



**Planning Department
Transportation Development Services**

July 22, 2015

Peter Butterfield, RA
13013 Glenwood Hills Ct. NE
Albuquerque, NM 87111

**Re: National Electric
2200 Midtown Place NE
Traffic Circulation Layout**
Engineer's/Architect's Stamp dated 7-16-15 (G16-D095E)

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 7-16-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

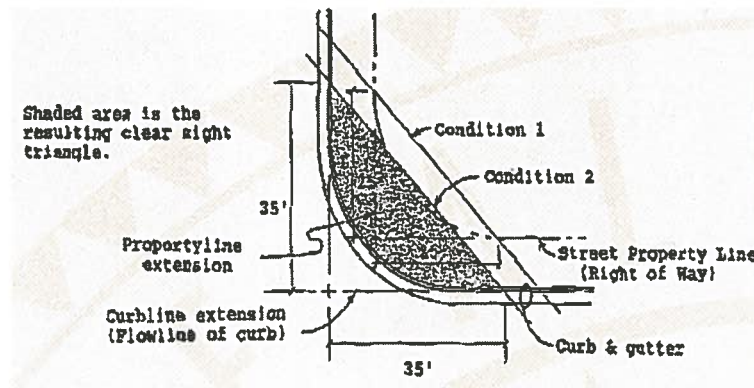
New Mexico 87103

www.cabq.gov

1. Per DPM, parking spaces are required to be a minimal of 8.5ft. by 18ft. with a minimal of 24 ft. of length between parking opposing parking spaces. According to the submittal site plan, the parking spaces called out to the east of the Midtown Plc. entrance are 16ft. in length. This must be addressed prior to issuance of a building permit. It might be possible to acquire the necessary parking lot lengths by the use of curb stop overhang spacing.
2. The ADA accessible sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please show a detail of this signage.
3. The ADA access aisle shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978) Please show this detail for the ADA parking aisle on the west end of the building.



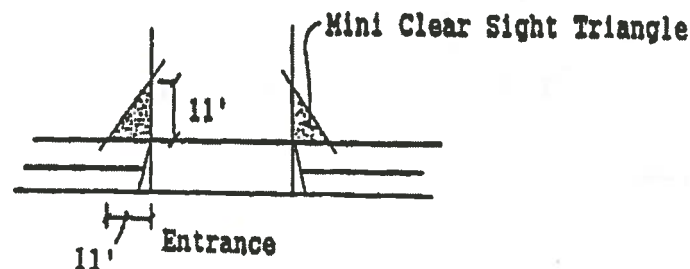
4. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). The 35 ft. sight triangle is required for the entrance on Yale and the 11 ft. sight triangle is required for the entrance on Midtown Plc. Please detail the dimensions on the drawing.



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5. Please include two copies of the traffic circulation layout at the next submittal.

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 02/2013)

Project Title: National Electric Building Permit #: _____ City Drainage #: _____

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

Legal Description: Lot 10-A Interstate Business Park

City Address: 2200 Midtown Place NE Albuquerque NM 87107

Engineering Firm: Rio Grande Engineering Contact: David Soule

Address: PO Box 93924, Albuquerque NM 87199

Phone#: 505-321-9099 Fax#: _____ E-mail: david@riograndeeng.com

Owner: National Electric Contact: Mike Loepcke

Address: 2200 Midtown Place NE, Albuquerque NM 87107

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

Architect: Peter Butterfield, Architect Contact: Peter Butterfield

Address: 13013 Glenwood Hills Ct. NE Albuquerque NM 87111

Phone#: 505-332-9323 Fax#: 5050-212-0901 E-mail: peterbutterfield@aqq.com

Surveyor: Rio Grande Engineering Contact: David Soule

Address: PO Box 93924, Albuquerque NM 87199

Phone#: 505-321-9099 Fax#: _____ E-mail: david@riograndeeng.com

Contractor: _____ Contact: _____

Address: _____

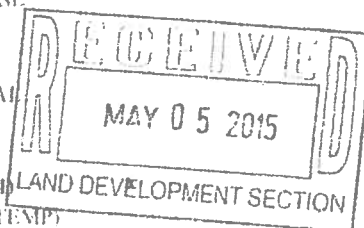
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN (S) 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:

- ☐ STATE 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) LAND DEVELOPMENT SECTION
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes ☒ No ☐

Copy Provided: _____

DATE SUBMITTED: 7/15 By: Peter Butterfield As verified

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 five (5) acres or more of land disturbing area including project less than five (5) acres that are part of a larger common plan of development

