



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

December 18, 2001

Rick Bennett, Registered Architect
1118 Park Avenue
Albuquerque, NM 87102

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Broadway Industrial Park Office/Warehouse ~~2601 Karsten Ct. S.E.~~
2601 Karsten Ct. S.E.
Architect's Stamp Dated 12/18/01

M-14/D4B

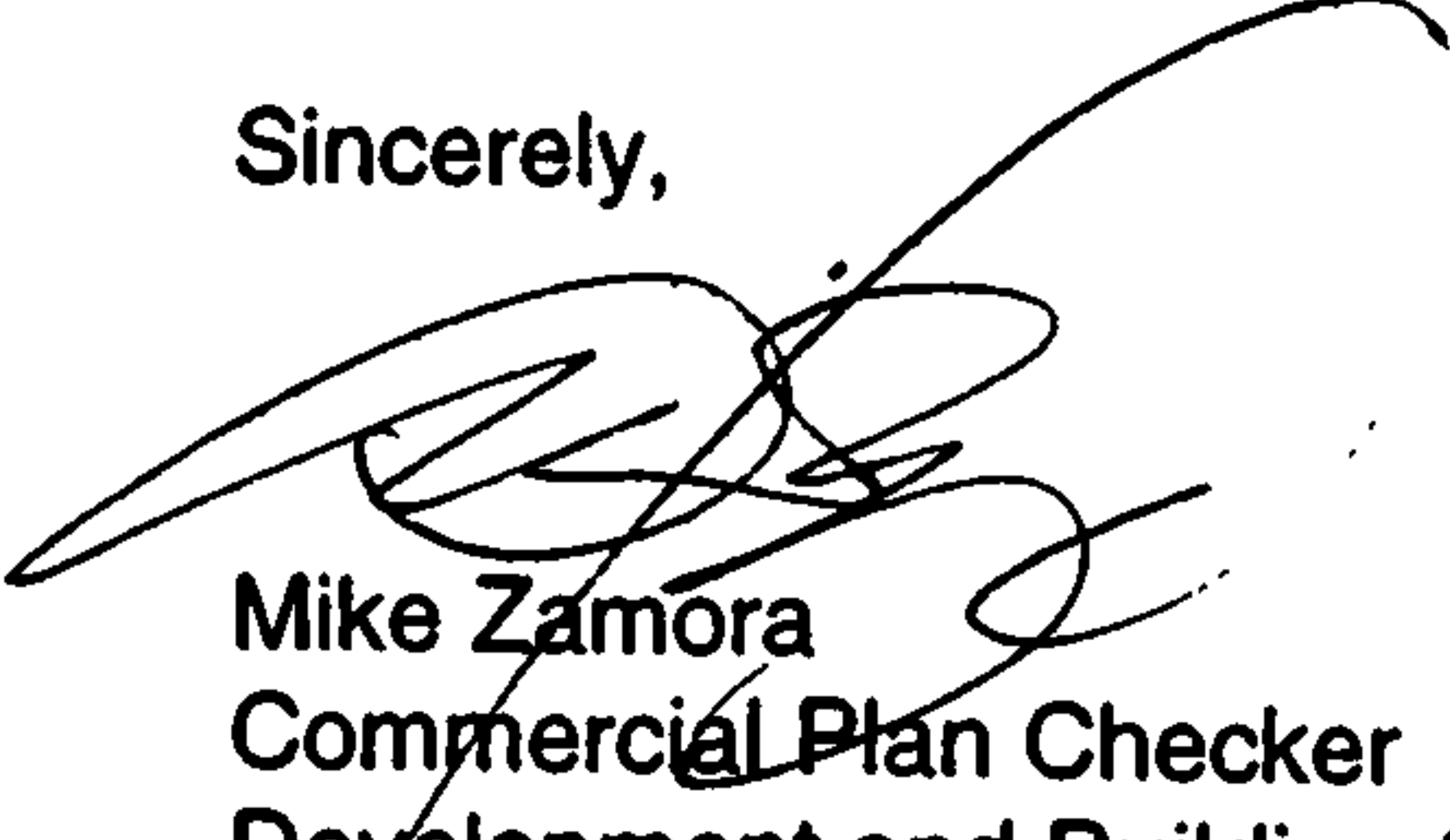
Dear Mr. Bennett:

The TCL submittal, dated 12/18/2001, is sufficient for acceptance by this office and is stamped and signed as such. Two of the four copies asked to be made are for submittal of building permit plans, one has been submitted to this office and one is to be kept by you--to be used for certification of the site. This will help get the quickest turnaround time for final C.O. for Transportation/Hydrology.

When superintendent of project is ready to call for a Temporary C.O. immediate issuance is no longer possible at that time. An exact 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. All documentation must be submitted with a completed Drainage Information Application sheet also used for the Grading and Drainage submittal to Hydrology at the Development Services Center of Plaza Del Sol Building.

Sincerely,


Mike Zamora
Commercial Plan Checker
Development and Building Services
Public Works Department

c: Engineer
Terri Martin, Hydrology
Mike Zamora

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

M-14/D4B
~~XXXXXXXXXX~~

PROJECT TITLE: BROADWAY INDUSTRIAL PARK ZONE MAP/DRG. FILE #:
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 4B, BROADWAY INDUSTRIAL PARK
CITY ADDRESS: 2601 KARSTEN COURT S.E.

