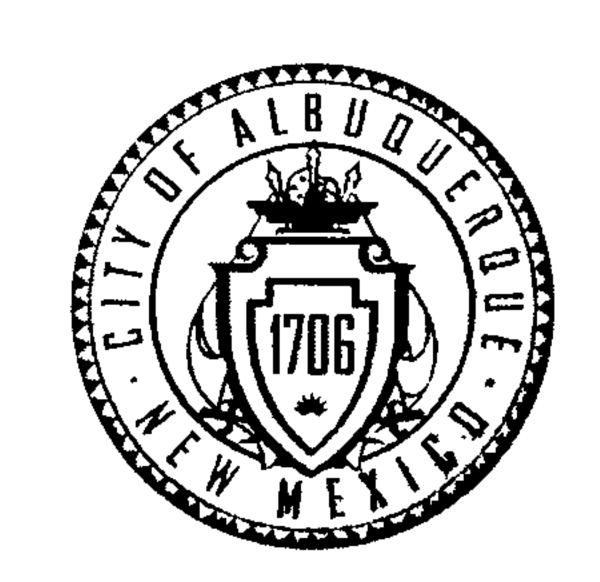
July 16, 2015



Albuquerque - Making History 1706-2006

*

Vince Carrica, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, New Mexico 87109

RE: 4th & Montano Dental Office Grading and Drainage Plan

Engineers Stamp Date 7/6/15 (F14D055)

Dear Mr. Carrica,

Based upon the information provided in your submittal received 7/7/15, the above plan is approved for Grading Permit and Building Permit.

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

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

PO Box 1293

Albuquerque

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

Sincerely,

New Mexico 87103

www.cabq.gov

Rita Harmon, P.E.

Principal Engineer, Hydrology

Planning Department

City of Albuquerque Planning Department Development & Building Services Division

Development & Building Services Division \\DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: 4th & Montano Dental Office	City Drainage #: F-14 - Dos
DRB#: EPC#:	Work Order#:
Legal Description: Lot 9A Vista Addition	
City Address: 5508 4th Street NW Albuquerq	ue, NM
Engineering Firm: Tierra West, LLC	Contact: Jon Niski
Address: 5571 Midway Park Place NE Albuqu	erque NM 87109
Phone#: 505-858-3100 Fax#: 505	E-mail: jniski@tierrawestllc.com
Owner: Patrick Sauerland-InSite Real Es	tate, LLC Contact: 630-617-9100 x 115
Address: 1400 16th Street, Suite 300 Oak E	Brook, IL 60523
Phone#: Fax#:	E-mail: psauerland@insiterealestate.co
Architect: Rick Bennett Architects	Contact: Rick Bennett
Address: 1104 Park Avenue SW Albuquero	
Phone#: Fax#:	E-mail: rick@rba81.com
Surveyor: Precision Surveys Inc	Contact: Larry Medrano
Address: P.O. Box 90636 Albuquerque, NN	····
Phone#: Fax#:	E-mail: Larry@presurv.com
Contractor: TBD	Contact:
Address: Phone#: Fax#:	E-mail:
1 ΠΟΠΟΠ.	15-111a11.
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPROVAL
X DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL FOLLOWIFIED
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL DE TOUT
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPANCY PERMITTERM 2015
CLOMR/LOMR	CERTIFICATE OF OCCUPANCM (TICL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL) 120/1510	
ENGINEER'S CERT (TCL)	A BUILDING PERMIT APPROVAE
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVAL ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVAL ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADING CERTIFICATION OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Copy Provided
DATE SUBMITTED: 07/06/2015	By: Vincent Carrica

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

tierrawestllc.com

TIERRA WEST, LLC

June 30, 2015

Ms. Rita Harmon Planning Department- Hydrology City of Albuquerque P.O. Box 1293 Albuquerque, NM 87103

4TH AND MONTANO DENTAL OFFICE RE: **GRADING AND DRAINAGE PLAN (F14-D055)**

Dear Ms. Harmon:

Please find the following responses addressing your comments listed below:

- Are the west and south areas of the building landscaped? Response: Yes they are landscaped.
- A cross lot drainage agreement is needed from the owners to the south. Response: Per discussion with Mr. Rael, additional information was added to the plan to show that a cross lot drainage agreement is not necessary as the drainage is maintained onsite.
- Is curbing in place at the existing south parking area? If so, curb cuts will be needed. Response: No. curbing is not in place in the existing south parking area.
- 4. How are flows from the roof directed away from the building? Response: Flows from the roof are directed to 3 down spouts on the west side of the building. These are indicated on the grading plan along with splash blocks. The runoff is captured in the drainage swale that runs along the west side of the building.
- 5. What is the double line in the north landscaped area? Is this a sidewalk culvert? Response: The double lines are existing contour lines. The sidewalk and concrete area along the north side of the building have been revised per comments from Planning to include a ramp and stair connection to the existing Montano Blvd sidewalk. The remaining area on the north side is now to be landscaped.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

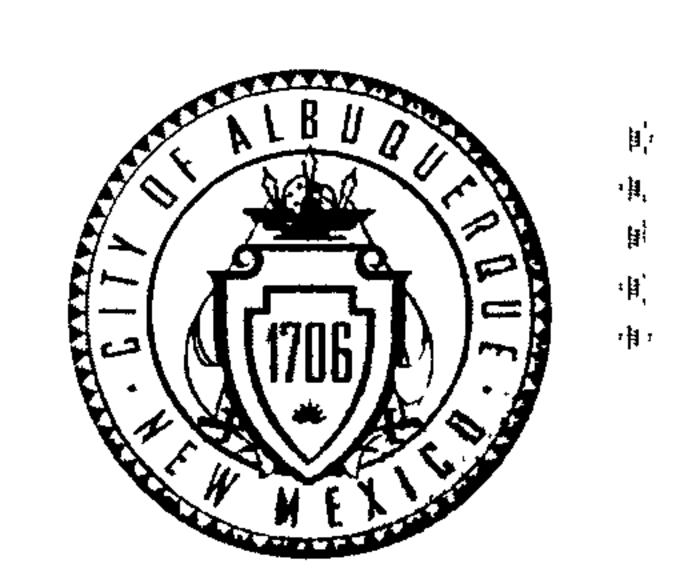
Sincerely,

Vincent P. Carrica, P.E.

2014099 JN:

Z \2014\2014\099 4th and Montano Dental Office\Working Documents\2014\099 15 05 11 Response to Drainage Comments docx dc

June 11, 2015



Vince Carrica, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, New Mexico 87109

4th & Montano Dental Office Grading and Drainage Plan Engineers Stamp Date 5/14/15 (F14D055)

Dear Mr. Carrica,

Based upon the information provided in your submittal received 5/15/15, the above referenced plan is cannot be approved for Grading Permit and Building Permit until the following comments are addressed.

- Are the west and south areas of the building landscaped?
- A cross lot drainage agreement is needed from the owners to the south.
- Is curbing in place at the existing south parking area? If so, curb cuts will be needed.
- How are flows from the roof directed away from the building?
- What is the double line in the north landscaped area? Is this a sidewalk culvert?

Sincerely,

New Mexico 87103 If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

www.cabq.gov

PO Box 1293

Albuquerque

Rita Harmon, P.E.

