

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

September 26, 2007

Levi J. Valdez, P.E.
George Rodriguez-Development Consultants
12800 San Juan NE
Albuquerque, NM 87123

Re: Certification Submittal for Final Building Certificate of Occupancy for
Joe A. Garcia Trucking, [M-14 / D28]
2828 Second Street SW
Engineer's Stamp Dated 09/20/07

P.O. Box 1293

Dear Mr. Valdez:

Albuquerque

The TCL / Letter of Certification submitted on September 25, 2007 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

New Mexico 87103

Sincerely,

www.cabq.gov


Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

✓ **DRAINAGE AND TRANSPORTATION INFORMATION SHEET**
(REV 12/2005)

PROJECT TITLE: JOE A. GARCIA TRUCKING ZONE MAP: M14/D028
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 8421, M.R.G.C.D. MAP NO-44
CITY ADDRESS: 2828 SECOND STREET S.W.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. GEORGET. RODRIGUEZ - DEVEL. CONSULT CONTACT: LEVI VALDEZ
ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: JOE A. GARCIA CONTACT: MR. GARCIA
ADDRESS: 9513 CAMINO DEL SOL N.E. PHONE: 821-5669
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87111

ARCHITECT: FJA DESIGNS CONTACT: FRED ARAGON
ADDRESS: 1428 LAFAYETTE N.E. PHONE: 450-5800
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87106

SURVEYOR: WYATT JOAN SURVEYING CO. CONTACT: THOMAS JOHNSON
ADDRESS: 330 LOUISIANA N.E. PHONE: 255-2052
CITY, STATE: ALBUQUERQUE, NEW MEXICO 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) _____

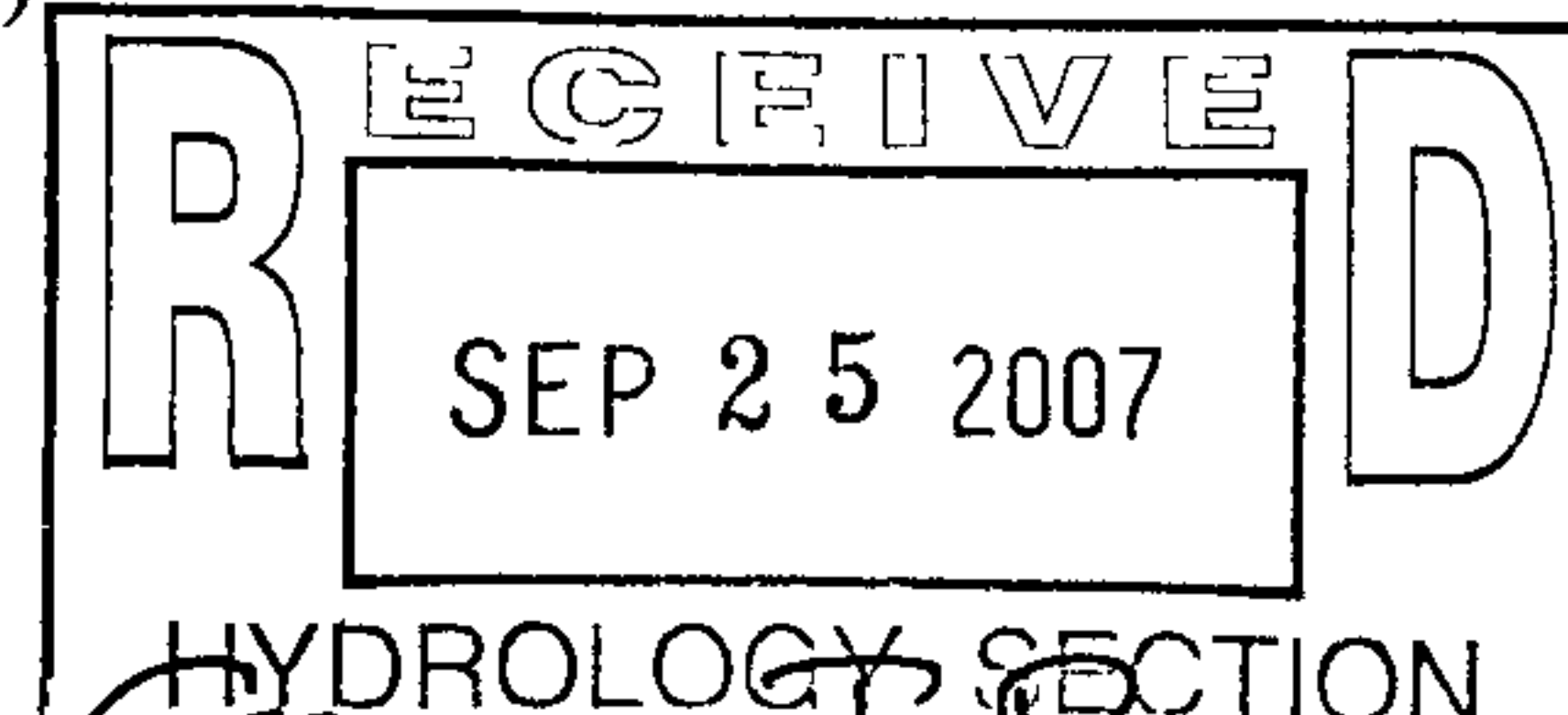
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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