ENGINEERING FIRM: MARK GOODWIN
ADDRESS: P.O. BOX 90606
CITY, STATE: ALB, NM

CONTACT: MARK GOODWIN
PHONE: 828-2200
ZIP CODE: 87199

OWNER: TED WATERMAN
ADDRESS: P.O. BOX 27560
CITY, STATE: ALB, NM

CONTACT: TED WATERMAN
PHONE: 248-1688
ZIP CODE: 87125

ARCHITECT: RICK BENNETT
ADDRESS: 1118 PARK AVE.
CITY, STATE: ALB, NM

CONTACT: RICK BENNETT
PHONE: 242-1859
ZIP CODE: 87102

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: WATERMAN INC
ADDRESS: P.O. BOX 27560
CITY, STATE: ALB, NM

CONTACT: TED WATERMAN
PHONE: 248-1688
ZIP CODE: 87125

CHECK TYPE OF SUBMITTAL

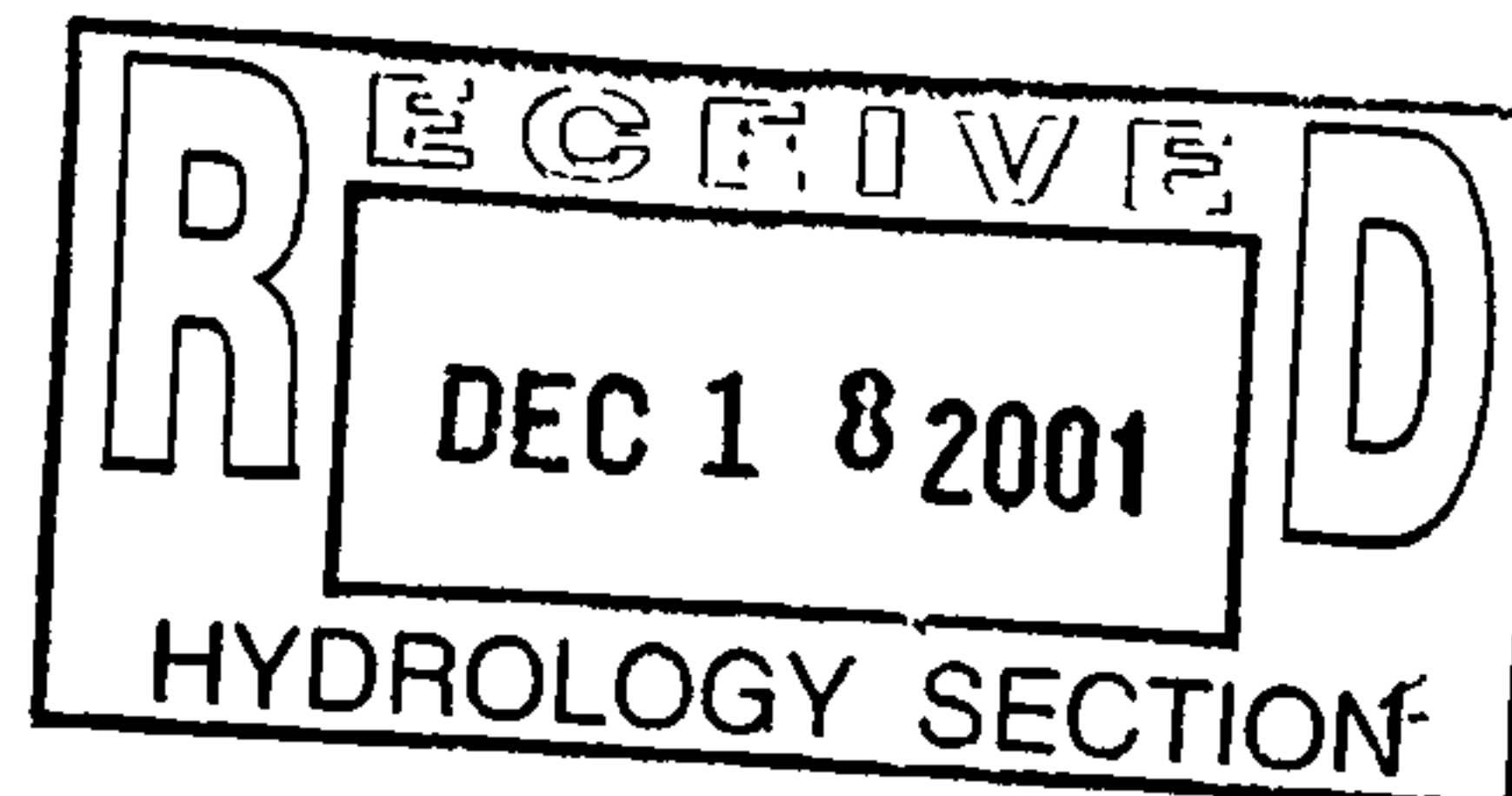
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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: 12/18/01 BY: Darby Miera (DARBY MIERA)

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

12/18/01 - Signed off T.C.L. ; 12/18/01 - Signed off Permit Set ; _____ - Sent letter of Approval



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

December 17, 2001

Richard Bennett, Registered Architect
1118 Park Ave. N.E.
Albuquerque, NM 87102

Re: TCL Submittal for Building Permit Approval for Broadway Industrial Park
Office/Warehouse, ~~1111 Broadway~~ **M14/D4B**
2601 Karsten S.W.
Architect's Stamp Dated 11/27/2001

Dear Mr. Bennett:

The location referenced above is not acceptable and requires very minor modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached TCL checklist, and green-lined TCL markup with comments.

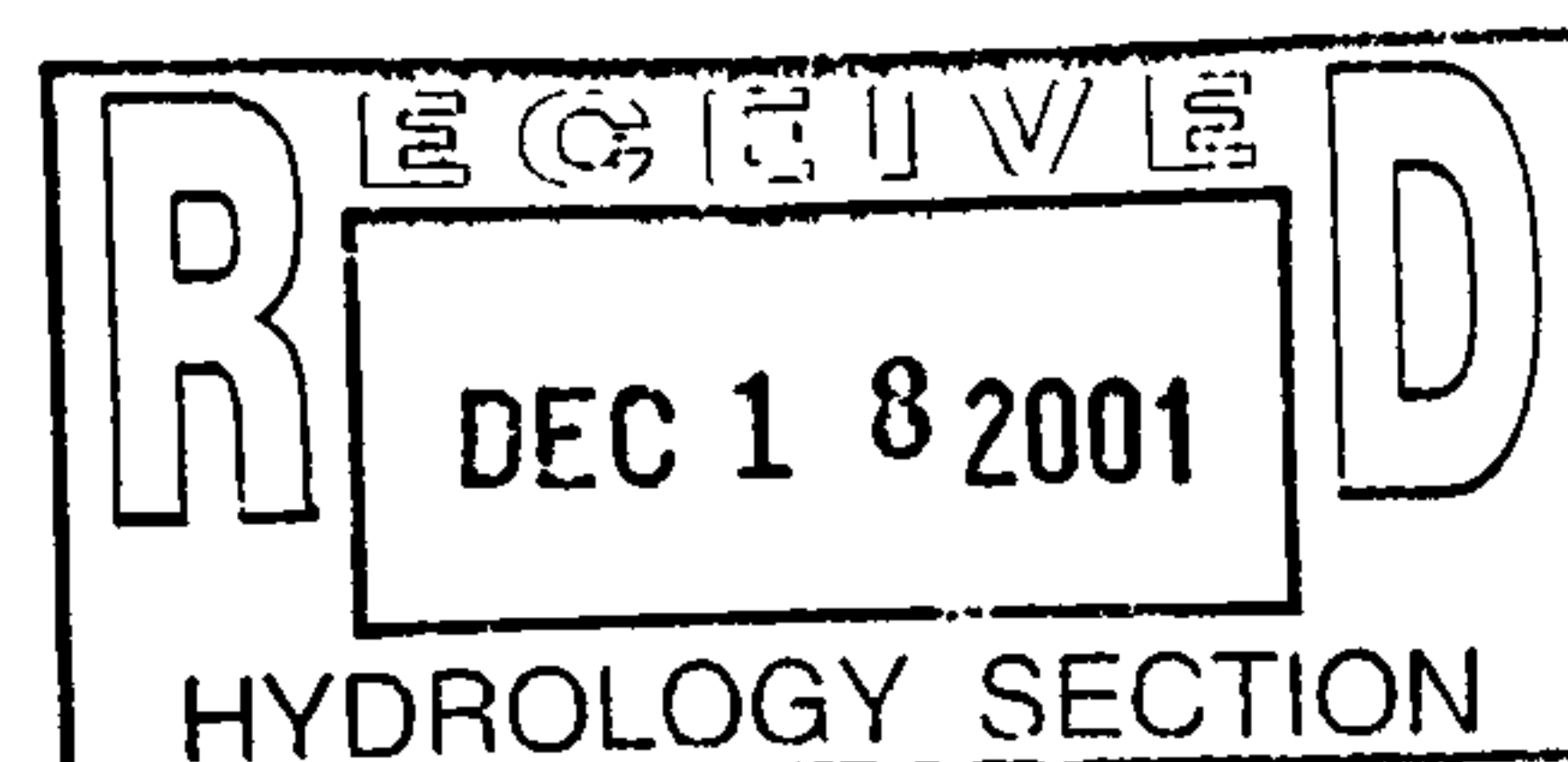
Cross access easement at north property line is recommended. If no easement is established it must be noted (or similar): it has been determined, using traffic turning template, by Transportation/Hydrology, that circulation of a truck, using the second overhead door, south of the north property line, will be hindered if a wall or barrier is to be constructed later at that property line. A cross access easement is recommended. Because parking is well over number required by Zoning, loss of 3 stalls here is not critical if barrier is constructed. Also, drive aisle width will remain sufficient as long as a buffer from Zoning is not required if a wall or fence were to be built on the property line.

