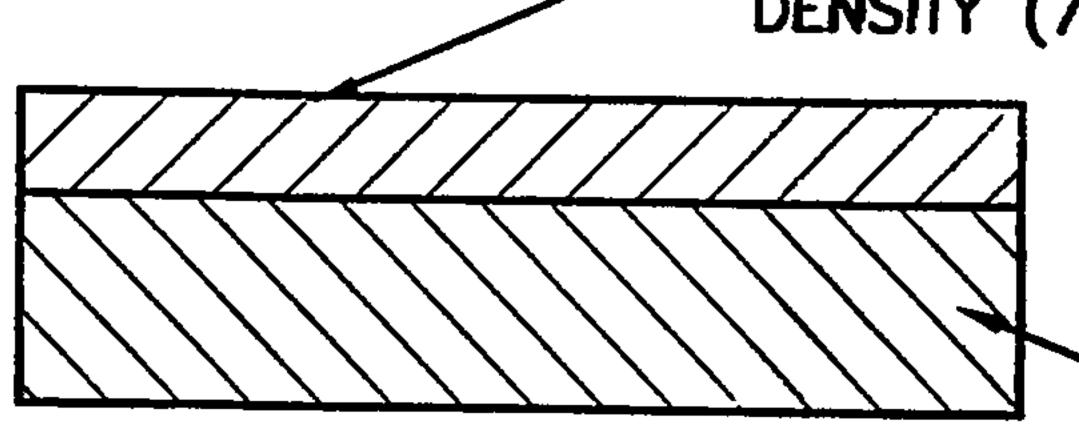
3" ASPHALTIC CONCRETE TO BE COMPACTED TO MINIMUM OF 96% OF MAXIMUM MARSHALL DENSITY (75 BLOWS)



12" AGGREGATE BASE COURSE TO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-155

TYPICAL PAVING SECTION

N.T.S.

left message 2:25pm 3/30/09 Status on the constr. & permits 839 7166

Met af Constanta Peter and sive him check list and explained - check hot 4/2/04 12:10 pm

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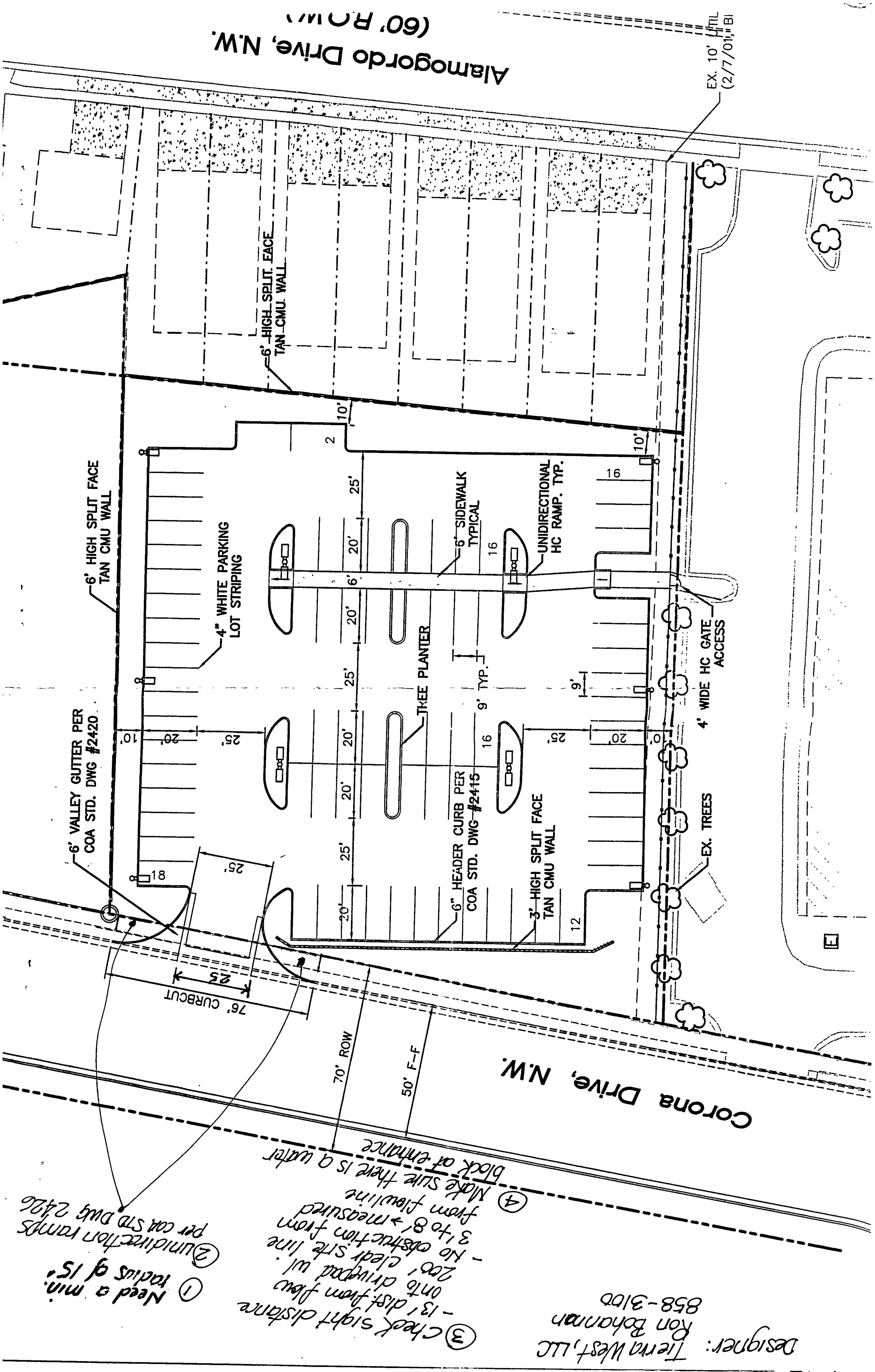
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OFFICIAL NOTICE OF DECISION PROJECT #1001004 JANUARY 16, 2003 PAGE 3

