



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 4, 2003

Amy Driscoll, P.E.
Mark Goodwin & Assoc.
P.O. Box 90606
Albuquerque, New Mexico 87199

RE: JEFFERSON COMMERCIAL (C-17/D109)
(8300 Jefferson NE)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 4/5/2001
ENGINEERS CERTIFICATION DATED 2/21/2003

Dear Amy:

Based upon the information provided in your Engineers Certification submittal dated 2/21/2003, the above referenced site is approved for Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Development & Bldg. Ser. Division
DLB

C: Certificate of Occupancy Clerk, COA
approval file
✓ drainage file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE:	Jefferson Commercial	ZONE MAP/DRB.FILE#:	C-17/D109
DRB#:		EPC#	
LEGAL DESCRIPTION:	Tract 14-A-1-B, Loop Industrial District, Unit V		
CITY ADDRESS:			
ENGINEERING FIRM:	Mark Goodwin & Associates, PA	CONTACT:	Amy L. Driscoll, PE
ADDRESS:	P.O. Box 90606 Albuquerque NM 87119	PHONE:	828-2200
CITY, STATE:	Albuquerque NM	ZIP CODE:	87119
OWNER:	MSL Development LLC	CONTACT:	Clay Gooden
ADDRESS:	PO Box 2226	PHONE:	898-3774
CITY, STATE:	Corrales, NM	ZIP CODE:	87048
ARCHITECT:	Steve Day	CONTACT:	Steve Day
ADDRESS:	PO Box 2226	PHONE:	898-3774
CITY, STATE:	Corrales, NM	ZIP CODE:	87048
SURVEYOR:	Harris Surveying	CONTACT:	Tony Harris
ADDRESS:	2412-D Monroe, NE	PHONE:	889-8056
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87110
CONTRACTOR:	Star Construction	CONTACT:	Clay Gooden
ADDRESS:	8912 Adams NE	PHONE:	823-1100
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87113

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERTIFICATION (TCL)
- ☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 2/24/03

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTY RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

BY:

Amy Driscoll, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5).
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 10, 2001

Mark Goodwin, P.E.
Mark Goodwin & Associates, P.A.
PO Box 90606
Albuquerque, NM 87199

**Re: Jefferson Commercial Grading & Drainage Plan, Engineer's stamp dated 4-05-01
(C17/D109)**

Dear Mr. Goodwin,

Based on the information provided in your submittal dated April 6, 2001, the above referenced plan is approved for Building Permit and Foundation Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to release of the Certificate of Occupancy, an Engineer's Certification of the grading and drainage plan, per the DPM checklist, will be required.

If you have any questions, please call me at 924-3988.

Sincerely,

Nancy Musinski, P.E.
Hydrology/Utility Development
City of Albuquerque Public Works

cc: file

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Jefferson Commercial ZONE ATLAS#: C-17/D109
DRB#: _____ EPC# _____ WORKORDER#: _____
LEGAL DESCRIPTION: Tract 14-A-1-B, Loop Industrial District, Unit V
CITY ADDRESS: _____

ENGINEERING FIRM:	<u>Mark Goodwin & Associates, PA</u>	CONTACT:	<u>Amy L. Driscoll</u>
ADDRESS:	<u>P.O. Box 90606, Albuquerque, NM 87199</u>	PHONE:	<u>828-2200</u>
OWNER:	<u>MSL Development LLC</u>	CONTACT:	<u>Clay Gooden</u>
ADDRESS:	<u>PO Box 2226, Corrales 87048</u>	PHONE:	<u>898-3774</u>
ARCHITECT:	<u>Steve Day</u>	CONTACT:	<u>Steve Day</u>
ADDRESS:	<u>PO Box 2226, Corrales 87048</u>	PHONE:	<u>898-3774</u>
SURVEYOR:	<u>Harris Surveying</u>	CONTACT:	<u>Tony Harris</u>
ADDRESS:	<u>2412-D Monroe, NE 87110</u>	PHONE:	<u>889-8056</u>
CONTACTOR:	<u>Star Construction</u>	CONTACT:	<u>Clay Gooden</u>
ADDRESS:	<u>8912 Adams NE 87113</u>	PHONE:	<u>823-1100</u>

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL
☐ ENGINEER'S CERTIFICATION
☐ OTHER
☐ EASEMENT VACATION

PRE-DESIGN MEETING:

☐ YES
☒ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
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☒ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATION OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER
☐ RELEASE OF FINANCIAL GUARANTY
☐ TRAFFIC CIRCULATION LAYOUT

DATE SUBMITTED: 4/5/01

BY: Amy L. Driscoll

RECEIVED
APR 6 2001
HYDROLOGY SECTION



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

April 5, 2001

Ms. Nancy Musinski
Hydrology / Utility Development
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Jefferson Commercial (C17/D109)

Dear Ms. Musinski:

This letter is in response to your March 27, 2001 letter. The grading and drainage plan has been revised as follows:

1. The curb radii are not going to be redone. The existing catch basin and valley gutters have been added to the grading and drainage plan.
2. The existing 4 inch PVC pipe is now shown on the plan. It will be abandoned with this project which has been noted on the plan.
3. The wall is now shown as a retaining wall.
4. Spot elevations have been added to the dumpster enclosure.
5. The sidewalk culverts are now shown as their widths dictate.
6. The retaining wall along the east side of the building has been extended and spot elevations have been added.
7. The 5 foot opening has been removed on the northernmost end of the building.
8. At the north corner the retaining wall has been extended, and spot elevations have been added.
9. A spot elevation has been added where the curb meets the sidewalk at the northernmost end of the building.
10. Type B is 12 %. This has been added to the plans.
11. The lettering height has been revised to template 100.

Please call if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA


Amy L. Driscoll, EI
Project Engineer

f:\jefferso.com\hydres

RECEIVED
APR 6 2001
HYDROLOGY SECTION



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 27, 2001

Mark Goodwin, P.E.
Mark Goodwin & Associates, P.A.
PO Box 90606
Albuquerque, NM 87199

**Re: Jefferson Commercial Grading & Drainage Plan, Engineer's stamp dated 2-28-01
(C17/D109)**

Dear Mr. Goodwin,

Based on the information provided in your submittal dated February 28, 2001, the above referenced plan cannot be approved for Building Permit and Foundation Permit until the following issues are addressed:

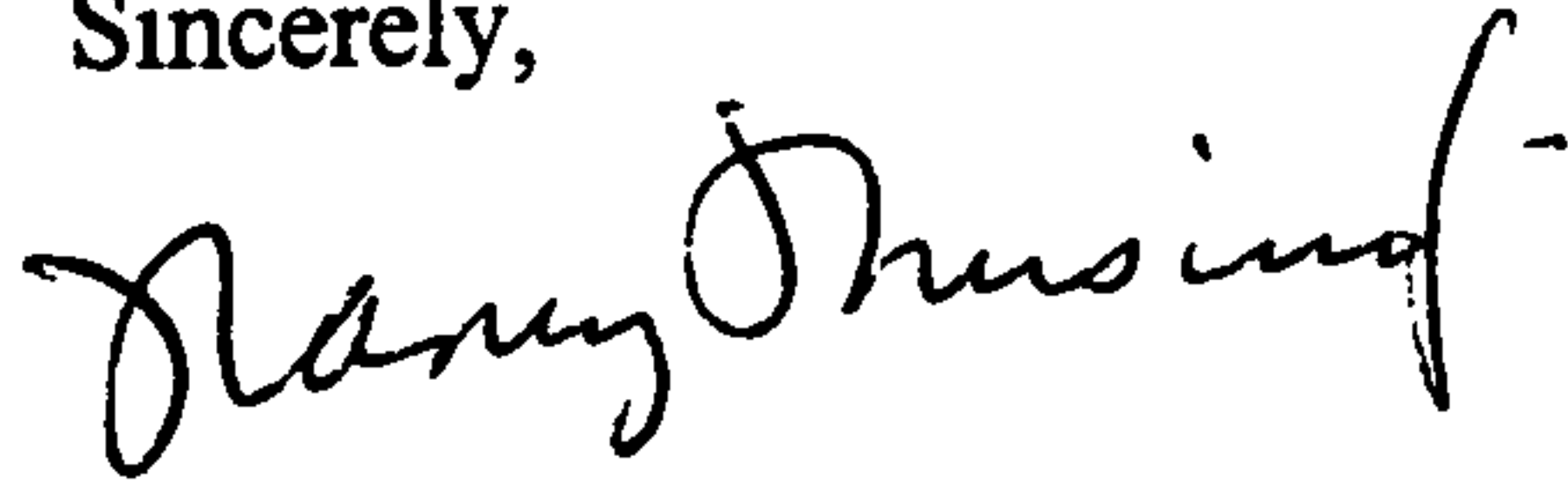
1. Existing north and south driveway entrances from Jefferson: Are the existing curb radii going to be redone? Please show the existing Type "B" catch basin (keyed note 4) and the existing valley gutters from the Isaacson & Arfman (IA) grading plan. The existing flow line elevations do not match the IA plan.
2. Existing pond at the southwest corner of the property: Please show the existing 4" PVC drain pipe. If this pipe is to be abandoned in place, please say so.
3. Wall just below the word "LOADING" on the south side of the building: Show this as a retaining wall.
4. Add spot elevations for the dumpster enclosure at the southwest corner of the building.
5. The sidewalk culverts at the southeast corner of the building, and the ones north of the north end are not drafted per dimension. Perhaps you intended to use the smaller culverts as shown but inadvertently called out larger culverts.
6. Add a spot elevation at the south end of the retaining wall along the east side of the building.
7. Please look at the northernmost end of the building. Notice that on the IA grading plan, this is the basin boundary for Basins A & B, and thus a high point. Unless I am missing something, it appears that the 5' curb opening/concrete swale that wraps around the north end is not needed here since there is no flow coming through.
8. The retaining wall needs to be extended to wrap around the north corner. Add TW/BW elevations for this extension.
9. Add a spot elevation where the curb meets the top of sidewalk just west of the northernmost end of the building.
10. Under Drainage Calculations, the percentage of Type D is given as 88. Am I to assume that the Type B and C are both 6%? Please complete this information.

March 27, 2001

11. In the future please instruct your drafter to get in the habit of using lettering height no shorter than mechanical template 100 (1/10 inch) per the DPM Ch. 27 Sec. 2. This is essential for work order plans, which are reduced to half size.

If you have any questions, please call me at 924-3988.

Sincerely,

A handwritten signature in cursive script, reading "Nancy Musinski".

Nancy Musinski, P.E.
Hydrology/Utility Development
City of Albuquerque Public Works

cc: file

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Jefferson Commercial ZONE ATLAS#: C-17/D109
DRB#: _____ EPC# _____ WORKORDER#: _____
LEGAL DESCRIPTION: Tract 14-A-1-B, Loop Industrial District, Unit V
CITY ADDRESS: _____

ENGINEERING FIRM:	<u>Mark Goodwin & Associates, PA</u>	CONTACT:	<u>Amy L. Driscoll</u>
ADDRESS:	<u>P.O. Box 90606, Albuquerque, NM 87199</u>	PHONE:	<u>828-2200</u>
OWNER:	<u>MSL Development LLC</u>	CONTACT:	<u>Clay Gooden</u>
ADDRESS:	<u>PO Box 2226, Corrales 87048</u>	PHONE:	<u>898-3774</u>
ARCHITECT:	<u>Steve Day</u>	CONTACT:	<u>Steve Day</u>
ADDRESS:	<u>PO Box 2226, Corrales 87048</u>	PHONE:	<u>898-3774</u>
SURVEYOR:	<u>Harris Surveying</u>	CONTACT:	<u>Tony Harris</u>
ADDRESS:	<u>2412-D Monroe, NE 87110</u>	PHONE:	<u>889-8056</u>
CONTACTOR:	<u>Star Construction</u>	CONTACT:	<u>Clay Gooden</u>
ADDRESS:	<u>8912 Adams NE 87113</u>	PHONE:	<u>823-1100</u>

TYPE OF SUBMITTAL:

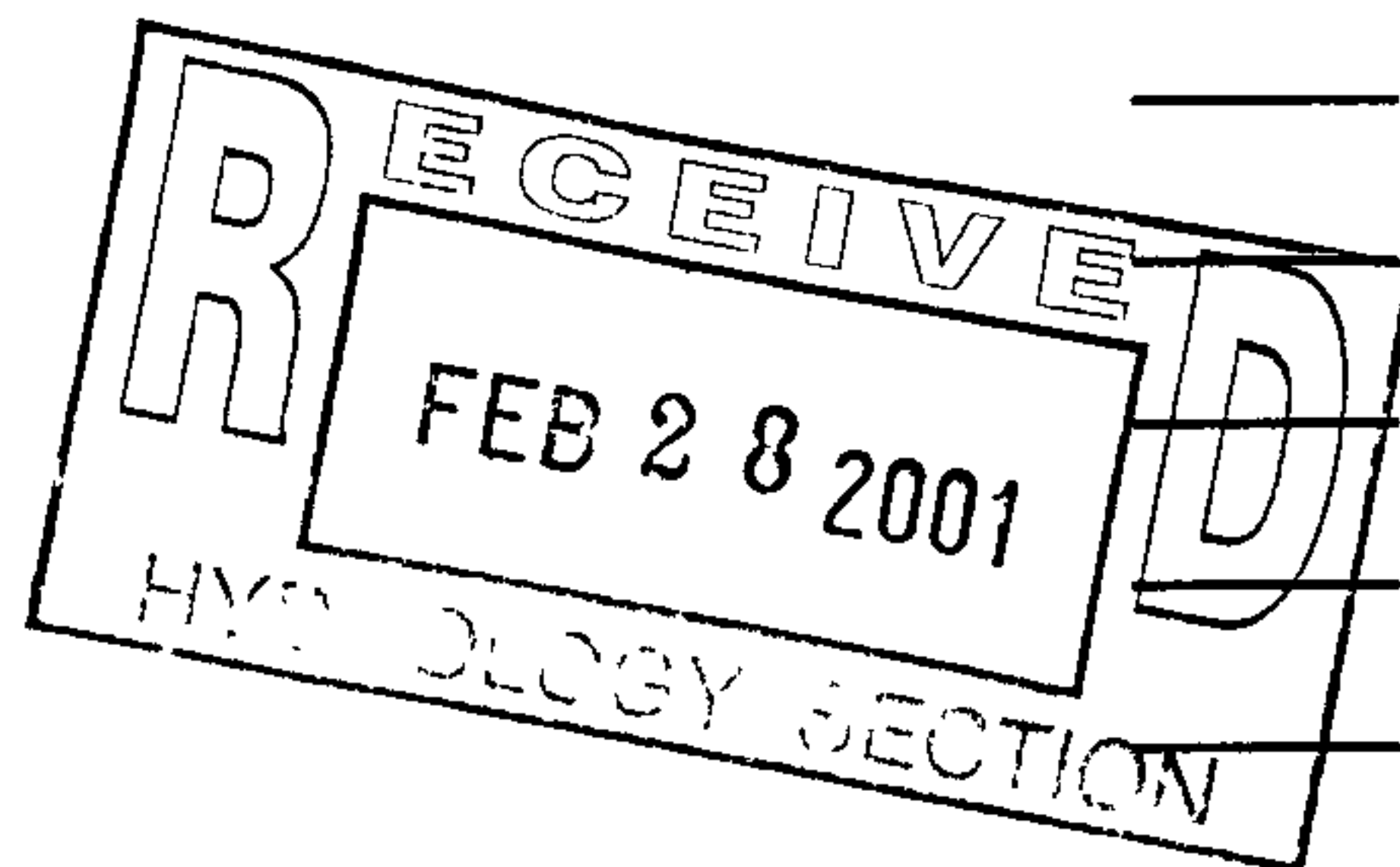
☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL
☐ ENGINEER'S CERTIFICATION
☐ OTHER
☐ EASEMENT VACATION