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

Sincerely,

Mike Zamora
Commercial Plan Checker
Development and Building Services
Public Works Department

c: Engineer
Terri Martin, Hydrology
Office File





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

November 5, 2001

Rick Bennett, Registered Architect
Rick Bennett Architects
1118 Park Ave., SW
Albuquerque, NM 87102

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Broadway Industrial Park, ~~1111 Broadway~~ **M-14/DYB**
2601 Karsten SE
Architect's Stamp Undated

Dear Mr. Bennett:

The TCL submitted for second review is not sufficient for acceptance by this office. It requires completion of the items not yet addressed on the checklist or the original mark up and items called out on the TCL revised by the designer.

All TCL submittals and all subsequent TCL submittals must be stamped, signed, and dated.

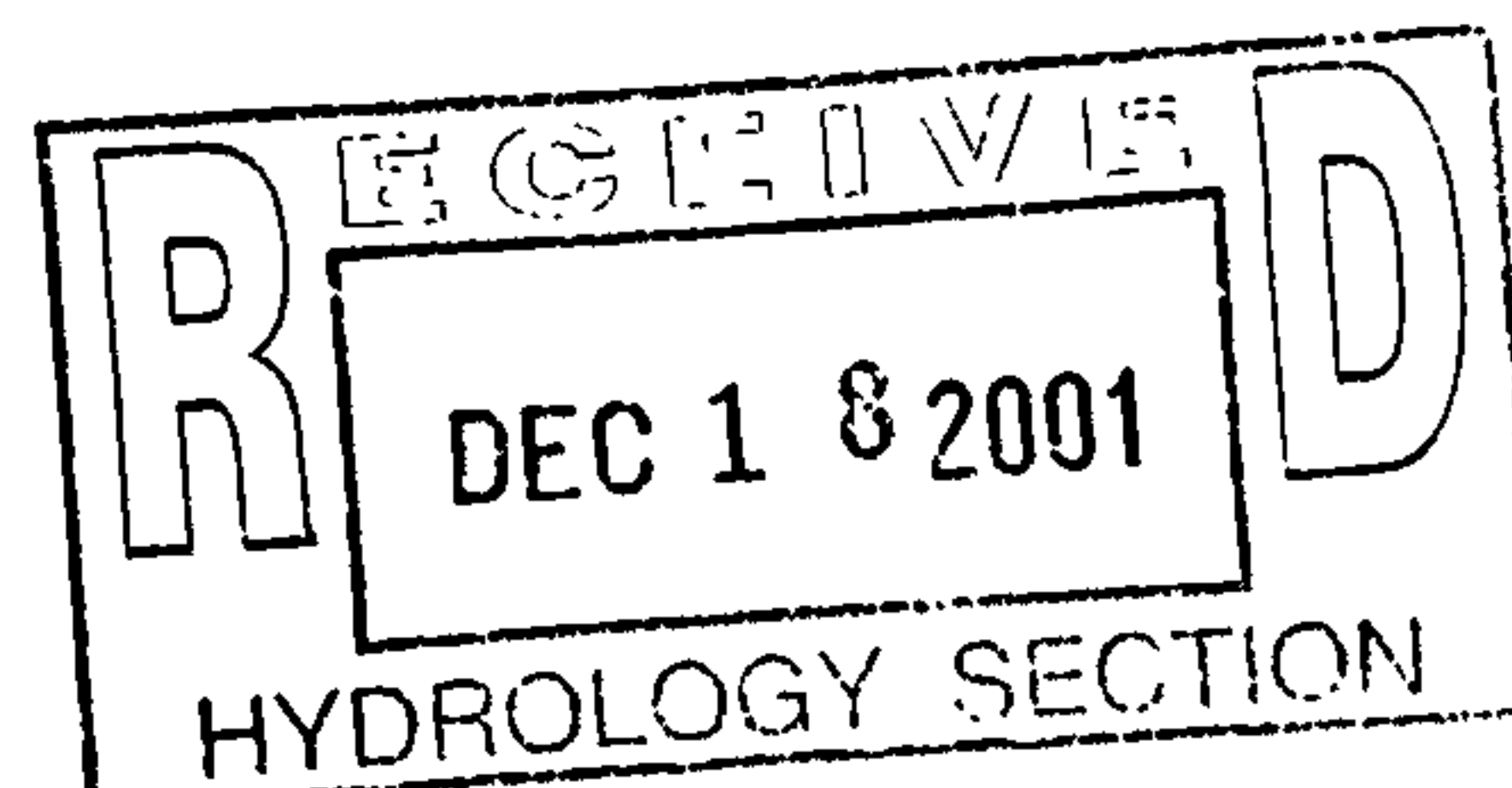
Please submit the corrected TCL again to Hydrology along with all documentation and mark-up copies.

Sincerely,

Mike Zamora
Commercial Plan Checker
Development and Building Services
Public Works Department

