



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 15, 1999

James Hewitt, PE
Hewitt Engineering & Environmental Consultants
2433 Palomas NE
Albuquerque, NM 87110

Re: Trumbull Warehouse Grading and Drainage Plan
Engineer's Stamp dated 9-25-99 (L20/D60)

Dear Mr. Hewitt,

Based upon the information provided in your submittal dated 9-30-99, the above referenced site will not be reviewed until an acceptable Site Plan is submitted to Transportation for the TCL. Please submit a revised drainage plan that matches the Site Plan exactly.

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

Sincerely,

Bradley L. Bingham
Bradley L. Bingham, PE
Hydrology Review Engineer

C: file

Boyd Stavans, Contractor 10/25
Trumbull Warehouse
867-8688

Top of p 3 for Review
Called Mr. Stavans back @ 10AM

DRAINAGE INFORMATION SHEET

PROJECT TITLE: TRUMBULL WAREHOUSE ZONE ATLAS/DRNG. FILE #: L20/D60
 DRB #: N/A EPC #: N/A WORK ORDER #: N/A
 LEGAL DESCRIPTION: Lot 5, Block 5 Skyline Heights
 CITY ADDRESS: 9610 Trumbull Avenue, SE
 ENGINEERING FIRM: Hewitt Engineering & Environmental Consultants CONTACT: James Hewitt
2433 Palomas Drive, NE
 ADDRESS: Albuquerque, NM 87110 PHONE: 889-4040
 OWNER: Tom Gordon CONTACT: Tom Gordon
12433 Chelwood Place, NE
 ADDRESS: Albuquerque, NM PHONE: 450-5171
 ARCHITECT: N/A CONTACT: N/A
 ADDRESS: N/A PHONE: N/A
 SURVEYOR: RHOMBUS P.A. (John Miers) CONTACT: Celia Tomlinson
2620 San Mateo Blvd, NE Suite B
 ADDRESS: Albuquerque, NM 87110 PHONE: 881-6690
 CONTRACTOR: Stephens Construction CONTACT: Boyd Stephens
155 Juniper Lane
 ADDRESS: Placitas, NM 87043 PHONE: 867-8688

TYPE OF SUBMITTAL:

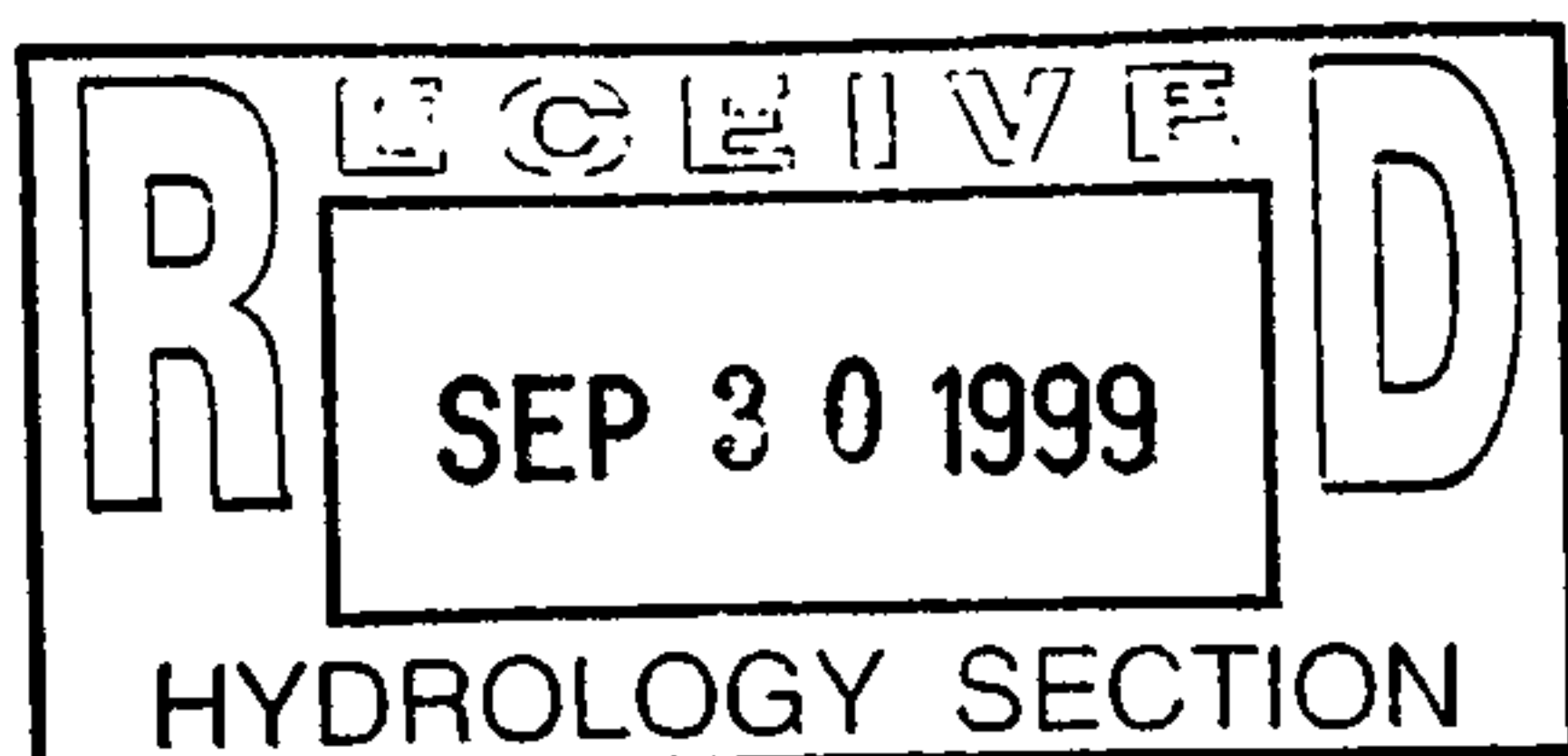
☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☒ OTHER TCL

PRE-DESIGN MEETING:

☐ YES
☒ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL
☐ 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
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ SUBDIVISION CERTIFICATION
☐ OTHER _____ (SPECIFY)



DATE SUBMITTED:

9-30-99
 BY: Boyd Stephens



City of Albuquerque

October 19, 1999

Tom Gordon
12433 Chelwood Pl. N.E.
Albuquerque, New Mexico 87112

Re: Trumbull Warehouse Building Site Plan for building permit approval [L-20/D060]. Engineer's Stamp dated 9/25/99.

Dear Mr. Gordon,

The Site Plan (TCL) submitted cannot be approved at this time.

Over numerous examinations and discussions of this Site Plan, it has been determined that the layout of this building and the accompanying parking lot cannot work on this size of lot. The overhead doors, as desired, as they have been shown, require that any large (U.P.S./refuse and larger) vehicle using them must access them by backing into or from the street. This is in violation of current code, as mentioned to all representatives previously bringing this particular plan to my office.

If overhead doors are needed for this application the size of building will need to be reduced the number of doors will need to be reduced, the doors will need to be placed facing the rear of the lot, as has been proposed at previous meetings, and all DPM. standards will need to be followed. Parking and driveways for this building will need to be revised, per DPM. standard, if parking in the front is desired, which will mean shifting the building back.

The architect you have chosen will need to produce an acceptable Site Plan for resubmital to Transportation Development employing the above-mentioned comments or an equivalent, acceptable alternative for approval from this section.

If further assistance is needed, please feel free to call 924-3620.

