

CITY OF ALBUQUERQUE



May 29, 2008

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

Re: Maher Warehouse, 4120 Culter Ave. NE, Grading and Drainage Plan
Engineer's Stamp dated 05-16-08 (H-17/D086A)

Dear Mr. Clark,

Based upon the information provided in your re-submittal received 05-16-08, 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. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

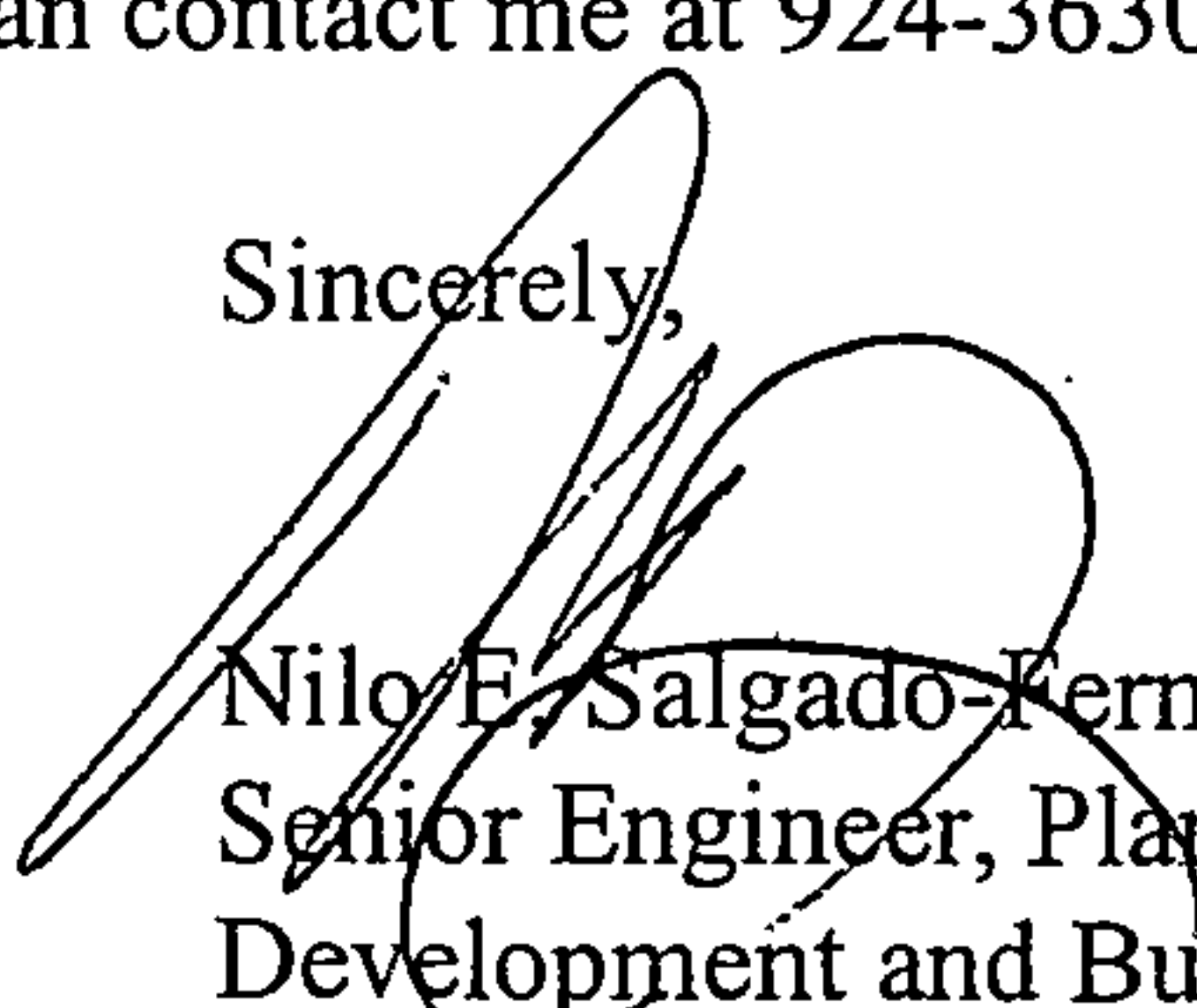
This project requires a National Pollutant Discharge Elimination System (NPDES) permit. In addition to submitting an NOI to the EPA and preparing a Storm Pollution Prevention Plan (SWPPP), please send a copy of the SWPPP on a CD in .pdf format to the following address:

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

If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Kathy Verhage).

If you have any questions, you can contact me at 924-3630.

Sincerely,


Nilo F. Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File
Kathy Verhage, DMD Storm Drainage Design

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Maher Warehouse ZONE MAP/DRG. FILE # H-17/DOY6A
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 1, Netherwood Park Addn
 CITY ADDRESS: 4120 CUTLER AVE NE

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil Clark
 ADDRESS: 19 Ryan Road PHONE: 281-2444
 CITY, STATE: Edgewood, New Mexico 87015 ZIP CODE: _____

OWNER: MAHER CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Master Works CONTACT: Jim Clark
 ADDRESS: _____ PHONE: 242-1866
 CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Phil Turner CONTACT: Phil Turner
 ADDRESS: _____ PHONE: 379-4301
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: Undetermined CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st 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 CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☒ OTHER (SPECIFY)
(Update to Original)

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)

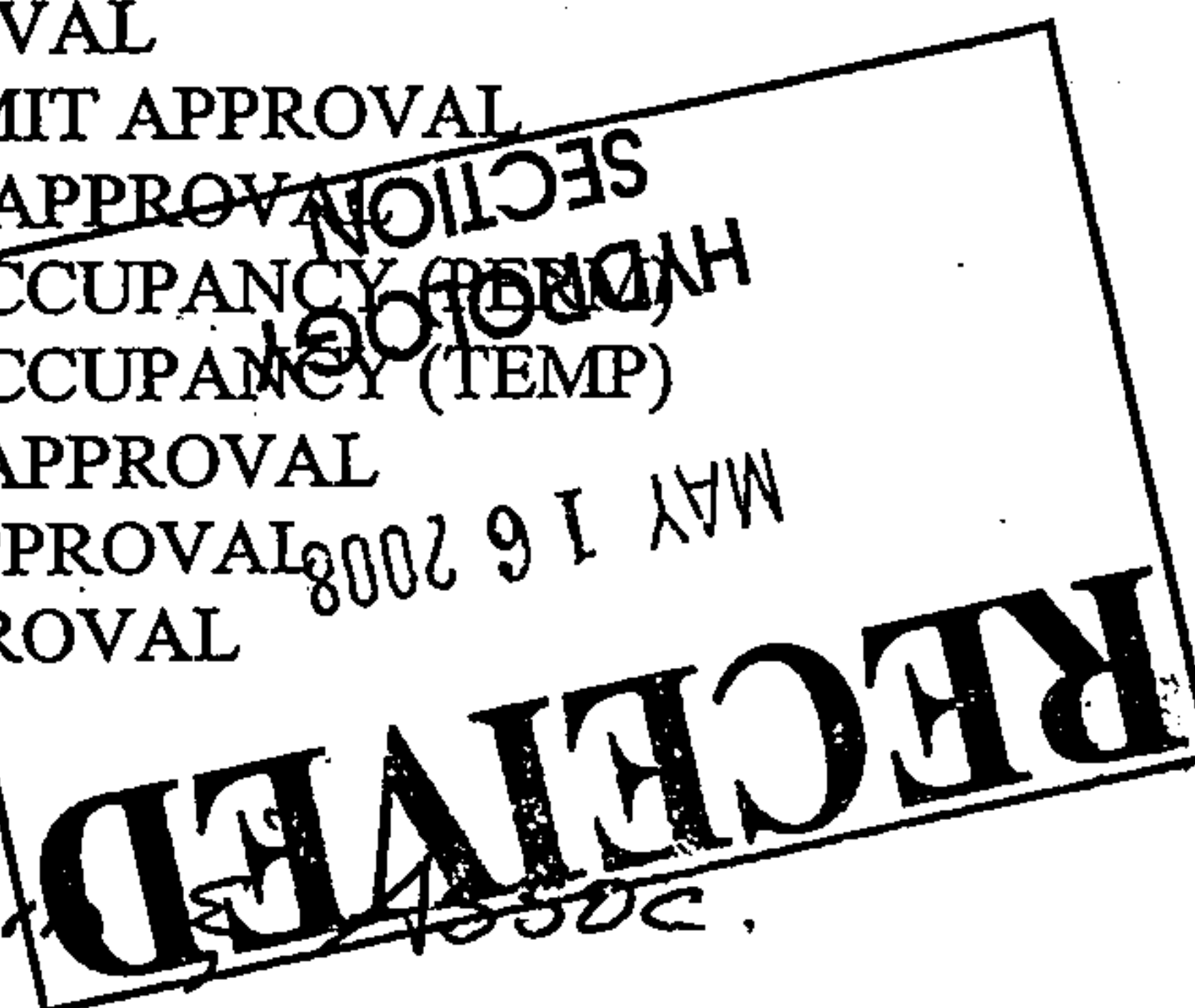
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

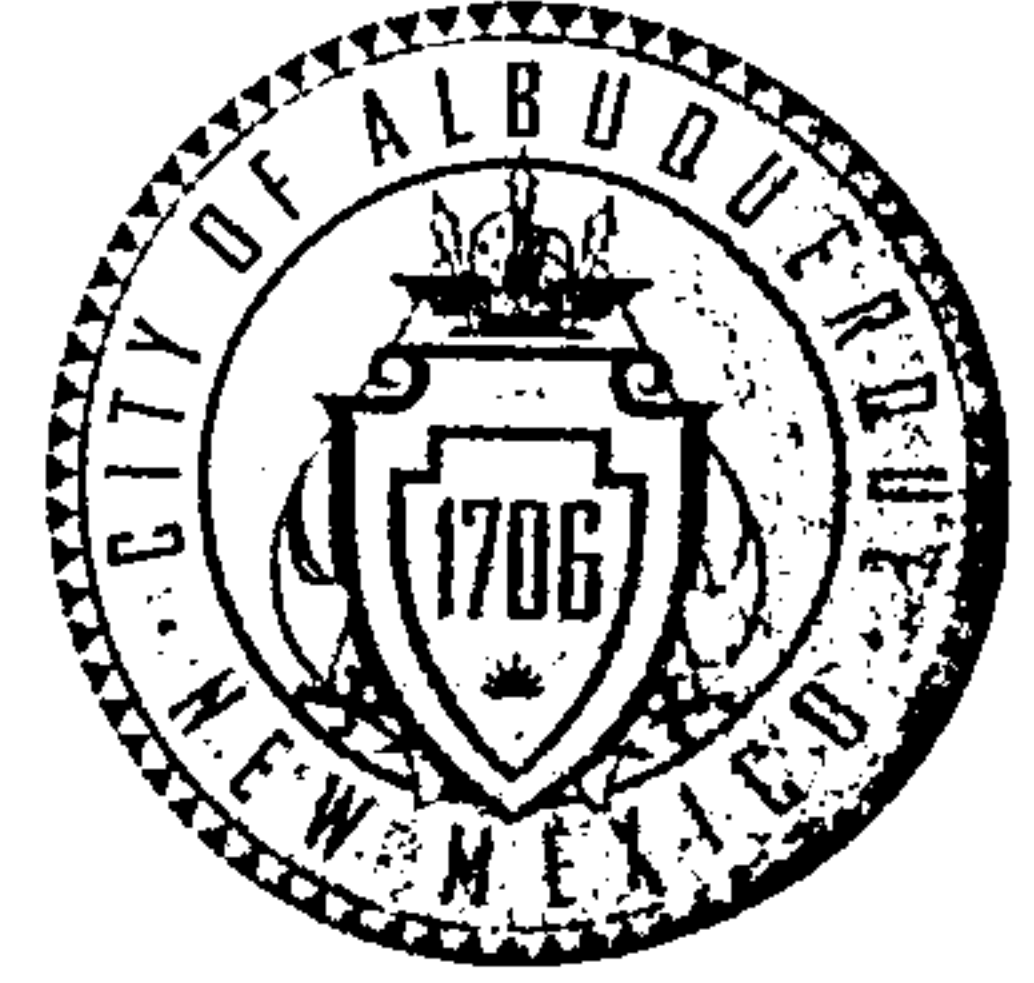
SUBMITTED BY: Phil DATE: 4-18-08

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



May 9, 2008

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

Re: Maher Warehouse, 4120 Culter Ave. NE, Grading and Drainage Plan
Engineer's Stamp dated 04-16-08 (H-17/D086A)

Dear Mr. Clark,

Based upon the information provided in your submittal received 03-28-08, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Please quantify any offsite run-off entering your site from the west, east and south.
2. Provide the direction of roof run-off between wall and new building.
3. Spot elevations will need to be provided around the perimeter of the 6' planting border to determine direction of flow.
4. The New Dumpster Enclosure will need some spot elevations to ensure positive drainage flow.
5. Calculation to substantiate 12" SD capacity, fronting the buildings (New and existing), will be needed.

I would like to meet with you to discuss these comments. Please contact me at 924-3630.

Sincerely,

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

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Maier Warehouse ZONE MAP/DRG. FILE # H-1710086A
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 1, Netherwood Park Addn
 CITY ADDRESS: 4120 CUTLER AVE NE

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil Clark
 ADDRESS: 19 Ryan Road PHONE: 281-2444
 CITY, STATE: Edgewood, New Mexico 87015 ZIP CODE: _____

OWNER: MAHER CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Master Works CONTACT: Jim Clark
 ADDRESS: _____ PHONE: 242-1866
 CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Phil Turner CONTACT: Phil Turner
 ADDRESS: _____ PHONE: 379-4301
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: Undetermined CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

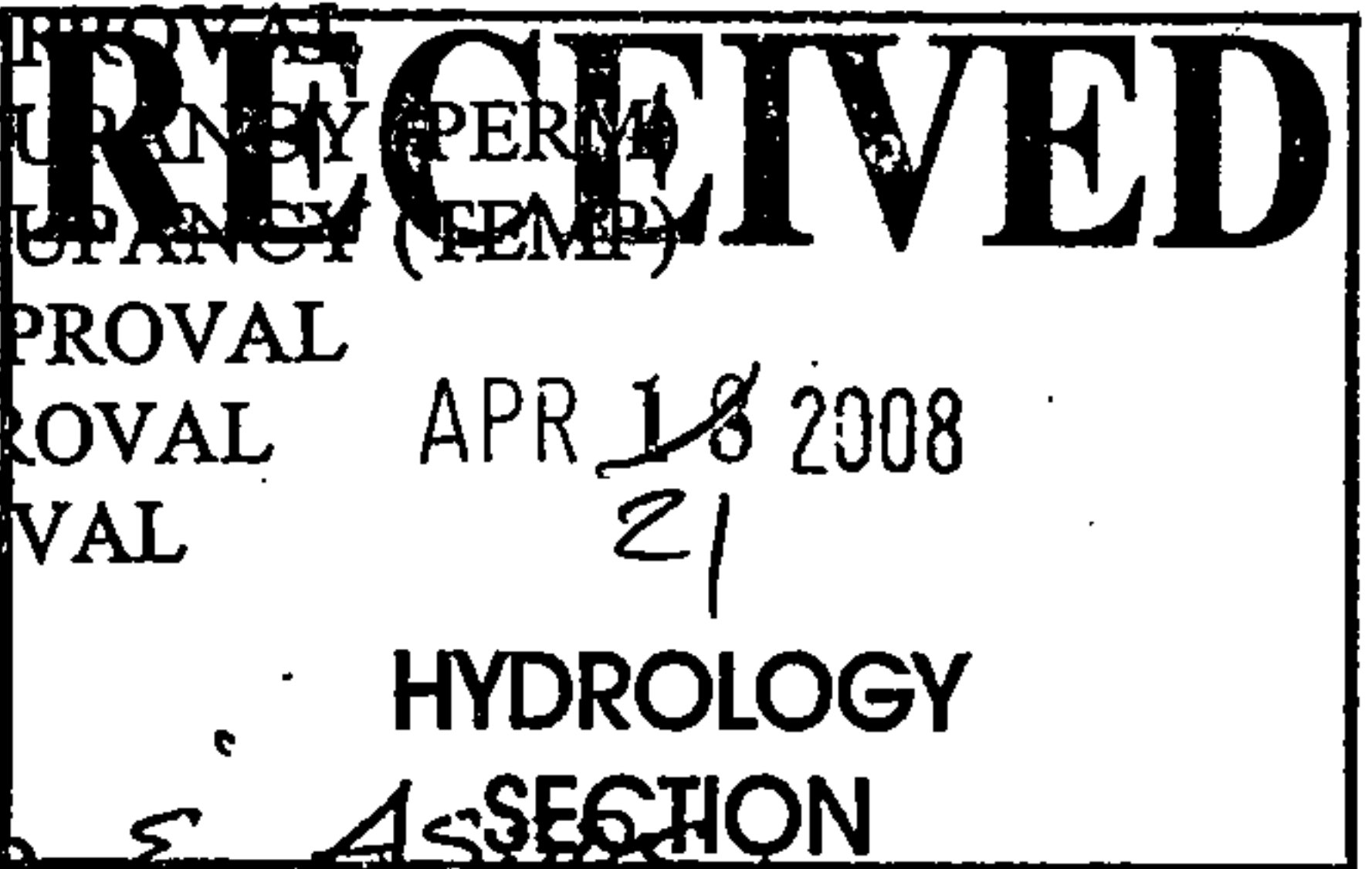
TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL *NA*
☒ 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 CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☒ OTHER (SPECIFY)
(Update to Original)

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)

pd
4/18/08 50.00
4/21/08
45



WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

SUBMITTED BY: [Signature] DATE: 4-18-08

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**

November 13, 2015

Jim Clark
Masterworks Architects Inc.
516 11th St., NW
Albuquerque, NM 87102

**Re: Fraternal Order of Police Remodel
4120 Cutler Ave. NE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 11-12-15 (H17-D086)**

Dear Mr. Clark,

The TCL submittal received 11-13-15 is approved for Building Permit. A copy of the stamped and signed 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.

