

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

December 6, 2006

Eufracio Sabay, P.E.
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

Re: Certification Submittal for Final Building Certificate of Occupancy for
Bill Ramos Storage Bldg., [F-17 / D53A]
4608 McLeod NE
Engineer's Stamp Dated 12/06/06

Dear Mr. Sabay:

The TCL / Letter of Certification submitted on December 6, 2006 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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Bill Ramos Storage Building ZONE MAP/DRG. FILE # F17-D53A
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT "X" SEGO SUBDIVISION
CITY ADDRESS: 4608 McLeod Road NE

ENGINEERING FIRM: BJM CONSULTING
ADDRESS: 8624 Casa Verde Ave. N.W.
CITY, STATE: Albuquerque N.M.

CONTACT: Bernie J Montoya
PHONE: 250-7719
ZIP CODE: 87120

OWNER: Bill Ramos
ADDRESS: 4608 McLeod Rd NE
CITY, STATE: _____

CONTACT: Bill Ramos
PHONE: 872-9695
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

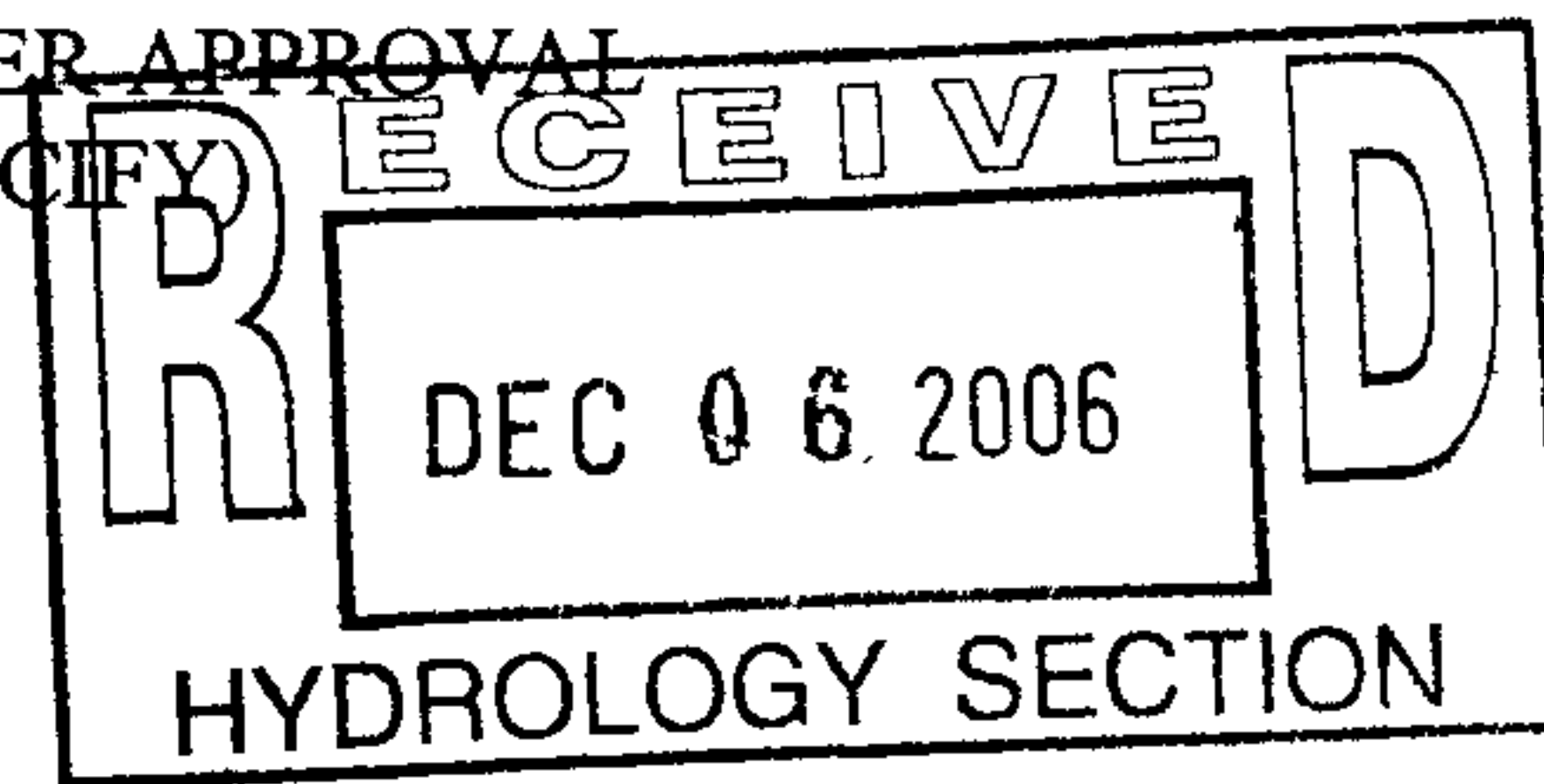
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☒ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT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

CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ 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



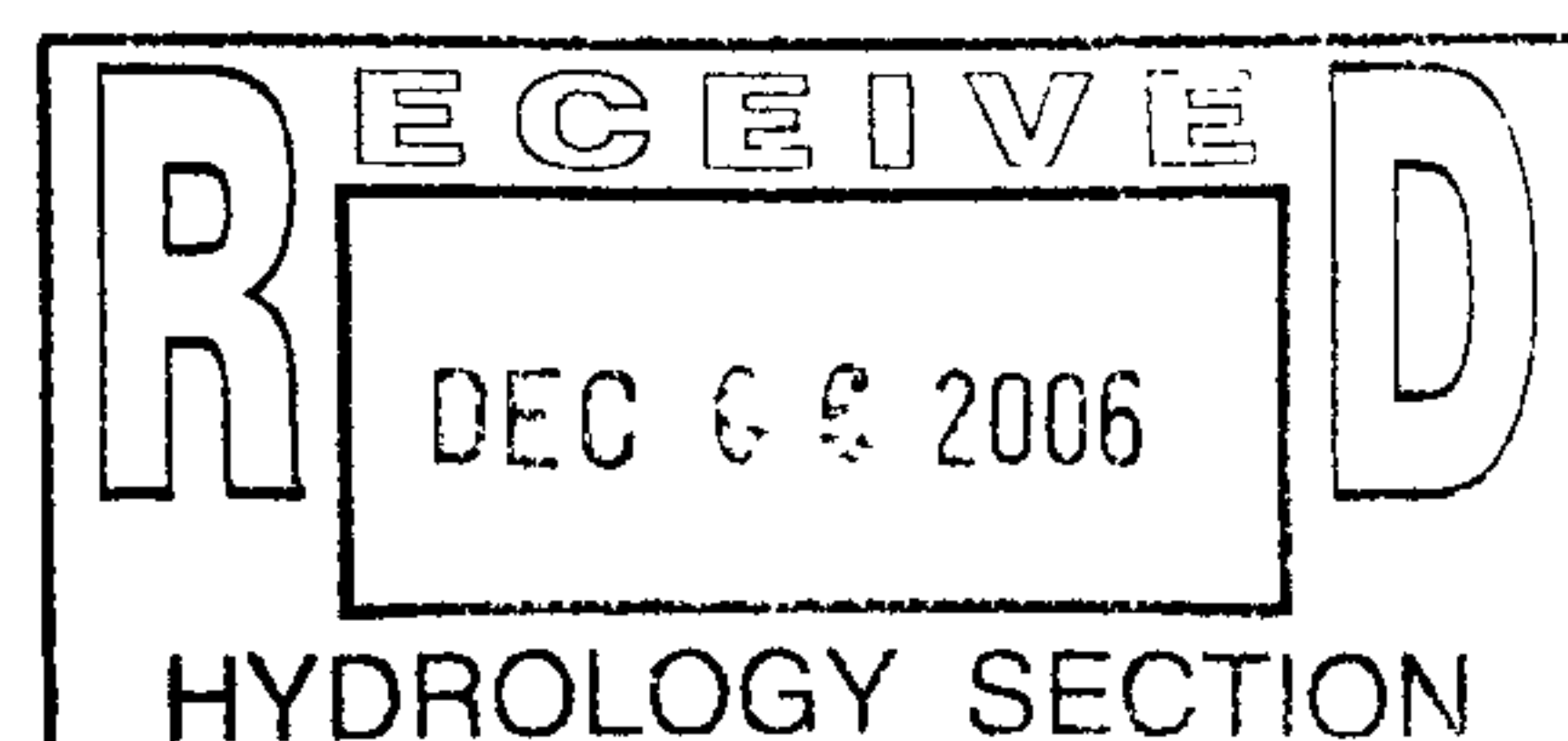
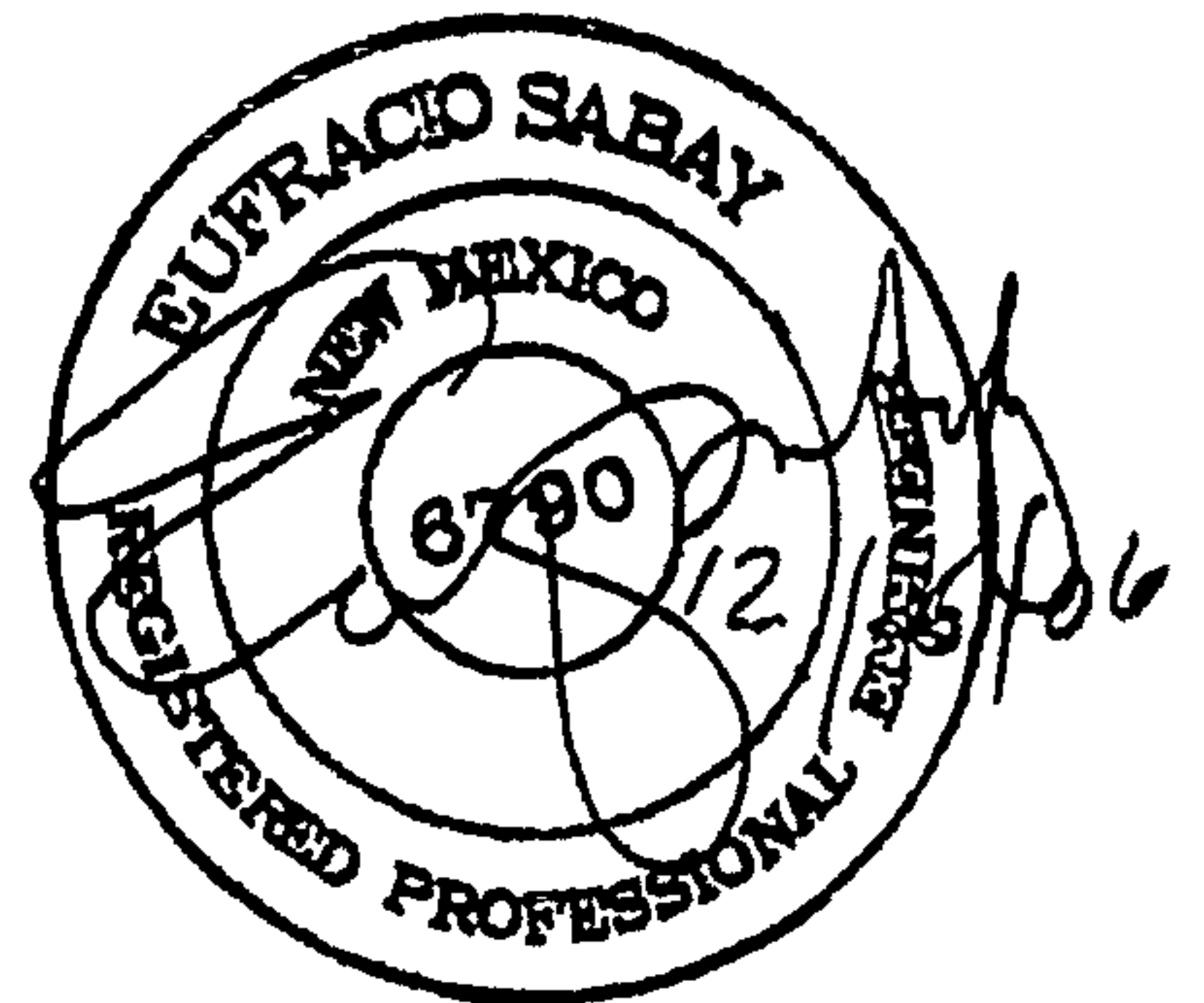
SUBMITTED BY: Bernie J Montoya C.E. DATE: 12/06/2006

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

TRAFFIC CERTIFICATION FOR (F17-D53A)

I, EUFRACIO SABAY, NMPE # 6790, OF
THE FIRM BJM CONSULTING, HEREBY CERTIFY THAT THIS
PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN
ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN
DATED 06/06/2006. THE RECORD INFORMATION EDITED ONTO THE
ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BERNIE J.
MONTROYA OF THE FIRM BJM CONSULTING. I FURTHER CERTIFY
THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON
DECEMBER 5, 2006 AND HAVE DETERMINED BY VISUAL INSPECTION
THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL
SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN
SUPPORT OF A REQUEST FOR FINAL CERTIFICATE OF OCCUPANCY.





