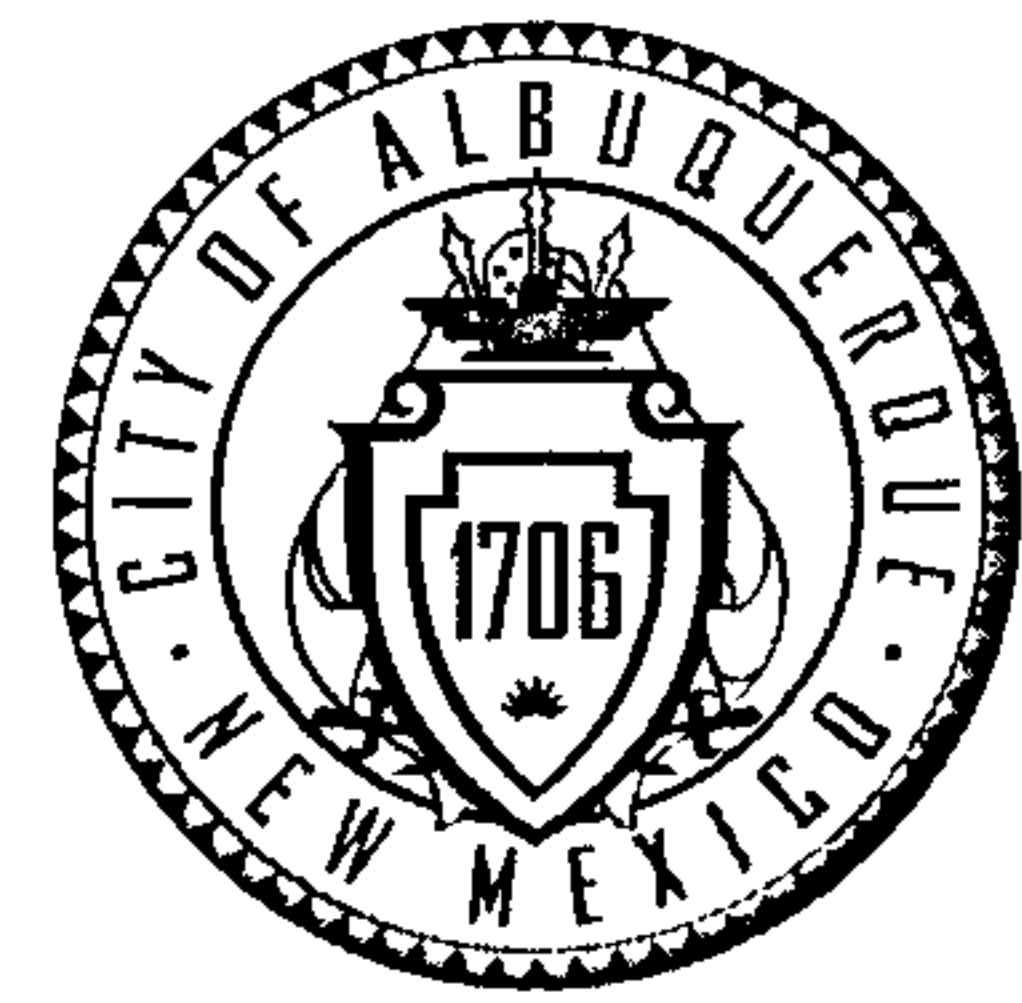


# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services**

December 3, 2014

James B Clark, R.A.  
Masterworks Architects, Inc.  
516 11<sup>th</sup> St. NW  
Albuquerque, NM 87102

**Re: Indian Cycle Dealership, 4509 Alameda Blvd. NE**  
**Certificate of Occupancy – Transportation Development**  
Administrative Amendments Stamp dated 08-29-14 (C17-D002A22)  
Certification dated 12-02-14

Dear Mr. Clark,

PO Box 1293

Albuquerque

Based upon the information provided in your submittal received 12-02-14, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3630.

New Mexico 87103

Sincerely,

www.cabq.gov

Racquel M. Michel, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

c: File  
CO Clerk



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Indian Cycle Dealership Building Permit #: 201491614 City Drainage #: C170 002A 22

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lot 3, Richfield Park

City Address: 4509 Alameda Blvd NE

Engineering Firm: Clark Consulting Engineers Contact: Phil Clark

Address: 19 Ryan Road, Edgewood, NM 87015

Phone#: 505-281-2444 Fax#: \_\_\_\_\_ E-mail: cccalbq@aol.com

Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: Masterworks Architects, Inc. Contact: Jim Clark

Address: 516 11<sup>th</sup> St. NW

Phone#: 505-242-1866 Fax#: 505-242-1802 E-mail: info@masterworksarchitects.com

Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contractor: Insight Construction Contact: Damian Chimenti

Address: 3909 12<sup>th</sup> St. NW

Phone#: 505-888-7927 Fax#: 505-872-2169 E-mail: damian@insightnm.com

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) \_\_\_\_\_

WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes ☒ No \_\_\_\_\_ Copy Provided \_\_\_\_\_

DATE SUBMITTED: 2 December 2014 By: James B Clark, RA

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, an 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 followin

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



2 December 2014  
Project MW 1339

City of Albuquerque  
Development and Building Services Division  
600 2<sup>nd</sup> St. NW, Suite 201  
Albuquerque, New Mexico 87103

**Re: Traffic Certification for Permanent Certification of Occupancy  
Administrative Amendment 14AA10079/Project #1010078**

**Project: Indian Cycle Dealership, 4509 Alameda Blvd NE  
Admin Amendment Traffic Circulation Layout  
Architect's Stamp dated 6 May 2014 (H-16/D064)**

I, James B. Clark, NMRA #1047, of the firm Masterworks Architects, Inc., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Administrative Amendment TCL Approved Plan dated 8/29/2014. The record information edited onto the original design document has been obtained by James B. Clark of the firm Masterworks Architects, Inc.

I further certify that I personally visited the site on 19 November 2014 and have determined by visual inspection that the survey data provided is representative of the actual site conditions and is true and correct to the best of my knowledge and belief.

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

Two modifications were made during construction which do not alter the validity of the approved TCL Plan:

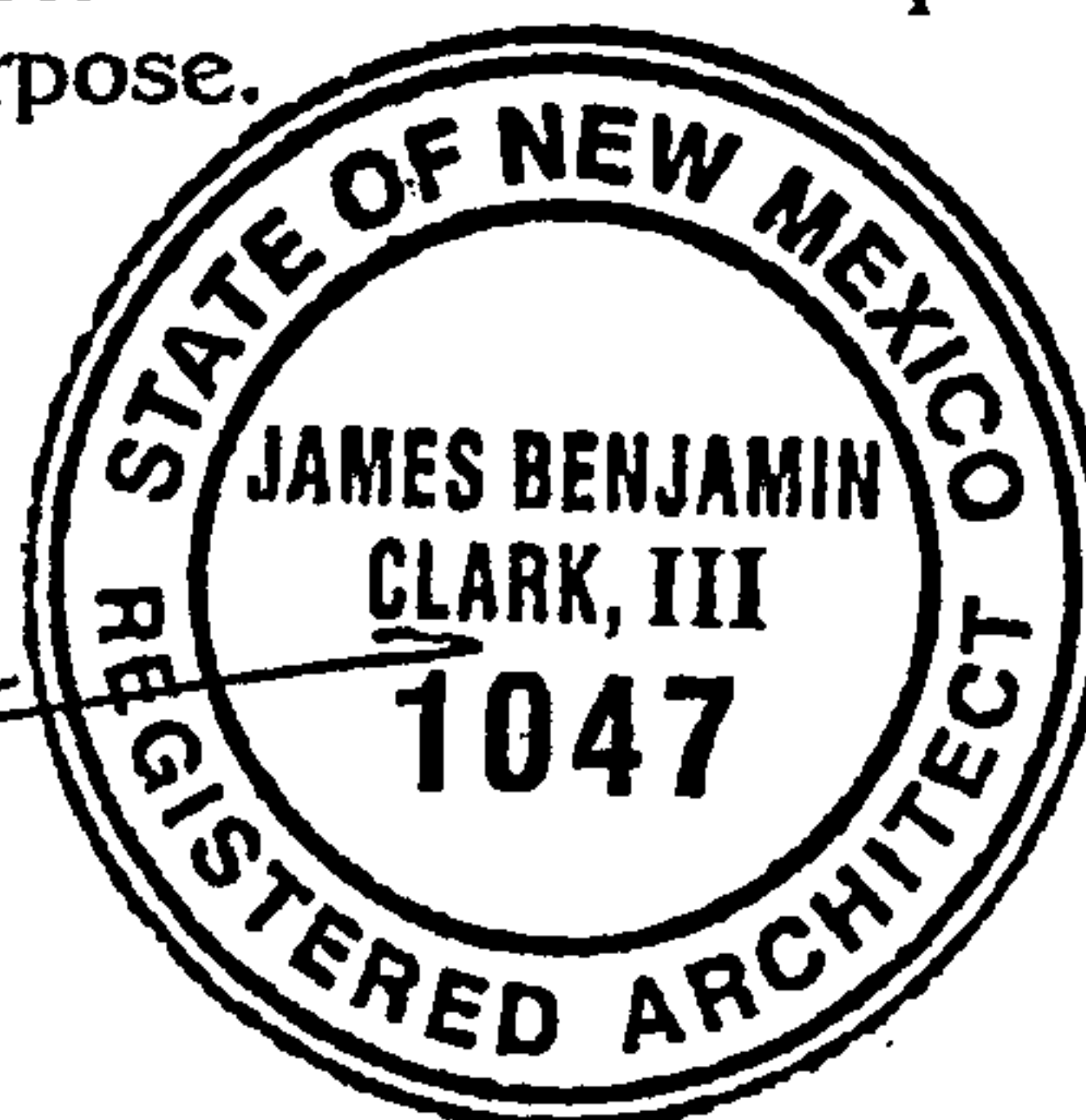
- a. The asphalt paving was extended north 16' to the south edge of the revised drainage pond;
- b. The 20 parking spaces in this area were accordingly relocated.

The record information presented hereon is not necessarily complete and is intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Respectfully submitted,



James B. Clark, RA  
President



Encl: Approved AA/TCL Plan dated 26 August 2014 (2 paper copies and 1 pdf digital file)



24 November 2014  
Project MW 1339

Ms. Kym E. Dicome  
Planning Section Manager  
City of Albuquerque  
Planning Department  
Albuquerque, New Mexico 87103

C17 D002A22

**Re: Administrative Amendment 14AA10079/Project #1010078  
Traffic Certification for Final CO**

**Project:** Indian Dealership, 4509 Alameda Blvd NE  
Admin Amendment Traffic Circulation Layout  
Architect's Stamp dated 6 May 2014 (H-16/D064)

I, James B. Clark, NMRA #1047, of Masterworks Architects, Inc., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Administrative Amendment TCL Approved Plan dated 8/29/2014.

Two modifications were made during construction which do not alter the validity of the approved TCL Plan:

- a. The asphalt paving was extended north 16' to the south edge of the revised drainage pond;
- b. The 20 parking spaces in this area were accordingly relocated.

I further certify that I personally visited the site on 19 November 2014 and have determined by visual inspection that the survey data provided is representative of the actual site conditions and is true and correct to the best of my knowledge and belief.

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

The record information presented hereon is not necessarily complete and is intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Respectfully submitted,



James B. Clark, RA  
President

Encl: Approved AA/TCL Plan dated 26 August 2014



---

- Need correct certification  
language

- DTIS sheet

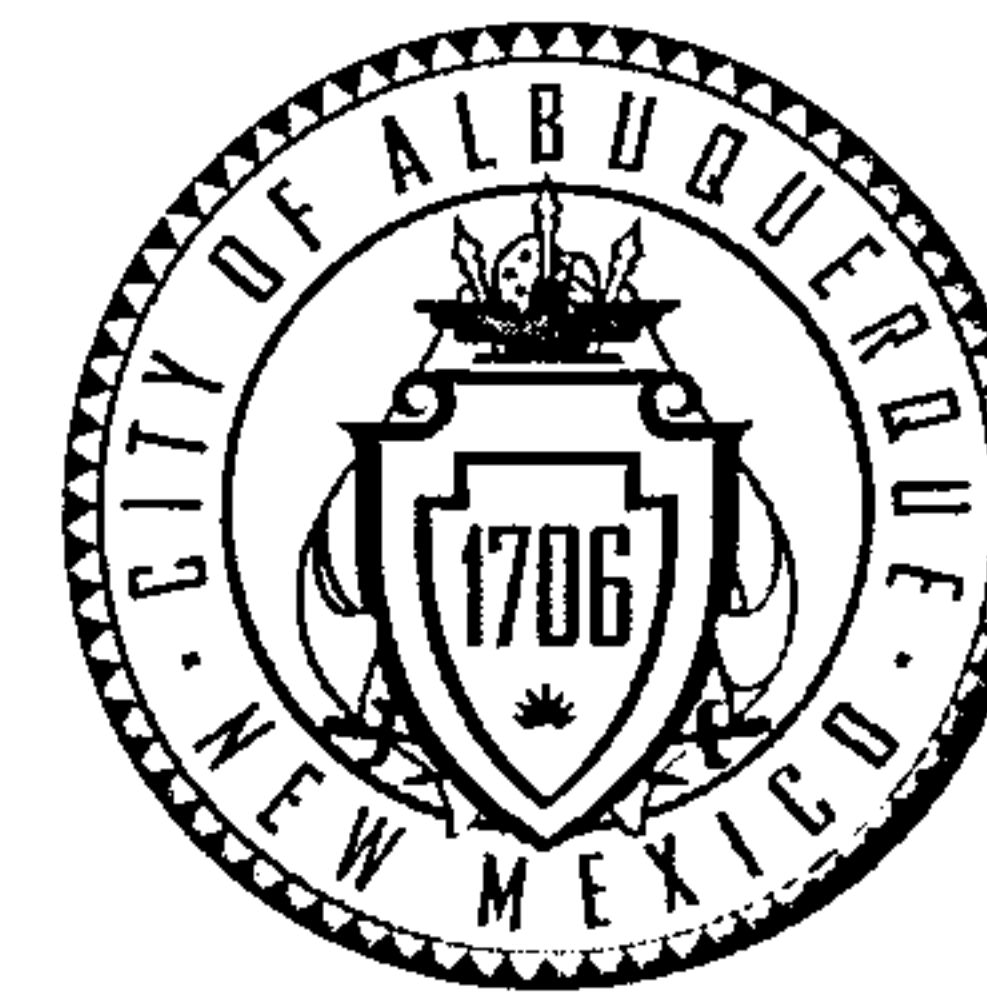
- Electronic copy

email Jim 12/2/14  
(12:50 AM)

---



# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services**

July 29, 2014

James B. Clark, R.A.  
Masterworks Architects, Inc.  
516 Eleventh St. NW  
Albuquerque, NM 87102

**Re: Indian Cycle Dealership, 4509 Alameda Blvd. NE**  
**Traffic Circulation Layout – Not Required**  
Architect's Stamp dated 05-06-14 (C17-D002A22)

Dear Mr. Clark,

Thank you for the TCL submittal received 07-28-14. The above referenced plan is not approved through the TCL process. Due to the existing zoning, this project is site plan controlled and will need to be submitted through the appropriate Board, (EPC, DRB, and AA) for approval. Verify with the Zoning Department for the correct Board approval. If this plan has already been approved by one of the Boards, be sure to include it in the plan set when applying for building permit.

