

CITY OF ALBUQUERQUE



July 31, 2012

David Soule, P.E.
Rio Grande Engineering
P.O. Box 67305
Albuquerque, NM 87193

david@riograndeengineering.com

**Re: Backer Works, 5809 Jefferson St NE,
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 03-28-12, (E17/D018)
Certification dated: 07-31-12**

Dear Mr. Soule,

Based upon the information provided in the Certification received 07-31-12, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: tsims@cabq.gov.

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

Sincerely,

Timothy E. Sims,
Plan Checker—Hydrology Section
Development and Building Services

C: CO Clerk—Katrina Sigala
File

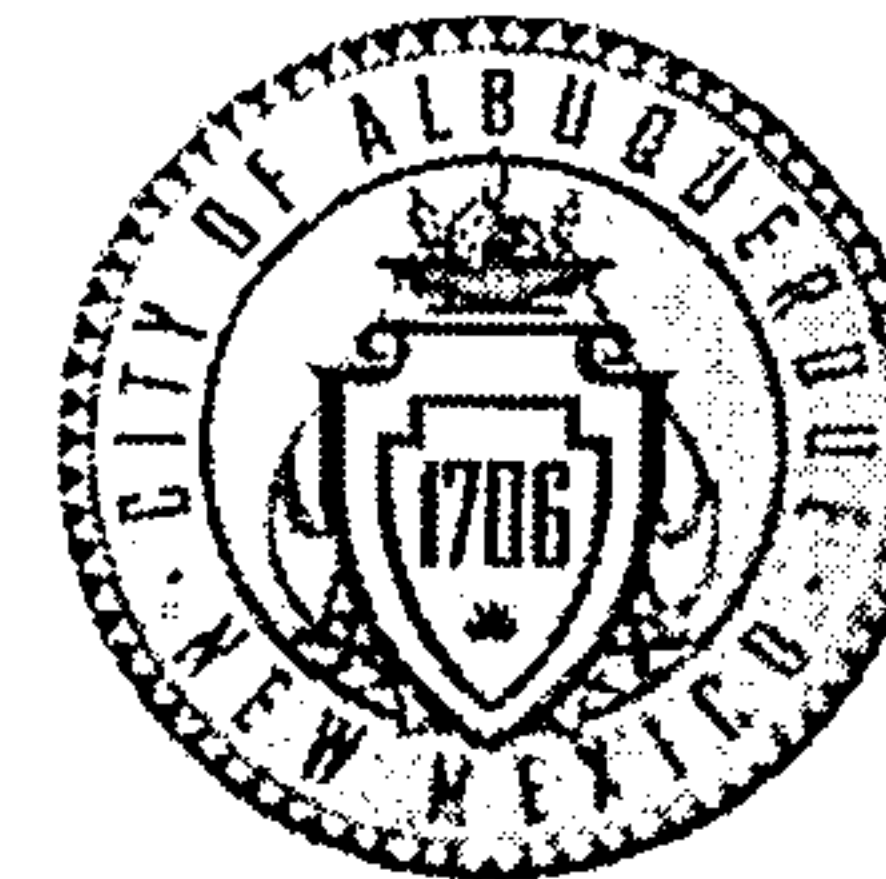
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



June 26, 2012

David Soule, P.E.
Rio Grande Engineering
P.O. Box 67305
Albuquerque, NM 87193

david@riograndeengineering.com

**Re: Backer Works, 5809 Jefferson St NE,
Request for Permanent C.O. - Disapproved
Engineer's Stamp dated: 03-28-12, (E17/D018)
Certification dated: 06-22-12**

Dear Mr. Soule,

Based upon the information provided in the Certification received 06-22-12, the above referenced Certification is disapproved for release of a Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

Albuquerque

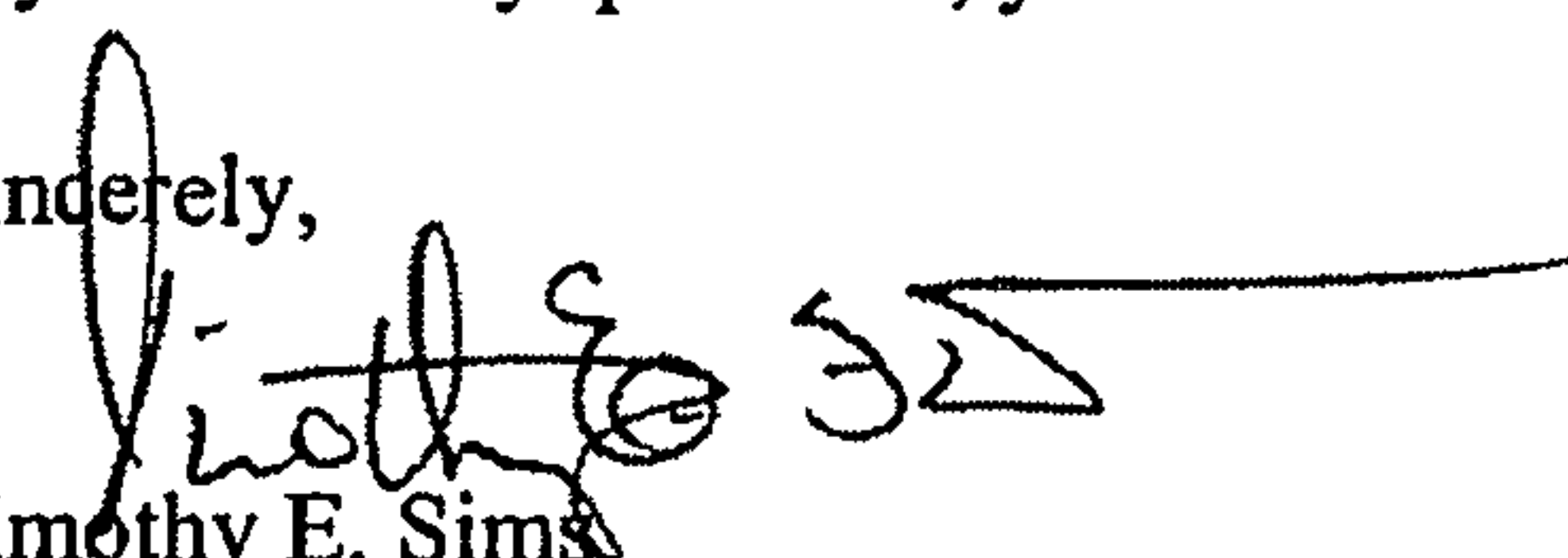
NM 87103

www.cabq.gov

1. The Engineer's certifying language will need to list any deficiencies in a separate paragraph. ✓
2. How will the site be affected with the elimination of the type D inlet and storm drain, on the south side of the building? *Swale in street.*
3. The approved grading plan was not approved with turn blocks on northwest corner of the site. This will adversely impact the adjacent property. *Corrected.*
4. Behind the building, the plan calls for a two feet cobble swale, six inches deep; it is not apparent this was constructed. *Done where not paid.*
5. The submitted plan does not appear to be constructed per the design intent. Additional spot elevations will need to be provided to ensure the approved plan objective. *I believe it drains to the two existing inlets in accordance to my design and*

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

Sincerely,


Timothy E. Sims
Plan Checker—Hydrology, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Backer works
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: E17-D18
WORK ORDER #: _____

LEGAL DESCRIPTION: tract A-1 Caribe subd
CITY ADDRESS: 5809 Jefferson

ENGINEERING FIRM: Rio Grande Engineering
ADDRESS: PO BOX 67305
CITY, STATE: Alb

CONTACT: David Soule, PE
PHONE: (505)321-9099
ZIP CODE: 87193

OWNER: J-Bert, Industries, llc
ADDRESS: 5809 Jefferson
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: _____
ZIP CODE: 87109

ARCHITECT: Joe Simmons
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Geo-surv co
ADDRESS: _____
CITY, STATE: _____

CONTACT: John Gallegos
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
☐ DRAINAGE PLAN RESUBMITTAL
☐ 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

- ☐ SIA / FINANACIAL 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

RECEIVED
JUL 3 2012

DATE SUBMITTED: 7/31/2012 BY: David Soule

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 Plans:** 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



July 24, 2012

David Soule, P.E.
PO Box 67305
Albuquerque, NM 87193

Re: Backerworks, 5809 Jefferson Ave NE, Traffic Circulation Layout
Engineer's Stamp dated 07-24-12 (E17-D018)

Dear Mr. Soule,

The TCL submittal received 07-20-12 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this 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. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. 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 Hydrology at the Development Services Center of Plaza Del Sol Building.

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 924-3306.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Backer works
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: E17-D18
WORK ORDER #: _____

LEGAL DESCRIPTION: tract A-1 Caribe subd
CITY ADDRESS: 5809 Jefferson

ENGINEERING FIRM: Rio Grande Engineering
ADDRESS: PO BOX 67305
CITY, STATE: Alb

CONTACT: David Soule, PE
PHONE: (505)321-9099
ZIP CODE: 87193

OWNER: J-Bert, Industries, llc
ADDRESS: 5809 Jefferson
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: _____
ZIP CODE: 87109

ARCHITECT: Joe Simmons
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Geo-surv co
ADDRESS: _____
CITY, STATE: _____

CONTACT: John Gallegos
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ 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

☐ SIA / FINANACIAL 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

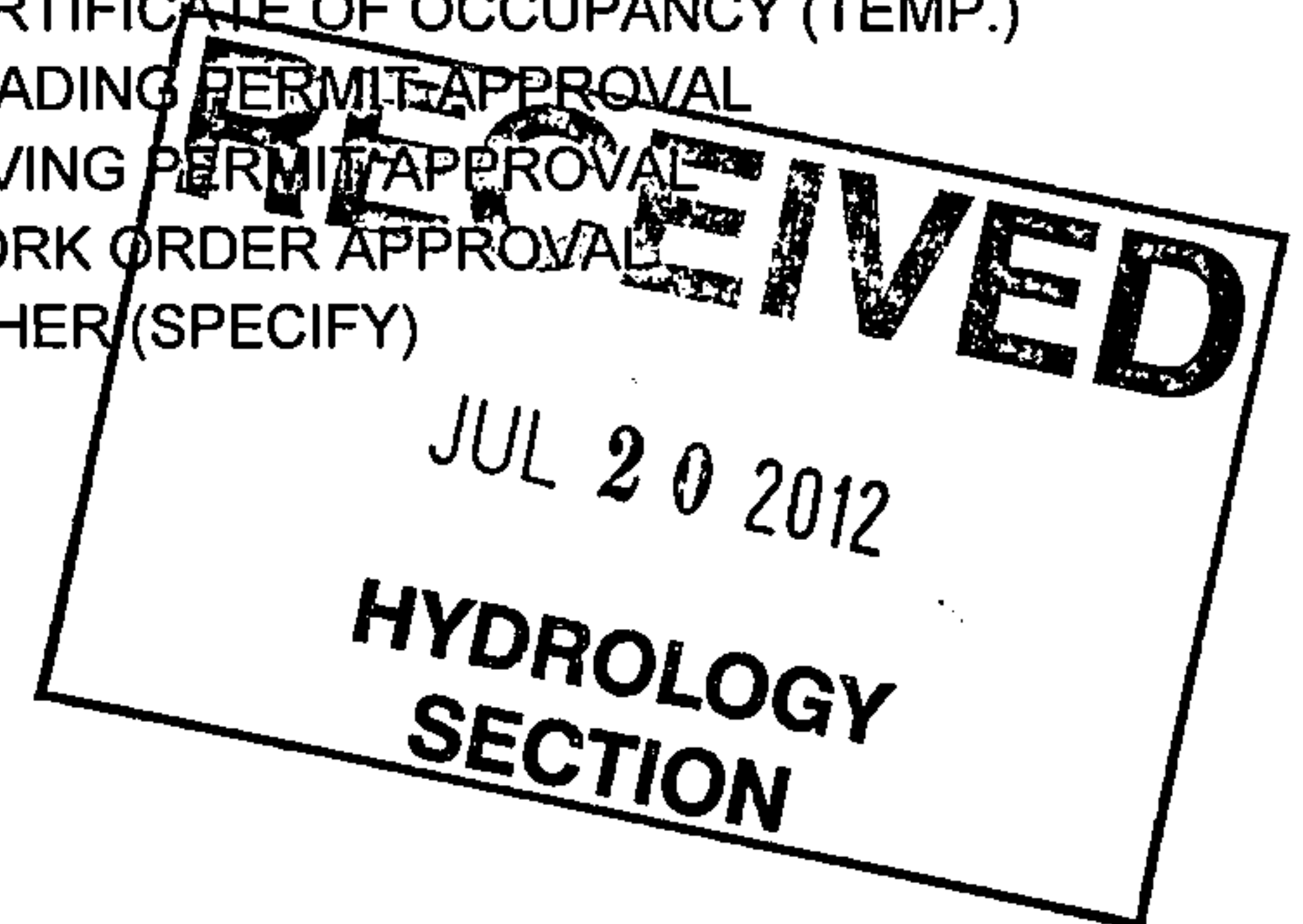
DATE SUBMITTED: 7/20/2012 BY: David Soule

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal.

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1. **Conceptual Grading and Drainage Plans:** 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.



PERMANENT EMERGENCY ACCESS EASEMENT

Grant of Permanent Easement, by FAV, LLC ("Grantor"), whose address is 5931 JEFFERSON CT NE ALBUQUERQUE NM 87109, to the **Albuquerque Fire Department of the City of Albuquerque (AFD)**, whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the AFD an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the use in emergency situations for egress access from Tract A-1, Caribe Addition.

Access across easement shall be limited to egress across lot from proposed locked gate at Southwest corner of Lot 4. Access shall be controlled by locked gate with AFD being only authorized user. Said access route shall be clear of vehicular obstructions.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any interest therein and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the **Albuquerque Fire Department of the City of Albuquerque** and its successors and assigns until terminated.