**Planning Department
Transportation Development Services Section**

June 6, 2006

Bernie Montoya
BJM Development Consultants
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Offices and Warehouse for Bill Ramos Storage Building [F17-/D-53Arr]
(4608 Mcleod), Albuquerque, NM
Engineer's/Architect's Stamp Dated 06-05-2006

Dear Mr. Montoya,

The TCL submittal dated June 6, 2006 is approved for building permit. The plan is stamped and signed as approved. Two copies of the plan that is stamped as approved will be required: one for each of the building permit plans and the original to be kept by you 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 then a copy of the original TCL that was stamped as approved by the City which includes a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance". This statement requires a NM registered architect or engineer stamp to be dated. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

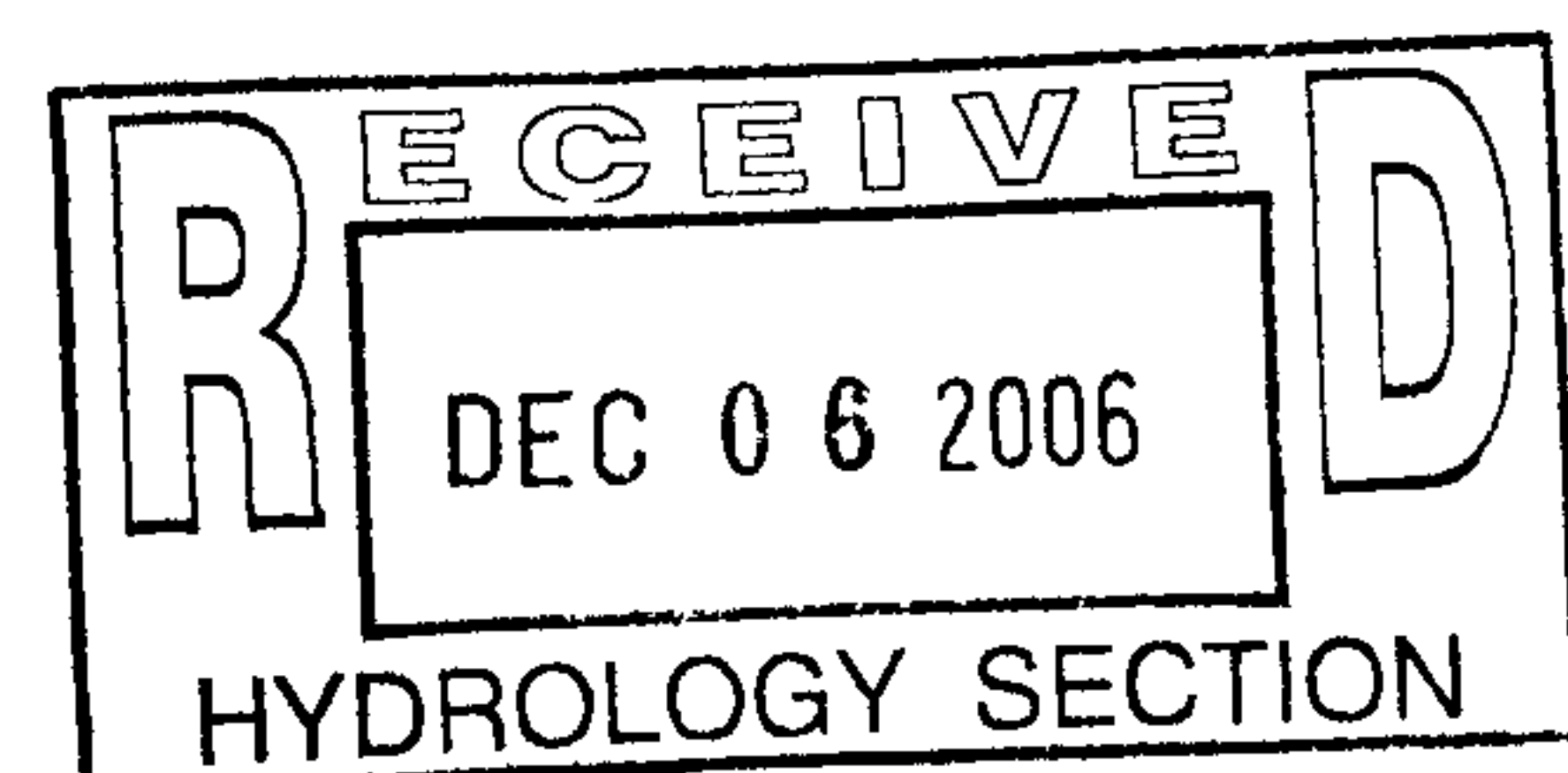
When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer needs stamp and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit 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,

Wilfred A. Gallegos, PE
Development and Building Services

cc: Hydrology file
File



CITY OF ALBUQUERQUE



December 6, 2006

Mr. Eufracio Sabay, PE
BJM DEVELOPMENT CONSULTANT
8624 Casa Verde Avenue NW
Albuquerque, NM 87120

Re: BILL RAMOS STORAGE BUILDING
4608 McLeod Road NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 05/06/2006 (F-17/D53A)
Certification dated 12/06/2006

P.O. Box 1293

Dear Mr. Sabay:

Albuquerque

Based upon the information provided in your submittal received 12/06/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

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

www.cabq.gov

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

C: CO Clerk
Bernie Montoya
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: BILL RAMOS STORAGE BUILDING
DRB #: PC#: N/A

ZONE MAP/DRG. FILE # F17-D53A
WORK ORDER#:

LEGAL DESCRIPTION: TRACT "X" SEGO SUBDIVISION
CITY ADDRESS: 4608 MCLEOD ROAD N.E

ENGINEERING FIRM: BJM DEVELOPMENT CONSULTANT
ADDRESS: 8624 CASA VERDE AVE. N.W.
CITY, STATE: Albuquerque, New Mexico

CONTACT: BERNIE J. MONTOYA
PHONE: 250-7719
ZIP CODE: 87120

OWNER: BILL RAMOS
ADDRESS: 4608 MCLEOD ROAD N.E.
CITY, STATE: Albuquerque, New Mexico

CONTACT: BILL RAMOS
PHONE: 872-9695
ZIP CODE:

ARCHITECT:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

SURVEYOR: N/A
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR: N/A
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION
☐ PAVING PLAN
☐ TCL
☐ RESUBMITTAL

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA / FINANCIAL GUARANTEE RELEASE
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☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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☐ FINAL PLAT APPROVAL
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☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

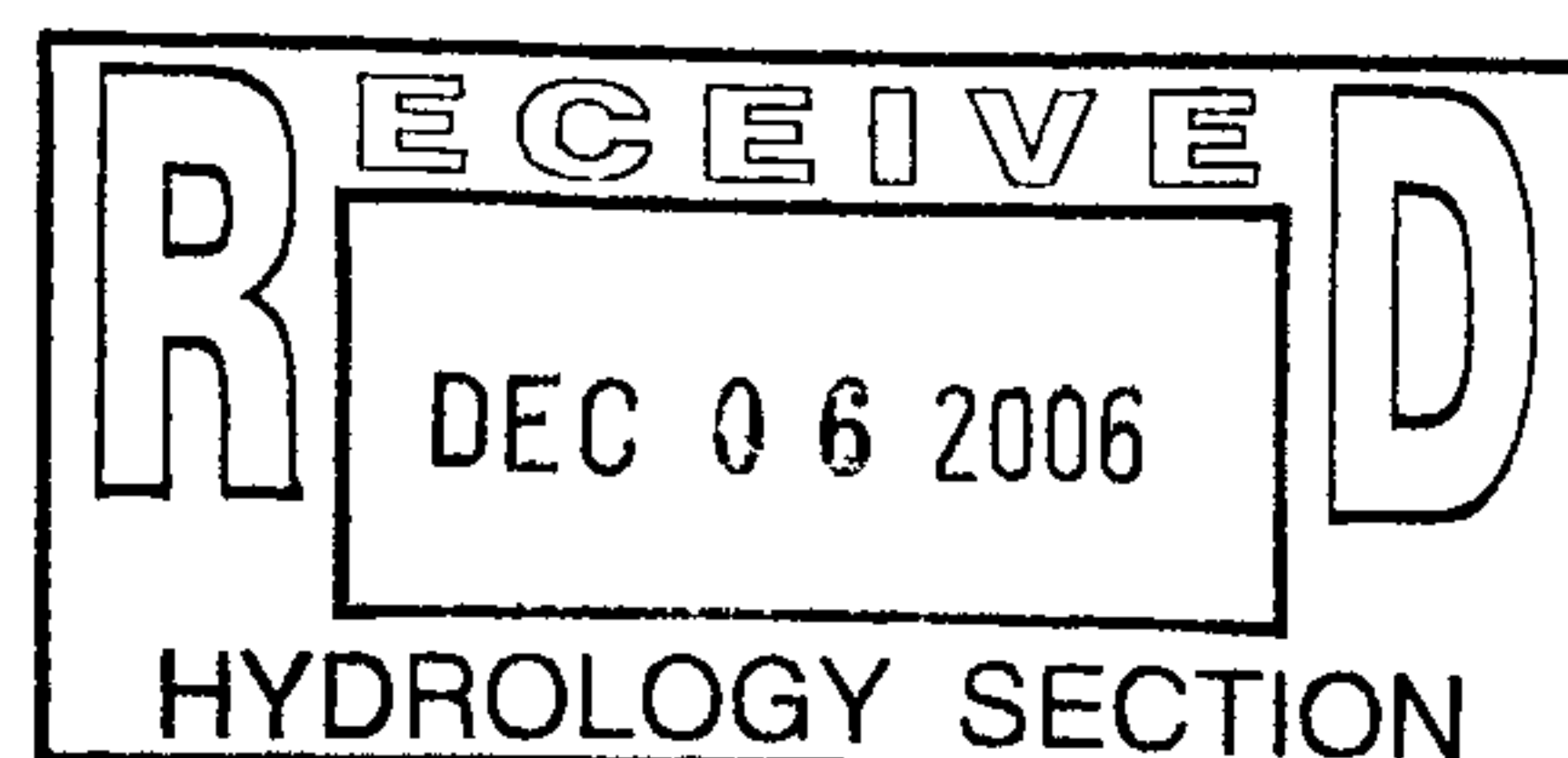
DATE SUBMITTED: 12-06-2006

BY:

Bernie J. Montoya C.E.

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 define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- 2. Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- 3. Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



CITY OF ALBUQUERQUE



May 12, 2006

Eufracio Sabay, PE
BJM Development Consultant
8624 Casa Verde Ave, NE
Albuquerque, NM 87120

**Re: Storage Building for Bill Ramos Grading and Drainage Plan
Engineer's Stamp dated 5-6-06 (F17/D53A)**

Dear Mr. Sabay,

Based upon the information provided in your submittal dated 5-9-06, the above referenced plan is approved for Building Permit and Foundation Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

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

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions feel free to call the Municipal Development Department Hydrology Section at 768-3654 (Charles Caruso).

In the future, provide direction of roof flows.