c: Terri Martin, Hydrology
Office File

MZ:gds



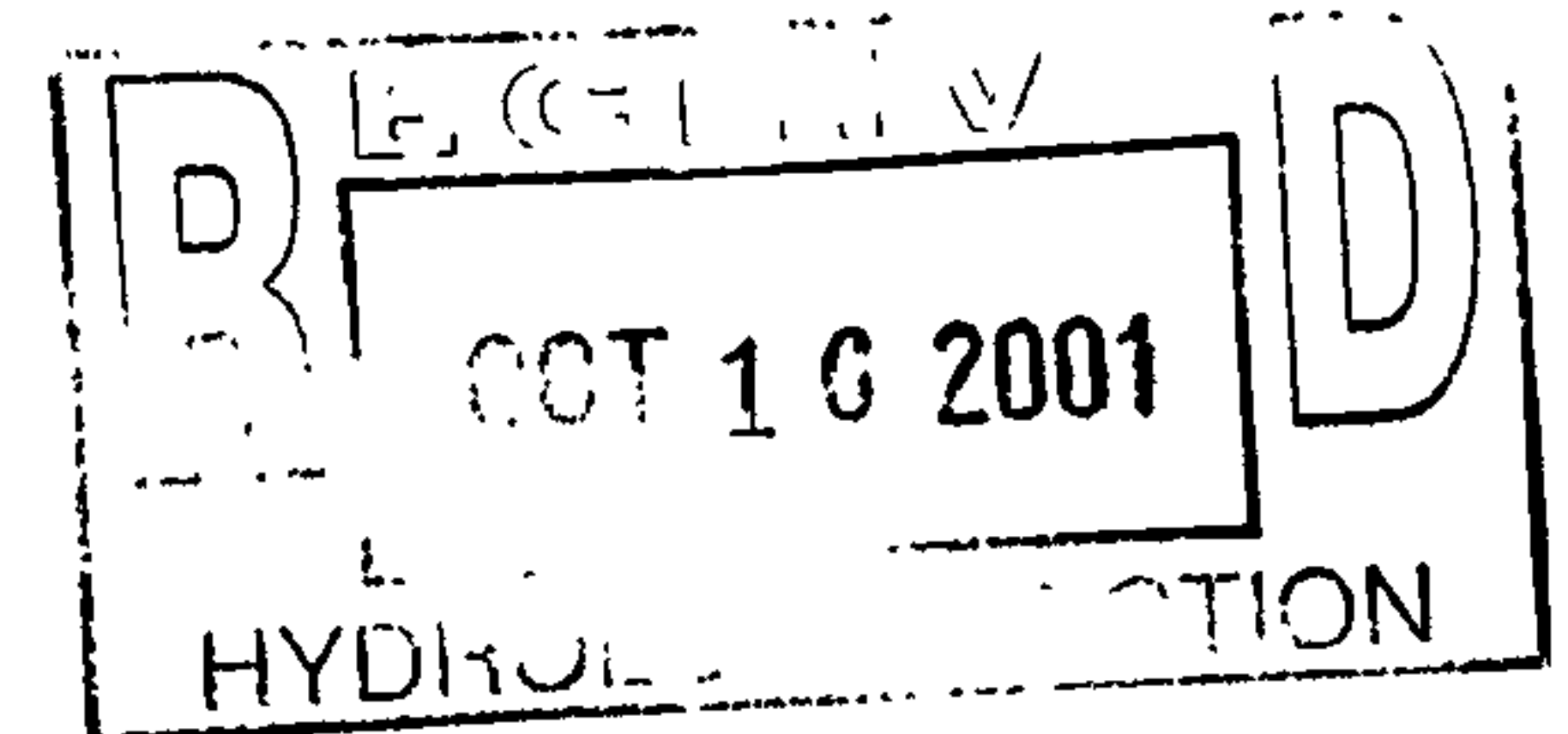


City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

February 8, 2001



Rick Bennett Registered. Arch.,
1118 Park Avenue S.W.
Albuquerque, New Mexico 87102

Re: T.C.L. submittal for building permit approval for Lot 4B-Broadway Industrial Center ~~(M-14/04B)~~,
2601 Karsten(San Jose) S.E., Broadway Industrial Center, Unit 3, Lot 4B.
Architect's Stamp dated 11/3/2000.

Dear Mr. Bennett,

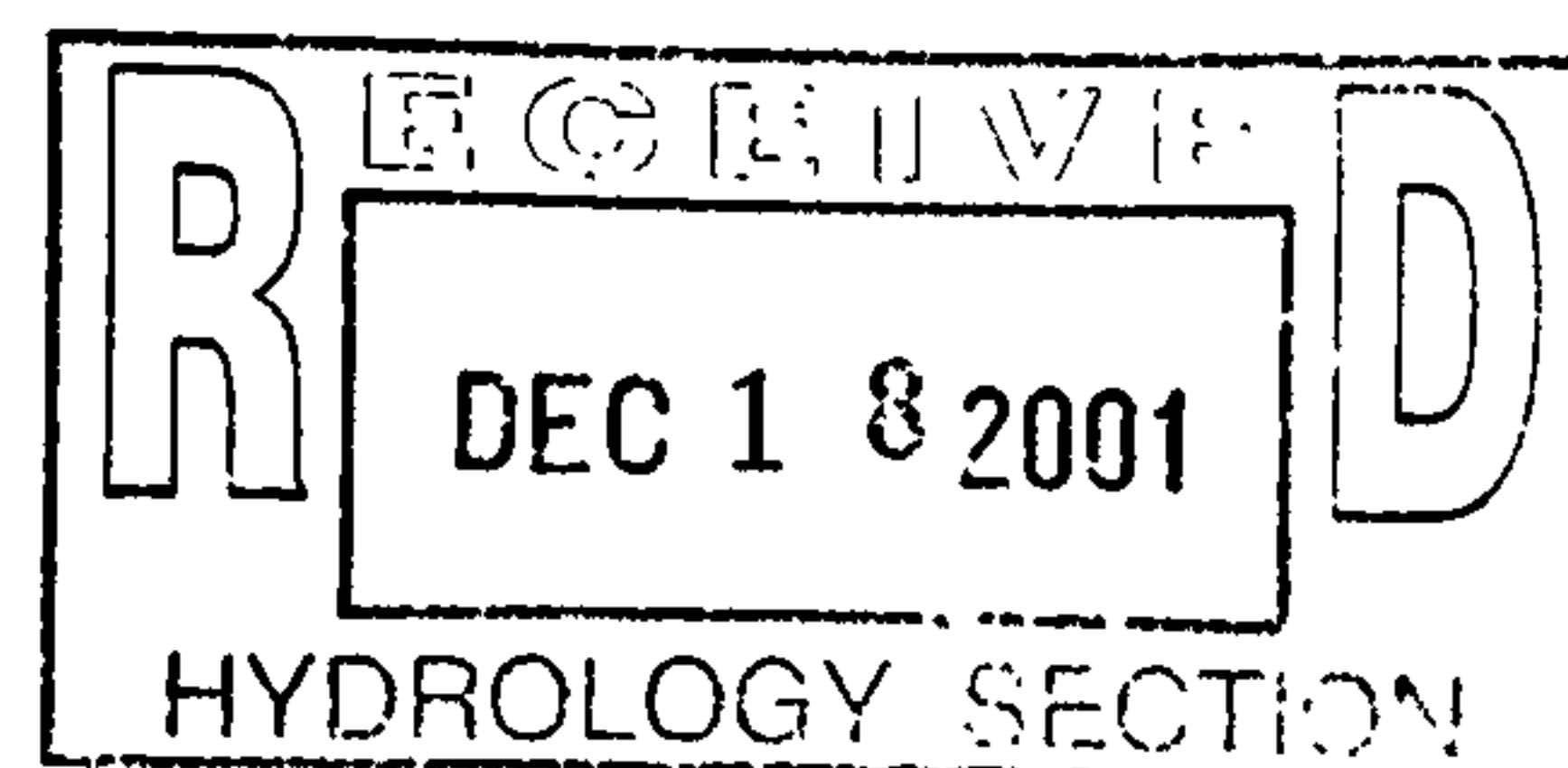
The location referenced above, dated November 3, 2000, is not acceptable and requires modification to the Traffic Circulation Layout (T.C.L.) prior to Building Permit release as stated on the attached checklist, written comments, and red-lined T.C.L. markup.