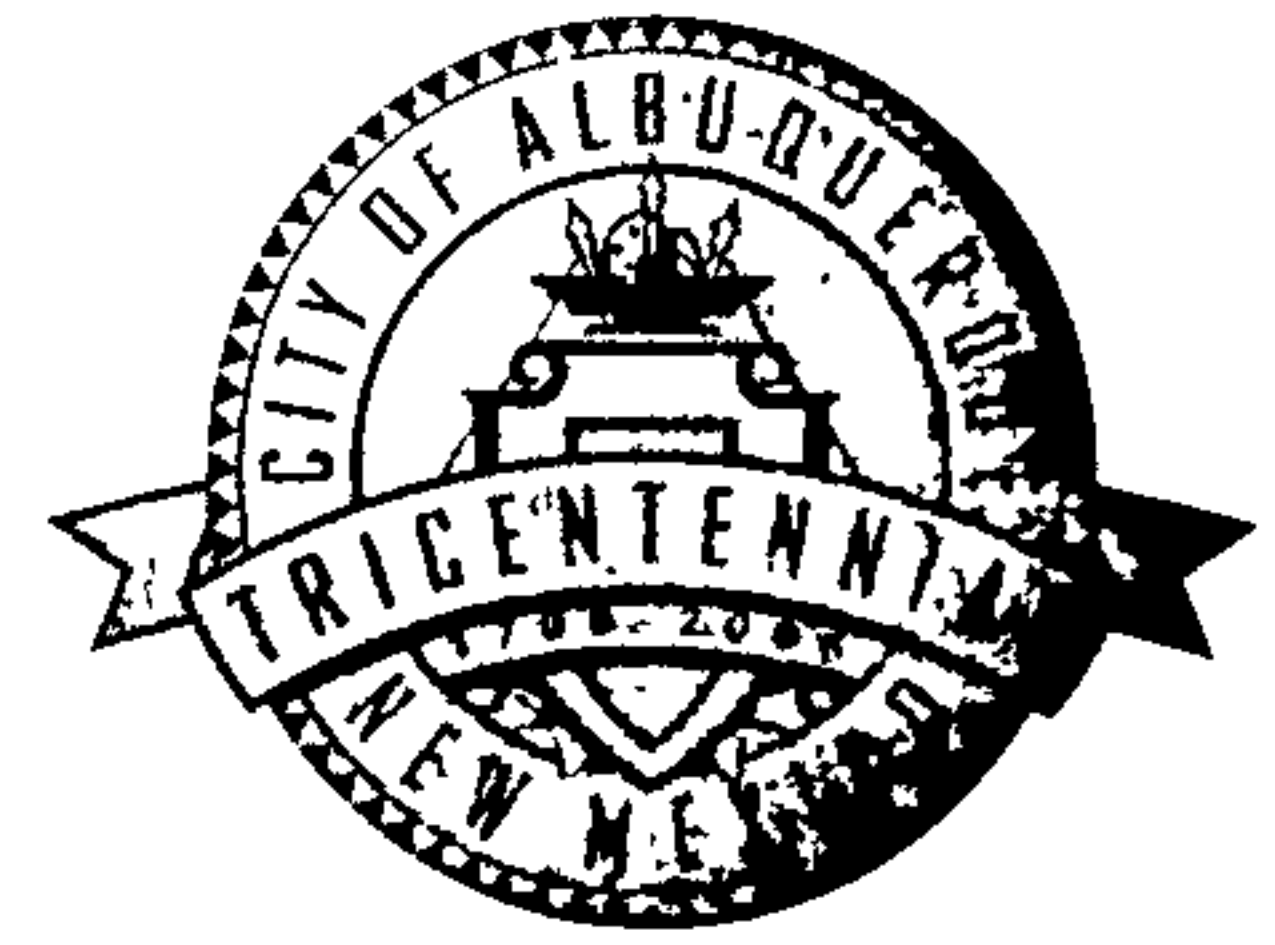
DATE SUBMITTED: 09-24-07 BY: GEORGE T. RODRIGUEZ



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



September 25, 2007

Levi Valdez, P.E.

George Rodriguez-Development Consultants

12800 San Juan NE

Albuquerque, NM 87123

**Re: Joe A. Garcia Trucking, 2828 Second Street SW,
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 11/21/02 (M-14/D028)
Certification dated 09/20/07**

Based upon the information provided in your submittal received 9/25/07, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

P.O. Box 1293

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

Sincerely,

Albuquerque


Timothy Sims

New Mexico 87103

Plan Checker, Hydrology
Development and Building Services

www.cabq.gov

C: CO-Clerk-Katrina Sigala
File

✓ **DRAINAGE AND TRANSPORTATION INFORMATION SHEET**
(REV 12/2005)

PROJECT TITLE: JOE A. GARCIA TRUCKING ZONE MAP: M14/D028
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 8421, M.R.G.C.D. MAP NO-44
CITY ADDRESS: 2828 SECOND STREET S.W.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. CONTACT: LEVI VALDEZ
GEORGET-RODRIGUEZ-DEVEL. CONSULT GEORGE RODRIGUEZ
ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: JOE A. GARCIA CONTACT: MR. GARCIA
ADDRESS: 9513 CAMINO DEL SOL N.E. PHONE: 821-5669
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87111

ARCHITECT: FJA DESIGNS CONTACT: FRED ARAGON
ADDRESS: 1428 LAFAYETTE N.E. PHONE: 450-5800
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87106

SURVEYOR: WATSON SURVEYING CO. CONTACT: THOMAS JOHNSON
ADDRESS: 330 LOUISIANA N.E. PHONE: 255-2052
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: _____

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

TYPE OF SUBMITTAL:

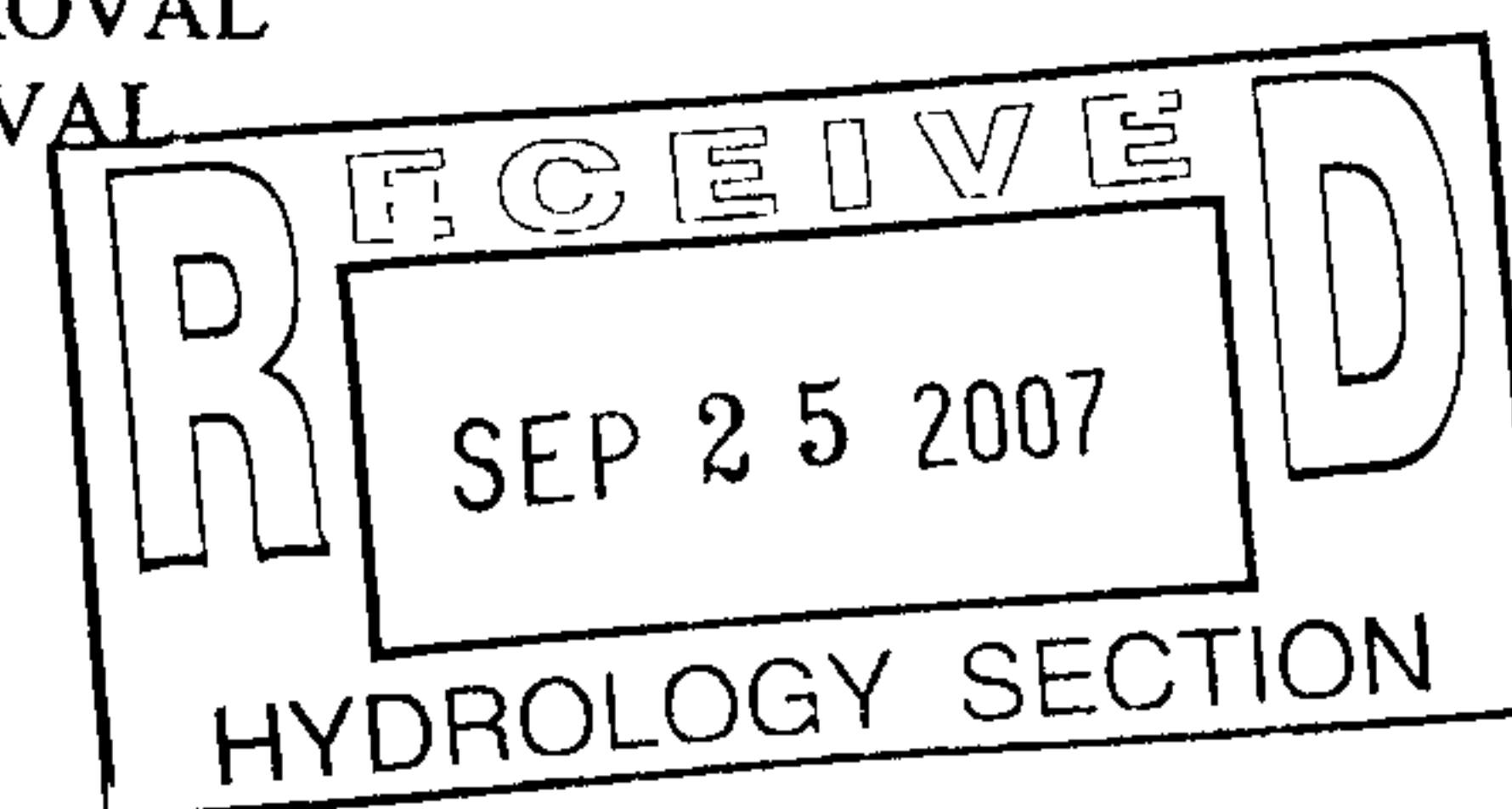
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY) _____

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
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☒ 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: 09-24-07 BY: GEORGE T. RODRIGUEZ

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

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

September 5, 2002

Fred Aragon for Levi J. Valdez, P.E.
Valdez/Aragon Development Consultants
1428 Lafayette N.E.
Albuquerque, NM 87106

Re: TCL Submittal for Building Permit Approval for
Storage Bldg. for Joe Garcia Trucking
2828 Second St. S.W., [M-14 / D028]
Engineer's Stamp Dated 08/28/02

Dear Mr. Aragon:

The TCL submittal, dated September 12, 2002, is sufficient for acceptance by this office and is stamped and signed as such and all four copies needed by this office have been submitted and attached as needed. Following is a detailed explanation of the revised process (as of July 2001) for Certification of all future projects.

