

CITY OF ALBUQUERQUE



January 3, 2008

Edward Landreth, P.E.
Landreth Engineering
PO Box 92156
Albuquerque, New Mexico 87199

Re: Raul Cano, 6916 Zuni Rd. SE, Certificate of Occupancy
Engineer's Stamp dated 11-14-02 (L-18/D069)
Certification dates: 09-10-20-2003 & 08-20-2007

Mr. Landreth,

Based upon the information provided in your submittal received 1-03-08, the above referenced certification is approved for release of permanent Certificate of Occupancy by Transportation Development.

If you have any questions, you can contact me at 924-3991.

Sincerely,

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

C: CO Clerk—Katrina Sigala
File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

L-18/D049

PROJECT TITLE: Rail Pano Elsa Camarena ZONE MAP: L-18
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: 6816 2ND RD SE
 CITY ADDRESS: Albuquerque NM 87105

ENGINEERING FIRM: Landreth Engineering, LLC CONTACT: _____
 ADDRESS: PO Box 92156 PHONE: _____
 CITY, STATE: Albuquerque NM 87199 ZIP CODE: 87199

OWNER: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

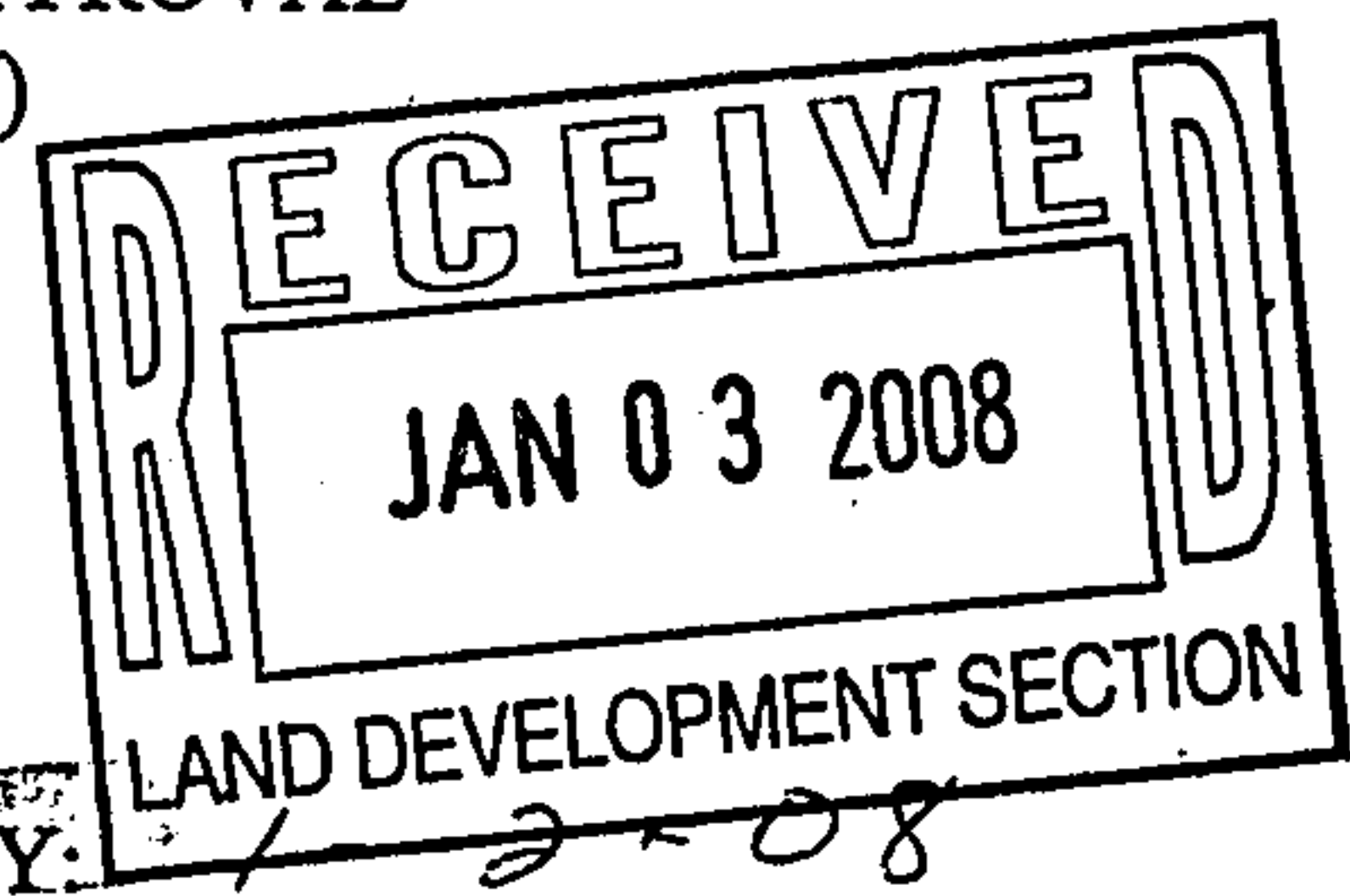
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☒ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY)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

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



DATE SUBMITTED: Paul Pano BY: 1-2-08

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.



Landreth Engineering, LLC

P. O. Box 92156 --- Albuquerque, New Mexico 87199
Cellular: 505 - 239 - 9915 --- Email: EWLandreth@aol.com

August 20, 2007

CERTIFICATION TRAFFIC CIRCULATION PLAN


Project: Auto Tire Repair
Raul Cano & Elsa Camarena
6916 Zuni Road, SE
Albuquerque, NM

