

# CITY OF ALBUQUERQUE



March 21, 2014

Joseph B. Burwinkle, R.A.  
St. Price Design Studio  
3700 Coors Blvd. NW Suite E  
Albuquerque, NM 87120

**Re: Buddhist Housing, 308 Wisconsin St NE, Traffic Circulation Layout**  
**Architect's Stamp dated 3-21-14 (K19D147)**

Dear Mr. Burwinkle,

The TCL submittal received 3-21-14 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this 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. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

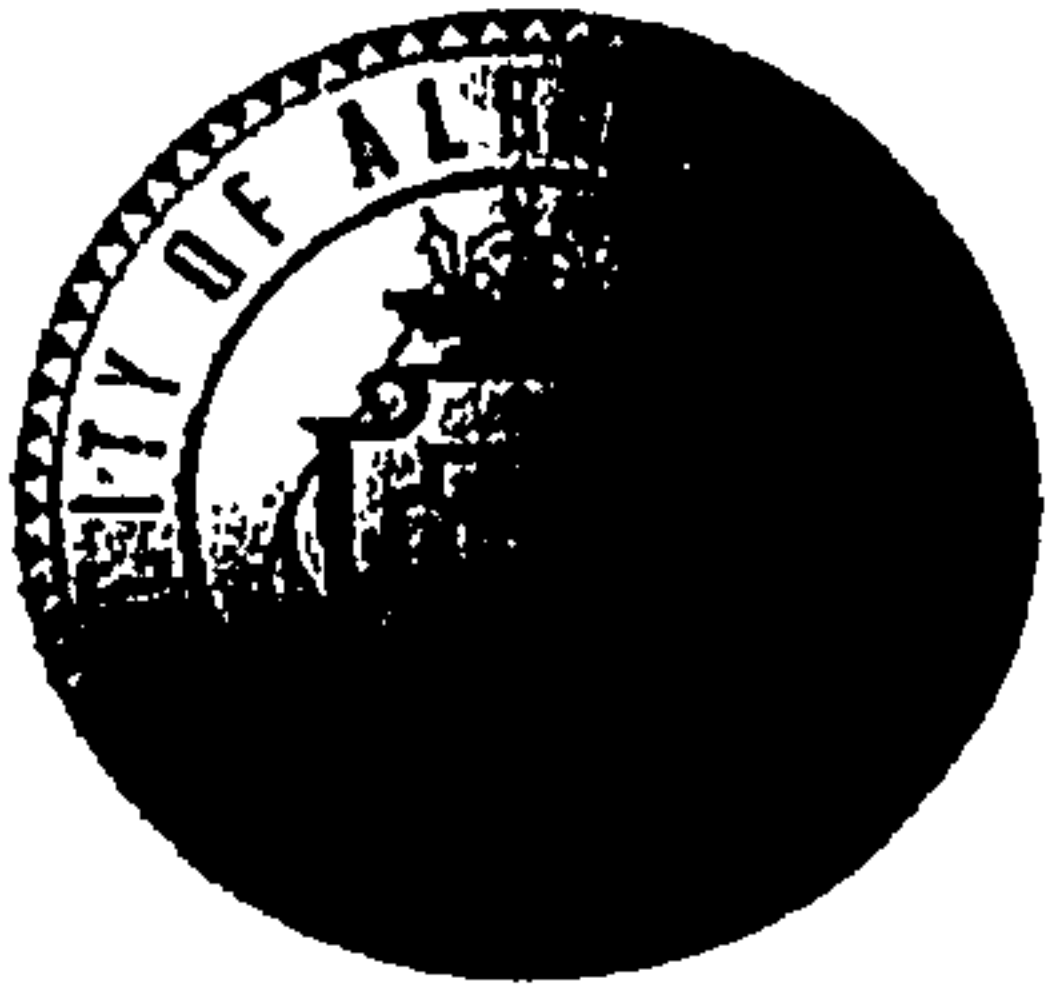
When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

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 924-3306.

