

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 14, 2023

Roger Lengyel
Lengyel & Associates
3241 Siringo Rd.
Santa Fe, NM 87507

Re: Office/Warehouse
8401 Firestone St. NE
Traffic Circulation Layout
Architect's Stamp 6-23-2023 (C17D013B3)

Dear Mr. Lengyel,

The revised TCL submittal received 7-14-2023 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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,

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

C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: _____ Building Permit # _____ Hydrology File # _____

DRB# _____ EPC# _____

Legal Description: LT 14A2G PLAT OF LOTS 14-A-2-A City Address OR Parcel 8401 Firestone St.
THROUGH 14-A-2-H INCLUSIVE LOOP INDUSTRIAL DISTRICT UNIT V CONT 1.2208 AC

Applicant/Agent: Lengyel & Associates Contact: Roger Lengyel

Address: 3241 Siringo Rd, Santa Fe, NM 87507 Phone: 505-471-3443

Email: rogerlengyel@aol.com

Applicant/Owner: Mick Rich Contact: Mick Rich

Address: 8401 Firestone Lane Phone: 505-823-9782

Email: mick@mickrichcontractorsnm.com

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE: _____

RE-SUBMITTAL: X YES _____ NO

DEPARTMENT: X TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 6/27/2023

SITE DATA

ZONE:	NR-LM (NON-RESIDENTIAL LIGHT MANUF)		OFF STREET PARKING	OFFICE:	5,100* SQ. FT. = (DIV BY) 3.5 SPACES PER 1000 SF = 18 SPACES (INC 2 HC)
LOT SIZE:	53,953 SQ. FT. (1.23 ACRES)			WAREHOUSE:	10,914* SQ. FT. = (NO PARKING REQUIRE FOR WAREHOUSE)
BUILDING SETBACKS:				MOTOR CYCLES	1.25 SPACES = 1 SPACE
FRONT	5'			BICYCLES	3-BIKES AT 4 BIKE RACK
SIDE	0'		TOTAL PARKING SPACES REQUIRED		= 18
REAR	0'		TOTAL PARKING SPACES PROVIDED		= 37
MAX HEIGHT	65'		BOTH BUILDINGS		
LOT COVERAGE:	NA		LANDSCAPING:		
GROSS LOWER FLOOR AREA:	10,000 SQ. FT.		LANDSCAPE REQUIRED: 15% OF NET LOT AREA	= 53,953 SF - 10,000 SF (BLDG "A") - 4500 SF (BLDG "B") - 17,717 SF (PORTION OF LOT NOT REQUIRED FOR OFF-STREET PARKING) =	21,736 SF X 15% = 3,260 SQ. FT.
BUILDING HEIGHT:			LANDSCAPE REQUIRED:	=	3,260 SF
BUILDING HEIGHT: (ALLOWABLE)	26'		LANDSCAPE PROVIDED:	=	3,563 SF
BUILDING HEIGHT: (ACTUAL)	23'				
OCCUPANT LOAD:					
BY CODE	38 OCCUPANTS				



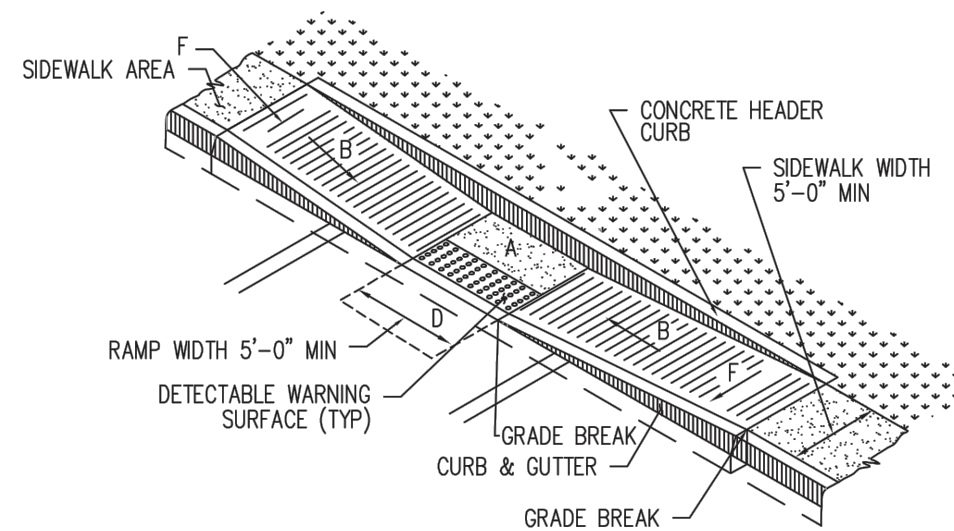
VICINITY MAP

- GENERAL NOTES
1. RUNNING SLOPE OF A CURB RAMP SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15-FOOT MAXIMUM LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS THE MAXIMUM EXTENT AS FEASIBLE.
 2. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.

