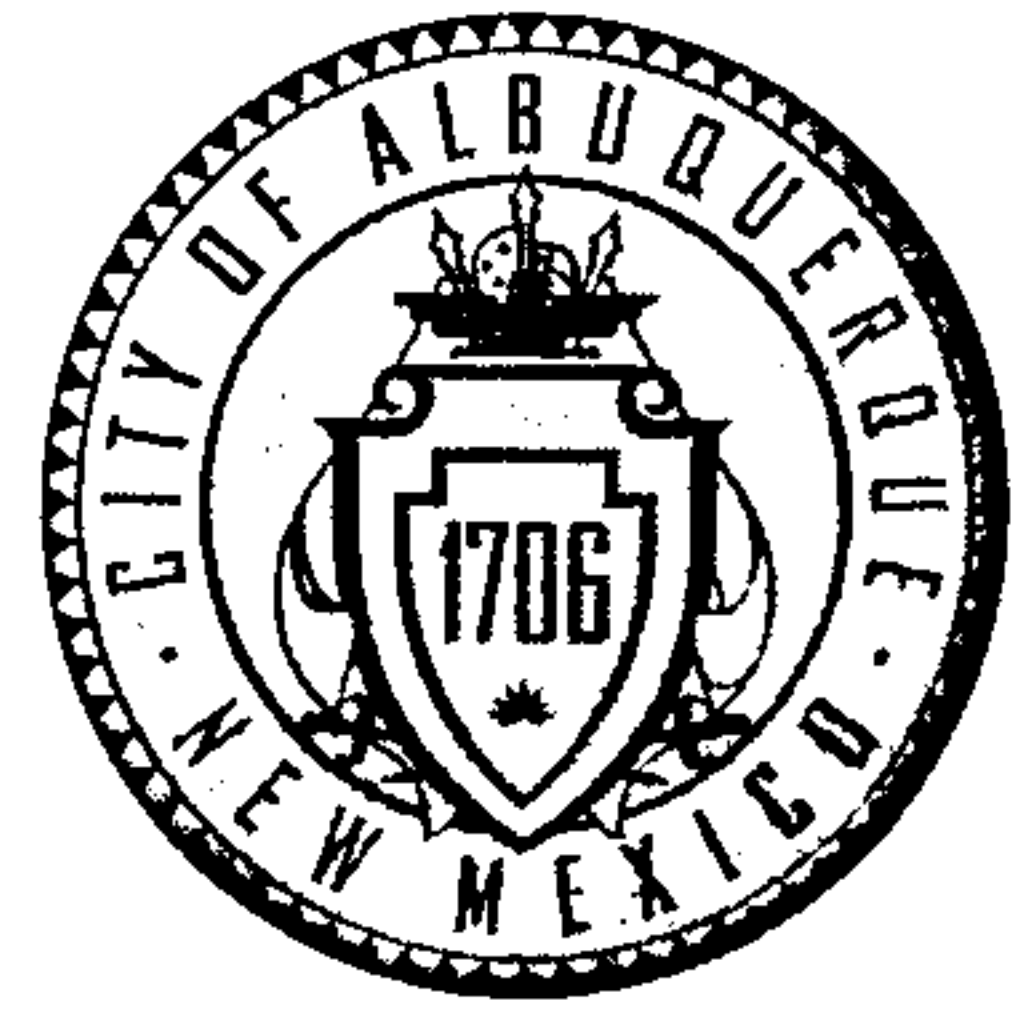


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

June 16, 2015

Mr. Phillip Clark
Clark Consulting Engineers
19 Ryan Rd.
Edgewood, NM 87015

**Re: Gordon Warehouse
8508 Constitution NE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 6-12-15 (J20-D037A)**

Dear Mr. Clark,

The TCL submittal received 6-15-15 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.

PO Box 1293

Please note that the ADA access isle painted wording "NO PARKING" must be placed at the rear of the parking space, so as to be close to where an adjacent vehicle's rear tire would be placed. This wording is shown at the top of the parking space on the submittal drawing and must be correct for Final CO.

Albuquerque

New Mexico 87103

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.