Sincerely,

Kristal D. Metro, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

C: File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

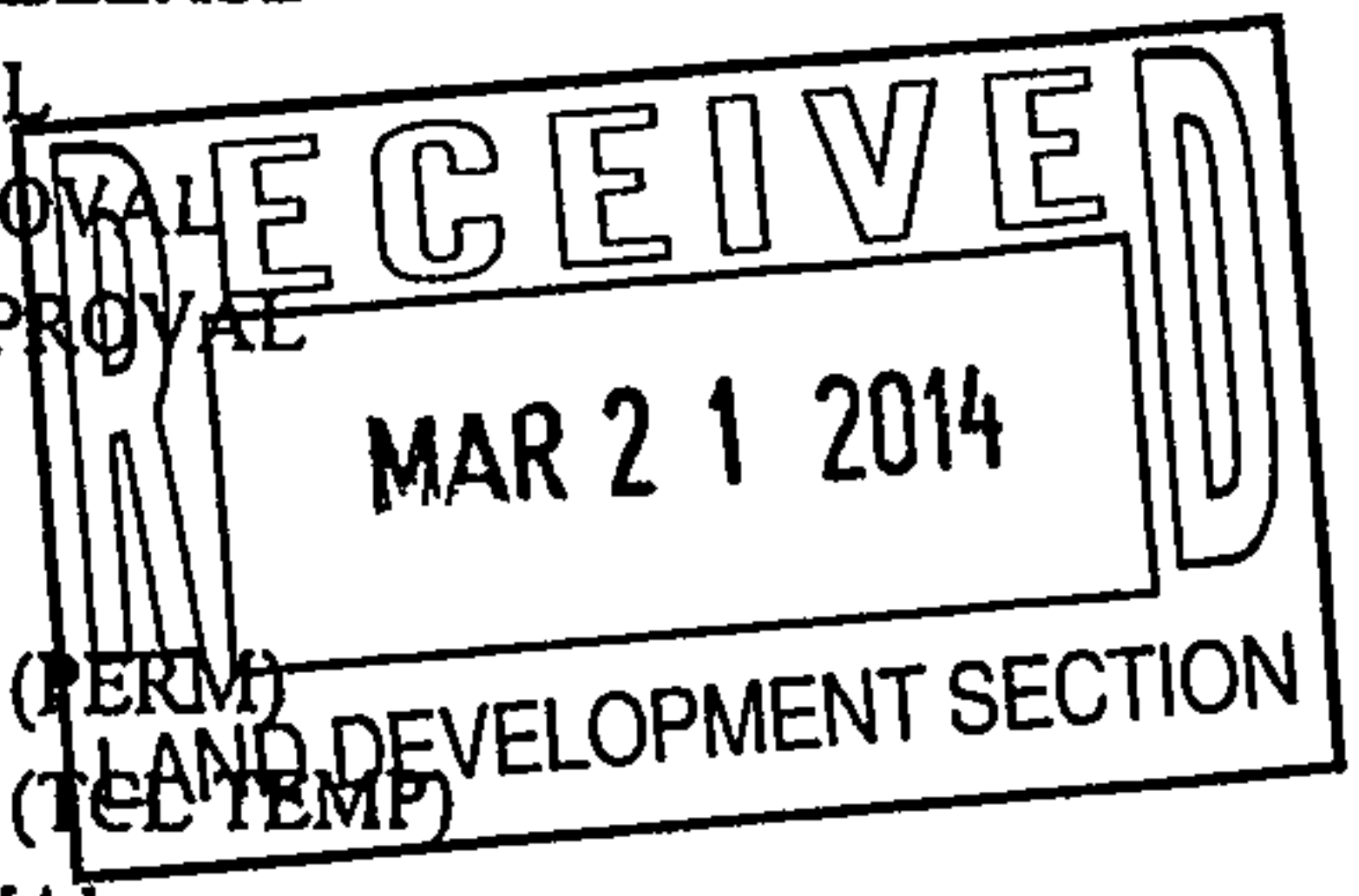
Project Title: BUDHIST HOUSING Building Permit #: \_\_\_\_\_ City Drainage #: 149 D147  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: LOT 8-A BLOCK 24 MESA VERDE ADDITION  
City Address: 308 WISCONSIN ST. NE  
Engineering Firm: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Owner: \_\_\_\_\_ Contact: SAY  
Address: 308 WISCONSIN ST. NE  
Phone#: 505 450 4027 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Architect: JOE BURWINKLE @ ST PRICE DESIGN Contact: SUSAN OR JOE  
Address: 3700 COORS BLDG. NW SUITE E  
Phone#: 505.345.3850 Fax#: 505 345 3850 E-mail: SUSAN@stpricedesign.com  
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 (TEL 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: MARCH 21, 2014

By: JOE BURWINKLE / SUSAN T. PRICE

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





I want to... ▾

All Available Layers ▾



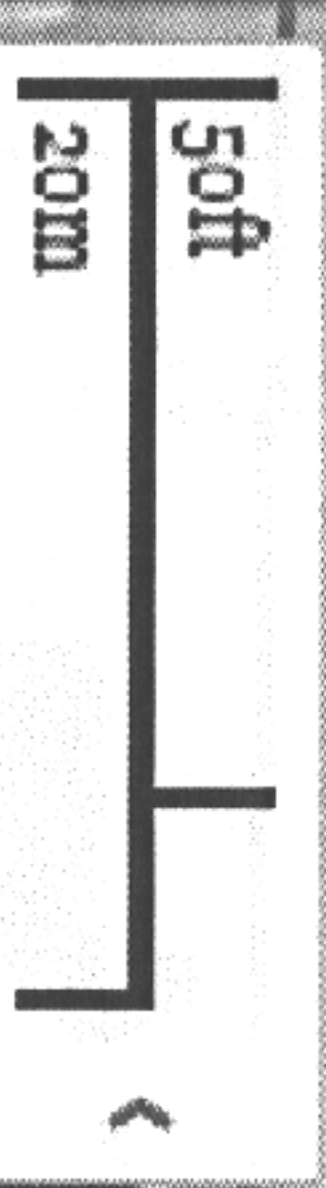
R-2

R-3

WISCONSIN ST

C-2

SU-2





Search for map features...



I want to... ▾

All Available Layers ▾





## Beck, Cynthia

**From:** Beck, Cynthia  
**Sent:** Wednesday, March 19, 2014 3:01 PM  
**To:** 'susan@stpricedesign.com'  
**Cc:** Metro, Kristal D.  
**Subject:** Buddhist Housing TCL

**Attachments:** Buddhist Residence.pdf



Buddhist  
sidence.pdf (438 KE)

*Called 19 Mar 14  
Message that  
Rejected / Sent Email.  
CKB*

Susan Price and Joe Burwinkle Jr,

I regret to inform you that the TCL for Buddhist Housing does not convey the necessary information for approval. I have provided an attachment with mark-up as a suggestion for you to consider. The TCL needs to be clear enough for a contractor to build the COA ROW infrastructure without consulting one of us. There are line types and text that cause great confusion. I asked peers to interpret and the reviews were not accurate.

