



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **City Drainage #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** \_\_\_\_\_  
**City Address:** \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Architect:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

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

**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

**TYPE OF SUBMITTAL:**

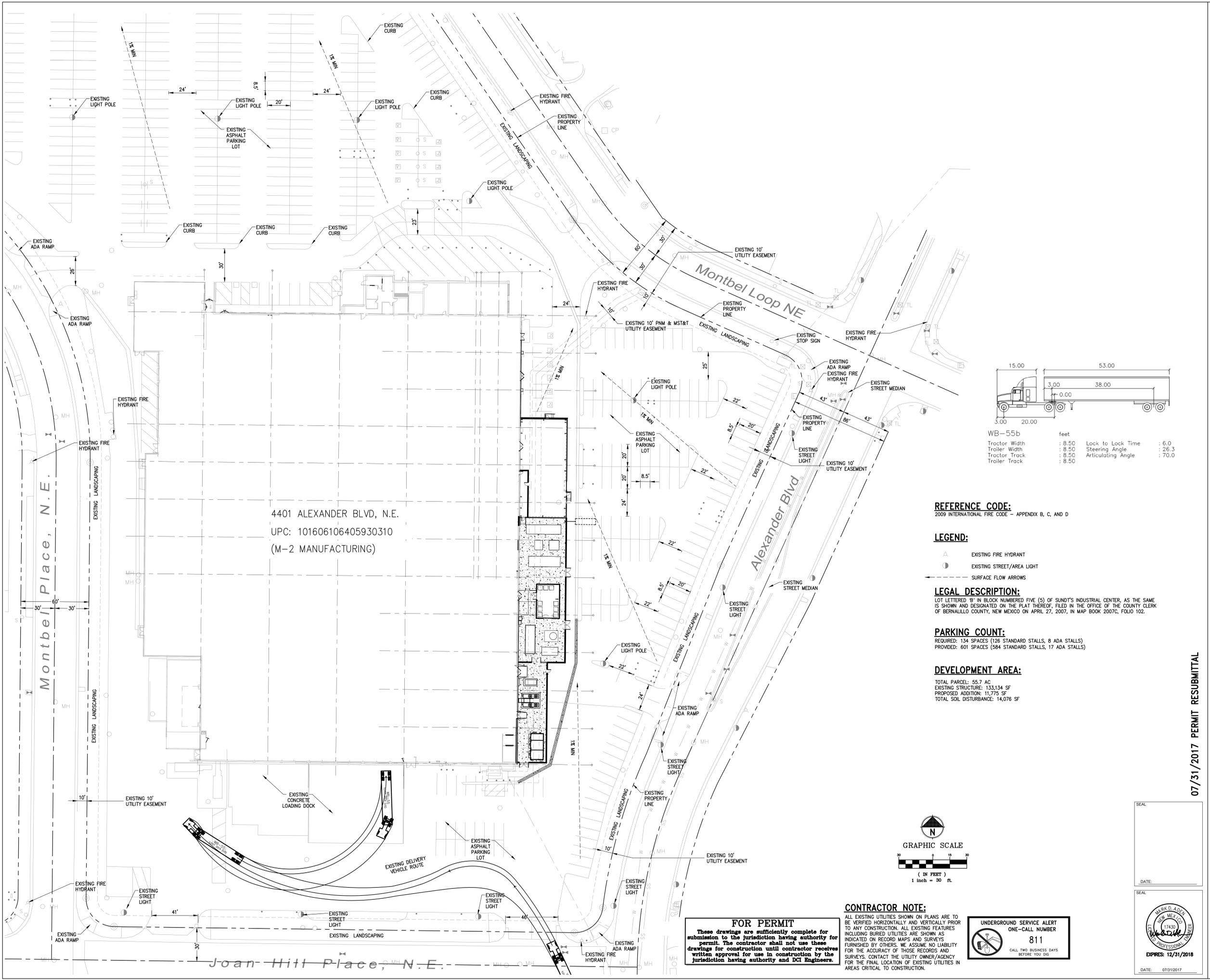
- ENGINEER/ ARCHITECT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- OTHER (SPECIFY) \_\_\_\_\_

- PRE-DESIGN MEETING
- OTHER (SPECIFY) \_\_\_\_\_

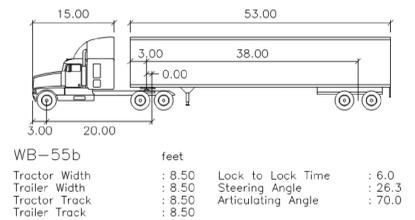
IS THIS A RESUBMITTAL?:  Yes  No

DATE SUBMITTED: \_\_\_\_\_ By: \_\_\_\_\_

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



4401 ALEXANDER BLVD, N.E.  
 UPC: 101606106405930310  
 (M-2 MANUFACTURING)



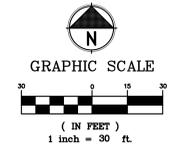
**REFERENCE CODE:**  
 2009 INTERNATIONAL FIRE CODE - APPENDIX B, C, AND D

**LEGEND:**  
 ● EXISTING FIRE HYDRANT  
 ○ EXISTING STREET/AREA LIGHT  
 → SURFACE FLOW ARROWS

**LEGAL DESCRIPTION:**  
 LOT LETTERED 'B' IN BLOCK NUMBERED FIVE (5) OF SUNDT'S INDUSTRIAL CENTER, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 27, 2007, IN MAP BOOK 2007C, FOLD 102.

**PARKING COUNT:**  
 REQUIRED: 134 SPACES (126 STANDARD STALLS, 8 ADA STALLS)  
 PROVIDED: 601 SPACES (584 STANDARD STALLS, 17 ADA STALLS)

**DEVELOPMENT AREA:**  
 TOTAL PARCEL: 55.7 AC  
 EXISTING STRUCTURE: 133,134 SF  
 PROPOSED ADDITION: 11,775 SF  
 TOTAL SOIL DISTURBANCE: 14,076 SF



**FOR PERMIT**  
 These drawings are sufficiently complete for submission to the jurisdiction having authority for permit. The contractor shall not use these drawings for construction until contractor receives written approval for use in construction by the jurisdiction having authority and DCI Engineers.

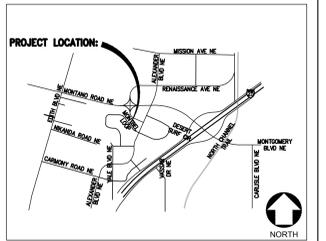
**CONTRACTOR NOTE:**  
 ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.



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 www.ipsdb.com  
 IPS Professional Engineers and Architects, P.C.

REVISION	DATE	DESCRIPTION	BY
	6/12/2017	PERMIT ISSUE	
	7/31/2017	PERMIT RESUBMITTAL	

**EDCI ENGINEERS**  
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 CIVIL & STRUCTURAL  
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 THE INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION OF INTEGRATED PROJECT SERVICES.

**OsoBio**  
 A Division of Albany Molecular Research Inc.  
 4401 ALEXANDER BLVD. ALBUQUERQUE, NM  
**SYRINGE LINE PROJECT**

**TRAFFIC CIRCULATION PLAN**

ENGINEER	DCI	ARCHITECT	-	DESIGNER	CSC	IPS PROJECT #	CAD16088.01
DRAWN BY	CSC	REVIEWED BY	MHN	SCALE	AS NOTED	CADD FILE NAME	

XREF FILE(S):  
 DRAWING NUMBER: **C1.3**

DATE: 07/31/2017

07/31/2017 PERMIT RESUBMITTAL

SEAL

DATE: \_\_\_\_\_

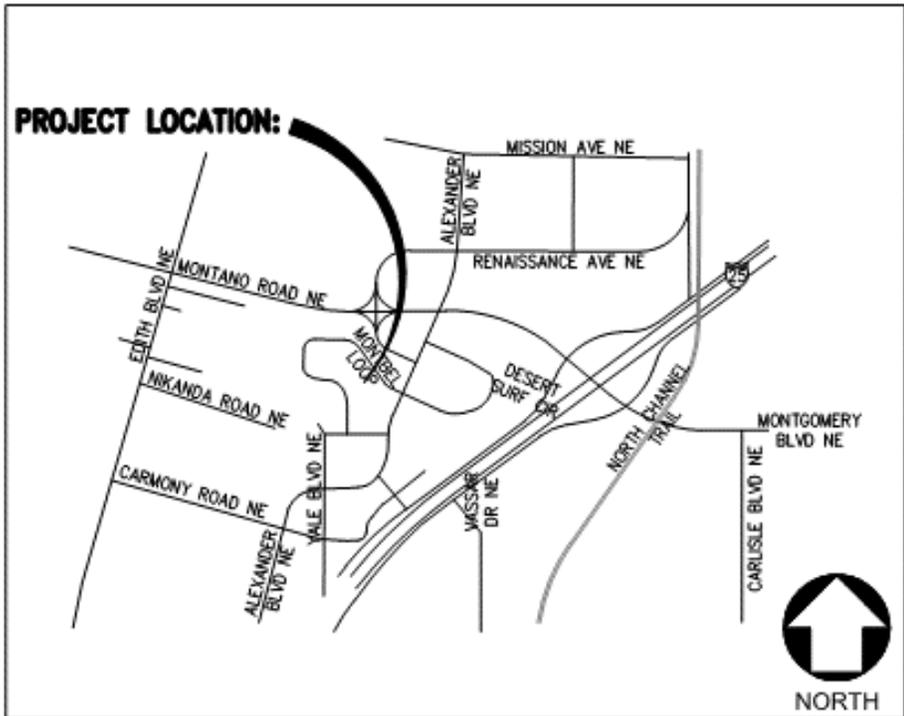
SEAL

DATE: 07/31/2017

**Oso Bio Syringe Line  
Traffic Circulation Layout General Information**

Prepared By DCI Engineers  
July 12, 2017

**Vicinity Map:**



**Address:** 4401 Alexander Blvd NE, Albuquerque, New Mexico

**Legal Description:** LOT LETTERED "B" IN BLOCK NUMBERED FIVE (5) OF SUNDT'S INDUSTRIAL CENTER, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 27, 2007, IN MAP BOOK 2007C, FOLIO 102.



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**Type of Development:** Zoning M-2

**Size of Development:**

Existing Building = 133,134 sf

Existing Project Area = 517,297 sf

Area of Disturbance = 13,000 sf

**Parking Spaces Required:**

Zoning Code 14-16-3-1 (Manufacturing and wholesaling)

134 Spaces Required (126 Standard Spaces, 8 ADA Spaces)

601 Spaces Provided (584 Standard Spaces, 17 ADA Spaces)

**Executive Summary**

The proposed improvements are located on an existing property at 4401 Alexander Blvd that is bordered by Alexander Blvd to the east, Joan Hill Place to the south, Montbel Place to the west and Montbel Loop to the north. The property lies within the Elena Gallegos Grant, projected Sections 33 and 34, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

The proposed Oso Bio Syringe project will take an existing 2,250 sf utility yard located on the south-east corner of the existing Oso Bio building and expand it to the north, increasing the utility yard to a footprint of 7,880 sf. The building footprint will also be expanded by approximately 3,670 sf near the center of the east side of the existing building. Additionally, a 4" PVC Sewer service will be connected from the existing sewer main on Alexander Blvd to the expanded portion of the building. A total of disturbed area of 13,000 sf will be required for this project.

Expansion of the existing Oso Bio building and adjacent utility yard will require the removal of 19 parking stalls that currently occupy the area. No new parking stalls will be added as part of this project. The traffic circulation around the existing structure will remain as close to the original layout as possible. The increase in square footage around the east side of the building will eliminate one drive aisle, however, traffic flow can continue around the site using existing circulation patterns.

The project as designed is significantly over the required allowance of parking for a manufacturing facility of its size. The increase in project area is not expected to increase the demand for parking at the facility. No impact on the adjacent properties is anticipated based on the improvements for this project.