City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department
Transportation Development Services Section

May 29, 2002

Ross Small, Reg. Architect
Architects Studio, LLC
7400 Montgomery N.E.
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
Bond Paint Co., [G16 / D010]
3201 Candelaria N.E.
Architect's Stamp Dated 05/17/02

Dear Mr. Small:

The TCL / Letter of Certification submitted on May 21, 2002 is not sufficient for acceptance by this office for final Certificate of Occupancy (C.O.).

Field investigation has revealed that the construction of improvements is not consistent with the approved TCL. It is required that the certifying party or his surveyor personally visit the site and complete a certification inspection, picking up all the items of construction. All concrete curbing and sidewalks, asphalt construction, etc. must be verified per the approved plan or accurately show and label any alternate work, on the TCL (in red ink), needed to make construction "fit". All dimensions must be verified and any deviations must be noted. The TCL will be evaluated for acceptability of the revisions.

The TCL (or DRB Site Plan) submitted for Final C.O. needs to be the ***exact*** copy of the approved TCL in the plan set approved for building permit. This will be the latest edition, which may have redlined comments, initialled and dated by the designer-of-record.

Resubmit acceptable package along with *fully* completed Drainage Information Sheet ("surveyor" or "contractor" not critical) to front counter personnel for log in and evaluation by Transportation. Information on the Information Sheet is needed in contacting the pertinent parties needing to be made aware of the status of this submittal.

Sincerely,

Mike Zamora, Commercial Plan Checker
Development and Building Services
Planning Department

c:
c: Engineer
Hydrology file
Mike Zamora

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: BOND PAINT ZONE MAP/DRG. FILE #: G-16/D10

DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____

CITY ADDRESS: ~~30~~ 3201 CANDELARIA NE

ENGINEERING FIRM: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

OWNER: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: ARCHITECTS STUDIO LLC CONTACT: ROSS SMALL

ADDRESS: 7400 MONTGOMERY NE PHONE: 889-3030

CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

SURVEYOR: _____ CONTACT: _____

ADDRESS _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN
- ____ 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 / 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 (PERM.)
- ____ CERTIFICATE OF OCCUPANCY (TEMP.)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ OTHER (SPECIFY)

RECEIVED
MAY 21 2002
HYDROLOGY SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ____ YES
- ✓ NO
- ____ COPY PROVIDED

DATE SUBMITTED: 5/21/02 BY: ROSS SMALL

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot 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
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report**: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

5/29/02 - C.O. Rej'd, Mailed to Arch, Sent letter; K. - Logged in

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department
Hydrology/Development Services Section

August 23, 2001

Ross W. Small, Registered Architect,
Architects Studio, LLC
7510 Montgomery Blvd. N.E.,
Albuquerque, New Mexico 87109

Re: T.C.L. submittal for building permit approval for Bond Paint Co.,
3201 Candelaria. N.E. [G16/D010],
Architect's Stamp dated 8/07/2001.

Dear Mr. Small,

The location referenced above is not acceptable and requires modification to the Traffic Circulation Layout (T.C.L.) prior to Building Permit release as stated on the revised comments and as shown on the red-line T.C.L.

Please resubmit revised T.C.L. after addressing marked up comments. Submit Plan along with typed comments and red-line, mark-up copy.

Sincerely,

Mike Zamora,
Commercial Plan Checker

cc:
Engineer
Hydrology File
Office File

TRAFFIC CIRCULATION LAYOUT CHECKLIST

SITE ADDRESS: 3201 Candelaria NE **AGENT:** Ross Small-Architect's Studio **DATE:** 8/23
LEGAL DESCRIPTION: Campbell's Tract-Tract A-1 **ZONE ATLAS PAGE:** G-16

The Traffic Control Layout (TCL) is a basic Site Plan that contains information on all new and existing elements involved in the development of the site including: buildings, street widths, street sidewalks and curb & gutter, parking lot features, driveways, landscaped areas, lot lines and easement limits, etc. It will be reviewed prior to submittal of plans for a building permit. The TCL must be processed prior to submittal of plans for building permit. In most all cases the TCL must be certified by the designer-of-record prior to the issuance of a Certificate of Occupancy.

On all subsequent submittals, the design firm needs to complete and return the new *TRAFFIC CIRCULATION LAYOUT CHECKLIST* (Amendment To Come) provided, along with us of the DPM (Development Process Manual) to confirm required City standards. Also refer to previous TCL/Building Permit submittals (along with comments and markups) for past projects to avoid repeating errors and to help reduce the time required for plan review on subsequent TCL submittals. The first checklist has been completed by Transportation.

LEGEND-

- ✓ *Item addressed on initial submittal*
- ☐ *Item not yet addressed by designer or plan checker*
- • *Not Applicable*

GENERAL INFORMATION REQUIRED:

✓ 1. TCL will be stamped, signed and dated by architect or engineer.

✓ 2. Street address of site - could be part of title block or Drainage Application sheet in Hydrology file.

✓ 3. Provide name of subdivision; lot number and/or tract number on TCL, if it's not on the Drainage Information Sheet.

✓ 4. Place note on TCL and Site Plan for Construction:

✓ As required by Transportation Development Section, a copy of the approved TCL AS-BUILT will be submitted by the designer or acceptable representative party which includes a letter of certification stating the site has been constructed in accordance with the approved TCL. Verification of TCL acceptability, to include random field checks, will be made before a Final Certificate of Occupancy (C.O.) is issued. Please call this office to obtain temporary CO.

• 5. The plan review by Zoning could initiate a new review if original parking lot layout, approved by Transportation, needs to be altered.

• 6. Any Infrastructure work on city property, as part of this development, must be complete before issuance of CO. If work is not completed, Financial Guarantee must be on file with Design Review Office.

• 7. Encroachment agreements are needed when structures, fences, walls or items of equal conflict are within City property.

• 8. Drawing line work on Drainage and Landscape Plans must exactly match Site Plan.