GRANTOR

Acknowledged:

By:

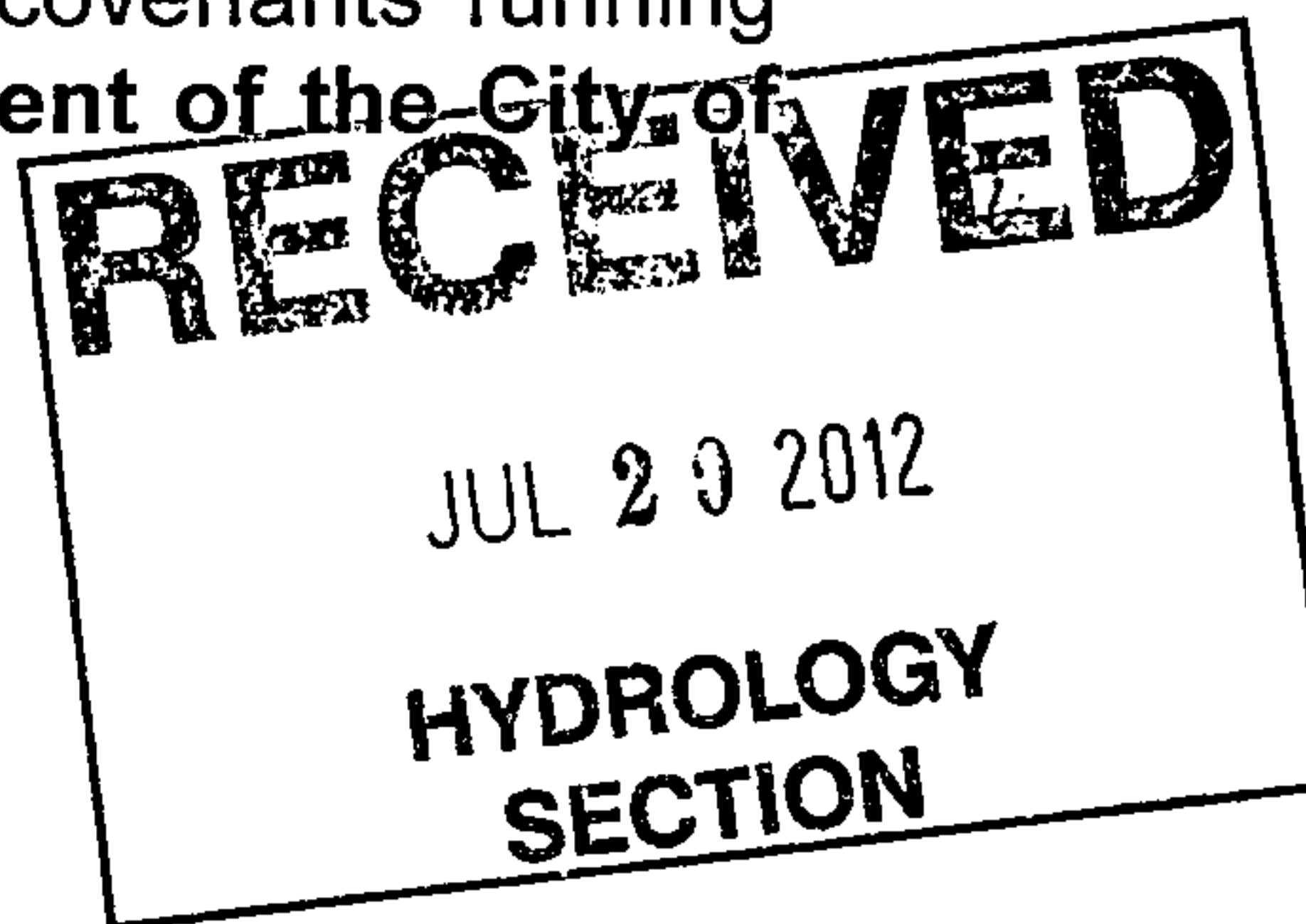
[Signature]
FAV, LLC

FIRE MARSHAL
City of Albuquerque

Date:

11/16/2011

By: *Fire Inspector R.C. Sanchez*
7-19-2012



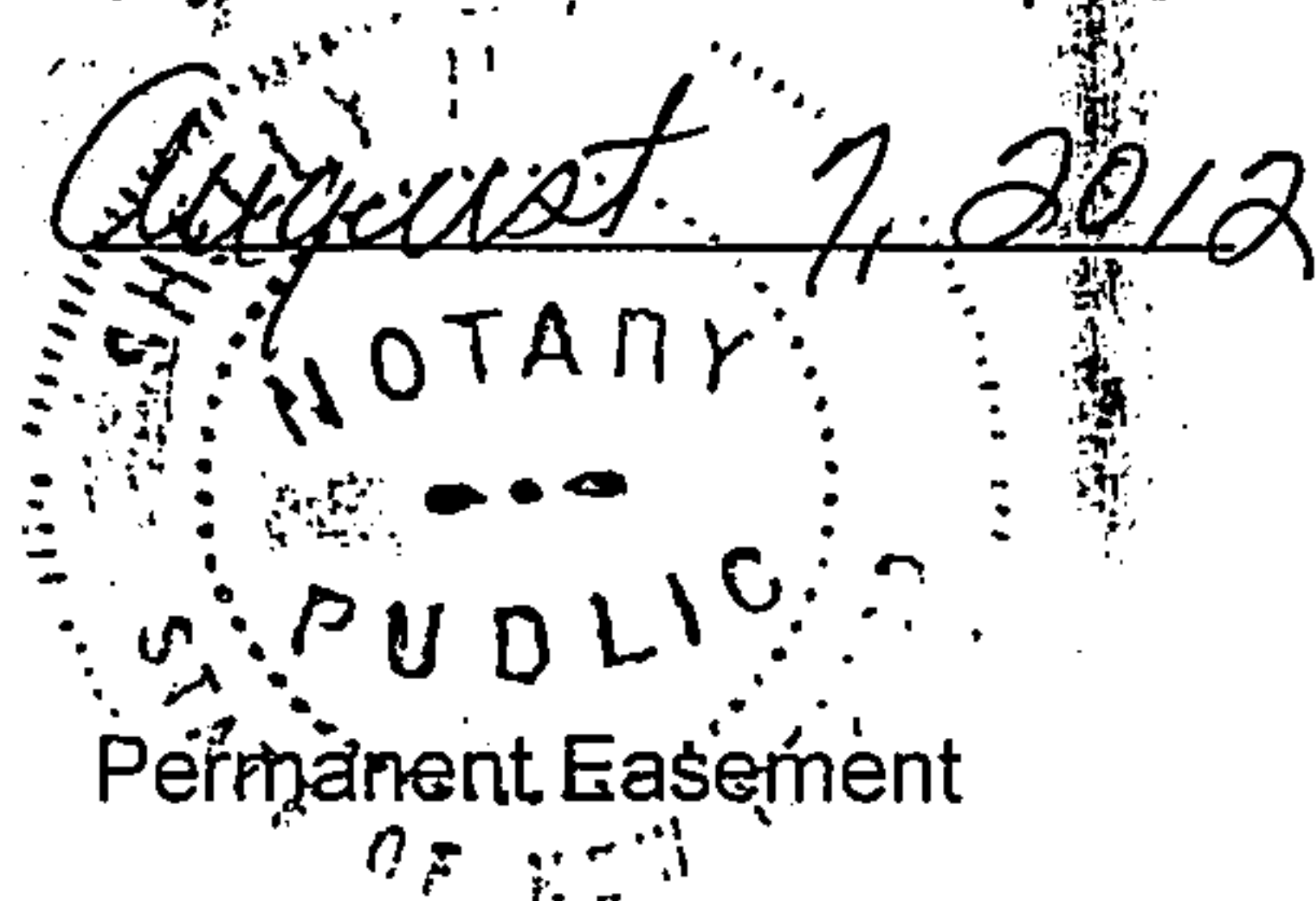
STATE OF NEW MEXICO)

COUNTY OF Bernalillo) ss

This instrument was acknowledged before me on this 16th day of November, by *Van Bauta* [name], _____ [title] of FAV, LLC [company name], a LLC [type of entity], on behalf of said company.

Shelly M. Scott
Notary Public

My Commission Expires:



Doc# 2012073039

07/20/2012 03:21 PM Page: 1 of 2
EASE R:\$25.00 M. Toulouse Oliver, Bernalillo County

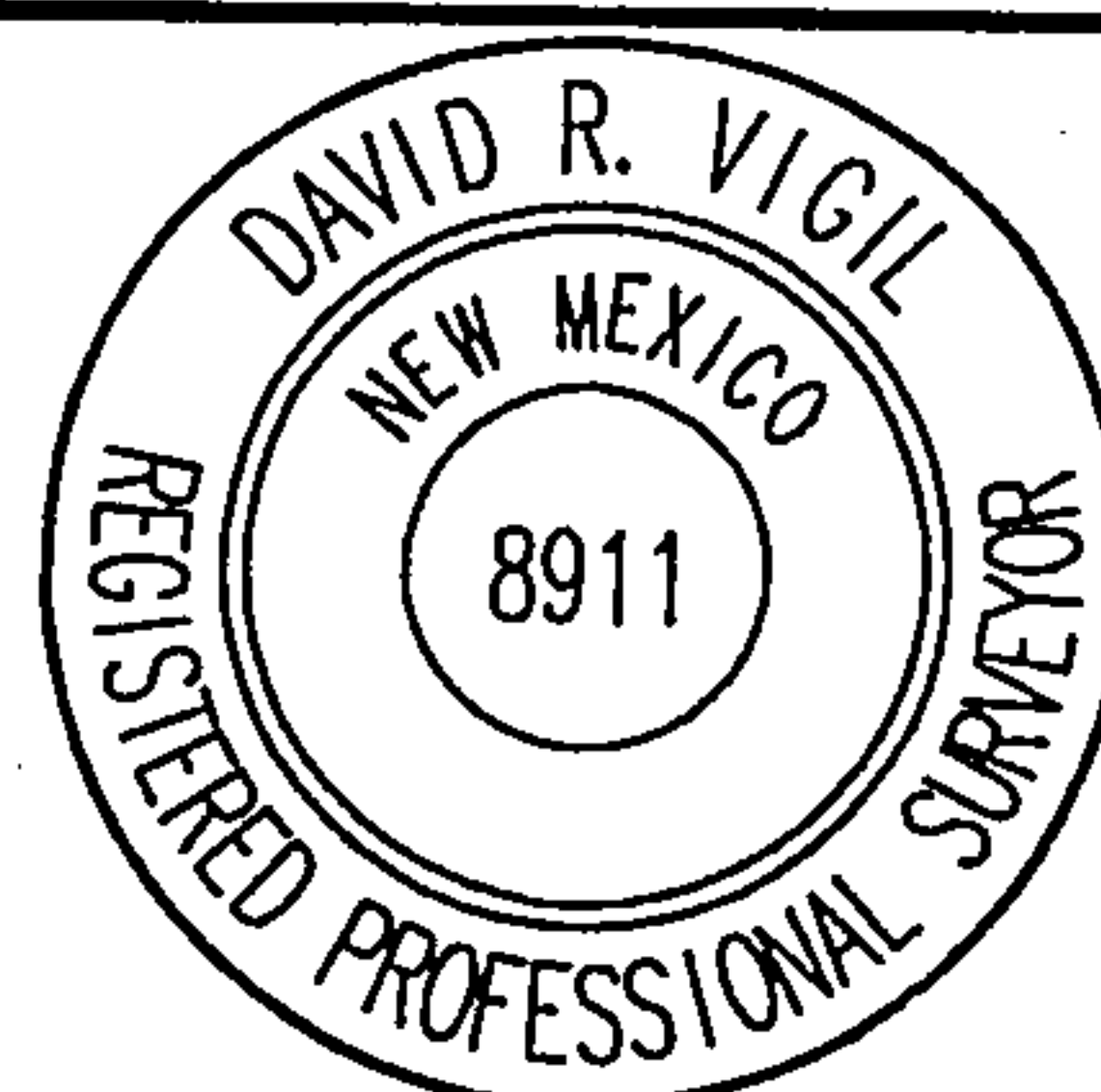


~~JUL 20 2012~~

**HYDROLOGY
SECTION**



5030 FAIRFAX DRIVE NW, ALBUQUERQUE, NM 87114 505-917-8921



CITY OF ALBUQUERQUE



November 28, 2011

David Soule, P.E.
PO Box 67305
Albuquerque, NM 87193

Re: Backerworks, 5809 Jefferson Ave NE, Traffic Circulation Layout
Engineer's Stamp dated 11-28-11 (E17-D018)

Dear Mr. Soule,

The TCL submittal received 11-28-11 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this 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. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. 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 Hydrology at the Development Services Center of Plaza Del Sol Building.

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 924-3306.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



June 26, 2012

David Soule, P.E.
Rio Grande Engineering
P.O. Box 67305
Albuquerque, NM 87193

david@riograndeengineering.com

**Re: Backer Works, 5809 Jefferson St NE,
Request for Permanent C.O. - Disapproved
Engineer's Stamp dated: 03-28-12, (E17/D018)
Certification dated: 06-22-12**

Dear Mr. Soule,

Based upon the information provided in the Certification received 06-22-12, the above referenced Certification is disapproved for release of a Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

Albuquerque

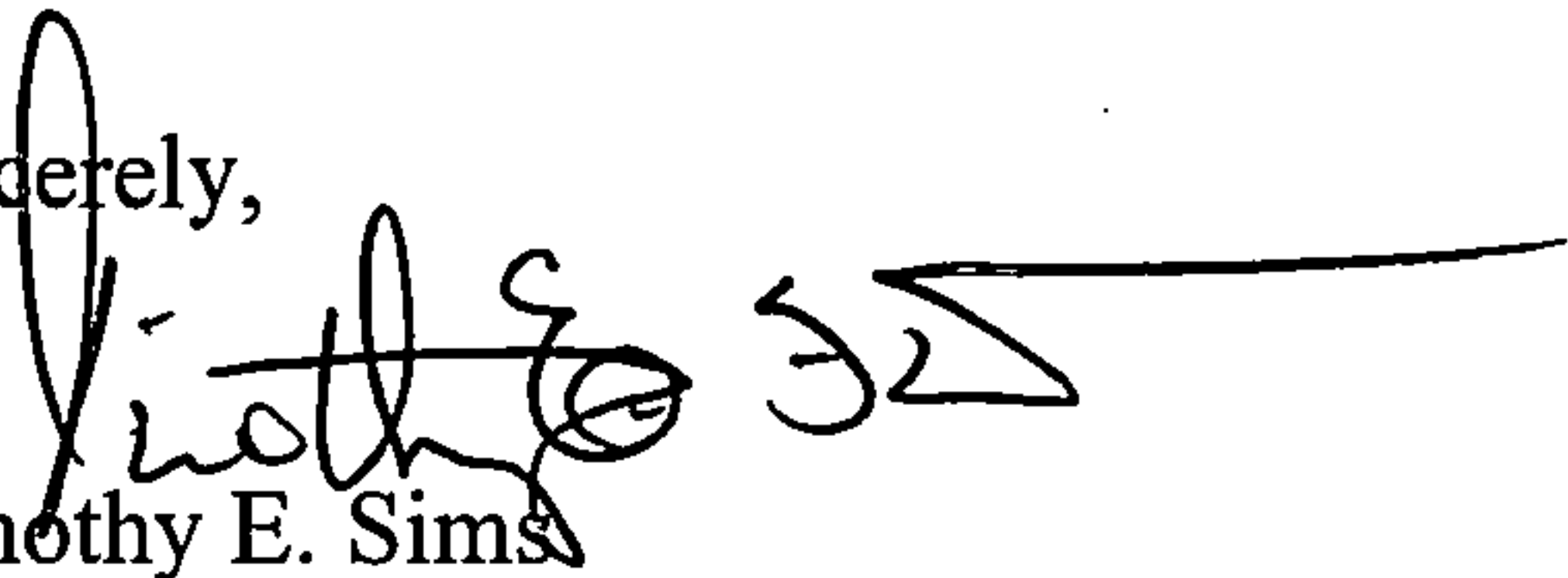
NM 87103

www.cabq.gov

1. The Engineer's certifying language will need to list any deficiencies in a separate paragraph.
2. How will the site be affected with the elimination of the type D inlet and storm drain, on the south side of the building?
3. The approved grading plan was not approved with turn blocks on northwest corner of the site. This will adversely impact the adjacent property.
4. Behind the building, the plan calls for a two feet cobble swale, six inches deep; it is not apparent this was constructed.
5. The submitted plan does not appear to be constructed per the design intent. Additional spot elevations will need to be provided to ensure the approved plan objective.

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

Sincerely,


Timothy E. Sims
Plan Checker—Hydrology, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Backer works
 DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: E17-D18
 WORK ORDER #: _____

LEGAL DESCRIPTION: tract A-1 Caribe subd
 CITY ADDRESS: 5809 Jefferson

ENGINEERING FIRM: Rio Grande Engineering
 ADDRESS: PO BOX 67305
 CITY, STATE: Alb

CONTACT: David Soule, PE
 PHONE: (505)321-9099
 ZIP CODE: 87193

OWNER: J-Bert, Industries, llc
 ADDRESS: 5809 Jefferson
 CITY, STATE: Albuquerque, NM

CONTACT: _____
 PHONE: _____
 ZIP CODE: 87109

ARCHITECT: Joe Simmons
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: Geo-surv co
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: John Gallegos
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: LOPE MESA
 ADDRESS: _____
 CITY, STATE: DAVE

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

220 - 0851
SP RATTIE 4 @ msn.com

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ 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

- ☐ SIA / FINANACIAL 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

RECEIVED
JUN 22 2012

DATE SUBMITTED: 6/22/2012 BY: David Soule

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drange 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 Plans:** 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



April 25, 2012

David Soule, P.E.
Rio Grande Engineering
P.O. Box 67305
Albuquerque, NM 87193

Re: Backer Works, 5809 Jefferson NE
Grading and Drainage Plan
Engineer's Stamp date 3-28-12 (E17/D018)

Dear Mr. Soule,

Based upon the information provided in your submittal received 3-29-12, the above referenced plan is approved for Building Permit.

PO Box 1293

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

Albuquerque's MS4 Permit became effective March 1st, 2012. Grading and Drainage Plans and Drainage Reports will have to comply with the requirements of the new permit (<http://www.cabq.gov/planning/landcoord/documents/EPA-NMS000101-FinalPermit.pdf>).