Senior Engineer, Hydrology

Planning Department

RR/RH C: File

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2013)

Project Title: 4th & Montano Dental Office	City Drainage #: \(\frac{140055}{}\)
DRB#: EPC#:	Work Order#:
Legal Description: Lot 9A Vista Addition	
City Address: 5508 4th Street NW Albuquerq	ue, NM
Engineering Firm: Tierra West, LLC	Contact: Jon Niski
Address: 5571 Midway Park Place NE Albuqu	
Phone#: 505-858-3100 Fax#: 505	E-mail: jniski@tierrawestllc.com
Owner: Patrick Sauerland- InSite Real Es Address: 1400 16th Street, Suite 300 Oak E	
Phone#: Fax#:	E-mail: psauerland@insiterealestate.com
Architect: Rick Bennett Architects Address: 1104 Park Avenue SW Albuquerq	Contact: Rick Bennett ue, NM 87102
Phone#: Fax#:	E-mail: rick@rba81.com
Surveyor: Precision Surveys Inc Address: P.O. Box 90636 Albuquerque, NM	Contact: Larry Medrano
Phone#: Fax#:	E-mail: Larry@presurv.com
Contractor: TBD	Contact:
Address:	
Phone#: Fax#:	E-mail:
TYPE OF SUBMITTAL: DRAINAGE REPORT	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT: SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPROVAL
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TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT APPROVAL SECTIFIED
ENGINEER'S CERT (TCL) ENGINEER'S CERT (DRB SITE PLAN) ENGINEER'S CERT (ESC) SO-19 OTHER (SPECIFY)	X BUILDING PERMIT APPROVAL SO-19 APPROVAL SO-19 APPROVAL ESC PERMIT APPROVAL ESC CERT. ACCEPTANCE GRADING CERTIFICATION OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED: DATE SUBMITTED: 05/14/2015	Yes No. Copy Provided By: Vincent Carrica

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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DRAINAGE REPORT

For

4th STREET AND MONTANO DENTAL OFFICE ALBUQUERQUE, NEW MEXICO

Prepared by

Tierra West, LLC 5571 Midway Park Place NE Albuquerque, New Mexico 87109

Prepared for

Patrick Sauerland InSite Real Estate, LLC 1400 16th Street, Suite 300 Oak Brook, IL 60523