- 3. The submittal meets <u>Policy 5i</u>, Established Urban of the Comprehensive Plan requiring employment and service uses to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments. The applicant will minimize the use of local streets to accommodate the need of parking for the abutting church.
- 4. The applicant's submittal of a site development plan for building permit will ensure Policy 5l, Established Urban of the Comprehensive Plan is met that will ensure a quality and innovation in design in this development that is appropriate to the plan area.
- The request meets <u>Policy 3.25</u> of the *West Side Strategic Plan* that requires the review of the design and site layout of new development and their implications on surrounding properties. This submittal will improve the impacts on the surrounding properties by omitting the use of street as parking areas.
- 6. The submittal meets the standards of off-street parking regulations as specified in Section 14-16-3-1 of the Comprehensive City Zoning Code.

CONDITIONS:

- The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
- 2. The submittal shall contain language stating that the site will be in compliance with Section 14-16-3-9, Areas Lighting Regulations of the Comprehensive City Zoning Code.
- 3. The applicant shall provide the accurate number of trees along the east and north 10' wide landscape buffer areas as determined in the Comprehensive City Zoning Code.
- 4. A notation shall be provided on the submittal that ensures the use of this off-street parking area to be utilized in connection to the adjacent church site located on Lot A, First Spanish Assembly of God Church, zoned SU-1 for Church and Related Facilities. This condition shall not be deemed as preventing establishment of mixed use parking agreement at a future date.
- The submittal shall meet the following condition of approval as determined by the City Engineer:

 1. Driveway to be 25' wide.

1:45 pm 2/17/04 Spele u) Welly & supplein that entrance yes mot bein built yer site plan as well excavation permit form Pan Lyan.

D. Peduce entremu to 25' (per DRB) Siteplan)

2) Provide UK vamps per 2426 (undirectural)

2500 Corona 338 DRB 1001004 35



Casa Del Rey

2500 Corona N.W. Albuquerque, NM

(505)839-7166 (505)839-0382 fax:

Ruben Guajardo Sr.

City of Albuquerque Planning Department 600 Second Street NW Albuquerque, NM 87102

To Whom It May Concern:

RE: Request for final sign-off by EPC for building permit

On January 17 I received Official Notification of Decision with the approval of Zone Map Amendment from R-T to PR for Tract 9 West Bluff Center located on Corona south of Ouray.

We have been working with Tierra West to make all of the appropriate changes requested by the EPC.

Each of the Conditions requested have been met and are a part of our site plant

We are in compliance with Section 14-16-3-9, Areas Lighting Regulations.

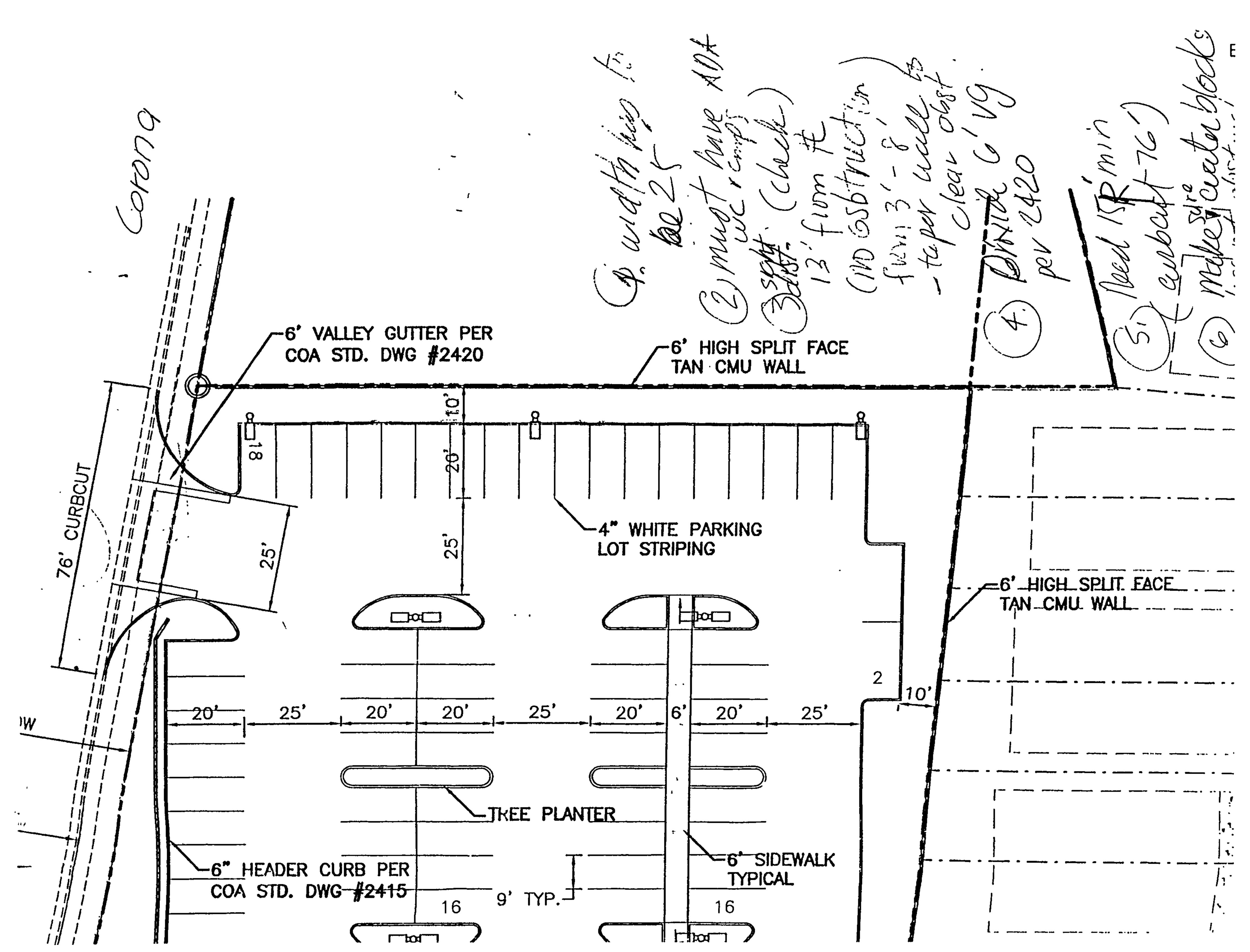
We have designated the appropriate number of trees as required by the Comprehensive Zoning Code.

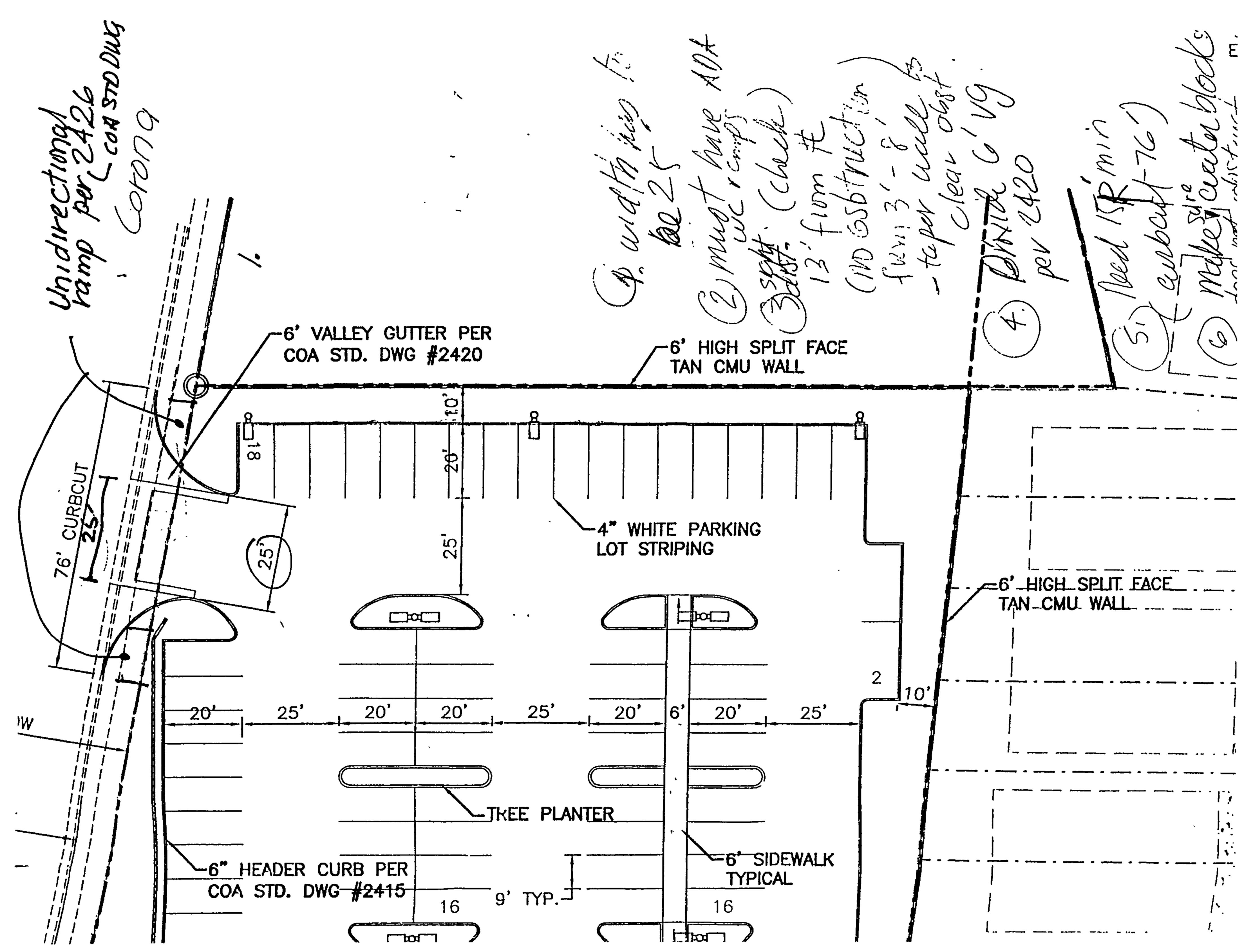
parking is to be used as off-street parking in conjunction. Assembly of God Church and Related Facilities.

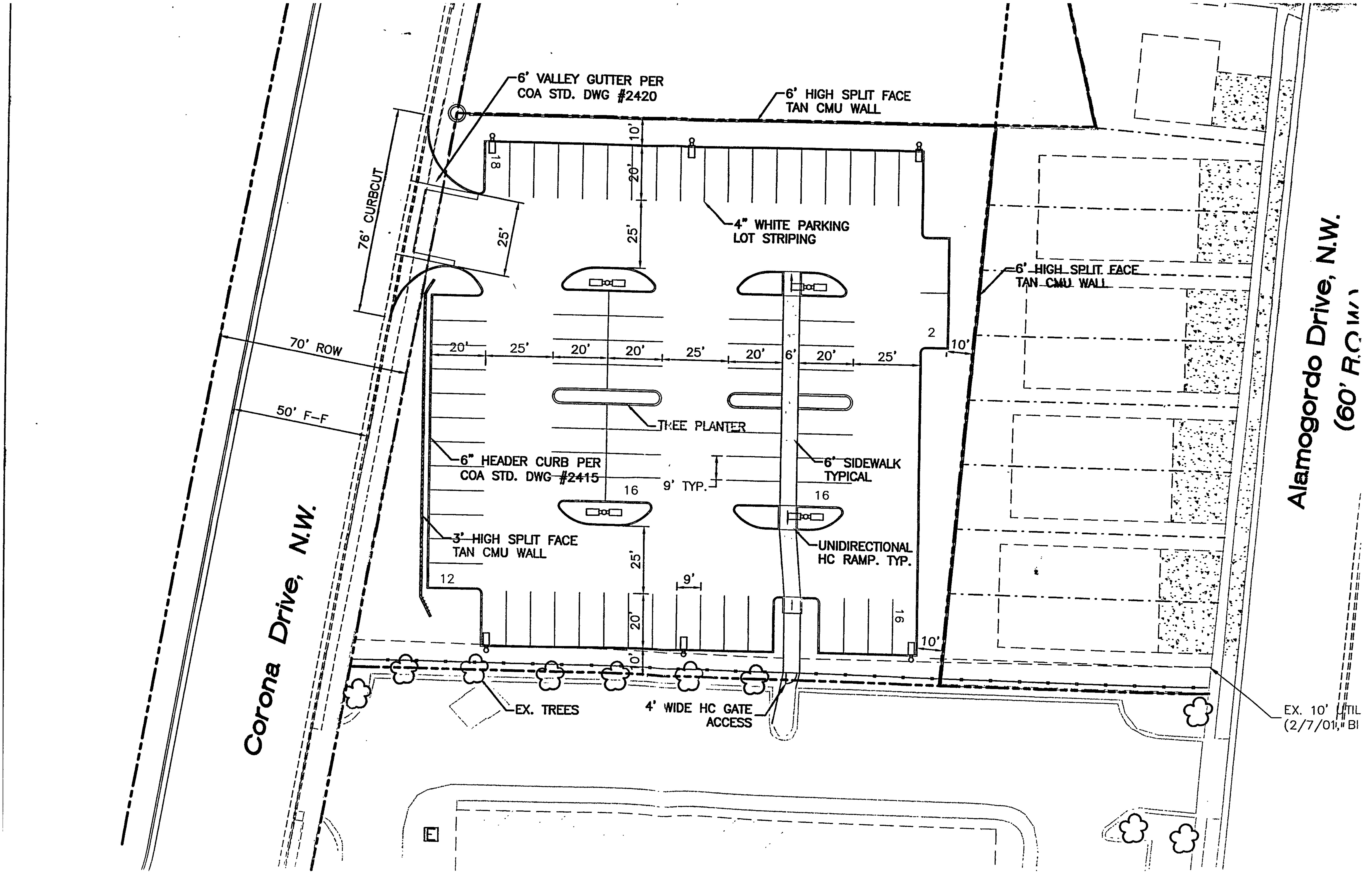
As requested by the City Engineer the Driveway is to be 25, wide at

Experience of the second of th

230-2704 - water block
Peter Side









City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 2, 2002

Ronald R. Bohannan, PE TIERRA WEST, LLC 8509 Jefferson NE Albuquerque, NM 87113

Re: Casa Del Rey Parking Lot Grading and Drainage Engineer's Stamp Dated 3-12-02, (H11/D64)

Dear Mr. Bohannan,

Based on the information contained in your submittal dated 4-01-02, the above referenced plan is approved for Grading Permit and Paving Permit.

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

A separate permit is required for excavation. Please contact Pam Lujan at 768-2552. A copy of this approval letter must be on hand when applying for this permit.

If you have any questions, you can contact me at 924-3984.

Leslie Romero

Singerely,

Engineering Associate, PWD

Development and Building Services

C: Terri Martin, Hydrology
Pam Lujan
(File (2))

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: DRB #:	Casa del Rey Parking Lot EPC #:	ZONE MAP	H11/D64	
	V Tract 9 West Bluff Center			
CITY ADDRESS:	South of Ouray between Corona and Al	amogordo		
ENGINEERING FIRM: ADDRESS:	Tierra West, LLC 8509 Jefferson NE	CONTACT: PHONE:	RONALD R. BOHANNA (505) 858-3100	N OR SARA LAVY
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87113	
OWNER: ADDRESS: CITY, STATE:		CONTACT: PHONE: ZIP CODE:		
ARCHITECT: ADDRESS: CITY, STATE:		CONTACT: PHONE: ZIP CODE:		
SURVEYOR: ADDRESS: CITY, STATE:	Precision Surveys 8414-D Jefferson Street, NE Albuquerque, NM	CONTACT: PHONE: ZIP CODE:	Larry Medrano (505) 856-5700 87113	
CONTRACTOR: ADDRESS: CITY, STATE:		CONTACT: PHONE: ZIP CODE:		
X GRADING PLAN EROSION CON ENGINEER'S CI CLOMR/LOMR TRAFFIC CIRCU ENGINEERS CE	PORT IN GRADING & DRAINAGE PLAN	SIA / FINAN PRELIMINA S. DEV. PLA S. DEV. PLA SECTOR PI FINAL PLA FOUNDATION BUILDING F CERTIFICA CERTIFICA X GRADING F X PAVING PE		RELEASE OVAL T APPROVAL PERM.)
WAS A PRE-DESIGN CO YES X NO COPY PROVIDE	ONFERENCE ATTENDED:		D 国 G 国 D APR 01 : HYDROLOGY	2002
DATE SUBMITTED:	4/1/02	BY:	Sara Lavy	

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage 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 sumbittal may be required based on the following:

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

8509 Jefferson NE Albuquerque, NM 87113 (505) 858-3100 fax (505) 858-1118 twllc@tierrawestllc.com 1-800-245-3102

April 1, 2002

Ms. Leslie Romero Engineering Associate City of Albuquerque P. O. Box 1293 Albuquerque, NM 87103

RE: Casa del Rey Parking Lot (H11/D64)

Dear Ms. Romero:

We received your letter and also talked to Brad Bingham regarding the comments for the Casa del Rey Parking Lot. Your comments are addressed in the following manner.

1. Please address if there are any off-site flows east of the proposed parking lot. It also appears that the portion to the east will be subdivided and drain to Alamogordo Street? If this is the case, spot elevations will be required between the lot line of the proposed parking area and the property to the east. Also, include spot elevations along Alamogordo Street as well.

A Grading and Drainage Plan was prepared for the West Bluff Townhomes (H11/D49A) located east of this site. We have added the grades and layout for the Townhomes to show the continuity between the two projects.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Sara Lavy, P.E.

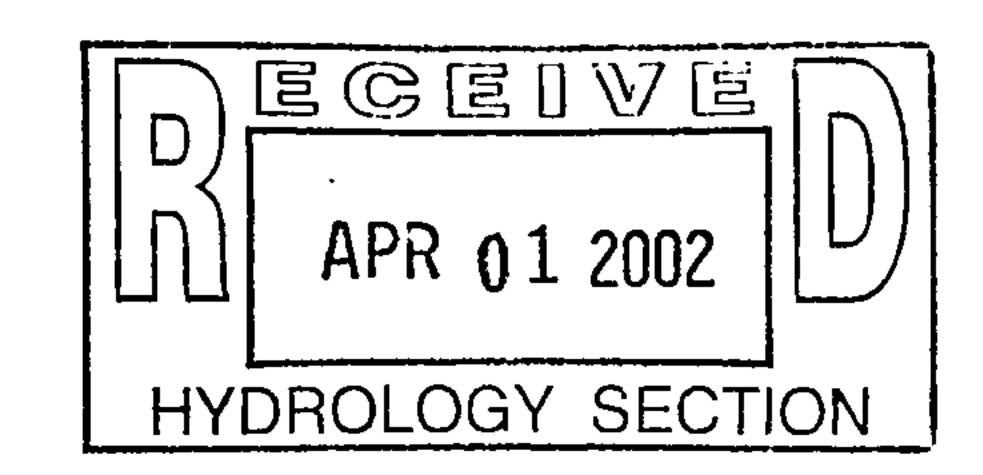
Enclosure

cc: Rev. Ruben Guajardo

JN: 220029

scl

220029: 220029 Hydrology resubmittal.doc





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 14, 2002

Ronald Bohannan, PE Tierra West, LLC 8509 Jefferson NE Albuquerque, NM 87113

Re: Casa del Rey Parking Lot Grading and Drainage Plan Engineer's Stamp Dated 3-12-02, (H11/D64)

Dear Mr. Bohannan,

Based on the information contained in your submittal dated 3-14-02, the above referenced plan cannot be approved for Grading Permit or Paving Permit until the following comments are addressed.

Please address if there are any off-site flows east of the proposed parking lot. It also appears that the portion to the east will be subdivided and drain to Alamogordo Street? If this is the case, spot elevations will be required between the lot line of the proposed parking area and the property to the east. Also, include spot elevations along Alamogordo Street as well.

If you have any questions, you can contact me at 924-3984.

Sincerely,

Leslie Romero

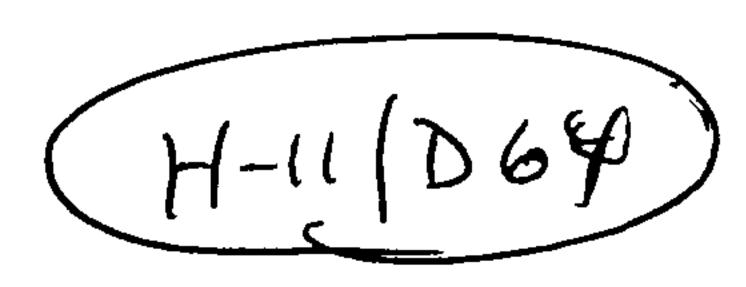
Engineering Associate, PWD

Development and Building Services

c: Terri Martin, Hydrology File (2)

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/11/2002)



PROJECT TITLE:	Casa del Rey Parking Lot	ZONE MAP/DRG. FILE #: H-11							
DRB #:	EPC #:	WORK ORDER #:							
LEGAL DEGGEDERAL									
	Tract 9 West Bluff Center		· · · · · ·						
CITY ADDRESS:	South of Ouray between Corona and Alar	nogorao							
ENGINEERING FIRM:	TIERRA WEST, LLC	CONTACT:	RONALD R. BOHANNAN OR SARA LAVY						
ADDRESS:	8509 JEFFERSON NE	PHONE:	(505) 858-3100						
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87113						
OWNER:		CONTACT:							
ADDRESS:	· · · · · · · · · · · · · · · · · · ·	PHONE:	· · · · · · · · · · · · · · · · · · ·						
CITY, STATE:		ZIP CODE:							
ARCHITECT:		CONTACT:							
ADDRESS:		PHONE:							
CITY, STATE:		ZIP CODE:							
SURVEYOR:	Precision Surveys	CONTACT:							
ADDRESS:	8414-D Jefferson Street, NE	PHONE: ZIP CODE:	(505) 856-5700						
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE.	87113						
CONTRACTOR:		CONTACT:							
ADDRESS:		PHONE:							
CITY, STATE:	 	ZIP CODE:							
X GRADING PLANEROSION CON ENGINEER'S CON COMPAND TRAFFIC CIRCUENCE ENGINEERS CON COMPANDERS COMPANDERS CON COMP	PORT AN GRADING & DRAINAGE PLAN N	CHECK TYPE OF APPROVAL SOUGHT: 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.) X GRADING PERMIT APPROVAL X PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY)							
WAS A PRE-DESIGN COPY PROVIDE	ONFERENCE ATTENDED: ED		MAR 1 3 2002 HYDROLOGY SECTION						
DATE SUBMITTED:	3/13/02	BY:	Sara Lavy						

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage 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 sumbittal may be required based on the following:

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8509 Jefferson NE Albuquerque, NM 87113 (505) 858-3100 fax (505) 858-1118

twllc@tierrawestllc.com 1-800-245-3102

March 7, 2002

Mr. Bradley Bingham City of Albuquerque P.O. Box 1293 Albuquerque, NM 87103

Re:

Casa del Rey Parking Lot

Dear Mr. Bingham:

Tierra West LLC, on behalf of the owner, is submitting the Casa del Rey Parking Lot for your review and approval. We are requesting Grading and Paving Permit approval for the site. The parking lot is located on the southeast corner of Corona Drive and Ouray Road.

Casa del Rey Parking Lot was analyzed with the West Bluff Center Master Drainage Plan (H11/D59). It was part of Offsite Basin 4 (OS-4). I have included the Basin Map and calculation sheet from the West Bluff drainage report showing OS-4. OS-4 is 2.985 acres and the Casa del Rey Parking Lot is 0.95 acres or about 32% of OS-4. The developed flow rate of OS-4 was calculated to be 11.85 cfs, and therefore the developed flow rate from Casa del Rey would be 3.77 cfs.

This site drains to Corona Drive north to Ouray Road and into the existing storm drain. This flow was included when the Ouray storm drain was analyzed with West Bluff and the system has capacity for the developed flow.

If you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

Sara Lavy, PE

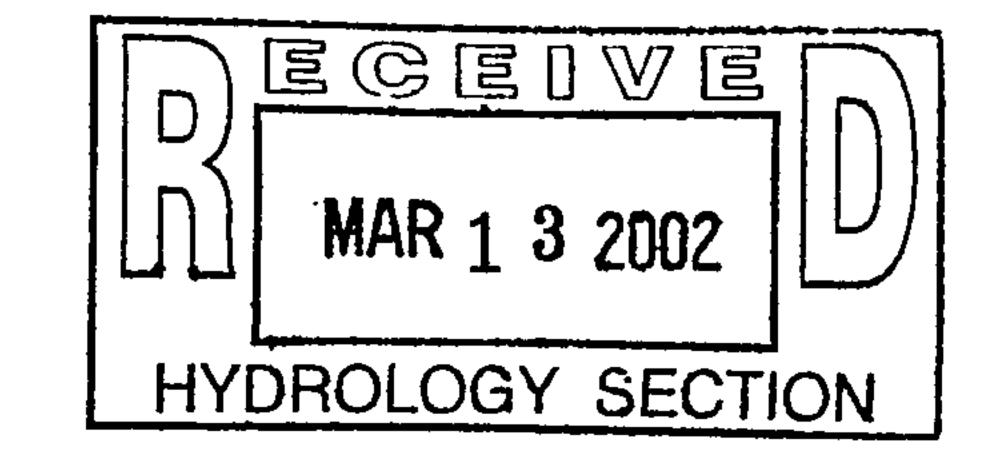
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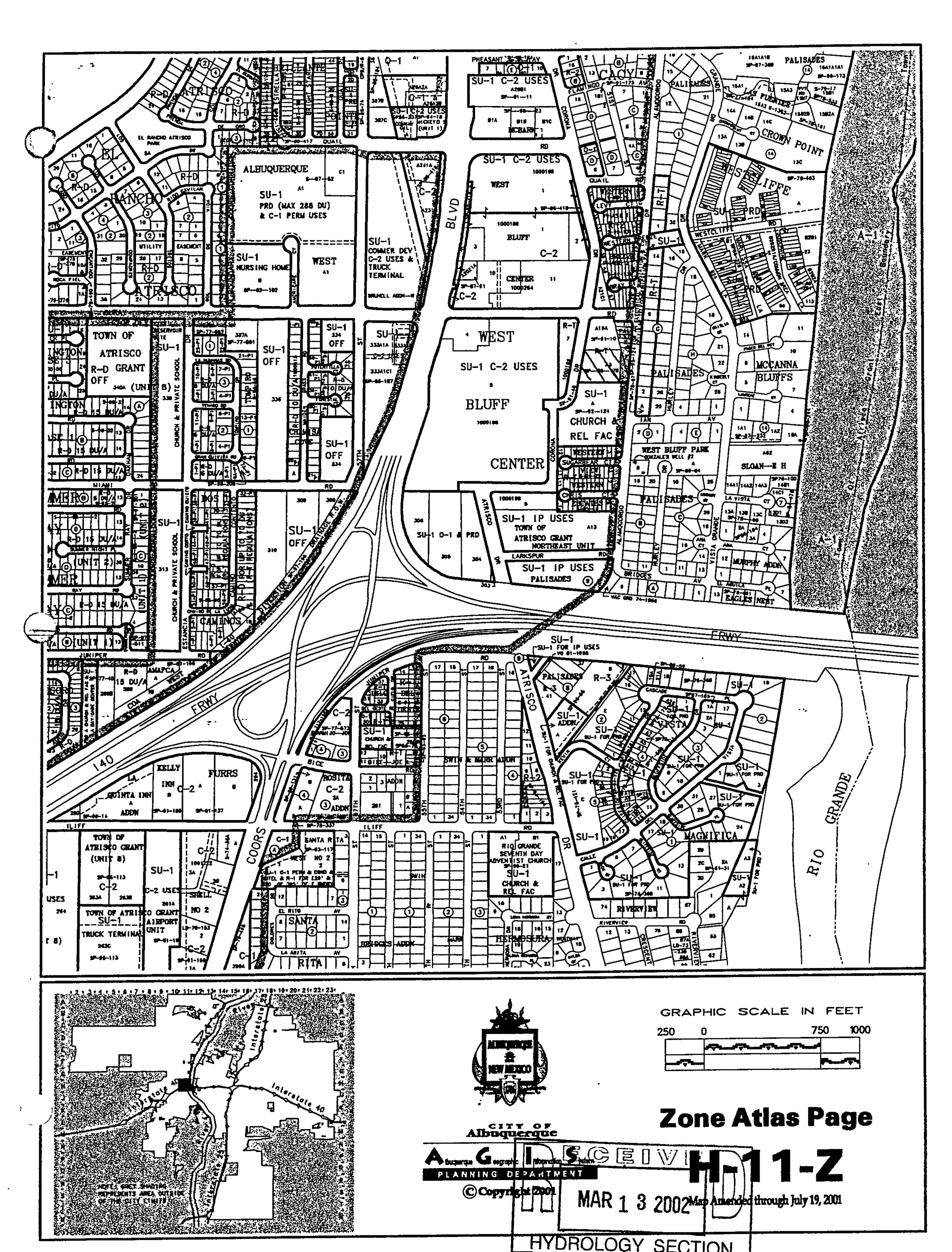
Rev. Ruben Guajardo

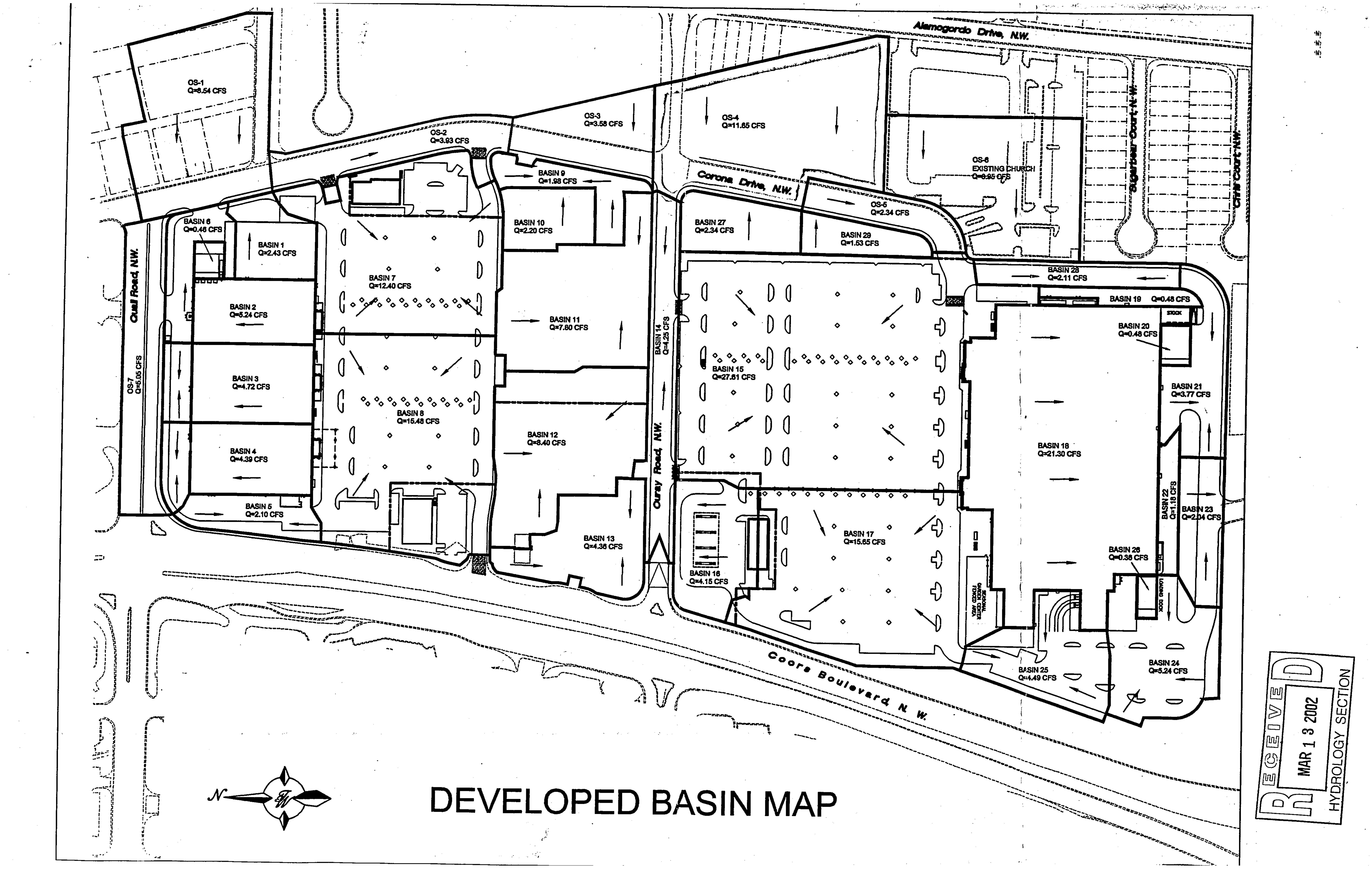
JN: 220029

scl

220029: hydrology submittal.ltr







Weighted E Method

Off-site Developed Basins

-	Doois			-:		<u> </u>							100-Year			10-Year	
	Basın	Area	Area	Treatm	ent A	Treatment B		ent B Treatment C Tre		Treatm	Treatment D We		Volume	Flow	Weighted E	Volume	Flow
-	_ =	(sf)	(acres)	<u>%</u>	_(acres)	%	(acres)	%	(acres)	%	(acres)	(ac-ft)	(ac-ft)	cfs	(ac-ft)	(ac-ft)	_
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	OS-2	39161.99	0.899	0%	0	0%	0.000	0%	0.000	100%	0.899	()	0.148	- i	0.876	0.173	5.18
	OS-3	39938.84	0.917	0%	0	ı		-	** ** -**		· - -	───	***	3.93	1.240	0.093	2.60
	OS-4	130042.62	2.985			 1		·	<u></u>			∦			} 		2.26
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					<u> </u>	U%		<u> </u>		100%	<u>1.156</u>	1.970	0.190	5.05	1.240	0.119	3.34
<u> </u>	10(8)	1312310.201	0.003]	<u> </u>	0		1.254		0.473952		7.135		1.280	35.09			22.28
	OS-3 OS-4 OS-5 OS-7 Total	39938.84 130042.62 23372.82 50349.06 312370.26	2.985 0.537 1.156 8.863	0% 0% 0% 0%	0 0 0	20% 20% 0% 0%	0.183 0.597 0.000 0.000 1.254	0% 0% 0% 0%	0.000 0.000 0.000 0.000 0.473952	80% 80% 100%	0.733 2.388 0.537 1.156	1.710 1.710 1.970	0.131 0.425 0.088 0.190	3.58 11.65 2.34	1.036 1.036 1.240 1.240	0.079	

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

