

CITY OF ALBUQUERQUE



April 4, 2008

James W. Miller
Miller & Associates Architects
5220 2nd Street NW
Albuquerque, NM 87107

Re: Warehouse Addition, 9701 Trumbull Ave. SE, Traffic Circulation Layout
Architect's Stamp dated X-XX-XX (L-20/D012)

Mr. Miller,

Based upon the information provided in your submittal received 3-26-08, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
2. Include a vicinity map on the plans.
3. All necessary information must be shown on one plan, labeled Traffic Circulation Layout (TCL)
4. Clarify all existing verses proposed conditions.
5. Show where the loading will occur on the site and clarify the heavy vehicle path.
6. What is the purpose of the western most curb cut?
7. Dimension the handicapped spaces. How will the spaces be protected from the adjacent traffic?
8. Provide the width of the sidewalks.
9. The existing curb cuts must meet current ADA criteria.

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: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

L-20/D012

PROJECT TITLE: Warehouse Addition ZONE MAP: K-20
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 'A' & 'B' Blk 23 Skyline Heights
 CITY ADDRESS: 9701 Trumbull Ave SE

ENGINEERING FIRM: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

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

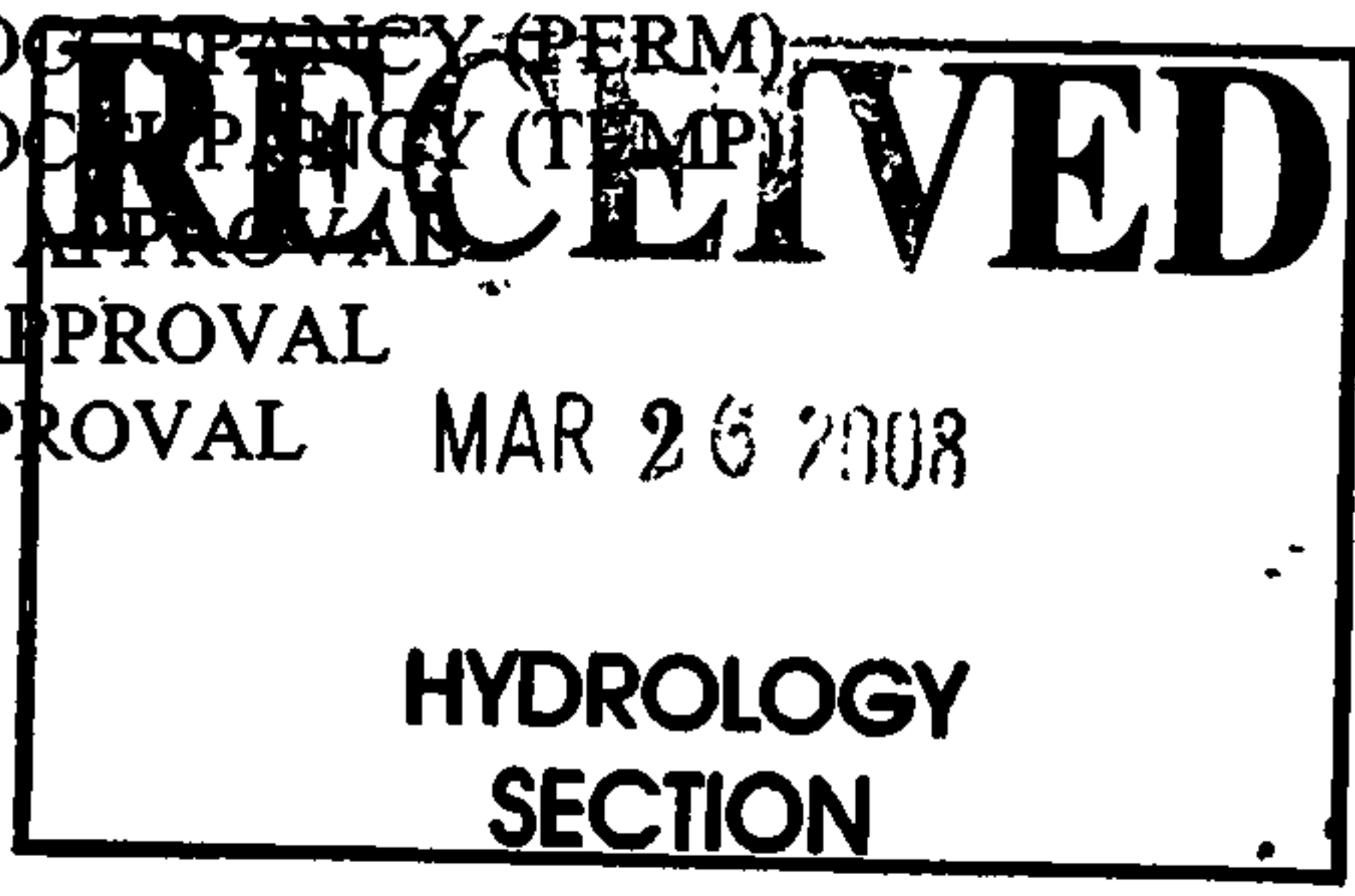
ARCHITECT: Miller & Assoc. CONTACT: Jim
 ADDRESS: 5220 2nd St NW PHONE: 345-1312
 CITY, STATE: Albuquerque ZIP CODE: 87107