CONSTRUCTION NOTES

- A. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (PREFERRED SLOPE OF 1.5%). TURNING SPACE SHALL BE 5.0 FT BY 5.0 FT AT THE TOP OF THE CURB RAMP.
- B. 8.3% MAX. SLOPE OF RAMP, 7% PREFERABLE SLOPE OF RAMP.
- C. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
- D. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
- E. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX, MEASURED PARALLEL TO THE BACK OF THE CURB.
- F. 2% MAXIMUM CROSS-SLOPE. 1.5% PREFERRED CROSS-SLOPE.
- G. FILLET SHARP CURVES EXPOSED TO TRAFFIC TO 6" MINIMUM RADIUS.

NOTE: HC GRADING, MIN 1%, MAX 2%

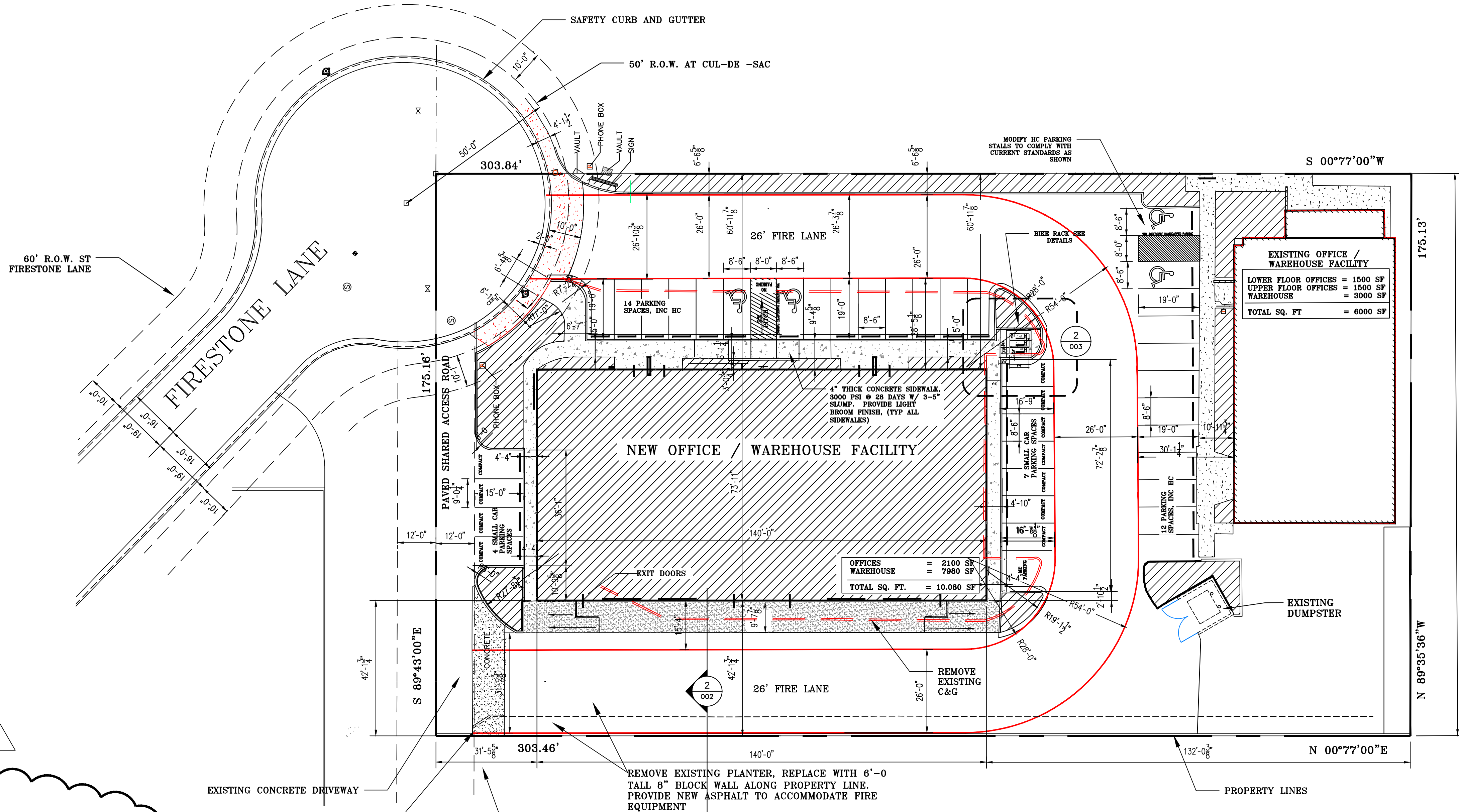


DETAIL A-PARALLEL CURB RAMP