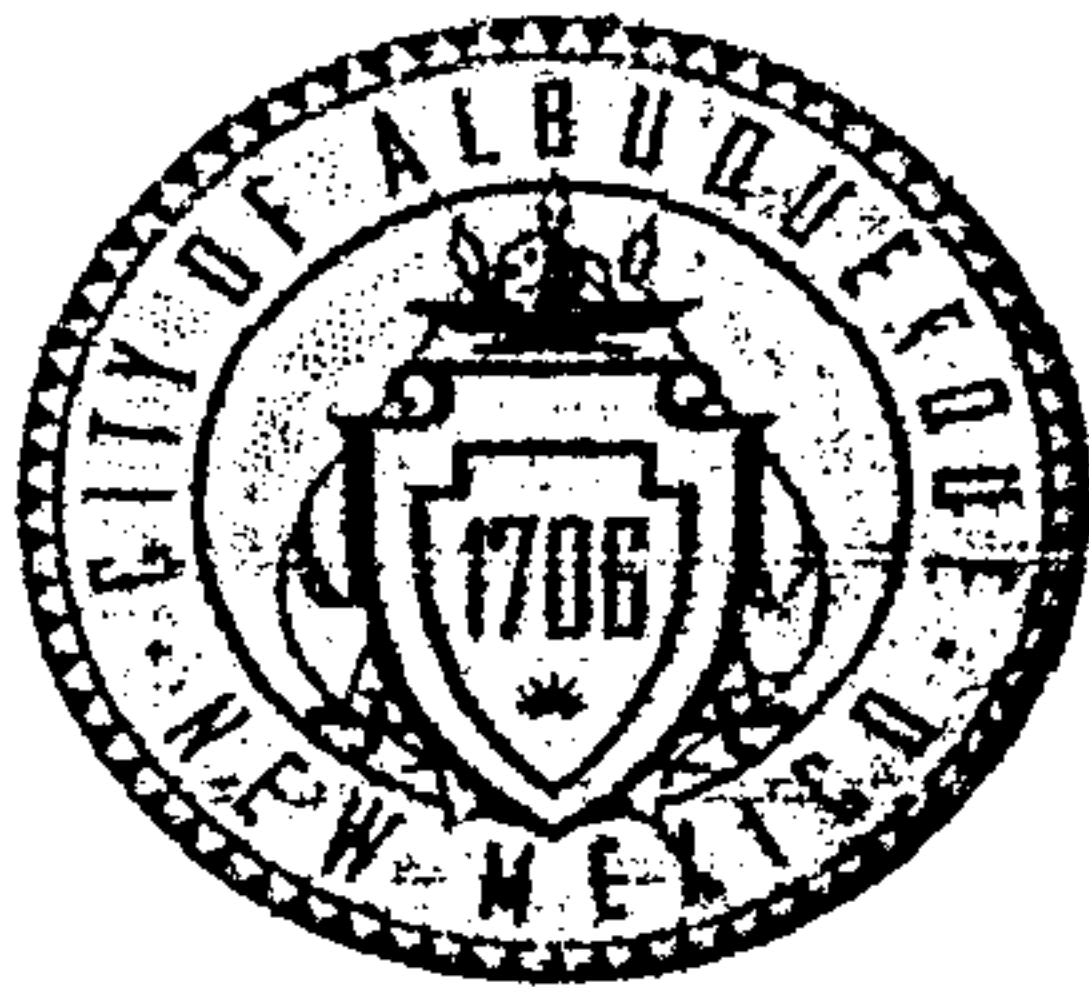
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification 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 front counter personnel for log in and evaluation by Transportation.

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 924-3690.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Fraternal Order of Police Headquarters Remodel Building Permit #: T201592622 City Drainage #: HF7-2086

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lot 1 Block 12-A Netherwood Park Addn

City Address: 4120 Cutler Ave NE

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: Fraternal Order of Police Contact: Mark Manery, President

Address: 6747 Academy NE, Ste D Albuquerque, NM 87109

Phone#: 345-2639 Fax#: _____ E-mail: office@fop1.org

Architect: Masterworks Architects Inc Contact: Jim Clark

Address: 516 11th St. NW, Albuquerque, NM

Phone#: 242-1866 Fax#: 242-1802 E-mail: info@masterworksarchitects.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 13 Nov 15 By: James B Clark MWD Inc

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

11/12/15
Verbal NO
Need New Engr
Stamp Date CG

Project Title: Fraternal Order of Police Remodel Building Permit #: T201592622 City Drainage #: H17D086

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lot 1 Block 12-A Netgherwood Park Addn

City Address: 4120 Cutler Ave NE

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: Fraternal Order of Police Contact: Mark Manery, President

Address: 6747 Academy NE, Ste D, Albuquerque, NM 87109

Phone#: 345-2639 Fax#: _____ E-mail: office@fop1.org

Architect: Masterworks Architects Inc Contact: Jim Clark

Address: 516 11th St. NW, Abq, NM 87102

Phone#: 242-1866 Fax#: 242-1802 E-mail: info@masterworksarchitects.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

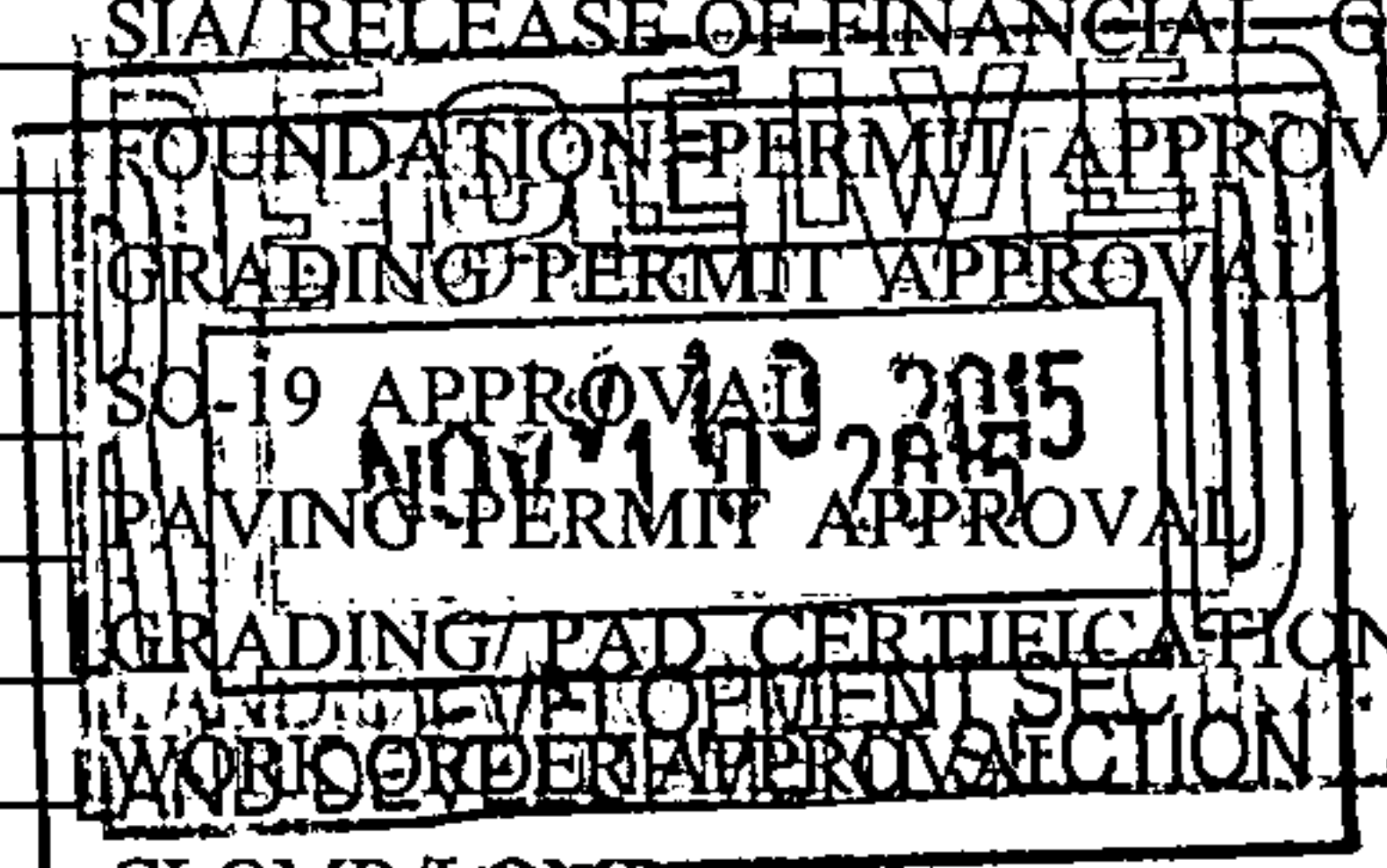
TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/PAD CERTIFICATION
☐ DEVELOPMENT SECTION
☐ BIOORDER APPROVAL SECTION
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

No
email
AO



IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 10 Nov 2015 By: James B Clark, MWA Inc

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE



Planning Department Transportation Development Services

November 5, 2015
James Clark
Masterworks Architects Inc.
516 11 St., NE Suite D
Albuquerque, NM 87102

**Re: Fraternal Order of Police Remodel
4120 Cutler Ave., NE
Traffic Circulation Layout**

Engineer's/Architect's Stamp dated 8-6-15 ~~FILED 00867~~

H17-0086

Dear Mr. Clark,

Based upon the information provided in your submittal received 10-30-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

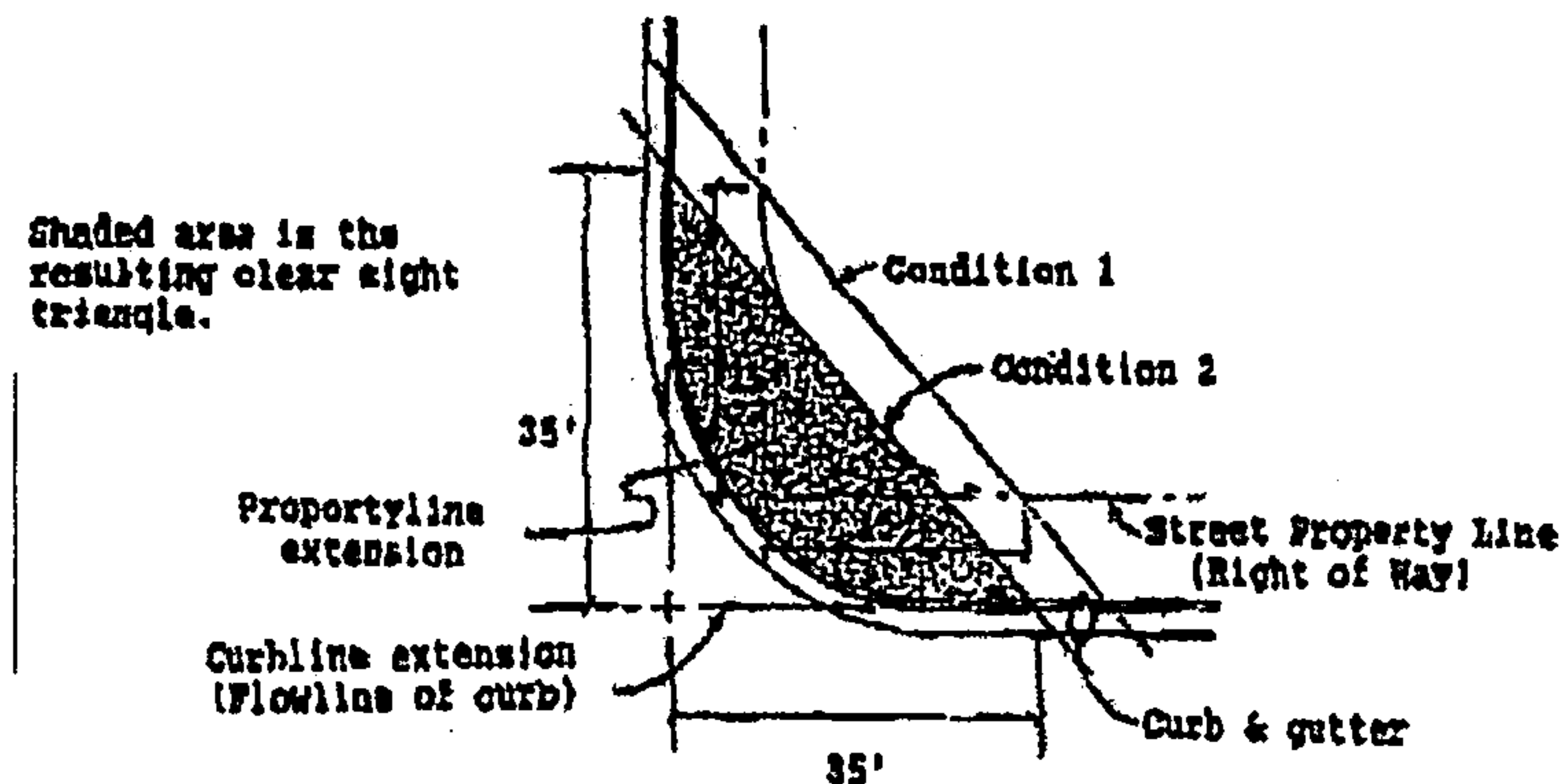
Albuquerque

NM 87103

www.cabq.gov

- ✓ 1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
- ✓ 2. Identify the right of way width, medians, curb cuts, and street widths on Cutler Ave.
- ✓ 3. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**
- ✓ 4. The ADA access aisle shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- ✓ 5. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
- ✓ 6. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please clearly detail barrier curb.
7. Design delivery vehicle route needs to be shown.
- ✓ 8. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval. *See attached Permit Report*
- ✓ 9. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please show this detail for entrance/exit on Cutler Ave.

CITY OF ALBUQUERQUE



- ✓ 10. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
- ✓ 11. Please include two copies of the traffic circulation layout at the next submittal.

PO Box 1293

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact Gary Sandoval (505) 924-3675 or me at 924-3991.

Albuquerque

NM 87103

Sincerely,

www.cabq.gov

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File

Building Permit Review Comments - Permit #T201592622

Site Address: 4120 CUTLER AV NE

Site Description: 4120 CUTLER AV NE H-17

Step	Review Step	Completed	Decision	By	Comments
1	IBC	OCT 15, 2015	DISAPPROVE	LUZ MONTOYA	201592622 4120 Cutler Ave NE 8,567 two story Change of occupancy A3,B,A2 Occupancy load 274 Comments 1. Clarif construction Type IIB or VB construction. 2. Clarify desdign dat Fire protection system occupancy S1? Repair Garage? Clarify occupancy factor for Parlor?300?
2	ELEC	OCT 15, 2015	DISAPPROVE	NASIMA HADI	No CO. inspections are required for electrical, mechanical and plumbing Disapproved: Nasima Hadi 10/15/15 T201592622, 4120 CUTLER AV NE (If you have any question please call me at 505-924-3961-or email at nhadi@cabq.gov I am working from 8:00 am to 5:00pm. Thank you) The Electrical design shall be prepared and sealed by a registered professional engineer, licensed to practice electrical engineering in the State of New Mexico, when the installation exceeds 200 amperes comply with UAC 110.2 Thank you,
3	MECH	OCT 15, 2015	DISAPPROVE	NASIMA HADI	Disapproved: Nasima Hadi 10/15/15 T201592622, 4120 CUTLER AV NE (If you have any question please call me at 505-924-3961-or email at nhadi@cabq.gov I am working from 8:00 am to 5:00pm. Thank you) Electrical: 1. The Electrical design shall be prepared and sealed by a registered professional engineer, licensed to practice electrical engineering in the State of New Mexico, when the installation exceeds 200 amperes comply with UAC 110.2 Mechanical: 1. Provide complete mechanical plan show all return and supply systems and exhaust fan for all restrooms comply with UMC chapter 4 2. Provide exhaust makeup air comply with UMC 403. Plumbing: 1. Provide waste piping size for all the plumbing fixtures comply with UPC table 7-3/7-5 2. Provide complete equipment plan with complete equipment schedule 3. Provide fire stop submittal package all listed products (piping, annular space sealant, etc.) proposed for membrane penetrations in all fire wall assemblies. 4. No food disposal unit or dishwasher shall be connected to or discharge into any grease interceptor comply with/UPC 1014.1.3 5. Floor shall be sloped to floor drains/UPC 411.4 Thank you,

4	PLUM	OCT 15, 2015	DISAPPROVE	NASIMA HADI	Disapproved: Nasima Hadi 10/15/15 T201592622, 4120 CUTLER AV NE (If you have any question please call me at 505-924-3961-or email at nhadi@cabq.gov I am working from 8:00 am to 5:00pm. Thank you) Electrical: 1. The Electrical design shall be prepared and sealed by a registered professional engineer, licensed to practice electrical engineering in the State of New Mexico, when the installation exceeds 200 amperes comply with UAC 110.2 Mechanical: 1. Provide complete mechanical plan show all return and supply systems and exhaust fan for all restrooms comply with UMC chapter 4 2. Provide exhaust makeup air comply with UMC 403. Plumbing: 1. Provide waste piping size for all the plumbing fixtures comply with UPC table 7-3/7-5 2. Provide complete equipment plan with complete equipment schedule 3. Provide fire stop submittal package all listed products (piping, annular space sealant, etc.) proposed for membrane penetrations in all fire wall assemblies. 4. No food disposal unit or dishwasher shall be connected to or discharge into any grease interceptor comply with/UPC 1014.1.3 5. Floor shall be sloped to floor drains/UPC 411.4 Thank you,
5	FIRE	OCT 20, 2015	DISAPPROVE	MANNY ZAMORA	CO REQUIRED M. ZAMORA 10-20-15 ALL CODE CRITERIA REQUIRED FOR FIRE REVIEW ADDRESS ALL IBC COMMENTS.
6	ZONING	OCT 20, 2015	APPROVED	DAVID KILPATRICK	Approved, Vincent Montano 10-20-2015 NO CO REQ
7	EHD	OCT 23, 2015	DISAPPROVE	SUSAN SPRING	INSPECTION REQUIRED FOR EHD-CHPD NO INSPECTION REQUIRED FOR EHD-ESD DISAPPROVED 10/23/15 SUSAN SPRING 201592622 FRATERNAL ORDER OF POLICE 4120 CUTLER AVE NE 1. PROVIDE SPEC SHEETS FOR BAR EQUIPMENT AND CATERERS AREA EQUIPMENT. 2. INDICATE LOCATION OF MOP RACK 3. INDICATE LOCATION OF SOAP AND TOWEL DISPENSERS AT HAND WASH SINKS. 4. PLEASE DESCRIBE HOW THE CATERERS AREA WILL BE USED? WILL THERE BE DIFFERENT CATERERS FOR DIFFERENT EVENTS OR WILL THERE BE A SINGLE CATERER USING THE SPACE ON AN ONGOING BASIS? THE ENVIRONMENTAL HEALTH PLAN REVIEW HAS FOUND THAT THE PLANS SUBMITTED INVOLVE AN ACTIVITY THAT MAY BE REGULATED BY THE ENVIRONMENTAL HEALTH DEPARTMENT, AIR QUALITY DIVISION. BEFORE YOU BEGIN ANY CONSTRUCTION, RENOVATION, DEMOLITION, OR SURFACE DISTURBANCE, YOU MAY HAVE TO OBTAIN ADDITIONAL PERMITS OR SUBMITT NOTIFICATION. EXAMPLES: FUGITIVE DUST CONTROL PERMIT, STATIONARY SOURCE PERMIT (FOR EMERGENCY BACKUP GENERATOR, GAS STATION, PAINT AND BODY SHOPS, DRY CLEANERS) AND ASBESTOS NOTIFICATION. FOR A LIST OF OTHER SOURCES THAT REQUIRE AIR QUALITY PERMITS, PLEASE GO TO www.cabq.gov/airquality/ OR CONTACT THE AIR QUALITY DIVISION AT (505) 768-1972.
8	SOLIDWASTE	OCT 21, 2015	DISAPPROVE	LEE WHISTLE	No CO required. Disapproved. Michael Anaya. 10-21-2015. Remove curb stops on either side of parking in the rear of the property. These curb stops create a half moon on either side. Remove 2 parking spaces to the west in the rear parking lot to allow access to the existing dumpster Remove turn only marking at rear of property. A total of 4 markings on the pavement. See Traffic engineering.
9	TRAFFIC	OCT 20,	DISAPPROVE	TIMOTHY	DISAPPROVED PER STANICE ELLIOTT

		2015		SIMS	A Traffic Circulation Layout (TCL) plan is required when new or modified changes are requested for site access, circulation for parking areas, and drive through facilities. A pre-design conference with this office is recommended, to schedule a meeting contact: 505-924-3675.
10	HYDROLOGY	OCT 20, 2015	APPROVED	TIMOTHY SIMS	APPROVED PER STANICE ELLIOTT NO C.O. REQUIRED ZONE X
12	IBC	OCT 30, 2015	APPROVED	PATRICIA ORTIZ	C.O. YES INSP YES APPROVED. 201592622 4120 Cutler Ave NE 8,567 two story Change of occupancy A3,B,A2 Occupancy load 274
13	EHD	OCT 29, 2015	APPROVED	SUSAN SPRING	INSPECTION REQUIRED FOR EHD-CHPD. NO INSPECTION REQUIRED FOR EHD-ESD APPROVED 10/29/15 SUSAN SPRING
14	ELEC	NOV 04, 2015	APPROVED	NASIMA HADI	No CO. inspections are required for electrical, mechanical and plumbing Approved: Nasima Hadi 11/04/15 T201592622, 4120 CUTLER AV NE
15	MECH	NOV 04, 2015	APPROVED	NASIMA HADI	No CO. inspections are required for electrical, mechanical and plumbing Approved: Nasima Hadi 11/04/15 T201592622, 4120 CUTLER AV NE
16	PLUM	NOV 04, 2015	APPROVED	NASIMA HADI	No CO. inspections are required for electrical, mechanical and plumbing Approved: Nasima Hadi 11/04/15 T201592622, 4120 CUTLER AV NE
17	CUSTNOTIFY	OCT 23, 2015	NOTIFIED	MICHELLE MARTINEZ	PAUL 505-304-5590 CUSTOMER NOTIFIED
19	CHECK-OUT	NOV 04, 2015	CHECKED-IN	STEPHANIE GARCIA	JIM CLARK 242-1866
20	SOLIDWASTE	OCT 30, 2015	APPROVED	ADRIANE MAREZ	NO CO REQUIRED APPROVED ADRIAN MAREZ 10-30-15 MUST NOT HINDER EXISTING REFUSE ENCLOSURE REQUESTED CHANGES WERE MADE.
21	FIRE	NOV 05, 2015	APPROVED	MANNY ZAMORA	11/5/15 REJECTED PLANS APPROVED BY ERIC MENDOZA

Please Note: This report is provided for your use in making changes to your plans. Plans may not be pulled from the review process until the entire process completes. You will be notified when plan review is complete.