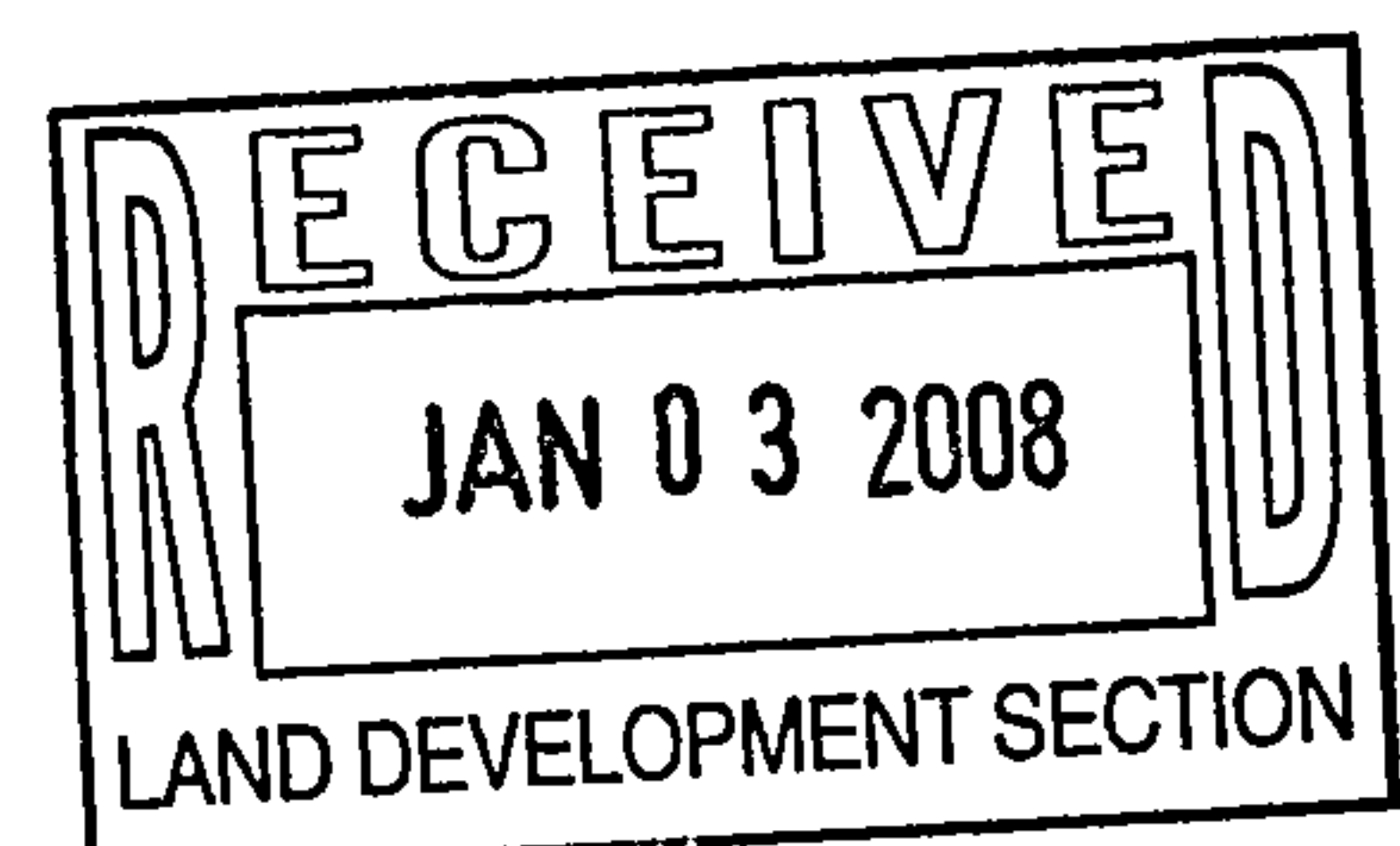
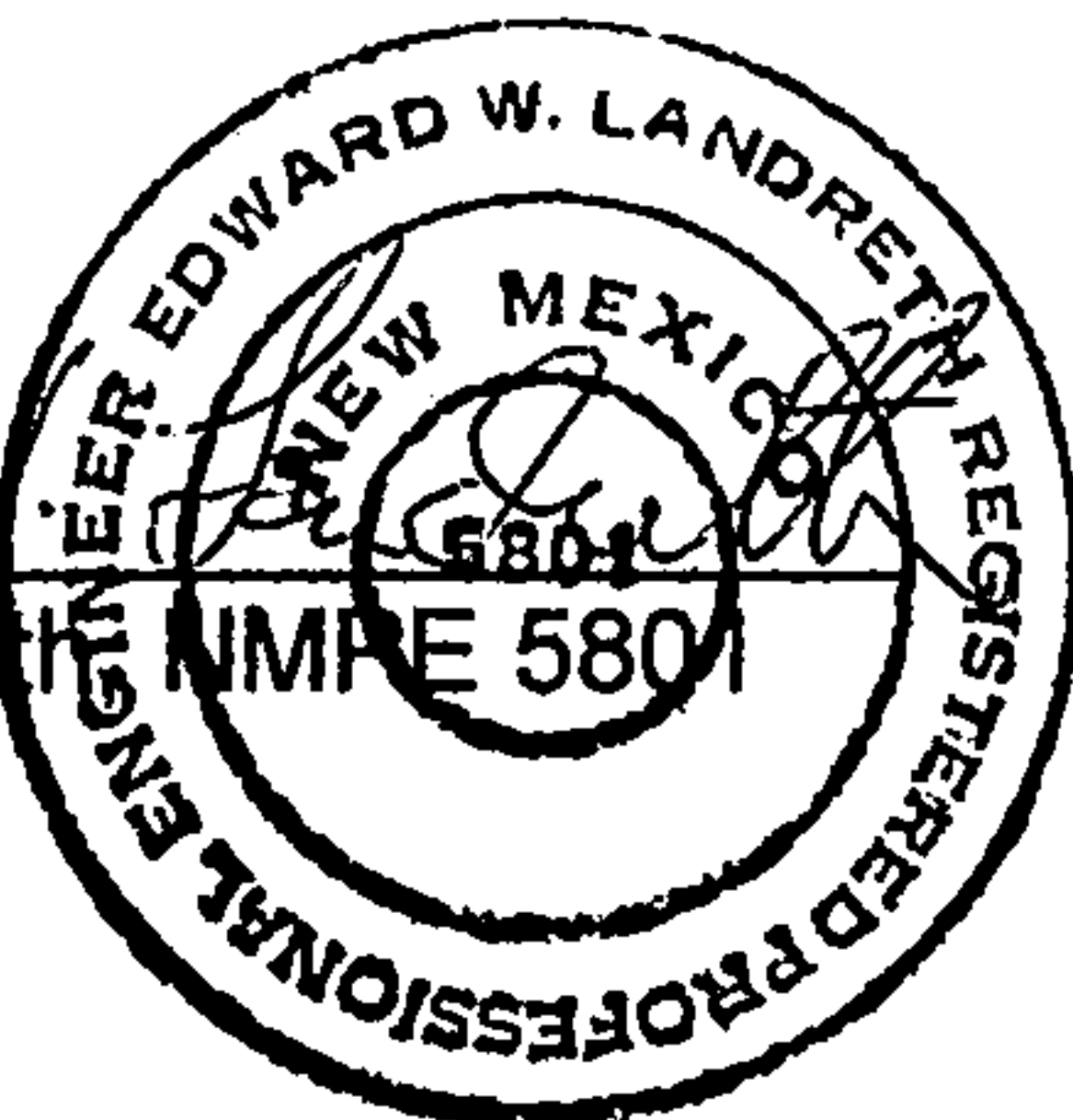
I Edward W. Landreth, NMPE 5801, of the firm Landreth Engineering, LLC, hereby certify that the project is in substantial compliance with and in accordance with the design intent of the approved Traffic Circulation Plan dated 10/08/02 last revised 3/14/03.

I further certify that I have personally visited the project site on September 10, 2003 and again on August 20, 2007.

This Certification is submitted in support of a request for Certificate of Occupancy.