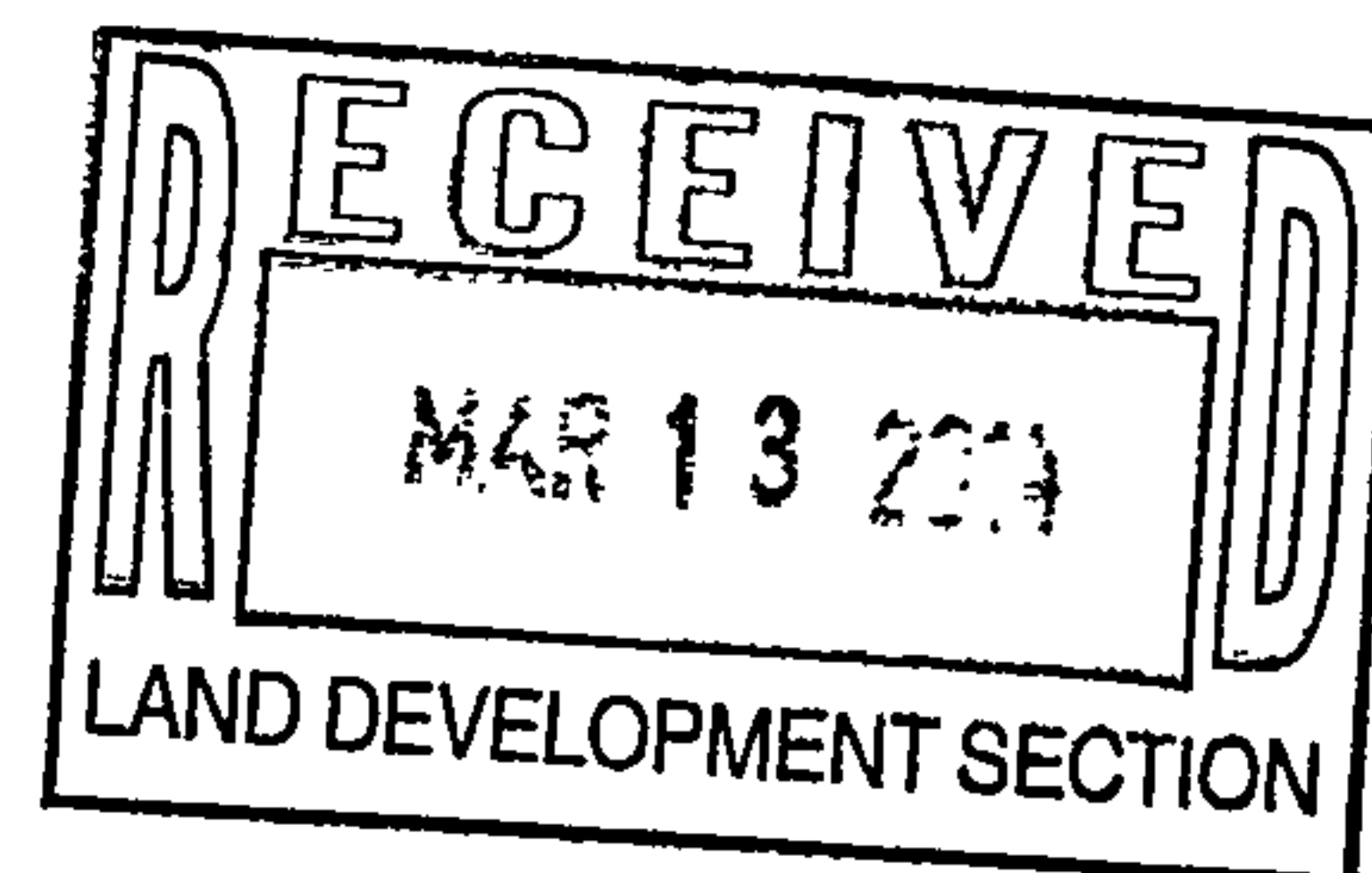
Briefly:

- Recheck the Legal description, what you provided does not match City's GIS.
- Remove text in TCL Legend that implies sidewalks intercept landscaping, notes 9 & 10.
- Remove note 2 and replace with different language to imply the existing drive pad is to be removed and replaced with COA standards for sidewalk, curb and gutter, COA STD DWG #2430 & #2415.
- The location of the new #2425 drive pad is provided w/ note 3.
- Add a note to clarify ADA sidewalk diverted to back of drive pad, minimum 3 ft, no greater than 2% cross-slopes.
- Clarify with line type what is to be built and remove lines that creates confusion, see attachment.

Sincerely,

Cynthia K Beck  
Associate Engineer, Planning Department  
Development & Review Services  
(505) 924-3924

*Cynthia Beck  
3-13-14*





# TRAFFIC CIRCULATION LAYOUT

## LEGAL DESCRIPTION:

308 WISCONSIN ST. N.E.  
LOT 2, BLOCK 8A  
MESA VERDE ADDITION  
ALBUQUERQUE, NM.

*Check Accuracy:*

*Block: 24*

*Lot: 8A*

*Address: 308 306 314 312  
310*

## TCL LEGEND

1. Existing curb and gutter.
2. Existing curb to be filled in with new sidewalk and driveway entrance.
3. New drive pad per, DWG. 2425
4. New hard surface at parking to be concrete or asphalt.
5. New concrete bumpers.
6. ADA parking.
7. New ADA sign.
8. New landscaping curbing, see Site Landscaping plan A1.
9. New concrete 6'-0" wide sidewalk and ADA path through landscaping. *delete*
10. Landscaped areas (and ADA path at sidewalk). *delete*  
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 no be acceptable in this area.
11. ADA access ramp with contrasting stripping.