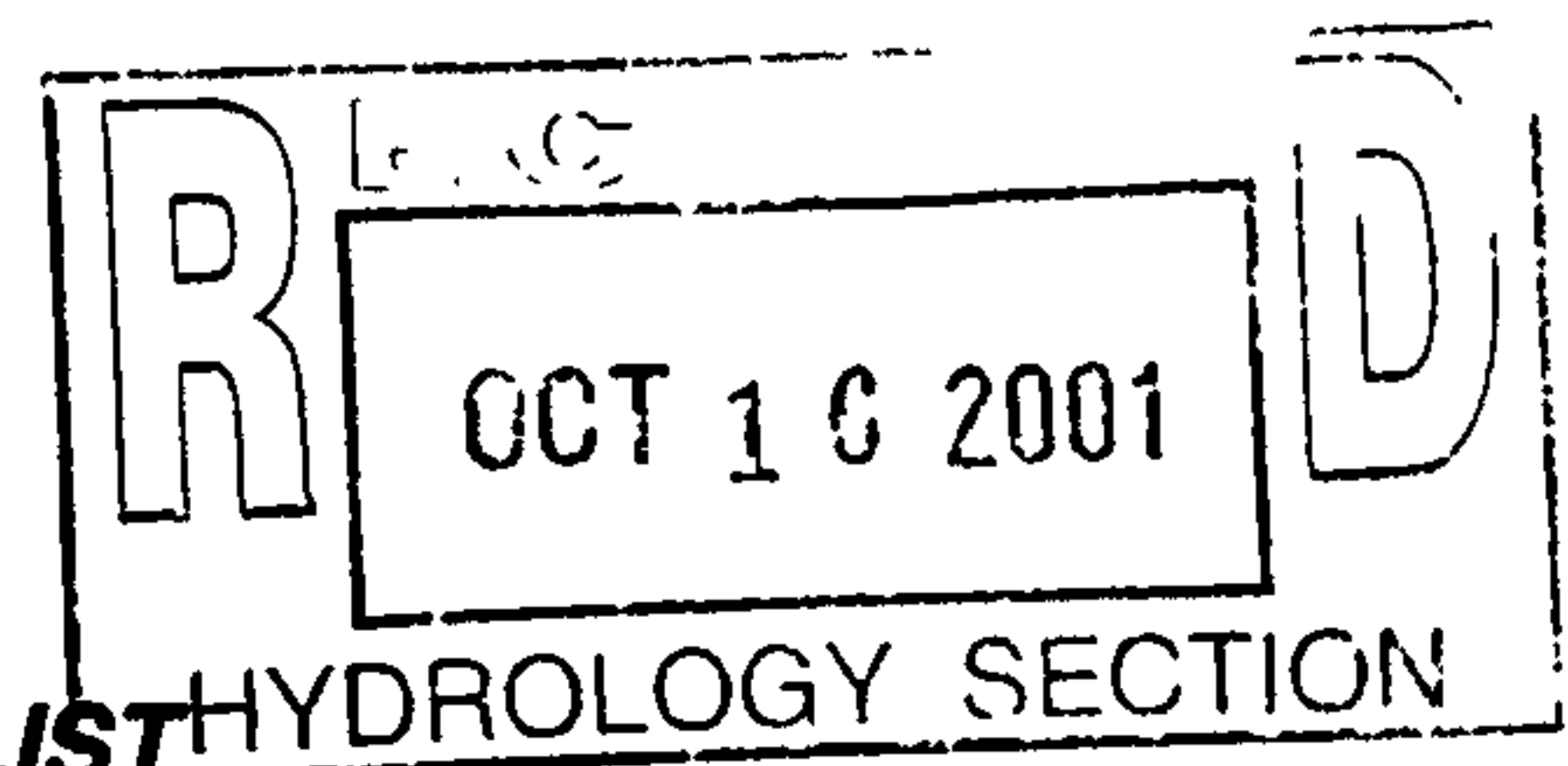
Please resubmit revised T.C.L. after addressing typed and marked up comments.
Submit Plan along with typed checklist and all red-lined, mark-up copies.

Sincerely,

Mike Zamora,
Commercial Plan Checker

cc:
Engineer
Hydrology File
Office File





TRAFFIC CIRCULATION LAYOUT CHECKLIST

The Traffic Control Layout (TCL) is a basic Site Plan that contains information on all new and existing elements involved in the development of the site including: buildings, street widths, street sidewalks and curb & gutter, parking lot features, driveways, landscaped areas, lot lines and easement limits, etc. It will be reviewed prior to submittal of plans for a building permit. The TCL must be processed prior to submittal of plans for building permit. In most all cases the TCL must be certified by the designer-of-record prior to the issuance of a Certificate of Occupancy.

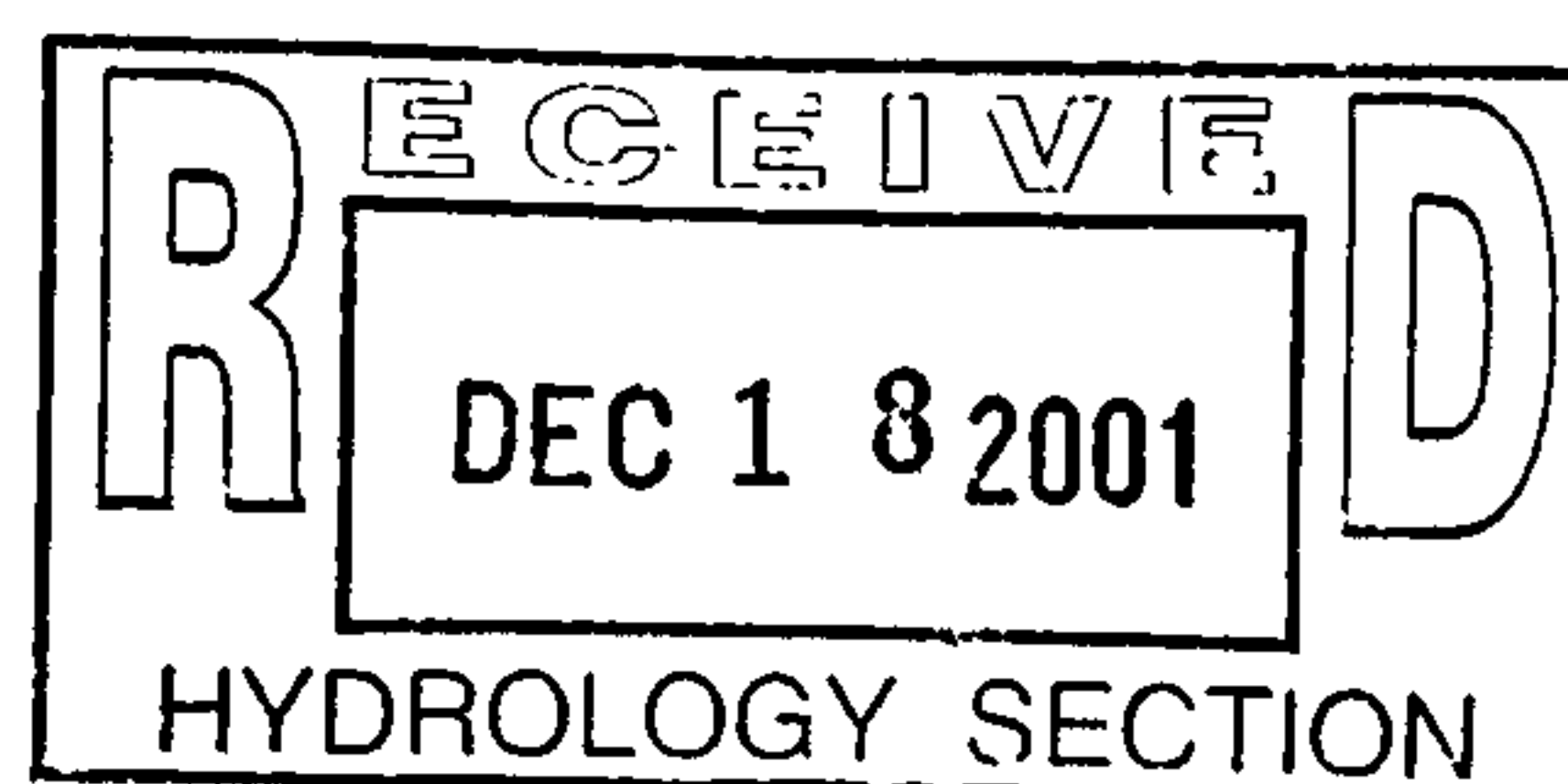
Use the Development Process Manual to confirm required City standards, along with the *TRAFFIC CIRCULATION LAYOUT CHECKLIST*. Refer to previous TCL/Building Permit submittals (along with comments and markups) for past projects to avoid repeating errors and help to accelerate plan review speed on subsequent TCL submittals.

