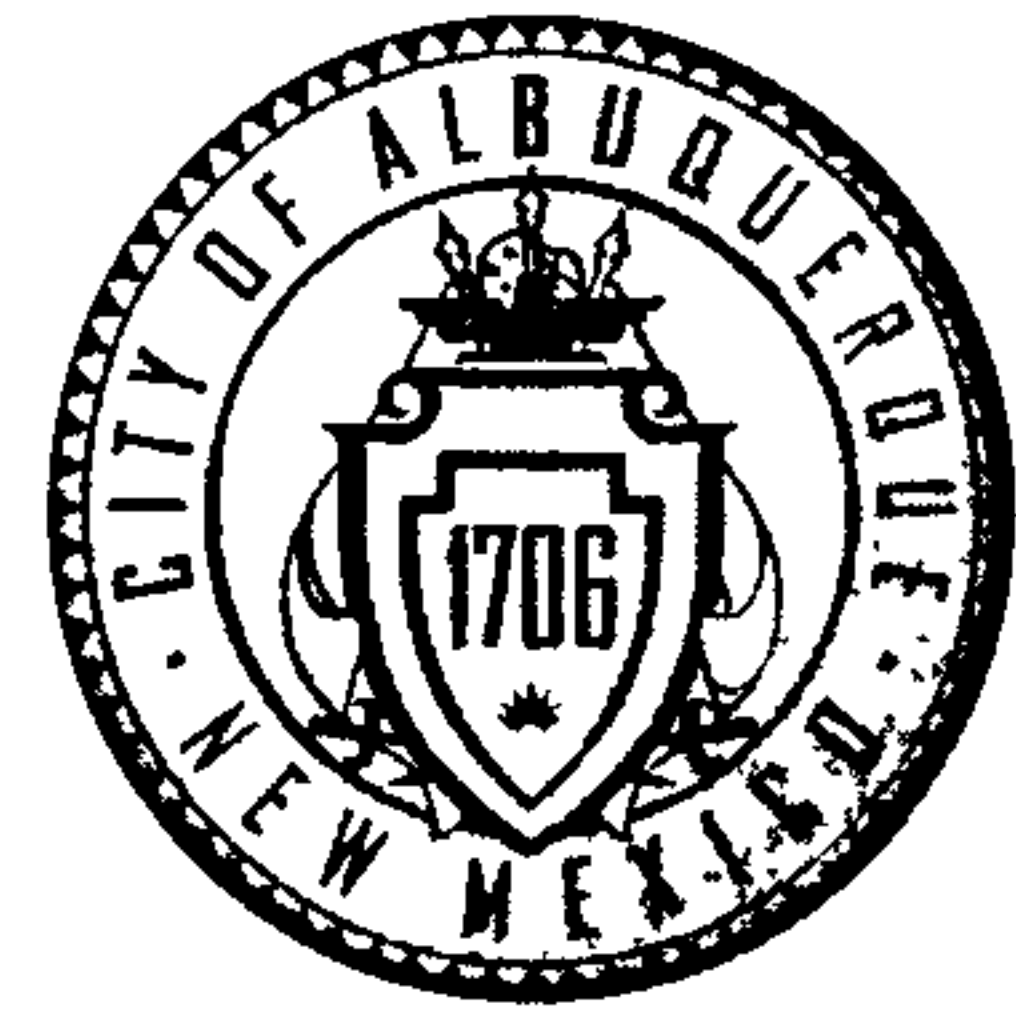


CITY OF ALBUQUERQUE



November 23, 2016

Richard J. Berry, Mayor

Mike Walla, P.E.
Walla Engineering, Ltd
6501 Americas Parkway NE, Suite 301
Albuquerque, NM, 87110

**RE: 7121 Washington
Grading and Drainage Plan
Engineer's Stamp Date 10-24-2016 (File:D17D016)**

Dear Mr. Walla:

Based upon the information provided in your submittal received 10-24-2016, the above-referenced revised plan is approved for Building Permit with the following conditions:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. The first flush pond is designed with a berm, but it is not clear if a spillway is necessary. Please assess if one should be designed, and if needed, it can be included in the as-built.
2. The above-mentioned berm will need to be protected from erosion, to prevent sediment transport to the offsite pond.
3. Consider adding curbing or edge protection for the pond to prevent erosion at the edge of asphalt, and/or designing an inlet point with erosion control.