*Remove Existing Curb Cut  
Replace w/ COA STD DWG #2430 Sidewalk  
and #2415 Stno. Curb & Gutter.*

SLOPE: 1 (VERTICAL) 12  
(HORIZONTAL)

RAMP ENTRY  
AND RAMP PER CODE

*12. 3' min ADA sidewalk ( $\geq 2\%$  Cross-Slope)  
located back of new drivepad.*

NEW  
T

NC



23

I want to...

329

325

325

323

323

321

321

315

315

309

309

305

305

301

100ft  
25m

WISCONSIN ST

8A

306

308

308

308

308

300

301

314

312

310

40

2

45

301

301

300

48

24

329

327

325

323

321

319

318

318

308

WYOMING BLVD

316

316

316

316

316

306

306

300

2A

1A

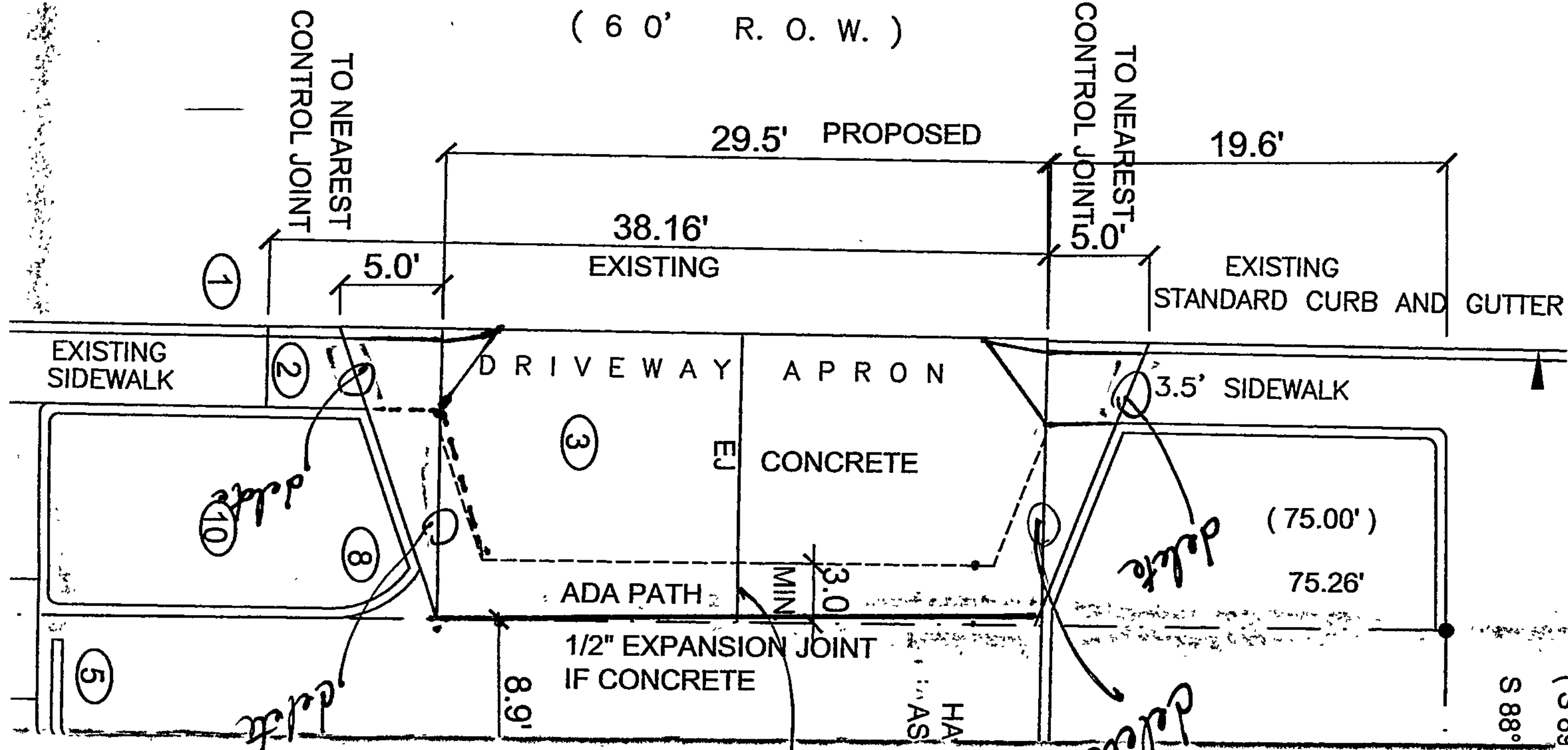
314  
312  
306  
308  
Address Point

Lot 8A Block 24



- Linetype is confusing - delete lines
- Appear to Propose large 5 ft transition wings.
- must show clearly 3' min ADA sidewalk
- Proposed (No greater than 2% Cross-slope)

WISCONSIN STREET, N. E.  
( 60' R. O. W. )

