

CITY OF ALBUQUERQUE



January 24, 2007

Manny Tarin
DMJM Design
201 Third St. NW Suite 600
Albuquerque, NM 87102

**Re: Lot 2 Improvements, 6404 Acoma Road SE, Traffic Circulation Layout
No Stamp (K18-D97)**

Dear Mr. Tarin,

Based upon the information provided in your submittal received 1-18-07, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map.
2. Call out the width of the existing gates. Please note that a 25-foot minimum width is required for two-way access off of a local street.
3. The shoe box light (as defined in note 10) blocks the sidewalk. ADA requires a 3-foot clearance at obstacles.
4. If you are using the alley for access, you must unbury / repave the alley at this time.
5. Blacktop, not gravel surfacing, is required for commercial development.
6. To accommodate ADA standards, all driveways must have a 3-foot wide pedestrian access path. This path must have a cross slope of no greater than 2%.
7. The handicapped spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
8. Include two copies of the traffic circulation layout at the next submittal.
9. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
10. How will the parking area be accessed?
11. Include a copy of your cross lot access agreement with the adjacent property owner.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: LOT 2 IMPROVEMENTS
DRB#: _____ EPC#: _____

ZONE MAP/DRG. FILE # K-18-7 097
WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 1-6 INCLUSIVE AND LOT 23, BLOCK 10, FAIRGROUNDS ADDITION
CITY ADDRESS: 6404 ACOMA ROAD SE

ENGINEERING FIRM: DMJM H&N
ADDRESS: 201 THIRD STREET NW SUITE 600
CITY, STATE: ALBUQUERQUE, NM

CONTACT: MANNY TARIN
PHONE: 505-889-4137
ZIP CODE: 87102

OWNER: K.L. HOUSE CONSTRUCTION
ADDRESS: 6409 ACOMA ROAD SE
CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: MIKE BROGDON
PHONE: 505-268-4361
ZIP CODE: 87108

ARCHITECT: DMJM H&N
ADDRESS: 201 THIRD STREET NW SUITE 600
CITY, STATE: ALBUQUERQUE, NM

CONTACT: TOM VLIET
PHONE: 505-889-4305
ZIP CODE: 87102

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: K.L. HOUSE CONSTRUCTION
ADDRESS: 6409 ACOMA ROAD SE
CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: MIKE BROGDON
PHONE: 505-268-4361
ZIP CODE: 87108

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☒ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER/ARCHITECT CERT (TCL)
- ☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
- ☐ ENGINEER/ARCHITECT CERT (AA)
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL 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
- ☒ 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) _____

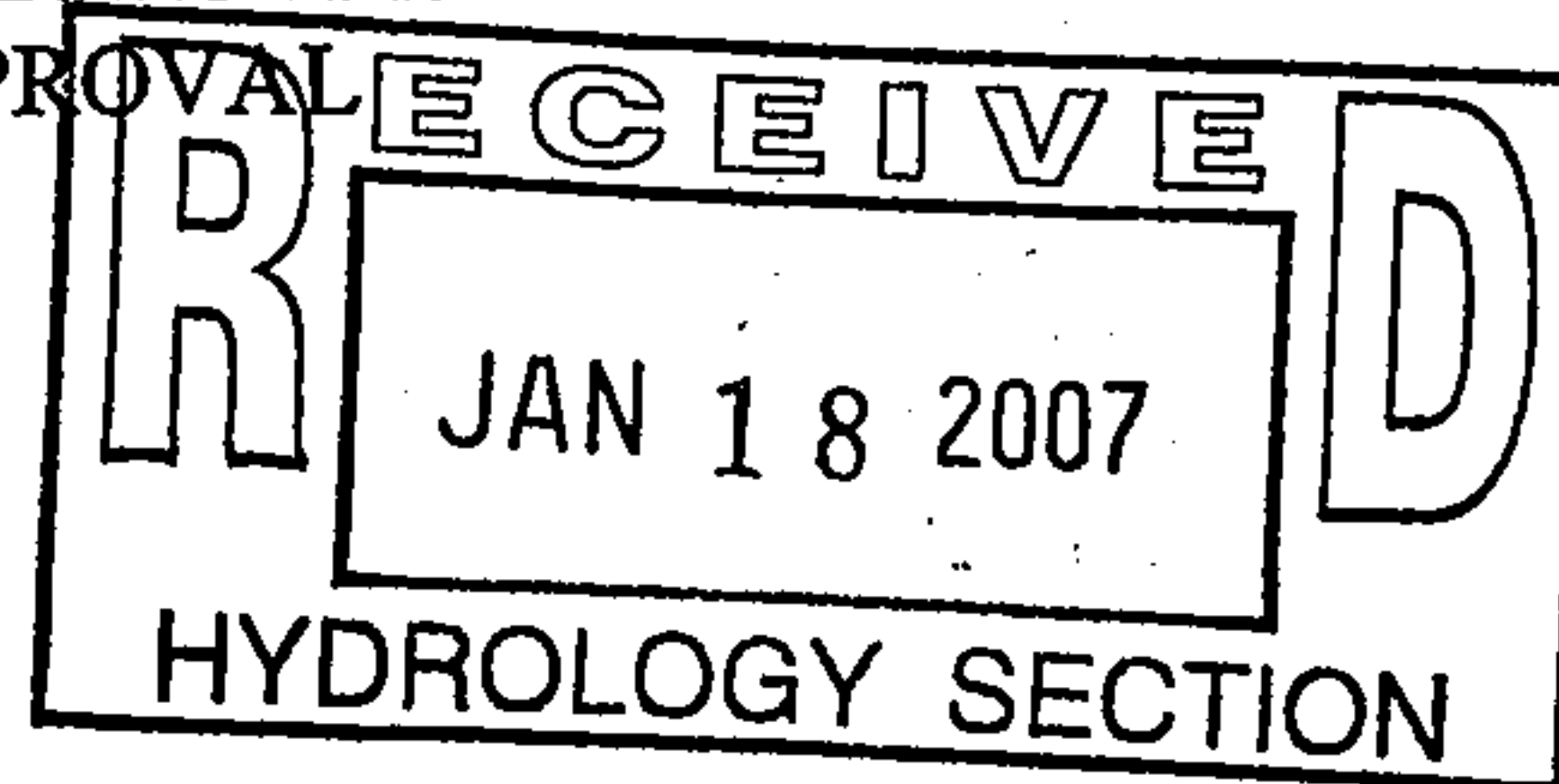
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☒ NO
- ☐ COPY PROVIDED