PO Box 1293

Albuquerque

If you have any questions feel free to call me at 924-3630.

New Mexico 87103

Sincerely,

Racquel M. Michel, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

[www.cabq.gov](http://www.cabq.gov)

c: File  
CO Clerk

Plans were returned  
to applicant at thier  
request.

RM 7/30/14

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

C17D002A22

PROJECT TITLE: INDIAN MOTORCYCLE DEALERSHIPZONE MAP/DRG. FILE # C-17

DRB#:

EPC#:

WORK ORDER#:

LEGAL DESCRIPTION: LOT 3, RICHFIELD PARKCITY ADDRESS: 4509 ALAMEDA BLVD NE 87113

ENGINEERING FIRM:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

OWNER: EMBARGO LLCADDRESS: 4841 Charlotte Ct NECITY, STATE: ABQ NMCONTACT: Michael GailhourPHONE: 350-3344ZIP CODE: 87109ARCHITECT: MASTERWORKS ARCHITECTS INCADDRESS: 516 11th St NWCITY, STATE: ABQ NMCONTACT: JIM CLARKPHONE: 242-1866ZIP CODE: 87102

SURVEYOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CONTRACTOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

## TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL☐ DRAINAGE PLAN RESUBMITTAL☐ CONCEPTUAL G & D PLAN☐ GRADING PLAN☐ EROSION CONTROL PLAN☐ ENGINEER'S CERT (HYDROLOGY)☐ CLOMR/LOMR☒ X TRAFFIC CIRCULATION LAYOUT☐ ENGINEER/ARCHITECT CERT (TCL)☐ ENGINEER/ARCHITECT CERT (DRB S.P.)☐ ENGINEER/ARCHITECT CERT (AA)☐ 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☒ 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:

☐ YES☒ X NO☐ COPY PROVIDED

SUBMITTED BY:

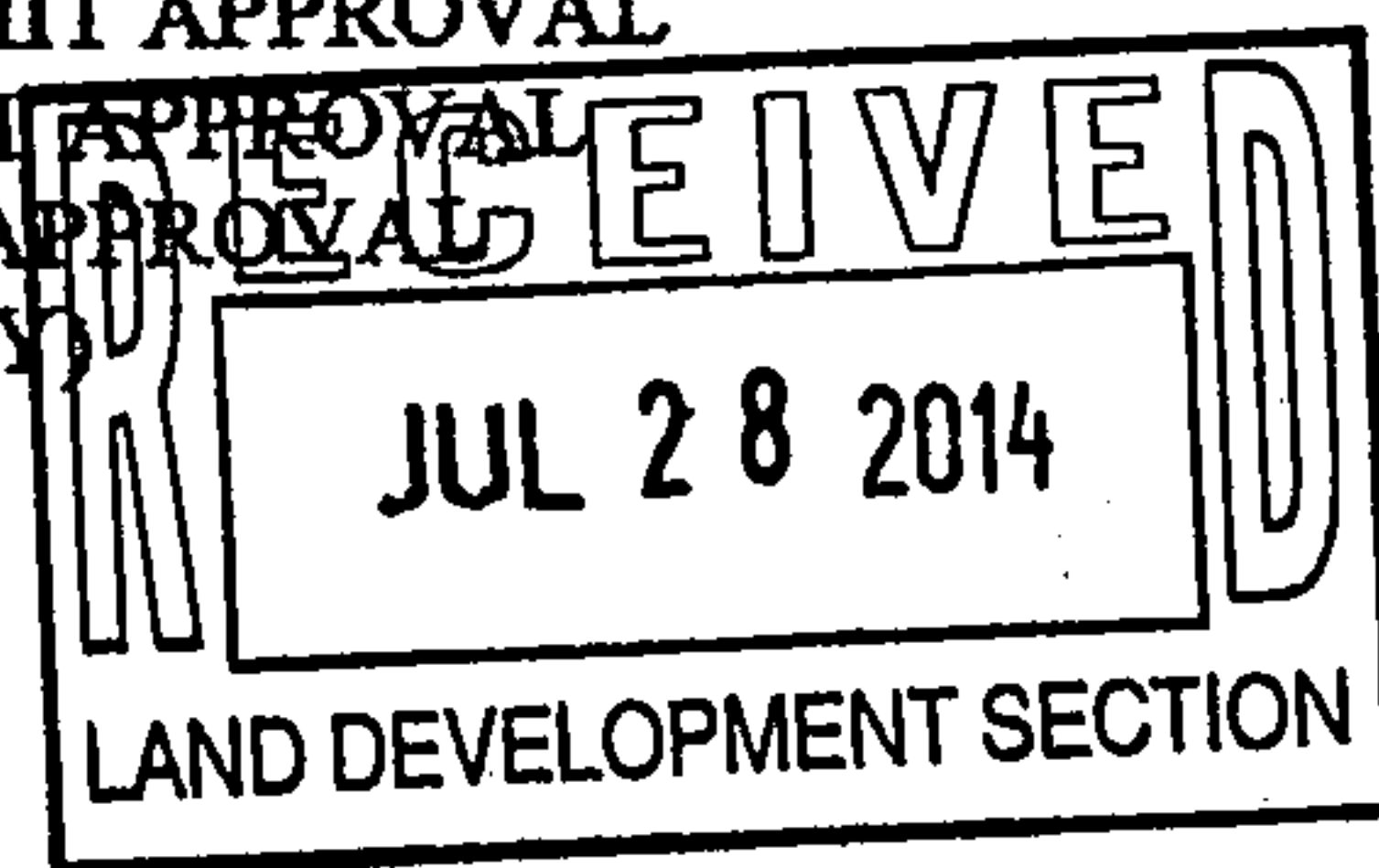
James Clark

DATE:

28 July 2014

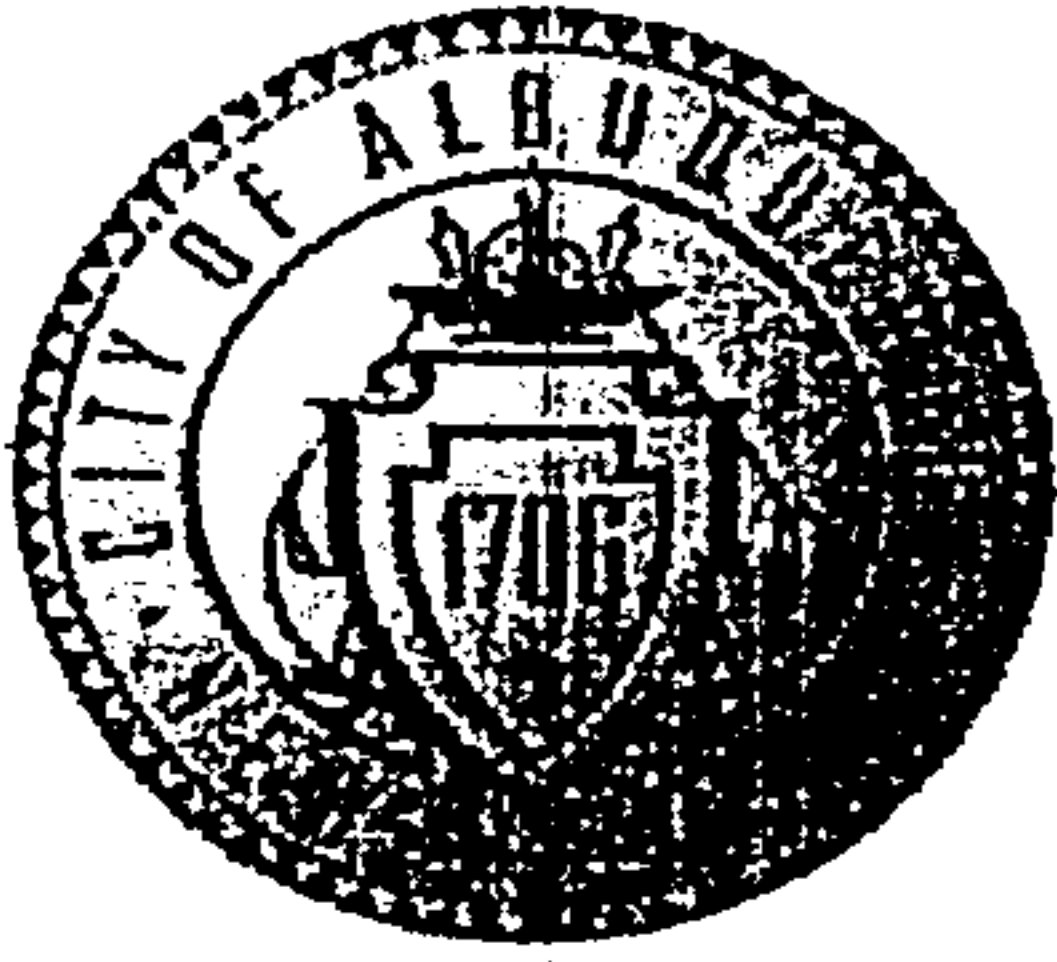
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.



90, NOV





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

C17D002A22  
C-17/D

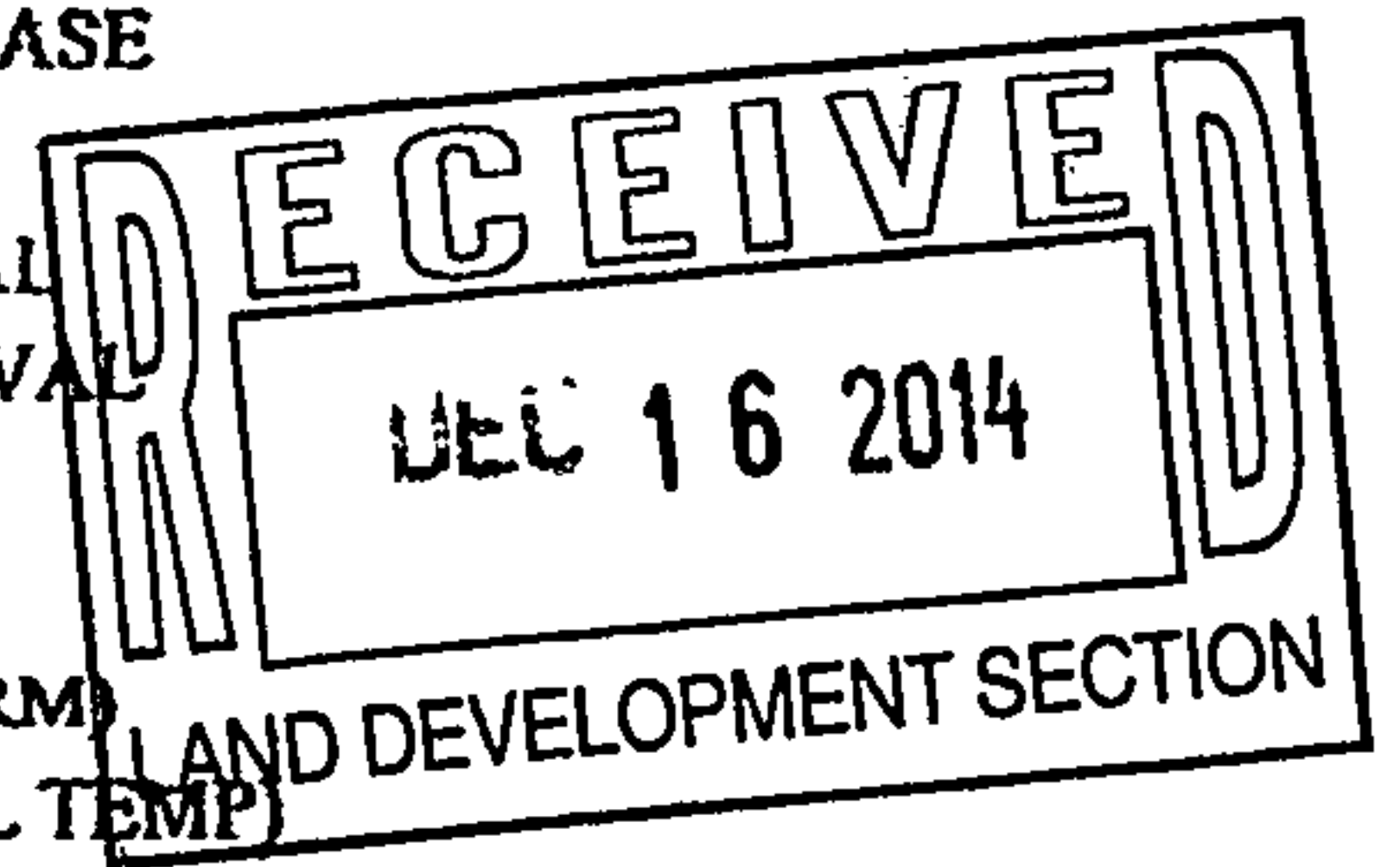
Project Title: Indian Cycle Building Permit #: \_\_\_\_\_ City Drainage #: C-17/D  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: \_\_\_\_\_  
City Address: 4508 Alameda NE  
Engineering Firm: Clark Consulting Engineers Contact: Phil  
Address: 19 Ryan Rd. Edgewood NM 87015  
Phone#: 281-2444 Fax#: Same E-mail: CCEA169@AOL.COM  
Owner: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Architect: Masterworks Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1st SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☒ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEER'S CERT (TCL)  
☐ ENGINEER'S CERT (DRB SITE PLAN)  
☐ ENGINEER'S CERT (ESC)  
☐ SO-19  
☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY (PERM)  
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)  
☐ FOUNDATION PERMIT APPROVAL  
☐ BUILDING PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ GRADING CERTIFICATION  
☐ SO-19 APPROVAL  
☐ ESC PERMIT APPROVAL  
☐ ESC CERT. ACCEPTANCE  
☐ OTHER (SPECIFY) \_\_\_\_\_