Nov 10, 2015

1

8:38:40 AM

Sandoval, Gary L.

From: Sandoval, Gary L.
Sent: Thursday, November 12, 2015 4:04 PM
To: 'info@masterworksarchitects.com'
Subject: RE: TCL Submittal - Fraternal Order of Police

Mr. Clark, I noticed that you are putting Revision dates on the drawing dated 8-6-15. We need your final TCL Submittal Drawing with an updated Engr. Stamp date. Please resend the TCL BP Submittal drawing, along with the detail drawings with an updated Stamp date so that I may complete the TCL BP approval for your project.

Thank You,

Gary Sandoval
Engineer
City Traffic Planning Department
505-924-3675

From: James B Clark [<mailto:info@masterworksarchitects.com>]
Sent: Thursday, November 12, 2015 2:00 PM
To: Sandoval, Gary L.
Subject: RE: TCL Submittal - Fraternal Order of Police

Gary:
Attached are two files:
1524D-Detail 6-TCL 8 1/2x11 format of the Step Down Curb Detail to add to the drawing;
and
1524D-TCL-12Nov15 24x36 format TCL Plan Sheet showing the Detail 6 and a callout note on the step down curb on the north edge of the parking area to supplant the 10 Nov 15 PDF file previously submitted.
Thank you,
Jim

From: Sandoval, Gary L. [<mailto:glsandoval@cabq.gov>]
Sent: Thursday, November 12, 2015 10:36 AM
To: info@masterworksarchitects.com
Subject: RE: TCL Submittal - Fraternal Order of Police

Can you send me a detail of this to add to the drawing and please state the slope. Formalize the detail drawing, referencing the detail to the original drawing.

From: James B Clark [<mailto:info@masterworksarchitects.com>]
Sent: Thursday, November 12, 2015 10:16 AM
To: Sandoval, Gary L.
Subject: RE: TCL Submittal - Fraternal Order of Police

Gary:
This is the Step Down Curb configuration. The pathway is accessible.
Let me know if you need anything else.

Thank you,
Jim

From: Sandoval, Gary L. [<mailto:glsandoval@cabq.gov>]
Sent: Tuesday, November 10, 2015 5:08 PM
To: info@masterworksarchitects.com
Subject: RE: TCL Submittal - Fraternal Order of Police

Can you please explain the " Step Down " ADA pathway from the ROW? Is there a step or slant sidewalk?

From: James B Clark [<mailto:info@masterworksarchitects.com>]
Sent: Tuesday, November 10, 2015 11:11 AM
To: Sandoval, Gary L.
Subject: RE: TCL Submittal - Fraternal Order of Police

Gary:
Attached is the pdf file copy of the FOP HQ TCL Plan.
The hard copies were turned in this morning.
Thank you,
Jim

From: Sandoval, Gary L. [<mailto:glsandoval@cabq.gov>]
Sent: Monday, November 9, 2015 8:23 AM
To: info@masterworksarchitects.com
Subject: RE: TCL Submittal - Fraternal Order of Police

I did receive that. It has become normal for the TCL Drawings to be sent via email along with the hard copy for approval. Thank You..

From: James B Clark [<mailto:info@masterworksarchitects.com>]
Sent: Monday, November 09, 2015 4:30 AM
To: Sandoval, Gary L.
Subject: RE: TCL Submittal - Fraternal Order of Police

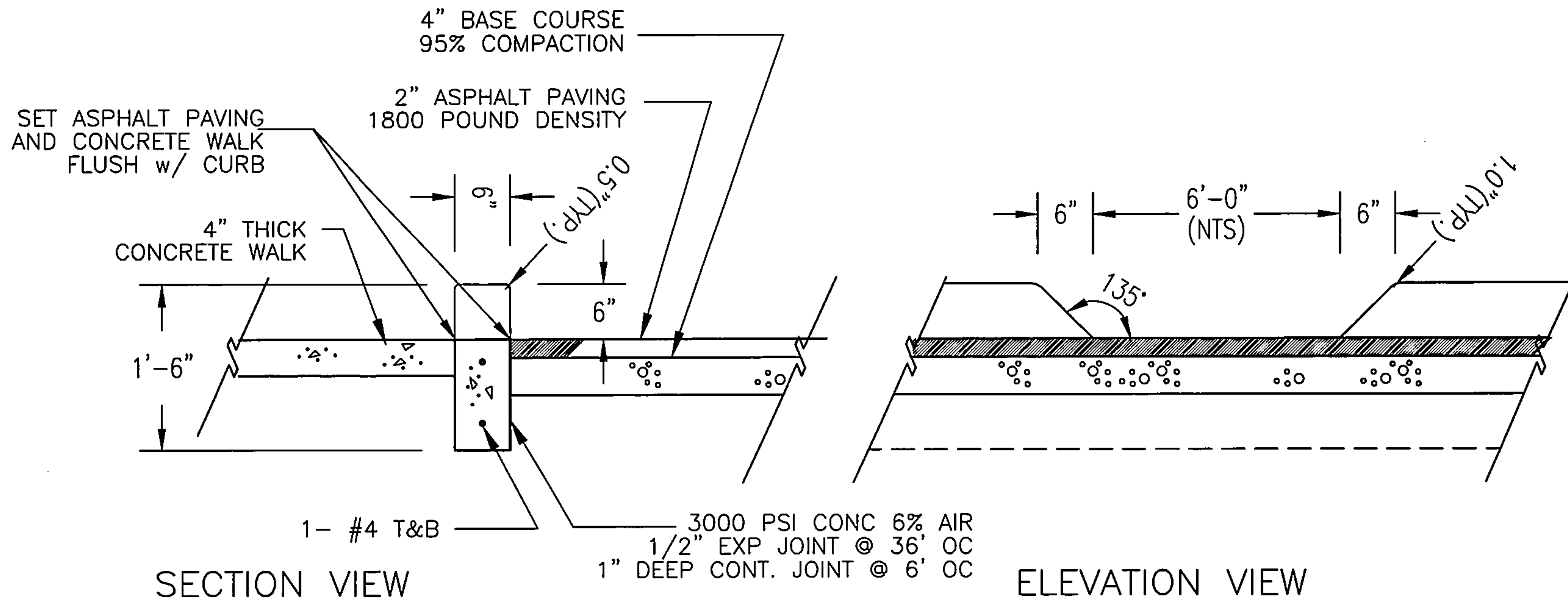
Gary:
A CD containing a pdf file of the original submittal was included.
Please define "electronic copy" if you need something else.
Thank you,
Jim

From: Sandoval, Gary L. [<mailto:glsandoval@cabq.gov>]
Sent: Friday, November 6, 2015 4:12 PM
To: info@masterworksarchitects.com
Subject: TCL Submittal - Fraternal Order of Police

Please send me a electronic copy of the TCL drawing.

Thank You,

Gary Sandoval
Engineer



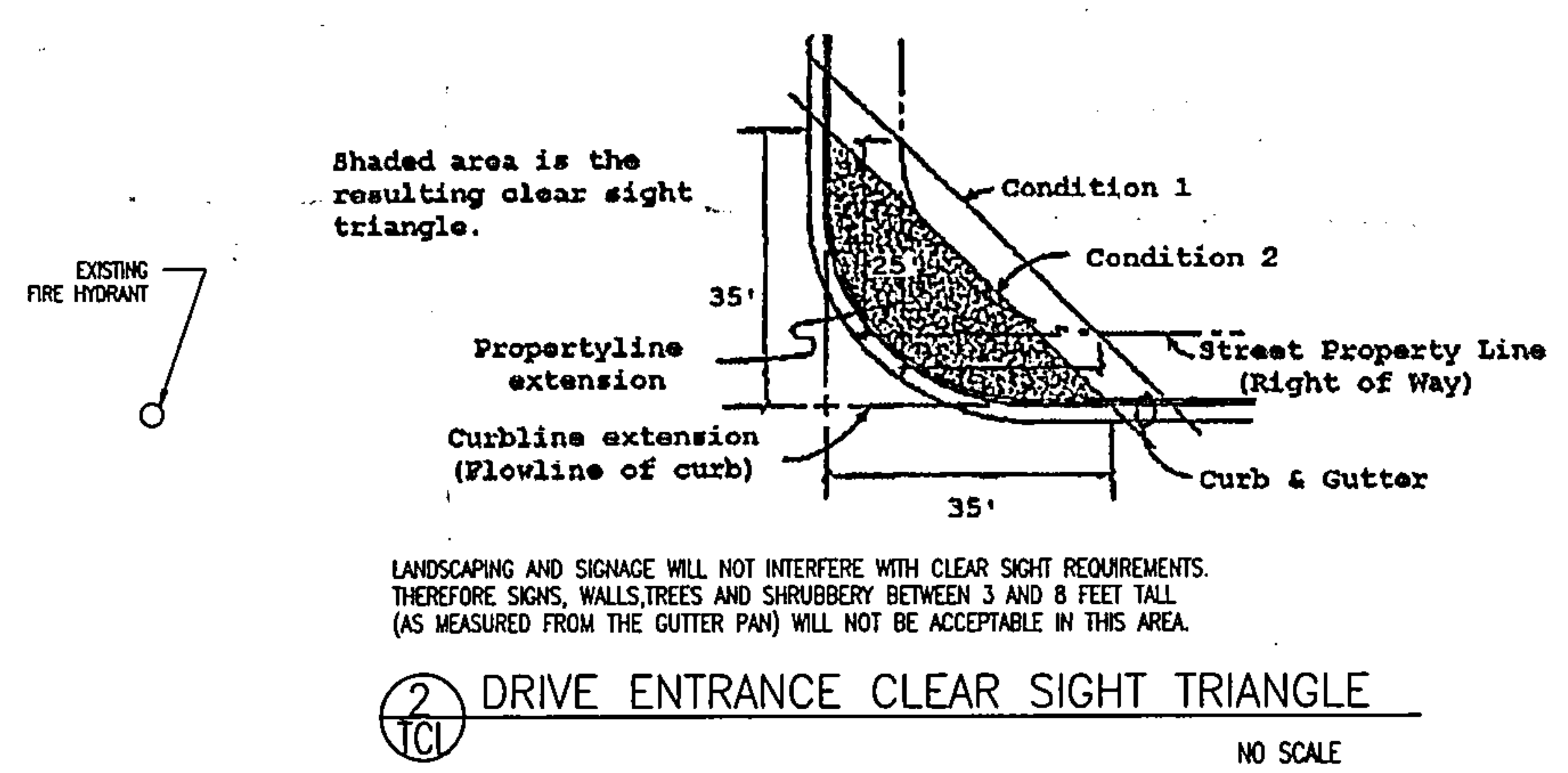
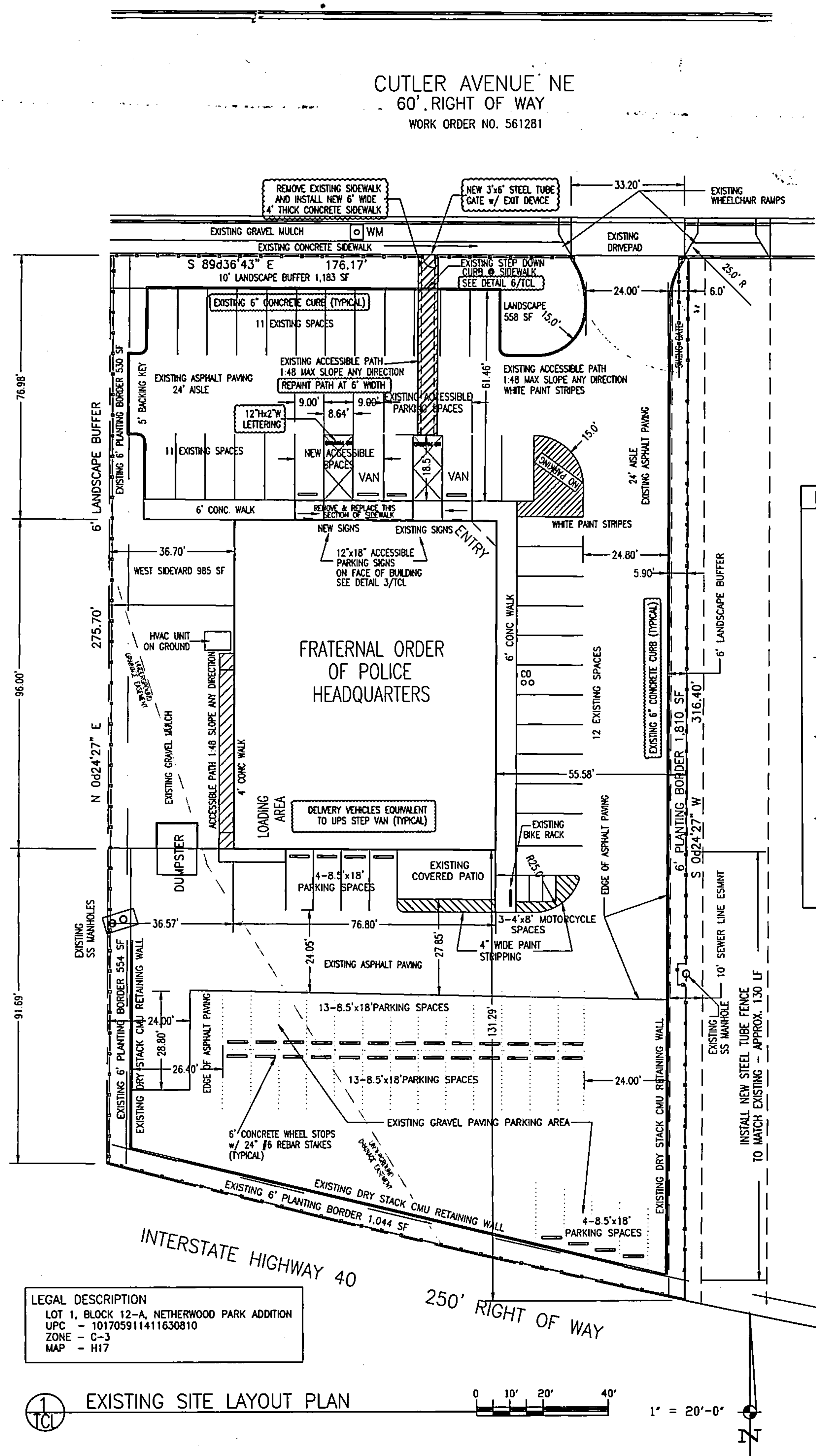
6
TCL