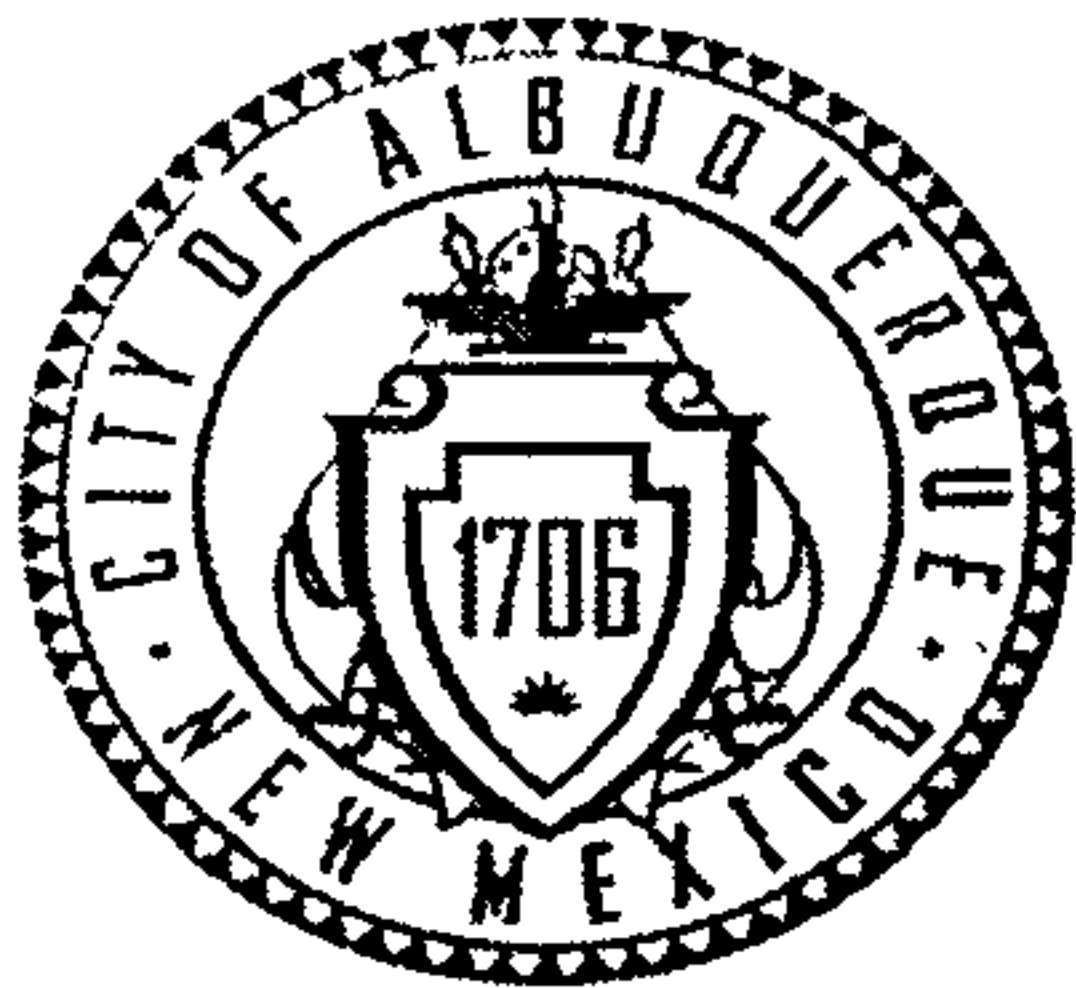
Please attach a copy of this approved plan in the construction sets when submitting for the building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