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_

Yes

No

Copy Provided

DATE SUBMITTED: 12/15/14

By: Phil C

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:

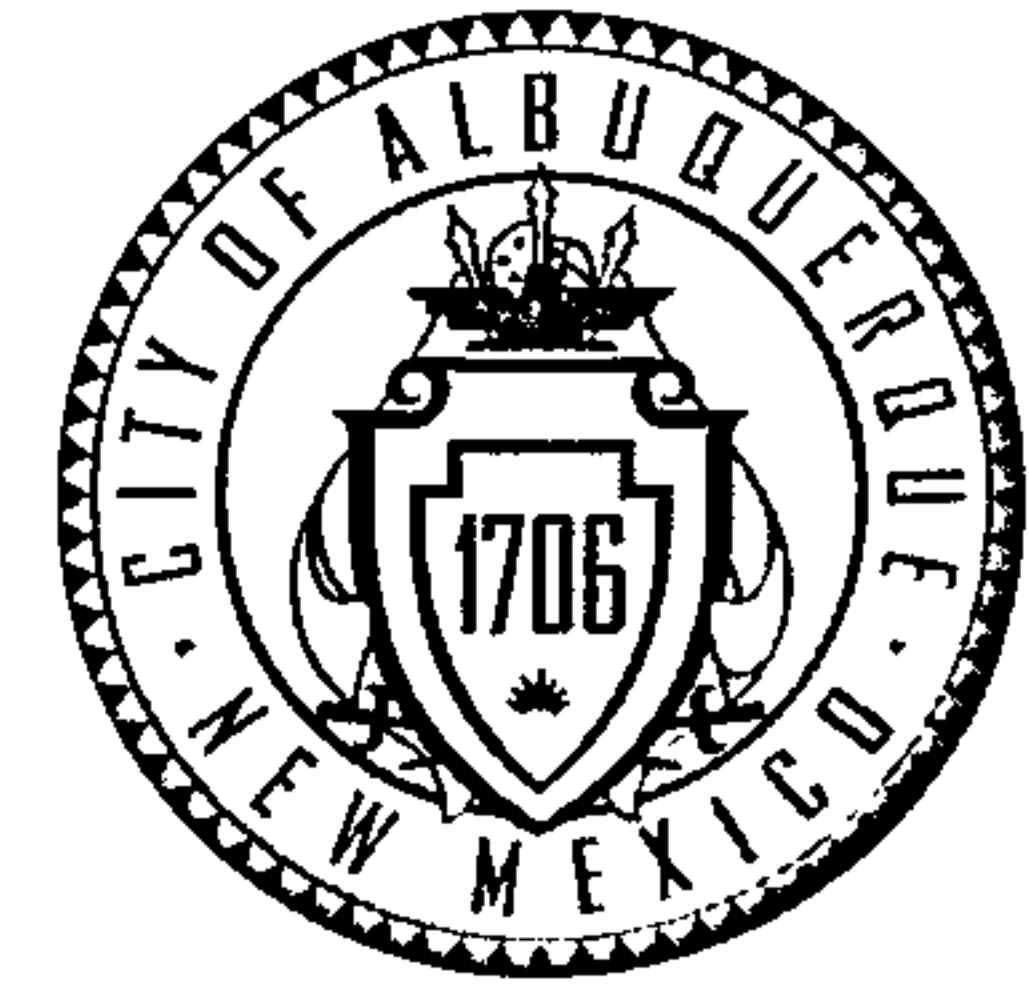
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4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

For information only



# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



July 1, 2014

Philip W. Clark, P.E.  
**Clark Consulting Engineers**  
19 Ryan Road  
Edgewood, NM 87015

CCEalbq@aol.com

Richard J. Berry, Mayor

4509  
RE: **Indian Cycle Dealer, 4508 Alameda Blvd. NE**  
**Grading & Drainage Plan For Grading and Paving Permit**  
**Engineer's Stamp Date 4-30-2014 (File: C17D002A22)**

Dear Mr. Clark:

Based upon the information provided in your submittal received 4-30-14, the above referenced plan cannot be approved for Grading Permit and Paving Permit until the following comments are addressed:

- Calculations indicate that the runoff volume is 6625 CF and that the allowed discharge is 2.10 CFS, but there are no calculations or hydrograph showing how the required pond volume is determined.
- Show calculations showing how the proposed discharge is limited to the allowed discharge of 2.1 CFS. Is the Concrete Rundown Section shown the "New PCC Rectangular Discharge Weir"? If so, please reference detail.
- Pond Contour lines are unclear at the rim. What are the elevations at the corners of the Top of Pond.
- Indicate in the narrative that the site is adjacent to an AO flood zone in Alameda.
- Indicate in the narrative that the outflow of the detention pond is to an existing drainage swale.
- West side of site has an existing rundown that appears to be removed. How will flow be diverted to pond?
- Curb cuts are not clearly shown. Break lines in the curb would make it clearer.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

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

Sincerely,

Rita Harmon, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

Orig: Drainage file  
c.pdf: via Email: Recipient

C17D002A22\_GP\_PP\_Cmmt.doc

1 of 1



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

C17D002A22

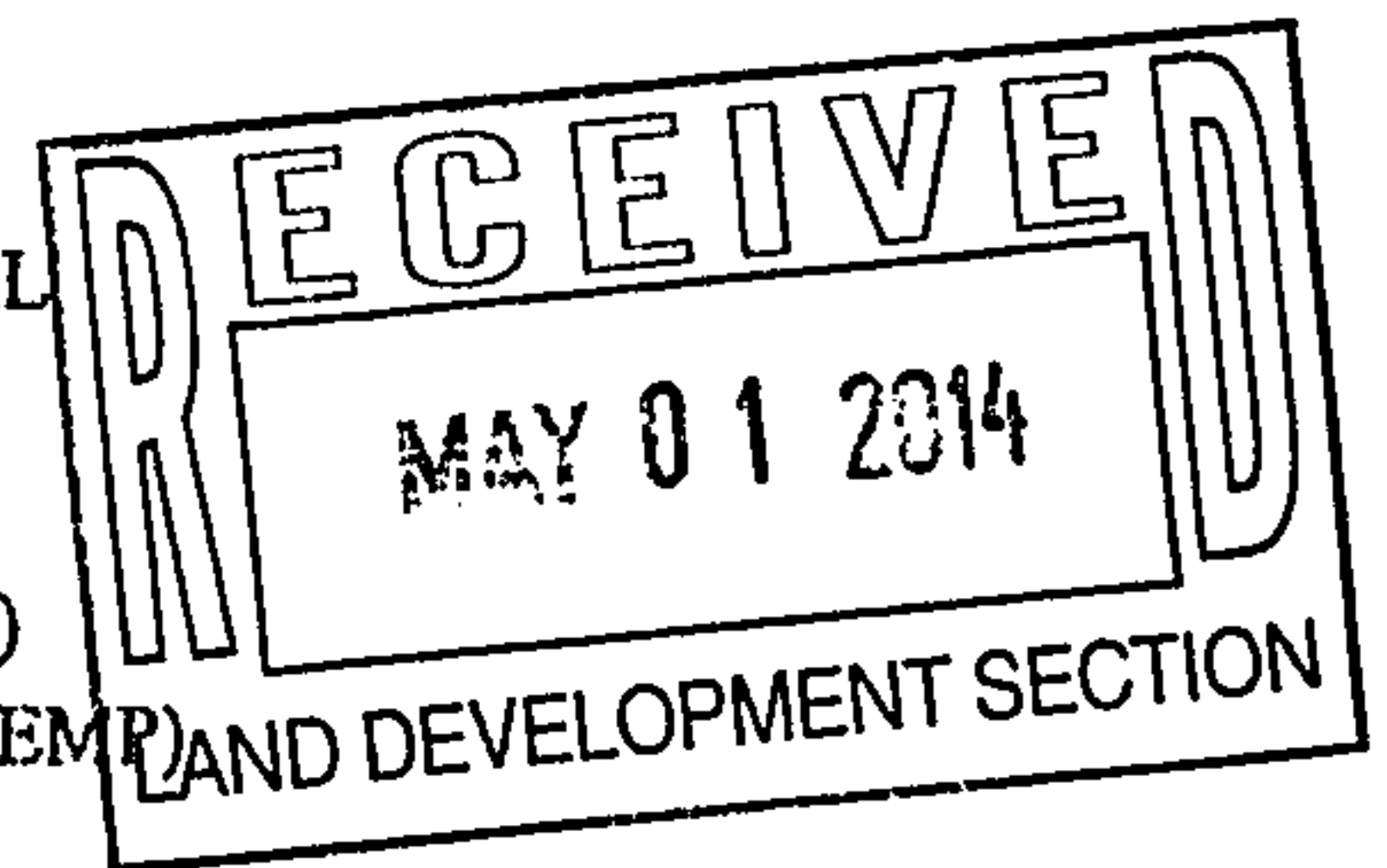
Project Title: Indian Cycle Dealer Building Permit #: \_\_\_\_\_ City Drainage #: C-17/  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: LOT 3 Richfield Park  
City Address: 4508 Alameda Blvd. NE  
Engineering Firm: Clark Consulting Eng'rs. Contact: Phil  
Address: 19 Ryan Rd. Edgewood 87015  
Phone#: 281-2444 Fax#: \_\_\_\_\_ E-mail: ccealbg  
Owner: \_\_\_\_\_ Contact: 8@AOL.com  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Architect: MASTERWORKS Contact: Jim  
Address: \_\_\_\_\_  
Phone#: 842-1866 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

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☒ DRAINAGE PLAN 1st SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
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☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEER'S CERT (TCL)  
☐ ENGINEER'S CERT (DRB SITE PLAN)  
☐ ENGINEER'S CERT (ESC)  
☐ SO-19  
☐ OTHER (SPECIFY) \_\_\_\_\_

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☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
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☐ CERTIFICATE OF OCCUPANCY (PERM)  
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)  
☐ FOUNDATION PERMIT APPROVAL  
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☒ GRADING PERMIT APPROVAL  
☒ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ GRADING CERTIFICATION  
☐ SO-19 APPROVAL  
☐ ESC PERMIT APPROVAL  
☐ ESC CERT. ACCEPTANCE  
☐ OTHER (SPECIFY) \_\_\_\_\_



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes \_\_\_\_\_ No ☒ Copy Provided

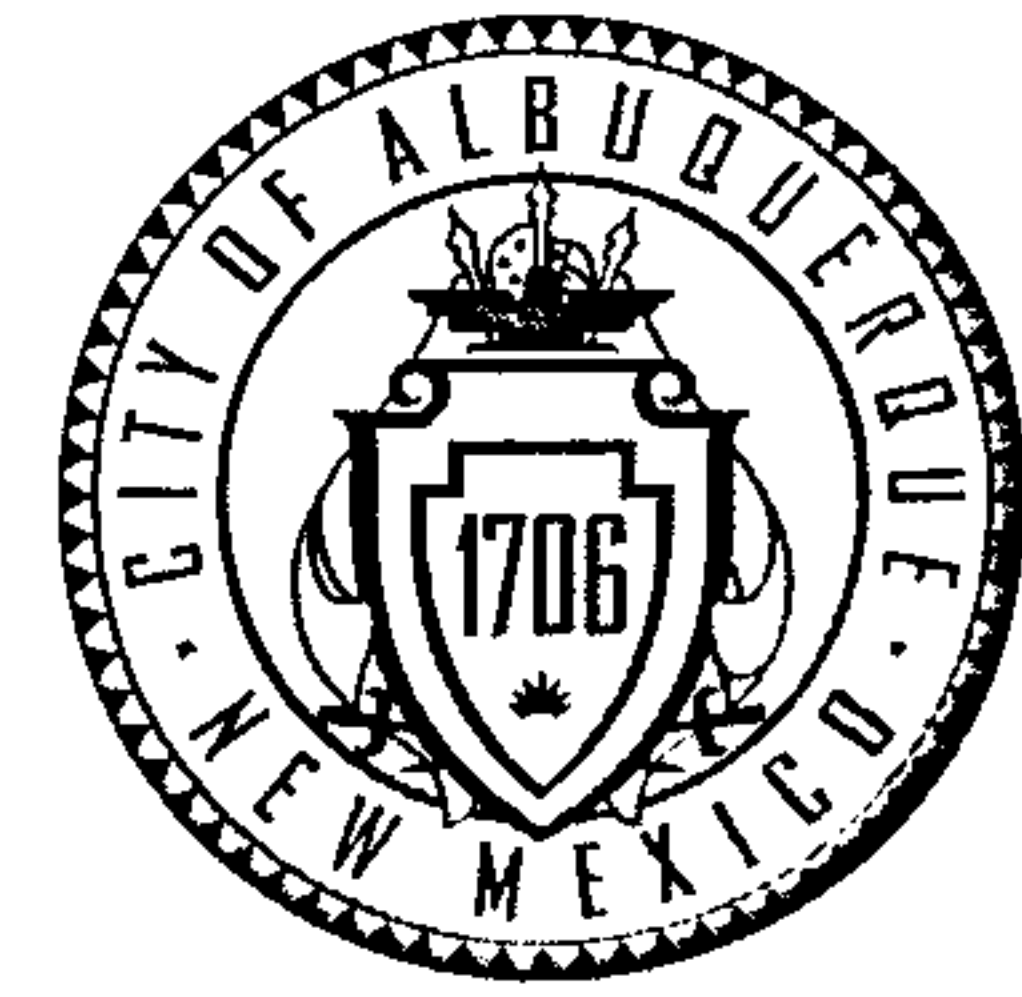
DATE SUBMITTED: 5/1/14 By: Phil

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

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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
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# CITY OF ALBUQUERQUE



