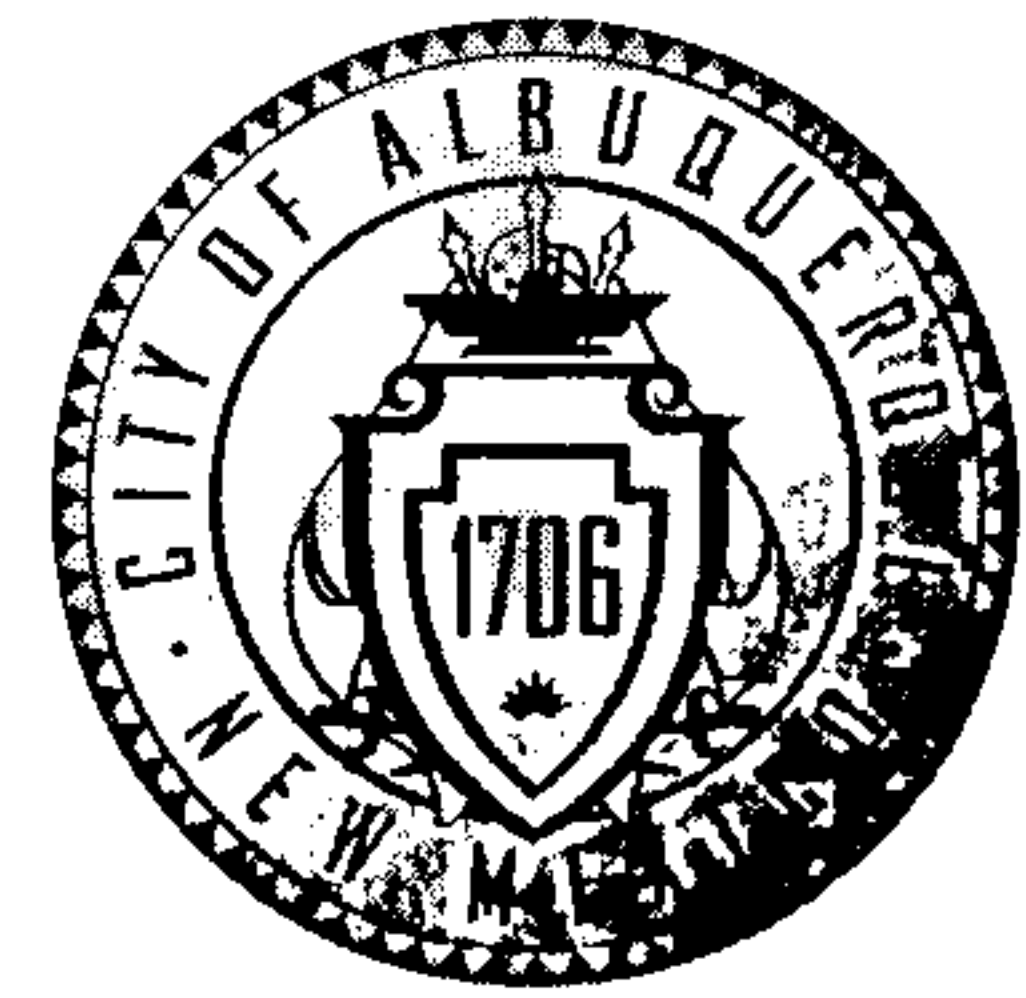


CITY OF ALBUQUERQUE



August 17, 2015

Jeff Wooten, P.E.
Wooten Engineering
3708 Saint Andrews SE
Rio Rancho, New Mexico 87124

RE: **T-Mobile Store**
5350 Academy Rd. NE
Grading and Drainage Plan
Engineers Stamp Date 8/13/15 (E18D030A)

Dear Mr. Wooten,

Based upon the information provided in your submittal received 8/14/15, this plan is acceptable for Grading Permit and Building Permit.

Please attach a copy of this approved plan dated 8/13/15 to the construction sets in the permitting process prior to sign-off by Hydrology.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

PO Box 1293

If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

RR/RH
C: File

Jeff Wooten

From: Jeff Wooten <jeffwooten.pe@gmail.com>
Sent: Thursday, August 13, 2015 10:13 PM
To: plndrs@cabq.gov; Rael, Rudy E.
Cc: Debra West; 'Darren L. Sowell'; Maria Shelton
Subject: T-Mobile Store #288, 5350 Academy Rd NE, Drainage Plan Resubmittal
Attachments: DRAINAGE INFO SHEET 081415.pdf; TMobile C1-Grading Plan 081315.pdf

Rudy,

Attached is the revised Grading/Drainage Plan for the T-Mobile Store on Academy. I will be resubmitting hard copies tomorrow around 10am.

We have addressed your comments dated 7/27/2015 as follows:

- Roof Flow direction is now shown on the plan. The roof actually flows south and we realized that the flows were not being routed through the water harvesting pond. We have added a swale along the rear of the building with an 8" SD pipe that drains under the sidewalk and into the pond.
- In general, all new landscaped areas are being shown as depressed. Only two of the ponds accept impervious flows so we have only used those two ponds in our calculations.
- The landscape island at the southeast corner of the building has been modified to act as a water harvesting pond as you suggest. Great suggestion as we were previously showing this area to bypass the area in a flume.

Thanks and let me know if you have any further comments.

Jeff Wooten, P.E.
Wooten Engineering
1368 Reynosa Loop SE
Rio Rancho, NM 87124
Jeffwooten.pe@gmail.com
Cell 505-980-3560
www.wooten-eng.com





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: New T-Mobile Store #288 Building Permit #: _____ City Drainage #: E18D030A

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract A, North Academy Business Park

City Address: 5350 Academy Road NW

Engineering Firm: Wooten Engineering Contact: Jeff Wooten

Address: 1368 Reynosa Loop SE, Rio Rancho, NM 87124

Phone#: 505-980-3560 Fax#: N/A E-mail: jeffwooten.pe@gmail.com

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: DSA Architects Contact: Craig Calvert

Address: 4700 Lincoln NE, Suite 111, ABO, NM, 87109

Phone#: 505-342-6200 Fax#: _____ E-mail: craigc@dsaabq.com

Surveyor: Harris Surveying Contact: Tony Harris

Address: 2412 Monroe NE, Suite D, 87110

Phone#: 505-889-8056 Fax#: _____ E-mail: tony@harrissurveying.com

Contractor: Insight Construction Contact: Damian Chimenti

Address: PO Box 6653, ABO, 87197

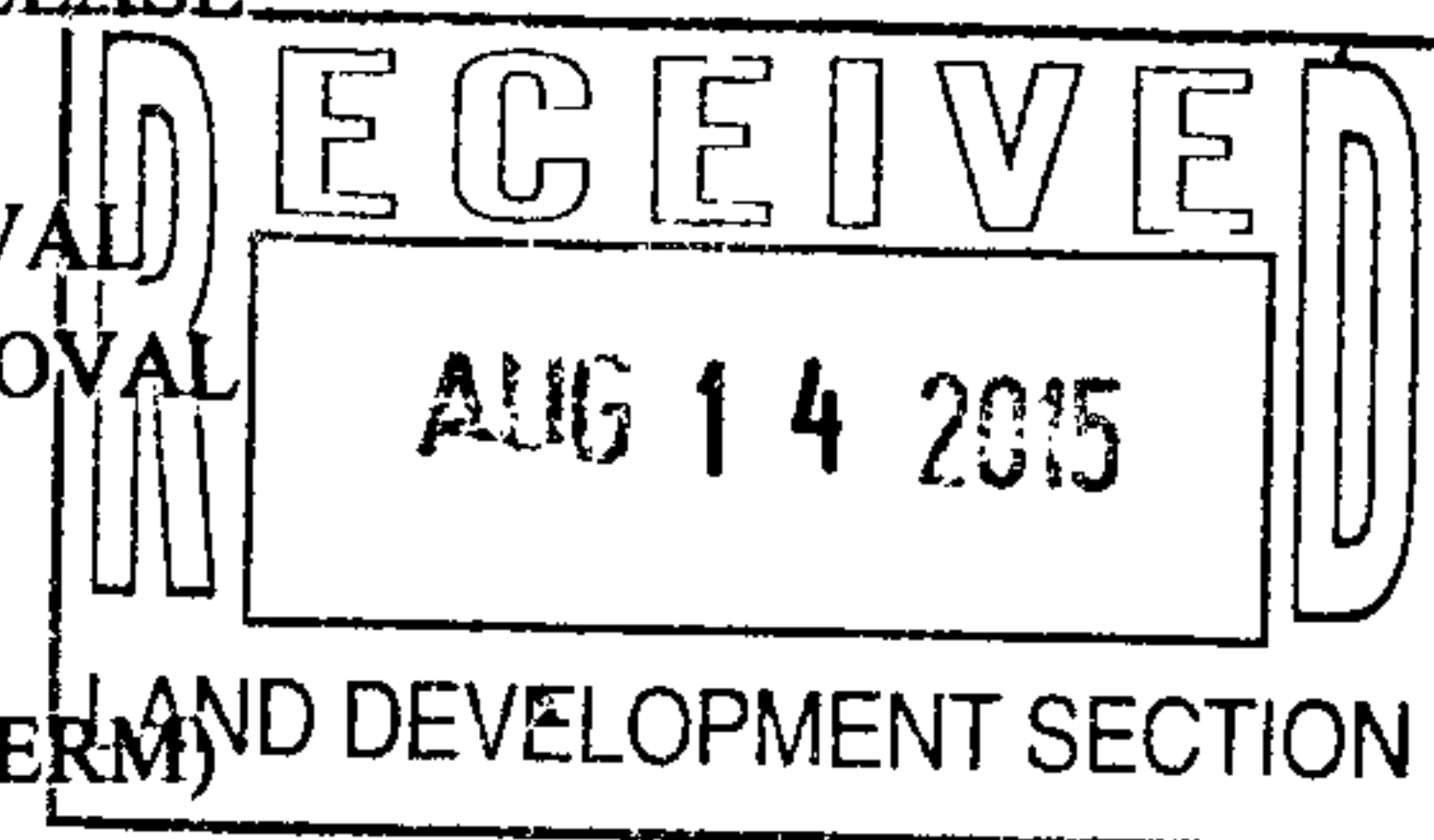
Phone#: 505-888-7927 Fax#: _____ E-mail: damian@insightnm.com

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☒ OTHER (SPECIFY) Resubmittal

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☒ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