May 6, 2015

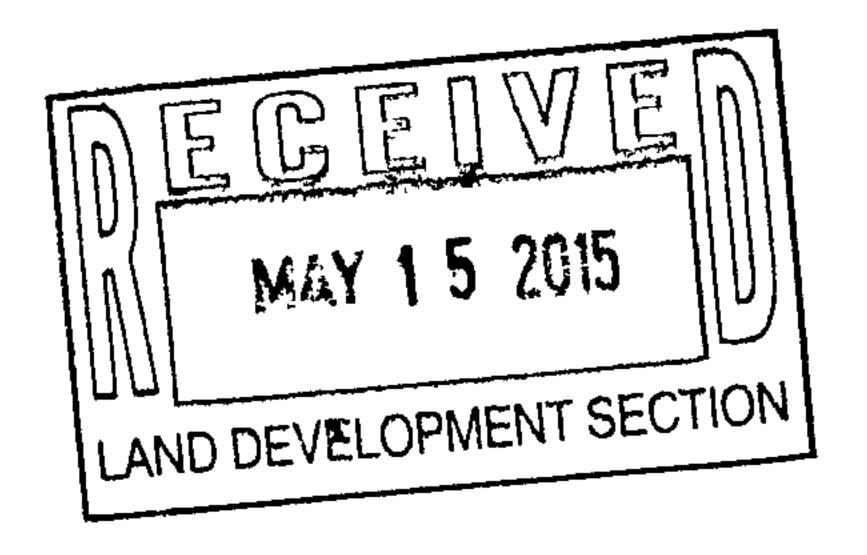
MAY 1 5 2015

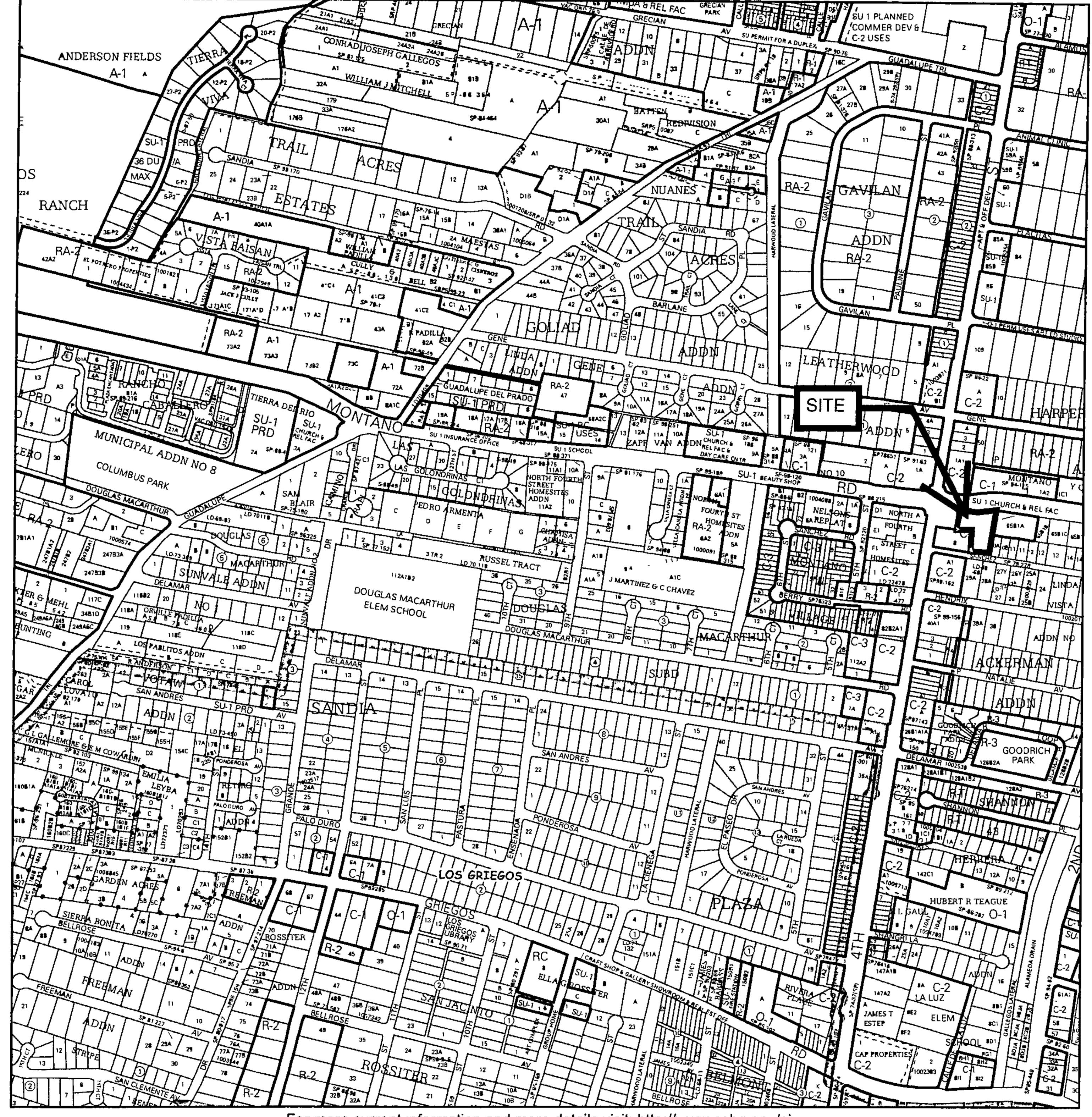
LAND DEVELOPMENT SECTION

Vincent P. Carrica, PE # 16212

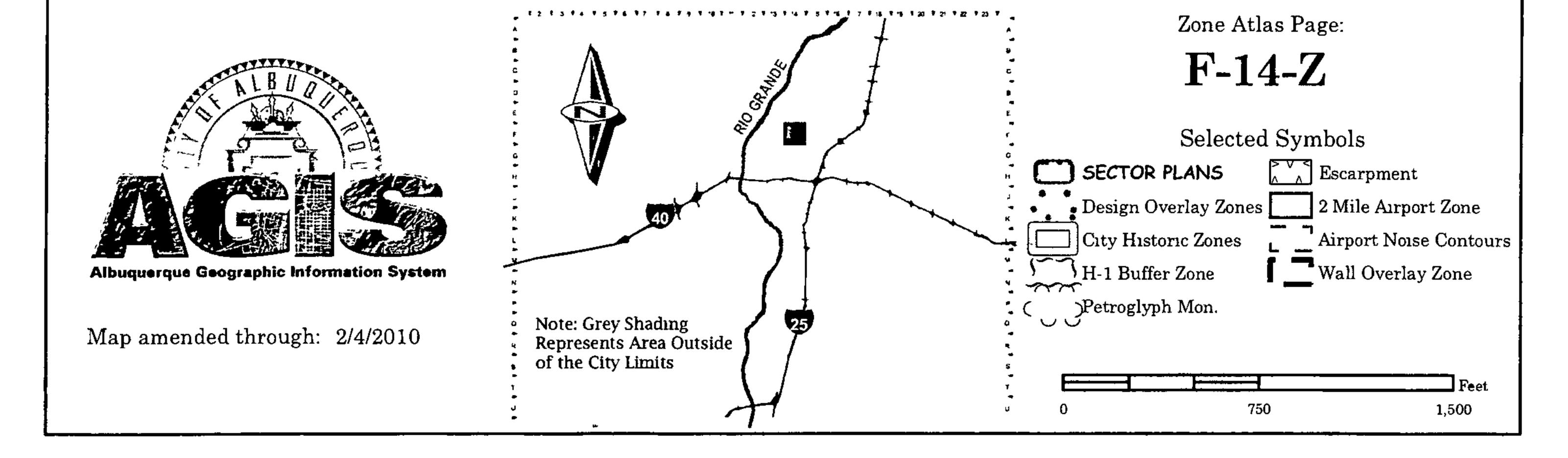
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GRADING AND DRAINAGE PLAN	MAP POCKET





For more current information and more details visit: http://www.cabq.gov/gis



LOCATION

The proposed commercial development is located in the southeast quadrant of the 4th and Montano intersection is comprised of approximately 0.71 acres zoned C2-Community Commercial in Albuquerque, NM.

This report represents a drainage management and grading plan for approval by the City of Albuquerque, for grading and Building Permit submittal.

DRAINAGE BASIN DESIGNATION

The drainage basins for proposed conditions are as indicated on the BASIN MAP included in this report. The site, both for existing developed conditions and for proposed redeveloped conditions, is broken into two main drainage basins, designated as the North Basin and the South Basin.

EXISTING DRAINGE CONDITIONS

The site is currently developed as a multi bay car wash and vehicle emissions testing facility. Under current conditions runoff from the northern portion of the site free discharges via surface flow to Montano Blvd. Runoff from the southern portion of the site free discharges via sheet flows to Sanchez Ave. No onsite ponding is provided under existing conditions.

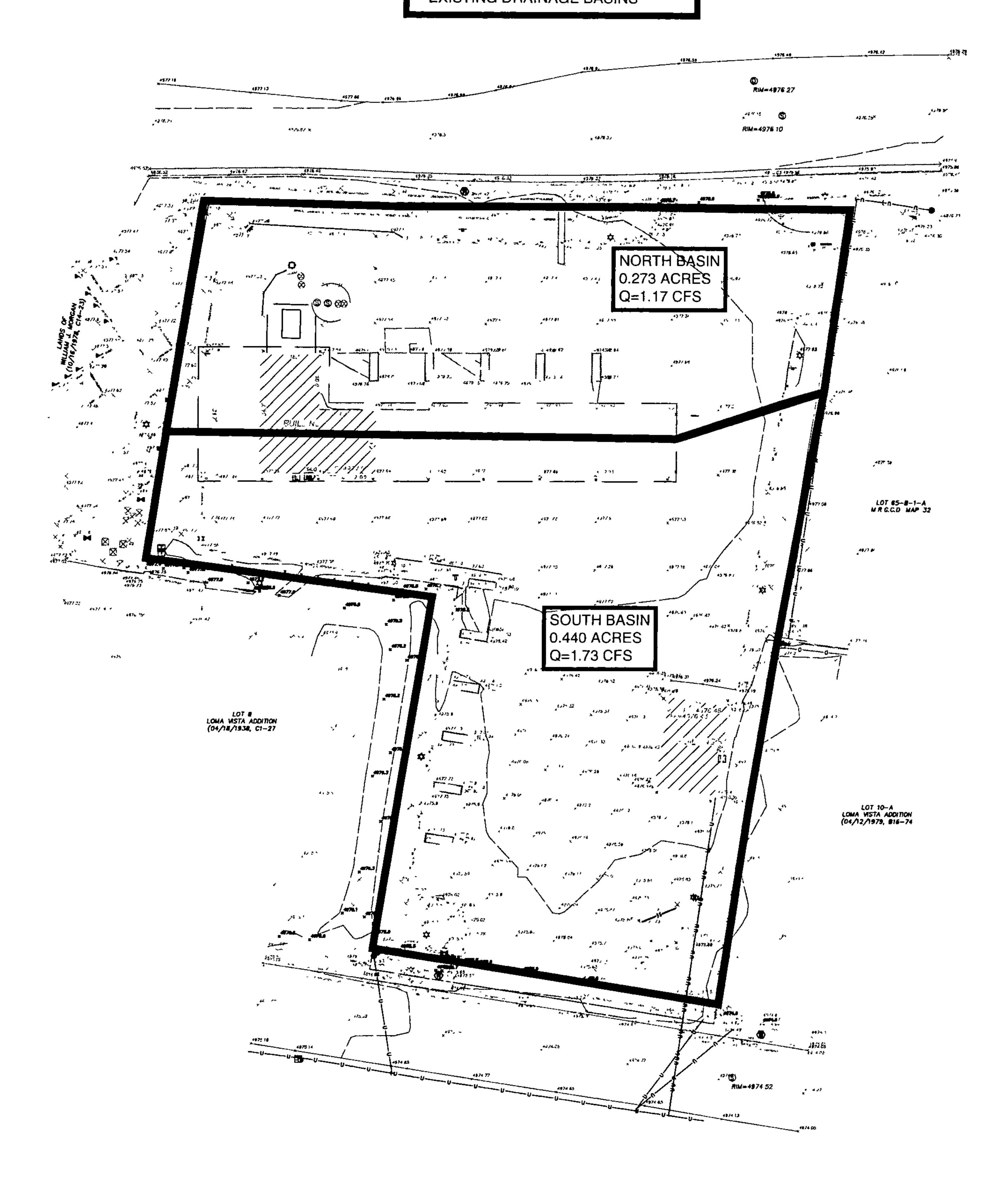
FIRM MAP

The site is not located in a designated Flood Hazard Zone per FEMA – (Firm Map 35001C0119G – See Attached Map).