SPECIFIC INFORMATION REQUIRED:

- 1. State Highway Department approval is required at locations where access is being taken from Highway Dept. roadways.
- ✓ 2. Call out all overhead doors on site or call out, including size, on TCL.
- ☐ 3. Overhead doors desired on site. Expectation by plan reviewer is that large wheel base (refuse/UPS) vehicle will be smallest vehicle to use doors. Refer to red-line markup and DPM for restrictions.
- ✓ 4. State the design vehicle to be used at rear of site.
- ✓ 5. Provide new and existing elements on TCL, properly labeled, and dimensioned. Show clear differentiation between existing construction and new improvements on TCL.
- ✓ 6. Indicate which buildings the permit will certify for parking improvements. If applicable, clearly differentiate future construction line type from new construction line type.
- ✓ 7. Any minor changes to TCL as required by Transportation and are acceptable by Hydrology, call out on Site Plan as such: "INSPECTION OF CONSTRUCTION FOR CO, FOR TRANSPORTATION, WILL BE DONE FROM THIS SHEET."
- ✓ 8. Indicate transition from one surface type to the other on TCL, for example, ramps (include handicap (HC) ramps), concrete/ asphalt, landscape area/ concrete, concrete / dirt, concrete /gravel, etc. Label each area or stipple--or equal--to show varying surfaces.
- ✓ 9. Show, label and dimension position of all existing obstructions in sidewalks in City right-of-way.
- ✓ 10. Label to paint, on asphalt, stalls for small car parking as "COMPACT" or equal.
- ✓ 11. Minimum 5 foot width concrete sidewalk raised 6" above parking surface will be needed, when located at front of parking vehicles (min.20' long stall) adjacent to any building. Place sidewalk at other locations where landscape shrubbery is required, by Zoning, at front of stalls.
- ✓ 12. At HC parking area, HC ramp must be constructed as part of sidewalk and not part of parking area.
- ✓ 13. Restriping of parking stalls shall be called out, to be per City Standard.
- ☐ 14. For future reference and for this project, provide width of all streets 40' wide and over on TCL. Also, show full width of *all* streets which will be used for Heavy Commercial traffic(trucks) accessing site. On major streets, include median and openings.
- 15. Alley limits must be 20-foot width
- 16. City standard paved roadway must be constructed in alley, along the entire lot frontage from point of access into alley from street at either end of alley.
- 17. Construct alley entrance per City Std. Detail Dwg. 2428. Width of entrance will be a minimum of 24 feet when the development is the first lot on the block, and access to proposed parking is taken thorough the alley.

Rev.6/27/01

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 8, 2001

Lawrence D. Read, P.E.
Larry Read & Associates, P.A.
8100-M4 Wyoming Blvd. NE, #194
Albuquerque, NM 87113

Re: Bond Paint (3201 Candelaria NE) Grading & Drainage Plan, Engineer's stamp dated 8-06-01 (G16/D10)

Dear Mr. Read,

Based on the information provided in your submittal dated Aug 8, 2001, the above referenced plan is approved for Building Permit and Paving Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

In addition, the submittal is approved for an SO-19 permit, which is required for construction within the city right-of-way.

Prior to release of the Certificate of Occupancy, an Engineer's Certification of the grading and drainage plan, per the DPM checklist, and a copy of the grading and drainage plan, with approval sign-off by the City's field inspector for the SO-19, will be required.

If you have any questions, please call me at 924-3988.

Sincerely,

Nancy Musinski, P.E.
Hydrology/Utility Development
City of Albuquerque Public Works

xc: Pam Lujan - Permits (letter only)
Matt Cline - Storm Drainage Inspector (w/attached plan)
File

08/08/01 WED 15:27 FAX 5059243864 001

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	0028	
CONNECTION TEL		92378422
SUBADDRESS		
CONNECTION ID		
ST. TIME	08/08 15:26	
USAGE T	00'47	
PGS.	2	
RESULT	OK	

City of Albuquerque
Public Works Department
505-924-3900 (main number)
505-924-3864 (fax number)
Development and Building Services (One Stop Shop)
Plaza Del Sol Building, 2nd Floor
600 2nd Street NW
Albuquerque, NM 87102

City of Albuquerque
Public Works Dept.
Dev. & Bldg. Srvcs.

Fax

To: Larry Read, PE **From:** Nancy Musinski

Fax: 237-8422 **Pages Sent:** (including this page) 2

Phone: **Date:** 8/08/01

Time: 3:25 p

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Bond Paint OK

Comments:

Larry,

Orig N follow via USPS

Thanks,

NancyM

DRAINAGE INFORMATION SHEET

PROJECT TITLE: BOND PAINT ADDITIONS ZONE MAP/DRG. FILE #: G-16 D-10
DRB #: _____ EPC#: _____ WORK ORDER#: N/A

LEGAL DESCRIPTION: TRACT A-1 CAMPBELL'S TRACT
CITY ADDRESS: 3201 CARLISLE NE

ENGINEERING FIRM: LARRY READ & ASSOC. CONTACT: LARRY READ
ADDRESS: 4800-C JUAN TABO NE PHONE: 237-8471
CITY, STATE: ALBUQ, NM ZIP CODE: 87111

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- ✓ GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERTIFICATION
- ____ CLOMR/LOMR
- ____ OTHER

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) SO-19

DATE SUBMITTED: 8/7/01 BY: Larry Read

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

RECEIVED
AUG 08 2001
HYDROLOGY SECTION

DRAINAGE INFORMATION SHEET

G-16/D10

PROJECT TITLE: BOND PAINT - ADDITION
DRB #: _____ EPC#: _____ ZONE MAP/DRG. FILE #: G-16/D10
WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT A-1 CAMPBELL'S TRACT
CITY ADDRESS: 3205 CANDELARIA NE

ENGINEERING FIRM: LARRY READ & ASSOC.
ADDRESS: BOX 194 8100-114 WYOMING NE
CITY, STATE: ALB, NM
CONTACT: LARRY READ
PHONE: 237-8421
ZIP CODE: 87113

OWNER: _____
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: ARCHITECT'S STUDIO
ADDRESS: 7510 MONTGOMERY NE
CITY, STATE: ALB, NM
CONTACT: JOSEPH
PHONE: 883-3030
ZIP CODE: 87109

SURVEYOR: _____
ADDRESS _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:
- ___ DRAINAGE REPORT
- X DRAINAGE PLAN
- ___ CONCEPTUAL GRADING & DRAINAGE PLAN
- X GRADING PLAN
- ___ EROSION CONTROL PLAN
- ___ ENGINEER'S CERTIFICATION
- ___ CLOMR/LOMR
- X OTHER T.C.P.