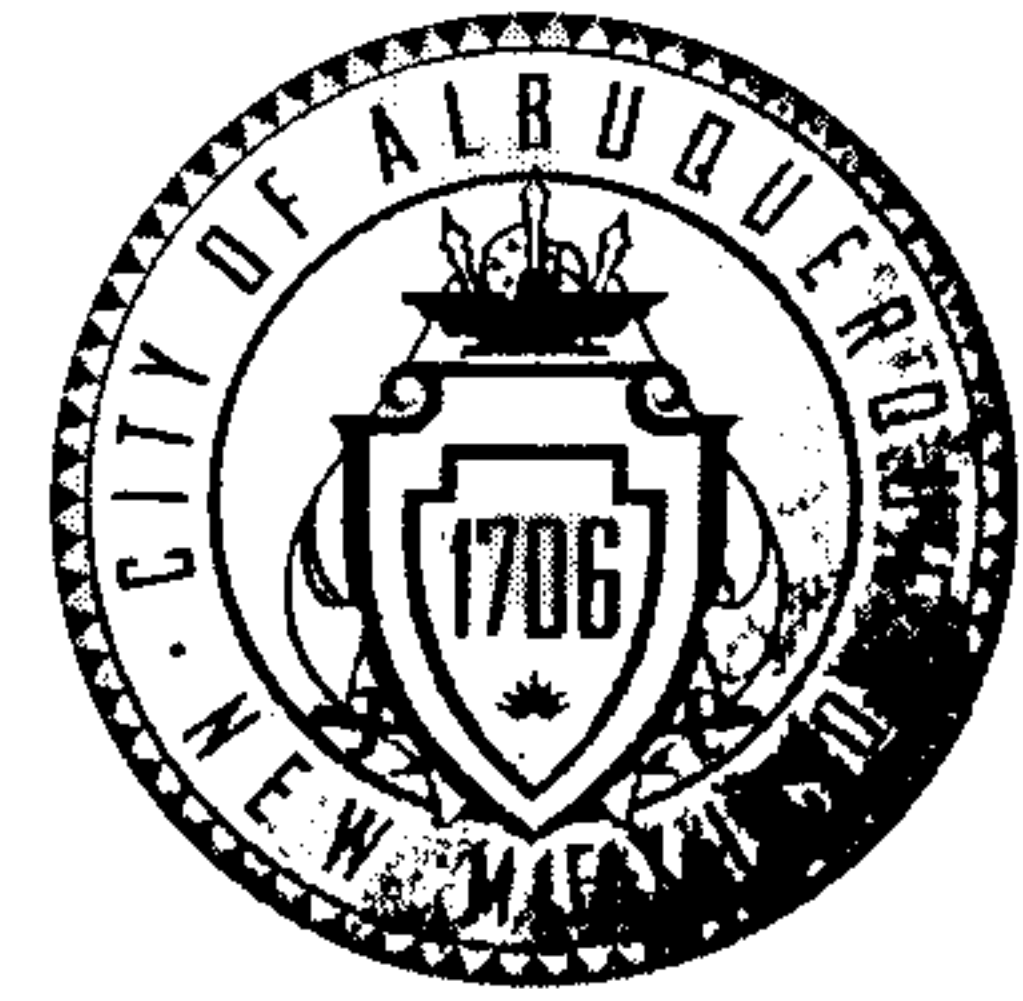
WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: August 14, 2015 By: Jeff Wooten, P.E.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE



July 27, 2015

Jeff Wooten, P.E.
Wooten Engineering
3708 Saint Andrews SE
Rio Rancho, New Mexico 87124

**RE: T-Mobile Store
5350 Academy Rd NE
Grading and Drainage Plan
Engineers Stamp Date 5/20/15 (E18D030A)**

Dear Mr. Wooten,

Based upon the information provided in your submittal received 6/30/15, this submittal cannot be approved for Grading Permit and Paving Permit until the following comments are addressed.

- Provide roof flows
- Depress all landscaping which is not within 10 feet of the building.
- It appears as though the flow in the east parking lot can be directed into the landscape area in the southeast corner which can then over top the curb, this can also be done with the new south parking spaces. The flows can be directed into the water harvesting area and lower this area by 6 inches.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions, please contact me at 924-3999 or Rudy Rael at 924-3977.

Sincerely,

Shahab Biazar, P.E.
City Engineer, Albuquerque
Planning Department

RR/SB
C: File

craigc@dsaabq.com

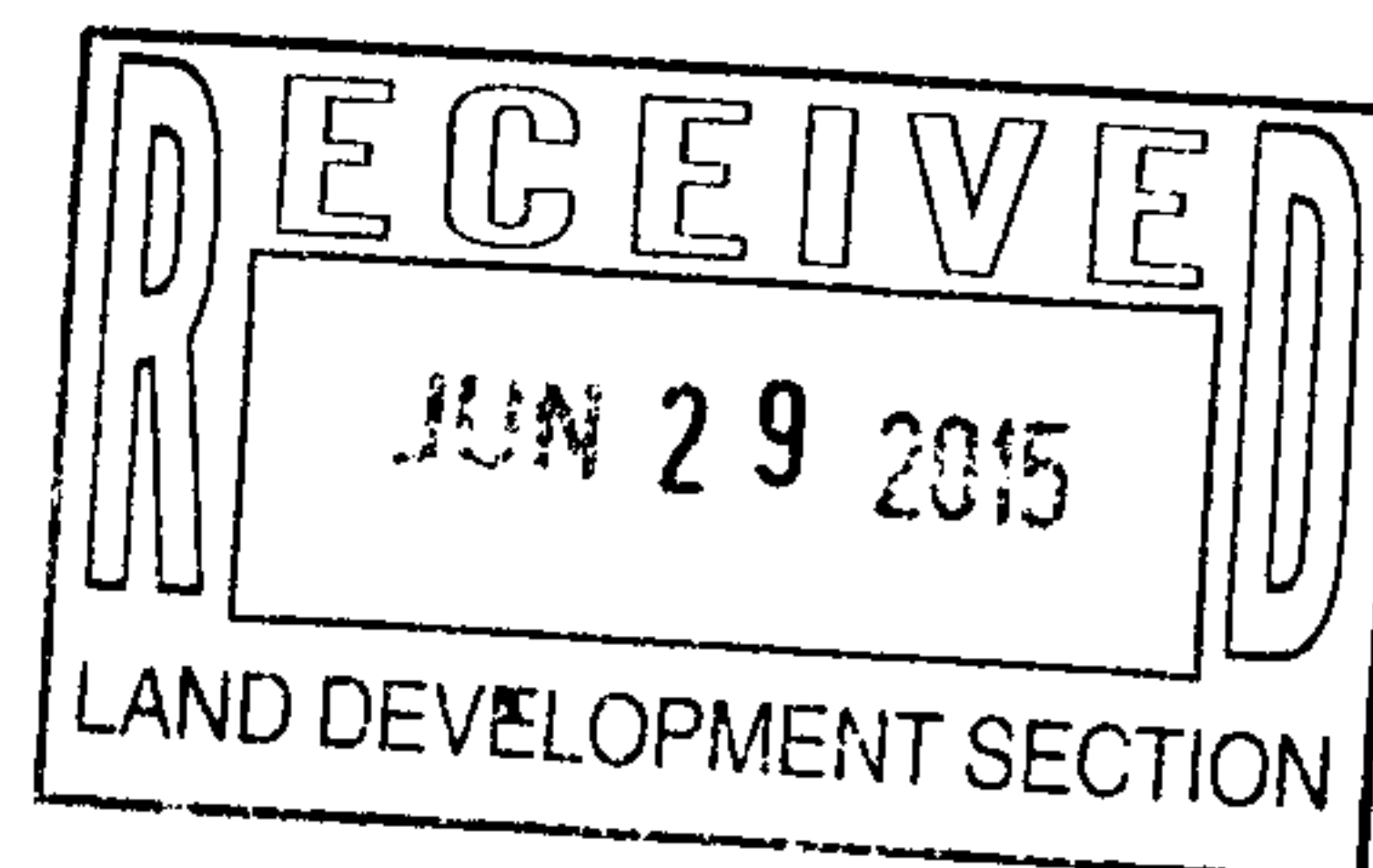
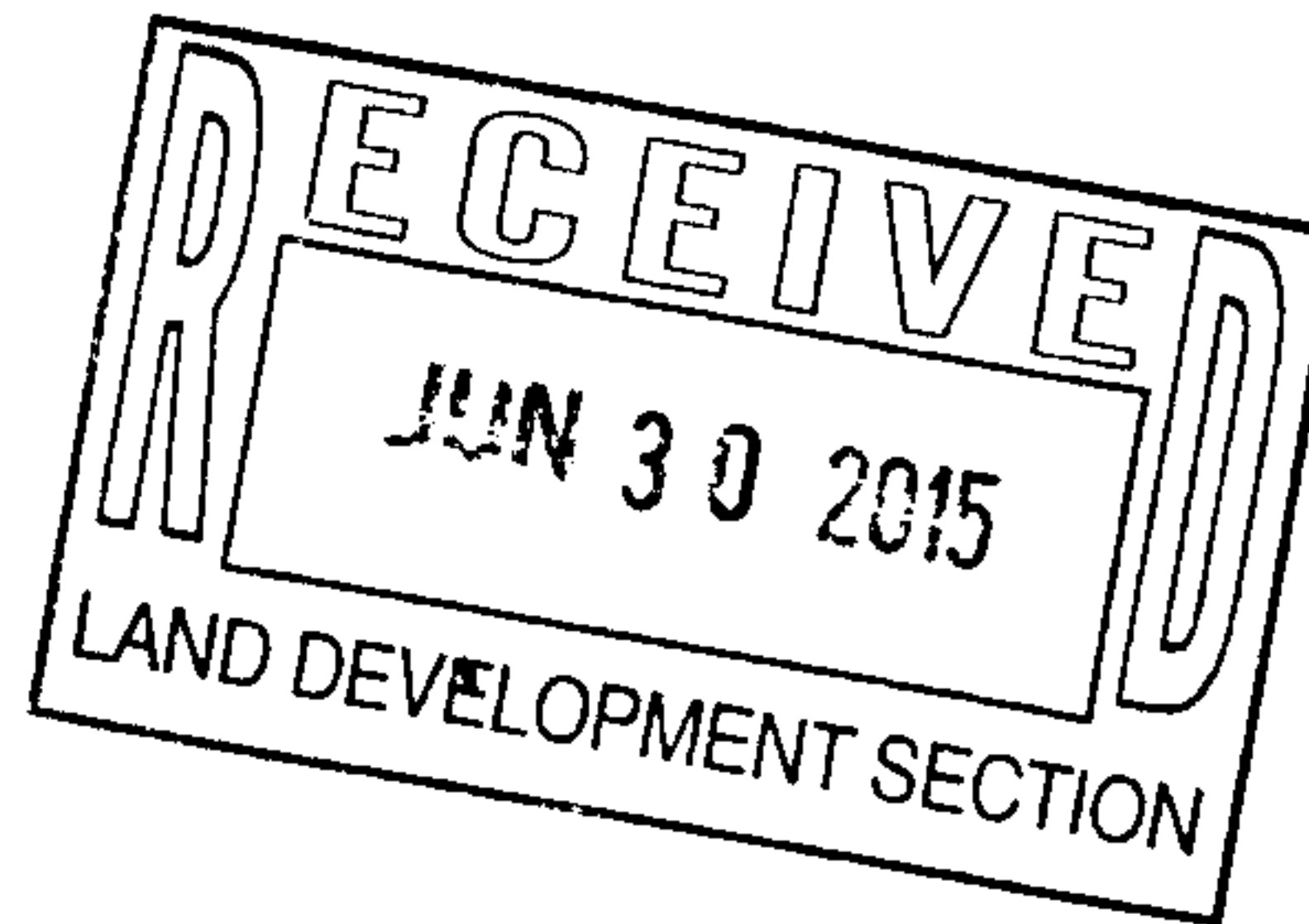
From: craigc@dsaabq.com
Sent: Monday, June 29, 2015 2:56 PM
To: plndrs@cabq.gov
Cc: 'Jeff Wooten'
Subject: T-Mobile Grading Plan & TCL Submittal - 5350 Academy Rd NE
Attachments: 1513_drainageinfosheet_TCL.pdf; DRAINAGE INFO SHEET 052015.pdf; 1513_TCL-AS101_Signed.pdf; C1-Grading Plan 052015.pdf