NM 87103

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

www.cabq.gov

Sincerely,

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

C: e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Backer works
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: E17-D18
WORK ORDER #: _____

LEGAL DESCRIPTION: tract A-1 Caribe subd
CITY ADDRESS: 5809 Jefferson

ENGINEERING FIRM: Rio Grande Engineering
ADDRESS: PO BOX 67305
CITY, STATE: Alb

CONTACT: David Soule, PE
PHONE: (505)321-9099
ZIP CODE: 87193

OWNER: J-Bert, Industries, llc
ADDRESS: 5809 Jefferson
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: _____
ZIP CODE: 87109

ARCHITECT: Joe Simmons
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Geo-surv co
ADDRESS: _____
CITY, STATE: _____

CONTACT: John Gallegos
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

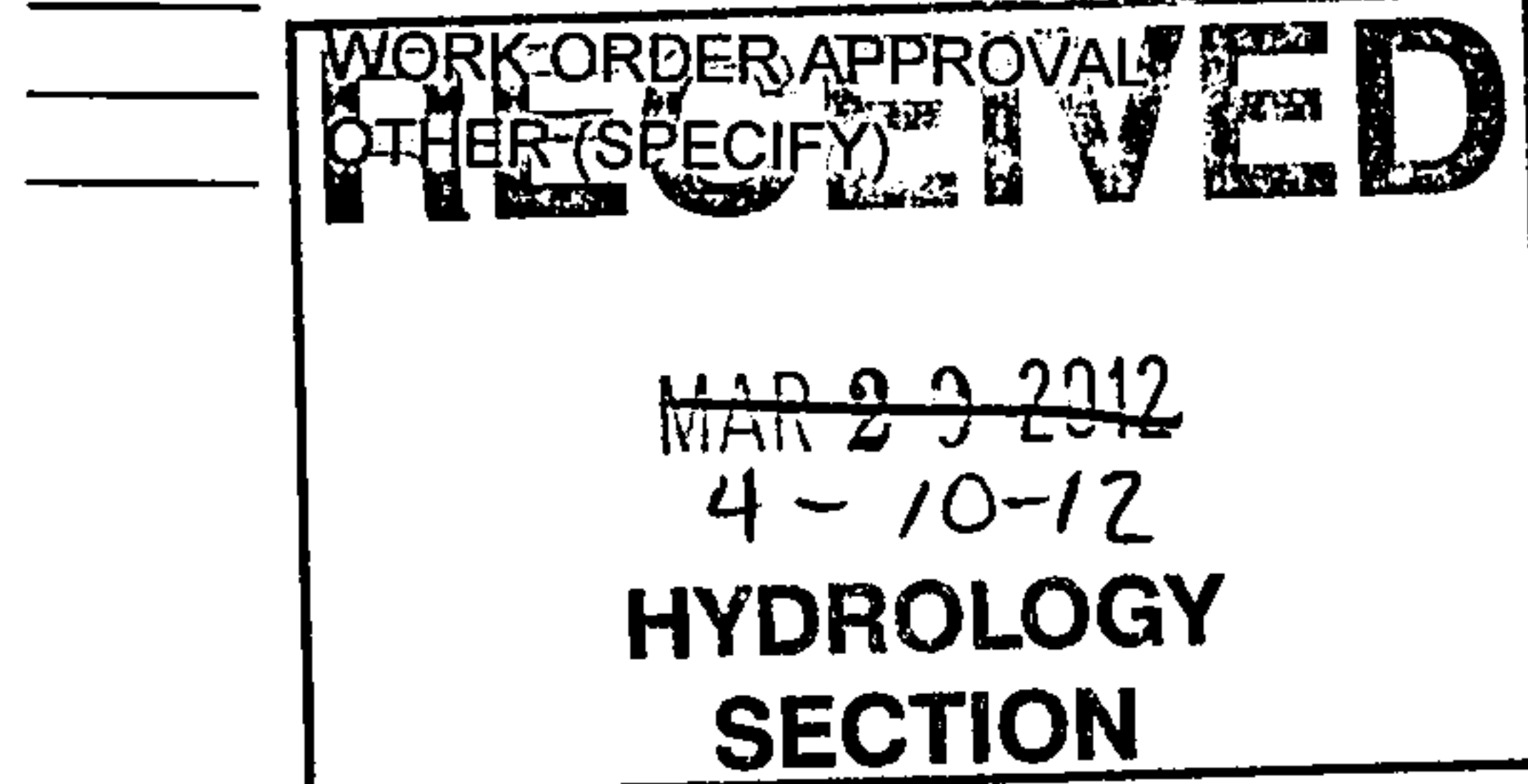
CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- | | |
|-------------------------------------|---|
| ☒ | DRAINAGE REPORT |
| ☐ | DRAINAGE PLAN 1st SUBMITTAL, <i>REQUIRES TCL or equal</i> |
| ☐ | DRAINAGE PLAN RESUBMITTAL |
| ☐ | 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 / FINANACIAL 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 |
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| ☐ | CERTIFICATE OF OCCUPANCY (TEMP.) |
| ☐ | GRADING PERMIT APPROVAL |
| ☐ | PAVING PERMIT APPROVAL |



WAS A PRE-DESIGN CONFERENCE ATTENDED:

- | | |
|-------------------------------------|---------------|
| ☐ | YES |
| ☒ | NO |
| ☐ | COPY PROVIDED |

DATE SUBMITTED: 2/28/2011 BY: David Soule

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 Plans:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

Wait ^(Dave) bairden is to take
plan.

Told him we can't approve if
we don't have it.

Dave said David Soak is aware of
this.

Center 3-30-12

David Spratt
220-0851

3-30-12
JS

FIND PLAN
DAVID SOAK

occurring in any year. Watersheds with times of concentration greater than six hours will require the use of the 100-year 24-hour storm volumes and distributions. Detention basins with longer than six-hour evacuation times shall use a 24-hour or longer storm volume and distribution.

(2) Design circumstances may require larger or smaller storm volumes; Examples are emergency spillways for dams and erosion control plans respectively. The sources for rainfall data are current NOAA publications and the City Engineer. When the need for other design storms is apparent, the City Engineer will provide requirements concerning appropriate storms, frequencies and durations.

(L) The City Engineer shall, within 14 to 30 calendar days after the submission to him of a request in writing for the approval of a plat, development plan, drainage submittal or exemption, approve or deny the request and mail a copy of his decision to the applicant. If the request is denied, the reasons for such denial shall be stated in writing. Appeal of such decisions is as provided in § 14-5-2-15.

(M) Discharge of any groundwater cleanup flows to any public storm drainage or flood control facility, whether natural or constructed, shall only be allowed by means of special agreement according to rules established by the Mayor. A specific regulation governing discharges resulting from groundwater cleanup activities shall be established by the Mayor. All discharges to public storm drainage and flood control facilities shall comply with adopted local and applicable state and federal water quality requirements.

('74 Code, § 7-9-12) (Ord. 63-1982; Am. Ord. 89-1989)

§ 14-5-2-13 ADMINISTRATIVE PROCEDURES, CRITERIA AND STANDARDS.

(A) Rules concerning procedures, criteria and standards shall be adopted, amended or abolished in compliance with the policies of §§ 14-5-2-1 et seq. and as provided by the procedures of this section.

(B) Proposed rule changes relating to procedures, criteria and standards pursuant to §§ 14-5-2-1 et seq. are initiated by the City Engineer or any person may submit such proposed rule changes to the City Engineer. If a person other than an official of the city submits such a proposal, there may be a processing fee of up to \$50 set by a rule of the City Engineer.

(C) Prior to the adoption, amendment or repeal of any rule pursuant to §§ 14-5-2-1 et seq. (hereafter, "rule change"), the City Engineer shall:

(1) Publish summary notice of the proposed rule change and solicit comments in a daily newspaper of general circulation in the city and also where appropriate in trade, industrial, or professional publications as will reasonably give public notice to interested persons.

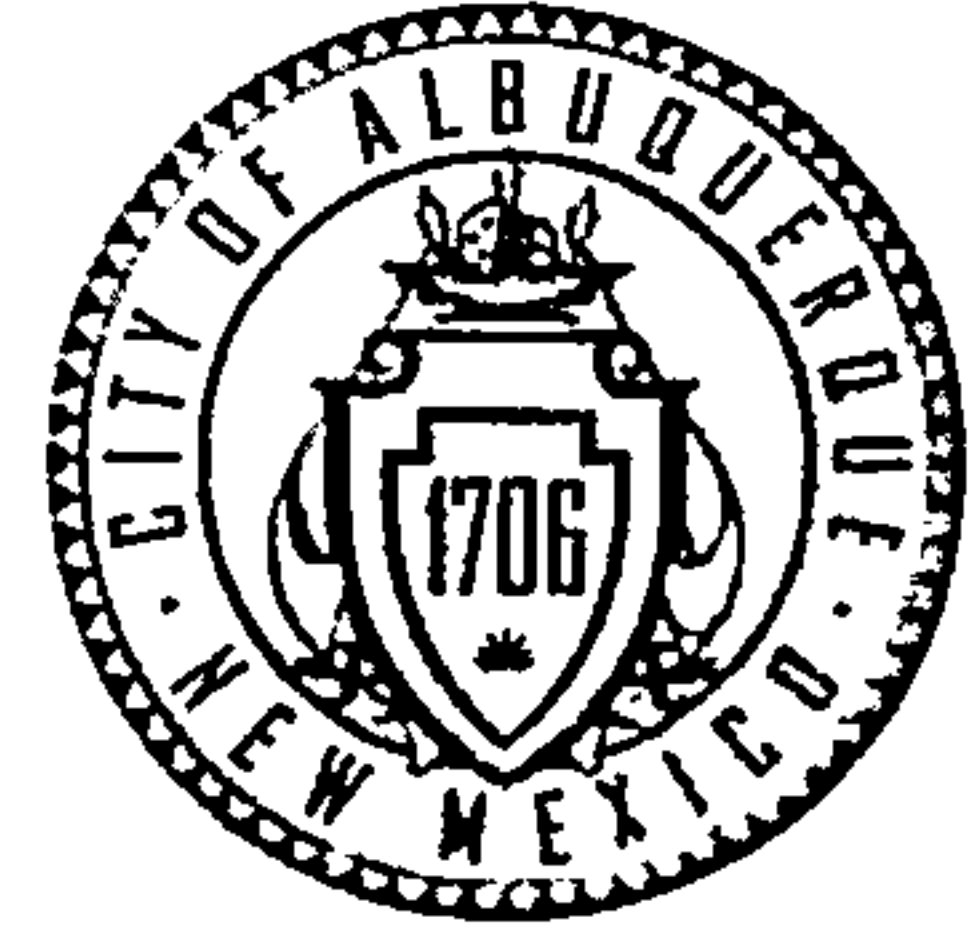
(2) Send the proposed rule change to all city departments and AMAFCA and solicit written comments.

(3) Send the proposed rule change to any person or group filing written request for notice of all such rule changes. A fee may be charged those requesting notices to cover reasonable city costs.

(4) Solicit written comment on proposed rule changes for a period of 30 days from the date of their distribution and consider all comments before ruling on proposed rule changes.

(5) Upon adoption of a contested rule change, issue a concise statement of his principal reasons for the rule change and statement of positions rejected in adopting the rule change together with the reasons for the rejection. All persons who submit any writing to be considered in connection with the proposed rule change shall promptly be given a copy of the decision, by mail

CITY OF ALBUQUERQUE



March 22, 2012

David Soule, P.E.
Rio Grande Engineering
P.O. Box 67305
Albuquerque, NM 87193

Re: Backer Works, 5809 Jefferson NE
Grading and Drainage Plan
Engineer's Stamp date 2-28-12 (E17/D018)

Dear Mr. Soule,

Based upon the information provided in your submittal received 2-28-12, the above referenced plan can not be approved for Building Permit until the following comments are addressed.

- A letter of approval from AMAFCA is required before approval is given by our office.
- A letter of approval or agreement for the location of the retaining wall must be received from the affected property owner prior to the approval of this G&D Plan.
- The new cobble swale next to the retaining wall is not defined properly. A section such as SECTION C-C would apply to this area as well.

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

C: RER/CAC
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



March 22, 2012

David Soule, P.E.
Rio Grande Engineering
P.O. Box 67305
Albuquerque, NM 87193

Re: Backer Works, 5809 Jefferson NE
Grading and Drainage Plan
Engineer's Stamp date 2-28-12 (E17/D018)

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Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

C: RER/CAC
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Backer works
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: E17-D18
WORK ORDER #: _____

LEGAL DESCRIPTION: tract A-1 Caribe subd
CITY ADDRESS: 5809 Jefferson

ENGINEERING FIRM: Rio Grande Engineering
ADDRESS: PO BOX 67305
CITY, STATE: Alb

CONTACT: David Soule, PE
PHONE: (505)321-9099
ZIP CODE: 87193

OWNER: J-Bert, Industries, llc
ADDRESS: 5809 Jefferson
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: _____
ZIP CODE: 87109

ARCHITECT: Joe Simmons
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Geo-surv co
ADDRESS: _____
CITY, STATE: _____

CONTACT: John Gallegos
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

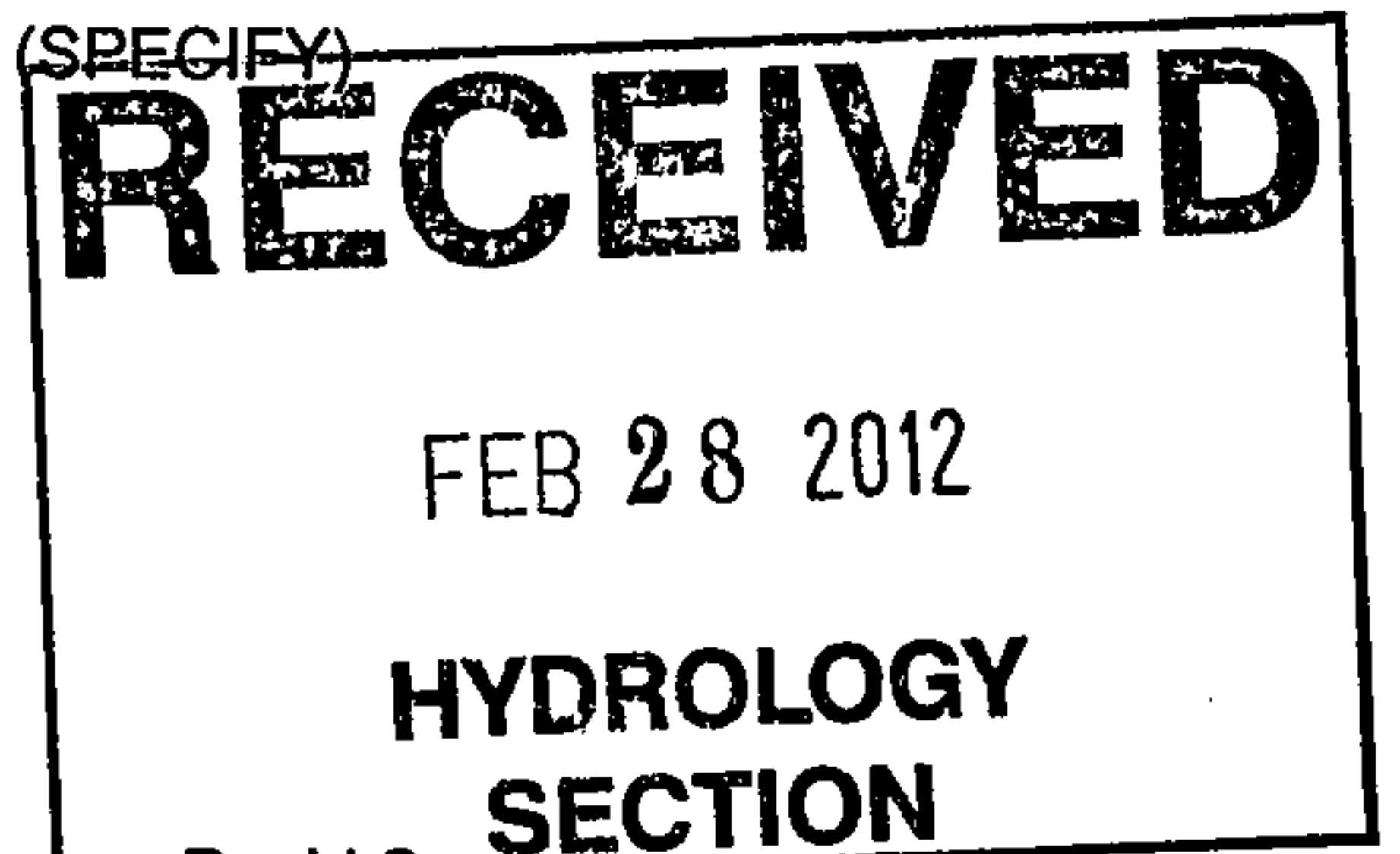
____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
☒ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
____ EROSION CONTROL PLAN
____ ENGINEER'S CERTIFICATION (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEERS CERTIFICATION (TCL)
____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
____ OTHER

____ SIA / FINANACIAL 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: 2/28/2011 BY: David Soule



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 Plans:** 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.