Sincerely,

Mike Zamora,
Commercial Plan Checker

cc:

ENGINEER
HYDROLOGY FILE
OFFICE FILE

DRAINAGE INFORMATION SHEET

PROJECT TITLE: TRUMBULL WAREHOUSE ZONE ATLAS/DRNG. FILE #: L-20060
 DRB #: NA EPC #: NA WORK ORDER #: NA
 LEGAL DESCRIPTION: LOT 5, BLOCK 5 SKYLINE HEIGHTS
 CITY ADDRESS: 2610 Trumbull Ave SE
 ENGINEERING FIRM: HEWITT ENG. CONTACT: CELIA TOMLINSON
410 RHOMBUS
 ADDRESS: 2620 SAN MATEO NE PHONE: 881-6690
SUITE B 87110
 OWNER: TOM GORDON CONTACT: TOM GORDON
 ADDRESS: 12433 CHELWOOD PL NE PHONE: NONE
 ARCHITECT: NA CONTACT: NA
 ADDRESS: NA PHONE: NA
 SURVEYOR: RHOMBUS P.A. (John Miers) CONTACT: CELIA TOMLINSON
 ADDRESS: 2620 SAN MATEO NE PHONE: 881-6690
SUITE B
 CONTRACTOR: STEPHENS CONST. CONTACT: MR. STEPHENS
 ADDRESS: 155 JUNIPER LANE PHONE: 867-8688
PLACITAS, NM 87043

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☒ OTHER TCL

PRE-DESIGN MEETING:

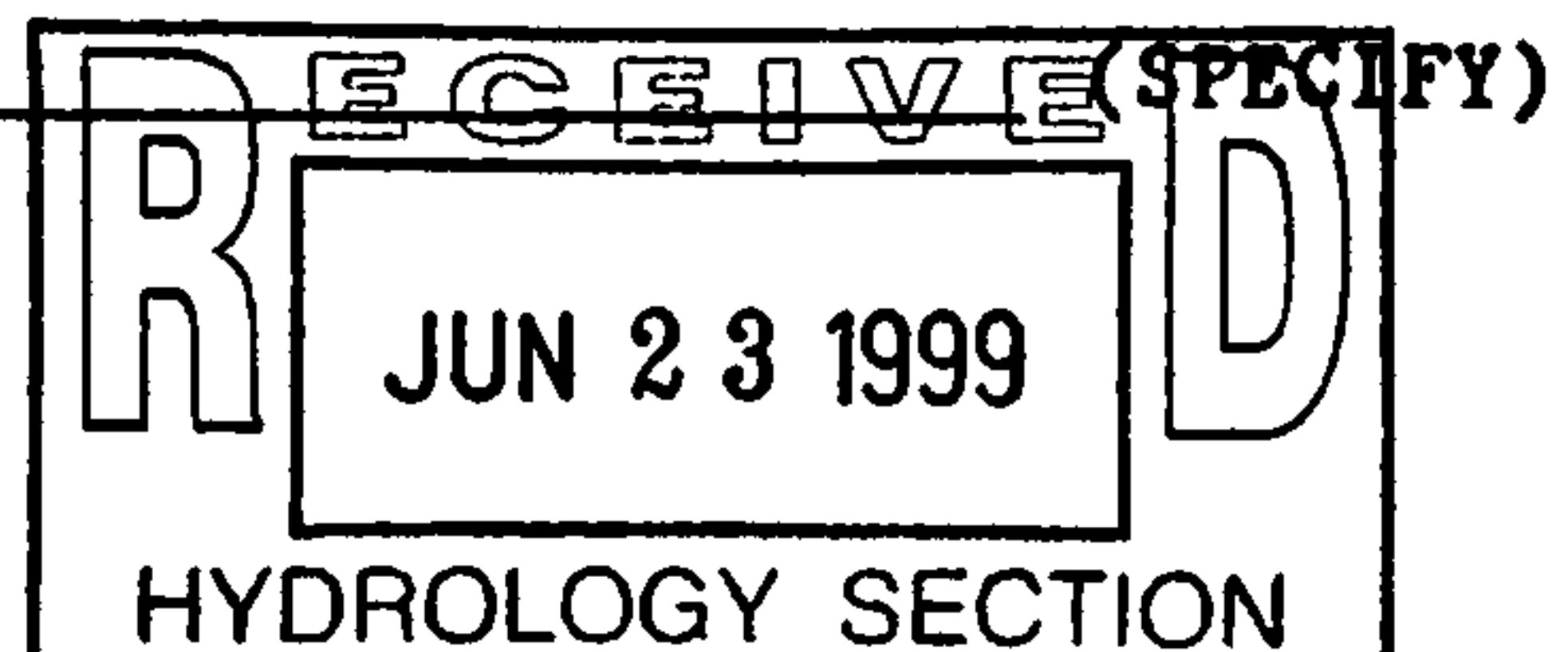
- ☐ YES
☒ NO
☐ COPY PROVIDED

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☐ DRAINAGE REQUIREMENTS
☐ SUBDIVISION CERTIFICATION
☐ OTHER _____ (SPECIFY)