The record information presented on the Traffic circulation Plan originally dated 10/08/02 last revised 3/14/03 was in substantial compliance of the Traffic Circulation Plan for this project on August 20, 2007. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.


Edward W. Landreth NMPE 5801



CITY OF ALBUQUERQUE



January 3, 2008

Edward Landreth, P.E.
Landreth Engineering
PO Box 92156
Albuquerque, New Mexico 87199

Re: Raul Cano Improvements, 6916 Zuni Rd. SE, (L-18/D069)
Approval of Permanent Certificate of Occupancy,
Engineer's Stamp Date 10/08/2002
Certification dates: 09-10-03, 8-20-07

Mr. Landreth:

P.O. Box 1293

Based upon the information provided in your submittal received 1/2/08, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3982.

New Mexico 87103

Sincerely,

Timothy Sims
Plan Checker-Hydrology, Planning Dept
Development and Building Services

www.cabq.gov

C: CO Clerk—Katrina Sigala
file



Landreth Engineering, LLC

P. O. Box 92156 --- Albuquerque, New Mexico 87199
Cellular: 505 - 239 - 9915 --- Email: EWLandreth@aol.com

August 20, 2007

CERTIFICATION DRAINAGE PLAN


Project: Auto Tire Repair Shop
Raul Cano & Elsa Camerena
6916 Zuni Road, SE
Albuquerque, NM

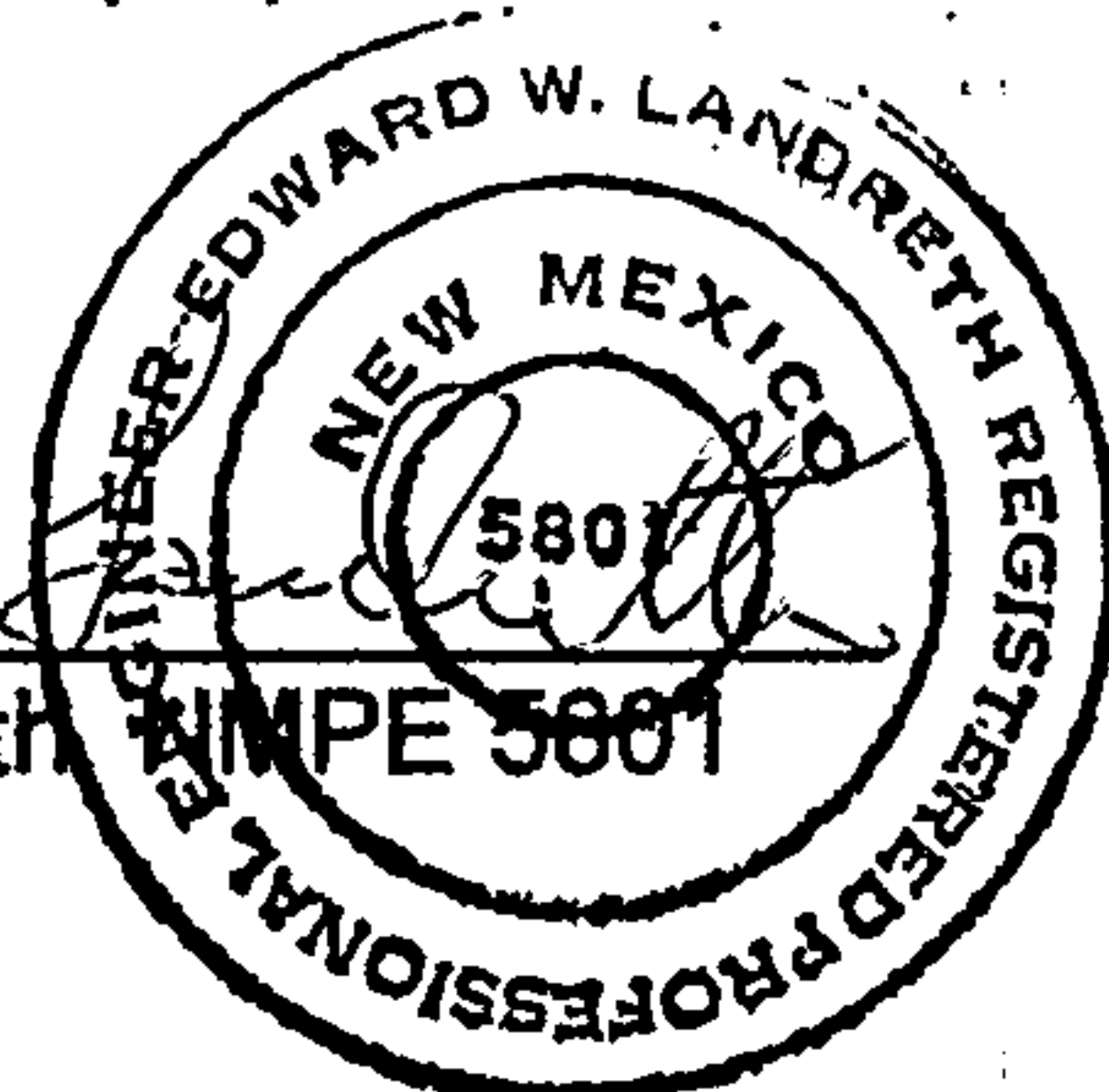
I Edward W. Landreth, NMPE 5801, of the firm Landreth Engineering, LLC, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the Drainage Plan dated 10/08/02 and approved on 11/27/02.

I further certify that I have personally visited the project site on September 10, 2003 and again on August 20, 2007.

This Certification is submitted in support of a request for Certificate of Occupancy.

The record information presented on the Drainage Plan originally dated 10/08/02 was in substantial compliance of the Drainage Plan for this project on August 20, 2007. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.


Edward W. Landreth, NMPE 5801



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Rail Pano Elsa Camarino ZONE MAP: L-18/DO69
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: 6816 2ND RD SE
CITY ADDRESS: ALB NM 87105

ENGINEERING FIRM: Landreth Engineering, LLC CONTACT: _____
ADDRESS: PO Box 92156 PHONE: _____
CITY, STATE: ALB NM 87199 ZIP CODE: 87199