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

Sincerely,

Curtis A. Cherne, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

C: file
Charles Caruso, DMD

DRAINAGE INFORMATION SHEET

F-17/D53A

PROJECT TITLE: BILL RAMOS STORAGE BUILDING
DRB #: PC#: N/A

ZONE MAP/DRG. FILE # F17-D53A
WORK ORDER#:

LEGAL DESCRIPTION: TRACT "X" SEGO SUBDIVISION
CITY ADDRESS: 4608 MCLEOD ROAD N.E

ENGINEERING FIRM: BJM DEVELOPMENT CONSULTANT
ADDRESS: 8624 CASA VERDE AVE. N.W.
CITY, STATE: Albuquerque, New Mexico

CONTACT: BERNIE J. MONTOYA
PHONE: 250-7719
ZIP CODE: 87120

OWNER: BILL RAMOS
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CITY, STATE: Albuquerque, New Mexico

CONTACT: BILL RAMOS
PHONE: 872-9695
ZIP CODE:

ARCHITECT:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
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PHONE:
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- ☐ ENGINEER'S CERTIFICATION
- ☐ PAVING PLAN
- ☐ TCL CERTIFICATION
- ☒ RESUBMITTAL

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES VERBAL WITH KRSITAL METRO
- ☐ NO
- ☐ COPY PROVIDED

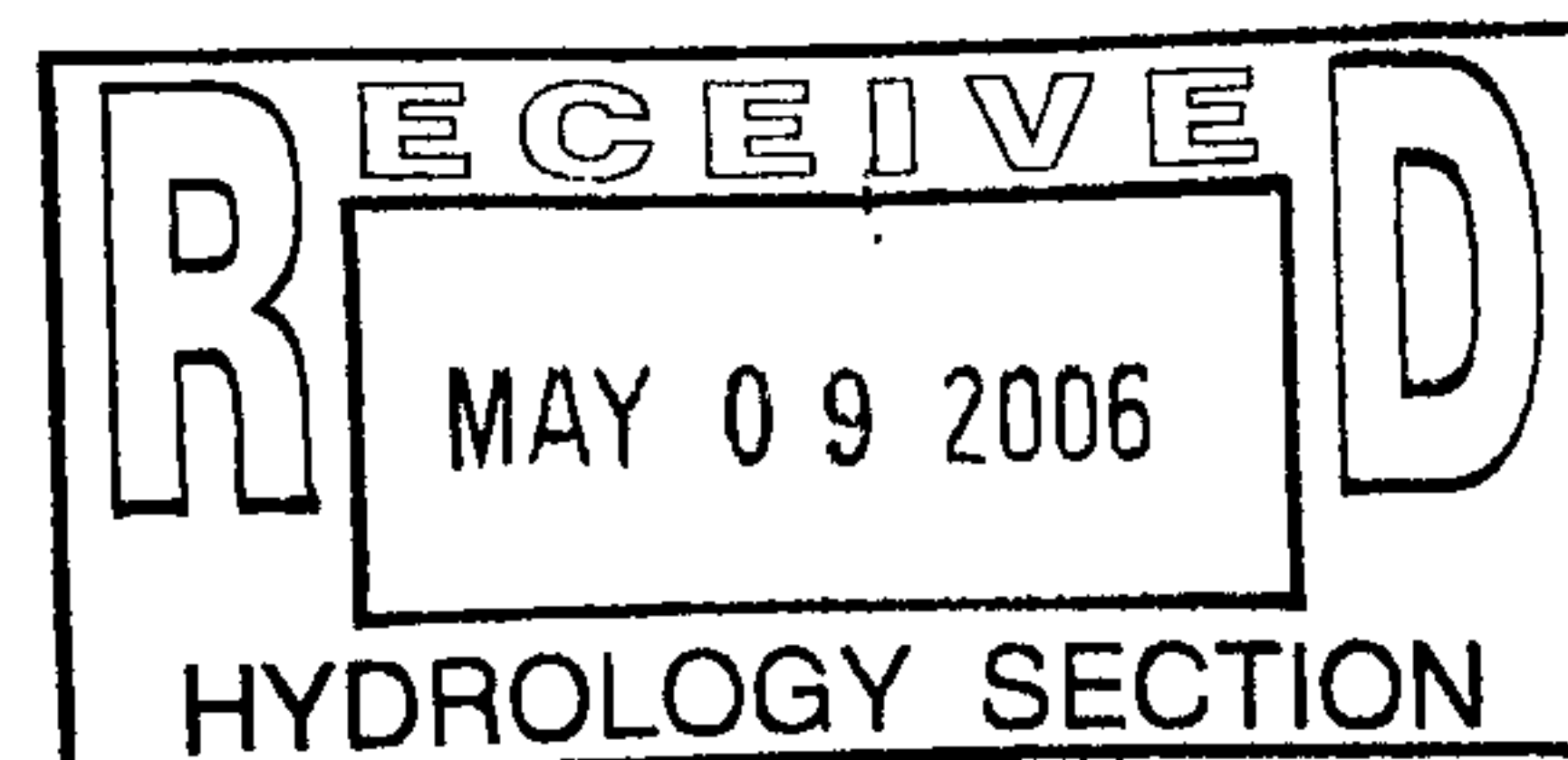
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- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) CERTIFICATION

DATE SUBMITTED: 05-09-2006 BY: _____

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**Planning Department
Transportation Development Services Section**

June 6, 2006

Bernie Montoya
BJM Development Consultants
8624 Casa Verde Ave. NW
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Offices and Warehouse for Bill Ramos Storage Building [F17-/D-53Arr]
(4608 Mcleod), Albuquerque, NM
Engineer's/Architect's Stamp Dated 06-05-2006

Dear Mr. Montoya,

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Wilfred A. Gallegos, PE
Development and Building Services

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DRAINAGE INFORMATION SHEET

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DRB #: PC#: N/A

ZONE MAP/DRG. FILE # F17-D53A
WORK ORDER#:

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☐ COPY PROVIDED

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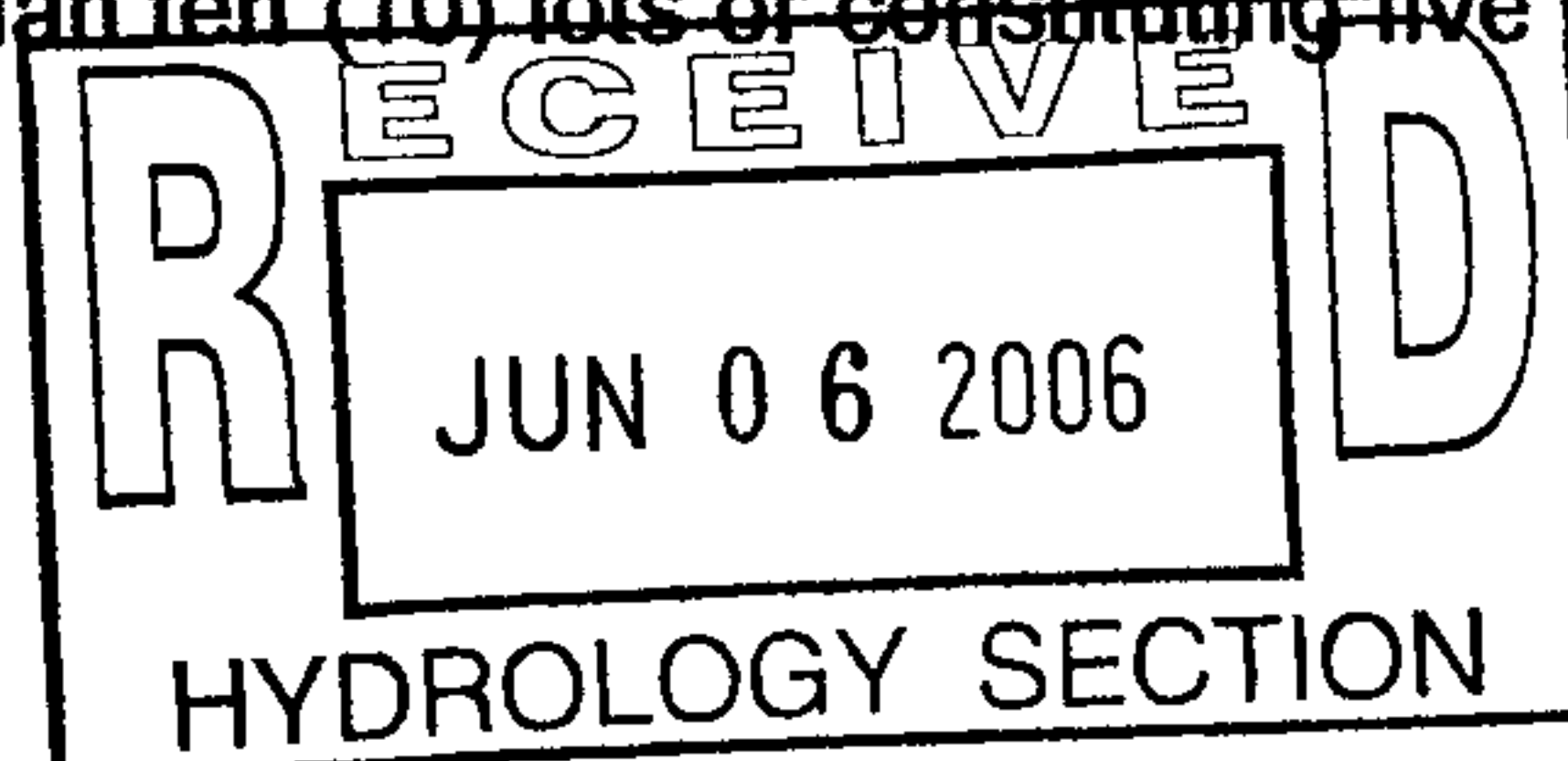
DATE SUBMITTED: 6-06-2006

BY:


Bernie J. Montoya

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* All PARCELS THAT DRAIN TO THE ACCESS EASEMENT



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

☒ All Layers

- ☒ STREETS
- ☒ BASEMAP
 - ☒ PARCELS
 - ☐ LOT NUMBERS
 - ☐ METRO ADDRESS
 - ☐ ZONING
 - ☐ OWNERSHIP
 - ☐ 10FT CONTOURS
 - ☒ 2FT CONTOURS
 - ☐ ADDRESS POINTS
 - ☐ LANDUSE
- ☒ INFRASTRUCTURE
- ☐ TRANSIT/SUNTRAN
- ☒ BOUNDARIES
- ☐ SITES
- ☐ ENVIRONMENT
- ☒ APS
- ☐ TRAFFIC ENG.
- ☒ AIR PHOTO
 - ☒ 2004 AIR PHOTO
 - ☐ 2002 AIR PHOTO
 - ☐ 1999 AIR PHOTO

Refresh Map

☒ Auto Refresh

Help:

☐ Closed group, click to open.

☐ Open group, click to close.

☐ Map layer.

☐ Hidden group/layer, click for visible.

☒ Visible group/layer, click to hide.

☐ Layer not visible at this scale.

☒ Partially visible group, click for visible.

☐ Inactive layer, click for active.

☒ The active layer.

Zoom In

SEARCH
CONTACT

REFRESH

HELP

INDEX PAGE

RECEIVED

MAY 09 2006

HYDROLOGY SECTION

SPREAD SHEET WITH REMOVED Buildings Included

PROJECT AREA = 1.42 ac.
BILL RAMOS STORAGE BUILDING
ZONE 2

PRECIPITATION: 360 = 2.35 in.
1440 = 2.75 in.
10day = 3.95 in.

EXCESS PRECIPITATION:

TREATMENT A	0.53 in.	1.56	cfs/ac.
TREATMENT B	0.78 in.	2.28	cfs/ac.
TREATMENT C	1.13 in.	3.14	cfs/ac.
TREATMENT D	2.12 in.	4.70	cfs/ac.

PEAK DISCHARGE:

EXISTING CONDITIONS:

	AREA
TREATMENT A	0 ac.
TREATMENT B	0.05 ac.
TREATMENT C	0.87 ac.
TREATMENT D	0.5 ac.

PROPOSED CONDITIONS:

	AREA
TREATMENT A	0 ac.
TREATMENT B	0.158 ac.
TREATMENT C	0 ac.
TREATMENT D	1.262 ac.

