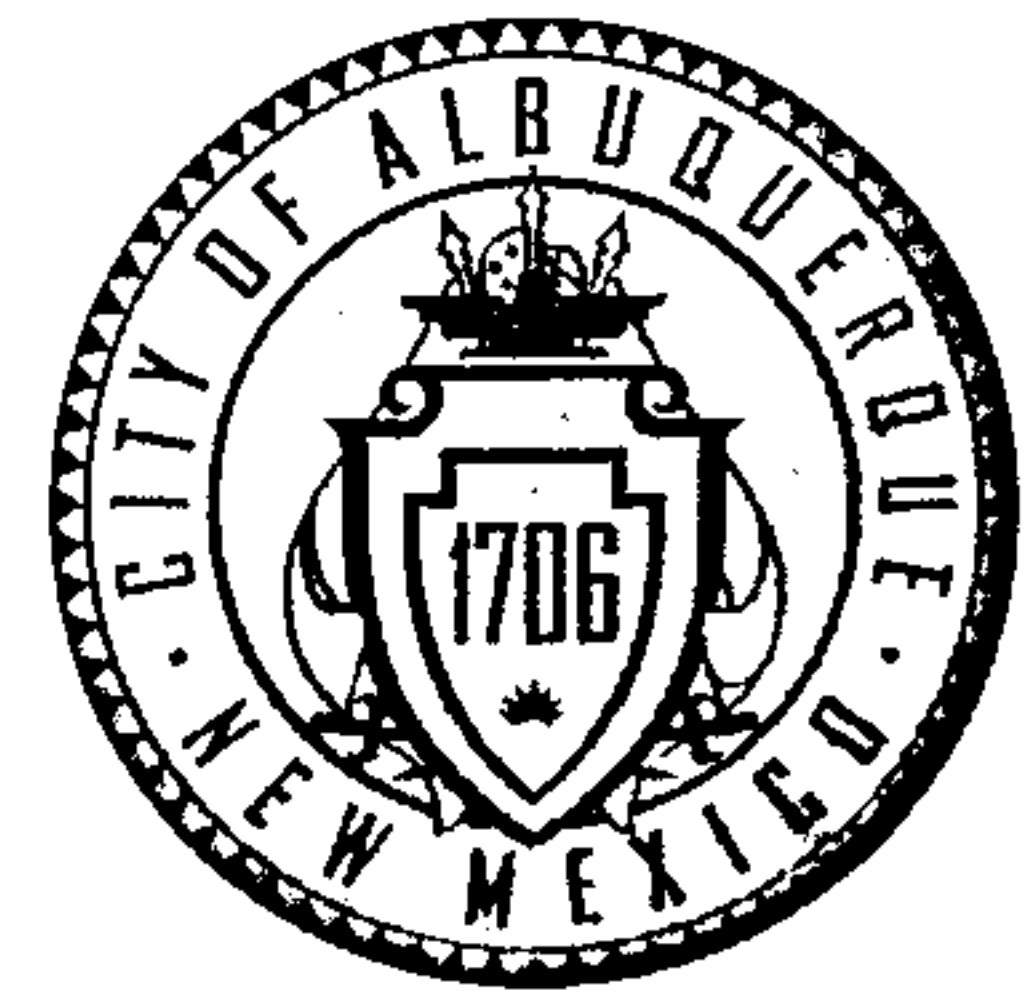


CITY OF ALBUQUERQUE



January 21, 2016

Richard J. Berry, Mayor

Ron E. Hensley, P.E.
THE Group
300 Branding Iron Road S.E.
Rio Rancho, Nm, 87124

**RE: Holiday Inn Express – Copper Pointe
Conceptual Grading Plan
Engineer's Stamp Date 12-29-2015 (File: K21D009H3)**

Dear Mr. Hensley:

Based upon the information provided in your submittal received 12-29-2015, the above referenced Conceptual Grading Plan is approved for Site Plan for Building Permit and DRB Action.

The drainage narrative states that the first flush will be stored in the perimeter landscaping areas. However, the access aisle appears to be conceptually shown with an inverted crown, and grades within the medians don't reflect a ponding area. Please note that we will expect the Final Grading and Drainage Plan to clearly show that the first flush pond is provided, *and* that Stormwater is directed to it.

PO Box 1293

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

Sincerely,

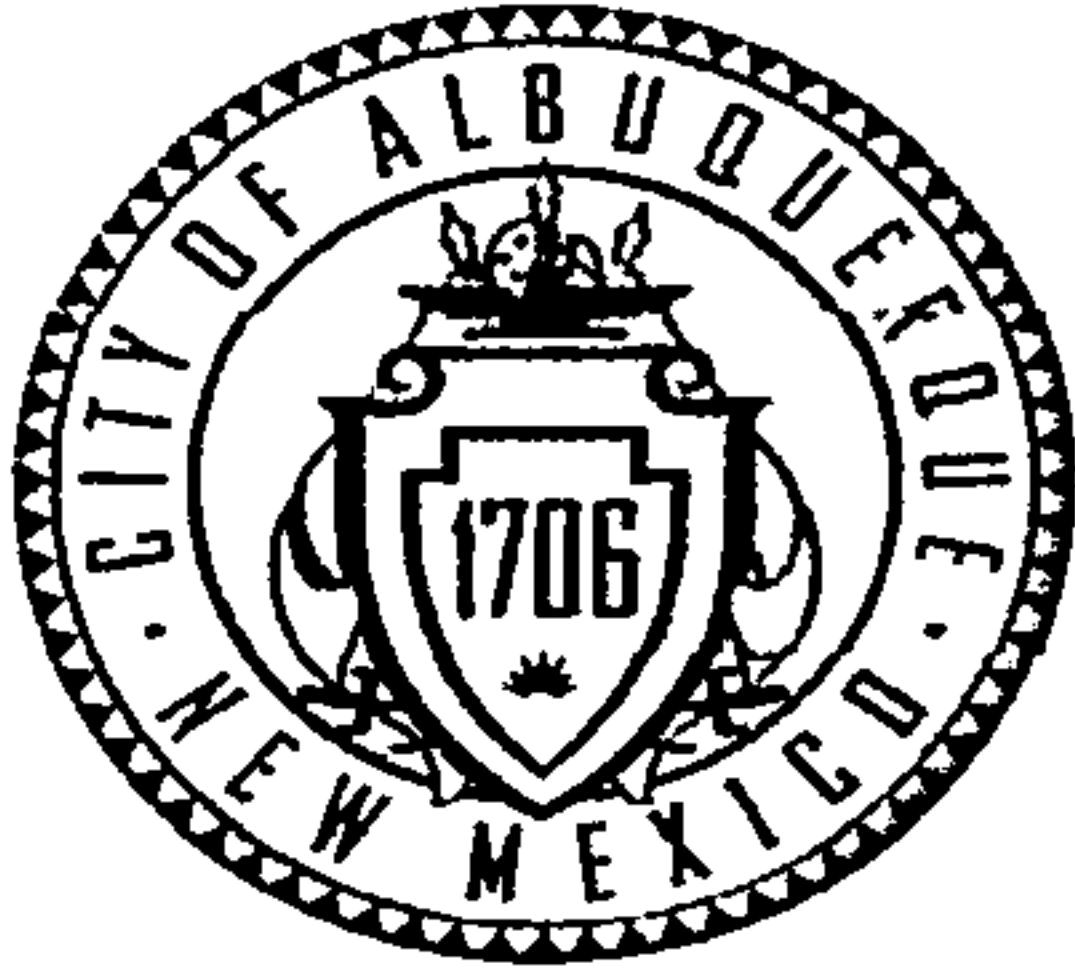
Albuquerque

New Mexico 87103

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

www.cabq.gov

Orig: Drainage file



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Holiday Inn Express - Copper Pointe Subdivision

Building Permit #: N/A

City Drainage #: K21D009H3

DRB#: 1000572

EPC#: _____

Work Order#: N/A

Legal Description: Tracts 2 & 3 Copper Pointe Subdivision

City Address: 10500 Copper Avenue N.E.

Engineering Firm: THE Group

Contact: _____

Address: 300 Branding Iron Road S.E., Rio Rancho, NM 87124

Phone#: 505-410-1622

Fax#: _____

E-mail: ron@thegroup.cc

Owner: Premier Hospitality

Contact: Imesh Vaidya

Address: 8300 Carmel Ave. N.E. Suite 402, Albuquerque, NM 87113

Phone#: _____

Fax#: _____

E-mail: _____

Architect: Afra Construction

Contact: Tafazzul Hussain

Address: 2501 Yale Blvd. Suite 102, Albuquerque, NM 87106

Phone#: 505-242-1745

Fax#: _____

E-mail: thussain@afradesign.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:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☒ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

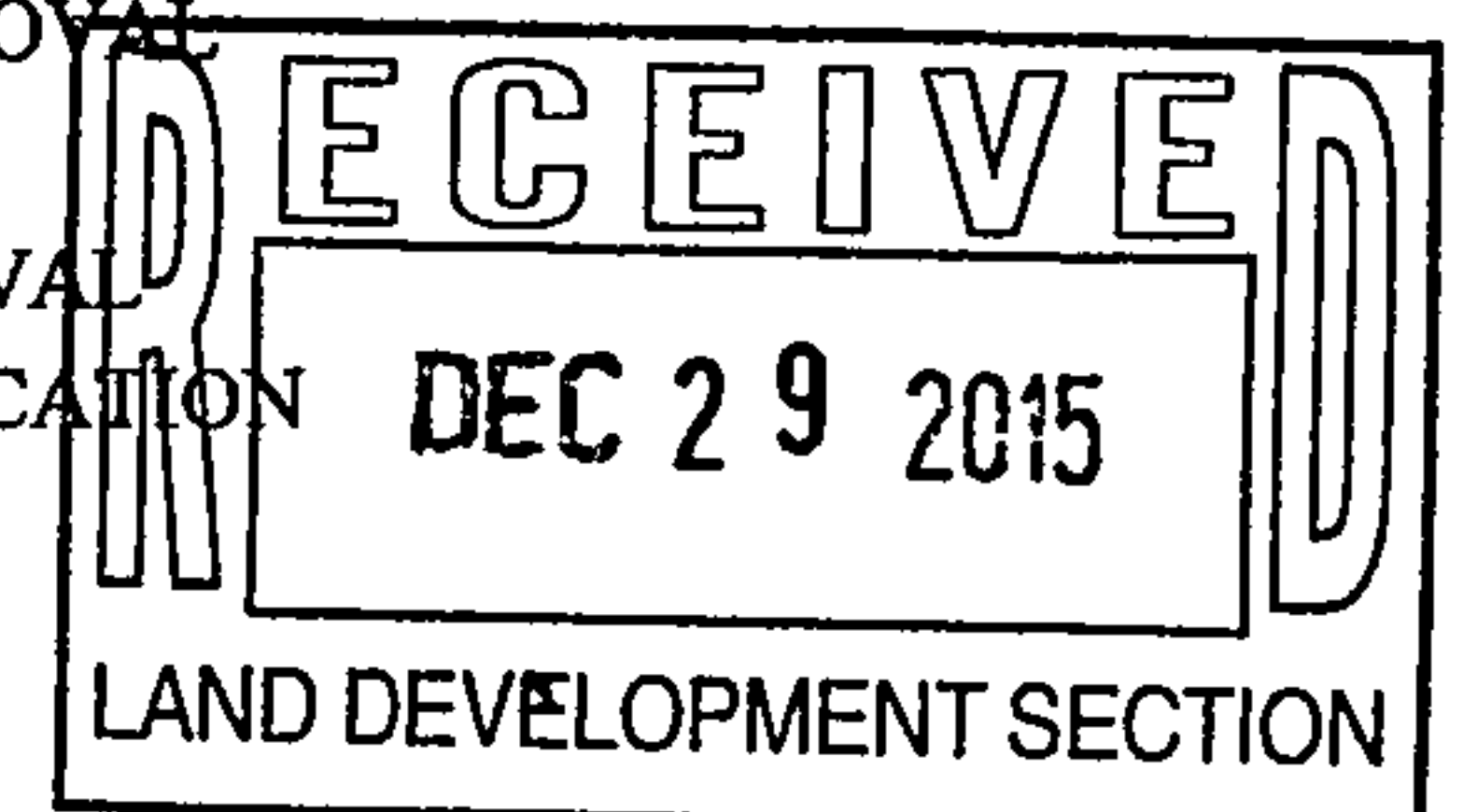
IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 12/28/2015

By: Ron Hensley

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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



COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____



The HENSLEY ENGINEERING GROUP

December 28, 2015

Hydrology Development
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Holiday Inn Express, Copper Pointe Subdivision – Conceptual Grading and Drainage Plan

We are requesting a review of the attached plan in support of the Site Plan for Subdivision of Copper Pointe Subdivision. The Site Plan is for Tracts 2 & 3 and is located at 10500 Copper Ave. between Wyoming Blvd. and Eubank Blvd. The plan covers the impact of the development on existing drainage infrastructure. We are requesting a review for compliance with City requirements.

Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley P.E.
ron@thegroup.cc



CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



Richard J. Berry, Mayor

November 18, 2015

D. Mark Goodwin, P.E.
Mark Goodwin & Associates, P.A.
P.O. Box 90606
Albuquerque, NM, 87199

**RE: Copper Pointe
Grading and Drainage Plan
Engineer's Stamp Date 11-13-15 (File: K21D009H3)**

Dear Mr. Goodwin:

Based upon the information provided in your submittal received 11-13-15, the above referenced Grading and Drainage Plan is approved for Paving Permit.

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

PO Box 1293

Albuquerque

New Mexico 87103

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

www.cabq.gov

Orig: Drainage file



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

*~ 2012 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~*

November 13, 2015

Abiel Carrillo, P.E.
Principal Engineer
Planning Department
Development Review Services Division
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**Re: Copper Pointe
Grading and Drainage Plan
Engineers stamp date 11-13-15 (File: K21D009H3)**

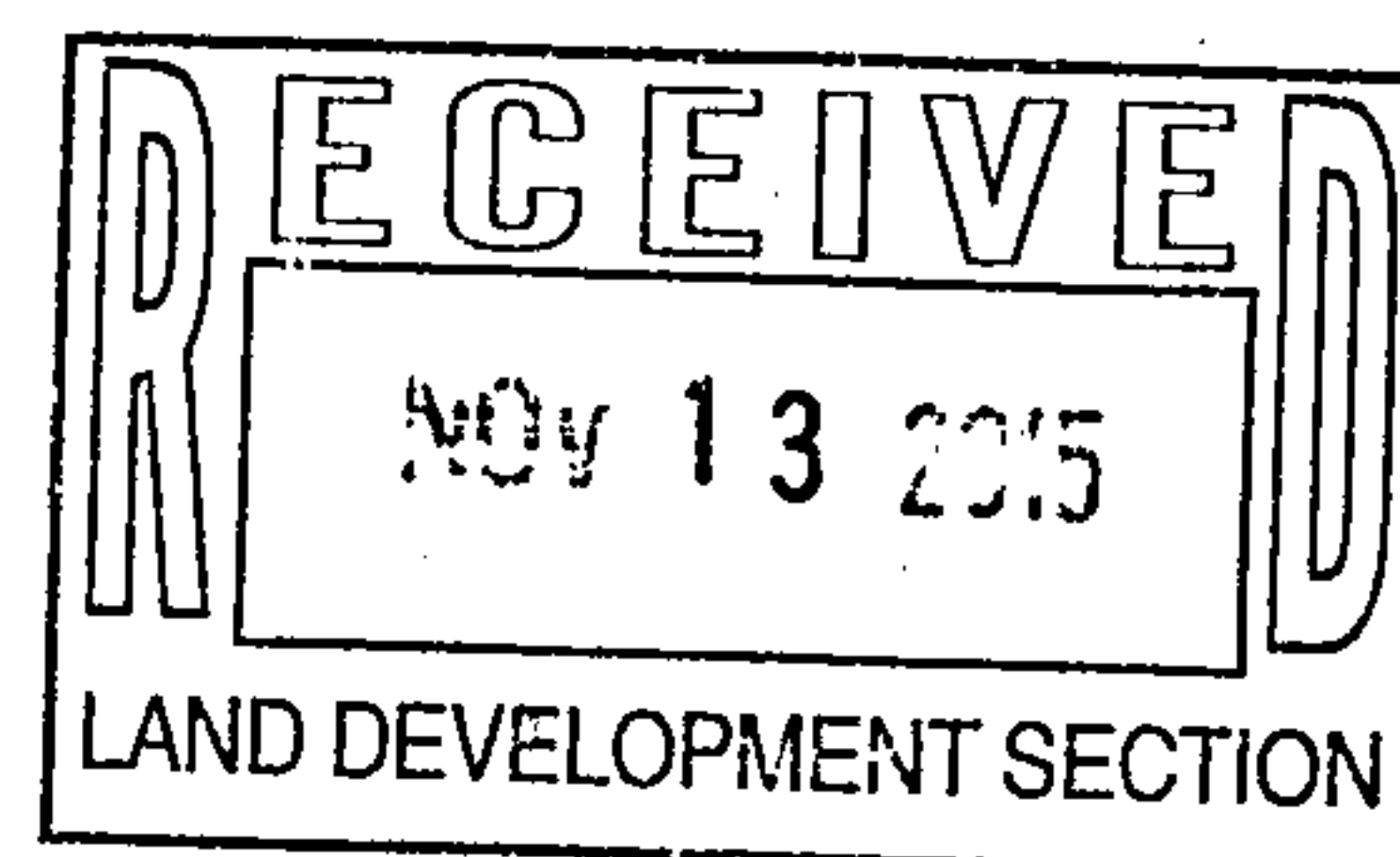
Dear Mr. Carrillo;

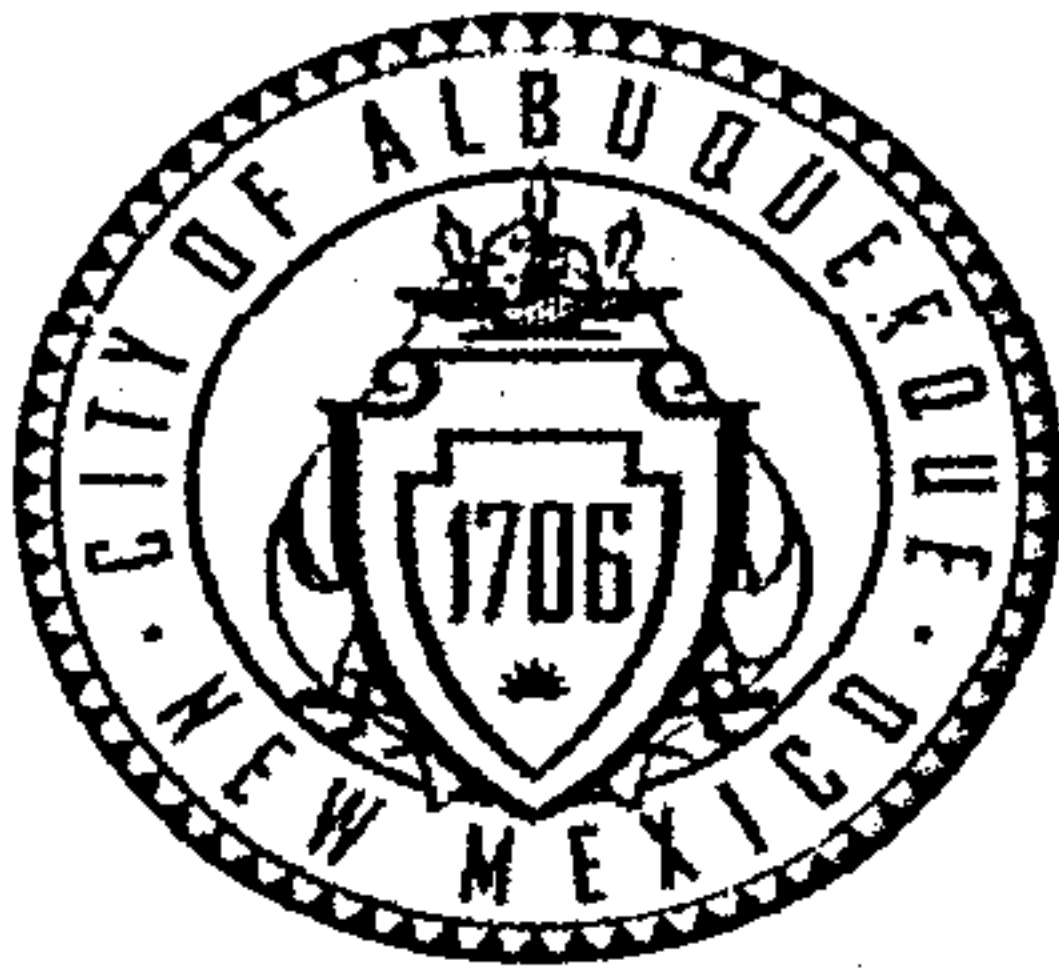
Attached, please find a revised Grading & Drainage Plan as required by your email dated 11/10/2015. Our response and/or changes are as follows:

1. **"...The retaining wall footing interferes with the trench..."** The plan has been revised to reflect the replacement of the retaining wall with an earth berm. Also, a cutoff wall has been added to help prevent possible saturation of the pavement section.

Sincerely,


Kelly Klein, EIT
MARK GOODWIN & ASSOCIATES, PA





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Copper Pointe Building Permit #: _____ City Drainage #: K21 D009H3
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tracts 2 and 3 of Copper Pointe Subdivision Section 21 T10N R4E
City Address: I-40 and Morris, Albuquerque NM

Engineering Firm: Mark Goodwin and Associates, P.A Contact: Kelly Klein
Address: PO Box 90606 ALbuquerque NM 87199
Phone#: 505-828-2200 Fax#: 505-797-9539 E-mail: kelly@goodwinengineers.com

Owner: Waterman Inc. Contact: Ted Waterman
Address: PO BOX 27560 Albuquerque, NM 87125 501 3rd Street
Phone#: 505-898-0941 Fax#: _____ E-mail: waterman@watermaninc.net

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

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

Check all that Apply:

DEPARTMENT:

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

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

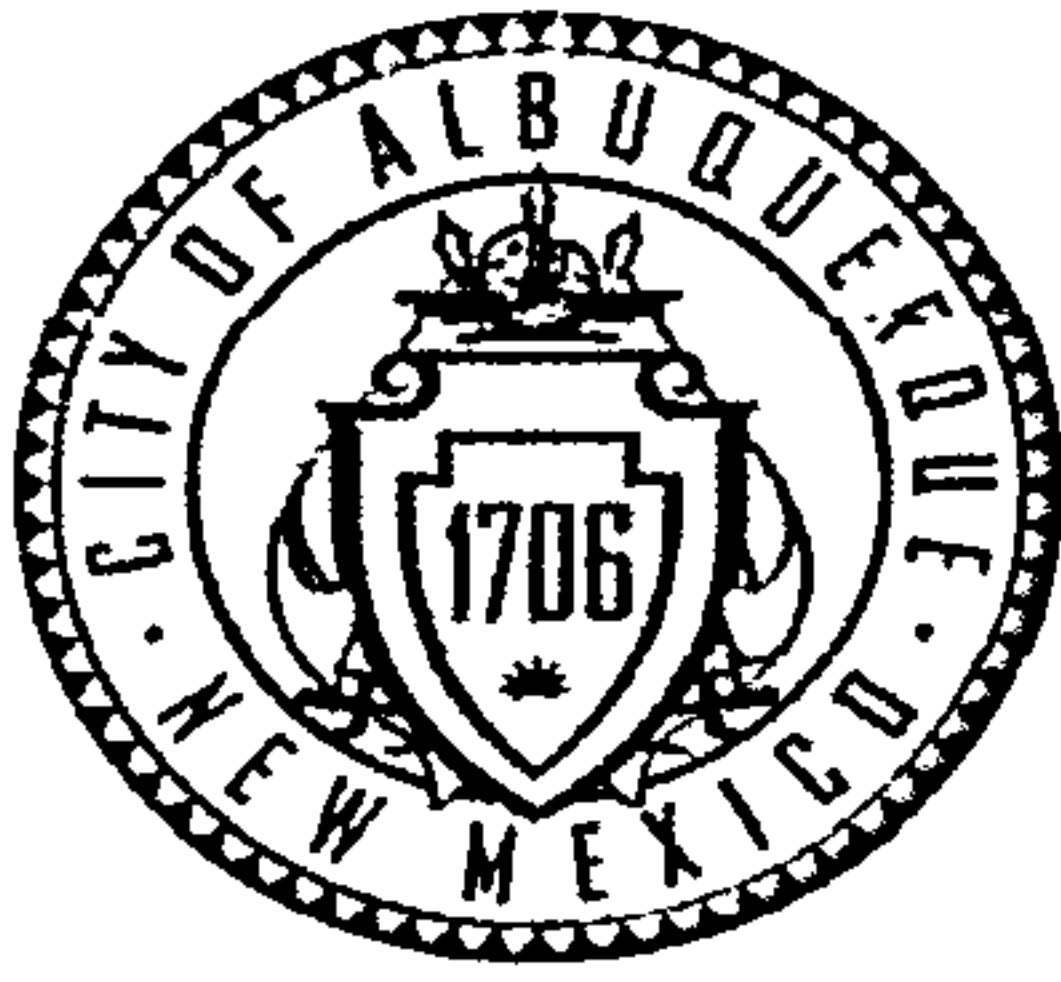
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☒ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 11/13/2015 By: Kelly Klein

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Copper Pointe Building Permit #: _____ City Drainage #: K21 D009H3

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tracts 2 and 3 of Copper Pointe Subdivision Section 21 T10N R4E

City Address: I-40 and Morris, Albuquerque NM

Engineering Firm: Mark Goodwin and Associates, P.A

Contact: Kelly Klein

Address: PO Box 90606 Albuquerque NM 87199

Phone#: 505-828-2200

Fax#: 505-797-9539

E-mail: kelly@goodwinengineers.com

Owner: Waterman Inc.