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

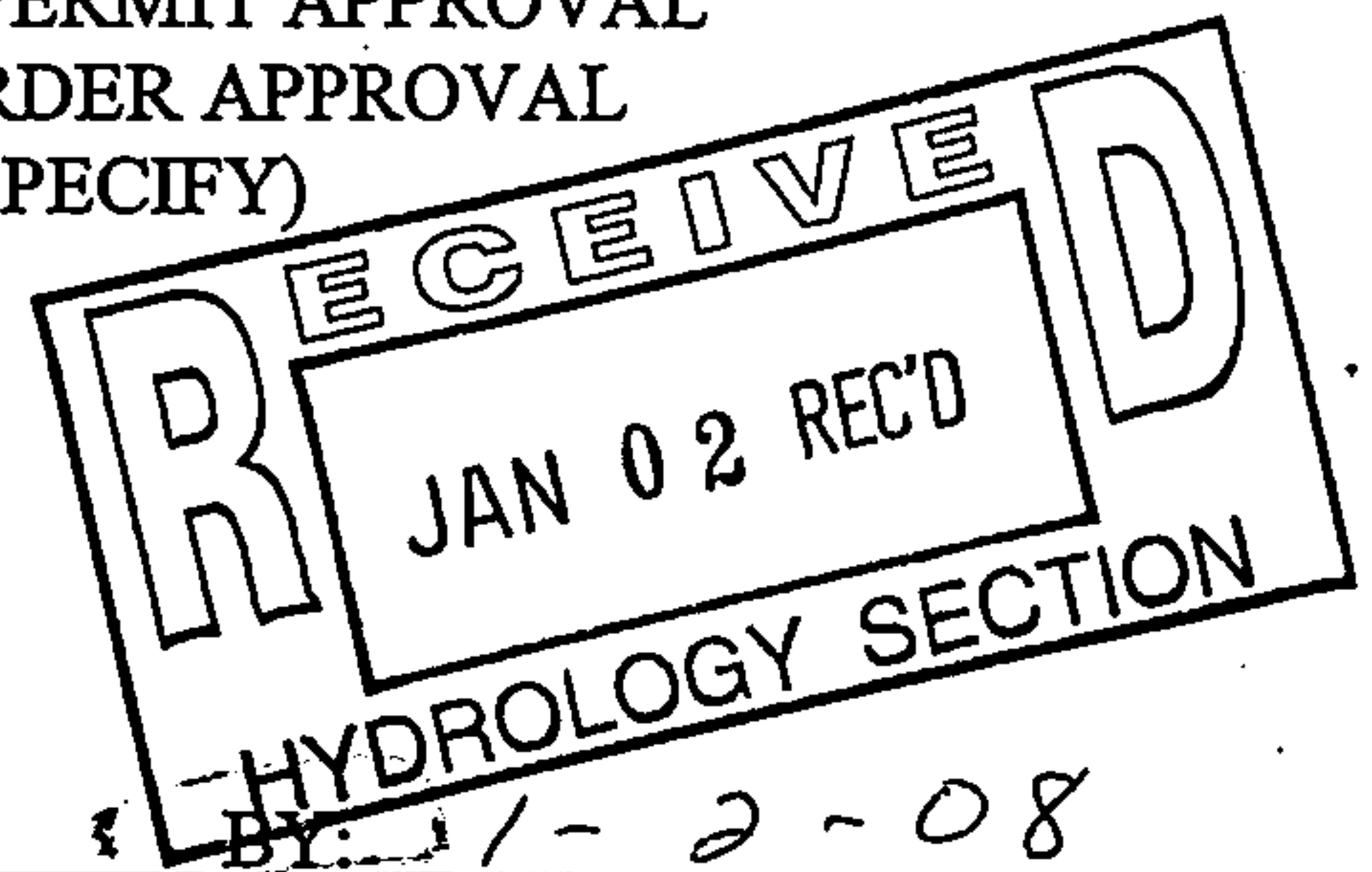
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ 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

DATE SUBMITTED: Rail Pano BY: 1-2-08



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.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department

Transportation Development Services Section

November 20, 2002

Edward Landreth, PE
PO Box 92156
Albuquerque, NM 87199

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Raul Cano, [L18 / D069]
6916 Zuni Road SE
Dated 11-07-02

Dear Mr. Landreth:

The TCL submittal, dated November 15, 2002 is approved, stamped and signed as such. Two copies will be required: one for each of the two building permit plans and the original to be used for certification of the site for final C.O. for Transportation.

A copy of the approved TCL marked up showing incomplete work remaining along with a letter of certification is required prior to issuance of Temporary C.O.

When site is complete and a Final C.O. is needed a letter of certification stating site was built in substantial compliance needs to be attached to your stamped approved TCL or TCL must be stamped with the designer's seal, and the certification included on the plan. Seal must be signed and dated for that submittal. Submit this package with a completed Drainage 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 Final C.O. has been issued to the superintendent, call Building Safety at 924-3306.

Sincerely,

Richard Dourte
Development and Building Services
Planning Department

c: file
Hydrology file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: Raul Cano ZONE MAP/DRG. FILE #: L-18 / D 69
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 9 & 10 Blk 7 Mesa Park Addition
 CITY ADDRESS: 6916 Zuni Road, SE

ENGINEERING FIRM: Landreth Engineering, LLC
 ADDRESS: P.O. Box 92156
 CITY, STATE: ABQ, NM 87199

CONTACT: Ed Landreth
 PHONE: 239-9915
 ZIP CODE: _____

OWNER: Raul R. Cano
 ADDRESS: 1107 9th Street
 CITY, STATE: ABQ

CONTACT: _____
 PHONE: 842-5284
 ZIP CODE: _____

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: Shaunda Construction Service
 ADDRESS: P.O. Drawer 399
 CITY, STATE: Belen NM 87002

CONTACT: Bill Harris
 PHONE: 864-2550
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