PRE-DESIGN MEETING:

☐ YES
☒ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
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☐ DRAINAGE REQUIREMENTS
☐ OTHER
☐ RELEASE OF FINANCIAL GUARANTY
☐ TRAFFIC CIRCULATION LAYOUT



DATE SUBMITTED: 2/28/01

BY: Amy L. Driscoll



City of Albuquerque

March 8, 2000

Mark Goodwin, P.E.
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

RE: GRADING & DRAINAGE PLAN FOR JEFFERSON COMMERCIAL (C-17/D109)
SUBMITTED FOR BUILDING PERMIT APPROVAL

Dear Mr. Goodwin,

I have reviewed the information provided in your February 23, 2000, submittal, and offer the following: the project, referred to above, is part of a parcel which was analyzed by Isaacson and Arfman in 1996 for drainage. The parcel they looked at had 600 feet of frontage on Jefferson and extended some 760 feet along the Domingo Baca Arroyo, and was roughly four times the size of your submittal. The south half of that parcel, which they identified as *BASIN B*, had a discharge of 22.1 cfs of which 6 cfs went into the 24" storm drain and not into the street.

Your submittal claims the entire *BASIN B* discharge, although the proposed site occupies only the west half of the basin, and does not allow for offsite flows from the east half of the basin. Nor does your submittal allow for getting any of the discharge into the storm drain.

Please readdress the site's drainage and either keep it within the guidance of the Isaacson & Arfman report or justify free discharge, taking into account off-site flows and downstream capacity.

If you have any questions, please call me at 924-3988.

Sincerely,

Stuart Reeder, P.E.

Stuart Reeder, P.E.
Hydrology Division

xc: Whitney Reiersen
✓ File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Jefferson Commercial ZONE ATLAS#: C-17 / D109
DRB#: _____ EPC# _____ WORKORDER#: _____
LEGAL DESCRIPTION: Tract 14-A-1-B, Loop Industrial District, Unit V
CITY ADDRESS: _____

ENGINEERING FIRM:	<u>Mark Goodwin & Associates, PA</u>	CONTACT:	<u>Mark Goodwin, PE</u>
ADDRESS:	<u>P.O. Box 90606, Albuquerque, NM 87199</u>	PHONE:	<u>828-2200</u>
OWNER:	<u>MSL Development LLC</u>	CONTACT:	<u>Clay Gooden</u>
ADDRESS:	<u>PO Box 2226, Corrales 87048</u>	PHONE:	<u>898-3774</u>
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ADDRESS:	<u>PO Box 2226, Corrales 87048</u>	PHONE:	<u>898-3774</u>
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CONTACTOR:	<u>Star Construction</u>	CONTACT:	<u>Clay Gooden</u>
ADDRESS:	<u>8912 Adams NE 87113</u>	PHONE:	<u>823-1100</u>

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☐ ENGINEER'S CERTIFICATION
☐ OTHER
☐ EASEMENT VACATION

PRE-DESIGN MEETING:

☐ YES
☒ NO
☐ COPY PROVIDED

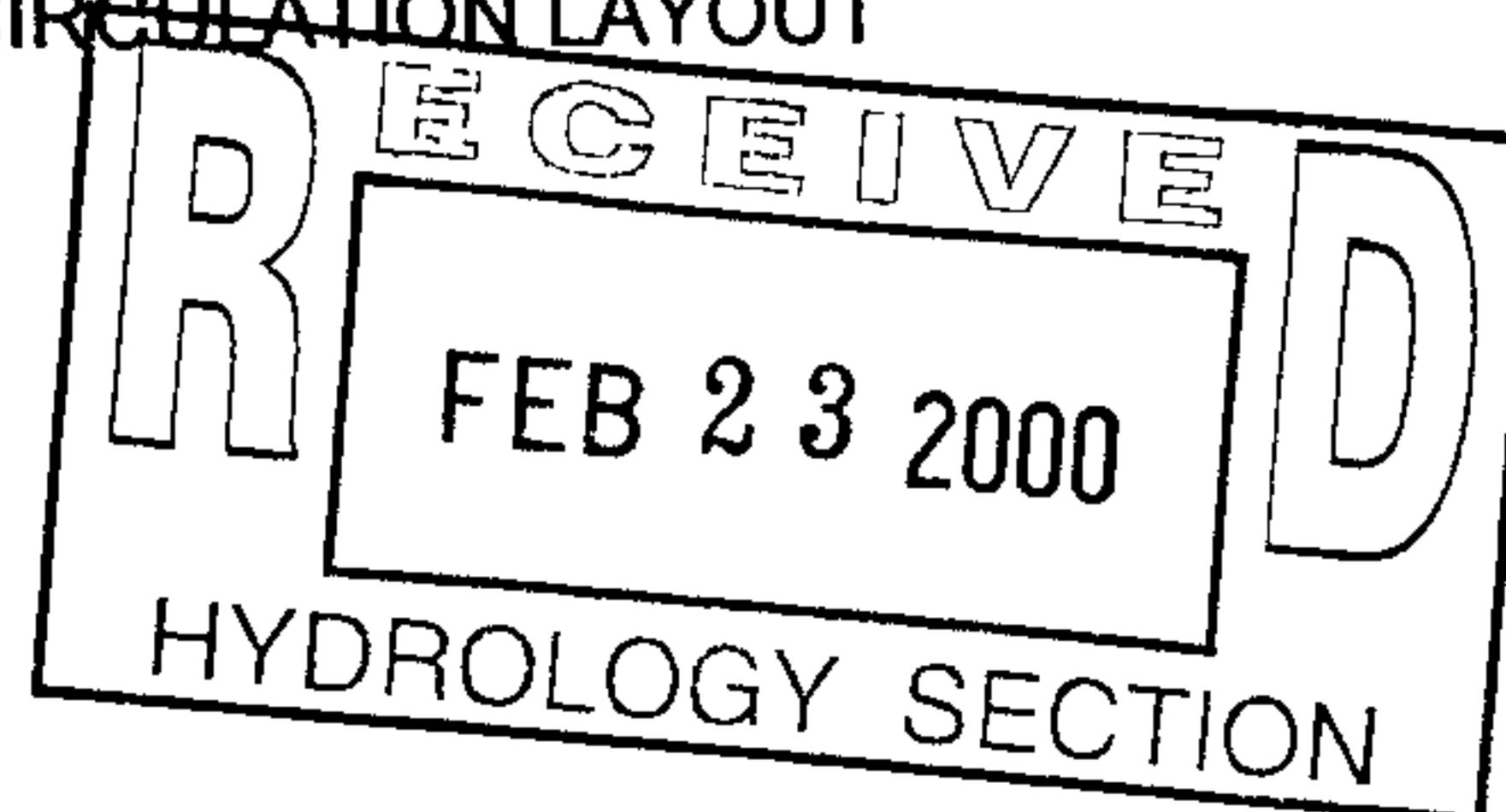
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☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER
☐ RELEASE OF FINANCIAL GUARANTY
☒ TRAFFIC CIRCULATION LAYOUT

DATE SUBMITTED: 2/23/00

BY: Mark Goodwin

Mark Goodwin, PE





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department
Transportation Development Services Section***

July 24, 2003

Stephen C. Day, Registered Architect
PO Box 2226
104 Skylark Lane
Corrales, NM 87048

Re: Certification Submittal for Final Building Certificate of Occupancy for
Jefferson Commercial Development, [C-17 / D109]
8300 Jefferson NE
Architect's Stamp Dated 07/16/02

Dear Mr. Day:

The TCL / Letter of Certification submitted on July 24, 2003 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
☐ Hydrology file
CO Clerk

