

**FAX**

Post-it® Fax Note	7671	Date	11-11	# of pages	3
To	Brad Bingham		From	Lynn Mazur	
Co./Dept.	Hydrology		Co.	AMAFCA	
Phone #			Phone #		
Fax #			Fax #		

**AMAFCA**

2600 Prospect Av. NE  
Albuquerque, NM 87107  
Ph: (505) 884-2215  
Fax: (505) 884-0214

**To:** David Soule**Of:** Rio Grande Engr.**Fax #:** 872-2205**Pages:** 3, incl. cover sheet

**From:** Lynn Mazur, P.E., C.E.M.  
**Date:** November 11, 2004  
Development Review Engineer

**Subject:** Pyramid Concrete @ Comanche Business Park*G-16-DT37b***COMMENTS:**

I pulled out the full size plan originally prepared by Jeff Mortensen for the pipe extension and noticed a SAS easement that was not shown on your G&D. John Kelly told me that the City installed a sanitary sewer line in the 36-inch storm drain crossing under the North Diversion Channel years ago without a permit from AMAFCA. It appears that the new Pyramid Concrete Building is encroaching into the easement. I am notifying the City by copy of this fax.

Also, what are you basing the pipe invert on at the existing junction box? It is about 2 feet higher than shown on the original plan, and it does not appear to be a datum difference. Add a note to match the existing invert. Also add a note to grout the concrete plugs for the removed 18-inch CMP's on both sides of the junction box.

**Cc:** Jim Hidalgo, Pyramid Concrete  
Nancy Musinski, City Utility Development  
Brad Bingham, City Hydrology

FARMERS MARKET  
BASILA PRODUCE  
EXISTING BUILDING

PC STA 10+81.42

BEGIN CURVILINEAR STORM  
DRAIN INSTALLATION

PROPOSED TRACT.  
B-1-G-1-A-1

$R=220.00'$   
 $\Delta=1752.54'$   
 $L=68.86'$   
 $CHORD=68.38'$   
 $BRG=S71^{\circ}30'29"E$

STA 11+43.71

END STORM DRAIN COI  
CONSTRUCT CONNECTIC  
EXISTING JUNCTION BO  
INV=5067.80 (MATCH I  
INSTALL: 2-18" PREFO  
CONCRETE PLUGS INT  
BOX "HOLES" CREATE  
REMOVAL THOROUGH  
NEW PLUGS FROM BC  
OF JUNCTION BOX.

LIMITS OF  
FILL

STA 10+95±

REMOVE AND DISPOSE OF  
EXISTING CONCRETE HEADWALL

PROPOSED LOT LINE

LOT LINE TO BE 8' CLF W/RW  
ELIMINATED-SEE PLAT, SHEET 2

STA 10+95 TO STA 11+43.71  
REMOVE AND DISPOSE OF 100 LF  
EXISTING 18" CMP STORM DRAINS

PT STA 11+30.08  
END CURVILINEAR STORM  
DRAIN INSTALLATION

PROPOSED  
TRACT B-1-G-1-A-2

NTS

AN







"Lynn Mazur"  
<lmazur@amafca.org>

08/26/2004 08:56 AM  
Please respond to  
lmazur

To: "Brad Bingham" <bbingham@cabq.gov>  
cc:  
Subject: Comanche Business Park

6-16/D137

The owner has completed the work in the AMAFCA right-of-way, and AMAFCA has accepted it. We approve release of final C.O. for the property.

## **AMAFCA**

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

phone: (505) 884-2215

fax: (505) 884-0214

e-mail: lmazur@amafca.org

Tim Eichenberg, Chair  
Linda Sloner, Vice-Chair /  
Asst. Secretary-Treasurer  
Donald D. Brown, Secretary-Treasurer  
Daniel Hernandez, Director  
Daniel Lyon, Director

John P. Kelly, P.E.  
Executive Engineer



**Albuquerque  
Metropolitan  
Arroyo  
Flood  
Control  
Authority**

2600 PROSPECT N.E. • ALBUQUERQUE, NM 87107  
TELEPHONE (505) 884-2215 FAX (505) 884-0214

Post-It® Fax Note	7671	Date	11-4	# of pages	1
To	Brad Bingham	From	Lynn Mazur		
Co./Dept.	Hydrology	Co.	AMAFCA		
Phone #		Phone #			
Fax #		Fax #			

November 4, 2004

*6-16/15-3-7*

Mr. David Soule, P.E.  
Rio Grande Engineering  
3500 Comanche Rd., NE  
Building E, Suite 5  
Albuquerque, NM 87107

*@ Comanche Business Park*

Re: Pyramid Concrete, Grading & Drainage Plan, ZAP G-16  
Engineer's Stamp Dated 10-29-04

Dear Mr. Soule:

AMAFCA has reviewed the referenced plan and does not approve release of building permit. I discussed the project with John Kelly, Executive Engineer, and we decided that the culvert extension must be constructed per the terms of the original agreement, dated August 2001 (see enclosed). The original survey shows 2-18" corrugated metal pipes, which will require removal and disposal. The new culvert extension will need to connect to the existing concrete junction box.

Extension of the culvert is not required. There is the option to leave the ditch open and reseed the disturbed area. If you have any questions, please call me at 884-2215.

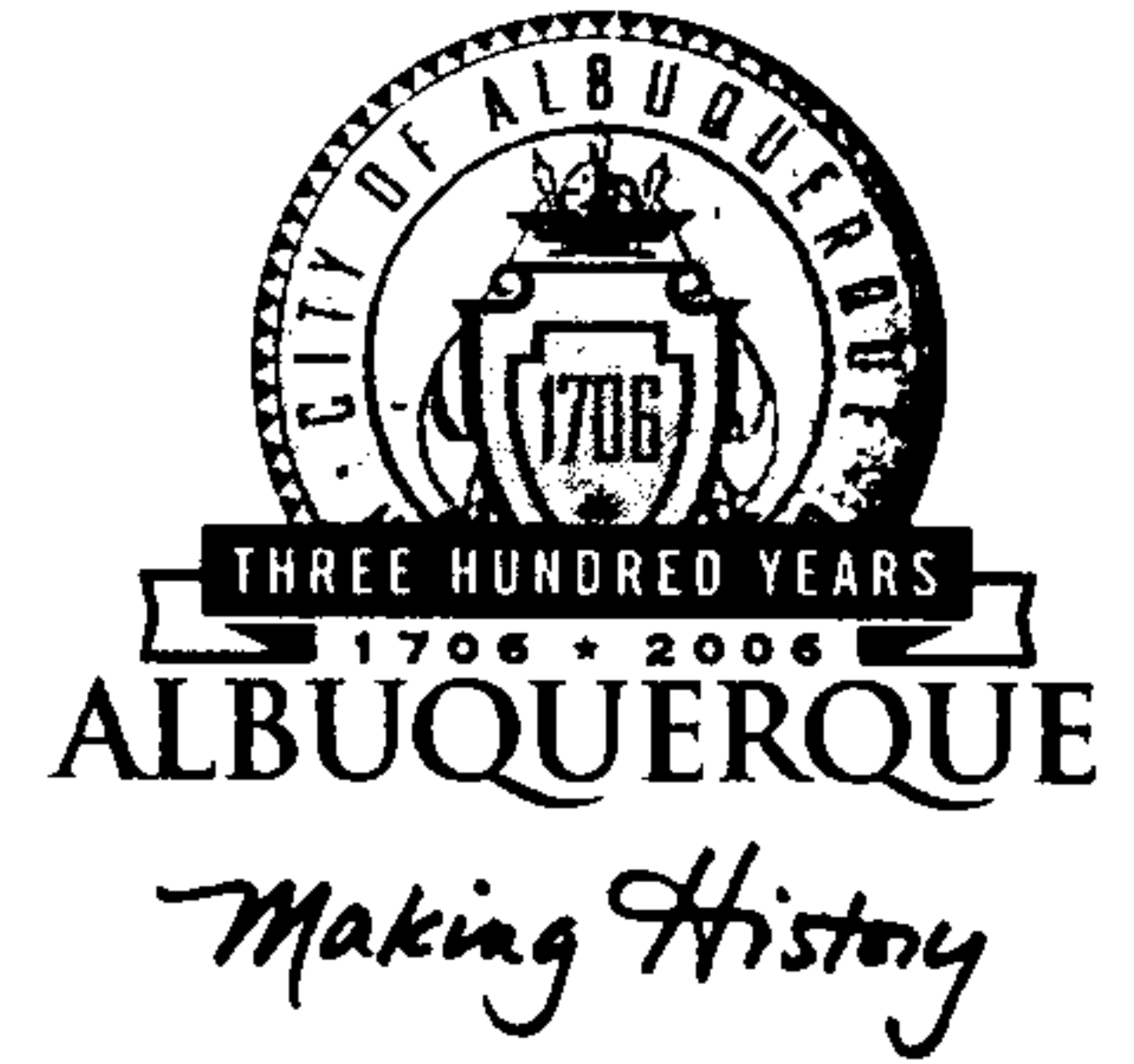
Sincerely,  
AMAFCA

*Lynn M. Mazur*

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

Cc: Brad Bingham, COA Hydrology (w/out attachments)  
Jim Hidalgo, Pyramid Concrete

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

March 30, 2005

James N. Medley, Registered Architect  
3100 Christine NE  
Albuquerque, NM 87111-4824

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Office/Warehouse Hidalgo, [G-16 / D137]  
2733 Johnville Place NE  
Architect's Stamp Dated 03/16/05

Dear Mr. Medley:

P.O. Box 1293

The TCL / Letter of Certification submitted on March 29, 2005 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103

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

[www.cabq.gov](http://www.cabq.gov)

c: Engineer  
Hydrology file  
CO Clerk



# JIM MEDLEY, Architect

jmedley@jim-medley-architect.com -|- http://www.jim-medley-architect.com  
3100 Christine NE -|- Albuquerque, NM 87111-4824 -|- Phone (505) 292-3514 -|- Fax (505) 294-5593

March 16, 2005

City of Albuquerque  
Development Services Center of Plaza Del Sol Building  
600 Second St. NW  
Albuquerque, NM 87103

Re: Traffic Circulation Layout inspection  
2733 Johnsville Place NE

Gelntlemen/Madams:

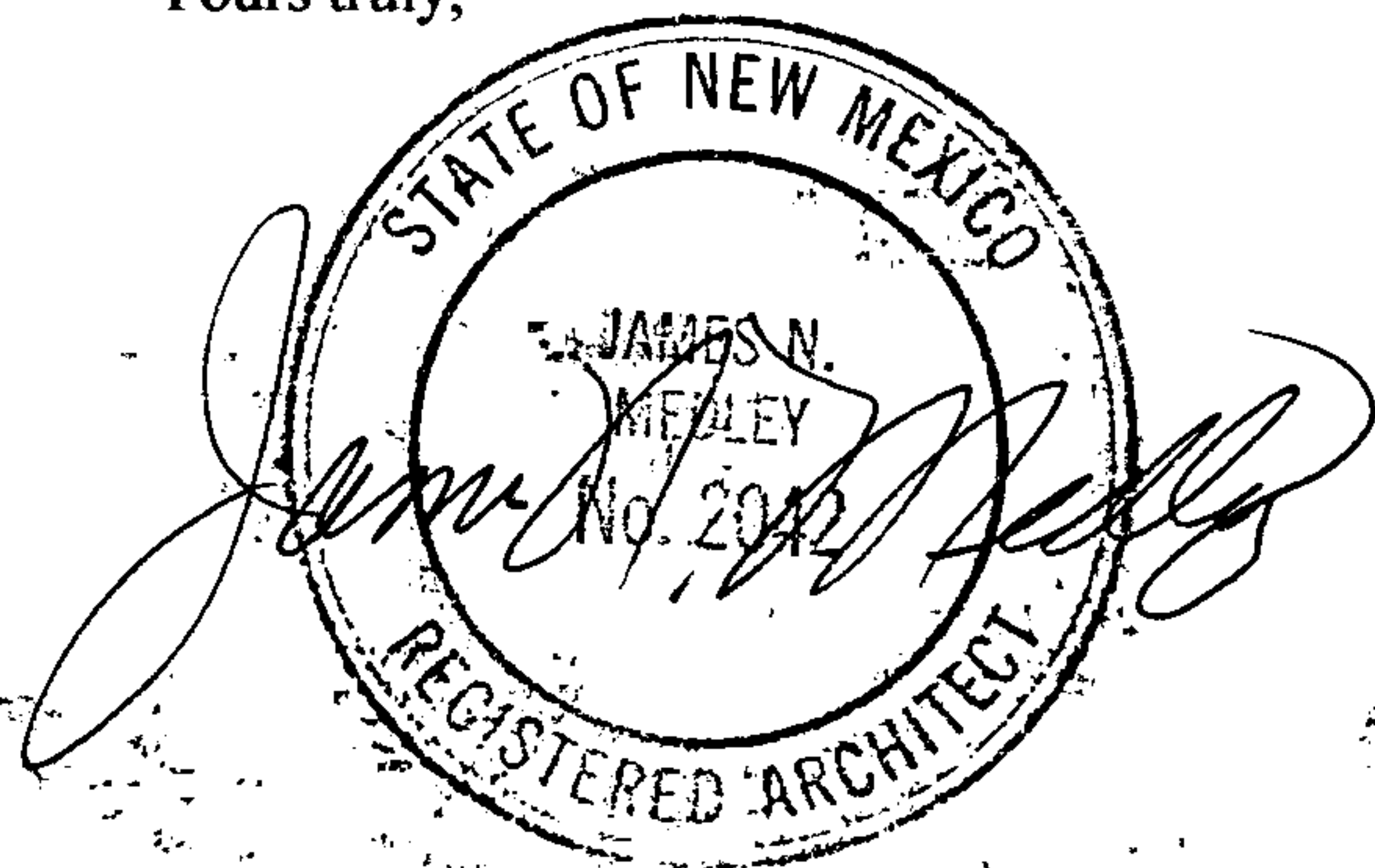
We made an on site inspection of the above referenced project on March 11, 2005 and found the site to be in substantial compliance with the attached revised Site plan attached with the following exceptions: (Approved TCL is attached for reference.)