HEADER CURB @ STEP DOWN

NO SCALE

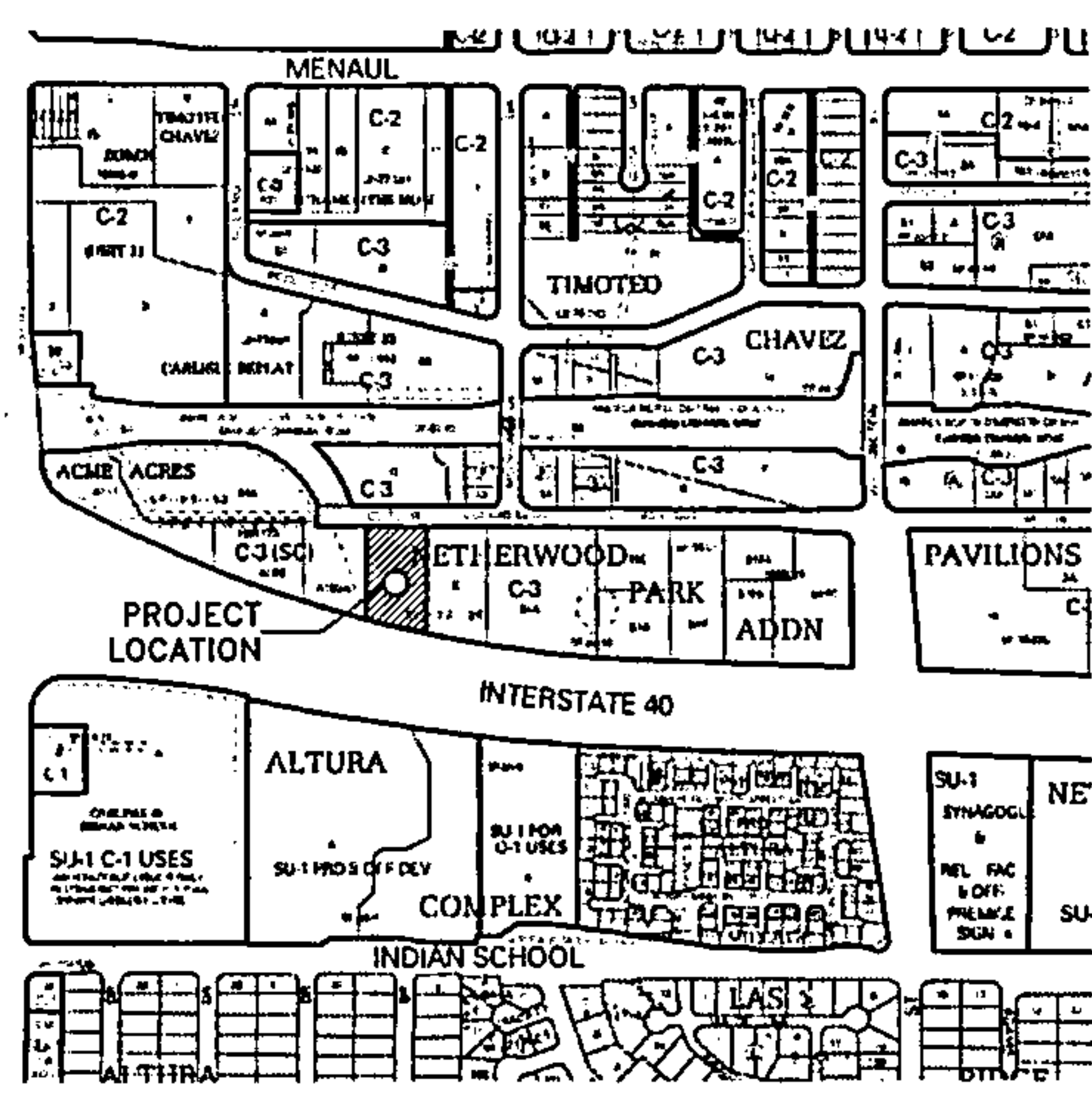
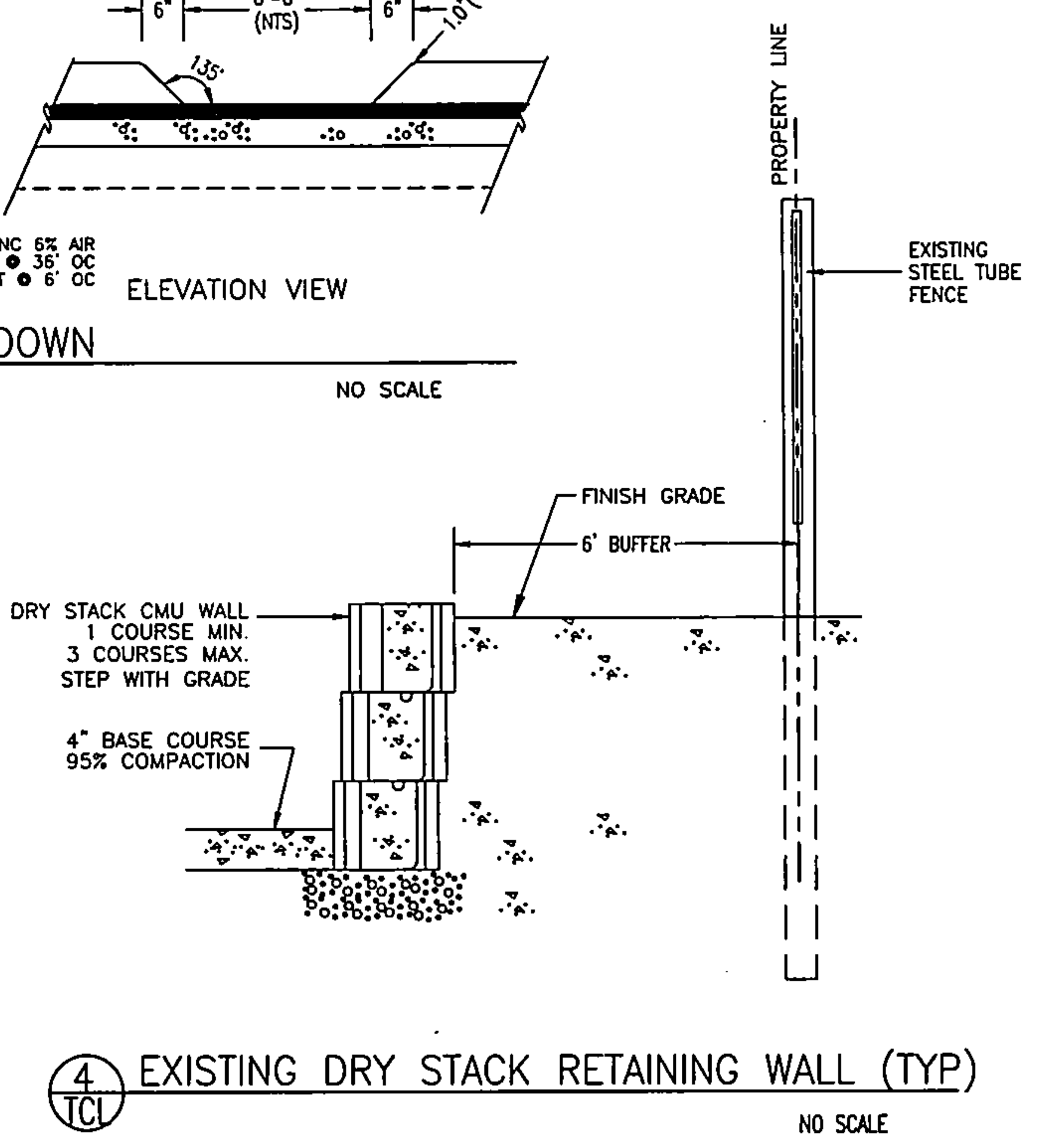
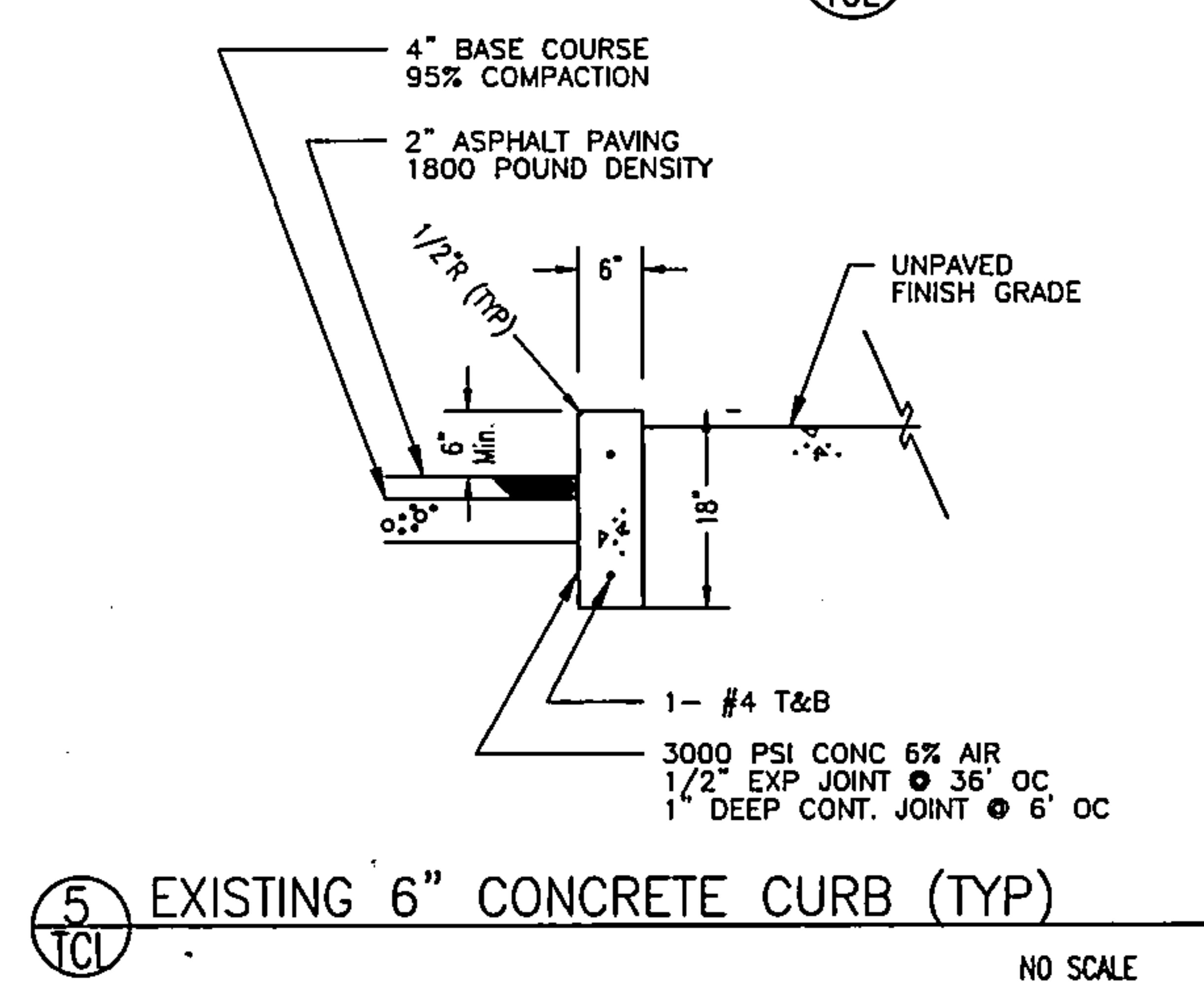
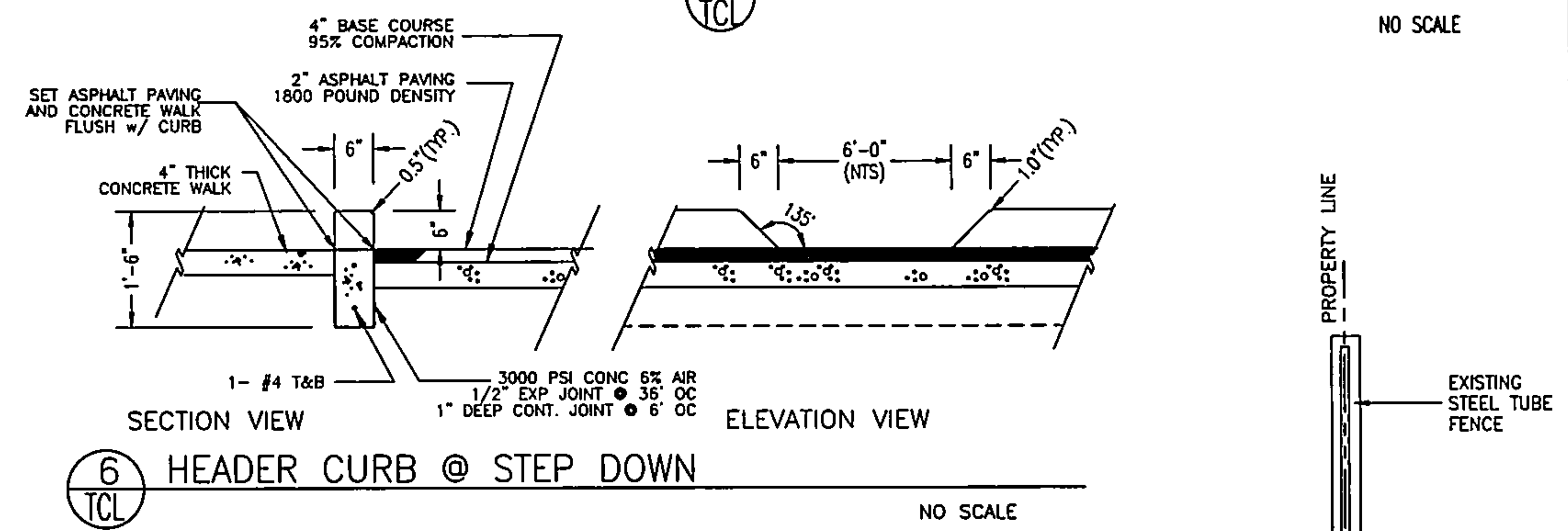
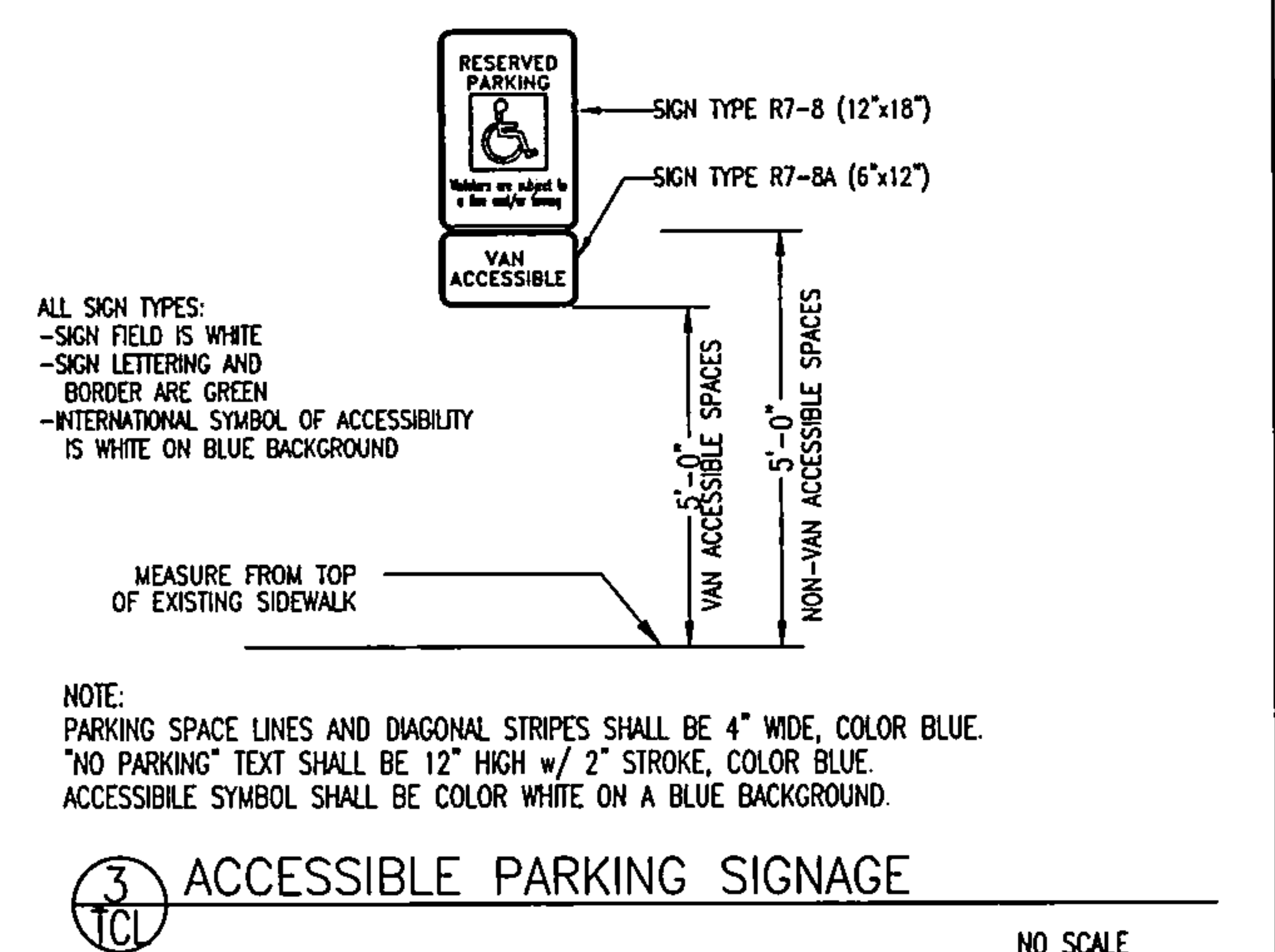
1 OF 1 TCL SHEET	TRAFFIC CIRCULATION PLAN	EXISTING BUILDING REMODEL FOR FRATERNAL ORDER OF POLICE 4120 CUTLER AVENUE NE ALBUQUERQUE, NEW MEXICO 87110	FILE 1524DSITE 6 AUG 2015 REV: 12 OCT 2015 REV: 29 OCT 2015 REV: 10 NOV 2015	© MWA, Inc 2015	MASTERWORKS ARCHITECTS, INC 516 ELEVENTH ST. NW 242-1866 ALBUQUERQUE, NM 87102-1806	STATE OF NEW MEXICO JAMES B. CLARK, JR. REGISTERED ARCHITECT 1047

James B. Clark
6 AUG 2015



PARKING CALCULATIONS	
AUTOMOBILES AND LIGHT TRUCKS	
OFFICE OCCUPANCY (LOWER FLOOR):	7,707 NET LEASE SF = 39 SPACES
1 SPACE PER 200 SQ. FT.	
OFFICE OCCUPANCY (UPPER FLOOR):	830 NET LEASE SF = 3 SPACES
1 SPACE PER 300 SQ. FT.	
BAR:	96 SEATS / 4 = 24 SPACES
1 SPACE PER 4 SEATS	
TOTAL REQUIRED PARKING SPACES:	66 SPACES
TOTAL PARKING SPACES PROVIDED:	68 SPACES
DISABLED PARKING SPACES	
TOTAL REQUIRED SPACES	66 SPACES
FOR AUTOMOBILES AND LIGHT TRUCKS	
REQUIRED NUMBER OF DESIGNATED DISABLED SPACES	= 4 SPACES
TOTAL DISABLED SPACES PROVIDED:	4 SPACES
MOTORCYCLES	
TOTAL REQUIRED SPACES	66 SPACES
FOR AUTOMOBILES AND LIGHT TRUCKS	
REQUIRED NUMBER OF MOTORCYCLE SPACES	= 3 SPACES
TOTAL MOTORCYCLE SPACES PROVIDED:	3 SPACES
BICYCLES	
TOTAL REQUIRED SPACES	66 SPACES
FOR AUTOMOBILES AND LIGHT TRUCKS	
REQUIRED NUMBER OF BICYCLE SPACES [66 / 20]	= 4 SPACES
TOTAL BICYCLE SPACES PROVIDED:	4 SPACES

LANDSCAPE CALCULATIONS:	
REQUIRED LANDSCAPE AREA	52,095.6 GSF
GROSS LOT AREA:	7,971.7 GSF
BUILDING FOOTPRINT:	44,123.9 NSF
NET LOT AREA:	X 15%
REQUIRED AREA:	6,618.5 GSF
EXISTING LANDSCAPE PROVIDED	5,679 SF
PERIMETER AREAS:	985 SF
WEST SIDE YARD:	
TOTAL PROVIDED:	6,664 GSF
HIGH WATER TURF PROVIDED:	NONE



James B. Clark
6 AUG 2015

STATE OF NEW MEXICO
JAMES BENJAMIN CLARK III
1047
REGISTERED ARCHITECT

MASTERWORKS ARCHITECTS, INC.
516 ELEVENTH ST. NW 242-1866
ALBUQUERQUE, NM 87102-1806

FILE # 1524DSITE
6 AUG 2015
REV: 12 OCT 2015
REV: 29 OCT 2015
REV: 10 NOV 2015
REV: 12 NOV 2015

EXISTING BUILDING REMODEL FOR
FRATERNAL ORDER OF POLICE
4120 CUTLER AVENUE NE
ALBUQUERQUE, NEW MEXICO 87110

TRAFFIC CIRCULATION PLAN

SHEET
TCL
1 OF 1

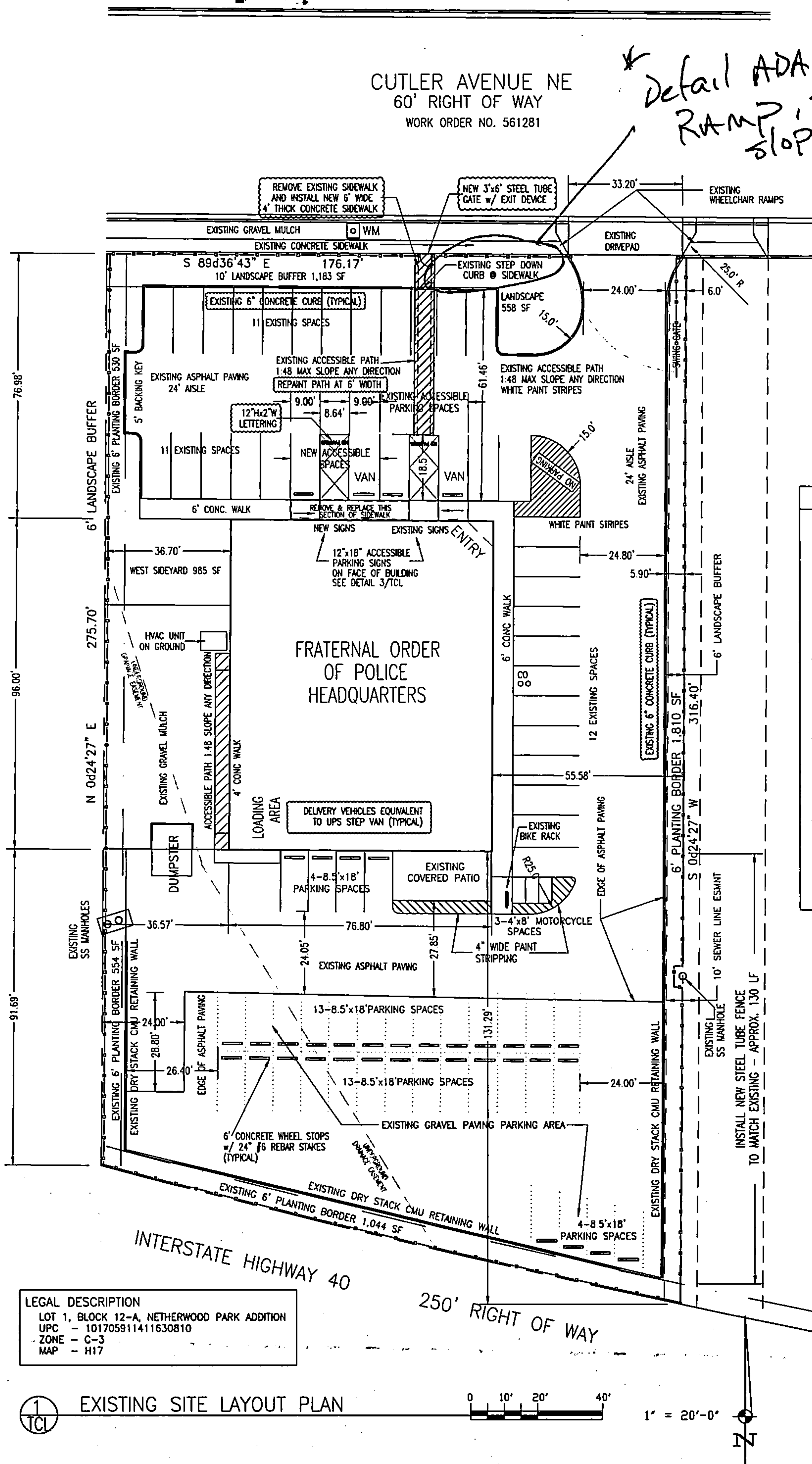
Sandoval, Gary L.