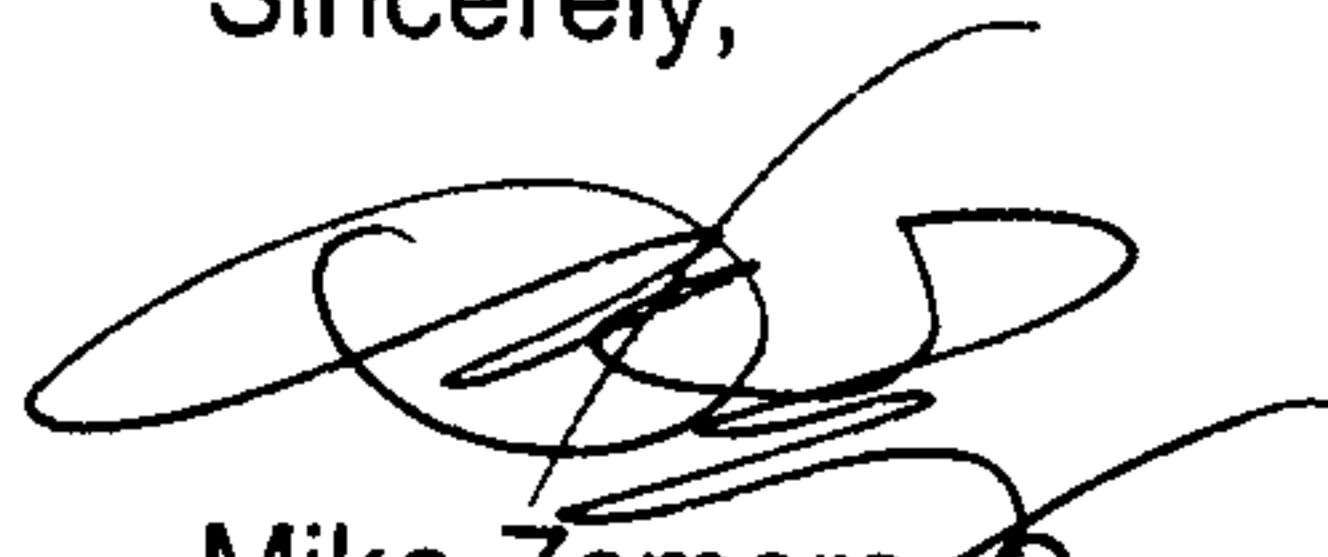
For Temporary C.O.'s (Temps)--if a Temp is what is desired--most superintendents have been instructed to notify the designer-of-record to certify for the C.O. for Transportation. Submit the Certification package (Cert)--the TCL and Letter of Certification, prior to issuance of the Temp. For the Temp, mark up the plan in red, showing any changes in the field construction made from the approved TCL. Certification letter and/or TCL, must be stamped with the designer's seal for the Certification. Seal must be signed and dated for that submittal. The TCL or Letter of Certification needs to describe the work that is yet to be completed for the Final C.O. and the Cert will be evaluated. If approval is given it will be called in for the Temp. Please give 2 to 3 days after submittal to the front counter prior to calling Building Safety (924-3306) to confirm the C.O. All documentation involving TCL, Temp, and Final C.O. submittals must be accompanied by the Drainage and Transportation Information Sheet.

In addition to the Cert required, the main issues to be resolved within this time period for the Final C.O. are as follows: 1) Removal of all barricading on construction site, 2) Removal of all construction fencing and all equipment and refuse compactors, in the traffic/pedestrian circulation areas and 3) Removal of all landscape mulching material (gravel, bark, etc,) from any parking stalls. From the time of the Temp up to Certification for Final C.O., make sure the landscape material is contained in single stall or number of stalls needed to hold landscape material, keeping surrounding area clean of this material, to relieve liability.

Submit the Cert, including the word "Certify"/"Certification" in the letter, along with FULLY COMPLETED Drainage and Transportation Information Sheet ("Contractor" and "Surveyor" are not so crucial) to front counter personnel for log in and evaluation by Transportation. A Statement of Certification, typed, stamped, "sticky-backed" or similar, placed on the TCL is also acceptable.

State that the site was built in substantial compliance with the approved plan. An exact copy of the TCL, stamped "TRAFFIC CIRCULATION LAYOUT APPROVED" and signed, should be part of the Cert. Another copy the same as the TCL, unstamped and unsigned, can be submitted, however, more time will be required to verify acceptability of the copy before issuing the Final C.O.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Zamora', with a large, stylized flourish at the end.

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)

M-14/D28

PROJECT TITLE JOE A. GARCIA TRUCKING

DRB #: _____ EPC#: _____

ZONE MAP/DRG. FILE #: M-14/

WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 8421, M.R.G.C.D. MAP NO. 44

CITY ADDRESS: 2828 SECOND STREET S.W.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E.
GEORGE T. RODRIGUEZ, DEVELOPMENT CONSULTANT

ADDRESS: 12800 SAN JUAN N.E.

CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: MR. VALDEZ
MR. RODRIGUEZ

PHONE: 294-0320

ZIP CODE: 87123

OWNER: JOE A. GARCIA

ADDRESS: 9513 CAMINO DEL SOL N.E.

CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: MR. GARCIA

PHONE: 821-5669

ZIP CODE: 87111

ARCHITECT: FJA DESIGN GROUP

ADDRESS: 1428 LAFAYETTE N.E.

CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: MR. FRED ARAGON

PHONE: 265-9612

ZIP CODE: 87106

SURVEYOR: ENGINEER

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: ?