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

February 28, 2012

Curtis Cherne
Hydrology
Section Manager
City of Albuquerque

**RE: 5809 Jefferson Blvd NE
Tract A-1 Caribe Subdivison**

Dear Curtis:

The purpose of this letter is to accompany the enclosed revised grading plan. The plan was revised at owners request. The approved plan showed rock plated slope along west property line. This slope tie has been replaced by a retaining wall located such that the face of wall is at property line. The vertical portion of the wall will be located on adjacent property. Permission for wall placement must be provided during permit of wall construction. The existing storm drain will remain in place, the drainage around inlets will allow existing flow to enter.

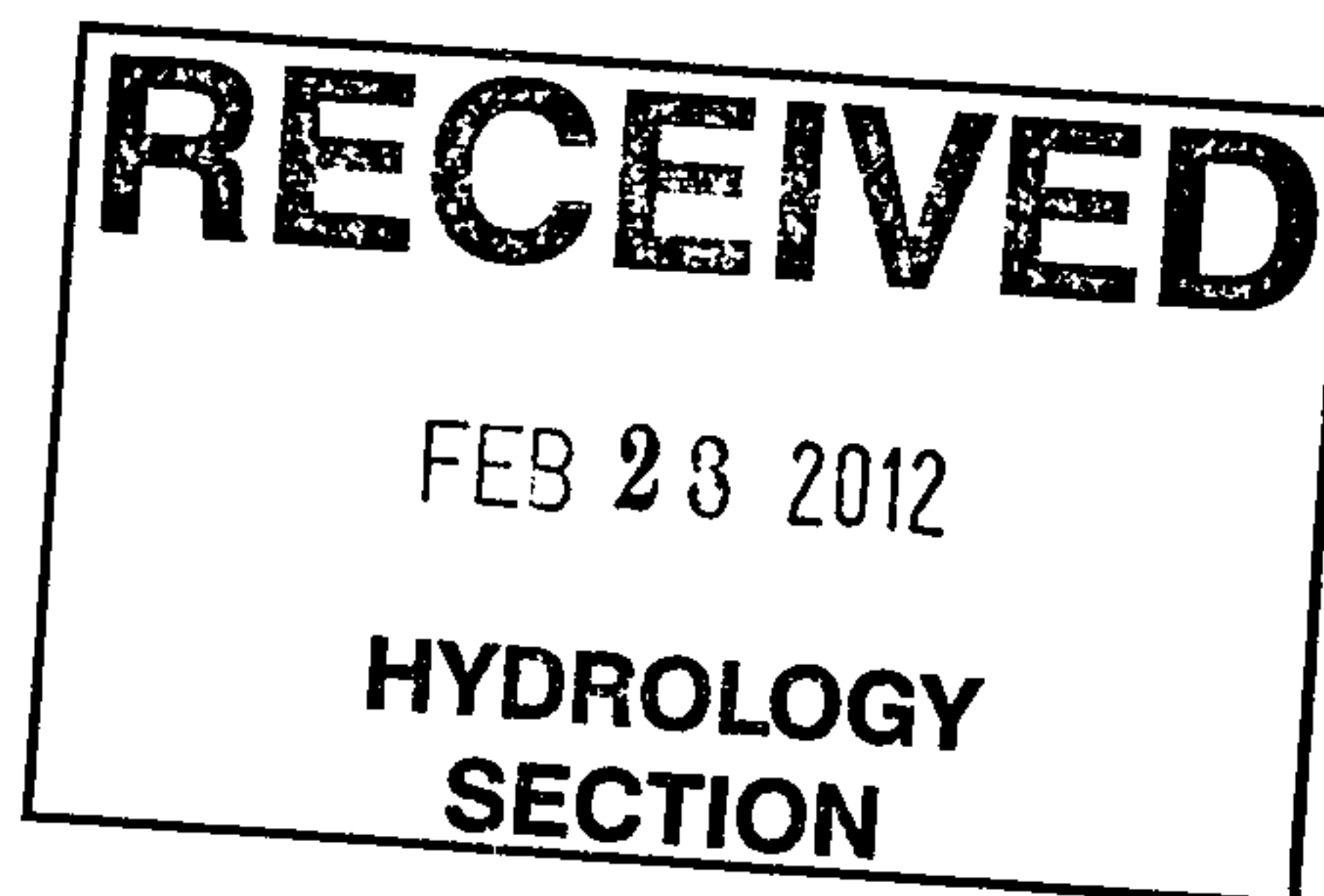
Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,



David Soule, PE
Rio Grande Engineering of NM, LLC
PO Box 93924
505-321-9099

Enclosures



CITY OF ALBUQUERQUE



August 30, 2011

David Soule, P.E.
Rio Grande Engineering
P.O. Box 67305
Albuquerque, NM 87193

**Re: Backer Works, 5809 Jefferson NE
Grading and Drainage Plan
Engineer's Stamp date 8-22-11 (E17/D018)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 8-24-11, the above referenced plan is approved for Administrative Amendment to the Site Plan and for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. 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,

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

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新

PROJECT TITLE: Backer works
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: E17-D18
WORK ORDER #: _____

LEGAL DESCRIPTION: tract A-1 Caribe subd
CITY ADDRESS: 5809 Jefferson

ENGINEERING FIRM: Rio Grande Engineering
ADDRESS: PO BOX 67305
CITY, STATE: Alb

CONTACT: David Soule, PE
PHONE: (505)321-9099
ZIP CODE: 87193

OWNER: J-Bert, Industries, llc
ADDRESS: 5809 Jefferson
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: _____
ZIP CODE: 87109

ARCHITECT: Joe Simmons
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Geo-surv co
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CONTACT: John Gallegos
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

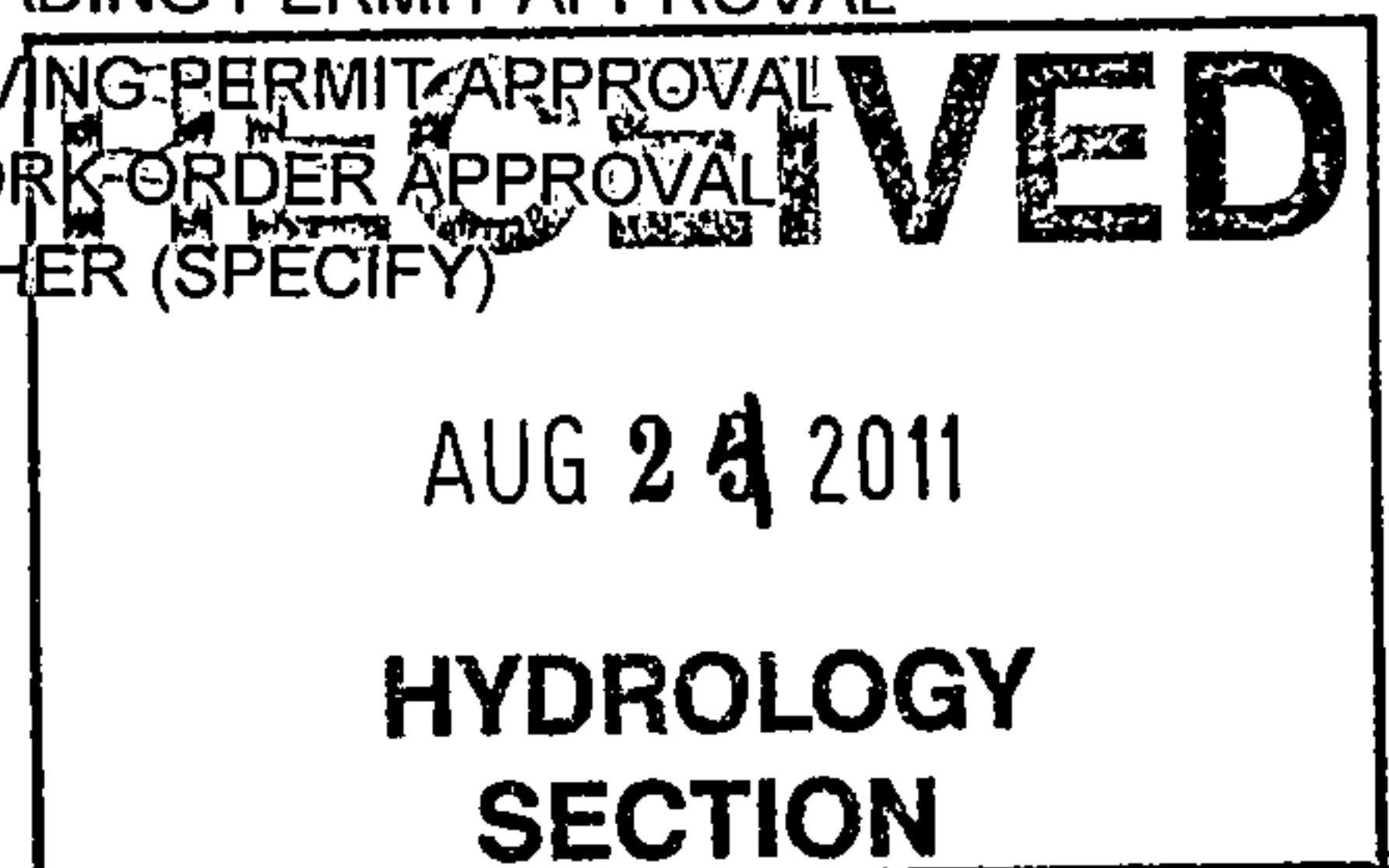
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
☒ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
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☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

- ☐ SIA / FINANACIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
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☐ 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: 8/23/2011 BY: David Soule

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 Plans:** 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.

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

August 23, 2011

Mr. Curtis Cherne
Senior Engineer
City of Albuquerque

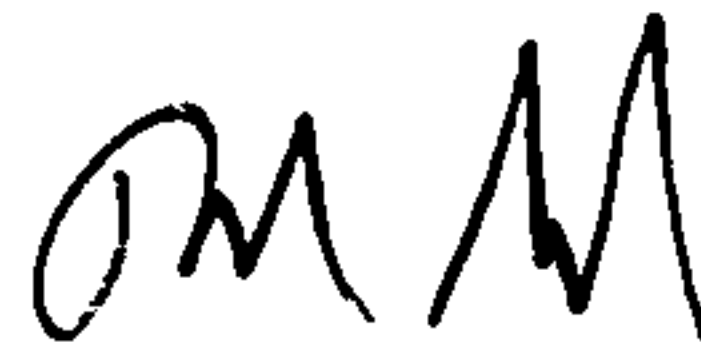
**RE: Grading and Drainage Plan
5809 Jefferson**

Dear Mr. Cherne:

The purpose of this letter is to accompany the enclosed grading plan. The plan has been modified to address your written comments. In addition to your comments, the additional comments by AMAFCA have been addressed.

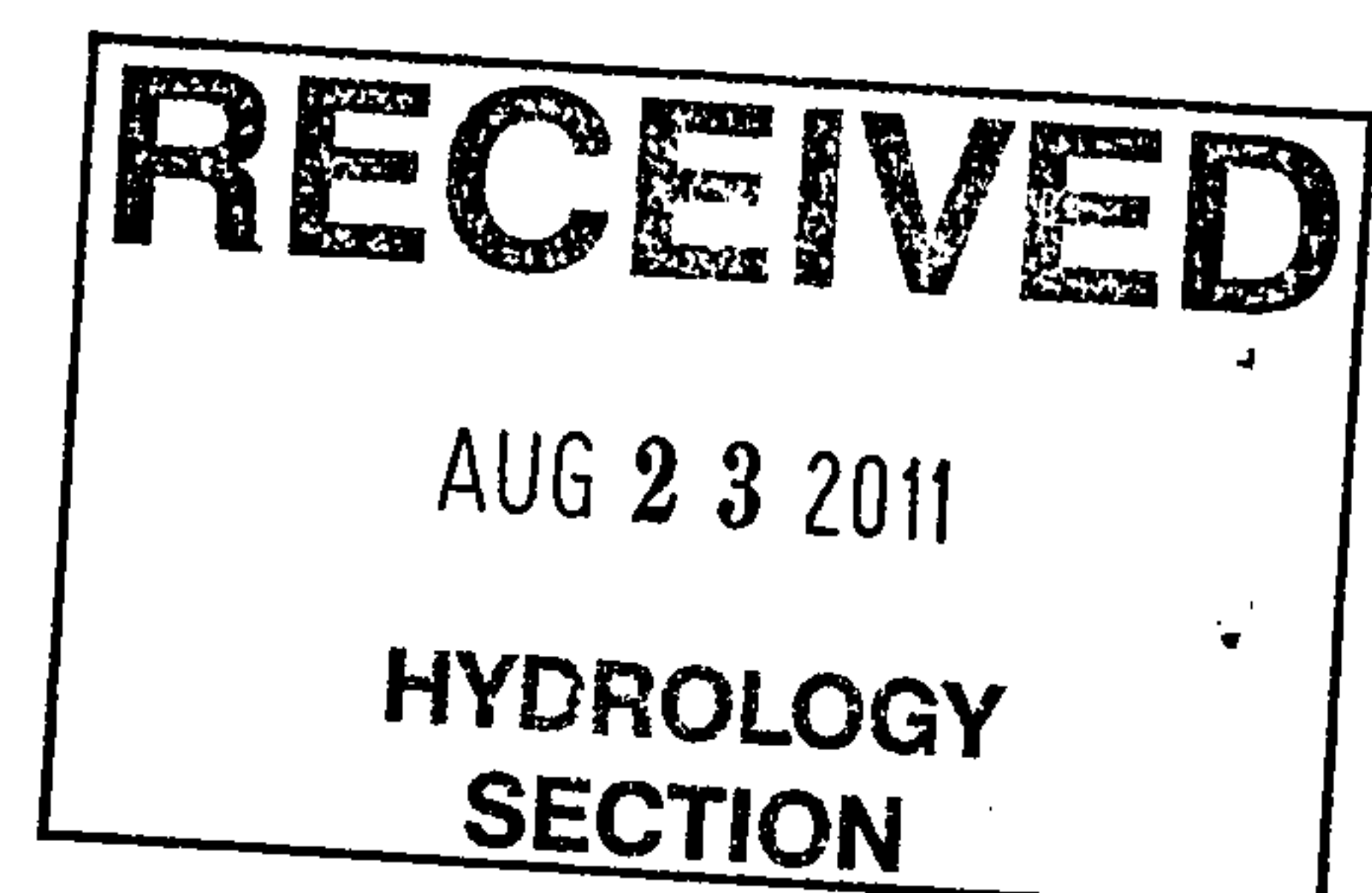
Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,



David Soule, PE

Enclosures



Cherne, Curtis

From: Mazur, Lynn [lmazur@amafca.org]
Sent: Tuesday, August 23, 2011 1:04 PM
To: David Soule; Cherne, Curtis
Subject: RE: BACKERWORKS

The revised plan is acceptable to AMAFCA. I don't think we need to meet.

Albuquerque Metropolitan Arroyo**Flood Control Authority**

Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer
Phone: (505) 884-2215
Mobile: (505) 362-1273
www.amafca.org

The unauthorized disclosure or interception of e-mail is a federal crime. See 18 U.S.C. § 2517(4). This e-mail is intended only for the use of those to whom it is addressed and may contain information which is privileged, confidential and exempt from disclosures under the law. If you have received this e-mail in error, do not distribute or copy it. Return it immediately with attachments, if any, and notify me by telephone at (505) 884-2215.