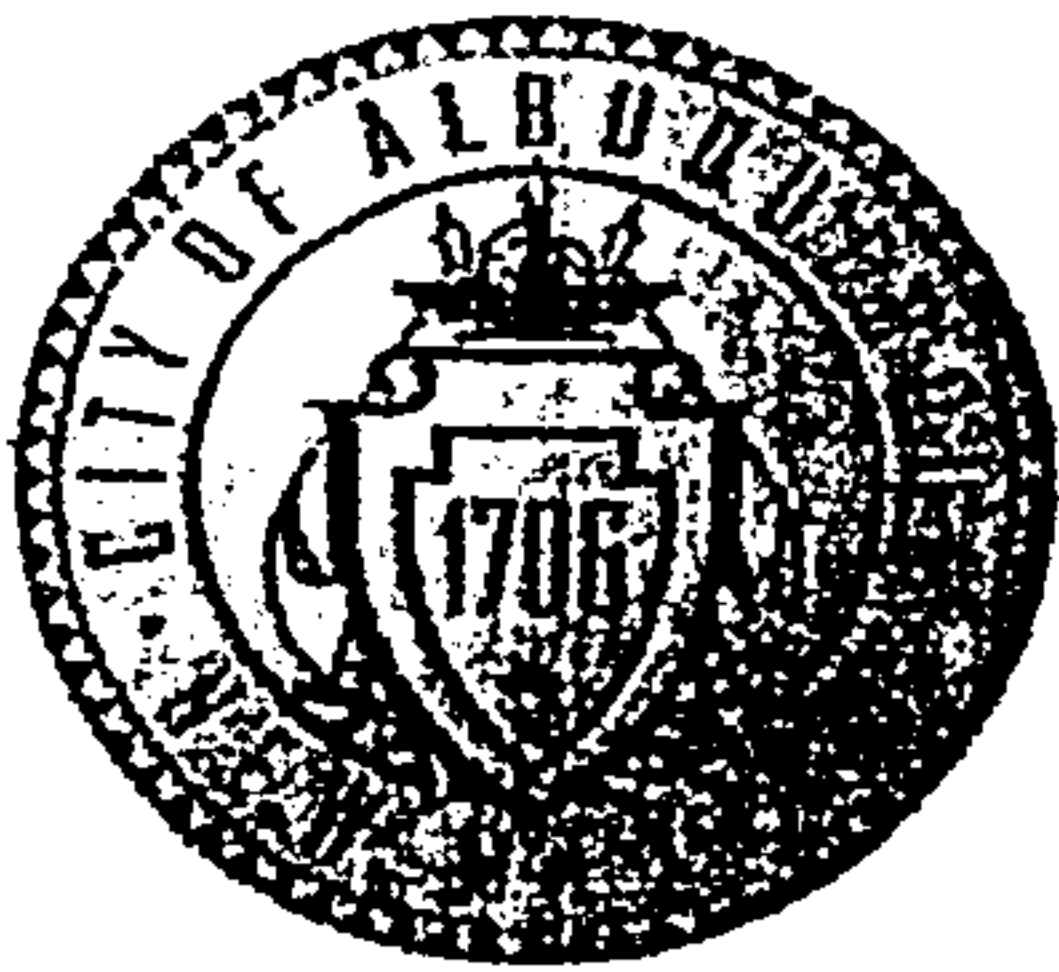
www.cabq.gov

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.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Attn: Gary Sandoval
The One

Project Title: Gordon Warehouse Building Permit #: _____ City Drainage #: J20/037A
DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____
City Address: _____

Engineering Firm: Clark Consulting Engineers Contact: Phil
Address: 19 Ryan Rd. Edgewood NM 87015
Phone#: 281-2444 Fax#: Same E-mail: CCEA16g@AOL.COM

Owner: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

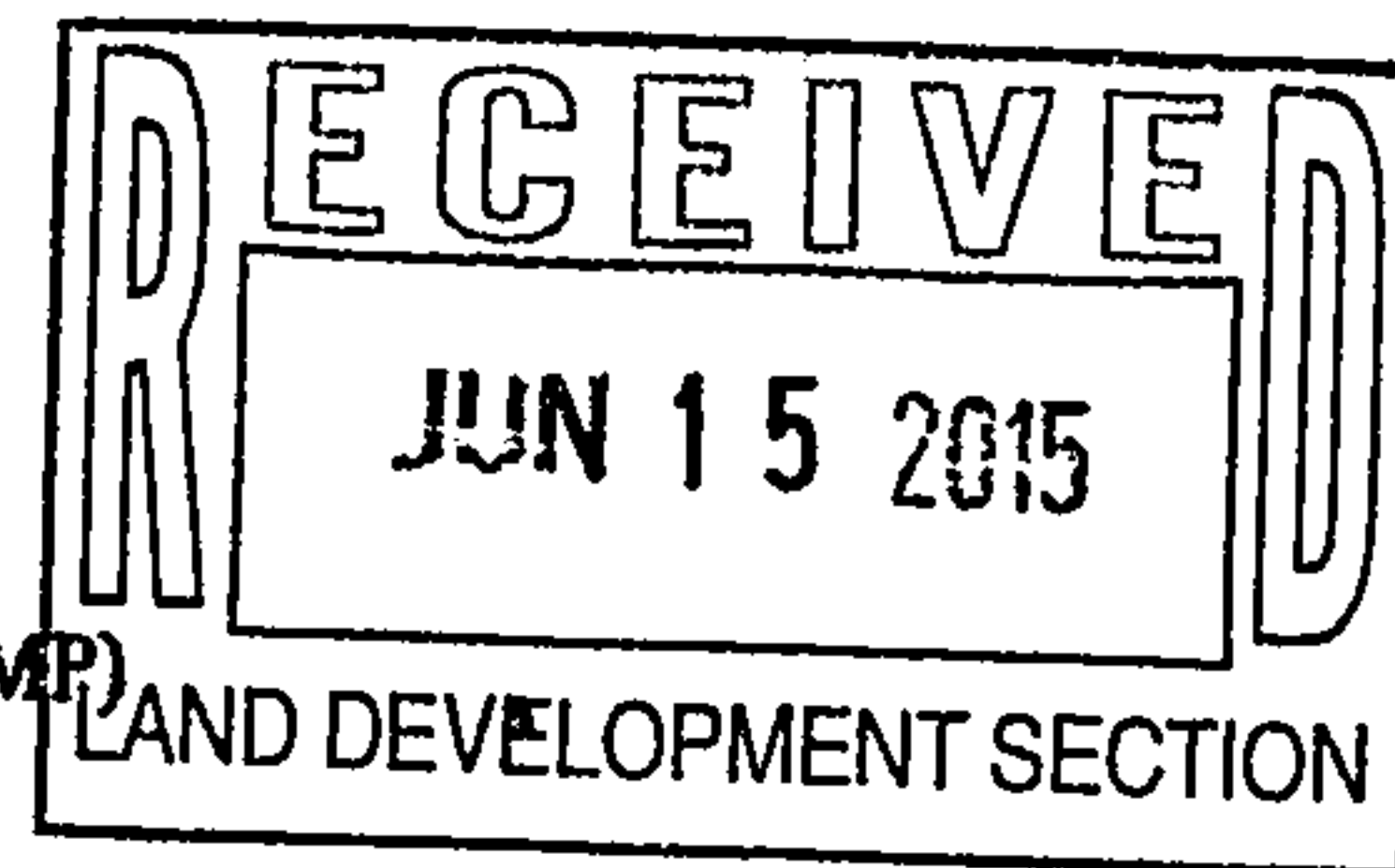
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ 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)
- ☐ 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 (SPECIFY) _____