WAS A PRE-DESIGN CONFERENCE ATTENDED:
- ___ YES
- X 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
- X BUILDING PERMIT APPROVAL
- ___ CERTIFICATE OF OCCUPANCY APPROVAL
- ___ GRADING PERMIT APPROVAL
- ___ PAVING PERMIT APPROVAL
- ___ WORK ORDER APPROVAL
- X OTHER (SPECIFY) SO-19

DATE SUBMITTED: 7/26/01 BY: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot 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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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

RECEIVED
JUL 30 2001
HYDROLOGY SECTION

RECEIVED
JUL 27 2001
HYDROLOGY SECTION

LARRY READ & ASSOCIATES, Inc.
Civil Engineers
Site • Drainage • Utility Design

July 26, 2001

Ms. Nancy Musinski, PE
City of Albuquerque – Public Works
Box 1293
Albuquerque, New Mexico 87103

RE: Bond Paint Grading Plan – G-16/D10

Dear Ms. Musinski:

Thank you for your previous comments. I have addressed these comments as follows:

1. The drawing has been amended to properly plot the project title, site legal description, and benchmark information as requested.

2. The existing roof drainage patterns have been noted o the plan. We have added a gutter along the west face of the new office addition to convey the runoff from the northwest portion of the roof to the north end of the new office addition so it is not trapped between the building and west property line. All buildings, new and existing will be guttered with downspouts to discharge either to the south or north ends of the buildings as applicable.

3. The curb in question has been removed from the Grading Plan and the Architectural plan.

4. The riprap swale has been modified to a shallow concrete channel. I have also added detail 9 to show how the channel will discharge to the Candelaria Interceptor Channel right-of-way.

5. The east landscape swale has been highlighted to show its path to the concrete swale including spot elevations and slope information.

6. The 10-inch cmu walls flank the access ramp to the roll-up-doors to allow a grade break. The grade break is necessary due to addition of a sidewalk with 6" reveal as required by Mike Zomora' TCL review.

I hope these comments adequately address your comments. If you have any additional questions or comments, please call me at 237-8421.

Sincerely
LARRY READ & ASSOCIATES, Inc.

Larry D. Read, PE

RECEIVED
JUL 27 2001
HYDROLOGY SECTION

194 8100-M4 Wyoming Blvd., N.E. Albuquerque, New Mexico 87113 (505) 237-8421 FAX (505) 237-8422

DRAINAGE INFORMATION SHEET

G-16/D10

PROJECT TITLE: BOND PAINT - ADDITION ZONE MAP/DRG. FILE #: [illegible]
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT A-2 Cambell's TRACT
CITY ADDRESS: 3201 CARDELARIA NE

ENGINEERING FIRM: LARRY READ & ASSOC. CONTACT: LARRY READ
ADDRESS: Box 194 8100-194 WYOMING NE PHONE: 237-8421
CITY, STATE: ALB, NM ZIP CODE: 87113

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: ARCHITECT'S STUDIO CONTACT: JOSEPH
ADDRESS: 7510 MONTGOMERY NE PHONE: 883-3030
CITY, STATE: ALB, NM ZIP CODE: 87109

SURVEYOR: _____ CONTACT: _____
ADDRESS _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- X DRAINAGE PLAN
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- X GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERTIFICATION
- ____ CLOMR/LOMR
- X OTHER T.C.L.

WAS A PRE-DESIGN CONFERENCE ATTENDED:
- ____ YES
- X 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
- X BUILDING PERMIT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY APPROVAL
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- X OTHER (SPECIFY) SO-19

DATE SUBMITTED: 7/26/01 BY: [signature]

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot 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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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

RECEIVED
JUL 30 2001
HYDROLOGY SECTION

RECEIVED
JUL 27 2001
HYDROLOGY SECTION

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 11, 2001

Lawrence D. Read, P.E.
Larry Read & Associates, P.A.
8100-M4 Wyoming Blvd. NE, #194
Albuquerque, NM 87113

Re: Bond Paint (3201 Candelaria NE) Grading & Drainage Plan, Engineer's stamp dated 6-14-01 (G16/D10)

Dear Mr. Read,

Based on the information provided in your submittal dated June 18, 2001, the above referenced plan cannot be approved for Grading Permit, Paving Permit and SO-19 until the following issues are addressed:

1. Your drainage information sheet calls the project "Bond Paint." Please put the legal description and the project title on the grading plan.
2. Which way do the roofs of the existing metal building and new office building drain? Show on plans. Any roof drainage off the west side of the building must be guttered and directed north or south. Otherwise, runoff to the west will increase, which is not acceptable.
3. A curb is shown beginning 10 feet east of the northwest property corner. I assume from the architectural site plan that this is a concrete extruded curb. The curb on the grading plan doesn't match the site plan. Please correct this. Label the curb, detail if needed, and show spot elevations to ensure runoff will discharge to the existing channel.
4. The riprap swale is not acceptable. Please make it a concrete swale. How does this interface with the existing Candelaria Interceptor Ditch? Need detail and spot elevations at the interface.
5. The landscaped swale at the northeast corner of the site: Where does this discharge to? Is it intended to discharge to the proposed swale of Comment No. 4? Show and provide spot elevations to indicate.
6. What is the purpose of the 10-inch tall CMU walls in front of the existing roll-up doors at the existing 1-story metal building? I assume they flank both sides of a ramp to the roll-up doors.