February 18, 2003

Ms. Terry Martin
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RECEIVED
FEB 19 2003
STAR CONSTRUCTION, INC

REF: COMMERCIAL DEVELOPMENT 8300 JEFFERSON NE, ALBUQUERQUE, NEW MEXICO

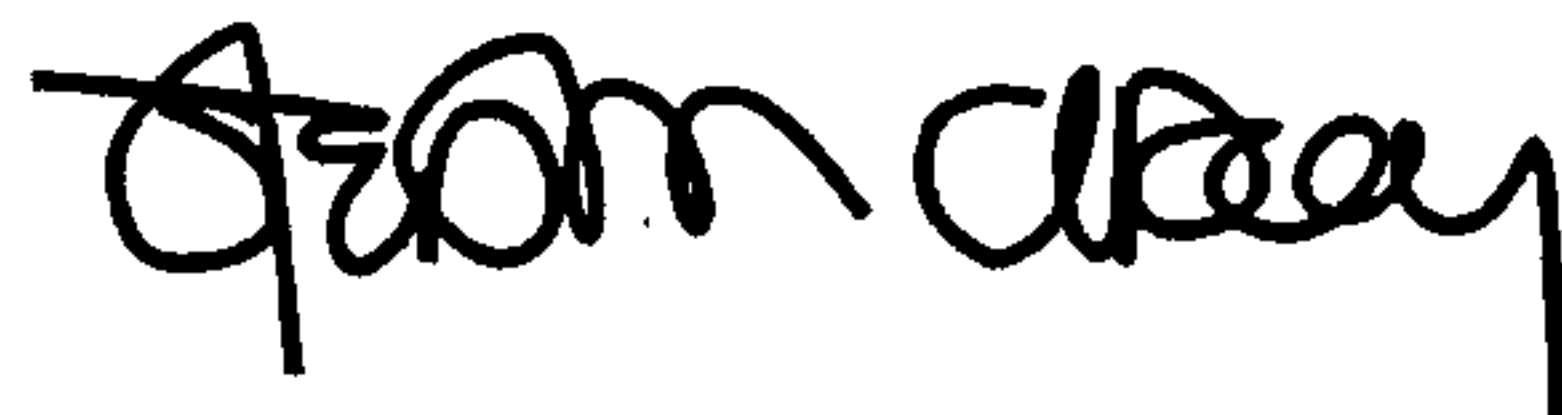
Dear Ms Martin:

I certify that the referenced facility was constructed according to the construction drawings with modifications per the attached TCL (sheet AC1.2).

I certify that the project was built within substantial compliance of the approved project plans dated 07/16/2002.

If you have any questions please contact me.

Sincerely



Stephen C. Day
Architect

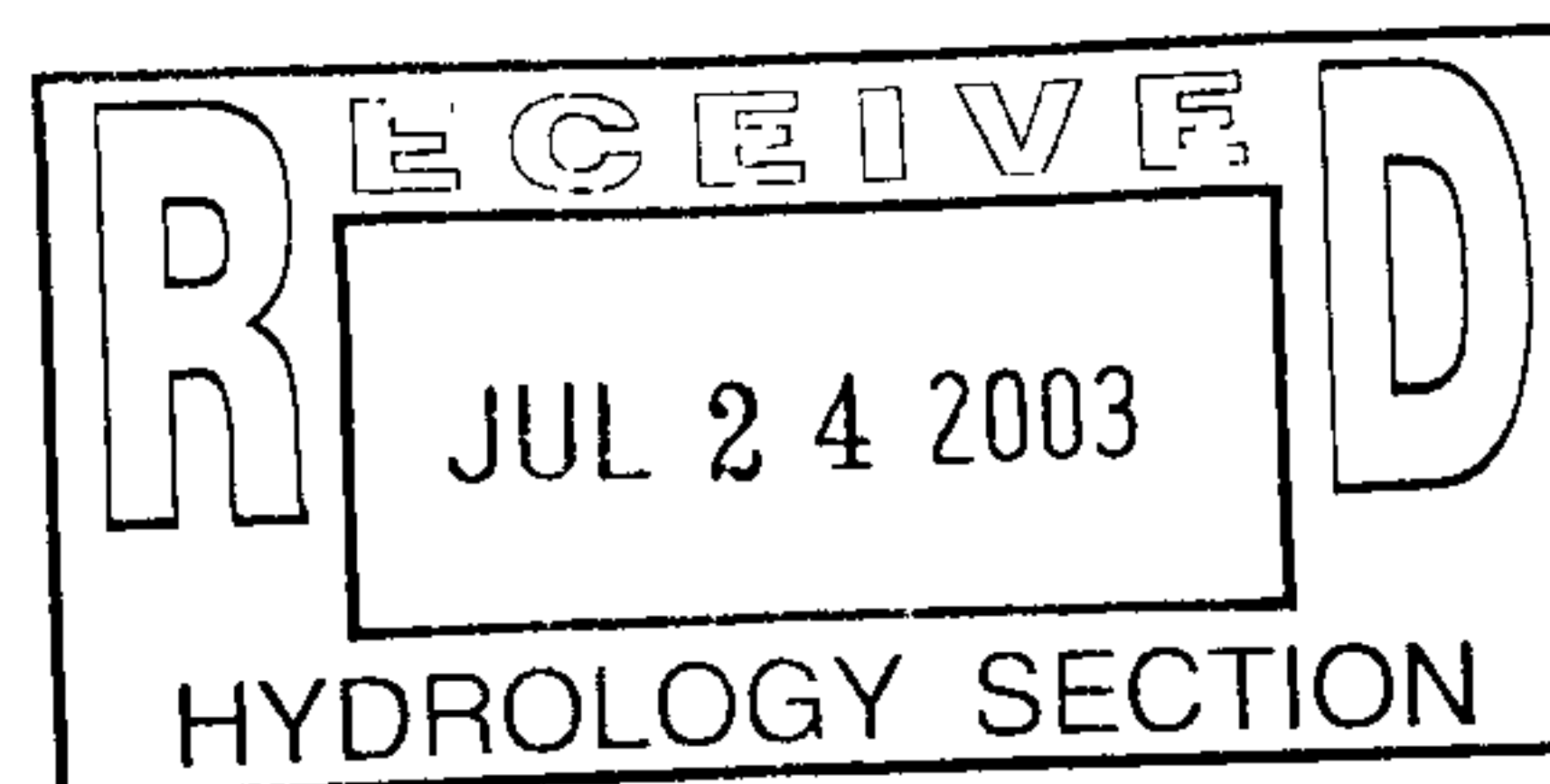
Cc:

Stephen C. Day
Architect

P. O. Box 2226
104 skylark lane
Corrales, New Mexico
87048

Voice 505.898.3774
Fax 505.898.9015
Cell 505.269.7909

StephenCDay @ cs.com



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

JEFFERSON COMMUNITY (REV. 1/28/2003rd)

C-17/D109

PROJECT TITLE: ~~1452 DEVELOPMENT~~ ZONE MAP/DRG. FILE #: _____
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: 14A1B LOOP INDUSTRIAL DISTRICT
 CITY ADDRESS: 8300 JEFFERSON NE, ALBUQUERQUE NM 87113

ENGINEERING FIRM: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: MSL DEVELOPMENT LLC
 ADDRESS: 5105 GLENWOOD POINT LN. NE
 CITY, STATE: ALBUQUERQUE NM 87111

CONTACT: RUSS MERRILL
 PHONE: 881-2557
 ZIP CODE: 87111

ARCHITECT: STEPHEN C. DAY
 ADDRESS: P.O. BOX 2226
 CITY, STATE: CORRALES NM 87111

CONTACT: STEPHEN DAY
 PHONE: 898-9774
 ZIP CODE: 87111

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: STAR CONSTRUCTION
 ADDRESS: 8912 ADAMS NE.
 CITY, STATE: ALBUQUERQUE NM 87113

