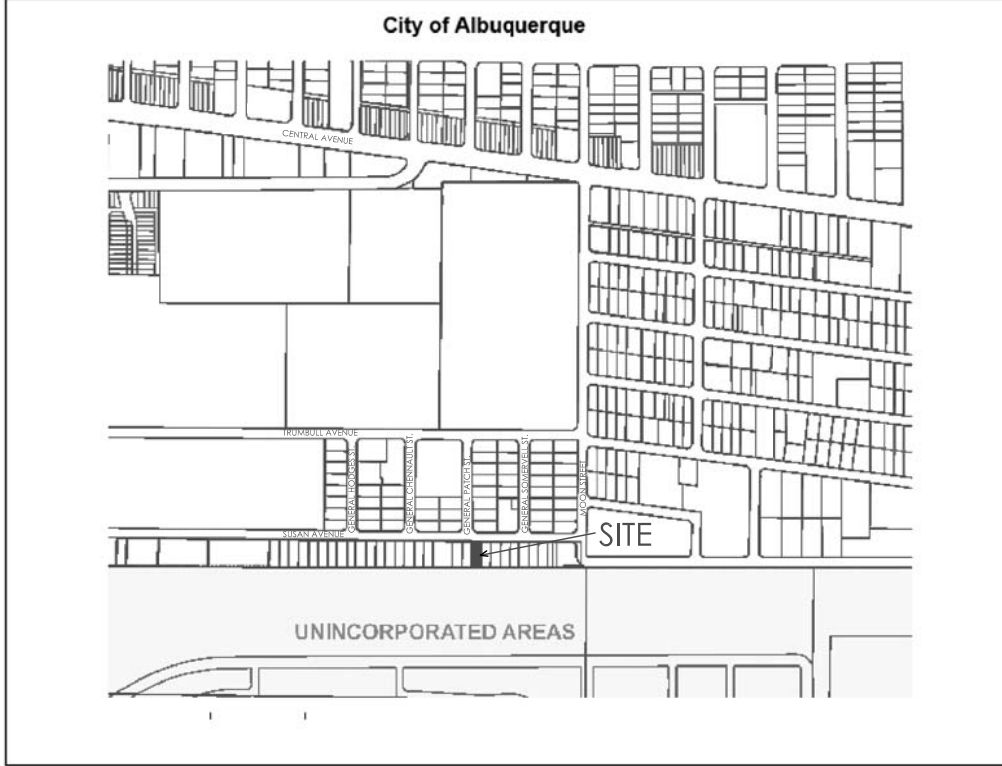


LANDS OF THE UNITED STATES OF AMERICA

TCL PLAN
SCALE: 1" = 10'-0"

5 10 20

C.O.A. VICINITY MAP



PROJECT INFORMATION

LEGAL DESCRIPTION:

SITE AREA: .147 ACRES

ZONING: NR-C

BUILDING CALCULATIONS: GROSS FLOOR AREA (GFA) = 2800 S.F.

PARKING CALCULATIONS:

REQUIRED: 3 SPACES (IDO TABLE)

PROVIDED: 3 SPACES (INCLUDING

ADA REQUIRED: 1 SPACE (NMBC TABLE 1106.1)
ADA PROVIDED: 1 SPACE

MOTORCYCLE REQUIRED: 1 SPACE (IDO TABLE 5-5-4)
MOTORCYCLE PROVIDED: 1 SPACE

BICYCLE REQUIRED: 1 SPACE (IDO TABLE 5-5-5)
BICYCLE PROVIDED: 1 SPACE

GENERAL NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, WALL OR EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
- B. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- C. STREETS, PARKING SPACES AND ASSOCIATED DRIVE TO BE ASPHALT, UNLESS NOTED OTHERWISE.
- D. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3'-0" AND 8'-0" TALL (AS MEASURED FROM THE GUTTER PLAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- E. ALL LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND SHALL BE FULLY SHIELDED TO COMPLY WITH THE NM NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-5-8 OUTDOOR LIGHTING. MAXIMUM HEIGHT FOR LIGHT POLES SHALL BE 16'-0" TALL.
- F. ANY BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK, CURB & GUTTER. SIDEWALKS TO HAVE A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%.
- E. ALL IMPROVEMENTS DONE IN THE RIGHT OF WAY (R.O.W.) MUST BE INCLUDED ON THE WORK ORDER.
- F. CONTRACTOR TO VERIFY ADA COMPLIANCE.
- G. THE DRIVEWAY OFF SUSAN AVE WILL ACCOMMODATE BIDIRECTIONAL MOVEMENTS.

KEYED NOTES

1. EXISTING CURB & GUTTER TO REMAIN.
2. EXISTING SIDEWALK TO REMAIN. REPAIR IF NECESSARY.
3. NEW ASPHALT PARKING TO BE INSTALLED.
4. PCC SIDEWALK, PER COA DETAIL #2430, MATCH EXIST'G COLOR.
5. ADA PARKING AND SIGNAGE, PER DETAIL THIS SHEET.
6. BICYCLE RACK, PER DETAIL THIS SHEET.
7. CONCRETE WHEEL STOP, PER DETAIL THIS SHEET.
8. SIGNAGE, MOTORCYCLE SIGNAGE, PER DETAIL THIS SHEET.
9. EXISTING POWER POLE.
10. EXISTING WATER METER TO REMAIN.
11. EXISTING LIGHT POLE TO REMAIN.
12. 4" WIDE WHITE PARKING SPACE STRIPING
13. 8" STANDARD CURB & GUTTER PER COA DETAIL #2415A ONLY IN PUBLIC R.O.W.
14. MINI CLEAR SIGHT TRIANGLE
15. LANDSCAPING AND SIGNAGE 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.
16. EXISTING R.O.W. (RIGHT OF WAY)



STEVE MAURICE, ARCHITECT
25 CALLE CIELO
SANTA FE, NEW MEXICO 87506
505-660-2665

STORAGE FOR:
GERALD LANDGRAF
9324 SUSAN AVENUE SE
ALBUQUERQUE, NEW MEXICO 87123

Sheet

CS1

11-22-2024 - PERMIT REVISIONS