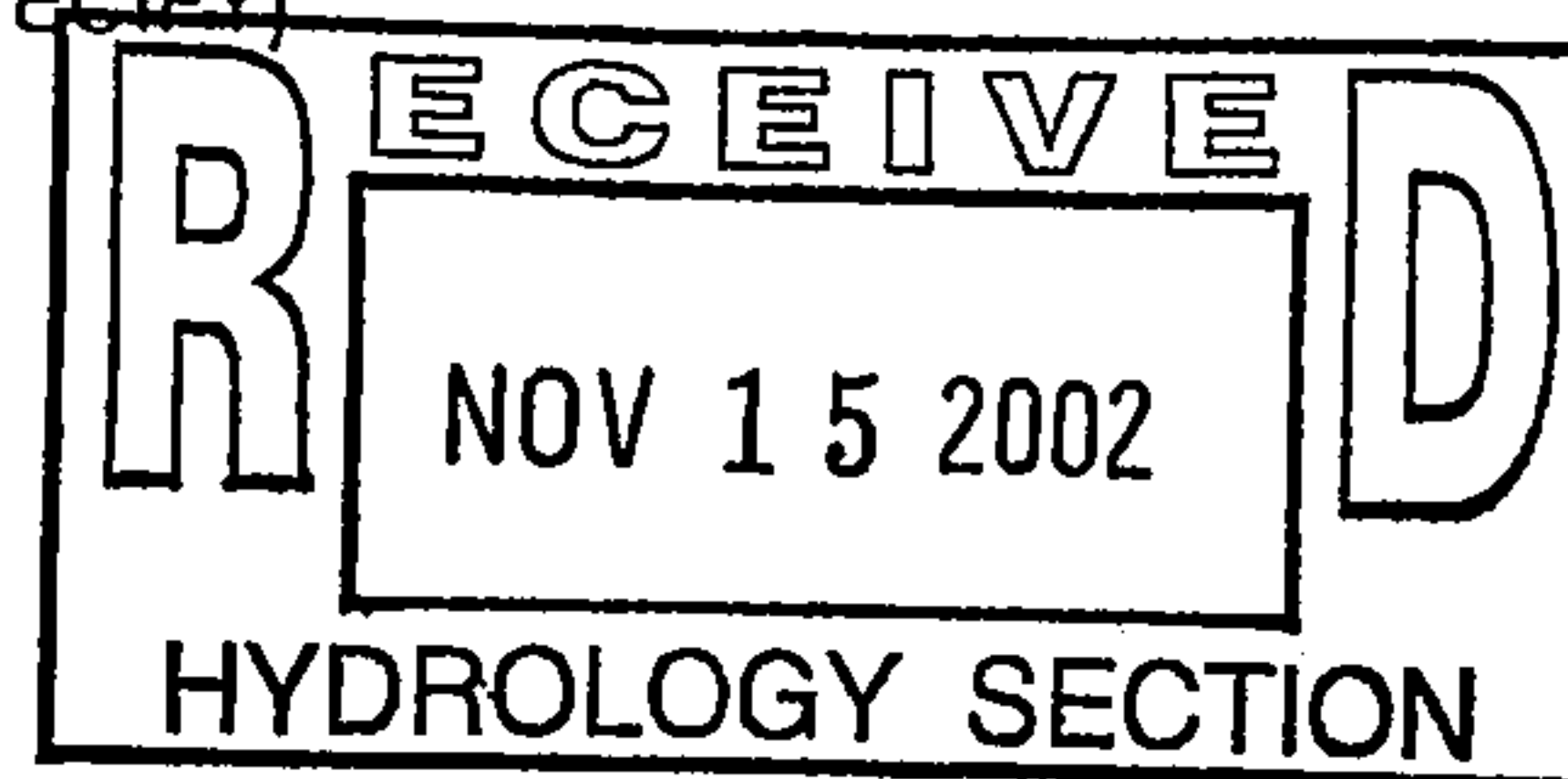
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ X = TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☒ X OTHER Landscape

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ 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
- ☒ X 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:

- ☒ X YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED 11/13/02 BY: E.W. Landreth

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

U. 11.11 7-20-01

TRAFFIC CIRCULATION LAYOUT SITE PLAN CHECKLIST
REVISED DRAFT 9/18/01

The City Zoning Code requires the design of access and circulation for parking areas and drive through facilities to be satisfactory to the Traffic Engineer. The design of these parking areas is a melding of a number of objectives of a development including safety, efficiency, aesthetics, etc. From a vehicular transportation point of view, one of the most critical areas of concern is the location and manner of access from the adjacent street. The interface of the development adjacent to these areas also plays a major role in how safely and efficiently they operate. These guidelines for the layout of the parking areas represent engineering design standards that will result in good operational and safety characteristics. However, with the many variables in design and unique characteristics that can be encountered, the designer may need to investigate other means of satisfying desirable operational and safety characteristics. Prior to embarking on a design for these unusual conditions, the designer should contact the Traffic Engineer to reach agreement on the modifications to these guidelines. Traffic Circulation Layout (TCL) Site Plans are required for commercial and institutional buildings, multi-family residential buildings and commercial additions of 500 square feet or more.

NOTE: The following checklist is intended to be used as a guide for preparing your Traffic Circulation Layout Plan to meet any or all of the traffic requirements. It is only a guide. Some items may not be applicable to your particular project; some items may require more detail.

D.P.M. - DEVELOPMENT PROCESS MANUAL

I. General Information:

- ✓ **A.** Completed Drainage/TCL Information Sheet-(DPM Volume 1, Chapter 17)
~~B.~~ Planning History-Relationship to approved site plans, masterplans, and/or sector plans site

C. Description:

- ① Vicinity map (zone atlas map) showing location of the development in relation to well-known landmarks, municipal boundaries and zone atlas map index number
- ✓ **2.** Address and legal description or copy of current plat
- 3.** All requests for variances from policies, ordinances or resolutions which are necessary to implement this plan must be specifically identified
- ④ Type of development (restaurants, banks, convenience markets, service station, super markets, auto car wash, etc.)
- ~~5.~~ Size of development
- ⑥ Parking spaces required by Zoning Code or prior EPC approved Site Development Plan
- 7. Executive Summary**-Provide a brief yet comprehensive discussion of the following:
- ~~a.~~ General project location
- ⑥ **b.** Development concept for the site
- ⑥ **c.** Traffic circulation concept for the site-including largest truck (Design Vehicle) at applicable locations.
- ~~d.~~ Impact on the adjacent sites
- ~~e.~~ Reference any applicable Traffic Impact Studies (TIS) or previously approved plans
- f.** Variance required to accommodate unusual site constraints

✓ - ITEM IS ACCEPTABLE

② - ITEM NEEDS COMPLETION

~~3.~~ - N/A

4. - ITEM IN THE SUBSECTION NEEDS COMPLETION OR DESIGNER MIGHT CONSIDER THE ITEM ONCE MORE.

6916 Zuni Rd. S.E. - Raul Cano Improvements

7/18/02
14-18/DO69

II. Plan Drawings:

- ✓ A. Professional Architect's/Engineer's stamp with signature and date
- B. Drafting standards: (Reference City Standards, DPM Volume 2, Chapter 27)
 - ✓ 1. North Arrow
 - ✓ 2. Scales-recommended engineer scales:
 - a. 1" = 20' for sites less than 5 acres
 - b. 1" = 50' for sites 5 acres or more
 - 3. Legend-see DPM manual, Volume 2, Tables 27.3a-27.3d for recommended standard symbols
 - ✓ 4. Plan drawings size: 24" x 36"
 - 5. Notes defining property line, rights-of-way, signs, street lights, fire hydrants, medians, water meter boxes, pavement limits and types, sidewalks, landscape areas, project limits, and all other areas whose definition would increase clarity

C. Existing Conditions:

- 1. On-site
 - a. Identification of all new ~~existing~~ buildings, doors, including overhead doors, structures, sidewalks, curbs, drivepads, walls, etc., and anything that influences parking and circulation of the site
 - ~~b.~~ Indication of all access existing easements and rights-of-way on or adjacent to the site with dimensions and purpose shown
- 2. Off-site
 - a. Identification of the right-of-way width, medians, curb cuts, street widths, etc. (both sides of street) Driveways Across 24th

D. Proposed Conditions: Proposed conditions should generally be superimposed on the drawings showing existing on-site and off-site conditions. Separate sheets may be used for on-site and off-site areas depending upon circumstances.