DESIGN-CRITERIA

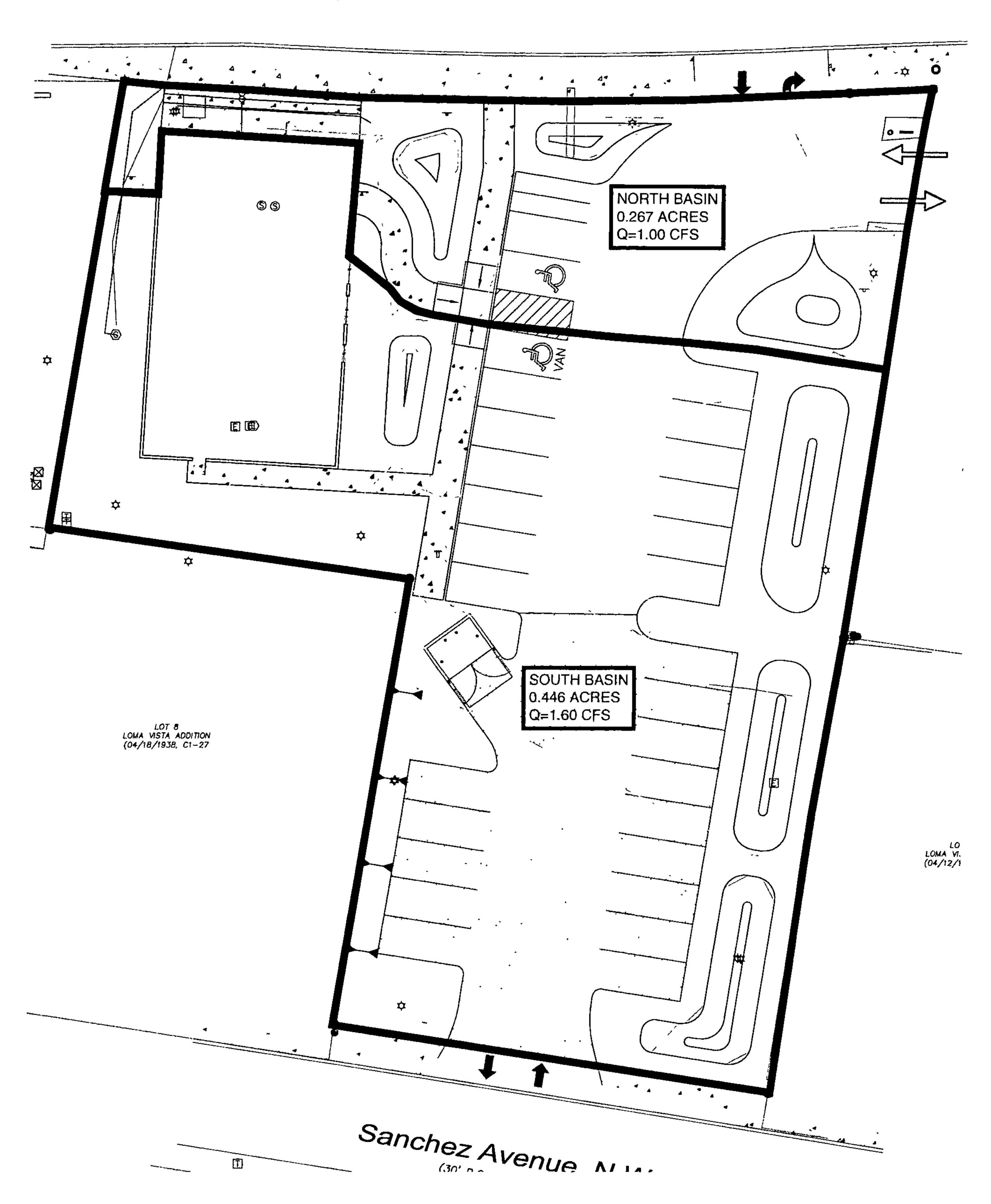
The drainage plan presented in this report was prepared in accordance with the City of Albuquerque Drainage Ordinances and Chapter 22 of the Development Process

4TH & MONTANO DENTAL OFFICE EXISTING DRAINAGE BASINS



Montano Road, N.VV.

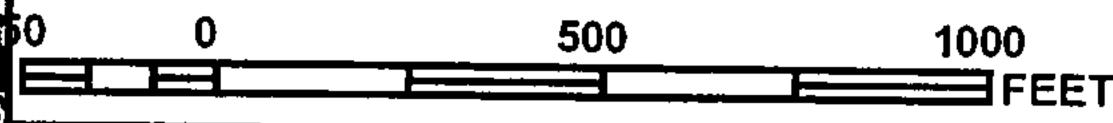
(100' R.O W)

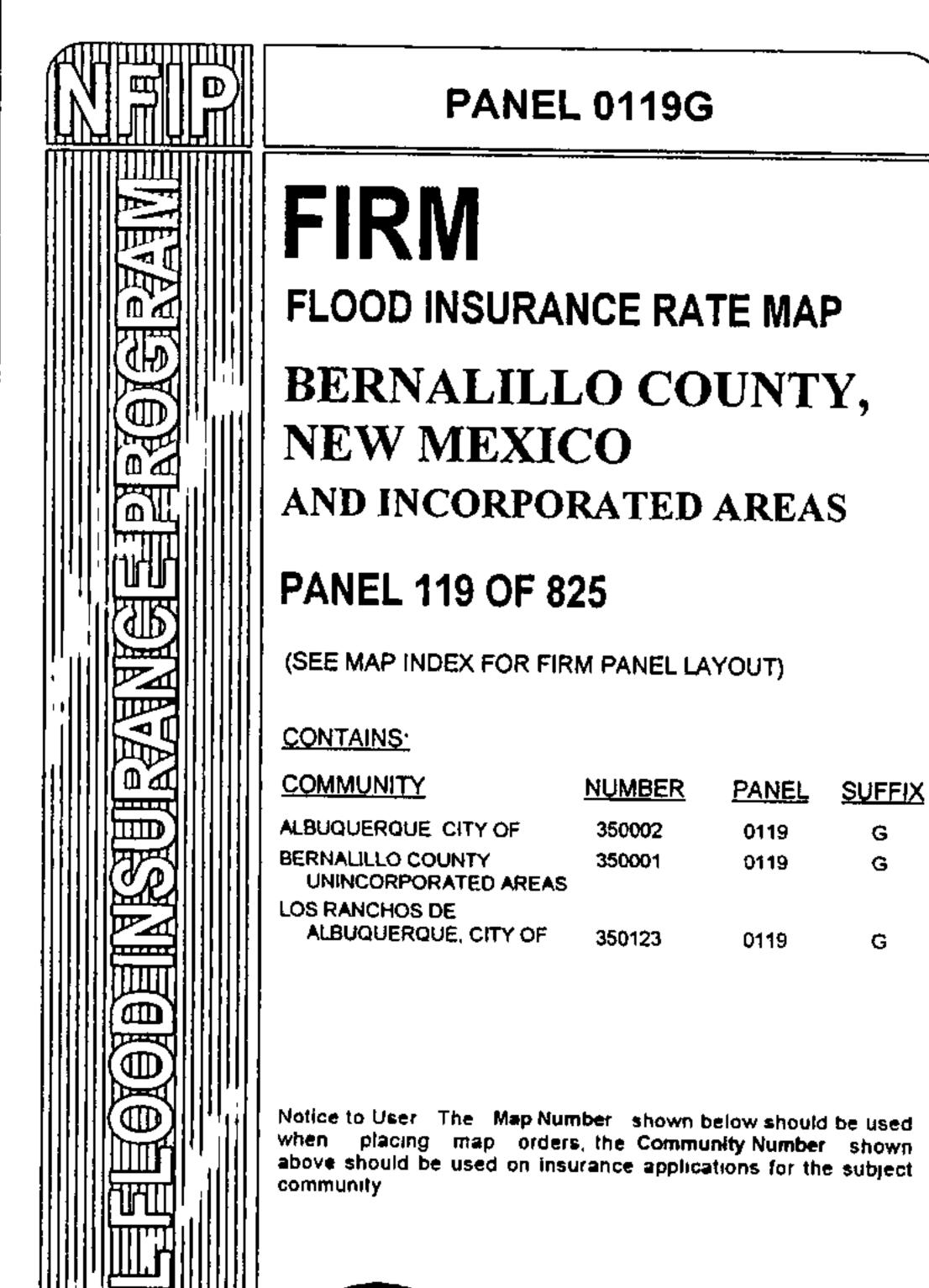


(\$)



MAP SCALE 1" = 500'





MAP NUMBER 35001C0119G

MAP REVISED SEPTEMBER 26, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MiT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www msc fema gov

Manual DPM. The hydrological analysis is based on the 100-year frequency, 6-hour duration storm, as Represented in Section 22, Part A, Hydrology, of the Development Process Manual. In addition, it is the intent to demonstrate existing conditions will be improved by decreasing the total impervious areas on the site and reducing flows that enter both Montano Blvd and Sanchez Ave. The plan will also include retention of the first flush in on-site landscaped areas.

Rainfall intensities per this report are as follows:

FREQ	ZONE	P60	P360	P1440
100YR	2	2.01	2.35	2.75

DEVELOPED-DRAINAGE CONDITIONS

The existing car wash building, emission testing building, trash enclosure and the north drive aisles and north parking areas will be demolished. The proposed new building and new north parking field will be constructed to include shallow ponding in the landscape areas for first flush retention. The proposed development will incorporate the existing south parking area. Adjacent landscape areas will be regraded to provide onsite retention of the first flush. The existing drainage patterns will be maintained with the exception of the first flush retention areas that will be added. The onsite ponding provided for retention of the first flush equals 260 cubic feet for the north basing and 450 cubic feet for the south basin. These volumes exceed the required first flush retention volumes from impervious areas equal 130 cubic feet for the north basin and 160 cubic feet for the south basin. The overall impervious area of the site will be reduced with the new development, reducing the runoff from the site to both Montano Blvd and Sanchez Ave. Refer to enclosed Weighted E computation spreadsheet for existing and developed conditions.