Importance: High

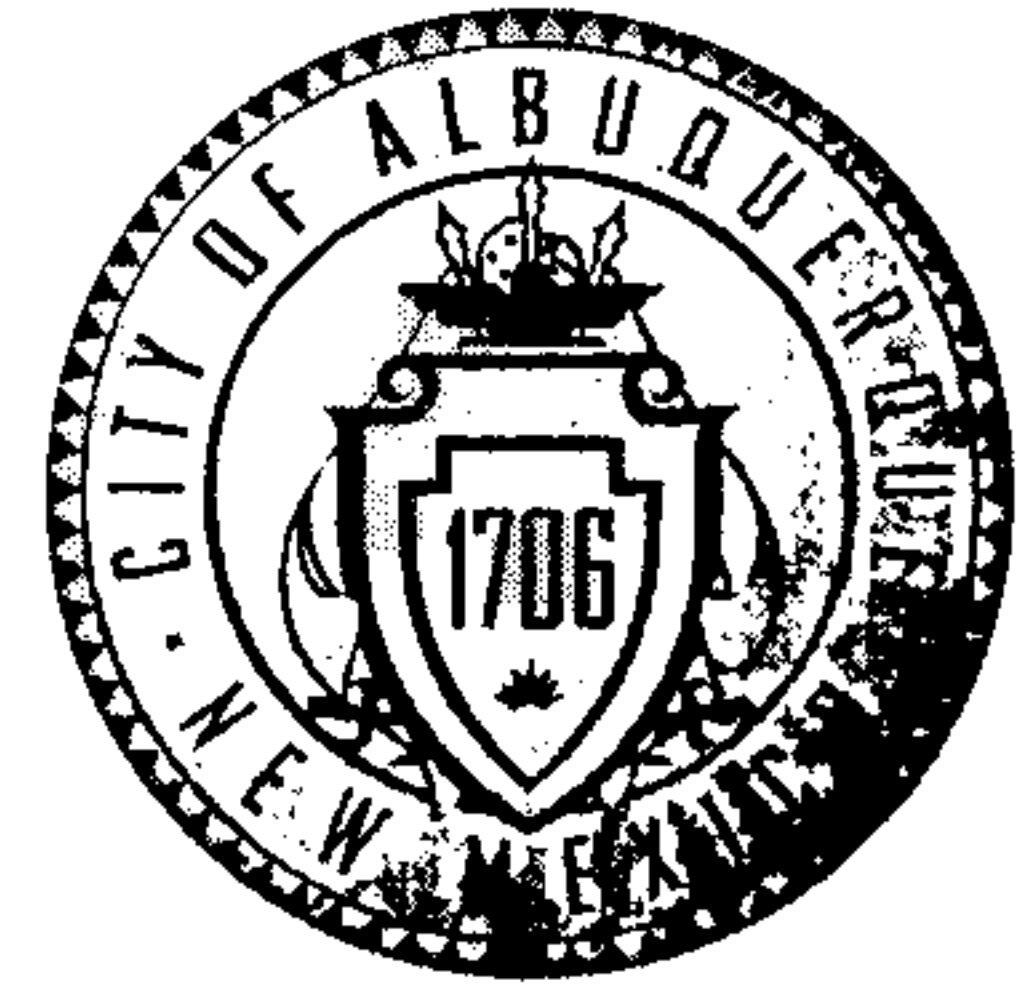
Attached is the first Grading Plan & TCL submittal for the subject project. We will be submitting hard copies along with the info sheet tomorrow morning. Please let me know if you have any questions.

Thanks,

Craig Calvert
Senior Project Manager
DSA Architects, LLC.
4700 Lincoln, Suite 111
Albuquerque, NM. 87109
(505) 342.6200 Office
(505) 342.6201 Fax
(505) 235.6249 Mobile



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

December 22, 2015
Maria Ugarte-Shelton
Darren Sowell Architects, LLC
4700 Lincoln Rd, NE Suite 111
Albuquerque, NM 87109

**Re: T-Mobile Store #288
5350 Academy Rd., NE
Request for Certificate of Occupancy- Transportation Development
Engineer's/Architect's Stamp dated 09-03-15 (E18-D030A)
Certification dated 12-21-15**

Dear Ms. Ugarte-Shelton,

Based upon the information provided in your submittal received 12-21-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3630.

Sincerely,

John Gurule, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: T-Mobile Store #288 Building Permit #: _____ City Drainage #: E18D030A
DRB#: N/A EPC#: N/A Work Order#: N/A
Legal Description: Tract "A", North Academy Business Park
City Address: 5350 Academy Road NE
Engineering Firm: Wooten Engineering Contact: Jeff Wooten
Address: 1368 Reynosa Loop SE, Rio Rancho, NM 87124
Phone#: 505-980-3560 Fax#: _____ E-mail: jeffwoote.pe@gmail.com
Owner: Torreon Properties, LLC Contact: Jim Hakeem
Address: 12415 Walkerway Street NE, Albuquerque NM
Phone#: 505-250-8542 Fax#: _____ E-mail: jim@gotSPACEUSA.com
Architect: Darren Sowell Architects, LLC Contact: Maria Ugarte-Shelton
Address: 4700 Lincoln Road NE, Suite 111, Albuquerque, NM 87109
Phone#: 505-342-6200 Fax#: _____ E-mail: marias@dsaabq.com
Other Contact: Insight Construction Contact: Damian Chimenti
Address: P.O. Box 6653, Albuquerque NM, 87197
Phone#: 505-506-9144 Fax#: _____ E-mail: damian@insightnm.com

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

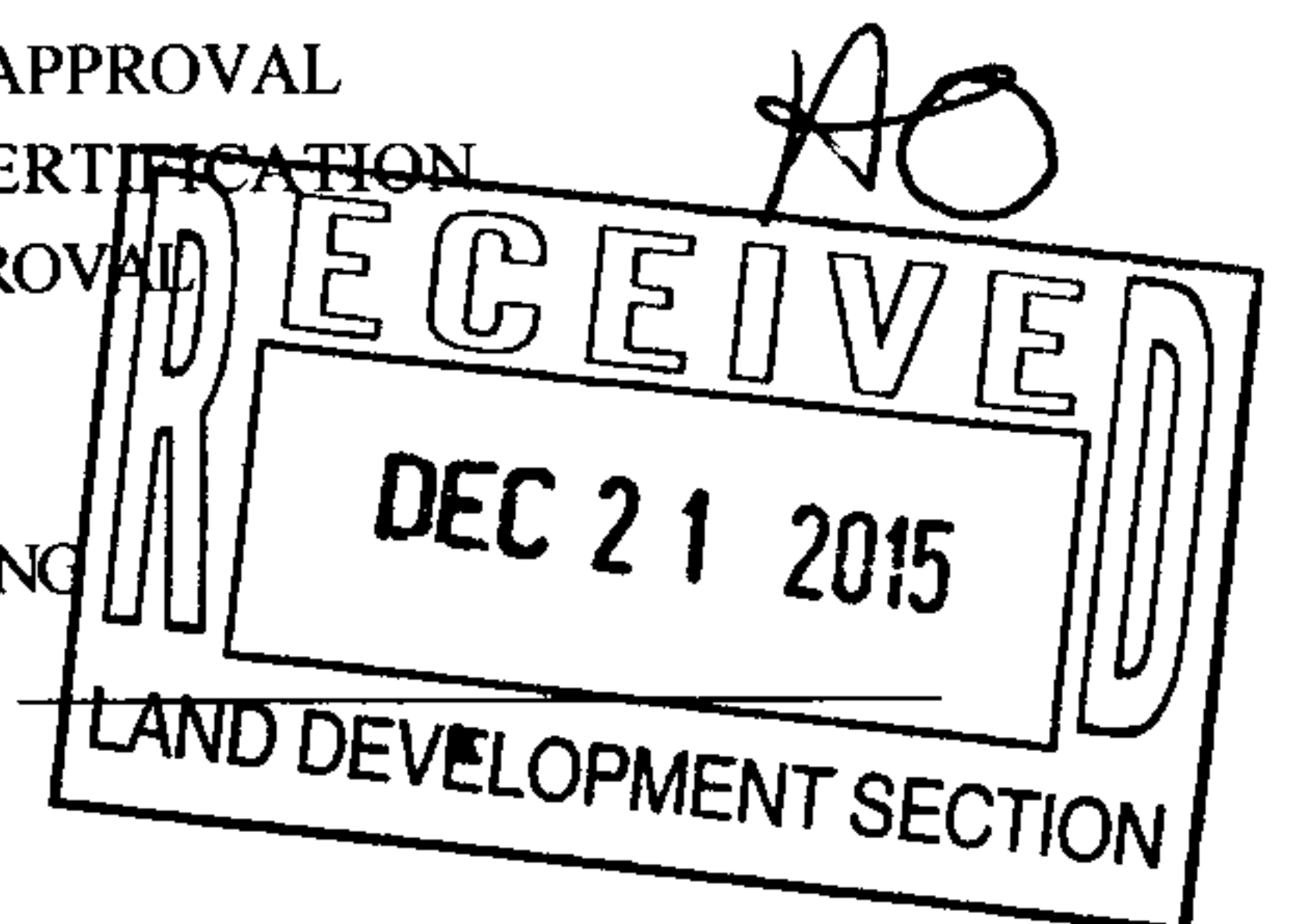
- ☒ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☒ No

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ 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
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