LEGEND-

- ☒ Item addressed on initial submittal
- ☐ Item not yet addressed
- ☒ Not Applicable

GENERAL INFORMATION REQUIRED:

- ☒ 1. Place on all subsequent TCL's as applicable – 15' radius at end islands[25' for large trucks], minim. 10' width of end islands, all drive aisle and parking stall(incl. H.C.), dimension.
- ☒ 2. Property description on TCL does not match current City Zone Map. Copy of acceptable current plat, stamped by County Clerk's Office, will be needed for evaluation prior to approval for building permit. Plat needs to show cross access and joint access easements if determined to be required.
- ☐ 3. Show, label and dimension easement and show access easement limits on TCL.
- ☒ 4. TCL stamped by the architect or engineer, stamp must be signed and dated.
- ☒ 5. Street address of site-could be part of title block or Drainage Application sheet in Hydrology file.
- ☒ 6. Name of subdivision and lot number or tract number on TCL, if not on Drainage Information Sheet.
- ☒ 7. Indication of transition from one type of surface to the other on TCL, for example ramps (incl. H.C.), concrete/ asphalt, landscape area/ concrete, concrete / dirt, concrete /gravel, etc. Label each area or stipple to show varying surfaces, using a legend, or equal.
- ☒ 8. The responsibility for errors on the site plan and subsequent unauthorized field changes must be specified on the TCL, in bold type, as follows:
 - "The responsible Party must rectify all unapproved construction resulting from errors on the approved Site Plan." and
 - "This Site Plan has been approved and accepted by all parties. Any field changes not accepted by Traffic Engineer, after approval for building permit, will result in:
 - (1) Untimely delay of certification for final Certificate of Occupancy in order to correct unapproved work, and
 - (2) Increase in construction cost to responsible parties."
- ☒ 9. Place a note on TCL stating the following:
 - "An as-built copy of the approved TCL must be submitted by the designer-of-record, as required by Transportation Development (including a letter of certification stating that the site has been constructed in accordance with the approved TCL). Verification of TCL acceptability, (including random field checks) will be made before a Final Certificate of Occupancy (C.O.) is issued. Please call this office to obtain temporary C.O." --- Confirmation from Hydrology, supporting this requirement, will be needed prior to approval of TCL by Transportation.
- ☒ 10. Linework on Drainage Plan and Landscape Plan must match Site Plan exactly. Confirm the acceptability of the changes in Site Plan that are required by Transportation with Hydrology.
- ☒ 11. Work being done in city property as part of this development must be complete before issuance of C.O.or Financial Guarantee must be on file with Design Review Office.
- ☒ 12. Preliminary nature of the review process determines that if Zoning has not seen this layout prior to this review, any requirements by Zoning at time of their review, altering the parking layout, will void approval of TCL and new review will be needed.
- ☒ 13. Encroachment agreement needed where structures, fences or walls or items of equal conflict are contained within City property.



SPECIFIC INFORMATION REQUIRED:

- ☒ 14. Minim. 3' wide concrete sidewalk, raised 6" above parking surface, needed when located wherever pedestrian access is desired or required, adjacent to any building, as shown.
- ☒ 15. Minim. 5' wide concrete sidewalk, raised 6" above parking surface, needed when located at the front of parking vehicles wherever pedestrian access is desired or required, adjacent to any building.
- ☒ 16. 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. Refer to DPM for restrictions.
- ☒ 17. 20' minim. drive aisle needed at front of trucks at overhead doors at front of site, as shown.
- ☒ 18. The large trucks using the overhead doors here cannot maneuver in the amount of area provided as shown. — *App'd - JdM.*
- ☒ 19. State Highway Department approval at locations where access improvements are being made from State Facilities.
- ☒ 20. Call out on Site Plan: INSPECTION OF CONSTRUCTION FOR C.O., FOR TRANSPORTATION, WILL BE DONE FROM THIS SHEET, once minor changes to the TCL (Site Plan) required by Transportation are verified as acceptable to Hydrology.
- ☒ 21. Type/size of vehicular activity occurring at the rear of site.
- ☒ 22. Show new and existing elements on the T.C.L., labelled, and dimensioned correctly.
- ☒ 23. Show clear differentiation between new construction and existing improvements on TCL.
- ☒ 24. Indicate which buildings and parking improvements will be certified by this permit. Show future work in line type that is clearly different than for new work.
- ☒ 25. Show, label and dimension all existing obstacles in City right-of-way, in existing sidewalks.
- ☒ 26. Callout to label on asphalt "COMPACT" or equal for small car stalls, at end of stall.
- ☒ 27. H.C. ramp must be constructed at H.C. parking area as part of sidewalk.
- ☒ 28. Call out to restripe existing lot per City Standard.
- ☒ 29. For future reference, and for this project, show half width of all streets 40' wide and over on TCL, also for streets used for large truck traffic accessing site. This is to include median and opening, if it exists (including any left turn lanes into this site). If no medians exist, show traffic lanes on developer's side of street, up to and including middle turn lane.
- ☒ 30. Need to see alley right-of-way limits. Show full width of alley and all obstructions and label paving.
- ☒ 31. Alley limits must be expanded to minim. 20' width.
- ☒ 32. A City standard paved alley roadway must be constructed along the entire lot frontage and constructed to one point of access into the alley, from that street.
- ☒ 33. Alleys must be minimum 24' at entrance as access to parking area. Construct alley entrance per City Std. Detail Dwg. 2428.



City of Albuquerque

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Public Works Department Transportation Development Services Section

December 17, 2001

Richard Bennett, Registered Architect
1118 Park Ave. N.E.
Albuquerque, NM 87102

Re: TCL Submittal for Building Permit Approval for Broadway Industrial Park
Office/Warehouse, ~~1118 Park Ave. N.E.~~
2601 Karsten S.W. M-14/D4B
Architect's Stamp Dated 11/27/2001

Dear Mr. Bennett:

The location referenced above is not acceptable and requires very minor modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached TCL checklist, and green-lined TCL markup with comments.

Cross access easement at north property line is recommended. If no easement is established it must be noted (or similar): it has been determined, using traffic turning template, by Transportation/Hydrology, that circulation of a truck, using the second overhead door, south of the north property line, will be hindered if a wall or barrier is to be constructed later at that property line. A cross access easement is recommended. Because parking is well over number required by Zoning, loss of 3 stalls here is not critical if barrier is constructed. Also, drive aisle width will remain sufficient as long as a buffer from Zoning is not required if a wall or fence were to be built on the property line.

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

Sincerely,

Mike Zamora
Commercial Plan Checker
Development and Building Services
Public Works Department

c: Engineer
Terri Martin, Hydrology
Office File

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

M-14/04B
~~XXXXXXXXXXXX~~

PROJECT TITLE: BROADWAY INDUSTRIAL PARK ZONE MAP/DRG. FILE #: _____
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 4-A, 4-B, UNIT 3, BROADWAY INDUSTRIAL PARK, ALB, NM.
CITY ADDRESS: 2601 KARSTEN SW.

ENGINEERING FIRM: MARK GOODWIN
ADDRESS: P.O. BOX 90606
CITY, STATE: _____

CONTACT: JAMES HUGHES
PHONE: 828-2200
ZIP CODE: 87199

OWNER: TED WATERMAN
ADDRESS: P.O. 27560 87125
CITY, STATE: ALB, NM

CONTACT: TED WATERMAN
PHONE: 248-1688
ZIP CODE: 87125

ARCHITECT: RICK BENNETT ARCHITECT
ADDRESS: 1118 PARK AVE. SW
CITY, STATE: ALB, NEW MEXICO.

CONTACT: RICK BENNETT
PHONE: 242-1859
ZIP CODE: 87102

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: T
PHONE: _____
ZIP CODE: _____

CONTRACTOR: WATERMAN INC.
ADDRESS: P.O. BOX 27560
CITY, STATE: ALB, NM.

CONTACT: TED WATERMAN
PHONE: 248-1688
ZIP CODE: 87125

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

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 11/28/01 BY: Dan Miera

RECEIVED
NOV 23 2001
HYDROLOGY SECTION

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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Waterman, Inc.