From: Sandoval, Gary L.
Sent: Wednesday, November 11, 2015 9:27 AM
To: James B Clark
Subject: Fraternal Order of Police - TCL BP Submittal
Attachments: Scanned from a Xerox multifunction device (38).pdf

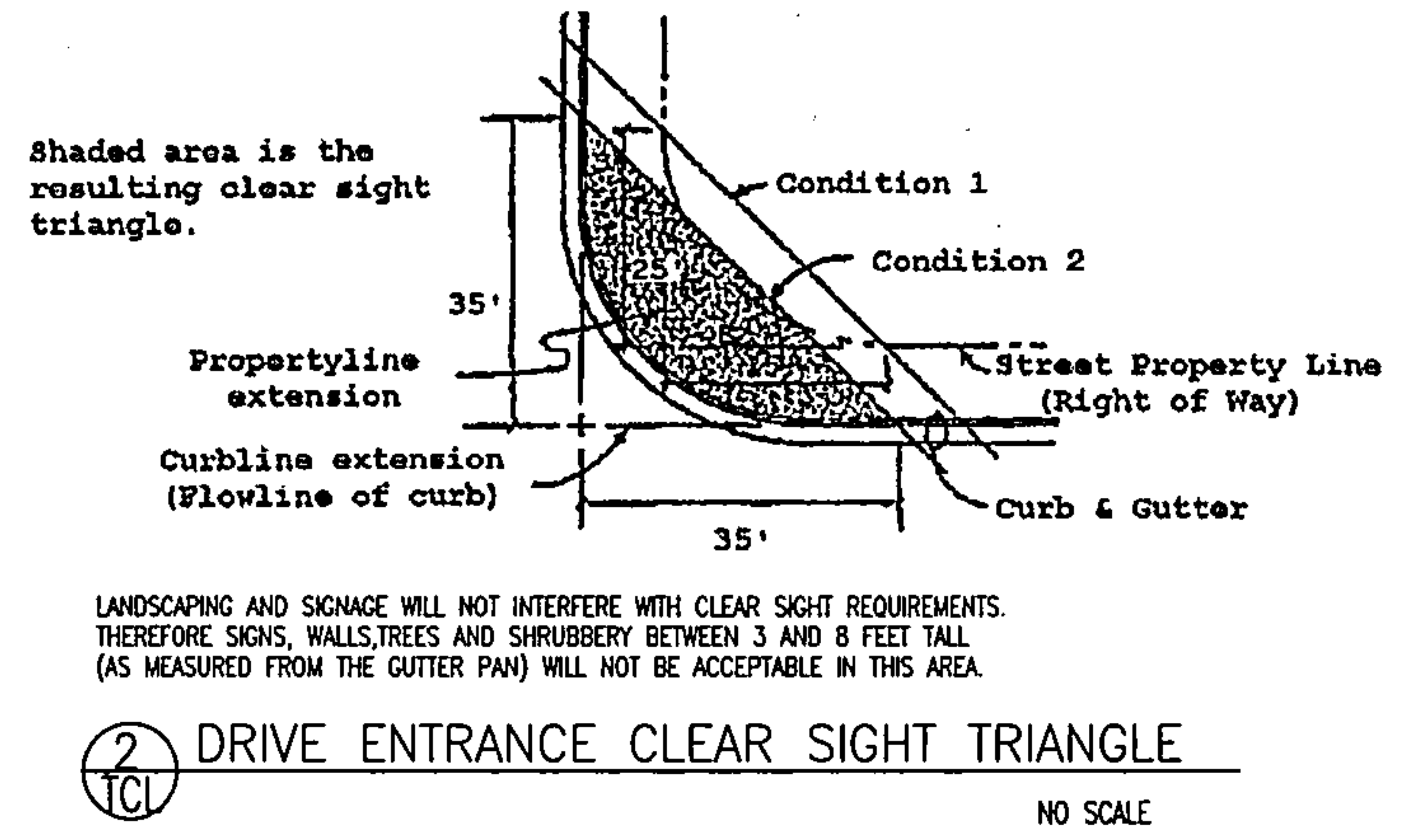
Attached is a marked up drawing of your submittal, notating the ADA sidewalk in question. Per DPM an ADA accessible pathway is required from the public ROW. You are notating that there is a step. Also, the resubmittal will need a new Stamp Date.

Thank You,

Gary Sandoval
Engineer
City Traffic Planning Department
505-924-3675



** Detail ADA Reg RAMP, specifying slope*



PARKING CALCULATIONS

AUTOMOBILES AND LIGHT TRUCKS

OFFICE OCCUPANCY (LOWER FLOOR): 7,707 NET LEASE SF = 39 SPACES
 @ 1 SPACE PER 200 SQ. FT.

OFFICE OCCUPANCY (UPPER FLOOR): 830 NET LEASE SF = 3 SPACES
 @ 1 SPACE PER 300 SQ. FT.

BAR: 96 SEATS / 4 = 24 SPACES
 @ 1 SPACE PER 4 SEATS

TOTAL REQUIRED PARKING SPACES: 66 SPACES

TOTAL PARKING SPACES PROVIDED: 68 SPACES

DISABLED PARKING SPACES

TOTAL REQUIRED SPACES FOR AUTOMOBILES AND LIGHT TRUCKS: 66 SPACES

REQUIRED NUMBER OF DESIGNATED DISABLED SPACES = 4 SPACES

TOTAL DISABLED SPACES PROVIDED: 4 SPACES

MOTORCYCLES

TOTAL REQUIRED SPACES FOR AUTOMOBILES AND LIGHT TRUCKS: 66 SPACES

REQUIRED NUMBER OF MOTORCYCLE SPACES = 3 SPACES

TOTAL MOTORCYCLE SPACES PROVIDED: 3 SPACES

BICYCLES

TOTAL REQUIRED SPACES FOR AUTOMOBILES AND LIGHT TRUCKS: 66 SPACES

REQUIRED NUMBER OF BICYCLE SPACES [66 / 20] = 4 SPACES

TOTAL BICYCLE SPACES PROVIDED: 4 SPACES

LANDSCAPE CALCULATIONS:

REQUIRED LANDSCAPE AREA: 52,095.6 GSF

GROSS LOT AREA: 7,971.7 GSF

BUILDING FOOTPRINT: 44,123.9 NSF

NET LOT AREA: 44,123.9 NSF

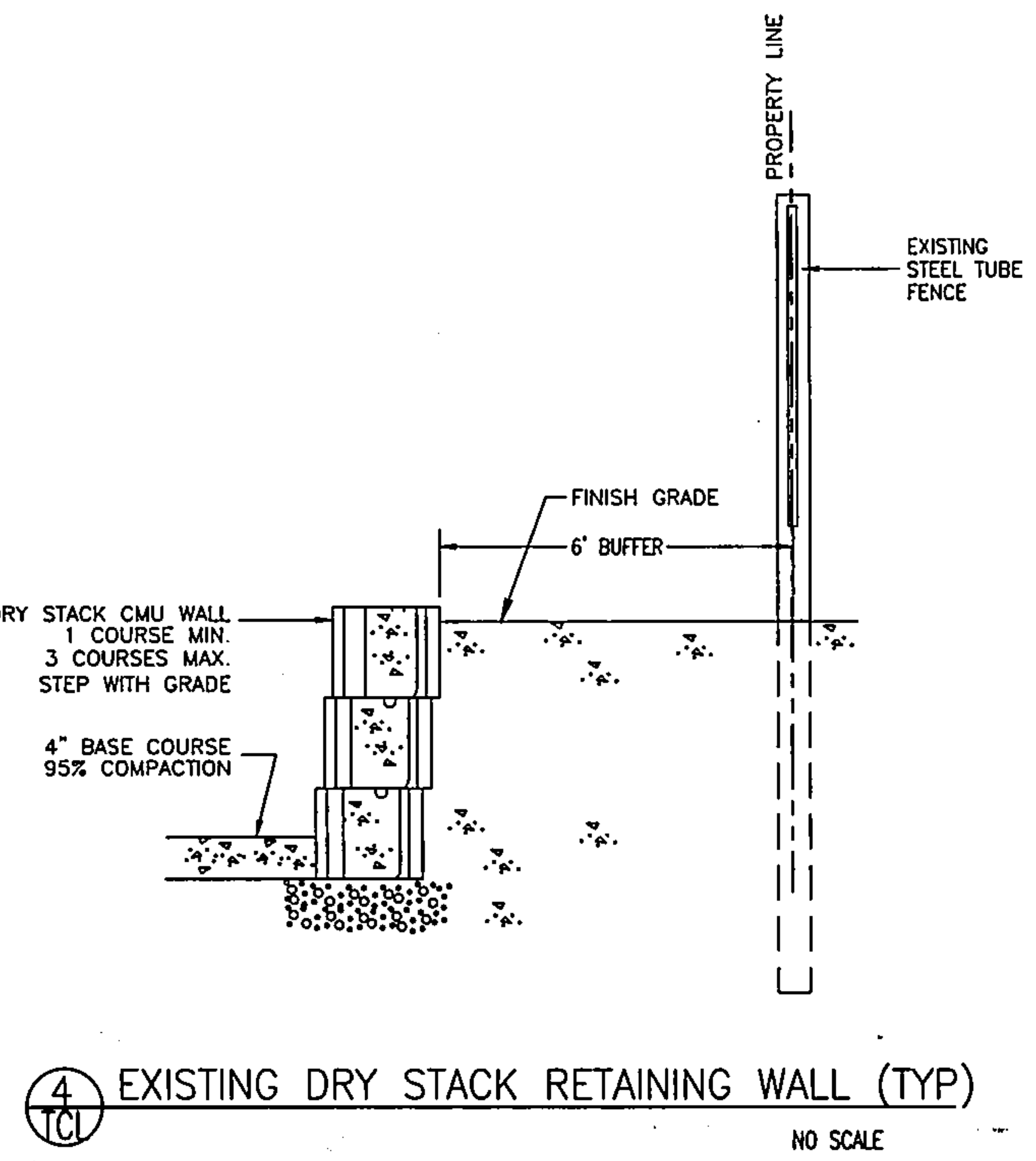
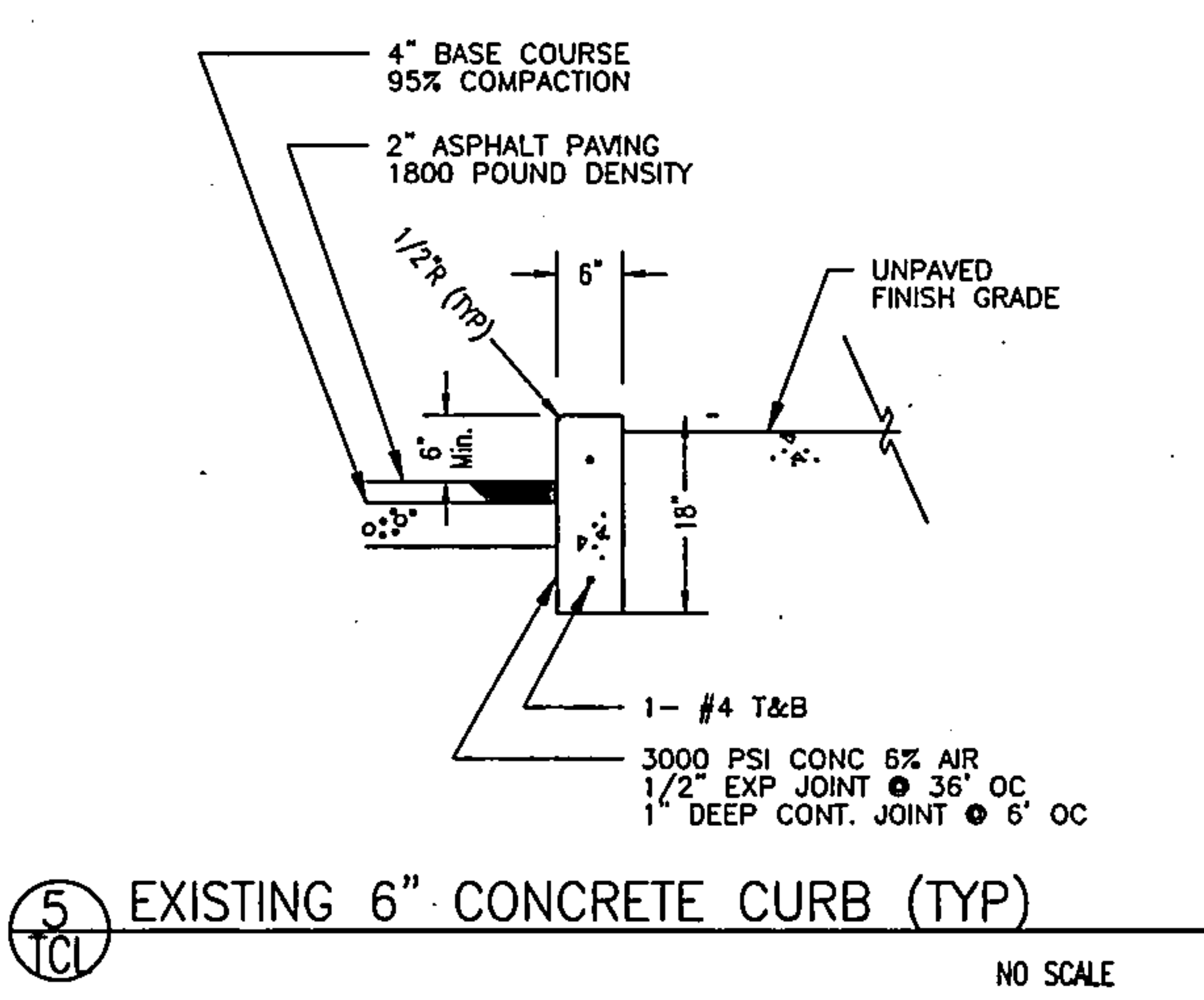
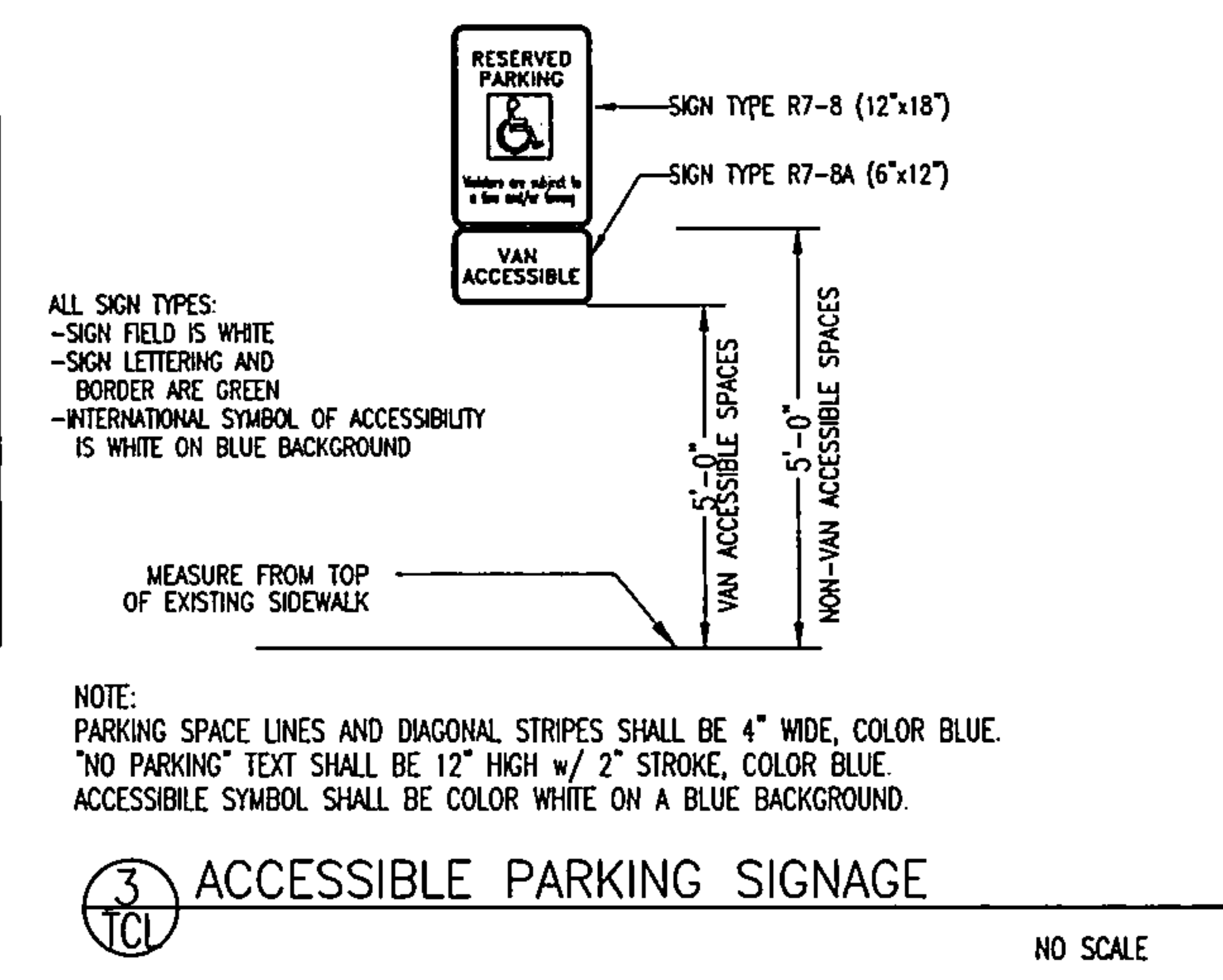
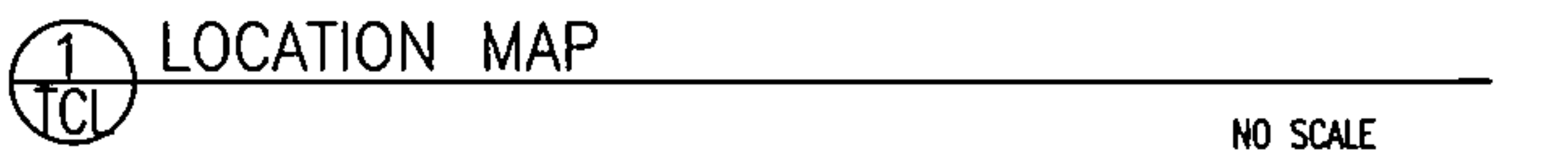
REQUIRED AREA: 6,618.5 GSF