DATE SUBMITTED: 12/21/15 By: Maria Ugarte-Shelton

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____



Darren Sowell

ARCHITECTS

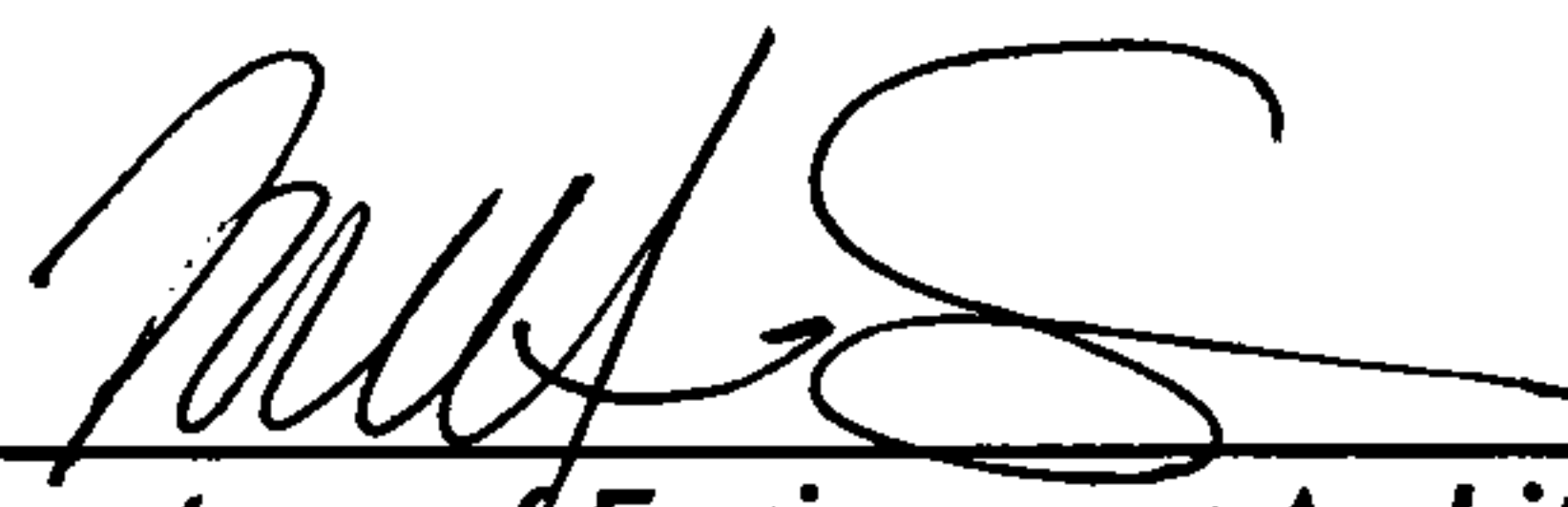
www.dsaabq.com
505.342.6200

TRAFFIC CERTIFICATION

I, Maria Ugarte-Shelton, R.A., OF THE FIRM DSA Architects, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED May 12, 2015. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Debra West OF THE FIRM DSA Architects. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON December 21, 2015 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR TCL approval.

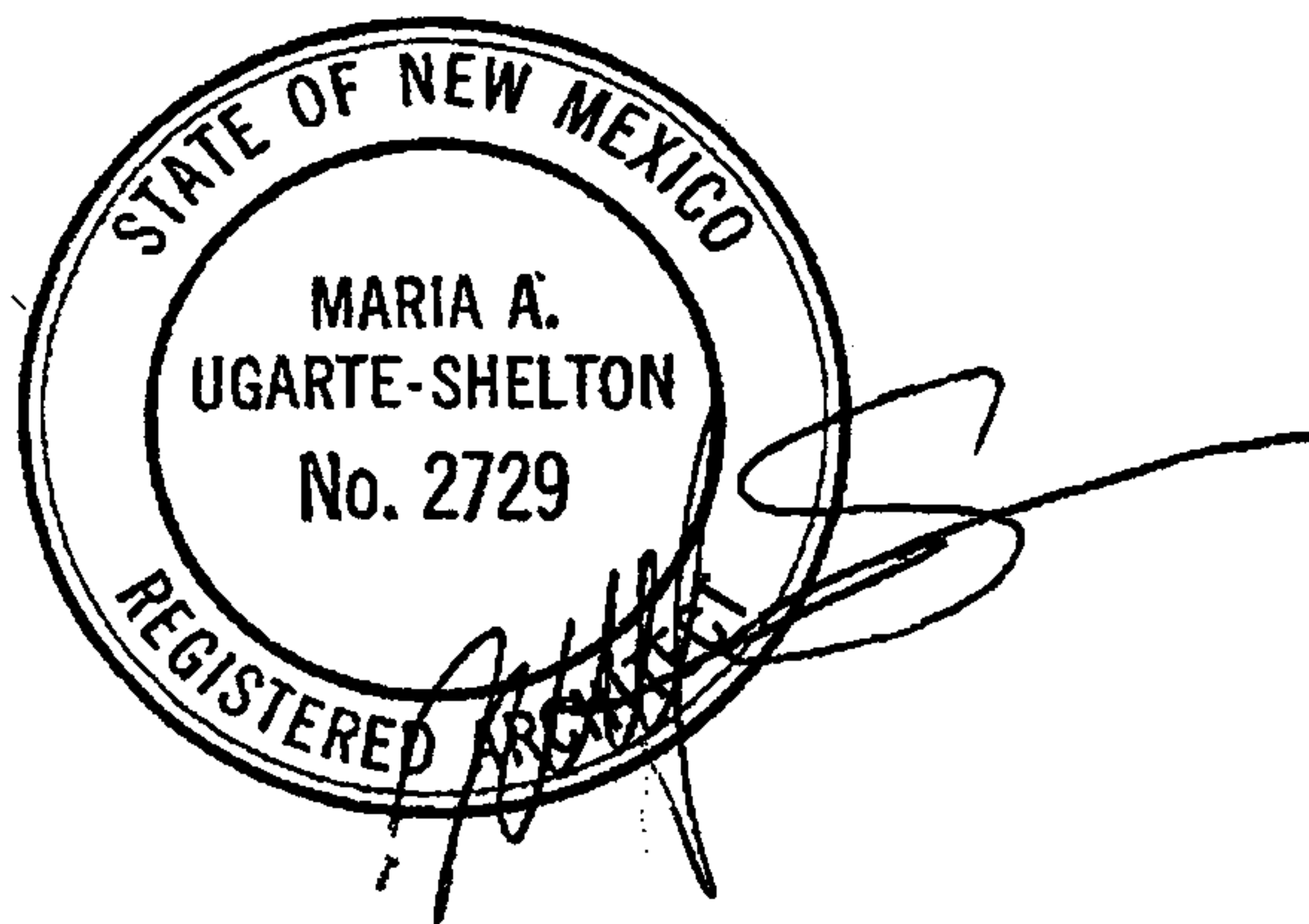
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

12/21/15
Date

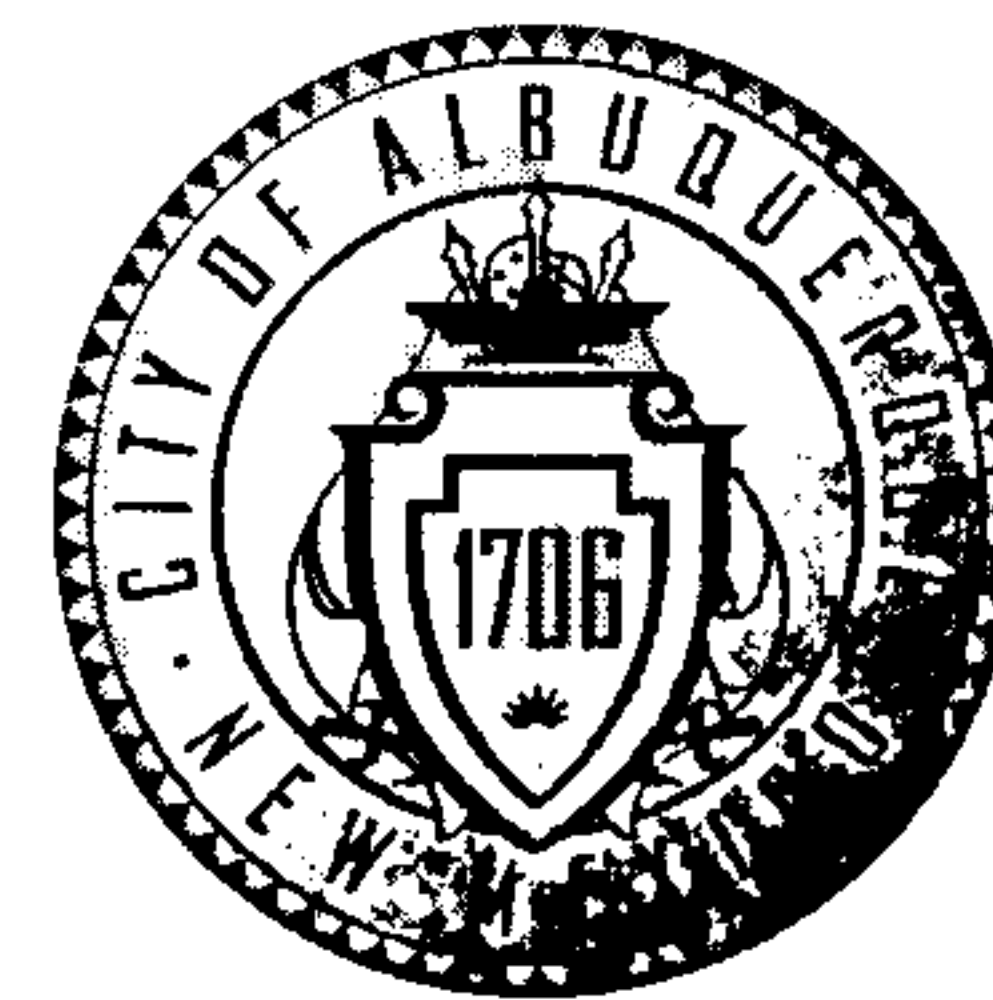


Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

September 9, 2015

Debra West
DSA Architects
4700 Lincoln NE., Suite 111
Albuquerque, NM 87109

Re: T-Mobile Store # 288 - Revision
5350 Academy Rd., NW
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 9-9-15 (E18-D030A)

Dear Ms. West,

The TCL submittal received 9-10-15 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.

PO Box 1293

When the site construction is completed and a 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 TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Albuquerque

New Mexico 87103

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.

www.cabq.gov

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File



Planning Department
Development & Building Services Division
DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2013)

E18-D030A

Title: New T-Mobile Store #288 Building Permit #: _____ City Drainage #: _____
EPC#: _____ Work Order#: _____

Description: Tract A, North Academy Business Park
Address: 5350 Academy Road NW

Engineering Firm: Wooten Engineering Contact: Jeff Wooten
1368 Reynosa Loop SE, Rio Rancho, NM 87124
505-980-3560 Fax#: N/A E-mail: jeffwooten.pe@gmail.