EXISTING EXCESS PRECIPITATION:

$$\text{Weighted E} = (0.53 \times 0.00) + (0.78 \times 0.05) + (1.13 \times 0.87) + (2.12 \times 0.50) / 1.42 = 1.47 \text{ in.}$$

$$V_{100-360} = (1.47 \times 1.42) / 12 = 0.173756 \text{ ac-ft} = 7569 \text{ cf}$$

EXISTING PEAK DISCHARGE:

$$Q_{100} = (1.56 \times 0.00) + (2.28 \times 0.05) + (3.14 \times 0.87) + (4.70 \times 0.50) = 5.20 \text{ CFS}$$

PROPOSED EXCESS PRECIPITATION:

$$\text{Weighted E} = (0.53 \times 0.00) + (0.78 \times 0.16) + (1.13 \times 0.00) + (2.12 \times 1.26) / 1.42 = 1.97 \text{ in.}$$

$$V_{100-360} = (1.97 \times 1.42) / 12.0 = 0.233200 \text{ ac-ft} = 10158 \text{ cf}$$

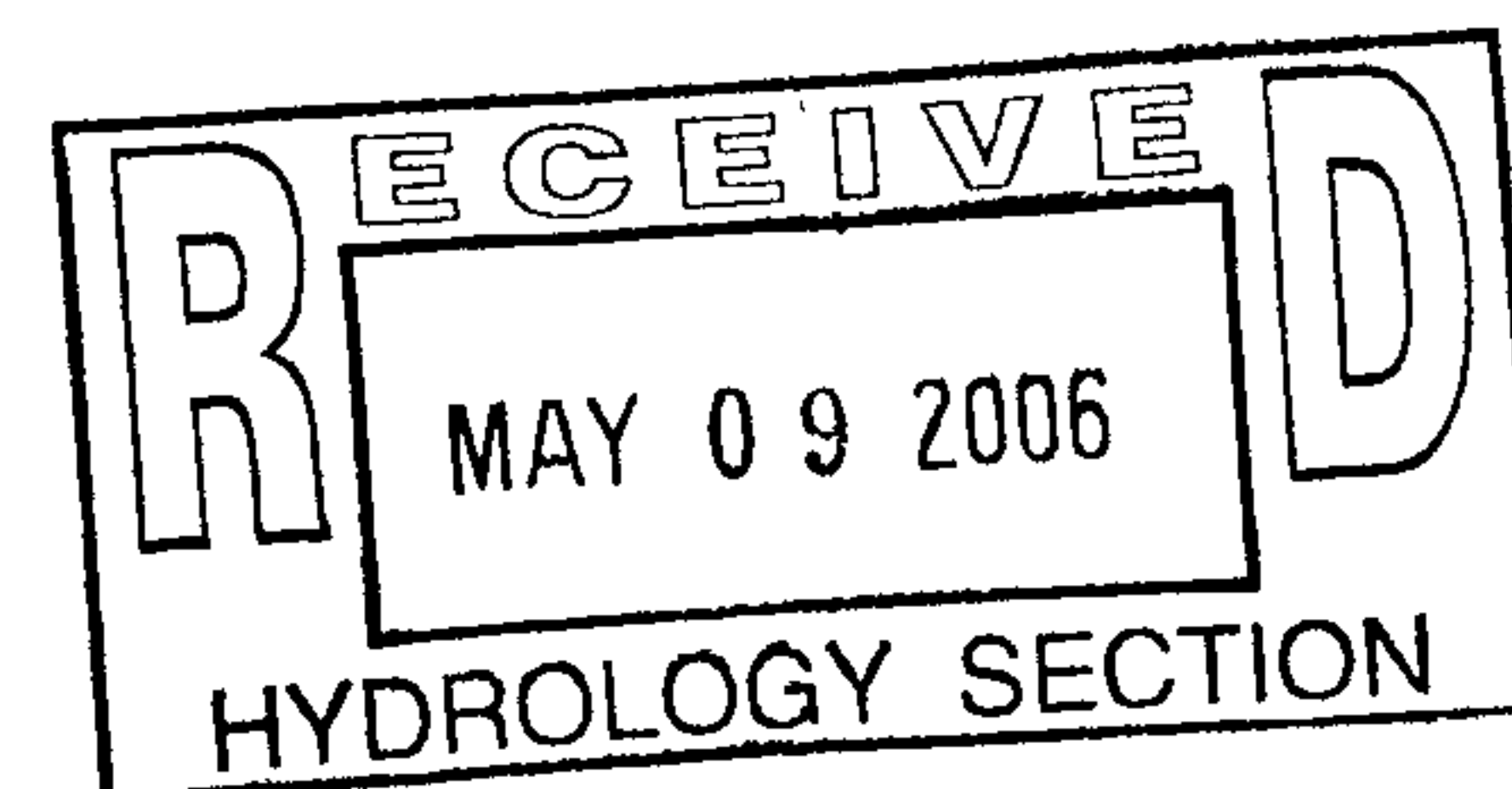
$$V_{100-1440} = (0.23) + (1.26 \times (2.75 - 2.35) / 12) = 0.275267 \text{ ac-ft} = 11991 \text{ cf}$$

$$V_{100-10day} = (0.23) + (1.26 \times (3.95 - 2.35) / 12) = 0.401469 \text{ ac-ft} = 17488 \text{ cf}$$

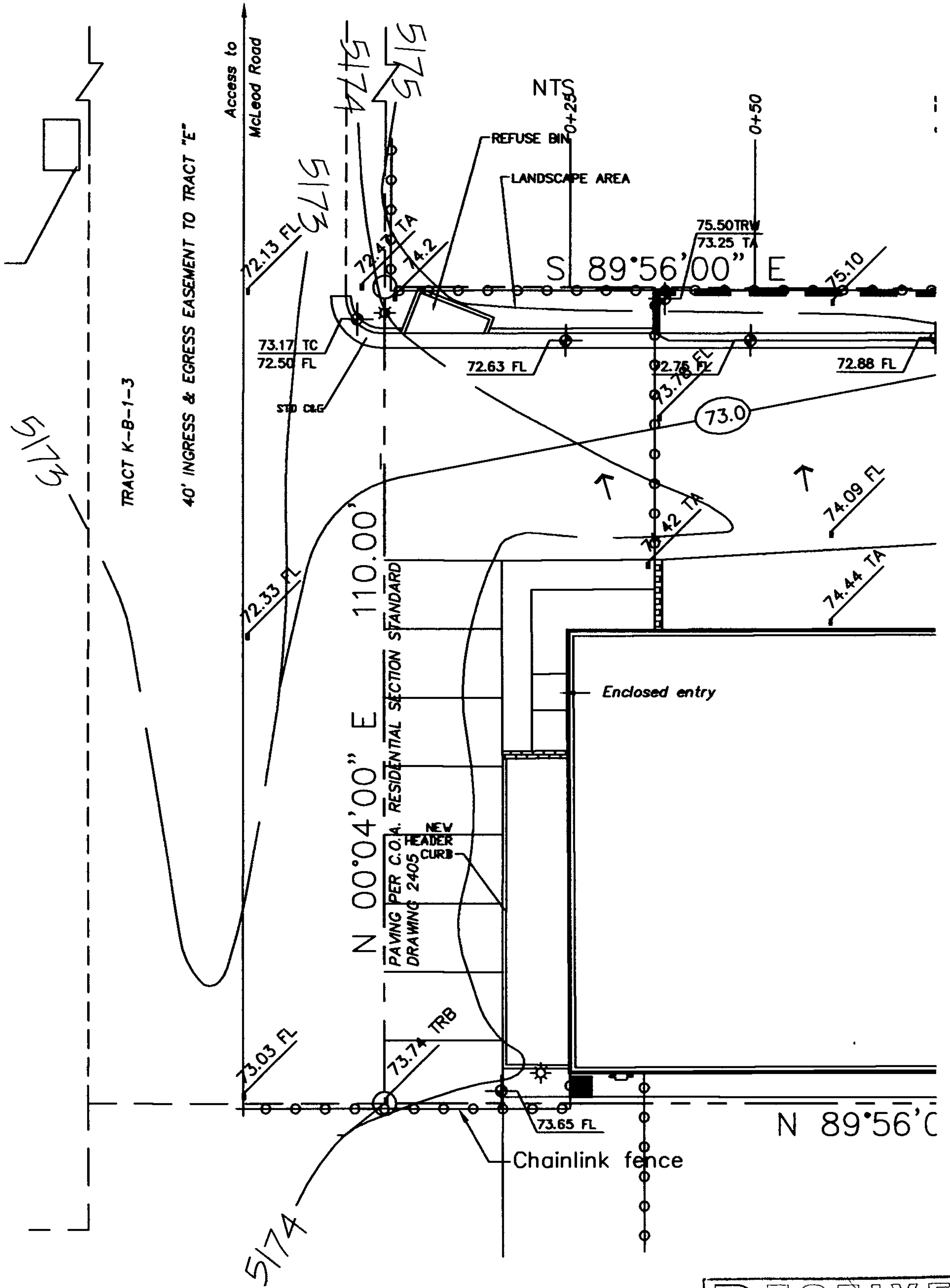
PROPOSED PEAK DISCHARGE:

$$Q_{100} = (1.56 \times 0.00) + (2.28 \times 0.16) + (3.14 \times 0.00) + (4.70 \times 1.26) = 6.29 \text{ CFS}$$

$$\text{INCREASE } 6.29 \text{ CFS} - 5.20 \text{ CFS} = 1.09 \text{ CFS}$$



F MAIL BOX
ON= 5172.11



RECEIVED
MAY 09 2006
HYDROLOGY SECTION

May 5, 2006

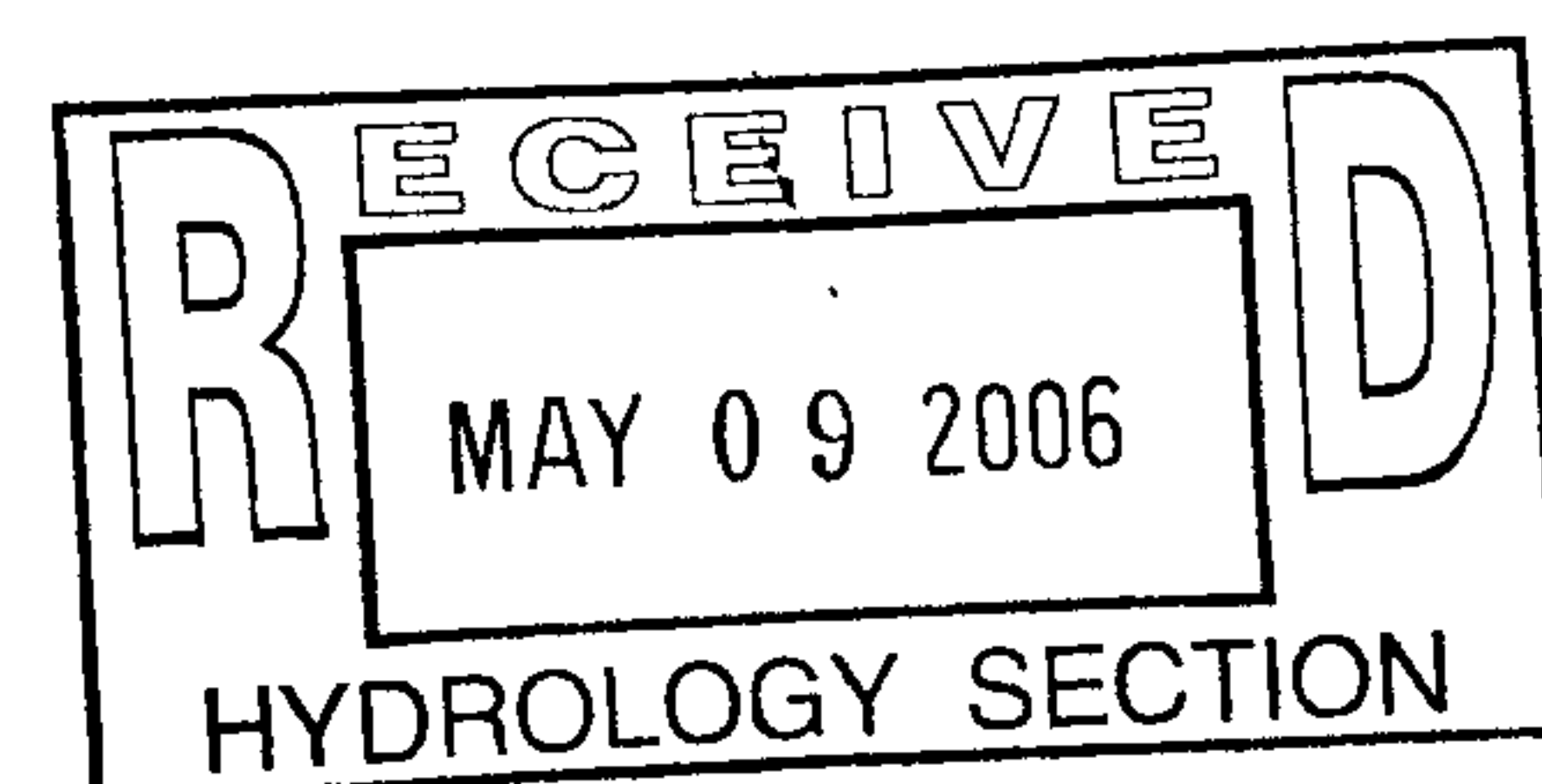
Kristal D. Metro, P.E.
Senior Engineer, Planning Department
Development and Building Services