EXISTING LANDSCAPE PROVIDED: 5,679 SF

PERIMETER AREAS: 985 SF

TOTAL PROVIDED: 6,664 GSF

HIGH WATER TURF PROVIDED: NONE



James B. Clark
6 AUG 2015

STATE OF NEW MEXICO
JAMES BENJAMIN CLARK III
1047
REGISTERED ARCHITECT

MASTERWORKS ARCHITECTS, INC.
516 ELEVENTH ST. NW 242-1866
ALBUQUERQUE, NM 87102-1806

FILE # 1524DSITE
6 AUG 2015
REV: 12 OCT 2015
REV: 29 OCT 2015
REV: 10 NOV 2015

EXISTING BUILDING REMODEL FOR
FRATERNAL ORDER OF POLICE
4120 CUTLER AVENUE NE
ALBUQUERQUE, NEW MEXICO 87110

TRAFFIC CIRCULATION PLAN

SHEET
TCL
1 OF 1

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

November 5, 2015
James Clark
Masterworks Architects Inc.
516 11 St., NE Suite D
Albuquerque, NM 87102

**Re: Fraternal Order of Police Remodel
4120 Cutler Ave., NE
Traffic Circulation Layout**

Engineer's/Architect's Stamp dated 8-6-15 ~~(H18-D086A)~~

H17-0086

Dear Mr. Clark,

Based upon the information provided in your submittal received 10-30-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

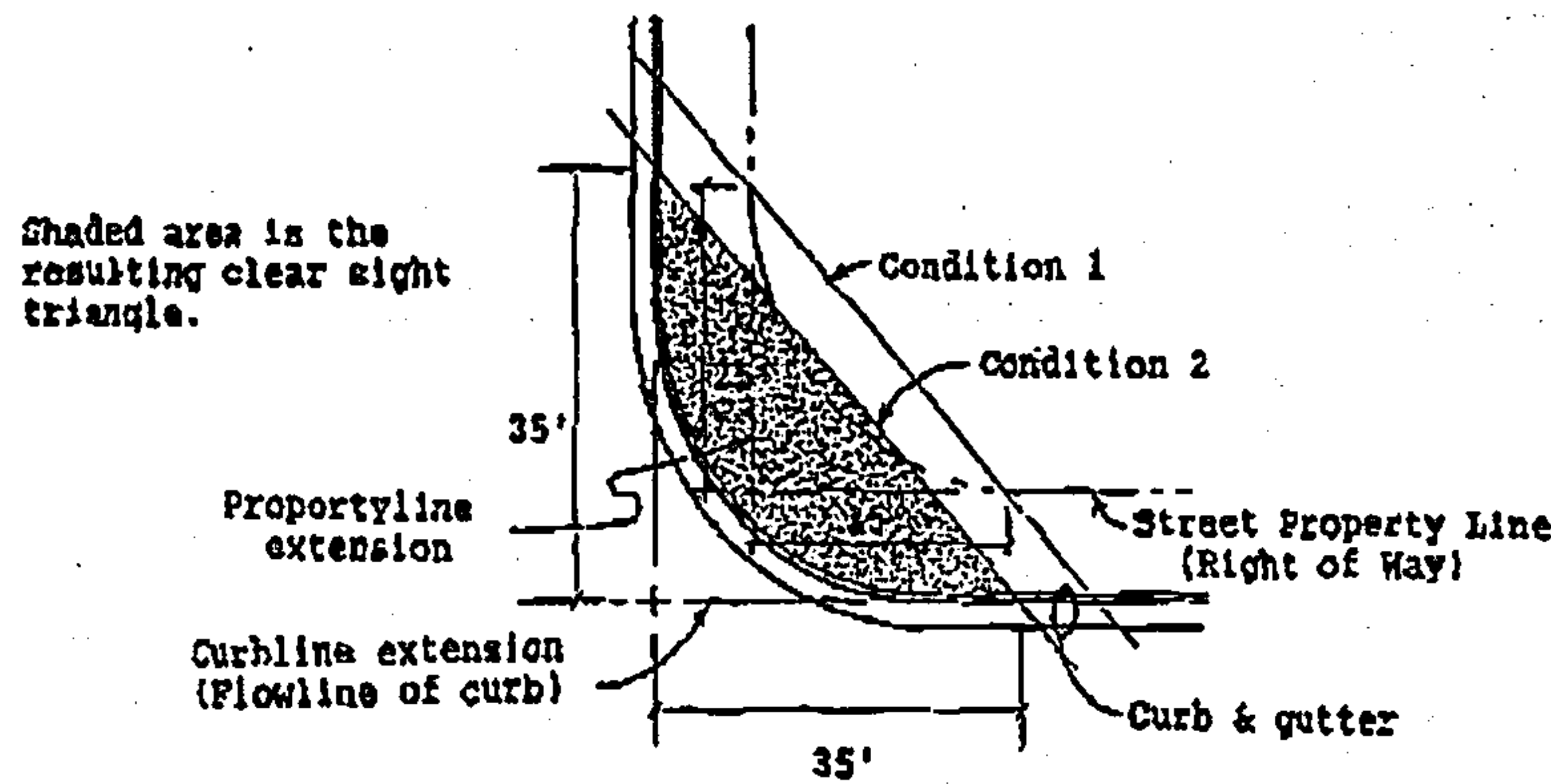
Albuquerque

NM 87103

www.cabq.gov

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
2. Identify the right of way width, medians, curb cuts, and street widths on Cutler Ave.
3. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**
4. The ADA access aisle shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
5. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
6. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please clearly detail barrier curb.
7. Design delivery vehicle route needs to be shown.
8. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
9. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please show this detail for entrance/exit on Cutler Ave.

CITY OF ALBUQUERQUE



10. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
11. Please include two copies of the traffic circulation layout at the next submittal.

PO Box 1293

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact Gary Sandoval (505) 924-3675 or me at 924-3991.

Albuquerque

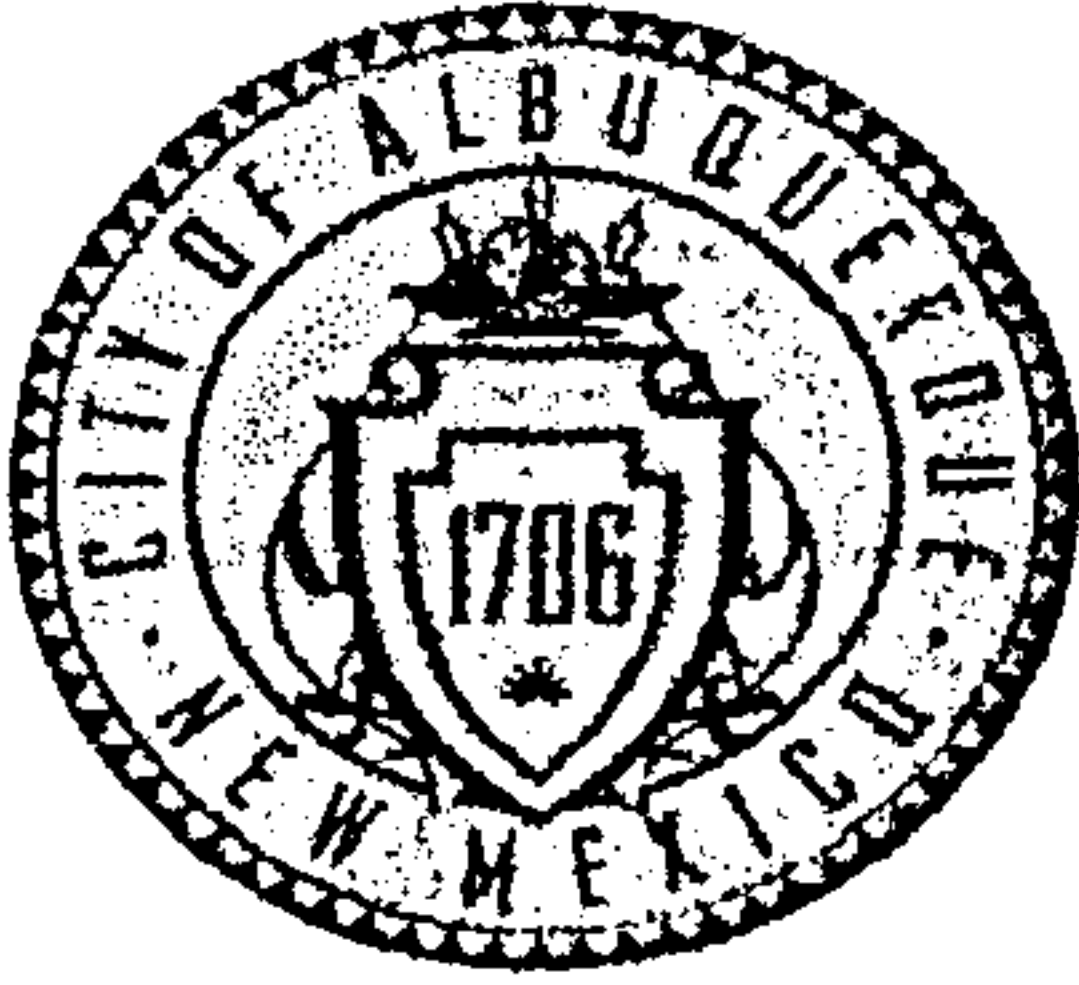
Sincerely,

NM 87103

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

www.cabq.gov

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Fraternal Order of Police Remodel

Building Permit #: T2015 9 2622

City Drainage #: ~~118D086~~ **H17D086**

DRB#:

EPC#:

Work Order#:

Legal Description: Lot 1 Block 12-A Netherwood Park Addn

City Address: 4120 Cutler Ave NE

Engineering Firm:

Contact:

Address:

Phone#:

Fax#:

E-mail:

Owner: Fraternal Order of Police

Contact: Mark Manary, President

Address: 6747 Academy NE, Ste D, Albuquerque, NM 87109

Phone#: 345-2639

Fax#:

E-mail: office@fop1abq.org

Architect: Masterworks Architects Inc

Contact:

Address: 516 11th St. NW ABQ NM 87102

Phone#: 242-1822

Fax#: 242-1802

E-mail: info@masterworksarchitects.com

Other Contact:

Contact:

Address:

Phone#:

Fax#:

E-mail:

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

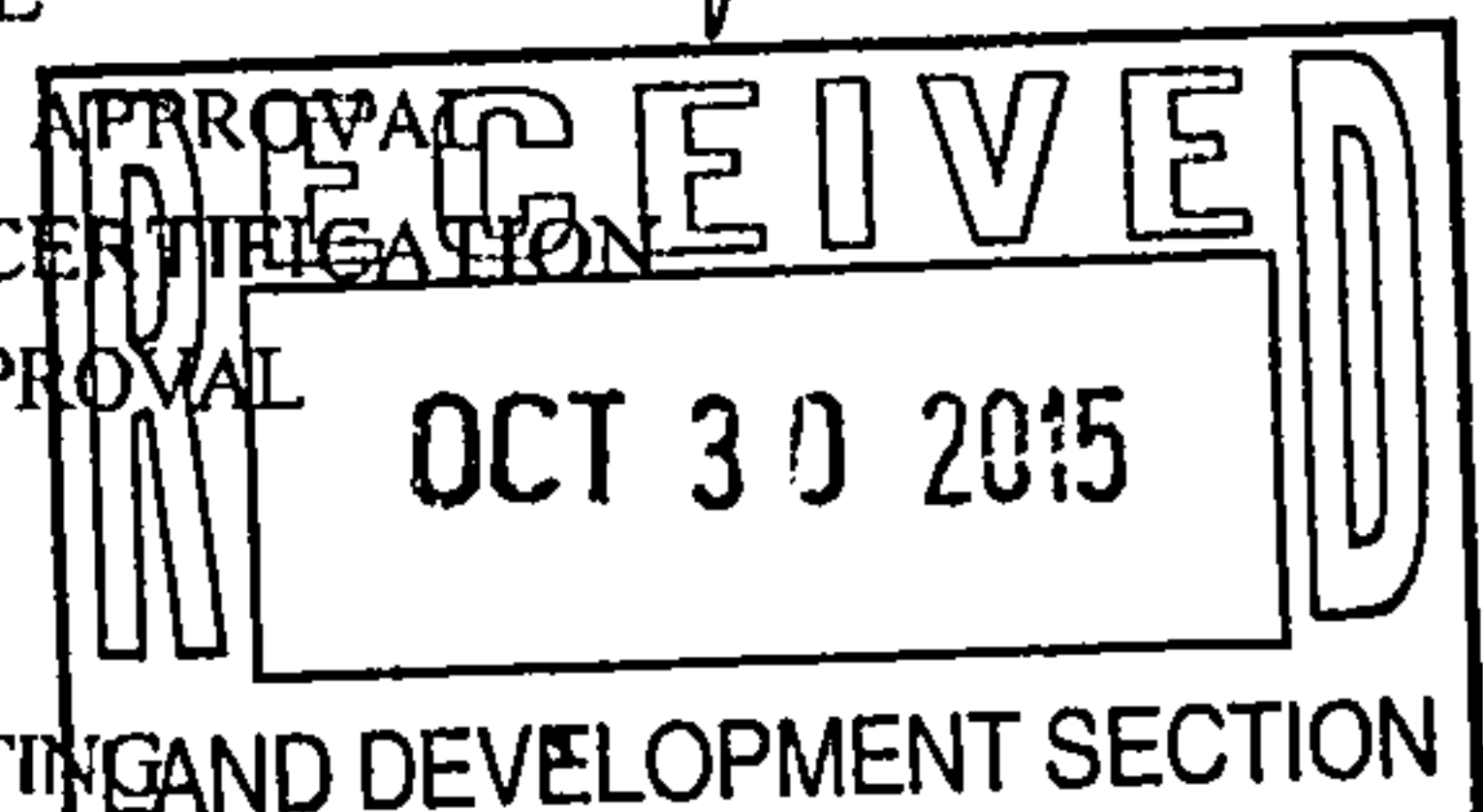
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 30 Oct 2015

By: James B Clark

paid \$50.00

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____



City of Albuquerque
Building & Safety

OCT 14 2015

I.B.C.
Plan Check Section

CITY OF ALBUQUERQUE
BUILDING SAFETY DIVISION
600 2ND STREET N.W.
ALBUQUERQUE, N.M. 87102
OFFICE 505-924-3964 FAX 505-924-3967

E-PLAN APPLICATION

PERMIT # 201592022
ADDITIONAL PERMIT #S _____

APPLICANT TO PROVIDE ALL INFORMATION BELOW:

CONSTRUCTION ADDRESS: 4120 Cutler Avenue NE 87110

REISSUE FROM MASTER PLAN # _____

CITY PROJECT # _____

LEGAL DESCRIPTION:

WITHIN 1000' OF FORMER LANDFILL

☐ YES ☒ NO

LOT # 1 BLOCK # _____
SUBDIVISION NETHERWOOD PARK ADDN
TRACT _____ PARCEL _____ UNIT _____
UPC # 101705911411630810
ZONE C-3 ZONE ATLAS PAGE H-17

TYPE OF APPLICATION:

☒ COMMERCIAL ☐ RESIDENTIAL ☐ GREEN
☐ NEW BUILDING ☐ TENANT IMPROVEMENT
☐ SHELL ONLY ☐ SWIMMING POOL
☐ ADDITION ☐ GARDEN WALL, FENCE, RETAINING WALL
☒ REMODEL ☐ FOUNDATION FOR MODULAR BUILDING
☐ REPAIR ☐ FOUNDATION FOR MOVED BUILDING
☐ FOUNDATION ONLY ☐ OTHER

OWNER:

NAME F.O.P. (President) Mark Monary
ADDRESS 4120 Cutler Ave NE ALBUQUERQUE NM
ZIP 87110 PHONE 803-6822

OWNERSHIP:

☒ PRIVATE ☐ PUBLIC

CONSTRUCTION DATA: (THIS PROJECT ONLY)

OF STORIES 2
SQUARE FOOTAGE: 8500
HEATED 8500
GARAGE N/A
CARPORT, PORCH N/A
OR PATIO COVER N/A
TOTAL SQ. FT. N/A

PERSON WHO WILL UPLOAD ELECTRONIC PLANS:

NAME _____
ADDRESS _____
ZIP _____ PHONE _____
EMAIL ADDRESS _____

ARCHITECT / ENGINEER / DESIGNER:

NAME James Clark
ADDRESS 516 11th Street NW
ZIP 87102-1806 PHONE 242-1866

CONTRACTOR:

NAME Bennett Enterprises General Contractors Inc.
ADDRESS 1123 Diamondback Dr NE
ZIP 87113 PHONE 3045590
NM STATE LICENSE # 357711
LICENSE CLASSIFICATION GB-98
NM STATE CRS # 02470596
ABQ. BUSINESS REG. # FA 0036653

VALUATION OF WORK \$ 235,000.00

OF PHASES 1 (MUST BE APPROVED AT SUBMITTAL)

OCCUPANT LOAD _____ (FOR COMMERCIAL PROJECTS ONLY)

OF APT. OR MOTEL UNITS _____ # OF BUILDINGS 1

DESCRIPTION OF WORK: new flooring, moving
some walls, making bathrooms
larger

☐ SINGLE FAMILY RESIDENCE ☐ GARAGE
☐ REISSUE ☐ CARPORT
☐ TOWNHOUSE ☐ PATIO COVER
☐ DUPLEX ☐ PATIO ENCLOSURE

SIGNATURE [Signature] DATE 9/14/15

FasTrax

Chapter 23

Excerpt printed 27 October 2015

Section 7. PARKING AREA AND DRIVE THROUGH FACILITY CRITERIA

The City Zoning Code requires the design of access and circulation for parking areas and drive through facilities to be satisfactory to the Traffic Engineer. The design of these parking areas is a melding of a number of objectives of a development including safety, efficiency, aesthetics, etc. From a vehicular transportation point of view, one of the most critical areas of concern is the location and manner of access from the adjacent street. Section 6 should be consulted regarding the location and design standards for access points. The interface of the development adjacent to these areas also play a major role in how safely and efficiently they operate.

These guidelines for the layout of the parking areas represent engineering design standards which will result in good operational and safety characteristics. However, with the many variables in design and unique characteristics that can be encountered, the designer may need to investigate other ways of providing these desirable operational and safety characteristics. Prior to embarking on a design for these unusual conditions, the designer should contact the Traffic Engineer to reach agreement on the modifications to these guidelines.

F. Traffic Circulation Layout Site Plan Checklist

The City Zoning Code requires the design of access and circulation for parking areas and drive through facilities to be satisfactory to the Traffic Engineer. The design of these parking areas is a melding of a number of objectives of a development including safety, efficiency, aesthetics, etc. From a vehicular transportation point of view, one of the most critical areas of concern is the location and manner of access from the adjacent street. The interface of the development adjacent to these areas also plays a major role in how safely and efficiently they operate. These guidelines for the layout of the parking areas represent engineering design standards that will result in good operational and safety characteristics. However, with the many variables in design and unique characteristics that can be encountered, the designer may need to investigate other means of satisfying desirable operational and safety characteristics. Prior to embarking on a design for these unusual conditions, the designer should contact the Traffic Engineer to reach agreement on the modifications to these guidelines. Typically, Traffic Circulation Layout (TCL) Site Plans are required for commercial and institutional buildings, multi-family residential buildings and commercial additions of 500 square feet or more, refer to the procedures for TCL and drainage.