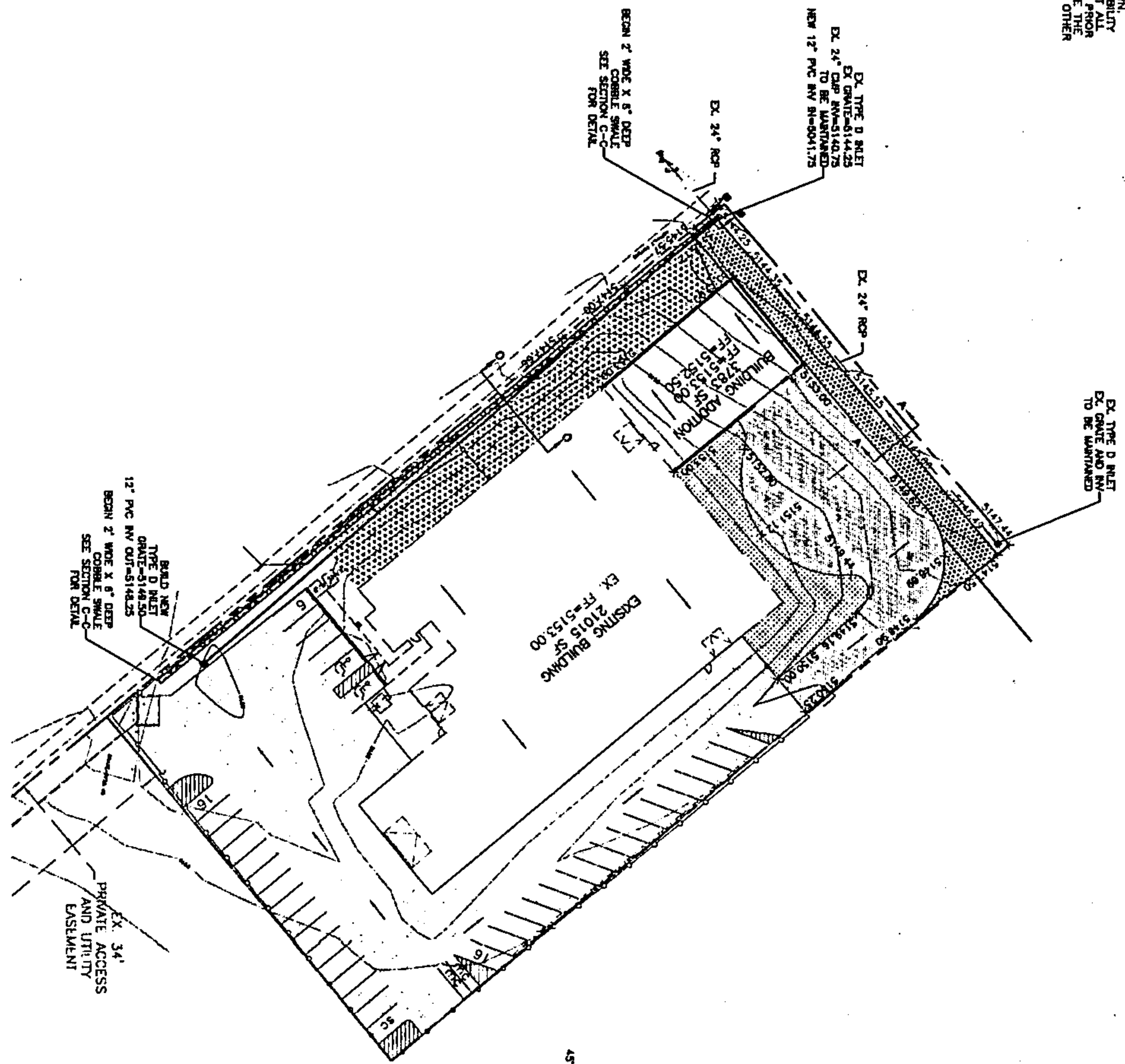
From: David Soule [mailto:david@riograndeengineering.com]
Sent: Tuesday, August 23, 2011 8:27 AM
To: Mazur, Lynn; 'Curtis Cherne'
Subject: BACKERWORKS

Lynn, I have attached the revised drawing. I have addressed your comments. The owner is pressing me to get an approval soon. He was a line backer for the New York Giants about 10 years ago, so I am extra motivated to keep him happy. Would you be able to review this, He asked if I could set up a meeting with you to go over. The comments were pretty straight forward. The easment you reference is on a lot west of us, and does not impact our site. The storm drain inlets have been shown and the water quality pond has been added. Please let me know if this is ok and if a meeting is warranted. Thanks

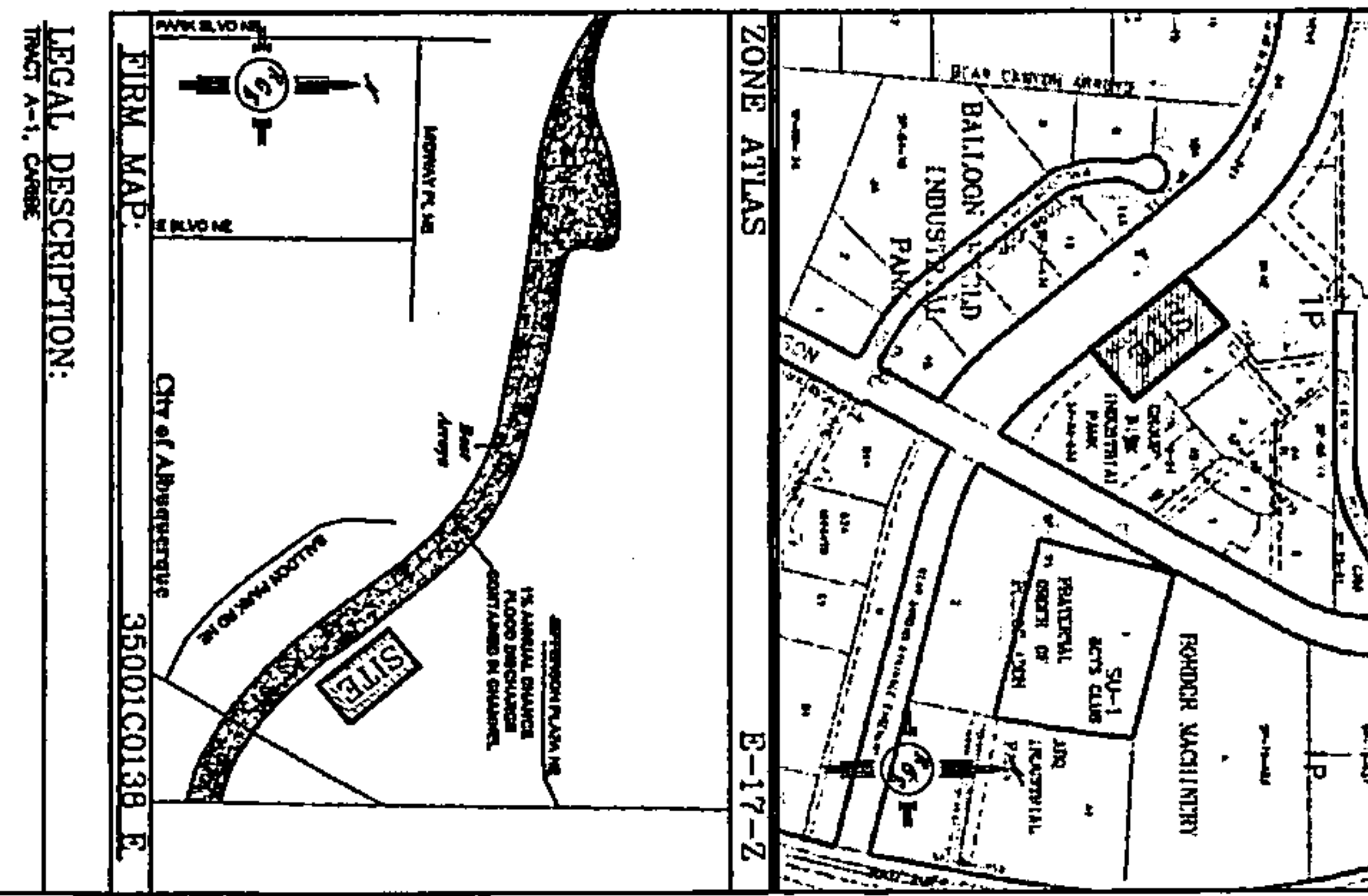
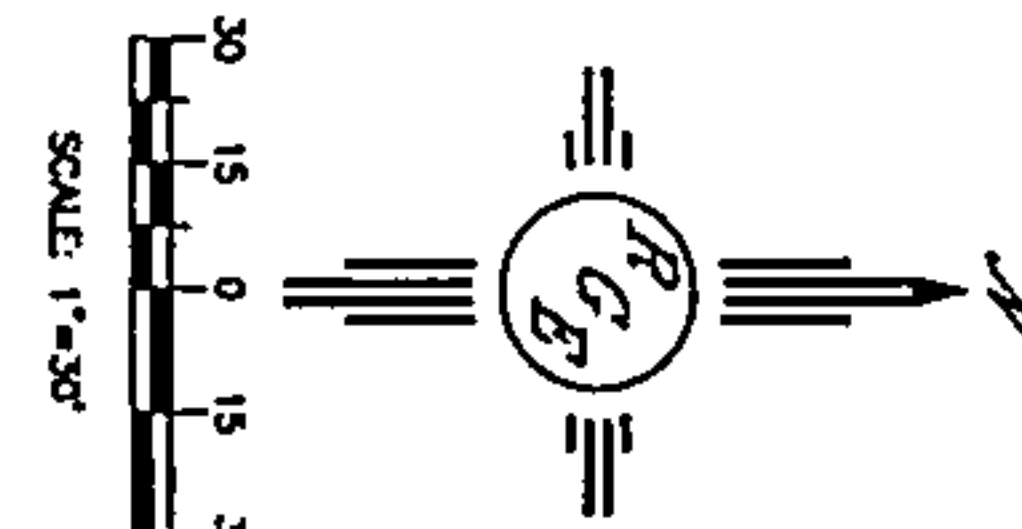
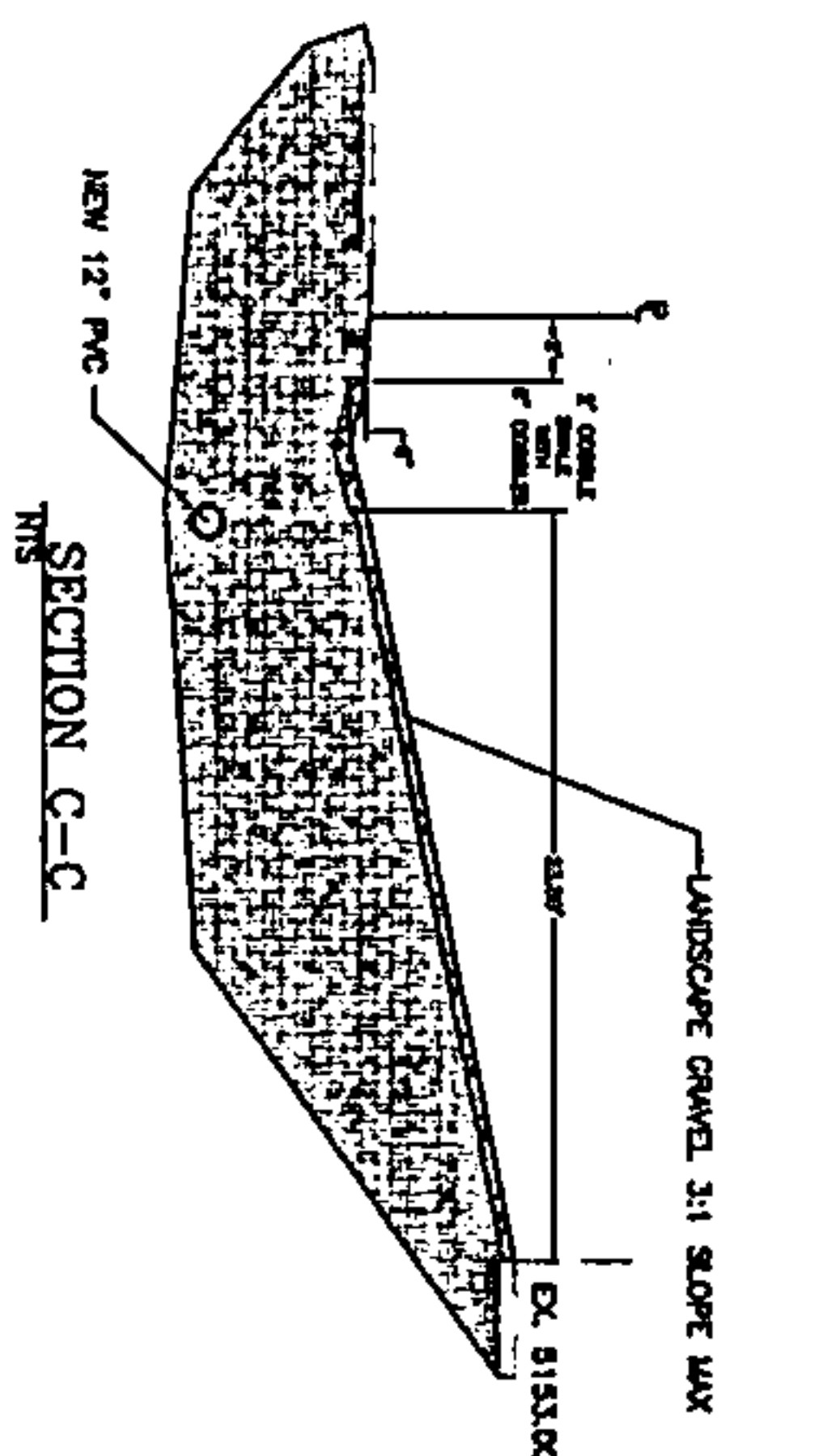
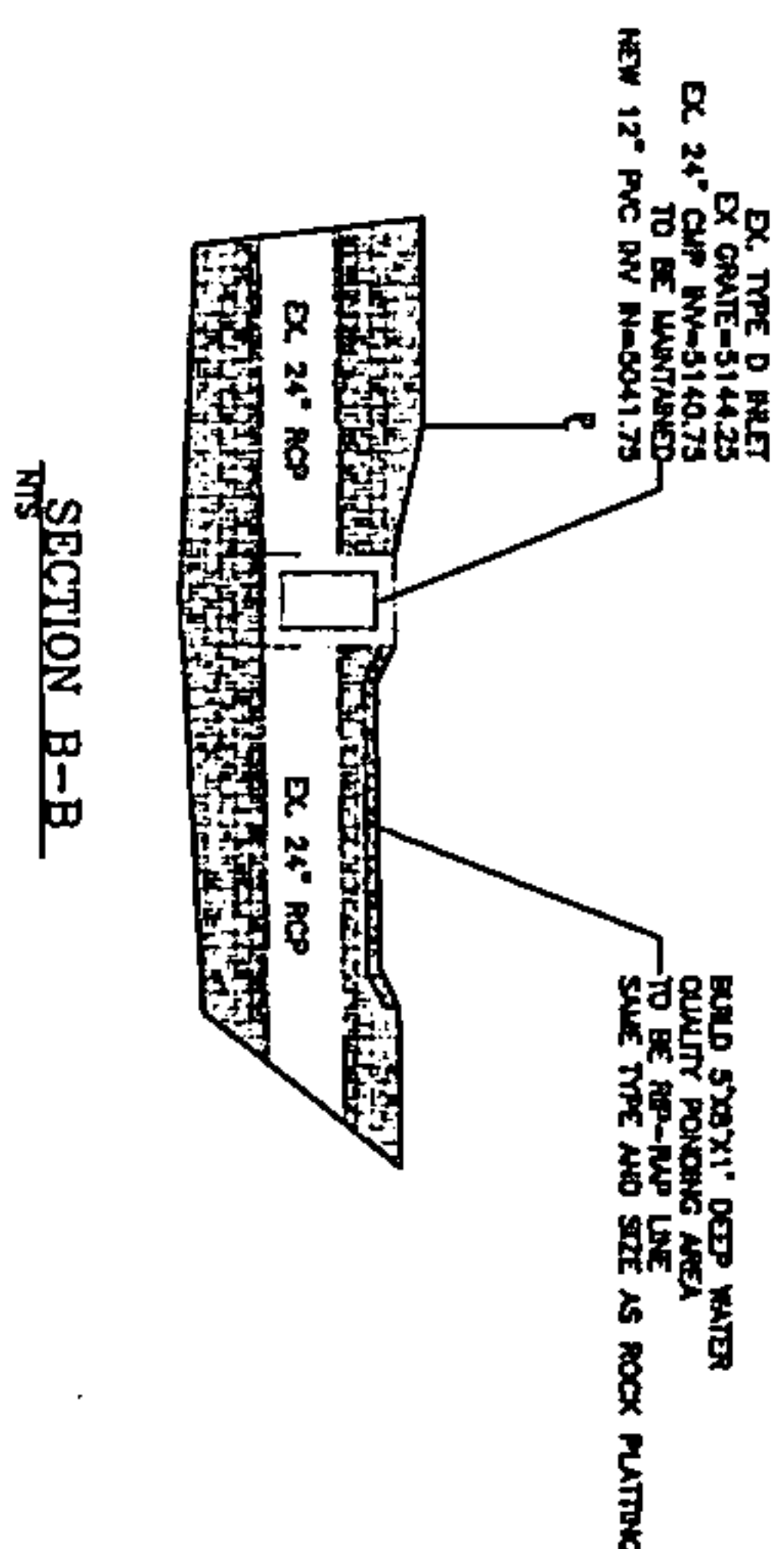
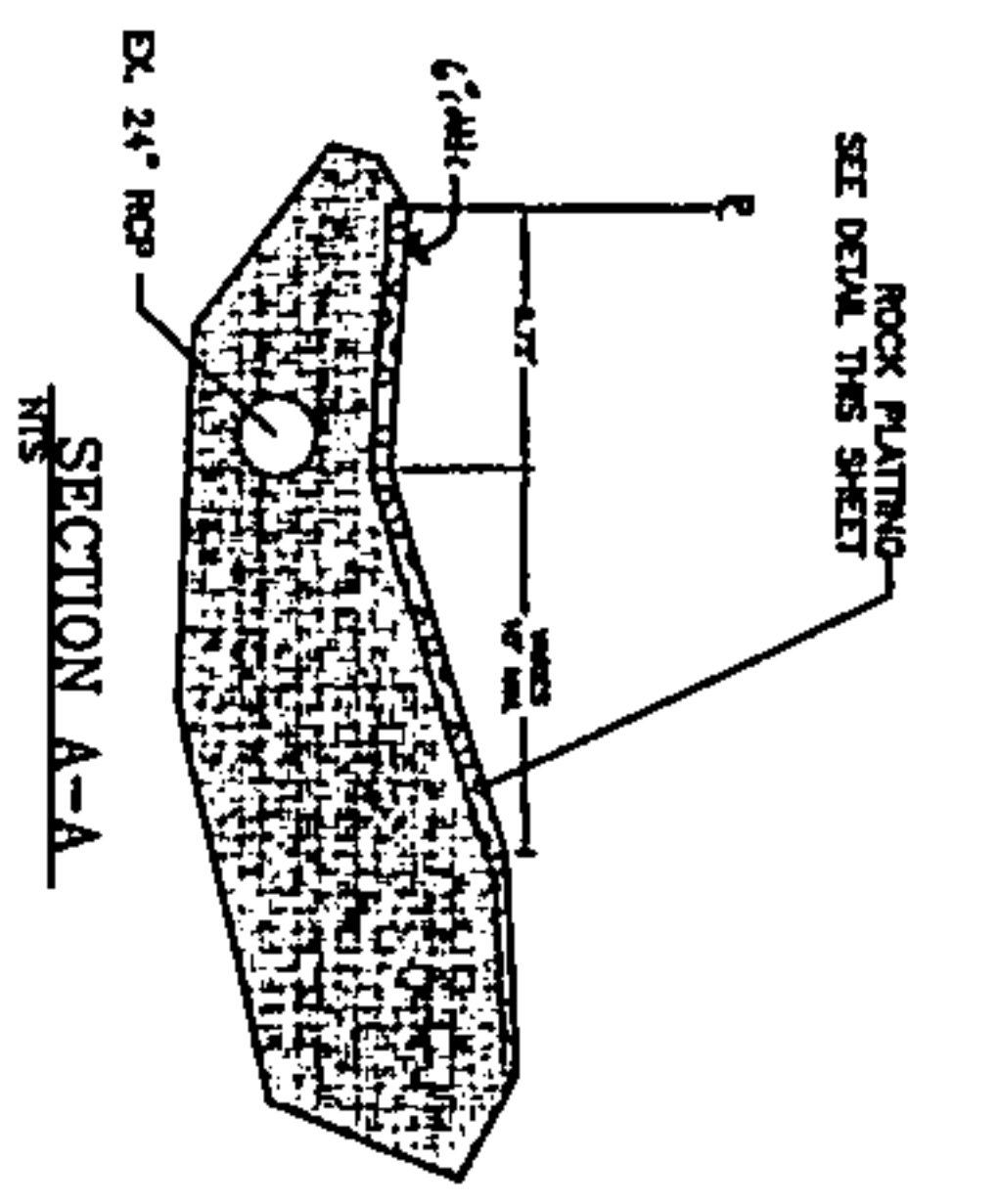
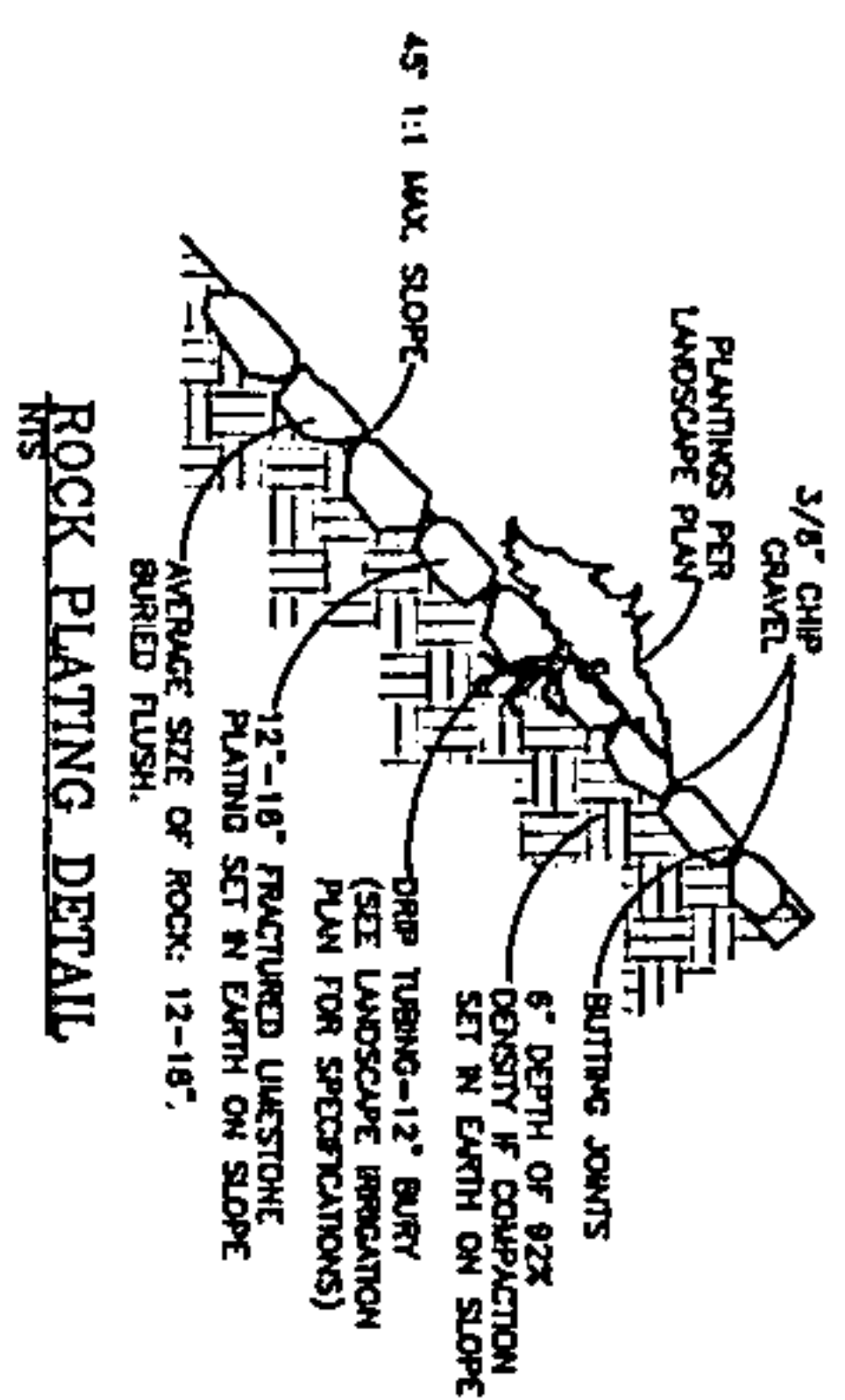
<<...>>