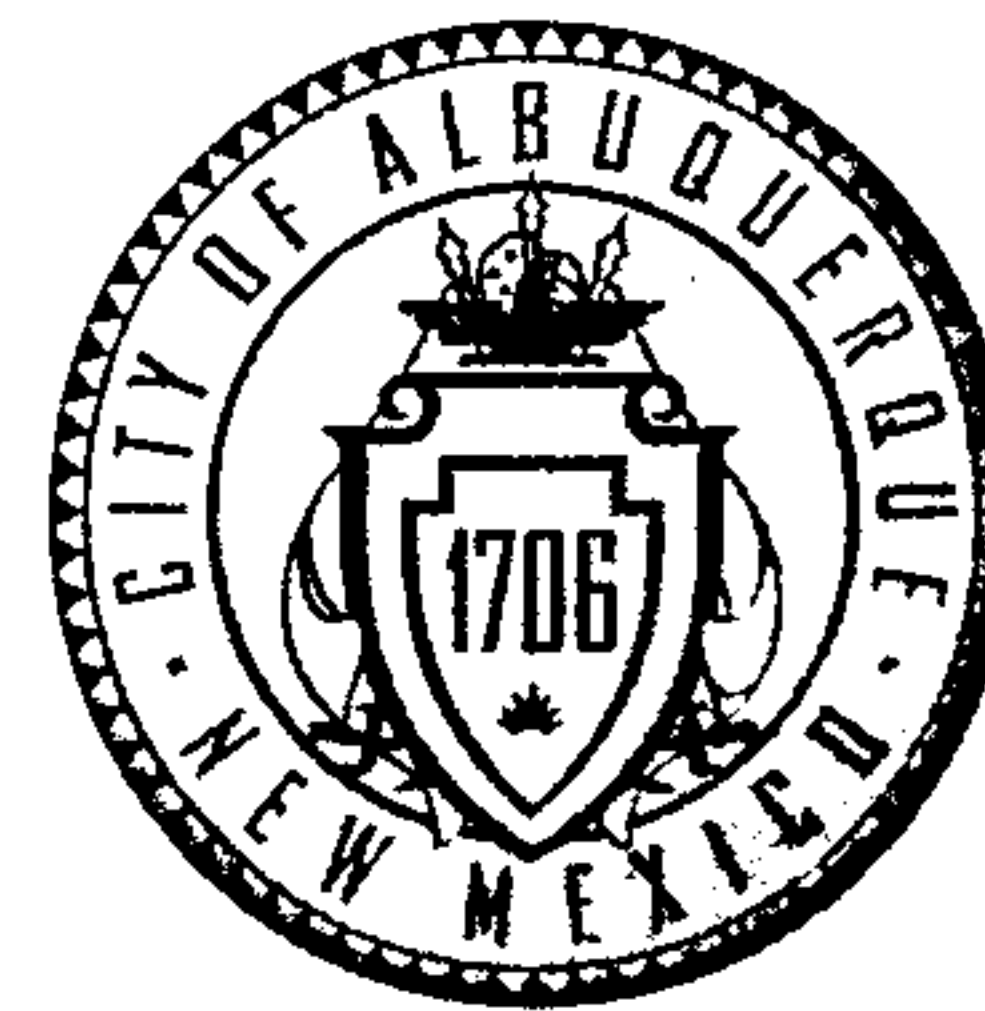
WAS A PRE-DESIGN CONFERENCE ATTENDED: Yes No Copy Provided

DATE SUBMITTED: 6/12/15 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 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

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

May 22, 2015

Phil Clark, PE
Clark Consulting Engineers
19 Ryan Rd
Edgewood, NM 87015

**Re: Gordon Warehouse
8508 Constitution NE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 5-8-15 (J20-D037A)**

Dear Mr. Clark

Based upon the information provided in your submittal received 5-12-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. A scale of 1"=20' is recommended for sites less than 5 acres.
2. Please provide a separate TCL Site Plan, separate from Drainage Plan.
3. Please provide a Legend notation for Landscaping. It is hard to differentiate the landscaping notation from the cement notation.
4. Please identify all buildings, doors, structures, sidewalks, curbs, drive pads, walls and anything that influences the parking and circulation on the site.
5. Identify all existing access easements and rights of way with dimensions.
6. Identify the right of way width, medians, curb cuts, and street widths on both Constitution Ave. and the Public Alley.
7. Please review the regular and ADA parking on the northeast corner of the proposed building. There does not seem to be enough of a turning radius for the ADA parking customers backing out of the ADA parking without backing up into the Public Alley. Please consider moving the regular parking space at the northeast corner further south or to another location. Please provide a Turning Template Analysis and Exhibit on the resubmittal.
8. Please call out slope (12:1 Max) of ADA pedestrian pathway and provide a detail.
9. Please provide detail of truncated domes on the sidewalk at the intersection of Constitution Ave. and the Pubic Alley. *not needed*
10. The handicap accessible spaces must be a minimum of 8.5 feet in width.

