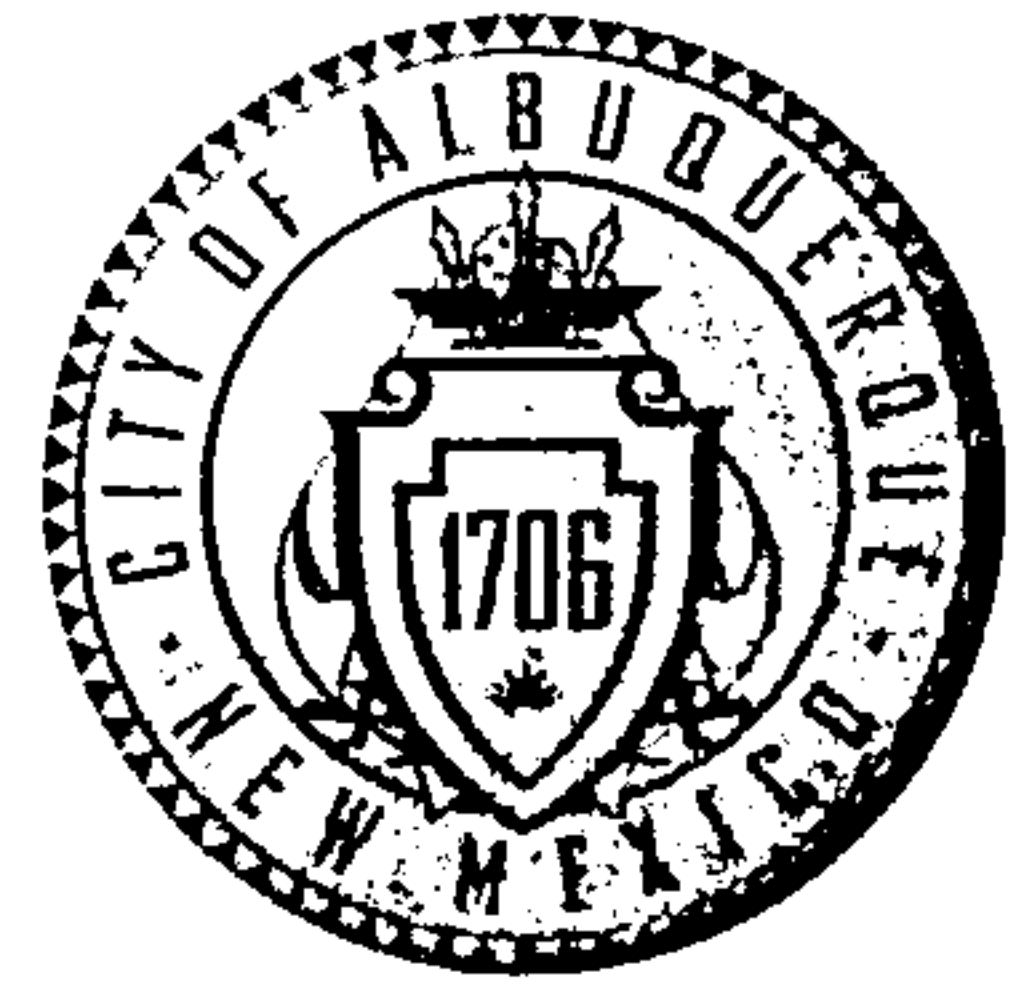


# CITY OF ALBUQUERQUE



July 27, 2009

D. Mark Goodwin, P.E.  
**Mark Goodwin & Associates, P.A.**  
P.O. Box 90606  
Albuquerque, NM 87199

**Re: McDade-Woodcock Building, 2402 Claremont NE,  
Approval of Permanent Certificate of Occupancy (C.O.)  
Engineer's Stamp dated 3/29/09 (H16/D142)  
Certification dated 7-24-09**

Dear Mr. Goodwin,

PO Box 1293

Based upon the information provided in your submittal received 7-27-09, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

NM 87103

Sincerely,

Timothy E. Sims  
Plan Checker—Hydrology,  
Development and Building Services

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

C: CO Clerk—Katrina Sigala  
File

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

H-16/D142

PROJECT TITLE: McDade-Woodcock Building ZONE MAP/DRG. FILE # ~~D14Z~~  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 3 of Sandoda Subdivison  
 CITY ADDRESS: 2402 Claremont NE, Albuquerque

ENGINEERING FIRM: Mark Goodwin & Associates, PA  
 ADDRESS: PO Box 90606  
 CITY, STATE: Albuquerque, NM

CONTACT: Mark Goodwin, PE  
 PHONE: 828-2200  
 ZIP CODE: 87199

OWNER: McDade-Woodcock  
 ADDRESS: PO Box 11592  
 CITY, STATE: Albuquerque, NM

CONTACT: Rob Rives  
 PHONE: 884-0155  
 ZIP CODE: 87192

ARCHITECT: Dekker/Perich/Sabatini  
 ADDRESS: 7601 Jefferson NE, Ste 100  
 CITY, STATE: Albuquerque, NM

CONTACT: Dale Dekker  
 PHONE: 761-9700  
 ZIP CODE: 87109

SURVEYOR: Cartesian Surveys  
 ADDRESS: PO Box 44414  
 CITY, STATE: Rio Rancho, NM

CONTACT: Will Plotner, Jr.  
 PHONE: 896-3050  
 ZIP CODE: 87174

CONTRACTOR: Prosteel  
 ADDRESS: PO Box 11592  
 CITY, STATE: Albuquerque, NM

CONTACT: Rob Rives  
 PHONE: 884-0155  
 ZIP CODE: 87192

## TYPE OF SUBMITTAL:

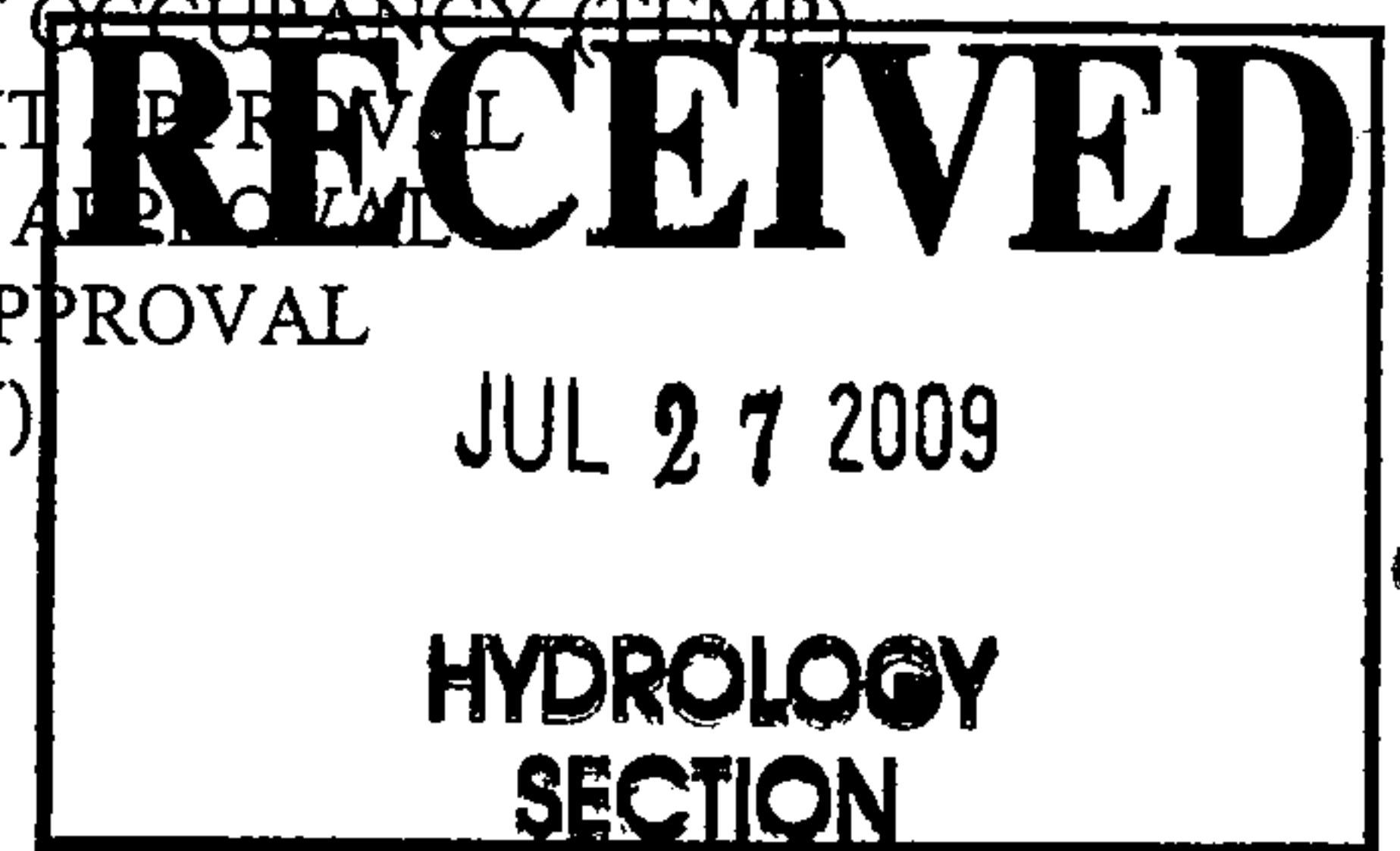
☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☒ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT  
☐ ENGINEER/ARCHITECT CERT (TCL)  
☐ ENGINEER/ARCHITECT (DRB SITE PLAN)  
☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. 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



SUBMITTED BY: Mark Goodwin, PE *MG* DATE: July 24, 2009

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 define 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.