If you have any questions, please call me at 924-3988.

Sincerely,

Nancy Musinski, P.E.
Hydrology/Utility Development
City of Albuquerque Public Works

cc: file

DRAINAGE INFORMATION SHEET

G-16/D10

PROJECT TITLE: BOND PAINT ZONE MAP/DRG. FILE #: ~~G-14~~-Z
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT A-1, CAMBELL'S TRACT
CITY ADDRESS: 3201 CANDELARIA NE

ENGINEERING FIRM: LARRY READ & ASSOCIATES NE CONTACT: LARRY READ
ADDRESS: Box 194 8100-M4 WYOMING ~~87113~~ PHONE: 237-8421
CITY, STATE: ALBUQUERQUE, NM ~~87113~~ ZIP CODE: 87113

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:
- X DRAINAGE REPORT
- ____ DRAINAGE PLAN
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- X GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERTIFICATION
- ____ CLOMR/LOMR
- ____ OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED:
- ____ YES
- X 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
- X BUILDING PERMIT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY APPROVAL
- X GRADING PERMIT APPROVAL
- X PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- X OTHER (SPECIFY) TCL # 50-19

DATE SUBMITTED: JUNE 17, 2001 BY: LARRY READ

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot 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.
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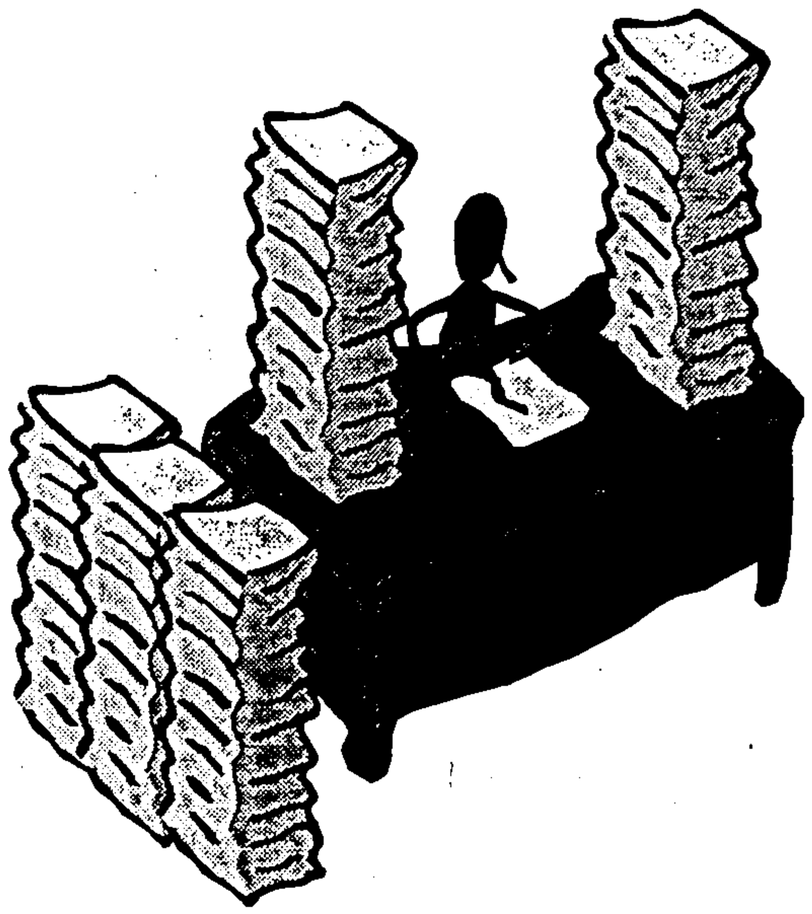
RECEIVED
JUN 18 2001
HYDROLOGY SECTION



City of Albuquerque
Public Works Department
Hydrology Section

To: LARRY READ

At: READ + ASSOC.

City: ALBQ,

State: N.M.

Fax No. (505) 237-8422

Number of pages: 1

Date: 7-23-01 **Time:** 3:05

From: TERRI MARTIN
Hydrology Section
Public Works Dept.
Phone No. (505)924-3981
Fax No. (505) 924-3864

Comments:

COPY OF COMMENTS FOR BOND PAINT (G16/D10)