**RE: BILL RAMOS STORAGE BUILDING @ 4608 McLEOD ROAD N.E.
(F17-D53A)**

Dear Ms. Metro:

This letter is in response to your comments dated May 3, 2006:

1. The existing layout shown does not match the 2004 arial photo of this area (see attached). Please correct this, and provide information on all existing pavement, Buildings, and elevations. *Attached you will find a copy of an Alta survey done in July of 2005 and a copy of the topo prepared by Advanced Engineering in February 2006, both indicating that there was no building to the south of the existing building. What I have computed is what was on the Alta and survey provided to me. I did compute a new spread sheet that includes the removed building for your information.*
2. Enlarge the smaller text. A minimum of 0.1" is required. *The smaller text has been increased on the Plan Drawing.*
3. The existing finish floor elevation shown does not match the finished floor elevation defined in the previously approved plan (approved 11/1989). *The existing finish floor shown on the 1989 plan is 5176.06 compared to 5175.99 which 0.07' difference, this could be due to the accuracy of the instrument used for the topo. I have attached a copy of the topo prepared by Advanced Engineering.*
4. Check the math for the proposed peak discharge. When I calculate this value, I get 6.29 cfs, not 5.93 cfs. *The calculations have been revised to indicate 6.29 cfs and not 5.93 cfs. My spreadsheet had an incorrect factor.*
5. The existing areas shown in the calculations do not total the site area. Based on my calculations, the following percentages apply:
 - . Land Treatment Type A - 0%
 - . Land Treatment Type B - 2%
 - . Land Treatment Type C - 69%
 - . Land Treatment Type D - 29%



Based on these percentages, the existing flow would be approximately be 5.08 cfs. *As I indicated on comment #1, both the Alta Survey and the area topo do not include the building to the south. I have included the building in my new calculations to increase the historical or existing flow to 5.20 cfs, which gives me a smaller increase in flow rate.*

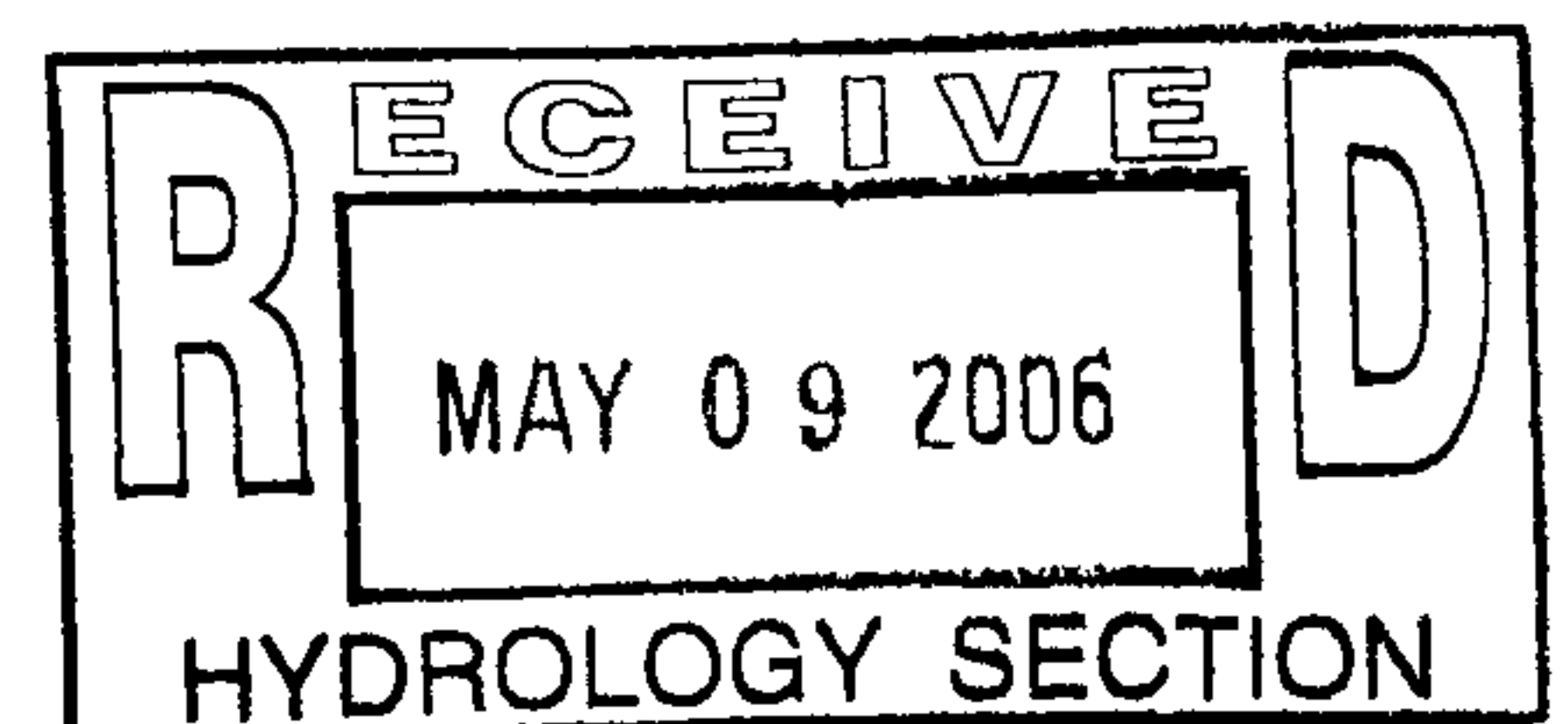
- ✓ 6. Is the area providing access to Mcleod Road a public roadway or a cross lot access easement? *The area from the North property line to Mcleod Road is an access easement by deed as shown on the Alta Survey. Does this area have a cross lot drainage easement as well? The access easement also serves as access, utility and drainage for all the surrounding parcels (Tract N, Tract E, Tract X, and Tract B and B-1).*

If I can be of further assistance, please feel free to contact me at 250-7719.

Sincerely

Bernie J. Montoya

Bernie J. Montoya C.E.



DRAINAGE INFORMATION SHEET

PROJECT TITLE: BILL RAMOS STORAGE BUILDING
DRB #: PC#: N/A

ZONE MAP/DRG. FILE # F17-D53A
WORK ORDER#:

LEGAL DESCRIPTION: TRACT "X" SEGO SUBDIVISION
CITY ADDRESS: 4608 MCLEOD ROAD N.E

ENGINEERING FIRM: BJM DEVELOPMENT CONSULTANT
ADDRESS: 8624 CASA VERDE AVE. N.W.
CITY, STATE: Albuquerque, New Mexico

CONTACT: BERNIE J. MONTOYA
PHONE: 250-7719
ZIP CODE: 87120

OWNER: BILL RAMOS
ADDRESS: 4608 MCLEOD ROAD N.E.
CITY, STATE: Albuquerque, New Mexico

CONTACT: BILL RAMOS
PHONE: 872-9695
ZIP CODE:

ARCHITECT:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

SURVEYOR: N/A
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR: N/A
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

VERBAL NO
6/5/06

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ PAVING PLAN
- ☒ TCL
- ☒ RESUBMITTAL

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL 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 APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

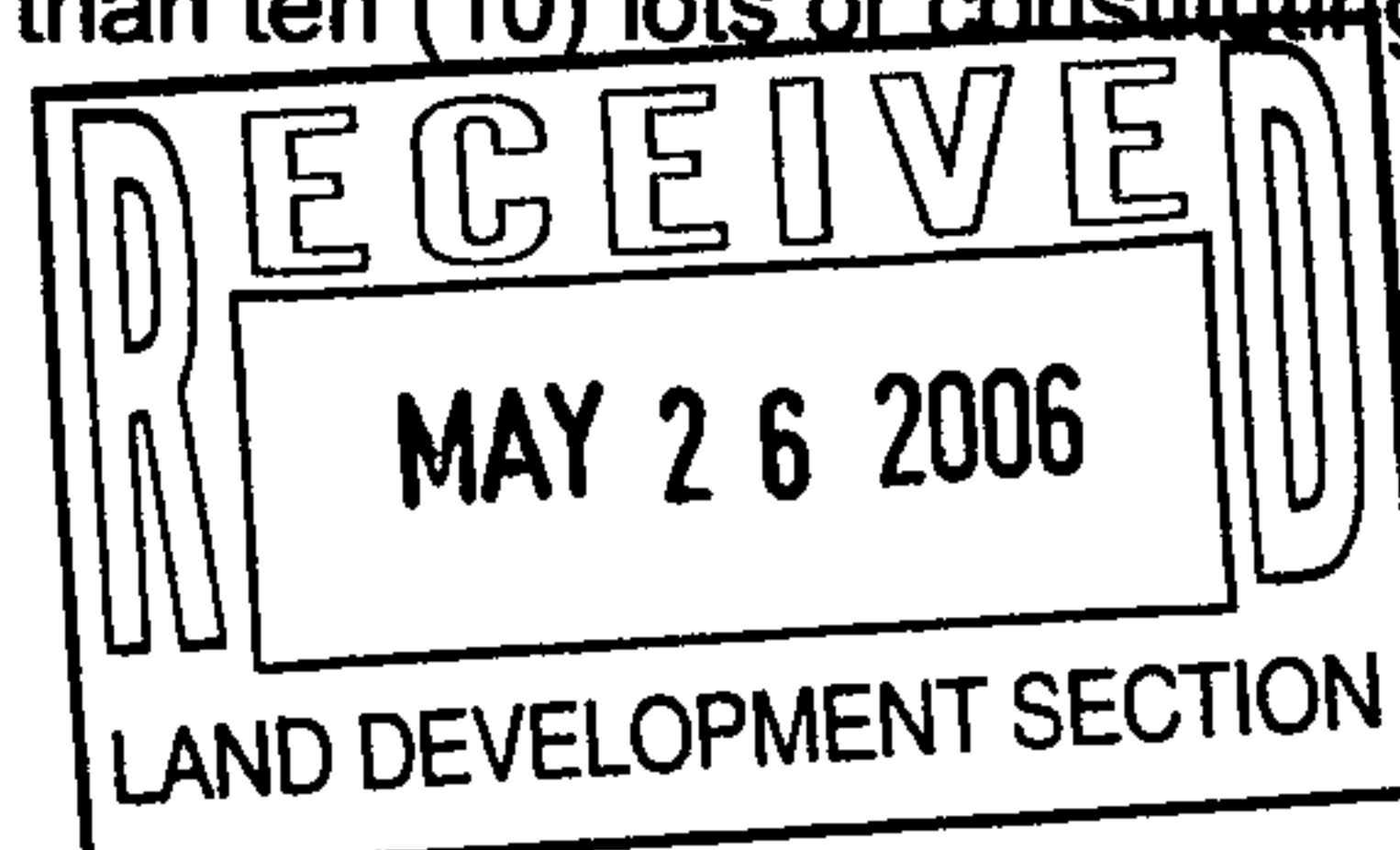
DATE SUBMITTED: 05-25-2006

BY:

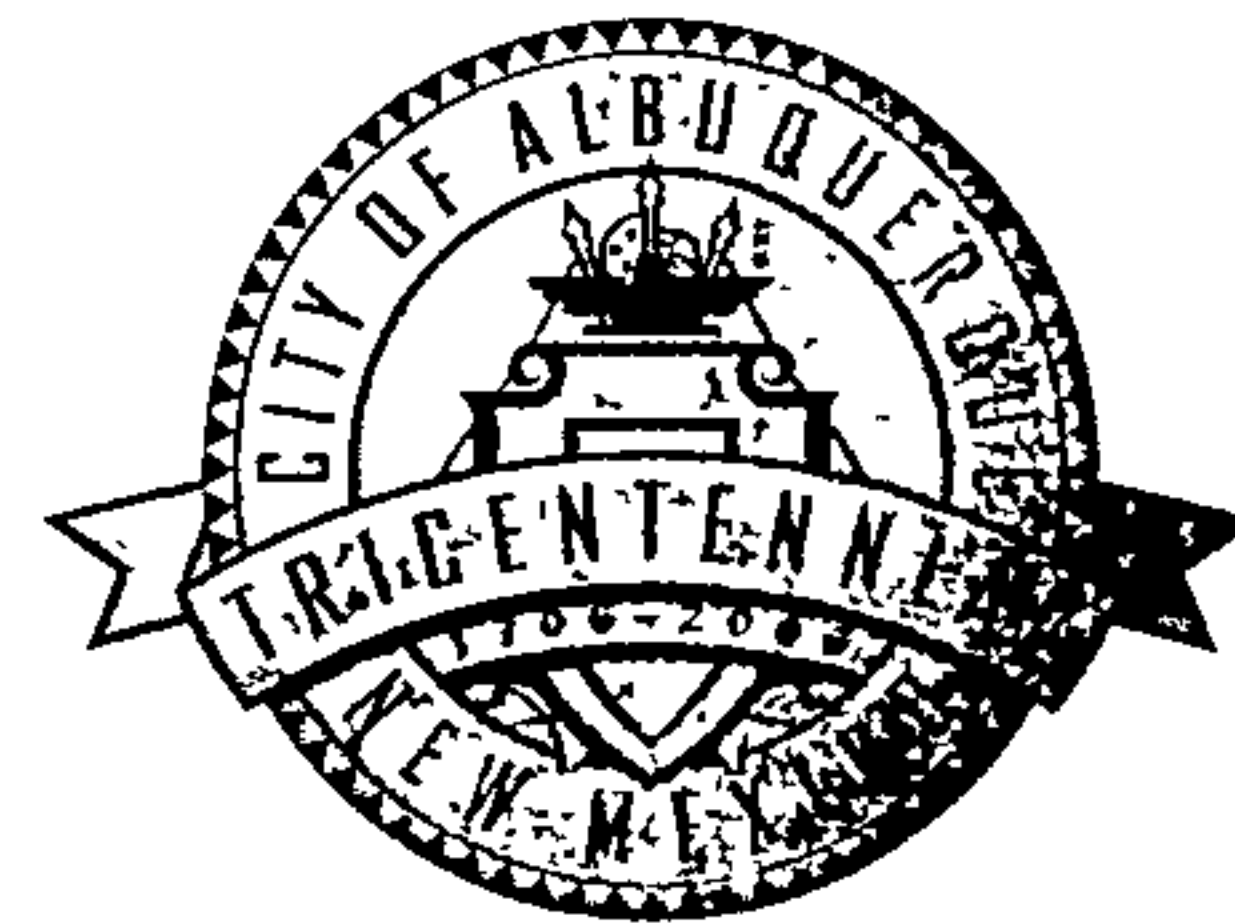
Bernie J. Montoya

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 define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



CITY OF ALBUQUERQUE



April 17, 2006

Eufracio Sabay
BJM Development Consultants
8624 Casa Verde Avenue NW
Albuquerque, NM 87120

Re: 4608 Mcleod Rd NE, Traffic Circulation Layout
Engineer's Stamp dated 03-29-06 (F17-D53A)

Dear Mr. Sabay,

Based upon the information provided in your submittal received 04-03-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please, refer to all appropriate City Standards; the drawing number should be included in this reference.
2. Provide and label all curves.
3. See attached plan for additional comments that need to be addressed.

If you have any questions, you can contact me at 924-3630.

Sincerely,

Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development and Building Services

C: file
NSF:tes

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE INFORMATION SHEET

PROJECT TITLE: BILL RAMOS STORAGE BUILDING
DRB #: _____ PC#: **N/A**

ZONE MAP/DRG. FILE # **F17-D 53A**
WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT "X" SEGO SUBDIVISION
CITY ADDRESS: **4608 MCLEOD ROAD N.E**

ENGINEERING FIRM: **BJM DEVELOPMENT CONSULTANT**
ADDRESS: **8624 CASA VERDE AVE. N.W.**
CITY, STATE: **Albuquerque, New Mexico**

CONTACT: **BERNIE J. MONTOYA**
PHONE: **250-7719**
ZIP CODE: **87120**

OWNER: **BILL RAMOS**
ADDRESS: **4608 McLEOD ROAD N.E.**
CITY, STATE: **Albuquerque, New Mexico**

CONTACT: **BILL RAMOS**
PHONE: **872-9695**
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: **N/A**
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: **N/A**
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ PAVING PLAN
☒ TCL
☐ RESUBMITTAL
WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☐ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:
☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
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☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

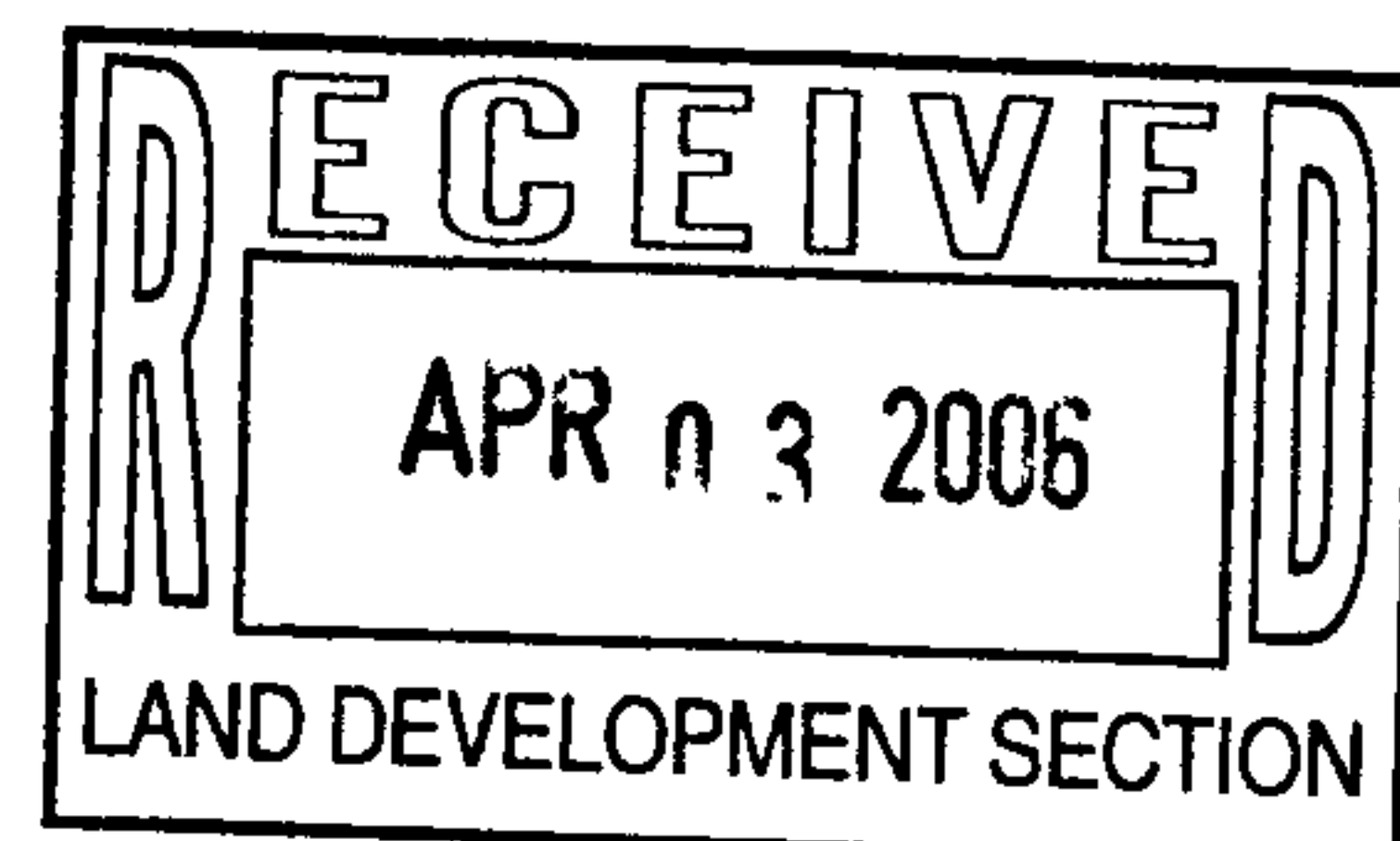
DATE SUBMITTED: 04-03-2006

BY: _____

Bernie Montoya

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STD. SPECS,
LABEL ALL CURVES

~~8' SW / OR~~

? \Leftrightarrow 8' SW w/ 20' w/ PRK Bumper.

SW. WIDTH @ West SIDE PROPOSED Building

PARKING Calculations Do they need to reflect
all parking provided / or just proposed?

SW. SHOW TRANSITION

WIDTH OF EASEMENT (ACCESS.)

- How DOES EASEMENT TIE INTO MCLEOD § is this easement wide enough for
- TURN AROUND.
- IS A DRIVEWAY PAD AVAILABLE FOR EASEMENT.

CITY OF ALBUQUERQUE



May 3, 2006

Eufracio Sabay, P.E.
BJM Development Consultant
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

Re: Bill Ramos Storage Building, 4608 McLeod Road NE, Grading and Drainage Plan

Engineer's Stamp dated 3-29-06 (F17-D53A)

Dear Mr. Sabay,

Based upon the information provided in your submittal received 4-03-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- ✓ 1. The existing layout shown does not match the 2004 arial photo of this area (see attached). Please correct this, and provide information on all existing pavement, buildings, and elevations.
- ✓ 2. Enlarge the smaller text. A minimum of 0.1" is required.
- ✓ 3. The existing finished floor elevation shown does not match the finished floor elevation defined in the previously approved plan (approved 11/1989).
- ✓ 4. Check the math for the proposed peak discharge. When I calculate this value, I get 6.29 cfs, not 5.93 cfs.
- ✓ 5. The existing areas shown in the calculations do not total the site area. Based on my calculations, the following percentages apply:
 - Land Treatment Type A – 0%
 - Land Treatment Type B – 2%
 - Land Treatment Type C – 69%
 - Land Treatment Type D – 29%Based on these percentages, the existing flow would be approximately 5.08 cfs.
- ✓ 6. Is the area providing access to McLeod Road a public roadway or a cross lot access easement? Does this area have a cross lot drainage easement as well?

If you have any questions, you can contact me at 924-3981.