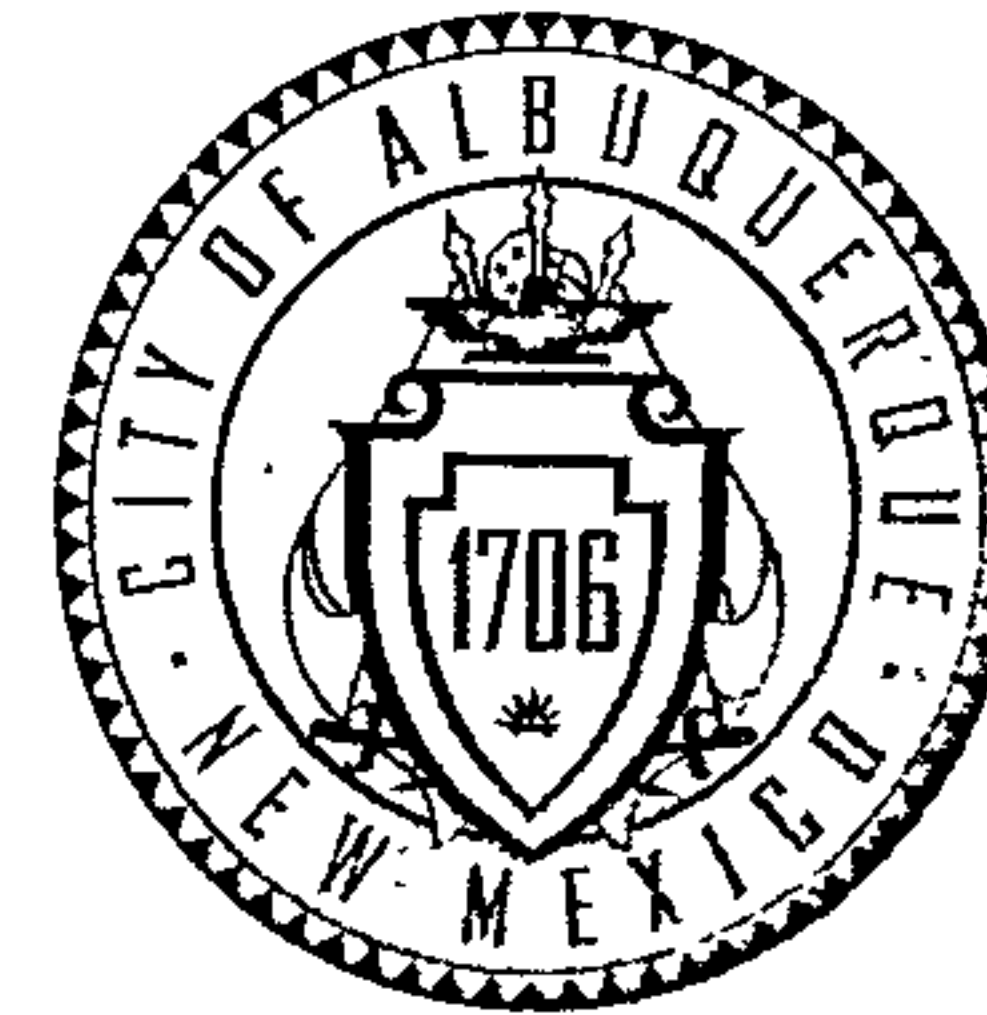


Add  
Key Note

12



# CITY OF ALBUQUERQUE



March 7, 2014

Joseph B. Burwinkle, R.A.  
St. Price Design Studio  
3700 Coors Blvd. NW Suite E  
Albuquerque, NM 87120

**Re: Buddhist Housing, 308 Wisconsin St NE, Traffic Circulation Layout  
Architect's Stamp dated 3-5-14 (K19D147)**

Dear Mr. Burwinkle,

Based upon the information provided in your submittal received 3-6-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The development of this site must be in compliance with current DPM and ADA standards and regulations.
2. Proposed parking can not cross into COA ROW.
3. Proposed parking requires backing into the street. Commercial zones require vehicle circulation to be contained within the site, no backing out into the public street.
4. Please clarify parking required by zoning and parking provided. It appears that zoning requires 2 parking spaces (1 HC w/ access aisle) and the TCL is proposing a total of 3 spaces.
5. Perhaps the front property could accommodate the HC stall and aisle oriented parallel to the street and the other required space could be on the street. To request on-street parking, 50% of the required parking must be off-street.
6. On-Street parking Allowance to fulfill zoning's parking requirement must be requested and approved by the Traffic Engineer, Kristal Metro prior to TCL approval. The application requires 15 working days. On-street parking allowances are based on available parking along public right-of-ways fronting the property. The business will only be granted 50% of available street parking.
7. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
8. Is landscaping required by zoning? If so, please provide landscaping plan with next submittal. Per the *Development Process Manual*, Chapter 23,