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	PARALLEL AND DIAGONAL CURB RAMPS
	DWG. 2443
	JUNE, 2019

1
002

HANDICAPPED SIDEWALK RAMP DETAIL
NO SCALE

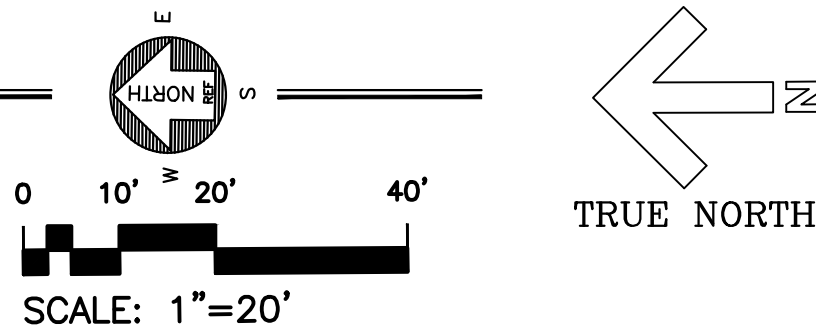


EXTEND CONCRETE DRIVEWAY. PROVIDE 8" THICK CONC SLAB W/ #4 REBAR AT 18"O.C. EACH WAY PROVIDE 8" SUBGRADE COMPACTED TO 95% MODIFIES PROCTOR DENSITY. COMPACT SUBSURFACE TO MAX DENSITY.

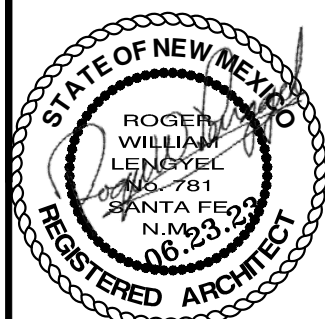
NOTE: SET BUILDINGS NORTHWEST CORNER FROM THE DIMENSION 31'-5 5/8" & 42'-1 3/4", ALIGN BUILDING WITH EAST PROPERTY LINE

- GENERAL NOTES
1. ALL EXTERIOR CONCRETE SHALL BE 3,000, PSI AT 28 DAYS W/ 3-5" SLUMP (UNLESS NOTED OTHERWISE ON THE STRUCTURAL PLAN)

1
002 SITE PLAN
SCALE 1"=20'