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

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

Orig: Drainage file



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: 7121 WASHINGTON Building Permit #: _____ City Drainage #: D17D016

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOT 27-B OF SUMMARY PLAT SHOWING LOTS 27-A & 27-B, UNIT IV INDUSTRIAL TRACT ALBUQUERQUE, NEW MEXICO

City Address: 7121 WASHINGTON AVE. NE ALBUQUERQUE, NEW MEXICO 87113

Engineering Firm: WALLA ENGINEERING Contact: MIKE WALLA

Address: 6501 AMERICAS PWKY NE, ALBUQ., NM 87110 SUITE 301

Phone#: 505-881-3008 Fax#: 505-881-4025 E-mail: mikew@wallaengineering.com

Owner: STU HARROUN Contact: _____

Address: 7120 WASHINGTON AVE. NE, ALBUQ., NM 87113

Phone#: 505-269-6874 Fax#: _____ E-mail: _____

Architect: MLC ARCHTECTS Contact: MICHAEL CASE

Address: 333 RIO RANCHO DR. NE, RIO RANCHO, NM 87124

Phone#: 505-994-2770 Fax#: _____ E-mail: mcase@mlcarchitect.com

Surveyor: WAYJOHN SURVEYING INC. Contact: TOM JOHNSTON

Address: 330 LOUISIANA BLVD. NE, ALBUQUERQUE, NM 87108

Phone#: 505-255-2052 Fax#: 505-255-2887 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
- ☐ 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) _____

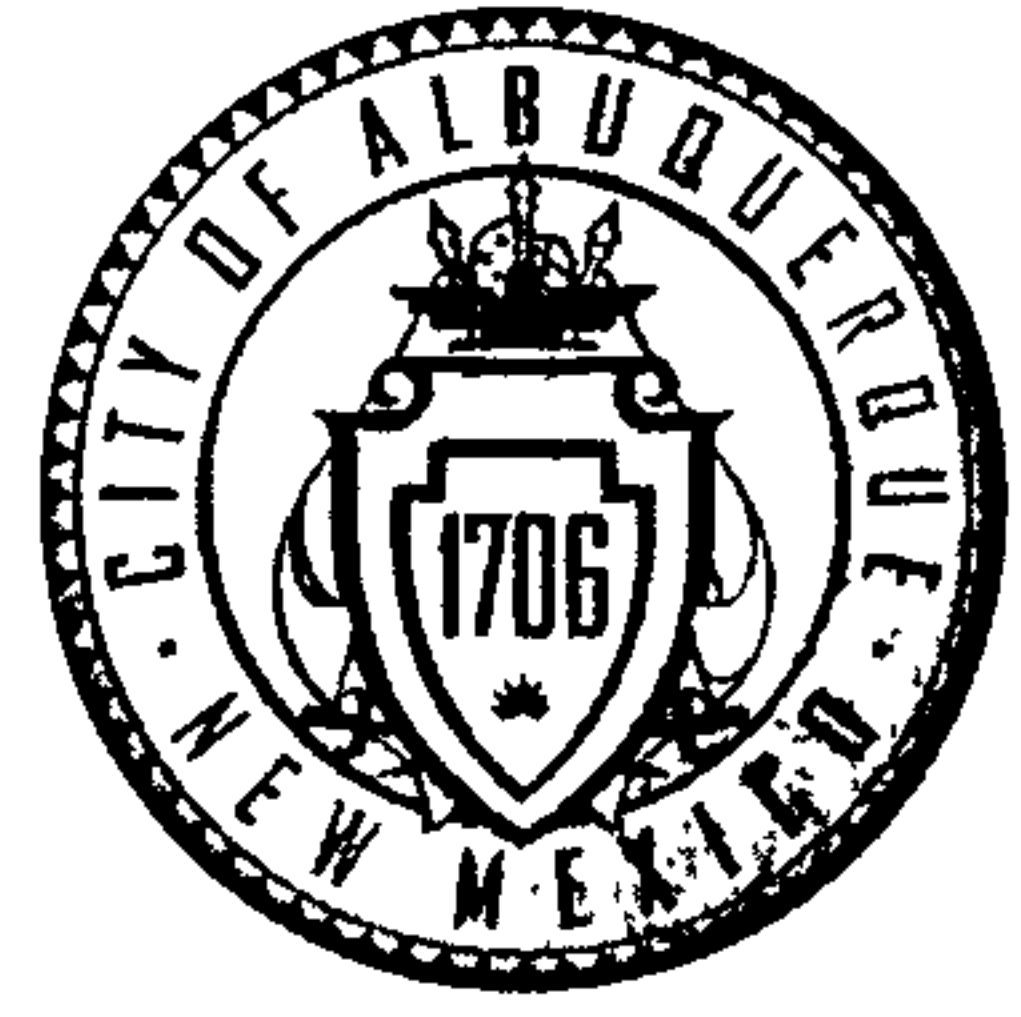
WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: 10-24-16 By: MIKE WALLA