PO Box 1293

Albuquerque

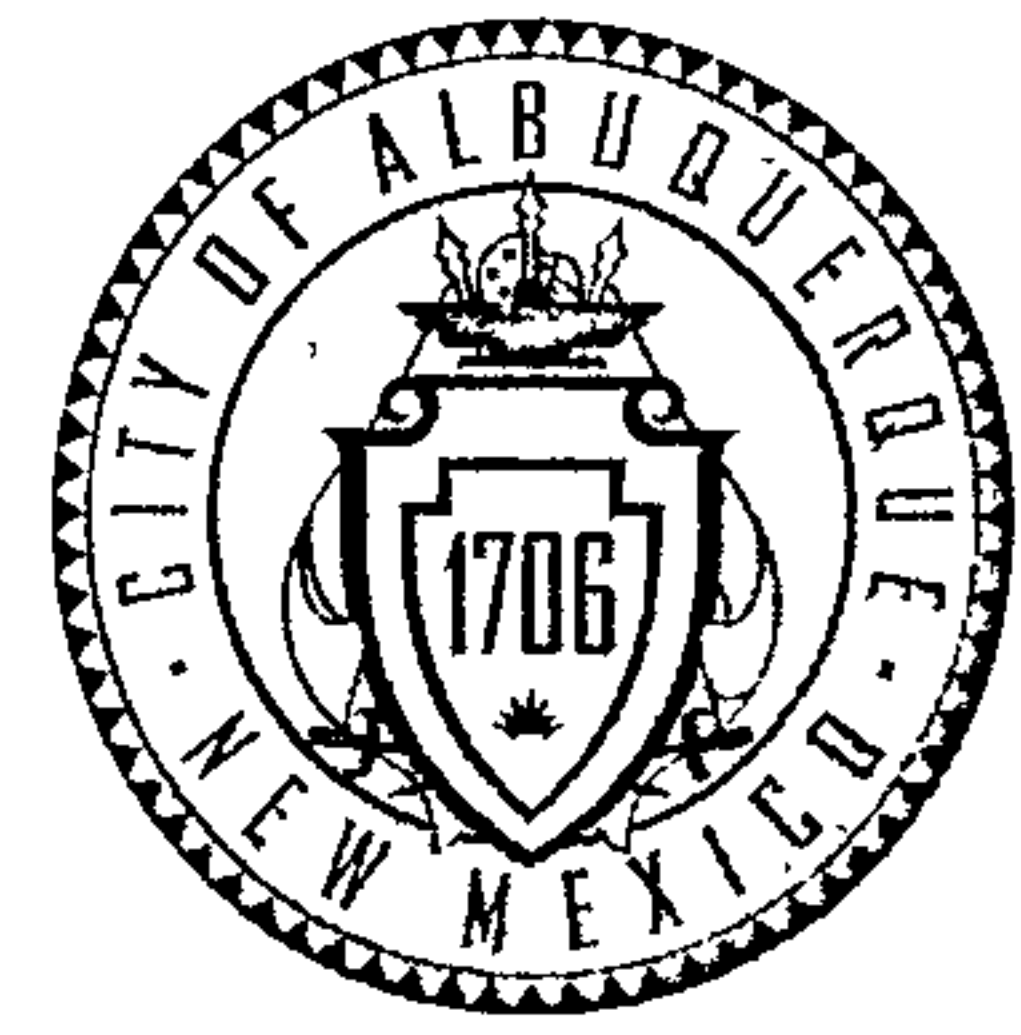
New Mexico 87103

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

*CLB*



# CITY OF ALBUQUERQUE



Section 7, Part B.6, curbing should be used to separate landscaping from parking areas and pedestrian ways as well as providing a physical perimeter for harvesting water. This must be clearly shown on the TCL.

9. Please add the following note: "Landscaping and signing 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."

If you have any questions, you can contact me at 924-3924.

Sincerely,

Cynthia K Beck  
Traffic Engineer, Planning Dept.  
Development Review Services

PO Box 1293

C: File

Albuquerque

New Mexico 87103

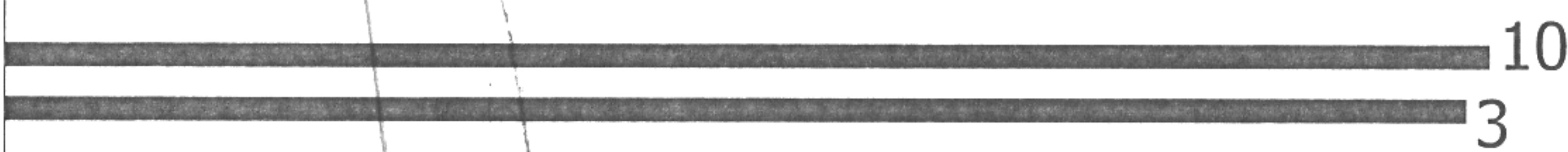
[www.cabq.gov](http://www.cabq.gov)





Google earth

feet  
meters



Example

No Google Earth  
Shot of Site.