DRAINAGE REPORT

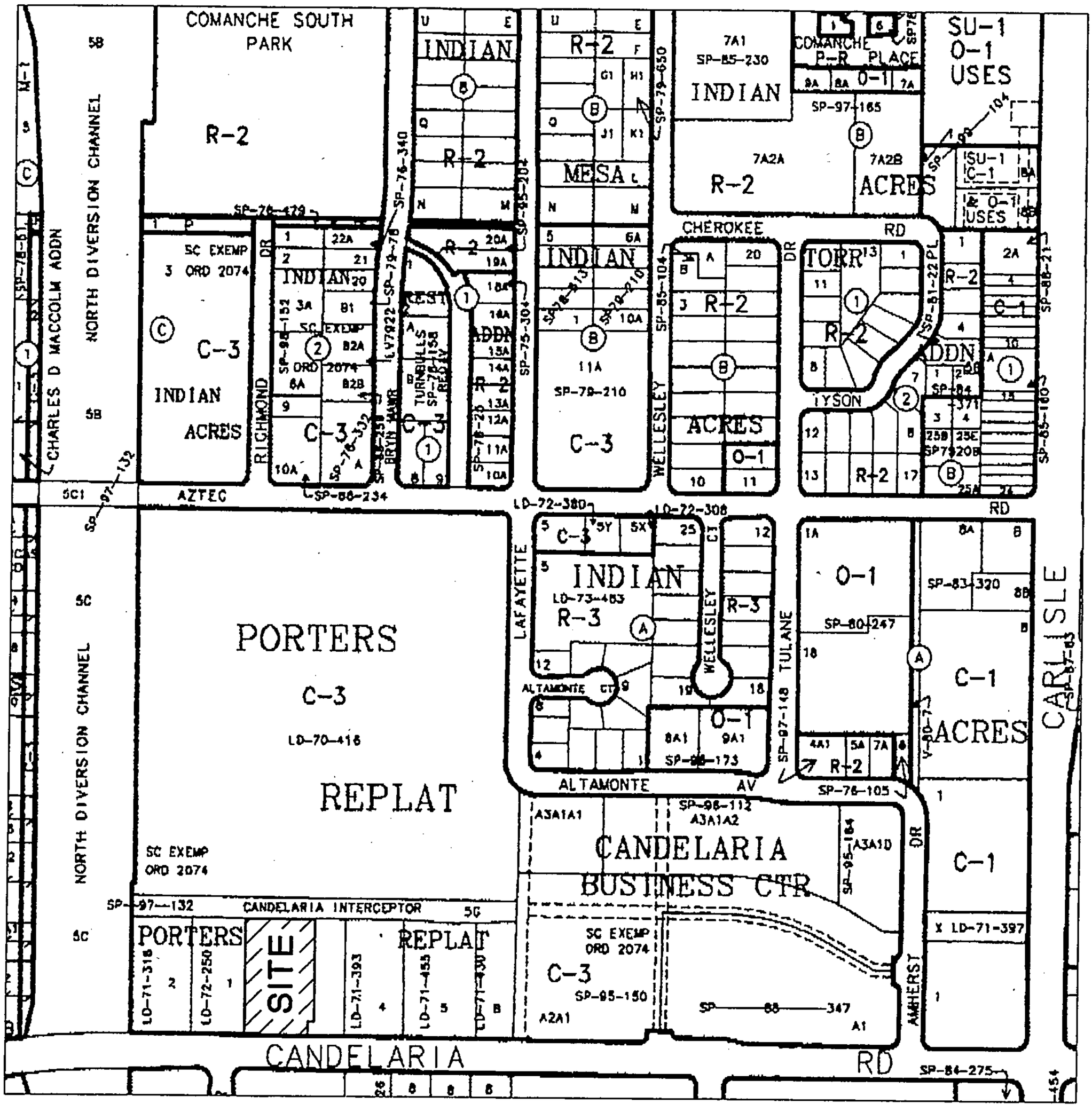
for

3201 CANDELARIA ROAD, NE
(TRACT A-1, CAMBELL'S TRACT),
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

May 27, 2001

Prepared by
Larry D. Read, P.E.
#194 8100-M4 Wyoming Blvd., N.E.
Albuquerque, New Mexico 87113
(505) 237-8421

TABLE OF CONTENTS



VICINITY MAP ~~G-17~~ G-16

N.T.S.

EXHIBIT 1

ZONE AO
(DEPTH 2)

ZONE X

(DEPTH 1)

ZONE A

ZONE AO
(DEPTH 1)

100 – YEAR FLOOD CONFINED TO CONSTRUCTED CHANNEL

100 – YEAR FLOOD CONFINED TO CONSTRUCTED CHANNEL

SITE

LIMIT OF DETAILED STUDY

BOULEVARD

GIRARD

Channel

Diversion

Amafca

North

RICHMOND DRIVE

BRYN MAWR DRIVE

LAFAYETTE DRIVE

WELLESLEY DRIVE

WELLESLEY COURT

TULANE DRIVE

AMHERST DRIVE

AZTEC ROAD

ALTAMONTE COURT

ALTAMONTE AVENUE

MESCALERO COURT

CHEROKEE ROAD

HEADINGLY AVENUE

ALTAMONTE ROAD

VERANDA

ALISO DRIVE

MORNINGSIDE DRIVE

MATTHEW AVENUE

LOS ARBOLES AVENUE

CLAREMONT AVENUE

CARLISLE

HERMOSA

PHOENIX

MENAUL

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 10 NORTH, RANGE 3 EAST.

CITY OF ALBUQUERQUE
350002

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS

PANEL 351 OF 825
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS: COMMUNITY	NUMBER	PANEL	SUFFIX
ALBUQUERQUE CITY OF	350002	0351	D
BERNALILLO COUNTY, UNINCORPORATED AREAS	350001	0351	D

MAP NUMBER
35001C0351 D

EFFECTIVE DATE:
SEPTEMBER 20, 1996

Federal Emergency Management Agency

DRAINAGE REPORT

for

3201 CANDELARIA ROAD, NE (TRACT A-1, CAMBELL'S TRACT), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

May 27, 2001

LOCATION & DESCRIPTION

The proposed site is located three parcels east of the North Diversion Channel on the north side of Candelaria Road, NE, City of Albuquerque, Bernalillo County, New Mexico, as shown on **Exhibit 1**. The site is currently developed with an unoccupied single story commercial building. The majority of the site (32,825 square feet) is covered by this structure, asphalt pavement, and concrete pads (Type 'D' Land Treatment). The remainder of the site (11, 877 square feet) is hard packed dirt and/or gravel parking areas (Type 'C' Land Treatment). Landscape areas have not been established or maintained for the site. The site is divided with approximately 77% of the site draining via surface flow to the north where it is intercepted by the Candelaria Interceptor. The other 23% of the site surface discharges into Candelaria Road.

FLOODPLAIN STATUS

This property, as shown on FIRM Map Panel 35001C0351-D, effective September 20, 1996, is not within a designated floodplain. **Exhibit 2** shows the subject property on this panel.

METHODOLOGY

The hydrology for this project was analyzed using the Quick Calculation Method as documented in the June 1997 release of the City of Albuquerque Development Process Manual, Section 22.2.

PRECIPITATION

The 100-yr 6-hour duration storm was used as the design storm for this analysis since free discharge is proposed. This site is within Zone 2 as identified in the City of Albuquerque Development Process Manual, Section 22.2. Tables within this section were used to establish the 6-hour precipitation, 10-day precipitation, excess precipitation, and peak discharge.