CONTACT: _____
 PHONE: 823-1100
 ZIP CODE: 87113

CHECK TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- _____ DRAINAGE PLAN RESUBMITTAL
- _____ CONCEPTUAL GRADING & DRAINAGE PLAN
- _____ GRADING PLAN
- _____ EROSION CONTROL PLAN
- _____ ENGINEER'S CERTIFICATION (HYDROLOGY)
- _____ CLOMR/LOMR
- ☒ ~~_____~~ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ~~_____~~ ENGINEERS CERTIFICATION (TCL)
- _____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- _____ OTHER

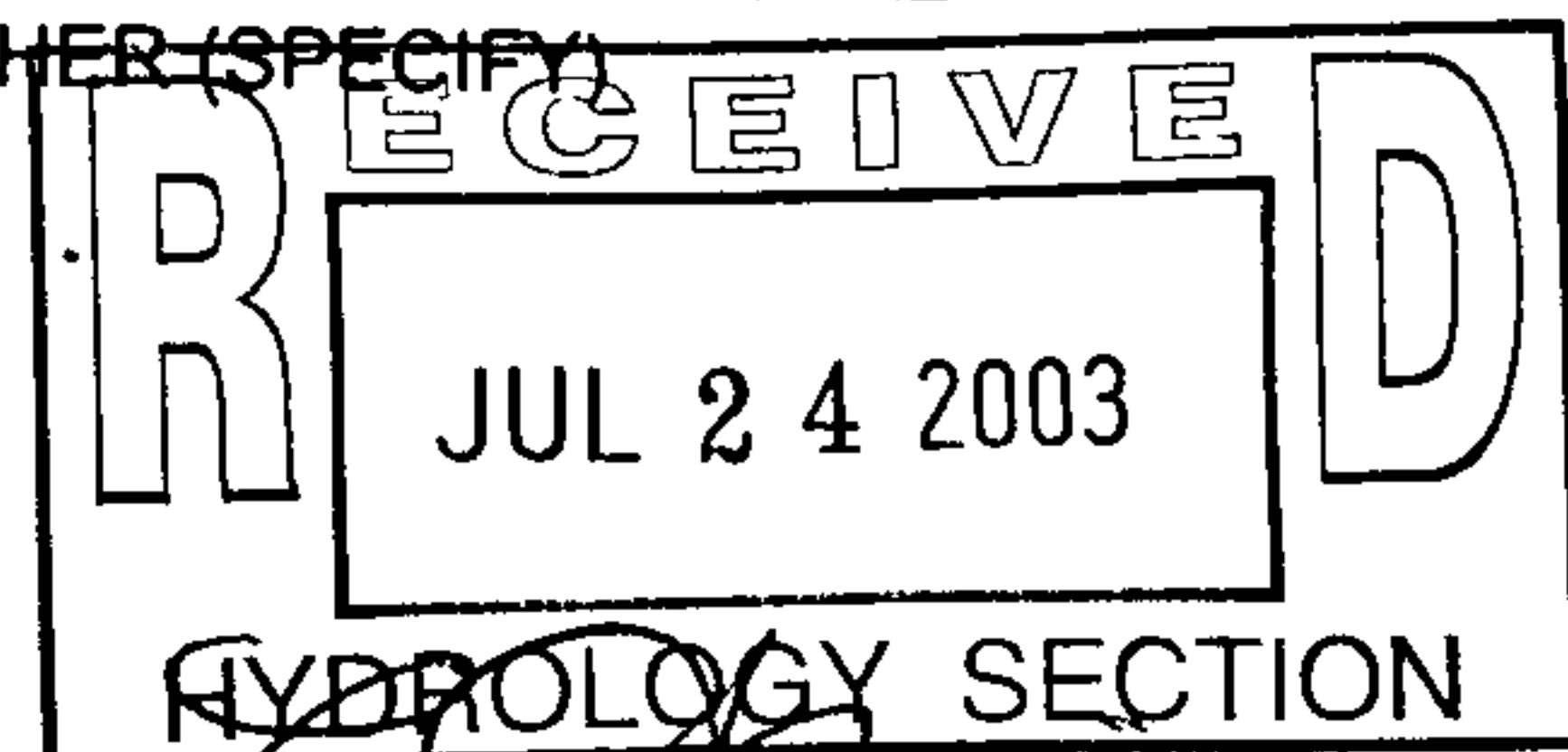
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- _____ SECTOR PLAN APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ FOUNDATION PERMIT APPROVAL
- _____ BUILDING PERMIT APPROVAL
- ☒ ~~_____~~ CERTIFICATE OF OCCUPANCY (PERM.)
- _____ CERTIFICATE OF OCCUPANCY (TEMP.)
- _____ GRADING PERMIT APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ WORK ORDER APPROVAL
- _____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- _____ YES
- _____ NO
- _____ COPY PROVIDED

DATE SUBMITTED: 7/24/03

B.



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

July 16, 2002

Stephen C. Day, Registered Architect
P.O. Box 2226
Corrales, N.M. 87048

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Jefferson Commercial Development, [C-17 / D109]
8300 Jefferson N.E.
Architect's Stamp Dated 07/16/02

Dear Mr. Day:

The TCL submittal, dated July 16, 2002, is sufficient for acceptance by this office and is stamped and signed as such. Four copies were made: two submitted in the building permit plans, one for this office and one to be kept by you to be used for certification of the site for final C.O. for Hydrology/Transportation.

- When the superintendent of this project calls for a Temporary (Temp) C.O. immediate issuance is no longer possible at the time of the call. An acceptable copy of the stamped, signed approved TCL, marked up, showing incomplete work remaining, along with a letter of certification is required prior to issuance of the Temp C.O. Letter or TCL must be stamped with the designer's seal for that certification, signed and dated. If this project is one of multiple phases for this building permit, Barricading Plan (can be on Temp TCL) is needed clearly illustrating how vehicles and pedestrians using this site will be separated from coming phases, not completed or yet begun. Any time project is phased this office will need to see limits of phasing, clearly shown and labelled on TCLs in Permit sets and TCL in Certification package.

- When site is complete and a Final C.O. is needed, submit the Certification package (Cert), a Letter of Certification, stating (including the word "Certify/Certification") that the site was built in substantial compliance, attached to your exact copy of the stamped, approved TCL. Another copy similar to the TCL is acceptable, however, additional time will be required to verify the copy before issuing the Final C.O. Letter and/or TCL must be stamped with the designer's seal for the certification. Seal must be signed and dated for that submittal. This and all TCL/Certification documentation must be submitted with a completed Drainage and Transportation Information Sheet (also used for the Grading and Drainage submittal) to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that the Final C.O. has been issued for this address please inform the superintendent to call Building Safety at 924-3306 2 to 3 days following the Cert submittal.