Contact: _____
Fax#: _____ E-mail: _____

Architect: DSA Architects Contact: Debra West
4700 Lincoln NE, Suite 111, ABQ, NM, 87109
505-453-5813 Fax#: _____ E-mail: debraw@dsaabq.com

Surveyor: Harris Surveying Contact: Tony Harris
2412 Monroe NE, Suite D, 87110
505-889-8056 Fax#: _____ E-mail: tony@harrissurveying

Constructor: Insight Construction Contact: Damian Chimenti
PO Box 6653, ABQ, 87197
505-888-7927 Fax#: _____ E-mail: damian@insightnm.cc

LIST OF SUBMITTAL:

RAINAGE REPORT
RAINAGE PLAN 1st SUBMITTAL
RAINAGE PLAN RESUBMITTAL
CONCEPTUAL G & D PLAN
GRADING PLAN
EROSION & SEDIMENT CONTROL PLAN (ESC)
ENGINEER'S CERT (HYDROLOGY)
LOMR/LOMR resubmittal
TRAFFIC CIRCULATION LAYOUT (TCL)
ENGINEER'S CERT (TCL)
ENGINEER'S CERT (DRB SITE PLAN)
ENGINEER'S CERT (ESC)
SO-19
OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

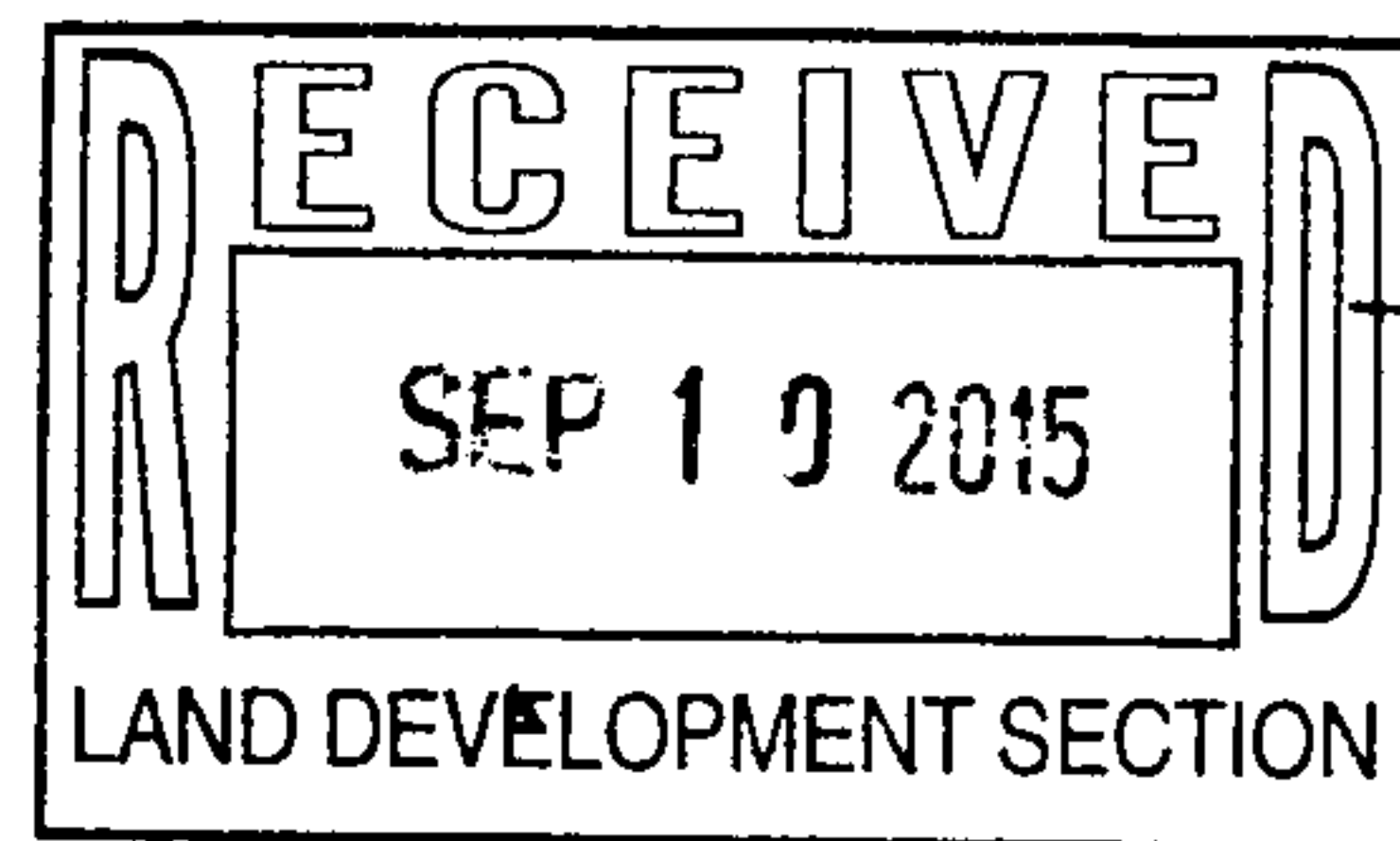
<input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE	<div style="border: 1px solid black; padding: 5px; text-align: center;">RECEIVED SEP 19 2015 LAND DEVELOPMENT SECTION <i>Rec [Signature]</i></div>
<input type="checkbox"/> PRELIMINARY PLAT APPROVAL	
<input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL	
<input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL	
<input type="checkbox"/> SECTOR PLAN APPROVAL	
<input type="checkbox"/> FINAL PLAT APPROVAL	
<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (PERM)	
<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (TCL TEMP)	
<input type="checkbox"/> FOUNDATION PERMIT APPROVAL	
<input checked="" type="checkbox"/> BUILDING PERMIT APPROVAL	
<input type="checkbox"/> GRADING PERMIT APPROVAL	<input type="checkbox"/> SO-19 APPROVAL
<input type="checkbox"/> PAVING PERMIT APPROVAL	<input type="checkbox"/> ESC PERMIT APPROVAL
<input type="checkbox"/> WORK ORDER APPROVAL	<input type="checkbox"/> ESC CERT. ACCEPTANCE
<input type="checkbox"/> GRADING CERTIFICATION	<input type="checkbox"/> OTHER (SPECIFY)

PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided _____

SUBMITTED: Sept 9, 2015 By: Debra West

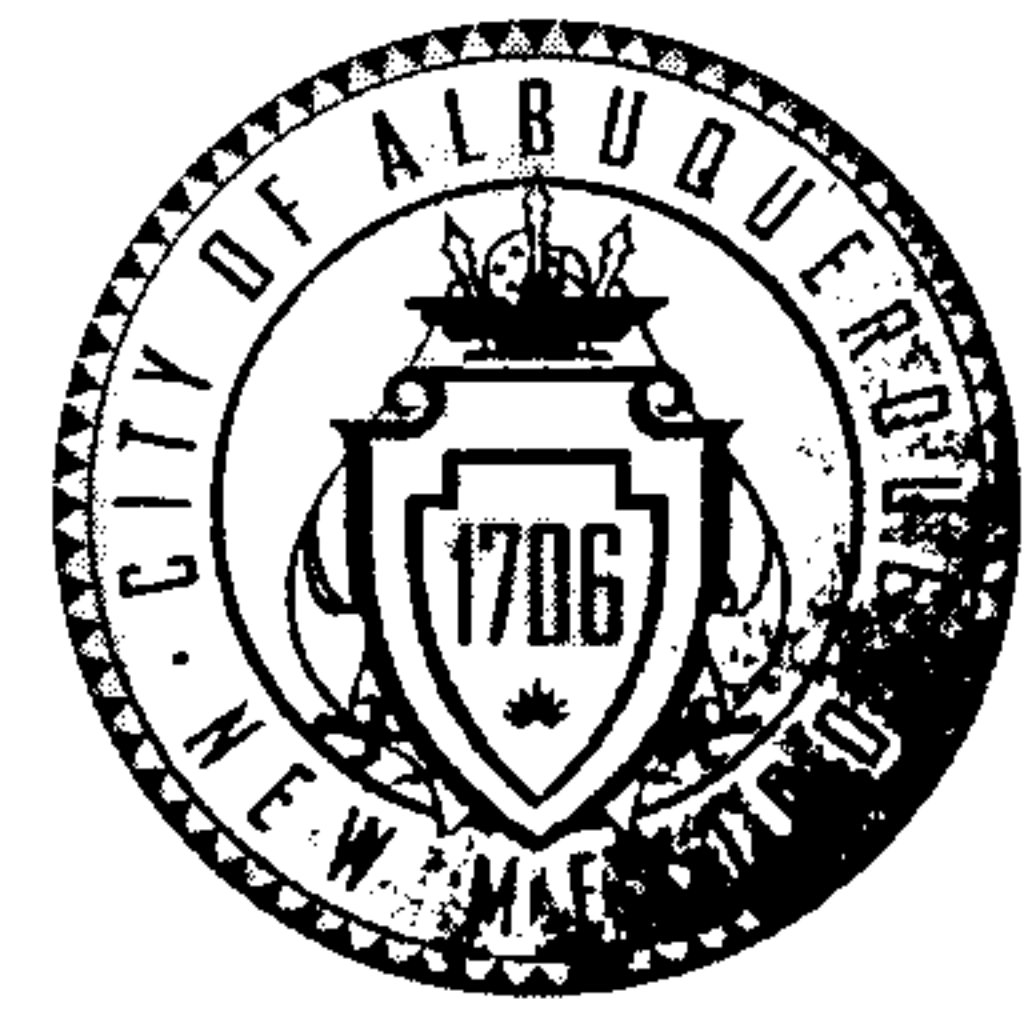
For approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:
Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans

W 153-1



W 153-1

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

August 26, 2015

Debra West
DSA Architects
4700 Lincoln NE., Suite 111
Albuquerque, NM 87109

**Re: T-Mobile Store # 288
5350 Academy Rd., NW
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 8-17-15 (E18-D030A)**

Dear Ms. West,

The TCL submittal received 8-21-15 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.