SUMMARY

The proposed grading and drainage plan for the proposed redevelopment of the existing developed site provides the grading and drainage elements which are capable of safely passing the 100-year storm and meeting COA DPM requirements. The runoff from the site will be decreased by a reduction in impervious areas and by the onsite retention of the first flush runoff volumes.

4TH STREET & MONTANO DENTAL OFFICE

Weighted E Method

Zone #2

Undeveloped Basıns

							·						100-Year			10-Year			2-Year	
Basın	Area	Area	Area	Treat	ment A	Treat	tment B	Trea	tment C	Treat	ment D	Weighted E	Volume	Flow	Weighted E	Volume	Flow	Weighted E	Volume	Flow
	(st)	(acres)	(sq miles)	<u>%</u>	(acres)	%	(acres)	%	(acres)	%	(acres)	(ac-ft)	(ac-ft)	cfs	(ac-ft)	(ac-ft)	cfs	(ac-ft)	(ac-ft)	cfs
South	19161 00	0 440	0 00069	0%	0	0%	0 000	49%	0 215539	51%	0 224	1 635	0 060	1.73	0.938	0 034	1.07	0 476	0 017	0.5
North	11910 00	0 273	0 00043	0%	0	0%	0 000	26%	<u>0 0</u> 71088	74%	0 202	1 863	0 042	1 17	1 127	0.026	0 76	0.624	0 014	0 4
Total	31071 00	0 713	0 00111						<u> </u>				0.100	0.04						
							• • • • • •		 	 -			0 102	2.91		0 060	1 83		0 032	0.9

Developed Basıns

				<u></u>				_		<u> </u>			100-Year			10-Year			2-Year	
Basın	Area	Area	Area	Treat	ment A	Treat	ment B	Trea	tment C	Treat	tment D	Weighted E	Volume	Flow	Weighted E	Volume	Flow	Weighted E	Volume	Flow
	(sf)	(acres)	(sq miles)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	(ac-ft)	(ac-ft)	cfs	(ac-ft)	(ac-ft)	cfs	(ac-ft)	(ac-ft)	cfs
South	19442 00	0 446	0.00070	0%	0	0%	0 000	71%	0 316892	29%	0 129	1 417	0 053	1 60	0 758	0 028	0 95	0 336	0 012	0 43
North	11629.00	0 267	0 00042	0%	0	0%	0 000	61%	0 162849	39%	0 104	1 516	0 034	1.00	0 840	0.019	0 61	0 400	0 009	0.29
Total	21071.00	0.710	0.00111			<u> </u>			 											
Total	31071 00	0 713	0.00111			<u> </u>			 				0 086	2 60		0.047	1.55		0.021	0 72
	<u> </u>		·						<u> </u>	<u> </u>		<u> </u>	_							

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



City of Albuquerque P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 20, 2003

Larry Read, PE
Larry Read & Associates
4800-C Juan Tabo Blvd. NE
Albuquerque, NM 87111

RE: KRISP AND KLEAN CARWASH #2

(F-14/D55)

(5508 4th Street)

CERTIFICATE OF OCCUPANCY - Temporary

ENGINEER'S CERTIFICATION DATED 8/18/2003

Dear Mr. Read:

Based upon the information provided in your submittal dated 8/20/2003, the above referenced site is approved for a **TEMPORARY** Certificate of Occupancy.

A Temporary Certificate of Occupancy has been issued for <u>30 days</u>, allowing the remaining drainage issues to be completed within this time scope.

If you have any questions please call me at 924-3986.

Sincerely, Bull Bull.

Bradley L. Bingham, PE

Sr. Engineer, Planning Dept.

Development and Building Services

C: Certificate of Occupancy Clerk, COA drainage file approval file



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 15, 2003

Larry D. Read, PE
Larry Read & Associates
4800-C Juan Tabo NE
Albuquerque, NM 87111

Re: Krisp & Klean Carwash #2 Grading and Drainage Plan

Engineer's Stamp dated 1-3-03, (F14/D55)

Dear Mr. Read,

Based upon the information provided in your submittal dated 1-6-03, the above referenced plan is approved 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, please contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE

Sr. Engineer, Planning Dept.

Development and Building Services

C: file



City of Albuquerque P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 15, 2003

James W Green, Registered Architect 10421 Camino del Oso NE Albuquerque, NM 87111

Re: Krisp & Klean Carwash #2 Traffic Circulation Layout Plan Architect's Stamp dated 1-3-03, (F14/D55)

Dear Mr. Green,

Based upon the information provided in your submittal dated 12-17-02, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Transportation.

Prior to Certificate of Occupancy release, Architect Certification per the DPM checklist will be required.

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

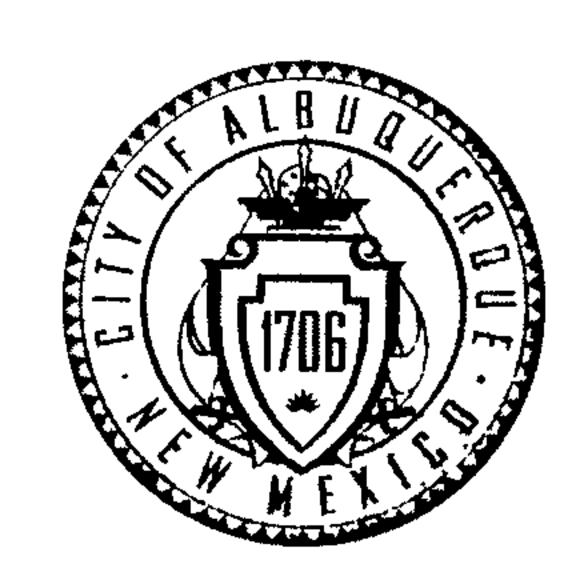
Sincerely,
Brady L. Brand

Bradley L. Bingham, PE

Sr. Engineer, Planning Dept.

Development and Building Services

C: file



Planning Department Transportation Development Services

July 8, 2015

Mr. Vince Carrica Tierra West, LLC 5571 Midway Park Place NE Albuquerque, NM 87109

4th and Montano Dental Office Re: 5508 4th St., NW **Traffic Circulation Layout** Engineer's/Architect's Stamp dated 7-6-15 (F14-D055)

Dear Mr. Carrica,

The TCL submittal received 7-7-15 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.

Albuquerque

PO Box 1293

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 New Mexico 87103 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.

www.cabq.gov

Racquel M. Michel, P.E.