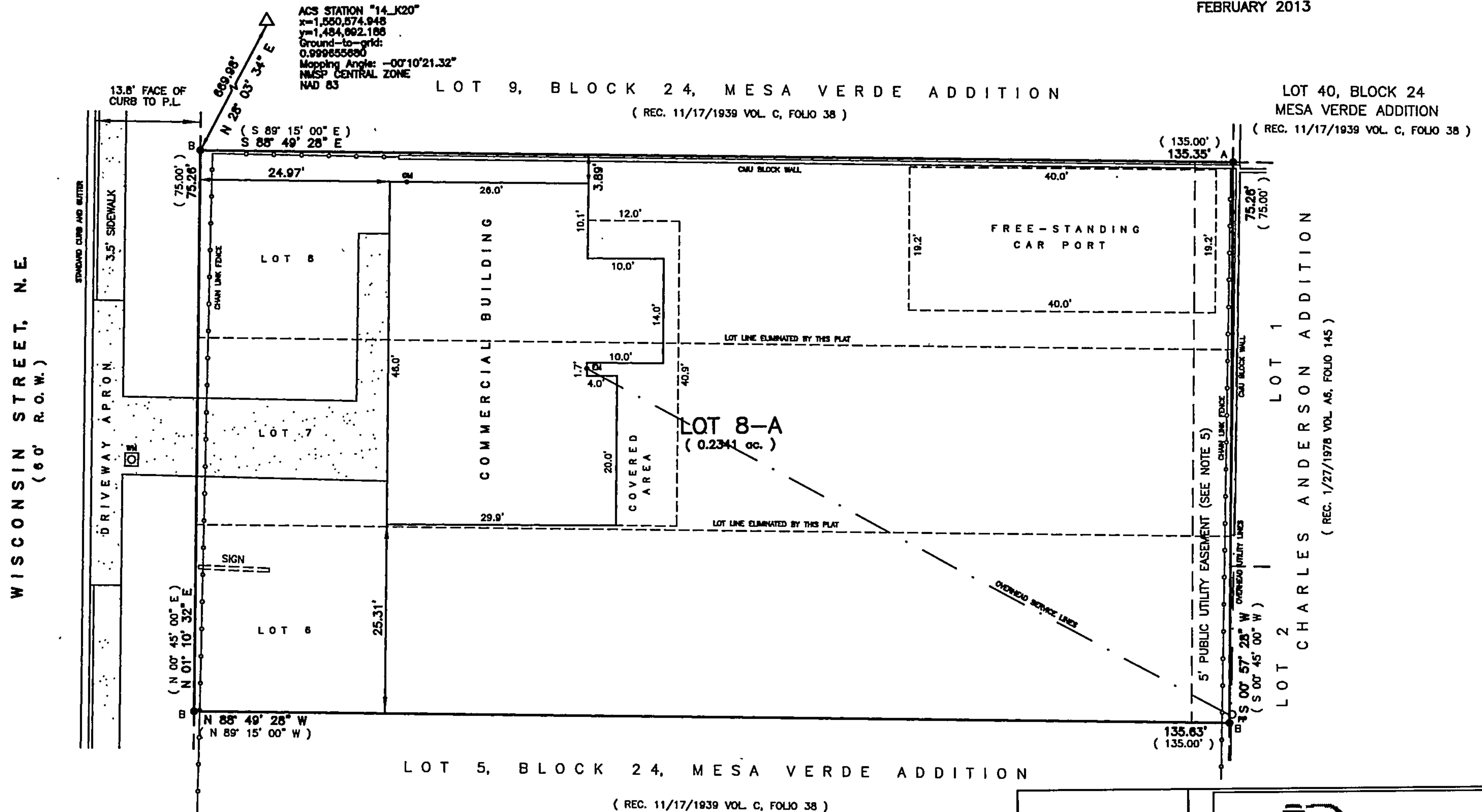


PLAT OF  
LOT 8-A, BLOCK 24  
MESA VERDE SUBDIVISION  
A REPLAT OF LOTS 6-8, BLOCK 24, MESA VERDE SUBDIVISION,  
WITHIN SECTION 19, T. 10 N., R. 4 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY 2013

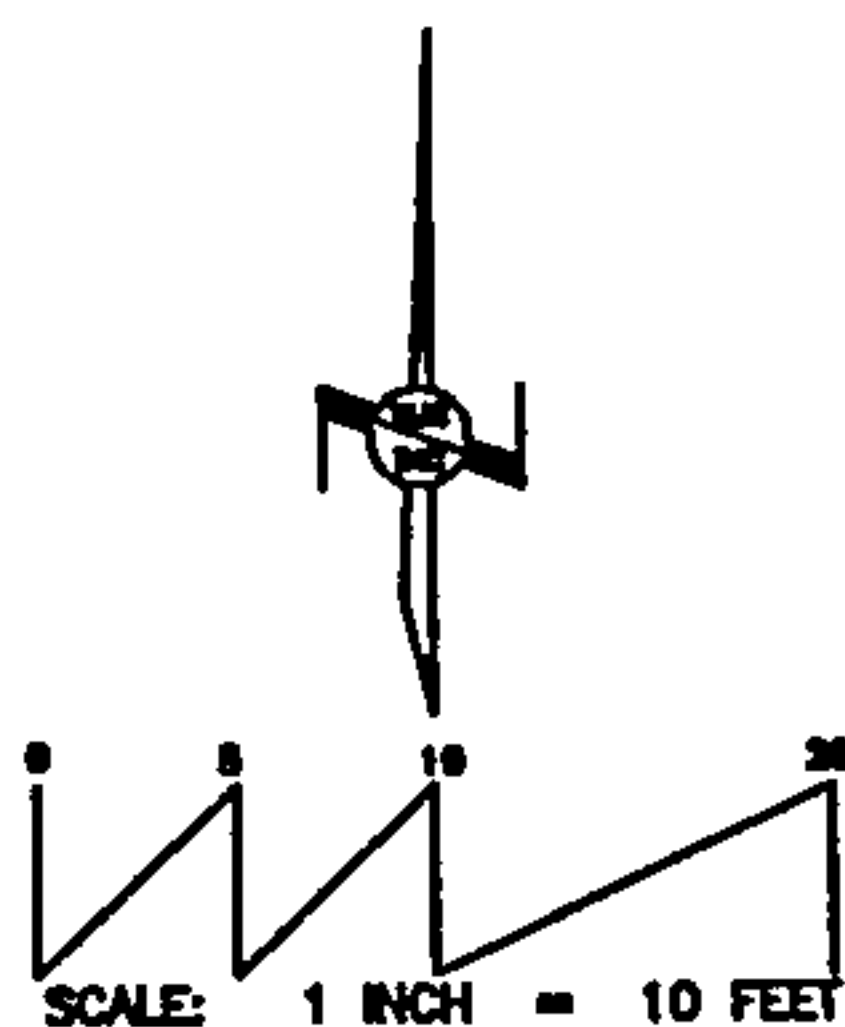
FEBRUARY 2013

LOT 9, BLOCK 24, MESA VERDE ADDITION  
( REC. 11/17/1939 VOL C, FOLIO 38 )