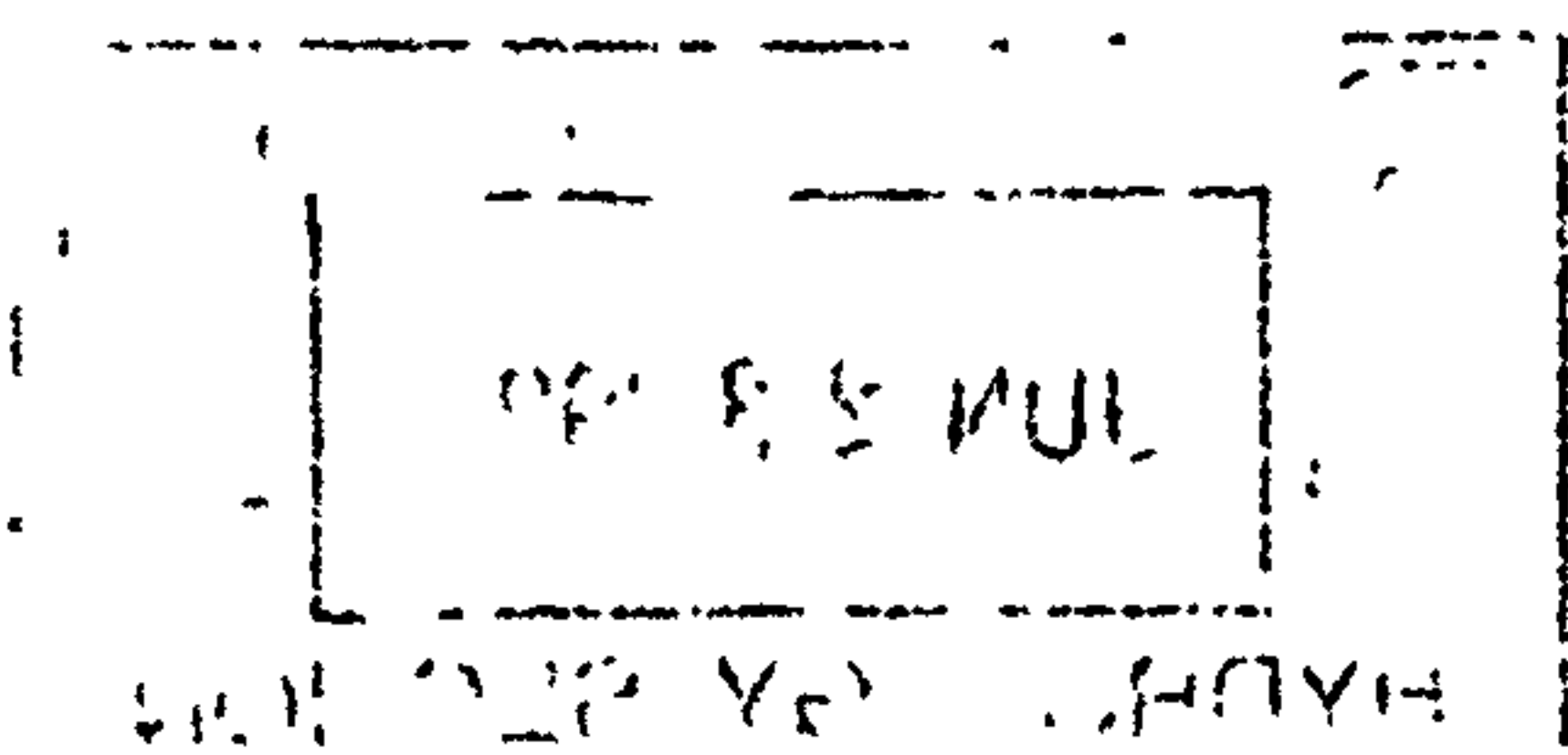
DATE SUBMITTED: 6/23/99

BY: Celia P. Tomlinson



The Grading/Drainage Plan
Submitted was reviewed be-
cause I am rejecting the
entire layout. I am ask-
ing that it be Done over, so
you may want to hold off on
Your comments.

MIKE Z.



APPLICANT'S NAME Boyd Stephens ZONE ATLAS/DRNG FILE # L-20/D060

DRB # _____ EPC # _____ WORK ORDER # _____

LEGAL DESCRIPTION: LOT 5 Block 25 Skyline Heights

CITY ADDRESS: 9610 Trumbull Ave SE

ENGINEERING FIRM: Stephens Const. CONTACT: Boyd Stephens

ADDRESS: 155 Juniper Rd. Placitas PHONE: 505-867-8688

OWNER: Tom Gordon CONTACT: Tom

ADDRESS: 8210 Lomax NE. PHONE: 505-450-5171

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: Stephens Const. CONTACT: Boyd Stephens

ADDRESS: 155 Juniper Rd. Placitas PHONE: 505-867-8688

TYPE OF SUBMITTAL:

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☒ DRAINAGE PLAN
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PRE-DESIGN MEETING:

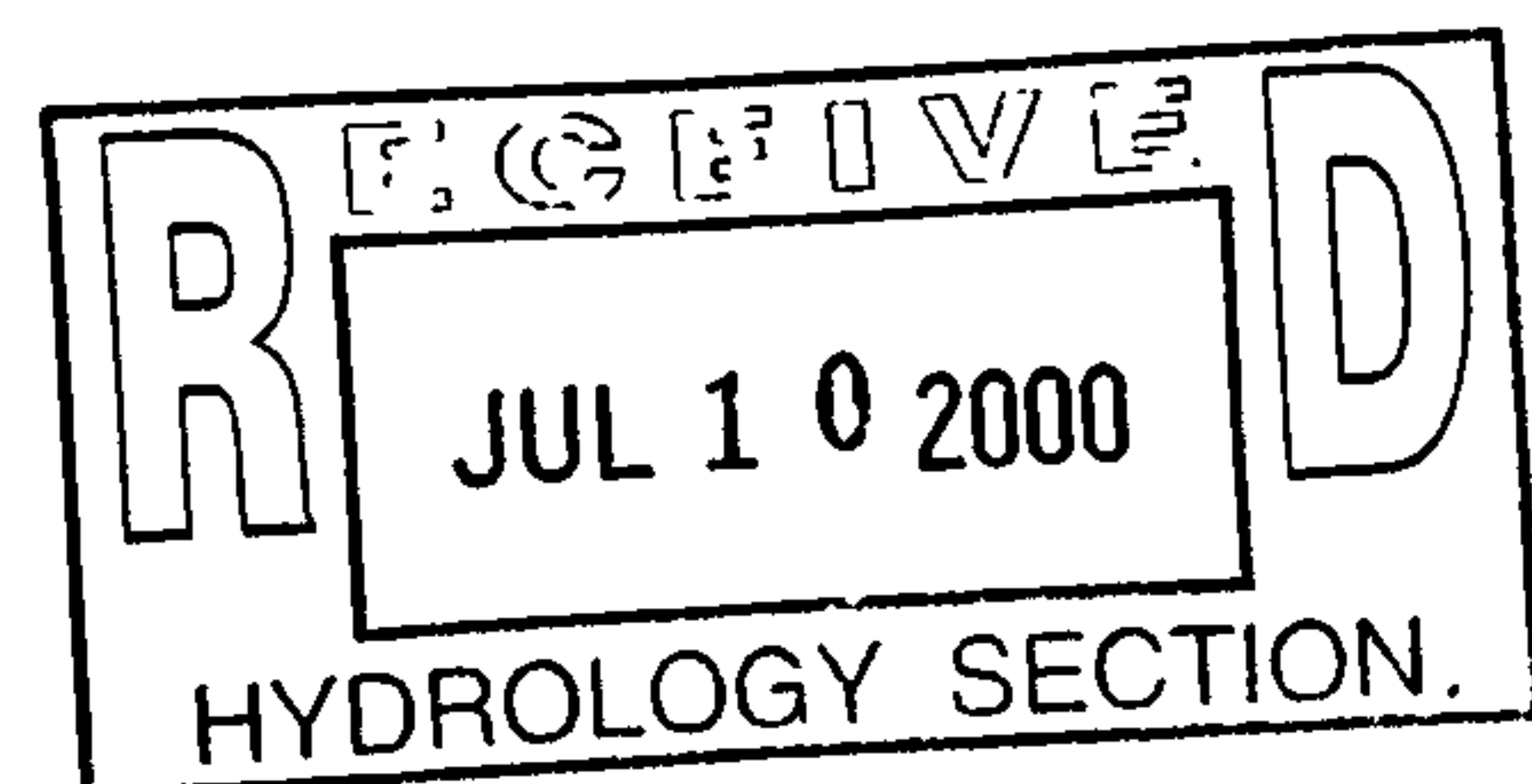
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☐ DRAINAGE REQUIREMENTS
☐ SUBDIVISION CERTIFICATION
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: Boyd Stephens 4-10-00