Sincerely,

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

C: File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: BILL RAMOS STORAGE BUILDING
DRB #: PC#: N/A

ZONE MAP/DRG. FILE # F17-D 53A
WORK ORDER#:

LEGAL DESCRIPTION: TRACT "X" SEGO SUBDIVISION
CITY ADDRESS: 4608 MCLEOD ROAD N.E

ENGINEERING FIRM: BJM DEVELOPMENT CONSULTANT
ADDRESS: 8624 CASA VERDE AVE. N.W.
CITY, STATE: Albuquerque, New Mexico

CONTACT: BERNIE J. MONTOYA
PHONE: 250-7719
ZIP CODE: 87120

OWNER: BILL RAMOS
ADDRESS: 4608 MCLEOD ROAD N.E.
CITY, STATE: Albuquerque, New Mexico

CONTACT: BILL RAMOS
PHONE: 872-9695
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CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR: N/A
ADDRESS:
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CONTACT:
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☒ DRAINAGE PLAN
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☐ NO
☐ COPY PROVIDED

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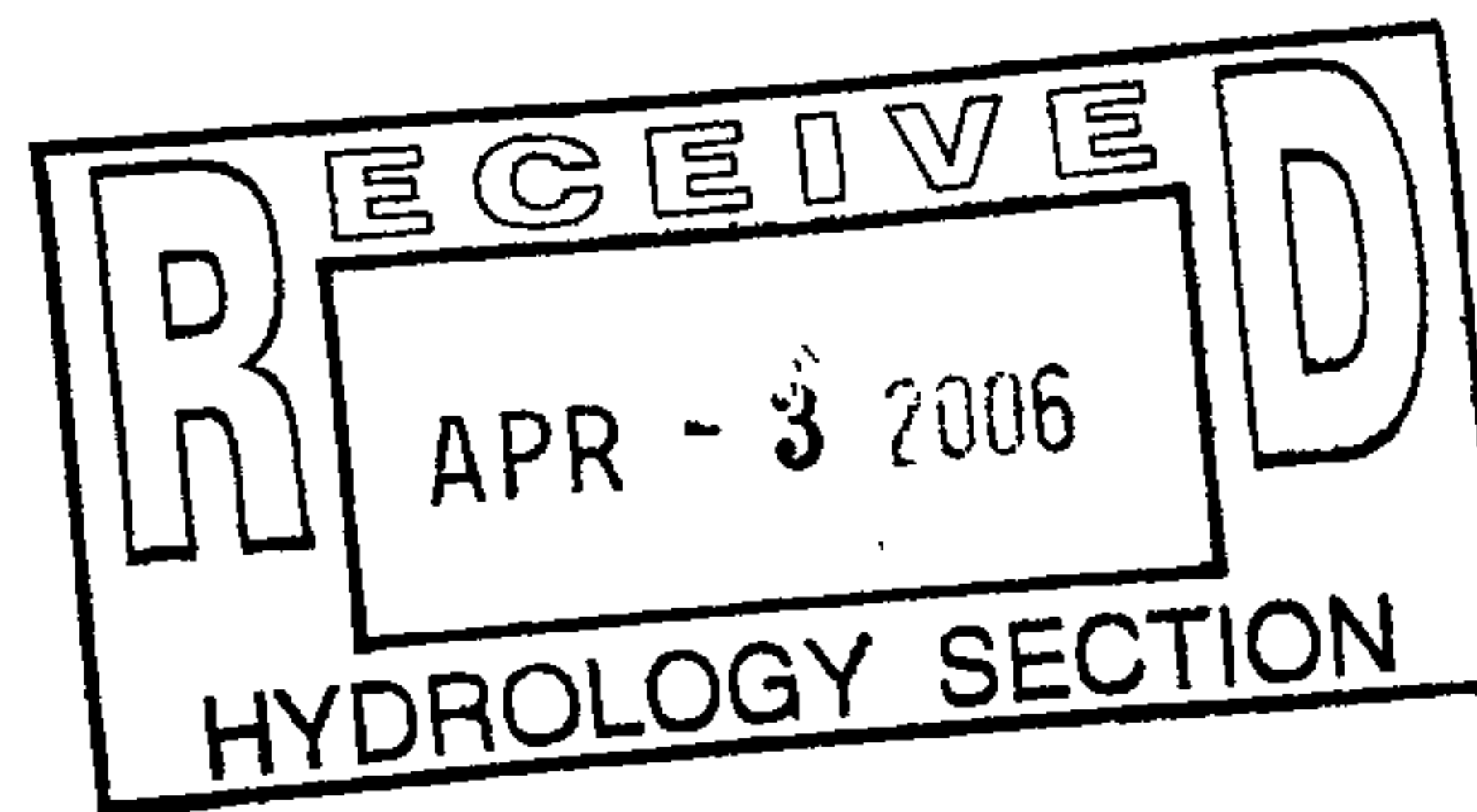
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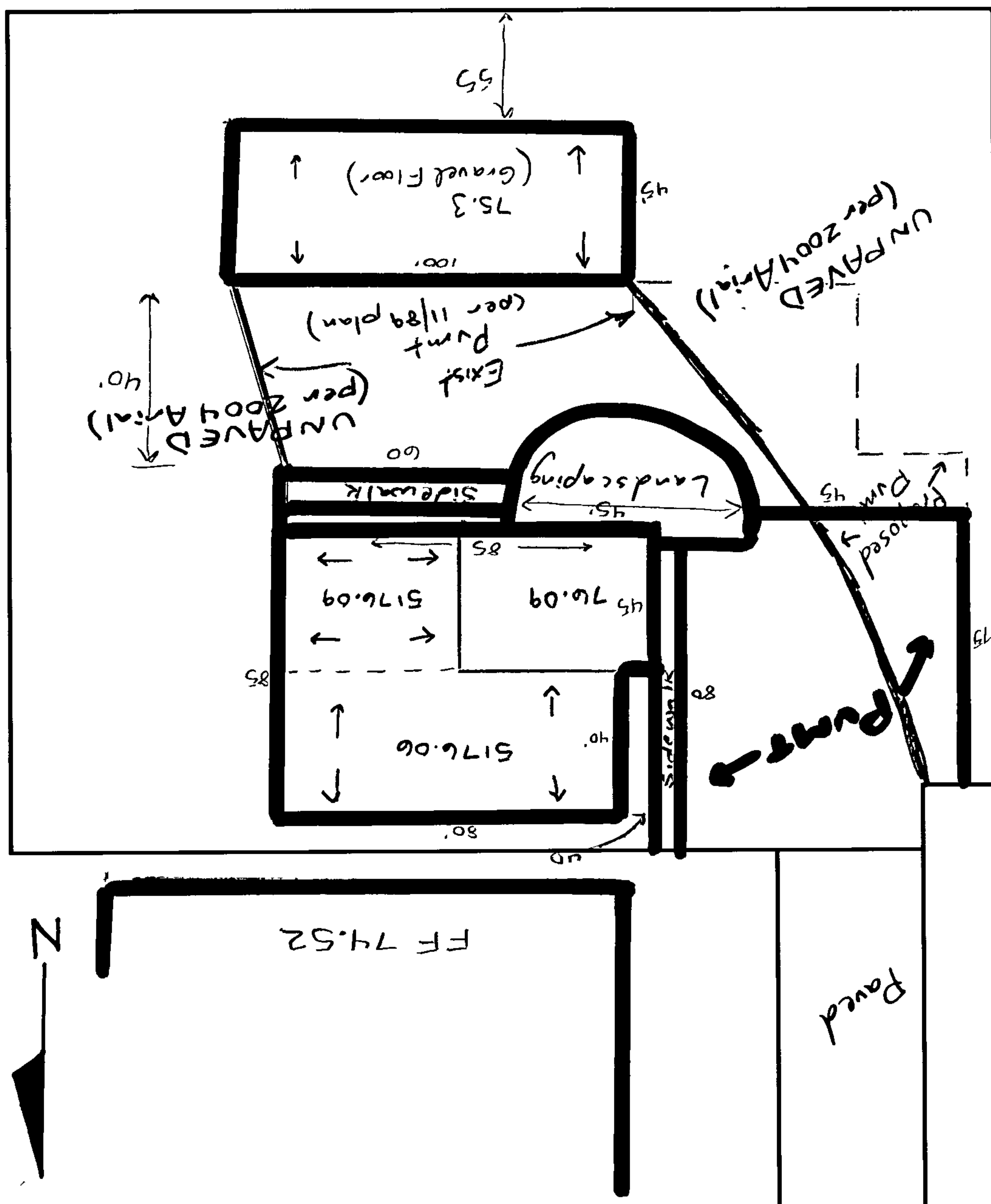
BY:

Bernie J. Montoya

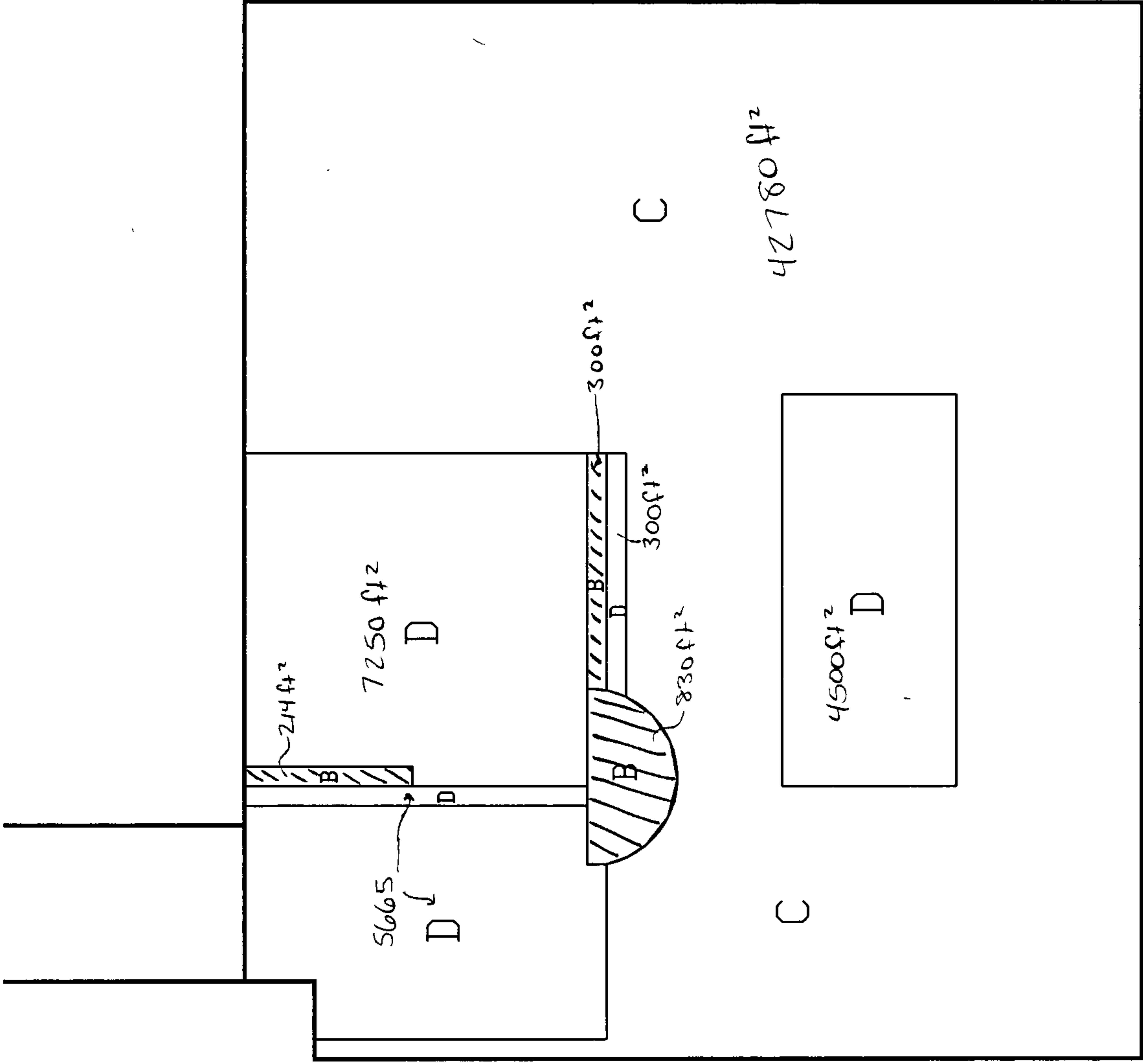
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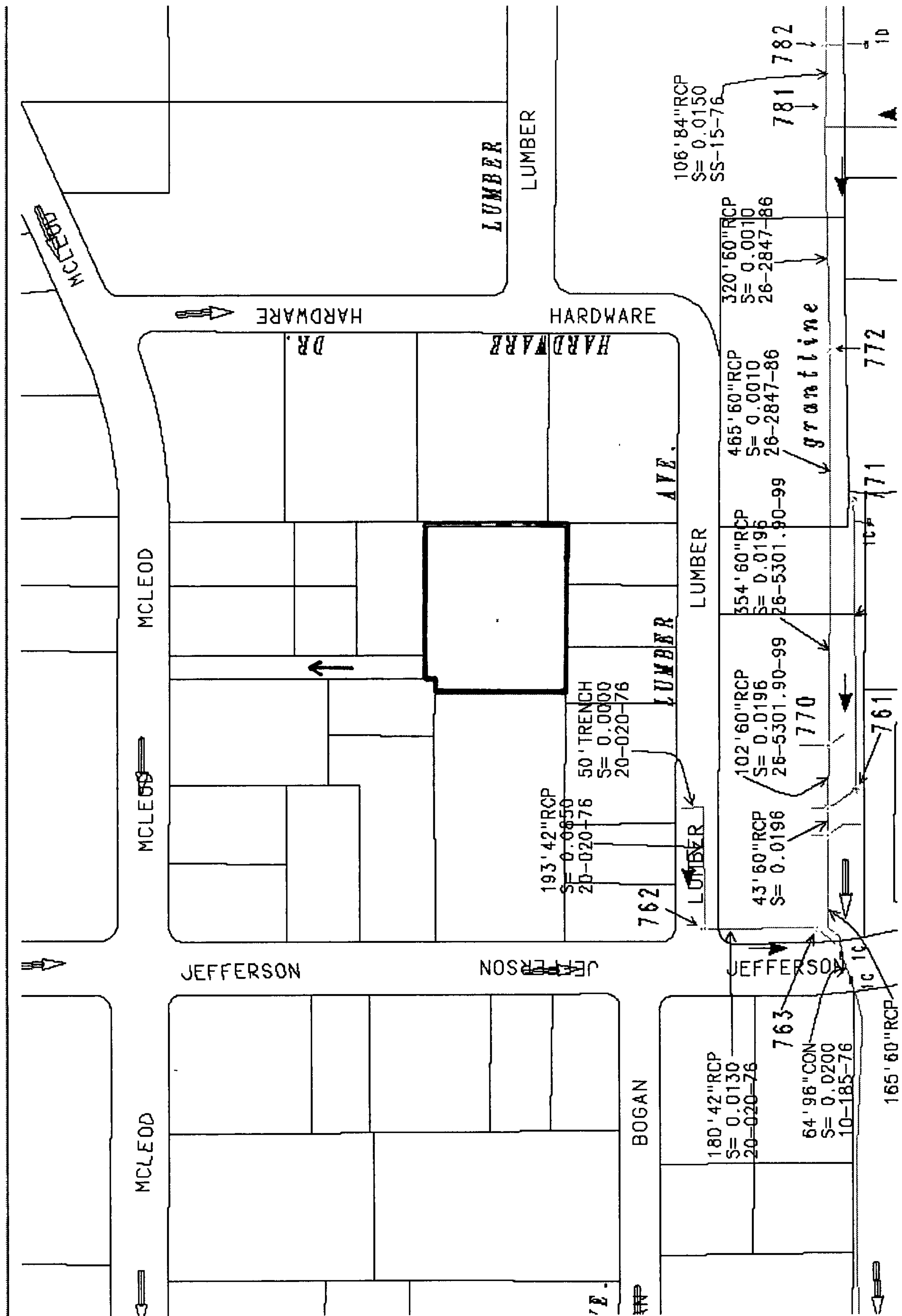