Sincerely,

Mike Zamora, Commercial Plan Checker
Development and Building Services
Planning Department

c: Engineer
 Hydrology file
 Mike Zamora

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/11/2002)

PROJECT TITLE: **COMMERCIAL DEVELOPMENT** ZONE MAP/DRG. FILE #: **C-17-7**
DRB #: **N/A** EPC#: **N/A** WORK ORDER#:

LEGAL DESCRIPTION: **TRACT 14-A-1-B LOOP INDUSTRIAL DISTRICT UNIT X**
CITY ADDRESS: **8300 JEFFERSON NE**

ENGINEERING FIRM: **MARC GOODWIN + ASSOC**
ADDRESS: **P.O. Box 90606**
CITY, STATE: **ALBUQUERQUE NM 87199**

CONTACT: **AMY DISCOLL**
PHONE: **826-2200**
ZIP CODE: **87199**

OWNER: **MEL DEVELOPMENT LLC**
ADDRESS: **5108 GILWOOD LANE NE**
CITY, STATE: **ALBUQUERQUE NM**

CONTACT: **CLAY GOODEN**
PHONE: **881-2557**
ZIP CODE: **87111**

ARCHITECT: **STEPHEN C. DAY, ARCHITECT**
ADDRESS: **P.O. Box 2826**
CITY, STATE: **ALBUQUERQUE, NM**

CONTACT: **STEPHEN C. DAY**
PHONE: **895-3774**
ZIP CODE: **87098**

SURVEYOR: **N/A**
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR: **STAR CONSTRUCTION**
ADDRESS: **8912 ADAMS NE**
CITY, STATE: **ALBUQUERQUE NM**

CONTACT: **STEVE COLLINS**
PHONE: **833-1100**
ZIP CODE: **87113**

CHECK TYPE OF SUBMITTAL:

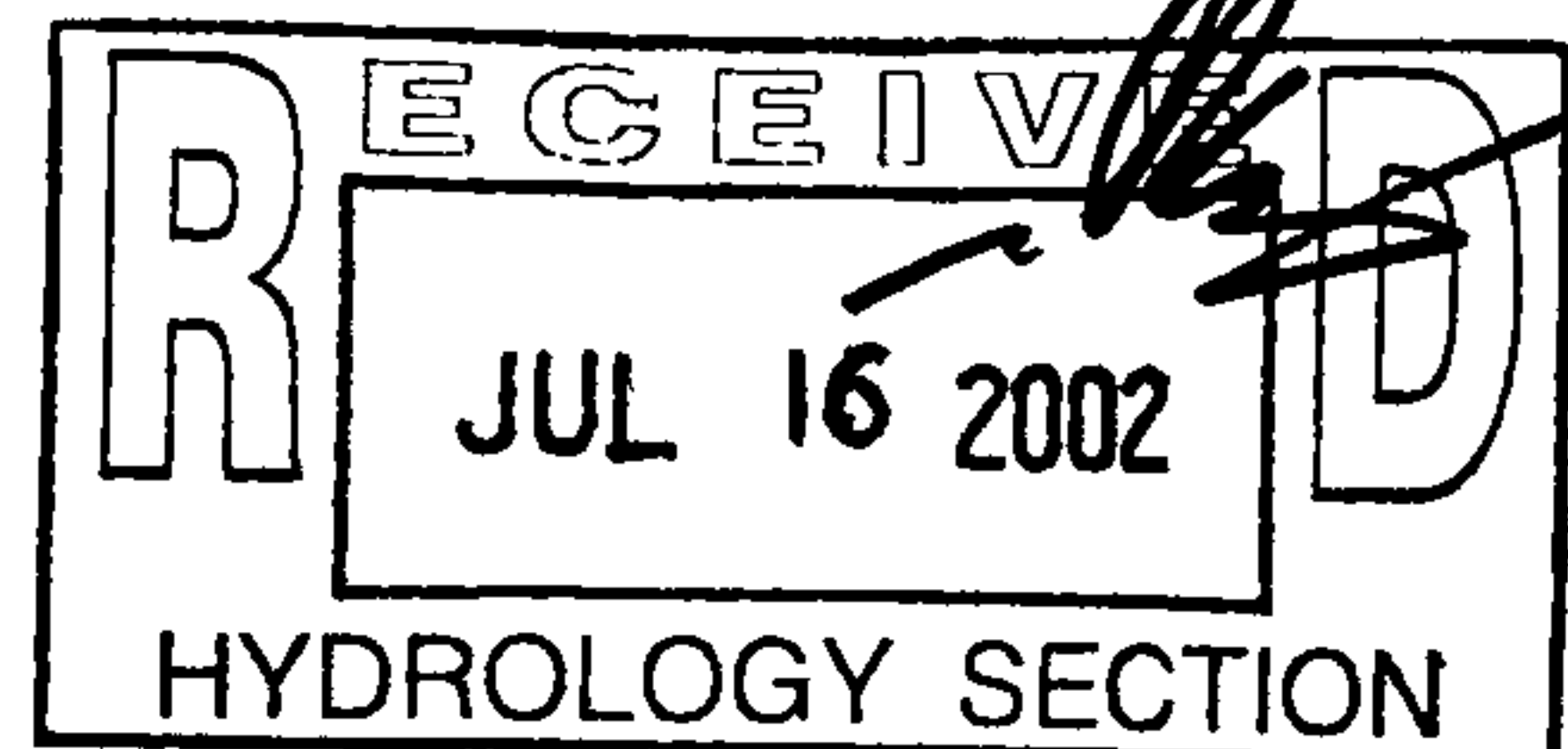
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERTIFICATION (TCL)
- ☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED **7-16-02** BY: **STEPHEN C. DAY**

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

7/16/02 - Appl'd T.C.L., **Arch.**; **logged in** - **✓**
7/17/02 - **Salt letter** - **Arch Sub'd over Ctr., Appl'd Permit** - **4 copies All done per**
dated 7/16 **Proced.**



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

July 16, 2002

Stephen Day, Reg. Architect
P.O. Box 2226
Albuquerque, NM 87048

Re: Certification Submittal for Final Building Certificate of Occupancy for
MSL Jefferson Properties, [C-17 / D109]
8300 Jefferson N.E.
Architect's Stamp Dated 06/25/02

Dear Mr. Day:

The TCL submitted for second review, dated June 25, 2002 is not yet sufficient for acceptance by this office. It requires completion of the items not yet addressed on the checklist or the previous mark up (corrections dated September 2000) and items called out on the revised TCL resubmitted by the designer.

On the Sept. 2000 mark up, a template impression (WB-40, Semi truck/trailer) laid out on the plan was use in error. I have placed the appropriate size vehicle (SU-30, U.P.S.-size). This template shows that the vehicle must be able to enter in, through each overhead door [shown in red]. There will be insufficient space for the vehicle to back up to the doors [shown in green]--this movement is restricted by the existing curb on the other side of the easement here. Dimensions of overhead doors (height/width) are needed on the plan.

Please submit the corrected TCL again to Hydrology along with all documentation and mark-up copies.

Sincerely,

Mike Zamora, Commercial Plan Checker
Development and Building Services
Planning Department

c: Engineer
Hydrology file
Mike Zamora

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/11/2002)

PROJECT TITLE: **COMMERCIAL DEVELOPMENT** ZONE MAP/DRG. FILE #: **6.17/D109**
DRB #: **NA** EPC#: **N/A** WORK ORDER#: **1**

LEGAL DESCRIPTION: **TRACT 14-A-1-B LOOP INDUSTRIAL DISTRICT UNIT X**
CITY ADDRESS: **8300 JEFFERSON NE**

ENGINEERING FIRM: **MARC GOODWIN & ASSOC**
ADDRESS: **P.O. Box 90606**
CITY, STATE: **ALBUQUERQUE NM. 87199**

CONTACT: **AMY DISCOLL**
PHONE: **826-2200**
ZIP CODE: **87199**

OWNER: **MEL DEVELOPMENT LLC**
ADDRESS: **5148 GILWOOD LANE NE**
CITY, STATE: **ALBUQUERQUE NM**

CONTACT: **CLAY GOODWIN**
PHONE: **881-2557**
ZIP CODE: **87111**

ARCHITECT: **STEPHEN C. DAY, ARCHITECT**
ADDRESS: **10150 2226**
CITY, STATE: **CORRALES, NM**

CONTACT: **STEPHEN C. DAY**
PHONE: **896-3774**
ZIP CODE: **87046**

SURVEYOR: **NA**
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: **STAR CONSTRUCTION**
ADDRESS: **8912 ADAMS NE**
CITY, STATE: **ALBUQUERQUE NM**

CONTACT: **STEVE COLLINS**
PHONE: **823-1100**
ZIP CODE: **87113**

CHECK TYPE OF SUBMITTAL:

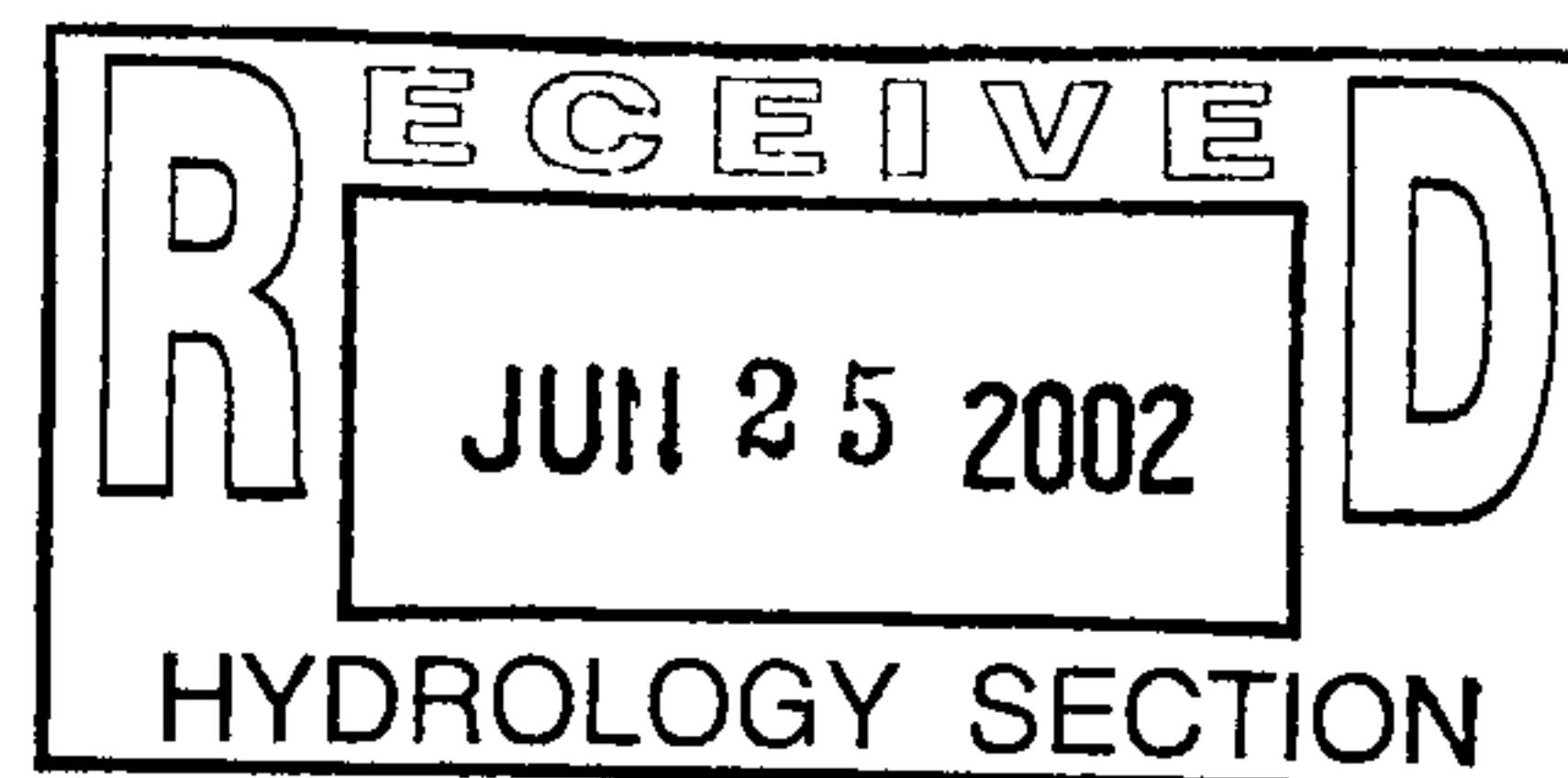
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
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- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: **6.25.02** BY: **STEPHEN C. DAY**

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

7/15/02 - Revised T.C.L., Called Arch, [unclear]; logged in - ✓

✓ For this Plan, and all others following, submit street address of site. Could be part of title block or application sheet in Hydrology file. Also call out name of subdivision and lot number or tract number.

✓ Place a note on the plan stating the following:

"The as-built submittal by the designer-of-record, as required by Transportation Development, must also include a letter of certification that the site has been constructed in accordance with the TCL before a Certificate of Occupancy."

✓ Contractor selected must be made aware, by note on Site Plan, that any agreement with the owner stating that any portions of permit construction completed by other than that contractor, will probably cause delay; therefore, Certificate of Occupancy will not be issued until all work is finished.

✓ The responsibility for errors on the site plan and subsequent unauthorized field changes must be specified on the Site Plan, in bold type, as follows:

"The responsible Party must rectify all unapproved construction resulting from errors on the approved Site Plan." and
"This Site Plan has been approved and accepted by all parties. Any field changes not accepted by Traffic Engineer, after approval for building permit, will result in:

- (1) Untimely delay of certification for final Certificate of Occupancy in order to correct unapproved work, and
- (2) increase in construction cost to responsible parties."

✓ Existing street sidewalk and C&G affecting safe vehicular or pedestrian travel will be removed and replaced.

Note on plan:

✓ Only one T.C.L. is needed per Permit submittal. Multiple copies of T.C.L. will need to match exactly.

✓ New and existing elements noted on the T.C.L. must be shown, labelled, and dimensioned correctly and accurately, this includes street curb & gutter, all drive aisles, driveways, and paving (if on separate landscape plan, submit plan, all curbing, any neighboring driveways, if close to property lines shared with the adjacent lots, and fencing (specifically at property lines), etc. Need to be clear differentiation between new construction and existing on T.C.L.

✓ Show, label, and dimension existing and/or new street sidewalk. City sidewalk ordinance requires minim. 6' street sidewalks along the frontage of all commercial sites being developed adjacent to major streets.

✓ Any new sidewalks must be built so back of sidewalk is at Right-of-way (property) line.

✓ 6" high concrete curb, per city standard, must be constructed per DPM, Section 23.7 B6. Must prevent overhanging into adjacent property and pedestrian path and to separate parking from landscaped areas.

✓ Label concrete curb, and type (or show detail labelled "typical"), at each individual location or call out double-line style (or equivalent) linework, used to designate curbing, as "typical".

✓ Minim. 5' wide concrete sidewalk, raised 6" above parking surface, needed at the front of parked vehicles adjacent to the building. H.C. ramp must be constructed at H.C. parking as part of sidewalk, as shown.

✓ Show ramps and slope of ramps using arrows.

✓ Clearly indicate transition from one type of surface to the other on T.C.L., for example ramps, concrete/ asphalt, landscape/concrete, etc. Label each area or stipple to show varying surfaces, using a legend.

✓ Because of the preliminary nature of the new review process, if Zoning has not seen this layout prior to this review, any requirements by Zoning at time of their review, altering the parking layout, will void approval of

T.C.L. and new review will be needed.

✓ Driveways will need improvement per D.P.M. and City of Albuquerque. Stand. Detail Drwg. No. 2426. The curb cut must be widened to 30 feet, if a median cut is not available. A 36'- 40' foot curb cut is required if opposite an existing median opening. The curb cuts must be constructed with 25 foot curb returns and uni-directional handicapped ramps. Label - "Construct new driveway per City of Albuquerque. Std. Detail Drwg. No. 2426".

✓ 15' radius curve needed on all end islands along the traffic circulation path, 25' along large vehicle route as shown. Minimum width of end islands - 10'.

✓ Label asphalt and thickness of parking surface per city std. or refer to a detail which illustrates the proposed method of paving and states it's equivalency to standard asphalt surfacing.

At Both North & South ends of Lot, at easements

~~Plat signed and recorded at county clerk's office, showing cross access easement needed. Show, label and dimension easement and show access easement limits on T.C.L.~~

~~Show and label property lines and right-of-way lines.~~

Need to see that all existing obstacles in City right-of-way, in existing sidewalks, have been picked up.

All Civil Sheets (Drainage Plan and T.C.L. & details) must be together at front of plan set.