EXISTING DRAINAGE

The existing site is developed as described above in "Location and Description". There is one offsite drainage basin to the east of this site. It is tract A-2 Cambell's Tract, as shown on the **Grading and Drainage Plan**. Tract A-2 drains similar to Tract A-1 with the majority of the site draining to the northwest corner and a minor area draining to the southwest corner. Since it is all sheet flow, the runoff will enter Tract A-1 along the east property line of this site prior to entering either Candelaria Road or the Candelaria Interceptor. **Table 1** is the 100-year Hydrologic Calculations for both of these basins. This table demonstrates the total runoff for both tracts under existing conditions and with the proposed development of Tract A-1.

FULLY DEVELOPED CONDITION

The proposed development will include a new office addition attached to the north end of the existing retail warehouse, a new warehouse, a 1" asphalt overlay over the existing asphalt parking lot, and a new asphalt parking, along with associated landscape improvements. Since the existing asphalt will be used as the base for the overlay, the existing drainage pattern will not be altered. A sidewalk culvert will be added to drain the parking lot through the proposed landscape area to Candelaria Road at the southeast corner of the site. This will maintain the historic path since the parking lot will have curbs to direct the flow to a single discharge point instead of sheet flow over the existing sidewalk. There is an existing asphalt swale through the parking lot which drains the northern portion of the lot to the Candelaria Interceptor. This swale will be maintained and extended through the new parking lot to the north. The concentrated runoff will be conveyed to the north property line via a riprap swale. The flow will then have free discharge over the CMU wall along the north property line to the Candelaria Interceptor. The proposed development will include 33,680 square feet of impervious area (a net increase of 855 square feet). The remaining 11,022 square feet will be landscaped. Of this landscaped area, only 330 square feet needs to be "Type B" Land Treatment (sod or other vegetative cover) and the remaining 10,692 square feet can be southwestern landscaping (gravel) or other surface classified as "Type C" Land Treatment. Since the landscape plan calls for 75% vegetative ground cover at maturity, these land treatments can easily be accomplished without increasing the runoff from this site.

As a result of this development, the 100-year storm event runoff will not be increased and may have a minor decrease due to the landscaped area that will be maintained. Therefore, there is no adverse downstream effect due to this development and the aesthetics of the site will be greatly improved. Therefore, please approve this grading and drainage plan for building permit so construction may commence.

TABLE 1

100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acre)	LAND TREATMENT A (%)	B (%)	C (%)	D (%)	WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(10 day) (acre-ft)	V(10 day) (cu-ft)	Q (cfs)
EXISTING CONDITIONS											
TRACT A-1	1.0262	0.00	0.00	26.57	73.43	1.86	0.16	6,917	0.26	11,294	4.40
TRACT A-2	0.5456	0.00	0.00	13.70	86.30	1.98	0.09	3,930	0.15	6,665	2.45
TOTAL	**1.5719**						**0.25**	**10,848**	**0.41**	**17,959**	**6.85**
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EXCESS PRECIP.	0.53	0.78	1.13	2.12	E_i (in)
PEAK DISCHARGE	1.56	2.28	3.14	4.7	Q_{Pi} (cfs)

WEIGHTED E (in) = $(E_A)(\%A) + (E_B)(\%B) + (E_C)(\%C) + (E_D)(\%D)$

$V_{6\text{-HR}}$ (acre-ft) = (WEIGHTED E)(AREA)/12

V_{10DAY} (acre-ft) = $V_{6\text{-HR}} + (A_D)(P_{10DAY} - P_{6\text{-HR}})/12$

Q (cfs) = $(Q_{PA})(A_A) + (Q_{PB})(A_B) + (Q_{PC})(A_C) + (Q_{PD})(A_D)$

ZONE =	2
$P_{6\text{-HR}}$ (in.) =	2.35
$P_{24\text{-HR}}$ (in.) =	2.75
P_{10DAY} (in.)	3.95

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department
Transportation Development Services Section

June 28, 2001

Ross W. Small Registered Architect,
Architects Studio, LLC
7510 Montgomery Blvd. N.E.
Albuquerque, New Mexico 87109

Re: T.C.L. submittal for building permit approval for Bond Painting Building Addition and Remodel, 3201 Candelaria N.E. [G16/D010],
Architect Stamp dated 6/06/2001.

Dear Mr. Small,

The location referenced above is not acceptable and requires modification to the Traffic Circulation Layout (T.C.L.) prior to Building Permit release as stated on the attached TCL checklist, and red-lined T.C.L. markup with comments.

Please resubmit revised T.C.L. after addressing typed and marked up comments.
Submit Plan along with typed comments and all red-lined, mark-up copies.

Sincerely,

Mike Zamora,
Commercial Plan Checker

cc:
Engineer
Hydrology File
Office File

TRAFFIC CIRCULATION LAYOUT CHECKLIST

SITE ADDRESS: 3201 Candelaria NE. **AGENT:** Ross W. Small - Architects Studio **DATE:** 6/28
LEGAL DESCRIPTION: Campbell's Tract - Tract A-1 **ZONE ATLAS PAGE:** G 16

The Traffic Control Layout (TCL) is a basic Site Plan that contains information on all new and existing elements involved in the development of the site including: buildings, street widths, street sidewalks and curb & gutter, parking lot features, driveways, landscaped areas, lot lines and easement limits, etc. It will be reviewed prior to submittal of plans for a building permit. The TCL must be processed prior to submittal of plans for building permit. In most all cases the TCL must be certified by the designer-of-record prior to the issuance of a Certificate of Occupancy.

On all subsequent submittals, the design firm needs to complete and return the new *TRAFFIC CIRCULATION LAYOUT CHECKLIST* (Amendment To Come) provided, along with us of the DPM (Development Process Manual) to confirm required City standards. Also refer to previous TCL/Building Permit submittals (along with comments and markups) for past projects to avoid repeating errors and to help reduce the time required for plan review on subsequent TCL submittals. The first checklist has been completed by Transportation.

LEGEND-

- ☑ *Item addressed on initial submittal*
- ☐ *Item not yet addressed by designer or plan checker*
- ◙ *Not Applicable*

GENERAL INFORMATION REQUIRED:

☑ 1. TCL will be stamped, signed and dated by architect or engineer.