Contact: Ted Waterman

Address: PO BOX 27560 Albuquerque, NM 87125 501 3rd Street

Phone#: 505-898-0941

Fax#: _____

E-mail: waterman@watermaninc.net

Architect: _____

Contact: _____

Address: _____

Phone#: _____

Fax#: _____

E-mail: _____

Other Contact: _____

Contact: _____

Address: _____

Phone#: _____

Fax#: _____

E-mail: _____

Check all that Apply:

DEPARTMENT:

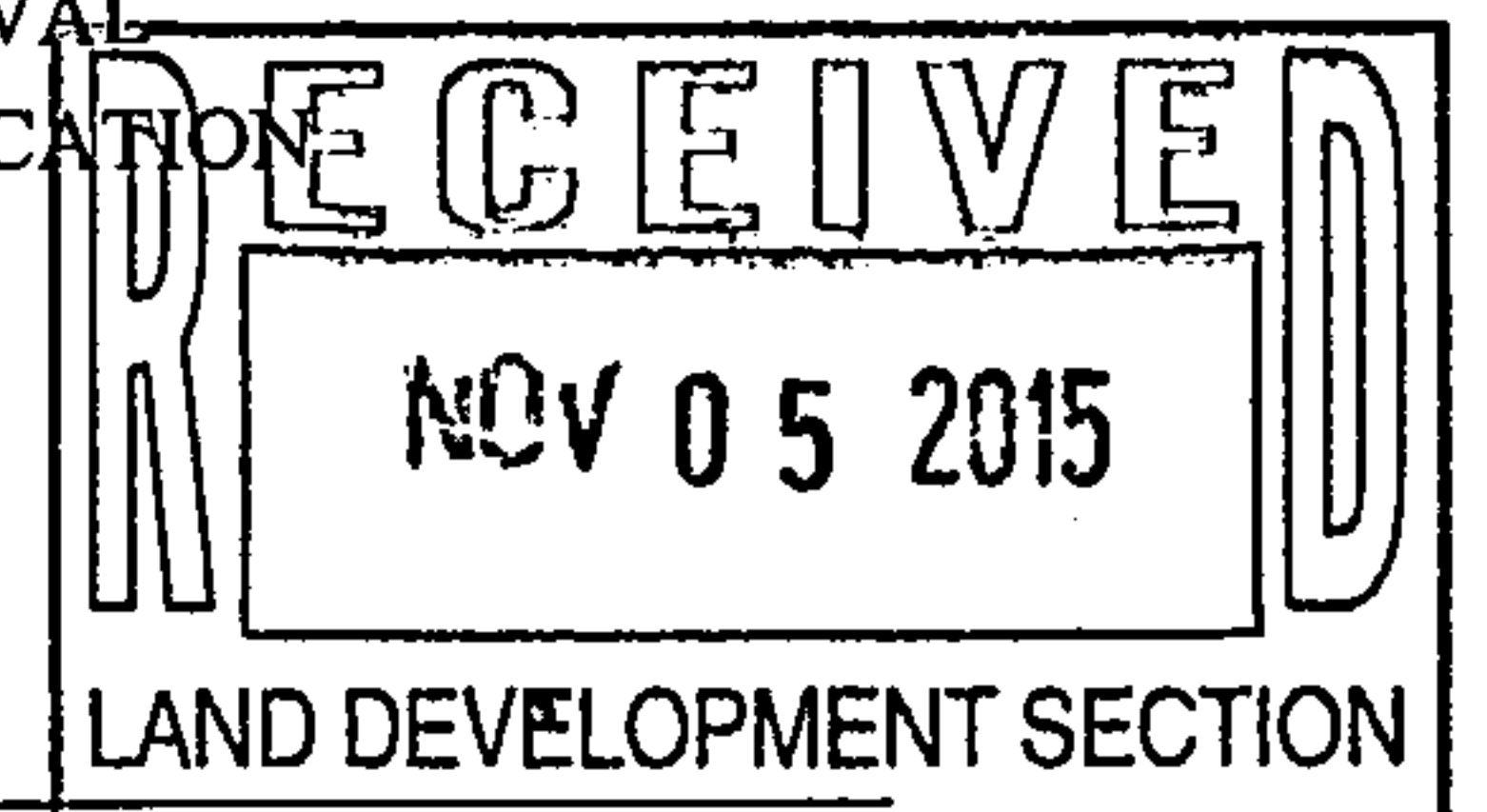
- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
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☐ FOUNDATION PERMIT APPROVAL
☐ GRADING 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: 11/05/2015 By: Kelly Klein

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

Kay Brashear

From: Kelly Klein
Sent: Thursday, November 5, 2015 1:16 PM
To: plndrs@cabq.gov
Cc: waterman@watermaninc.net; Kay Brashear
Subject: Copper Pointe (File: K21D009H3)
Attachments: Paving Permit Resubmittal 11.5.15.zip

Attached please find the resubmittal of the above referenced project that address the comments from Hydrology.

Kelly Klein, EI

D. Mark Goodwin & Associates, P.A.

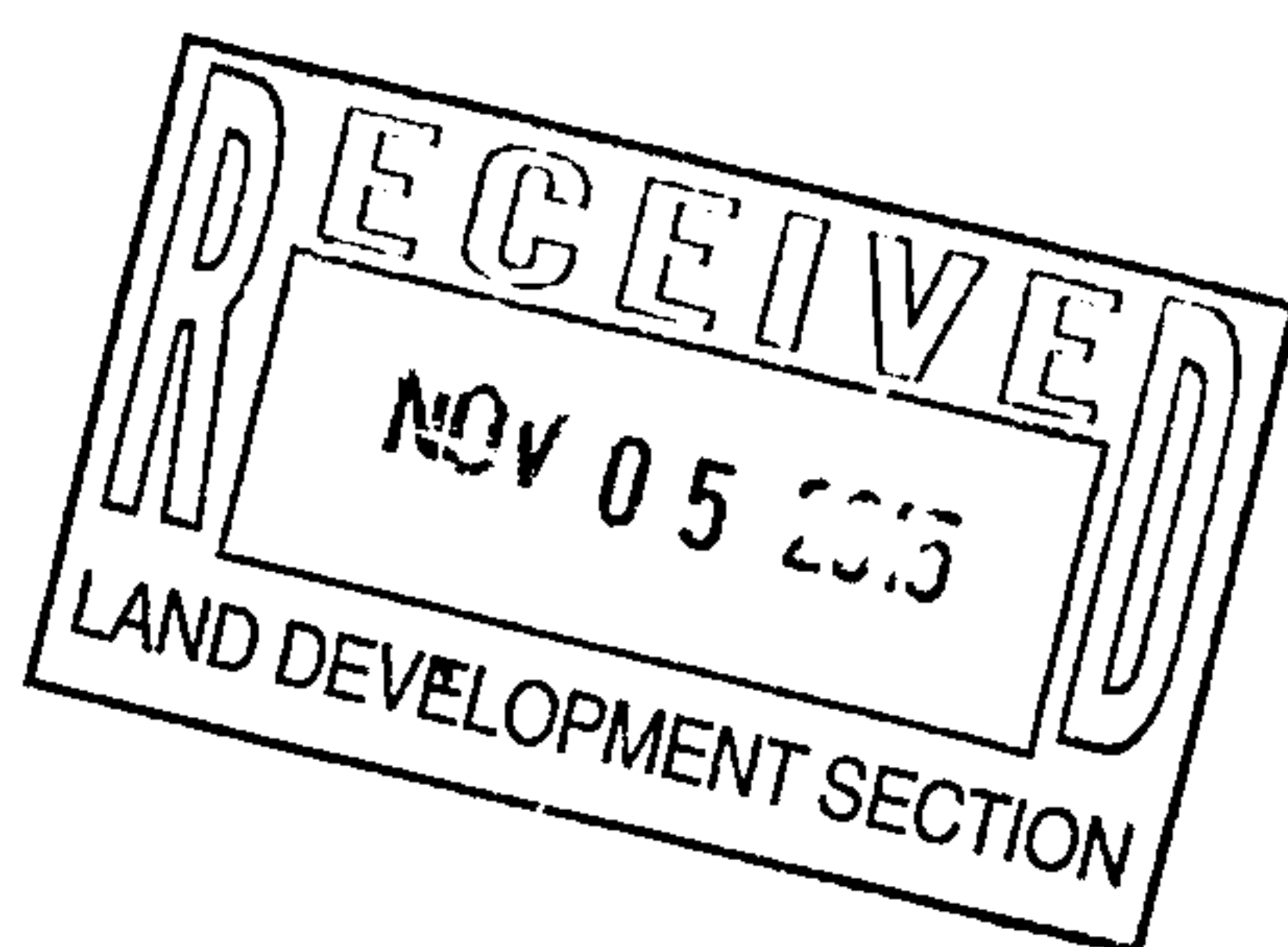
P: 505-828-2200 ext 104

F: 505-797-9539

CALLED KELLY TO
GIVE VERBAL 'NO'.

AC

11/10/15





D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

*~ 2012 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~*

November 5, 2015

Mrs. Rita Harmon, P.E.
Senior Engineer, Hydrology
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**Re: Copper Pointe
Grading and Drainage Plan
Engineers stamp date 9-24-15 (File: K21D009H3)**

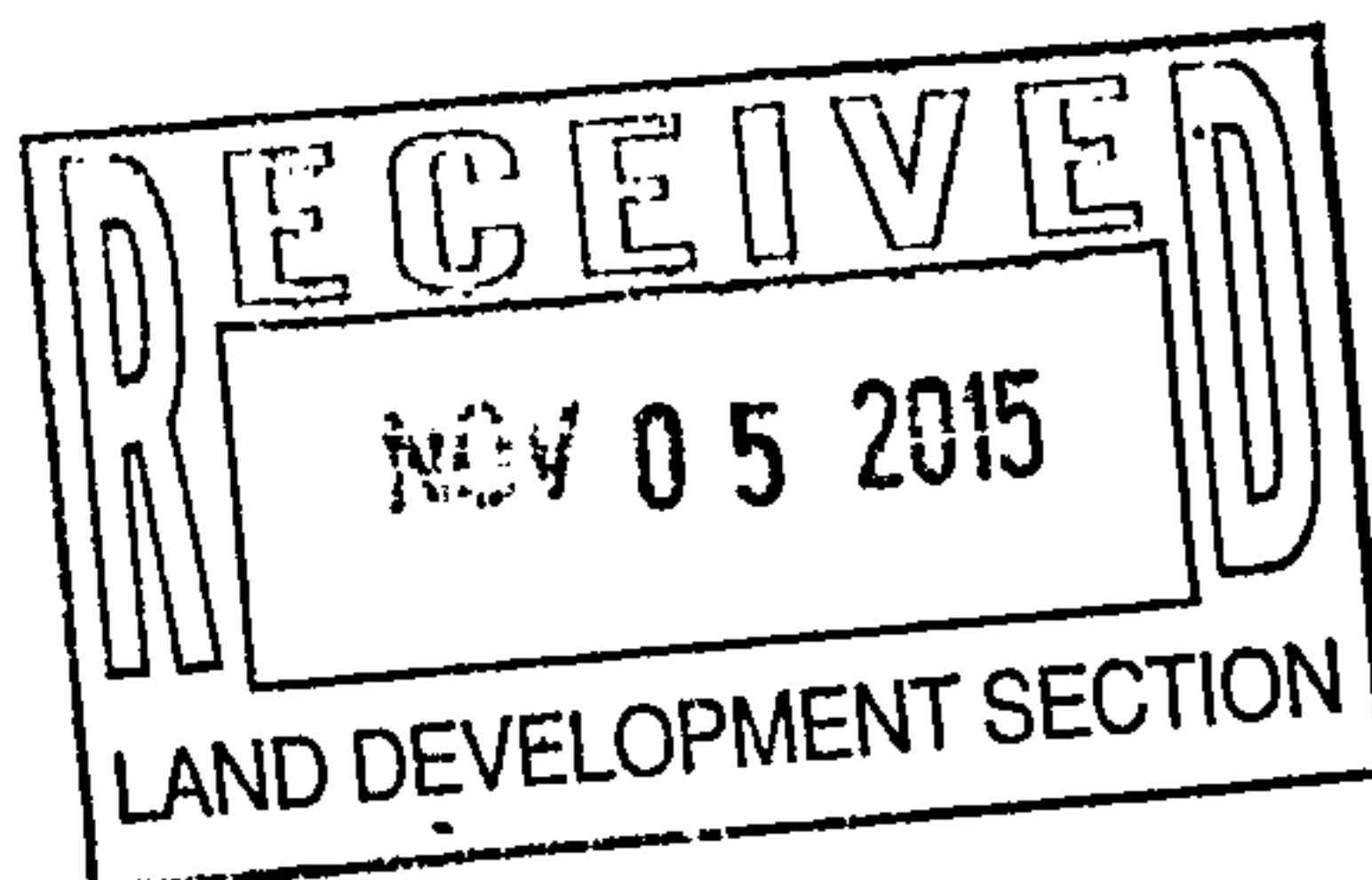
Dear Ms. Harmon;