BY _____





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 30, 1999

Celia Tomlinson, P.E.
Rhombus, P.A., Inc.
2620 San Mateo NE, Suite B
Albuquerque, NM 87111

**RE: TRUMBELL WAREHOUSE (L20-D60). GRADING AND DRAINAGE PLAN FOR
BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED JUNE 23, 1999.**

Dear Ms. Tomlinson:

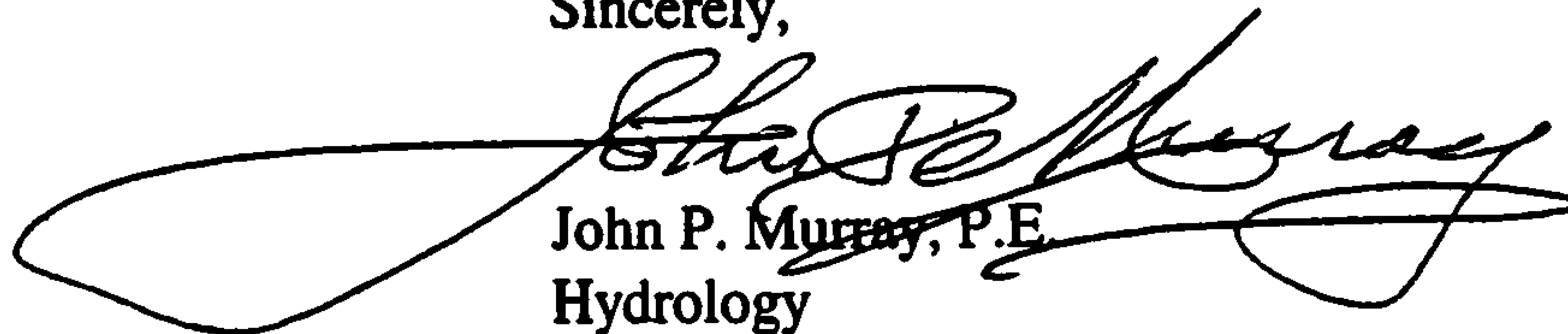
Based on the information provided on your June 23, 1999 submittal, City Hydrology has the following comment:

Transportation has requested that we hold our review in abeyance until the T.C.L. comments, which impact the Drainage Plan, are addressed.