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: 3/26/08 BY: James W Miller

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.

✓ Vicinity map on plan ✓

✓ All necessary info must be shown on one
plan, labeled traffic circulation
layout ✓

must be stamped, signed, dated by a
licensed engineer or arch ✓

✓ Show where loads will occur on the site
- clarify the heavy vehicle path ✓

✓ Clarify exist vs proposed conditions ✓

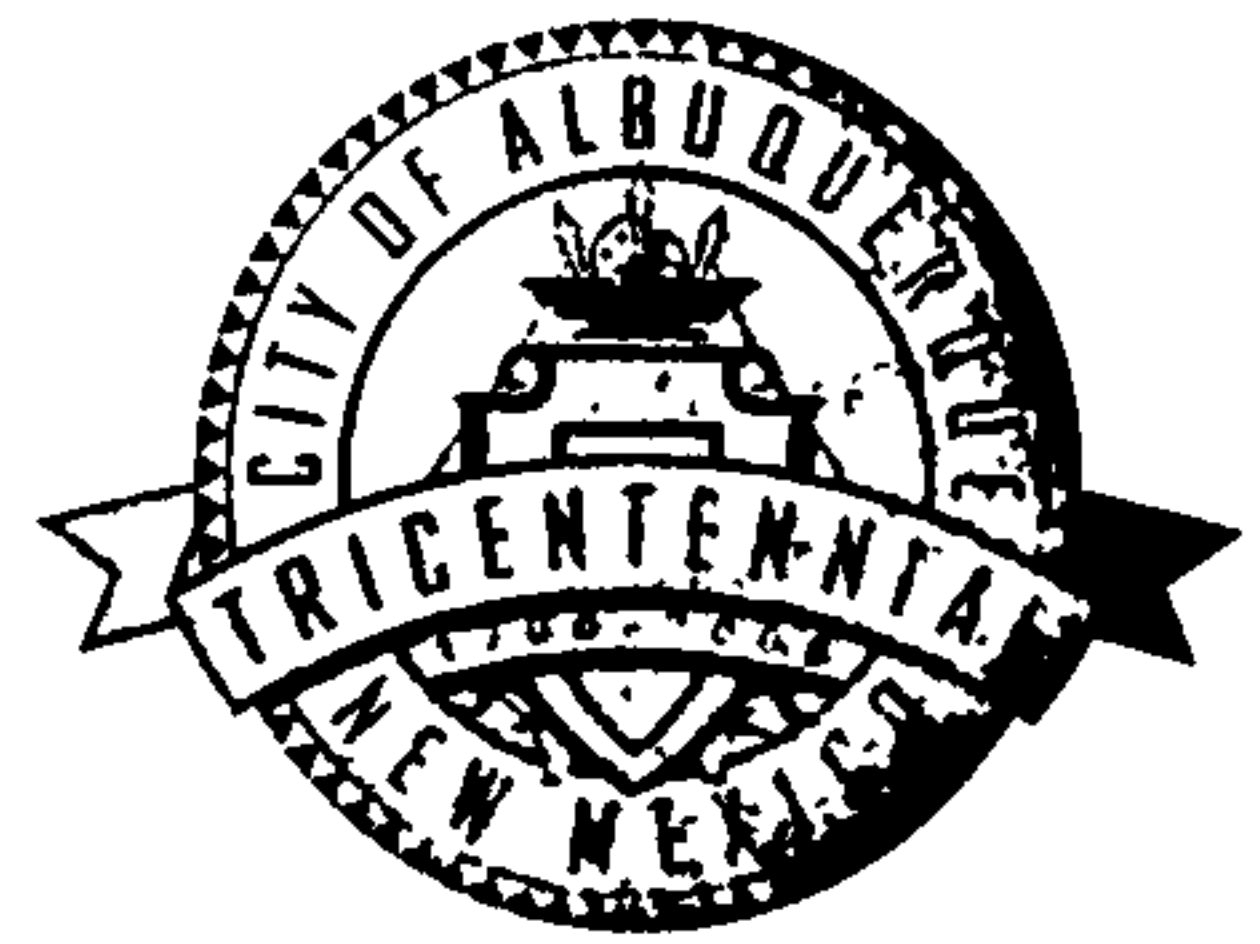
✓ What is the purpose of
the westernmost curb cut? ~~Interference~~ ✓

