



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 17, 2000

D. Mark Goodwin, PE
Mark Goodwin & Associates
P.O. 90606
Albuquerque, NM 87199

**Re: Maloof Warehouse Addition Grading and Drainage Plan
Engineer's Stamp dated 11-22-99 (J14/D38A)**

Dear Mr. Goodwin,

Based upon the information provided in your submittal dated 11-23-99, the above referenced site is approved for Building Permit. For future reference, please denote on all submittals which side of the flood plain line is the water side and include a copy of the flood plain map. Also, all submittals need to include some discussion about off-site flows impacting the site and where your runoff goes (even when you are not changing land treatments).

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

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

If you have any questions, you can contact me at 924-3986

Sincerely,

Bradley L. Bingham, PE
Hydrology Review Engineer

C: file

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Maloof Warehouse Addition ZONE ATLAS#: J-14 1038A
DRB#: _____ EPC# _____ WORK ORDER#: _____
LEGAL DESCRIPTION: Parcels 1 & 2, Lot 16, Block 2, of the Commercial Addition
CITY ADDRESS: 601 Commercial NE

ENGINEERING FIRM:	<u>Mark Goodwin & Associates, PA</u>	CONTACT:	<u>Mark Goodwin, PE</u>
ADDRESS:	<u>P.O. Box 90606, Albuquerque, NM 87199</u>	PHONE:	<u>828-2200</u>
OWNER:	<u>SLNB, Inc.</u>	CONTACT:	<u>Ken Duck</u>
ADDRESS:	<u>1620 Central Ave. SE, Albuquerque, NM 87106</u>	PHONE:	<u>247-1529</u>
ARCHITECT:	<u>SLNB, Inc.</u>	CONTACT:	<u>Ken Duck</u>
ADDRESS:	<u>1620 Central Ave. SE, Albuquerque, NM 87106</u>	PHONE:	<u>247-1529</u>
SURVEYOR:	<u>Harris Surveying</u>	CONTACT:	<u>Tony Harris</u>
ADDRESS:	<u>2412 Monroe NE, Albuquerque, NM 87110</u>	PHONE:	<u>889-8056</u>
CONTACTOR:	<u>S & J Enterprises</u>	CONTACT:	<u>John Triandifilidas</u>
ADDRESS:	<u>3535 Princeton NE, Albuquerque, NM 87107</u>	PHONE:	<u>884-6234</u>

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL
☐ ENGINEER'S CERTIFICATION
☐ OTHER
☐ EASEMENT VACATION

PRE-DESIGN MEETING:

☐ YES
☒ NO
☐ COPY PROVIDED

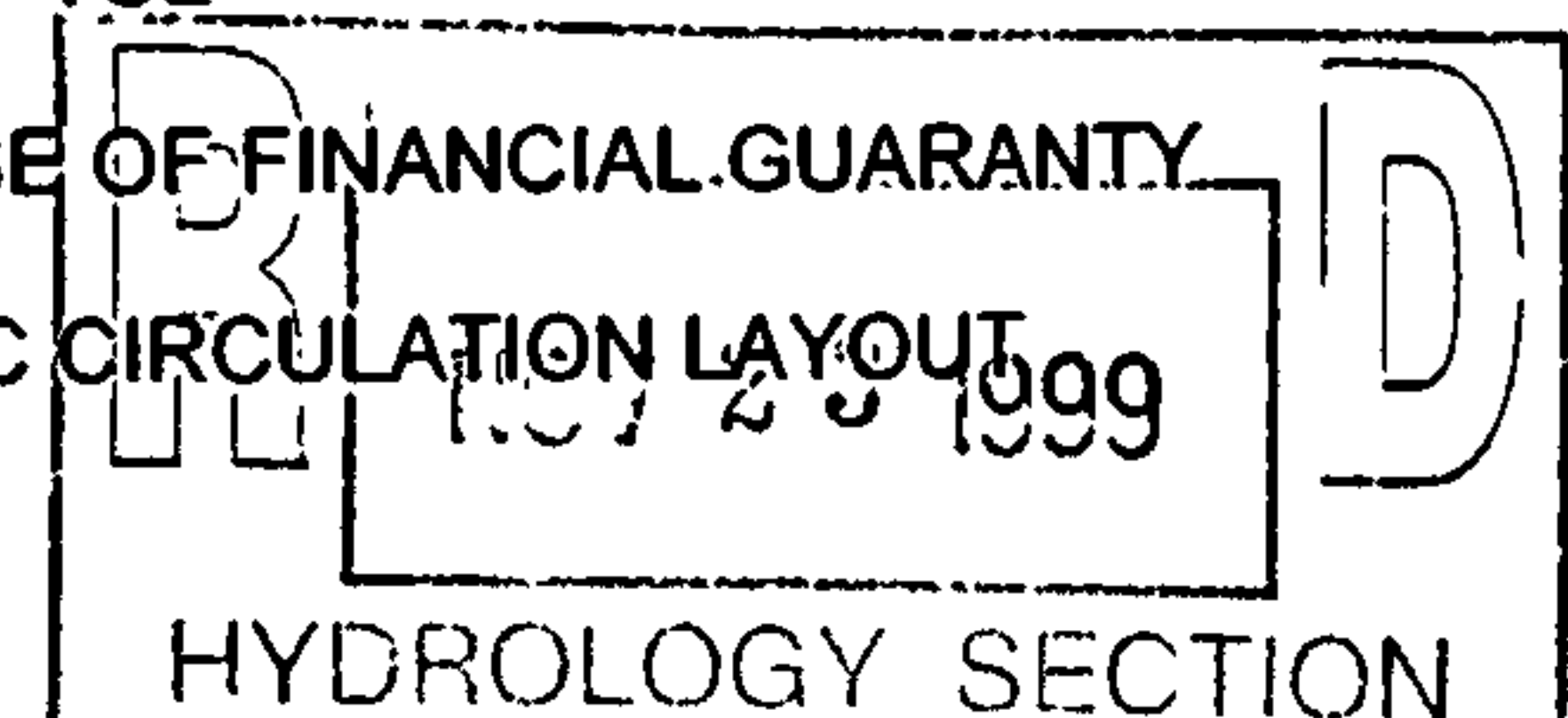
CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL
☐ 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
☐ CERTIFICATION OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☒ OTHER - TCL
☐ RELEASE OF FINANCIAL GUARANTY
☐ TRAFFIC CIRCULATION LAYOUT