- 1. On-site
 - ~~a.~~ Indication of all proposed access easements and rights-of-way on or adjacent to the site with dimensions and purpose shown
 - ~~b.~~ Slopes
 - ~~(1)~~ Parking areas 1% min to 8% max
 - ~~(2)~~ Parking areas adjacent to major circulation aisles or adjacent to major entrances 1% min to 6% max
 - ~~(3)~~ ~~Handicap parking 1% min to 2% max~~
 - ~~(4)~~ Handicap ramps ~~with slope of 12:1~~ must be provided where the sidewalk area where curbs intersect the pedestrian access to the building
 - ~~c.~~ Clearly delineate project phasing. A key map is recommended.
 - d. Parking stall sizes: (Reference City Standards, DPM, Figure 23.7.1)

e. Circulation:

(1) General layout dimensions: Figure 23.7.1 provides the layout relationships between parking stalls and aisle widths for both large and small car parking areas

(2) Treatment of access points-Discuss how the curb cuts and/or drivepads comply with Chapter 23, Section 6

(3) Internal aisle connection:

~~(a)~~ Parking lots with parking spaces, spaces greater than or equal to 100 must have landscaped islands at the ends of each row of parking

~~(b)~~ Landscape island radius for passenger car is 15 feet (see DPM Figure 23.7.2)

~~(c)~~ Landscape island radius for delivery trucks, fire trucks, etc. is 25 feet or larger (see DPM figure 23.7.2)

~~(4)~~ Maximum aisle lengths: Aisle lengths required: 300-400 feet without internal circulation between aisles

~~(5)~~ Sidewalk connections:

~~(a)~~ Provide a 4' sidewalk from the public sidewalk to the buildings within the development

~~(b)~~ Provide a min 5' wide sidewalk when the stall will overhang the sidewalk

~~(c)~~ Clear pedestrian route accessible should be provided when the parking space may overhang the sidewalk

(6) Curbing: Provide a min 6" or max 8" high concrete barrier curb between landscaping and parking areas and/or drive aisles

(7) Fire and emergency access: Provision for access by fire and emergency vehicles needs to be in accordance with the Albuquerque Fire Plan Checking Division

(8) Service Areas:

(a) Circulation:

(1) Design vehicle route needs to be shown

~~(2)~~ No truck ramps, refuse/compactors or similar facilities permitted within circulation aisle

(b) No backing into or from public street allowed

(c) Service vehicle and/or refuse vehicle maneuvering must be contained on-site

~~(d)~~ Aisle width required:

1) Two-way traffic is 30'

2) One-way traffic is 20'



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 8, 2002

Ed Landreth, PE
Landreth Engineering
P.O. 92156
Albuquerque, NM 87199

**Re: Raul Cano Improvements Grading and Drainage Plan
Engineer's Stamp dated 10-8-02 (L18/D69)**

Dear Mr. Landreth,

Based upon the information provided in your submittal dated 10-15-02, the above referenced plan is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. 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
Sr. Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: Raul Cano Improvements ZONE MAP/DRG. FILE #: 2-18/069
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 9 & 10 Blk 7 Mesa Park Addition
 CITY ADDRESS: 6916 Zuni Road SE

ENGINEERING FIRM: Landreth Engineering, LLC
 ADDRESS: P.O. Box 92156
 CITY, STATE: Albuquerque, NM 87199

CONTACT: Ed Landreth
 PHONE: 239-9915
 ZIP CODE: _____

OWNER: Raul R. Cano
 ADDRESS: 1107 9th Street
 CITY, STATE: Albuquerque

CONTACT: _____
 PHONE: 842-5284
 ZIP CODE: _____

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: Shaundo Construction
 ADDRESS: P.O. Drawer 399
 CITY, STATE: Belen, NM 87002

CONTACT: Bill Harris
 PHONE: 864-2550
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
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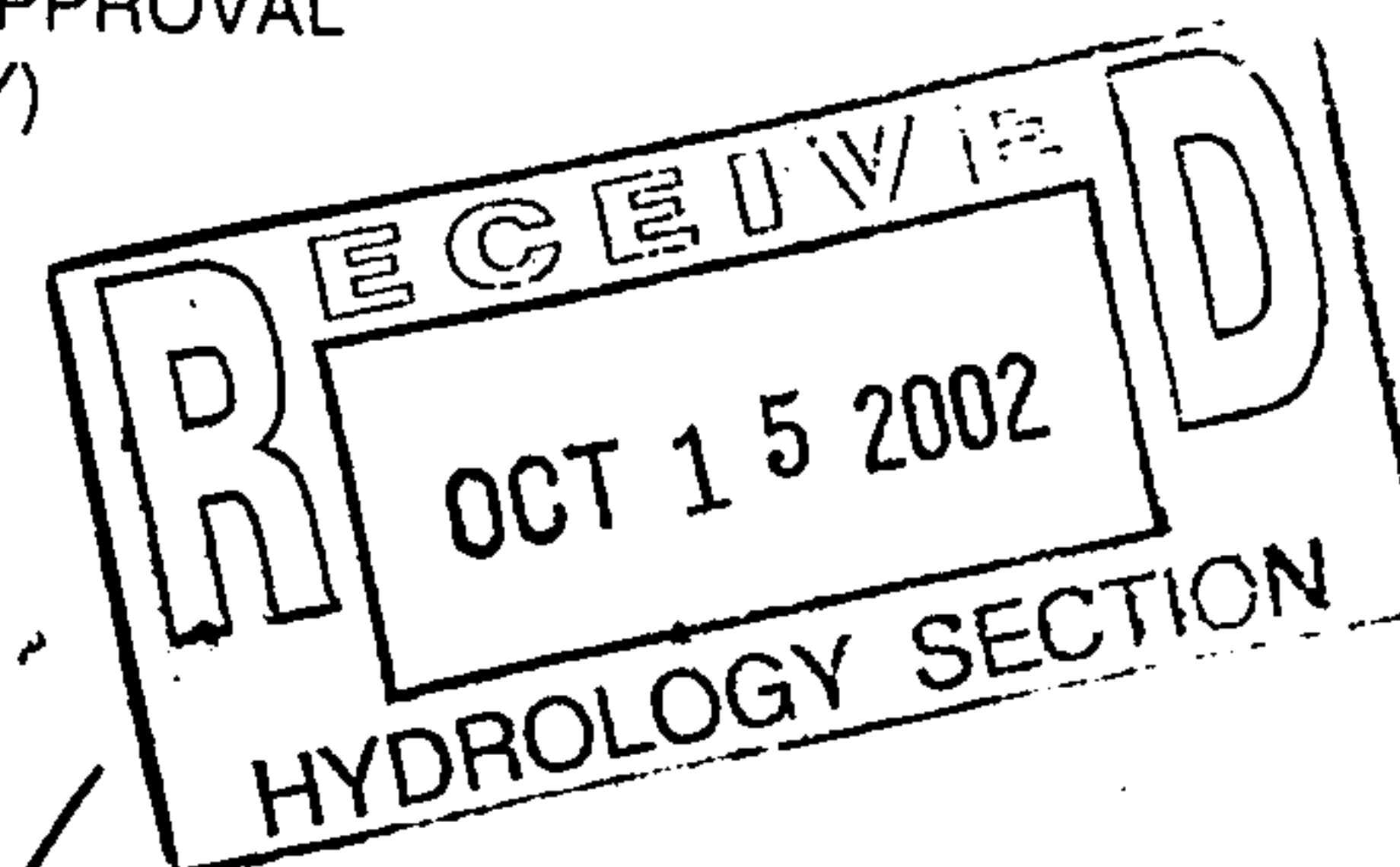
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- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
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- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 10/15/02 BY: E.W. Landreth