August 15, 2014

Philip Clark, P.E.  
Clark Consulting Engineers  
19 Ryan Road  
Edgewood, NM 87015

**Re: Indian Cycle Dealer, Grading and Drainage Plan  
Engineer's Stamp Date 8-13-14 (C17D002A22)**

Dear Mr. Clark,

Based upon the information provided in your submittal received 8-13-14, the above referenced plan is approved for Grading and Paving Permit with the following conditions:

1. The 6 inch pipes are to extend through the CMU wall and the openings around the pipes grouted.
2. The grade of the dirt at the northwest corner of the pond is to be at or above the water surface elevation (01) and two blocks are to be removed from the wall at the 01 or top of dirt elevation for an emergency spillway.

PO Box 1293

Albuquerque

It is at the Engineer's discretion whether a certification is submitted for informational purposes.

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

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Curtis Cherne, P.E.  
Principal Engineer, Hydrology.  
Planning Dept.

C: e-mail



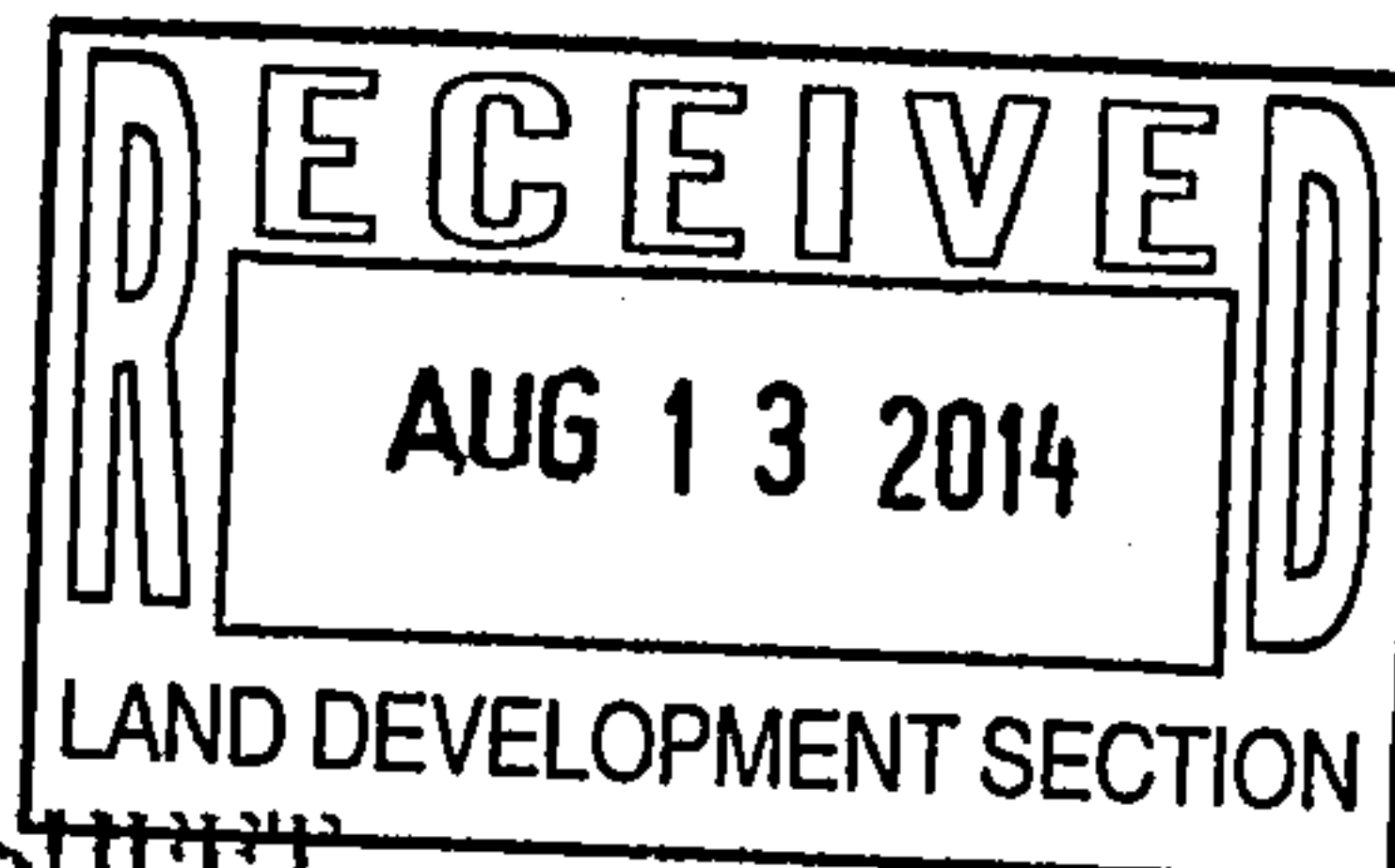
# City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)



0002

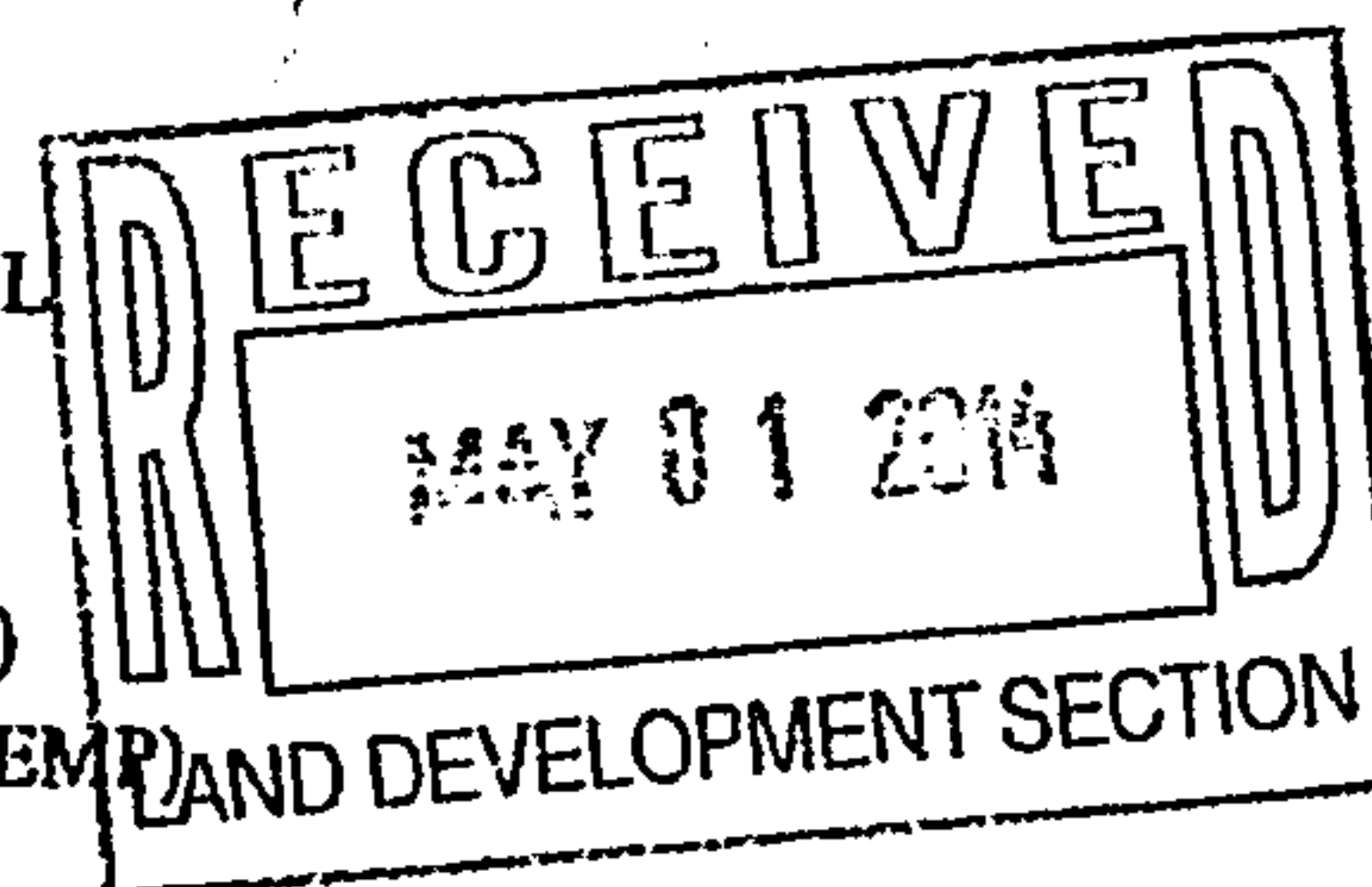
Project Title: Indian Cycle Dealer Building Permit #: \_\_\_\_\_ City Drainage #: C-17/A22  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: LOT 3 Richfield Park  
City Address: 4508 Alameda Blvd. NE  
Engineering Firm: Clark Consulting Eng'rs. Contact: Phil  
Address: 19 Ryan Rd. Edgewood 87015  
Phone#: 281-2444 Fax#: Same E-mail: ccealbg  
Owner: \_\_\_\_\_ Contact: 8@AOL.com  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Architect: MASTERWORKS Contact: Jim  
Address: \_\_\_\_\_  
Phone#: 842-1866 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN 1st SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEER'S CERT (TCL)  
☐ ENGINEER'S CERT (DRB SITE PLAN)  
☐ ENGINEER'S CERT (ESC)  
☐ SO-19  
☐ OTHER (SPECIFY) \_\_\_\_\_

## CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
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☐ WORK ORDER APPROVAL  
☐ GRADING CERTIFICATION  
☐ SO-19 APPROVAL  
☐ ESC PERMIT APPROVAL  
☐ ESC CERT. ACCEPTANCE  
☐ OTHER (SPECIFY) \_\_\_\_\_