☑ 2. Street address of site - could be part of title block or Drainage Application sheet in Hydrology file.

☑ 3. Provide name of subdivision; lot number and/or tract number on TCL, if it's not on the Drainage Information Sheet.

☐ 4. Place note on TCL and Site Plan for Construction:

As required by Transportation Development Section, a copy of the approved TCL AS-BUILT will be submitted by the designer or acceptable representative party which includes a letter of certification stating the site has been constructed in accordance with the approved TCL. Verification of TCL acceptability, to include random field checks, will be made before a Final Certificate of Occupancy (C.O.) is issued. Please call this office to obtain temporary CO. Confirmation from Hydrology, supporting this requirement, will be needed prior to approval of TCL by Transportation.

☐ 5. The plan review by Zoning could initiate a new review if original parking lot layout, approved by Transportation, needs to be altered.

◙ 6. Any Infrastructure work on city property, as part of this development, must be complete before issuance of CO. If work is not completed, Financial Guarantee must be on file with Design Review Office.

◙ 7. Encroachment agreements are needed when structures, fences, walls or items of equal conflict are within City property.

☐ 8. Drawing line work on Drainage and Landscape Plans must exactly match Site Plan.

SPECIFIC INFORMATION REQUIRED:

- ■ 1. State Highway Department approval is required at locations where access is being taken from Highway Dept. roadways.
- ☐ 2. Overhead doors desired on site. Expectation by plan reviewer is that large wheel base (refuse/UPS) vehicle will be smallest vehicle to use doors. Refer to DPM for restrictions.
- ☐ 3. State the design vehicle to be used at rear of site.
- ☑ 4. Provide new and existing elements on TCL, properly labeled, and dimensioned. Show clear differentiation between existing construction and new improvements on TCL.
- ☐ 5. Indicate which buildings the permit will certify for parking improvements. If applicable, clearly differentiate future construction line type from new construction line type.
- ☐ 6. Any minor changes to TCL as required by Transportation and are acceptable by Hydrology, call out on Site Plan as such: "INSPECTION OF CONSTRUCTION FOR CO, FOR TRANSPORTATION, WILL BE DONE FROM THIS SHEET."
- ☑ 7. Indicate transition from one surface type to the other on TCL, for example, ramps (include handicap (HC) ramps), concrete/ asphalt, landscape area/ concrete, concrete / dirt, concrete /gravel, etc. Label each area or stipple to show varying surfaces, or equal.
- ☐ 8. Show, label and dimension position of all existing obstructions in sidewalks in City right-of-way.
- ■ 9. Label stalls for small car parking as "COMPACT" or equal.
- ☐ 10. Minimum 5 foot width concrete sidewalk raised 6" above parking surface will be needed, when located at front of parking vehicles (min.20' long stall) adjacent to any building. Place sidewalk at other locations where landscape shrubbery is required, by Zoning, at front of stalls.
- ☐ 11. At HC parking area, HC ramp must be constructed as part of sidewalk and not part of parking area.
- ☐ 12. Restriping of parking stalls shall be called out, to be per City Standard.
- ■ 13. For future reference and for this project, provide half width of all streets 40' wide and over on TCL. Also, on streets which will be used for Heavy Commercial traffic accessing site. On major streets, include median and openings, if existing and if not, show traffic lanes on developer's side of street, up to and including middle turn lane.
- ■ 14. Alley limits must be 20-foot width
- ■ 15. City standard paved roadway must be constructed in alley, along the entire lot frontage from point of access into alley from street at either end of alley.
- ■ 16. Construct alley entrance per City Std. Detail Dwg. 2428. Width of entrance will be a minimum of 24 feet when the development is the first lot on the block, and access to proposed parking is taken thorough the alley.

Rev. 3/12/01

DRAINAGE INFORMATION SHEET

G-16/D10

PROJECT TITLE: BOND PAINT ZONE MAP/DRG. FILE #: ~~G-17~~ 2
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT A-1 CAMBELLS TRACT
CITY ADDRESS: 3201 CANDELARIA NE

ENGINEERING FIRM: LARRY READ & ASSOCIATES CONTACT: LARRY READ
ADDRESS: BOX 194 8100 - M 4 WYOMING NE PHONE: 232-8421
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87113

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:
- X DRAINAGE REPORT
- ____ DRAINAGE PLAN
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- X GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERTIFICATION
- ____ CLOMR/LOMR
- ____ OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED:
- ____ YES
- X 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
- X CERTIFICATE OF OCCUPANCY APPROVAL
- X GRADING PERMIT APPROVAL
- X PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- X OTHER (SPECIFY) TCL # 50-19

DATE SUBMITTED: JUNE 17, 2001 BY: LARRY READ

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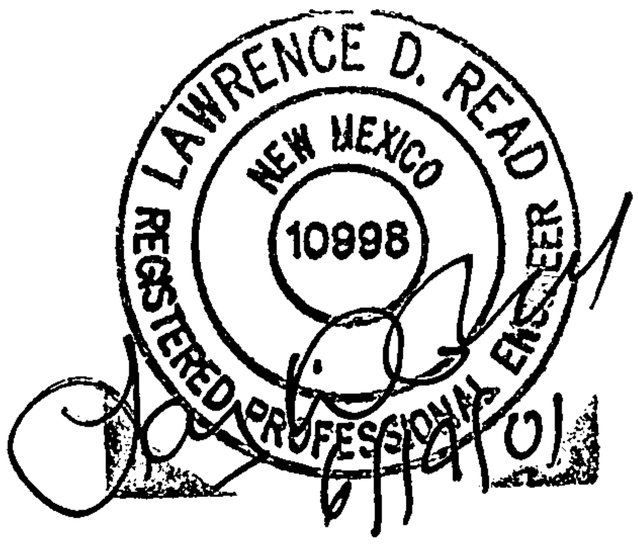