8/24/2011

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY EXCAVATION INVESTIGATIONS
TO DETERMINE THE LOCATION OF ALL
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.



- EROSION CONTROL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



LEGEND	
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
	SLOPE 1% X 4048.25
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY
	PROPOSED CURB
	EXISTING CURB
	NEW ROCK PLATING 1:1 SLOPE WAY SEE DETAIL THIS SHEET
	DIRT
	LANDSCAPE GRAVEL
	EX. ASPHALT PAVING

ENGINEER'S SEAL	DAVID J. HESTER
BACKERWORKS MANUFACTURING LLC 5809 JEFFERSON	
GRADING AND DRAINAGE PLAN	
Hjo Grande Engineering 1000 GARDEN AVENUE, SUITE 200 ALBUQUERQUE, NM 87102	
DATE 8-22-11	SHEET 1
DATE 21103	

8/17/2011

Cherne, Curtis

From: Mazur, Lynn [lmazur@amafca.org]
Sent: Wednesday, August 17, 2011 1:46 PM
To: David Soule
Cc: Cherne, Curtis
Subject: Backerwerks on Jefferson
Attachments: Backerwerks.PDF

Attached is my review letter for the property at 8901 Jefferson.

David, I will mail the original.

**Albuquerque Metropolitan Arroyo
Flood Control Authority**

Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer
Phone: (505) 884-2215
Mobile: (505) 362-1273
www.amafca.org

See attached letter

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8/17/2011

Danny Hernandez, Chairman
Ronald D. Brown, Vice Chairman
Bruce M. Thomson, Secretary-Treasurer
Tim Eichenberg, Assistant Secretary-Treasurer
Daniel F. Lyon, Director

Jerry M. Lovato, P.E.
Executive Engineer



**Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority**

2600 Prospect N.E., Albuquerque, NM 87107
Phone: (505) 884-2215 Fax: (505) 884-0214
Website: www.amafca.org

Mr. David Soule, P.E.
Rio Grande Engineering, LLC
P.O. Box 67305
Albuquerque, NM 87193

August 17, 2011

Re: Grading & Drainage Plan for Backerwerks, ZAP E-17
Engineering Stamp Dated July 1, 2011

Dear Mr. Soule:

I did some research and investigation and cannot approve the referenced plan. It does not show some existing drainage features that I think should be shown. Please clarify and respond/revise/resubmit as necessary. The following items should be addressed:

1. The plat of the North Diversion Channel (NDC), Phase 4 (see attached portion of plat), shows a 60-foot east-west and 45-foot north-south private storm drain easement on the property.
2. The City Storm Facilities Maps (see attached portion) shows a 24-inch RCP outfall to the Bear Canyon Arroyo. I did not measure the pipe, but I think it is a 24-inch RCP, not a 36-inch CMP that is shown on the plan. It extends to the north to pick up runoff from adjacent properties. I verified Type D inlets marked 1 and 2 on the attached map. Inlet 3 is a slotted grate manhole that appears to be in the northwest corner of the Backerwerks property.
3. There is a low spot at number 4 full of tumbleweeds and vegetation. I did not dig it out in my field investigation. The City facilities map indicates that it might be a Type D inlet.

AMAFCA would like to see the low area around inlet 4 expanded to about 5 feet to the north to serve as a water quality ponding area. It should be lined with riprap. Also, place riprap to the property line next to the rock plating in Section A-A and from the end of the 12-inch PVC to the ponding area. If you have any questions, please call me at 884-2215.

Sincerely,
AMAFCA

Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer

C: Curtis Cherne, City Hydrologist

**NORTH DIVERSION CHANNEL
AND INLET CHANNELS
DRAINAGE RIGHT-OF-WAY**

RIGHT-OF-WAY PARCELS A THRU G

APRIL 1996

This instrument was filed for record on

AL 6:00 a.m. Recorded
of records of said County Folio 429

of records of said County Folio 429

Lady Dubouche Clerk & Recording
Deputy Clerk

PHASE 4
RIGHT-OF-WAY PARCELS A
ALBUQUERQUE, BERNALILLO COUNTY,
APRIL 1996
State of New Mexico }
County of Bernalillo } SS
This instrument was filed for record on
2:13 OCT 11 1996
At 2:13 P.M. Recorded in the
of records of said County Folio 429
Judy D. Woodward, Clerk & Recorder
Deputy Clerk

45' PRIVATE STORM
DRAIN EASEMENT
FILED: 4/11/91
(91C-71)

10' DRAINAGE ESMT.
FILED: 8/2/78
(08-141)

653.35'

N4-16-10

FNO. 5/8" REBAR
"LS. 5978"

60' PRIVATE STORM
DRAIN EASEMENT
FILED: 4/11/91
(91C-71)

TRACT B-1
GROUP NINE INDUS. PARK
FILED: 4/11/91
(91C-71)

ASPHALT BIKE PATH

BEAR ARROYO

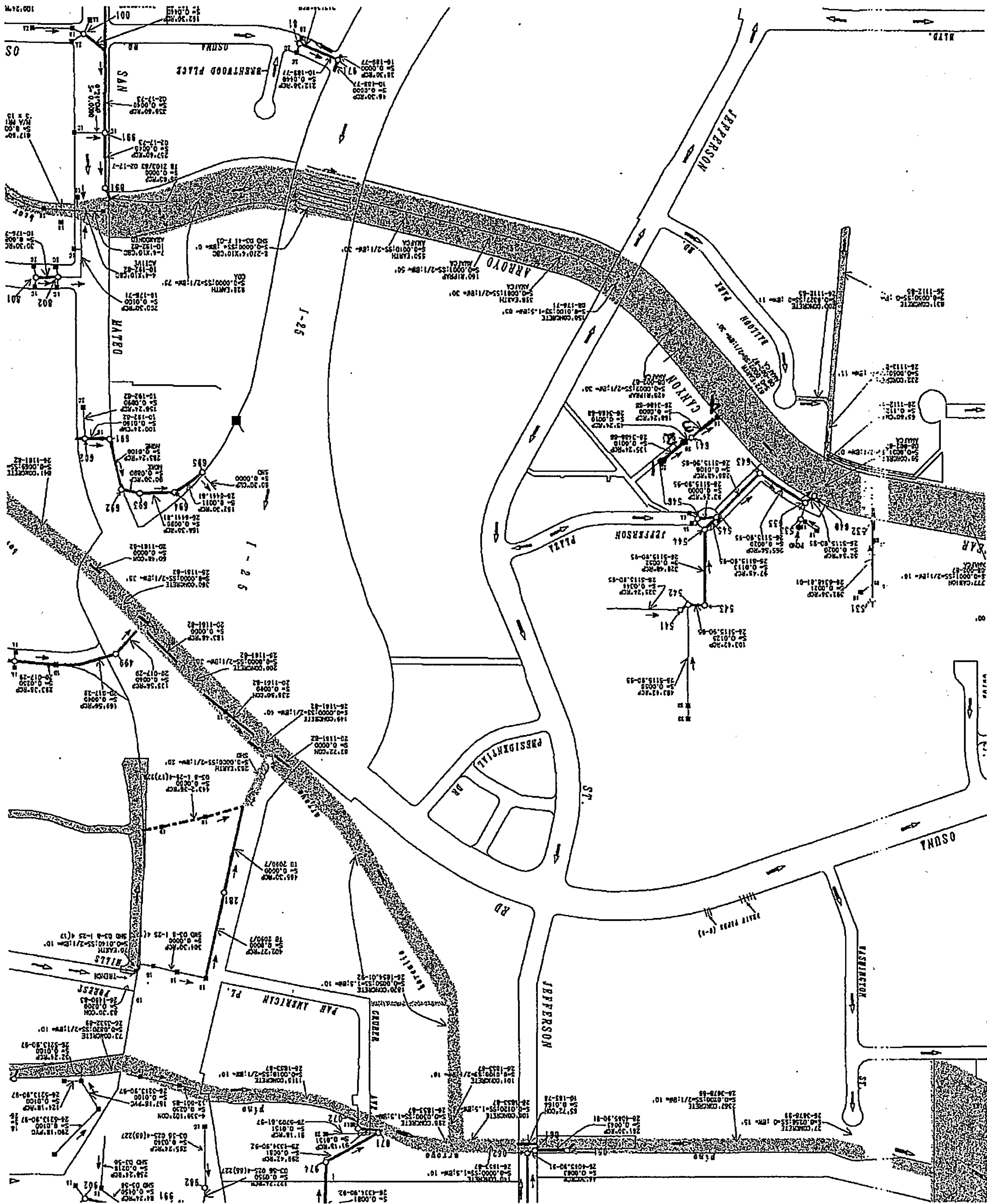
C13

601.98'

N4-16-2

FNO. 5/8" REBAR
"LS. 5978"

RIGHT-OF-WAY
FIELD
SQ. FT.
AGRES



RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

July 13, 2011

Mr. Curtis Cherne
Senior Engineer
City of Albuquerque

**RE: Grading and Drainage Plan
5809 Jefferson**

Dear Mr. Cherne:

The purpose of this letter is to introduce the enclosed grading plan. The plan has been modified to address your written comments dated March 15, 2011.