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
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

CITY OF ALBUQUERQUE



December 7, 2016

Michael Case
MLC Architects, LLC
6121 Cielo Grande Dr NE
Rio Rancho, NM 87144

Re: 7121 Washington (Harroun)
7121 Washington Ave. NE
Traffic Circulation Layout
Architect's Stamp dated 11-21-16 (D17-D016)

Dear Mr. Case,

The TCL submittal received 12-07-16 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

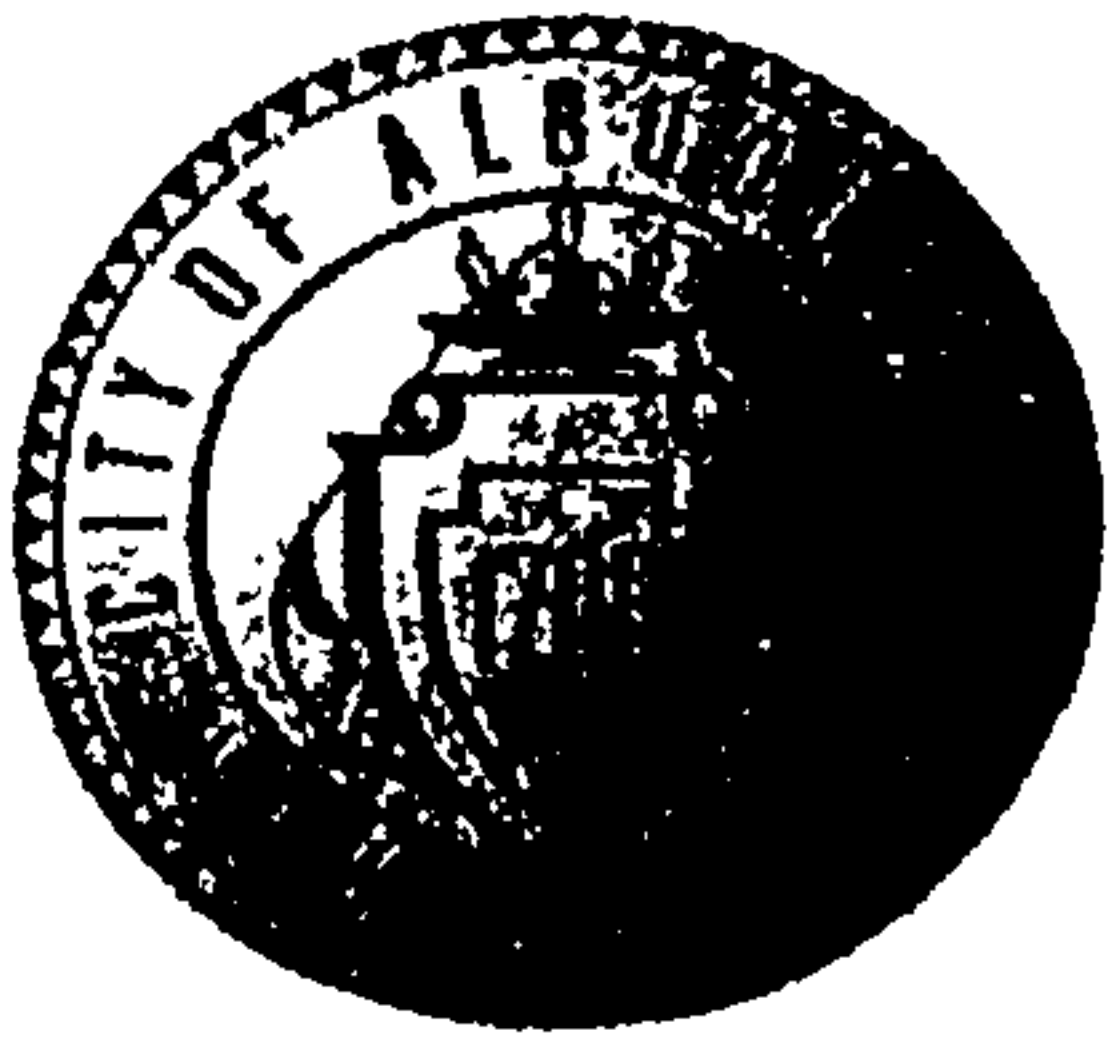
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