Attached, please find a revised Grading & Drainage Plan as required by your letter dated 10/128/2015. Our response and/or changes are as follows:

1. **"...The first flush needs to be retained on site in a manner that infiltrates to the subsurface."** The plan has been revised to reflect an infiltration trench with 40% voids that will retain the first flush volume.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Kelly Klein, EIT
Staff Engineer



CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



Richard J. Berry, Mayor

October 28, 2015

D. Mark Goodwin, P.E.
Mark Goodwin & Associates, P.A.
P.O. Box 90606
Albuquerque, NM, 87199

RE: **Copper Pointe
Grading and Drainage Plan
Engineer's Stamp Date 9-24-15 (File: K21D009H3)**

Dear Mr. Goodwin:

Based upon the information provided in your submittal received 9-25-15, the above referenced Grading and Drainage plan cannot be approved for Paving Permit until the following comment is addressed:

PO Box 1293

1. The first flush volume is shown to be bled into an existing 96" storm drain. The first flush needs to be retained on site, in a manner that infiltrates to the subsurface.

Albuquerque

If you have any questions, you can contact me at 924-3695.

NM 87103

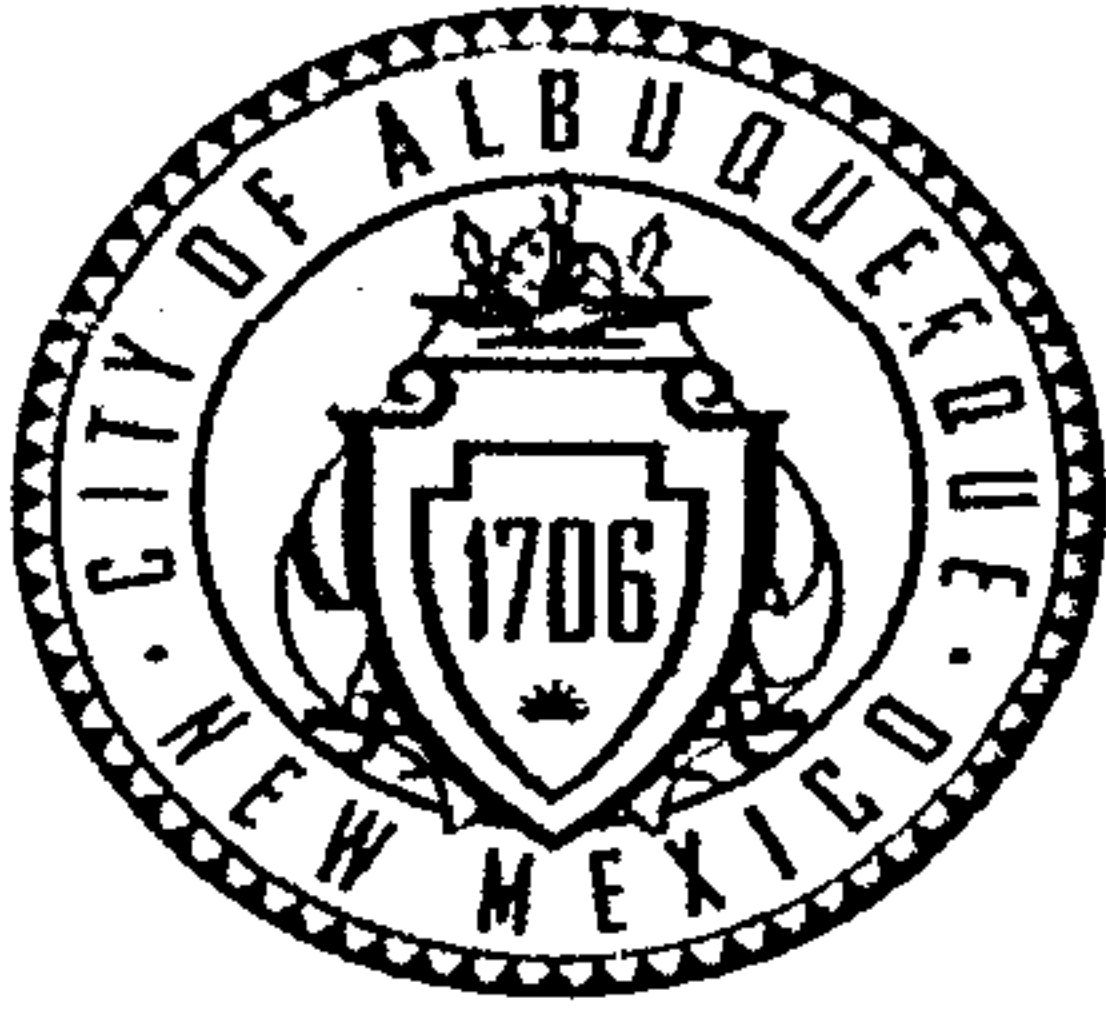
Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

Orig: Drainage file
c.pdf Addressee via Email

C. Ac.



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Copper Pointe Building Permit #: _____ City Drainage #: K21 000943
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tracts 2 and 3 of Copper pointe Subdivision Sectio 21 T10N R4E
City Address: I-40 and Morris, Albuquerque NM

Engineering Firm: Mark Goodwin and Associates, P.A Contact: Kelly Klein
Address: PO Box 90606 ALbuquerque NM 87199
Phone#: 505-828-2200 Fax#: 505-797-9539 E-mail: kelly@goodwinengineers.com

Owner: Waterman Inc. Contact: Ted Waterman
Address: PO BOX 27560 Albuquerque, NM 87125 501 3rd Street
Phone#: 505-898-0941 Fax#: _____ E-mail: waterman@watermaninc.net

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

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

Check all that Apply:

DEPARTMENT:

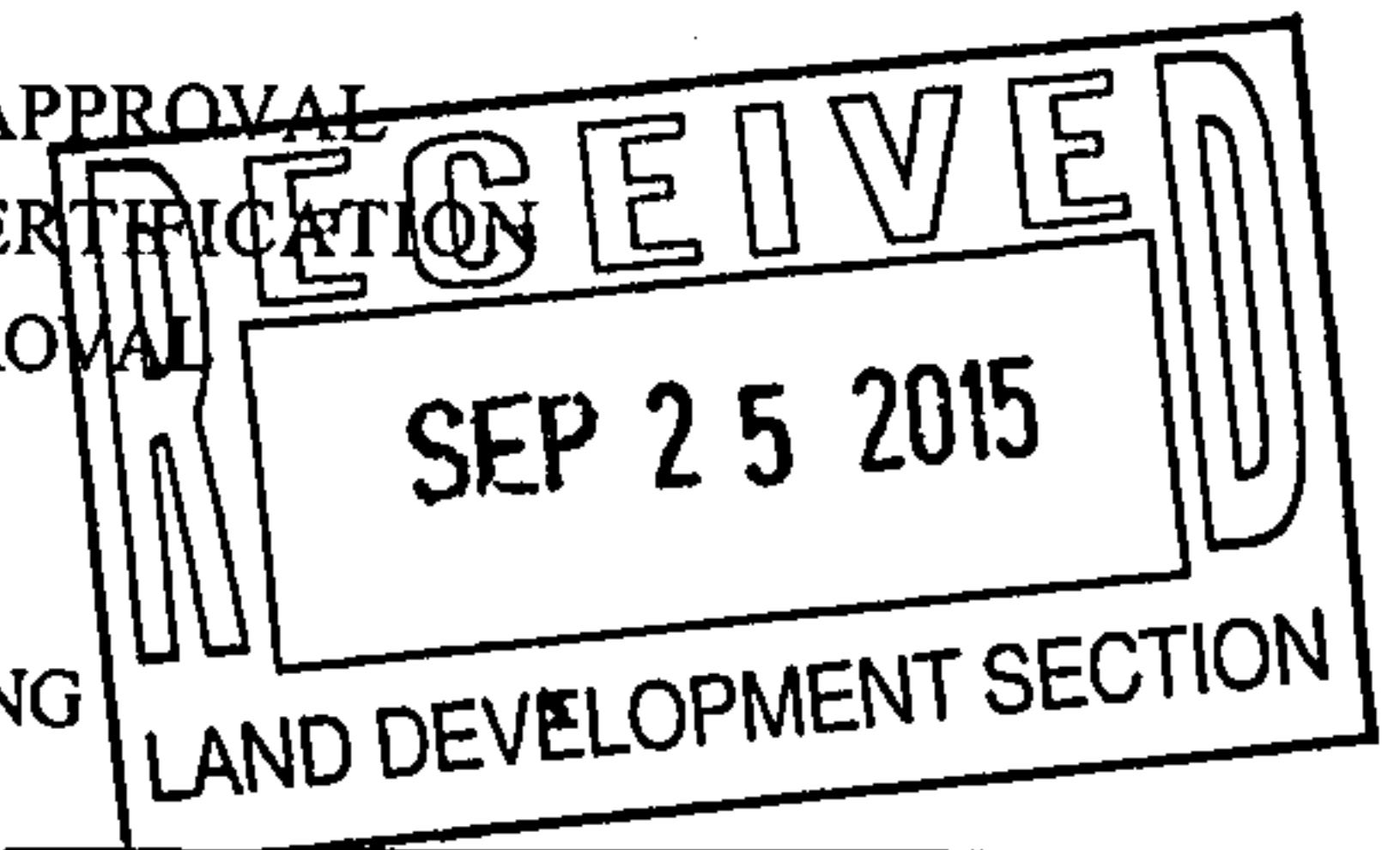
☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☐ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ 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
☐ GRADING 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: 9/25/2015 By: Kelly Klein

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

Sandoval, Gary L.

7/6/16


To: david@rba81.com
Subject: TCL BP Comment - Copper Pointe

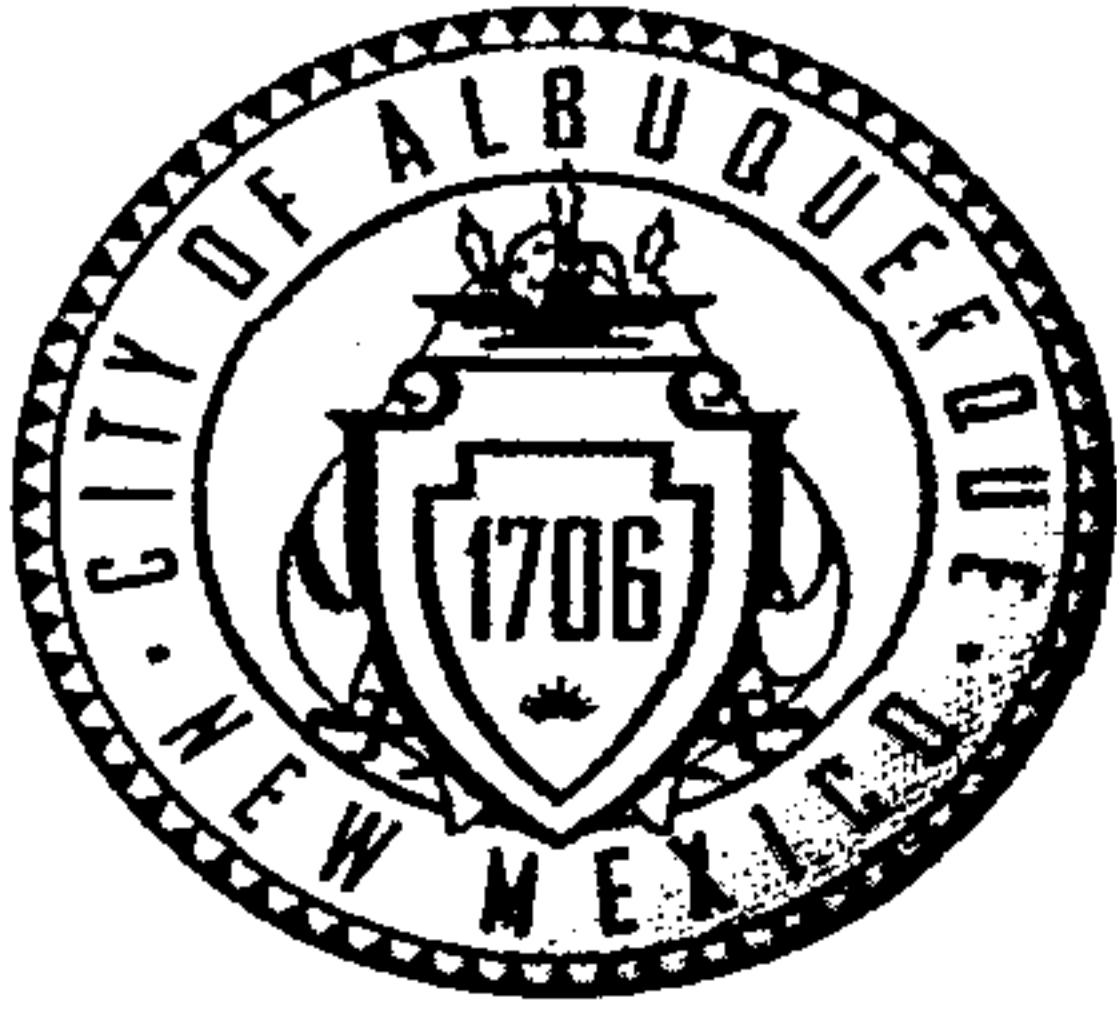
Mr. McEachem, in discussion with Racquel Michel our Principle Engineering regarding your TCL BP Submittal: Per DRB approval, this project will require the developer to build a side walk along the frontage located at the north east end of the new parking lot. In DRB discussions, the "Future Parking" area was discussed to be planned as a hotel. Please detail this side walk on resubmittal for TCL BP.