Linework on Drainage Plan and Landscape Plan must match T.C.L. exactly. Confirm the acceptability of the changes in T.C.L. that are required by this office with Hydrology. If minor changes are acceptable to Hydrology, call out on T.C.L.: INSPECTION OF CONSTRUCTION FOR C.O. FOR TRANSPORTATION

WILL BE DONE FROM THIS SHEET. This office recommends that as much information as possible that is pertinent to it's requirements be placed on T.C.L. and not Drainage Plan. Any changes required by Transportation shown on Drainage Plan cannot be marked up on Drainage Plan per Hydrology's preference, such as curbs, ramps, drivepads, dimensions, labels, etc. _Per DPM, 23.6B.11a, drive apron grade max. is 6% for curb return drives. North drivepad needs flowline elevations in order to determine this.

Work being done in city property as part of this development must be complete before issuance of C.O. or Financial Guarantee must be on file with Design Review Office. Label Work Order No. on Site Plan with street name [if applicable].

Entrances need striping and arrows, painted per DPM.

Show full width of the street on Site Plan, unless shown and dimensioned on Grading and Drainage Plan, to include: (1) median and opening, if it exists (including any left turn lanes which will be required into this site).

Without medians show traffic lanes up to and including middle turn lane. (2) all existing/new standard curb and gutter. *Clear.*

The City of Albuquerque requires building protection which consists of a minim. 3' wide, 6" high raised concrete walk, 2' minim. width concrete curbed buffer or 4" to 6" diameter concrete-filled bollards, if acceptable, adjacent to parking lot surface.



City of Albuquerque
Public Works Department
Transportation Development Services Section

March 17, 2000

Stephen C. Day Registered. Arch.,
Stephen C. Day Architect,
P.O. Box 2226
Corrales, New Mexico 87048

Re: T.C.L. submittal for building permit approval for MSL Jefferson Properties, XXXX Jefferson Street N.E.,
Loop Industrial District, Tract 14-A-1-B, Unit V, [C17/ D109], Architect's Stamp dated 2/22/2000.

Dear Mr. Day,

The location referenced above, dated March 17, 2000, is not acceptable and requires modification to the Traffic Circulation Layout (T.C.L.) prior to Building Permit release as stated on the attached written comments and red-lined T.C.L. markup.

Please resubmit revised T.C.L. after addressing typed and marked up comments.
Submit Plan along with typed comments and all red-lined, mark-up copies.

Sincerely,

Mike Zamora,
Commercial Plan Checker

cc:
Engineer
Hydrology File
Office File

17 D109
Written Comments: File # C-16 / D006A
3/02/2000

- For this Plan, and all others following, submit street address of site. Could be part of title block or application sheet in Hydrology file. Also call out name of subdivision and lot number or tract number.
- Place a note on the plan stating the following:

"The as-built submittal by the designer-of-record, as required by Transportation Development, must also include a letter of certification that the site has been constructed in accordance with the TCL before a Certificate of Occupancy."
- Contractor selected must be made aware, by note on Site Plan, that any agreement with the owner stating that any portions of permit construction completed by other than that contractor, will probably cause delay, therefore, Certificate of Occupancy will not be issued **until all work is finished.**
- The responsibility for errors on the site plan and subsequent unauthorized field changes must be specified on the Site Plan, in bold type, as follows:

"The responsible Party must rectify all unapproved construction resulting from errors on the approved Site Plan." and
"This Site Plan has been approved and accepted by all parties. Any field changes not accepted by Traffic Engineer, after approval for building permit, will result in:
(1) Untimely delay of certification for final Certificate of Occupancy in order to correct unapproved work, and
(2) increase in construction cost to responsible parties."
- Existing street sidewalk and C&G affecting safe vehicular or pedestrian travel will be removed and replaced. Note on plan.
- Only one T.C.L. is needed per Permit submittal. Multiple copies of T.C.L. will need to match exactly.
- New and existing elements noted on the T.C.L. must be shown, labelled, and dimensioned correctly and accurately, this includes street curb & gutter, all drive aisles, drivepads, landscaping (if on separate landscape plan, submit plan), all curbing, any neighboring drivepads, if close to property lines shared with the adjacent lots, and fencing (specifically at property lines), etc. __Need to see clear differentiation between new construction and existing on T.C.L.
- Show, label, and dimension existing and/or new street sidewalk. _City sidewalk ordinance requires minim. 6' street sidewalks along the frontage of all commercial sites being developed adjacent to major streets.
- Any new sidewalks must be built so back of sidewalk is at Right-of-way (property) line.
- 6" high concrete curb, per city standard, must be constructed per DPM, Section 23.7 B6. Must prevent overhanging into adjacent property and pedestrian path and to separate parking from landscaped areas. _Label concrete curb, and type (or show detail labelled "typical"), at each individual location or call out double-line style (or equivalent) linework, used to designate curbing, as "typical".
- Minim. 5' wide concrete sidewalk, raised 6" above parking surface, needed at the front of parked vehicles adjacent to the building. _H.C. ramp must be constructed at H.C. parking as part of sidewalk, as shown. _Show ramps and slope of ramps using arrows.
- Clearly indicate transition from one type of surface to the other on T.C.L., for example ramps, concrete/asphalt, landscape/concrete, etc. Label each area or stipple to show varying surfaces, using a legend.
- Because of the preliminary nature of the new review process, if Zoning has not seen this layout prior to this review, any requirements by Zoning at time of their review, altering the parking layout, will void approval of T.C.L. and new review will be needed.
- Drivepads will need improvement per D.P.M. and City of Albuquerque. Stand. Detail Drwg. No. 2426. _The curb cut must be widened to 30 feet, if a median cut is not available. A 36'- 40' foot curb cut is required if opposite an existing median opening. The curb cuts must be constructed with 25 foot curb returns and uni-directional handicapped ramps. _Label - "Construct new drivepad per City of Albuquerque. Std. Detail Drwg. No. 2426".
- 15' radius curve needed on all end islands along the traffic circulation path, 25' along large vehicle route as shown. __Minimum width of end islands-10'.
- Label asphalt and thickness of parking surface per city std. or refer to a detail which illustrates the proposed method of paving and states its equivalency to standard asphalt surfacing.

17 109
Written Comments: File # C-16 / D006A
3/02/2000

- Plat, signed and recorded at county clerk's office, showing cross access easement needed. Show, label and dimension easement and show access easement limits on T.C.L.
- Show and label property lines and right-of-way lines.
- Need to see that all existing obstacles in City right-of-way, in existing sidewalks, have been picked up.
- All Civil Sheets (Drainage Plan and T.C.L. & details) must be together at front of plan set.
- Linework on Drainage Plan and Landscape Plan must match T.C.L. exactly. Confirm the acceptability of the changes in T.C.L. that are required by this office with Hydrology. If minor changes are acceptable to Hydrology, call out on T.C.L.: INSPECTION OF CONSTRUCTION FOR C.O. FOR TRANSPORTATION WILL BE DONE FROM THIS SHEET. This office recommends that as much information as possible that is pertinent to its requirements be placed on T.C.L. and not Drainage Plan. Any changes required by Transportation shown on Drainage Plan cannot be marked up on Drainage Plan per Hydrology's preference, such as curbs, ramps, drivepads, dimensions, labels, etc. _Per DPM, 23.6B.11a, drive apron grade max. is 6% for curb return drives. North drivepad needs flowline elevations in order to determine this.
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- Show full width of the street on Site Plan, unless shown and dimensioned on Grading and Drainage Plan, to include: (1) median and opening, if it exists (including any left turn lanes which will be required into this site). Without medians show traffic lanes up to and including middle turn lane. (2) all existing/new standard curb and gutter.
- The City of Albuquerque requires building protection which consists of a minim. 3' wide, 6" high raised concrete walk, 2' minim. width concrete curbed buffer or 4" to 6" diameter concrete-filled bollards, if acceptable, adjacent to parking lot surface.