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CHECK TYPE OF SUBMITTAL

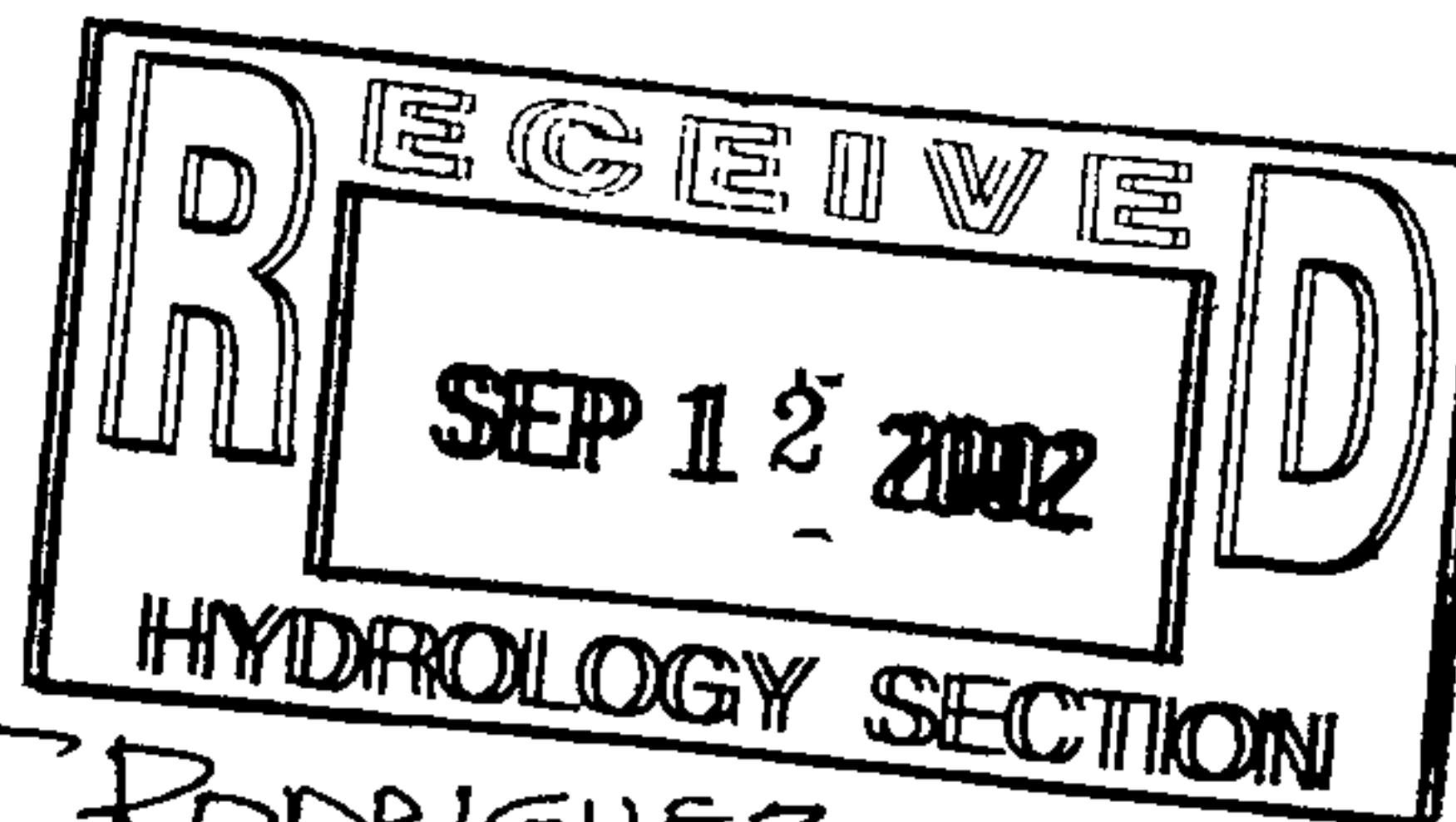
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES VERBAL W/ CARLOS MONTOYA, P.E.
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED 09-10-02

BY GEORGE T. RODRIGUEZ

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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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.

9/13/02 — J.C.L. App'd (No App'l of Permit until letter from State Hwy. Dept. 9/27 - Sent letter)
All Copies Made



City of Albuquerque

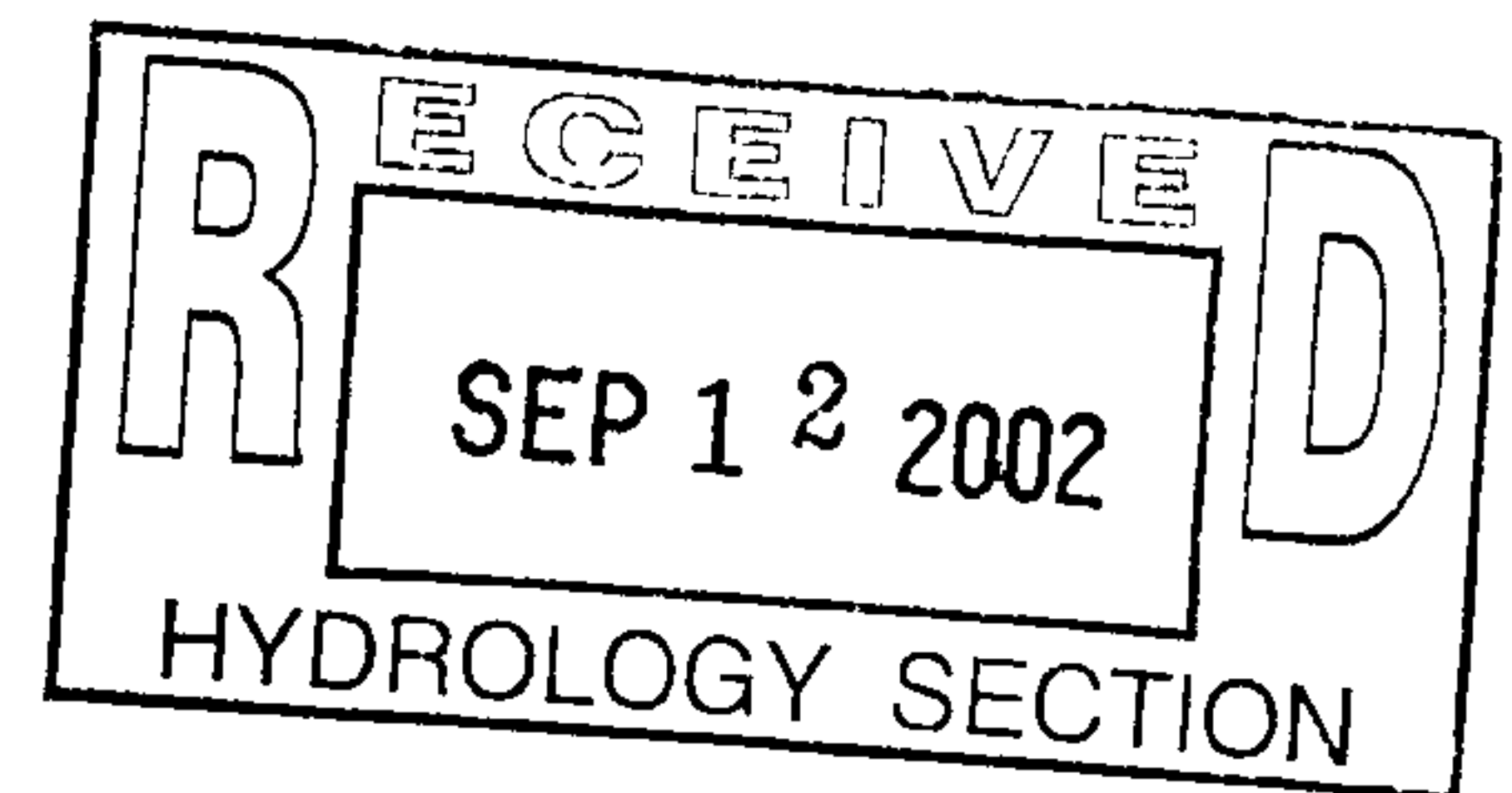
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