SUBMITTED BY: *Thomas Vliet* DATE: Jan 11, 2007

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 define 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.



Vicinity Map

2 copies

Stamp, sign, date

Need 8' van access aisle

Shoe-box-light (see note 10) blocks the SW

Alley - paving buried?

IS using for access, must
unbury/repave

Blacktop should be used for all commercial dev - check w/ planning
~~the parking lot to be gravel?~~

How will the new parking area be accessed? Need access esmt?

Width of the existing gates?

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: LOT 2 IMPROVEMENTSZONE MAP/DRG. FILE # K-18-1097

DRB#:

EPC#:

WORK ORDER#:

LEGAL DESCRIPTION: LOTS 1-6 INCLUSIVE, AND LOT 23, BLOCK 10, FAIRGROUNDS ADDITIONCITY ADDRESS: 6404 ACOMA ROAD SEENGINEERING FIRM: DMJM H&NADDRESS: 201 THIRD STREET NW SUITE 600CITY, STATE: ALBUQUERQUE, NMCONTACT: MANNY TARINPHONE: 505-889-4137ZIP CODE: 87102OWNER: K.L. HOUSE CONSTRUCTIONADDRESS: 6409 ACOMA ROAD SECITY, STATE: ALBUQUERQUE, NEW MEXICOCONTACT: MIKE BROGDONPHONE: 505-268-4361ZIP CODE: 87108ARCHITECT: DMJM H&NADDRESS: 201 THIRD STREET NW SUITE 600CITY, STATE: ALBUQUERQUE, NMCONTACT: TOM VLIETPHONE: 505-889-4305ZIP CODE: 87102

SURVEYOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CONTRACTOR: K.L. HOUSE CONSTRUCTIONADDRESS: 6409 ACOMA ROAD SECITY, STATE: ALBUQUERQUE, NEW MEXICOCONTACT: MIKE BROGDONPHONE: 505-268-4361ZIP CODE: 87108

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 (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:

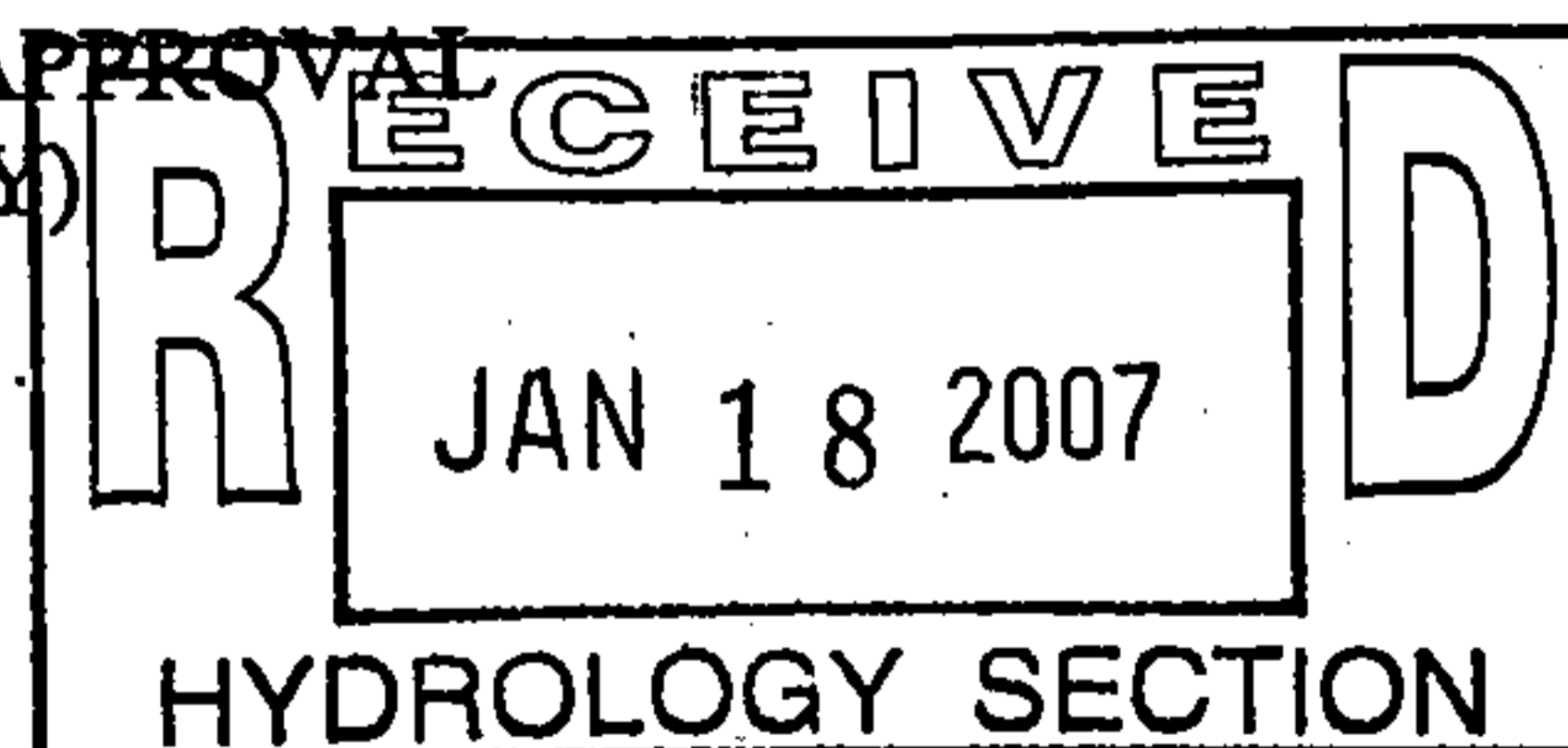
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
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☒ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☒ FOUNDATION PERMIT APPROVAL
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☐ CERTIFICATE OF OCCUPANCY (PERM)
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☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☒ YES☒ NO☐ COPY PROVIDEDSUBMITTED BY: [Signature]DATE: Jan 11, 2007

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 define 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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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.



CITY OF ALBUQUERQUE



February 12, 2007

Manny Tarin
DMJM Designs
201 Third Street NW, Suite 600
Albuquerque, NM 87102

Re: Lot 2 Improvements – SEC Acoma and Arizona
No Engineer's Stamp, (K18/D97)

Dear Mr. Tarin,

Based upon the information provided in your submittal received on January 18, 2007, there are some additional items that must be addressed prior to permit approval. Those items are as follows.

- Grading and Drainage Plans must be stamped and signed by a New Mexico licensed and registered Professional Engineer.
- Please revise the legal description to include only the lots associated with this project. Will any work be done on lot 3A?
- Please provide an executed copy of a cross-lot drainage easement across lot 1 for the benefit of lot 2.
- Keyed note 3 references a 2' x 12' concrete apron at the south end of the site. However, the plan drawings show an 8' x 12' slab.
- Your runoff calculations appear to be in error. You indicate the impervious area will be approximately 1,917 square-feet (0.044 acres). The structure by itself is 1,800 square-feet. You show additional paving on the north and south sides of the proposed structure. Is the west side of lot 2 planned to be bare ground? What improvements will be made to lot 1 with this site work?
- Will additional curb be necessary around the western perimeter? How will flows be prevented from overtopping the sidewalk in Arizona? Please provide spot elevations within lot 1 so as to characterize the drainage patterns on that property given your developed condition.
- Your conclusions indicate that an SO-19 permit is desired. I see no sidewalk culverts or storm drain connections in this plan. Are additional connections desired? Please clarify.
- Is any off-site flow currently entering the site from lot 3A? If so, please quantify, discuss how that flow will be redirected, and provide spot elevations to indicate as much.
- Your spot elevations indicate that 6-inch curbs will be used on this project. As this is not a standard section, please provide a detail.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

- Will there be any improvements (alley gutter, repaving etc.) to the alley to accommodate your southwestern access? Will that access point be blocked off with new curb to inhibit southerly drainage / inflow?
- Please provide spot elevations (top and bottom) for the existing driveways. Is there a handicap ramp on Acoma and / or the Arizona and Acoma intersection? If those infrastructure elements do not exist, contact the Senior Traffic Engineer, Nilo Salgado, to verify that such improvements will not be mandated.

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,



Jeremy Hoover, P.E.

Senior Engineer

Hydrology Section

Development and Building Services

cc: file (K18/D97)