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_

Yes \_\_\_\_\_ No \_\_\_\_\_ ☒ Copy Provided

DATE SUBMITTED: 5/11/14

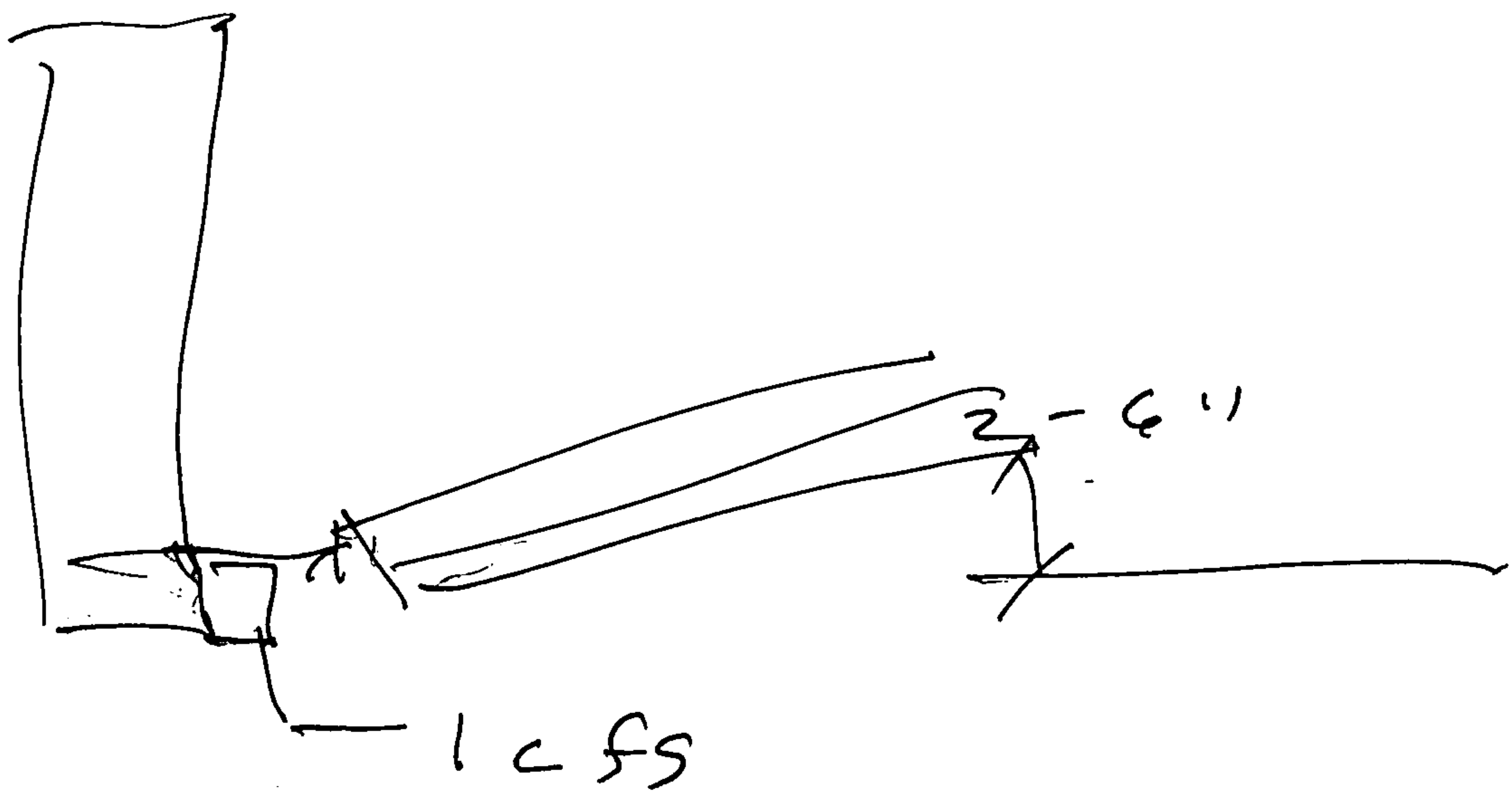
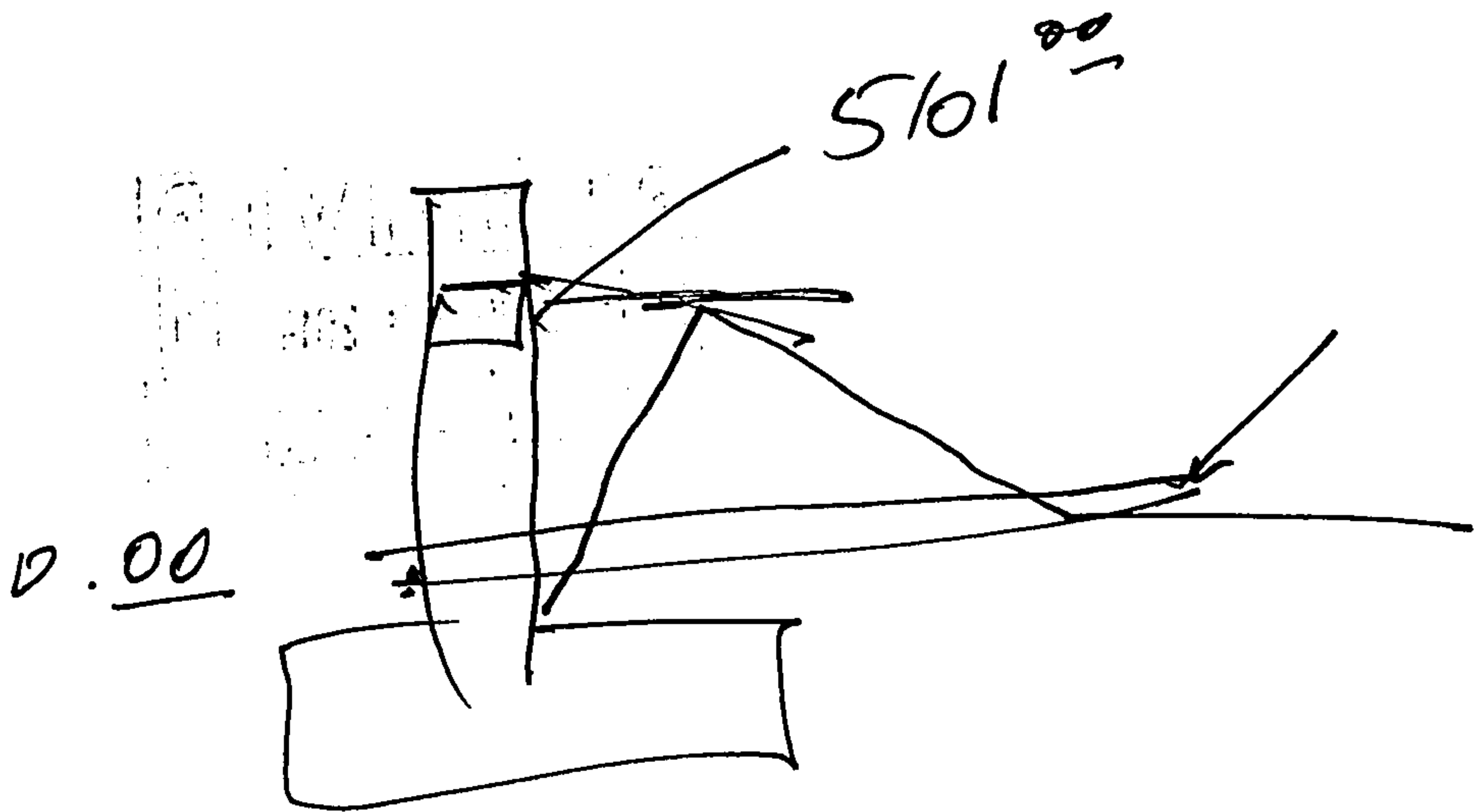
By: Phil

8/13/14

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:

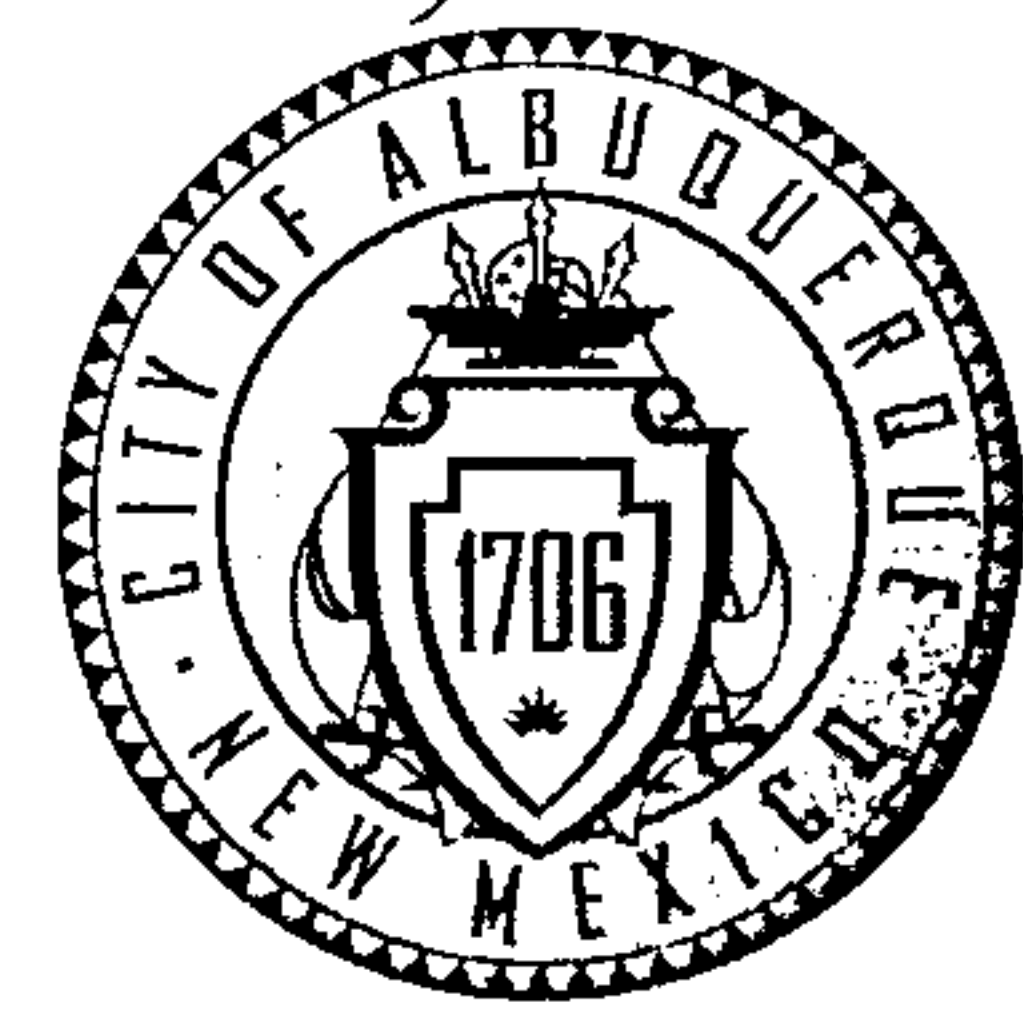
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# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



July 25, 2014

Philip W. Clark, P.E.  
**Clark Consulting Engineers**  
19 Ryan Road  
Edgewood, NM 87015

CCEalbq@aol.com

Richard J. Berry, Mayor

**RE: Indian Cycle Dealer, 4508 Alameda Blvd. NE  
Grading & Drainage Plan For Grading and Paving Permit  
Engineer's Stamp Date 7-14-2014 (File: C17D002A22)**

Dear Mr. Clark:

Based upon the information provided in your submittal received 7-17-14, the above referenced plan cannot be approved for Grading Permit and Paving Permit until the following comments are addressed:

- The hydrograph substantiates the pond volume *only* where the discharge is 2 PVC pipes, and not for the rectangular discharge weir. Therefore, do not include it as an option, and remove the section detail unless calculations are provided to support its use.
- The following comments were not addressed from the previous comment letter:
- Pond Contour lines are unclear at the rim. What are the elevations at the corners of the Top of Pond. A spot elevation of 3.60 is shown where the contour indicates it is 2.50 ft. at the east end of pond.
- Indicate in the narrative that the site is adjacent to an AO flood zone in Alameda.
- West side of site has an existing rundown that appears to be removed. How will flow be diverted to pond? Show spot elevations to show that once the landscape buffer is saturated, flow is diverted to pond.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

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

Sincerely,

Rita Harmon, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

Orig: Drainage file  
c.pdf: via Email: Recipient



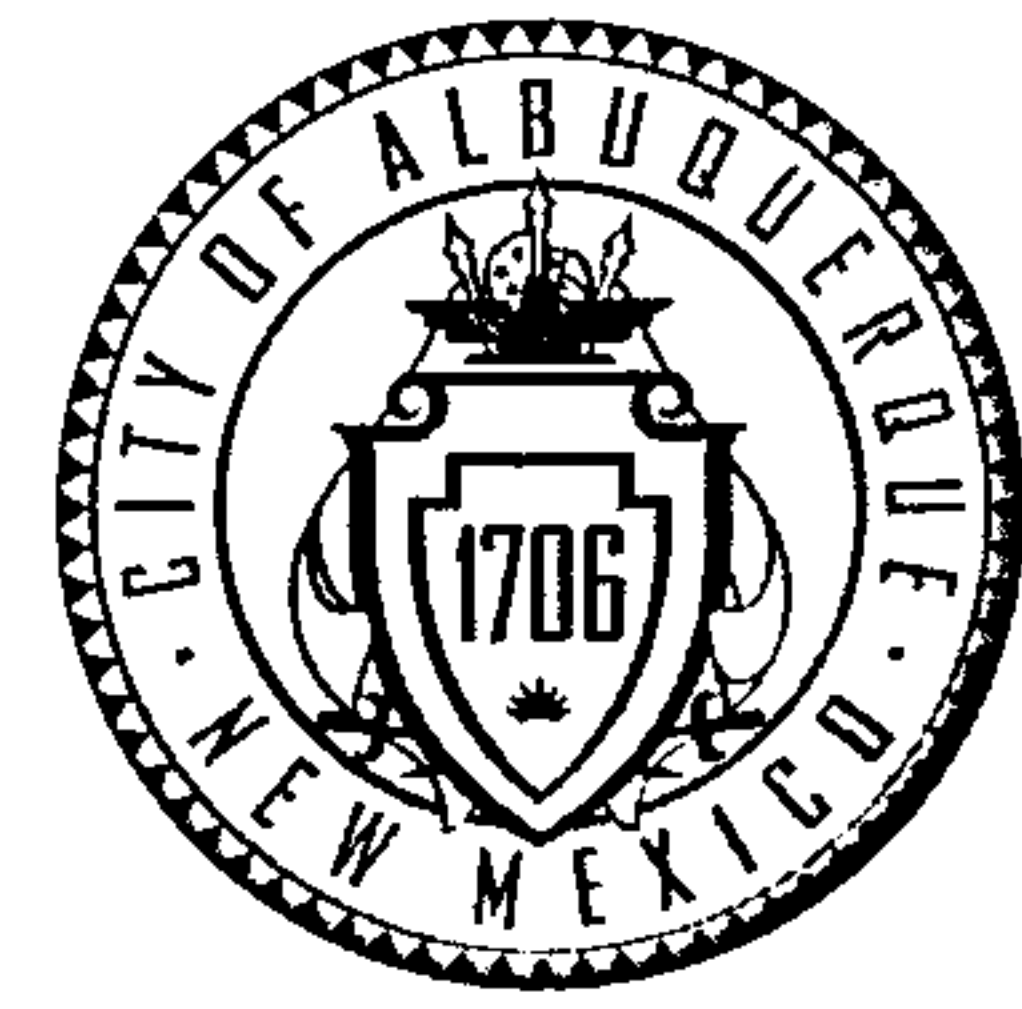
Curtis & Cherny Sup. Two Weeks

Actions City Engineer → → → Shaha  
Bihar  
Hydrology → July 14th

→  
July 14th  
→ Cherny →

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PLANNING DEPARTMENT – Development Review Services



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Orig: Drainage file  
c.pdf: via Email: Recipient