Thank You,

Gary Sandoval
Engineer
City Traffic Planning Department
505-924-3675

TCL BP - Email No. 65 7/6/16

Email - NO
7/6/16



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Copper Pointe Building Permit #: _____ City Drainage #: K21 000943

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract 1-5 at Copper Pointe Subdivision

City Address: 10500 Copper Pointe Way NE Albuquerque, NM 87123

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: RBA Architecture, PC Contact: David McEachern

Address: 1104 Park Ave SW ABQ, NM 87102

Phone#: 242-1859 Fax#: _____ E-mail: david@rba81.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:

☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN

☐ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 6/28/16 By: Dominic

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY

☐ 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

☐ GRADING PERMIT APPROVAL

☐ SO-19 APPROVAL

☐ PAVING PERMIT APPROVAL

☐ GRADING/ PAD CERTIFICATION

☐ WORK ORDER APPROVAL

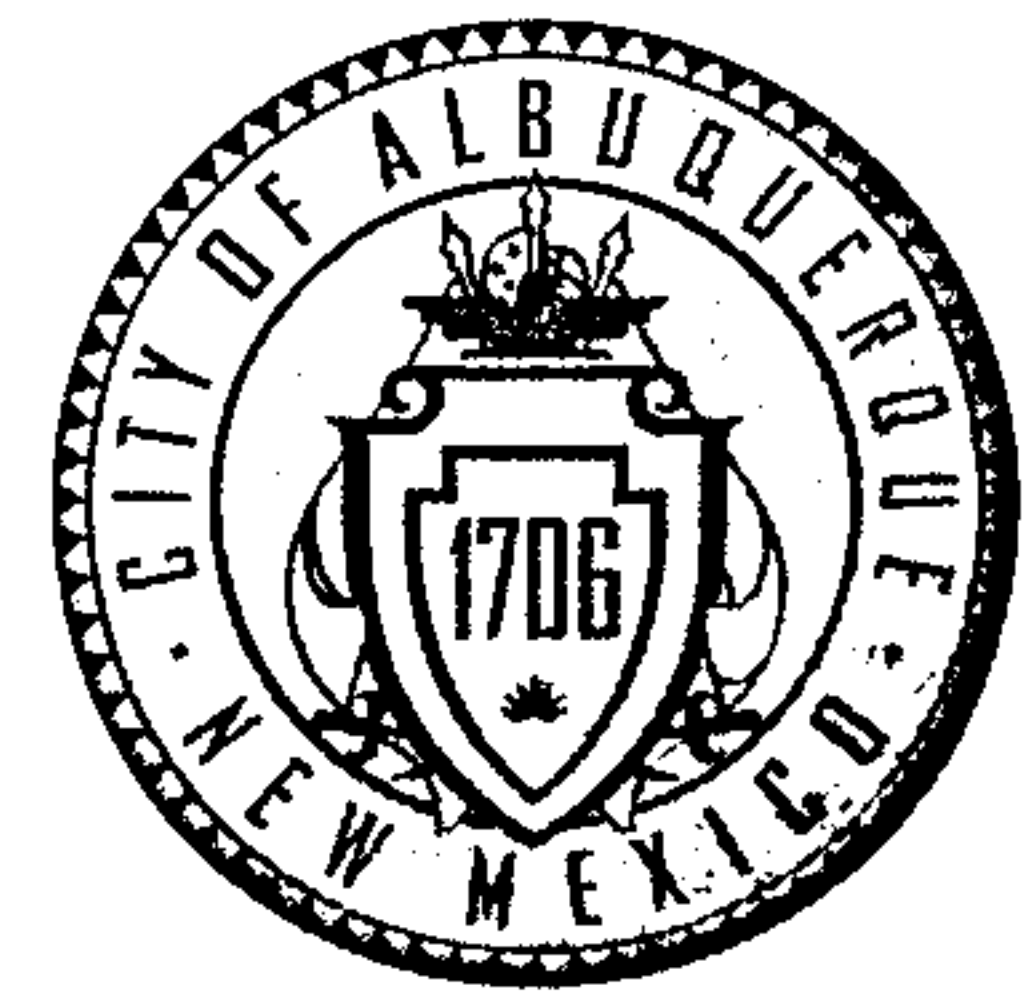
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY) _____

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE



July 18, 2016

David McEachern
RBA Architecture, PC
1104 Park Ave SW
Albuquerque, NM

Re: RBA Architecture, PC
10500 Copper Point Subdivision
Traffic Circulation Layout *D009 H3*
Engineer's/Architect's Stamp dated 7-18-16 (K21-~~D009H1~~)

Dear Mr. McEachern,

The TCL submittal received 7-18-16 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.

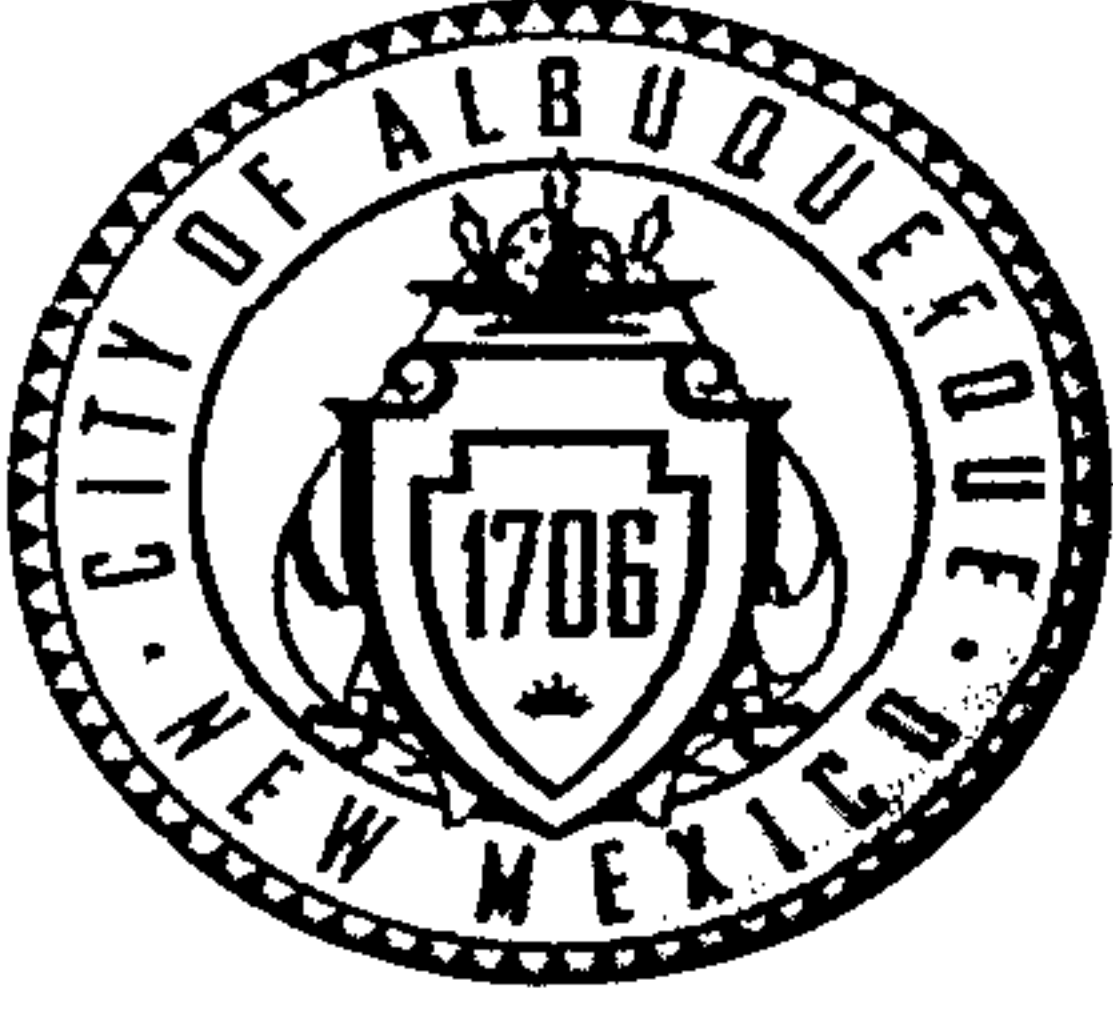
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification 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 09/2015)

Project Title: Copper Pointe Building Permit #: _____ City Drainage #: K21D00943
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tract 1-5 at Copper Pointe Subdivision
City Address: 10500 Copper Pointe Way NE Albuquerque, NM 87123

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: RBA Architecture, PC Contact: David McEachern

Address: 1104 Park Ave SW ABQ, NM 87102

Phone#: 242-1859 Fax#: _____ E-mail: david@rba81.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:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
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☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

