# CITY OF ALBUQUERQUE



March 19, 2008

John MacKenzie, P.E.

Mark Goodwin & Associates, P.A.
P.O. Box 90606

Albuquerque, NM 87199

Re: Ladera Business Park—Lot 9, 7500 La Morada Pl. NW,

Approval of Permanent Certificate of Occupancy (C.O.), Engineer's Stamp dated 6/25/07 (H-10/D003A)

Certification dated 3/18/08

Mr. MacKenzie:

Based upon the information provided in your submittal received 3/17/08, the above referenced certification is approved for release of Permanent Certificate of Occupancy

by Hydrology.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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

Sincerely,

Timothy Sims
Plan Checker

Development and Building Services

C: CO Clerk – Katrina Sigala File

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

				#-10/D003A-
	CT TITLE: <u>Ladera Business P</u> 1005348	<u>ark</u> EPC#:		ZONE MAP/DRG. FILE #: <del>H-10/D6A3-</del> WORK ORDER#:
	DESCRIPTION: <u>Lot 9, Ladera Bus</u> DRESS:	siness Park		
ENGINE	ERING FIRM: Mark Goodwin & A ADDRESS: PO Box 90606 CITY, STATE: Albuquerque, NM			CONTACT: <u>John MacKenzie</u> PHONE: <u>828-2200</u> ZIP CODE: <u>87199</u>
OWNER	Soledad Development Soledad Development ADDRESS: 4350 Executive Drive CITY, STATE: San Diego, CA	<del></del>		CONTACT: <u>Phillip Dowley</u> PHONE: <u>(858) 784-3660</u> ZIP CODE: <u>92121</u>
ARCHIT	ECT: ADDRESS: CITY, STATE:			CONTACT: PHONE: ZIP CODE:
SURVE	YOR: ADDRESS: CITY, STATE: <u>Albuquerque, NM</u>			CONTACT: PHONE: ZIP CODE: <u>87107</u>
CONTR	ACTOR: ADDRESS: CITY, STATE:			CONTACT: PHONE: ZIP CODE:
<u>CHECK</u>	TYPE OF SUBMITTAL:		CHEC	K TYPE OF APPROVAL SOUGHT:
	DRAINAGE REPORT DRAINAGE PLAN 1st SUBMITTA DRAINAGE PLAN RESUBMITTA CONCEPTUAL GRADING & DR GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION CLOMR/LOMR TRAFFIC CIRCULATION LAYOU ENGINEERS CERTIFICATION ( ENGINEERS CERTIFICATION ( OTHER	AL AINAGE PLAN (HYDROLOGY)  JT (TCL) TCL)		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 OR ER APPROVAL OTHER (SIENIEM)
WAS A	PRE-DESIGN CONFERENCE AT YES NO COPY PROVIDED	TENDED:		MAR 1 8 2008  HYDROLOGY SECTION

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:

DATE SUBMITTED: March 18, 2008

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.

BY: John M. MacKenzie ///ac/cu2ce

- 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



# Planning Department Transportation Development Services Section

March 13, 2008

Claudio Antonio Vigil, Registered Architect 1801 Rio Grande Blvd NW Albuquerque, NM 87104

Re:

Certification Submittal for Final Building Certificate of Occupancy for

Ladera Business Park, Tract 9, [H-10 / D003A]

7500 La Morada Place NW

Architect's Stamp Dated 03/12/08

Dear Mr. Vigil:

Singerely

P.O. Box 1293

The TCL / Letter of Certification submitted on March 12, 2008 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

New Mexico 87103

www.cabq.gov

Wild F. Salgado Fernandez, P.E.

Septor Traffic Engineer

Development and Building Services

Rlanning Department /

C:

Engineer Hydrology file CO Clerk

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 12/2005)

PROJECT TITLE: LAWERA BUSINESS PAR DRB#: 1007088 -00270 EPC#:	RK TRACT 9 ZONE MAP: H-10 100034
DRB#: 1007UKB -00270 EPC#:	WORK ORDER#:
LEGAL DESCRIPTION: TRACT 9 (AN) PRA	BUSINFSS DARK LINGIT I
LEGAL DESCRIPTION: TRACT 9, LAWERA CITY ADDRESS: 1500 LA MORADA PL NU	J
	•
<u>ENGINEERING FIRM:</u>	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
OWNER:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
ARCHITECT: CLAUDIO VIGIL MRCHITECTS	CONTACT: LOUISE
ADDRESS: 1801 RIOGKANDE BUUD	. NW PHONE: 842-1(13
CITY, STATE: ABO, NM 87104	ZIP CODE:
SURVEYOR:	
ADDRESS:	CONTACT:
CITY, STATE:	PHONE: ZIP CODE:
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
TYPE OF SUBMITTAL:	HECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION CONTROL PLAN	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
CLOMR/LOMR	BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT	X CERTIFICATE OF OCCUPANCY (PERMA)
ENGINEER'S CERT (TCL)	CERTIFICATE OF OCCUPANCY (NOT)
X_ENGINEER'S CERT (DRB SITE PLAN) OTHER (SPECIFY)	GRADING PERMIT AT PROVAL AS OTO BUILDING PERMIT PER
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	OTHER (SPECIFY)
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COPY PROVIDED .	· · · · · ·
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DATE SUBMITTED: 3/12/08	By: Couriet la Chi

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

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March 10, 2008

Nilo Salgado-Fernandez Development & Building Services Division 600 2nd St. NW Albuquerque, New Mexico

RE: Traffic Certification

Ladera Business Park Tract 9 7500 La Morada Place NW

Dear Mr. Salgado-Fernandez:

On March 10, 2008, this office inspected the site of the above-mentioned project. All work necessary to support the facility has been completed, and the site work is in substantial compliance with the DRB approved Site Plan dated March 5, 2007. Grading issues and new code requirements have required some changes to be made. We have added motorcycle parking spaces and relocated handicap spaces and aisles. See attached marked up DRB site plan for these changes.