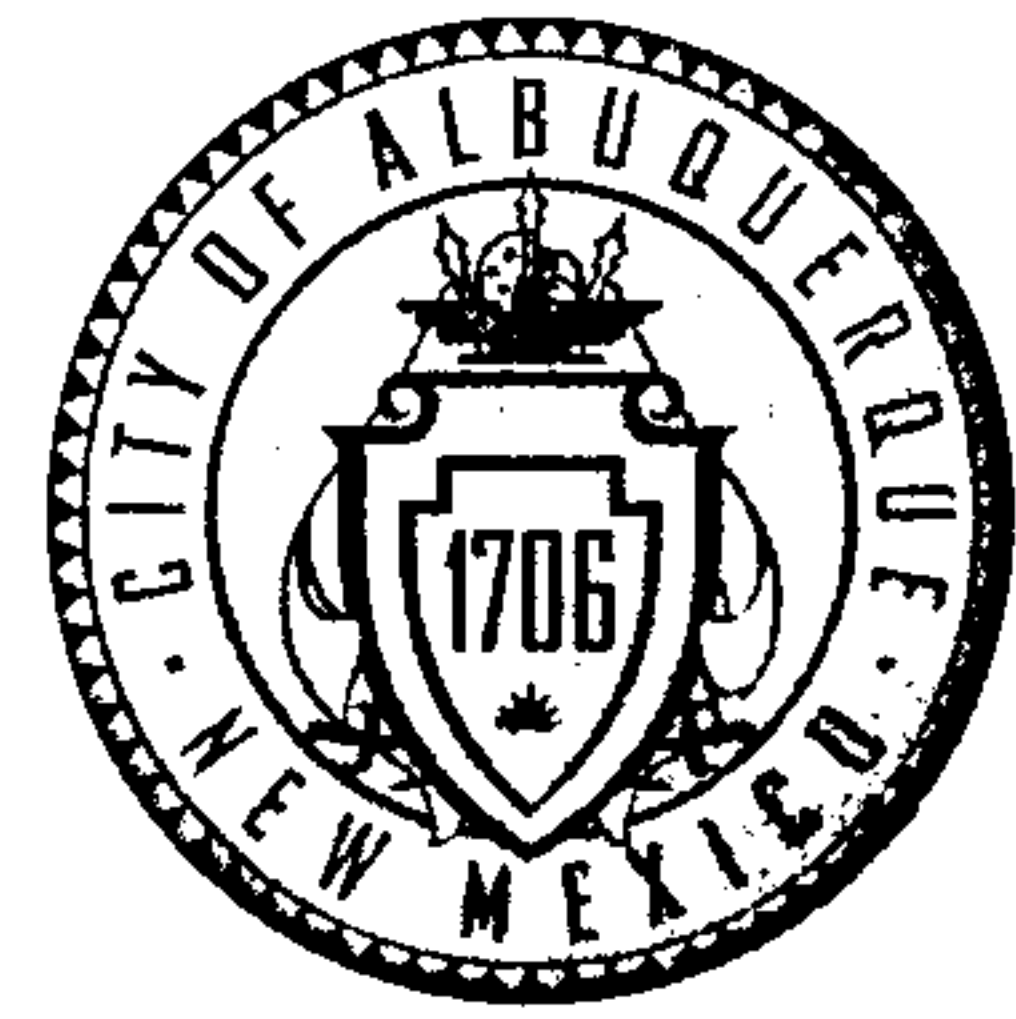
PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



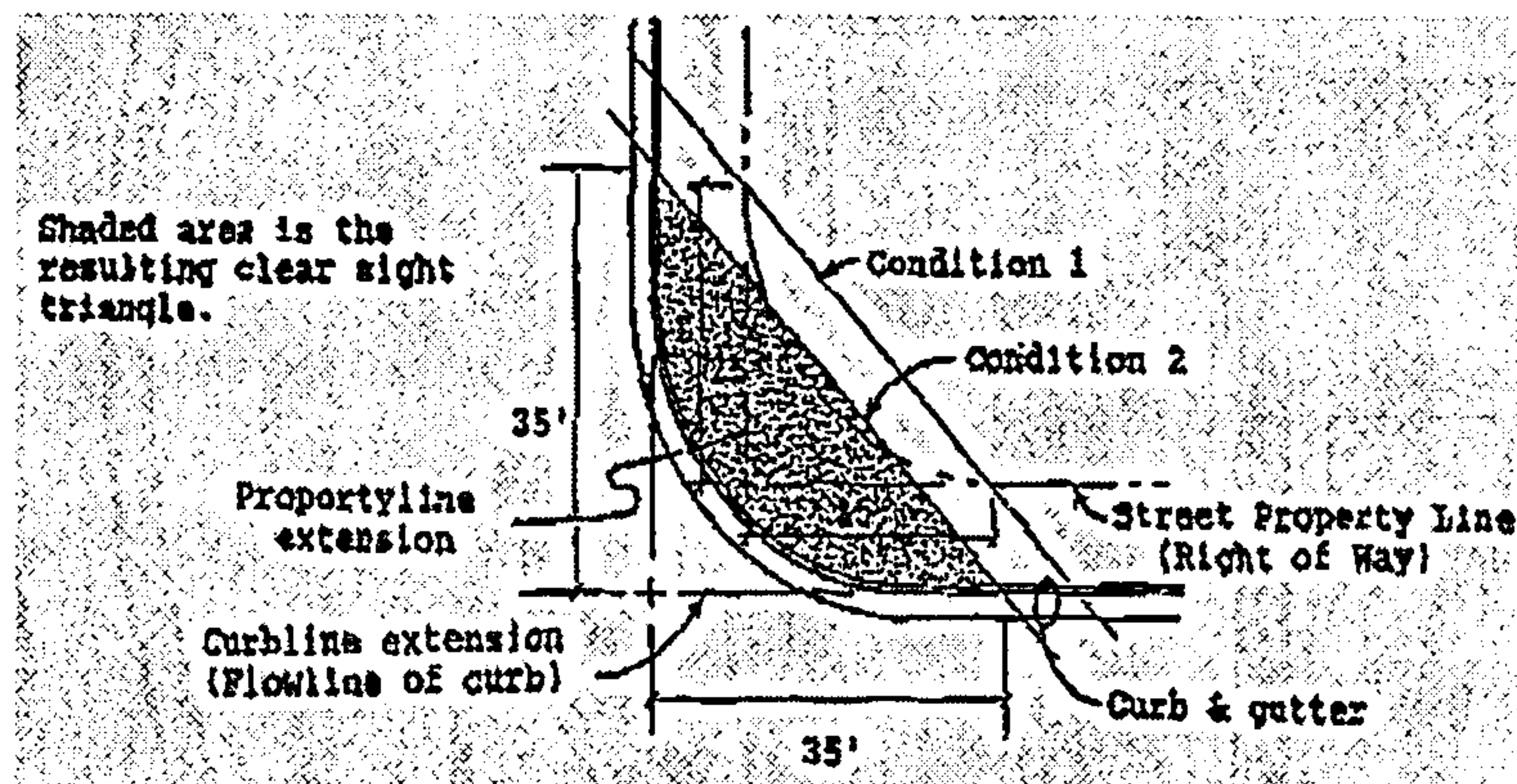
11. The handicap accessible spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
12. The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**
13. The ADA access aisle shall have 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)
14. Show all drive aisle widths and radii.
15. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet. Landscape island radius for delivery trucks, fire trucks, etc. is 25 feet or larger
16. A five-foot keyway is required for dead-end parking aisles. This is applicable to the ADA Handicap parking spaces shown on the proposed plan.
17. 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 pedestrian pathway and ramps and provide details.
18. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly detail HC pathway access aisles.
19. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles.
20. Design delivery vehicle route needs to be shown.
21. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval (if applicable).
22. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*).