LWP via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: 7121 WASHINGTON (HARROUN) Building Permit #: 2016-92115 City Drainage #: D17D016
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 27-B OF SUMMARY PLATT SHOWING LOTS 27-A & 27-B, UNIT IV, INTERSTATE INDUSTRIAL TRACT, ALBUQUERQUE, NM.
City Address: 7121 Washington Ave. NE, Albuquerque, NM 87113

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: Stuart Harroun Contact: Stuart Harroun

Address: 7121 Washington Ave. NE, Albuquerque, NM 87113

Phone#: (505) 269-6874 Fax#: _____ E-mail: _____

Architect: MLC Architects, LLC Contact: Michael Case

Address: 6121 Cielo Grande Drive NE, Rio Rancho, NM 87144

Phone#: (505) 994-2770 Fax#: (505) 903-6420 E-mail: mcase@mlcarchitect.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN

☐ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY

☐ PRELIMINARY PLAT APPROVAL

☐ SITE PLAN FOR SUB'D APPROVAL

☐ SITE PLAN FOR BLDG. PERMIT APPROVAL

☐ FINAL PLAT APPROVAL

☐ SIA/ RELEASE OF FINANCIAL GUARANTEE

☐ FOUNDATION PERMIT APPROVAL

☐ GRADING PERMIT APPROVAL

☐ SO-19 APPROVAL

☐ PAVING PERMIT APPROVAL

☐ GRADING/ PAD CERTIFICATION

☐ WORK ORDER APPROVAL

☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING

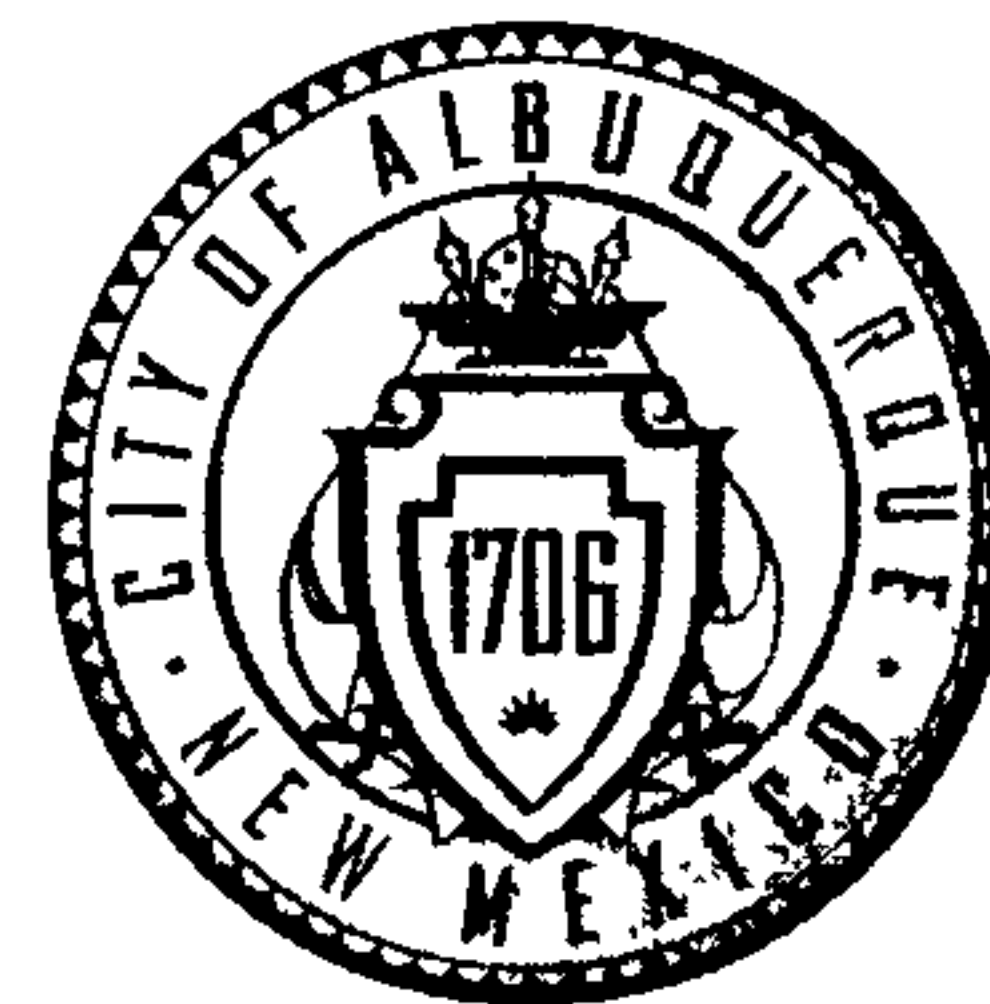
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 12/07/2016 By: Michael L. Case

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE



December 2, 2016

MLC Architects, LLC
Michael Case
6121 Cielo Grande Drive NE
Rio Rancho, NM 87144

Re: 7121 Washington (Harroun)
7121 Washington Ave. NE
Traffic Circulation Layout
Architect's Stamp 11-21-16 (D17-D016)