✓ Call out width, length for HC spaces -
how will these spaces be protected
from the adjacent traffic? ✓

✓ Call out width of all SCW

exist curb cut must ~~see~~ meet current
ADA criteria

CITY OF ALBUQUERQUE



February 25, 2008

Eufracio Sabay, P.E.
BJM Consulting
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

**Re: 9701 Trumbull SE Warehouse Addition Grading Plan
Engineer's Stamp dated 1-22-08 (L20/D012)**

Dear Mr. Sabay,

Based upon the information provided in your submittal dated 1-22-08, the above referenced plan cannot be approved for Foundation or Building Permit until the following comments are addressed:

- The proposed building is on the lot line.
- Provide some elevation data in the paved area. Spot elevations near curb corners, near the middle of the entrances back about 20', and one in the middle of the parking area.

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

Sincerely,

A handwritten signature in cursive script, reading "Curtis A. Cherne".

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



March 11, 2008

Eufracio Sabay, P.E.
BJM Consulting
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

**Re: 9701 Trumbull SE Warehouse Addition Grading and Drainage Plan
Engineer's Stamp dated 3-3-08 (L20/D012)**

Dear Mr. Sabay,

Based upon the information provided in your submittal dated 3-5-08, 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.

Also, 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 924-3695.

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE INFORMATION SHEET

PROJECT TITLE: 9701 WAREHOUSE ADDITION
DRB #: PC#: N/A

ZONE MAP/DRG. FILE # L20-D12
WORK ORDER#:

LEGAL DESCRIPTION: LOTS A & B, BLOCK 23, SKYLINE HEIGHTS ADDITION
CITY ADDRESS: 9701 TRUBULL AVENUE S.E.

ENGINEERING FIRM: BJM DEVELOPMENT CONSULTANT
ADDRESS: 8624 CASA VERDE AVE. N.W.
CITY, STATE: Albuquerque, New Mexico

CONTACT: BERNIE J. MONTOYA
PHONE: 250-7719
ZIP CODE: 87120

OWNER:
ADDRESS:
CITY, STATE: Albuquerque, New Mexico

CONTACT:
PHONE:
ZIP CODE:

ARCHITECT: JIM MILLER & ASSOCIATES
ADDRESS:
CITY, STATE:

CONTACT: JIM MILLER
PHONE: 345-1312
ZIP CODE:

SURVEYOR: N/A
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR: N/A
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ PAVING PLAN
☐ TCL
☒ RESUBMITTAL
WAS A PRE-DESIGN CONFERENCE ATTENDED:
☒ YES VERBAL WITH BRAD AND TIM
☐ NO
☐ COPY PROVIDED