Transportation's review, dated July 20, 1999, is enclosed.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,


John P. Murray, P.E.
Hydrology

✓ File

(505) 867-8688

BOYD STEPHENS

155 Juniper Rd.

Placitas, NM 87043



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 20, 1999

Celia Tomlinson, P.E.,
Hewitt Engineering and Environmental
2620 San Mateo N.E.
Albuquerque, New Mexico 87110

Re: Site Plan submittal for building permit approval for Trumbull Warehouse, 9610 Trumbull Ave., N.E.,
Skyline Heights, Block 5, Lot5, (Zone Map L-20-Z), Engineer's Stamp dated 6/23/99.

Dear Mrs. Tomlinson,

The above referenced plan requires modification to the Site Plan prior to Building Permit release as follows:

- The engineer's certification required by the Hydrology section needs to include certification that this site was constructed in accordance with the Traffic Circulation Layout (TCL) before C.O. is released.
- In all submittals to Hydrology, as part of our new plan review system (per the memo sent), one dimensioned Site Plan must also be submitted to Transportation for our review.
- Proposed use of overhead doors on commercial sites requires that plan reviewer looks for large wheelbase (refuse/UPS) vehicle to be smallest to use doors. As stated in preliminary discussion this site layout will not allow enough room for this condition without backing from or into street. This violates provisions in the DPM, Sect. 23.6B.8b.2 & 23.7B.8. ___ Minim. 30' wide drive aisle needed along service truck route.
- Driveway width providing use by vehicles and access for large service vehicle is too wide to be allowed. Providing two separate driveways for each function cannot be accomplished on this narrow parcel. For this reason, and previous comment, this site layout will need to be redone and full review will then be made.
- Red-lined markup of Site Plan submitted and typed comments should be used to make corrections required. Return markup with corrections.
- Use of DPM and close review of Site Plans and comments in previous Building Permit plan set submittals can aid in production of Site Plan requiring fewer corrections to original and more expedient review time.
- New and existing elements noted on the Site Plan must be shown, labelled, and dimensioned correctly and accurately. This includes: curb & gutter, drive aisle, driveway, parking stalls (including H.C.), all curbing, distance from back of street sidewalk to gate, any neighboring driveways, if close to property lines shared with adjacent lots, and fencing (specifically at property lines), etc. ___ Need to see clear differentiation between new construction and existing on Site Plan.
- Show, label, and dimension existing and/or new street sidewalk. City sidewalk ordinance requires minim. 4' street sidewalks along the frontage of all commercial sites being developed.
- 6" high concrete curb, per city standard, must be constructed per DPM Section 23.7 B6. Must prevent overhanging into adjacent property and pedestrian path ___ Label concrete curb, and type (or show detail labelled "typical"), at each individual location or call out double-line style (or equivalent) linework, used to designate curbing, as "typical".
- Minim. 5' wide sidewalk, raised 6" above parking surface, needed at the front of parked vehicles along the front of building. ___ H.C. ramp must be constructed at H.C. parking as part of sidewalk, as shown. ___ Show ramp and slope of ramp using arrows.
- 20' distance needed back from back of sidewalk at driveway for vehicles entering/exiting site.
- Label asphalt and thickness of parking surface per city std. or refer to a detail which illustrates the proposed method of paving and states its equivalency to standard asphalt surfacing.
- Show and label property lines and right-of-way lines.
- Need to see that all existing obstacles in City right-of-way, in existing sidewalks, have been picked up.
- All Civil Sheets (Drainage Plan, Site Plan and Landscape Plan) must be together at front of plan set.
- Linework on Drainage Plan and Landscape Plan must match Site Plan exactly.
- No Refuse enclosure shown.

Please provide revised Site Plan reflecting above corrections along with marked up copy.

Sincerely,

Mike Zamora
Commercial Plan Checker