September 5, 2002

Fred Aragon for Levi J. Valdez, P.E.
Levi Valdez Engineering
1428 Lafayette N.E.
Albuquerque, NM 87106

Re: TCL Submittal for Building Permit Approval for
Storage Bldg. for Joe Garcia Trucking
2828 Second St. S.W., [M-14 / D028]
Engineer's Stamp Dated 08/28/02



Dear Mr. Aragon:

The location referenced above, dated September 4, 2002, is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached TCL checklist, and red-lined TCL markup with comments.

✓ For item number: I C.7, submit the "Executive Summary" as a typed document on an 8-1/2" X 11" sheet of paper or as a clear notation on the TCL. Regarding checklist item number: I.C.7b, - state the use of the area east of the Pond "A" and south of the drive aisle, and show area (natural [grass-seeded] landscape, 3" to 4" thick gravel, millings, etc.) limits. I.C.7c, - using traffic turning templates, show the intended use area for large truck traffic and Solid Waste vehicle and state size of largest trucks. II.B.5, - 1) Call out and show all landscape areas as required by Zoning, 2) Call out type of existing fence at property lines. State Highway Department approval is needed for the new access to this site? Completion of some comments will allow further evaluation of that area of concern.

Please closely read and respond to the entire checklist submitted to you from this office. Resubmit revised TCL after addressing typed and marked up comments. Submit the plan along with the checklist and the red-lined, mark-up. Submit package with fully, clearly 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 be made for use with each subsequent submittal for this project.

Sincerely,

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

c: Hydrology file
Mike Zamora

U. 11.11 2-20-01

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:

- *AFTER REVIEW*
- ☒ 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
 - ☒ b. Development concept for the site
 - ☒ 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.

28.28 Sec 11 Streetsw Storage Bldg - Joe Garcia Trucking - 9/2/02 11/14/0028

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-curb cuts and/or drivepads need to comply with Chapter 23, Section 6 (if not, discuss in Executive Summary)
- (3) Internal aisle connection:
 - (a) Parking lots with 100 or more spaces 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 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 ^{walkway} when the stall will overhang the sidewalk ^{wheel stop}
 - (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 or other acceptable barrier 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 delivery 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) Service aisle width required:
 - (1) Two-way traffic is 30'
 - (2) One-way traffic is 20'

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 — *Edge of Pavement, Curbing*
 - 4. Plan drawings size: 24" x 36"
 - 5. Notes defining ~~property line~~ ^{new & existing} 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 — *fences*

C. ~~New~~ Existing Conditions:

- 1. On-site
 - a. Identification of all ~~existing~~ ^{new} 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) ^{street sidewalks}

- D. ~~NEW~~ ^{NEW} Conditions: ~~NEW~~ 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 in ~~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)



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 5, 2002

Levi J. Valdez
12800 San Juan NE
Albuquerque New Mexico 87123

**RE: Grading and Drainage Plan for Joe Garcia Trucking (M14-D28) Dated
August 28, 2002**

Dear Mr. Valdez:

The above referenced drainage plan is approved for Building Permit by Hydrology. Upon completion of the project please certify the project per the DPM for Certificate of Occupancy release.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

DRAINAGE INFORMATION SHEET

(M-14/D28)

PROJECT TITLE: JOE A. GARCIA TRUCKING

ZONE MAP/DRG. FILE #: ~~NA~~

DRB #: _____ EPC#: _____

WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 8421, M.R.G.C.D. MAP N^o. 44

CITY ADDRESS: 2828 SECOND STREET S.W.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E.
GEORGE T. RODRIGUEZ, DEVEL. CONSUL.

ADDRESS: 12800 SAN JUAN N.E.

CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: MR. VALDEZ
MR. RODRIGUEZ

PHONE: 294-0320

ZIP CODE: 87123

OWNER: JOE A. GARCIA

ADDRESS: 9513 CAMINO DEL SOL N.E.

CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: MR. GARCIA

PHONE: 821-5669

ZIP CODE: 87111

ARCHITECT: FJA DESIGN GROUP

ADDRESS: 1428 LAFAYETTE N.E.

CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: FRED ARAGON

PHONE: 265-9612

ZIP CODE: 87106

SURVEYOR: ENGINEER

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: ?