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

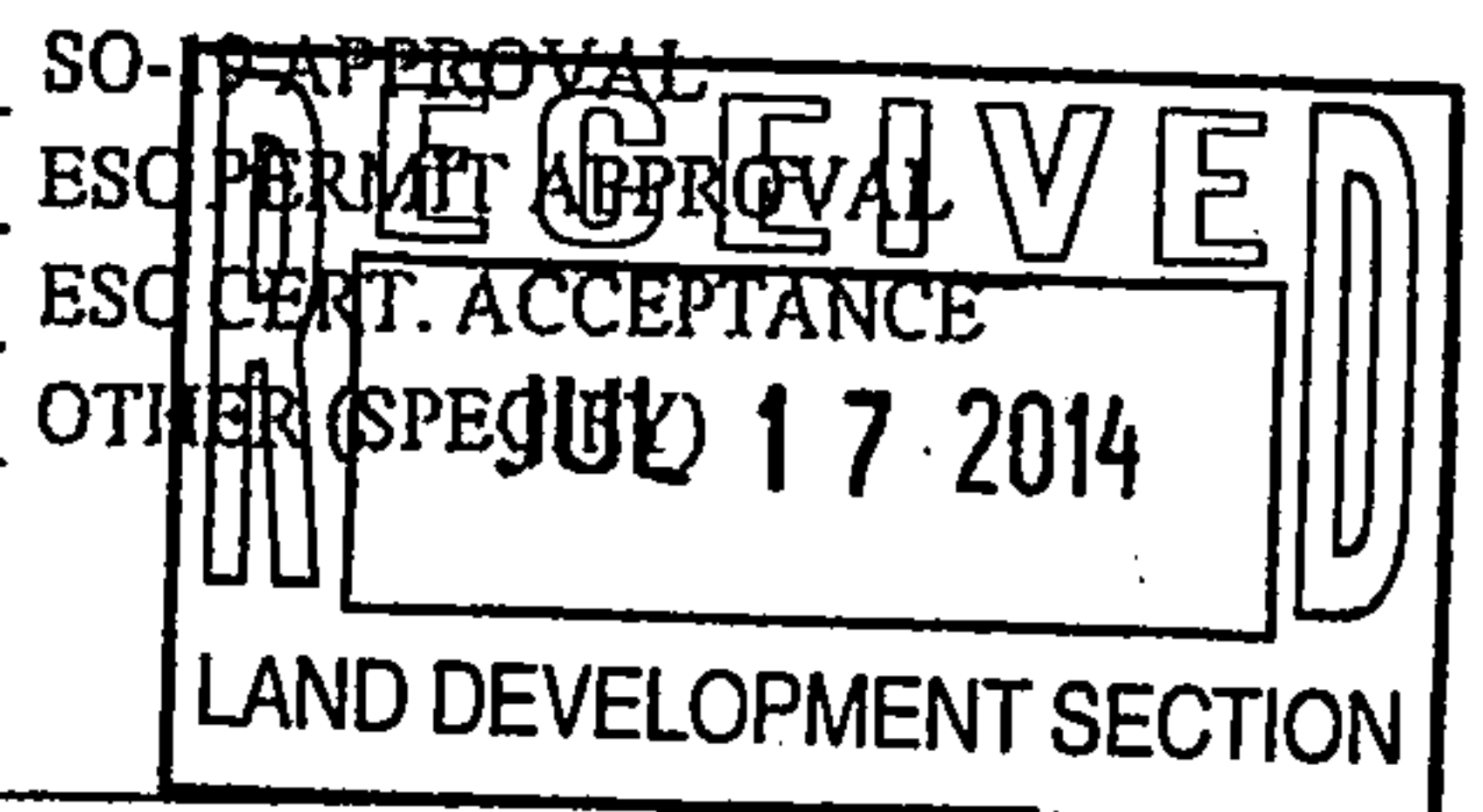
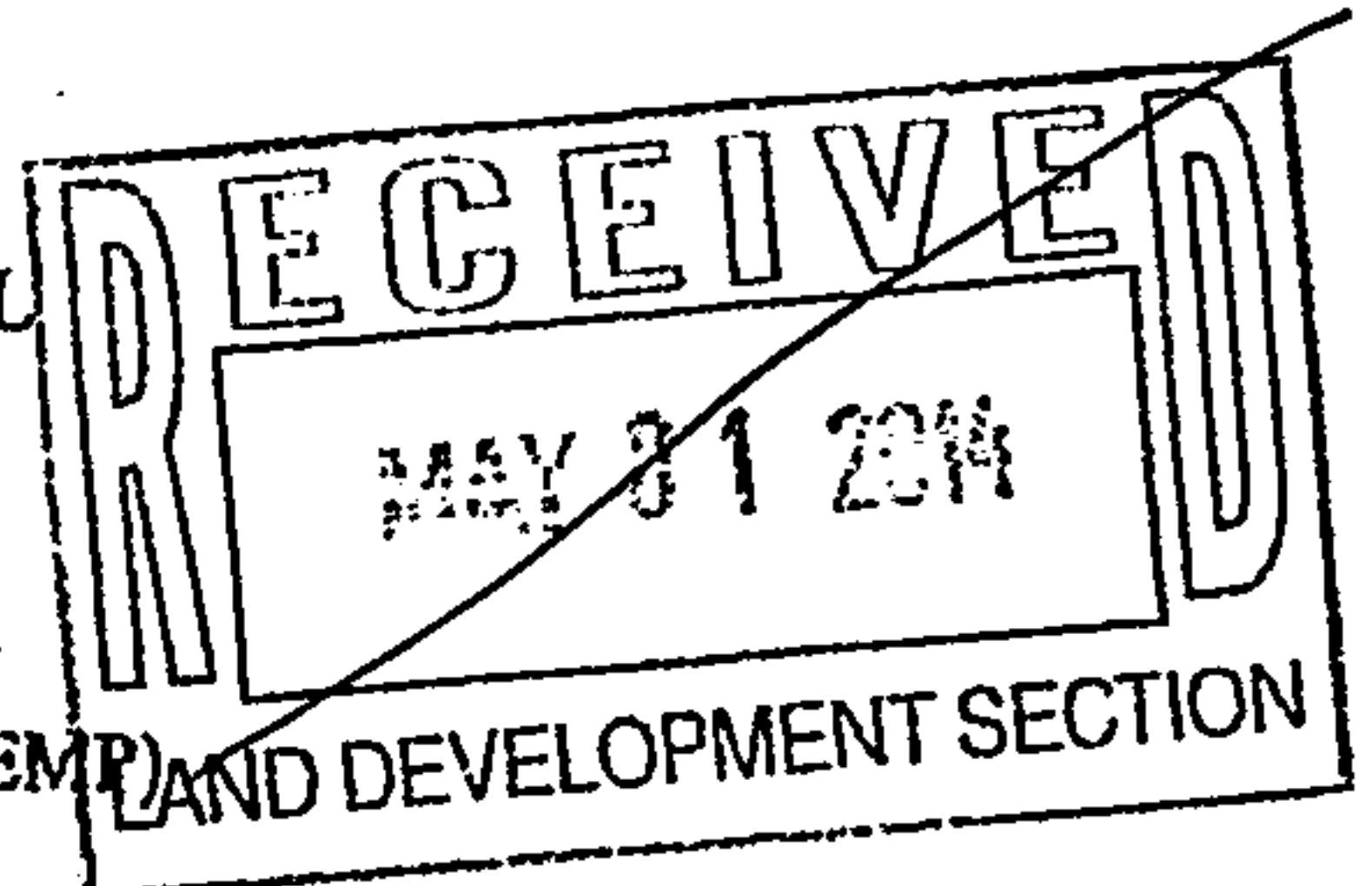
Project Title: Indian Cycle Dealer Building Permit #: \_\_\_\_\_ City Drainage #: C-17/D002A  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: 22  
Legal Description: LOT 3 Richfield Park  
City Address: 4508 Alameda Blvd. NE  
Engineering Firm: Clark Consulting Eng'rs. Contact: Phil  
Address: 19 Ryan Rd. Edgewood 87015  
Phone#: 281-2444 Fax#: \_\_\_\_\_ E-mail: ccealbg  
Owner: \_\_\_\_\_ Contact: 8@AOL.com  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Architect: MASTERWORKS Contact: Jim  
Address: \_\_\_\_\_  
Phone#: 842-1866 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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☒ DRAINAGE PLAN 1st SUBMITTAL  
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☐ ENGINEER'S CERT (ESC)  
☐ SO-19  
☐ OTHER (SPECIFY) 7/17/14

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☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)  
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☐ BUILDING PERMIT APPROVAL  
☒ GRADING PERMIT APPROVAL  
☒ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ GRADING CERTIFICATION



WAS A PRE-DESIGN CONFERENCE ATTENDED: 7/17/14 Yes ☒ No ☒ Copy Provided  
DATE SUBMITTED: 5/11/14 By: Phil

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Subj: **Re: Indian Cycle C17D002A22**  
 Date: 7/14/2014 5:04:17 P.M. Mountain Daylight Time  
 From: CCEAlbq@aol.com  
 To: rharmon@cabq.gov, ccherne@cabq.gov

Rita and Curtis,

I believe the attached plan addresses your concerns. Rita - I spoke with Curtis on the phone when leaving the City today after catching your eye this afternoon on the fourth floor....He explained that he did look @ the previously approved plan with you prior to making your formalized comments. It seems that he was and is questioning the size of the ORIGINAL required detention pond, and the unit discharge rate of 2.1 cfs.

Therefore: I checked and added the trapezoid detention pond hydrograph (plse see lower left of plan), and computed 2460 cfs for the required detention (a bit less than the Testar bldg calc) probably due to them (Wilson & Co) using a 24-hr storm duration. I brought that fact up on the phone with Curtis. Now that is using the 2.1 cfs per acre rate which seems reasonable / and reasonably close to existing. The unit release (per acre) was probably established by the Richfield Park Masterplan for Drainage of which I was a part of the design team back in the mid-eighties.

I've also added a curb cut (leader) call-out by the existing rundown which will be completely removed (per your comment). Please note that I have added Curtis' desired outlet using 2-6" PVC pipes as an ALTERNATIVE to modifying the existing rundown (which is the PCC RECTANGULAR Weir) that you also wanted clarified.

Please let me know if acceptable and I will bring a revised hard copy per attached revisions. In summary, it appears that the Telstar design was adequate as confirmed and as requested.

thank you,

Phil

Philip W. Clark, PE  
 Clark Consulting Engineers  
 o/f: 505.281.2444 c/t: 505.264.6042

In a message dated 7/11/2014 9:20:53 A.M. Mountain Daylight Time, CCEAlbq@aol.com writes:

Rita,

We are merely reconfiguring an existing 2500 cf detention pond. It is long and skinny E-W, about 1' deep on west (control), about 3' deep @ 2:1 on the east (by dumpster) - the contours are tied off and congruent with the sideslope call-outs. I do not understand why this plan is not acceptable.

Please call me at your convenience - we are all slammed.. so efficient reviews are most welcome. I think we submitted this the first week of May.

thx, Phil Clark  
 281.2444

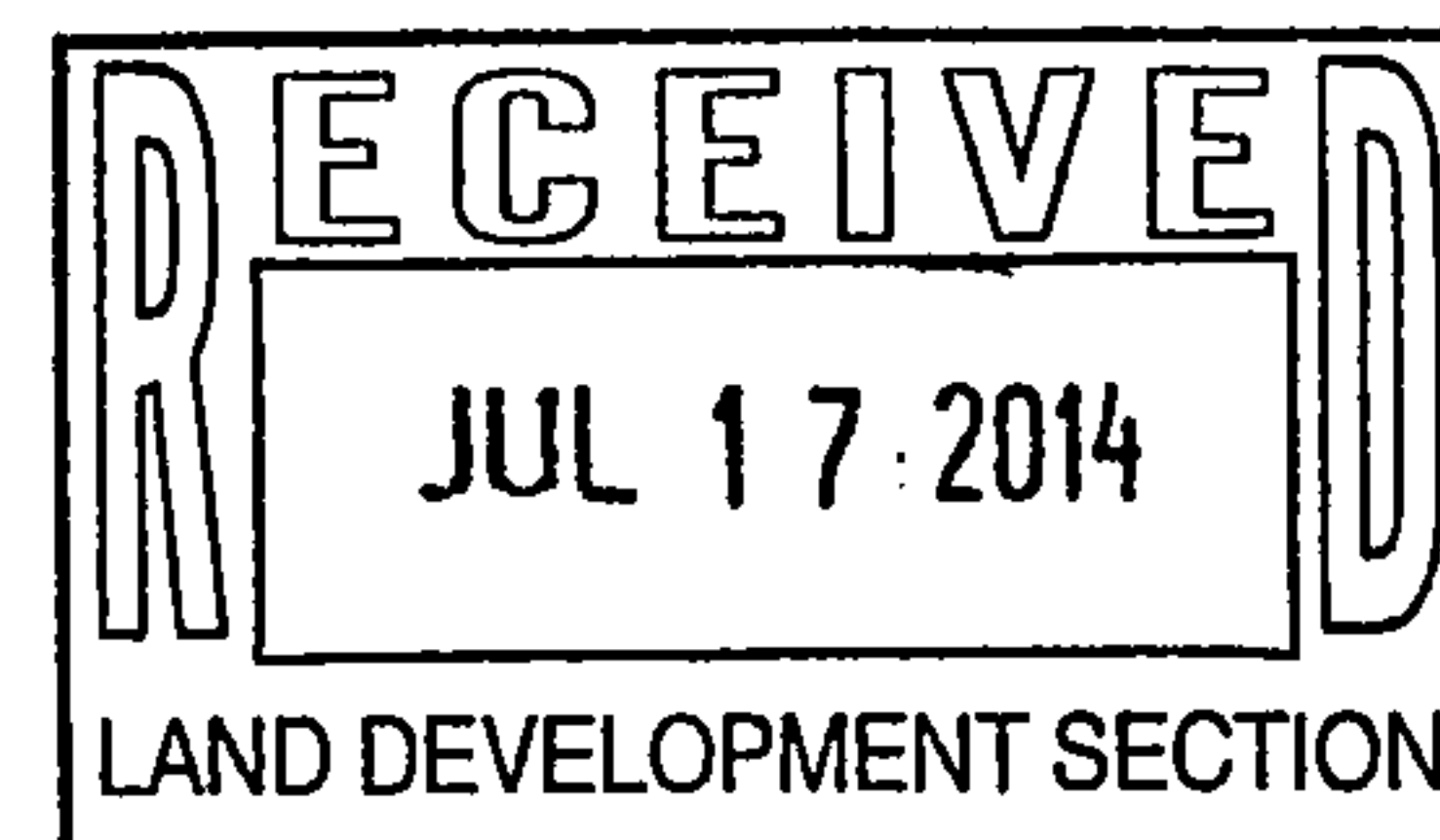
In a message dated 7/11/2014 9:03:48 A.M. Mountain Daylight Time, rharmon@cabq.gov writes:

Hi Phil,

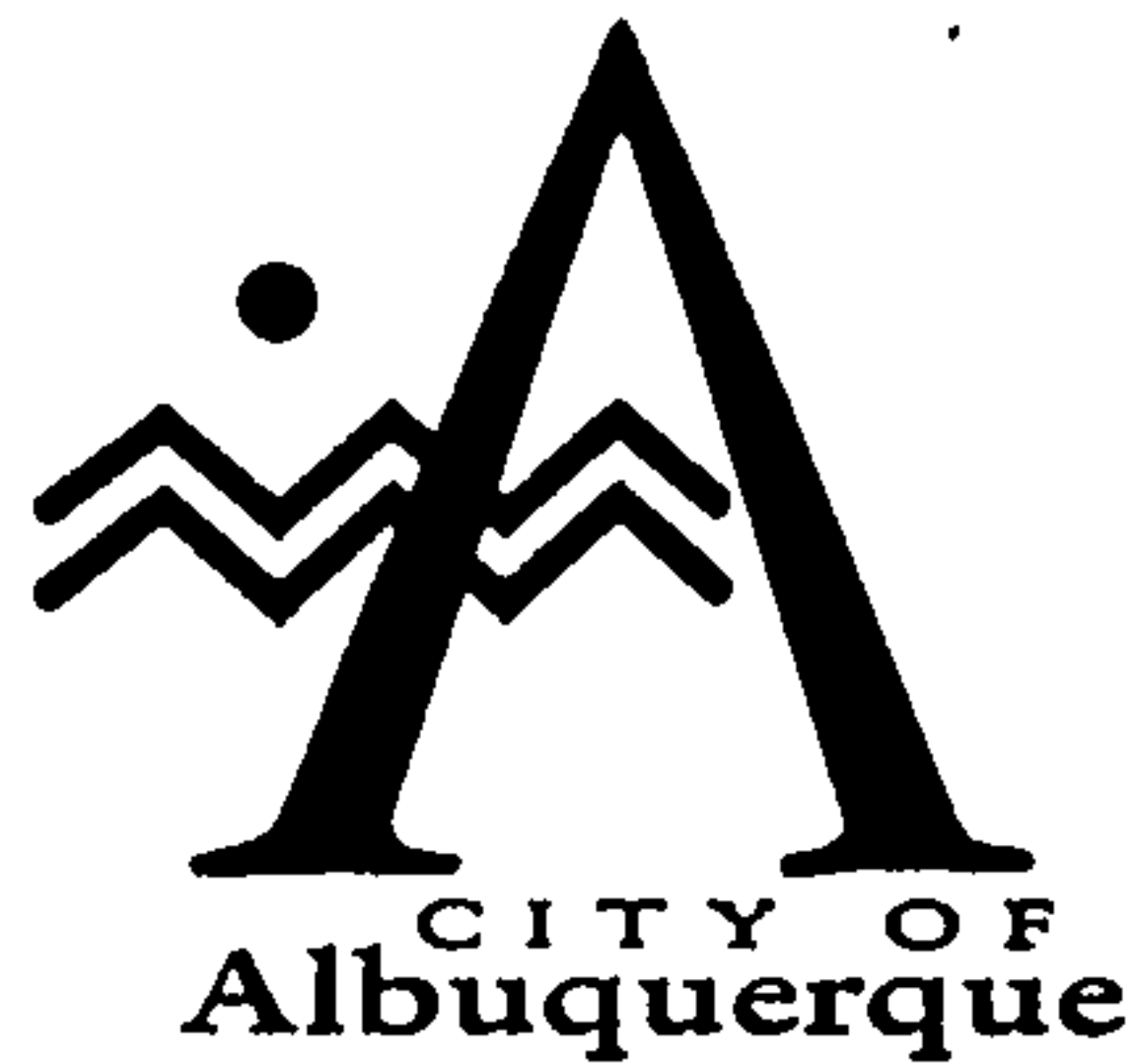
Sorry for the delay, just have been buried. I would suggest setting up a meeting so that we can discuss all the comments, that way we are of the same understanding. It's difficult to discuss a plan over the phone.

Rita Harmon, P.E.

Planning Department







April 14, 1998

**CERTIFICATE OF COMPLETION AND ACCEPTANCE**

Terryl D. Corlis  
President  
Telstar Construction Co., Inc.  
8601 Washington NE, Suite A  
Albuquerque, NM 87113

**RE: TELSTAR WAREHOUSE; CITY PROJECT NO. 569981; MAP NO. C-17**

Dear Mr. Corlis:

This is to certify that the City of Albuquerque accepts the construction of the infrastructure provided in the Work Order Construction Plans, City Project No. 5699.81 in compliance with the completion of the required public infrastructure listed in the Subdivision Improvements Agreement (SIA) between Telstar Construction Co., Inc. and the City of Albuquerque executed on May 15, 1997.

Having satisfied the requirements referenced above, the SIA and any associated Financial Guaranty, held by the City, can now be released (Processing the release paperwork will take approximately 2 weeks). The Contractors one-year warranty period started at the date of acceptance by the City Engineer, dated April 14, 1998.

Please be advised this Certificate of Completion and Acceptance shall only become effective upon final plat approval and filing in the office of the Bernalillo County Clerk's Office.

Should you have any questions or issues regarding this project, please contact me.

Sincerely,

Ricardo B. Roybal, P.E.  
City Engineer  
Dev. & Bld. Services Div.  
Public Works Department

Good for You, Albuquerque!



## DRAINAGE INFORMATION SHEET

PROJECT TITLE: Telstar Warehouse ZONE ATLAS/DRNG. FILE #: C-17 / 12A22  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_  
LEGAL DESCRIPTION: Lot 3 Richfield Park  
CITY ADDRESS: \_\_\_\_\_  
ENGINEERING FIRM: Wilson & Company  
ADDRESS: 4775 Indian Sch. Rd, NE, Suite 200  
OWNER: Telstar Construction Company, Inc.  
ADDRESS: 8601 Washington, NE, Suite A  
ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

CONTACT: Dan Aguirre  
PHONE: (505) 254-4000  
CONTACT: Terry Corlis  
PHONE: (505) 255-9666  
CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_

### TYPE OF SUBMITTAL:

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

### PRE-DESIGN MEETING:

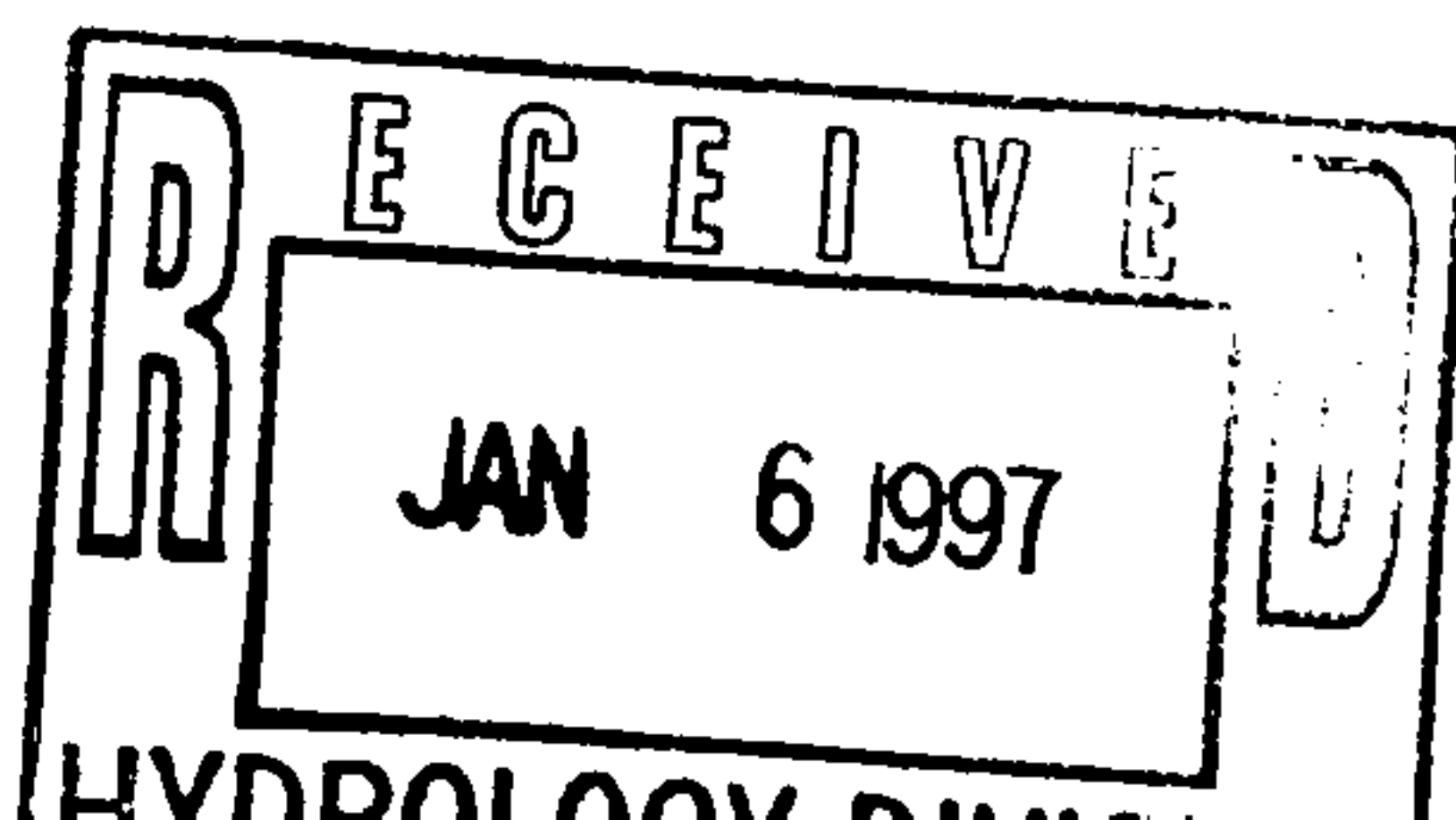
☒ YES  
☐ NO  
☒ COPY PROVIDED

### CHECK TYPE OF APPROVAL SOUGHT:

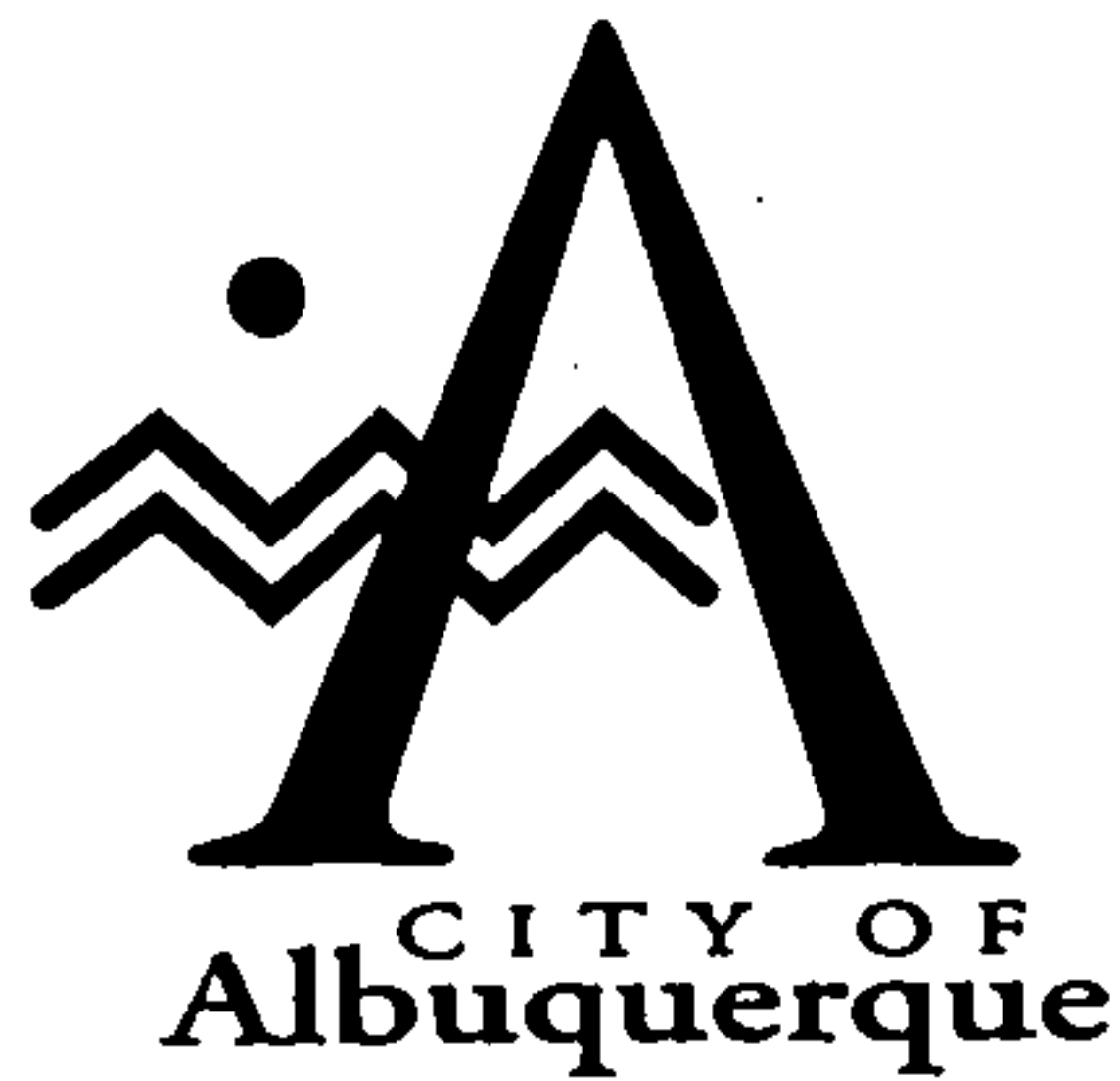
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☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED: 1/3/97

BY: Dugan Stagner







January 16, 1998

Martin J. Chávez, Mayor

Dan Aguirre  
Wilson & Company  
4775 Indian School  
Suite 200  
Albuquerque, New Mexico 87110

**RE: TELSTAR WAREHOUSE (C-17/D2A22). ENGINEER'S CERTIFICATION  
STATEMENT DATED 12/22/97.**

Dear Mr. Aguirre:

Based on the information provided on your December 22, 1997 Submittal, Engineer Certification for the above referenced site is acceptable.