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

July 18, 2002

Ed Landreth, P.E.
Landreth Engineering L.L.C.,
P.O. Box 92156
Albuquerque, NM 87199

Re: TCL Submittal for Building Permit Approval for Raul Cano Improvements
6916 Zuni Rd. S.E., [L-18 / D069]
Engineer's Stamp Dated 06/19/02

Dear Mr. Landreth:

The location referenced above, dated June 20, 2002, is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the red-lined TCL markup with comments. Submit package with fully, completed Drainage and Transportation Information Sheet. Complete the Information Sheet for every submittal or have a copy made of the first sheet completed before it is stamped at the front counter here. Copies of this form can then be made for use with each subsequent submittal for this project.

Please resubmit revised TCL after addressing typed and marked up comments. Submit plan along with checklist and all current and past red-lined, mark-up copies.

Sincerely,

Mike Zamora, Commercial Plan Checker
Development and Building Services
Planning Department

c:

Hydrology file
Mike Zamora

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/11/2002)

L-18/D69

PROJECT TITLE: Raul Cano Improvements ZONE MAP/DRG. FILE #: L-18
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 9 & 10 Blk 7 Mesa Park Addition
CITY ADDRESS: 6916 Zuni Road, SE

ENGINEERING FIRM: Landreth Engineering, LLC
ADDRESS: P.O. Box 921506
CITY, STATE: Albuquerque, NM 87199
CONTACT: Ed Landreth
PHONE: 239-9915
ZIP CODE: _____

OWNER: Raul R. Cano
ADDRESS: 1107 9th Street
CITY, STATE: Albuquerque
CONTACT: _____
PHONE: 842-5284
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: Shaundo Construction Service
ADDRESS: P.O. Drawer 399
CITY, STATE: Belen, NM 87002
CONTACT: Bill Harris
PHONE: 864-2550
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

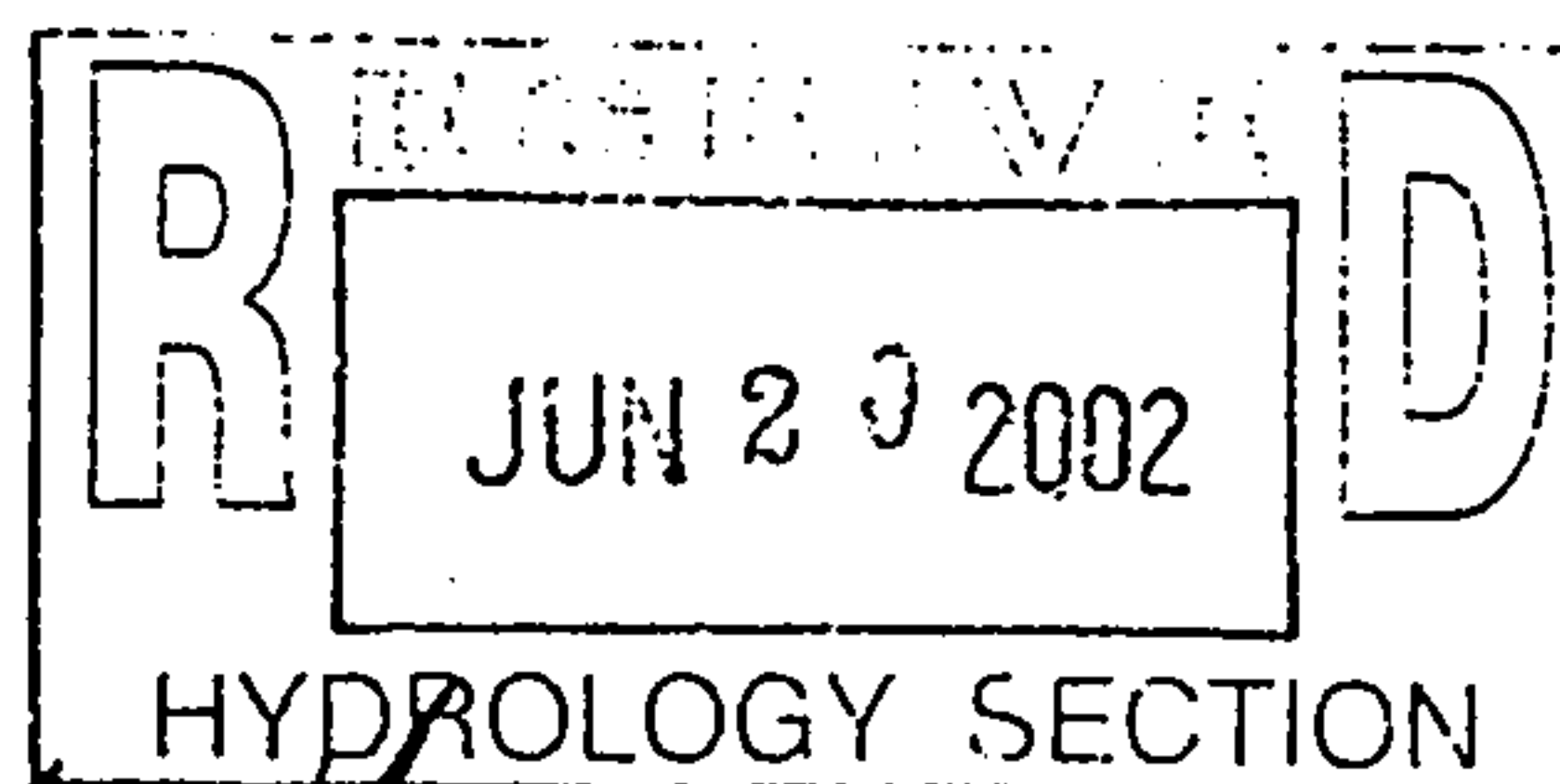
- ☒ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☒ OTHER Landscape

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ 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
☐ 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