1. Paved areas shown as asphalt paving have been paved with reinforced concrete slab. Layout was maintained perfectly.
2. Crusher fines were used to cover the construction yard in lieu of crushed gravel.
3. Garbage dumpster slab shown on plans was used and a full enclosure was installed.

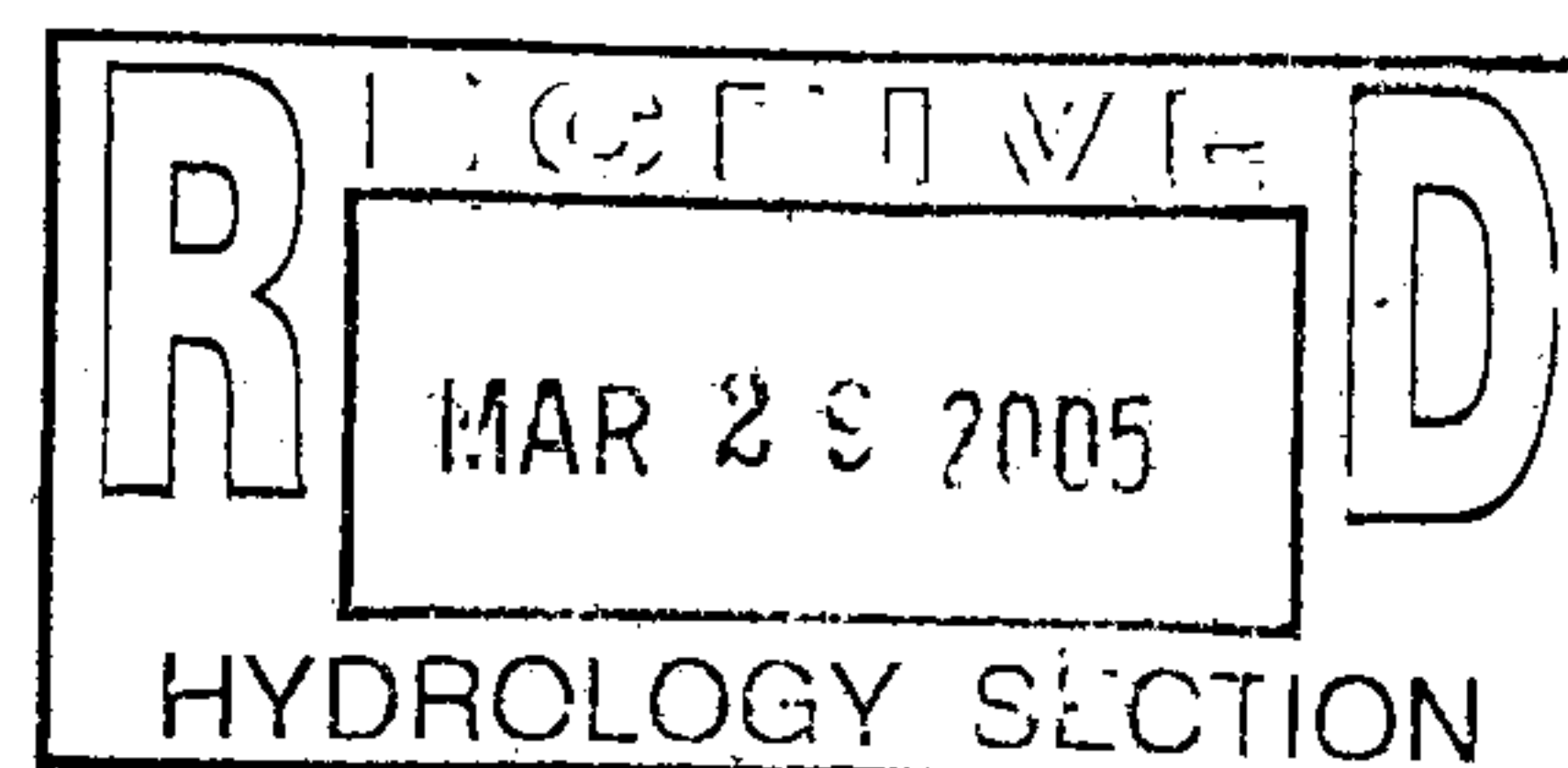
It is our conclusion that this site is in substantial compliance with all requirements of the Traffic Circulation Layout.

Thank you for the opportunity of working with you on this project.

Yours truly,



Jim Medley, Architect



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Office/Warehouse - Jim Hidalgo ZONE MAP/DRG. FILE #: G-16/D137  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Tract B-1-G-1-A-1  
CITY ADDRESS: 2733 Johnville A. NE

ENGINEERING FIRM: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

ARCHITECT: Jim Medley  
ADDRESS: 3100 Christine NE  
CITY, STATE: Alb, NM 87111

CONTACT: 292-3514 Jim  
PHONE: 292-3514  
ZIP CODE: 87111

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

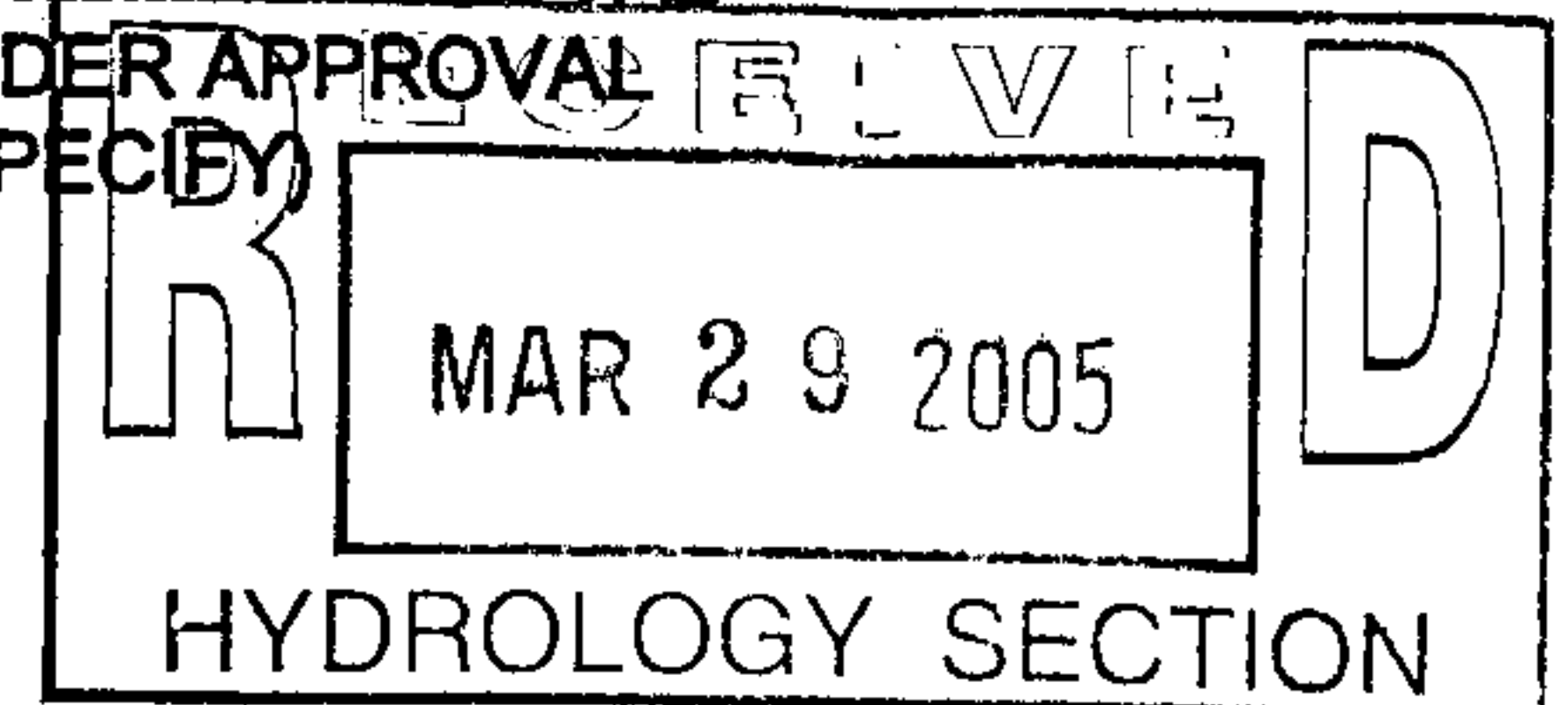
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS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

## 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) \_\_\_\_\_

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

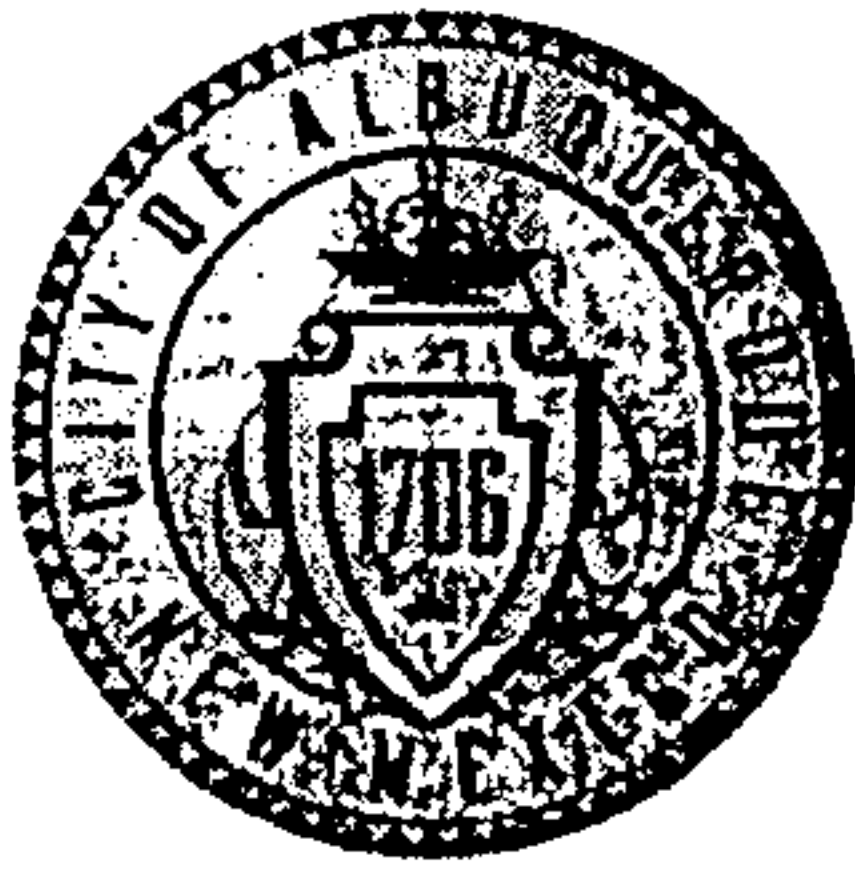


DATE SUBMITTED: march 29<sup>th</sup>, 2005 BY: James [Signature]

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

1. **Conceptual Grading and Drainage 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  
OFFICE OF THE ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

JAMES HIDALGO request(s) a special exception to Section 14. 16. 2. 20. (B). (1). (e): a CONDITIONAL USE to allow for a contractor's equipment storage yard in a M-1 zone on all or a portion of Tract(s) B1G1A2, Comanche Business Park, zoned M-1 and located at 2733 JOHNVILLE PL NE (G-16)

Special Exception No:..... 04ZHE - 01436  
Project No: ..... 1003678  
Hearing Date: ..... 10-19-04  
Closing of Public Record: ..... 10-19-04  
Date of Decision: ..... 11-03-04

**STATEMENT OF FACTS:** The applicant requests a conditional use to allow for a contractor's equipment storage yard in a M-1 zone. The applicant, James Hidalgo, testified that this request is to maintain a contractor's yard at this location. He stated that he has a concrete laying business and that he keeps his equipment on this property, which is currently under construction for occupancy. Mr. Hidalgo testified that he owns 15 pickup trucks that are used during the day and parked overnight at this location. He also stores 2 tractors and miscellaneous supplies behind a 6-foot high chain link fence. Mr. Hidalgo indicated that his days and hours of operation are Monday through Friday, 6:30 a.m. to 6:30 p.m. and an occasional Saturday. He currently has 60 employees. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

**FINDINGS AND CONCLUSIONS:** I find that this request complies with Section 14. 16. 4. 2. (C). 1., for the granting of a conditional use upon a finding that the proposed use will not cause injury to the neighborhood, adjacent property or the community, nor will it be damaged by surrounding structures. For reasons stated above, this request is approved.

**DECISION:** Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, November 18, 2004 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning

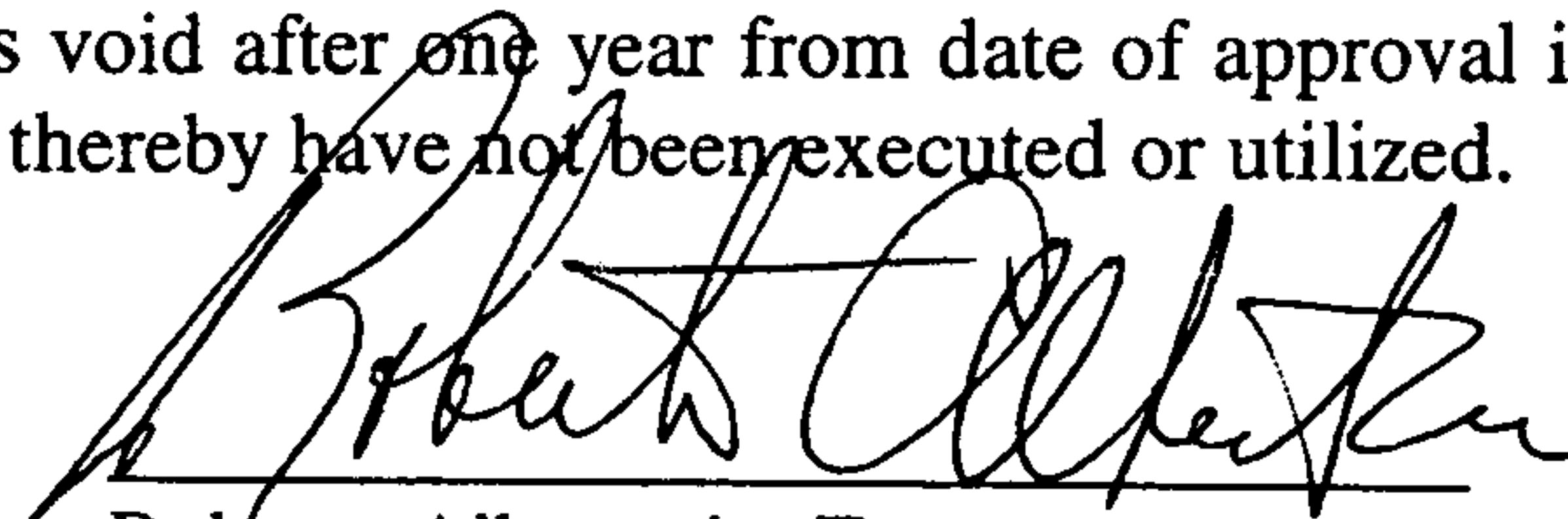
Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

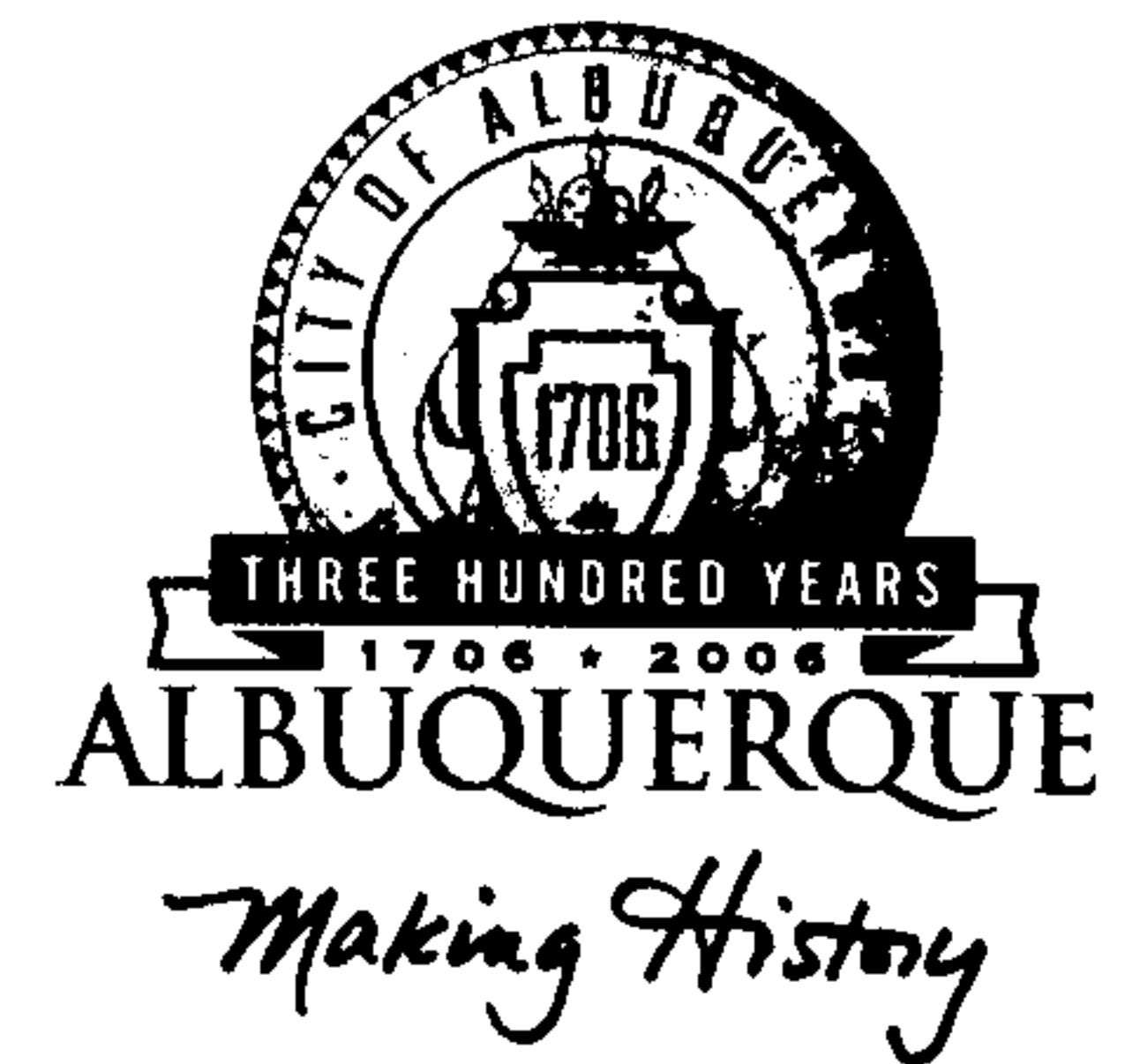
Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.

A handwritten signature in black ink, appearing to read 'Roberto Albertorio', is written over a horizontal line.

Roberto Albertorio, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement (2)  
ZHE File  
James Hidalgo, PO Box 13376, 87192  
Mike Moody, PO Box 2286, Tijeras, NM, 87059

# CITY OF ALBUQUERQUE



March 2, 2005

Mr. David Soule, PE  
**RIO GRANDE ENGINEERING**  
3500 Comanche Rd. NE  
Building E, Suite 5  
Albuquerque, NM 87107

**Re: OFFICE/WAREHOUSE – JIM HIDALGO**  
**2733 Johnsville Rd. NE**  
**Approval of Permanent Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 03/01/2005 (G-16/D137)**  
**Certification dated 03/01/2005**

P.O. Box 1293

Dear David,

Albuquerque

Based upon the information provided in your submittal received 03/02/2005, 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](http://www.cabq.gov)

Sincerely,

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

C: Phyllis Villanueva  
File



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Office Warehouse - Jim Hidalgo  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_

ZONE MAP/DRG. FILE #: G-16/D137  
WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_

CITY ADDRESS: 2733 Johnsonville Rd. NE.

ENGINEERING FIRM: Pio Grande Eng.

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

OWNER: Pyramid Concrete

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: David Soule

PHONE: 321-9099

ZIP CODE: \_\_\_\_\_

CONTACT: Jim Hidalgo

PHONE: 843-8490

ZIP CODE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

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

## CHECK TYPE OF APPROVAL SOUGHT:

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- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

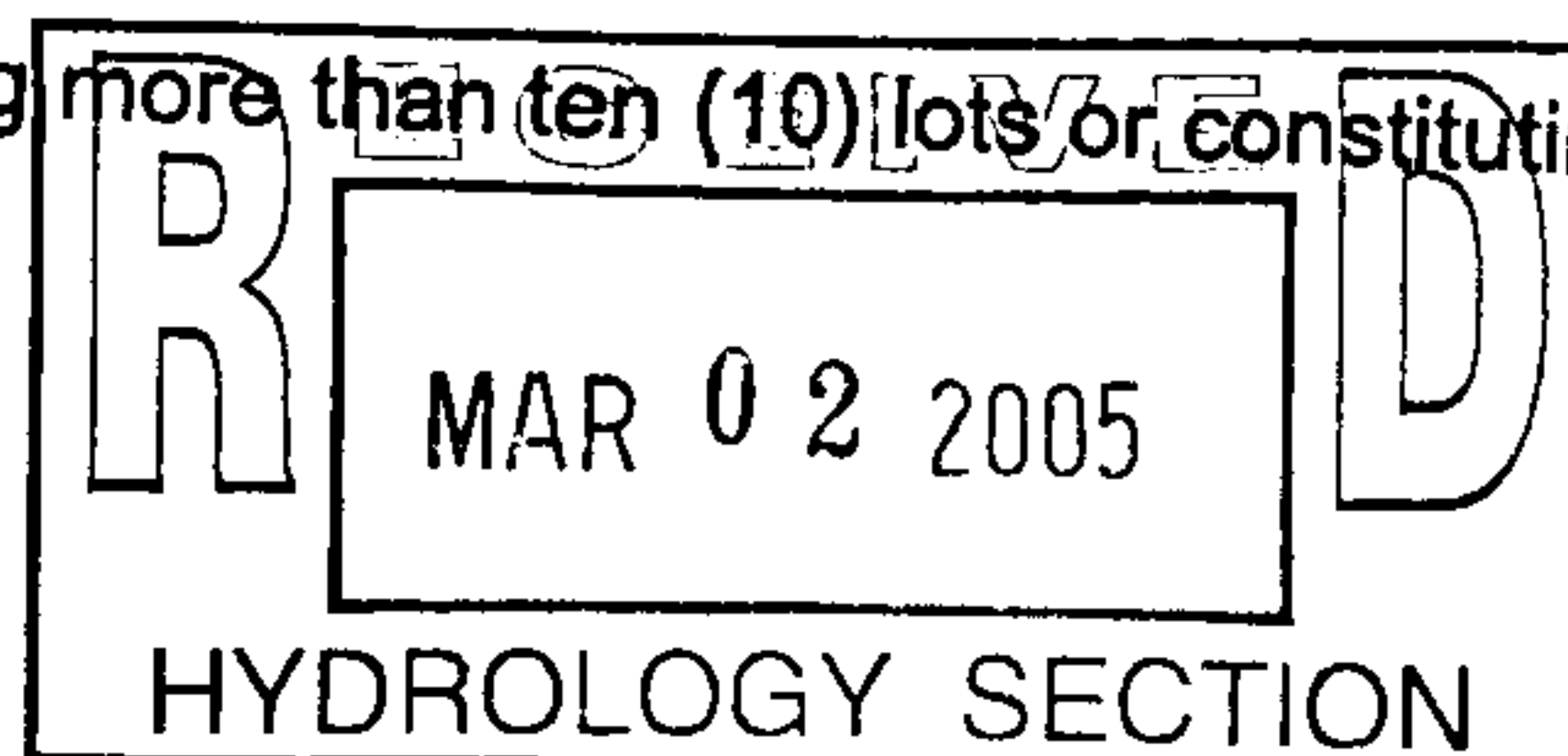
- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 3/2/05

BY: Jim Hidalgo for David Soule

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

1. **Conceptual Grading and Drainage 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.



# LETTER OF TRANSMITTAL

1606 Central SE, Suite 201 Albuquerque, NM 87106

TO Jim Hidalgo

DATE:	3/2/2005	JOB NO:
ATTENTION:		
RE:		

Under Separate cover via \_\_\_\_\_ the following items:

## Specifications


11

[illegible]

**FOR SIGNATURE(S)**

113

Returned for corrections



PRINTS RETURNED AFTER LOAN TO US

Jim, sorry this took so long. I don't have the file number or owners information to submit

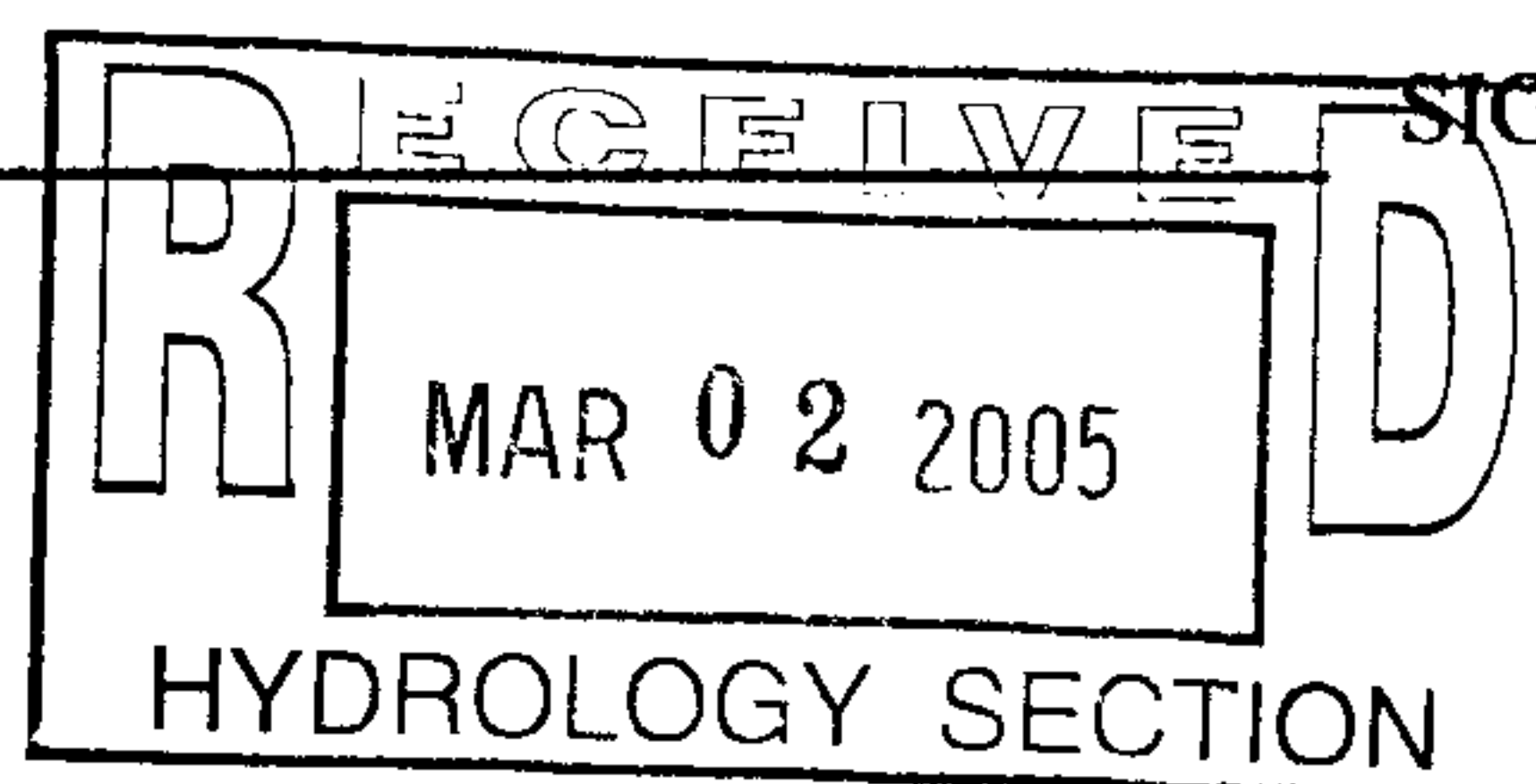
If you make copies and take this down yourself, I would appreciate it. Thanks

COPY TO

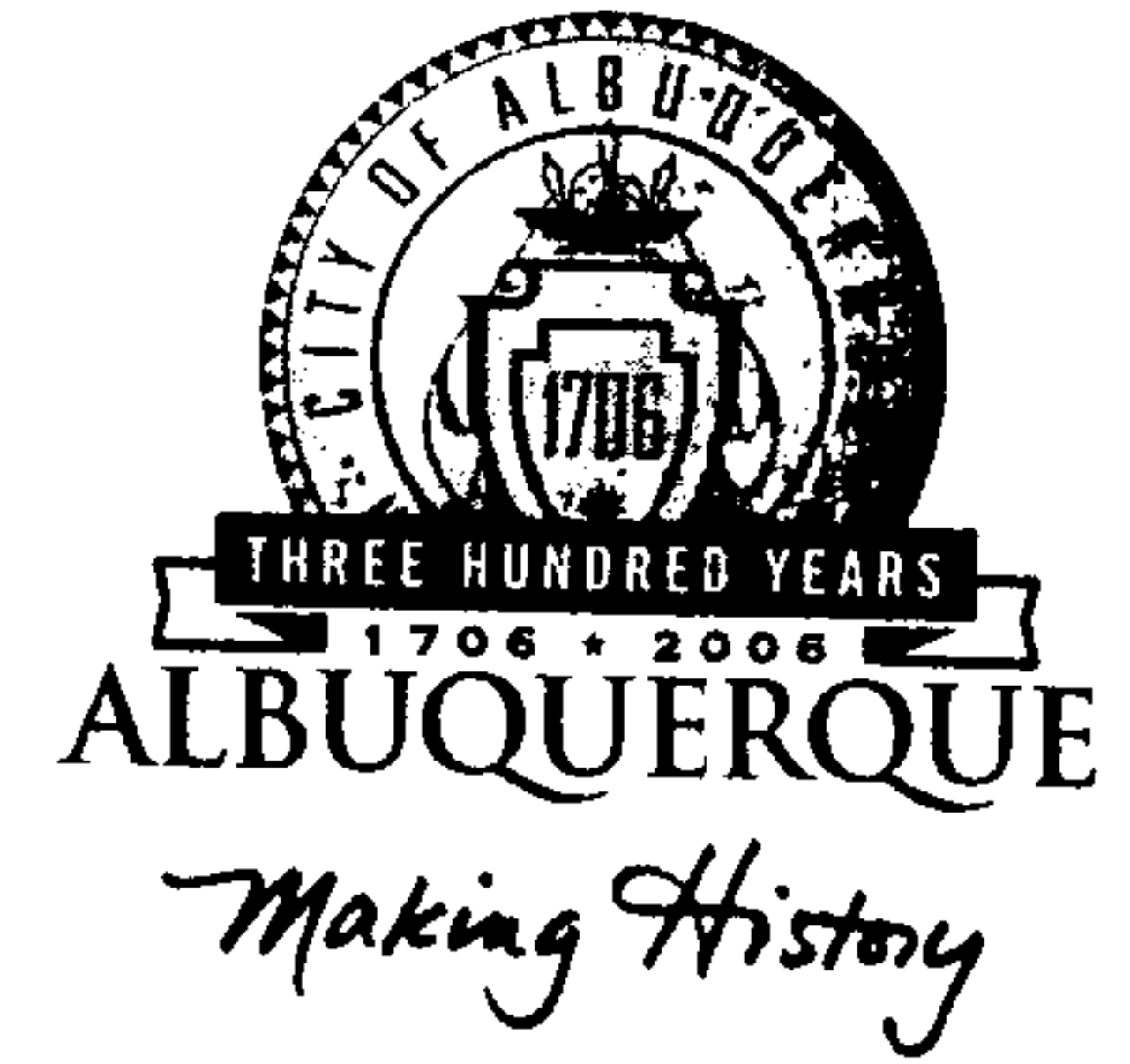
RECEIVED BY

**SIGNED**

David Soule



# CITY OF ALBUQUERQUE



July 29, 2004

James Medley, R.A.  
3100 Christine St. NE  
Albuquerque, NM 87111

Re: Office/Warehouse for Jim Hildago, 2733 Johnville Place NE, Traffic Circulation Layout  
Architect's Stamp dated 7-27-04 (G16-D137)

Dear Mr. Medley,

The TCL submittal received 7-27-04 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

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

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Kristal D. Metro  
Engineering Associate, Planning Dept.  
Development and Building Services

cc: file



G-16/0137

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: OFFICE/WAREHOUSE ZONE MAP/DRG. FILE #: G-16-2  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT B-1-G-1-A-2 COMMANCHE BUSINESS PARK  
 CITY ADDRESS: 2733 JOHNSVILLE PL. NE

ENGINEERING FIRM: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

OWNER: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

ARCHITECT: SIM MEDLEY ARCHITECT AIA  
 ADDRESS: 3100 CHRISTINE NE  
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: SIM MEDLEY  
 PHONE: 292-3514  
 ZIP CODE: 87111

SURVEYOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

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

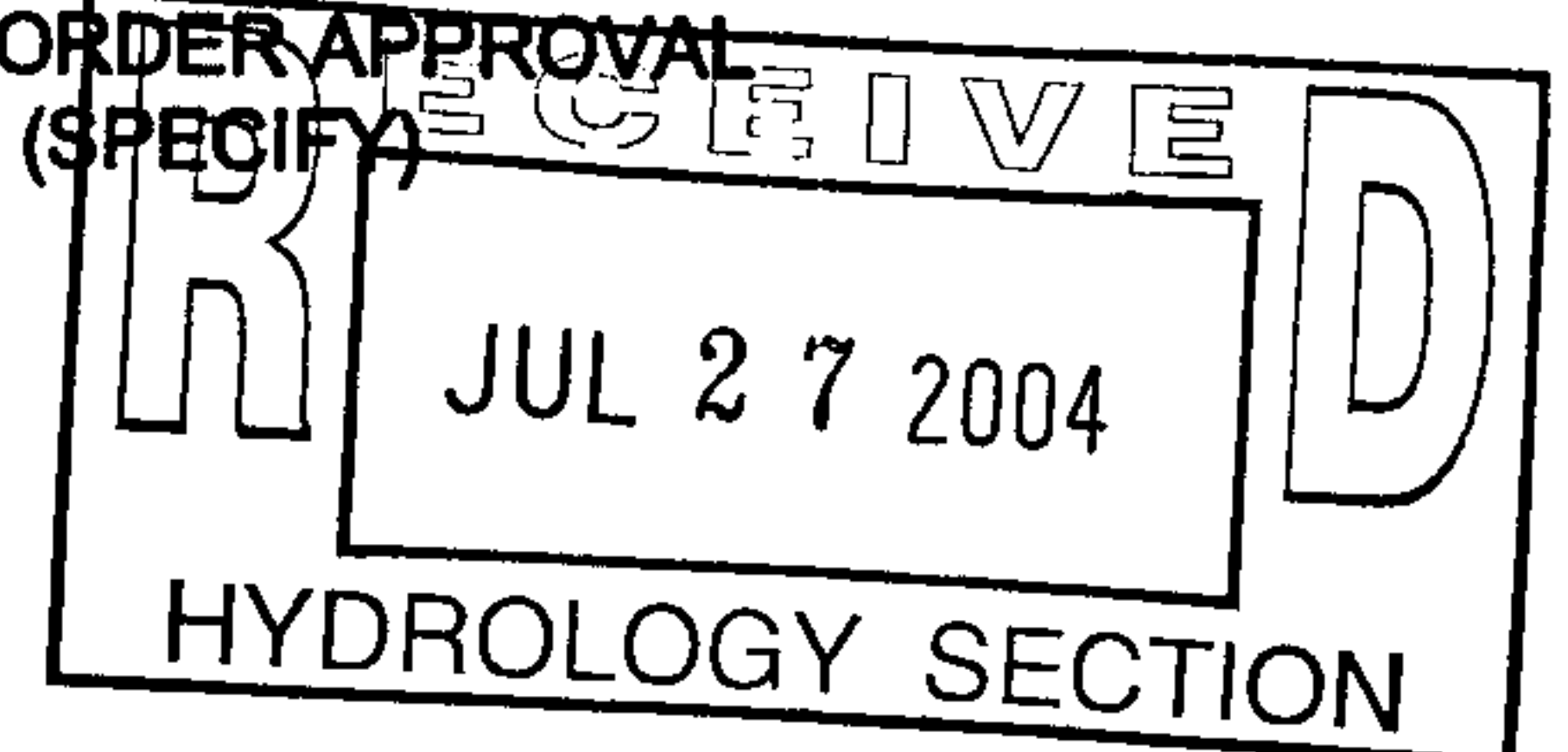
## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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)

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

*Approve*

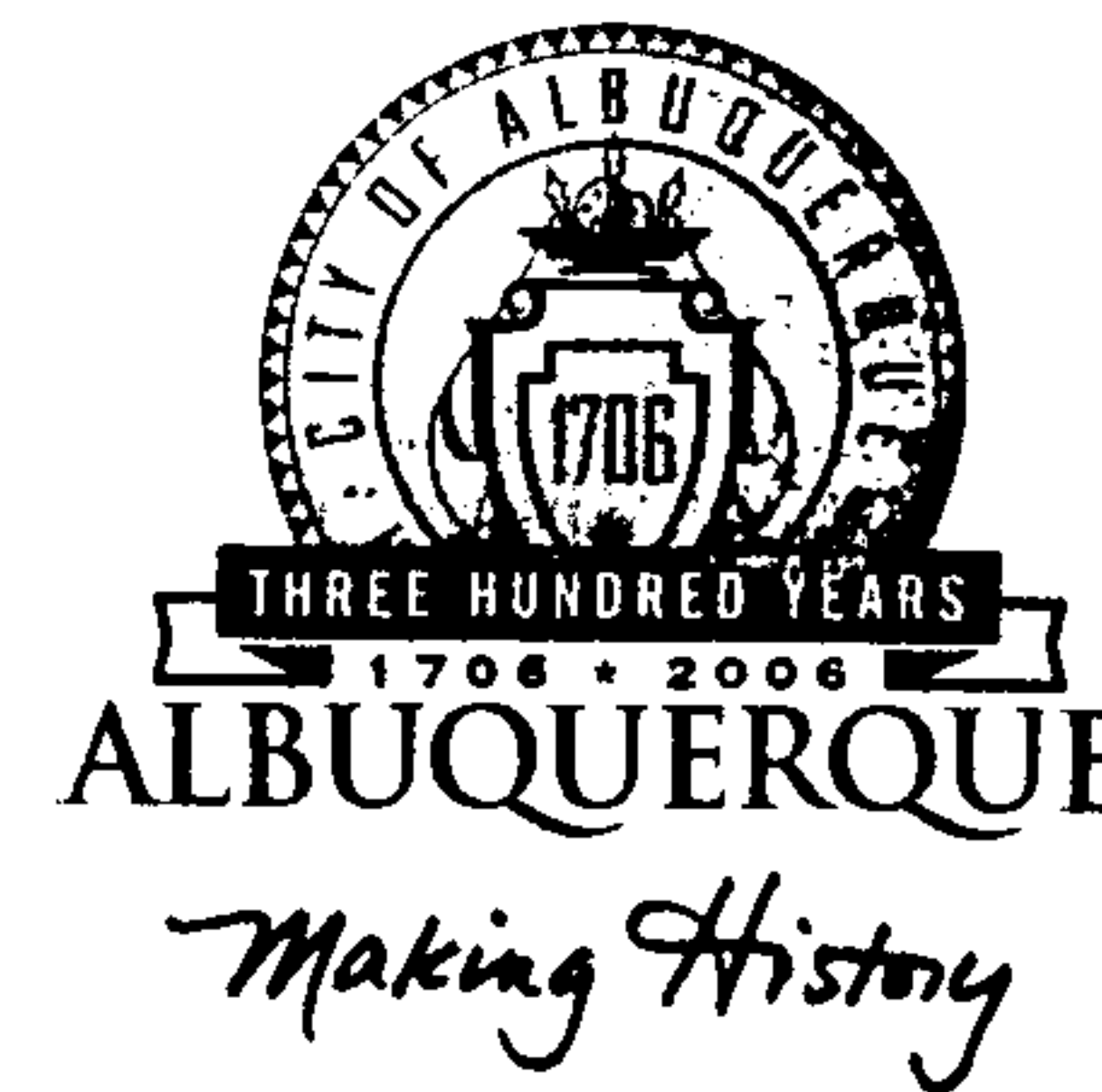


DATE SUBMITTED: 7-27-04 BY: SIM MEDLEY

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

1. **Conceptual Grading and Drainage 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



November 12, 2004

David Soule, PE  
Rio Grande Engineering  
3500 Comanche NE, Bldg E, Ste 5  
Albuquerque, NM 87107

**Re: Office/Warehouse for Pyramid Concrete (Jim Hidalgo) Drainage Report  
Engineer's Stamp dated 11-12-04**

Dear Mr. Soule,

P.O. Box 1293

Based upon the information provided in your submittals dated 11-1-04 and 11-12-04, the above referenced report is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Albuquerque

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

New Mexico 87103

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

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Bradley L. Bingham, PE  
Principal Engineer, Planning Dept.  
Development and Building Services

C: file

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Office/Warehouse for Pyramid Concrete  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: G-16-D137  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Tract B-1-G-1-A-2, Comanche Business Park  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Rio Grande Engineering  
ADDRESS: 1606 Central NW Suite 201  
CITY, STATE: ALBUQUERQUE, NM

CONTACT: David Soule, PE  
PHONE: (505)321-9099  
ZIP CODE: 87106

OWNER: Pyramid Concrete  
ADDRESS: 615 Aspen NW  
CITY, STATE: Albuquerque, NM

CONTACT: Jim Hildago  
PHONE: 843-8490  
ZIP CODE: 87102

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: Wayjohn Survey  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

## CHECK TYPE OF APPROVAL SOUGHT:

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

- ☐ SIA / FINANACIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D. APPROVAL  
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ FOUNDATION PERMIT APPROVAL  
☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY (PERM.)  
☐ CERTIFICATE OF OCCUPANCY (TEMP.)  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☒ OTHER (SPECIFY) *Concurrence for Bern. Co*

*(Resub)*

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☐ NO  
☐ COPY PROVIDED

*fee paid 8/3/04 ✓*

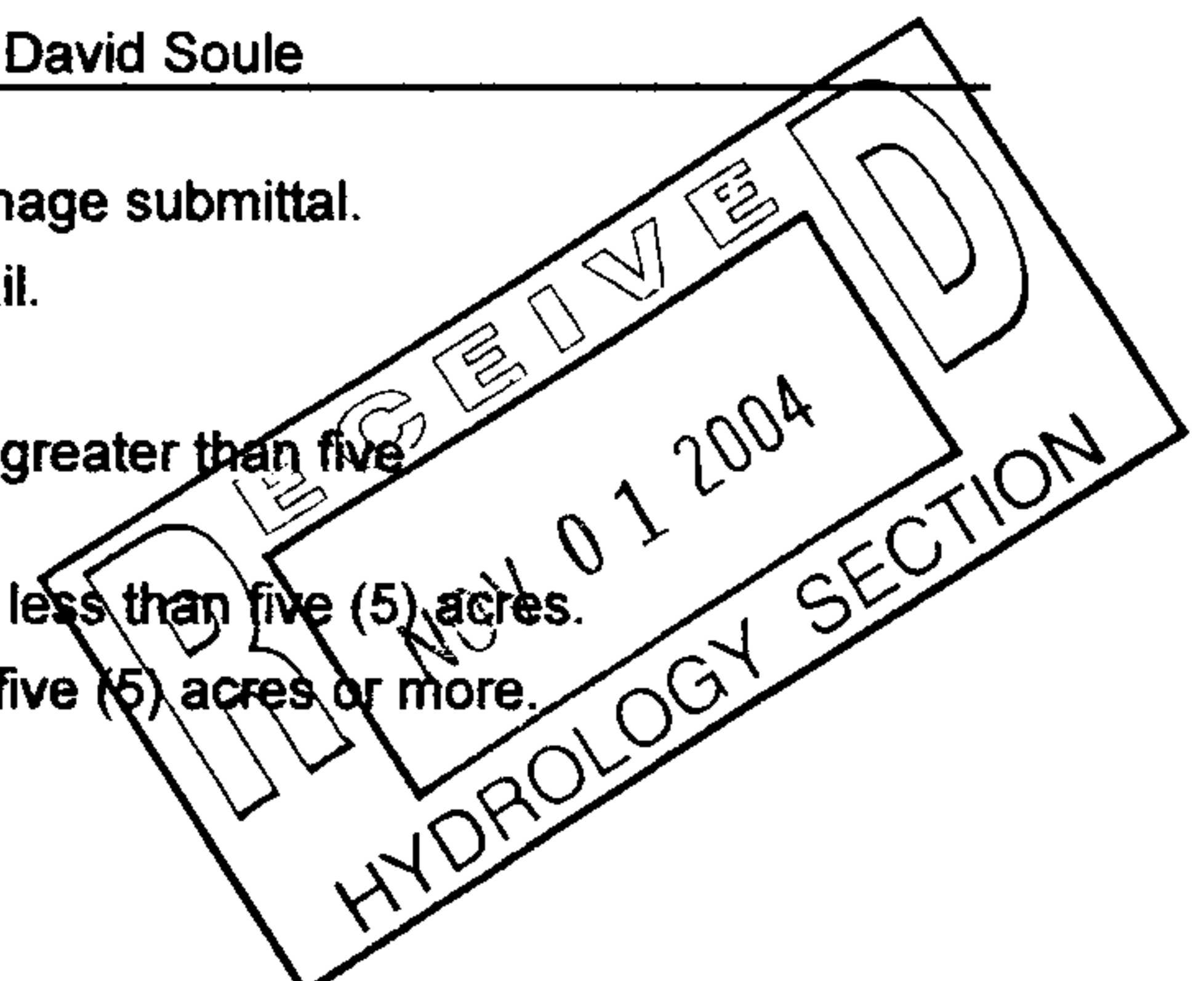
DATE SUBMITTED: 10/30/2004 BY: David Soule

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

The particular nature, location and scope of the proposed development defines the degree of drainage detail.

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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.





ALBUQUERQUE, NEW MEXICO  
MAY, 2001

### DESCRIPTION

Troops B-1-D-1-A, D-1-G-1-B and B-1-G-1-C. Consuecha, Buena Vista, Albuquerque, New Mexico, on the same are shown and designated on the plot filed in the Office of the U.S. County Clerk of Bernalillo County, New Mexico on October 03, 2000. Book 2000C, Page 261.

VICINITY MAP G-18

## FREE CONSENT

The subdivision herein is with the free consent and in accordance with the desires of the undersigned owner.

5-25-01 5-25-01  
 Full Facility Limited Partnership, a New Mexico Limited Partnership  
 to Elizabeth Ruiz as General Partner

## ACKNOWLEDGEMENT

STATE OF NEW MEXICO

COUNTY OF BERNHALLS

This instrument was acknowledged before me on this 25<sup>th</sup> day of May, 2001, by Elizabeth Pohl, General Partner of Pohl Family Limited Partnership, a New Mexico Limited Partnership on behalf of said Partnership.

*Clara*

OFFICIAL SERIAL  
CHARLES G. CALA JR.  
MAGNET PENCIL - START OF NEW YEAR  
MAGNET PENCIL - NEW YEAR'S RESOLUTIONS  
MAGNET PENCIL - NEW YEAR'S RESOLUTIONS

DDP PROJECT #1000783  
Acc. # 11495-00000-00711

## ADDITIONAL

PLANNING DIRECTOR, CITY OF ALBUQUERQUE, NEW MEXICO	8/11/01	DATE
<i>Page &amp; Lane</i>	7/31/01	DATE
CITY DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO	7/31/01	DATE
<i>Chris M. King</i>	6/6/01	DATE
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO	7/31/01	DATE
<i>Chris M. King</i>	6/6/01	DATE
ADMINISTRATIVE		DATE
<i>Richard D. Smith</i>	7-3-01	DATE
TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO	6-06-01	DATE
<i>William E. Anderson</i>	8/1/01	DATE
PARKS & RECREATION, CITY OF ALBUQUERQUE, NEW MEXICO	6/4/01	DATE
<i>W. B. Hest</i>	5/30/01	DATE
CITY SHERIFF, CITY OF ALBUQUERQUE, NEW MEXICO		DATE

### SURVEYORS CERTIFICATION

I, Charles C. Cobb, Jr., New Mexico Professional Surveyor No. 11134, do hereby certify that this Plot and the actual survey on the ground upon which it is based were performed by me or under my direct supervision (that the survey above all elements made known to me by this owner, utility companies, or other parties expressing an interest: that this survey complies with the minimum requirement for Monumentation and Stumps of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that I to true and correct to the best of my knowledge and belief.

Charles E. Cole, Jr.  
Charles E. Cole, Jr., NMFS 11/84



# Java

☐ JET MORTGAGE & ASSOCIATES, P.C.  
☐ 4000-B RICHWAY PARK BLVD. N.E.  
☐ ALBUQUERQUE ☐ N.M. 87119  
☐ ENGINEER ☐ SURVEYOR 1990 3-0-1720  
 JOB #2001.0004 PLAN

**SHEET 1 OF 2**

A tilted rectangular stamp. At the top, the word "RECEIVED" is written in a large, outlined, sans-serif font. Below this, in the center, is a rectangular box containing the date "NOV 01 2004" in a bold, sans-serif font. At the bottom of the stamp, the words "HYDROLOGY SECTION" are written in a bold, sans-serif font. The entire stamp is tilted at an angle.

10/29/04 FRI 09:47 FAX

000 

**SHEET 2 OF 2**

[illegible]

- KEYED NOTES
- ① DESTROY 10 PUBLIC UTILITY CASHEMENT FOR PLAT FILED 8-25-35
  - ② DESTROY 20 PUBLIC UTILITY CASHEMENT FOR PLAT FILED 8-25-35
  - ③ DESTROY 30 PUBLIC UTILITY CASHEMENT FOR PLAT FILED 8-25-35
  - ④ DESTROY 40 PUBLIC UTILITY CASHEMENT FOR PLAT FILED 8-25-35
  - ⑤ DESTROY 50 PUBLIC UTILITY CASHEMENT FOR PLAT FILED 8-25-35
  - ⑥ DESTROY 60 PUBLIC UTILITY CASHEMENT FOR PLAT FILED 8-25-35
  - ⑦ DESTROY 70 PUBLIC UTILITY CASHEMENT FOR PLAT FILED 8-25-35
  - ⑧ DESTROY 80 PUBLIC UTILITY CASHEMENT FOR PLAT FILED 8-25-35
  - ⑨ DESTROY 90 PUBLIC UTILITY CASHEMENT FOR PLAT FILED 8-25-35
  - ⑩ DESTROY 100 PUBLIC UTILITY CASHEMENT FOR PLAT FILED 8-25-35
  - ⑪ DESTROY 110 PUBLIC UTILITY CASHEMENT FOR PLAT FILED 8-25-35
  - ⑫ DESTROY 120 PUBLIC UTILITY CASHEMENT FOR PLAT FILED 8-25-35
  - ⑬ DESTROY 130 PUBLIC UTILITY CASHEMENT FOR PLAT FILED 8-25-35
  - ⑭ DESTROY 140 PUBLIC UTILITY CASHEMENT FOR PLAT FILED 8-25-35
  - ⑮ DESTROY 150 PUBLIC UTILITY CASHEMENT FOR PLAT FILED 8-25-35
  - ⑯ DESTROY 160 PUBLIC UTILITY CASHEMENT FOR PLAT FILED 8-25-35
  - ⑰ DESTROY 170 PUBLIC UTILITY CASHEMENT FOR PLAT FILED 8-25-35
  - ⑱ DESTROY 180 PUBLIC UTILITY CASHEMENT FOR PLAT FILED 8-25-35
  - ⑲ DESTROY 190 PUBLIC UTILITY CASHEMENT FOR PLAT FILED 8-25-35
  - ⑳ DESTROY 200 PUBLIC UTILITY CASHEMENT FOR PLAT FILED 8-25-35

COUNTY CLERK FILING DATA

[illegible]

TRACTS B-1-G-1-A-1 AND B-1-G-1-A-2,  
PLAN OF  
COMANCHE BUSINESS PARK

ALBUQUERQUE, NEW MEXICO  
MAY, 2001

**MAY, 2001**

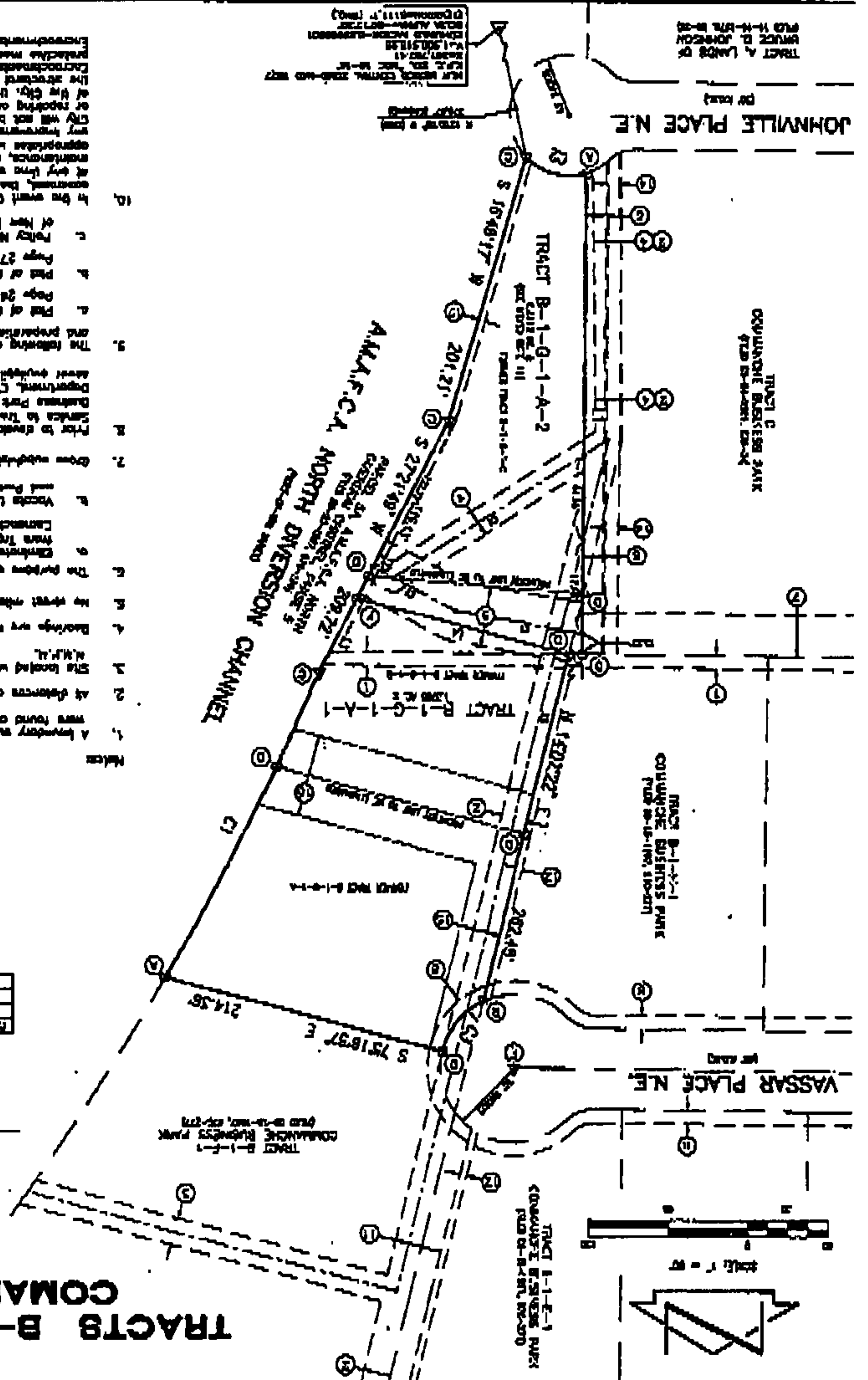
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PCF020	M	22.5000	N	20010	22.50	20000	20
PCF025	M	22.5000	N	20010	22.50	20000	20
PCF030	M	22.5000	N	20010	22.50	20000	20

**STYLING: JACQUELINE**

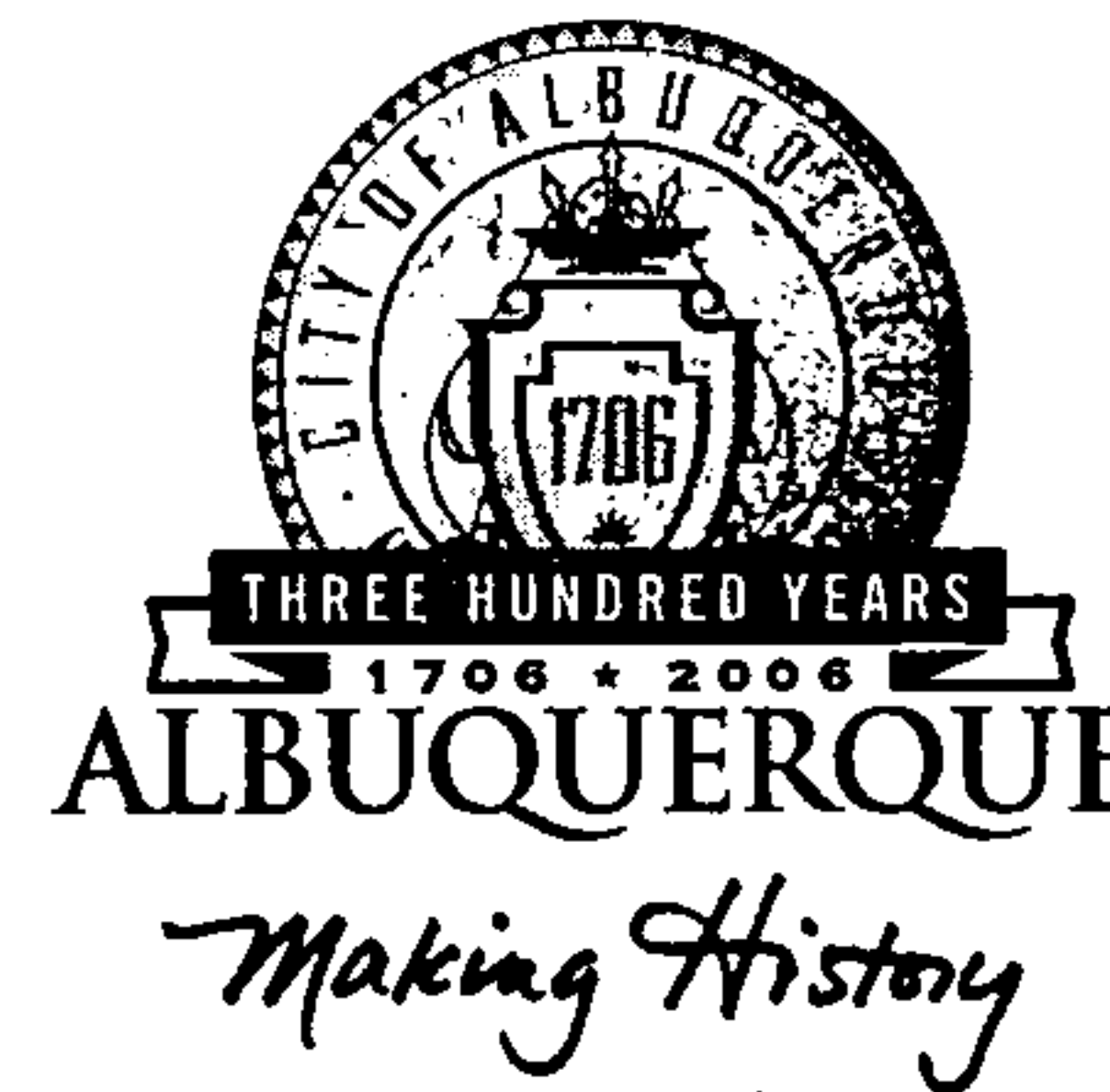
[illegible]

- [illegible]



SP #2001-203517

# CITY OF ALBUQUERQUE



July 15, 2004

James Medley, R.A.  
3100 Christine St. NE  
Albuquerque, NM 87111

**Re: Office/Warehouse for Jim Hildago, 2733 Johnville Place NE, Traffic  
Circulation Layout  
Architect's Stamp dated 7-11-04 (G16-D137)**

Dear Mr. Medley,

Based upon the information provided in your submittal received 7-12-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The 2 foot overhang allowed for parking spaces may not cross over the property line.
2. The van access aisle should be moved to the south of the handicapped parking space.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Wilfred A. Gallegos, P.E.  
Traffic Engineer, Planning Dept.  
Development and Building Services

C: file

P.O. Box 1293

Albuquerque,

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

G-16/D137

PROJECT TITLE: OFFICE/WARE HOUSE - Jim Hidalgo ZONE MAP/DRG. FILE #: G-16-2  
 DRB #: 2733 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT. B-1-G-1-A-2 COMMANCE BUSINESS PARK  
 CITY ADDRESS: 2733 JOHNSVILLE PL NE.

ENGINEERING FIRM: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

OWNER: Jim Hidalgo  
 ADDRESS: P.O. Box 13376  
 CITY, STATE: Alb. NM

CONTACT: \_\_\_\_\_  
 PHONE: 505-843-8490  
 ZIP CODE: 87192

ARCHITECT: Jim Medley Architect AIA  
 ADDRESS: 3100 CHRISTINE NE  
 CITY, STATE: ALBUQ. NM

CONTACT: Jim Medley  
 PHONE: 292-3514  
 ZIP CODE: 87111

SURVEYOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

**CHECK TYPE OF SUBMITTAL:**

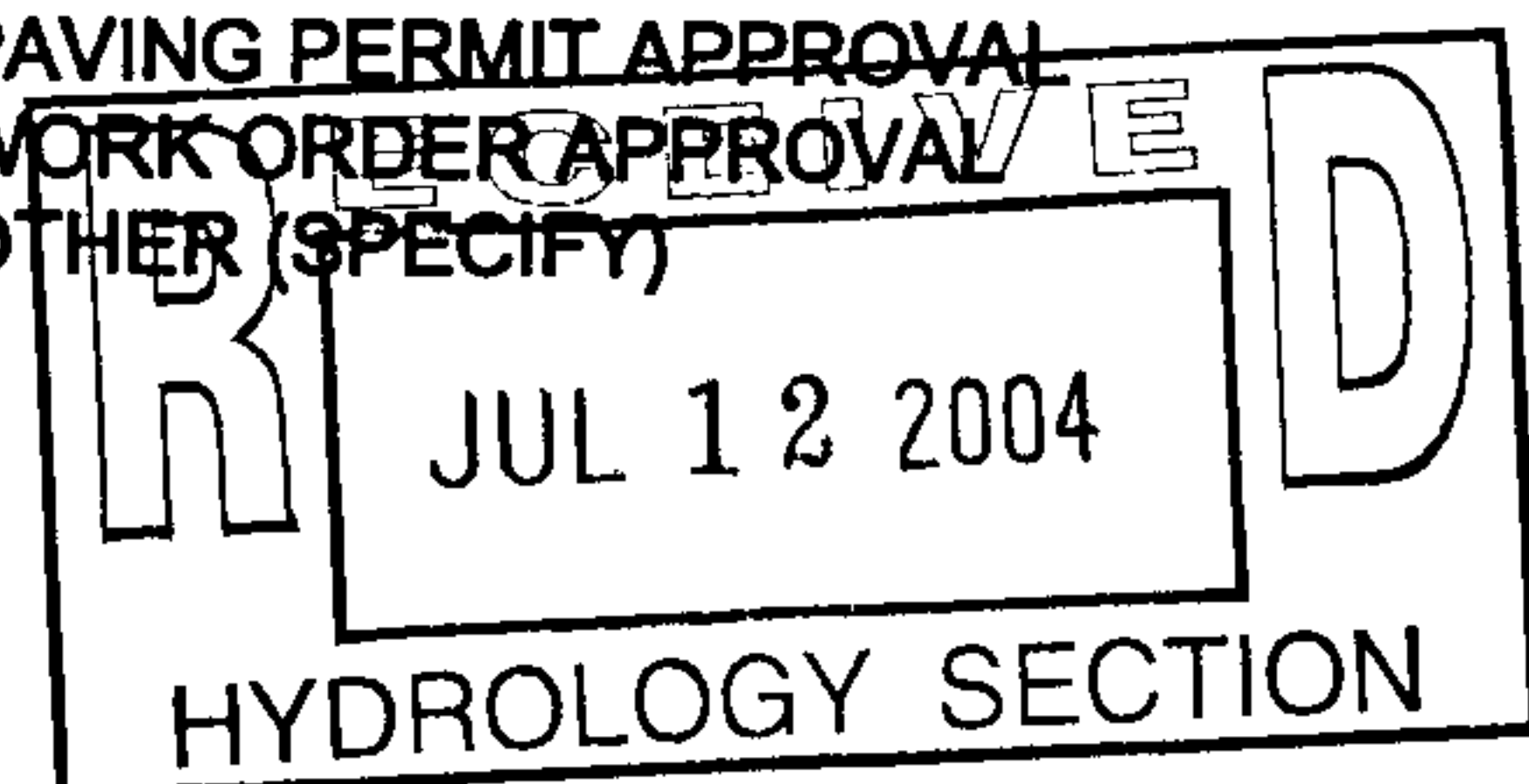
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS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

**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
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- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

**WAS A PRE-DESIGN CONFERENCE ATTENDED:**

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



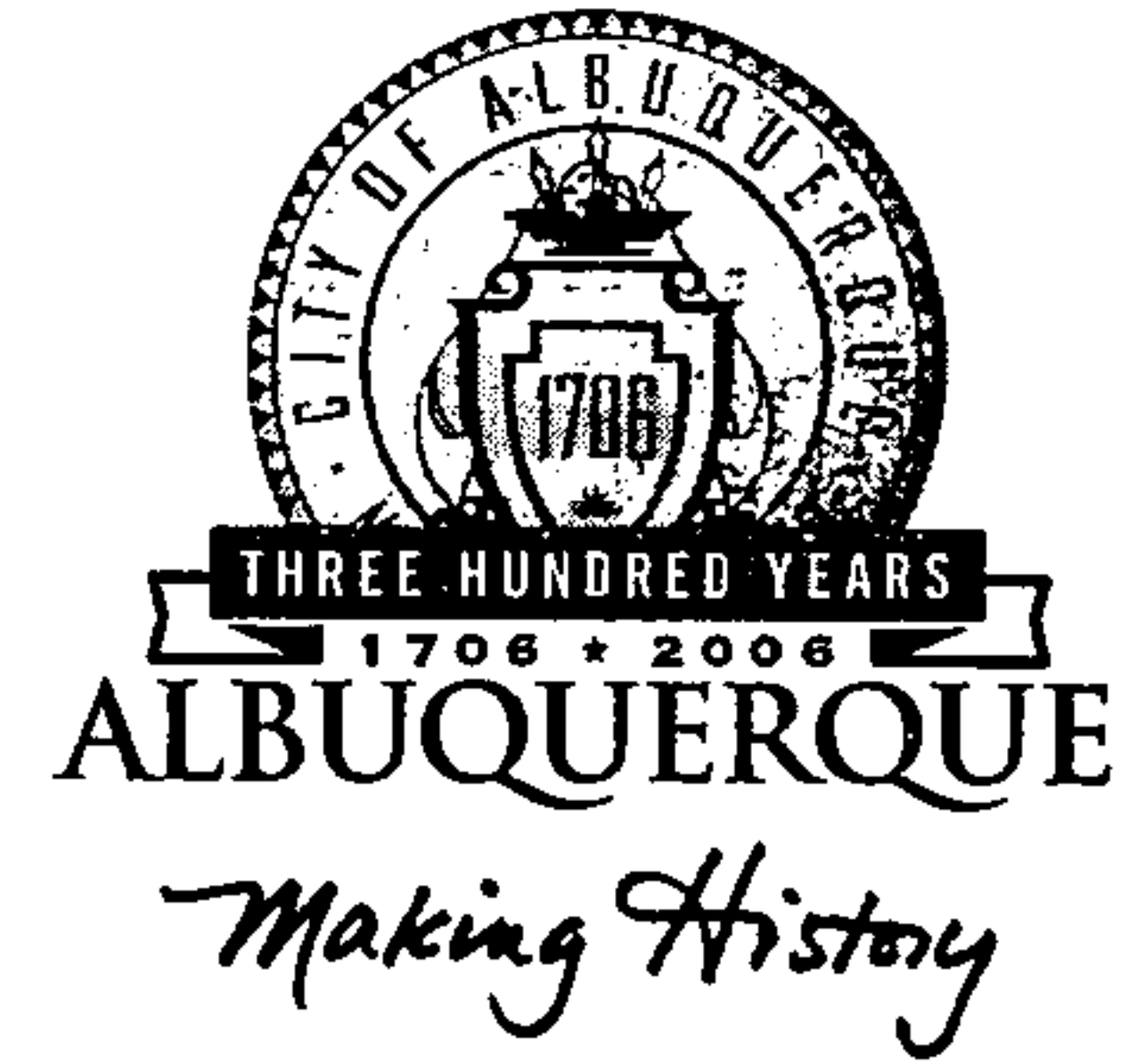
DATE SUBMITTED: 7.12.04 BY: Jim Medley

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

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# CITY OF ALBUQUERQUE

Fx 872-2205



August 30, 2004

David Soule, PE  
Rio Grande Engineering  
3500 Comanche NE, Bldg E, Ste 5  
Albuquerque, NM 87107

**Re: Office/Warehouse for Pyramid Concrete (Jim Hidalgo) Drainage Report  
Engineer's Stamp dated 8-3-04**

Dear Mr. Soule,

P.O. Box 1293

Based upon the information provided in your submittal dated 8-3-04, the above referenced report cannot be approved for Building Permit until the following comments are addressed.

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

- AMAFCA concurrence is required since this project adjoins one of their facilities.
- Please denote the existing easement on the northern edge of your plan and add description of the existing pipelines that uses this easement. Also, describe where this basin drains per the masterplan of the Comanche Business Park or SAD.
- Please note that curb and gutter must be installed per City Work Order process.

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

Sincerely,

Bradley L. Bingham, PE  
Principal Engineer, Planning Dept.  
Development and Building Services

C: Lynn Mazur, AMAFCA  
file

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Office/Warehouse-Gim Hidalgo  
 DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_  
 ZONE MAP/DRG. FILE #: G-16/D137  
 WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT B-1, G-1, A-2 - COMANCHE BUSINESS PARK  
 CITY ADDRESS: 2733 JOHNVILLE PLACE

ENGINEERING FIRM: Rio Grande Engineering  
 ADDRESS: 3500 Comanche Blvd. NE  
 CITY, STATE: ALBUQUERQUE, NM  
 CONTACT: David Soule, PE  
 PHONE: (505)321-9099  
 ZIP CODE: 87107

OWNER: PYRAMID CONCRETE  
 ADDRESS: 615 Aspen Ave.S.W.  
 CITY, STATE: Albuquerque, NM  
 CONTACT: David Soule  
 PHONE: 321-9099  
 ZIP CODE: 87102

ARCHITECT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_  
 CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_  
 CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_  
 CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

**CHECK TYPE OF SUBMITTAL:**

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

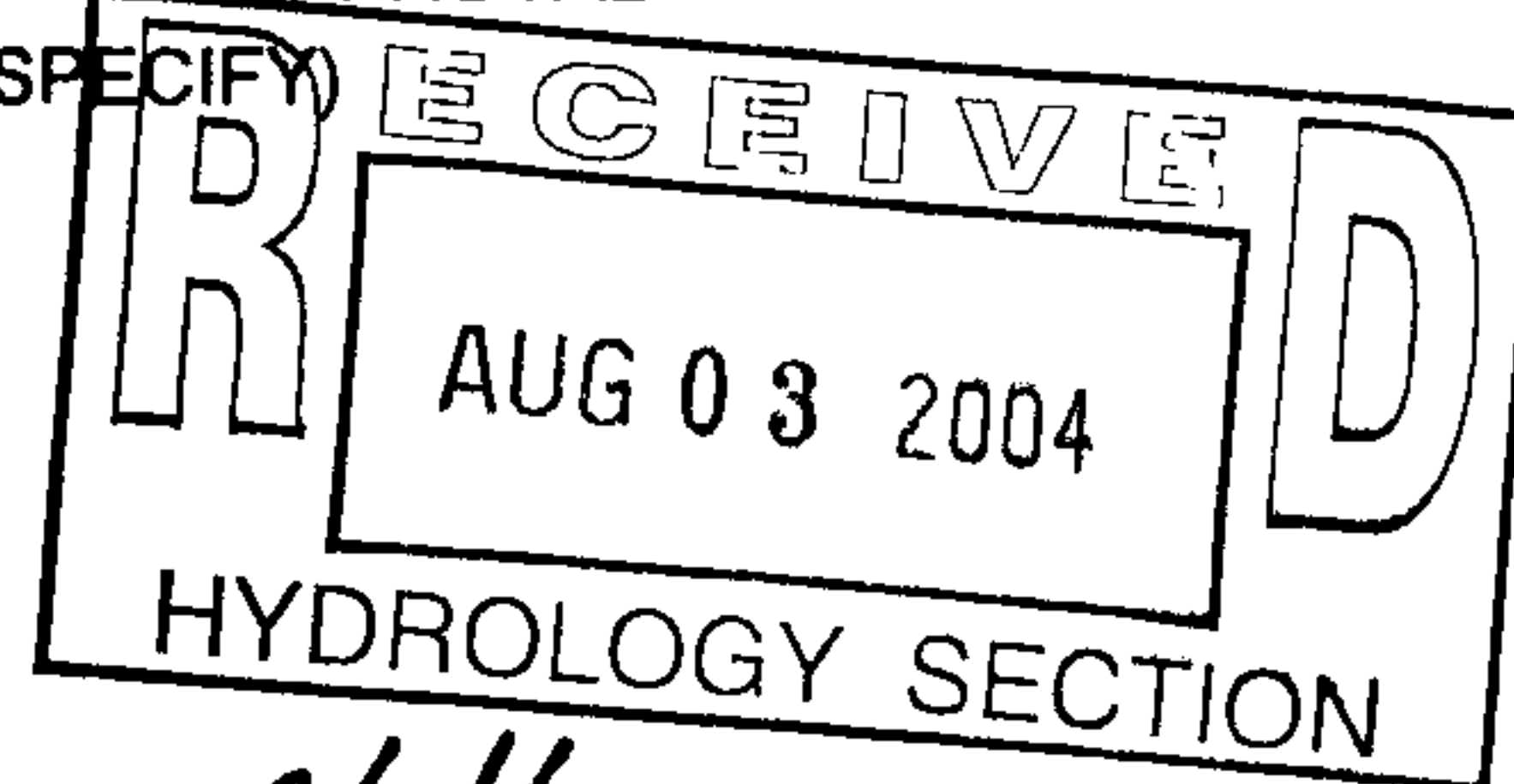
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- ☐ SIA / FINANACIAL GUARANTEE RELEASE
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- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☒ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**WAS A PRE-DESIGN CONFERENCE ATTENDED:**

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 8/3/2004 BY: David Soule



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DRAINAGE REPORT

for

**2733 JOHNVILLE PLACE  
BERNALILLO COUNTY, NM**

Prepared by

Rio Grande Engineering  
3500 Comanche Blvd. NE, Suite E-5  
Albuquerque, New Mexico 87107

Prepared for  
Jim Hidalgo - Pyramid Concrete, inc.  
615 Aspen Ave Nw  
ABQ, NM 87102

JULY 2004



David Soule P.E. No. 14522

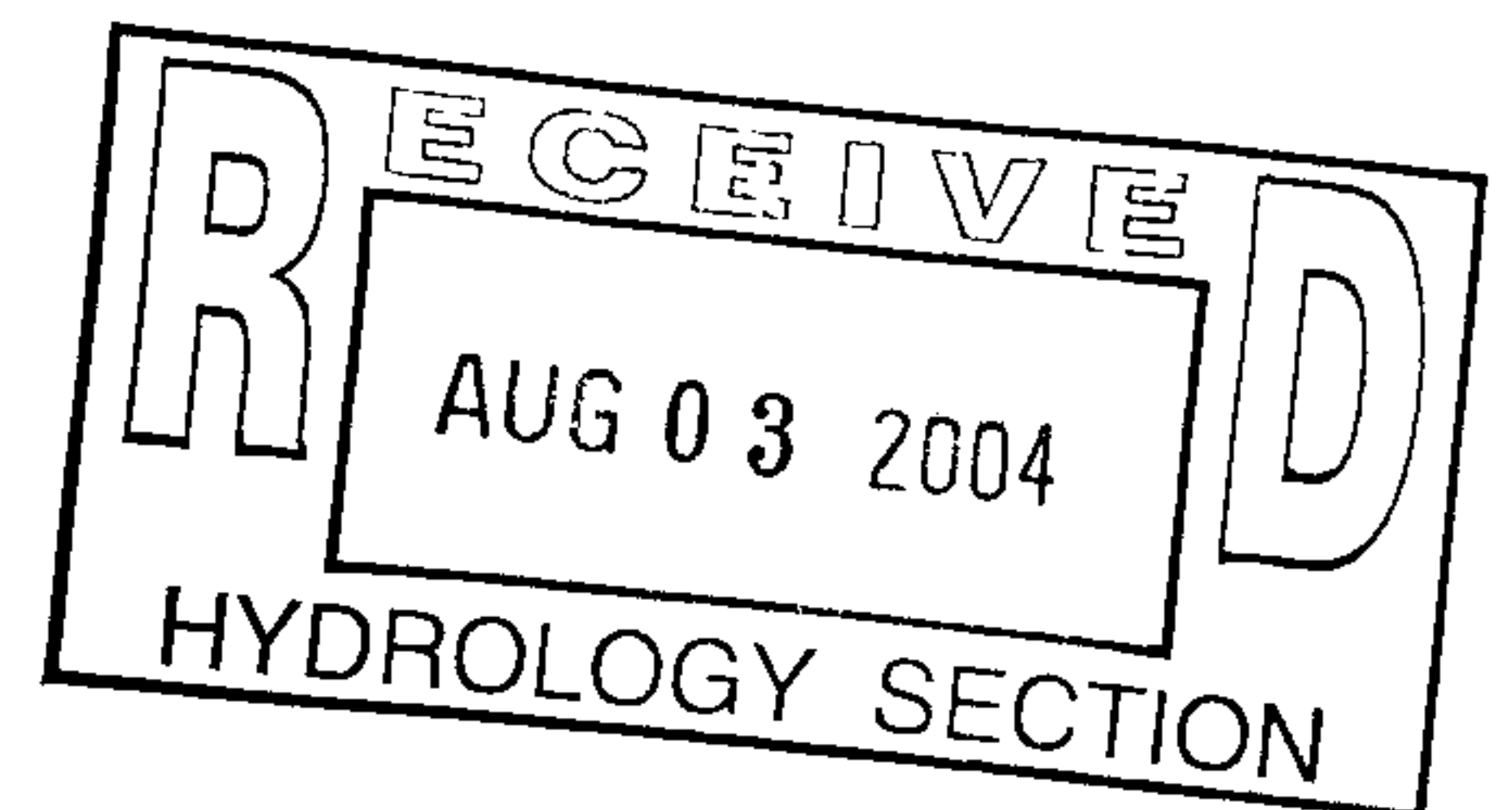


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Purpose .....3

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Vicinity Map .....4

Existing Conditions.....5

Proposed Conditions .....5

Drainage Basin .....6

**Map Pockets**

Site Grading and Drainage Plan ..... A

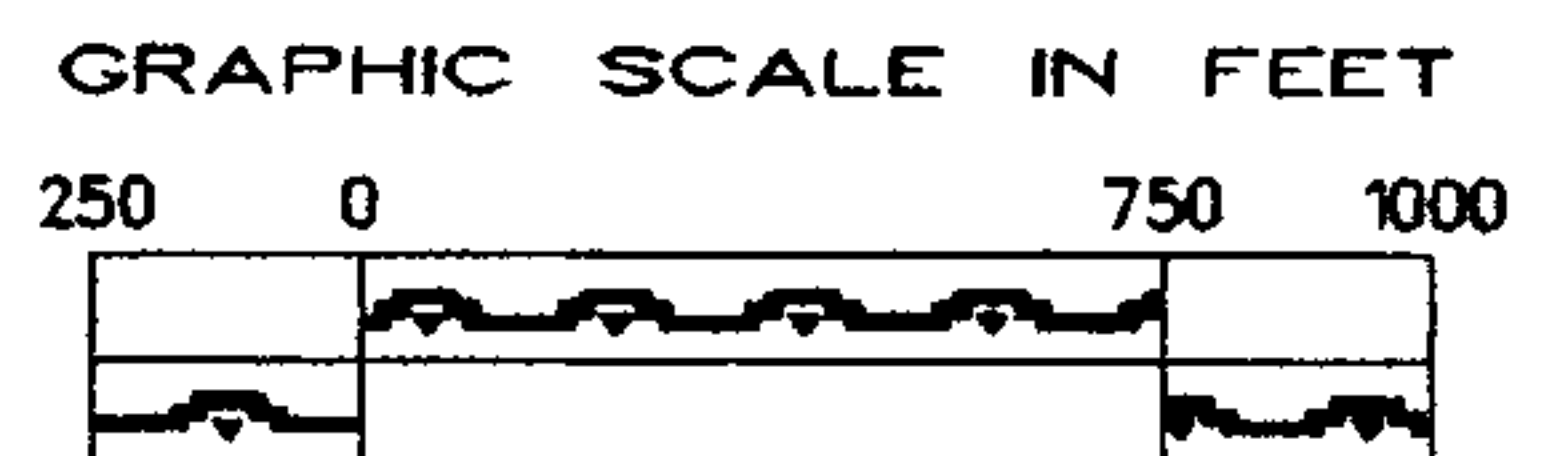
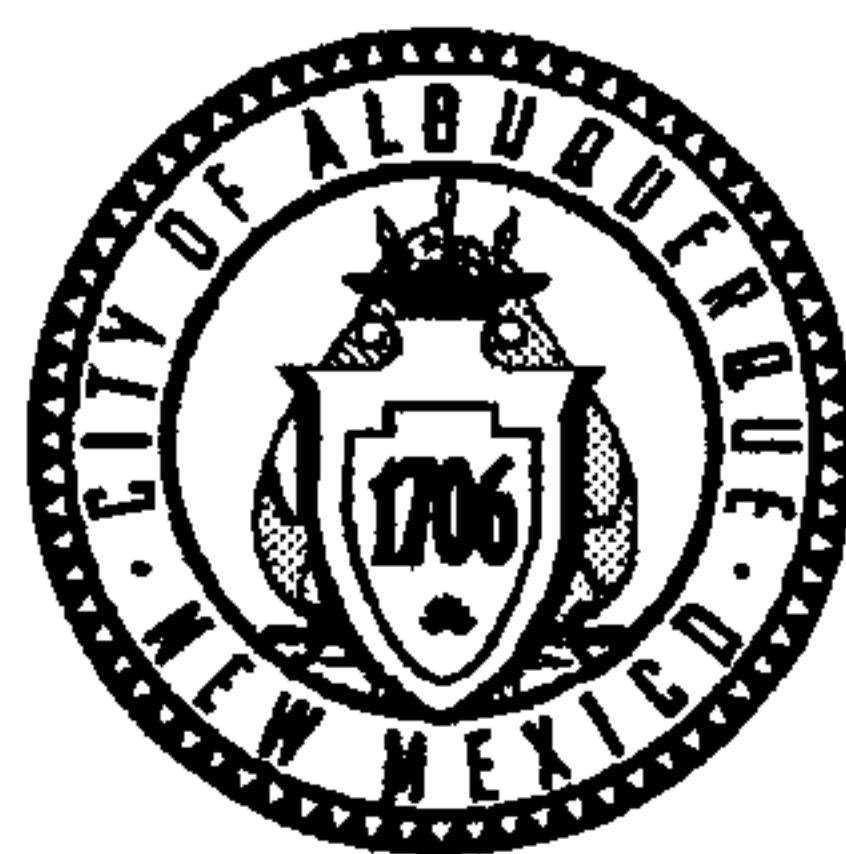
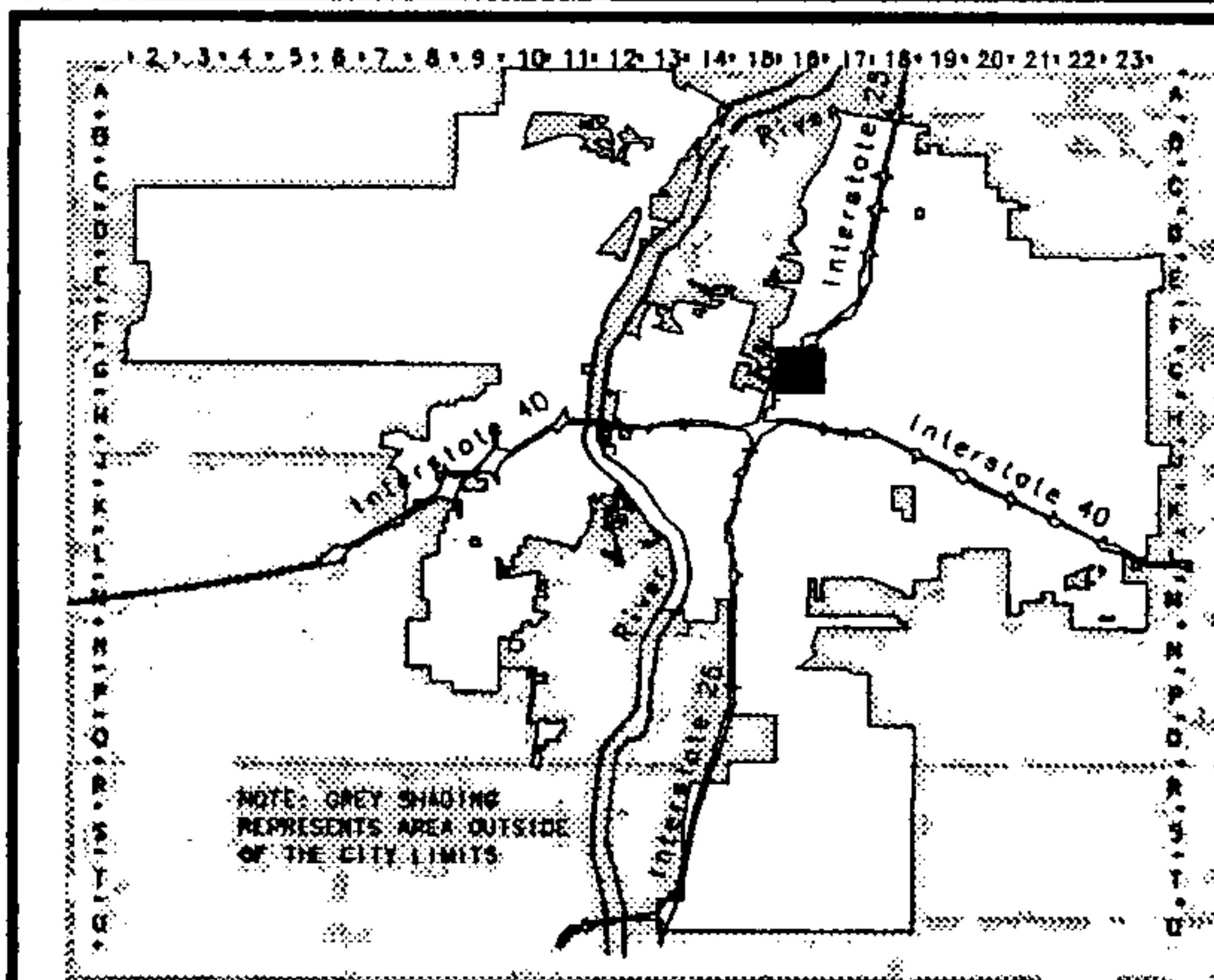
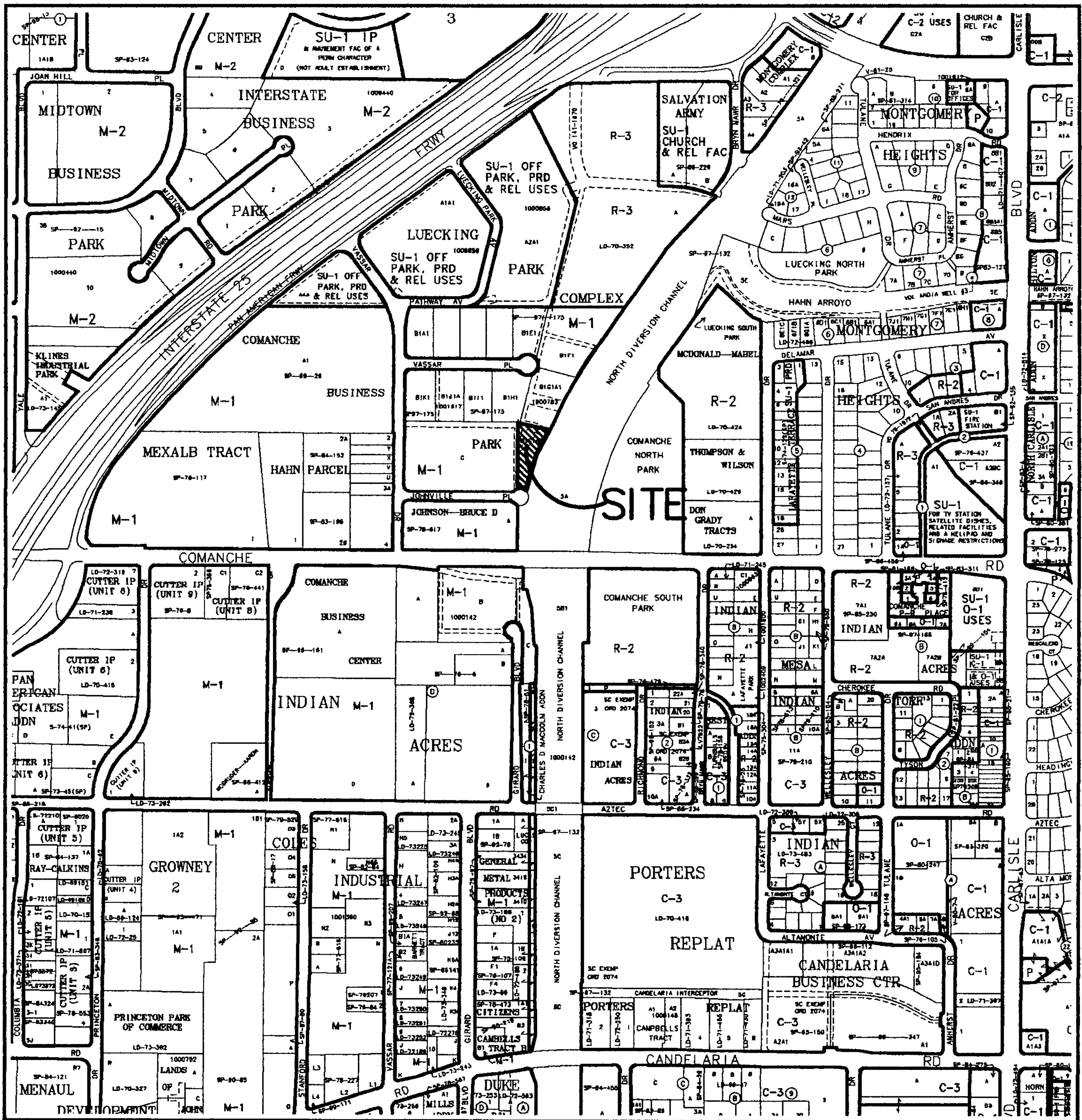
## **PURPOSE**

The purpose of this report is to provide the Drainage Management Plan for the development of 2733 JOHNVILLE NE. The proposed development will consist of an 5,000 square foot office building, and parking and landscaping areas. This plan will identify the upstream and downstream hydraulic constraints affecting the subject property. This plan was prepared in accordance with the City of Albuquerque's Development Process Manual Drainage Criterion. This report will demonstrate that the proposed improvements do not adversely affect the surrounding properties, nor the upstream or downstream facilities.

## **INTRODUCTION**

The subject of this report, as shown on the Exhibit A vicinity map, is a 0.81-acre parcel of land located on the north side of Johnville, north of Comanche and directly west of the North Diversion Channel. The site is currently not developed, but has hard ground with a 6' chain link fence around 0.69 acres. The legal descriptions of the parcels are Tracts B-1-G-1, A-2 A-3. The entire site DOES NOT lie within flood any zone as described by FIRM maps 35001C0138E, and 35001c0138E. No significant flows enter the site. The site currently discharges directly to Johnville, which is a City of Albuquerque Road, with City maintained drainage facilities. This site lies in basin B-2 as identified in S.A.D. 216 final drainage analysis dated 1-4-93.





Zone Atlas Page

G-16-Z

Map Amended through October 01, 2003

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

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VICINITY MAP

## **EXISTING CONDITIONS**

The site slopes from north to south, with general grades between 1 and 3 %. There is no visual evidence that the site has been developed in the past. The majority of the site is hard packed from previous activities. The site has minor flows, totaling 1.29 cfs. The flows leaving the site are described in S.A.D. 216 – Final Drainage Analysis.

## **PROPOSED CONDITIONS**

The proposed improvements consist of the construction of one building containing a 5,000 square foot office space and construction yard for a concrete contractor. . As shown on the grading and drainage plan, the site will be divided into 1 drainage basin. Basin B-1, which contains 0.69 acres, will drain to Johnville place. Johnville was designed to contain the 100-year, 10-day storm water volume. Basin B-1 will discharge a combined peak flow rate of 4.07cfs to Johnville. The assumed areas from amount of land treatment D was 86% and the actual size is 80%. Land treatment C will have the remaining 20%.