MICK RICH CONTRACTORS 8401 FIRESTONE LANE, ALBUQUERQUE NM, 87198



JOB #
22-14

DATE
07.14.23

A NEW OFFICE / WAREHOUSE FACILITY
FOR MICK RICH CONSTRUCTION
8401 FIRESTONE LANE, N.E.
ALBUQUERQUE 2023 NEW MEXICO

REVISIONS
1. REVISED HC SIDEWALK RAMP

SHEET NO.
ARCH-002

SITE DATA

ZONE: NR-1M (NON-RESIDENTIAL LIGHT MANUF)		OFF STREET PARKING	
LOT SIZE: (1.2208 AC) 53,178 SQ. FT.		OFFICE: 5,100 SQ. FT. = (DIV BY) 3.5 SPACES PER 1000 SF = 18 SPACES (INC 2 HC)	
BUILDING SETBACKS:		WAREHOUSE: 10,080 SQ. FT. = (NO PARKING REQUIRE FOR WAREHOUSE)	
FRONT	5'	MOTOR CYCLES 1:25 SPACES = 1 SPACE	
SIDE	0'	BICYCLES 3-BIKES AT 4 BIKE RACK	
REAR	0'	TOTAL PARKING SPACES REQUIRED = 18	
MAX HEIGHT	65'	TOTAL PARKING SPACES PROVIDED = 37*	
LOT COVERAGE: NA		LANDSCAPING:	
GROSS FLOOR AREA: 10,080 SQ. FT.		LANDSCAPE REQUIRED: 15% OF NET LOT AREA = 53,178 SF - (10,080 SF (BLDG "A")) - (4500 SF (BLDG "B")) - (17,717 SF (PORTION OF LOT NOT REQUIRED FOR OFF-STREET PARKING)) = 20,649 SF X 15% = 3,098 SQ. FT.	
BUILDING HEIGHT: 26'		LANDSCAPE REQUIRED: = 3,098 SF	
BUILDING HEIGHT: (ALLOWABLE) 25'-6" TO TOP OF PARAPET		LANDSCAPE PROVIDED: = 3,563 SF	
BUILDING HEIGHT: (ACTUAL)			
OCCUPANT LOAD: 23 OCCUPANTS			

PLANTER LEGEND

PLANTER #1	=	1141 SF
PLANTER #2	=	389 SF
PLANTER #3	=	276 SF
PLANTER #4	=	40 SF
PLANTER #5	=	632 SF
PLANTER #6	=	203 SF
PLANTER #7	=	78 SF
PLANTER #8	=	170 SF
PLANTER #9	=	102 SF
PLANTER #10	=	112 SF
PLANTER #11	=	110 SF
PLANTER #12	=	310 SF
TOTAL PLANTER AREA =		3563 SF

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Armijo 7/14/2023
Signed Date

NOTE: PARKING LOT GRADING, MIN 1%, MAX 6%

CLEAR SIGHT TRIANGLE REQUIREMENTS

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, FENCES, TREES AND SHRUBBERY BETWEEN 3' AND 8' FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

BIKE RACK PLAN

1/4"=1'-0"

BEILDON, (OR EQUAL) MODEL "EXTENDED "U" BIKE STORAGE RACK" FOR 3 BIKES, PROVIDE SURFACE MOUNT, FINISH - POWER COATED. COMPLY W/ MFR'S INSTALLATION INSTRUCTIONS, PROVIDE 4" CONC SLAB W/ 6X6 10/10 WWF REINFORCING. SECURELY BOLT RACK TO CONCRETE SLAB

SIGN TYPE (12" X 18"), (SIGN FIELD - WHITE), (SIGN LETTERING AND BORDER - GREEN), (SYMBOL- WHITE ON BLUE BACKGROUND)

MOTORCYCLE SIGN

SIGN TYPE R7-8 (12" X 18"), (SIGN FIELD - WHITE), (SIGN LETTERING AND BORDER - GREEN), (SYMBOL - WHITE ON BLUE BACKGROUND)

HANDICAPPED SIGN

REQUIRED LANGUAGE BY NMSA 197866-7-352.4C, TO READ " VIOLATES ARE SUBJECT TO A FINE AND/OR TOWING"

VAN ACCESSIBLE SIGN ON BOTTOM, SIGN TYPE R7-8A (6"X12") (SIGN FIELD WHITE) (SIGN LETTERING AND BORDER - GREEN)

PARKING REQUIREMENTS

TOTAL OFFICES = 5100 SF X 3.5 SPACES PER 1000 SF * = 18 PARKING SPACES
TOTAL WAREHOUSE = 10980 SF (NO PARKING SPACE REQ'D FOR WAREHOUSE) * = 0 PARKING SPACES

TOTAL PARKING SPACES REQUIRED = 18 (INCLUDES 4 HC PARKING SPACE, TWO FOR EACH BUILDING)
TOTAL PARKING SPACES PROVIDED = 37 PARKING SPACES

MOTOR CYCLE PARKING SPACE = 1 MC PARKING SPACE
BICYCLE PARKING = 3 SPACES

* BOTH BUILDINGS

NOTE: PROVIDE 2" TRAFFIC STRIPING PAINT AT ALL LOT MARKING.

