

CITY OF ALBUQUERQUE



May 30, 2013

Robert Demeulle, III, P.E.
No Address Provided

Re: Duggers Towing, Grading and Drainage Plan
Engineer's Stamp Date 05-28-2013 (D-18/D034)

Dear Mr. Demeulle,

Based upon the information provided in your submittal received 05-30-13, the above referenced plan is approved for Building Permit. A separate Excavation/Barricading Permit is required for SO-19 construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit. To obtain a Certificate of Occupancy, the proposed sidewalk culvert must be inspected and accepted. Please contact Jason Rodriguez, Storm Drain Maintenance, at 857-8074 to schedule an inspection.

PO Box 1293

Please attach a copy of this approved plan to the construction sets when submitting for a building permit. If the approved plan is not attached to the construction set, Hydrology will reject the construction set for building permit.

Albuquerque

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 924-3695.

New Mexico 87103

www.cabq.gov

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: Email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: DUGGERS City Drainage #: D18D034
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: _____
City Address: _____

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

Owner: VANCE DUGGERS Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

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

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

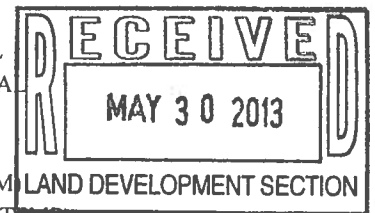
Contractor: ZSOLT PALCZA Contact: 980.5273
Address: _____
Phone#: _____ Fax#: _____ E-mail: PALCZA@MSN.COM

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
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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: Zsolt Palcza By: 5/30/13

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

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

N-Verbal

Project Title: DUGGERS Building Permit #: _____ City Drainage #: _____

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

Legal Description: _____

City Address: 7601 SAN PEDRO NE

Engineering Firm: ROBERT J. DEMEULE INC. Contact: 505.449.8339

Address: _____

Phone#: _____ Fax#: _____ E-mail: ROBDEMEULE@NSN.COM

Owner: VANCE DUGGERS Contact: _____

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: REYES+ SONS / 2501 PALCZA Contact: 980.5273

Address: _____

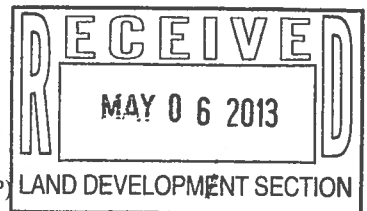
Phone#: _____ Fax#: _____ E-mail: _____

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- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION



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DATE SUBMITTED: _____ By: _____

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Demeule Consulting, LLC

May 6, 2013

Mr. Shabab Biazar, PE
Senior Engineer, Planning Dept.
Development and Building Services
City of Albuquerque

**Re: Revised Drawing - Duggers Towing, Grading and Drainage Plan,
Engineer's Stamp Date 04-02-2013 (D-18/D034)**

Dear Shahab,

Please find attached the revised grading and drainage plan referenced above. We have provided the additional details and revisions requested in your review letter dated April 26, 2013. Specifically, we have addressed your comments in the following manner (your bulleted comments are shown below and our response follows each bullet):

- Please quantify all off-site flows being received and show how these flows will leave the site.

The site is isolated from offsite flows by curb & gutter along San Pedro, San Francisco and Pino. Flows from adjoining private property immediately to the north are prevented by CMU walls, corrugated metal security fence, and existing grading. Additionally, an existing metal-panel security fence along the south and west side property line prevents discharge of flows along the west and south sides of the site. The revised drawing quantifies all off-site flows being received, and how these flows are routed to an on-site retention pond.

- Provide additional spot elevations of the site interior as well as extend contours and show additional spots to the west of the property.

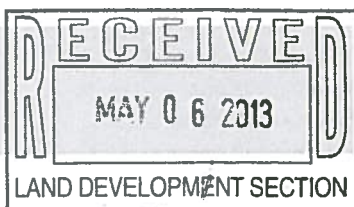
More detailed contouring is shown in the revised drawing, as well as extended contours and spots to the west. (Private property access was not granted to the west, but we have provided spot elevations where we were able to legally acquire topography)

- Clarify the property boundaries; show all sidewalk, curb and gutter elevations and flowlines along San Francisco Drive.