Dear Mr. Case,

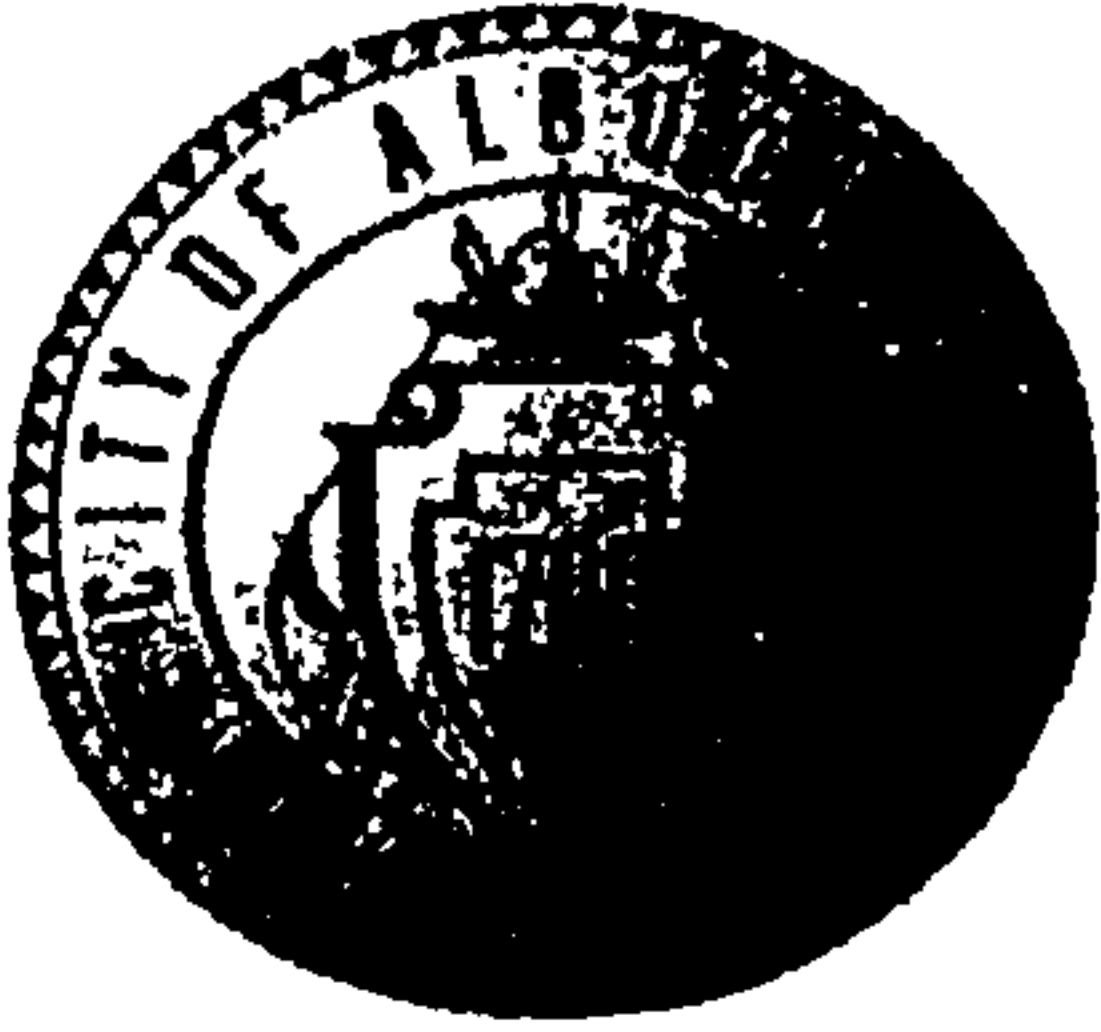
Based upon the information provided in your submittal received 11-21-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please identify and dimension existing sidewalk, drive pads, and handicap access ramp and anything that influences the parking and circulation on the site.
2. Please dimension the width between the parking stall and existing fence.
3. Identify if the parking at the existing building will be restriped or is existing. The handicap ramp should be located on the sidewalk and not in the handicap access aisle.
4. All one-way vehicular paths require pavement directional markings and a posted **"Do Not Enter"** sign at the point of egress. Please show detail and location of posted signs.
5. List radii for all curves shown; for passenger vehicles, the minimum end island radius for passenger vehicles is 15 ft. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
6. Please contact me @ 505-924-3630 to discuss TCL before submitting.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services
LWP via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: 7121 WASHINGTON (HARROUN) Building Permit #: 2016-92115 City Drainage #: D170016
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 27-B OF SUMMARY PLATT SHOWING LOTS 27-A & 27-B, UNIT IV, INTERSTATE INDUSTRIAL TRACT, ALBUQUERQUE, NM.
City Address: 7121 Washington Ave. NE, Albuquerque, NM 87113

Engineering Firm: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Owner: Stuart Harroun Contact: Stuart Harroun
Address: 7121 Washington Ave. NE, Albuquerque, NM 87113
Phone#: (505) 269-6874 Fax#: _____ E-mail: _____

Architect: MLC Architects, LLC Contact: Michael Case
Address: 6121 Cielo Grande Drive NE, Rio Rancho, NM 87144
Phone#: (505) 994-2770 Fax#: (505) 903-6420 E-mail: mcase@mlcarchitect.com

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:
☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:
☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