PAVEMENT MARKINGS

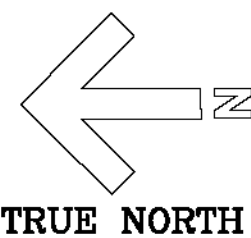
AT PARKING SPACES: PROVIDE THE WORDING "NO PARKING" FOR HC DRIP OFF ZONE AND "MC" FOR MOTORCYCLE PARKING SPACE IN CAPITAL LETTERS EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACE AS SHOWN ON PLAN

NOTE: ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH NEW SIDEWALK AND "CURB & GUTTER" CONSTRUCTED TO CITY STANDARDS

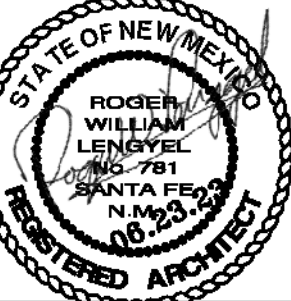
PARKING LOT LAYOUT PLAN

SCALE 1"=20'

0 10' 20' 40'
SCALE: 1"=20'



8401 FIRESTONE LANE, ALBUQUERQUE NM, 87198



JOB # 22-14

DATE 07.14.23

A NEW OFFICE / WAREHOUSE FACILITY FOR MICK RICH CONSTRUCTION 8401 FIRESTONE LANE, N.E. ALBUQUERQUE 2023 NEW MEXICO

REVISIONS
1. REVISED BIKE RACK

SHEET NO. ARCH-003

EXHIBIT "B"

From: jroeder@cabq.gov,

To: rogerlengyel@aol.com,

Cc: kverhage@cabq.gov, malnajjar@cabq.gov,

Subject: RE: Sidewalk Easement for a New Office/Warehouse at 8401 Firestone Lane

Date: Mon, Jun 12, 2023 1:43 pm

Attachments: MR-OFF-WARE.8-2023-2-SITE 2.CM.060523.pdf (1998K),

Good day Roger.

We have evaluated the need for a sidewalk easement on your property at 8401 Firestone Lane.

Firestone Lane is a private roadway, thus not maintained by the City. Therefore, a sidewalk easement isn't required, because we don't need to enter the property to maintain.

You will still be obligated to build the sidewalk, but it will be enforced with your building permit and certificate-of-occupancy inspection.

Thank you; good luck with your project.



JIM ROEDER, P.E.

design review committee chair
building and development services

o 505.924.3992

e jroeder@cabq.gov

cabq.gov/planning

From: Verhage, Kathleen M. <kverhage@cabq.gov>

Sent: Monday, June 12, 2023 1:39 PM

To: Roeder, James A. <jroeder@cabq.gov>

Subject: FW: Sidewalk Easement for a New Office/Warehouse at 8401 Firestone Lane

Here's the email w the dwg.

Kathy

From: rogerlengyel@aol.com <rogerlengyel@aol.com>

Sent: Wednesday, June 7, 2023 3:54 PM

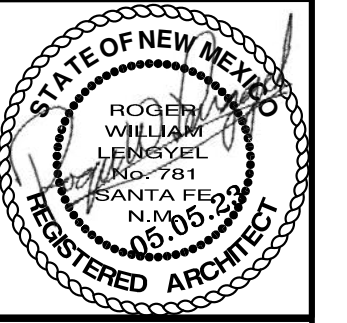
To: Verhage, Kathleen M. <kverhage@cabq.gov>

Subject: Fwd: Sidewalk Easement for a New Office/Warehouse at 8401 Firestone Lane

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Ms. Verhage,

Thank you for the quick response. Below is the email I sent to Ms. Mouck. The owner was of the opinion that Firestone Lane is a private road. I don't think that is correct but you might want