The property boundaries have been clarified and the requested elevations along San Francisco are shown.

- The proposed retention pond will be required to hold the full 10-day volume of developed and concentrated flows from the site; Hydrology suggests the implementation of a detention pond with ultimate discharge through a sidewalk culvert onto San Francisco Drive.

The design hydrology and retention pond design have been revised to retain the 10-day volume, no discharge through sidewalk culvert is planned for the purpose of storm water quality.



May 6, 2013

Page 2

- How will the channelized flows be directed around the bends into the proposed pond without topping over?

The pond has been extended to remove the bends and any possibility of topping over.

- Will there be any parking requirements for the proposed building?

There are no parking requirements for the proposed building, it is not open to the public and has no need for parking.

- Provide a benchmark designation on the grading plan.

A project benchmark is shown at the corner of San Pedro and San Francisco.

Permanent
operation

Thank you for these clear comments and direction. We anticipate that we have made the revisions necessary for your final approval of this grading and drainage plan. If you do have any additional questions or require any clarifications, please contact me at your earliest convenience, as the owner is faced with a pressing deadline.

Sincerely,



Robert Demeule, PE

Demeule Consulting, LLC
432 Montclair SE
Albuquerque, NM 87108

Cell Phone (505) 449-8339

Email: robdemeule@msn.com



U.S. Department of Justice

Federal Bureau of Investigation

Washington, D.C. 20535

May 1, 2013

Albuquerque City Zoning
600 2nd Street NW, #720
Albuquerque, New Mexico 87102

To Whom It May Concern:

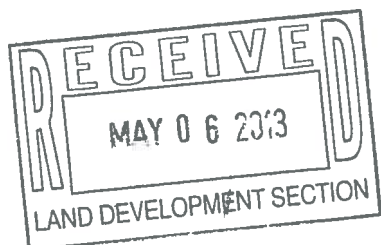
This letter simply advises that the Federal Bureau of Investigation's contract requirements for vehicle seizures and other assets subject to forfeiture, requires a secure indoor facility for storage of assets valued over \$10,000.00 with no public access allowed. This maintains the integrity of the asset for those times when assets are released prior to the completion of the forfeiture process. Duggers Metro Road Service currently holds the contract to provide such storage for vehicles and other valuable assets seized by the Federal Bureau of Investigation and other Department of Justice law enforcement agencies.

If you have any questions, please feel free to contact Asset Forfeiture Investigator Evonne S. Buie at 505-889-1300.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephan Marshall", is written over a light blue horizontal line.

Stephan Marshall
Chief Division Counsel



CITY OF ALBUQUERQUE



April 26, 2013

Robert Demeulle, III, P.E.
No Address Provided

Re: Duggers Towing, Grading and Drainage Plan
Engineer's Stamp Date 04-02-2013 (D-18/D034)

Dear Mr. Demeulle,

Based upon the information provided in your email received 04-03-13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Please quantify all off-site flows being received and show how these flows will leave the site.
- Provide additional spot elevations of the site interior as well as extend contours and show additional spots to the west of the property.
- Clarify the property boundaries; show all sidewalk, curb and gutter elevations and flowlines along San Francisco Drive.
- The proposed retention pond will be required to hold the full 10-day volume of developed and concentrated flows from the site; Hydrology suggests the implementation of a detention pond with ultimate discharge through a sidewalk culvert onto San Francisco Drive.
- How will the channelized flows be directed around the bends into the proposed pond without topping over?
- Will there be any parking requirements for the proposed building?
- Provide a benchmark designation on the grading plan.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: Email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

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

Legal Description: _____

City Address: 7601 SAN PEDRO NE

Engineering Firm: ROBERT J. DEMEULE Contact: 505-449-8339

Address: _____

Phone#: _____ Fax#: _____ E-mail: ROBDEMEULE@MSN.COM

Owner: VANCE DUGGERS Contact: _____

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: REYES + SONS / ZSOLT PALCZA Contact: 980-5273

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

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- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
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WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided PD. DUGGERS

DATE SUBMITTED: _____ By: _____

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Biazar, Shahab

D18/D34

From: Biazar, Shahab
Sent: Wednesday, May 15, 2013 12:14 PM
To: 'robdemeule@msn.com'
Cc: Herrington, Cameron
Subject: RE: SO-19 Sidewalk Culvert Standard Notes and Details