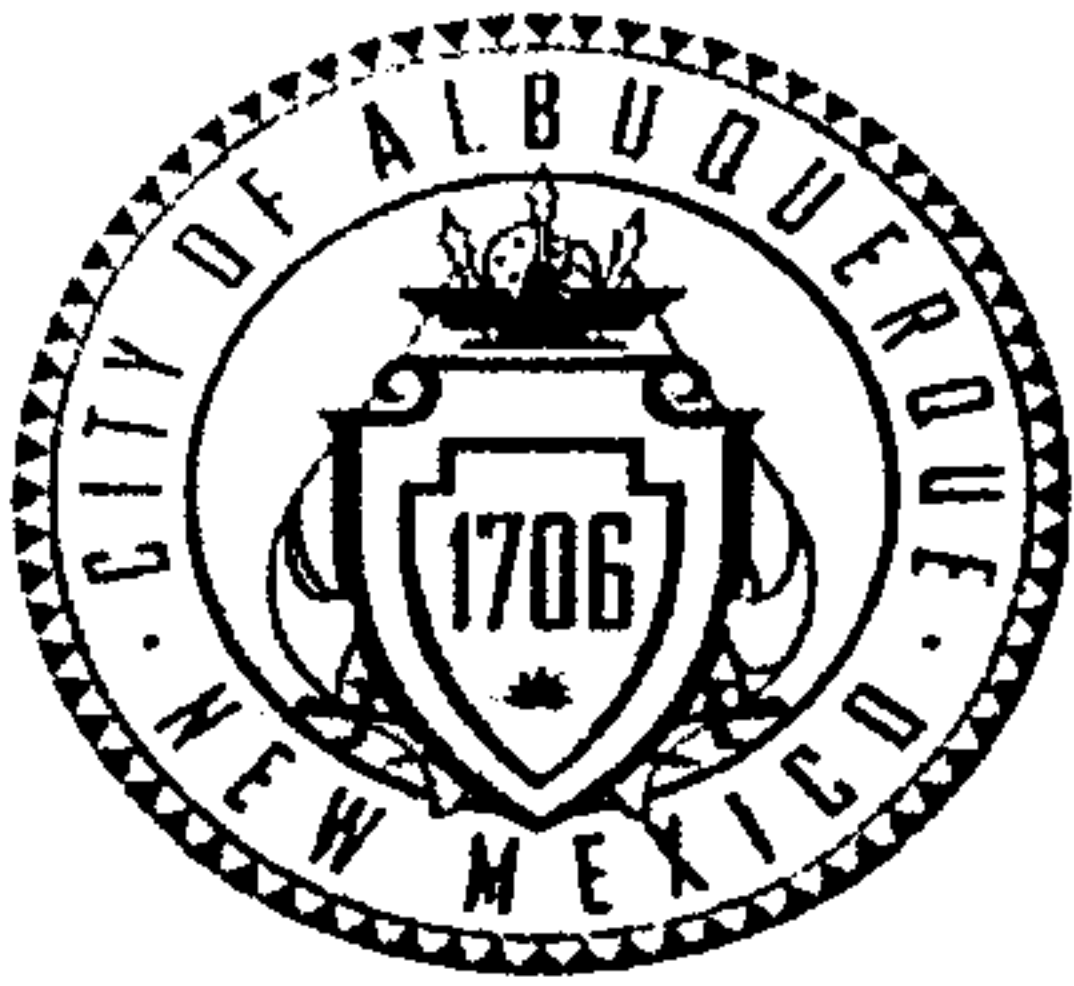
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with 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,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: New T-Mobile Store #288 Building Permit #: _____ City Drainage #: E18D030A

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract A, North Academy Business Park

City Address: 5350 Academy Road NW

Engineering Firm: Wooten Engineering Contact: Jeff Wooten

Address: 1368 Revnosa Loop SE, Rio Rancho, NM 87124

Phone#: 505-980-3560 Fax#: N/A E-mail: jeffwooten.pe@gmail.com

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: DSA Architects Contact: Debra West

Address: 4700 Lincoln NE, Suite 111, ABO, NM, 87109

Phone#: 505-342-6200 Fax#: _____ E-mail: debraw@dsaabq.com

Surveyor: Harris Surveying Contact: Tony Harris

Address: 2412 Monroe NE, Suite D, 87110

Phone#: 505-889-8056 Fax#: _____ E-mail: tony@harrissurveying.com

Contractor: Insight Construction Contact: Damian Chimenti

Address: PO Box 6653, ABO, 87197

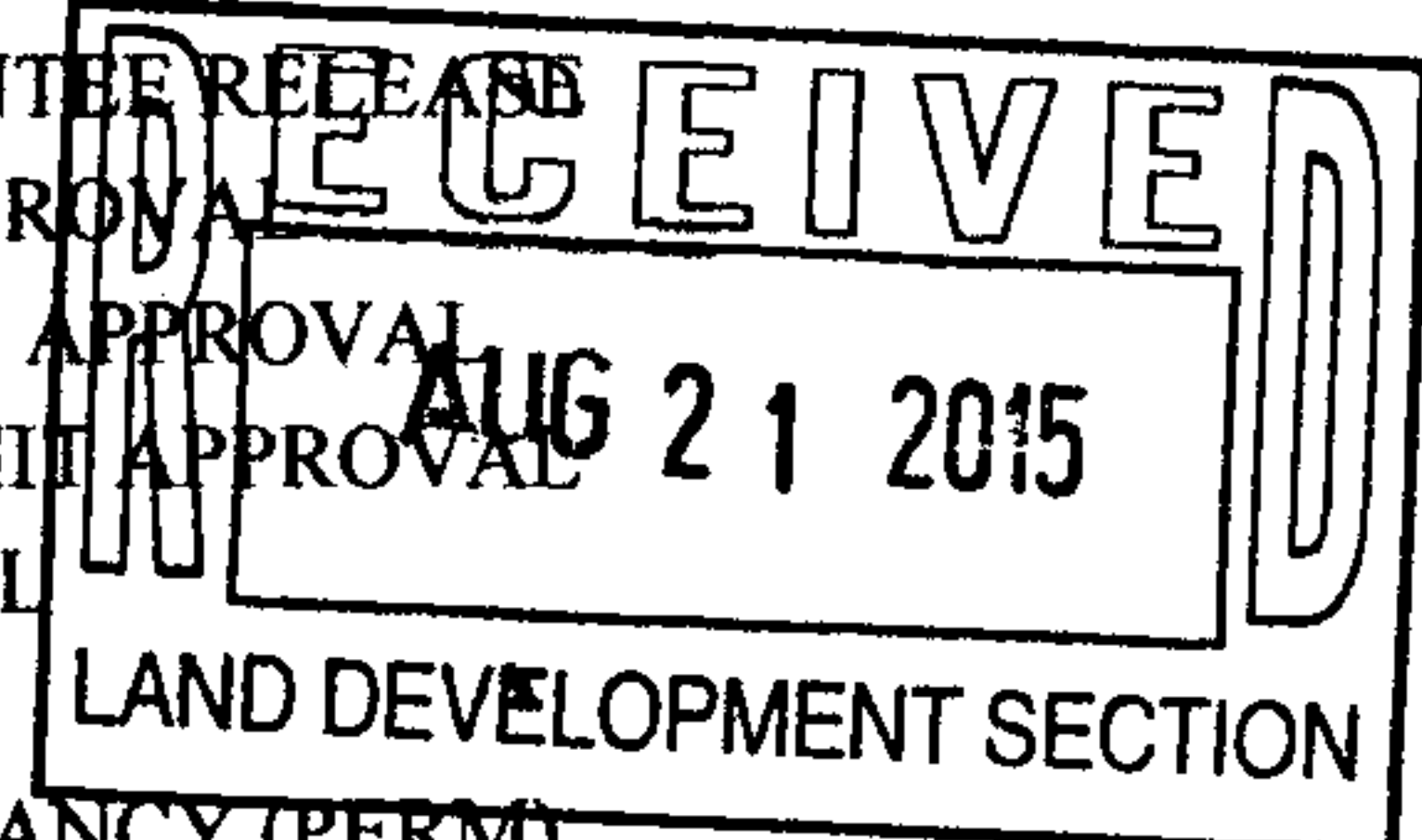
Phone#: 505-888-7927 Fax#: _____ E-mail: damian@insightnm.com