1. AMAFCA approval required.

This plan has been submitted directly to AMAFCA

2. Provide detail for swale along western edge of site

This has been added

3. It appears the south side drains across trail and should be graded to drain to ex. 36"

This has been added

The drainage management plan is very basic in nature; therefore a report is not being submitted. This plan governs the grading of the construction of a 3800 square foot addition to the existing building. This addition will match the existing finish floor, the grading accounts for the existing drainage patterns on site as well as flow entering the site from the north. This site drains to an existing inlet and 36" conduit to the Bear Arroyo. This site has some shallow ponding in the parking field at the entrance, an private inlet and conduit will drain the are. The site currently discharges 5.82 cfs to the inlet. The construction of the addition increases the flow to 6.50 cfs or 0.68 cfs. The location adjacent to the Bear arroyo and the confluence 2800' down stream with the AMAFCA North diversion channel justifies the continued free discharge and the increase in peak flow rate by 0.68 cfs.

Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,



David Soule, PE

Enclosures

cc: Lynn Mazur, AMAFCA

JN: 2108

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

E17/D018

PROJECT TITLE: Backer works
 DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: E17-D18
 WORK ORDER #: _____

LEGAL DESCRIPTION: tract A-1 Caribe subd
 CITY ADDRESS: 5809 Jefferson

ENGINEERING FIRM: Rio Grande Engineering
 ADDRESS: PO BOX 67305
 CITY, STATE: Alb

CONTACT: David Soule, PE
 PHONE: (505)321-9099
 ZIP CODE: 87193

OWNER: J-Bert, Industries, llc
 ADDRESS: 5809 Jefferson
 CITY, STATE: Albuquerque, NM

CONTACT: _____
 PHONE: _____
 ZIP CODE: 87109

ARCHITECT: Joe Simmons
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: Geo-surv co
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: John Gallegos
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

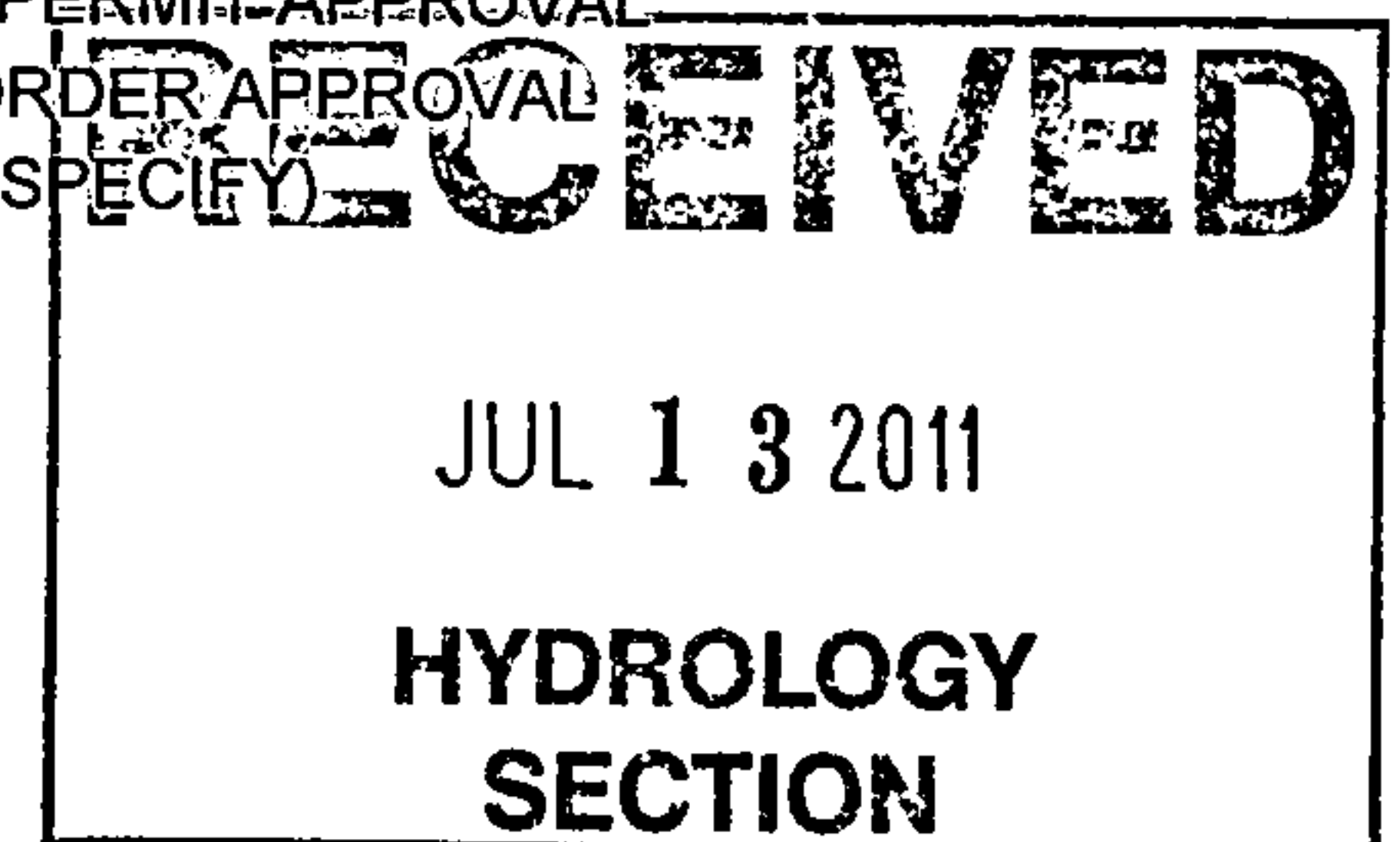
CHECK TYPE OF APPROVAL SOUGHT:

- ☒ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
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- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

- ☐ SIA / FINANACIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☒ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL *SPBP*
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL *BP*
- ☐ 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: 2/28/2011 BY: David Soule

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 Plans:** 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.

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

March 29, 2012

Mr. Curtis Cherne
Senior Engineer
City of Albuquerque

**RE: Grading and Drainage Plan Revision
5809 Jefferson (E17-D018)**

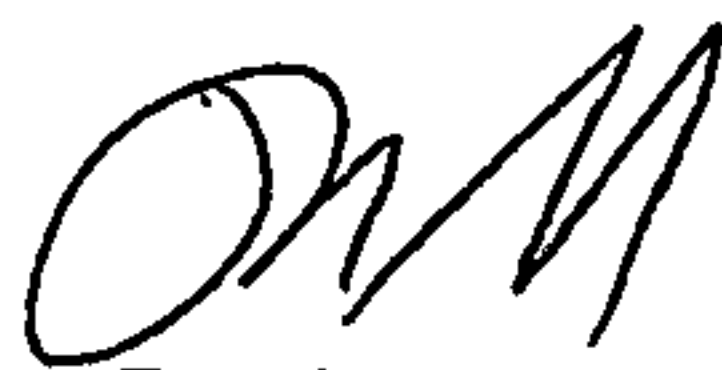
Dear Mr. Cherne:

The purpose of this letter is to introduce the enclosed grading plan. The plan has been modified to address your written comments dated March 28, 2012.

1. AMAFCA approval required.
This approval is attached
2. Letter of agreement for location of wall must be approved by adjacent owner.
The owner signed plan and this was submitted under separate cover
3. Provide detail for swale along western edge of site
This has been added

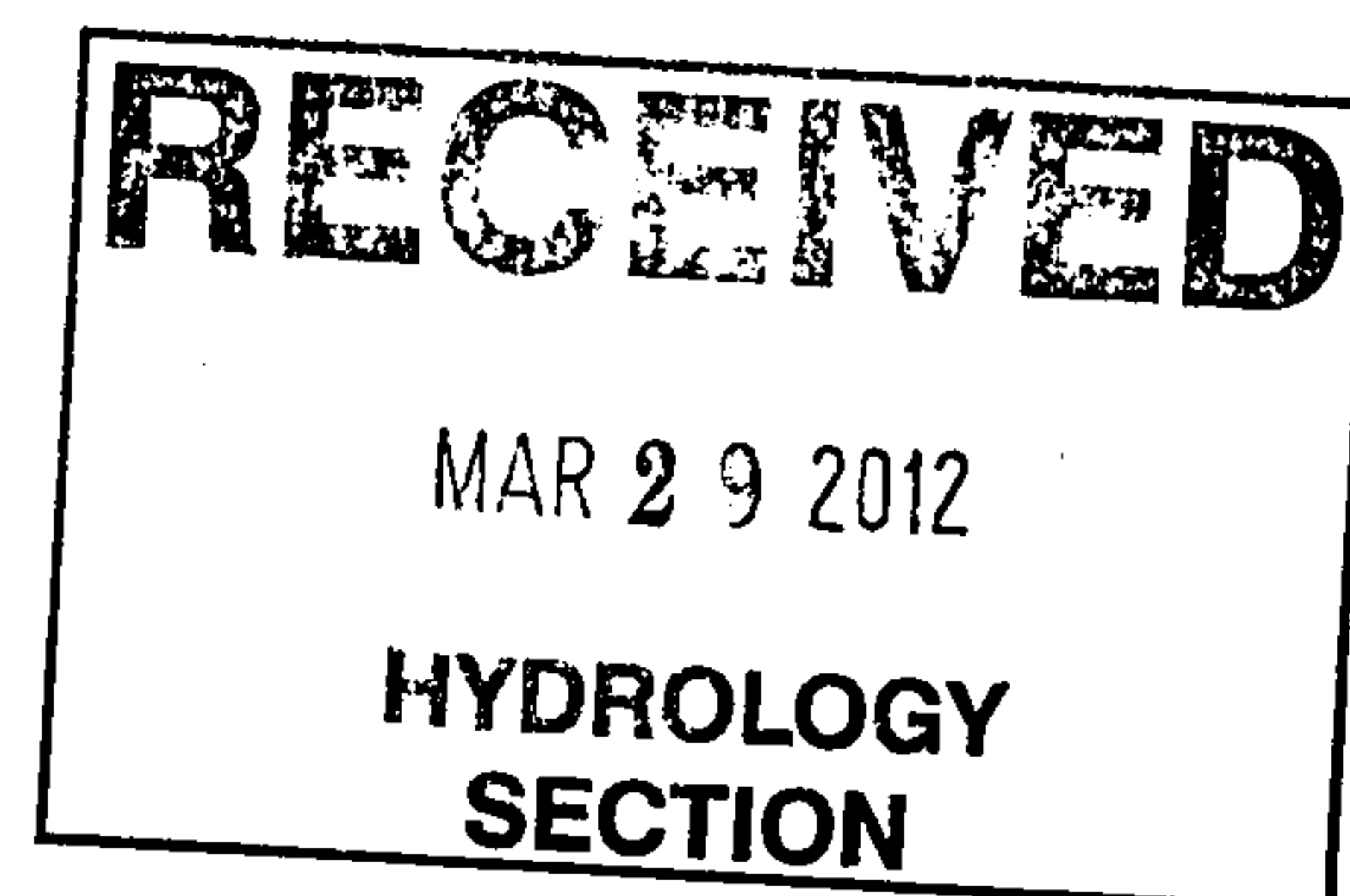
Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,



David Soule, PE

Enclosures



Tim Eichenberg, Chairman
Danny Hernandez, Vice Chairman
Bruce M. Thomson, Secretary-Treasurer
Ronald D. Brown, Assistant Secretary-Treasurer
Daniel F. Lyon, Director

Jerry M. Lovato, P.E.
Executive Engineer



**Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority**

2600 Prospect N.E., Albuquerque, NM 87107
Phone: (505) 884-2215 Fax: (505) 884-0214
Website: www.amafca.org

March 27, 2012

Mr. David Soule, P.E.
Rio Grande Engineering, LLC
P.O. Box 67305
Albuquerque, NM 87193

Re: Grading & Drainage Plan for Backerworks, ZAP E-17
Engineering Stamp Dated 2-28-12

Dear Mr. Soule:

I have reviewed the revised plan and have no additional comments. AMAFCA approves the plan for building permit.

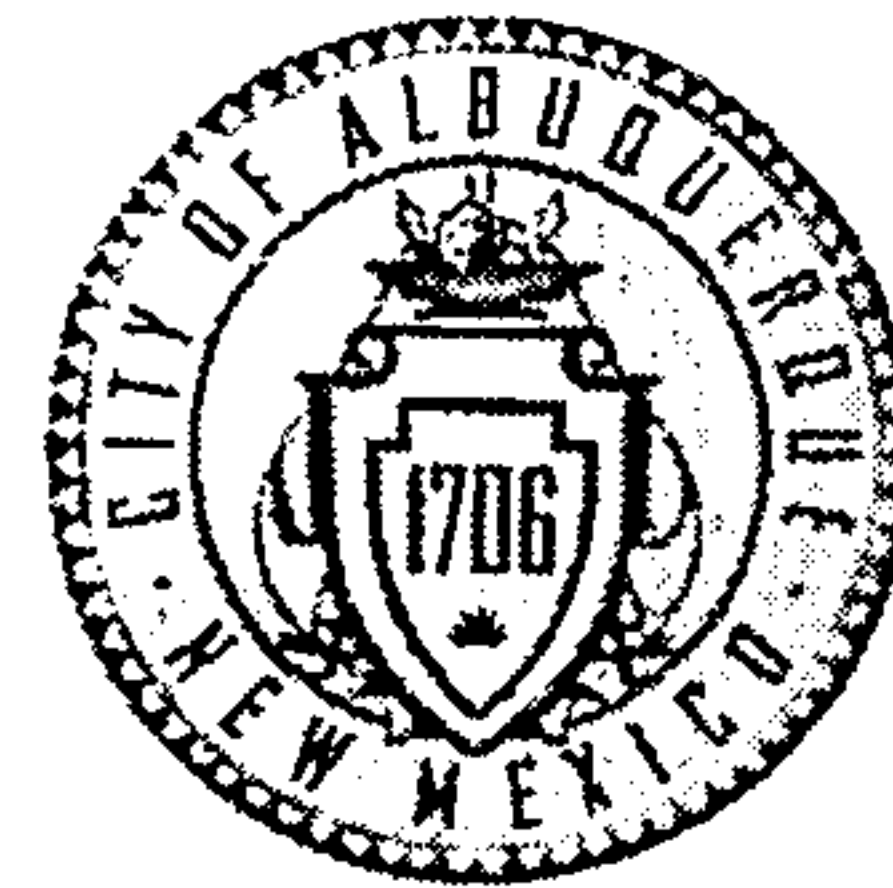
If you have any questions, please call me at 884-2215.