PO Box 1293

Albuquerque

New Mexico 87103

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CITY OF ALBUQUERQUE



23. 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."
24. Please specify the City Standard Drawing Number when applicable. Please call out Standard Numbers for ramps and sidewalks.
25. Please include a copy of your shared access agreement with the adjacent property owner.
26. Work within the public right of way requires a work order with DRC approved plans.
27. See Chapter 23, Section 6 of the City of Albuquerque *Development Process Manual*, for appropriate drive pad widths.
28. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard.
29. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3630.

PO Box 1293

Albuquerque

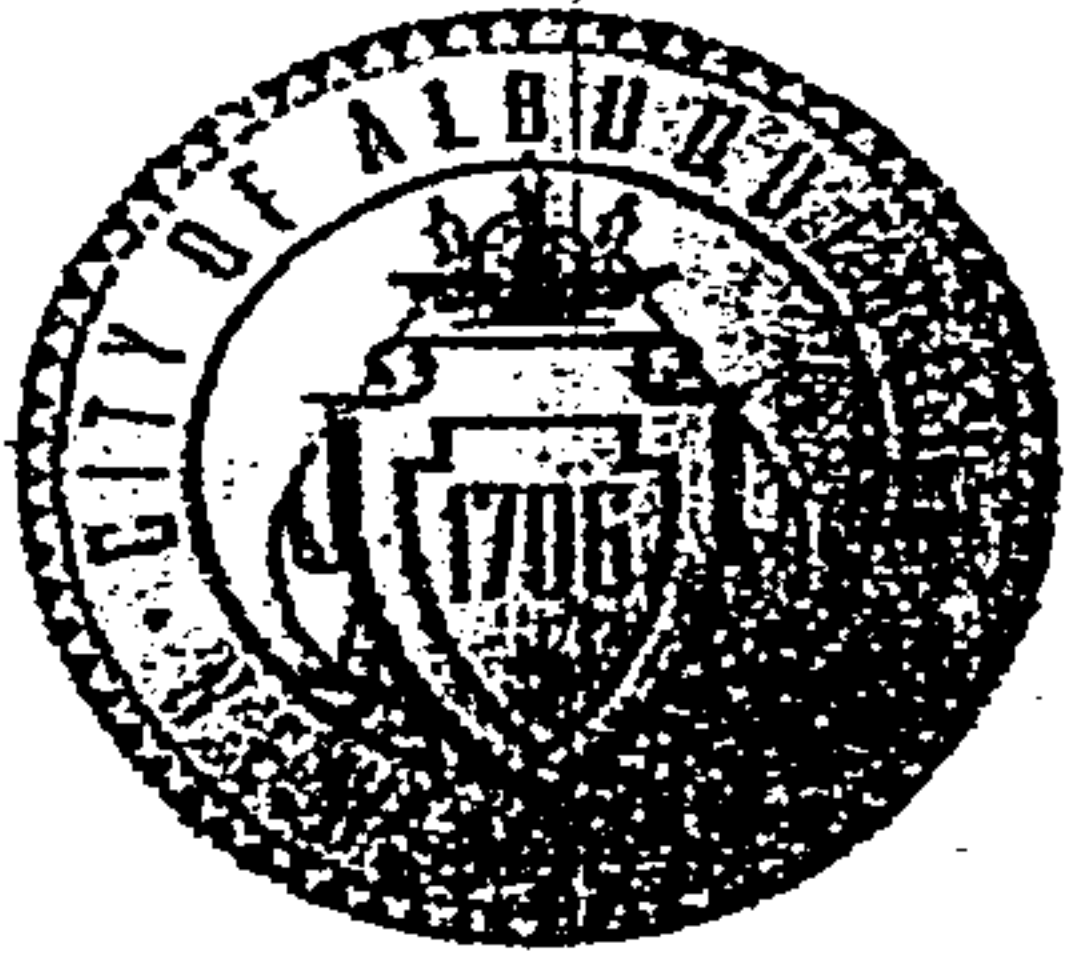
New Mexico 87103

Sincerely,


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

c: File
CO Clerk

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

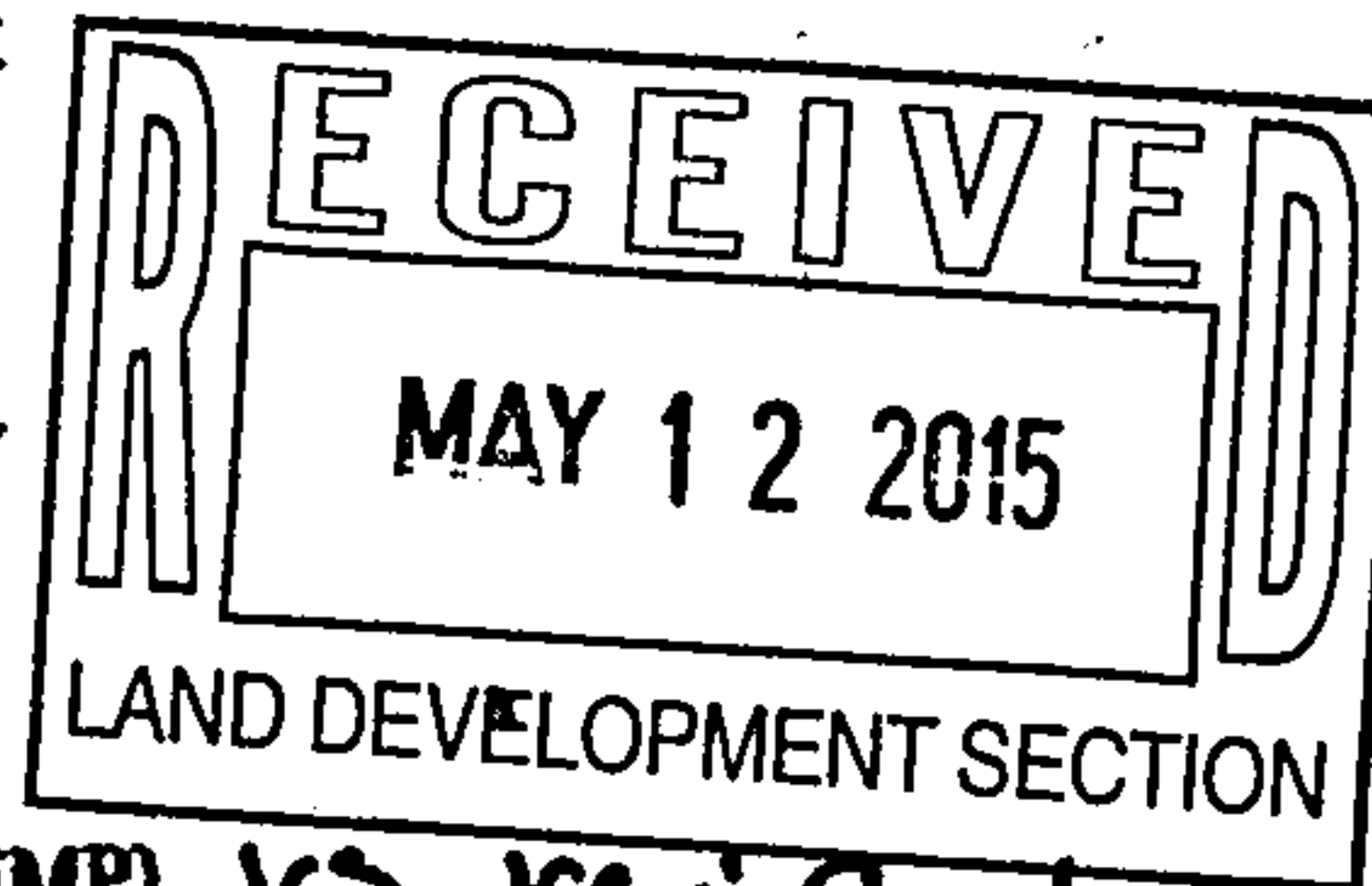
Project Title: Gordon Warehouse Building Permit #: _____ City Drainage #: J-200037A
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: _____
City Address: 8508 Constitution NE
Engineering Firm: Clark Consulting Engineers Contact: Phil Clark
Address: 19 Ryan Rd. Edgewood NM 87015
Phone#: 281-2444 Fax#: Same E-mail: CCEA169@AOL.COM
Owner: Tom Gordon Contact: _____
Address: _____ E-mail: _____
Phone#: _____ Fax#: _____
Architect: Cabber (Design Co) Contact: _____
Address: _____ E-mail: _____
Phone#: _____ Fax#: _____
Surveyor: Terrametrics Contact: Phil
Address: _____ E-mail: _____
Phone#: _____ Fax#: _____
Contractor: _____ Contact: _____
Address: _____ E-mail: _____
Phone#: _____ Fax#: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ 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)
☐ 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) VS verified
☐ 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 (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes

No

Copy Provided

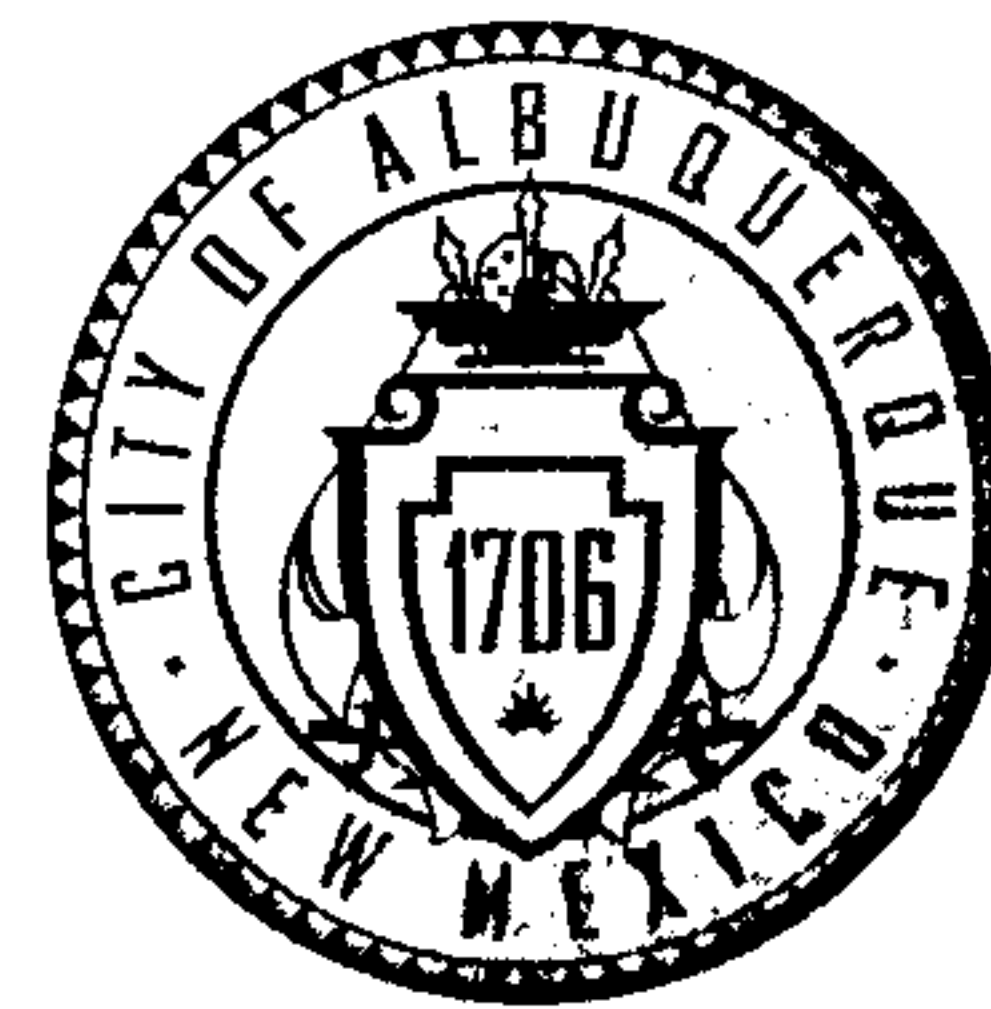
DATE SUBMITTED: 5/12/15

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 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 Plan: 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

CITY OF ALBUQUERQUE



June 9, 2015

Philip W. Clark, PE
Clark Consulting Engineers
19 Ryan Rd
Edgewood, NM 87015

**Re: Gordon Warehouse
8508 Constitution NE
Grading and Drainage Plan
Engineers Stamp Date 5/8/2015 (J20D037A)**

Dear Mr. Clark,

Based upon the information provided in your submittal received 5/12/2015, the above referenced Grading and Drainage Plan is approved for Grading Permit and building permit.

Please attach a copy of this approved plan, dated 5-8-15, to the construction sets in the permitting process prior to sign-off by Hydrology.