The work is complete and ready for a Final Certificate of Occupancy.

Sincerely,

Claudio Vigi

Architect

### RECIPROCAL PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT

This Grant of Easement between the following property owners (both are "Grantors" and "Grantees"), whose addresses are:

<u>A</u> .	Name Soledad Development Group	Address 406 9th Avenue, Suite 309 San Diego, CA 92101	Phone 619-876-4176 619-876-4178f
<u>B.</u>	Soledad Development Group	406 9th Avenue, Suite 309 San Diego, CA 92101	619-876-4176 619-876-4178 <i>f</i>

of which is reciprocal and intended for the joint and inseparable benefit of those who entered into it as of the date each Grantor/Grantee signs this Reciprocal Private Access, Utility and Drainage Easement.

- 1. Recital. Grantors/Grantees are the Owners of certain real property located at the following legal descriptions: A. Lot 9, Ladera Business Park and B. Lot 8, Ladera Business Park, respectively, in Bernalillo County, New Mexico (the "Properties"), as shown on the plat of Ladera Business Park, Unit 1, filed in the Office of the County Clerk on January 22, 2004 (Bk. 2004C/p. 24)
- 2. Grant of Easement. Each Grantor grants to the Grantee(s) a permanent private reciprocal easement ("Easement") in, over, upon and across the Properties for the purposes of Private Access, Utility and Drainage for the mutual benefit of both Grantees. Along with the mutual benefit of the Easement goes the joint and equal responsibility to maintain the Easement, including all improvements contained therein (being pavement, utilities and drainage).
- 3. Warranty. Each Grantor covenants that it is the Owner in fee simple of the Property and that it has a good lawful right to convey the Property or any part thereof, that the Property is free from all encumbrances except encumbrances of record and taxes due and owing the Treasurer of Bernalillo County, and that the Grantor will forever warrant and defend the title of the Property against all claims from all persons or entities.
- 4. <u>Binding on Grantor's Property</u>. The grant and other provisions of this Easement constitute covenants running with the land for the benefit of the Grantee(s) and its successors and assigns, and shall run with the said Property until released by the Grantee(s).

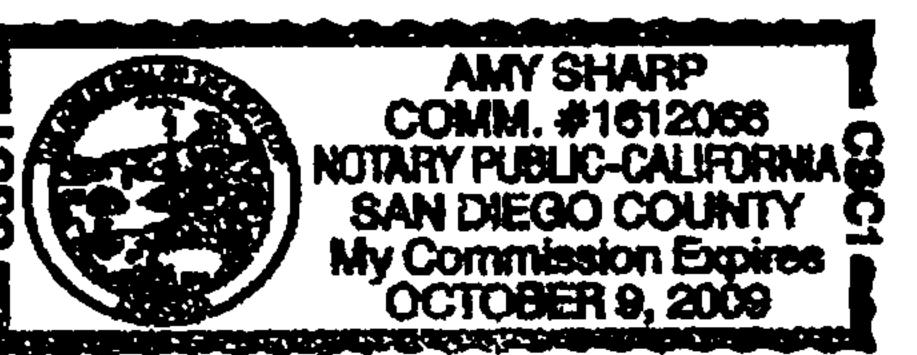
Doc# 2007091521

GRANTOR (as to Lot 9, Ladera Business Park): Soledad Development Group, LLC, Fornia limited hability company Dated: 5-18-07 a California limited liability company 5.18.07 Dated:

STATE OF: California COUNTY OF: San Diego

On May 18, 2007, before me, Amy Sharp, a Notary Public for said state, personally appeared Philip J. Dowley, President, Soledad Development Group, LLC, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me/that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public in and for sald State

GRANTOR (as to Lot 8, Ladera Business Soledad Development Group, LLC,

STATE OF: California COUNTY OF: San Diego

On May 18, 2007, before me, Amy Sharp, a Notary Public for said state, personally appeared Philip J. Dowley, President, Soledad Development Group, LLC, personally known to me to be the person whose name is subscribed to the within instrument and adknowledged to me that he executed the same in his authorized capacity, and that by his signature on/the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

AMY SHARP COMM. #1612068 NOTARY PUBLIC-CALIFORNIA 24 SAN DIEGO COUNTY My Commission Expires OCTOBER 9, 2009

Notary Public in and for said State

Exhibit Attached

#### LEGAL DESCRIPTION

A STRIP OF LAND BEING A PORTION OF TRACTS 8 AND 9, LADERA BUSINESS PARK UNIT 1, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 22, 2004, IN BOOK 2004C, PAGE 24. BEING 26 FEET WIDE, 13 FEET ON EITHER SIDE OF THE SHARED PROPERTY LINE, WITH 25 FOOT RADIUS RETURNS AT THE INTERSECTION WITH LA MORADA PLACE NW, EXCEPTING THEREFROM THE SOUTHERLY 25 FEET OF TRACTS 8 AND 9 AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 8, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF LA MORADA PLACE NW;

THENCE, COINCIDING THE SAID SOUTHERLY RIGHT OF WAY, S 89°22'22" E, A DISTANCE OF 53.42 FEET TO A POINT;

THENCE, LEAVING SAID RIGHT OF WAY, 50.10 FEET ALONG AN ARC TO THE LEFT (NON-TANGENT TO THE PREVIOUS COURSE), HAVING A RADIUS OF 25.00 FEET, A DELTA OF 114°48'46" AND A CHORD OF S 33°13'15" W, A DISTANCE OF 42.13 FEET TO A POINT OF TANGENCY;

THENCE, S 24°11'08" E, A DISTANCE OF 495.81 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED STRIP;

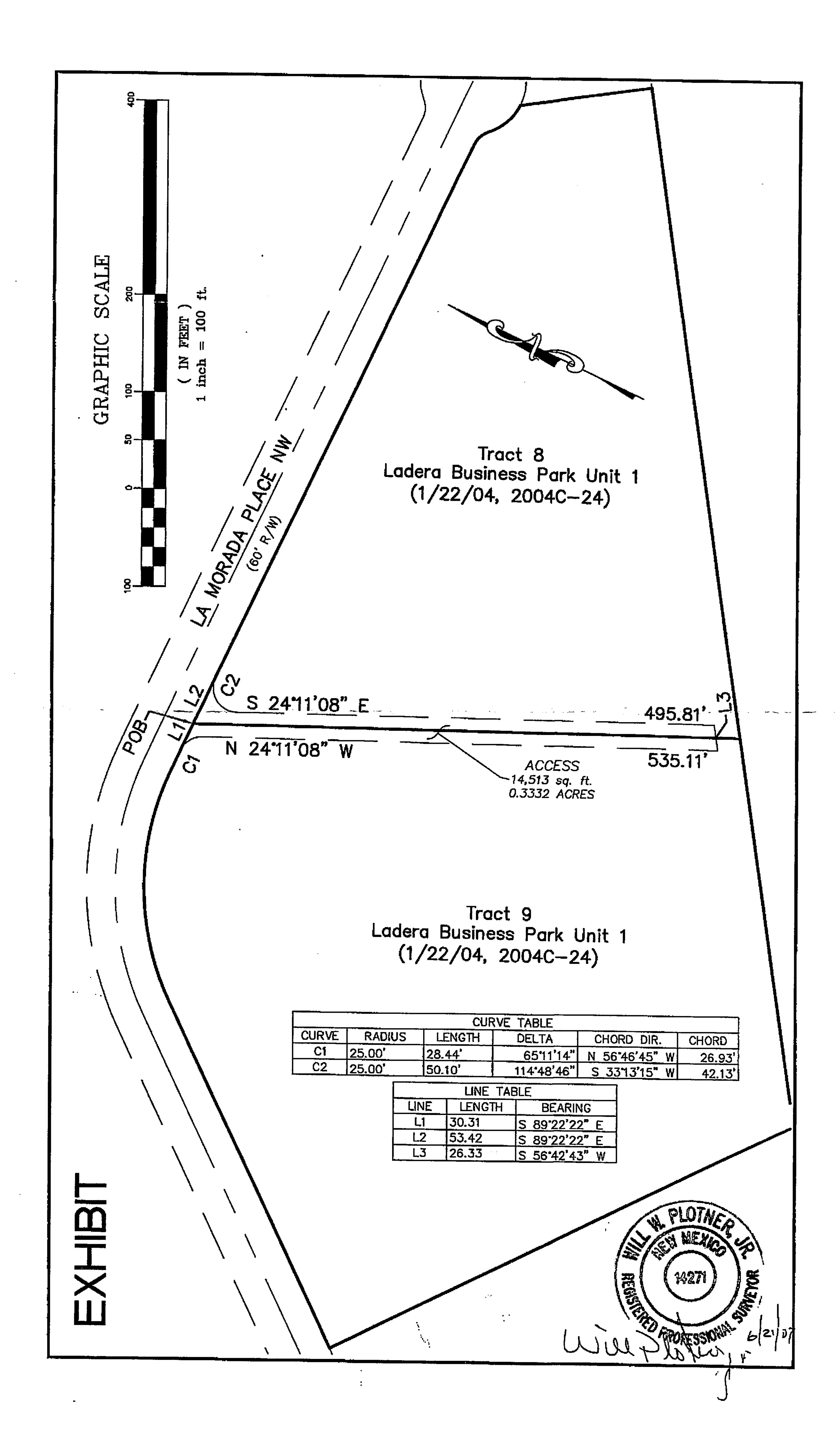
THENCE, S 56°42'43" W, A DISTANCE OF 26.33 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED STRIP;

THENCE, N 24°11'08" W, A DISTANCE OF 535.11 FEET TO A POINT OF CURVATURE;

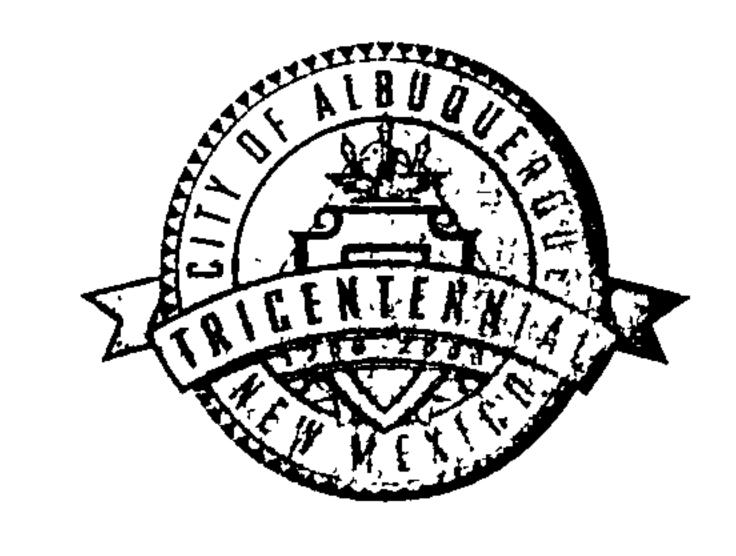
THENCE, 28.44 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 25.00 FFET, A DELTA OF 65°11'14" AND A CHORD OF N 56°46'45" W, A DISTANCE OF 26.93 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF LA MORADA PLACE, NW;

THENCE, COINCIDING SAID SOUTHERLY RIGHT OF WAY, S 89°22'22" E, A DISTANCE OF 30.31 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.3332 ACRES (14,513 SQ. FT.) MORE OR LESS.





### CITY OF ALBUQUERQUE



July 5, 2007

John M. MacKenzie, P.E. D. Mark Goodwin & Associates, P.A. PO Box 90606 Rio Rancho, NM 87199

Re:

Ladera Business Park Lot 9, Engineer's Stamp dated 6-25-07 (H10/D6A3)

Dear Mr. Mackenzie,

Based upon the information provided in your submittal received on June 29, 2007, the above referenced plan is approved for DRB action on the proposed Site Plan for Building Permit and Building Permit. Please attach a copy of this letter and the approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

This project will also require a National Pollutant Discharge Elimination System (NPDES) permit. Inquiries regarding this permit should be directed to Sertil Kandar at 768-3645. In addition to submitting an NOI to the EPA and preparing a SWPPP, please send a copy of their SWPPP on a CD in .pdf format to Kathy Verhage with the Department of Municipal Development Storm Drainage Division at the following address.

Albuquerque

P.O. Box 1293

New Mexico 87103

Department of Municipal Development Storm Drainage Division P.O. Box 1293, One Civic Plaza, Rm. 301 Attn: Kathy Verhage Albuquerque, NM 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3990.

Lanna

Sincerely,

eremy Hoover, HE., C.F.M.

Senior Engineer
Hydrology Section

Development and Building Services

cc:

file H10/D6A3

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

	CT TITLE: <u>Ladera Business Park</u> 1005348 EPC#:	ZONE MAP/DRG. FILE #: <u>H-10/D6A3</u> WORK ORDER#:
	DESCRIPTION: <u>Lot 9 Ladera Business Park</u> DRESS:	
	ERING FIRM: Mark Goodwin & Associates, PA ADDRESS: PO Box 90606 CITY, STATE: Albuquerque, NM	CONTACT: <u>Billy Goolsby</u> PHONE: <u>828-2200</u> ZIP CODE: <u>87199</u>
OWNER	Soledad Development ADDRESS: 4350 Executive Drive CITY, STATE: San Diego, CA	CONTACT: <u>Phillip Dowley</u> PHONE: <u>(858) 784-3660</u> ZIP CODE: <u>92121</u>
	ECT: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
	<u>YOR:</u> ADDRESS: CITY, STATE: <u>Albuquerque, NM</u>	CONTACT: PHONE: ZIP CODE: <u>87107</u>
	ACTOR: 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 / 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)
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	UBMITTED: June 29, 2007 HYDROLOGY SE	CTION: Lookslus
Reques	sts for approvals of Site Development Plans and/or Subdivisi	sion Plats shall be accompanied by a drainage submitt

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- 3. **Drainage Report**: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



# D. Mark Goodwin & Associates, P.A. Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199 (505) 828-2200 FAX 797-9539

June 29, 2007

Mr. Brad Bingham, PE Hydrology Division City of Albuquerque PO Box 1293 Albuquerque, NM 87103

Re: Lot 9, Ladera Business Park - (H10/D6A3)

Dear Mr. Bingham:

Attached herewith, is a revised copy of the final grading and drainage plan for the referenced property. This is submitted to update your files.

This submittal is in conjunction with the request for building permit associated with the DRB action of Site Plan for Building Permit, Project No. 1005416. The following is a summary of the changes to the previously stamped plan of 4/27/07;

- 1. All finished pads have been raised 2 inches.
- The channel running along the SW corner of building C has been shifted 12 inches west, away from the building. This causes the slope along the property line to get steeper, and a slope steeper than 2:1 will require angular landscape gravel underlain by filter fabric between the channel and the property line.
- 3. The roof-access door on the east side of building C has been moved to the west side of building C.
- 4. On the north side of building F is another roof access door that requires an 8-inch high curb on each side of it transitioning to the standard 6-inch with 10 feet of the door.
- 5. On the east side of I there is a refuse container within 2 or 3 feet of the building where the finished slab elevation differential between the two is 2'-9". Starting the grade against the building at 6" below FF and then sloping down one foot @ 3:1 results in an elevation of 56.00. That is about 15 inches above the floor height of the container slab so around that corner there needs to be a 15" retainer transitioning to standard 6" high curb accordingly.

Please contact our office if you have any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

John M. MacKenzie, PE

President

JMM/sr

Attachment

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT DRB #: 10	TITLE: <u>Ladera Business Pa</u> 05348	<u>rk</u> EPC#:		ZONE MAP/DRG. FILE #:H-10#20088 WORK ORDER#:
LEGAL DES	SCRIPTION: <u>Lot 9 Ladera Busir</u> RESS:	ness Park		
AC	NORESS: Mark Goodwin & Aso DRESS: PO Box 90606 TY, STATE: Albuquerque, NM	sociates, PA		CONTACT: <u>Billy Goolsby</u> PHONE: <u>828-2200</u> ZIP CODE: <u>87199</u>
	Soledad Development DDRESS: 4350 Executive Drive ITY, STATE: San Diego, CA	-		CONTACT: Phillip Dowley PHONE: (858) 784-3660 ZIP CODE: 92121
	T: DDRESS: TY, STATE:			CONTACT: PHONE: ZIP CODE:
	R: DDRESS: TY, STATE: <u>Albuquerque, NM</u>			CONTACT: PHONE: ZIP CODE: <u>87107</u>
	TOR: DDRESS: TY, STATE:			CONTACT: PHONE: ZIP CODE:
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	RAINAGE REPORT RAINAGE PLAN 1 <sup>st</sup> SUBMITTAI RAINAGE PLAN RESUBMITTAI ONCEPTUAL GRADING & DRAI RADING PLAN ROSION CONTROL PLAN NGINEER'S CERTIFICATION (F LOMR/LOMR RAFFIC CIRCULATION LAYOU NGINEERS CERTIFICATION (T NGINEERS CERTIFICATION (E THER	L'AINAGE PLAN HYDROLOGY) T (TCL) CL)		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)
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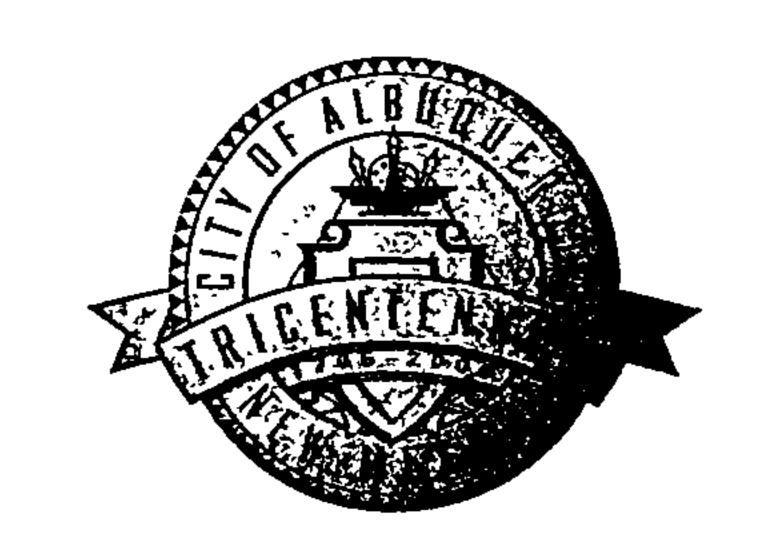
DATE SUBMITTED: March 9, 2007

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 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



March 22, 2007.

John M. MacKenzie, P.E. D. Mark Goodwin & Associates, P.A. PO Box 90606 Rio Rancho, NM 87199

D003h

Re:

Ladera Business Park Lot 9, Engineer's Stamp dated 3-8-07 (H10/D6A3)
Request for Building, Grading, and Paving Permits

Dear Mr. Mackenzie,

Based upon the information provided in your submittal received on February 1, 2007, there are some additional items that must be addressed prior to permit approval. Those items are as follows.

- Please reference all of the applicable standard drawings and provide details of any modifications.
- Again, the wrong precipitation values have been used in the calculations. The DPM values from table A2 MUST be used. Submittals using the incorrect values will not be approved.
- Reference and / or show the appropriate F.I.R.M. panel, give the zone designation, and specifically state whether or not the site is located within a designated flood plain.
- Are the drive entrances existing or to be built with this project? What are the quarter point details? Will the handicap ramps be included in the site work?
- Your project description states that the adjacent properties are undeveloped. Aerial photos from last year show existing structures on tract 10. Please show those buildings along with their finished floor elevations on the plan.
- You state that there are no off-site flows entering the site yet you also indicate that the asphalt swale is for the benefit of lots 8 through 11. Lot 10 appears to drain through the swale. How much flow will be in the swale? Will any modifications to the swale be necessary? Please provide a cross section with a capacity analysis for verification.
- Why is the asphalt swale being blocked off at the southern corner of the development?
- What benchmark was used to determine the site grades?
- The analysis utilizes more than one (1) basin. Please show those basin boundaries and indicate the high point (water block) locations and the associated elevations.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

- Your Legend shows standard 8-inch curb as being utilized throughout the project. Is this truly the case or is the intention to construct shorter curbs in the parking areas?
- Are the drive entrances existing or to be built with this project? What are the quarter point details? Will the handicap ramps be included in the site work?
- Include a detail of the dumpster enclosures with the appropriate corner and center elevations such that rainfall from the enclosures is confined to those areas. Be advised that if any of the proposed structures is to become a restaurant, drains to the sanitary sewer via a grease trap will be required.

If you have any questions, you can contact me at 924-3990.

Sincerely,

Jeremy Hoover,

Senior Engineer
Hydrology Section

Development and Building Services

cc:

file H10/D6A3

#### RESPONSE TO COMMENTS

### Ladera Business Park – Tracts 20A-20B Drainage File – H10/D6A3

- 1. Plan includes all appropriate references to City Standard Drawings.
- The Hydrology calculations have been corrected to use the appropriate precipitation values. See attached printout.
- 3. The FIRM panel reference has been added to the plan.
- 4. The drive entrances are to be constructed with this project. These are driveways and not intersections and quarter points are not appropriate. The wheelchair ramps are Uni-directional. Spots have been provided to clarify the grades of the entrance curve PC and PT as well as the flowline in the street.
- The existing building footprints and elevations for the adjacent property have been added to the plan.
- 6. The offsite flow value has been added to the plan. There are no offsite flows entering the site except through the paved swale at the south end of the property. All other flows have been intercepted by walls, swales or the improved streets along the upstream edges of the site. Attached, please find a copy of the swale cross-section and flow allowances as approved with the Master Plan for the Ladera development.
- 7. The site plan has been revised to eliminate the encroachment into the swale by fences, etc.
- 8. The Benchmark Data has been added.
- 9. Basin lines and waterblock designations have been added to this revised Grading Plan.
- 10. All internal curb is to be 6" in height unless otherwise noted. The only 8 will be at the drive entrances.
- 11. See Item 4 above.
- 12. As currently planned, there are no restaurant facilities proposed for this site and therefore no drains have been provided to the dumpsters. Spot elevations are provided to show that the water that falls in the dumpster area will drain from those areas.



# D. Mark Goodwin & Associates, P.A. Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199 (505) 828-2200 FAX 797-9539

March 9, 2007

Mr. Brad Bingham, PE Hydrology Division City of Albuquerque PO Box 1293 Albuquerque, NM 87103

Re: Lot 9, Ladera Business Park

Dear Mr. Bingham:

Attached is our drainage submittal for the referenced property. A site plan for building permit for this site is on next week's DRB Agenda and this submittal is intended to be reviewed in connection with that request (Project No. 1005416).

As you recall this park's drainage infrastructure was designed to accept fully developed runoff from each lot without individual on-site ponds. The engineer's stamp for the park's Master Plan was dated 11/21/2002 and it was certified on 8/6/2004 (H10/D006A). There is an existing swale running through the south part of the site to take that flow. We are requesting building permit and conceptual plan approval of this plan. If you have comments, please attach them to the building permit approval and grant conceptual plan approval.

Please contact our office if you have any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

John M. MacKenzie, PE

President

JMM/sr

Attachment

MAR 1 2 2007
HYDROLOGY SECTION

# CITY OF ALBUQUERQUE



May 7, 2007

John M. MacKenzie, P.E.
D. Mark Goodwin & Associates, P.A.
PO Box 90606
Rio Rancho, NM 87199

Re:

Ladera Business Park Lot 9, Engineer's Stamp dated 4-27-07 (H10/D6A3) Request for Building, Grading, and Paving Permits

Dear Mr. Mackenzie,

Based upon the information provided in your submittal received on April 30, 2007, the above referenced plan is approved for Grading, Paving, and Building Permits. Please attach a copy of this letter and the approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

This project will also require a National Pollutant Discharge Elimination System (NPDES) permit. Inquiries regarding this permit should be directed to Sertil Kandar at 768-3645.

P.O. Box 1293

If you have any questions, you can contact me at 924-3990.

Albuquerque

New Mexico 87103

Hydro

www.cabq.gov

Jéremy Hoover, PÆ. Senior Engineer

Hydrology Section

Sincerely,

Development and Building Services

cc:

file

H10/D6A3

START TIME=0.0

\* \* \* \* \* LADERA LOT 9

\* \* \* \* \* FILE: C:\AHYMO\LADERA March 9, 2007 BY PAVAN

\*\*\*\*

\*\*\*\* 100-YEAR 6-HOUR STORM EVENT

\*\*\*\*

\*\*\*\* EXISTING AND DEVELOPED CONDITIONS

\*\*\*\*

RAINFALL TYPE=1 RAIN QUARTER=0.0 IN

> RAIN ONE=1.87 IN RAIN SIX=2.20 IN RAIN DAY=2.66 IN DT=0.033333 HR

\*\*\*\*\* BASIN E - (7.25 ACRES) EXISTING CONDITIONS

COMPUTE NM HYD

ID=3 HYD NO=100.3 AREA=0.01132 SQ MI

PER A=0 PER B=0 PER C=100 PER D=0

TP=0.1333 HR MASS RAINFALL=-1

PRINT HYD

ID=3 CODE=1

\*\*\*\*\* BASIN 1- (2.96 ACRES) DEVELOPED CONDITIONS

COMPUTE NM HYD

ID=4 HYD NO=100.4 AREA=0.0046 SQ MI

PER A=0 PER B=20 PER C=0 PER D=80

TP=0.1333 HR MASS RAINFALL=-1

PRINT HYD

ID=4 CODE=1

\*\*\*\*\* BASIN 2 (0.57 ACRES) DEVELOPED CONDITIONS

COMPUTE NM HYD

ID=5 HYD NO=100.5 AREA=0.00089 SQ MI

PER A=0 PER B=10 PER C=0 PER D=90

TP=0.1333 HR MASS RAINFALL=-1

PRINT HYD

ID=5 CODE=1

\*S\*\*\*\* COMBINE HYDROGRAPHS - BASIN 1 AND BASIN 2

ADD HYD

ID=6 HYD NO=106.20 ID=4 ID=5

PRINT HYD

ID=6 CODE=24

\*\*\*\*\* BASIN 3 (3.73 ACRES) DEVELOPED CONDITIONS

COMPUTE NM HYD

ID=7 HYD NO=100.7 AREA=0.0058 SQ MI PER A=0 PER B=20 PER C=0 PER D=80

TP=0.1333 HR MASS RAINFALL=-1

PRINT HYD

ID=7 CODE=1

\*S\*\*\*\* COMBINE HYDROGRAPHS - BASIN 1&2 AND BASIN 3 ADD HYD

ID=8 HYD NO=108.20 ID=6 ID=7

PRINT HYD

ID=8 CODE=24

FINISH

AHYMO PROGRAM SUMMARY TABLE (AHYMO\_97) INPUT FILE = F:\PAVAN\AHYMOI~1\LADERA~2.DOC

- VERSION: 1997.02d

RUN DATE (MON/DAY/YR) =04/30/2007 USER NO.= AHYMO-I-9702dGoodwinM-AH

		FROM	TO		PEAK	RUNOFF		TIME TO	CFS	PAGE =	- 1
	HYDROGRAPH	ID	ID	AREA	DISCHARGE	VOLUME	RUNOFF	PEAK	PER		
COMMAND	IDENTIFICATION	NO.	NO.	(SQ MI)	(CFS)	(AC-FT)	(INCHES)	(HOURS)	ACRE	NOTATI	ON
START										TIME=	.00
RAINFALL TY	PE= 1									RAIN6=	2.200
COMPUTE NM H	100.30	-	3	.01132	20.83	.600	.99437	1.500	2.876	PER IMP=	.00
COMPUTE NM H	IYD 100.40	-	4	.00460	11.50	.419	1.70585	1.500	3.905	PER IMP=	80.00
COMPUTE NM H	IYD 100.50	_	5	.00089	2.37	.087	1.83566	1.500	4.164	PER IMP=	90.00
*S**** COMBI	NE HYDROGRAPHS -	BASIN	1 AND	BASIN 2							
ADD HYD	106.20	4& 5	6	.00549	13.87	.506	1.72679	1.500	3.947		
COMPUTE NM H	IYD 100.70	_	7	.00580	14.49	.528	1.70585	1.500	3.903	PER IMP=	80.00
*S**** COMBI	NE HYDROGRAPHS -	BASIN	1&2 AN	ND BASIN 3							
ADD HYD FINISH	108.20	6& 7	8	.01129	28.36	1.033	1.71601	1.500	3.924		

AHYMO PROGRAM (AHYMO\_97) -

- Version: 1997.02d

RUN DATE (MON/DAY/YR) = 04/30/2007

START TIME (HR:MIN:SEC) = 15:38:55 USER NO.= AHYMO-I-9702dGoodwinM-AH

INPUT FILE =  $F:\PAVAN\AHYMOI~1\LADERA~2.DOC$ 

START TIME=0.0

\*\*\*\* LADERA LOT 9

\*\*\*\*\* FILE: C:\AHYMO\LADERA March 9, 2007 BY PAVAN

\*\*\*\*

\*\*\*\*

100-YEAR 6-HOUR STORM EVENT

\*\*\*\*

\*\*\*\* EXISTING AND DEVELOPED CONDITIONS

\*\*\*\*

RAINFALL TYPE=1 RAIN QUARTER=0.0 IN

RAIN ONE=1.87 IN RAIN SIX=2.20 IN

RAIN DAY=2.66 IN DT=0.033333 HR

COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.

DT	= ,	.033333 н	OURS	END T	IME =	5.9999	40 HOURS
	.0000	.0016	.0033	.0050	.0067	.0085	.0103
	.0122	.0141	.0160	.0180	.0201	.0222	.0243
	.0266	.0289	.0312	.0337	.0362	.0388	.0415
	.0443	.0472	.0502	.0534	.0567	.0601	.0637
	.0675	.0715	.0758	.0810	.0865	.0924	.1051
	.1335	.1773	.2400	.3257	.4384	.5820	.7607
	.9789	1.1808	1.2652	1.3365	1.4000	1.4577	-1.5108
	1.5602	1.6063	1.6495	1.6902	1.7285	1.7648	1.7991
	1.8316	1.8624	1.8917	1.9194	1.9458	1.9519	1.9576
	1.9631	1.9683	1.9732	1.9780	1.9826	1.9870	1.9912
	1.9953	1.9993	2.0031	2.0068	2.0105	2.0140	2.0174
	2.0207	2.0240	2.0272	2.0303	2.0333	2.0363	2.0392
;	2.0420	2.0448	2.0476	2.0502	2.0529	2.0554	2.0580
2	2.0605	2.0629	2.0653	2.0677	2.0701	2.0724	2.0746
	2.0769	2.0791	2.0812	2.0834	2.0855	2.0876	2.0896
:	2.0916	2.0936	2.0956	2.0976	2.0995	2.1014	2.1033
:	2.1052	2.1070	2.1088	2.1106	2.1124	2.1142	2.1159
:	2.1176	2.1193	2.1210	2.1227	2.1244	2.1260	2.1276
	2.1292	2.1308	2.1324	2.1340	2.1355	2.1371	2.1386
	2.1401	2.1416	2.1431	2.1446	2.1461	2.1475	2.1489
	2.1504	2.1518	2.1532	2.1546	2.1560	2.1573	2.1587
	2.1601	2.1614	2.1627	2.1641	2.1654	2.1667	2.1680
	2.1693	2.1705	2.1718	2.1731	2.1743	2.1756	2.1768
	2.1780	2.1793	2.1805	2.1817	2.1829	2.1841	2.1852
•	2.1864	2.1876	2.1887	2.1899	2.1911	2.1922	2.1933
•	2.1945	2.1956	2.1967	2.1978	2.1989	2.2000	

\*\*\*\*\* BASIN E - (7.25 ACRES) EXISTING CONDITIONS

COMPUTE NM HYD ID=3 HYD NO=100.3 AREA=0.01132 SQ MI

#### PER A=0 PER B=0 PER C=100 PER D=0 TP=0.1333 HR MASS RAINFALL=-1

K = .105867HR TP = .133300HR K/TP RATIO = .794199 SHAPE CONSTANT, N = 4.514851 UNIT PEAK = 32.962 CFS UNIT VOLUME = 1.000 B = 388.14 P60 = 1.8700 AREA = .011320 SQ MI IA = .35000 INCHES INF = .83000 INCHES PER PER

PRINT HYD

ID=3 CODE=1

PARTIAL HYDROGRAPH 100.30

RUNOFF VOLUME = .99437 INCHES = .6003 ACRE-FEET

PEAK DISCHARGE RATE = 20.83 CFS AT 1.500 HOURS BASIN AREA = .0113 SQ. MI.

\*\*\*\*\* BASIN 1- (2.96 ACRES) DEVELOPED CONDITIONS

COMPUTE NM HYD ID=4 HYD NO=100.4 AREA=0.0046 SQ MI
PER A=0 PER B=20 PER C=0 PER D=80
TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420 UNIT PEAK = 14.529 CFS UNIT VOLUME = .9985 B = 526.28 P60 = 1.8700 AREA = .003680 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

K = .130992HR TP = .133300HR K/TP RATIO = .982685 SHAPE CONSTANT, N = 3.593448 UNIT PEAK = 2.2575 CFS UNIT VOLUME = .9943 B = 327.09 P60 = 1.8700 AREA = .000920 SQ MI IA = .50000 INCHES INF = 1.25000 INCHES PER HOUR RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .0333333

PRINT HYD ID=4 CODE=1

PARTIAL HYDROGRAPH 100.40

RUNOFF VOLUME = 1.70585 INCHES = .4185 ACRE-FEET
PEAK DISCHARGE RATE = 11.50 CFS AT 1.500 HOURS BASIN AREA = .0046 SQ. MI.

\*\*\*\*\* BASIN 2 (0.57 ACRES) DEVELOPED CONDITIONS

COMPUTE NM HYD ID=5 HYD NO=100.5 AREA=0.00089 SQ MI PER A=0 PER B=10 PER C=0 PER D=90

#### TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420 UNIT PEAK = 3.1624 CFS UNIT VOLUME = .9955 B = 526.28 P60 = 1.8700 AREA = .000801 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .0333333

TP = .133300HRK/TP RATIO = .982685K = .130992HRSHAPE CONSTANT, N = 3.593448UNIT VOLUME = .9353.21839 327.09 P60 = 1.8700UNIT PEAK = CFS B = .50000 INCHES .000089 SQ MI IA = INF = 1.25000 INCHES PER HOUR AREA =RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =

PRINT HYD ID=5 CODE=1

PARTIAL HYDROGRAPH 100.50

RUNOFF VOLUME = 1.83566 INCHES = .0871 ACRE-FEET

PEAK DISCHARGE RATE = 2.37 CFS AT 1.500 HOURS BASIN AREA = .0009 SQ. MI.

\*S\*\*\*\* COMBINE HYDROGRAPHS - BASIN 1 AND BASIN 2 ADD HYD ID=6 HYD NO=106.20 ID=4 ID=5

PRINT HYD ID=6 CODE=24

#### PARTIAL HYDROGRAPH 106.20

TIME	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME	FLOW CFS
.000	.0	2.000	3.2	4.000	.1	6.000	.1	11115	CFS
.667	.0	2.667	. 3	4.667	.1	6.667	.0		
1.333	3.9	3.333	.1	5.333	.1				

RUNOFF VOLUME = 1.72679 INCHES = .5056 ACRE-FEET

PEAK DISCHARGE RATE = 13.87 CFS AT 1.500 HOURS BASIN AREA = .0055 SQ. MI.

\*\*\*\*\* BASIN 3 (3.73 ACRES) DEVELOPED CONDITIONS

COMPUTE NM HYD ID=7 HYD NO=100.7 AREA=0.0058 SQ MI
PER A=0 PER B=20 PER C=0 PER D=80
TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420 /
UNIT PEAK = 18.319 CFS UNIT VOLUME = .9988 B = 526.28 P60 = 1.8700
AREA = .004640 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

K = .130992HR TP = .133300HR K/TP RATIO = .982685 SHAPE CONSTANT, N = 3.593448 UNIT PEAK = 2.8464 CFS UNIT VOLUME = .9956 B = 327.09 P60 = 1.8700 AREA = .001160 SQ MI IA = .50000 INCHES INF = 1.25000 INCHES PER HOUR RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .0333333

PRINT HYD

ID=7 CODE=1

PARTIAL HYDROGRAPH 100.70

RUNOFF VOLUME = 1.70585 INCHES = .5277 ACRE-FEET

PEAK DISCHARGE RATE = 14.49 CFS AT 1.500 HOURS BASIN AREA = .0058 SQ. MI.

\*S\*\*\*\* COMBINE HYDROGRAPHS - BASIN 1&2 AND BASIN 3

ADD HYD

ID=8 HYD NO=108.20 ID=6 ID=7

PRINT HYD

ID=8 CODE=24

PARTIAL HYDROGRAPH 108.20

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME	FLOW CFS	TIME	FLOW CFS	TIME	FLOW CFS
.000	.0	2.000	6.6	4.000	. 1	6.000	.2		
.667	.0	2.667	. 6	4.667	.1	6.667	.0		
1.333	7.9	3.333	.2	5.333	.2				

RUNOFF VOLUME = 1.71601 INCHES = 1.0333 ACRE-FEET
PEAK DISCHARGE RATE = 28.36 CFS AT 1.500 HOURS BASIN AREA = .0113 SQ. MI.

FINISH

NORMAL PROGRAM FINISH

END TIME (HR:MIN:SEC) = 15:38:55

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

	H-10/000
PROJECT TITLE: <u>Ladera Business Park</u> DRB #: <u>1005416</u> EPC#:	ZONE MAP/DRG. FILE #: <u>H-10/D006A</u> WORK ORDER#:
LEGAL DESCRIPTION: Lot 9 Ladera Business Park CITY ADDRESS:	
ENGINEERING FIRM: Mark Goodwin & Associates, PA ADDRESS: PO Box 90606 CITY, STATE: Albuquerque, NM	CONTACT: <u>Billy Goolsby</u> PHONE: <u>828-2200</u> ZIP CODE: <u>87199</u>
OWNER: Soledad Development ADDRESS: 4350 Executive Drive CITY, STATE: San Diego, CA	CONTACT: Phillip Dowley PHONE: (858) 784-3660 ZIP CODE: 92121
ARCHITECT: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
SURVEYOR: ADDRESS: CITY, STATE: Albuquerque, NM	CONTACT: PHONE: ZIP CODE: <u>87107</u>
CONTRACTOR: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
CHECK TYPE OF SUBMITTAL:	<u>CHECK TYPE OF APPROVAL SOUGHT:</u>
DRAINAGE REPORT  DRAINAGE PLAN 1 <sup>st</sup> SUBMITTAL, REQUIRES TCL or equal DRAINAGE PLAN RESUBMITTAL  CONCEPTUAL GRADING & DRAINAGE PLAN 31℃  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 / 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
NOTE: This site was approved for SDBP at DRB on 3/14/07	OTHER SPECIEY C
WAS A PRE-DESIGN CONFERENCE ATTENDED:  YES  NO  COPY PROVIDED	MAR 1 2 2007 HYDROLOGY SECTION
DATE SUBMITTED: March 9, 2007	BY: John Mackenzie

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.

# ONE STOP SHOP CITY OF ALBUQUERQUE PLANNING DEPARTMENT Development & Building Services

	PAIDRECE	IPT	>11=K1-P.	•
APPLICANT NAME	SOLEDAD F LADERA BU	3[1]	PARK.	•
AGENT	MARK GOST	MINE	ASSOC.	
ADDRESS		• •		•
PROJECT & APP #	100546	<u> </u>	•	
PROJECT NAME		•	•	•
\$441032	/3424000 Conflict Manager	nent Fee		•
\$` 441006	7/4983000 DRB Actions		•	
\$ 441006	/4971000 EPC/AA/LUCC	Actions & All Ap	peals	•
\$441018	/4971000 Public Notificațio	n	•	
( )M ( )I	7/4983000 DRAINAGE PLANT Lajor/Minor Subdivision ( Letter of Map Revision ( ) Craffic Impact Study	)Site Developm	ent Plan (SBldg	g Permit
\$_50,00 TOTA	L AMOUNT DUE		•	•
***NOTE: If a subseau	ent submittal is required. bri	ng a conv of this i	naid receint with 1	ons to modif

additional charge.

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D. MARK GOODWIN AND ASSOCIATES, P.A.	**************************************
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