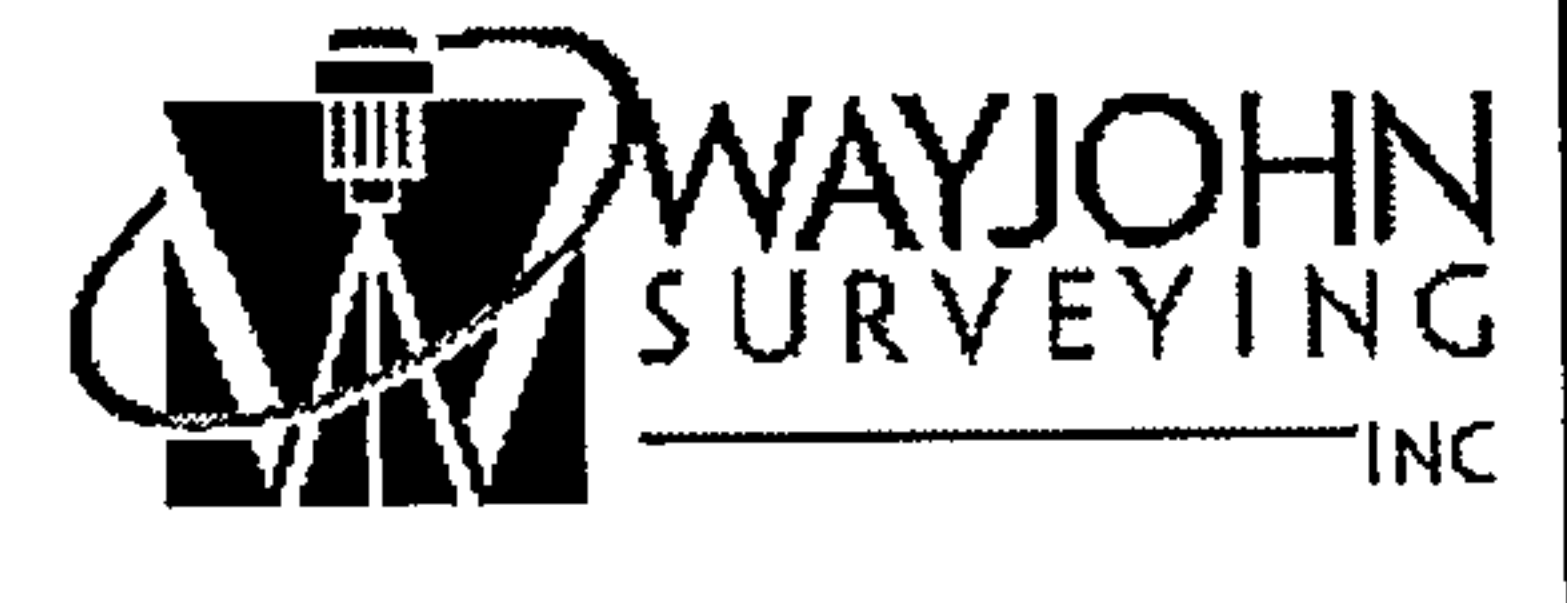
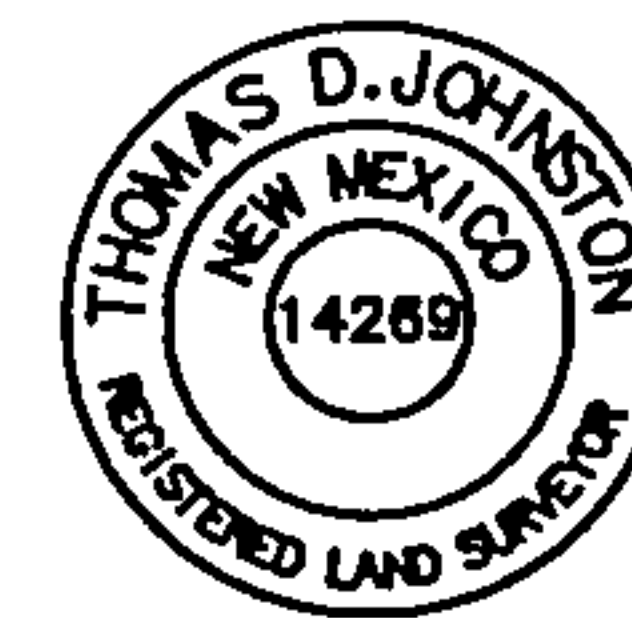
LOT 40, BLOCK 24  
MESA VERDE ADDITION  
( REC. 11/17/1939 VOL. C, FOLIO 38 )



LOT 5, BLOCK 24, MESA VERDE ADDITION  
( REC. 11/17/1939 VOL C, FOLIO 38 )



**LEGEND:**  
O = FOUND/SET MONUMENT AS NOTED:  
A: FOUND #4 REBAR AND CAP "LS 8448"  
B: SET #4 REBAR AND CAP "WAYJOHN PS 14269"



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY  
CLERK  
OWNER: SOUTHPOLPHAKDY/  
PHOCHAYRAM  
LOCATION: SEC. 18, T.10 N., R.4 E.  
N.M.P.M.; MESA VERDE SUBDIVISION

|             |             |
|-------------|-------------|
| DRAWN:      | T R J       |
| CHECKED:    | T D J       |
| DRAWING NO. | SP20113.DWG |

|                    |                          |
|--------------------|--------------------------|
| SCALE:<br>1" = 10' | FILE NO.<br>SP-2-01-2013 |
| 21 FEB 2013        | SHEET 2 OF 2             |