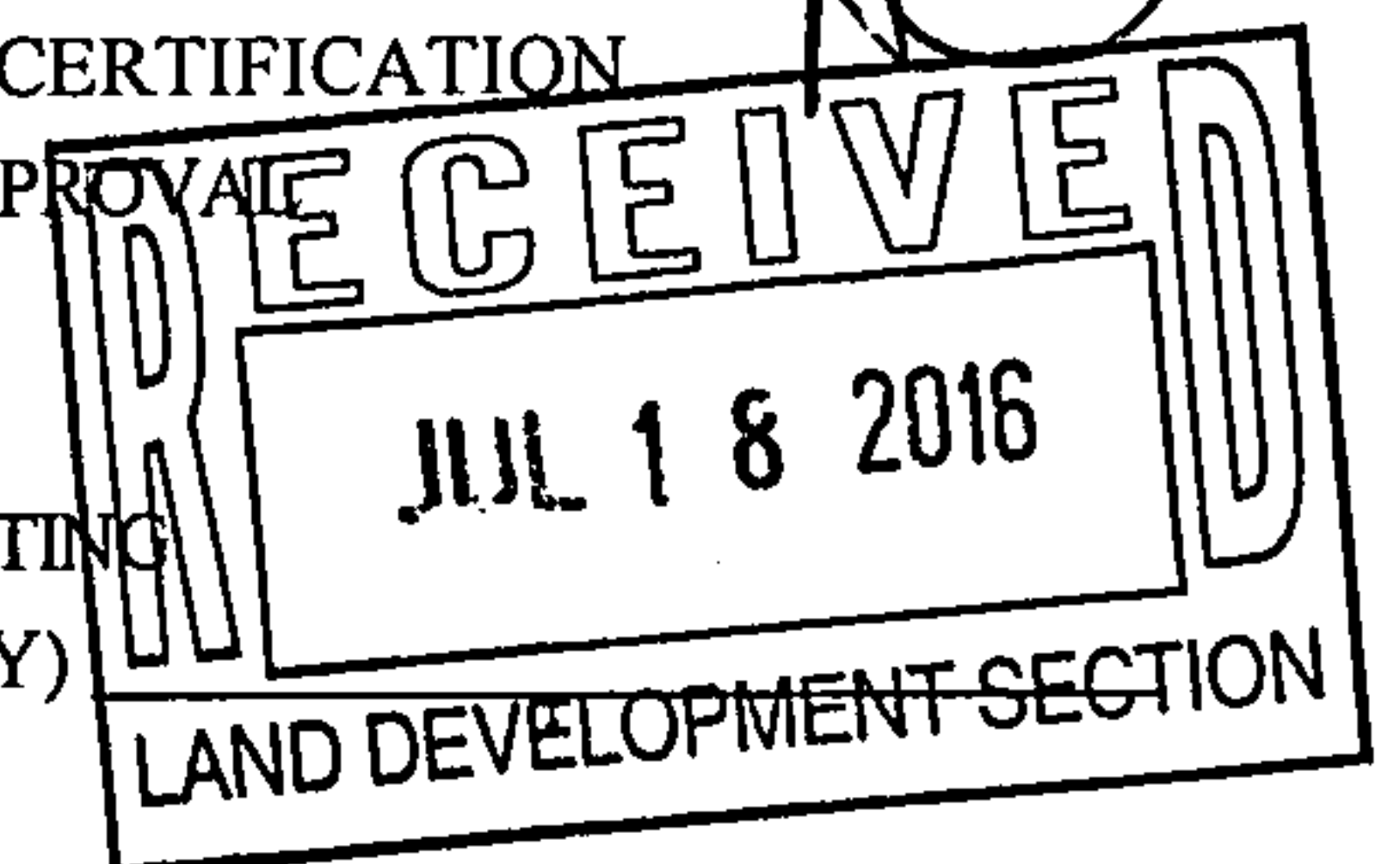
DATE SUBMITTED: 7/18/16 By: Danna

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

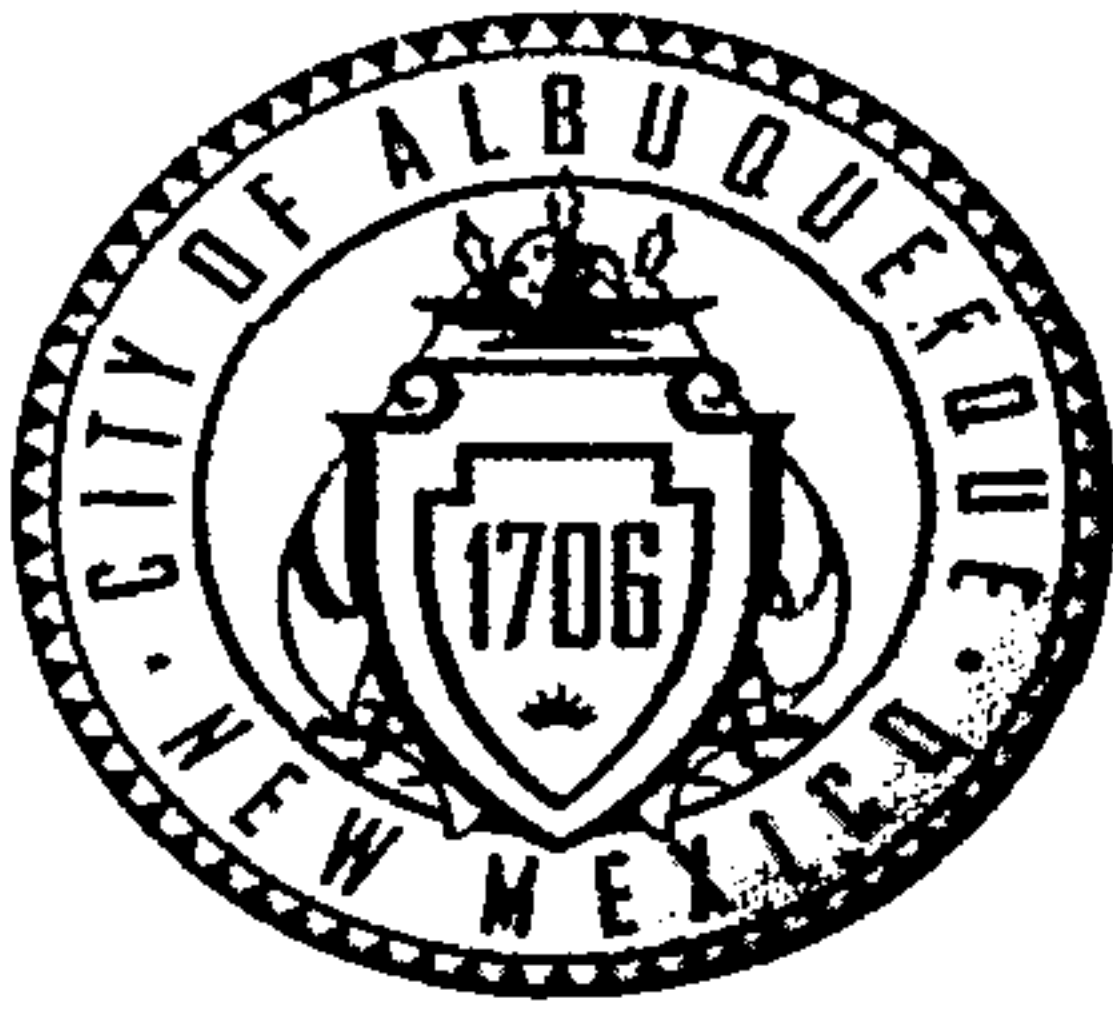
- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

☐ 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
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Email No

Project Title: Copper Pointe Building Permit #: _____ City Drainage #: K21D009H
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tract 1-5 at Copper Pointe Subdivision
City Address: 10500 Copper Pointe Way NE Albuquerque, NM 87123

Engineering Firm: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

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

Architect: RBA Architecture, PC Contact: David McEachern
Address: 1104 Park Ave SW ABQ, NM 87102
Phone#: 242-1859 Fax#: _____ E-mail: david@rba81.com

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

Check all that Apply:

DEPARTMENT:

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

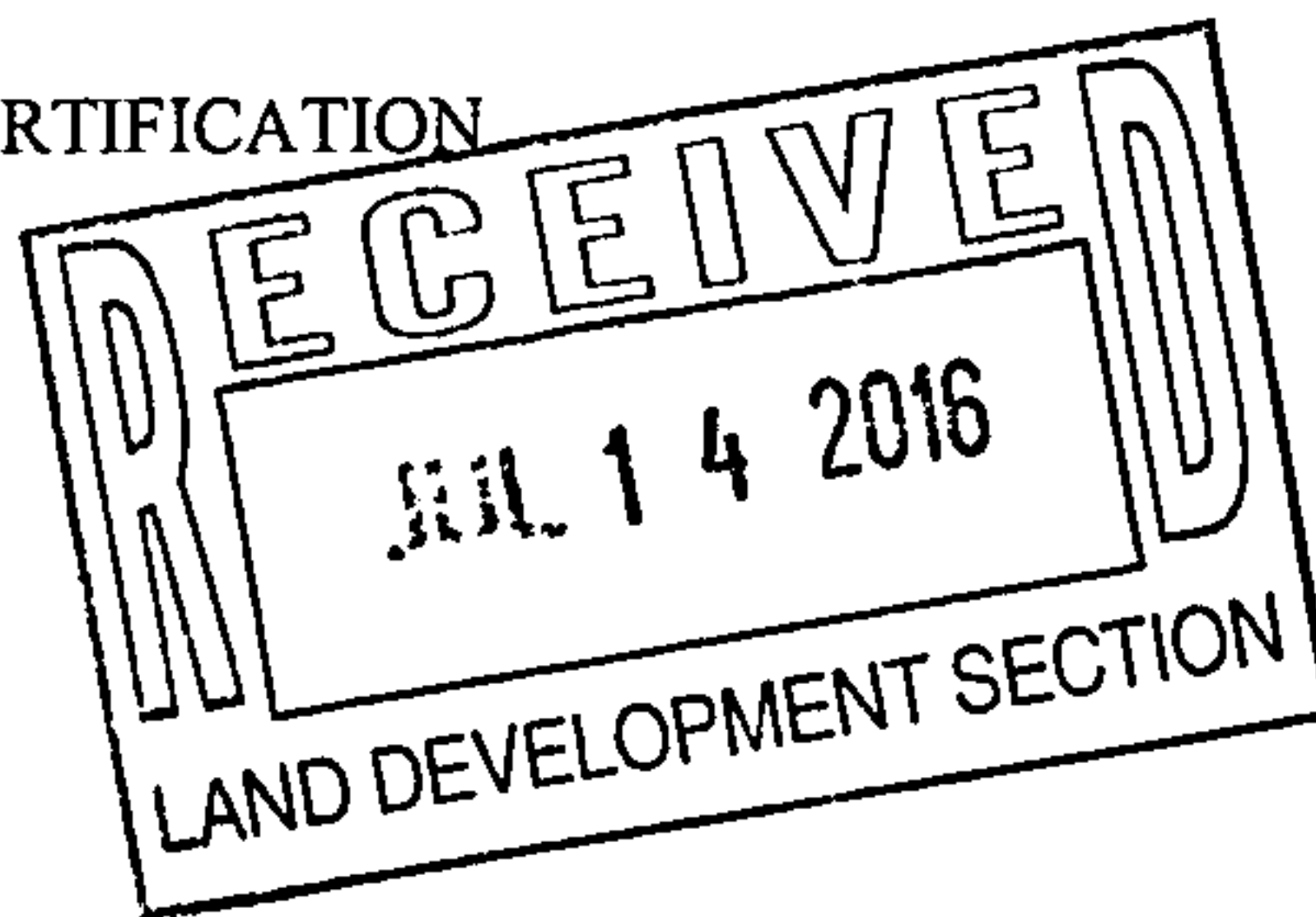
TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
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☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 7/14/16 By: David McEachern

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

Please
Review sidewalk
detail @ Cul-de-sac

GS

please have
them call out
dwg
2430

← Latest Submitted
by 2 Michel
7/15/16

Sandoval, Gary L.

From: Sandoval, Gary L.
Sent: Friday, July 15, 2016 4:44 PM
To: 'david@rba81.com'
Subject: Copper Point TCL

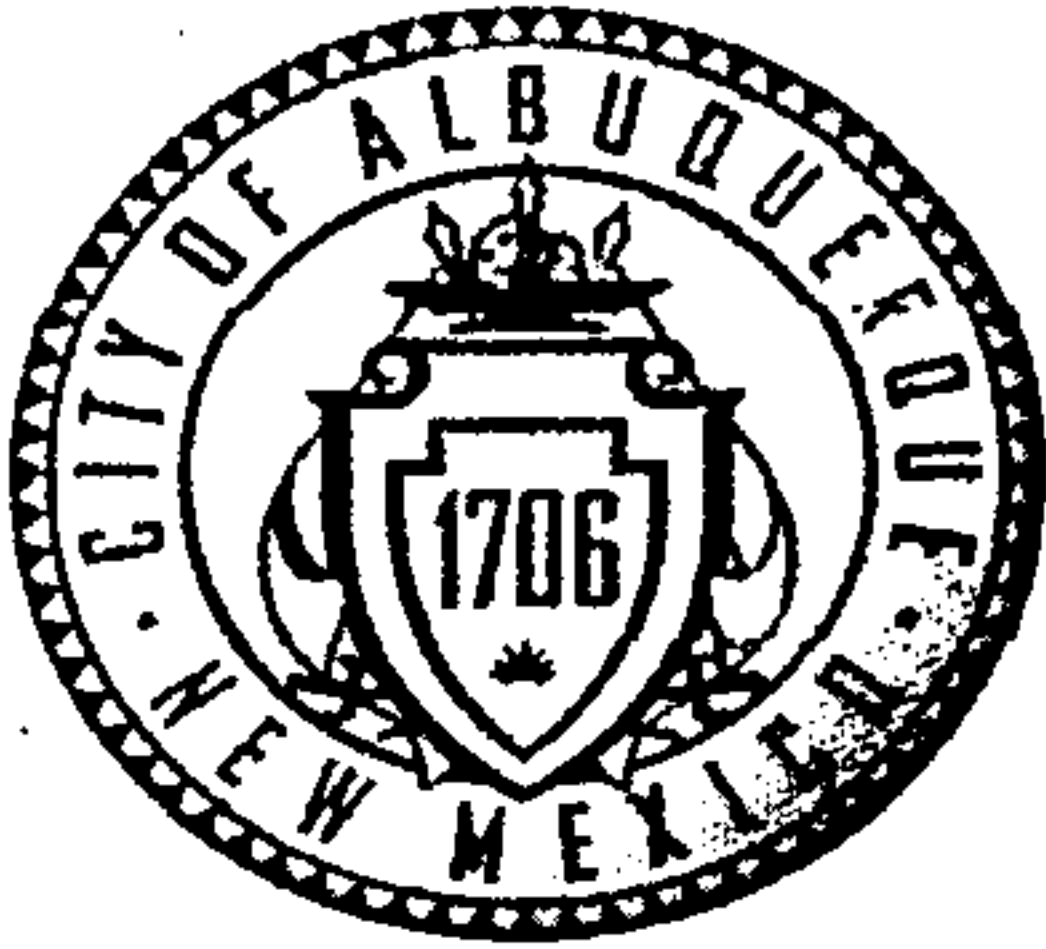
In review of the latest submittal, we need one last note called out.