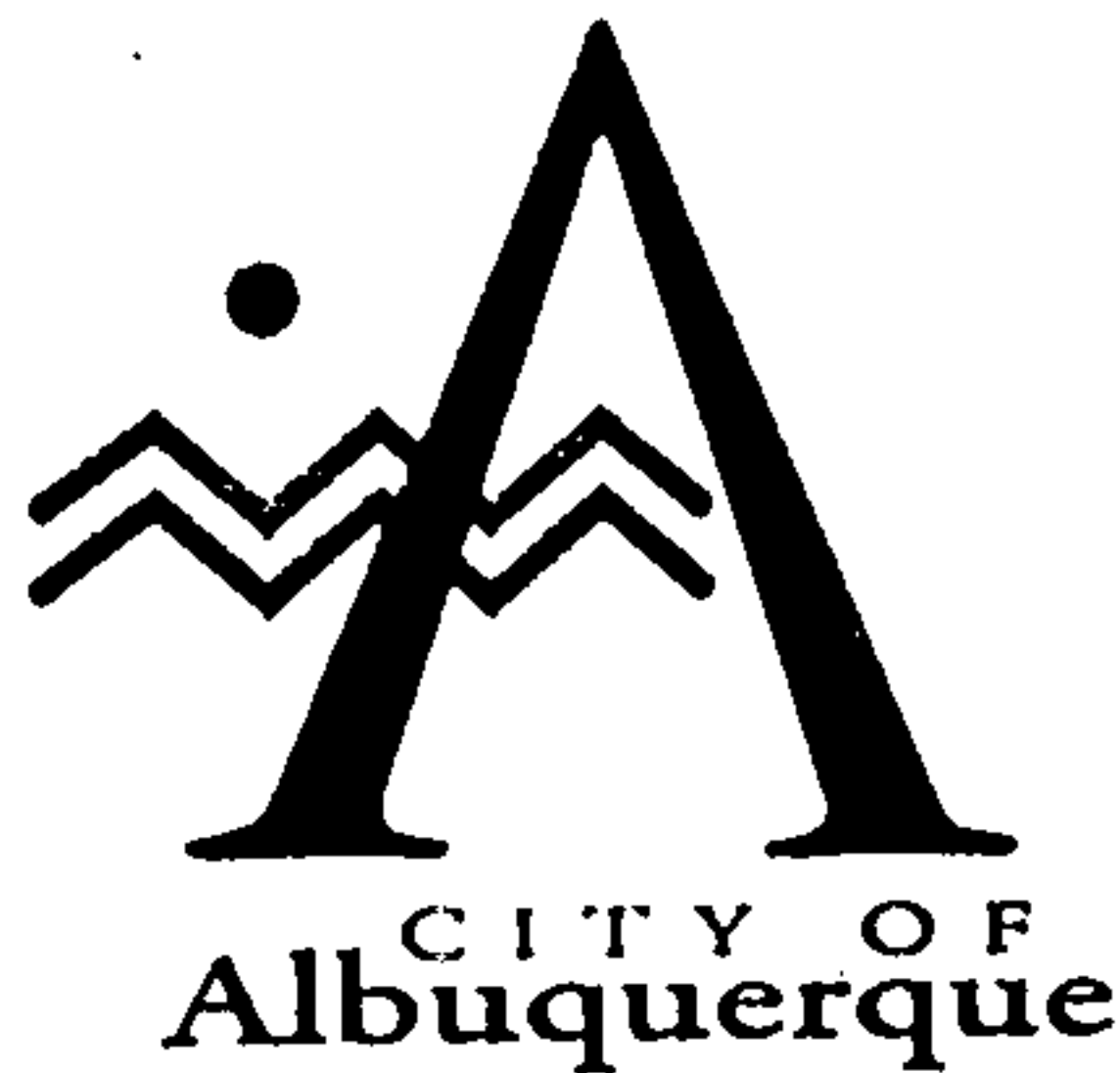
If I can be of further assistance, please feel free to contact me at 924-3986

C:Andrew Garcia  
File

Sincerely,

Bernie Montoya CE  
Associate Engineer





Public Works Department  
January 15, 1997

Martin J. Chávez, Mayor

Robert E. Gurulé, Director

Dan Aguirre  
Wilson & Company  
4775 Indian School  
Suite 200  
Albuquerque, NM 87110

RE: TELSTAR WAREHOUSE (C17-D2A22). GRADING PLAN SUBMITTAL FOR  
BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED JANUARY 3,  
1997.

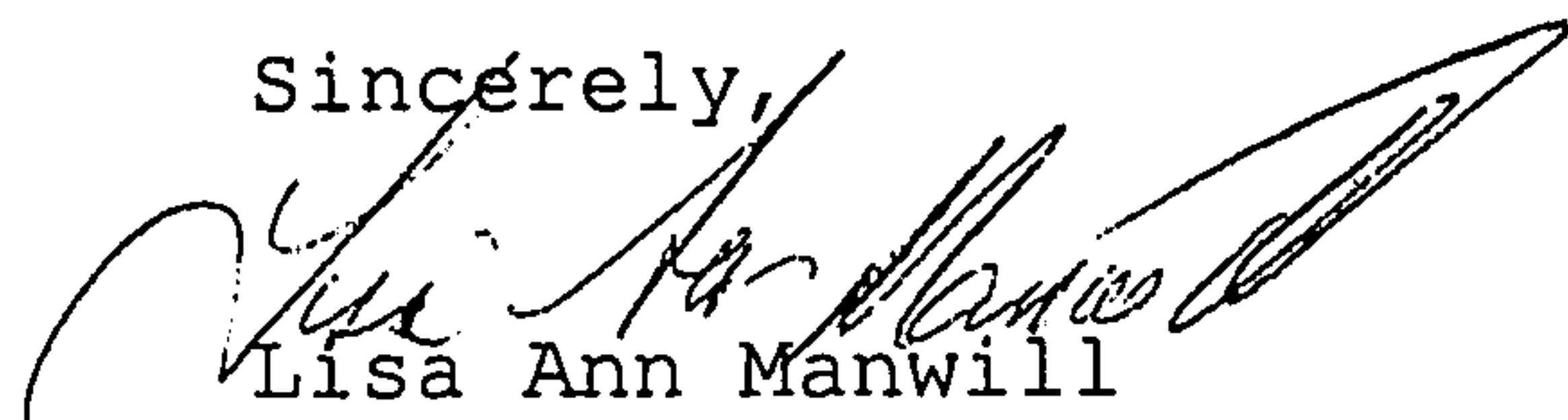
Dear Mr. Aguirre:

Based on the information provided on your January 6, 1997 submittal,  
the above referenced project is approved for Building Permit. I am  
under the assumption that you have checked, and are entitled to use  
the existing asphalt channel.

An Engineer's Certification will be required prior to Certificate of  
Occupancy.

If I can be of further assistance, please feel free to contact me at  
768-3622.

Sincerely,



Lisa Ann Manwill  
Engineering Assoc./Hyd.

c: Andrew Garcia  
File

Good for You, Albuquerque!

P.O. Box 1293, Albuquerque, New Mexico 87103





## DRAINAGE INFORMATION SHEET

PROJECT TITLE: Telstar Warehouse ZONE ATLAS/DRNG. FILE#: C-17/D2A22

DRB#: 97-118 EPC#: \_\_\_\_\_ WORK ORDER #: 5699.81

LEGAL DESCRIPTION: Lot 3 Richfield Park Subdivision

CITY ADDRESS: NM 528 (Alameda Blvd.) and Washington Blvd. I-sect 9007 Washington N.E.

ENGINEERING FIRM: Wilson & Company CONTACT: Dan Aguirre

ADDRESS: 4775 Indian School Rd. Suite 200 PHONE: (505) 254-4007

Albuquerque, NM 87110

OWNER: Telstar Construction Company CONTACT: Terry Corlis

ADDRESS: 5500 Sequoia Rd. NW, Alb. NM 87120 PHONE: (505) 821-5600

ARCHITECT: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

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- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION
- ☐ OTHER SO-19

### PRE-DESIGN MEETING:

- ☒ YES
- ☐ NO

☐ COPY PROVIDED

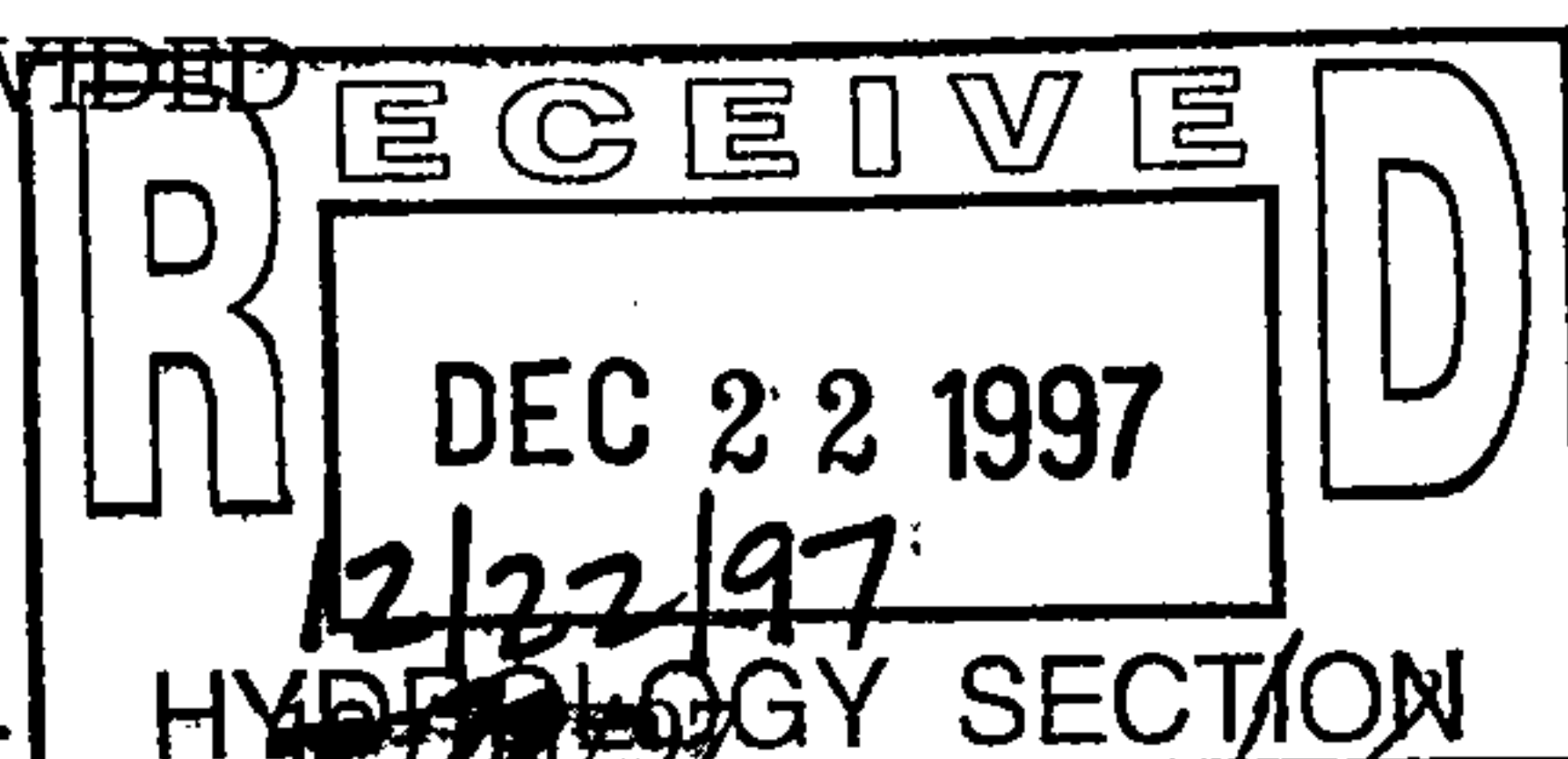
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- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER \_\_\_\_\_ (SPECIFY)

Date Submitted: \_\_\_\_\_

By: \_\_\_\_\_

Kristine Susco



30 day Temp C.O. issued on 1-6-98