DATE SUBMITTED 6/20/02

BY Ed Landreth

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

4/18/02 — TCL Diss'd, old Eng. & revised dated 7/18; — 1099 in

U. 11.1 2-2-2

TRAFFIC CIRCULATION LAYOUT SITE PLAN CHECKLIST
REVISED DRAFT 9/18/01

The City Zoning Code requires the design of access and circulation for parking areas and drive through facilities to be satisfactory to the Traffic Engineer. The design of these parking areas is a melding of a number of objectives of a development including safety, efficiency, aesthetics, etc. From a vehicular transportation point of view, one of the most critical areas of concern is the location and manner of access from the adjacent street. The interface of the development adjacent to these areas also plays a major role in how safely and efficiently they operate. These guidelines for the layout of the parking areas represent engineering design standards that will result in good operational and safety characteristics. However, with the many variables in design and unique characteristics that can be encountered, the designer may need to investigate other means of satisfying desirable operational and safety characteristics. Prior to embarking on a design for these unusual conditions, the designer should contact the Traffic Engineer to reach agreement on the modifications to these guidelines. Traffic Circulation Layout (TCL) Site Plans are required for commercial and institutional buildings, multi-family residential buildings and commercial additions of 500 square feet or more.

NOTE: The following checklist is intended to be used as a guide for preparing your Traffic Circulation Layout Plan to meet any or all of the traffic requirements. It is only a guide. Some items may not be applicable to your particular project; some items may require more detail.

D.P.M. - DEVELOPMENT PROCESS MANUAL

I. General Information:

- ☒ Completed Drainage/TCL Information Sheet-(DPM Volume 1, Chapter 17)
- ☒ Planning History-Relationship to approved site plans, masterplans, and/or sector plans site
- C. Description:
 - ① Vicinity map (zone atlas map) showing location of the development in relation to well-known landmarks, municipal boundaries and zone atlas map index number
 - ☒ Address and legal description or copy of current plat
 - 3. All requests for variances from policies, ordinances or resolutions which are necessary to implement this plan must be specifically identified
 - ④ Type of development (restaurants, banks, convenience markets, service station, super markets, auto car wash, etc.)
 - ☒ Size of development
 - ⑥ Parking spaces required by Zoning Code or prior EPC approved Site Development Plan
 - 7. Executive Summary-Provide a brief yet comprehensive discussion of the following:
 - ☒ General project location
 - ⑥ Development concept for the site
 - ⑥ Traffic circulation concept for the site-including largest truck (Design Vehicle) at applicable locations
 - ☒ Impact on the adjacent sites
 - ☒ Reference any applicable Traffic Impact Studies (TIS) or previously approved plans
 - f. Variance required to accommodate unusual site constraints

✓ - ITEM IS ACCEPTABLE

② - ITEM NEEDS COMPLETION

~~3~~ - N/A

4. - ITEM IN THE SUBSECTION NEEDS COMPLETION OR DESIGNER MIGHT CONSIDER THE ITEM ONCE MORE.

1011 2-2-2-2-2 - Paul C. ...

7/18/02

II. Plan Drawings:

- ✓ 1. Professional Architect's/Engineer's stamp with signature and date
B. Drafting standards: (Reference City Standards, DPM Volume 2, Chapter 27)

✓ 2. North Arrow

✓ 3. Scales-recommended engineer scales:

a. 1" = 20' for sites less than 5 acres

b. 1" = 50' for sites 5 acres or more

③ 4. Legend-see DPM manual, Volume 2, Tables 27.3a-27.3d for recommended standard symbols

✓ 5. Plan drawings size: 24" x 36"

5. Notes defining property line, rights-of-way, signs, street lights, fire hydrants, medians, water meter boxes, pavement limits and types, sidewalks, landscape areas, project limits, and all other areas whose definition would increase clarity

C. Existing Conditions:

1. On-site

a. Identification of all ^{new} ~~existing~~ buildings, doors, structures, sidewalks, curbs, driveways, walls, etc., and anything that influences parking and circulation of the site

~~b.~~ Indication of all access existing easements and rights-of-way on or adjacent to the site with dimensions and purpose shown

2. Off-site

a. Identification of the right-of-way width, medians, curb cuts, street widths, etc. (both sides of street) ^{Driveways Across Zone}

D. Proposed Conditions: Proposed conditions should generally be superimposed on the drawings showing existing on-site and off-site conditions. Separate sheets may be used for on-site and off-site areas depending upon circumstances.

1. On-site

~~a.~~ Indication of all proposed access easements and rights-of-way on or adjacent to the site with dimensions and purpose shown

~~b.~~ Slopes

~~(1)~~ Parking areas 1% min to 8% max

~~(2)~~ Parking areas adjacent to major circulation aisles or adjacent to major entrances 1% min to 6% max

~~(3)~~ Handicap parking 1% min to 2% max

~~(4)~~ Handicap ramps with slope of 12:1 must be provided where the sidewalk area where curbs intersect the pedestrian access to the building

~~c.~~ Clearly delineate project phasing. A key map is recommended.
④ d. Parking stall sizes: (Reference City Standards, DPM, Figure 23.7.1)

e. Circulation:

- (1) General layout dimensions: Figure 23.7.1 provides the layout relationships between parking stalls and aisle widths for both large and small car parking areas
- (2) Treatment of access points-Discuss how the curb cuts and/or drivepads comply with Chapter 23, Section 6
- (3) Internal aisle connection:
 - ~~(a)~~ Parking lots with parking spaces, spaces greater than or equal to 100 must have landscaped islands at the ends of each row of parking
 - ~~(b)~~ Landscape island radius for passenger car is 15 feet (see DPM Figure 23.7.2)
 - ~~(c)~~ Landscape island radius for delivery trucks, fire trucks, etc. is 25 feet or larger (see DPM figure 23.7.2)
- ~~(4)~~ Maximum aisle lengths: Aisle lengths required: 300-400 feet without internal circulation between aisles
- ~~(5)~~ Sidewalk connections:
 - ~~(a)~~ ~~Provide a 4' sidewalk from the public sidewalk to the buildings within the development~~
 - ~~(b)~~ Provide a min 5' wide sidewalk when the stall will overhang the sidewalk
 - ~~(c)~~ Clear pedestrian route accessible should be provided when the parking space may overhang the sidewalk
- (6) Curbing: Provide a min 6" or max 8" high concrete barrier curb between landscaping and parking areas and/or drive aisles
- (7) Fire and emergency access: Provision for access by fire and emergency vehicles needs to be in accordance with the Albuquerque Fire Plan Checking Division
- (8) Service Areas:
 - (a) Circulation:
 - (1) Design vehicle route needs to be shown
 - ~~(2)~~ No truck ramps, refuse/compactors or similar facilities permitted within circulation aisle
 - (b) No backing into or from public street allowed
 - (c) Service vehicle and/or refuse vehicle maneuvering must be contained on-site
 - ~~(d)~~ Aisle width required:
 - 1) Two-way traffic is 30'
 - 2) One-way traffic is 20'