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
- ☐ CLOMR/LOMR
- ☐ OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES (VERBAL / CARLOS MONTANA)
- ☐ NO
- ☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

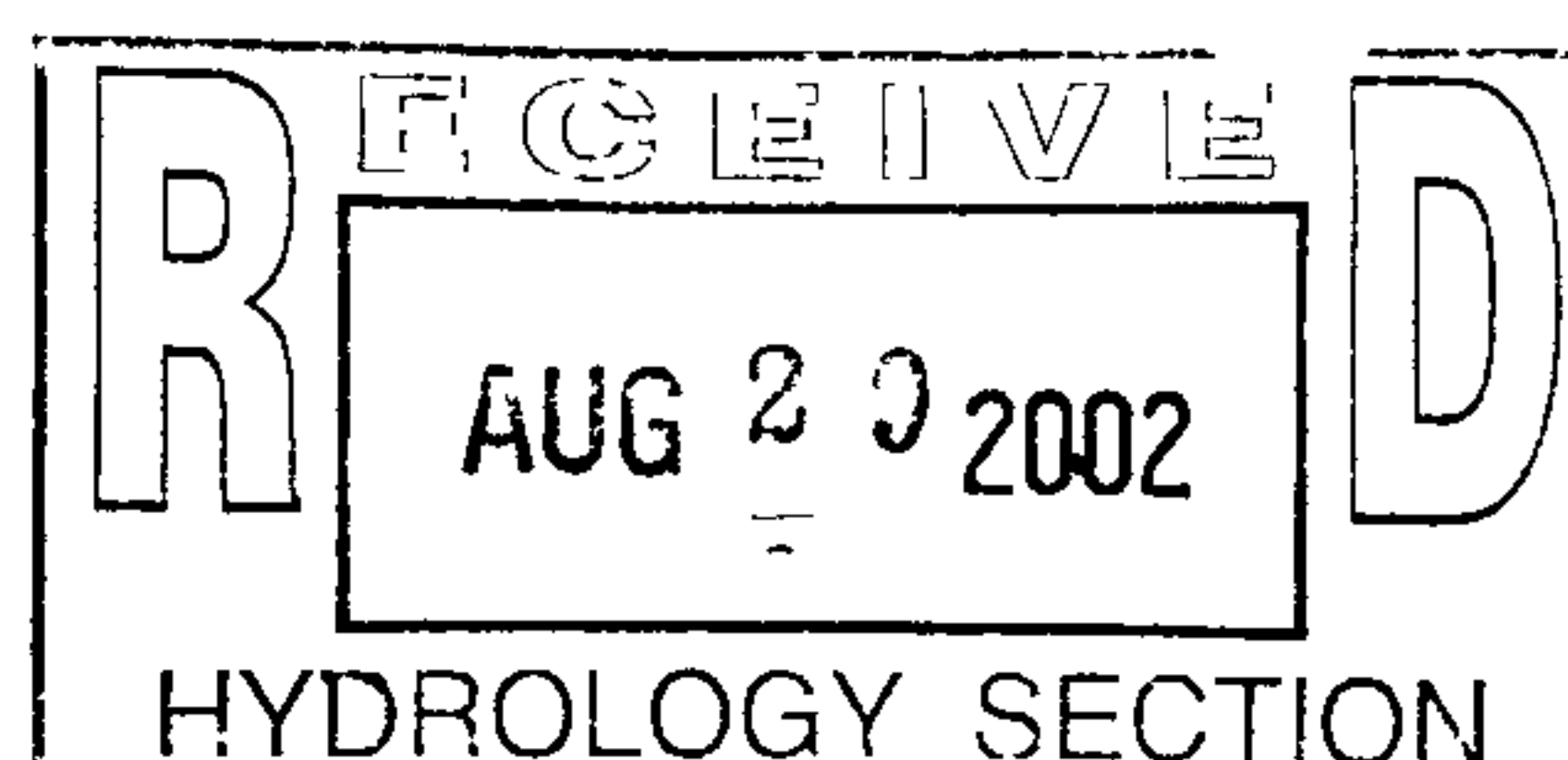
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

DATE SUBMITTED: 08-28-02

BY: GEORGE T. RODRIGUEZ

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.





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

September 5, 2002

Fred Aragon for Levi J. Valdez, P.E.
Levi Valdez Engineering
1428 Lafayette N.E.
Albuquerque, NM 87106

Re: TCL Submittal for Building Permit Approval for
Storage Bldg. for Joe Garcia Trucking
2828 Second St. S.W., [M-147D028] ☐
Engineer's Stamp Dated 08/28/02

Dear Mr. Aragon:

The location referenced above, dated September 4, 2002, is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached TCL checklist, and red-lined TCL markup with comments.

For item number: I.C.7, submit the "Executive Summary" as a typed document on an 8-1/2" X 11" sheet of paper or as a clear notation on the TCL. Regarding checklist item number: I.C.7b, - state the use of the area east of the Pond "A" and south of the drive aisle, and show area (natural [grass-seeded] landscape, 3" to 4" thick gravel, millings, etc.) limits. I.C.7c, - using traffic turning templates, show the intended use area for large truck traffic and Solid Waste vehicle and state size of largest trucks. II.B.5, - 1) Call out and show all landscape areas as required by Zoning, 2) Call out type of existing fence at property lines. State Highway Department approval is needed for the new access to this site? Completion of some comments will allow further evaluation of that area of concern.

Please closely read and respond to the entire checklist submitted to you from this office. Resubmit revised TCL after addressing typed and marked up comments. Submit the plan along with the checklist and the red-lined, mark-up. Submit package with fully, clearly 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 be made for use with each subsequent submittal for this project.

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)

PROJECT TITLE: Mtl Storage Building
DRB #: _____ EPC#: _____ ZONE MAP/DRG. FILE #: M-14/D28
WORK ORDER#: _____

LEGAL DESCRIPTION: M.R.G.C.D. MAP #44 Tract 84a-1
CITY ADDRESS: 2020 Second Street S.W.

ENGINEERING FIRM: Levi VALDEZ ENGINEERING
ADDRESS: 1428 LAFAYETTE N.E.
CITY, STATE: ALBUQ, N.MEX.