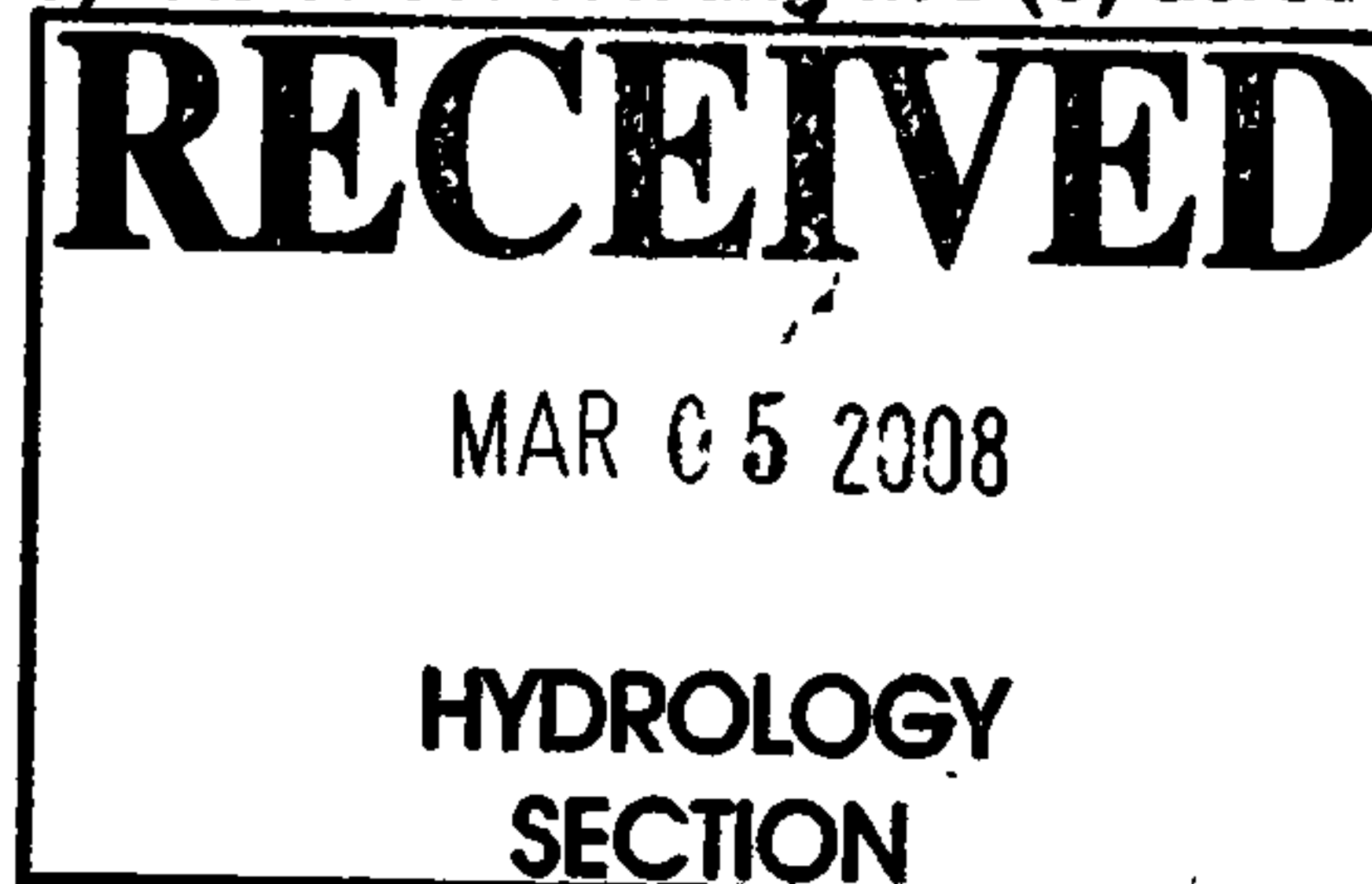
CHECK TYPE OF APPROVAL SOUGHT:

☐ 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 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) SO19

DATE SUBMITTED: 3/5/2008 BY: Bernie Montoya

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 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



March 3, 2008

Curtis A. Cherne P.E.
Senior Engineer, Planning Department
Development and Building Services

**RE: 9701 TRUMBULL S.E. WAREHOUSE ADDITION
(L20-D12)**

Dear Mr. Cherne:

This letter is in response to your comments dated February 25, 2008:

1. The proposed building is on the lot line. *A replat has been requested by the Zoning Department. The C.O. will not be issued until the replat has been filed.*
2. Provide some elevation data in the paved area. Spot elevations near curb corners, near middle of the entrances back about 20', and on in the middle of the parking lot. *More spot elevations have been provided on the plan drawing. The extra spot elevations have been clouded for extra clarity.*

If I can be of further assistance, please feel free to call me at 250-7719

Sincerely


Bernie J. Montoya C.E.