- Please call out COA Standard Drawing 2430, for infrastructure built in the public ROW.

Please make the addition and resubmit with two copies of the TCL and a new DTIS sheet.

Thank You,

Gary Sandoval
Engineer
City Traffic Planning Department
505-924-3675



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Email No
6-17-16
ES.

Requires Sidewalk Details
per DRB.

Project Title: Copper Pointe Building Permit #: _____ City Drainage #: K21000943

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract 1-5 at Copper Pointe Subdivision

City Address: 10500 Copper Pointe Way NE Albuquerque, NM 87123

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: RBA Architecture, PC Contact: David McEachern

Address: 1104 Park Ave SW ABQ, NM 87102

Phone#: 242-1859 Fax#: _____ E-mail: david@rba81.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

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

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION

- ☐ CONCEPTUAL G & D PLAN
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☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

- ☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
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☐ SO-19 APPROVAL
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☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

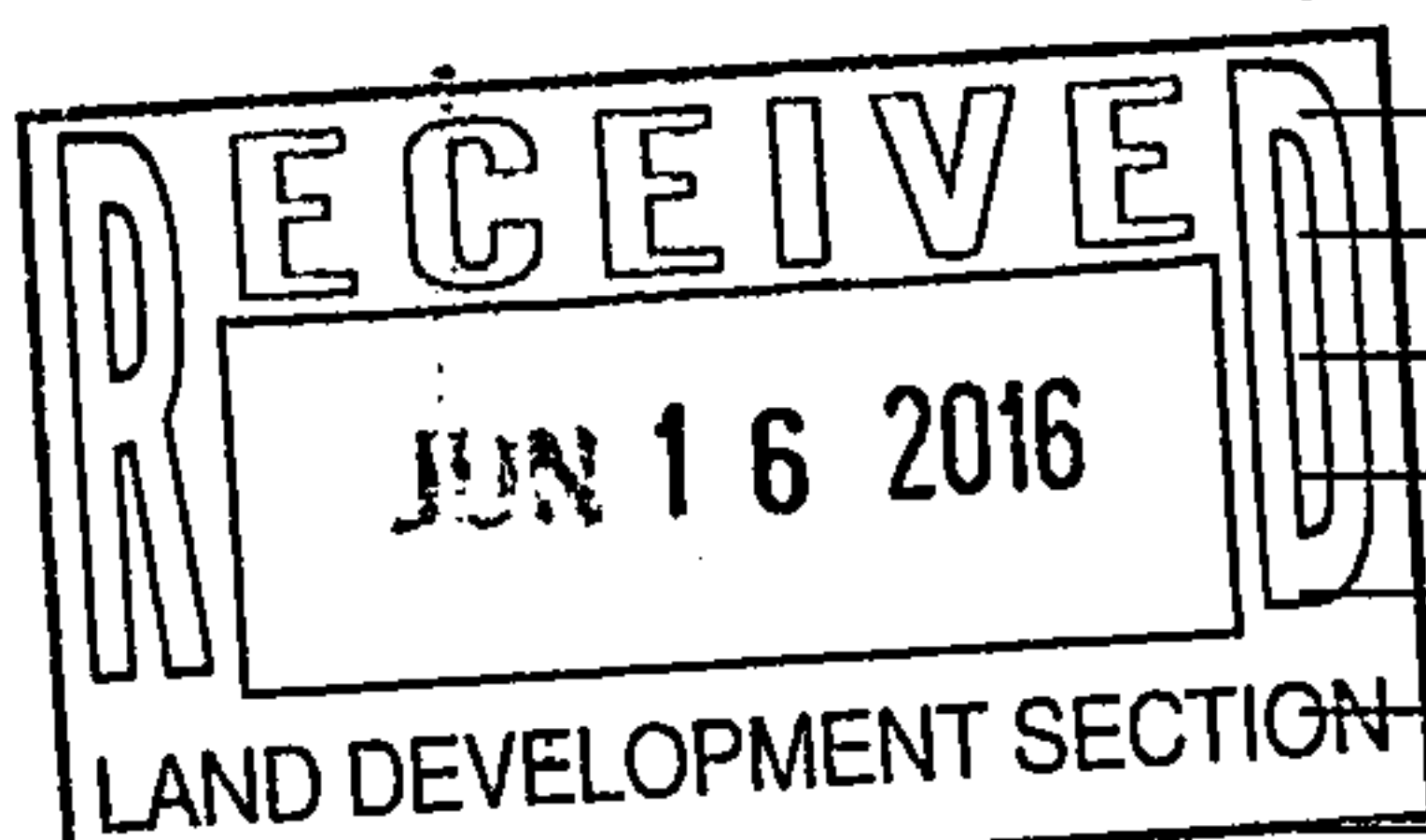
☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY) _____

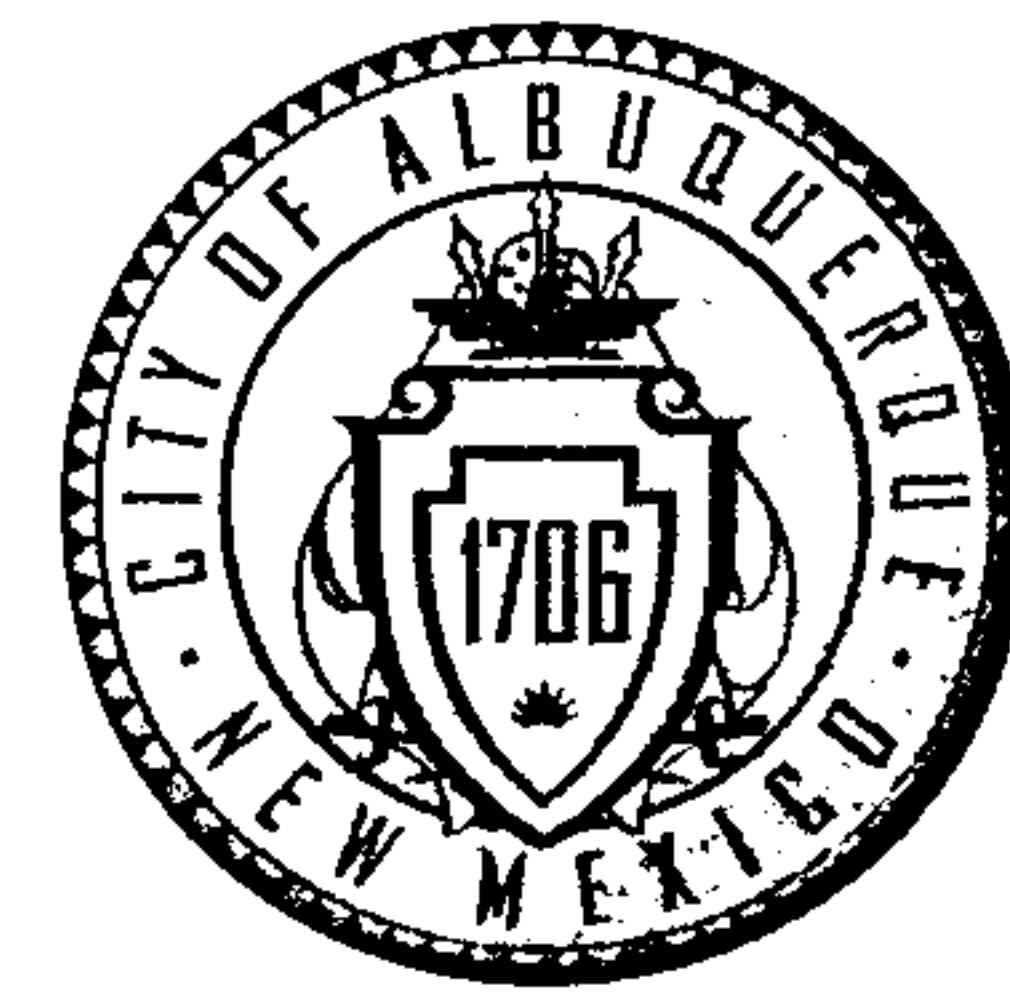
IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 6/16/16 By: Dave

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



CITY OF ALBUQUERQUE



June 10, 2016

David McEachem
RBA Architecture, PC
1104 Park Ave SW
Albuquerque, NM

Re: ~~RBA Architecture, PC~~ *Copper Point*
10500 Copper Point Subdivision
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 6-1-16 (K21-D009H) **3**

Dear Mr. McEachem,

Based upon the information provided in your submittal received 6-9-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify all property lines.
2. Identify and dimension the sidewalk at the south east corner of the parking lot addition adjacent to cul-de-sac.
3. Show all drive aisle widths and radii.
4. A 5 ft. keyway is required for dead-end parking aisles.
5. 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 detail and location of barrier curb.
6. 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.
7. 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,

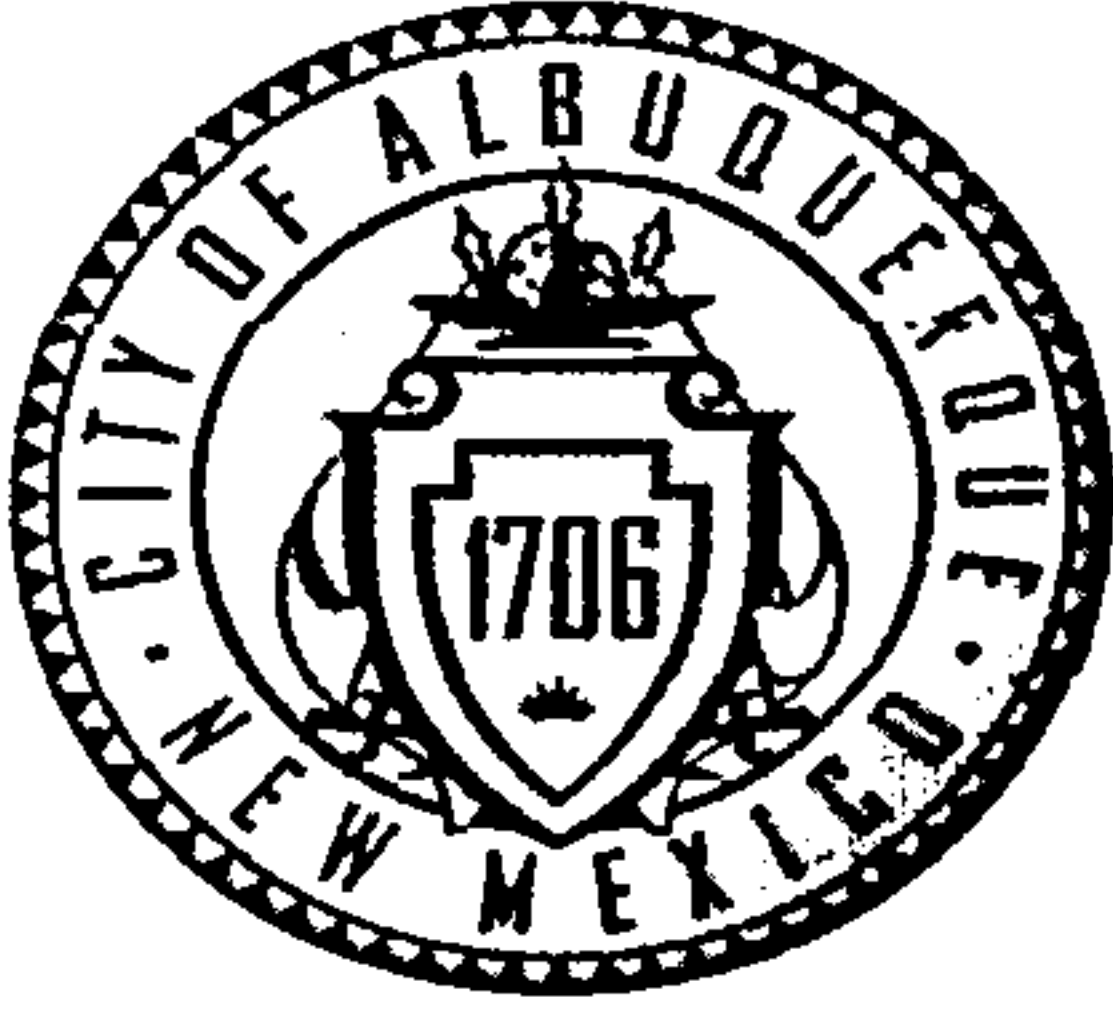
Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services
vgs via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Copper Pointe Building Permit #: _____ City Drainage #: K21D009H1
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tract 1-5 at Copper Pointe Subdivision
City Address: 10500 Copper Pointe Way NE Albuquerque, NM 87123