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

PO Box 1293

Albuquerque

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

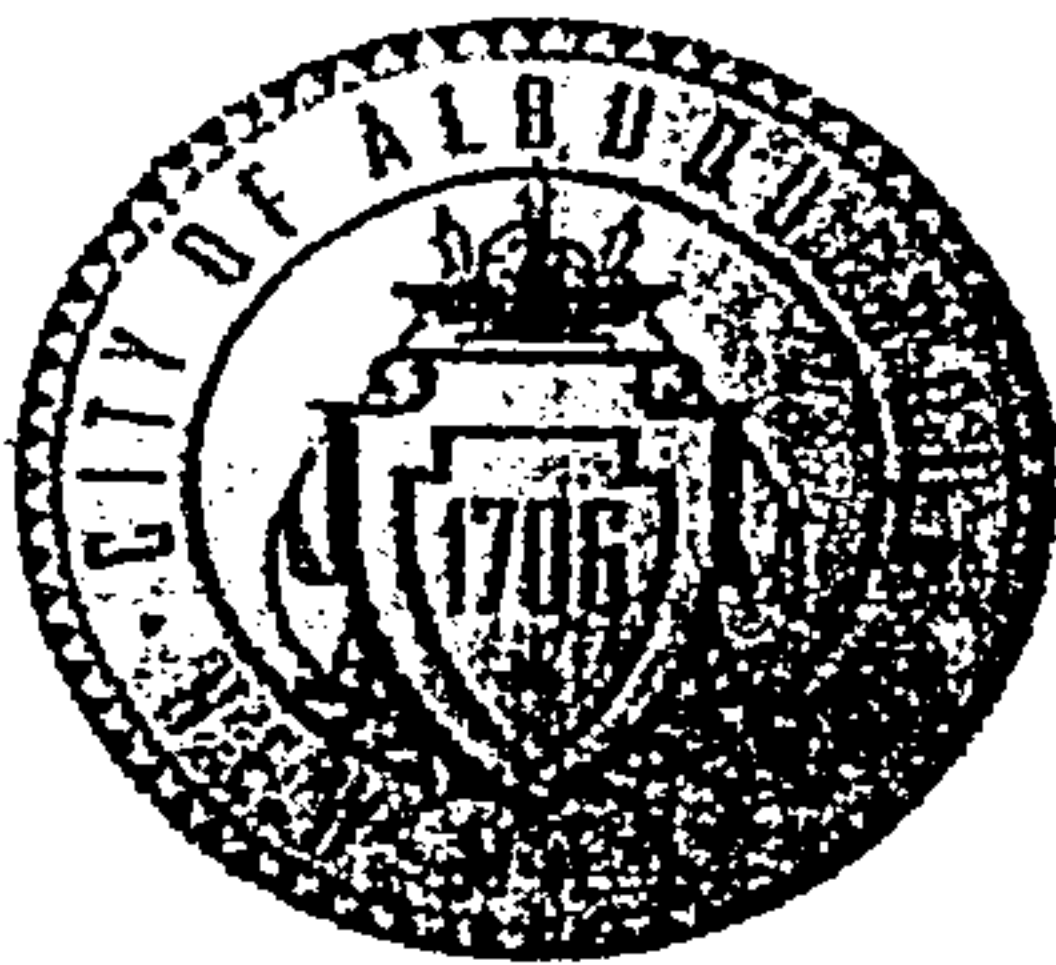
New Mexico 87103

Sincerely,

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

www.cabq.gov

C: RR/RH
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

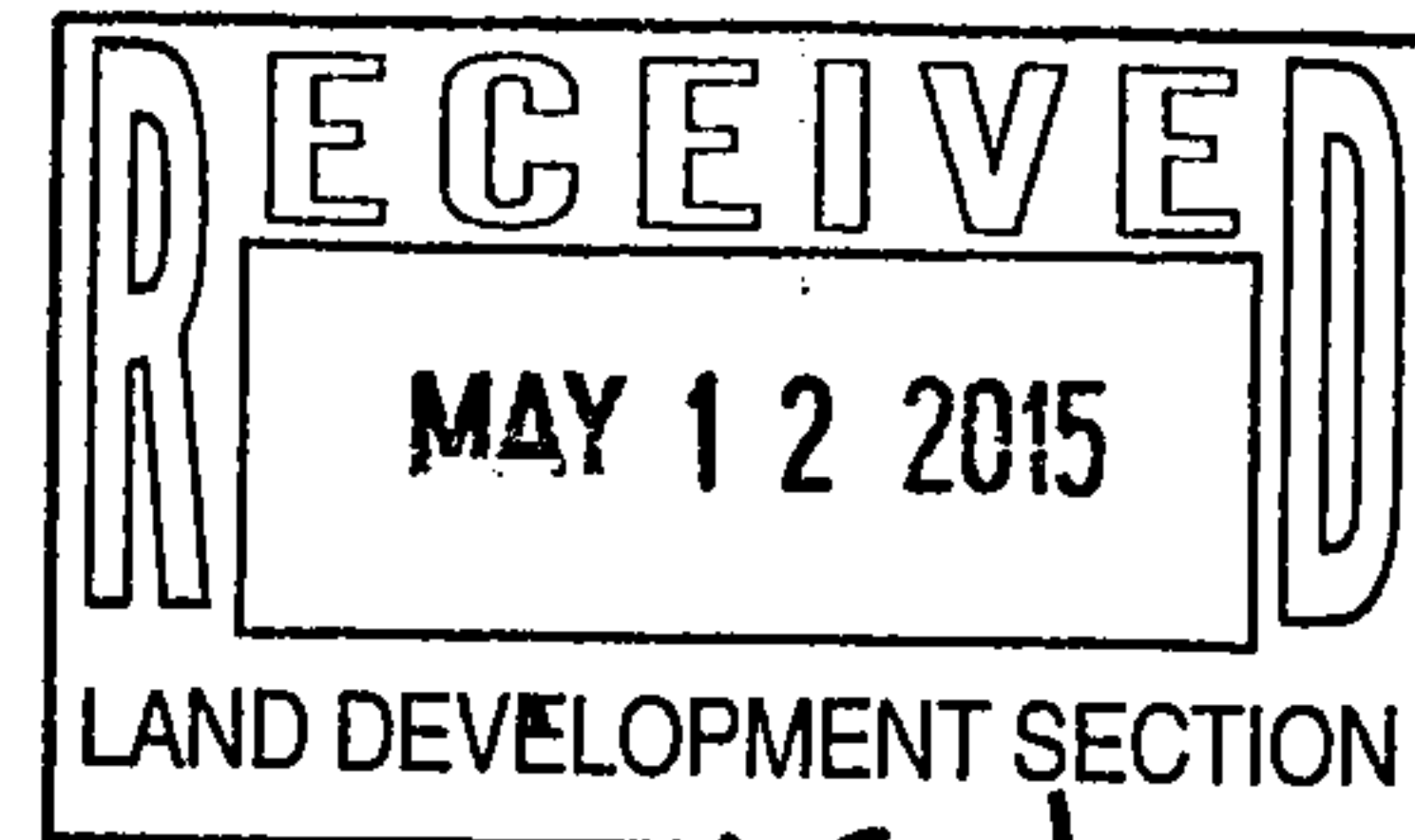
Project Title: Gordon Warehouse Building Permit #: _____ City Drainage #: J-20
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: _____
City Address: 8508 Constitution NE
Engineering Firm: Clark Consulting Engineers Contact: Phil
Address: 19 Ryan Rd. Edgewood NM 87015
Phone#: 281-2444 Fax#: Same E-mail: CCEA16g@AOL.com
Owner: Tom Gordon Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Architect: Cabber (Design Co) Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Surveyor: Terrametrics Contact: Phil
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
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☐ ENGINEER'S CERT (TCL)
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☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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☐ PRELIMINARY PLAT APPROVAL
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☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
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☒ BUILDING PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY) _____



Ys verified
\$ 50.00

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes

No

Copy Provided

DATE SUBMITTED: 5/12/15

By: _____

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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