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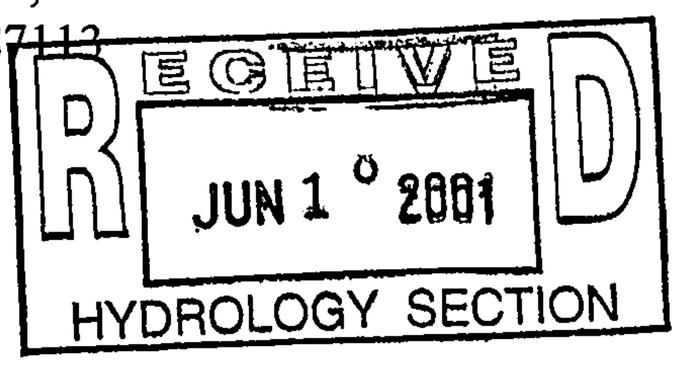

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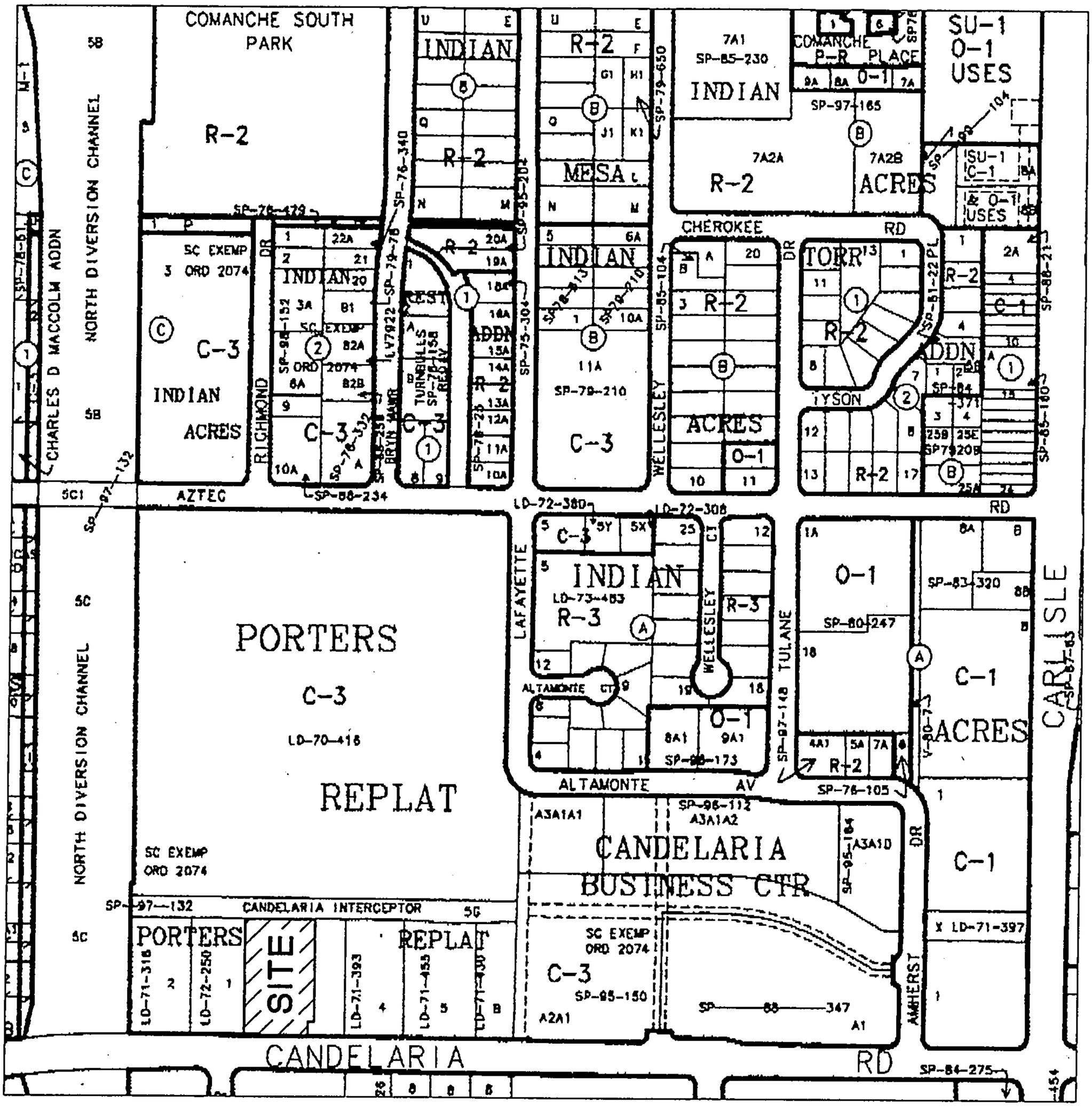
VICINITY MAP G-17 G-16



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LIMIT OF DETAILED STUDY

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CITY OF ALBUQUERQUE
350002

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FIRM

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PANEL 351 OF 825
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TOTAL	**1.5719**						**0.25**	**10,879**	**0.42**	**18,105**	**6.85**

EXCESS PRECIP.	0.53	0.78	1.13	2.12	E_i (in)
PEAK DISCHARGE	1.56	2.28	3.14	4.7	Q_{Pi} (cfs)

WEIGHTED E (in) = $(E_A)(\%A) + (E_B)(\%B) + (E_C)(\%C) + (E_D)(\%D)$

$V_{6\text{-HR}}$ (acre-ft) = (WEIGHTED E)(AREA)/12

V_{10DAY} (acre-ft) = $V_{6\text{-HR}} + (A_D)(P_{10DAY} - P_{6\text{-HR}})/12$

Q (cfs) = $(Q_{PA})(A_A) + (Q_{PB})(A_B) + (Q_{PC})(A_C) + (Q_{PD})(A_D)$

ZONE =	2
$P_{6\text{-HR}}$ (in.) =	2.35
$P_{24\text{-HR}}$ (in.) =	2.75
P_{10DAY} (in.)	3.95