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: RBA Architecture, PC Contact: David McEachern

Address: 1104 Park Ave SW ABQ, NM 87102

Phone#: 242-1859 Fax#: _____ E-mail: david@rba81.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:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

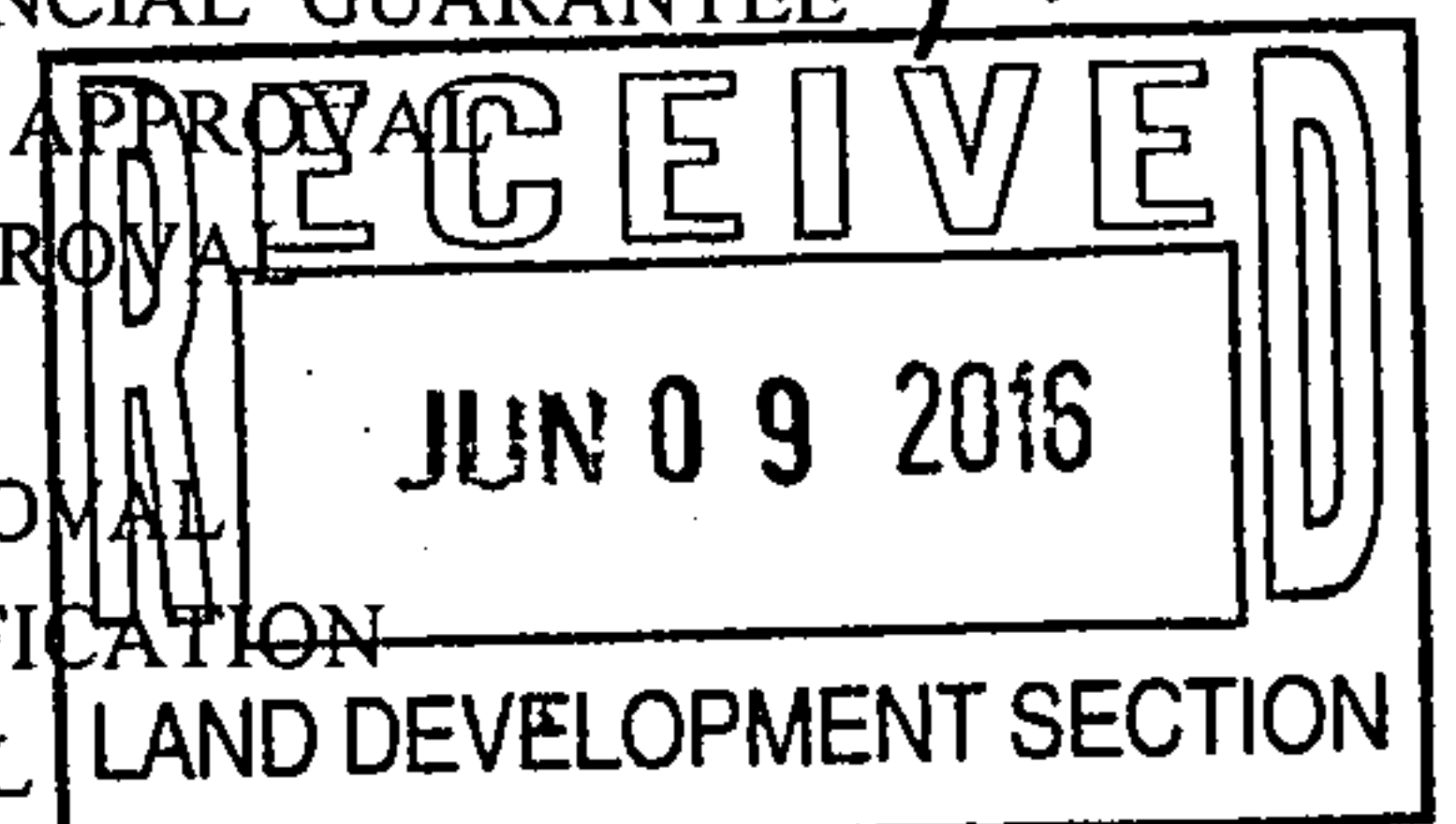
DATE SUBMITTED: 6/9/16 By: Dmrc

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

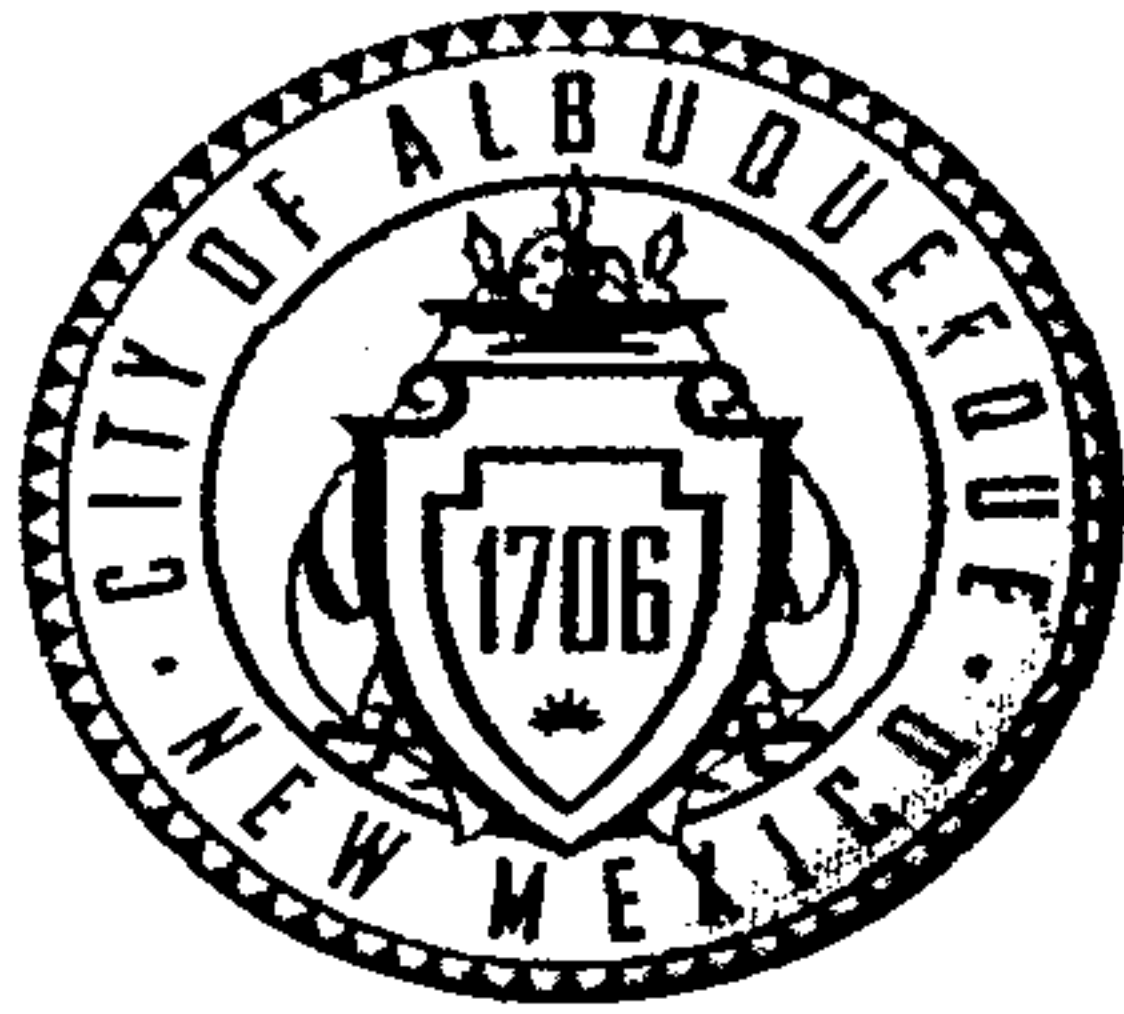
- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

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☐ PAVING PERMIT APPROVAL
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☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Verbal NO
CS

Project Title: Copper Pointe Building Permit #: _____ City Drainage #: K21D00943
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tract 1-5 at Copper Pointe Subdivision
City Address: 10500 Copper Pointe Way NE Albuquerque, NM 87123

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: RBA Architecture, PC Contact: David McEachern

Address: 1104 Park Ave SW ABQ, NM 87102

Phone#: 242-1859 Fax#: _____ E-mail: david@rba81.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:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
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☐ DRAINAGE REPORT
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☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

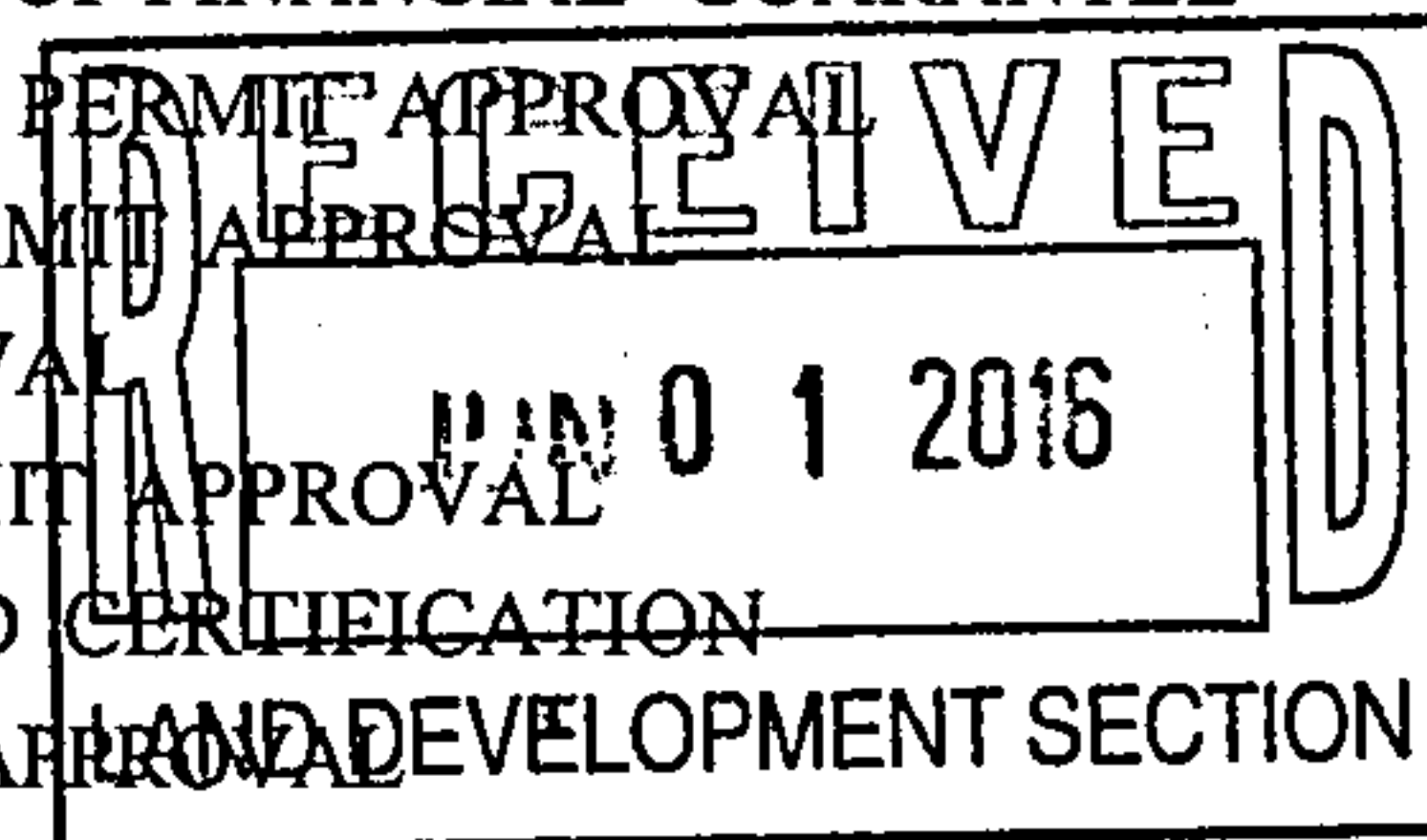
DATE SUBMITTED: 6/1/16 By: Dan m c

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____