Senior Engineer, Planning Dept. Development Review Services

File

Sincerely,

CO Clerk

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title. 4th & Montano Dental Office	City Drainage #: F-14 - Do'ss
DRB#: EPC#:	Work Order#:
Legal Description: Lot 9A Vista Addition	
City Address: 5508 4th Street NW Albuquerqu	ue, NM
Engineering Firm: Tierra West, LLC	Contact: Jon Niski
Address: 5571 Midway Park Place NE Albuque	erque NM 87109
Phone#: 505-858-3100 Fax#: 505	-858-1118 E-mail: jniski@tierrawestllc.com
Owner: Patrick Sauerland-InSite Real Est	
Address: 1400 16th Street, Suite 300 Oak B	rook, IL 60523
Phone#: Fax#:	E-mail: psauerland@insiterealestate.com
Architect: Rick Bennett Architects Address: 1104 Park Avenue SW Albuquerque	Contact: Rick Bennett
	E-mail: rick@rba81.com
Surveyor: Precision Surveys Inc	Contact: Larry Medrano
Address P.O. Box 90636 Albuquerque, NM	87199
Phone#: Fax#:	E-mail: Larry@presurv.com
Contractor: TBD	Contact:
Address: Phone#: Fax#:	E-mail
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPROVAL
X DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL PO LOW FIRE
CONCEPTUAL G & D PLAN	S DEV. FOR BLDG. PERMIT APPROVAL DE DIVIDE DE LA COMPANION DE
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPANCY (PERM) 11 7 23:5
CLOMR/LOMR	CERTIFICATE OF OCCUPANCY (TICL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL) 2015/01	I W WAD DEVELOPINENT SECTION I
ENGINEER'S CERT (TCL)	DOILDING FERMIT APPROVAE
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ENGINEER'S CERT (ESC) SO-19	PAVING PERMIT APPROVAL ESC PERMIT APPROVAL WORK ORDER APPROVAL ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	WORK ORDER APPROVAL ESC CERT. ACCEPTANCE GRADING CERTIFICATION OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Copy Provided
DATE SUBMITTED: 07/06/2015	By: Vincent Carrica

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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- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
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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

TW

Tierra West, LLC. JOB NO: DATE: 7/6/2015 2014099 Racquel Michel, PE ATTENTION: (505) 858-3100 5571 Midway Park Place NE, Albuquerque, NM 87109 4th & Montano Dental Office RE: Planning Department 5508 4th St. NW Development Review Services PHONE: WE ARE SENDING YOU Under Separate cover via _____ Attached the following items: Shop drawings Specifications **Prints** Plans Samples Copy of letter Change order **COPIES** NO. DESCRIPTION DATED 7/6/2015 Revised TCL 6/15/2015 Original Approved TCL 6/19/2015 TCL Approval Letter Sta DEVELOPMENT SECTION! THESE ARE TRANSMITTED as checked below: For approval Approved as submitted FOR SIGNATURE(S) For your use Approved as noted As requested Returned for corrections For review and comments PRINTS RETURNED AFTER LOAN TO US FOR BIDS DUE REMARKS Racquel, The attached revised TCL for the 4th & Montano Dental Office was revised to address a comment from Zoning requesting 20' HC parking spaces. The TCL was revised to include 20' deep HC spaces. Plea me know if you have any questions on the plan. Once you have reviewed the plan and are ok with it, we will provide three copies building permit sets and one for our file to be used for Certification at the time C.O. is requested). Thanks! COPY TO Vincent Carrica, PE **SIGNED** RECEIVED BY Date

LETTER OF TRANSMITTAL



Planning Department Transportation Development Services

June 19, 2015

Mr. Vince Carrica Tierra West, LLC 5571 Midway Park Place NE Albuquerque, NM 87109

4th and Montano Dental Office Re:

5508 4th St., NW

Traffic Circulation Layout

Engineer's/Architect's Stamp dated 6-15-15 (F14-D055)

Dear Mr. Carrica,

The TCL submittal received 6-18-15 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.

PO Box 1293

Albuquerque

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 <u>Drainage and Transportation Information Sheet</u> to New Mexico 87103 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.

www.cabq.gov

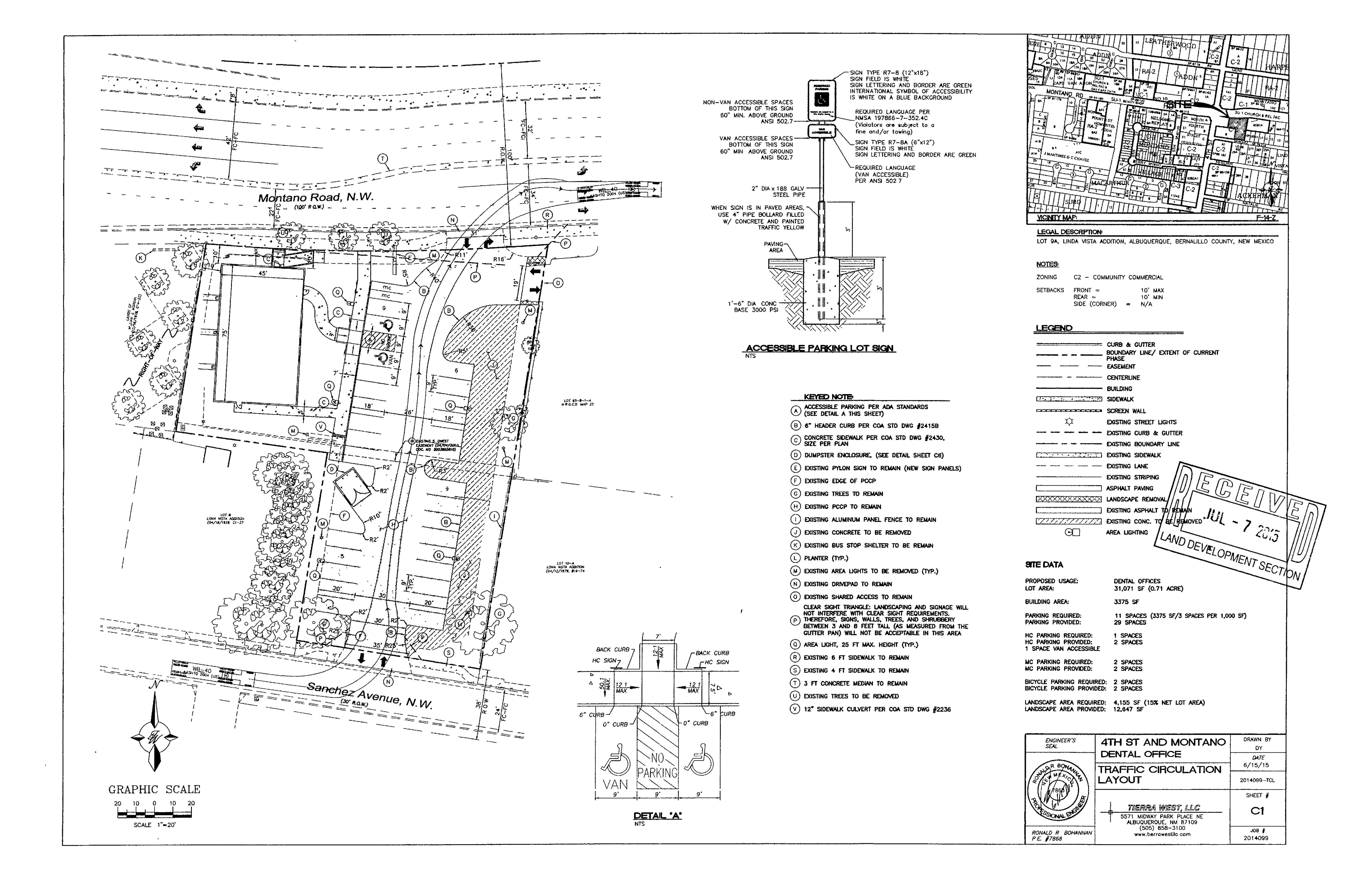
Racquel M. Michel, P.E. Senior Engineer, Planning Dept.

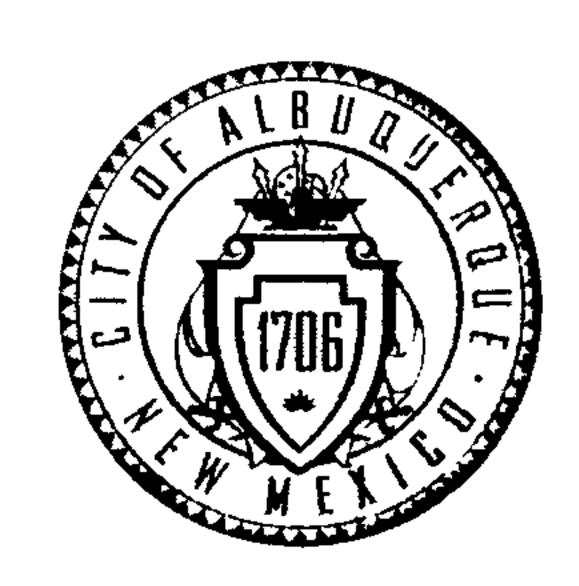
Development Review Services

File CO Clerk

Sincerely,

LAND DEVELOPMENT SECTION





Planning Department Transportation Development Services

June 19, 2015

Mr. Vince Carrica Tierra West, LLC 5571 Midway Park Place NE Albuquerque, NM 87109

4th and Montano Dental Office Re:

5508 4th St., NW

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www.cabq.gov

Racquel M. Michel, P.E.