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

July 24, 2009

Christopher R. Gunning, R.A.  
**Dekker/ Perich/ Sabitini**  
7601 Jefferson NE Ste 100  
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for  
McDade-Woodcock Warehouse, [H-16 / D142]  
2322 Claremont Ave NE  
Architect's Stamp Dated 05/14/09

PO Box 1293

Dear Mr. Gunning:

Albuquerque

The TCL / Letter of Certification submitted on July 23, 2009 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

NM 87103

Sincerely,

www.cabq.gov

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

c: Engineer  
Hydrology file—Katrina Sigala  
CO Clerk



PLEASE CALL KEVIN KOFER  
@ 761-9700 FOR STATUS OF  
C.O. (PERM) AFTER REVIEW IS  
COMPLETE.

THANK YOU.

6801 Jefferson NE Suite 100 Albuquerque NM 87109  
505 761 9700 tel www.dpsabq.com 505 761 4222 fax



DRAINAGE AND TRANSPORTATION INFORMATION SHEET  
(REV 12/2005)

PROJECT TITLE: McDade Woodcock Warehouse ZONE MAP: H-16/D142  
DRB#: 2 EPC#: 0 WORK ORDER#: \_\_\_\_\_  
LEGAL DESCRIPTION: LOT NUMBERED THREE OF SANDOZA SUBDIVISION, AS THE SAME IS SHOWN & DESIGNATED ON THE PLAT THEREOF FILED COUNTY CLERK OF BERN. CO. NM 5/27/80  
CITY ADDRESS: 2322 CLAREMONT AVE NE ALBUQUERQUE NM 87107 BOOK C16 pg. 169  
ENGINEERING FIRM: MARK GOODWIN & ASSOC. CONTACT: MARK GOODWIN  
ADDRESS: P.O. BOX 90606 PHONE: 828-7200  
CITY, STATE: ALBU. NM ZIP CODE: 87195  
OWNER: McDade Woodcock Inc. CONTACT: Randy Dupuy  
ADDRESS: 2404 CLAREMONT AVE NE PHONE: 884-0155  
CITY, STATE: ALBU. NM ZIP CODE: 87107  
ARCHITECT: DEKKER/PERICH/SABISTANI CONTACT: KEVIN KOFCHUR  
ADDRESS: 7601 JEFFERSON AVE SUITE 100 PHONE: 761-9700  
CITY, STATE: ALBU. NM ZIP CODE: 87109  
SURVEYOR: CARTESIAN SURVEYS INC. CONTACT: WILL PROTHER  
ADDRESS: P.O. BOX 44144 PHONE: 896-3050  
CITY, STATE: 210 RIALTO, NM ZIP CODE: 87174  
CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☒ TRAFFIC CIRCULATION LAYOUT  
☐ ENGINEER'S CERT (TCL)  
☐ ENGINEER'S CERT (DRB SITE PLAN)  
☐ OTHER (SPECIFY) \_\_\_\_\_

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ FOUNDATION PERMIT APPROVAL  
☐ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY (PERM)  
☐ CERTIFICATE OF OCCUPANCY (TENT)  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER (SPECIFY) \_\_\_\_\_

WAS A PRE-DESIGN CONFERENCE ATTENDED:

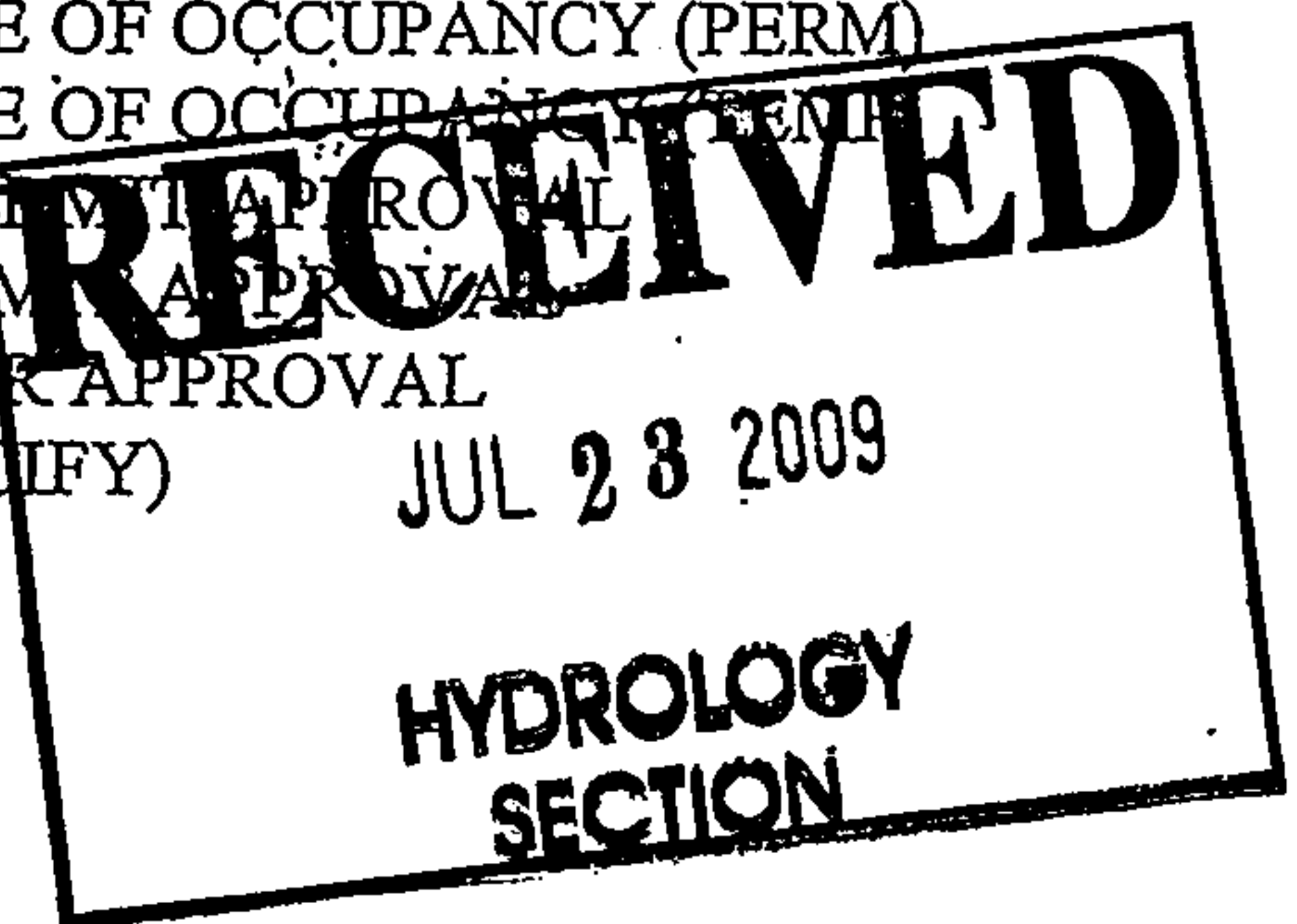
- ☐ YES  
☒ NO  
☐ COPY PROVIDED

DATE SUBMITTED: July 23, 2009

BY: KEVIN KOFCHUR

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.



July 23, 2009

Traffic Engineer  
City of Albuquerque  
Public Works Department  
Development & Building Services Division  
600 2<sup>nd</sup> Street NW  
Albuquerque, New Mexico 87102

**Re: Transportation Final C.O.  
McDade Woodcock Warehouse Building  
2322 Claremont Ave. NE  
Albuquerque, NM 87107  
Zone: M-1 Light Manufacturing  
Site Size: 1.25 acres**

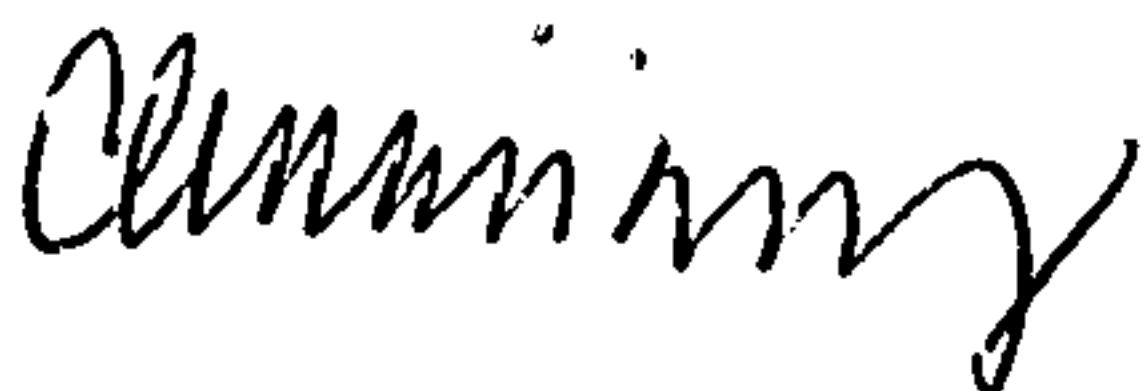
To Whom It May Concern:

I, Christopher R. Gunning, NMRA no.3203 of the firm Dekker/Perich/Sabatini, hereby certify that the referenced portion of this project is in substantial compliance with and in accordance with the design intent of the approved May 19, 2009 Traffic Circulation Plan. Dekker/Perich/Sabatini visited the project site on July 23, 2009 to verify what has been constructed in accordance with the attached site plan. The only alteration of the approved TCL was that the warehouse building itself was built an additional 8'-0" to the south. This was done to accommodate PNM's request for additional clearance from the overhead utility line running along the north side of the site. No adjustments were needed to the already approved sidewalk and parking area to based on the 8 ft. shift in the location of the building.

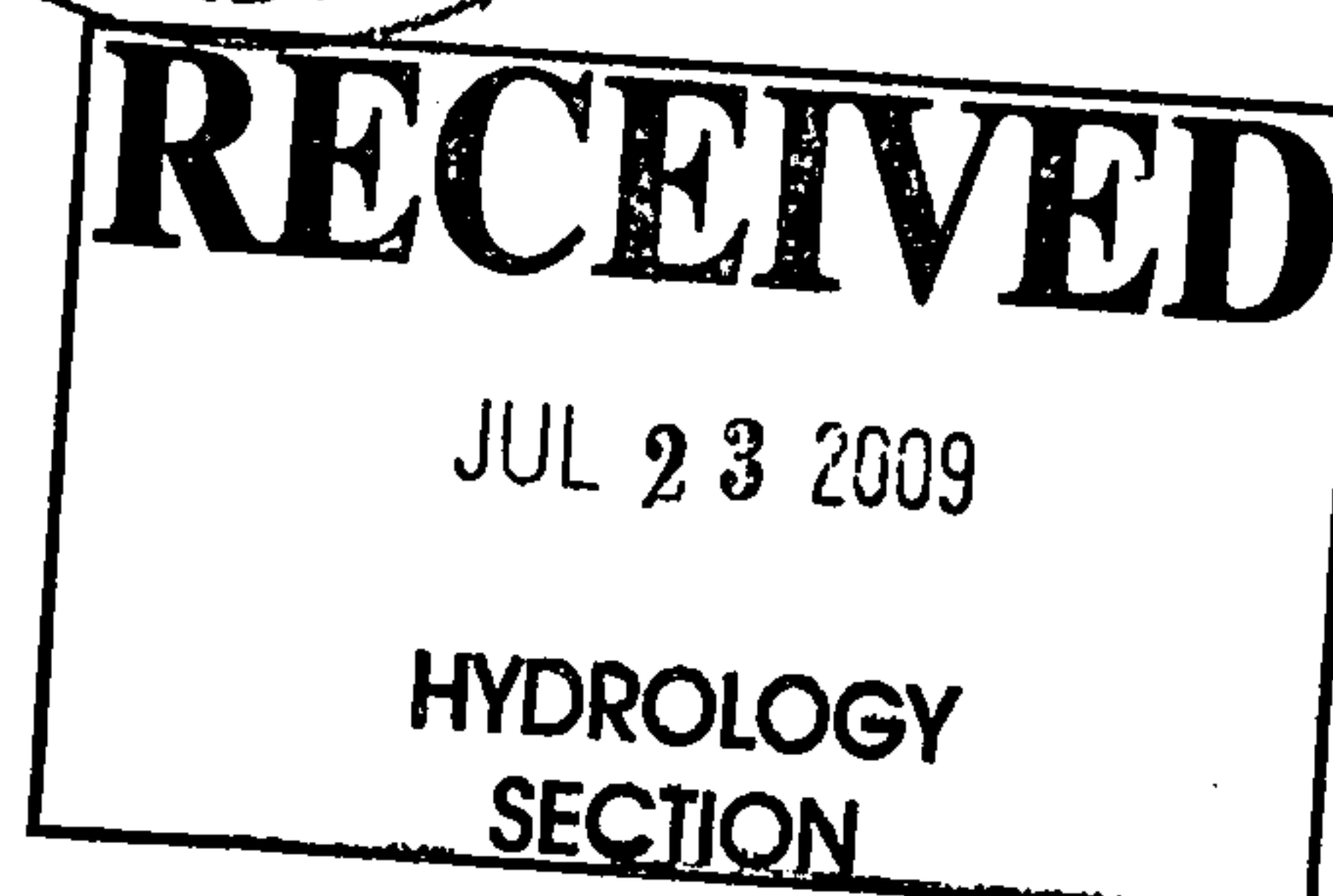
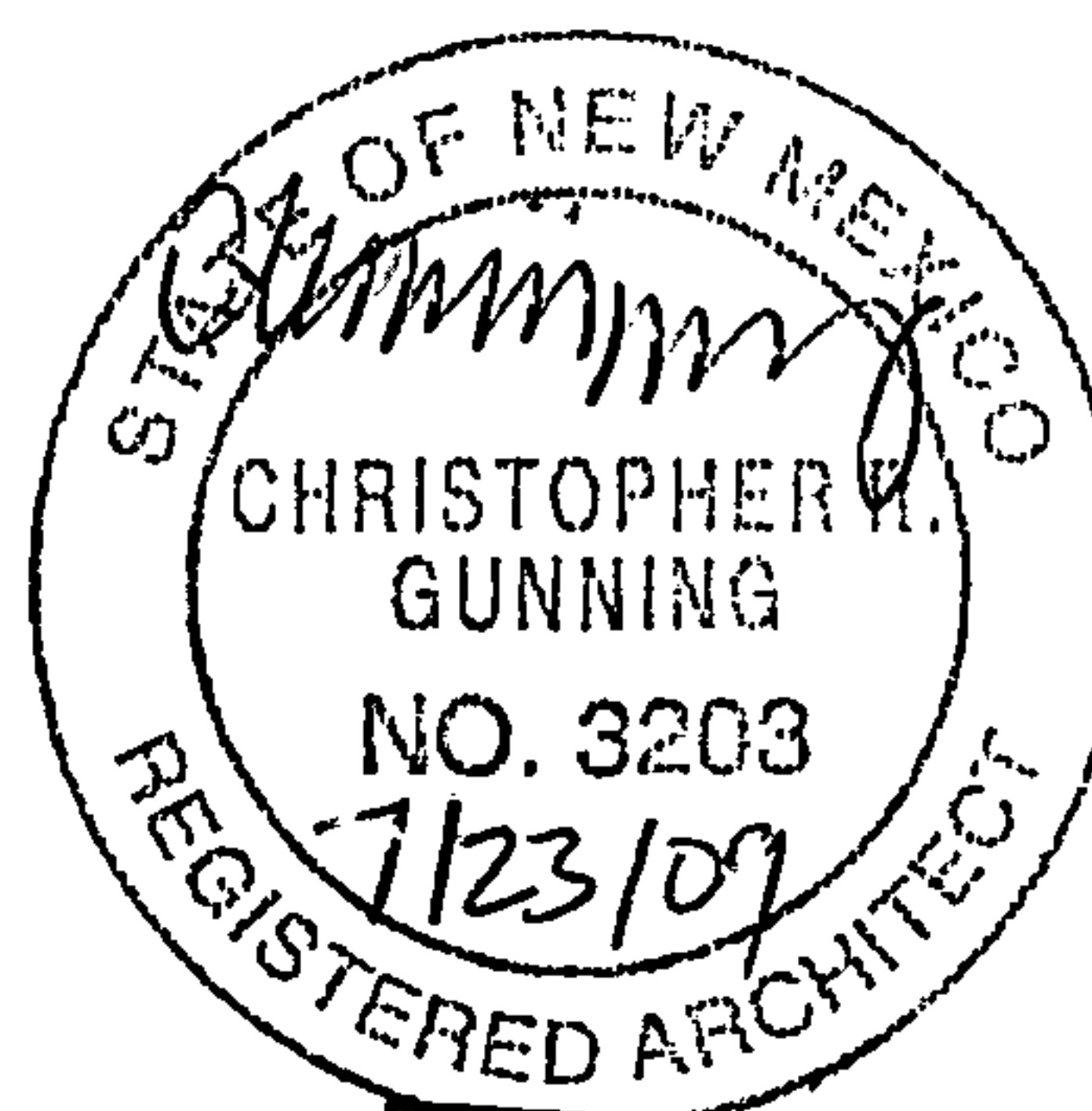
This certification is submitted in support of a request for Final Certificate of Occupancy. The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to the above mentioned building. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact Kevin Kofchur or me at 761-9700, thank you.

Very truly yours,  
**Dekker/Perich/Sabatini Ltd.**



Christopher R. Gunning AIA, LEED AP  
Principal  
Cc: File



7601 Jefferson NE  
Suite 100  
Albuquerque NM  
87109  
505.761.9700  
fax 761.4222  
www.dpsdesign.org



# CITY OF ALBUQUERQUE



May 19, 2009

Christopher Gunning, R.A.  
Dekker Perich Sabatini  
7601 Jefferson NE Suite 100  
Albuquerque, NM 87109

Re: McDade Woodcock Warehouse, 2322 Claremont Avenue NE,  
Traffic Circulation Layout  
Architect's Stamp dated 05-14-09 (H16-D142)

Dear Mr. Gunning,

The TCL submittal received 05-15-09 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

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

PROJECT TITLE: McDade Woodcock Warehouse ZONE MAP: H-16/D142  
DRB#: 2 EPC#: 8 WORK ORDER#:

LEGAL DESCRIPTION: LOT NUMBERED THREE OF SANDOZA SUBDIVISION, AS THE SAME IS SHOWN & DESIGNATED ON THE PLAT THEREOF FILED COUNTY CLERK OF BERN. CO. NM 5/27/80  
CITY ADDRESS: 2322 CLAREMONT AVE NE ALBUQU 87107 Book 616 pg. 169

ENGINEERING FIRM: MARK GOODWIN & ASSOC. CONTACT: MARK GOODWIN  
ADDRESS: P.O. BOX 90606 PHONE: 828-7200  
CITY, STATE: ALBU NM ZIP CODE: 87199

OWNER: McDade Woodcock Inc. CONTACT: Randy Dupuy  
ADDRESS: 2404 CLAREMONT AVE NE PHONE: 884-0155  
CITY, STATE: ALBU NM ZIP CODE: 87107

ARCHITECT: DEKKER/PERICH/SABSTIAN CONTACT: KEVIN KOFCHUR  
ADDRESS: 7601 JEFFERSON NE SUITE 100 PHONE: 761-9700  
CITY, STATE: ALBU NM ZIP CODE: 87109

SURVEYOR: CARTESIAN SURVEYS LLC CONTACT: WILL PROTHIER  
ADDRESS: P.O. BOX 44444 PHONE: 896-3050  
CITY, STATE: RIO RANCHO NM ZIP CODE: 87174

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

**TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**CHECK TYPE OF APPROVAL SOUGHT:**

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. 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:

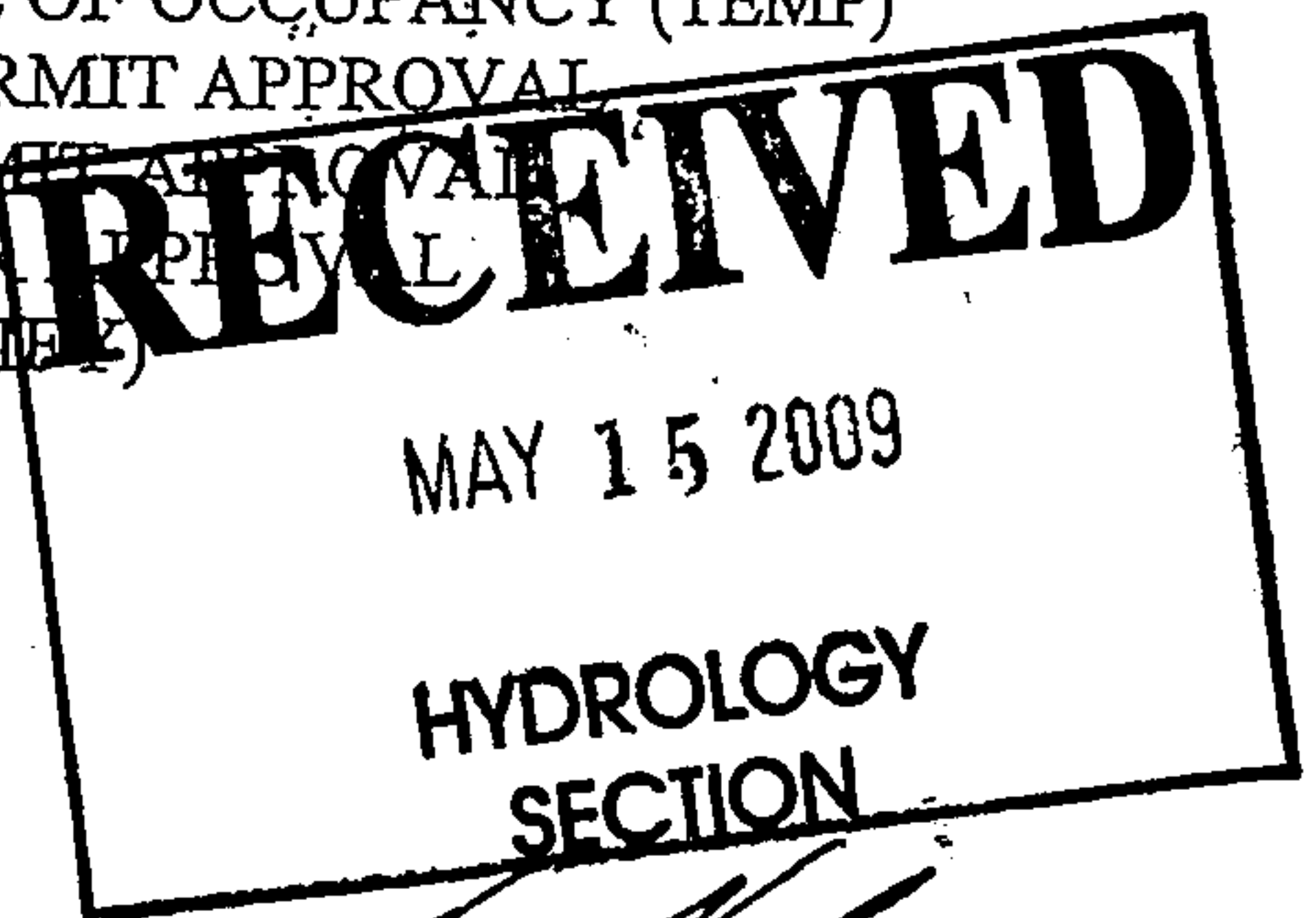
- ☐ YES  
☒ NO  
☐ COPY PROVIDED

DATE SUBMITTED: MAY 15, 2009

BY: KEVIN KOFCHUR

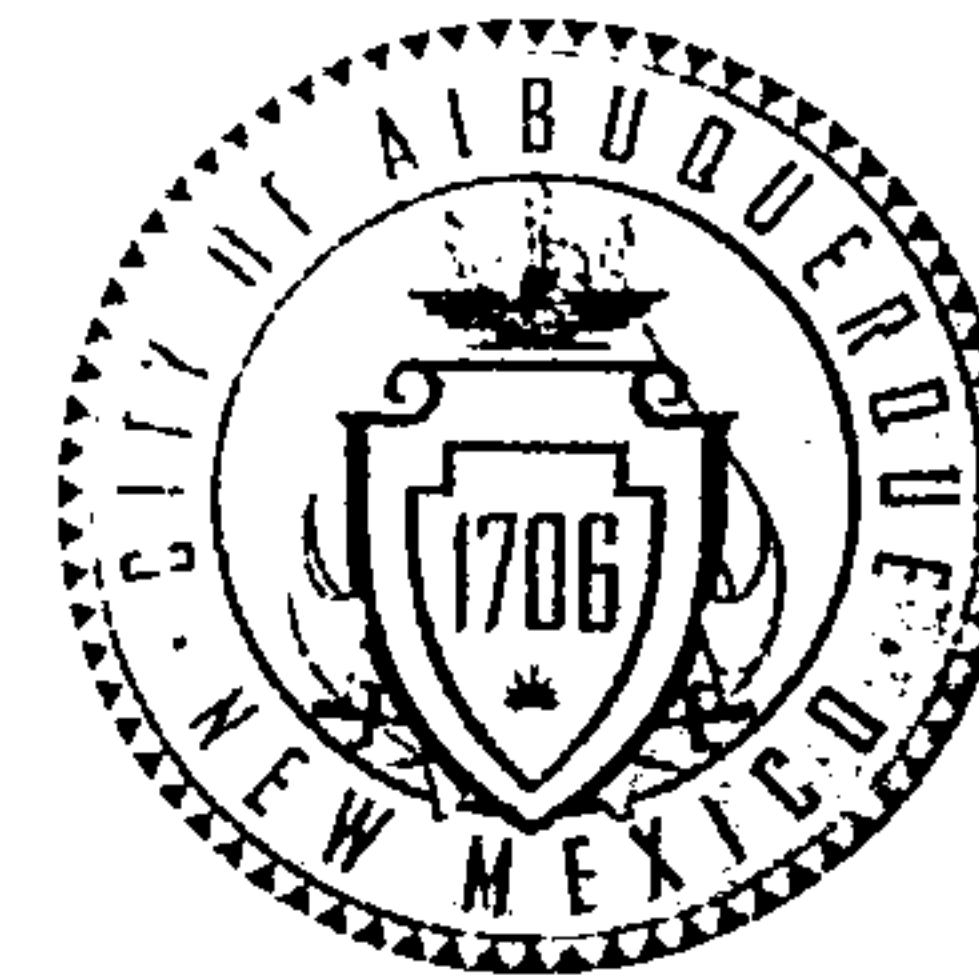
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based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





# CITY OF ALBUQUERQUE



May 13, 2009

Christopher Gunning, R.A.  
Dekker Perich Sabatini  
7601 Jefferson NE Suite 100  
Albuquerque, NM 87109

**Re: McDade Woodcock Warehouse, 2322 Claremont Avenue NE,  
Traffic Circulation Layout  
Architect's Stamp dated 04-29-09 (H16-D142)**

Dear Mr. Gunning,

Based upon the information provided in your submittal received 05-04-09, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- ~~1. List~~ radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet.
- ~~2. Clarify~~ existing versus proposed conditions.
- ~~3. The~~ pedestrian connection to Claremont Avenue must be built at this time, not at a later date. A pedestrian gate (a minimum of 3 feet in width) must be added to the existing fence.
- ~~4. Please~~ list the width and length for all parking spaces.
- ~~5. List~~ the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
- ~~6. Call~~ out the width of all sidewalk, both existing and proposed.
- ~~7. Provide~~ a detail for the proposed wheelchair ramp; define the maximum slope.
8. Clearly indicate the location of the handicapped parking space. Please note that the handicapped parking space and the van access aisle (8 feet wide minimum) must be hardlined.
- ~~9. List~~ the width of the existing drivepad.
10. Please include a copy of your shared access agreement with the adjacent property owner.

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

Sincerely,

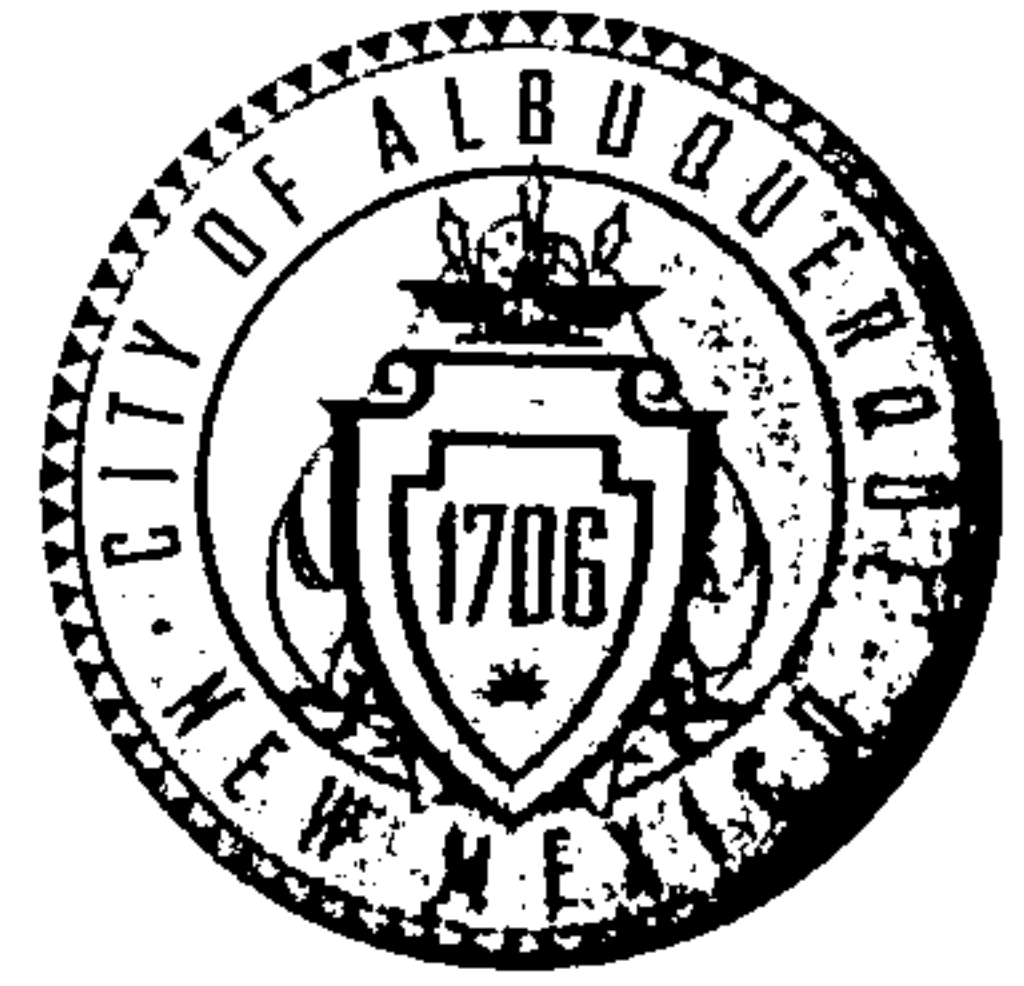
Kristal D. Metro, P.E.  
Traffic Engineer, Planning Dept.  
Development and Building Services

C: File



# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



April 7, 2009

Mark Goodwin, P.E.  
Mark Goodwin & Associates, PA  
P.O. Box 90606  
Albuquerque, New Mexico 87199

Attn: Curtis McFadden

RE: **McDade-Woodcock Building, 2402 Claremont NE** (MAP H16-D 142)  
"Rev. 1"- Grading & Drainage Plan for Building Permit & SO-19 - PE Stamp **03-27-09**

Dear Mr. Goodwin:

PO Box 1293 Based upon information in your submittal received 3/30/09, the above referenced Revised  
Grading and Drainage Plan is **approved** for Building Permit and SO-19 sidewalk culverts.


Albuquerque Please attach a copy of this approved plan to the Building Permit plan sets prior to  
requesting sign-off by the Hydrology Section.

NM 87103 **SO-19:** A separate permit is required for construction within City R/W. A copy of this  
approval letter must be on hand when applying for the excavation permit. To obtain a  
temporary or permanent CO the sidewalk culvert(s) must be inspected and accepted. Please  
contact Duane Schmitz, 235-8016, to schedule an inspection.

www.cabq.gov Prior to Certificate of Occupancy approval, an Engineer's Certification of compliance with  
this plan is required per the DPM.

If I can be of further assistance, please feel free to contact me at 924-3981.

Sincerely,

  
Gregory R. Olson, P.E.

XC: Brad Bingham, Planning-Hydrology  
Antoinette Baldonado, Excavation and Barricading  
Duane Schmitz, Street/Storm Drain Maintenance  
✓ Drainage file H16 - D 142 (Revision #1)

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(Rev. 12/05)

PROJECT TITLE: McDade-Woodcock Building ZONE MAP/DRG. FILE # H-16-2142  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 3 of Sandoda Subdivision  
CITY ADDRESS: 2402 Claremont NE, Albuquerque

ENGINEERING FIRM: Mark Goodwin & Associates, PA CONTACT: Curtis McFadden, EI  
ADDRESS: PO Box 90606 PHONE: 828-2200  
CITY, STATE: Albuquerque, NM ZIP CODE: 87199-0606

OWNER: McDade-Woodcock CONTACT: Rob Rives  
ADDRESS: PO Box 11592 PHONE: 884-0155  
CITY, STATE: Albuquerque, NM ZIP CODE: 87192

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

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

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

TYPE OF SUBMITTAL:  
☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☒ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT  
☐ ENGINEER/ARCHITECT CERT (TCL)  
☐ ENGINEER/ARCHITECT (DRB SITE PLAN)  
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:  
☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. 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) SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:  
☐ YES  
☒ NO  
☐ COPY PROVIDED

SUBMITTED BY: Curtis McFadden, EI *CM* DATE: March 27, 2009

MAR 30 2009

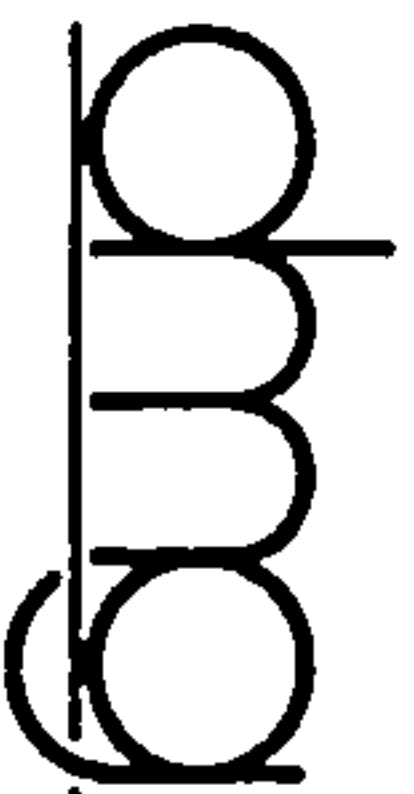
HYDROLOGY

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 to the proposed development define 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.





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

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

*~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~*

March 27, 2009

Mr. Gregory Olson, PE  
Planning Department  
Development and Building Services  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Re: **McDade-Woodcock Building, Grading & Drainage Plan for Site Plan & Building Permit**

Dear Mr. Olson:

This is the updated Grading and Drainage Plan which addresses your comments. We have extended the sidewalk culverts to the property line north of the proposed building and set elevations for the drainage swales. Attached to this letter are two copies of the grading and drainage plan.

Please contact me if you require any additional comments or have any questions.

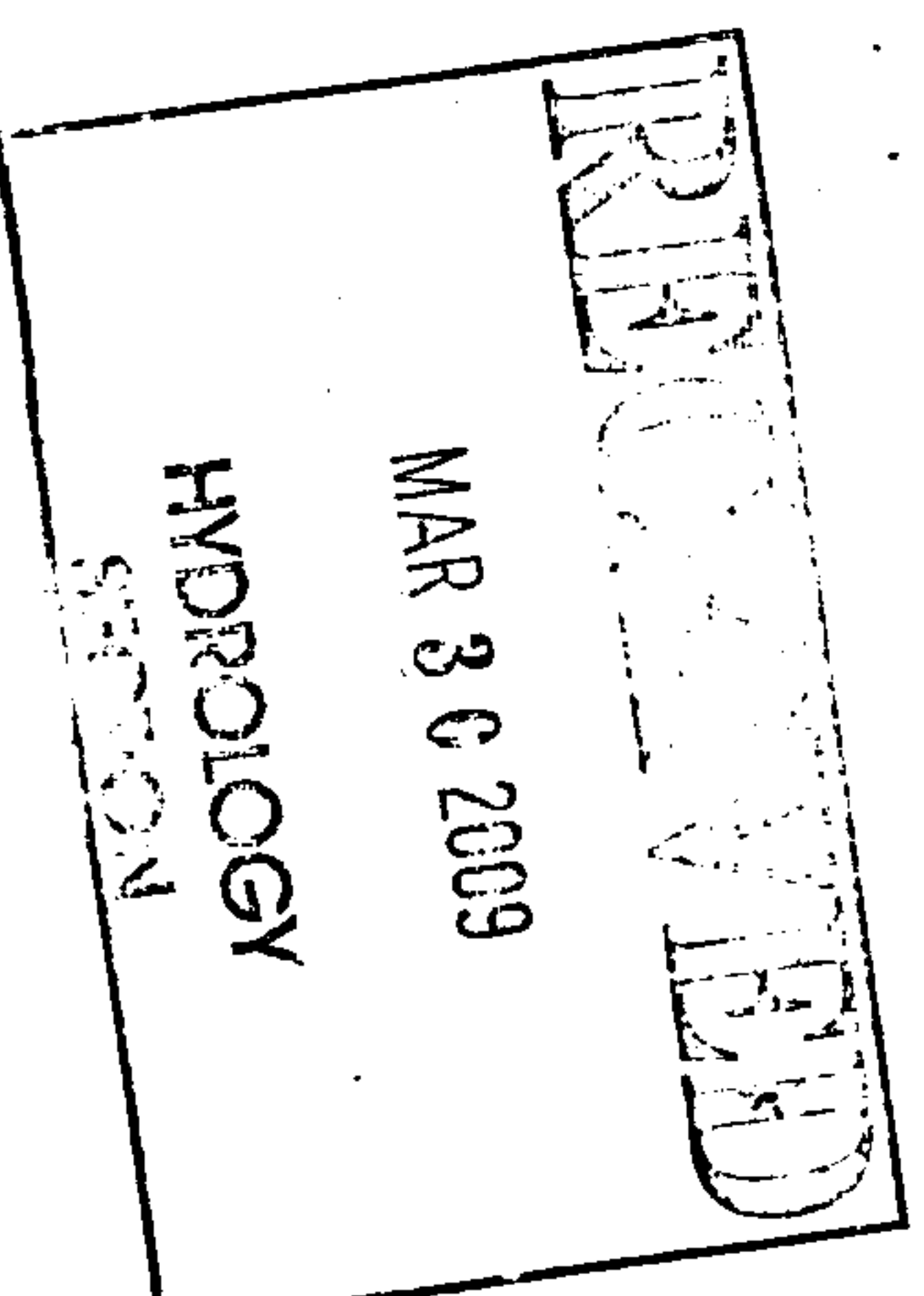
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

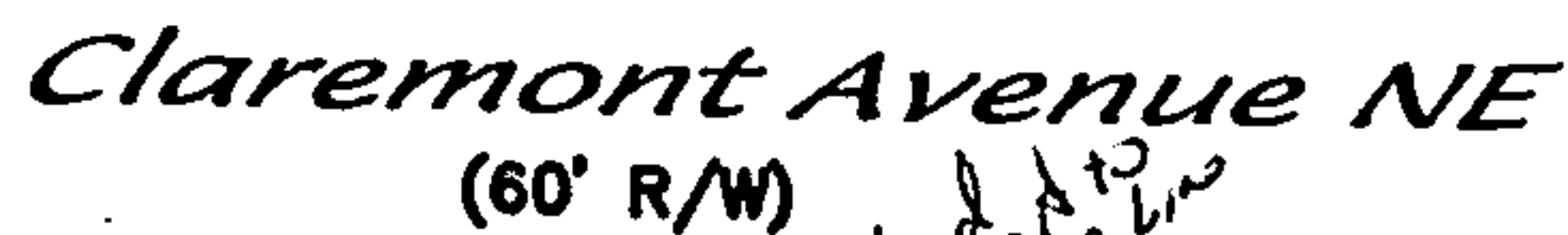
  
Curtis McFadden, E.I.  
Project Engineer

CMM/la

Attachment



RANED TO  
 Curtis 2:00 PM  
 3/22  
 Phone message  
 @ 2:05





**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(Rev. 12/05)

PROJECT TITLE: McDade-Woodcock Building ZONE MAP/DRG. FILE # H-16-D142  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 3 of Sandoda Subdivision  
CITY ADDRESS: 2402 Claremont NE, Albuquerque

ENGINEERING FIRM: Mark Goodwin & Associates, PA CONTACT: Curtis McFadden, EI  
ADDRESS: PO Box 90606 PHONE: 828-2200  
CITY, STATE: Albuquerque, NM ZIP CODE: 87199-0606

OWNER: McDade-Woodcock CONTACT: Rob Rives  
ADDRESS: PO Box 11592 PHONE: 884-0155  
CITY, STATE: Albuquerque, NM ZIP CODE: 87192

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

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

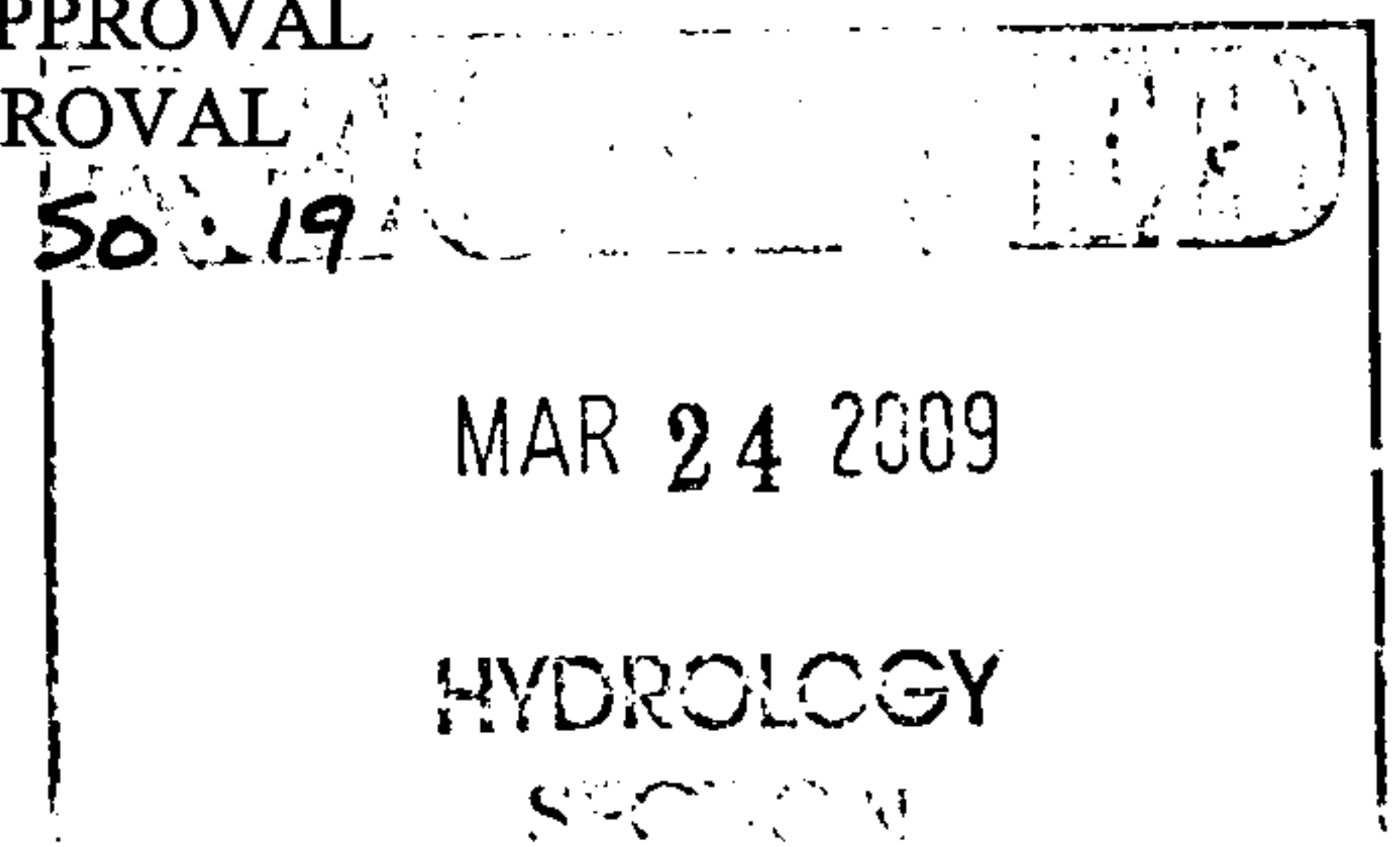
CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

TYPE OF SUBMITTAL:  
☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT  
☐ ENGINEER/ARCHITECT CERT (TCL)  
☐ ENGINEER/ARCHITECT (DRB SITE PLAN)  
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:  
☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. 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) 50.19

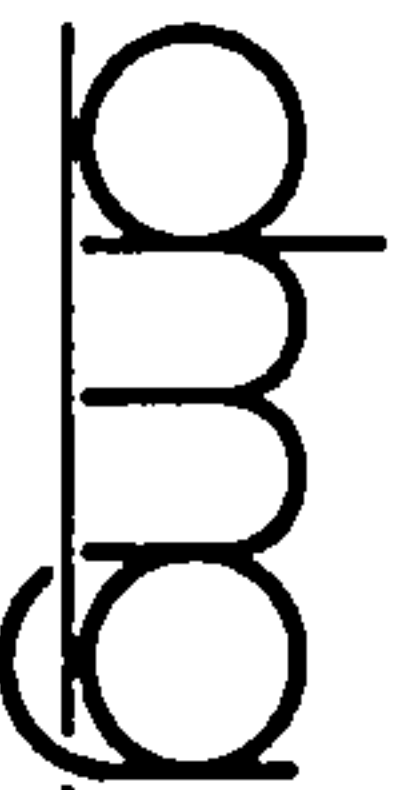
WAS A PRE-DESIGN CONFERENCE ATTENDED:  
☐ YES  
☒ NO  
☐ COPY PROVIDED

SUBMITTED BY: Curtis McFadden, EI DATE: March 24, 2009



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 define 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.



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

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

*~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~*

March 24, 2009

Mr. Gregory Olson, PE  
Planning Department  
Development and Building Services  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Re: **McDade-Woodcock Building, Grading & Drainage Plan for Site Plan & Building Permit**

Dear Mr. Olson:

This Grading and Drainage Plan is a revision to the original approved plan. The designer of the building had to make changes to the site plan based on zoning department requirements. These changes did not affect concept in how the site will drain or its peak flows. The revision to the site plan includes relocating sidewalk culverts and adding a small parking area near the proposed building. Included with this submittal is the grading and drainage plan.

Please contact me if you require any additional comments or have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Curtis McFadden, E.I.  
Project Engineer

CMM/la

Attachment

RECEIVED

MAR 24 2009

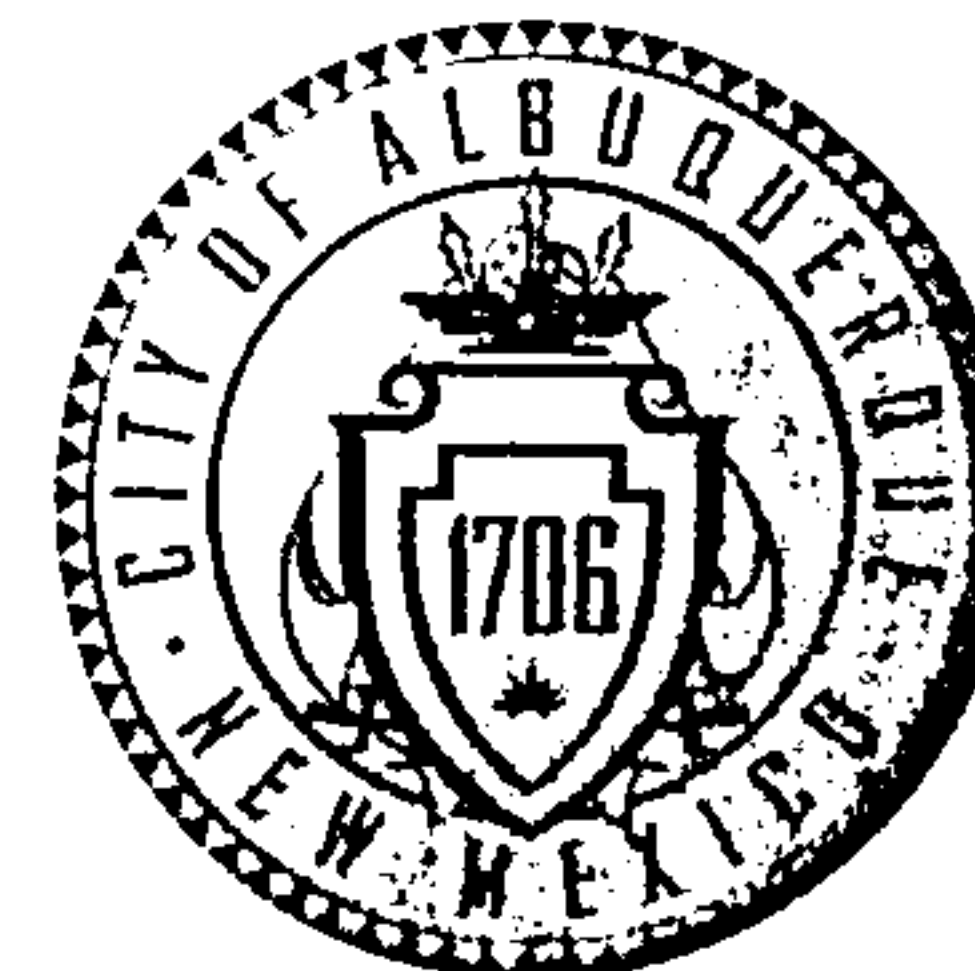
HYDROLOGY

SECTION



# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



January 9, 2009

Mark Goodwin, P.E.  
Mark Goodwin & Associates, PA  
P.O. Box 90606  
Albuquerque, New Mexico 87199

Attn: Curtis McFadden

RE: **McDade-Woodcock Building, 2402 Claremont NE (MAP H16- D 142)**  
**Grading & Drainage Plan for Building Permit and SO-19 - PE Stamp 01-08-09**

Dear Mr. Goodwin:

PO Box 1293

Based upon information in your submittal received 1/8/09, the above referenced Grading and Drainage Plan is **approved** for Building Permit and SO-19 sidewalk culverts.

Albuquerque

Please attach a copy of this approved plan to the Building Permit plan sets prior to requesting sign-off by the Hydrology Section.

NM 87103

**SO-19:** A separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit. To obtain a temporary or permanent CO the sidewalk culvert(s) must be inspected and accepted. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

www.cabq.gov

Prior to Certificate of Occupancy approval, an Engineer's Certification of compliance with this plan is required per the DPM.

If I can be of further assistance, please feel free to contact me at 924-3981.

Sincerely,

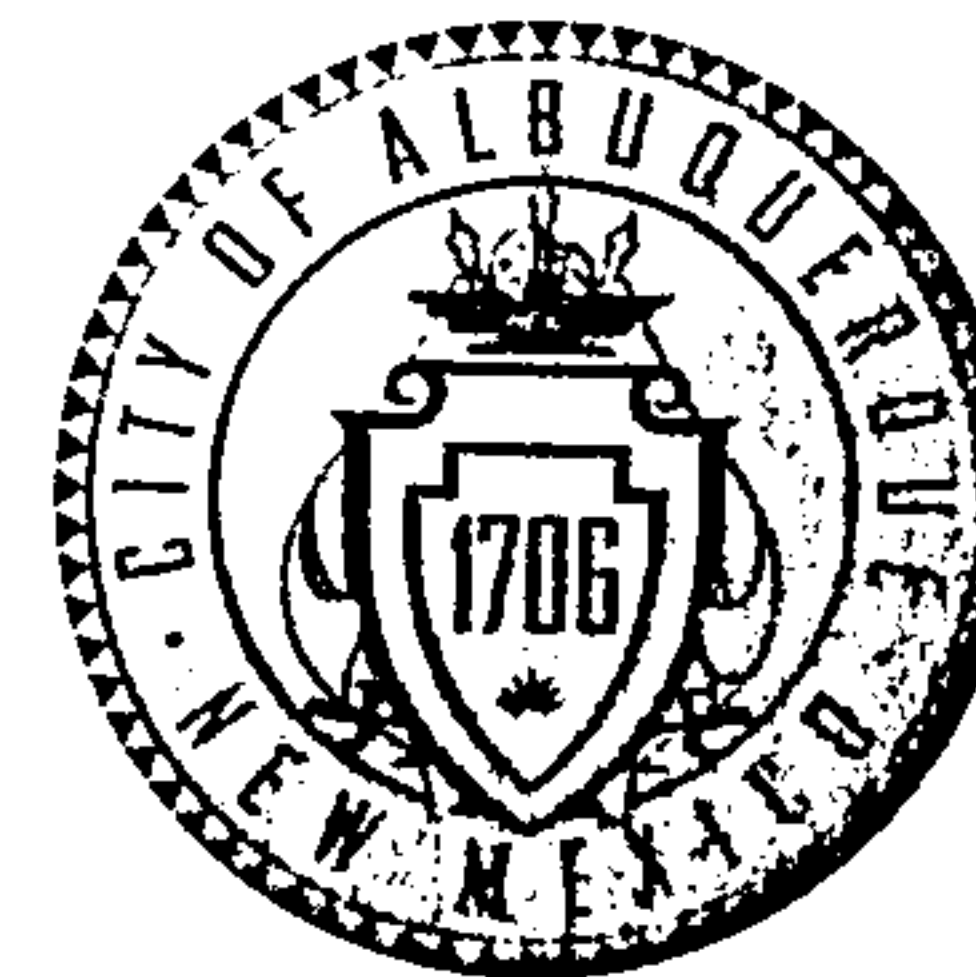
 1/9/9

Gregory R. Olson, P.E.

XC: Brad Bingham, Planning-Hydrology  
Antoinette Baldonado, Excavation and Barricading  
Duane Schmitz, Street/Storm Drain Maintenance  
✓ Drainage file H16 - D 142

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



December 31, 2008

Mark Goodwin, P.E.  
Mark Goodwin & Associates, PA  
P.O. Box 90606  
Albuquerque, New Mexico 87199

Attn: Curtis McFadden

RE: **McDade-Woodcock Building, 2402 Claremont NE** (MAP H16- D 142)  
**Grading & Drainage Plan for Site Plan & Building Permit** (PE Stamp 12-19-08)

Dear Mr. Goodwin:

Based upon information in your submittal received 12/22/08, the above referenced Grading and Drainage Plan **cannot be approved** for Building Permit until the following issues are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Clarify on the maps and narrative that the street to the south, where site flows are draining, is Phoenix, not Princeton.
2. The Grading and Drainage Plan must reference the applicable FIRM map which indicates that no Flood Zone overlays the site.
3. Proposed improvements are increasing site discharge by more than 10%. Downstream conditions and possible improvements must be included in this plan to ensure that flows remain in established drainage ways and do not increase erosion.
4. If both this site and the downstream property are owned by the developer, it would be appropriate at this time to dedicate downstream drainage easement rights.
5. An alternative to dealing with downstream conditions would be to divert enough of the developed flows north to Claremont Street, and avoid increasing the flow rate to the private property south. (e.g.- Divert new building roof runoff through a sidewalk culvert on Claremont)

If you have any questions or would like to schedule a meeting to discuss these issues, please contact me at 924-3981.

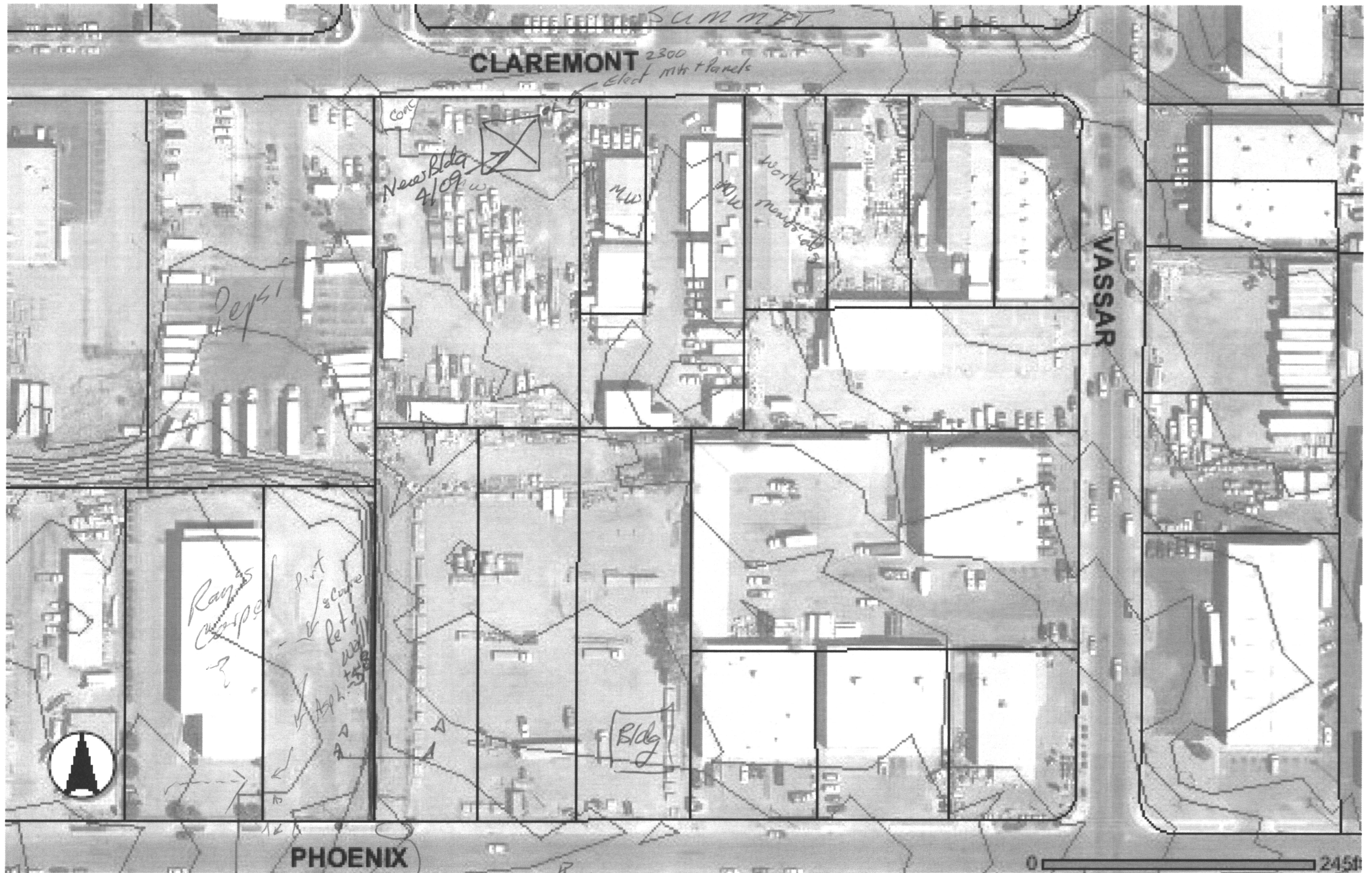
Sincerely,

  
Gregory R. Olson, P.E.

12/31/08

XC: Brad Bingham  
→ Drainage file H16 - D 142





P.P.  
Blocked up  
Landscape Rock

Rel  
Poles on Grid  
No Put in w/ Cows

±5.3'

A-A