

CITY OF ALBUQUERQUE



December 31, 2008

Philip Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

Re: Lucero Development, 313 McKnight Ave NE, Traffic Circulation Layout
Engineer's Stamp dated 11-24-08 (H14-D012)

Dear Mr. Clark,

The TCL submittal received 12-31-08 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. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

PO Box 1293

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.

Albuquerque

NM 87103

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.

www.cabq.gov

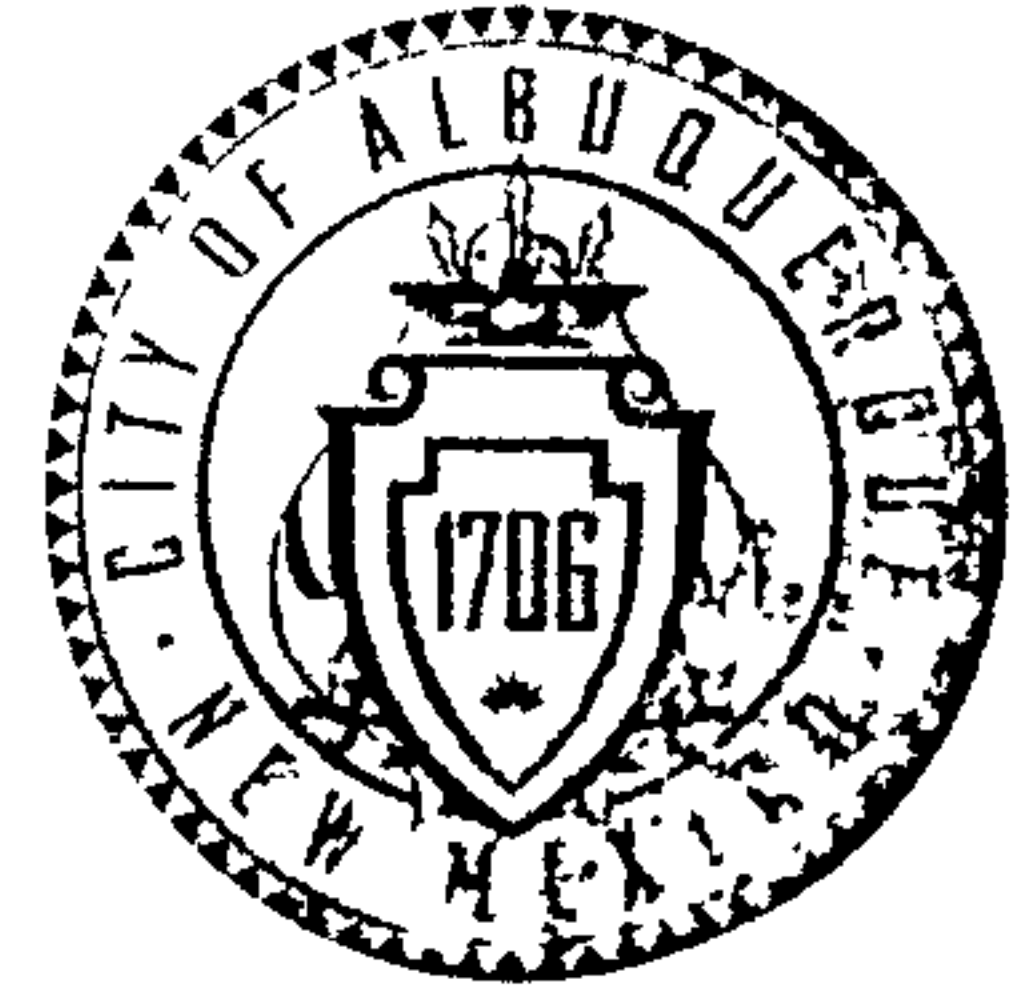
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

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

C: File

CITY OF ALBUQUERQUE



December 4, 2008

Philip Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

**Re: Lucero Development, 313 McKnight Ave NE, Traffic Circulation Layout
Engineer's Stamp dated 11-24-08 (H14-D012)**

Dear Mr. Clark,

Based upon the information provided in your submittal received 11-24-08, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