DATE SUBMITTED: 11/22/99

BY: Mark Goodwin

Mark Goodwin, PE





City of Albuquerque

December 10, 1999

Ken Duck for James C. Lewis, Reg. Arch.,
SLNB Architects Inc.,
1620 Central Avenue N.E.
Albuquerque, New Mexico 87106

Re: Site Plan submittal for building permit approval for Maloof Warehouse Addition, 601(523)
Commercial St. N.E., Commercial Addition, Parcels 1 & 2, Block 2, Lot 16, [J-14/D038A],
Architect's Stamp dated 11/23/99.

Dear Mr. Duck,

The location referenced above requires modification to the Site Plan prior to Building Permit release as stated on the attached comments and marked up Site Plan.

Please resubmit revised Site Plan 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

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- T.C.L./Site Plan must be stamped and stamp must be dated.
- Submit correct street address of site(532 or 601), differs between title block and application sheet in Hydrology file.
- The engineer's certification required by the Hydrology section needs to include certification that this site was constructed in accordance with the Traffic Circulation Layout (TCL) before C.O. is released. Place note on Site Plan to this effect.
- Only one SitePlan is needed per Permit submittal. Multiple copies of SitePlans will need to match exactly.
- New and existing elements noted on the Site Plan must be shown, labelled, and dimensioned correctly and accurately, this includes site sidewalks, all drivepads, [REDACTED], landscaping(if on separate landscape plan submit plan), fences, etc. _Need to see clear differentiation between existing and new construction on Site Plan.
- Show, label, and dimension existing street sidewalks. City sidewalk ordinance requires minim. 4' street sidewalks along the frontage of all commercial sites being developed.
- Minim. 4' wide concrete sidewalk, raised 6" above parking surface, needed where shown adjacent to the building.
- Clearly indicate transition from one type of surface to the other on Site Plan, for example ramps, concrete/asphalt, landscape/concrete, etc. Label each area or stipple to show varying surfaces.
- Because of the preliminary nature of the new review process, if Zoning has not seen this layout prior to this review, any requirements by Zoning altering the parking layout will void our approval of T.C.L. and new review will need to be done.
- 15' radius curve needed on painted end islands shown. _Minimum width of end islands-10'.
- Need to call out surface of area being used for parking area at northwest corner of John St. and Roma Avenue. _Label any new asphalt and thickness of parking surface per city std. or refer to a detail which illustrates the proposed method of paving and states it's equivalency to standard asphalt surfacing.
- Property description on Site Plan does not match current City Zone Map. Copy of replat or current plat, stamped and signed by County Clerk's Office will be needed. Copy for office files is needed prior to approval for building permit.
- Show and label property lines and right-of-way lines. _Need to see entire Maloof property.
- Show and label H.C.ramps at all street corners adjacent to this site. Ramps will be needed at all corners, must be A.D.A.
- Need to see that all existing obstacles in City right-of-way, in existing sidewalks, have been picked up.
- All Civil Sheets (Drainage Plan and Site Plan) must be together at front of plan set.
- Check scale and scale ruler bar shown on T.C.L.
- Place concrete wheel stops 18'-0" from rear of stall, use #6 rebar anchors, 18" in length.