CONTACT: Levi or Fred
PHONE: 450-5800
ZIP CODE: _____

OWNER: Joe GARCIA
ADDRESS: 2828 2nd St. S.W.
CITY, STATE: ALBUQ, N.MEX.

CONTACT: Joe GARCIA
PHONE: 269-3217
ZIP CODE: _____

ARCHITECT: Levi VALDEZ / Fred DRAGON
ADDRESS: _____
CITY, STATE: _____

CONTACT: Fred Dragon
PHONE: 450-5800
ZIP CODE: 87106

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

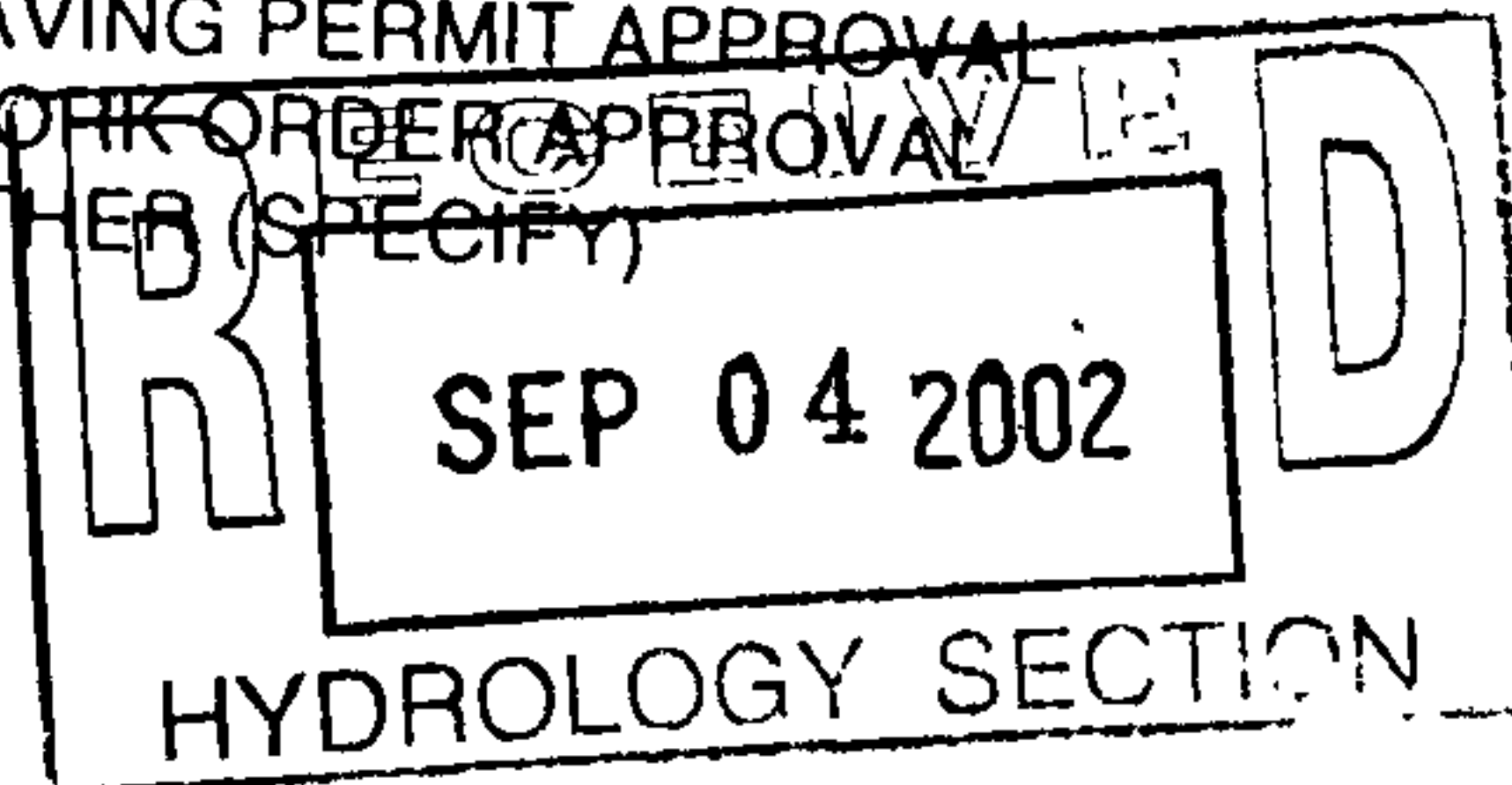
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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: [Signature] BY 4 Sept. 2002

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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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.

9/5/02 - TCL Rej'd, Gave Pkg to Arch; - 1099'd.

U. 2111

11-1-1

1

1

- 1.

7878 Current Streets - S.L. ... All ... at least ...

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 — *Edge of Pavement, Curbing.*
 - 4. Plan drawings size: 24" x 36"
 - 5. Notes defining ~~property lines~~ *new & existing* 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 — *fences.*

C. ~~New~~ Existing Conditions:

- 1. On-site
 - a. Identification of all ~~existing~~ *new* 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 sidewalks*

- D. ~~NEW~~ *NEW* Conditions: ~~NEW~~ 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 in ~~where~~ the sidewalk area where curbs intersect the pedestrian access to the building
 - d. Clearly delineate project phasing. A key map is recommended. 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-curb cuts and/or drivepads need to comply with Chapter 23, Section 6 (if not, discuss in Executive Summary)
- (3) Internal aisle connection:
 - ~~(a)~~ Parking lots with 100 or more spaces 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 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 *wheel stop*
 - ~~(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 or other acceptable barrier 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 delivery 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) Service aisle width required:
 - 1) Two-way traffic is 30'
 - (2) One-way traffic is 20'