Hi,

I look at the plan and had the following comments:

- 1_ Lower the pond so we would retain the developed volume. The invert of the sidewalk culverts and the bottom of the pond are the same elevation.
- 2_ Change the property line to a thicker solid line or phantom for clarification.
- 3_ Extend the sidewalk culvert 2' passed the property line. Add a note to the sidewalk culverts to "TACK WELD THE BOLTS AT THE PLATE".
- 4_ Provide sidewalk culvert capacity calculation.
- 5_ Increase the txt size for the drainage calculations on the plan.
- 6_ Can you redesign the pond to make it a retention/detention pond to limit the discharge so you would only need 2-2' sidewalk culverts? Possibly the top of the pond would be at 31.50 or 32.00 and the bottom may at 29.20 and discharge point at 30.20. Provide a headerwall at the back of the inlet (with the top at 31.5 or 32.0) and opening sized to the sidewalk culvert dimensions.
- 7_ We will need two copies of the grading plan for the SO-19 approval.

Please give me a call with any questions

Thanks and have a nice day

Shahab Biazar, P.E.

Senior Engineer

Planning Department

Development & Building Services Division

600 2nd St. NW, Suite 201

Albuquerque, NM 87102

t 505-924-3695

f 505-924-3864

From: Herrington, Cameron
Sent: Wednesday, May 15, 2013 9:13 AM
To: Biazar, Shahab
Subject: FW: SO-19 Sidewalk Culvert Standard Notes and Details

Shahab,

Let me know if you think his plan will be sufficient. He has added 3 – 24" culverts as well as the SO-19 standard notes. He will need to add the note to tack weld the bolts and to extend the culvert.

Cameron J. Herrington
Hydrology Section Intern
(505)924-3981
cherrington@cabq.gov

5/15/2013

From: Robert Demeule [mailto:robdemeule@msn.com]
Sent: Wednesday, May 15, 2013 8:38 AM
To: Herrington, Cameron
Cc: zsolt palcza; Jim Honea
Subject: RE: S0-19 Sidewalk Culvert Standard Notes and Details

Mr. Herrington,
The drawing has been revised with the additional information you requested:

Sidewalk culverts
Additional spots and grading showing flowpaths into the swales
Additional spots near the pond and back wall
Datum reference (benchmark)

We have been unable to have the surveyor gain access to the private property along the back wall, but have added the top of wall information and bottom of wall. the proposed top of pond is approximately 1 foot lower than the top of retaining wall on the Duggers site, and the proposed sidewalk culverts will provide positive drainage to the curb and gutter prior to flows topping the back wall.

Please advise at your earliest convenience if you require any additional information.

Regards,
Rob Demeule

Subject: S0-19 Sidewalk Culvert Standard Notes and Details
Date: Mon, 13 May 2013 09:36:10 -0600
From: cherrington@cabq.gov
To: robdemeule@msn.com

Mr. Demeule,

Attached you will find a copy of our S0-19 Standard Notes to be included on the plan set. The COA drawing that is applicable for the site is No. 2236 with a minimum throat opening of 12". Per COA standard the steel plate for the culvert should have all bolts tack welded to the plate and the cover should extend back 2 feet from the property line to mitigate any fall hazards. Shahab is willing to review any changes prior to you submitting them if you would like to email us a .pdf of the plan. If you have any questions you can either call or email me or you can reach Shahab directly at sbiazar@cabq.gov or (505)924-3695.

Thank you,

Cameron J. Herrington
Hydrology Section Intern
(505)924-3981
cherrington@cabq.gov

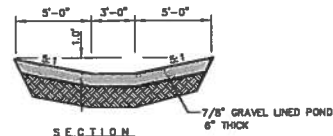
5/15/2013

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-
- SECTION

GRAVEL LINED CHANNEL DETAIL
N.T.S.



POND DETAIL
N.T.S.

PROJECT
UNIVERSITY OF CALIFORNIA, SAN DIEGO, SAN FRANCISCO[illegible]

1. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIA# 811 [OR (505) 260-1990] FOR THE LOCATION OF ALL UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.