Sincerely,
AMAFCA

Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer

C: Curtis Cherne, City Planning Dept.

CITY OF ALBUQUERQUE



March 22, 2012

David Soule, P.E.
Rio Grande Engineering
P.O. Box 67305
Albuquerque, NM 87193

Re: Backer Works, 5809 Jefferson NE
Grading and Drainage Plan
Engineer's Stamp date 2-28-12 (E17/D018)

Dear Mr. Soule,

Based upon the information provided in your submittal received 2-28-12, the above referenced plan can not be approved for Building Permit until the following comments are addressed.

- A letter of approval from AMAFCA is required before approval is given by our office.
- A letter of approval or agreement for the location of the retaining wall must be received from the affected property owner prior to the approval of this G&D Plan.
- The new cobble swale next to the retaining wall is not defined properly. A section such as SECTION C-C would apply to this area as well.

PO Box 1293

Albuquerque

NM 87103

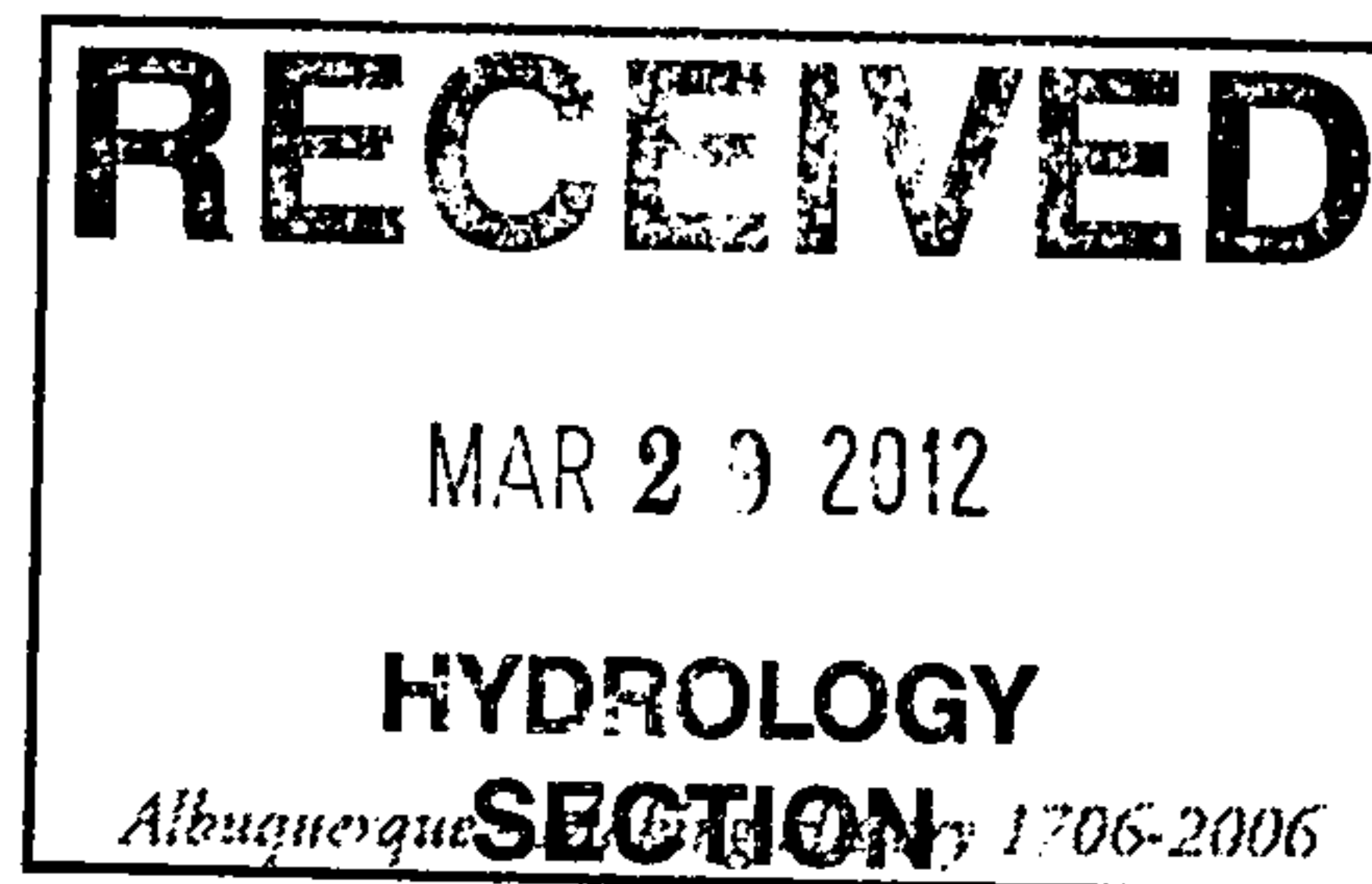
www.cabq.gov

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

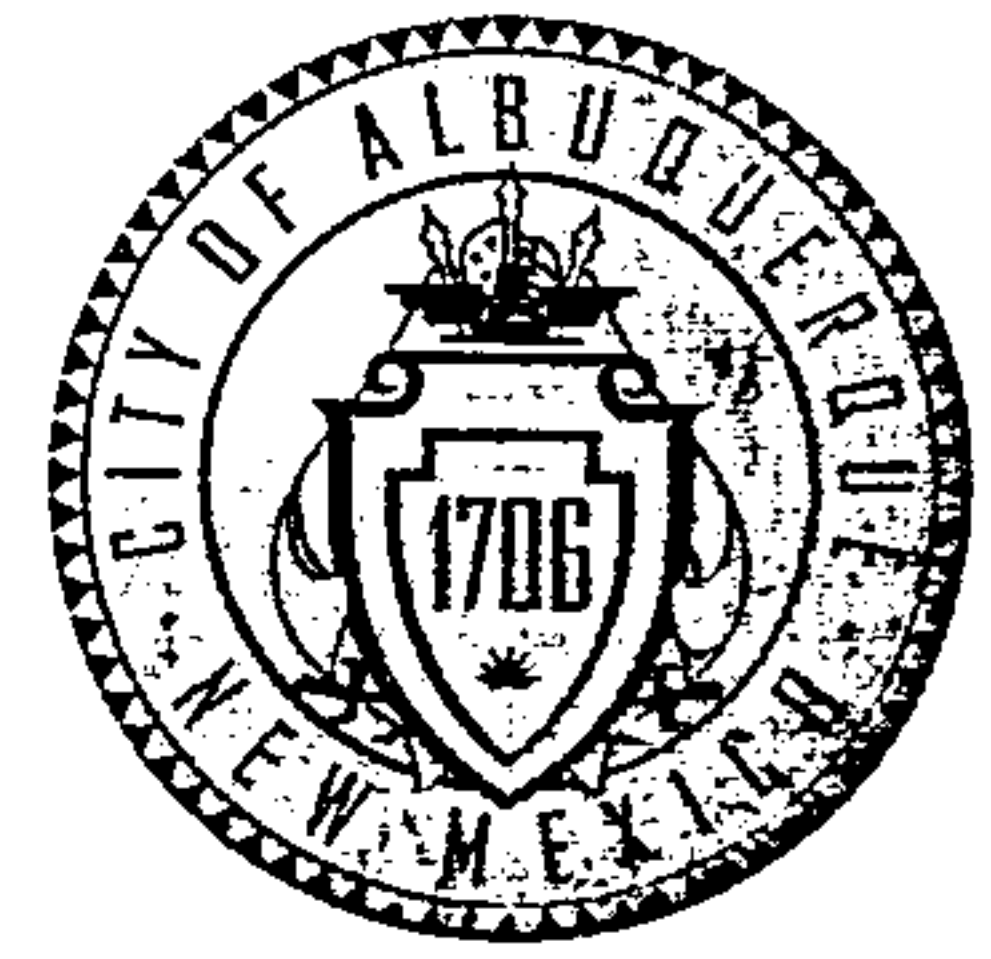
Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

C: RER/CAC
File



CITY OF ALBUQUERQUE



March 15, 2011

David Soule, P.E.
Rio Grande Engineering
P.O. Box 67305
Rio Rancho, NM 87193

Re: Backer Works, 5809 Jefferson NE
Grading and Drainage Plan
Engineer's Stamp date 3-10-11 (E17/D018)

Dear Mr. Soule,

Based upon the information provided in your submittal received 3-11-11, the above referenced plan can not be approved for Site Development Plan for Building Permit and Building Permit until the following comments are addressed.

- AMAFCA approval is required of this site.
- Provide a detail for the swale along the western edge of the site.
- It appears the south side of the site drains across the trail and should be graded to drain to the 36" storm drain.

PO Box 1293

Albuquerque

NM 87103

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

www.cabq.gov

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File

CITY OF ALBUQUERQUE



March 15, 2011

David Soule, P.E.
Rio Grande Engineering
P.O. Box 67305
Rio Rancho, NM 87193

Re: Backer Works, 5809 Jefferson NE
Grading and Drainage Plan
Engineer's Stamp date 3-10-11 (E17/D018)

Dear Mr. Soule,

Based upon the information provided in your submittal received 3-11-11, the above referenced plan can not be approved for Site Development Plan for Building Permit and Building Permit until the following comments are addressed.

- AMAFCA approval is required of this site.
- Provide a detail for the swale along the western edge of the site.
- It appears the south side of the site drains across the trail and should be graded to drain to the 36" storm drain.

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

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Backer works
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: E17 10018
WORK ORDER #: _____

LEGAL DESCRIPTION: tract A-1 Caribe subd
CITY ADDRESS: 5809 Jefferson

ENGINEERING FIRM: Rio Grande Engineering
ADDRESS: PO BOX 67305
CITY, STATE: Alb

CONTACT: David Soule, PE
PHONE: (505)321-9099
ZIP CODE: 87193

OWNER: J-Bert, Industries, llc
ADDRESS: 5809 Jefferson
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: _____
ZIP CODE: 87109

ARCHITECT: Joe Simmons
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Geo-surv co
ADDRESS: _____
CITY, STATE: _____

CONTACT: John Gallegos
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

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☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
☐ DRAINAGE PLAN RESUBMITTAL
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☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

#50.00

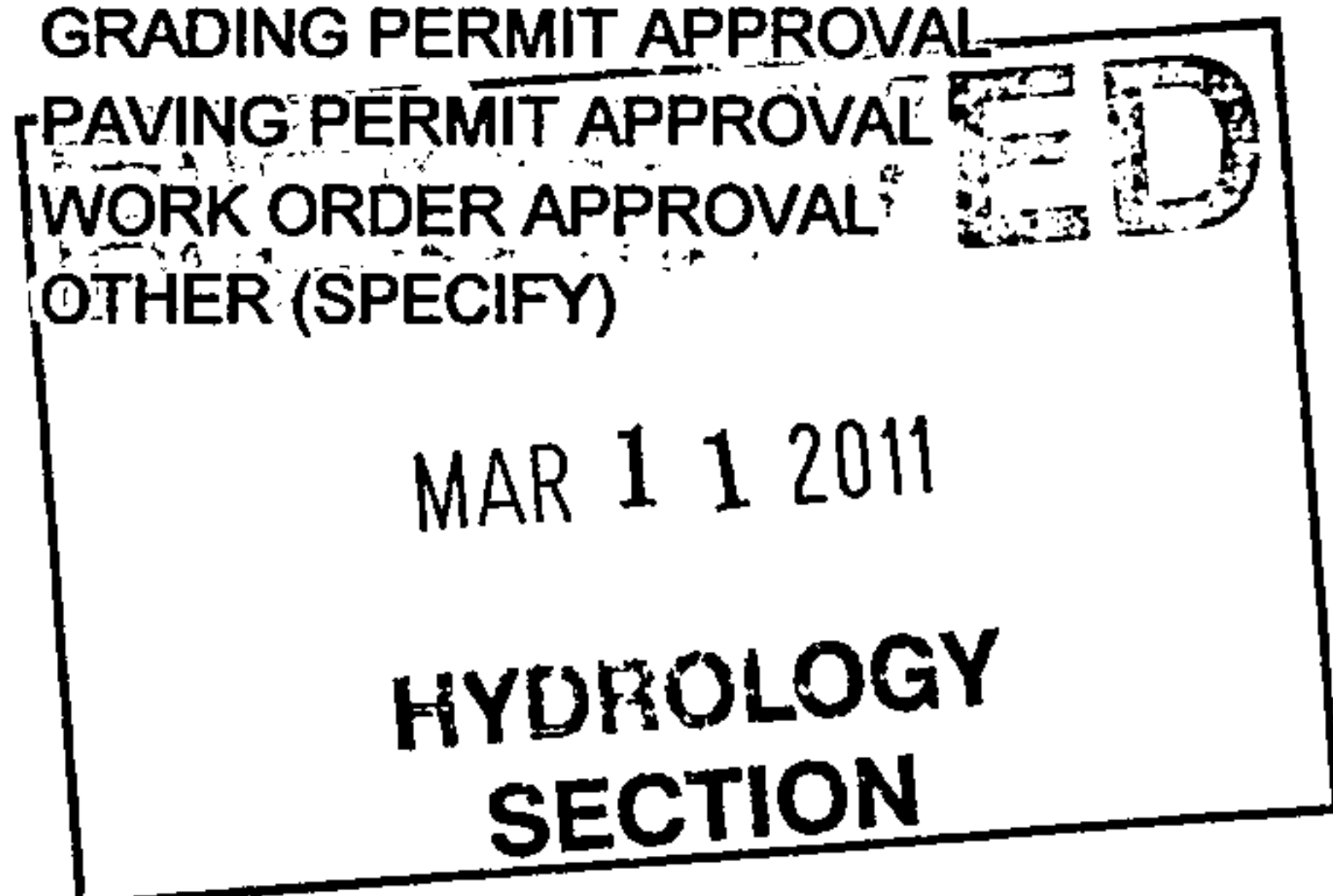
DATE SUBMITTED: 2/28/2011 BY: David Soule

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Weighted E Method

										100-Year, 6-hr.			10-day	
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
			%	(acres)	%	(acres)	%	(acres)	%	(acres)				
Existing	70686.00	1.623	28%	0.4544	4%	0.065	9%	0.146045	59%	0.957	1.532	0.207	5.82	0.335
Proposed	70686.00	1.623	5%	0.0811	12%	0.195	16%	0.259636	67%	1.087	1.721	0.233	6.50	0.378
difference	0.00	0.00	-23%		8%		7%		8%		0.189	0.026	0.68	0.000

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm

Ea= 0.53	Qa= 1.56
Eb= 0.78	Qb= 2.28
Ec= 1.13	Qc= 3.14
Ed= 2.12	Qd= 4.7

Developed Conditons

DRAINS TO IRVING

EXISTITNG	5.82 CFS
PROPOSED	6.50 CFS
INCREASE	0.68 CFS

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

March 9, 2011

Mr. Curtis Cherne
Senior Engineer
City of Albuquerque

**RE: Grading and Drainage Plan
5809 Jefferson**

Dear Mr. Cherne:

The purpose of this letter is to introduce the enclosed grading plan. The drainage management plan is very basic in nature; therefore a report is not being submitted. This plan governs the grading of the construction of a 3800 square foot addition to the existing building. This addition will match the existing finish floor, the grading accounts for the existing drainage patterns on site as well as flow entering the site from the north. This site drains to an existing inlet and 36" conduit to the Bear Arroyo. This site has some shallow ponding in the parking field at the entrance, an private inlet and conduit will drain the area. The site currently discharges 5.82 cfs to the inlet. The construction of the addition increases the flow to 6.50 cfs or 0.68 cfs. The location adjacent to the Bear arroyo and the confluence 2800' down stream with the AMAFCA North diversion channel justifies the continued free discharge and the increase in peak flow rate by 0.68 cfs.

Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,



David Soule, PE

Enclosures

cc: file

JN: 2108