THIRD AT COAL
P.O. BOX 27560
ALBUQUERQUE, N.M. 87125



PHONE: (505) 248-1688

FAX: (505) 248-1705

November 20, 2001

Mike Zamora
Commercial Plan Checker
Development and Building Services
Public Works Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Dear Mike,

This letter is written to confirm that the use of the front overhead doors for Broadway Industrial Park, Lot 4B, 2601 Karsten SE, will be only for vehicles, with 20' maximum length.

Per discussion with Joe Montano, all plans will reflect changes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ted A. Waterman".

Ted A. Waterman
President, Waterman, Inc.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

February 8, 2001

Rick Bennett Registered. Arch.,
1118 Park Avenue S.W.
Albuquerque, New Mexico 87102

M-14/D4B

Re: T.C.L. submittal for building permit approval for Lot 4B-Broadway Industrial Center ~~1118 Park Avenue S.W.~~
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Architect's Stamp dated 11/3/2000.

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Sincerely,

Mike Zamora,
Commercial Plan Checker

cc:
Engineer
Hydrology File
Office File

TRAFFIC CIRCULATION LAYOUT CHECKLIST

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- ☐ 16. 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. Refer to DPM for restrictions.
- ☐ 17. 20' minim. drive aisle needed at front of trucks at overhead doors at front of site, as shown.
- ☐ 18. The large trucks using the overhead doors here cannot maneuver in the amount of area provided as shown.
- ☒ 19. State Highway Department approval at locations where access improvements are being made from State Facilities.
- ☐ 20. Call out on Site Plan: INSPECTION OF CONSTRUCTION FOR C.O., FOR TRANSPORTATION, WILL BE DONE FROM THIS SHEET, once minor changes to the TCL (Site Plan) required by Transportation are verified as acceptable to Hydrology.
- ☒ 21. Type/size of vehicular activity occurring at the rear of site.
- ☐ 22. Show new and existing elements on the T.C.L., labelled, and dimensioned correctly.
- ☐ 23. Show clear differentiation between new construction and existing improvements on TCL.
- ☒ 24. Indicate which buildings and parking improvements will be certified by this permit. Show future work in line type that is clearly different than for new work.
- ☒ 25. Show, label and dimension all existing obstacles in City right-of-way, in existing sidewalks.
- ☐ 26. Callout to label on asphalt "COMPACT" or equal for small car stalls, at end of stall.
- ☐ 27. H.C. ramp must be constructed at H.C. parking area as part of sidewalk.
- ☐ 28. Callout to restripe existing lot per City Standard.
- ☒ 29. For future reference, and for this project, show half width of all streets 40' wide and over on TCL, also for streets used for large truck traffic accessing site. This is to include median and opening, if it exists (including any left turn lanes into this site). If no medians exist, show traffic lanes on developer's side of street, up to and including middle turn lane.
- ☒ 30. Need to see alley right-of-way limits. Show full width of alley and all obstructions and label paving.
- ☒ 31. Alley limits must be expanded to minim. 20' width.
- ☒ 32. A City standard paved alley roadway must be constructed along the entire lot frontage and constructed to one point of access into the alley, from that street.
- ☒ 33. Alleys must be minimum 24' at entrance as access to parking area. Construct alley entrance per City Std. Detail Dwg. 2428.

DRAINAGE INFORMATION SHEET

M-14/D4B
~~11-14-00~~

PROJECT TITLE: Broadway Industrial Center, Lot 4B ZONE/ATLAS/DRNG#: ~~11-14-00~~
DRB#: _____ EPC# _____ WORK ORDER#: _____
LEGAL DESCRIPTION: Lot 4B, Unit 3, Broadway Industrial Center
CITY ADDRESS: Karsten Ct. and San Jose Ave.

ENGINEERING FIRM:	<u>Mark Goodwin & Associates, PA</u>	CONTACT:	<u>James D. Hughes, P.E.</u>
ADDRESS:	<u>P.O. Box 90606 Albuquerque, NM 87199</u>	PHONE:	<u>(505) 828-2200</u>
OWNER:	<u>Waterman LLC</u>	CONTACT:	<u>Rhett Waterman</u>
ADDRESS:	<u>P.O. Box 10005 Albuquerque, NM 87184</u>	PHONE:	<u>(505) 248-1688</u>
ARCHITECT:	<u>Rick Bennett Architect</u>	CONTACT:	<u>Rick Bennett</u>
ADDRESS:	<u>1118 Park Ave. SW, Albuquerque, NM 87102</u>	PHONE:	<u>(505) 242-1859</u>
SURVEYOR:	<u>Aldrich Land Surveying, Inc.</u>	CONTACT:	<u>Tim Aldrich</u>
ADDRESS:	<u>P.O. Box 30701 Albuquerque, NM 87107</u>	PHONE:	<u>(505) 884-1990</u>
CONTACTOR:	_____	CONTACT:	_____
ADDRESS:	_____	PHONE:	_____

TYPE OF SUBMITTAL:

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

PRE-DESIGN MEETING:

☐ YES
☒ NO
☐ COPY PROVIDED

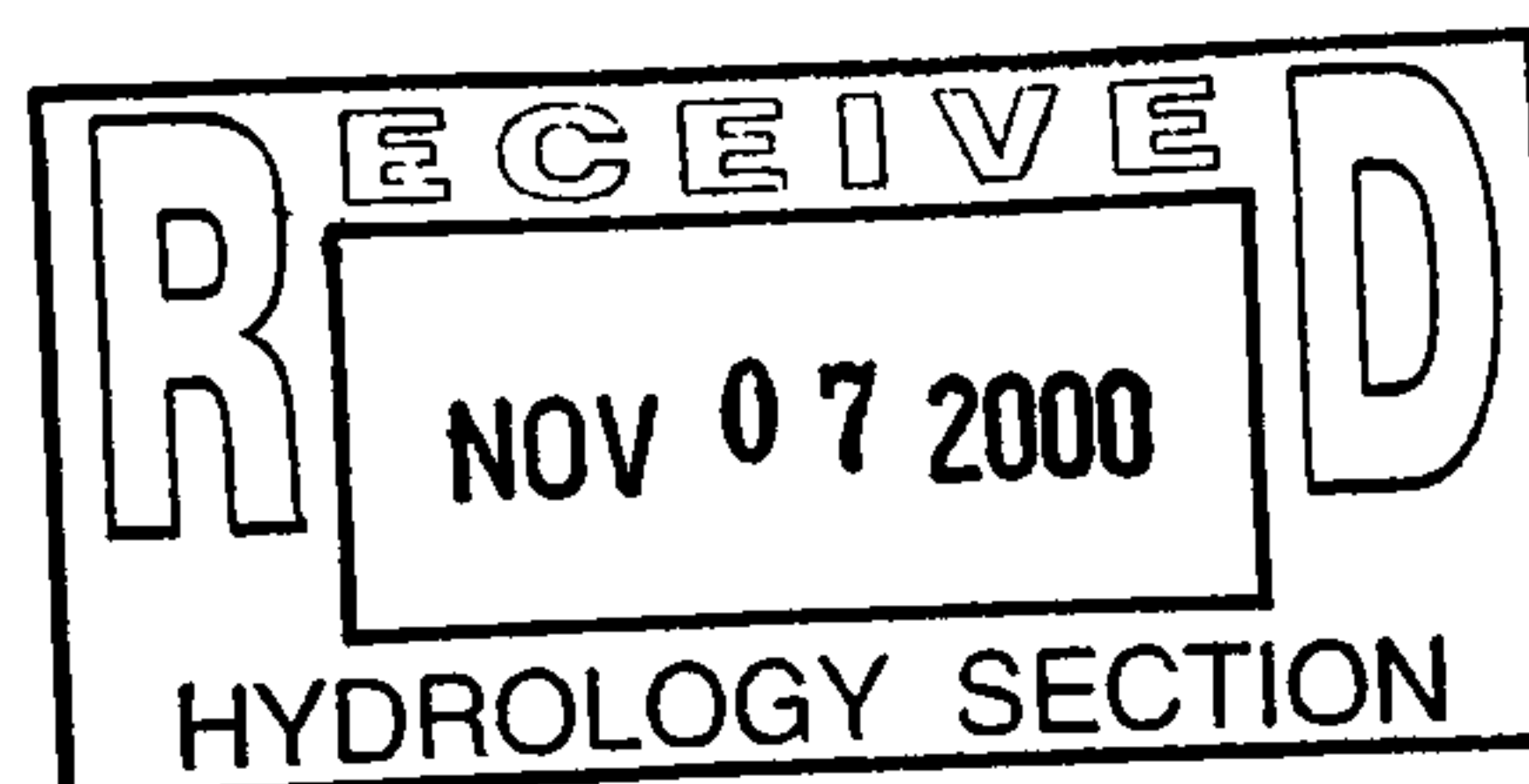
CHECK TYPE OF APPROVAL SOUGHT:

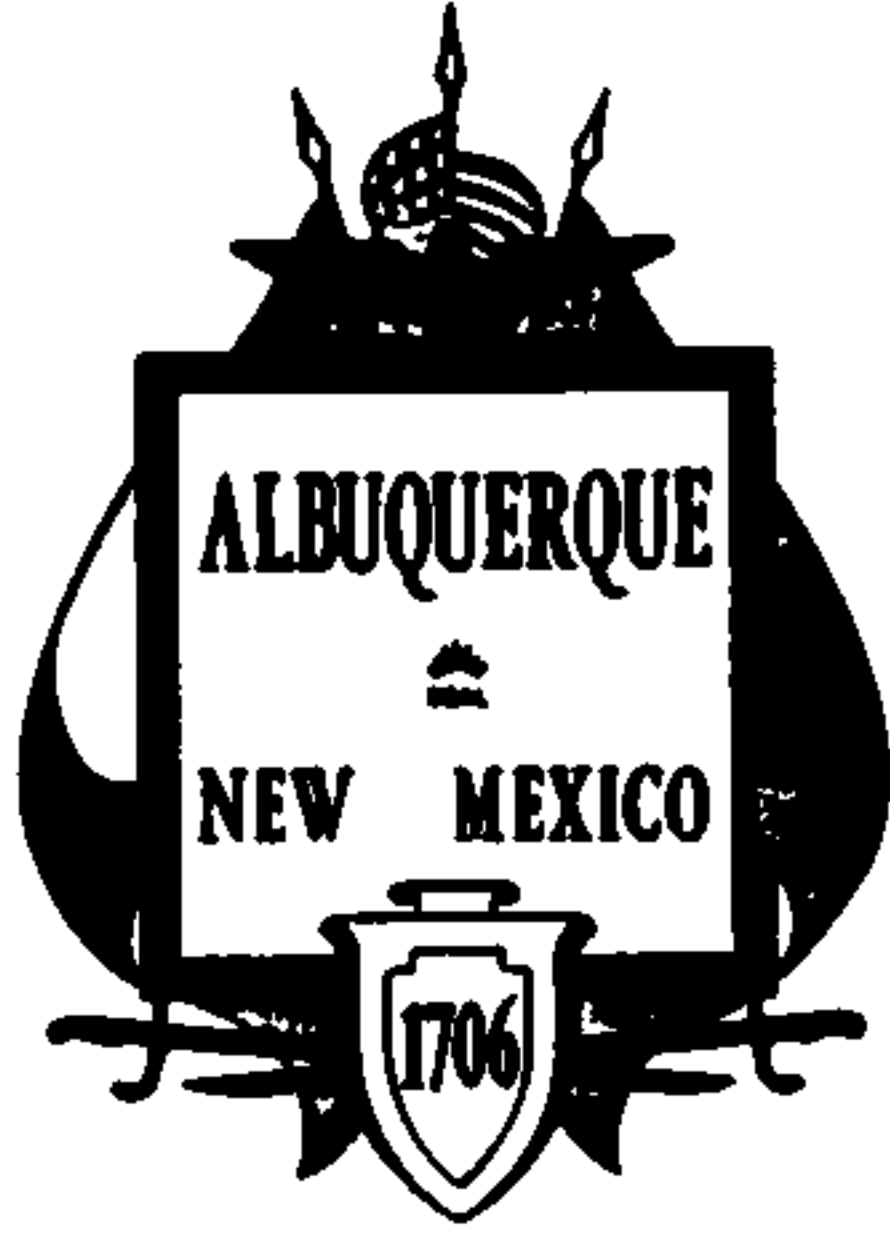
☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. PLAN FOR BLDG PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☒ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATION OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER

DATE SUBMITTED: 11-7-00

BY: James D. Hughes

James D. Hughes, P.E.





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 23, 2001

James D Hughes, PE
Mark Goodwin & Associates
P.O. 90606
Albuquerque, NM 87199

Re: Broadway Industrial Center Lot 4-B Grading and Drainage Plan
Engineer's Stamp dated 10-5-00 (M14/D4B)

M-14/D4B

Dear Mr. Hughes,

Based upon the information provided in your submittal dated 11-7-00, the above referenced site is approved for Building Permit. Per the DPM, it is required that water blocks be a minimum of 0.87 feet above flowline. Please adjust and certify at certification.

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 924-3986.

Sincerely,

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

C: file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

November 5, 2001

Rick Bennett, Registered Architect
Rick Bennett Architects
1118 Park Ave., SW
Albuquerque, NM 87102

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Broadway Industrial Park, ~~11111 Broadway~~
2601 Karsten SE
Architect's Stamp Undated M-14/D4B

Dear Mr. Bennett:

The TCL submitted for second review is not sufficient for acceptance by this office. It requires completion of the items not yet addressed on the checklist or the original mark up and items called out on the TCL revised by the designer.

All TCL submittals and all subsequent TCL submittals must be stamped, signed, and dated.

Please submit the corrected TCL again to Hydrology along with all documentation and mark-up copies.

Sincerely,

Mike Zamora
Commercial Plan Checker
Development and Building Services
Public Works Department

c: Terri Martin, Hydrology
Office File

MZ:gds

DRAINAGE INFORMATION SHEET

M-14/D4B
~~10/16/01~~

PROJECT TITLE: BROADWAY INDUSTRIAL PARK ZONE MAP/DRG. FILE #: M14
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 4-A, 4-B, UNIT 3 BROADWAY INDUSTRIAL CENTER, ABQ, NM
 CITY ADDRESS: 2601 KARSTEN COURT S.E.

ENGINEERING FIRM: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: TED WATERMAN
 ADDRESS: P.O. BOX 27560
 CITY, STATE: ABQ, NM 87125

CONTACT: TED WATERMAN
 PHONE: 248-~~1559~~ 1688
 ZIP CODE: _____

ARCHITECT: RICK BENNETT ARCHITECT
 ADDRESS: 1118 PARK AVE. SW
 CITY, STATE: ABQ, NM 87102

CONTACT: RICK BENNETT
 PHONE: 242-1859
 ZIP CODE: _____

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: WATERMAN INC.
 ADDRESS: P.O. BOX 27560
 CITY, STATE: ABQ, NM 87125

CONTACT: TED WATERMAN
 PHONE: 248-~~1559~~ 1688
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ OTHER _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ 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
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 10.16.01

BY: *Rick Bennett* REPRESENTING: RICK BENNETT

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 (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.