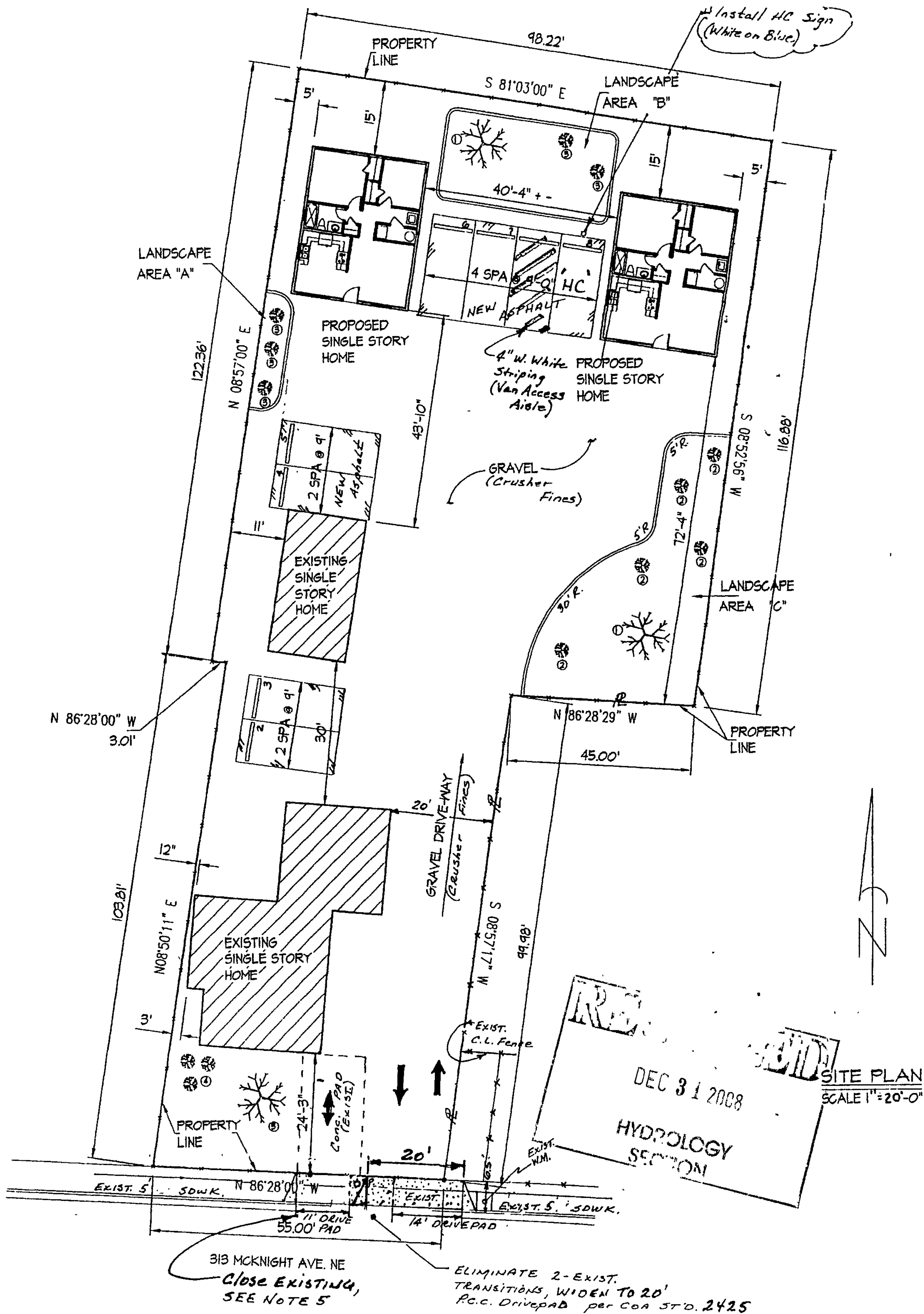
- Keyed note 5 refers to a future common access agreement between the above referenced site and the lot to the east. This easement must be notarized and recorded at this time. Provide a copy for our files.

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

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Service

C: File



RECIPROCAL EASEMENTS FOR COMMON ACCESS

This Easement Agreement is entered into between Steve Lucero owner of the western portion of Lot 16 (313 McKnight Ave. NE), and a portion of 17, Block 9, Franciscan Acres, City of Albuquerque, County of Bernalillo, State of New Mexico, and Betty Lucero, owner of the eastern portion of Lot 16 (315 McKnight Ave. NE), of said property.

The parties have an interest in adjoining real estate situated in the City of Albuquerque, County of Bernalillo, and State of New Mexico and described above. The parties desire to create a common access easement between the above described adjoining lots providing access, from a single access point on the abutting street, to said lots owned by them for the benefit of each of them; and therefore agree as follows:

An easement for a common access in favor of the western portion of Lot 16, owned by Steve Lucero, is created over the 5 feet wide strip of land along the west boundary line of the eastern portion of Lot 16, owned by Betty Lucero, and an easement for a common access in favor of the eastern portion of Lot 16, owned by Betty Lucero, is created over the 15 feet wide strip of land along the east boundary line of the western portion of Lot 16, owned by Steve Lucero for the purpose of creating a common access 20 feet wide for the benefit of both of the above described lots.

The parties further agree that this instrument is also a covenant that shall run with the land. The maintenance of the described easement is the responsibility of the respective property owners.

In witness whereof, the parties hereto have executed this agreement as follows:

ACKNOWLEDGED:

Date, November 28, 2008

Owner, western portion Lot 16

Owner, eastern portion Lot 16

STATE OF NEW MEXICO }

S.S.

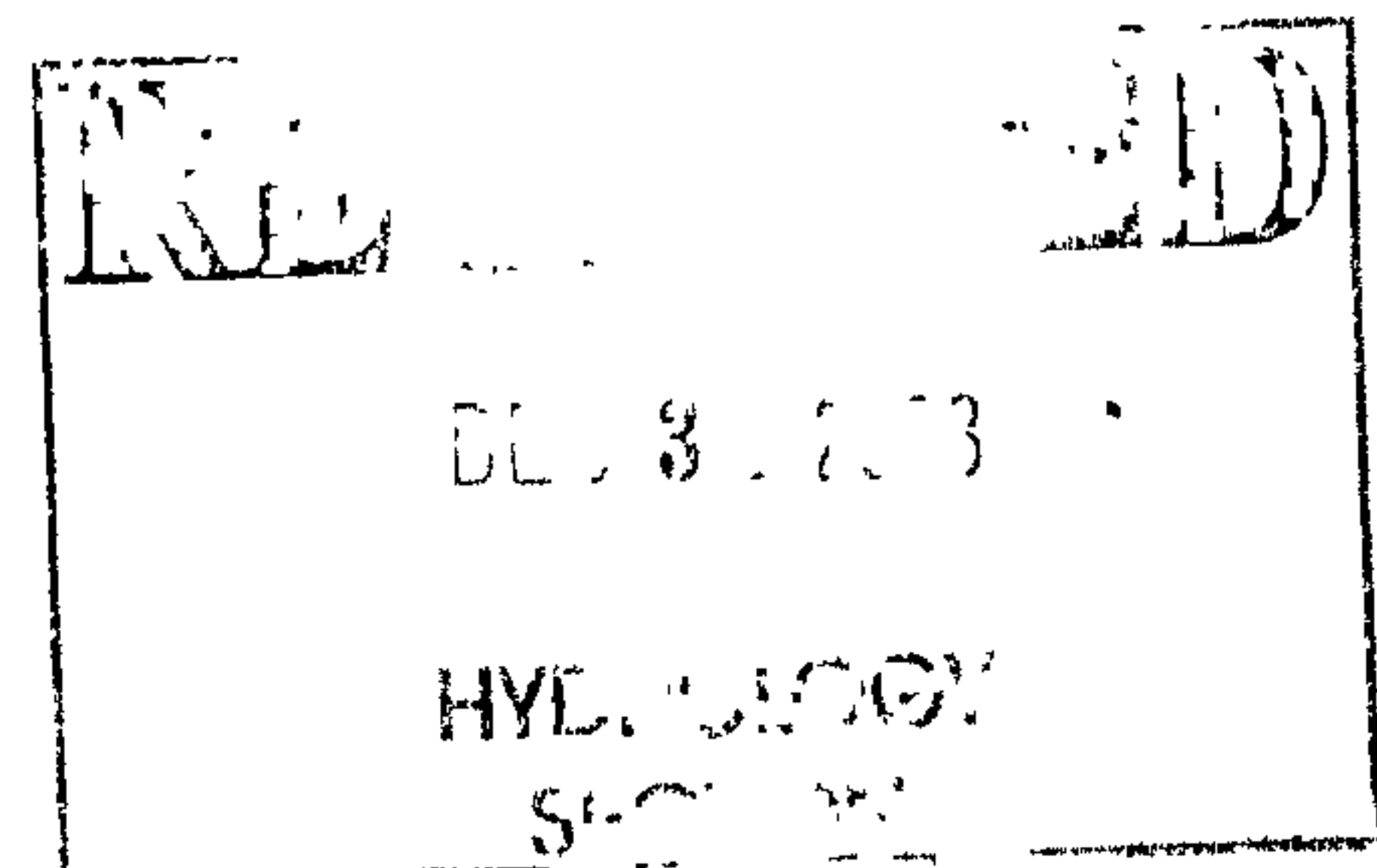
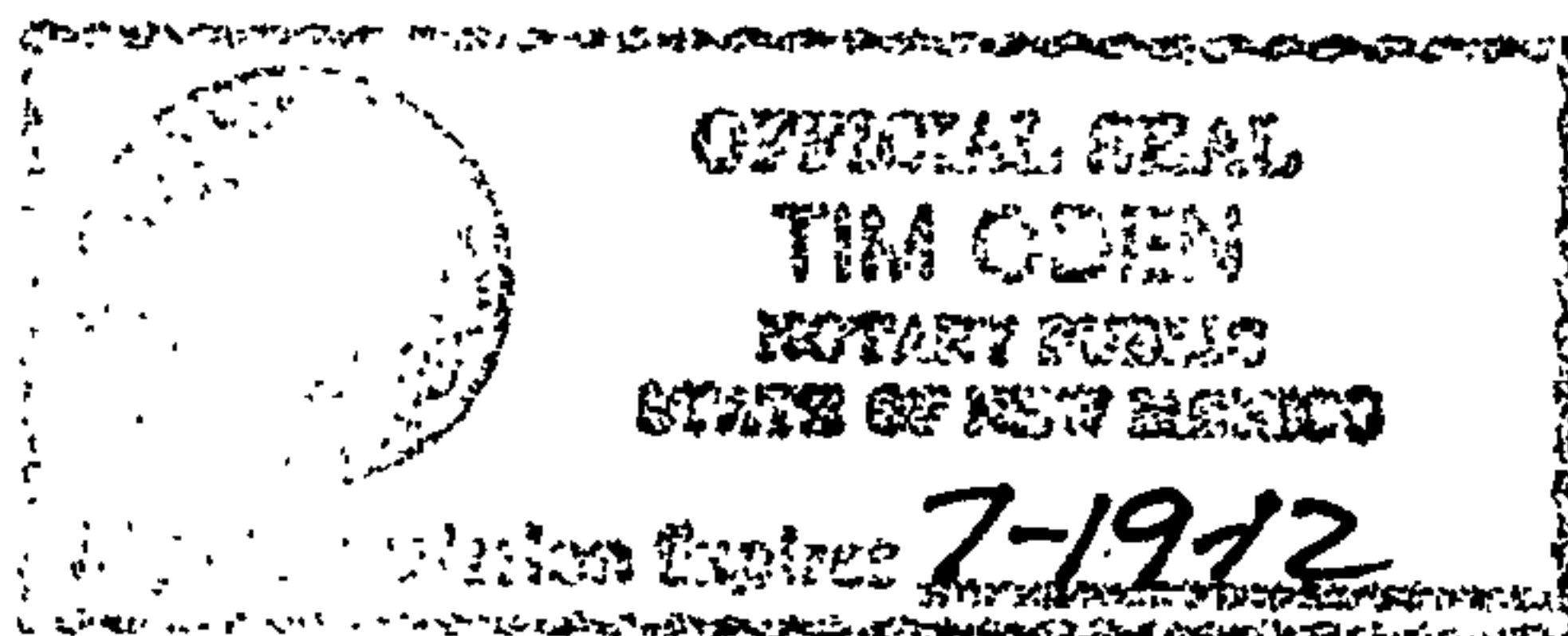
COUNTY OF BERNALILLO }

On this day, November 28, 2008, before me personally appeared, Steve Lucero and Betty Lucero, and to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission expires:

7-19-12

Notary



Doc# 2008134649

12/29/2008 10:18 AM Page: 1 of 2
EASE R-\$11.00 M. Toulouse Oliver, Bernalillo County



CITY OF ALBUQUERQUE



November 6, 2008

Phillip Clark, PE
Clark Consulting Engineers
19 Ryan Rd.
Edgewood, NM 87015

Re: 313 McKnight Grading and Drainage Plan
Engineer Stamp 10-30-08 (H14/D102)

Dear Mr. Clark,

Based upon information contained in your submittal dated 10-30-08, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

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

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: file

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/05)

PROJECT TITLE: Lucero on McKnight 313 McKnight ZONE MAP: H-14/D102
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: West Portion of Lot 16, East Portion of Lot 17, BLK 9 Franciscan Acres
 CITY ADDRESS: 313 McKnight Ave NE 87102

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil
 ADDRESS: 19 Ryan Road PHONE: 281-2444 & FAX
 CITY, STATE: Edgewood, NM ZIP CODE: 87015

OWNER: Steve. Sharon Lucero CONTACT: either/or
 ADDRESS: same as above PHONE: 453.5397
 CITY, STATE: _____ ZIP CODE: _____

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

SURVEYOR: Supplemented by CCE CONTACT: Phil
 ADDRESS: _____ PHONE: _____
 CITY, STATE: Albuquerque NM ZIP CODE: _____

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

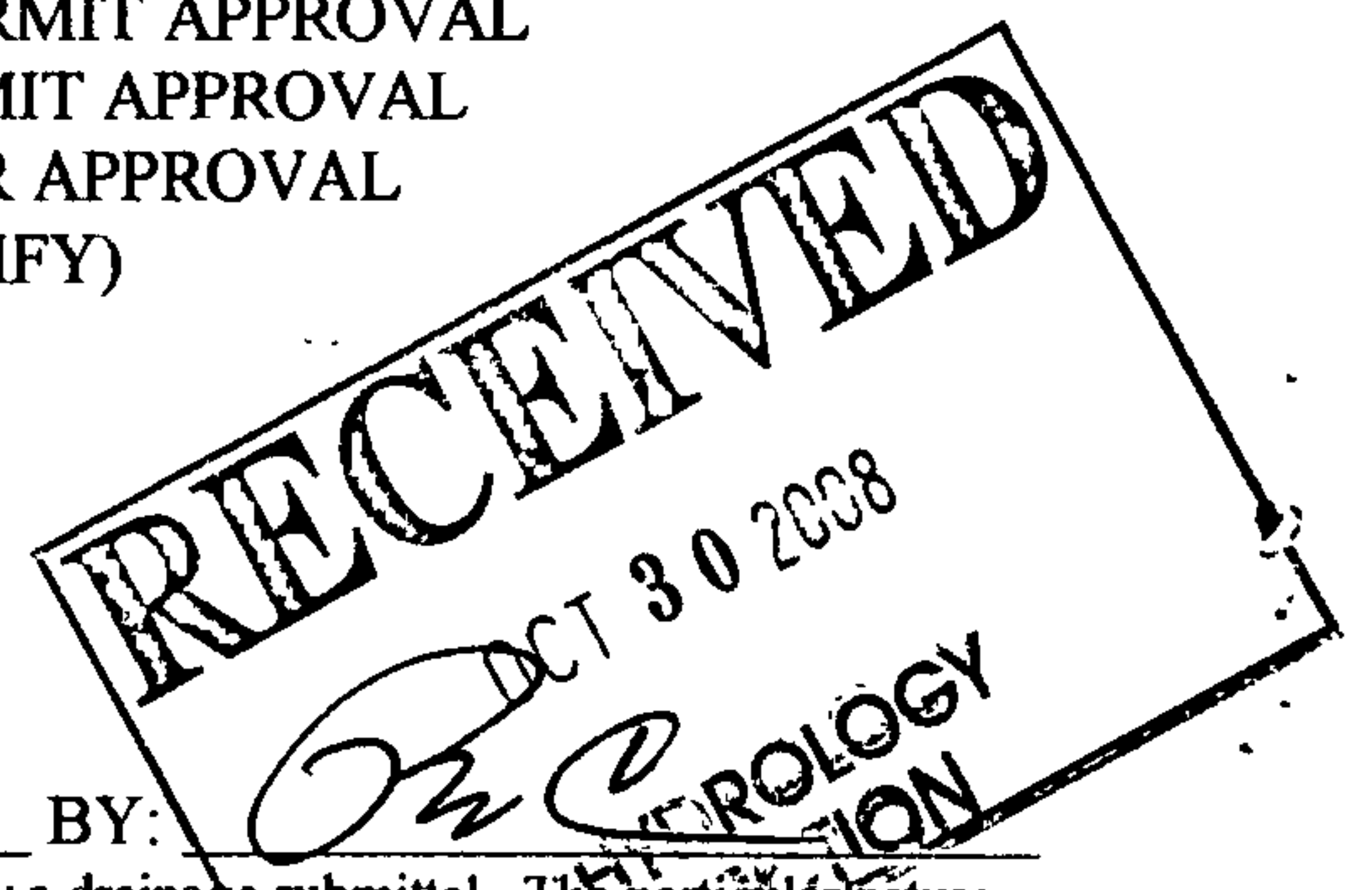
<p>TYPE OF SUBMITTAL:</p> <p>_____ DRAINAGE REPORT</p> <p><input checked="" type="checkbox"/> DRAINAGE PLAN 1st SUBMITTAL</p> <p>_____ DRAINAGE PLAN RESUBMITTAL</p> <p>_____ CONCEPTUAL G & D PLAN</p> <p>_____ GRADING PLAN</p> <p>_____ EROSION CONTROL PLAN</p> <p>_____ ENGINEER'S CERT (HYDROLOGY)</p> <p>_____ CLOMR/LOMR</p> <p>_____ TRAFFIC CIRCULATION LAYOUT</p> <p>_____ ENGINEER'S CERT (TCL)</p> <p>_____ ENGINEER'S CERT (DRB SITE PLAN)</p> <p>_____ OTHER (SPECIFY) _____</p>	<p>CHECK TYPE OF APPROVAL SOUGHT:</p> <p>_____ SIA/FINANCIAL GUARANTEE RELEASE</p> <p>_____ PRELIMINARY PLAT APPROVAL</p> <p>_____ S. DEV. PLAN FOR SUB'D APPROVAL</p> <p>_____ S. DEV. FOR BLDG. PERMIT APPROVAL</p> <p>_____ SECTOR PLAN APPROVAL</p> <p>_____ FINAL PLAT APPROVAL</p> <p>_____ FOUNDATION PERMIT APPROVAL</p> <p><input checked="" type="checkbox"/> BUILDING PERMIT APPROVAL</p> <p>_____ CERTIFICATE OF OCCUPANCY</p> <p>_____ GRADING PERMIT APPROVAL</p> <p>_____ PAVING PERMIT APPROVAL</p> <p>_____ WORK ORDER APPROVAL</p> <p>_____ OTHER (SPECIFY) _____</p>
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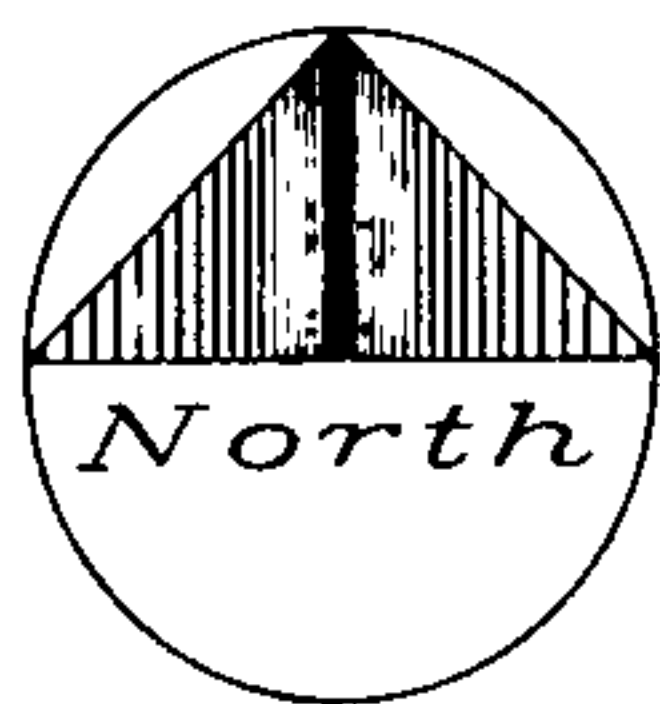
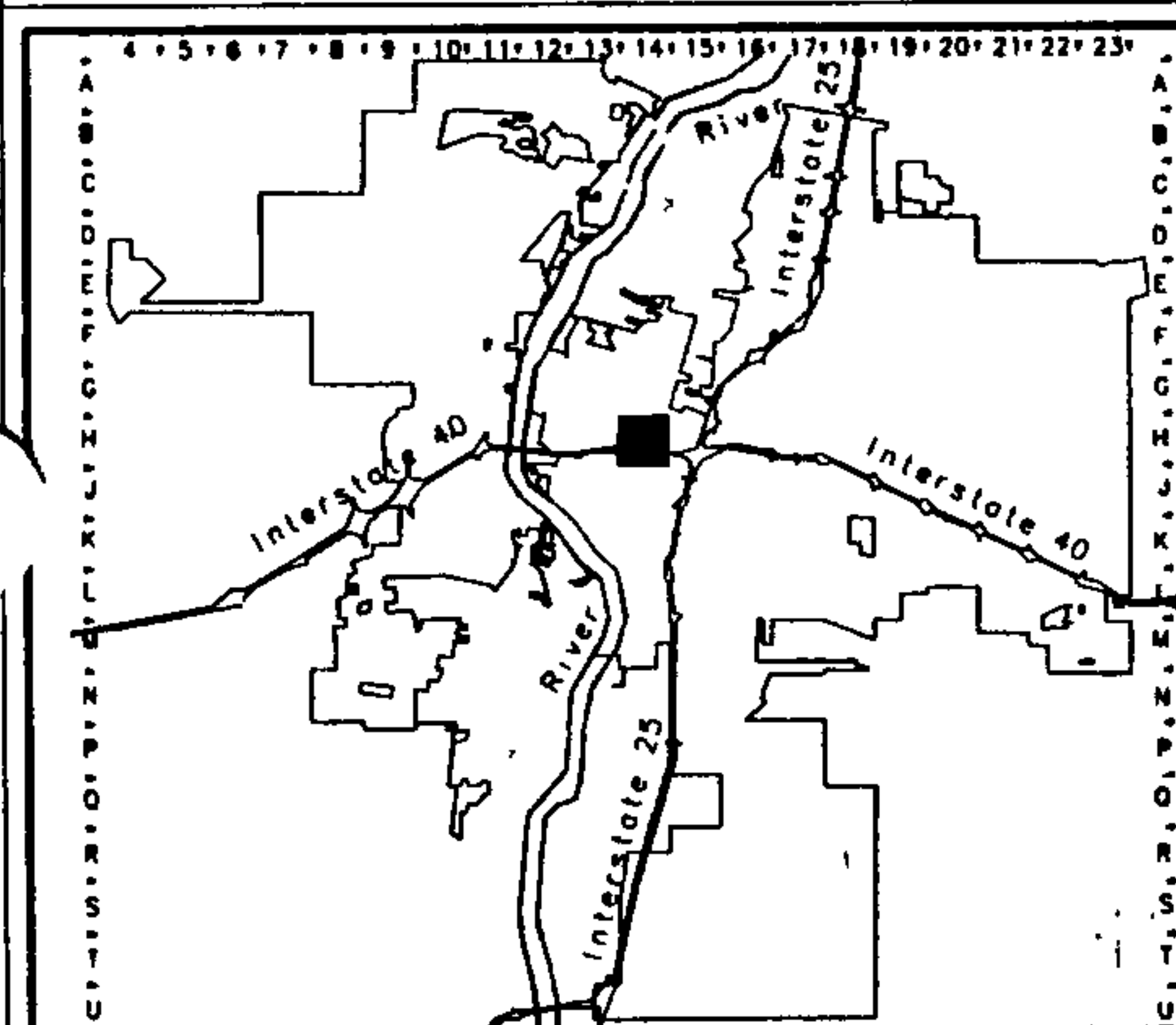
WAS A PRE-DESIGN CONFERENCE ATTENDED:
☒ YES Telecon w/ B.B.
 _____ NO
 _____ COPY PROVIDED

DATE SUBMITTED: _____ 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 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

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





750 375 0 750
Scale: 1" = 750'

Abuque**G**eographic**I**nformation**S**ystem
City of Albuquerque

© Planning Department

RECEIVED
OCT 30 2008
PROTECT
LEGAL DESCRIPTION
T10N
R3E
SEC 8
HYDROLOGY SECTION
UNIFORM PROPERTY CODE
1-014-059
H-14-Z

	<u>E₁₀₀</u>	<u>D₁₀₀</u>
A	- .11 (.03)	.08
B	- .16 (.06)	.05
C	- .53 (.24)	.38
D	- .28 (.17)	.14
	<u>1.08 in. (.5)</u>	<u>.65</u>



Clark Consulting Engineers

19 Ryan Road

Edgewood, New Mexico 87015

E-Mail ccealbq@aol.com

SHEET / OF /

Tele: (505) 281-2444

Fax: (505) 281-2444

CALCULATIONS

CALCULATIONS

DATE: 10/30/08

PROJECT: Lucero-S.
H. 14 /

DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE ADOPTED BY THE COUNTY OF BERNALILLO

DISCHARGE RATE: $Q = Q_{PEAK} \times AREA$. "Peak Discharge Rates For Small Watersheds"

VOLUMETRIC DISCHARGE: $VOLUME = E_{Weighted} \times AREA$

P100 = 2.35 inches, Zone 2 P100-HR. = 3.95" Time of Concentration, TC = 10 Minutes

DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [] = 10 YEAR VALUES

EXISTING CONDITIONS (New Improvements. Only)

TOTAL AREA ~ 0.25 ACRES, WHERE EXCESS PRECIP. 'A' = 0.53 in. [0.13]

PEAK DISCHARGE, Q100 = 0.39 CFS [0.1] WHERE UNIT PEAK DISCHARGE 'A' = 1.56 CFS/AC. [0.38]

THEREFORE: VOLUME 100 = 480 CF [118]

DEVELOPED CONDITIONS - Using 30% Max Treatment 'D' - 21 Units

DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

	AREA	LAND TREATM'T	Q Peak	E
UNDEVELOPED/POND	0.05 Ac.(20%)	A	1.56[0.38]	0.53[0.13]
LANDSCAPING	0.05 Ac.(20%)	B	2.28[0.95]	0.78[0.28]
GRAVEL & COMPACTED SOIL	0.12 Ac.(47%)	C	3.14[1.71]	1.13[0.52]
ROOF - PAVEMENT	0.03 Ac.(13%)	D	4.70[3.14]	2.12[1.34]
	0.25 Ac.			

THEREFORE: $E_{Weighted} = 1.08 \text{ in.} [0.50]$ &

Q100 = 0.65 CFS

Q10 = 0.3 CFS

VOLUME 100 = 980 CF

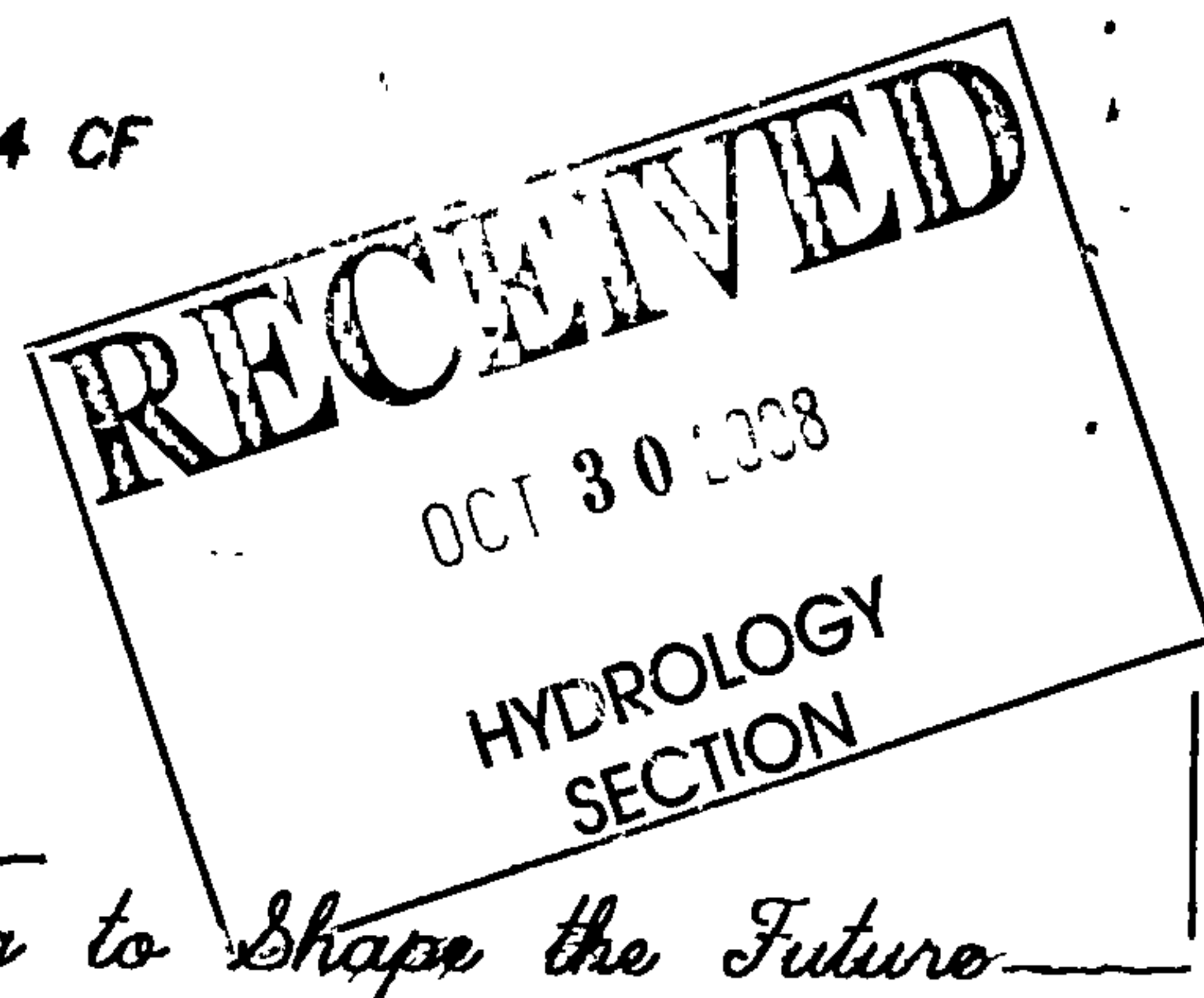
VOLUME 10 = 454 CF

SIZE REQUIRED RETENTION POND

$$Vol. 10\text{-Day} = Vol. 100(Req.) + Area 'D' (P_{24\text{-Hr.}} - P_{100}) / 12$$

$$= 980 \text{ CF} + 0.03(1.60) / 12 * 43560 = 1154 \text{ CF}$$

$$Vol_{10\text{-Day}}(Developed) - Vol_{10\text{-Day}}(Existing) = 1154 - 480 = 674 \text{ CF}$$



CITY OF ALBUQUERQUE



November 24, 2008

Philip Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

**Re: Lucero Development, 313 McKnight Ave NE, Traffic Circulation Layout
Engineer's Stamp dated 11-18-08 (H14-D012)**

Dear Mr. Clark,

Based upon the information provided in your submittal received 11-20-08, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The engineer's seal must be the standard size as defined by the *Professional Engineering and Professional Surveying Rules Administrative Code*, Section 16.39.3.12, Parts B and C,
 - B. The seal/stamp shall be either the impression type seal, the rubber type, or a computer-generated facsimile. Computer generated seals shall be bona fide copies of the actual seal/stamp.
 - C. The design of the seal/stamp shall consist of three concentric circles, the outermost circle being one and one-half inches in diameter, the middle circle being one inch in diameter, and the innermost circle being one-half inch in diameter. The outer ring shall contain the words, "PROFESSIONAL ENGINEER" and the licensee's name. The inner ring shall contain the words "NEW MEXICO". The center circle shall contain the license number issued by the board. Any border pattern used by the manufacturer is acceptable.
2. Remove the bumper from the handicapped access aisle.
3. Please show a vicinity map on the plan.
4. Is there any sidewalk located within the site?
5. A build note is needed for the removal of a portion of the existing drive pad ("Remove 11 feet of the existing drivepad, replace with 5 foot wide sidewalk and curb and gutter per City of Albuquerque Standards 2430 and 2415").
6. Keyed note 5 refers to a future common access agreement between the above referenced site and the lot to the east. This easement must be notarized and recorded at this time. A copy of *Figure 23.6.3* of the *Development Process Manual* is included for your reference.
7. Clarify how the lot to the east has access to their lot. Parking along the fence line is not acceptable, as it would block the drivepad.

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

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Service

C: File

CITY OF ALBUQUERQUE



November 13, 2008

Philip Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

**Re: Lucero Development, 313 McKnight Ave NE, Traffic Circulation Layout
Engineer's Stamp dated 11-10-08 (H14-D012)**

Dear Mr. Clark,

Based upon the information provided in your submittal received 11-12-08, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show the location of the nearest driveway on the adjacent lot.
2. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
3. The handicapped spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
4. Please include two copies of the traffic circulation layout at the next submittal.
5. The drivepad must be a minimum of 25 feet in width for two directional traffic.
6. Please show a vicinity map.
7. The eastern existing drivepad crosses the lot line. Is there a cross lot access easement between these lots?
8. Per the Development Process Manual, Chapter 27, Section 2, Part B.1, only the following scales may be used:
 - 1" = 50'
 - 1" = 40'
 - 1" = 20'
 - 1" = 10'
 - 1" = 100' (for overall layouts only)

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

Sincerely,

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

C: File