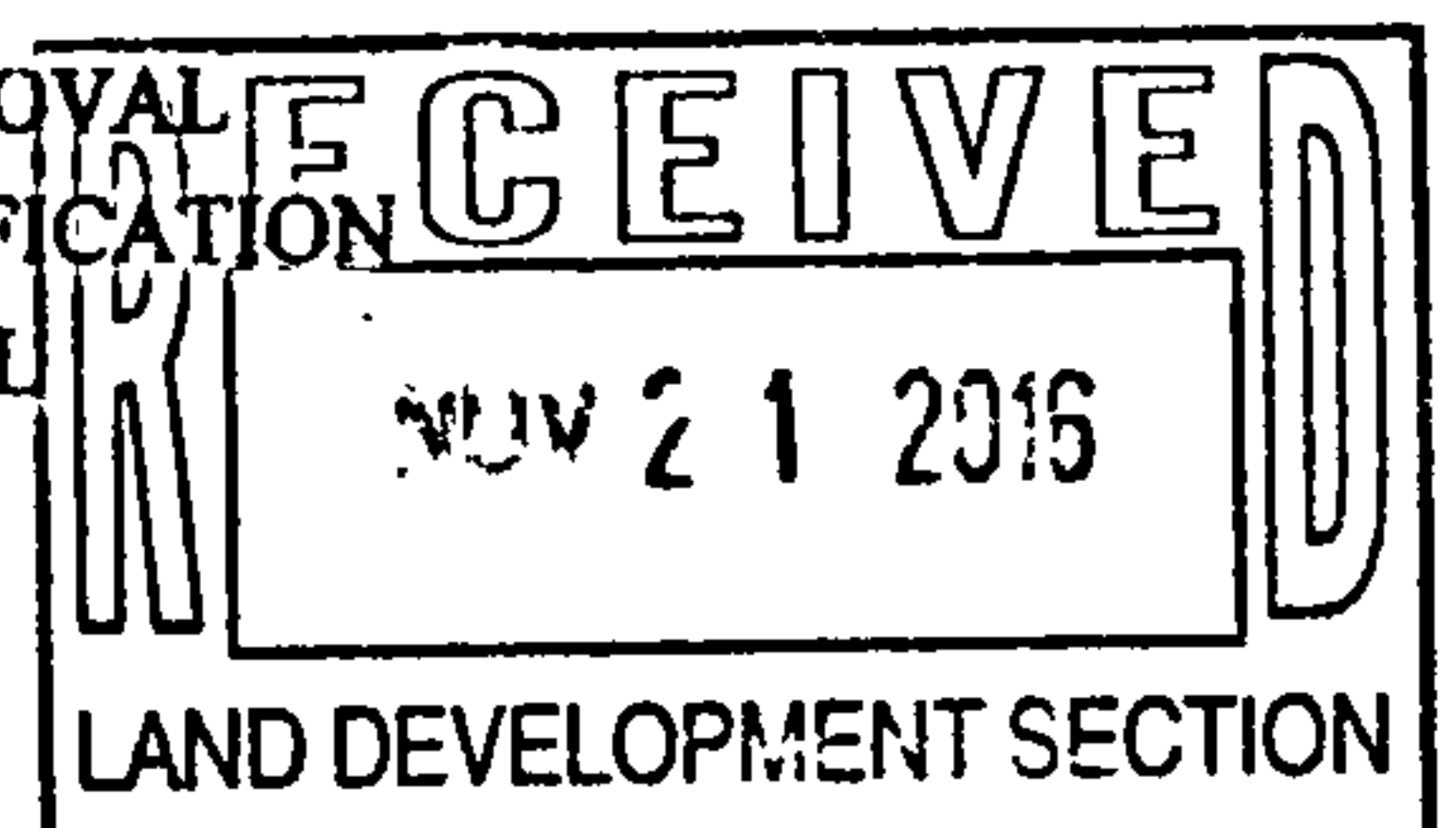
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 11-21-16 By: Michael L. Case

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____