Senior Engineer, Planning Dept. Development Review Services

File

Sincerely,

CO Clerk



Planning Department

Development & Building Services Division

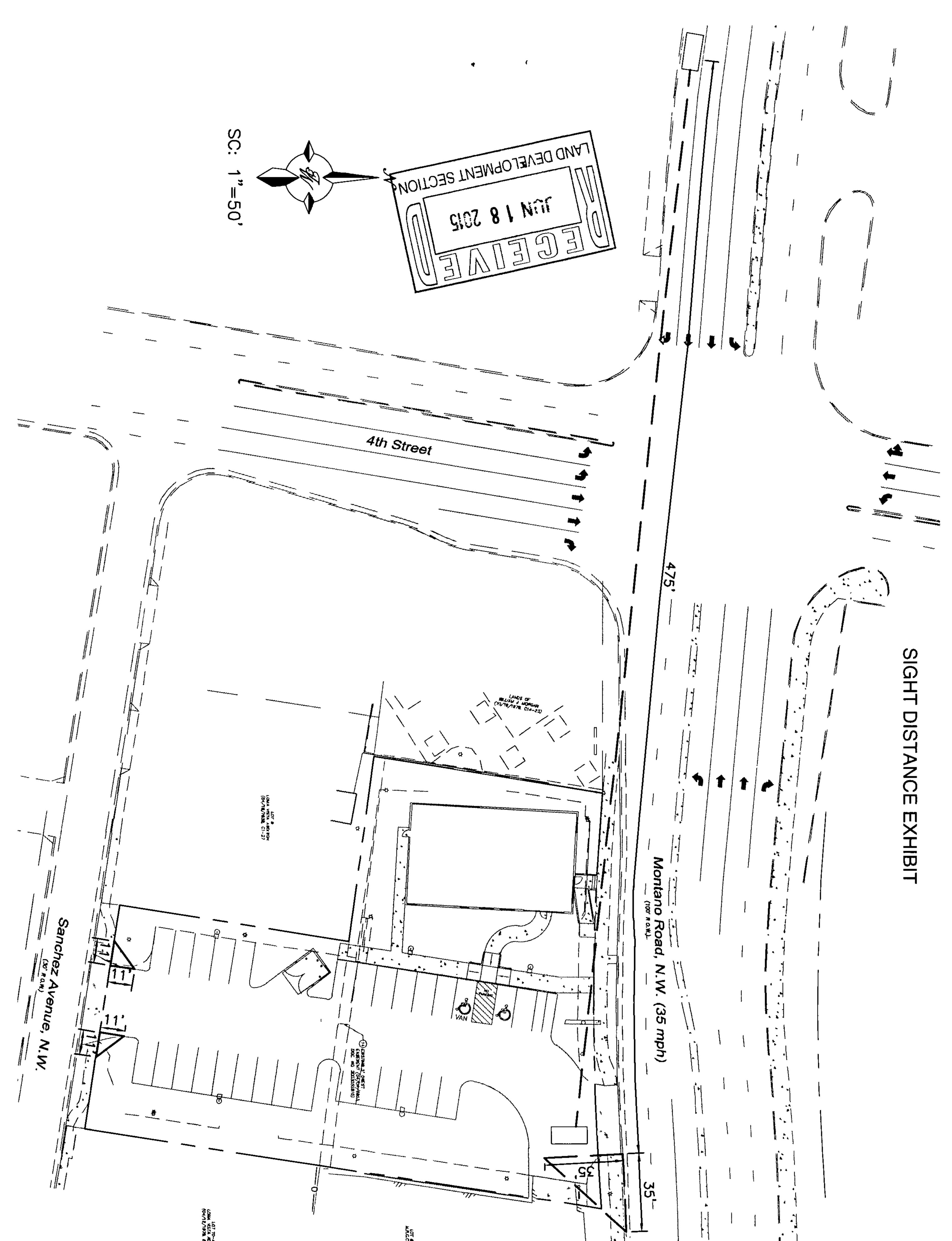
DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: 4th & Montano Dental Office	City Drainage #: F14D055
DRB#:	Work Order#:
Legal Description: Lot 9A Vista Addition	
City Address: 5508 4th Street NW Albuquerque, NM	
Engineering Firm: Tierra West, LLC	Contact: Vince Carrica
Address: <u>5571 Midway Park Place NE Albuquerque NM 8</u> Phone#: 505-858-3100 Fax#: 505-858-1118	
Phone#: 505-858-3100 Fax#: 505-858-1118	E-mail: vcarrica@tierrawestllc.com
Owner: Patrick Sauerland- InSite Real Estate, LLC Address: 1400 16th Street, Suite 300 Oak Brook, IL 60523	Contact: 630-617-9100 x 115
Phone#:	E-mail: psauerland@insiterealestate.com
Architect: Rick Bennett Architects Address: 1104 Park Avenue SW Albuquerque, NM 87102	Contact: Rick Bennett
Phone#: Fax#:	E-mail: rick@rba81.com
Surveyor: Precision Surveys Inc	Contact: Larry Medrano
Address: P.O. Box 90636 Albuquerque, NM 87199	
Phone#: Fax#:	E-mail: Larry@presurv.com
Contractor: TBD	Contact:
Address:	<u> </u>
Phone#: Fax#:	E-mail:
TYPE OF SUBMITTAL: CHECK TYPE	OF APPROVAL/ACCEPTANCE SOUGHT:
	AL GUARANTEE RELEASE
	Y PLAT APPROVAL I FOR SUB'D APPROVAL TO E G G G G G G G G G G G G G G G G G G
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EROSION & SEDIMENT CONTROL PLAN (ESC) FINAL PLAT	11111
	APPROVAL E OF OCCUPANCY (PERM) LAND DEVELOPMENT SECTION
	E OF OCCUPANCY (TCL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL) FOUNDATION	N PERMIT APPROVAL
ENGINEER'S CERT (TCL) \overline{X} BUILDING PI	ERMIT APPROVAL
ENGINEER'S CERT (DRB SITE PLAN) GRADING PE	RMIT APPROVAL SO-19 APPROVAL
ENGINEER'S CERT (ESC) PAVING PER	MIT APPROVAL ESC PERMIT APPROVAL
SO-19 WORK ORDE	R APPROVAL ESC CERT. ACCEPTANCE
OTHER (SPECIFY) GRADING CE	ERTIFICATION OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED: Yes N	To Copy Provided \/ \p \/ \lambda
DATE SUBMITTED: By: Vincent Carrica	

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





Planning Department Transportation Development Services

Thursday, June 04, 2015

Vince Carrica Tierra West, LLC 5571 Midway Park Place, NE Albuquerque, NM 87109

Re: 4th & Montano Dental Office
5508 4th St., NW
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 6-2-15 (F14-D055)

Dear Mr. Carrica,

Based upon the information provided in your submittal received 6-2-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

1. Clarify the extents of the current phase.

Albuquerque

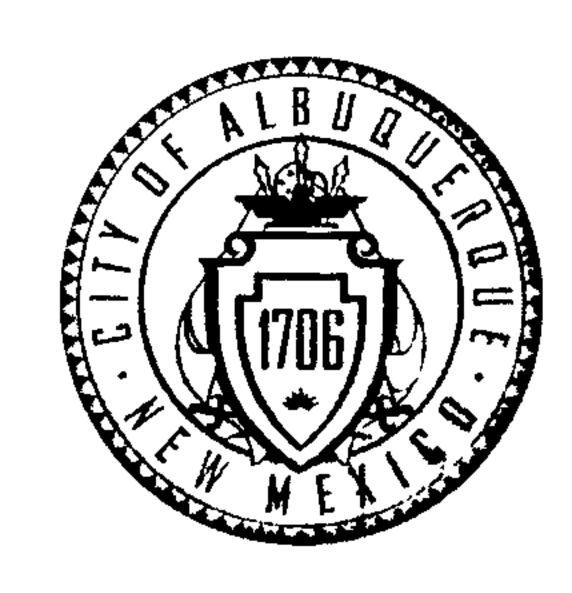
- Identify all existing access easements and rights of way with dimensions.
- 3. Identify and dimension the existing right of way width, medians, sidewalks and curb cuts on Montano Rd., Sanchez Ave. and into the parcel to the east of the proposed building.