FF
73.80



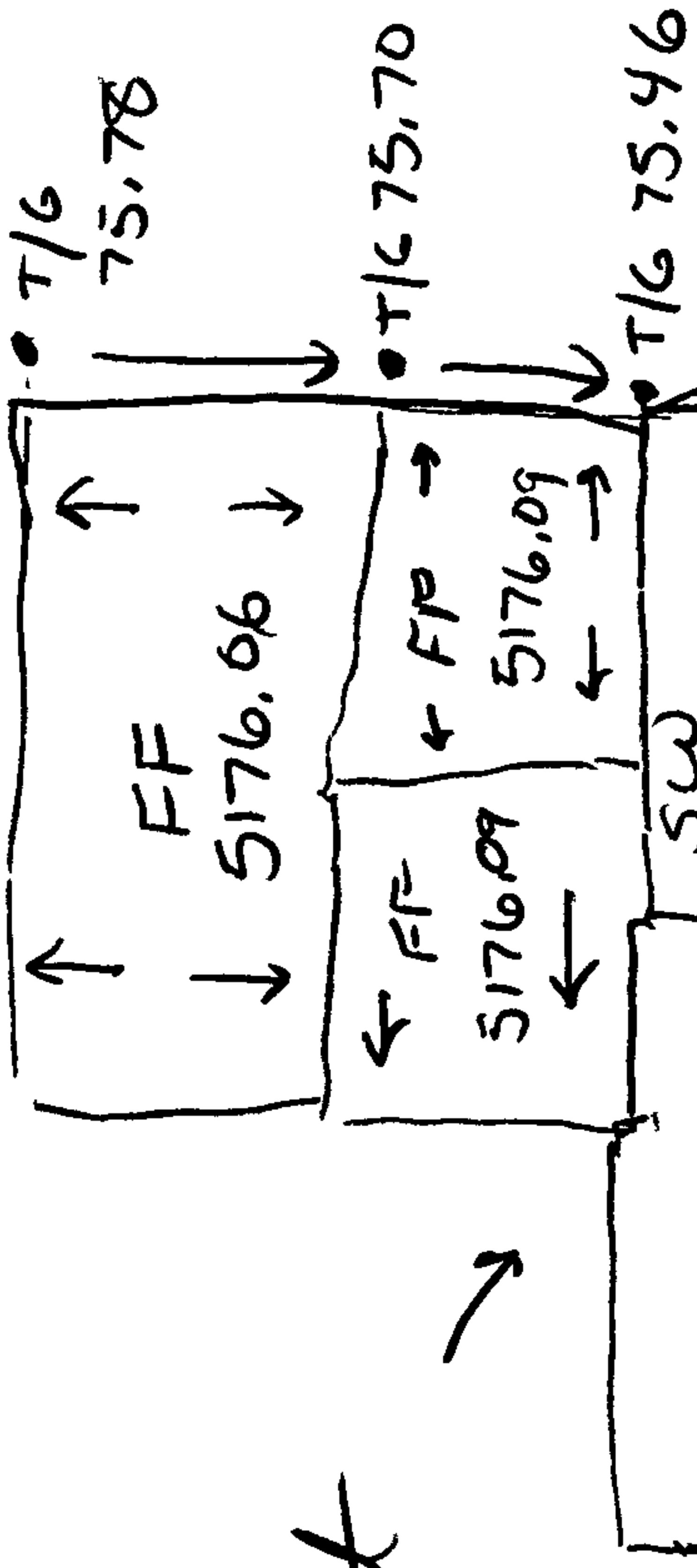
$$\Sigma = 61839$$

Type B	2%	1344 ft²
Type C	69%	42780 ft²
Type D	29%	17715 ft²



589° 56' E
20'

Parlement



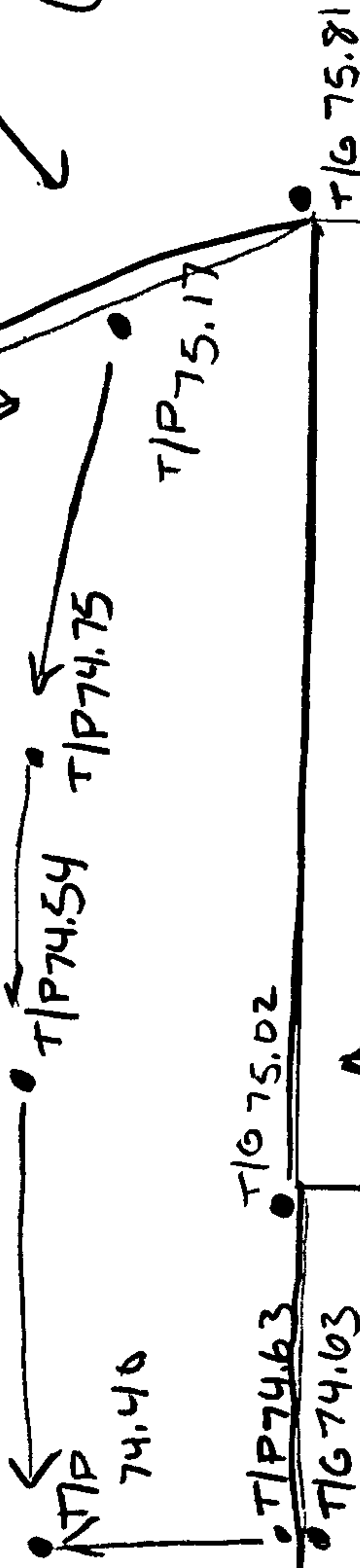
T/P 74.24
T/G 74.04
T/P 74.14

212.50

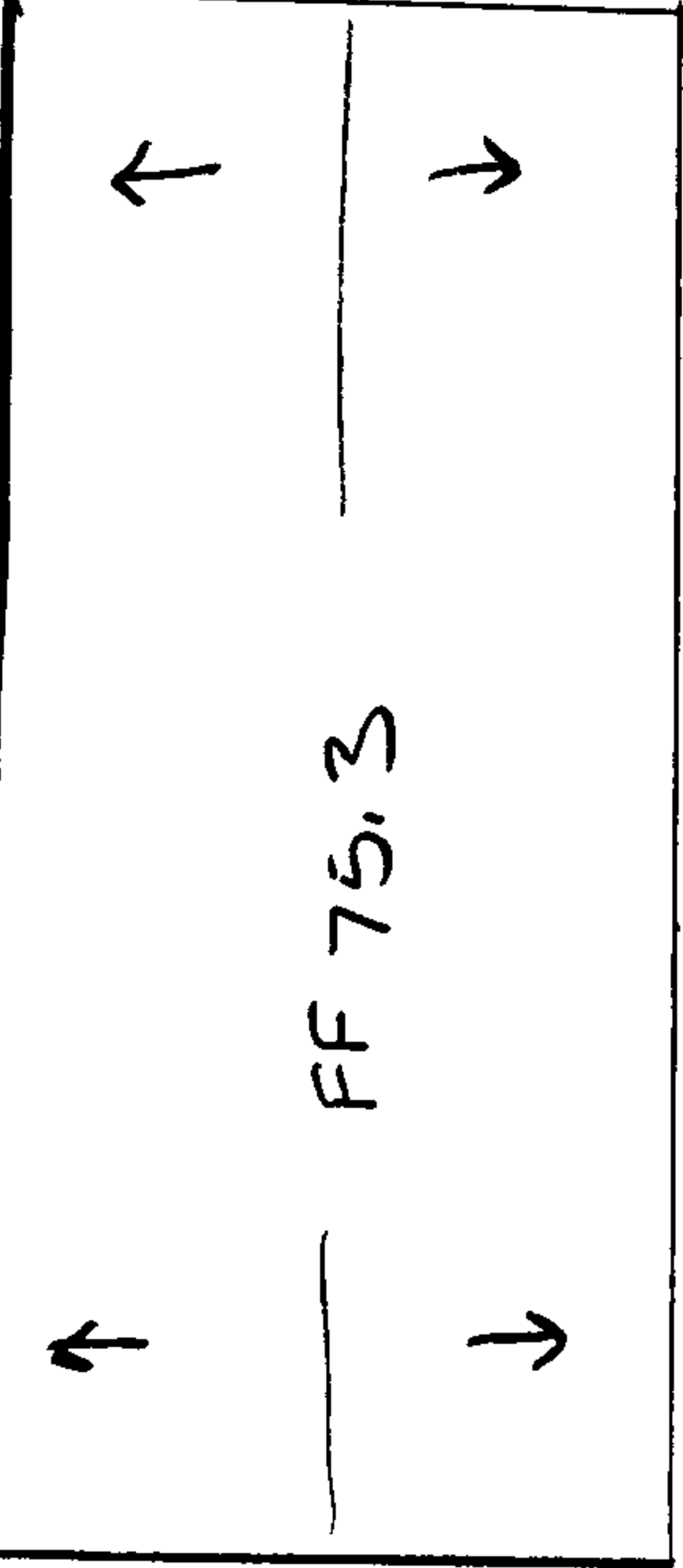
N 00° 04' E

230.35
S 00° 04' W

Hand
Packed
Gravel



T/P 74.46
T/P 74.63
T/G 74.03
T/G 75.02
T/P 74.54
T/P 74.75
T/P 75.17



T/G 74.95
T/G 75.25
T/G 76.13
T/G 75.81

T/G 75.15

T/G 75.15

T/G 74.69

T/G 74.92

N 89° 56' W 270'

T/G 72.7

T/G 77.39

T/G 76.86

T/G 72.44

T/G 73.24

Per 11/88 report,
 Q = 5.9 cfs
 No offsite flows
 T/P Top of Pavement
 T/G Top of Ground

