

Corrections Dated 6/4/01

**TRAFFIC CIRCULATION LAYOUT CHECKLIST**

SITE ADDRESS: 991 Lumber for NE AGENT: Wayne Usick - BDA Arch's DATE: 5/2/01  
 LEGAL DESCRIPTION: Broadhurst Business Park - Tract F-2A1-B ZONE ATLAS PAGE: H-15/D406

The Traffic Control Layout (TCL) is a basic Site Plan that contains information on all new and existing elements involved in the development of the site including: buildings, street widths, street sidewalks and curb & gutter, parking lot features, driveways, landscaped areas, lot lines and easement limits, etc. It will be reviewed prior to submittal of plans for a building permit. The TCL must be processed prior to submittal of plans for building permit. In most all cases the TCL must be certified by the designer-of-record prior to the issuance of a Certificate of Occupancy.

On all subsequent submittals, the design firm needs to complete and return the new **TRAFFIC CIRCULATION LAYOUT CHECKLIST** (Amendment To Come) provided, along with us of the DPM (Development Process Manual) to confirm required City standards. Also refer to previous TCL/Building Permit submittals (along with comments and markups) for past projects to avoid repeating errors and to help reduce the time required for plan review on subsequent TCL submittals. The first checklist has been completed by Transportation.

**LEGEND-**

- ☒ Item addressed on initial submittal
- ☐ Item not yet addressed by designer or plan checker
- ☒ Not Applicable

**GENERAL INFORMATION REQUIRED:**

- ☒ 1. TCL will be stamped, signed and dated by architect or engineer.
- ☒ 2. Street address of site - could be part of title block or Drainage Application sheet in Hydrology file.
- ☒ 3. Provide name of subdivision; lot number and/or tract number on TCL, if it's not on the Drainage Information Sheet.
- ☐ 4. Place note on TCL and Site Plan for Construction:

As required by Transportation Development Section, a copy of the approved TCL AS-BUILT will be submitted by the designer or acceptable representative party which includes a letter of certification stating the site has been constructed in accordance with the approved TCL. Verification of TCL acceptability, to include random field checks, will be made before a Final Certificate of Occupancy (C.O.) is issued. Please call this office to obtain temporary CO. Confirmation from Hydrology, supporting this requirement, will be needed prior to approval of TCL by Transportation.

- ☒ 5. The plan review by Zoning could initiate a new review if original parking lot layout, approved by Transportation, needs to be altered.
- ☒ 6. Any Infrastructure work on city property, as part of this development, must be complete before issuance of CO. If work is not completed, Financial Guarantee must be on file with Design Review Office.
- ☒ 7. Encroachment agreements are needed when structures, fences, walls or items of equal conflict are within City property.
- ☐ 8. Drawing line work on Drainage and Landscape Plans must exactly match Site Plan. —

*Mr. + Mr. + Permit  
 Notified Jason 6/11/01*

**SPECIFIC INFORMATION REQUIRED:**

- ☒ 1. State Highway Department approval is required at locations where access is being taken from Highway Dept. roadways.
- ☒ 2. Call out all overhead doors on site or call out, including size, on TCL.
- ☒ 3. Overhead doors desired on site. Expectation by plan reviewer is that large wheel base (refuse/UPS) vehicle will be smallest vehicle to use doors. Refer to DPM for restrictions.
- 6/11 ☒ 4. State the design vehicle to be used at rear of site.
- 6/11 ☒ 5. Provide new and existing elements on TCL, properly labeled, and dimensioned. Show clear differentiation between existing construction and new improvements <sup>as shown</sup> on TCL.
- ☒ 6. Indicate which buildings the permit will certify for parking improvements. If applicable, clearly differentiate future construction line type from new construction line type.
- ☐ 7. Any minor changes to TCL as required by Transportation and are acceptable by Hydrology, call out on Site Plan as such: "INSPECTION OF CONSTRUCTION FOR CO, FOR TRANSPORTATION, WILL BE DONE FROM THIS SHEET."
- 6/11 ☒ 8. Indicate transition from one surface type to the other on TCL, for example, ramps (include handicap (HC) ramps), concrete/ asphalt, landscape area/ concrete, concrete / dirt, concrete /gravel, etc. Label each area or stipple to show varying surfaces, or equal.
- ☒ 9. Show, label and dimension position of all existing obstructions in sidewalks in City right-of-way.
- 6/11 ☒ 10. Label stalls <sup>on asphalt</sup> for small car parking as "COMPACT" or equal.
- ☒ 11. Minimum 5 foot width concrete sidewalk raised 6" above parking surface will be needed, when located at front of parking vehicles (min.20' long stall) adjacent to any building. Place sidewalk at other locations where landscape shrubbery is required, by Zoning, at front of stalls.
- 6/11 ☒ 12. At HC parking area, HC ramp must be constructed as part of sidewalk and not part of parking area.
- ☒ 13. Restriping of parking stalls shall be called out, to be per City Standard.
- ☒ 14. For future reference ~~and for this project~~, provide half width of all streets 40' wide and over on TCL. Also, show all streets which will be used for Heavy Commercial traffic accessing site. On major streets, include median and openings, if existing and if not, show traffic lanes on developer's side of street, up to and including middle turn lane.
- ☒ 15. Alley limits must be 20-foot width
- ☒ 16. City standard paved roadway must be constructed in alley, along the entire lot frontage from point of access into alley from street at either end of alley.
- ☒ 17. Construct alley entrance per City Std. Detail Dwg. 2428. Width of entrance will be a minimum of 24 feet when the development is the first lot on the block, and access to proposed parking is taken thorough the alley.



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

June 4, 2001

Wayne Usiak Registered Architect,  
BDA Architects  
9016 Washington N.E.  
Albuquerque, New Mexico 87113

Re: T.C.L. submittal (3<sup>rd</sup>) for building permit approval for BDA Architecture Office Building,  
901 Lamberton Place N.E. [H15/D040G],  
Architect Stamp dated 5/25/2001.

Dear Mr. Usiak,

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

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



## **TRAFFIC CIRCULATION LAYOUT CHECKLIST**

SITE ADDRESS: 900 Lambert NE AGENT: Same DATE: 6/7/01  
LEGAL DESCRIPTION: \_\_\_\_\_ ZONE ATLAS PAGE: 11

The Traffic Control Layout (TCL) is a basic Site Plan that contains information on all new and existing elements involved in the development of the site including: buildings, street widths, street sidewalks and curb & gutter, parking lot features, driveways, landscaped areas, lot lines and easement limits, etc. It will be reviewed prior to submittal of plans for a building permit. The TCL must be processed prior to submittal of plans for building permit. In most all cases the TCL must be certified by the designer-of-record prior to the issuance of a Certificate of Occupancy.

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### **LEGEND-**

- ✓ Item addressed on initial submittal
- Item not yet addressed by designer
- Not Applicable

### **GENERAL INFORMATION REQUIRED:**

- ✓ 1. TCL will be stamped, signed and dated by architect or engineer.
- ✓ 2. Street address of site - could be part of title block or Drainage Application sheet in Hydrology file.
- ✓ 3. Provide name of subdivision; lot number and/or tract number on TCL, if it's not on the Drainage Information Sheet.
- 4. Place note on TCL and Site Plan for Construction:

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### **SPECIFIC INFORMATION REQUIRED:**

- 1. State Highway Department approval is required at locations where access is being taken from Highway Dept. roadways.
- 2. Call out all overhead doors on site or call out, including size, on TCL.
- 3. Overhead doors desired on site. Expectation by plan reviewer is that large wheel base (refuse/UPS) vehicle will be smallest vehicle to use doors. Refer to DPM for restrictions.
- 4. State the design vehicle to be used at rear of site.
- 5. Provide new and existing elements on TCL, properly labeled, and dimensioned. Show clear differentiation between existing construction and new improvements **AS SHOWN** on marked up TCL.
- 6. Indicate which buildings the permit will certify for parking improvements. If applicable, clearly differentiate future construction line type from new construction line type.
- 7. Any minor changes to TCL as required by Transportation and are acceptable by Hydrology, call out on Site Plan as such: "INSPECTION OF CONSTRUCTION FOR CO, FOR TRANSPORTATION, WILL BE DONE FROM THIS SHEET."
- 8. Indicate transition from one surface type to the other on TCL, for example, ramps (include handicap (HC) ramps), concrete/ asphalt(?), landscape area/ concrete, concrete / dirt(?), concrete /gravel(?), etc. Label each area or stipple-or equal-to show varying surfaces.
- 9. Show, label and dimension position of all existing obstructions in sidewalks in City right-of-way.
- 10. Label stalls for small car parking as "COMPACT" or equal.
- ✓ 11. Minimum 5 foot width concrete sidewalk raised 6" above parking surface will be needed, when located at front of parking vehicles (min.20' long stall) adjacent to any building. Place sidewalk at other locations where landscape shrubbery is required, by Zoning, at front of stalls.
- 12. At HC parking area, HC ramp must be constructed as part of sidewalk and not part of parking area.
- 13. Restriping of parking stalls shall be called out, to be per City Standard.
- 14. For future reference and for this project, provide half width of all streets 40' wide and over on TCL. Also, show all streets which will be used for Heavy Commercial traffic accessing site. On major streets, include median and openings, if existing and if not, show traffic lanes on developer's side of street, up to and including middle turn lane.
- 15. Alley limits must be 20-foot width.
- 16. City standard paved roadway must be constructed in alley, along the entire lot frontage from point of access into alley from street at either end of alley.
- 17. Construct alley entrance per City Std. Detail Dwg. 2428. Width of entrance will be a minimum of 24 feet when the development is the first lot on the block, and access to proposed parking is taken thorough the alley.

# DRAINAGE INFORMATION SHEET

PROJECT TITLE: LAMBERTON OFFICE BUILDING ZONE MAP/DRG. FILE #: \_\_\_\_\_  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: BROADBENT BUSINESS PARK TRACT F-2A1-B  
 CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: THE RESPONSE GROUP  
 ADDRESS: 11930 MENAUC SW. 101  
 CITY, STATE: ALBUQUERQUE NM 87112

CONTACT: \_\_\_\_\_  
 PHONE: 323-7629  
 ZIP CODE: 87112

OWNER: WAYNE USIAK  
 ADDRESS: 9016 WASHINGTON ST  
 CITY, STATE: ALBUQUERQUE NM 87113

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: 87113

ARCHITECT: BDA ARCHITECTURE  
 ADDRESS: 9016 WASHINGTON ST  
 CITY, STATE: ALBUQUERQUE NM 87113

CONTACT: \_\_\_\_\_  
 PHONE: 858-0180  
 ZIP CODE: 87113

SURVEYOR: CARTESIAN SURVEYS  
 ADDRESS: PO BOX 44414  
 CITY, STATE: RIO RANCHO NM 87124

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: 87124

CONTRACTOR: CMP  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

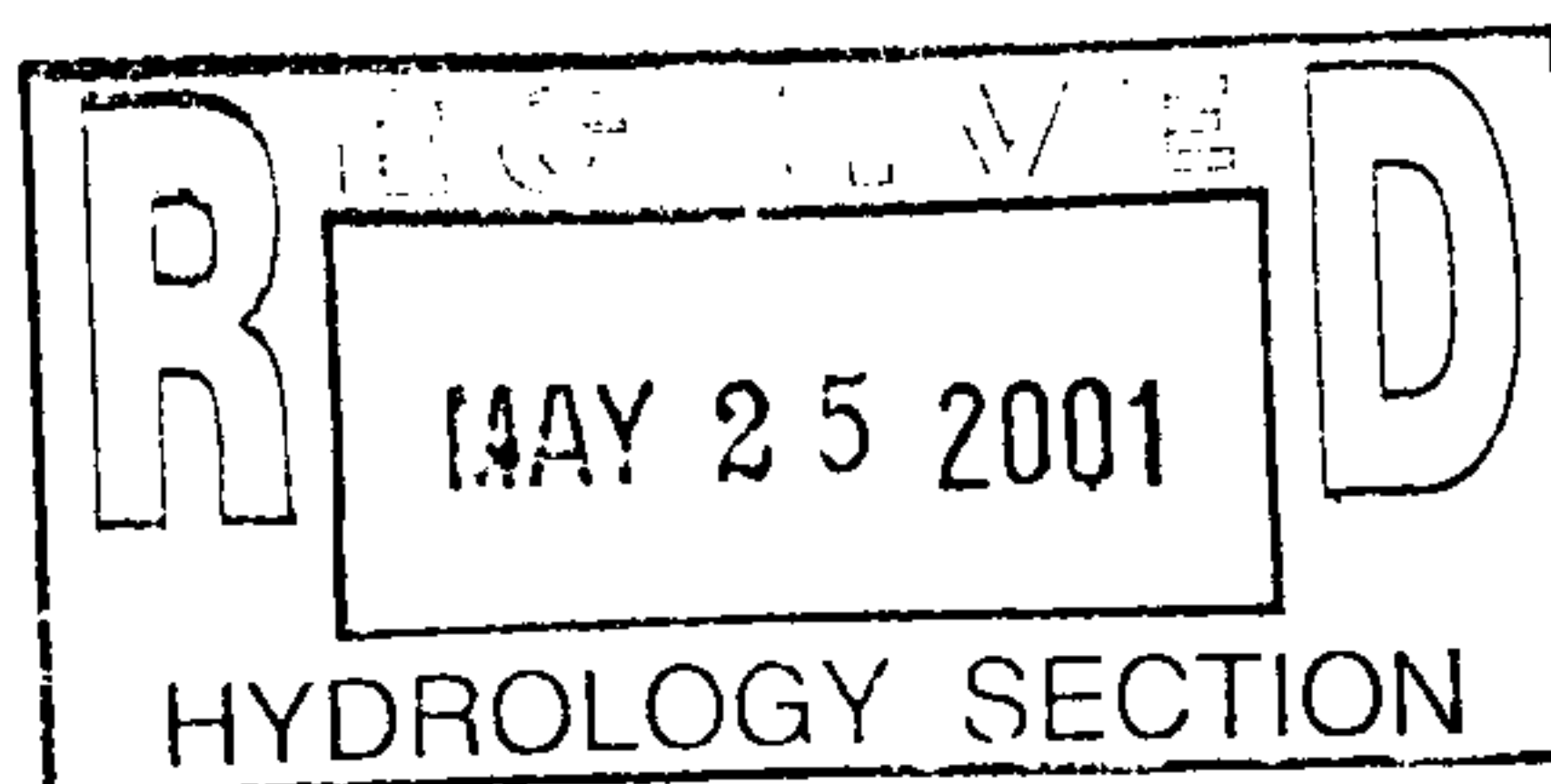
TYPE OF SUBMITTAL:  
☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION  
☐ CLOMR/LOMR  
☐ OTHER  
 WAS A PRE-DESIGN CONFERENCE ATTENDED:  
☐ YES  
☐ NO  
☐ COPY PROVIDED

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 APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☒ OTHER (SPECIFY) TCL

DATE SUBMITTED: 5/25/01 BY: JASON D RONE

Requests for approvals of Site Development Plans and/or Subdivision Plans 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.





Legal Description Ingress/Egress

AN EASEMENT BENEFITING TRACT F-2A1-B, COMPRISING OF PORTIONS OF TRACTS F-2A1-C AND F-2A1-A OF THE PLAT ENTITLED, "PLAT OF TRACTS F-2A1-A THROUGH F-2A1-D, BROADBENT BUSINESS PARK", 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 NOVEMBER 20, 1990 IN PLAT BOOK 90C, PAGE 285, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

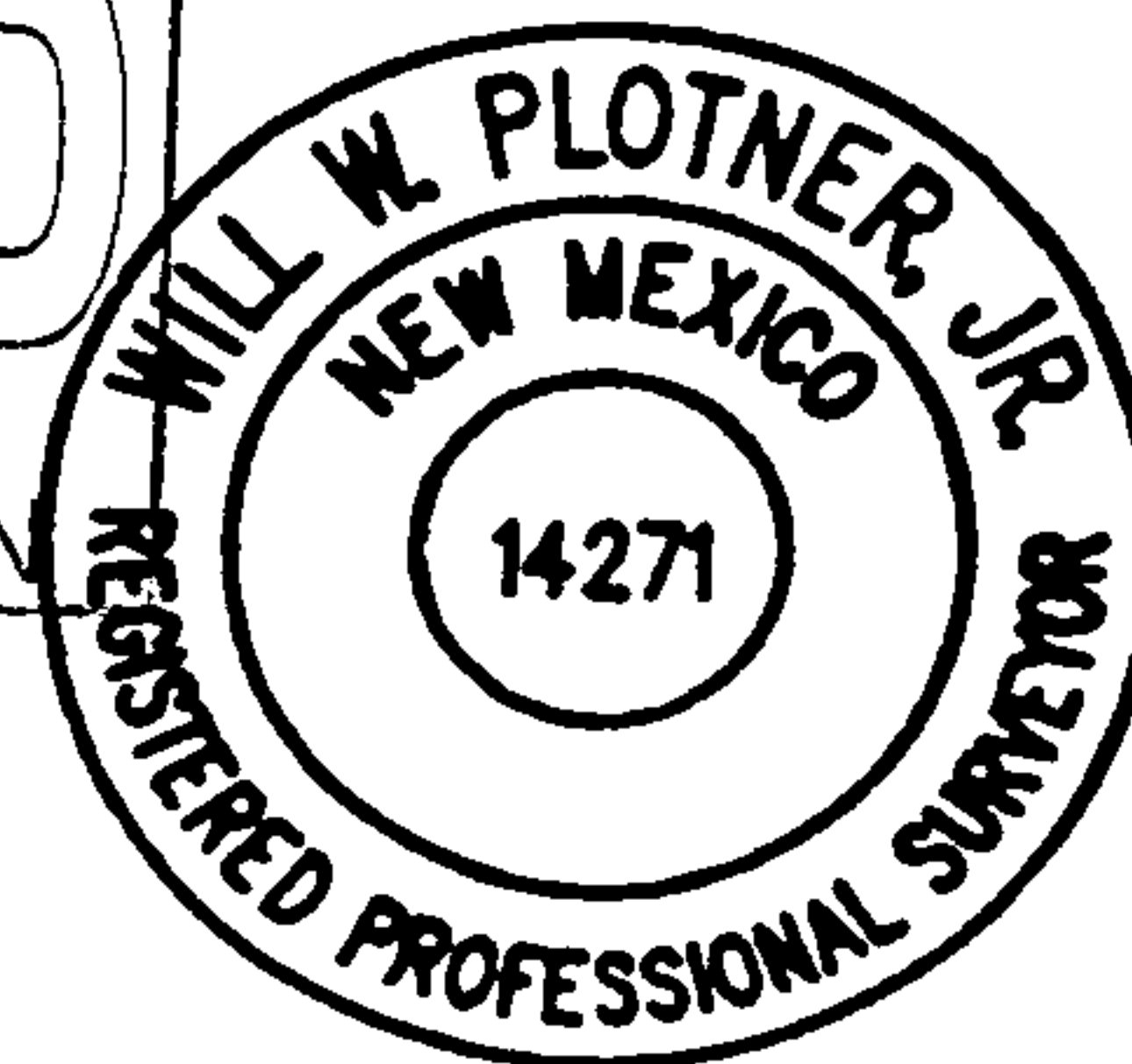
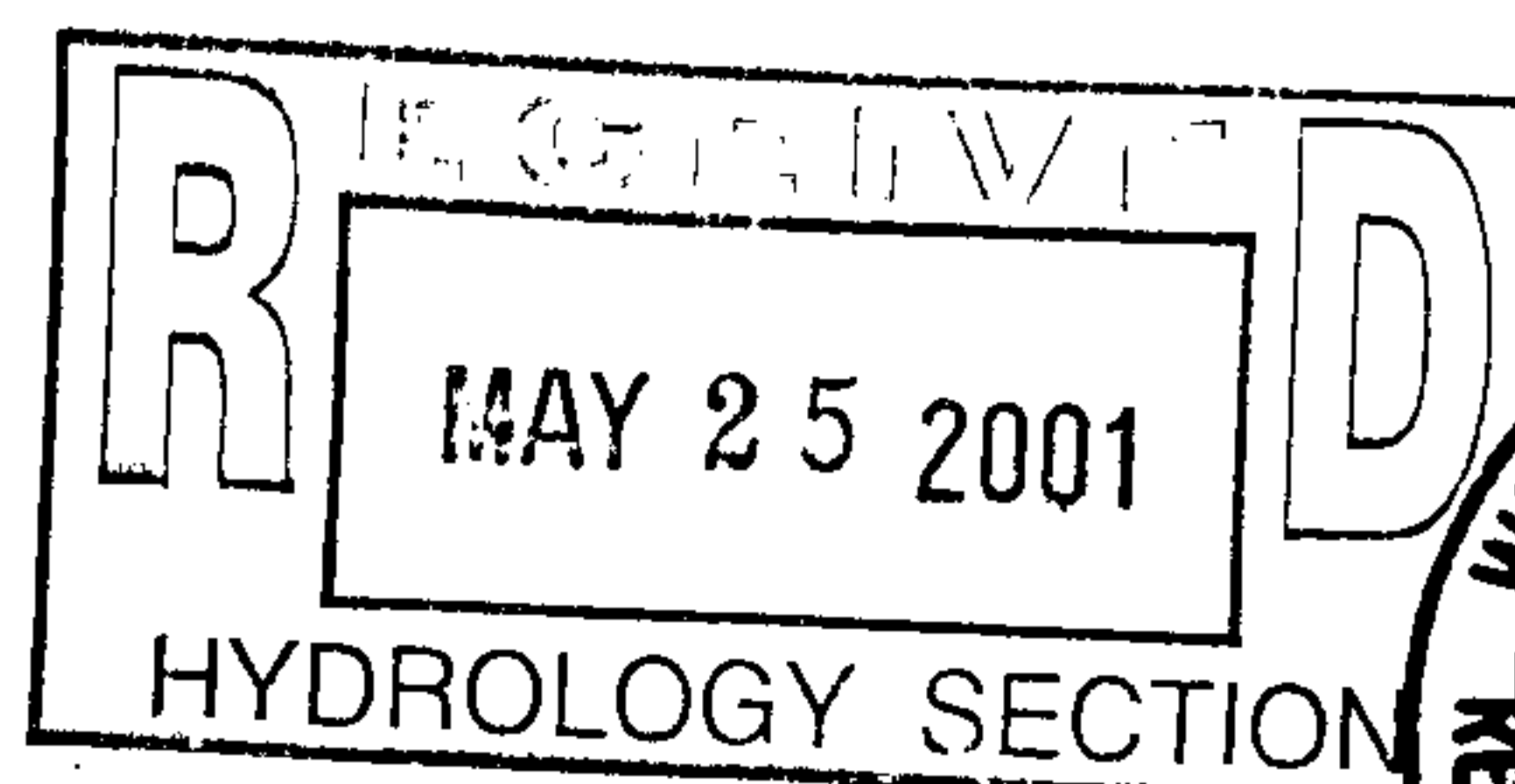
BEGINNING AT THE SOUTHEAST CORNER OF TRACT F-2A1-B, MARKED BY A REBAR WITH CAP "LS 3243";

THENCE, S 50°55'42" E, A DISTANCE OF 53.12 FEET TO A POINT ON THE RIGHT OF WAY CUL-DE-SAC OF LAMBERTON PL.;

THENCE, CONTIGUOUS WITH SAID RIGHT OF WAY, 30.56 FEET ALONG AN ARC UNTANGENT TO THE PREVIOUS CALL HAVING A RADIUS OF 57.00 FEET, INTERIOR ANGLE OF 30°43'04" AND CHORD BEARING OF N 45°34'46" E, A DISTANCE OF 30.19 FEET, TO THE NORTHEAST CORNER OF SAID TRACT F-2A1-A, MARKED BY A REBAR WITH CAP "LS 3243";

THENCE, LEAVING SAID RIGHT OF WAY, N 50°55'42" W, A DISTANCE OF 72.43 TO A POINT ON THE EAST PROPERTY LINE OF SAID TRACT F-2A1-B;

THENCE, CONTIGUOUS WITH THE EAST PROPERTY LINE OF SAID TRACT F-2A1-B, S 11°09'56" W, A DISTANCE OF 33.95 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0423 ACRES, (1,842 SQ. FT.) MORE OR LESS.



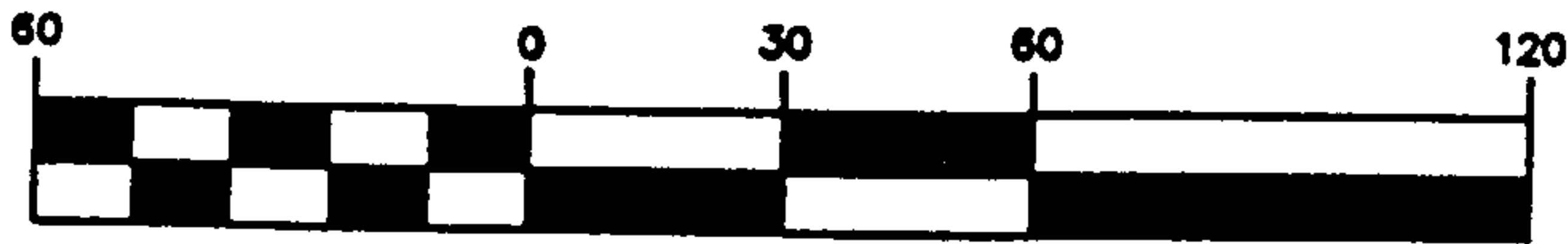
*Will Plotner Jr.*

*Mr. Vsiak,*

*should  
The easements ~~that~~ be recorded & filed at  
the County Clerk's office.*

Exhibit

# GRAPHIC SCALE



1 inch = 60 ft.

Tract F-1  
Lands of Menaul School Inc.  
(6/16/81, C18-104)

Aluminum Cap "LS 2142"

Chiseled "+" in Concrete  
Base of old Fence Corner

Tract F-2A1-B  
Tracts F-2A1-A through F-2A1-D  
Broadbent Business Park  
(11/20/90, 90C-285)

Tract F-2A1-C  
Tracts F-2A1-A through F-2A1-D  
Broadbent Business Park  
(11/20/90, 90C-285)

Tract F-1  
Lands of Menaul School Inc.  
(6/16/81, C18-104)

Rebar with Cap "LS 3243"

Rebar with Cap "LS 3243"

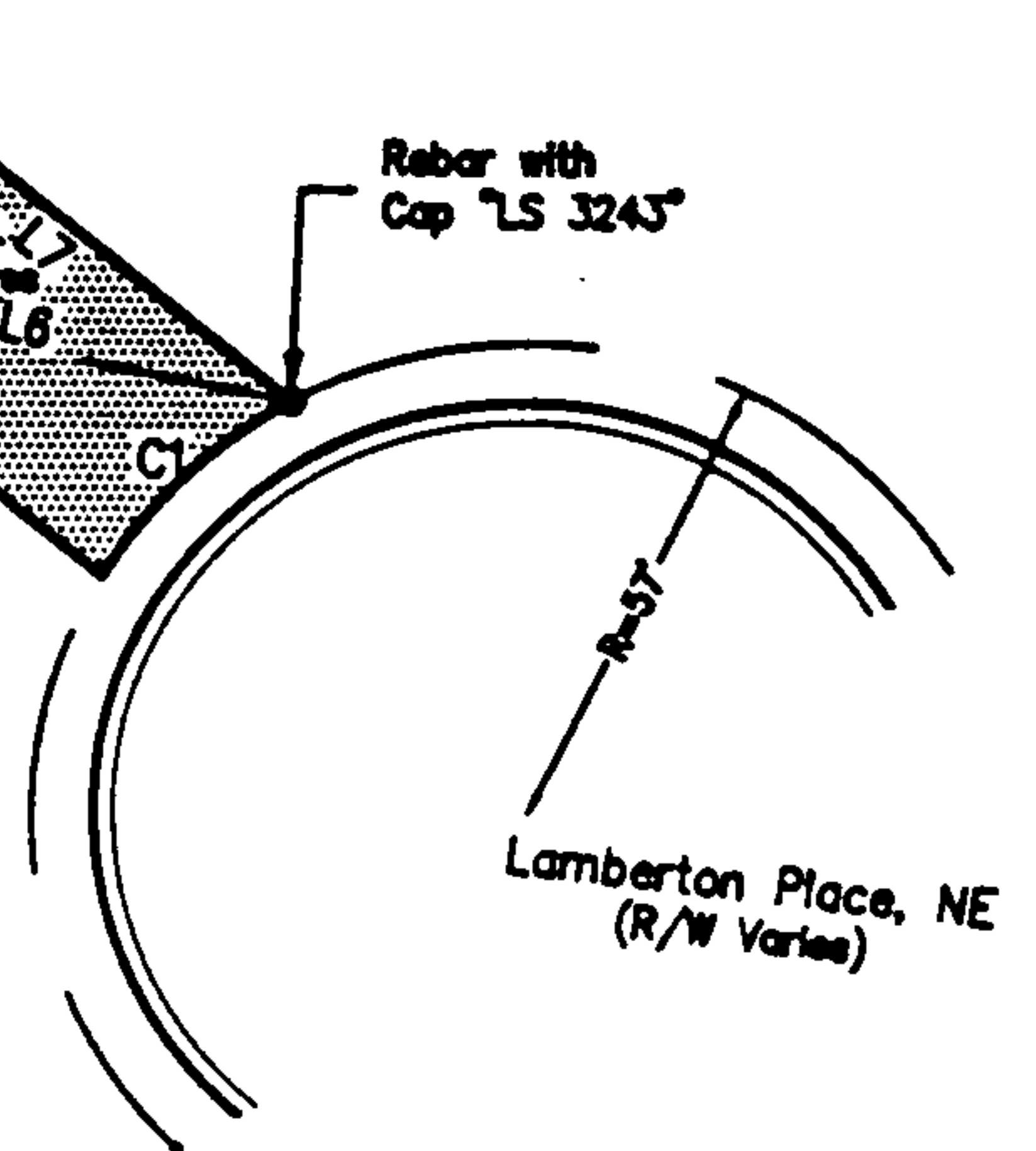
Rebar with  
Cap "LS 3243"

P.O.B.

Tract F-2A1-A  
Tracts F-2A1-A through F-2A1-D  
Broadbent Business Park  
(11/20/90, 90C-285)

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	30.56	57.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	218.49	N 78°52'35" W
L2	262.50	N 11°08'25" E
L3	216.93	S 80°29'54" E
L4	2.86	N 49°12'08" E
L5	270.89	S 11°09'56" W
L6	64.01	N 78°52'35" W
L7	72.43	N 50°35'42" W
L8	53.12	S 50°35'42" E
L9	33.95	S 11°09'56" W



**CARTESIAN SURVEYS**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3060 Fax (505) 891-0244





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

November 15, 2001

Wayne Usiak, Registered Architect  
9016 Washington St. N.E.  
Albuquerque, N.M. 87113

Re: Certification Submittal for Final Building Certificate of Occupancy for  
BDA Lamberton Office Building, [H15 / D040G]  
901 Lamberton Place N.E.  
Architect's Stamp-undated and unsigned (11/13/01).

Dear Mr. Usiak:

The TCL / Letter of Certification submitted on November 13, 2001 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

All future submittals of TCL's (1<sup>st</sup>, 2<sup>nd</sup>, or added submittals, if necessary), Temporary C. O's., or Final C.O's. must be submitted to Hydrology to be logged into the system. This also applies to any revisions to the Certification package submitted, required by this office. A Drainage Information Sheet must be completed and submitted for every submittal. All future letters of Certification must be stamped with the designer's seal, signed and dated.

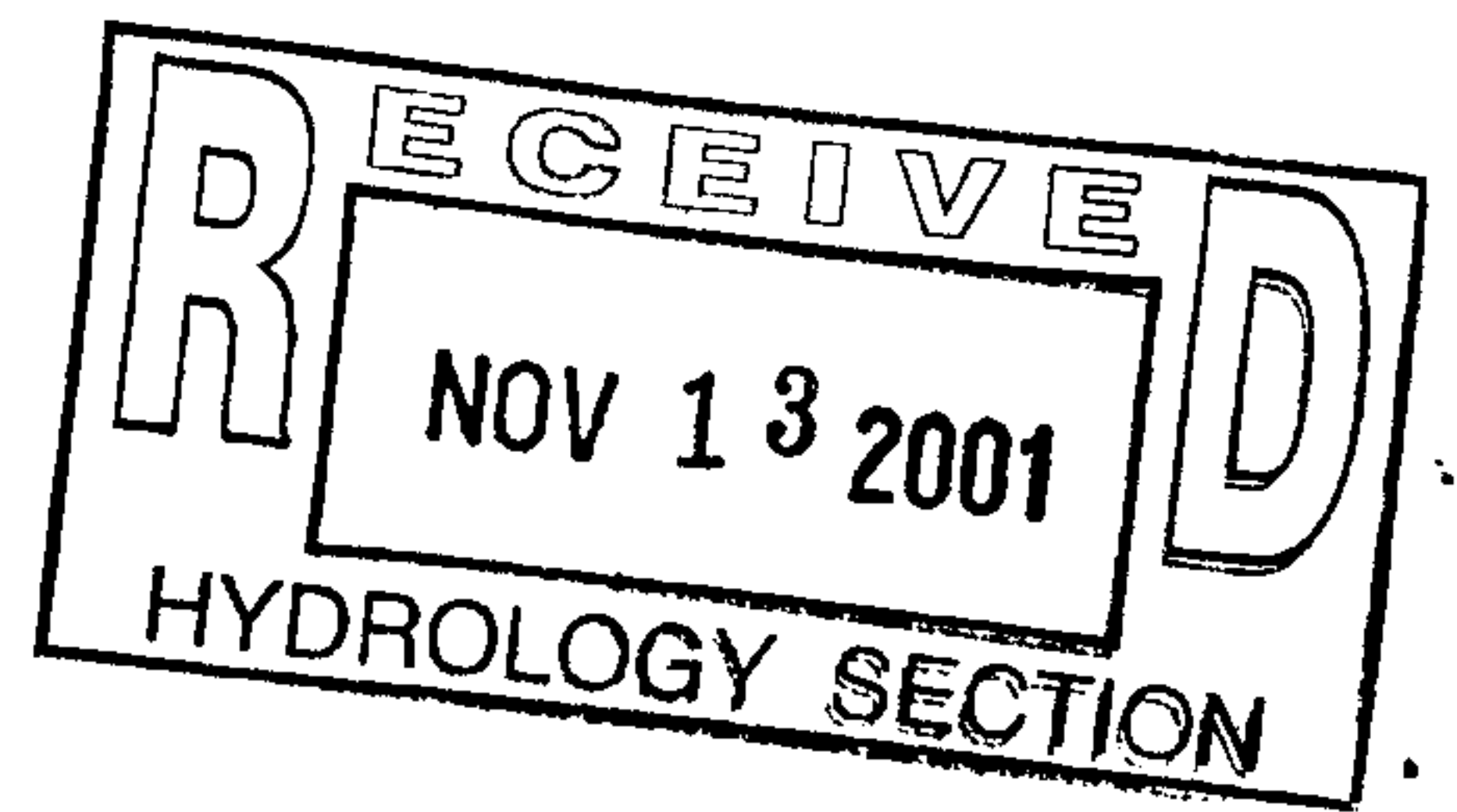
Sincerely,

Mike Zamora  
Commercial Plan Checker  
Development and Building Services  
Public Works Department

*Terri.  
this Just Needs  
to Be Filed  
mz*

c: Engineer  
Terri Martin, Hydrology  
Office File

**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)



*H-15/D406*

PROJECT TITLE: BDA/CMP Lambert Office Building ZONE MAP/DRG. FILE #: \_\_\_\_\_  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Tract F-2A1-B Broadbent Subdivision  
CITY ADDRESS: 901 Lambert Place NE, Albuquerque, NM, 87107

ENGINEERING FIRM: Larry Reat & Associates  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

OWNER: Usiak Family Trust  
ADDRESS: 9016 Washington St NE  
CITY, STATE: Albuquerque, NM 87113

CONTACT: Wayne Usiak  
PHONE: (505) 858-0180  
ZIP CODE: 87113

ARCHITECT: BDA Architecture, PC  
ADDRESS: 9016 Washington St NE  
CITY, STATE: Albuquerque, NM 87113

CONTACT: Wayne Usiak  
PHONE: (505) 858-0180  
ZIP CODE: 87113

SURVEYOR: Cartesian Survey  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: CMP, Inc.  
ADDRESS: 9016 Washington St NE  
CITY, STATE: Albuquerque, NM

CONTACT: Vicki Coffin  
PHONE: (505) 822-0477  
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)
- ☒ 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)

*Traffic Certification*

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 11-13-01 BY: Vicki Coffin

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

*11/15/01 - C'd in GT; 11/27/01 - Sent letter dated 11/15/01; 11/15 - logged in*  
*Note - All future submittals need stamped & signed & Dated*



November 13, 2001

City of Albuquerque  
Public Works Department  
Transportation Development Services Section  
PO Box 1293  
Albuquerque, NM 87103

Re: 901 Lamberton Place NE, TCL Layout Certification

Gentlemen,

I have inspected the referenced site and have found the as-built conditions to comply with the approved permit drawings with one exception. Four handicapped parking stalls were indicated at opposite corners of the parking lot. As constructed, two of the stalls were moved to abut the other two handicapped spaces, creating a grouping of four stalls with two loading zones. These four stalls are located against the building sidewalk within twenty feet of the west building entrance and sixty feet of the east entrance. Access ramps provided in the walk are in compliance with codes as well.

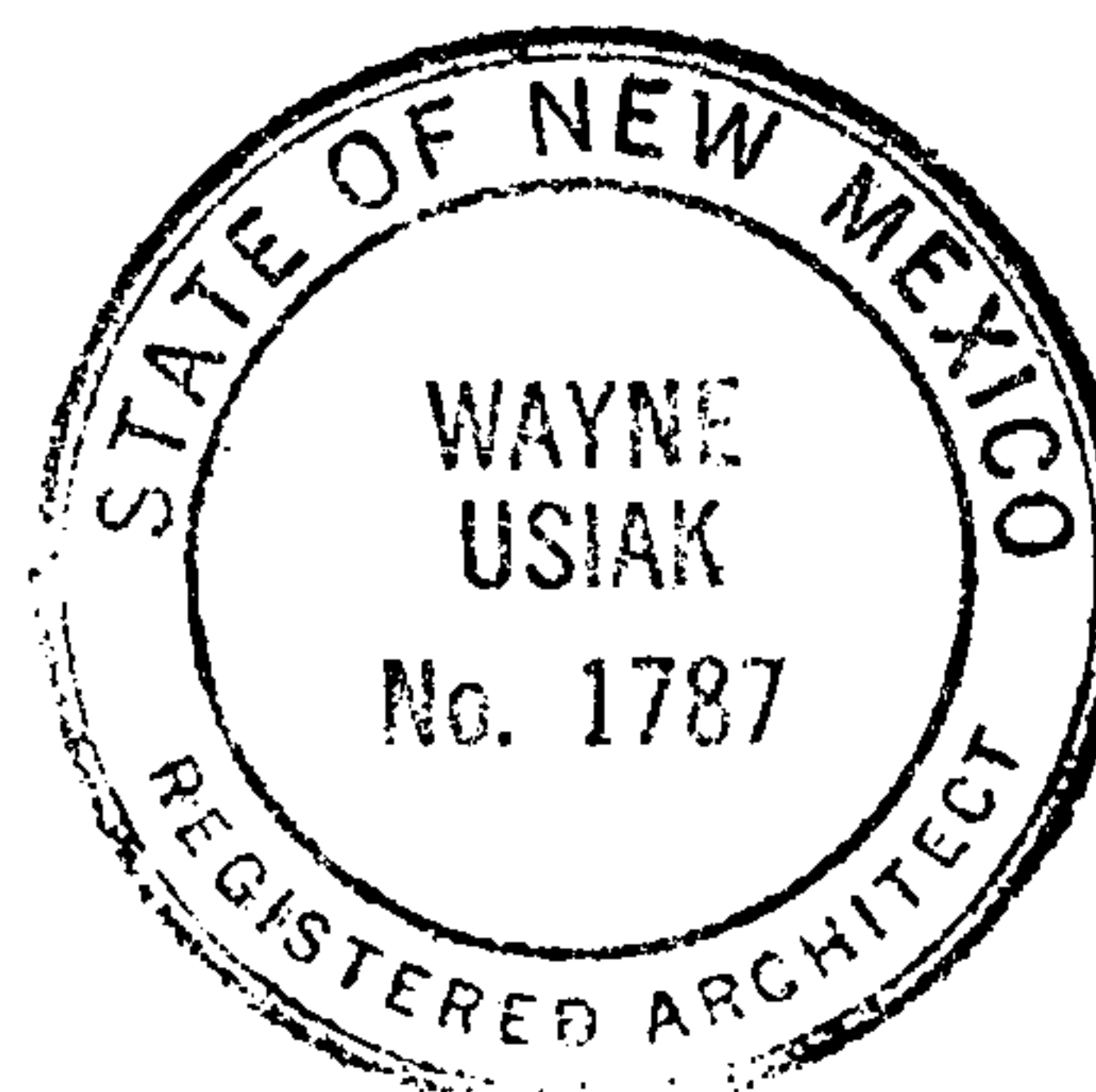
Please call me if I can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wayne Usiak'.

Wayne Usiak  
Principal

cc: Vicki Coffin







# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 14, 2001

Larry Read, P.E.  
Larry Read & Assoc.  
4800-C Juan Tabo NE  
Albuquerque, New Mexico 87111

RE: BDA ARCHITECTURAL. OFFICE BUILDING (H-15/D40G)  
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY  
ENGINEERS STAMP DATED 4/2/2001  
ENGINEERS CERTIFICATION DATED 11/9/2001  
*1000 LAMBTON PL NE*

Dear Mr. Read:

Based upon the information provided in your Engineers Certification submittal dated 11/13/2001, 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  
Public Works Department  
**BLB**

C: Vickie Chavez, COA  
approval file  
✓ drainage file

**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

H-15/D406

PROJECT TITLE: BDA Architecture Office Bldg. ZONE MAP/DRG. FILE #: H-15-2  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Tract F-2A1-B, Broadbent Business Park  
CITY ADDRESS: 1000 Lamberon Place NE

ENGINEERING FIRM: Jerry Read & Assoc. Inc. CONTACT: Jerry Read  
ADDRESS: 4800 E. Swan Lake NE PHONE: 237-8921  
CITY, STATE: Albany, NM ZIP CODE: 87411

OWNER: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

- 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)
  - ☐ 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

**RECEIVED**  
**NOV 13 2001**  
**HYDROLOGY SECTION**

**RECEIVED**  
**NOV 13 2001**  
**HYDROLOGY SECTION**

DATE SUBMITTED: 11/13/01 BY: [Signature]

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



# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 1, 2001

Larry Read, P.E.  
Larry Read & Associates  
#194 8100-M4 Wyoming Blvd NE  
Albuquerque, NM 87113

**RE: BDA ARCHITECTURE OFFICE BUILDING, BROADBENT BUSINESS PARK,  
TRACT F-2A1-B (H15-D40G). GRADING AND DRAINAGE PLAN FOR BUILDING  
PERMIT APPROVAL. ENGINEER'S STAMP DATED APRIL 2, 2001.**

Dear Mr. Read:

Based on the information provided on your April 27, 2001 resubmittal, the above referenced project is approved for Building Permit.

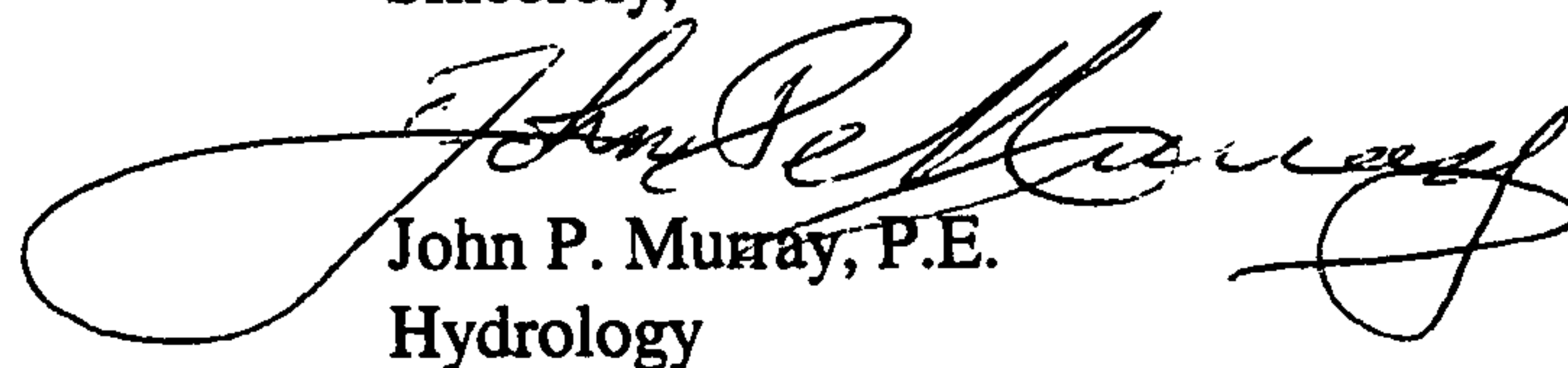
Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

\* The Traffic Control Layout (T.C.L.) will be reviewed separately.

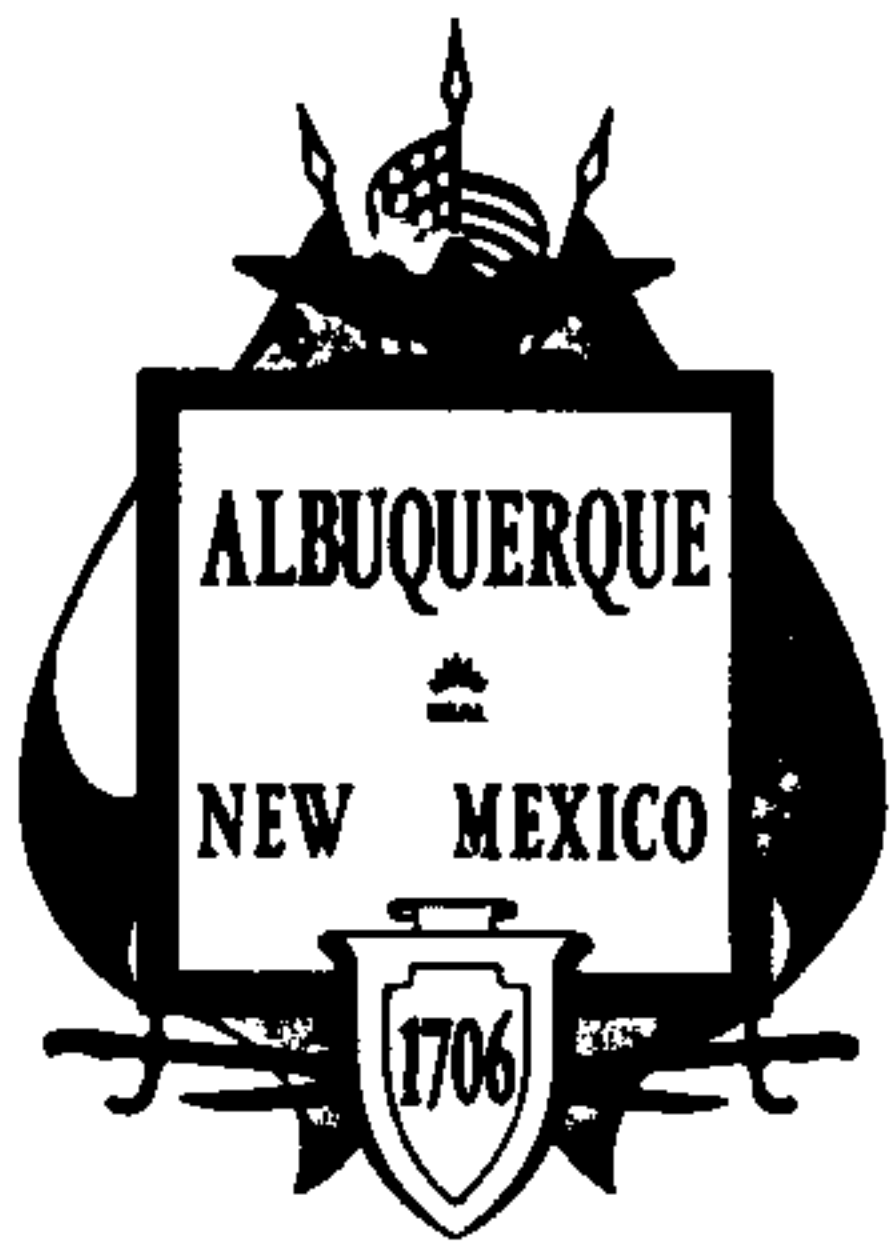
If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

  
John P. Murray, P.E.  
Hydrology

c: Terri Martin  
✓ File





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 28, 2001

Larry Read, P.E.  
Larry Read & Associates  
#194 8100-M4 Wyoming Blvd NE  
Albuquerque, NM 87113

***RE: BDA ARCHITECTURE OFFICE BUILDING, BROADBENT BUSINESS PARK,  
TRACT F-2A1-B (H15-D40G). GRADING AND DRAINAGE PLAN FOR BUILDING  
PERMIT APPROVAL. ENGINEER'S STAMP DATED MARCH 1, 2001.***

Dear Mr. Read:

Based on the information provided on your March 5, 2001 submittal, the above referenced project is approved for Building Permit. It would be well to eliminate the intermediate bend in the proposed 18" RCP.

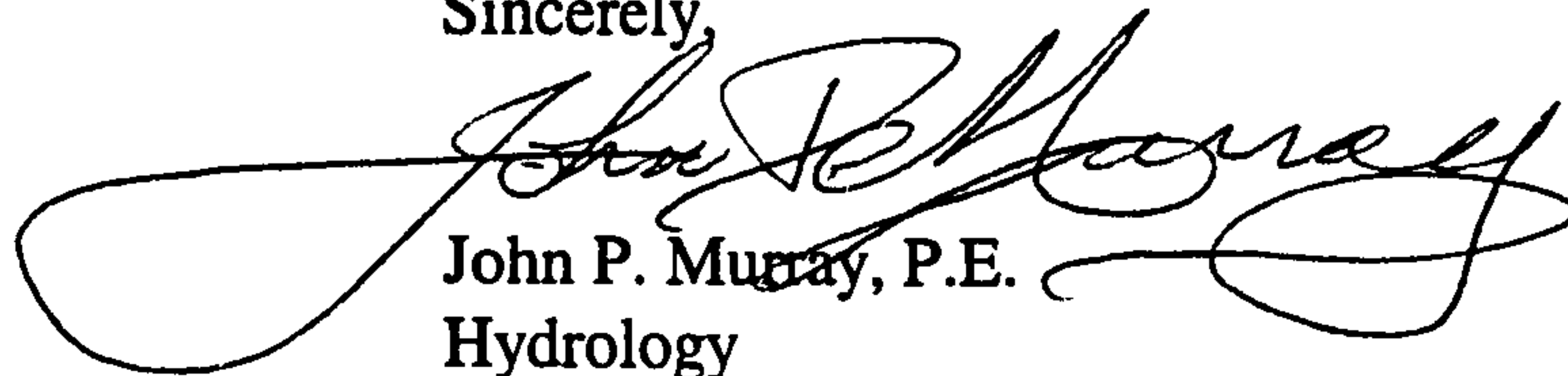
Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

The Traffic Control Layout (T.C.L.) will be reviewed separately.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,



John P. Murray, P.E.  
Hydrology

c: Terri Martin  
✓ File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: BDA ARCHITECTURE OFFICE BUILDING ZONE ATLAS/DRNG. FILE: H-15-~~7~~0406

LEGAL DESCRIPTION: TRACE F-2A1-B, BROADBENT BUSINESS PARK

CITY ADDRESS: 1000 LAMBERTON PLACE, NE

ENGINEERING FIRM: LARRY READ & ASSOCIATES CONTACT: LARRY READ

ADDRESS: #194 8100-M4 WYOMING NE 87113 PHONE: 237-8421

OWNER: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

PREDESIGN MEETING:

☒ YES  
☐ NO

DRB NO. \_\_\_\_\_  
EPC NO. \_\_\_\_\_

☐ COPY OF CONFERENCE RECAP SHEET

PROJECT NO. \_\_\_\_\_

PROVIDED

TYPE OF TRANSMITTAL:

☒ DRAINAGE REPORT

☐ DRAINAGE PLAN

☐ PRELIMINARY GRADING AND DRAINAGE

☒ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☒ BUILDING PERMIT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

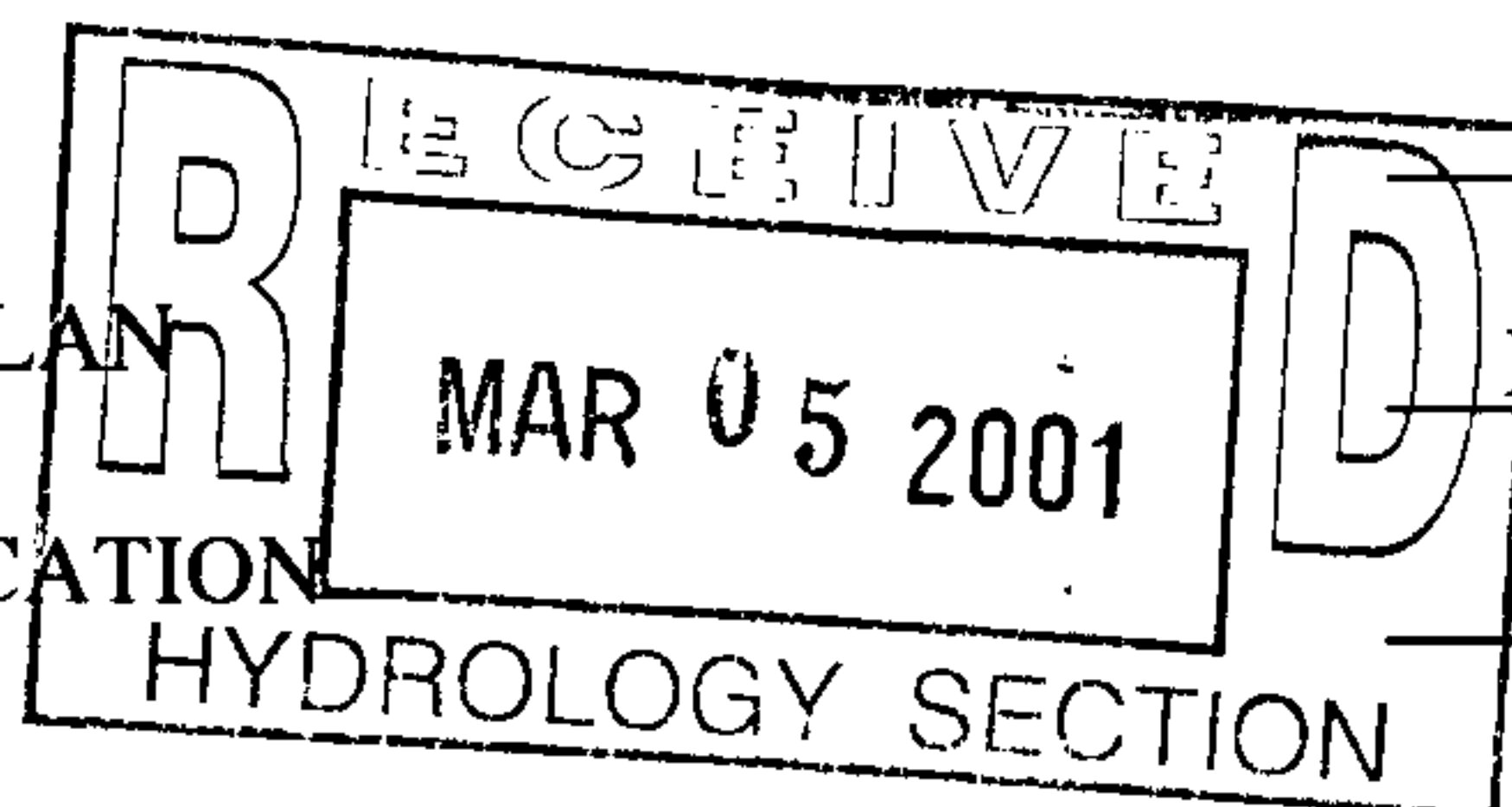
☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED: MARCH 1, 2001

BY: LARRY READ



# DRAINAGE INFORMATION SHEET

H15/D406

PROJECT TITLE: (BDA ARCHITECTURE OFFICE BLDG.) LAMBERTON OFFICE BUILDING ZONE MAP/DRG. FILE #: \_\_\_\_\_  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: BROADBENT BUSINESS PARK TRACT F-2A1-13  
 CITY ADDRESS: 901 Lambert Place NE

ENGINEERING FIRM: THE RESPONSE GROUP  
 ADDRESS: 11930 MENAUC SW # 101  
 CITY, STATE: ALBUQUERQUE NM 87112

CONTACT: \_\_\_\_\_  
 PHONE: 323-7629  
 ZIP CODE: 87112

OWNER: WAYNE USIAK  
 ADDRESS: 9016 WASHINGTON ST  
 CITY, STATE: ALBUQUERQUE NM 87113

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: 87113

ARCHITECT: BDA ARCHITECTURE  
 ADDRESS: 9016 WASHINGTON ST  
 CITY, STATE: ALBUQUERQUE NM 87113

CONTACT: \_\_\_\_\_  
 PHONE: 858-0180  
 ZIP CODE: 87113

SURVEYOR: CARTESIAN SURVEYS  
 ADDRESS: PO BOX 44414  
 CITY, STATE: RIO RANCHO NM 87124

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: 87124

CONTRACTOR: CMP  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

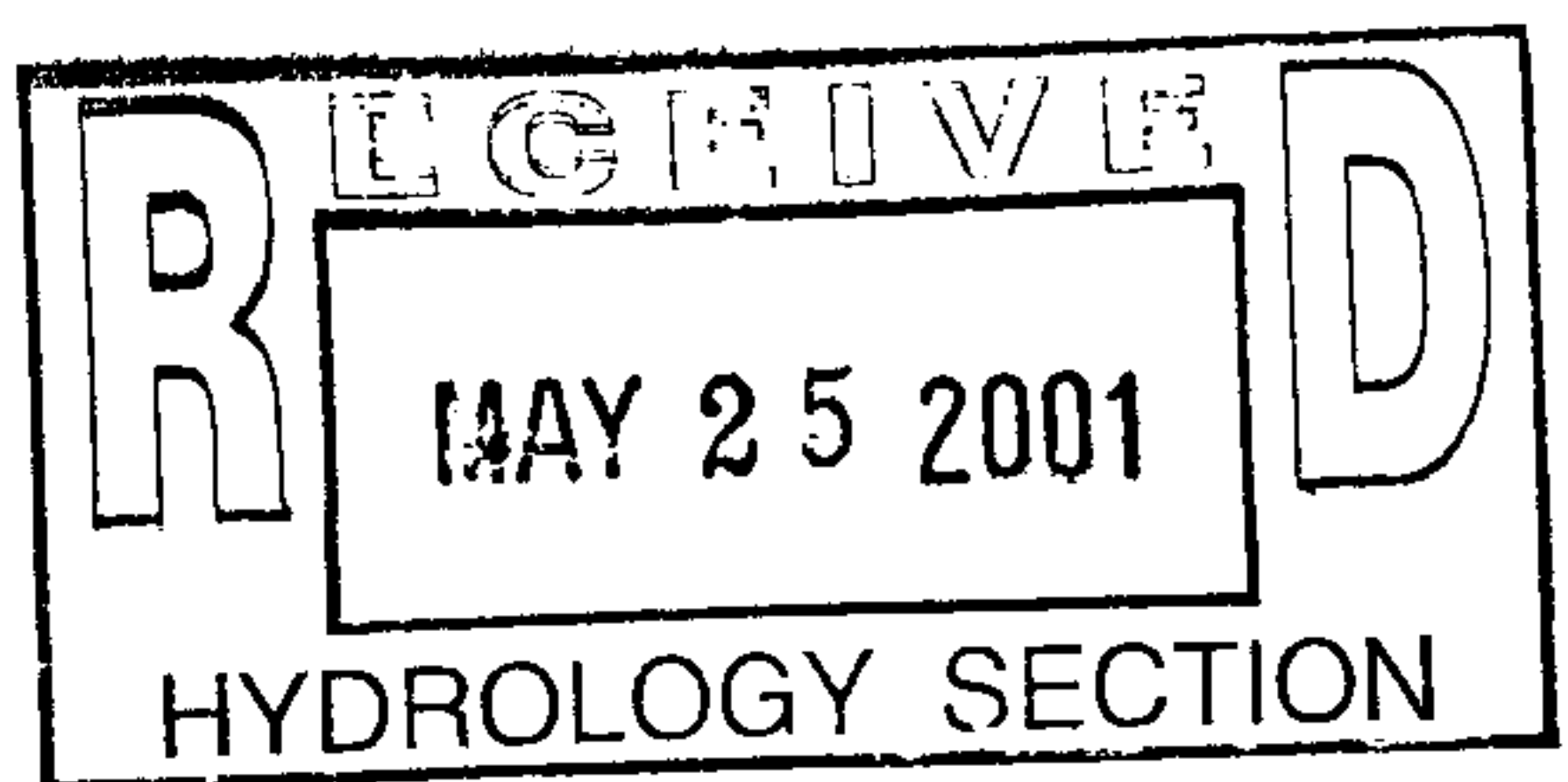
- TYPE OF SUBMITTAL:
- ☐ DRAINAGE REPORT
  - ☐ DRAINAGE PLAN
  - ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
  - ☐ GRADING PLAN
  - ☐ EROSION CONTROL PLAN
  - ☐ ENGINEER'S CERTIFICATION
  - ☐ CLOMR/LOMR
  - ☐ OTHER
- WAS A PRE-DESIGN CONFERENCE ATTENDED:
- ☐ YES
  - ☐ NO
  - ☐ COPY PROVIDED

- 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 APPROVAL
  - ☐ GRADING PERMIT APPROVAL
  - ☐ PAVING PERMIT APPROVAL
  - ☒ WORK ORDER APPROVAL
  - ☒ OTHER (SPECIFY) TCL

DATE SUBMITTED: 5/25/01 BY: JASON RONE

Requests for approvals of Site Development Plans and/or Subdivision Plans 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.





## DRAINAGE INFORMATION SHEET

H-15/40 G

PROJECT TITLE: BDA ARCHITECTURE OFFICE BUILDING ZONE ATLAS/DRNG. FILE: ~~H15-D~~  
LEGAL DESCRIPTION: TRACE F-2A1-B, BROADBENT BUSINESS PARK

CITY ADDRESS: 901 LAMBERTON PLACE, NE

ENGINEERING FIRM: LARRY READ & ASSOCIATES

CONTACT: LARRY READ

ADDRESS: #194 8100-M4 WYOMING NE 87113

PHONE: 237-8421

OWNER: \_\_\_\_\_

CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_

CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_

CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

PREDESIGN MEETING:

☒ YES  
☐ NO

DRB NO. \_\_\_\_\_

EPC NO. \_\_\_\_\_

☐ COPY OF CONFERENCE RECAP SHEET

PROJECT NO. \_\_\_\_\_

PROVIDED

TYPE OF TRANSMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

☒ DRAINAGE REPORT

☐ DRAINAGE PLAN

☐ PRELIMINARY GRADING AND DRAINAGE

☒ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

DATE SUBMITTED: April 27, 2001

BY: LARRY READ

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☒ BUILDING PERMIT APPROVAL

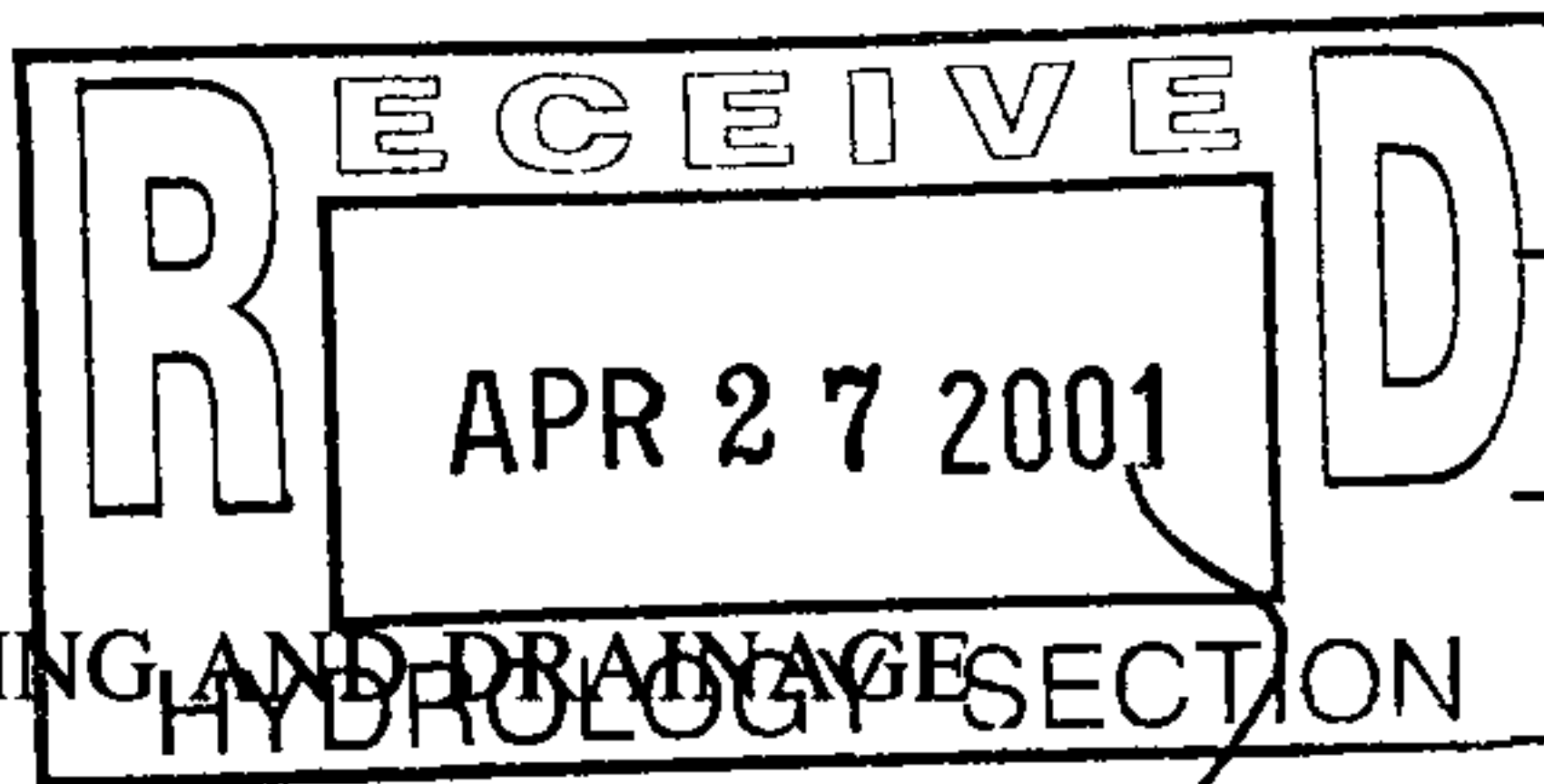
☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☒ OTHER TCL Value \$710,000 (SPECIFY)





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

May 4, 2001

Wayne Usiak Registered Architect,  
BDA Architects  
9016 Washington N.E.  
Albuquerque, New Mexico 87113

Re: T.C.L. submittal for building permit approval for BDA Architecture Office Building,  
901 Lamberton Place N.E. [H15/D040G],  
Architect Stamp dated 4/26/2001.

Dear Mr. Usiak,

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

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

## **TRAFFIC CIRCULATION LAYOUT CHECKLIST**

SITE ADDRESS: 901 Lamber for NE AGENT: Wayne Usiak - BDA Arch's DATE: 5/7/01  
LEGAL DESCRIPTION: Broadhurst Business Park - Tract F-2A1-B ZONE ATLAS PAGE: H-15

The Traffic Control Layout (TCL) is a basic Site Plan that contains information on all new and existing elements involved in the development of the site including: buildings, street widths, street sidewalks and curb & gutter, parking lot features, driveways, landscaped areas, lot lines and easement limits, etc. It will be reviewed prior to submittal of plans for a building permit. The TCL must be processed prior to submittal of plans for building permit. In most all cases the TCL must be certified by the designer-of-record prior to the issuance of a Certificate of Occupancy.

On all subsequent submittals, the design firm needs to complete and return the new **TRAFFIC CIRCULATION LAYOUT CHECKLIST** (Amendment To Come) provided, along with us of the DPM (Development Process Manual) to confirm required City standards. Also refer to previous TCL/Building Permit submittals (along with comments and markups) for past projects to avoid repeating errors and to help reduce the time required for plan review on subsequent TCL submittals. The first checklist has been completed by Transportation.

### **LEGEND-**

- ☒ *Item addressed on initial submittal*
- ☐ *Item not yet addressed by designer or plan checker*
- ☒ *Not Applicable*

### **GENERAL INFORMATION REQUIRED:**

- ☒ 1. TCL will be stamped, signed and dated by architect or engineer.
- ☒ 2. Street address of site - could be part of title block or Drainage Application sheet in Hydrology file.
- ☒ 3. Provide name of subdivision; lot number and/or tract number on TCL, if it's not on the Drainage Information Sheet.
- ☐ 4. Place note on TCL and Site Plan for Construction:

As required by Transportation Development Section, a copy of the approved TCL AS-BUILT will be submitted by the designer or acceptable representative party which includes a letter of certification stating the site has been constructed in accordance with the approved TCL. Verification of TCL acceptability, to include random field checks, will be made before a Final Certificate of Occupancy (C.O.) is issued. Please call this office to obtain temporary CO. Confirmation from Hydrology, supporting this requirement, will be needed prior to approval of TCL by Transportation.

- ☐ 5. The plan review by Zoning could initiate a new review if original parking lot layout, approved by Transportation, needs to be altered.
- ☒ 6. Any Infrastructure work on city property, as part of this development, must be complete before issuance of CO. If work is not completed, Financial Guarantee must be on file with Design Review Office.
- ☒ 7. Encroachment agreements are needed when structures, fences, walls or items of equal conflict are within City property.
- ☐ 8. Drawing line work on Drainage and Landscape Plans must exactly match Site Plan.



### ***SPECIFIC INFORMATION REQUIRED:***

- ☒ 1. State Highway Department approval is required at locations where access is being taken from Highway Dept. roadways.
- ☐ 2. Call out all overhead doors on site or call out, including size, on TCL.
- ☐ 3. Overhead doors desired on site. Expectation by plan reviewer is that large wheel base (refuse/UPS) vehicle will be smallest vehicle to use doors. Refer to DPM for restrictions.
- ☐ 4. State the design vehicle to be used at rear of site.
- ☐ 5. Provide new and existing elements on TCL, properly labeled, and dimensioned. Show clear differentiation between existing construction and new improvements on TCL.
- ☒ 6. Indicate which buildings the permit will certify for parking improvements. If applicable, clearly differentiate future construction line type from new construction line type.
- ☐ 7. Any minor changes to TCL as required by Transportation and are acceptable by Hydrology, call out on Site Plan as such: "INSPECTION OF CONSTRUCTION FOR CO, FOR TRANSPORTATION, WILL BE DONE FROM THIS SHEET."
- ☐ 8. Indicate transition from one surface type to the other on TCL, for example, ramps (include handicap (HC) ramps), concrete/ asphalt, landscape area/ concrete, concrete / dirt, concrete /gravel, etc. Label each area or stipple to show varying surfaces, or equal.
- ☒ 9. Show, label and dimension position of all existing obstructions in sidewalks in City right-of-way.
- ☒ 10. Label stalls for small car parking as "COMPACT" or equal.
- ☐ 11. Minimum 5 foot width concrete sidewalk raised 6" above parking surface will be needed, when located at front of parking vehicles (min.20' long stall) adjacent to any building. Place sidewalk at other locations where landscape shrubbery is required, by Zoning, at front of stalls.
- ☐ 12. At HC parking area, HC ramp must be constructed as part of sidewalk and not part of parking area.
- ☒ 13. Restriping of parking stalls shall be called out, to be per City Standard.
- ☐ 14. For future reference ~~and for this project~~, provide half width of all streets 40' wide and over on TCL. Also, show all streets which will be used for Heavy Commercial traffic accessing site. On major streets, include median and openings, if existing and if not, show traffic lanes on developer's side of street, up to and including middle turn lane.
- ☒ 15. Alley limits must be 20-foot width
- ☒ 16. City standard paved roadway must be constructed in alley, along the entire lot frontage from point of access into alley from street at either end of alley.
- ☒ 17. Construct alley entrance per City Std. Detail Dwg. 2428. Width of entrance will be a minimum of 24 feet when the development is the first lot on the block, and access to proposed parking is taken thorough the alley.



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

June 4, 2001

Wayne Usiak Registered Architect,  
BDA Architects  
9016 Washington N.E.  
Albuquerque, New Mexico 87113

Re: T.C.L. submittal (3<sup>rd</sup>) for building permit approval for BDA Architecture Office Building,  
901 Lamberton Place N.E. [H15/D040G],  
Architect Stamp dated 5/25/2001.

Dear Mr. Usiak,

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

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

## **TRAFFIC CIRCULATION LAYOUT CHECKLIST**

SITE ADDRESS: 900 Lamberter NE AGENT: Same DATE: 6/4/01  
LEGAL DESCRIPTION: \_\_\_\_\_ cl ZONE ATLAS PAGE: ..

The Traffic Control Layout (TCL) is a basic Site Plan that contains information on all new and existing elements involved in the development of the site including: buildings, street widths, street sidewalks and curb & gutter, parking lot features, driveways, landscaped areas, lot lines and easement limits, etc. It will be reviewed prior to submittal of plans for a building permit. The TCL must be processed prior to submittal of plans for building permit. In most all cases the TCL must be certified by the designer-of-record prior to the issuance of a Certificate of Occupancy.

On all subsequent submittals, the design firm needs to complete and return the new *TRAFFIC CIRCULATION LAYOUT CHECKLIST* (Amendment To Come) provided, along with us of the DPM (Development Process Manual) to confirm required City standards. Also refer to previous TCL/Building Permit submittals (along with comments and markups) for past projects to avoid repeating errors and to help reduce the time required for plan review on subsequent TCL submittals. The first checklist has been completed by Transportation.

### **LEGEND-**

- ✓ *Item addressed on initial submittal*
- *Item not yet addressed by designer*
- *Not Applicable*

### **GENERAL INFORMATION REQUIRED:**

- ✓ TCL will be stamped, signed and dated by architect or engineer.
- ✓ 2. Street address of site - could be part of title block or Drainage Application sheet in Hydrology file.
- ✓ 3. Provide name of subdivision; lot number and/or tract number on TCL, if it's not on the Drainage Information Sheet.
- 4. Place note on TCL and Site Plan for Construction:

As required by Transportation Development Section, a copy of the approved TCL AS-BUILT will be submitted by the designer or acceptable representative party which includes a letter of certification stating the site has been constructed in accordance with the approved TCL. Verification of TCL acceptability, to include random field checks, will be made before a Final Certificate of Occupancy (C.O.) is issued. Please call this office to obtain temporary CO.

- ✓ 5. The plan review by Zoning could initiate a new review if original parking lot layout, approved by Transportation, needs to be altered.
- 6. Any Infrastructure work on city property, as part of this development, must be complete before issuance of CO. If work is not completed, Financial Guarantee must be on file with Design Review Office.
- 7. Encroachment agreements are needed when structures, fences, walls or items of equal conflict are within City property.
- 8. Drawing line work on Drainage and Landscape Plans must exactly match Site Plan.

### ***SPECIFIC INFORMATION REQUIRED:***

- 1. State Highway Department approval is required at locations where access is being taken from Highway Dept. roadways.
- ❑ 2. Call out all overhead doors on site or call out, including size, on TCL.
- ❑ 3. Overhead doors desired on site. Expectation by plan reviewer is that large wheel base (refuse/UPS) vehicle will be smallest vehicle to use doors. Refer to DPM for restrictions.
- ❑ 4. State the design vehicle to be used at rear of site.
- ❑ 5. Provide new and existing elements on TCL, properly labeled, and dimensioned. Show clear differentiation between existing construction and new improvements ***AS SHOWN*** on marked up TCL.
- 6. Indicate which buildings the permit will certify for parking improvements. If applicable, clearly differentiate future construction line type from new construction line type.
- ❑ 7. Any minor changes to TCL as required by Transportation and are acceptable by Hydrology, call out on Site Plan as such: "INSPECTION OF CONSTRUCTION FOR CO, FOR TRANSPORTATION, WILL BE DONE FROM THIS SHEET."
- ❑ 8. Indicate transition from one surface type to the other on TCL, for example, ramps (include handicap (HC) ramps), concrete/ asphalt(?), landscape area/ concrete, concrete / dirt(?), concrete /gravel(?), etc. Label each area or stipple-or equal-to show varying surfaces.
- 9. Show, label and dimension position of all existing obstructions in sidewalks in City right-of-way.
- ❑ 10. Label stalls for small car parking as "COMPACT" or equal.
- ✓ 11. Minimum 5 foot width concrete sidewalk raised 6" above parking surface will be needed, when located at front of parking vehicles (min.20' long stall) adjacent to any building. Place sidewalk at other locations where landscape shrubbery is required, by Zoning, at front of stalls.
- ❑ 12. At HC parking area, HC ramp must be constructed as part of sidewalk and not part of parking area.
- 13. Restriping of parking stalls shall be called out, to be per City Standard.
- 14. For future reference and for this project, provide half width of all streets 40' wide and over on TCL. Also, show all streets which will be used for Heavy Commercial traffic accessing site. On major streets, include median and openings, if existing and if not, show traffic lanes on developer's side of street, up to and including middle turn lane.
- 15. Alley limits must be 20-foot width.
- 16. City standard paved roadway must be constructed in alley, along the entire lot frontage from point of access into alley from street at either end of alley.
- 17. Construct alley entrance per City Std. Detail Dwg. 2428. Width of entrance will be a minimum of 24 feet when the development is the first lot on the block, and access to proposed parking is taken thorough the alley.



Corrections Dated 6/4/01

**TRAFFIC CIRCULATION LAYOUT CHECKLIST**

SITE ADDRESS: 991 Lumber Ln NE AGENT: Wayne Usiak - BDA Arch's DATE: 5/2/01  
 LEGAL DESCRIPTION: Broadhurst Business Park - Tract F-ZAI-B ZONE ATLAS PAGE: H-15

The Traffic Control Layout (TCL) is a basic Site Plan that contains information on all new and existing elements involved in the development of the site including: buildings, street widths, street sidewalks and curb & gutter, parking lot features, driveways, landscaped areas, lot lines and easement limits, etc. It will be reviewed prior to submittal of plans for a building permit. The TCL must be processed prior to submittal of plans for building permit. In most all cases the TCL must be certified by the designer-of-record prior to the issuance of a Certificate of Occupancy.

On all subsequent submittals, the design firm needs to complete and return the new **TRAFFIC CIRCULATION LAYOUT CHECKLIST** (Amendment To Come) provided, along with us of the DPM (Development Process Manual) to confirm required City standards. Also refer to previous TCL/Building Permit submittals (along with comments and markups) for past projects to avoid repeating errors and to help reduce the time required for plan review on subsequent TCL submittals. The first checklist has been completed by Transportation.

**LEGEND-**

- ☒ Item addressed on initial submittal
- ☐ Item not yet addressed by designer or plan checker
- ☒ Not Applicable

**GENERAL INFORMATION REQUIRED:**

- ☒ 1. TCL will be stamped, signed and dated by architect or engineer.
- ☒ 2. Street address of site - could be part of title block or Drainage Application sheet in Hydrology file.
- ☒ 3. Provide name of subdivision; lot number and/or tract number on TCL, if it's not on the Drainage Information Sheet.
- ☐ 4. Place note on TCL and Site Plan for Construction:

As required by Transportation Development Section, a copy of the approved TCL AS-BUILT will be submitted by the designer or acceptable representative party which includes a letter of certification stating the site has been constructed in accordance with the approved TCL. Verification of TCL acceptability, to include random field checks, will be made before a Final Certificate of Occupancy (C.O.) is issued. Please call this office to obtain temporary CO. Confirmation from Hydrology, supporting this requirement, will be needed prior to approval of TCL by Transportation.

- ☒ 5. The plan review by Zoning could initiate a new review if original parking lot layout, approved by Transportation, needs to be altered.
- ☒ 6. Any Infrastructure work on city property, as part of this development, must be complete before issuance of CO. If work is not completed, Financial Guarantee must be on file with Design Review Office.
- ☒ 7. Encroachment agreements are needed when structures, fences, walls or items of equal conflict are within City property.
- ☐ 8. Drawing line work on Drainage and Landscape Plans must exactly match Site Plan. — *Must Match 2 Permit*

**SPECIFIC INFORMATION REQUIRED:**

- ☒ 1. State Highway Department approval is required at locations where access is being taken from Highway Dept. roadways.
- ☒ 2. Call out all overhead doors on site or call out, including size, on TCL.
- ☒ 3. Overhead doors desired on site. Expectation by plan reviewer is that large wheel base (refuse/UPS) vehicle will be smallest vehicle to use doors. Refer to DPM for restrictions.
- ☐ 4. State the design vehicle to be used at rear of site.
- ☐ 5. Provide new and existing elements on TCL, properly labeled, and dimensioned. Show clear differentiation between existing construction and new improvements <sup>as shown</sup> on TCL.
- ☒ 6. Indicate which buildings the permit will certify for parking improvements. If applicable, clearly differentiate future construction line type from new construction line type.
- ☐ 7. Any minor changes to TCL as required by Transportation and are acceptable by Hydrology, call out on Site Plan as such: "INSPECTION OF CONSTRUCTION FOR CO, FOR TRANSPORTATION, WILL BE DONE FROM THIS SHEET."
- ☐ 8. Indicate transition from one surface type to the other on TCL, for example, ramps (include handicap (HC) ramps), concrete/ asphalt, landscape area/ concrete, concrete / dirt, concrete /gravel, etc. Label each area or stipple to show varying surfaces, or equal.
- ☒ 9. Show, label and dimension position of all existing obstructions in sidewalks in City right-of-way.
- ☐ 10. Label stalls <sup>on asphalt</sup> for small car parking as "COMPACT" or equal.
- ☒ 11. Minimum 5 foot width concrete sidewalk raised 6" above parking surface will be needed, when located at front of parking vehicles (min.20' long stall) adjacent to any building. Place sidewalk at other locations where landscape shrubbery is required, by Zoning, at front of stalls.
- ☐ 12. At HC parking area, HC ramp must be constructed as part of sidewalk and not part of parking area.
- ☒ 13. Restriping of parking stalls shall be called out, to be per City Standard.
- ☒ 14. For future reference ~~and for this project~~, provide half width of all streets 40' wide and over on TCL. Also, show all streets which will be used for Heavy Commercial traffic accessing site. On major streets, include median and openings, if existing and if not, show traffic lanes on developer's side of street, up to and including middle turn lane.
- ☒ 15. Alley limits must be 20-foot width
- ☒ 16. City standard paved roadway must be constructed in alley, along the entire lot frontage from point of access into alley from street at either end of alley.
- ☒ 17. Construct alley entrance per City Std. Detail Dwg. 2428. Width of entrance will be a minimum of 24 feet when the development is the first lot on the block, and access to proposed parking is taken thorough the alley.

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**FAX TRANSMITTAL**

Number of pages including this cover sheet: 3

**To:** City Of Albuquerque  
Public Works Dept.

**Date:** 5/31/01  
**Project #:** 0101  
**Project Name:** Lamberton Office Building

**Attn:** Mike Zimora

**From:** Jason Tirone

**cc:**

**Fax #:** 924-3864

**Re:** TCL Checklist

Copies	Date	Description
1	5/31/01	TCL Checklist

**Remarks:**

These are transmitted ☐ For your approval ☐ For your use ☐ For your review and comment  
☒ As Requested

If enclosures are not as noted, kindly notify us at once