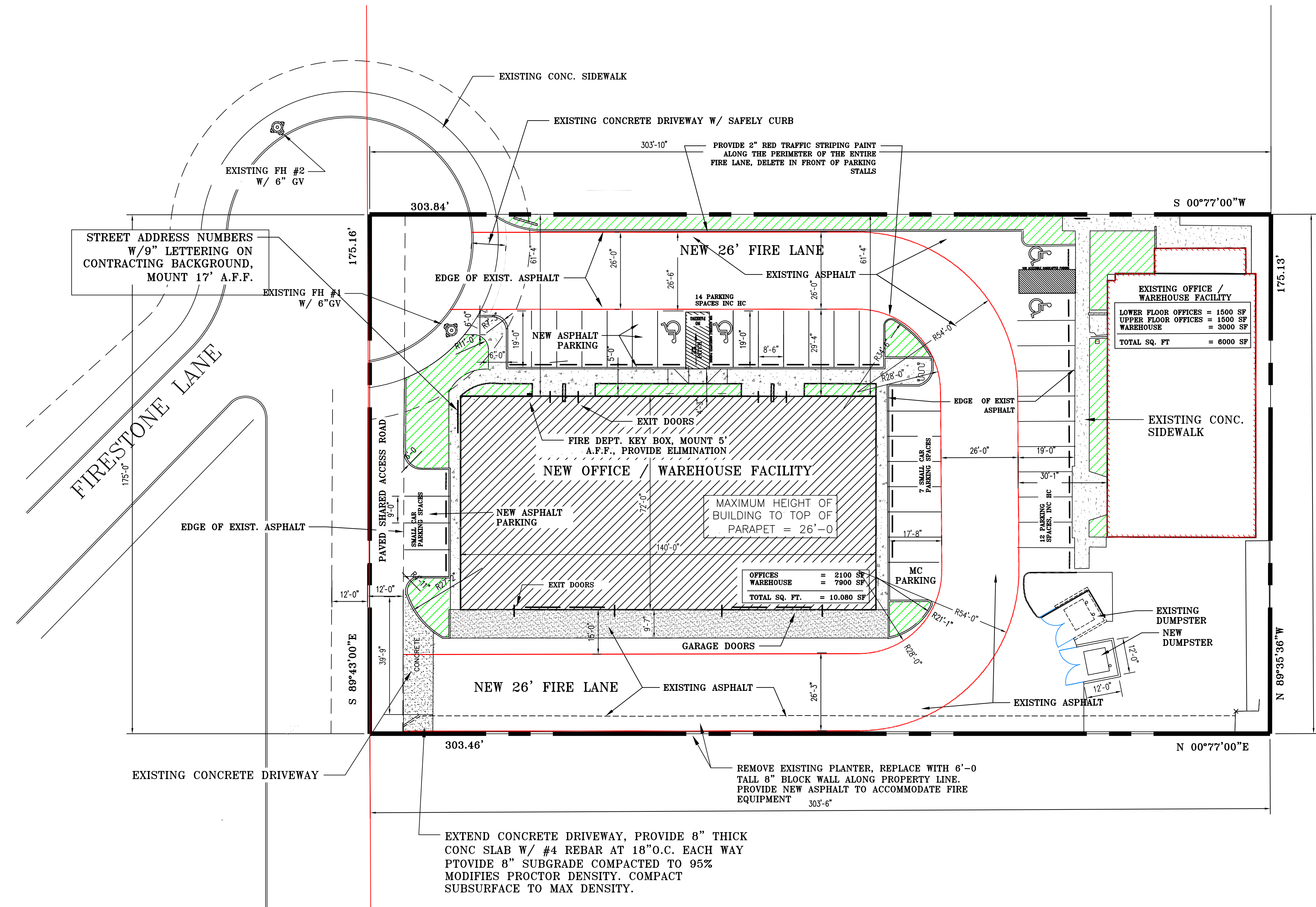
DATE
05.05.23

JOB # 22-14

A NEW OFFICE / WAREHOUSE FACILITY
FOR MICK RICH CONSTRUCTION
8401 FIRESTONE LANE, N.E.
ALBUQUERQUE 2023 NEW MEXICO

REVISIONS

SHEET NO.
FIRE 1



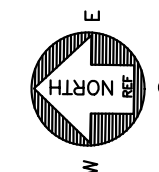
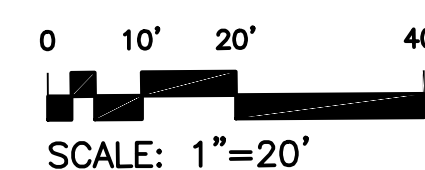
ALL FIRE LANES SHALL BE
DESIGNED TO HANDLE 75,000 LB.
FIRE APPARATUS VEHICLES

NOTE: GRADES DO NOT EXCEED 10%

PAVING LEGEND

ALL PAVEMENT REQUIRED BY THE
FIRE DEPT. IS EXISTING PAVEMENT

1 FIRE 1
4 SCALE 1"=20'



TRUE NORTH

MICK RICH CONTRACTORS, 8401 FIRESTONE LANE, NE, ALBUQUERQUE, NEW MEXICO