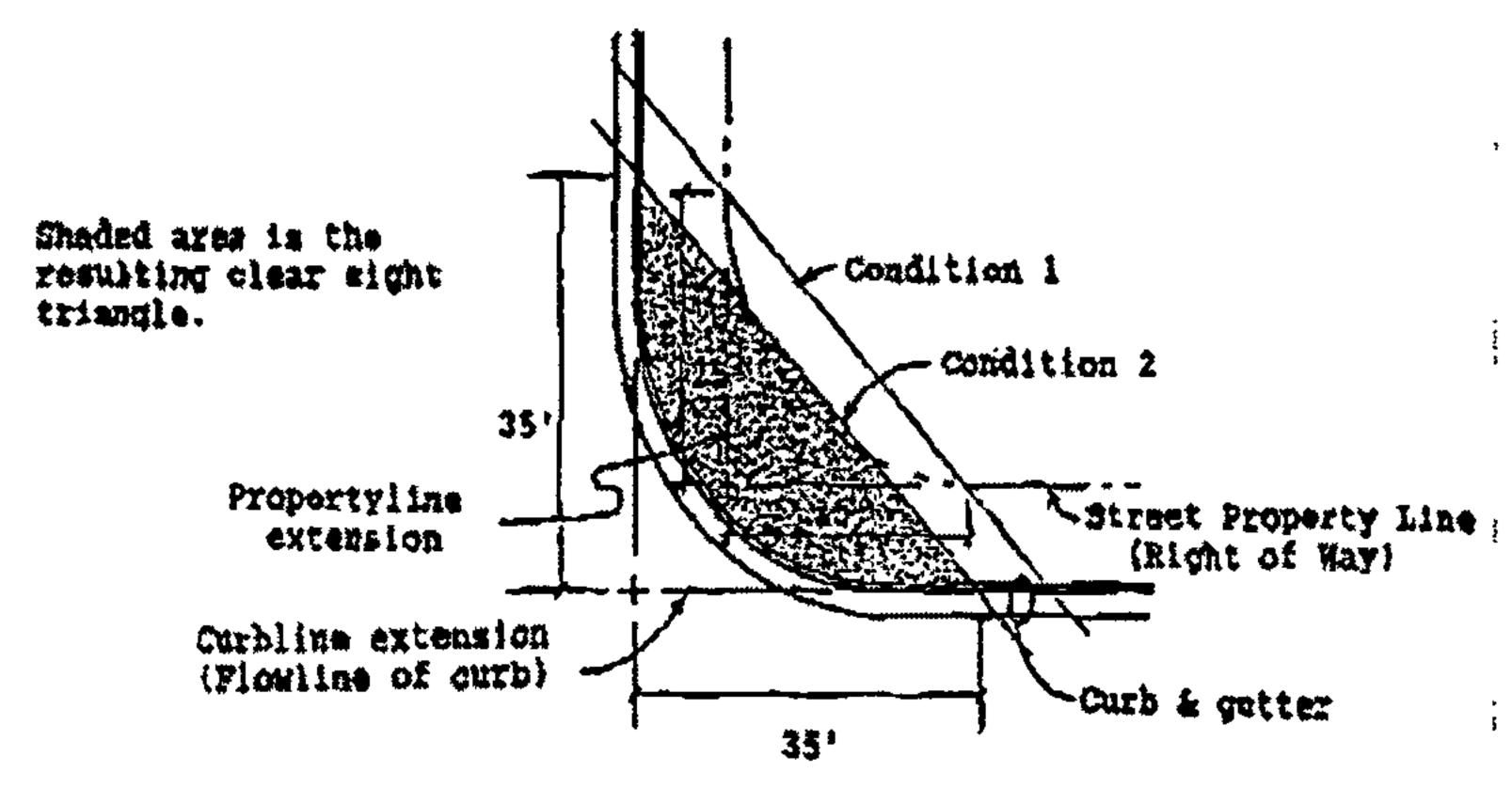
New Mexico 87103

4. Please show a detail with dimensions and slope of the ADA pedestrian walkway transition from the ADA parking spaces.

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- 5. The ADA van accessible sign must have the required language per 66-7-352.46 NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please show a detail of this signage.
- 6. The ADA access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- 7. Show all drive aisle widths and radii.
- 8. Design delivery vehicle route needs to be shown.
- 9. Please provide a sight distance exhibit (see the Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance). Please provide this detail at the Montano Rd. and Sanchez Ave. entrances.





- 10. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
- 11. Please include a copy of your shared access agreement with the adjacent property owner to the east of the proposed building.
- 12. Work within the public right of way requires a work order with DRC approved plans.

PO Box 1293

13. Please include two copies of the traffic circulation layout at the next submittal.

Albuquerque

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3630.

New Mexico 87103

www.cabq.gov

Racquel M. Michel, P.E.

Senior Engineer, Planning Dept. Development Review Services

c: File CO Clerk

Sincerely,

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

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DRB#: EPC#:	Work Order#:	-
Legal Description: Lot 9A Vista Addition		•
City Address: 5508 4th Street NW Albuquero	que, NM	-
Engineering Firm: Tierra West, LLC	Contact: Vince Carrica	_
Address: 5571 Midway Park Place NE Alk		-
Phone#: 505-858-3100 Fax#: 50)5-858-1118 E-mail: vcarrica@tierrawestllc.com	-
Owner: Patrick Sauerland-InSite Real Es	state, LLC Contact: 630-617-9100 x 115	
Address: 1400 16th Street, Suite 300 Oak	Brook, IL 60523	_
Phone#: Fax#:	E-mail: psauerland@insiterealestate.c	moś
Architect: Rick Bennett Architects	Contact: Rick Bennett	-
Address: 1104 Park Avenue SW Albuquer	· · · · · · · · · · · · · · · · · · ·	.
Phone#: Fax#:	E-mail: rick@rba81.com	-
Surveyor: Precision Surveys Inc	Contact: Larry Medrano	_
Address: P.O. Box 90636 Albuquerque, NN	VI 87199	-
Phone#: Fax#:	E-mail: Larry@presurv.com	-
Contractor: TBD	Contact:	_
Address:		
Phone#: Fax#:	E-mail:	
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:	
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE	
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPROVAL	
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL	
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL	,
GRADING PLAN	SECTOR PLAN APPROVAL	<u> </u>
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL	
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPANCY (PERM)	U
CLOMR/LOMR	CERTIFICATE OF OCCUPANCY (TCL TEMP) ND DEVELOPMENT SECT	100
X TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT APPROVAL	ION
ENGINEER'S CERT (TCL)	X BUILDING PERMIT APPROVAL	
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVAL SO-19 APPROVAL	
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVAL ESC PERMIT APPROVAL	
SO-19	WORK ORDER APPROVAL ESC CERT. ACCEPTANCE	
OTHER (SPECIFY)	GRADING CERTIFICATION OTHER (SPECIFY)	
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Copy Provided	
DATE SUBMITTED: 06/02/2015	By: Vincent Carrica	

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P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department Transportation Development Services Section

August 22, 2003

James W. Green III, Registered Architect 10421 Camino Del Oso NE Albuquerque, NM 87111

Re: Certification Submittal for Final Building Certificate of Occupancy for

Krisp & Klean Car Wash #2, [F-14 / D055]

340 Montano Rd NW

Architect's Stamp Dated 08/21/03

Dear Mr. Green:

The TCL / Letter of Certification submitted on August 21, 2003 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

c: Engineer

Hydrology file

CO Clerk