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided


DATE SUBMITTED: May 20, 2015 By: Craig Calvert

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development





Legend


 Bernalillo County Parcels

Primary Streets

 Urban Principal Arterial


 BN and SF Railroad


 Freeway

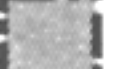
 Urban Minor Arterial


Other Streets


Municipal Limits


 Corrales

 Edgewood

 Los Ranchos

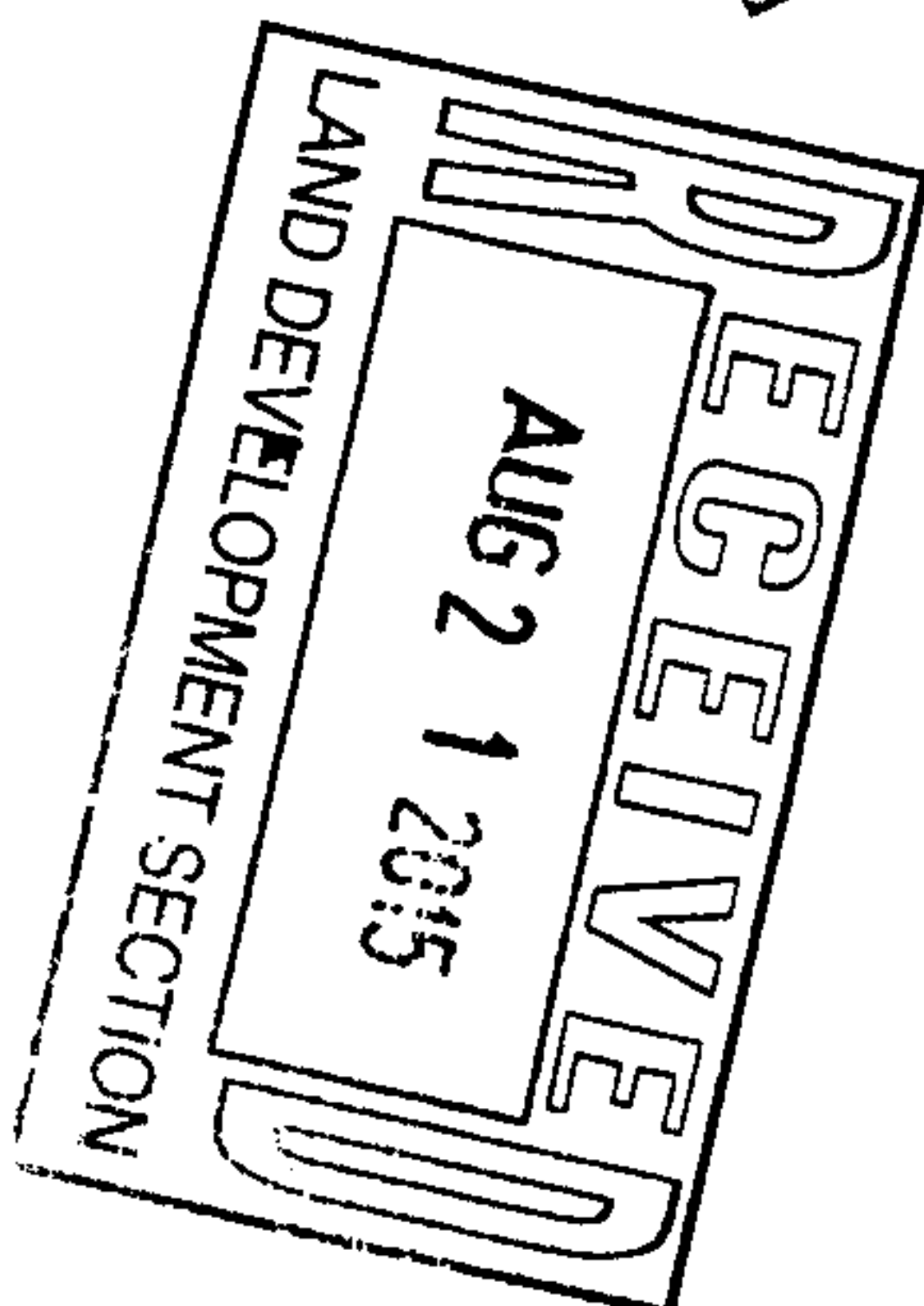
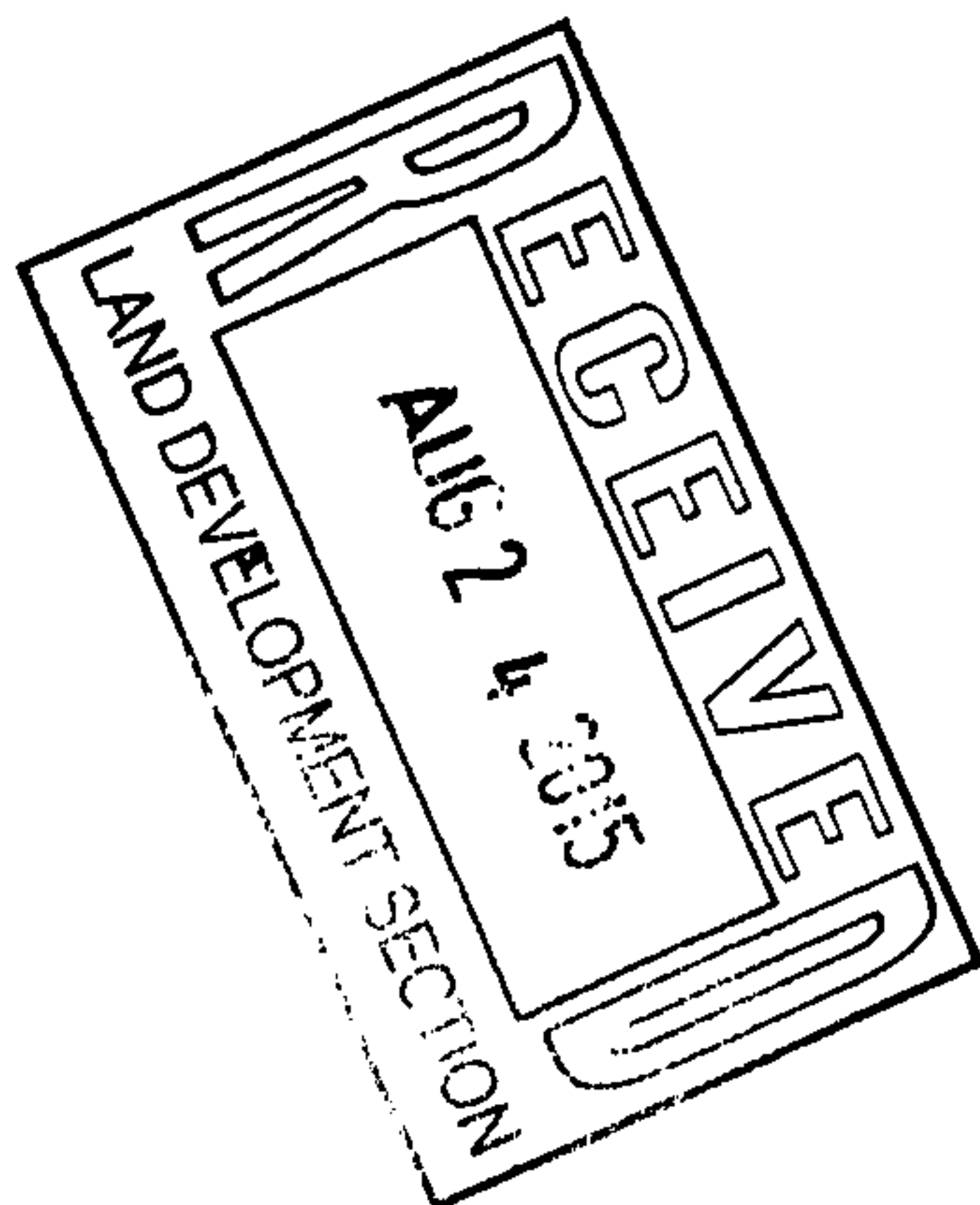
 Rio Rancho

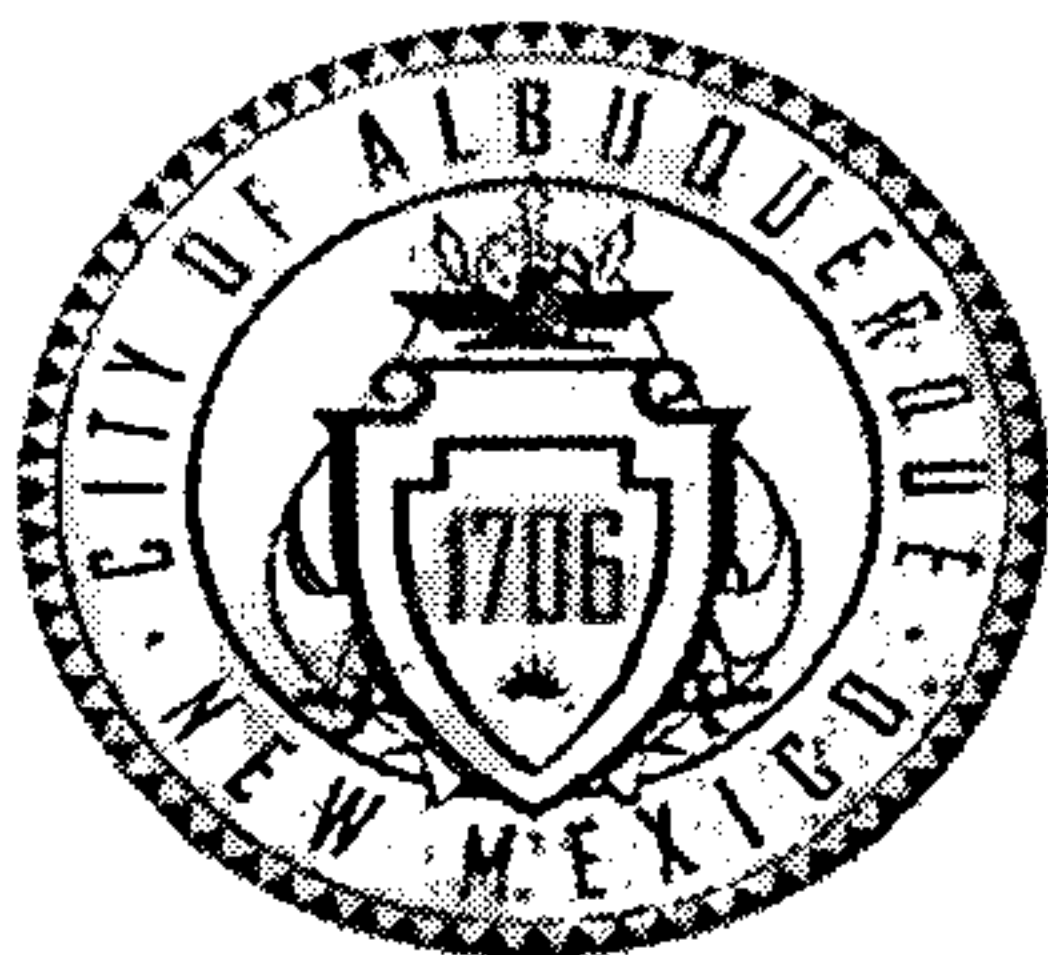
 Tijeras

 UNINCORPORATED

World Street Map

Notes





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: T-Mobile Store #288 Building Permit #: N/A City Drainage #: E180030A

DRB#: N/A EPC#: N/A Work Order#: N/A

Legal Description: Tract "A", North Academy Business Park

City Address: 5350 Academy Road NE

Engineering Firm: Wooten Engineering Contact: Jeff Wooten

Address: 1368 Reynosa Loop SE, Rio Rancho, NM 87124

Phone#: 505-980-3560 Fax#: E-mail: jeffwooten.pe@gmail.com

Owner: Torreon Properties, LLC Contact: Jim Hakeem

Address: 12415 Walkerway Street NE, Albuquerque, NM

Phone#: 505-250-8542 Fax#: E-mail: jim@gotspaceusa.com

Architect: Darren Sowell Architects, LLC Contact: Craig Calvert

Address: 4700 Lincoln Road NE, Suite 111, Albuquerque, NM 87109

Phone#: 505-342-6200 Fax#: 505-342-6201 E-mail: craigc@dsaabq.com

Surveyor: debra wooten Contact:

Address:

Phone#: Fax#: E-mail:

Contractor: Insight Construction Contact: Damian Chimenti

Address: P.O. Box 6653, Albuquerque, NM 87197

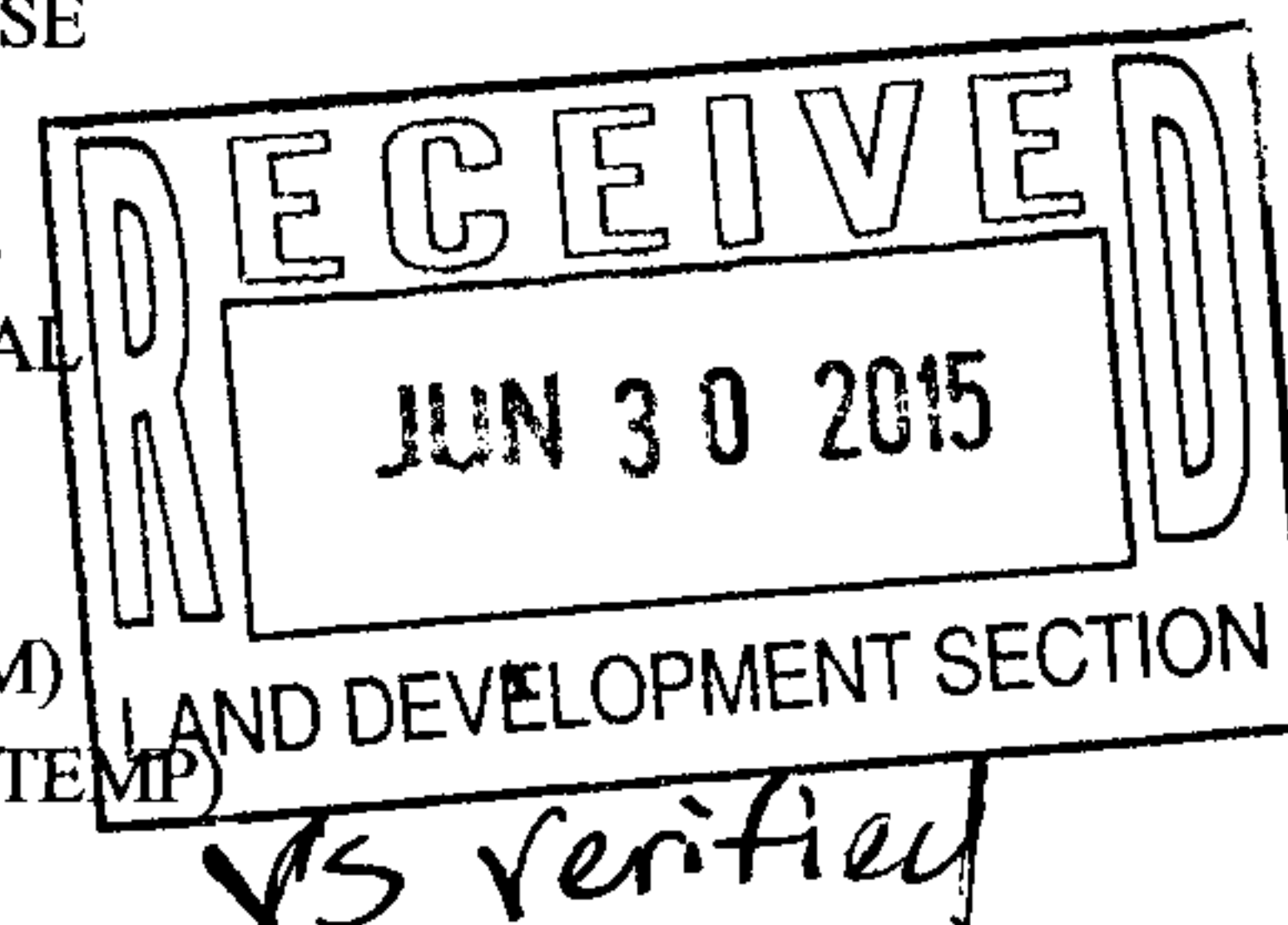
Phone#: 505-506-9144 Fax#: 505-872-2169 E-mail: damian@insightnm.com

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY)



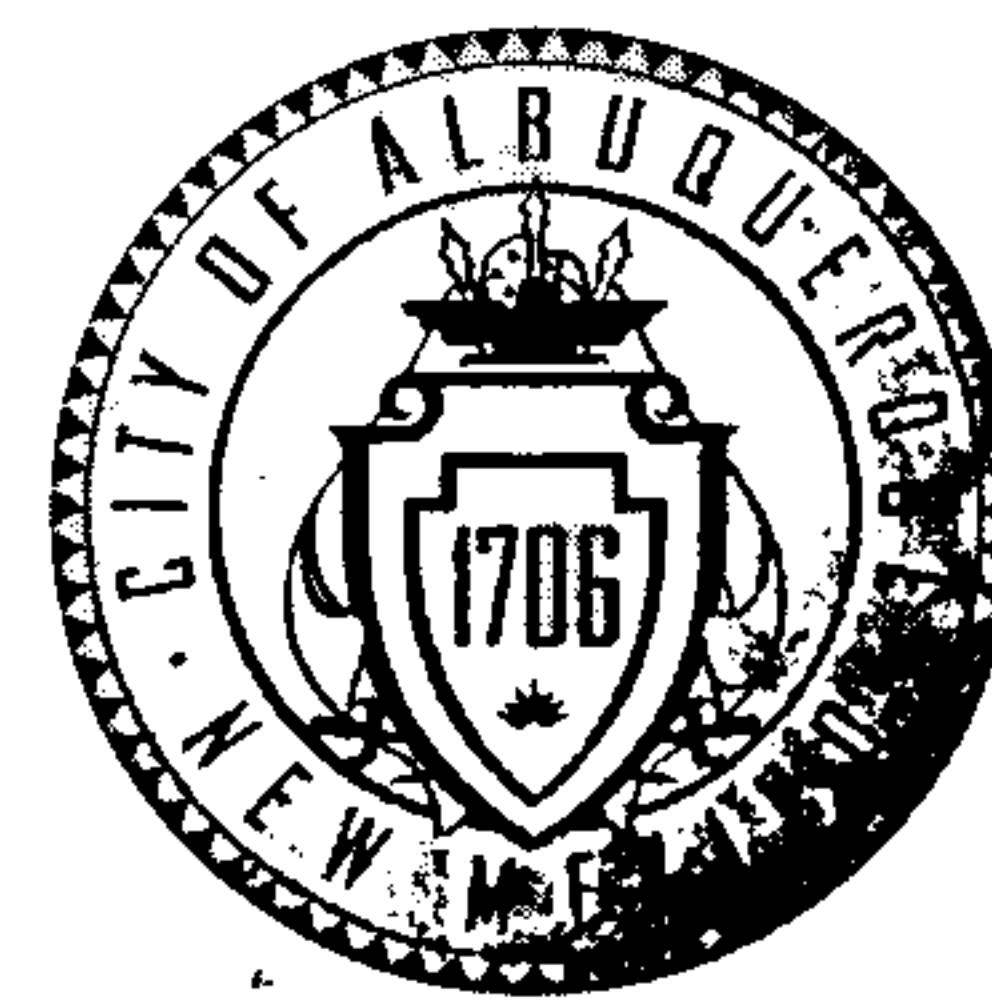
WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☐ Copy Provided

DATE SUBMITTED: By:

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

Tuesday, July 07, 2015

Darren Sowell
Darren Sowell Architects, LLC
4700 Lincoln Rd, NE Suite 111
Albuquerque, NM 87109

Re: T-Mobile Store
5350 Academy Rd., NE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 5-13-15 (E18-D030A)

Dear Mr. Sowell,

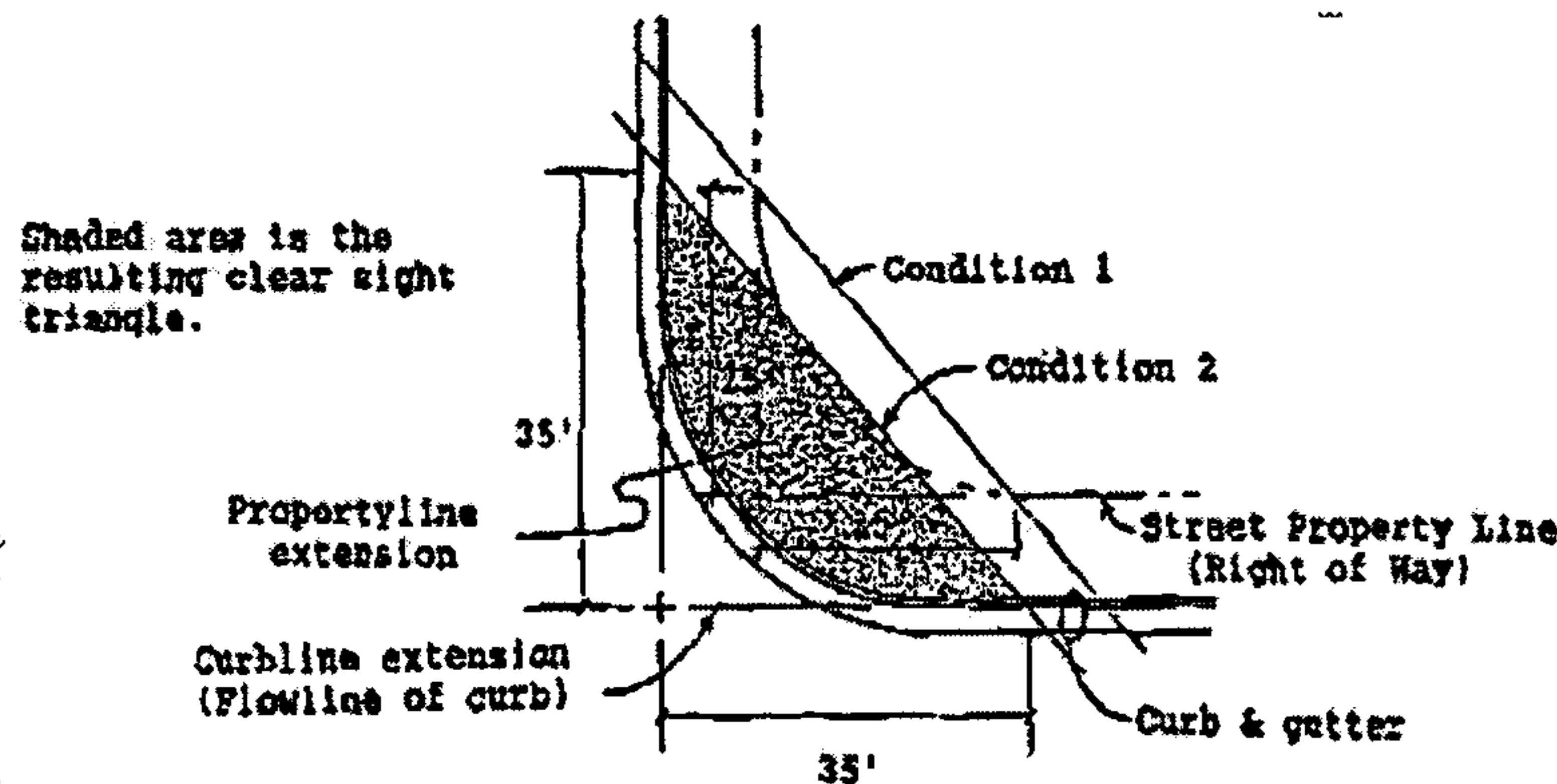
Based upon the information provided in your submittal received 6-30-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please identify all proposed, doors, structures, sidewalks, curbs, drive pads, walls and anything that influences the parking and circulation on the site.
2. Identify all existing access easements and rights of way with dimensions from Academy Blvd. Please detail the side walk dimensions on Academy Blvd.
3. Please list the width and length for all parking spaces. Per DPM, parking spaces at a minimum must be 8.5 ft. width by 18 ft. in length for regular cars and 8 ft. wide by 15 ft. in length for compact cars.
4. Label the compact parking spaces by placing the words **"COMPACT"** on the pavement of each space.
5. The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**
6. Show all drive aisle widths and radii. Please dimension the parking lot entrances on the east and west side of the project site.
7. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway from Academy Blvd. and provide details of ADA ramps per COA Standard Drawing No. 2441 for all side walk and pedestrian walk ways.
8. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show and detail this pedestrian pathway.

CITY OF ALBUQUERQUE



9. Design delivery vehicle route needs to be shown.
10. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
11. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*) for the entrances off of Academy Blvd.



12. Please add the following note to the clear sight triangle: "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 this area."
13. Please include a copy of your shared access agreement with the adjacent property owner.
14. Please include two copies of the traffic circulation layout at the next submittal.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk