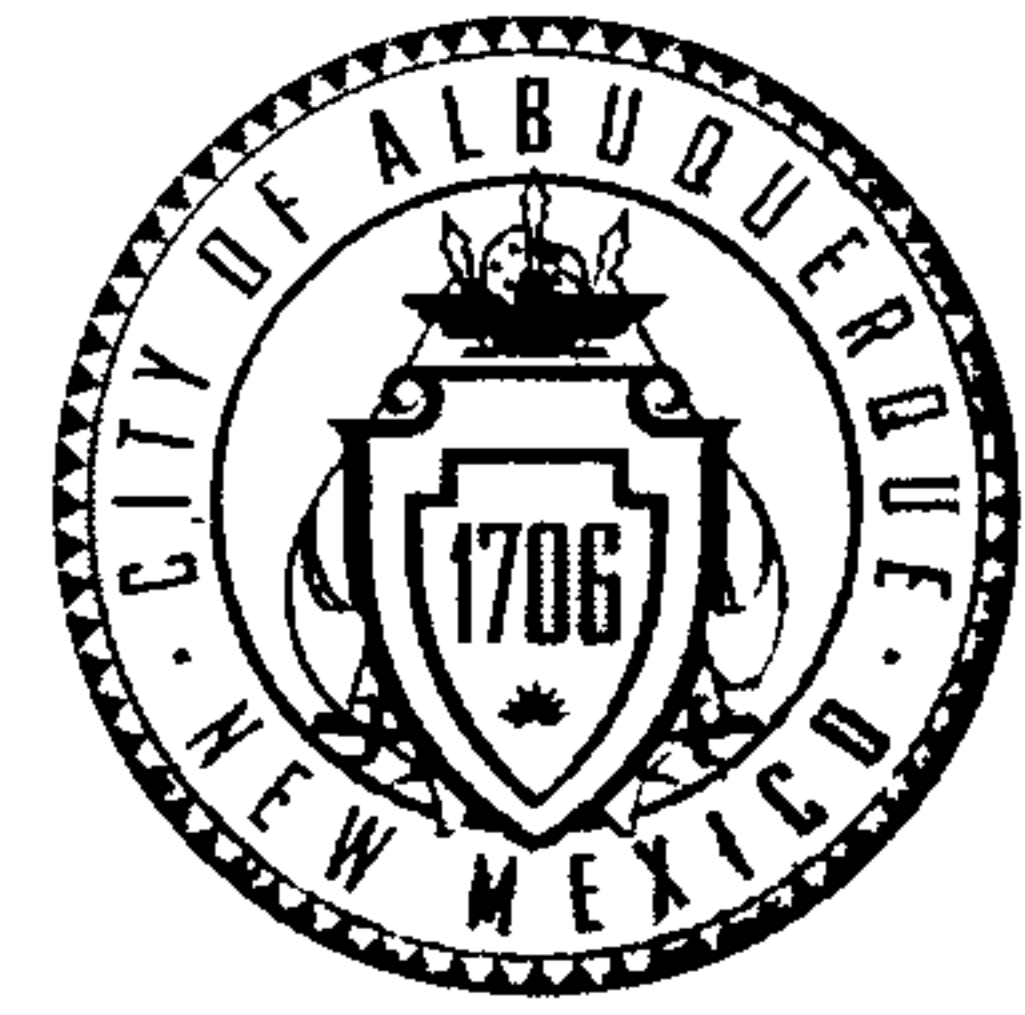


# CITY OF ALBUQUERQUE



June 17, 2015

Jeff Mortensen, P.E.  
High Mesa Consulting Group  
6010-B Midway Park Blvd NE  
Albuquerque, New Mexico 87109

RE: **Blue Linx Warehouse**  
**1820 Bellamah Ave NW**  
**Grading and Drainage Plan**  
**Engineers Stamp Date 5/26/15 (J13D101)**

Dear Mr. Mortensen,

Based upon the information provided in your submittal received 4/20/15, this plan is approved for Building Permit, Paving Permit and SO-19.

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

Contact Jason Rodriguez at 235-8016 to schedule an inspection for the new 12" storm line connecting into the public storm line. A separate Excavation/Barricading Permit is required for SO-19 construction within City ROW. A copy of this approval letter must be on hand when applying for the permit.

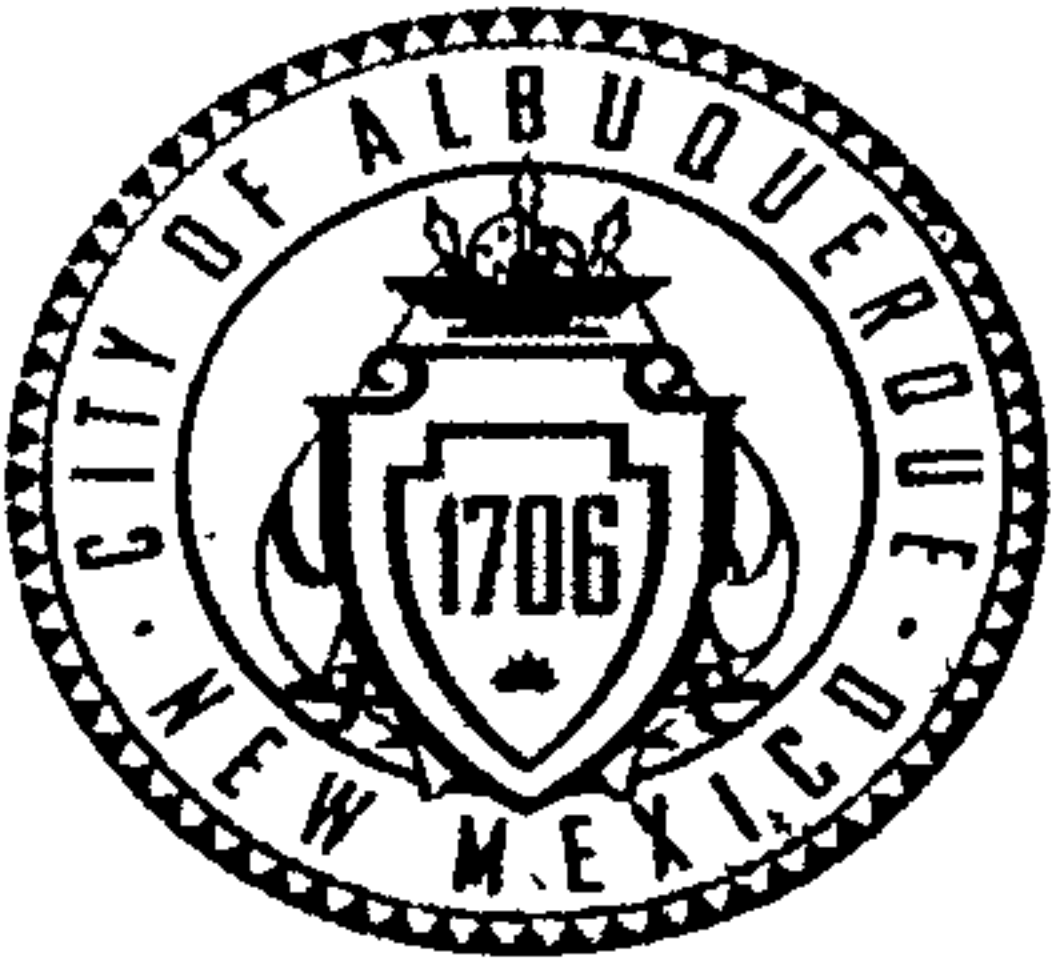
Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

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

Sincerely,

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

RR/RH  
C: File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Blue Linx Warehouse Adaptive Re-use Project Building Permit #: \_\_\_\_\_ City Drainage #: J13/D0 D101

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lot 1-A, Freeway-Oldtown, Limited

City Address: 1820 Bellamah Ave NW, Albuquerque NM

Engineering Firm: High Mesa Consulting Group Contact: Jeffrey Mortensen #8547

Address: 6010-B Midway Park Blvd NE, Albuquerque NM 87109

Phone#: 505-345-4250 Fax#: 505-345-4254 E-mail: jmortensen@highmesacg.com

Owner: Heritage Hotels and Resorts, Inc. Contact: Gary Stevens

Address: 201 Third Street, Suite 310, Albuquerque NM 87102

Phone#: 505-836-6700 Fax#: \_\_\_\_\_ E-mail: gstevens@hhandr.com

Architect: Sanders & Associates Contact: George Sanders

Address: 5921 Lomas Blvd NE, Suite B, Albuquerque NM 87110

Phone#: 505-255-5040 Fax#: \_\_\_\_\_ E-mail: gsand18294@outlook.com

Surveyor: High Mesa Consulting Group Contact: Chuck Cala NMPS#11184

Address: 6010-B Midway Park Blvd NE, Albuquerque NM 87109

Phone#: 505-345-4250 Fax#: 505-345-4254 E-mail: ccala@highmesacg.com

Contractor: Miller Bonded, Inc. Contact: Luke Ramsey

Address: 4538 McLeod NE, Albuquerque NM 87109

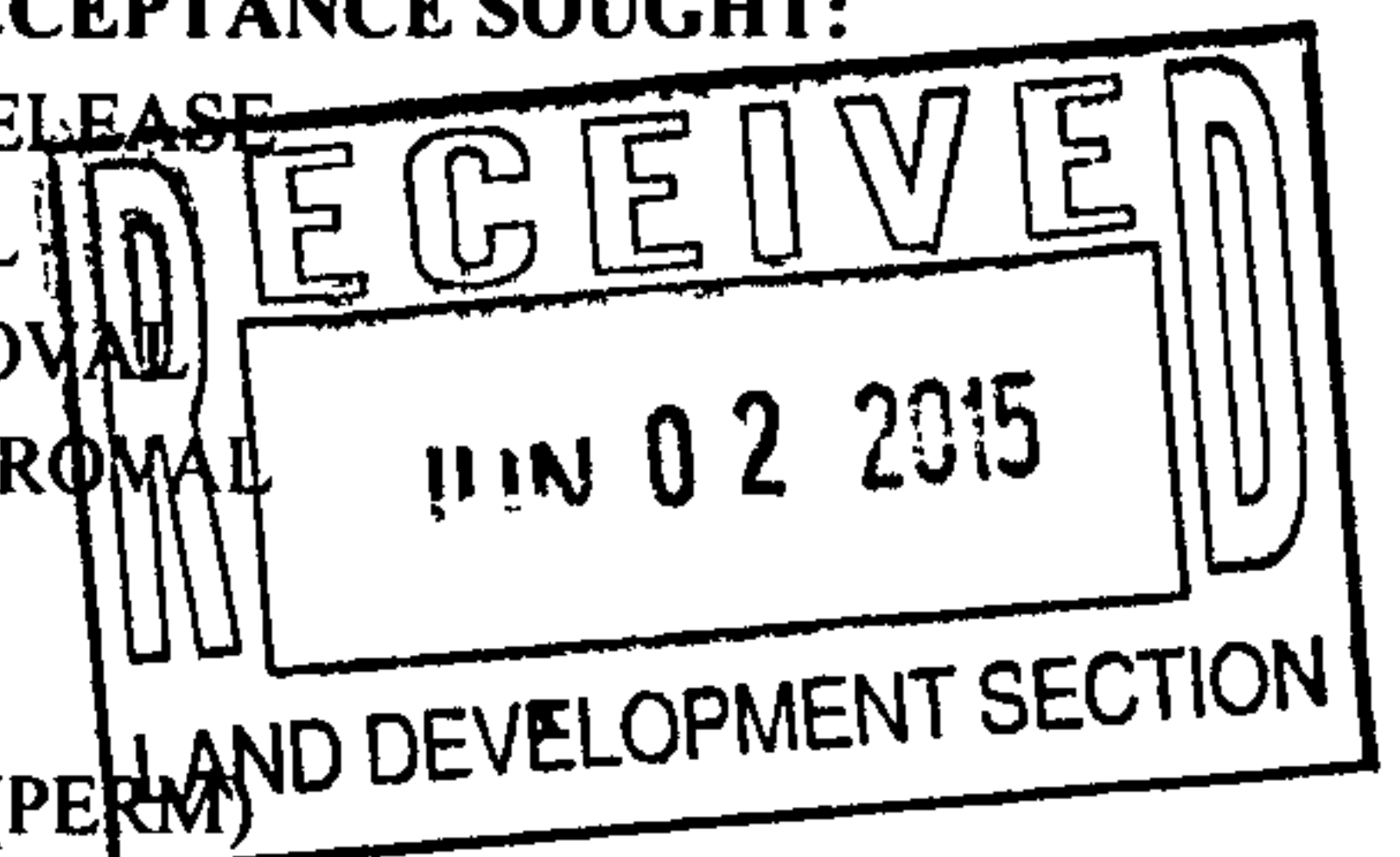
Phone#: 505-881-0220 Fax#: 505-881-0867 E-mail: lramsey@millerbonded.com

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT (DMP)  
☒ DRAINAGE PLAN 1st SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ ENGINEER'S CERT (HYDROLOGY)  
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☐ SO-19  
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- ☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
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☐ CERTIFICATE OF OCCUPANCY (PERM)  
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☐ GRADING CERTIFICATION
- ☒ SO-19 APPROVAL  
☐ ESC PERMIT APPROVAL  
☐ ESC CERT. ACCEPTANCE  
☐ OTHER (DMP)



Advarified Paid \$5000

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

DATE SUBMITTED: 5-29-15 By: Justin Schara (HMCG 2014.054.2)

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:

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CITY OF ALBUQUERQUE  
DEVELOPMENT & BUILDING SERVICES CENTER  
PLANNING DEPARTMENT/HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NUMBER: J13/D0 DATE: 11-14-2014 & 12-19-2015  
CROSS REFERENCE NUMBERS: EPC\_\_\_\_\_ DRB\_\_\_\_\_ DRC\_\_\_\_\_  
SUBJECT: BLUE LINX WAREHOUSE REDEVELOPMENT  
STREET ADDRESS: 1820 BELLAMAH NW  
SUBDIVISION NAME: LOT 1-A, FREEWAY-OLD TOWN LTD

TYPE OF APPROVAL

<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> SITE DEVELOPMENT PLAN	<input checked="" type="checkbox"/> BUILDING PERMIT
<input type="checkbox"/> OTHER – GRADING & PAVING PERMIT	<input type="checkbox"/> ROUGH GRADING

<u>ATTENDEE:</u>	<u>ORGANIZATION:</u>	<u>PHONE:</u>
CURTIS CHERNE	HYDROLOGY	924-3986
JEFF MORTENSEN	HMCg	345-4250

---


FINDINGS:


1. SITE PARTIALLY LOCATED IN A FEMA DESIGNATED 100-YEAR FLOOD HAZARD ZONE WITH BFE = 4959
2. REDEVELOPMENT OF THE SITE PROPOSED TO INCLUDED LIMITED DEMOLITION AND TENANT IMPROVEMENTS (EXISTING MAIN BUILDING)
3. GRADING AND DRAINAGE PLAN NOT REQUIRED FOR THE FOLLOWING:
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  - c. REDEVELOPMENT THAT DOES NOT INCLUDE RE-GRADING OR REPAVING (LESS THAN 2000 SF)
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  - c. NEED TO CAPTURE AND TREAT THE FIRST FLUSH OF RUNOFF FROM NEW IMPERVIOUS AREAS
8. PLAN TO ESTABLISH EXISTING HYDROLOGY FOR SITE FOR COMPARISON (BASELINE); MINIMAL INCREASE MAY NOT WARRANT MITIGATION IF SMALL



9. CAPTURING AND TREATING THE FIRST FLUSH OF RUNOFF FROM NEW IMPERVIOUS AREAS SHOULD BE ACCOMMODATED IN NEW LANDSCAPED BUFFER AREAS PRIOR TO RELEASE INTO THE CITY OF ALBUQUERQUE MS4
10. GRADING AND DRAINAGE PLAN REQUIRED FOR BUILDING PERMIT APPROVALS
  - a. PLAN TO PROVIDE DETAIL APPROPRIATE FOR CONSTRUCTION
  - b. SO#19 PERMIT APPROVAL REQUIRED FOR PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHT-OF-WAY, IF ANY PROPOSED
  - c. IF PROJECT DISTURBS GREATER THAN ONE ACRE OF LAND, AN EROSION AND SEDIMENT CONTROL PLAN (ESCP) IS REQUIRED – SEE BELOW
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  - b. THIS IS A SEPARATE SUBMITTAL IN ADDITION TO THE GRADING AND DRAINAGE PLAN SUBMITTAL FOR BUILDING AND/OR GRADING AND PAVING PERMITS.
  - c. THIS DOES NOT APPEAR TO BE REQUIRED FOR A PROJECT OF THIS SMALL MAGNITUDE, HOWEVER, FINAL DESIGN WILL DETERMINE IF THRESHOLDS ARE MET

THE UNDERSIGNED AGREE THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE ONLY SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THE FINDINGS ARE NOT REASONABLE OR THAT THEY ARE BASED UPON INACCURATE INFORMATION.

SIGNED:   
TITLE: HYDROLOGY (COA)  
DATE: 3-4-15

SIGNED:   
TITLE: CONSULTANT  
DATE: 03/04/2015

NOTE: PROVIDE A COPY OF THIS RECAP WITH DRAINAGE SUBMITTAL

CITY OF ALBUQUERQUE  
DEVELOPMENT & BUILDING SERVICES CENTER  
PLANNING DEPARTMENT/HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NUMBER: J13/D0<sup>101</sup> DATE: 11-14-2014 & 12-19-2015  
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SUBJECT: BLUE LINX WAREHOUSE REDEVELOPMENT  
STREET ADDRESS: 1820 BELLAMAH NW  
SUBDIVISION NAME: LOT 1-A, FREEWAY-OLD TOWN LTD

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<input type="checkbox"/> SITE DEVELOPMENT PLAN	<input checked="" type="checkbox"/> BUILDING PERMIT
<input type="checkbox"/> OTHER – GRADING & PAVING PERMIT	<input type="checkbox"/> ROUGH GRADING

<u>ATTENDEE:</u>	<u>ORGANIZATION:</u>	<u>PHONE:</u>
CURTIS CHERNE	HYDROLOGY	924-3986
JEFF MORTENSEN	HMCg	345-4250

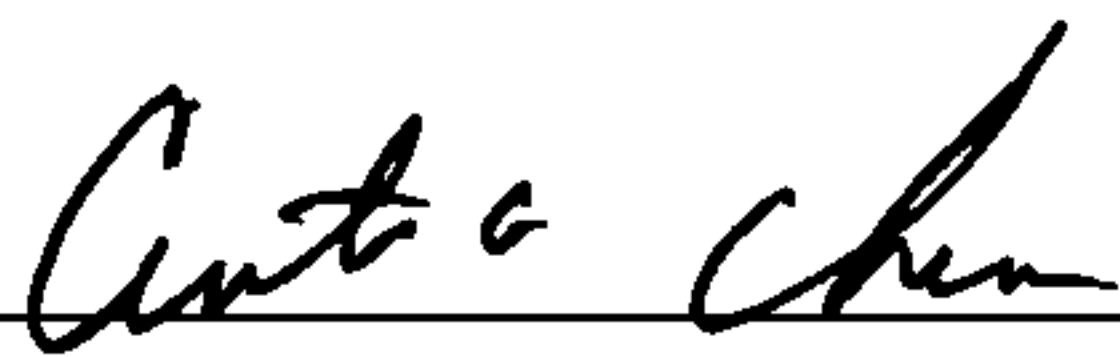
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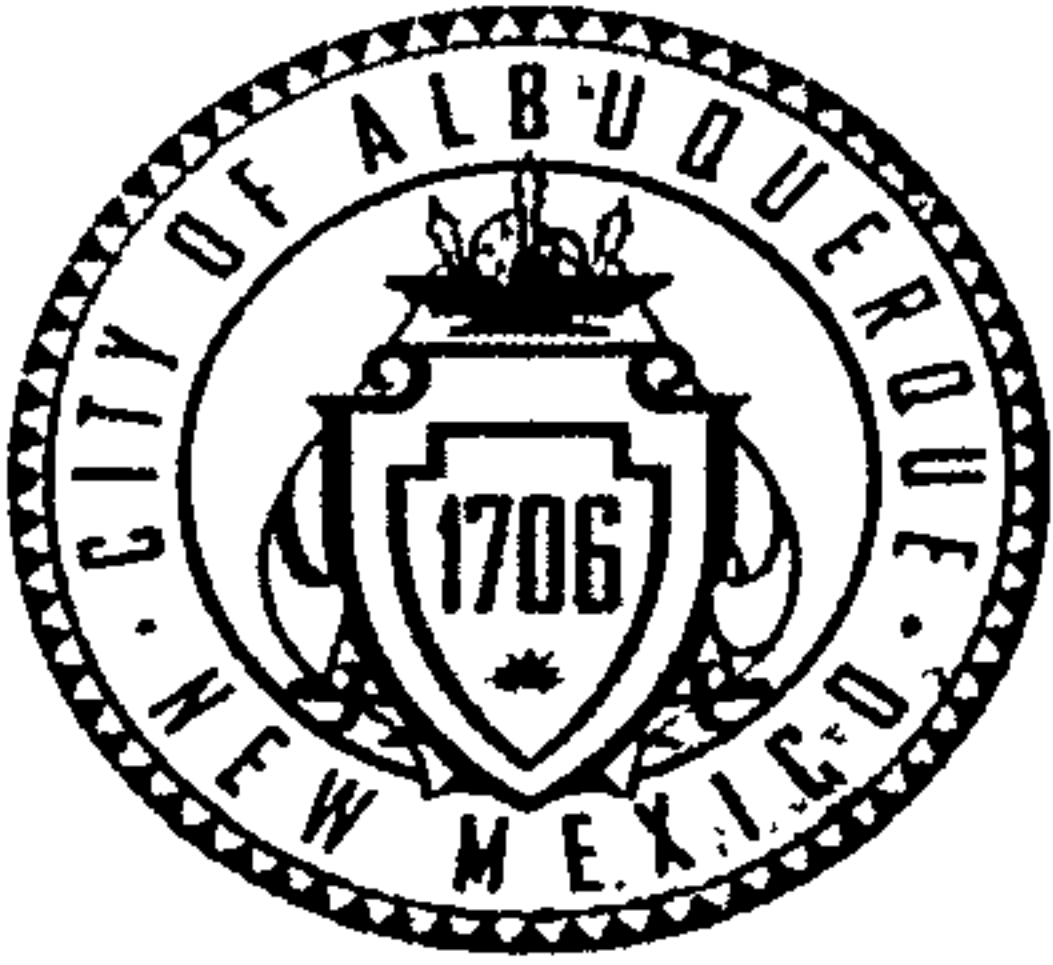
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SIGNED:   
TITLE: HYDROLOGY (COA)  
DATE: 3-9-15

SIGNED:   
TITLE: CONSULTANT  
DATE: 03/09/2015

NOTE: PROVIDE A COPY OF THIS RECAP WITH DRAINAGE SUBMITTAL





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Blue Linx Warehouse Adaptive Re-use Project Building Permit #: \_\_\_\_\_ City Drainage #: J13/D101

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lot 1-A, Freeway-Oldtown, Limited

City Address: 1820 Bellamah Ave NW, Albuquerque NM

Engineering Firm: High Mesa Consulting Group Contact: Jeffrey Mortensen #8547

Address: 6010-B Midway Park Blvd NE, Albuquerque NM 87109

Phone#: 505-345-4250 Fax#: 505-345-4254 E-mail: jmortensen@highmesacg.com

Owner: Heritage Hotels and Resorts, Inc. Contact: Gary Stevens

Address: 201 Third Street, Suite 310, Albuquerque NM 87102

Phone#: 505-836-6700 Fax#: \_\_\_\_\_ E-mail: gstevens@hhandr.com

Architect: Sanders & Associates Contact: George Sanders

Address: 5921 Lomas Blvd NE, Suite B, Albuquerque NM 87110

Phone#: 505-255-5040 Fax#: \_\_\_\_\_ E-mail: gsand18294@outlook.com

Surveyor: High Mesa Consulting Group Jmortensen@cg.com Contact: Chuck Cala NMPS#11184

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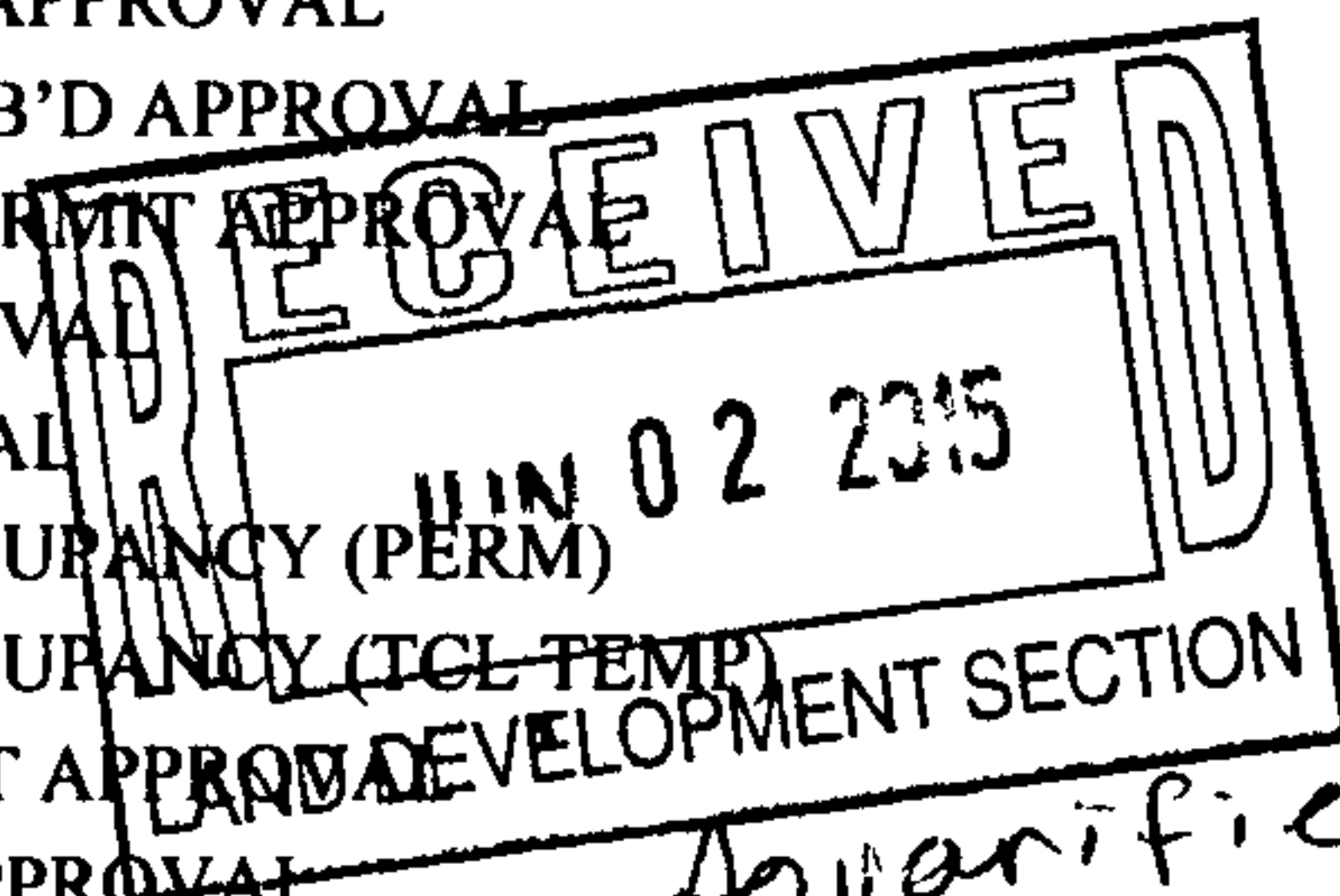
Phone#: 505-881-0220 Fax#: 505-881-0867 E-mail: lramsey@millerbonded.com

### TYPE OF SUBMITTAL:

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

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- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
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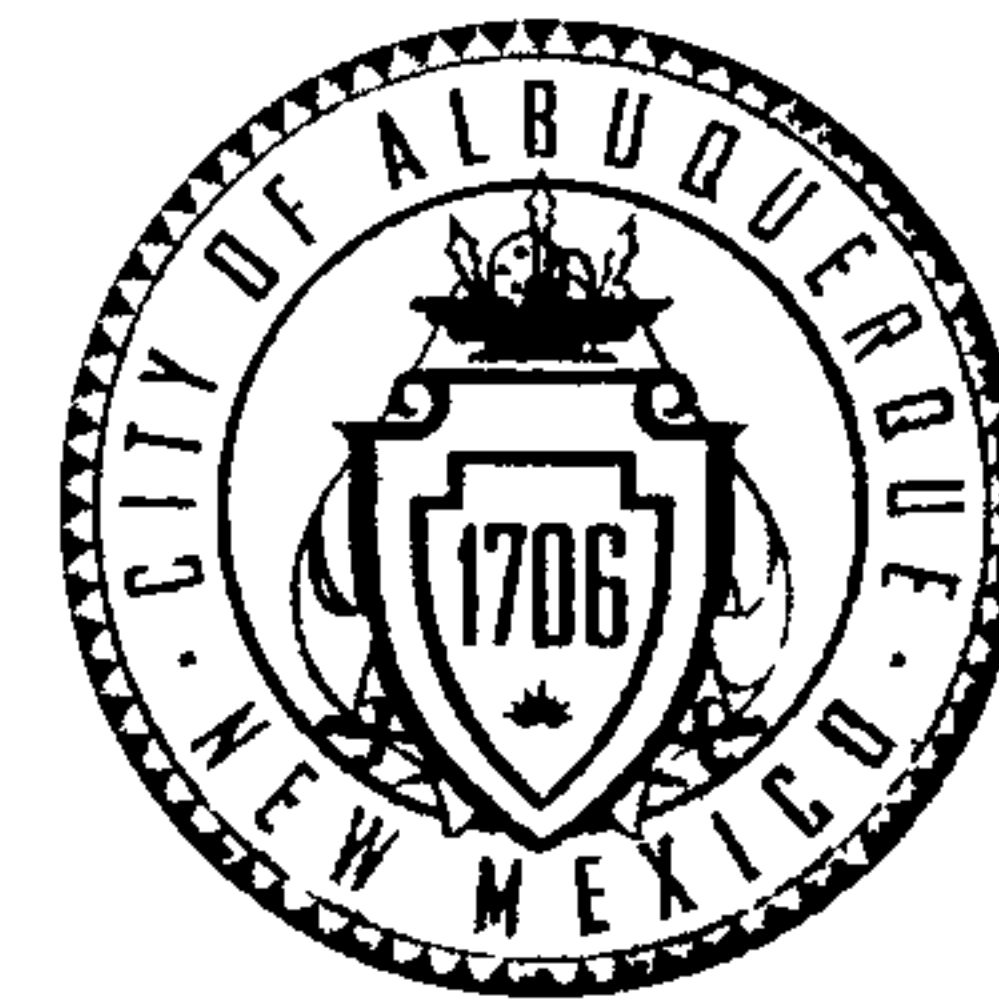
WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☒ Copy Provided

DATE SUBMITTED: 5-29-15 By: Justin Schara (HMCG 2014.054.2)

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# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services**

June 17, 2015

Mr. Jeff Mortensen  
High Mesa Consulting Group  
6010-B Midway Park Blvd, NE  
Albuquerque, NM 87109

**Re: Blue Linx Warehouse Adaptive Re-Use Project**  
**1820 Bellamah Ave., NW**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp dated 5-26-15 (J13-D101)

Dear Mr. Mortensen,

Based upon the information provided in your submittal received 6-2-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify the right of way width, medians, curb cuts, and street widths on Bellemah Ave., 18<sup>th</sup> St. and 19<sup>th</sup> St.
2. Please detail "Overhang Vehicle Stops" on west side of building and call out Turn Down Edge bumper stops on north side of building.
3. Please refer to the Fire Marshall regarding parking space in front of Fire Department Connection point, stripping might be required.
4. 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."**
5. 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)
6. Please detail and dimension ADA ramps from handicap parking to building entrances on north and west sides of the building.
7. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please call out barrier curb, turndown edge and overhang wheel stop locations.
8. Design delivery vehicle route needs to be shown.
9. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.

PO Box 1293

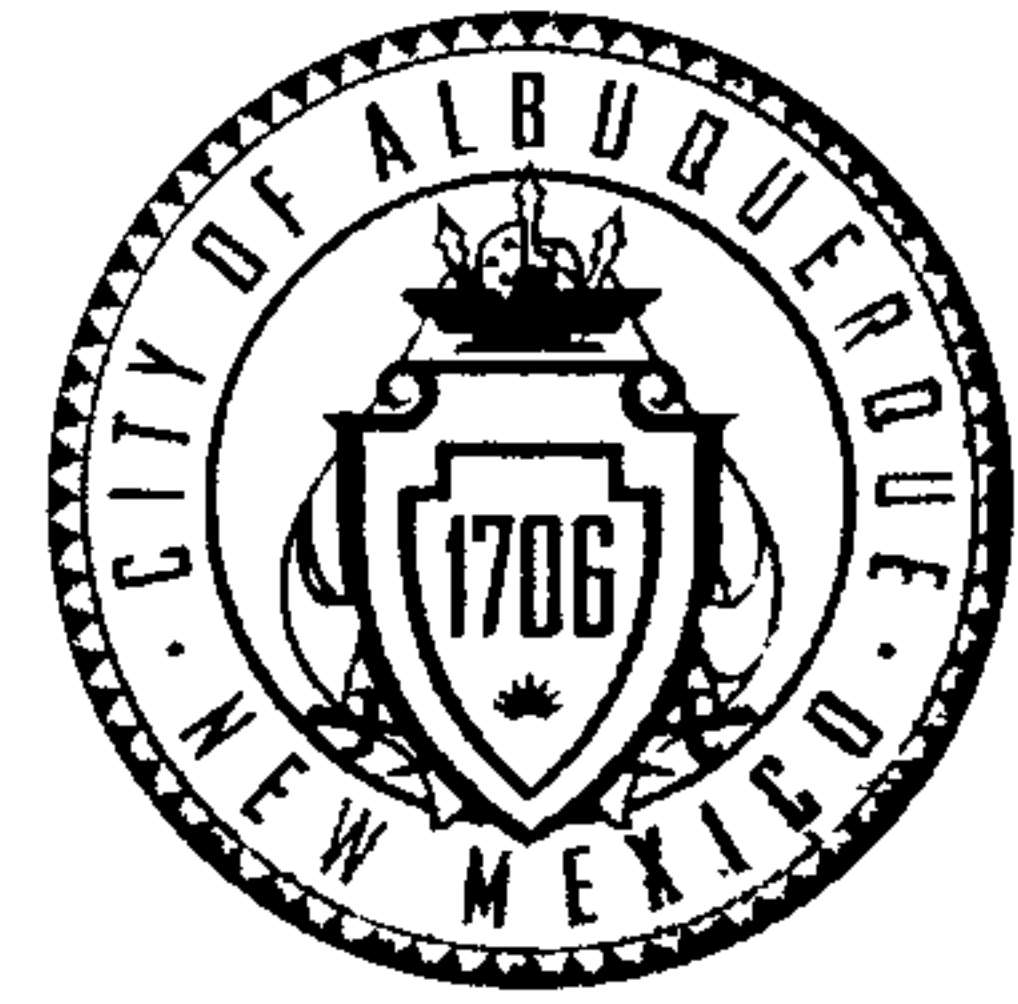
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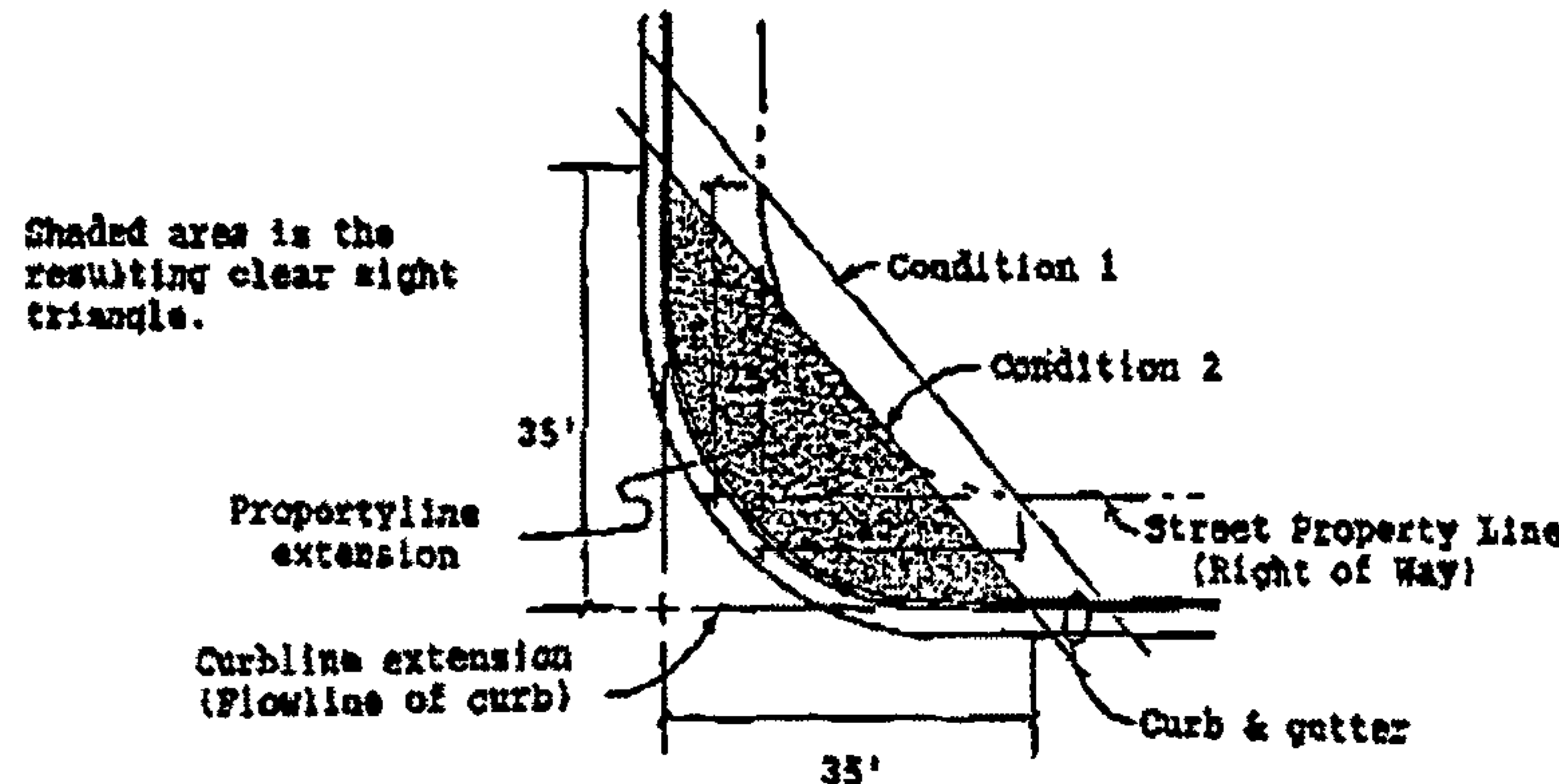
[www.cabq.gov](http://www.cabq.gov)



# CITY OF ALBUQUERQUE



10. Please provide a sight distance exhibit (see the *Development Process Manual*, Chapter 23, Section 3, Part D.5 *Intersection Sight Distance*). Please show this detail for both the entrances on Bellamah Ave.



11. 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."
12. Please include two copies of the traffic circulation layout at the next submittal.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

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

c: File  
CO Clerk

CITY OF ALBUQUERQUE  
DEVELOPMENT & BUILDING SERVICES CENTER  
PLANNING DEPARTMENT/HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NUMBER: J13/D0 DATE: 11-14-2014 & 12-19-2015  
CROSS REFERENCE NUMBERS: EPC            DRB            DRC             
SUBJECT: BLUE LINX WAREHOUSE REDEVELOPMENT  
STREET ADDRESS: 1820 BELLAMAH NW  
SUBDIVISION NAME: LOT 1-A, FREEWAY-OLD TOWN LTD

TYPE OF APPROVAL

<u>          </u> PRELIMINARY PLAT	<u>          </u> FINAL PLAT
<u>          </u> SITE DEVELOPMENT PLAN	<u>  X  </u> BUILDING PERMIT
<u>          </u> OTHER – GRADING & PAVING PERMIT	<u>          </u> ROUGH GRADING

<u>ATTENDEE:</u>	<u>ORGANIZATION:</u>	<u>PHONE:</u>
CURTIS CHERNE	HYDROLOGY	924-3986
JEFF MORTENSEN	HMCG	345-4250


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FINDINGS:

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  - c. IF PROJECT DISTURBS GREATER THAN ONE ACRE OF LAND, AN EROSION AND SEDIMENT CONTROL PLAN (ESCP) IS REQUIRED – SEE BELOW
11. EROSION AND SEDIMENT CONTROL PLANS
  - a. IF THE PROJECT DISTURBS GREATER THAN ONE ACRE OF LAND, OR IS PART OF A LARGER PLAN OF COMMON DEVELOPMENT THAT WILL DISTURB GREATER THAN ONE ACRE OF LAND, AN EROSION AND SEDIMENT CONTROL PLAN (ESCP) IS REQUIRED AS A CONDITION FOR BUILDING AND/OR GRADING AND PAVING PERMIT APPROVALS.
  - b. THIS IS A SEPARATE SUBMITTAL IN ADDITION TO THE GRADING AND DRAINAGE PLAN SUBMITTAL FOR BUILDING AND/OR GRADING AND PAVING PERMITS.
  - c. THIS DOES NOT APPEAR TO BE REQUIRED FOR A PROJECT OF THIS SMALL MAGNITUDE, HOWEVER, FINAL DESIGN WILL DETERMINE IF THRESHOLDS ARE MET

THE UNDERSIGNED AGREE THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE ONLY SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THE FINDINGS ARE NOT REASONABLE OR THAT THEY ARE BASED UPON INACCURATE INFORMATION.

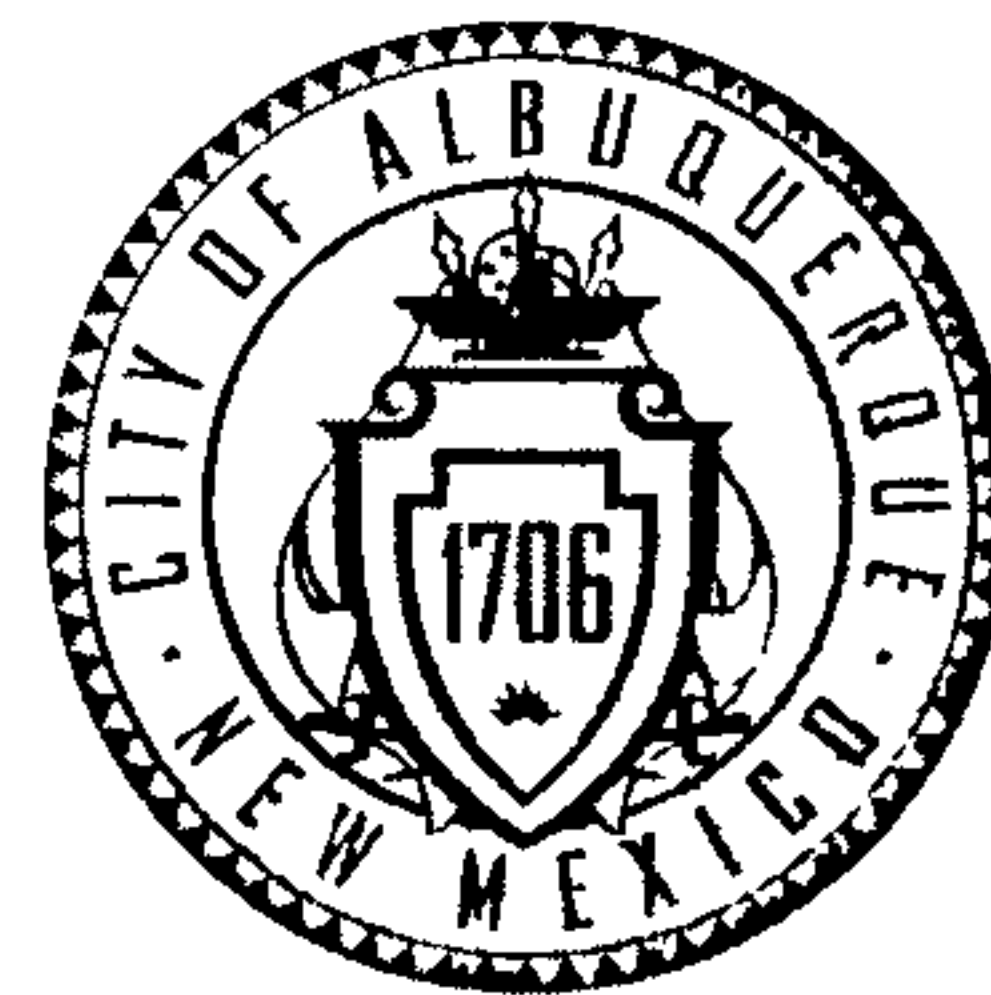
SIGNED:   
TITLE: HYDROLOGY (COA)  
DATE: 3-9-15

SIGNED:   
TITLE: CONSULTANT  
DATE: 03/04/2015

NOTE: PROVIDE A COPY OF THIS RECAP WITH DRAINAGE SUBMITTAL



# CITY OF ALBUQUERQUE



January 27, 2016

George Sanders  
Sanders and Associates  
5921 Lomas Blvd., NE Suite B  
Albuquerque, NM 87110

**Re: Blue Linx Warehouse Adaptive Re-use Project (Resubmittal)**  
**1820 Bellamah Ave., NW**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp dated 1-15-16 (J13-D101)

Dear Mr. Sanders,

Based upon the information provided in your submittal received 1-26-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Compact parking spaces must be a minimal of 8 ft. in width by 15 ft. in length per COA Compressive Code. In review of the submitted drawing, all compact spaces are dimensioned to be 7.5 ft. by 15ft. Please show detail of reconfigured compact space on new submittal.
2. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces. Please state the parking calculations with revised count for compact spaces.
3. Identify the right of way width, medians, curb cuts, and street widths on 18<sup>th</sup> and 19<sup>th</sup> St.
4. Per Fire Marshall, a fire line access isle will be required in front of the AFD connection point on the west side of the building.
5. Please identify and dimension all existing and proposed sidewalks, pedestrian walkways and entrances to existing building. Note that hatch details make review of dimension difficult, if detail is too dark to read underlying dimensions.
6. Please detail and dimension all existing handicap ramps on public right-of-way and drive pads.
7. Please provide a detail of ADA access ramps to building entrances.
8. 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 and provide details. In review of submittal drawing, new ADA accessible route is noted to be located in the drive pad, which is not in compliance to ADA requirements.
9. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please call out this detail.

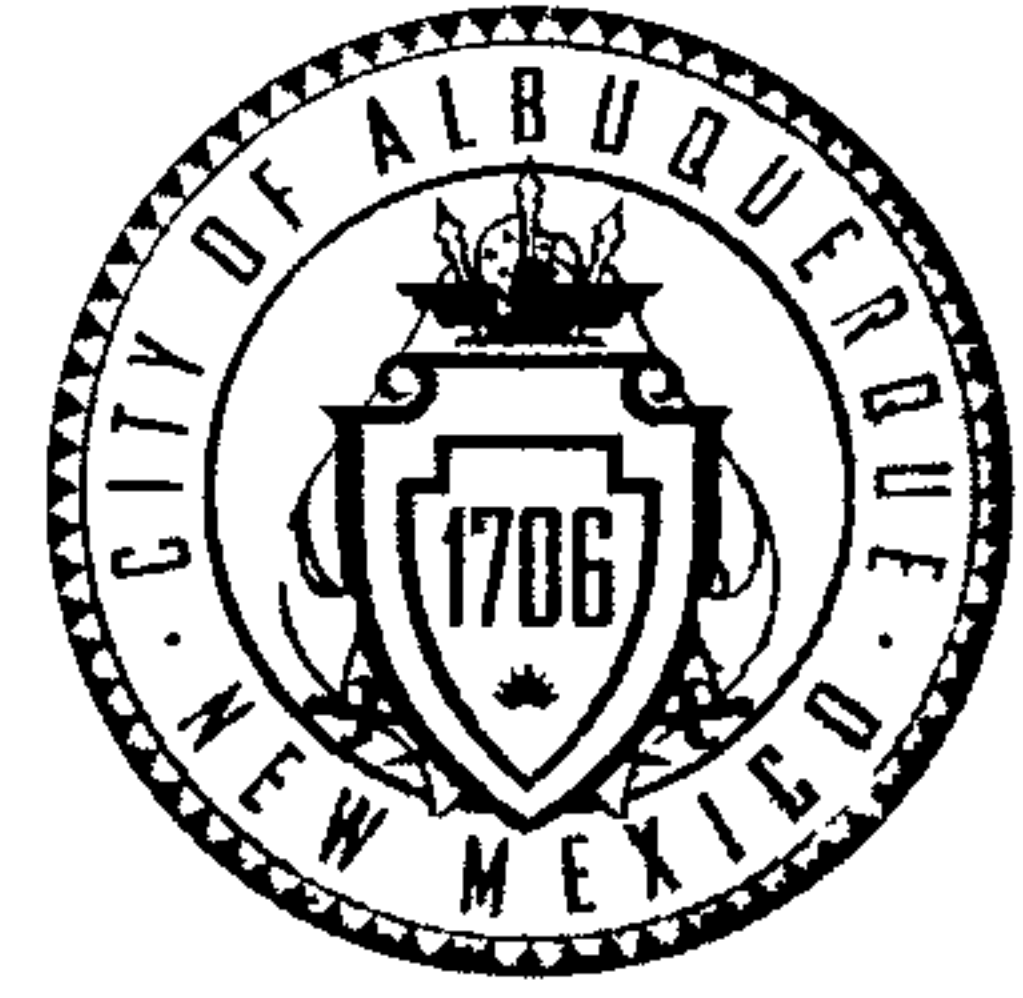
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# CITY OF ALBUQUERQUE



10. Design delivery vehicle route needs to be shown.
11. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
12. All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
13. 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 Gary Sandoval (505) 924-3675 or me at 924-3991.

Sincerely,

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

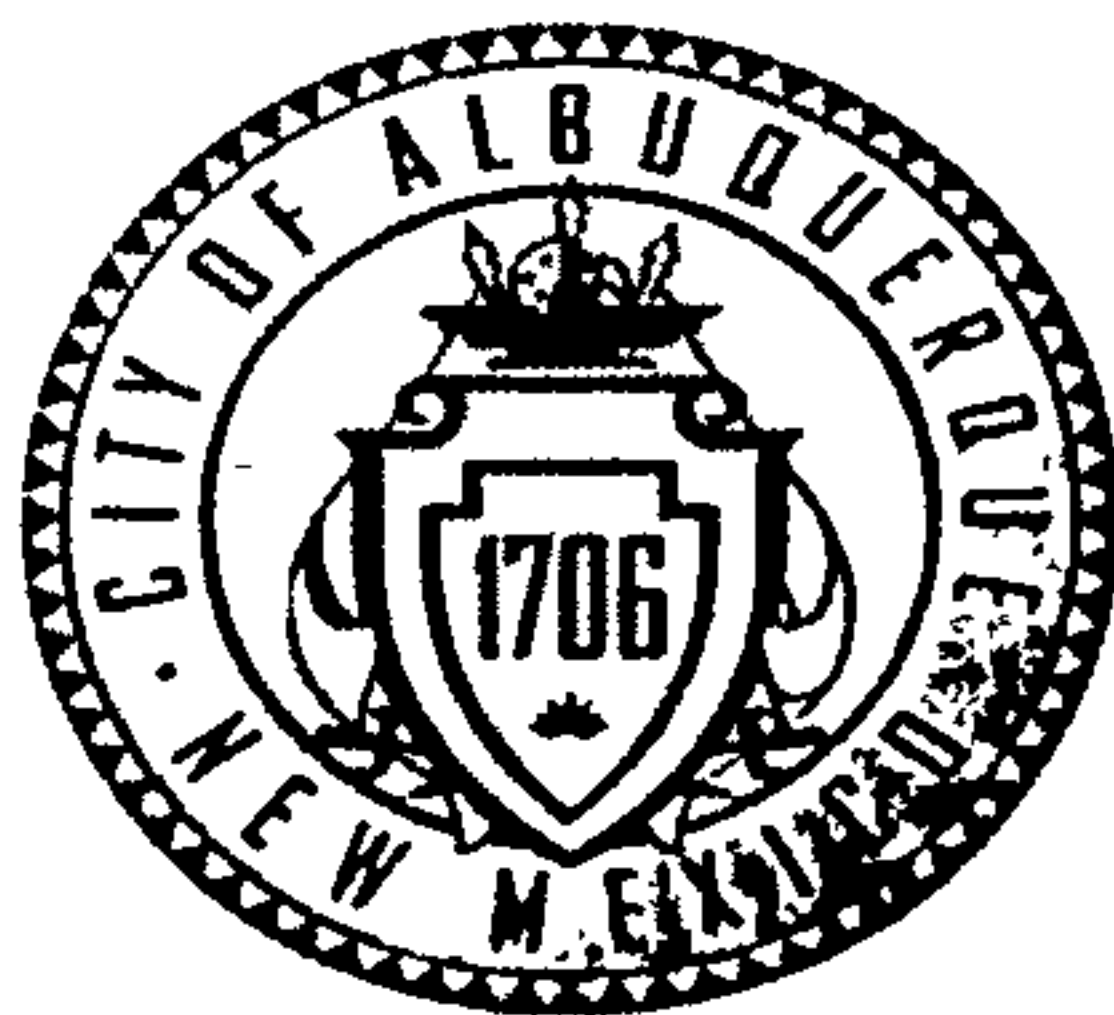
PO Box 1293

Albuquerque

\gs via: email  
C: CO Clerk, File

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Blue Linx Warehouse Adaptive Re-use Project Building Permit #: \_\_\_\_\_ City Drainage #: J13/D101

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lot 1-A, Freeway-Oldtown, Limited

City Address: 1820 Bellamah Ave NW, Albuquerque NM

Engineering Firm: High Mesa Consulting Group Contact: Jeffrey Mortensen #8547

Address: 6010-B Midway Park Blvd NE, Albuquerque NM 87109

Phone#: 505-345-4250 Fax#: 505-345-4254 E-mail: jmortensen@highmesacg.com

Owner: Heritage Hotels and Resorts, Inc. Contact: Gary Stevens

Address: 201 Third Street, Suite 310, Albuquerque NM 87102

Phone#: 505-836-6700 Fax#: \_\_\_\_\_ E-mail: gstevens@hhandr.com

Architect: Sanders & Associates Contact: George Sanders

Address: 5921 Lomas Blvd NE, Suite B, Albuquerque NM 87110

Phone#: 505-255-5040 Fax#: \_\_\_\_\_ E-mail: gsand18294@outlook.com

Surveyor: High Mesa Consulting Group Contact: Chuck Cala NMPS#11184

Address: 6010-B Midway Park Blvd NE, Albuquerque NM 87109

Phone#: 505-345-4250 Fax#: 505-345-4254 E-mail: ccala@highmesacg.com

Contractor: Klinger Constructors Contact: Mark Maestas

Address: 8701 Washington NE, Albuquerque NM 87113

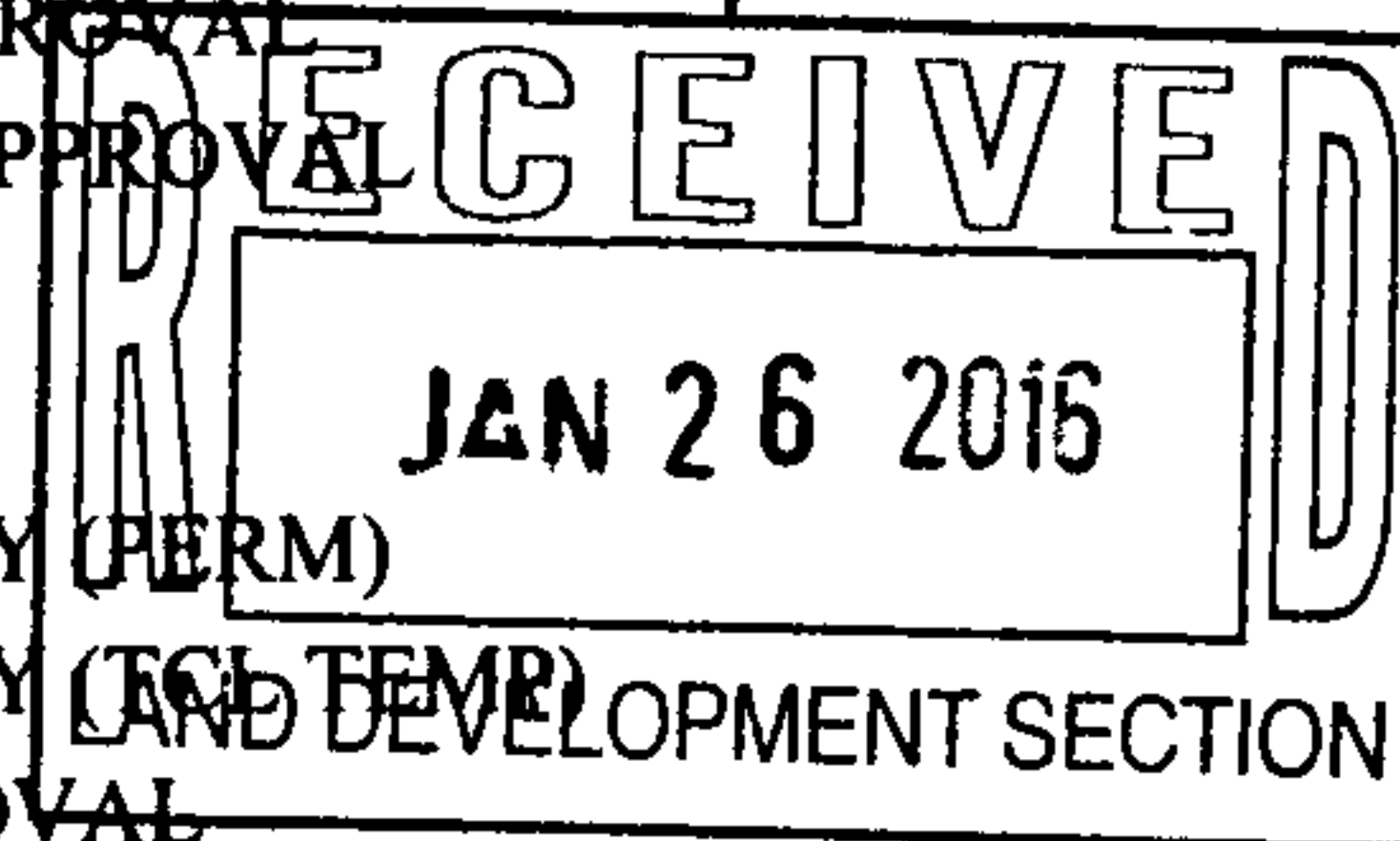
Phone#: 505-822-9990 Fax#: \_\_\_\_\_ E-mail: markm@klingerilc.com

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT (DMP)
- ☐ 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-RESUBMIT)
- ☐ 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 (DMP) \_\_\_\_\_



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

DATE SUBMITTED: 1-26-16 By: Justin Schara (HMCG 2014.054.1)

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



## Justin Schara

---

**From:** Justin Schara  
**Sent:** Tuesday, January 26, 2016 2:08 PM  
**To:** plndrs@cabq.gov  
**Subject:** FW: Blue Lynx Warehouse Adaptive Re-use Project - TCL Resubmittal  
**Attachments:** 2014.054.1 TCL RESUBMITTAL INFO SHEET -.pdf; SHEET A1.2 SITE PLAN.pdf; SHEET A1.7 PAVING SECTIONS & DETAILS.pdf; SUPPLEMENTAL SITE AND TRANSPORTATION (TCL) INFO SHEET.pdf

I forgot to include a pdf of the half-size supplemental TCL info sheet originally, here is the complete package with all 4 sheets.

Thanks.

Justin Schara

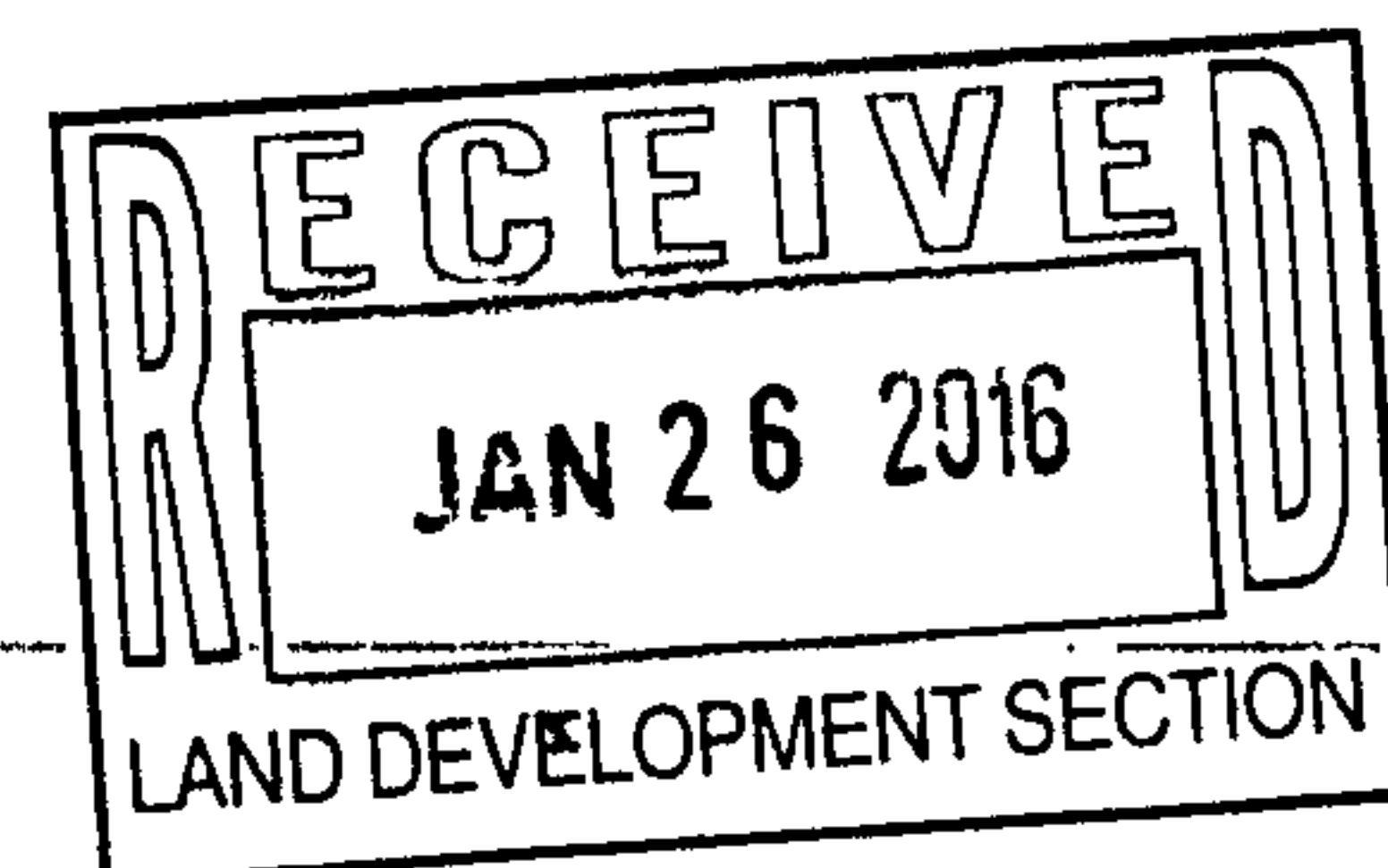


Justin D. Schara, E.I.

6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109  
[www.highmesacg.com](http://www.highmesacg.com)

Phone: 505.345.4250  
Fax: 505.345.4254  
[jschara@highmesacg.com](mailto:jschara@highmesacg.com)

We invite you to visit our updated website at [www.highmesacg.com](http://www.highmesacg.com)



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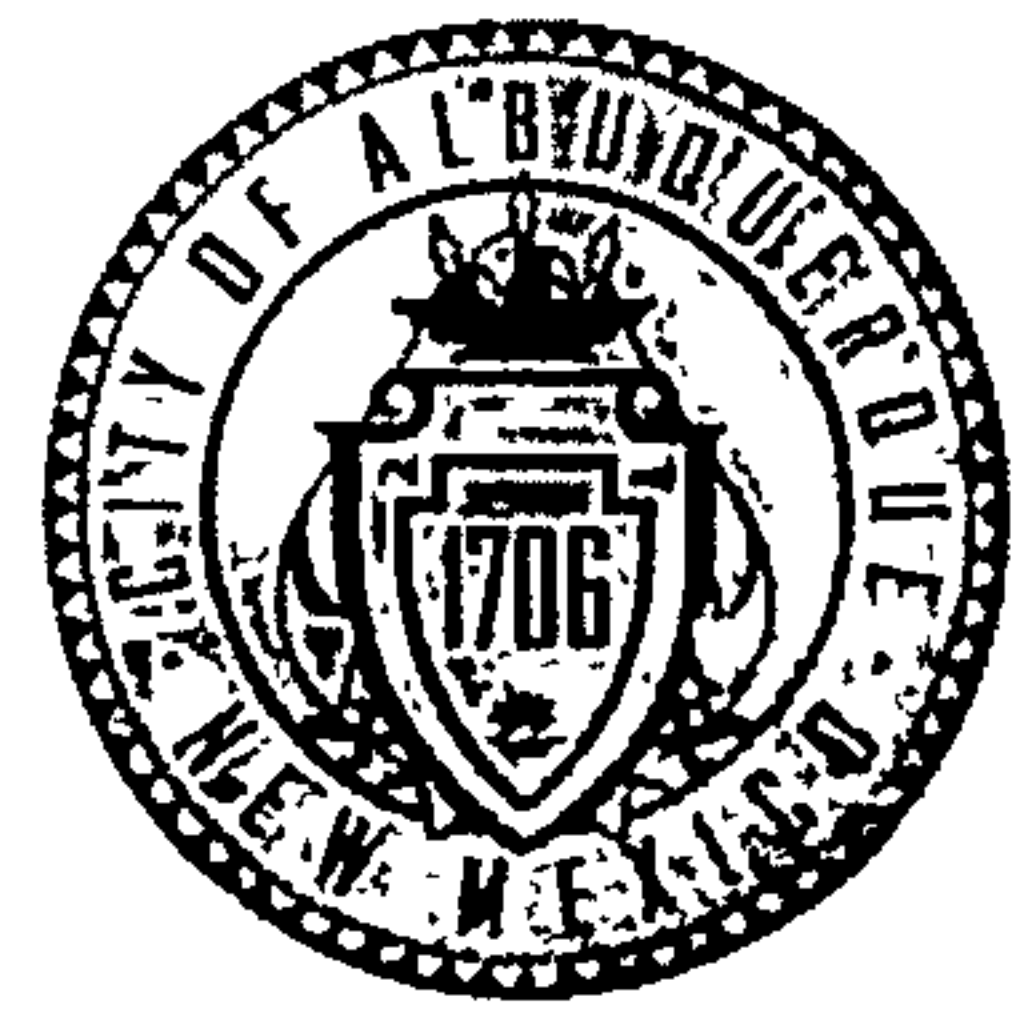
**From:** Justin Schara  
**Sent:** Tuesday, January 26, 2016 2:03 PM  
**To:** [plndrs@cabq.gov](mailto:plndrs@cabq.gov)  
**Cc:** Jeffrey Mortensen  
**Subject:** Blue Lynx Warehouse Adaptive Re-use Project - TCL Resubmittal

I will be delivering a TCL resubmittal later today for this project. Attached herewith are the pdf's for the plans I will be submitting.

Thank you.

Justin

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services**

June 17, 2015

Mr. Jeff Mortensen  
High Mesa Consulting Group  
6010-B Midway Park Blvd, NE  
Albuquerque, NM 87109

**Re: Blue Linx Warehouse Adaptive Re-Use Project  
1820 Bellamah Ave., NW  
Traffic Circulation Layout  
Engineer's/Architect's Stamp dated 5-26-15 (J13-D101)**

Dear Mr. Mortensen,

Based upon the information provided in your submittal received 6-2-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify the right of way width, medians, curb cuts, and street widths on Bellemah Ave., 18<sup>th</sup> St. and 19<sup>th</sup> St.
2. Please detail "Overhang Vehicle Stops" on west side of building and call out Turn Down Edge bumper stops on north side of building.
3. Please refer to the Fire Marshall regarding parking space in front of Fire Department Connection point, stripping might be required.
4. 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."**
5. 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)
6. Please detail and dimension ADA ramps from handicap parking to building entrances on north and west sides of the building.
7. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please call out barrier curb, turndown edge and overhang wheel stop locations.
8. Design delivery vehicle route needs to be shown.
9. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.

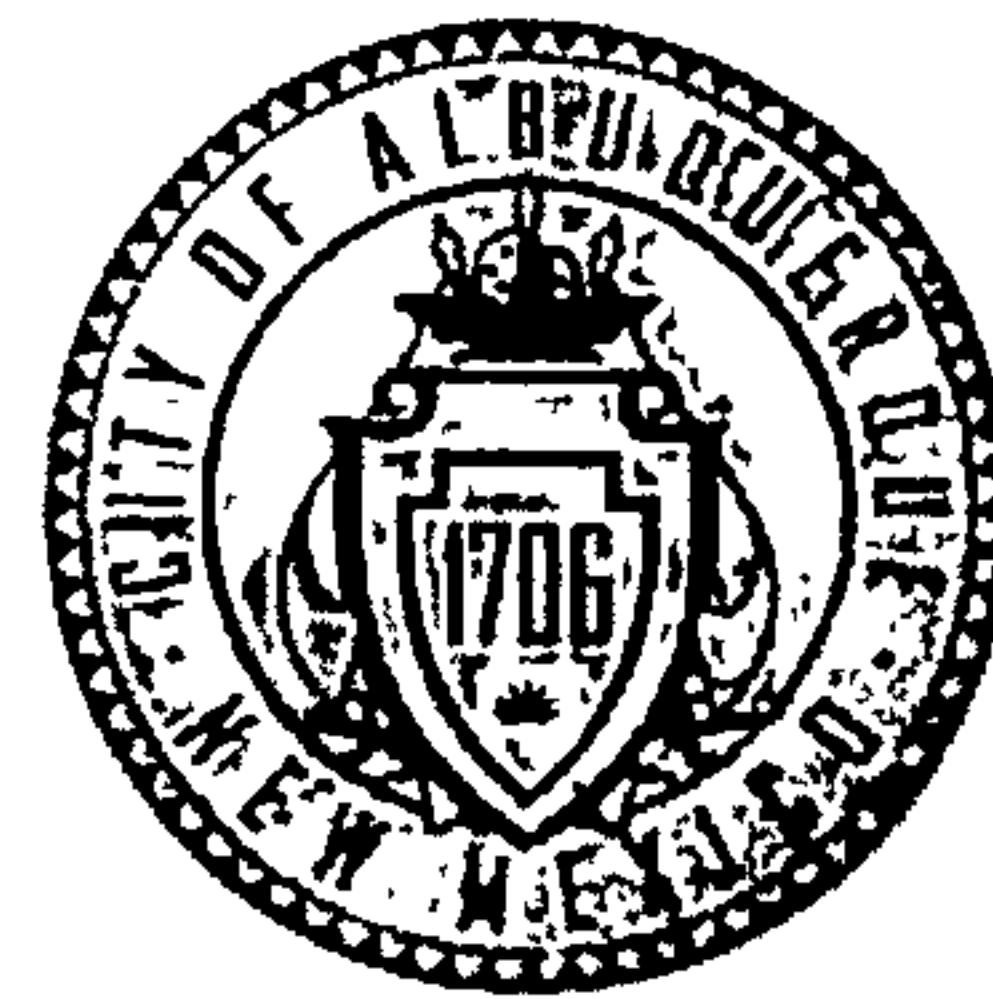
PO Box 1293

Albuquerque

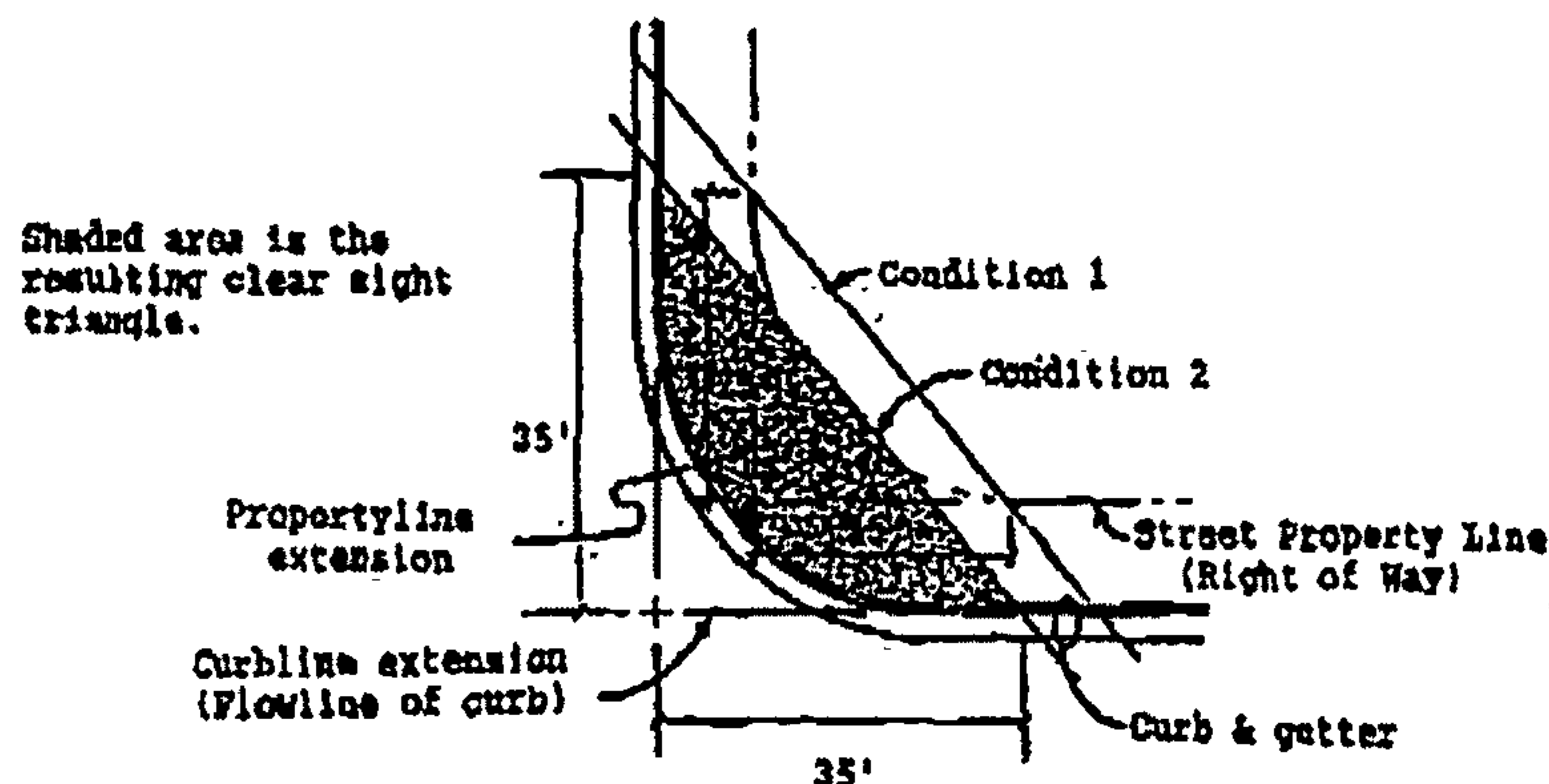
New Mexico 87103

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# CITY OF ALBUQUERQUE



10. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please show this detail for both the entrances on Bellamah Ave.



11. 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."
12. Please include two copies of the traffic circulation layout at the next submittal.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

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

c: File  
CO Clerk



# CITY OF ALBUQUERQUE



February 5, 2016

George Sanders  
Sanders and Associates Architects  
5921 Lomas Blvd., NE  
Albuquerque, NM 87110

**Re: Blue Linx Warehouse Adaptive Re-Use**  
**1820 Bellamah NW**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp dated 2-1-16 (J13-D101)

Dear Mr. Sanders,

The TCL submittal received 2-1-16 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.

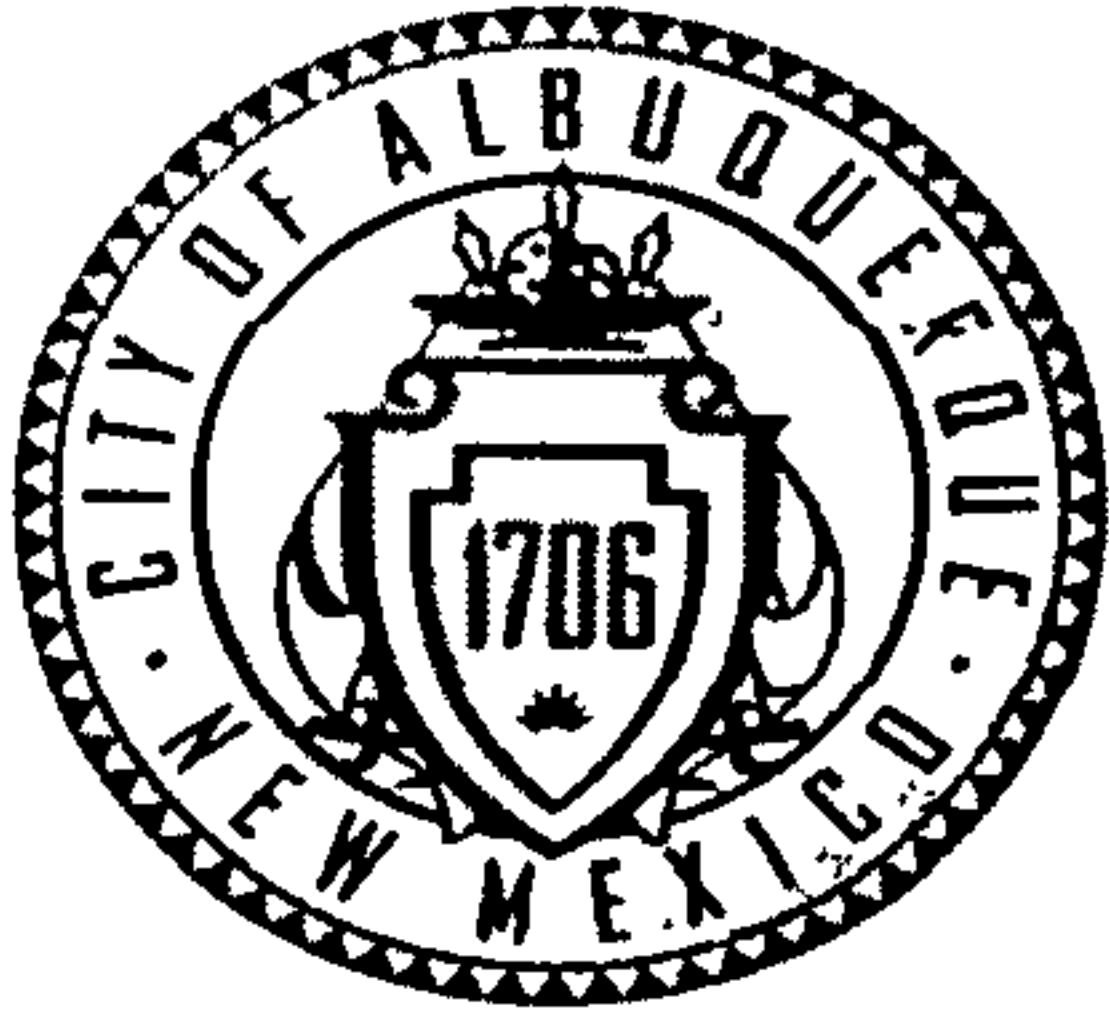
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification 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 1/2016)

Project Title: BLUE LINX WAREHOUSE  
ADAPTIVE RE-USE Building Permit #: \_\_\_\_\_ Hydrology File #: J13-D61  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address: 1820 Bellamah Ave N.W.

Applicant: George Sanders Sanders Assoc. Arch. Contact: George

Address: 5921 Lomas Blvd. N.E. Albq. N.M. 87110

Phone#: (505) 255-5040 Fax#: - E-mail: GSand18294e

outlook.com

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

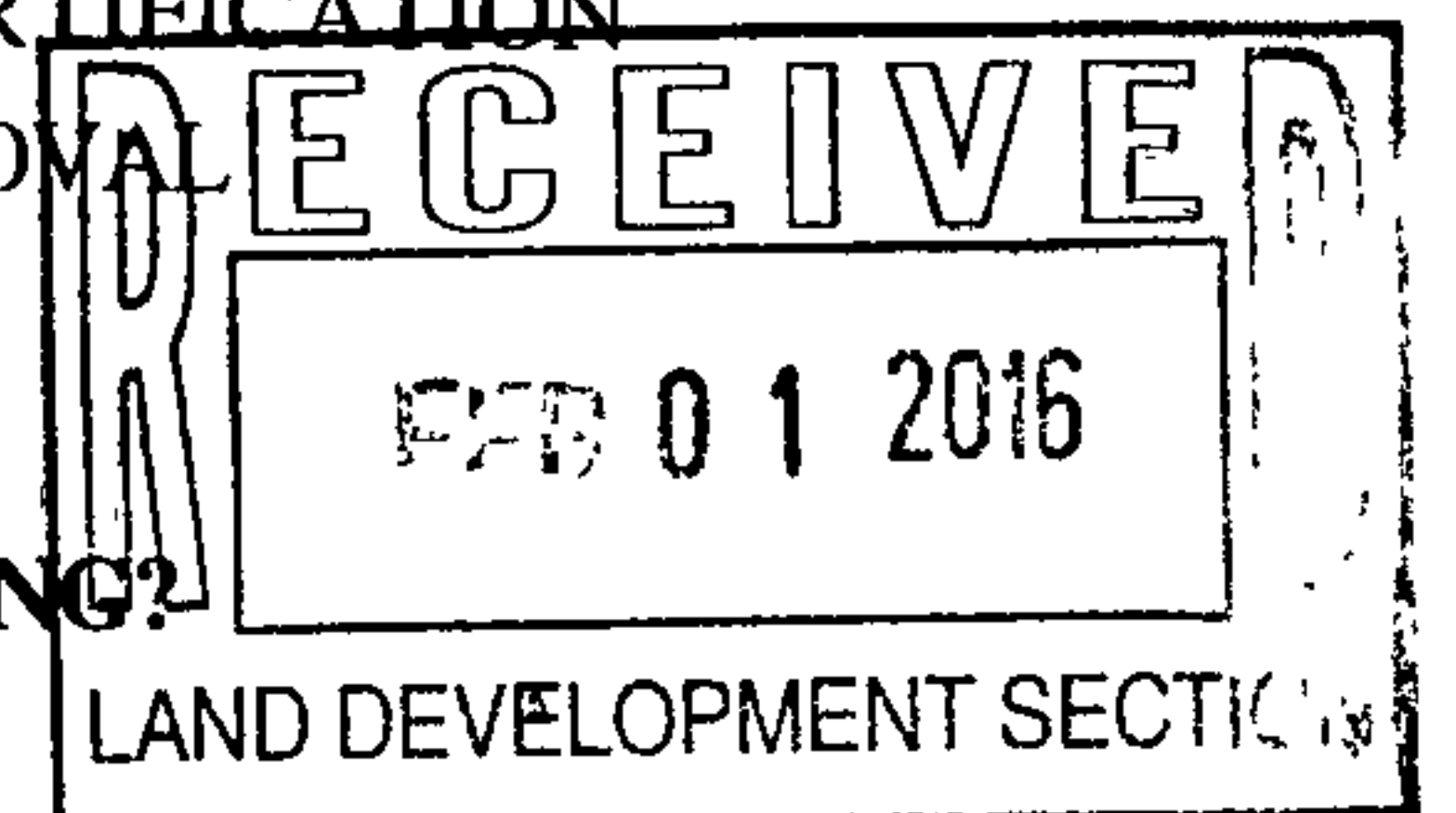
- ☐ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### TYPE OF SUBMITTAL:

- ☐ AS-BUILT CERTIFICATION  
  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR  
  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)  
  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY  
☐ GRADING/ESC PERMIT APPROVAL  
  
☐ 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  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
  
☐ PRE-DESIGN MEETING?  
☐ OTHER (SPECIFY) \_\_\_\_\_



IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: 2.1.16 By: George Sanders

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

FEE RECEIVED: \_\_\_\_\_

PINDRSQ cabq.gov