NOTE: The following checklist is intended to be used as a guide for preparing your Traffic Circulation Layout Plan to meet any or all of the traffic requirements. It is only a guide. Some items may not be applicable to your particular project; some items may require more detail.

I. General Information

- A. Completed Drainage/TCL Information Sheet - (DPM Volume 1, Chapter 17)
- B. Planning History-Relationship to approved site plans, masterplans, and/or sector plans site
- C. Description:

1. Vicinity map (zone atlas map) showing location of the development in relation to well-known landmarks, municipal boundaries and zone atlas map index number

2. Address and legal description or copy of current plat
3. All requests for variances from policies, ordinances or resolutions which are necessary to implement this plan must be specifically identified
4. Type of development (restaurants, banks, convenience markets, service station, super markets, auto car wash, etc.)
5. Size of development
6. Parking spaces required by Zoning Code or prior EPC approved Site Development Plan
7. Executive Summary-Provide a brief yet comprehensive discussion of the following:
 - a. General project location
 - b. Development concept for the site
 - c. Traffic circulation concept for the site
 - d. Impact on the adjacent sites
 - e. Reference any applicable Traffic Impact Studies (TIS) or previously approved plans
 - f. Variance required to accommodate unusual site circumstances

II. Plan Drawings

- A. Professional Architect's/Engineer's stamp with signature and date
- B. Drafting standards: (Reference City Standards, DPM Volume 2, Chapter 27)
 1. North Arrow
 2. Scales-recommended engineer scales:
 - a. 1" = 20' for sites less than 5 acres
 - b. 1" = 50' for sites 5 acres or more
 3. Legend-see DPM manual, Volume 2, Tables 27.3a - 27.3d for recommended standard symbols (or provide a clear, concise, alternate legend)
 4. Plan drawings size: 24" x 36"
 5. Notes defining property line, rights-of-way, signs, street lights, fire hydrants, medians, water meter boxes, pavement limits and types, sidewalks, landscape areas, project limits, and all other areas whose definition would increase clarity
- C. Existing Conditions:
 1. On-site
 - a. Identification of all existing buildings, doors, structures, sidewalks, curbs, drivepads, walls, etc., and anything that influences parking and circulation of the site
 - b. Indication of all existing access easements and rights-of-way on or adjacent to the site with dimensions and purpose shown

2. Off-site

- a. Identification of the right-of-way width, medians, curb cuts, street widths, etc. (both sides of street)

D. Proposed Conditions: Proposed conditions should generally be superimposed on the drawings showing existing on-site and off-site conditions. Separate sheets may be used for on-site and off-site areas depending upon circumstances.

1. On-site

- a. Indication of all proposed access easements and rights-of-way on or adjacent to the site with dimensions and purpose shown

b. Slopes

- (1) Parking lots require a slope between 1% min and 8% max.

- (2) Parking areas adjacent to major circulation aisles or adjacent to major entrances 1% min to 6% max

- (3) Handicap parking 1% min to 2% max

- c. Clearly delineate project phasing. A key map is recommended.

- d. Parking stall sizes: (Reference City Standards, DPM, Figure 23.7.1)

e. Circulation:

- (1) General layout dimensions: Figure 23.7.1 provides the layout relationships between parking stalls and aisle widths for both large and small car parking areas

- (2) Treatment of access points-curb cuts and/or drivepads need to comply with Chapter 23, Section 6 (if not, discuss in Executive Summary)

- (3) Internal aisle connection:

- (a) Parking lots with 100 or more spaces must have landscaped islands at the ends of each row of parking

- (b) Landscape island radius for passenger car is 15 feet (see DPM Figure 23.7.2)

- (c) Landscape island radius for delivery trucks, fire trucks, etc. is 25 feet or larger (see DPM figure 23.7.2)

- (4) Maximum aisle lengths 400 feet without internal circulation between aisles

- (5) Sidewalk connections:

- (a) Provide a 4' sidewalk from the public sidewalk to the buildings within the development

- (b) Provide a min 5' wide sidewalk when the stall will overhang the sidewalk

- (c) Clear pedestrian route accessible should be provided when the parking space may overhang the sidewalk

- (6) Curbing: Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles

(7) Fire and emergency access: Provision for access by fire and emergency vehicles needs to be in accordance with the Albuquerque Fire Plan Checking Division

(8) Service Areas:

(a) Circulation:

1) Design delivery vehicle route needs to be shown

2) No truck ramps, refuse/compactors or similar facilities permitted within circulation aisle

(b) No backing into or from public street allowed

(c) Service vehicle and/or refuse vehicle maneuvering must be contained on-site

(d) Service aisle width required:

1) Two-way traffic is 30'

2) One-way traffic is 20'

(9) Signing, Striping: Adequate signing (one-way, do not enter, etc.) and striping needs to be incorporated into the design of the parking area which will help to convey to the motorist the proper use of the facility

2. Off-site

a. Rights-of-way and easements to accommodate existing or proposed public street infrastructures shall be provided when necessary to support this development

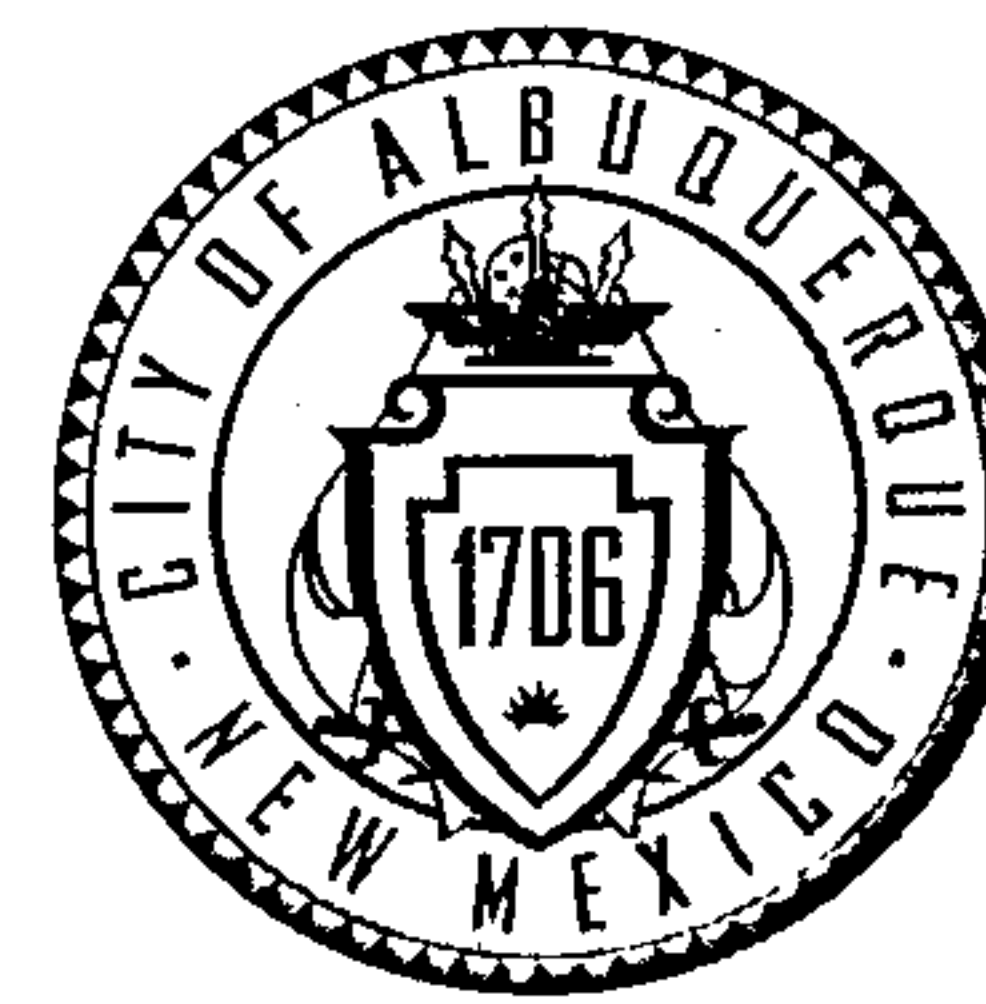
b. Handicap ramps are required at street corner if site abuts the corner

E. Access point lanes and queuing: (See Table 23.7.1)

F. Drive through facilities-Discuss compliance with Chapter 23, Section 7

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



March 26, 2014

Richard J. Berry, Mayor

Mike Walla, P.E.
Walla Engineering
6501 Americas Parkway NE, Suite 301
Albuquerque, New Mexico 87110

Dear Mr. Walla:

RE: **Stone Age Climbing Gym, 4130 Cutler Ave. NE**

File **H17-D086**

Request for PERMANENT CERTIFICATE OF OCCUPANCY - ACCEPTED
Grading and Drainage Plan - Engineer's Stamp: 07-18-13
Certification dated: 03-25-2014

Dear Mr. Walla,

PO Box 1293 Based upon the information provided in your Drainage Certification received 3-25-2014, **the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy (CO) by Hydrology.**

Albuquerque If you have questions, please contact me by email at GROlson@cabq.gov, or telephone 505-924-3994.

New Mexico 87103

Sincerely,

www.cabq.gov

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file **H17-D086**
c.pdf Addressee via Email: MikeW@WallaEngineering.com
Larry Kennedy email: LarryK@WallaEngineering.com

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: STONE AGE CLIMBING GYM ZONE MAP/DRG. FILE #: H-17/D086
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 2 AND 1A OF BLOCK 12-A NETHERWOOD PARK ADD'L
CITY ADDRESS: 4130 CUTLER AVE, NE, ALBUQ, NM

ENGINEERING FIRM: WALLA ENGINEERING
ADDRESS: 6501 AMERICAS PARKWAY NE STE 301
CITY, STATE: ALBUQ, NM 87110

CONTACT: MIKE WALLA
PHONE: 881-3008
ZIP CODE: 87110

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: ED FITZGERALD ARCH'TS
ADDRESS: 121 JEFFERSON ST. NE
CITY, STATE: ALBUQ, NM

CONTACT: TYSON PARKER
PHONE: 268-9055
ZIP CODE: 87108

SURVEYOR: THE SURVEY OFFICE
ADDRESS: _____
CITY, STATE: _____

CONTACT: GARY MAILE
PHONE: 998-0303
ZIP CODE: _____

CONTRACTOR: KLINER
ADDRESS: 8701 WASHINGTON ST. NE
CITY, STATE: ALBUQ, NM

CONTACT: JOE LOES
PHONE: 822-9990
ZIP CODE: 87113

CHECK TYPE OF SUBMITTAL:

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

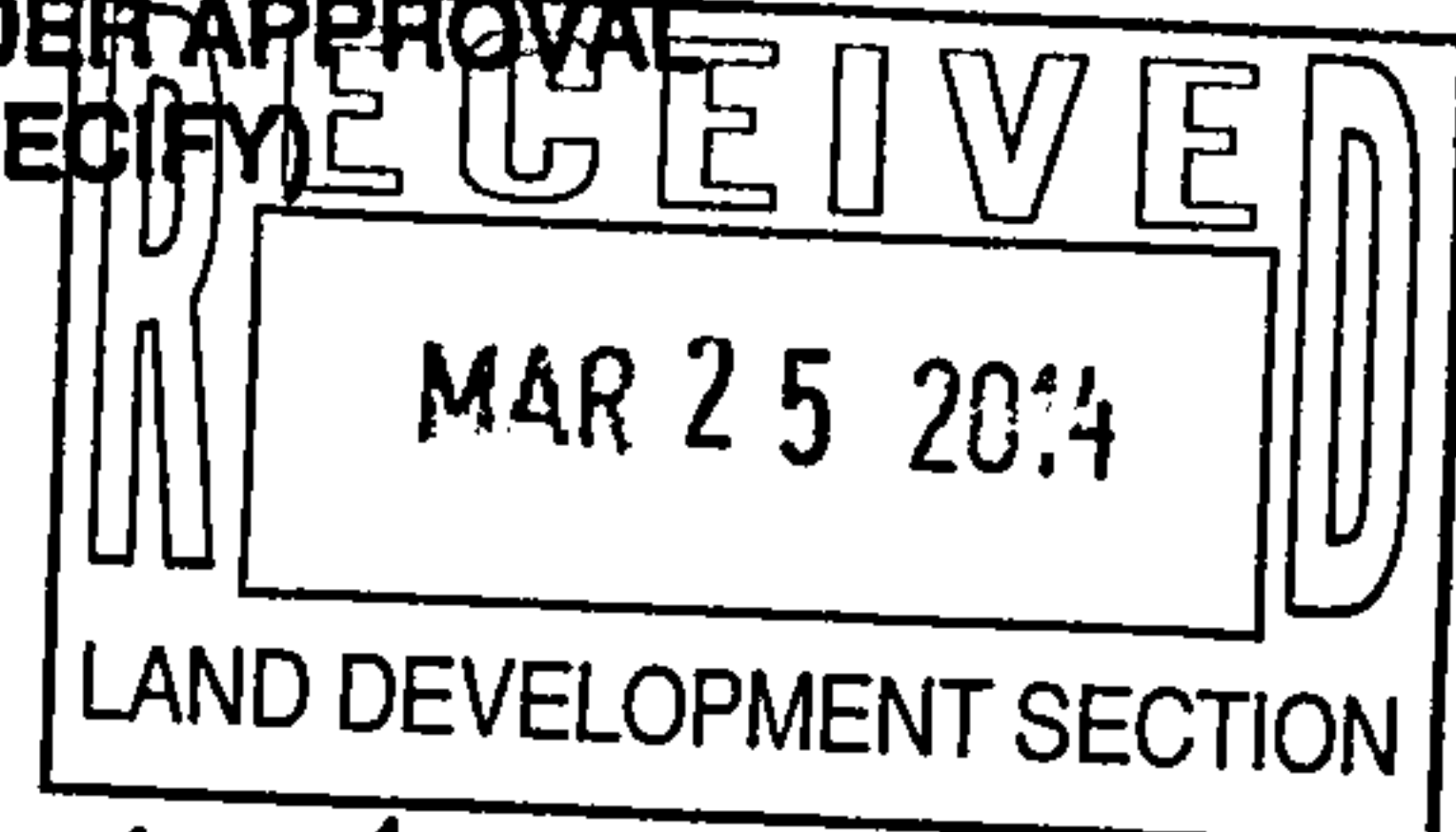
CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 3/25/14 BY: [Signature]



Requests for approvals of Site Development Plans and/or Subdivision Plans 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:

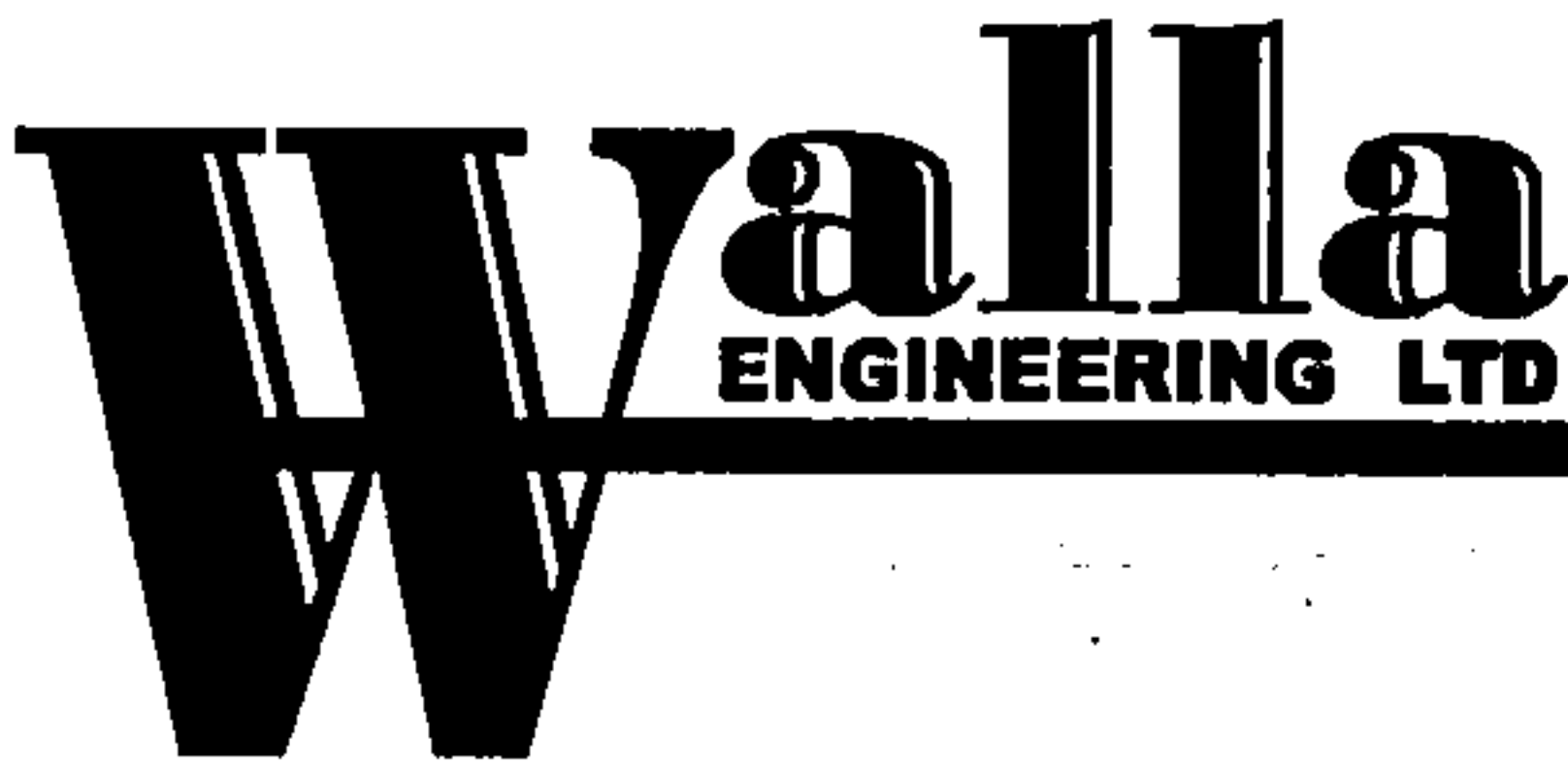
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for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

Cibola Loop by HS.
Broadstone
SW corner
New Hope Rd. Ca. de la no

APT

45-93

log 1/2 to
CH1 plank
injection



ENGINEERING LTD

Structural Engineering • Civil Engineering

LETTER OF TRANSMITTAL

TO CITY OF ALBUQ
HYDROLOGY

DATE 3/25/14 JOB NO. _____

ATTENTION TIM SIMMS

RE: STONE AGE

CLIMBING GYM

WE ARE SENDING YOU ☒ Attached ☐ Under Separate Cover Via _____ the following items:

☐ Plans ☐ Prints ☐ CD ☐ Specifications ☐ Calculations

☐ Report ☐ Copy of Letter ☐ Shop drawings ☐ Proposal Information

☐ Samples ☐ _____

COPIES	DATE	NO.	DESCRIPTION
2 EA			ENGINEER'S CERTIFICATION
1 EA			INFORMATION SHEET

THESE ARE TRANSMITTED as checked below:

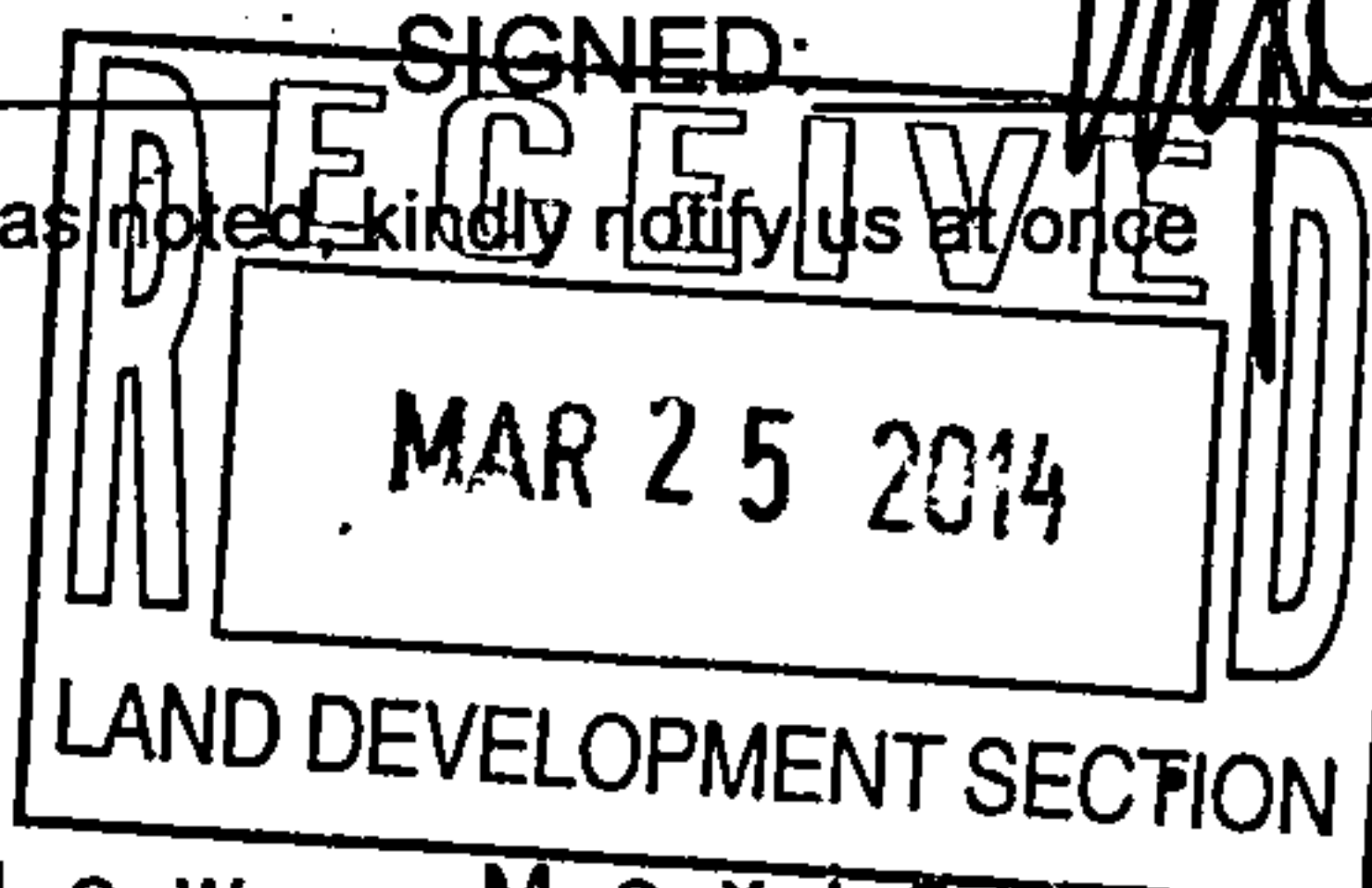
☒ For Your Use ☐ For Review and Comment ☐ Returned After Loan To Us

☒ As Requested ☐ Correct and Resubmit ☐ Resubmittal Not Required, Revise Per Corrections Noted, If Any

REMARKS _____

COPIES TO: FILE SIGNED: [Signature]

If enclosures are not as noted, kindly notify us at once



6501 Americas Parkway NE
Albuquerque
(505) 881-3008

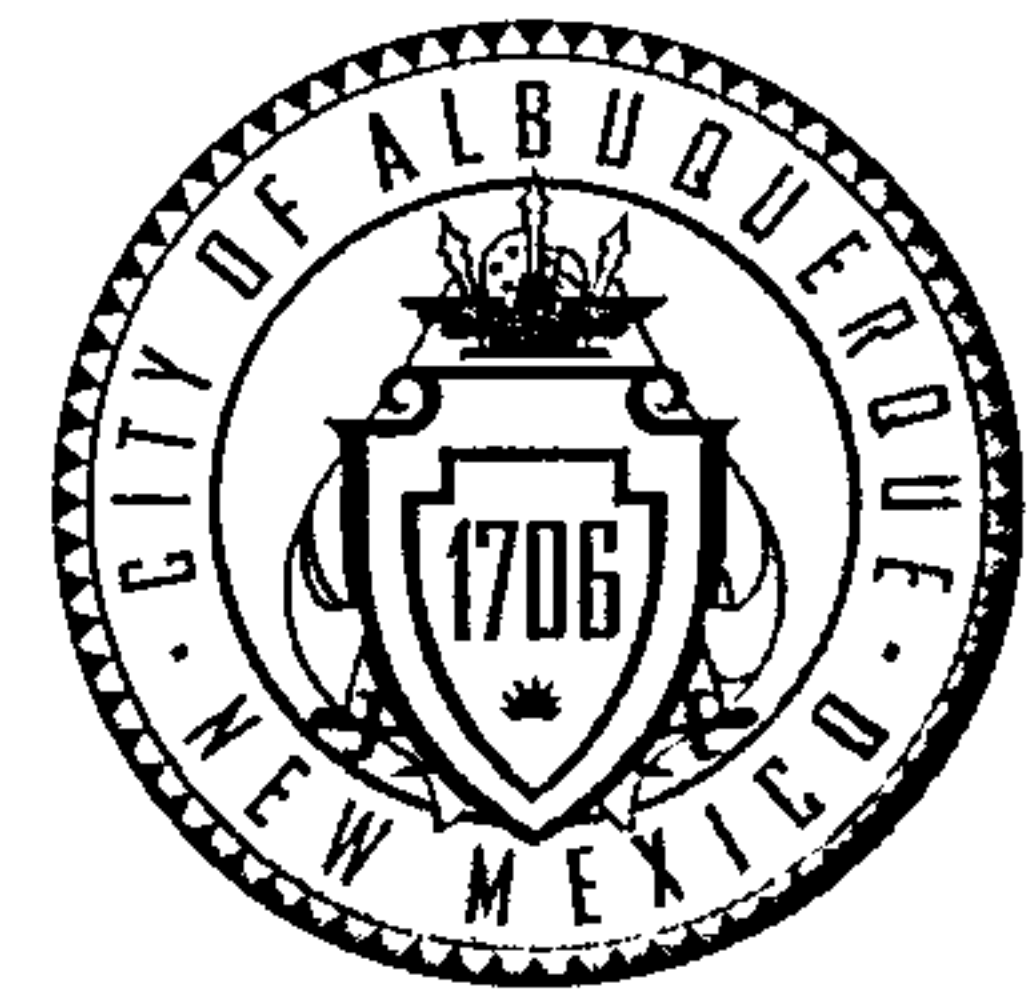
New Mexico

Suite 301
87110
Facsimile (505) 881-4025

Mike J. Walla P.E.

Larry E. Kennedy

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

March 20, 2014

Edward Fitzgerald, R.A.
Edward Fitzgerald Architects
121 Jefferson St NE
Albuquerque, NM 87108

**Re: Permanent Certificate of Occupancy – Transportation Development
Stone Age Climbing Gym, 4130 Cutler Ave NE (Entire Site)**
Engineer's Stamp dated 7-10-13 (H17-D086)
Certification dated 03-20-14

Dear Mr. Fitzgerald,

Based upon the information provided in your submittal received 03-20-14, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Transportation is asking for an electronic copy, in PDF format, of this certification for our records. This PDF file can be e-mailed to rmichel@cabq.gov. If you have any questions, please contact me at (505)924-3630.

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: STONE AGE CLIMBING GYM Building Permit #: _____ City Drainage #: H17D086

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 4130 CUTLER ALBUQUERQUE NM 87110

Engineering Firm: WALLA Contact: MIKE WALLA

Address: 10501 AMERICAN PARKWAY SUITE 301

Phone#: 881-3008 Fax#: _____ E-mail: _____

Owner: STONE AGE REAL ESTATE Contact: BRYAN PLETTA

Address: 10 TWIN TREE COURT CEDARCREST NM 87008

Phone#: 681-6830 Fax#: _____ E-mail: _____

Architect: EDWARD FITZGERALD/ARCHITECTS Contact: ED FITZGERALD

Address: 121 JEFFERSON ST NE ALBUQUERQUE NM 87108

Phone#: 268-9065 Fax#: 220-0595 E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: Klinger Construction Contact: Joel Loes

Address: 8701 WASHINGTON NE ALBUQUERQUE NM 87113

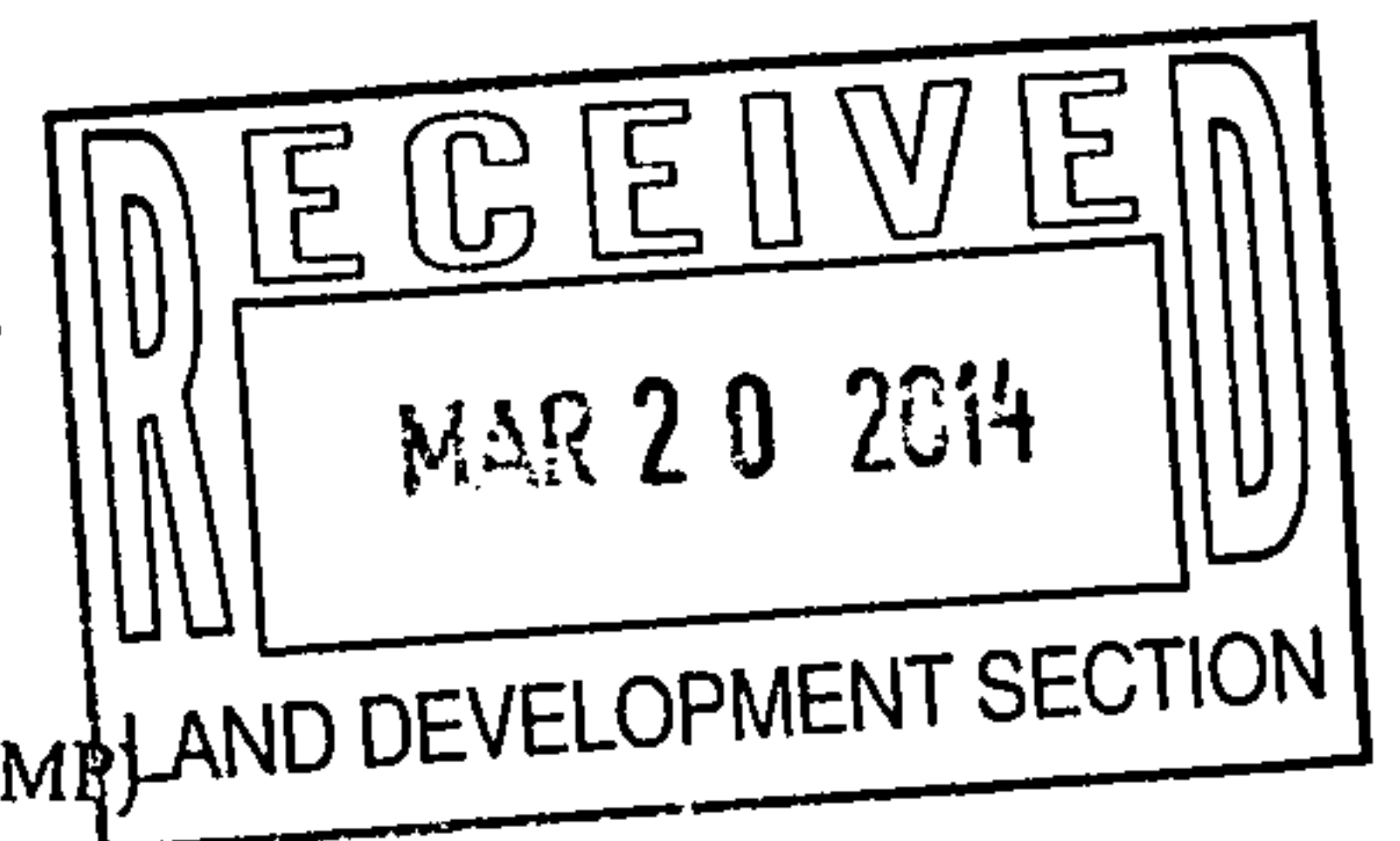
Phone#: 822-9770 Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

DATE SUBMITTED: 3.20.14

By: TYSON PARKER EDWARD FITZGERALD

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

EFA

EDWARD FITZGERALD / ARCHITECTS

March 17, 2014

City of Albuquerque
Planning Department
Development & Building Services

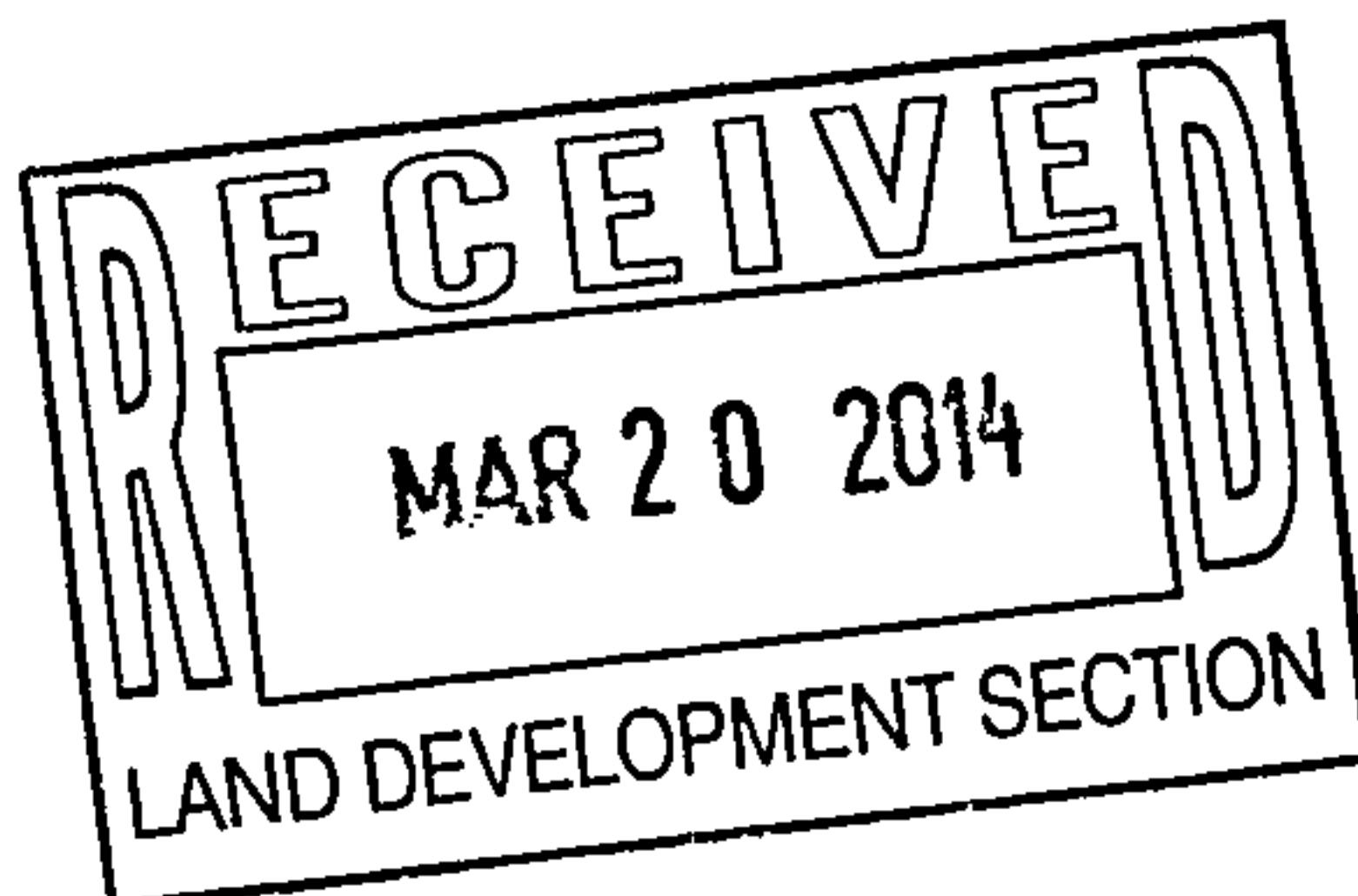
Re: **Stone Age Climbing Gym**
4130 Cutler NE, Albuquerque, NM 87110
(Zone Atlas Page H-17-Z)
Traffic Certification

I, Edward Fitzgerald, NM Registered Architect, of the firm, Edward Fitzgerald / Architects, hereby certify that the Project, **Stone Age Climbing Gym** at 4130 Cutler NE, Albuquerque, NM, is in substantial compliance with and in accordance with the design intent of the City of Albuquerque, Traffic Circulation Layout, approved plan dated 7-10- 2014. I certify that I have personally visited the Project site on March 14, 2014 and have determined by visual inspection that the survey data provided is representative of the actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy.

The Record information presented herein is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this Project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



Edward Fitzgerald RA
Edward Fitzgerald / Architects



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

March 19, 2014

Mike Walla, P.E.
Walla Engineering Firm
6501 America's Parkway NE Ste. 301
Albuquerque, NM 87110

**Re: Temporary Certificate of Occupancy – Transportation Development
Stone Age Climbing Gym, 4130 Cutler Ave NE**
Engineer's Stamp dated 7-10-13 (H17-D086)
Certification dated 3-17-14

Dear Mr. Walla,

Based upon the information provided in your submittal received 3-18-14, Transportation Development has no objection to the issuance of a 60-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 60-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

1. The construction dumpster and storage container on the Eastside of the building need to be removed prior to final C.O.

2. On the TCL note 27 calls out a grade mounted bike rake. There is no bike rake on-site at that location. Please redline the TCL to match the site.

3. The gravel parking lot on Morningside Drive NE

- The entry drive pads are missing the directional arrows.
- There is a rock pile located on the NW corner of the lot that will need to be removed.
- The compact parking spaced along the north edge of the property shall have "COMPACT" painted on their parking bumpers.

The TCL (or DRB Site Plan) submitted for Final C.O. needs to be the exact copy of the approved TCL in the plan set approved for building permit. This will be the latest edition, which may have redlined comments, initialed and dated by the designer-of-record.

CITY OF ALBUQUERQUE



Resubmit acceptable package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File
CO Clerk

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: STONE AGE CLIMBING LYNN Building Permit #: _____ City Drainage #: #17-0086

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: 4130 CUTLER

City Address: 4130 CUTLER AVE NE ALBUQUERQUE NM 87110

Engineering Firm: WALLA ENGINEERING Contact: MUCE WALLA

Address: SUITE 301 6501 AMERICAN PARKWAY NE ABQ NM 87110

Phone#: 881-3006 Fax#: _____ E-mail: _____

Owner: STONE AGE REAL ESTATE LLC Contact: _____

Address: 10 TWIN TREE COURT CARMEN CREST NM 87008

Phone#: 681-6830 Fax#: _____ E-mail: _____

Architect: EDWARD FITZGERALD / ARCHITECTS Contact: ED FITZGERALD

Address: 121 JEFFERSON

Phone#: 505-268-9055 Fax#: _____ E-mail: ED@edfarchitects.com

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: KLINGER CONSTRUCTORS Contact: JOEL LOTS

Address: 8701 WASHINGTON NE ABQ NM 87113

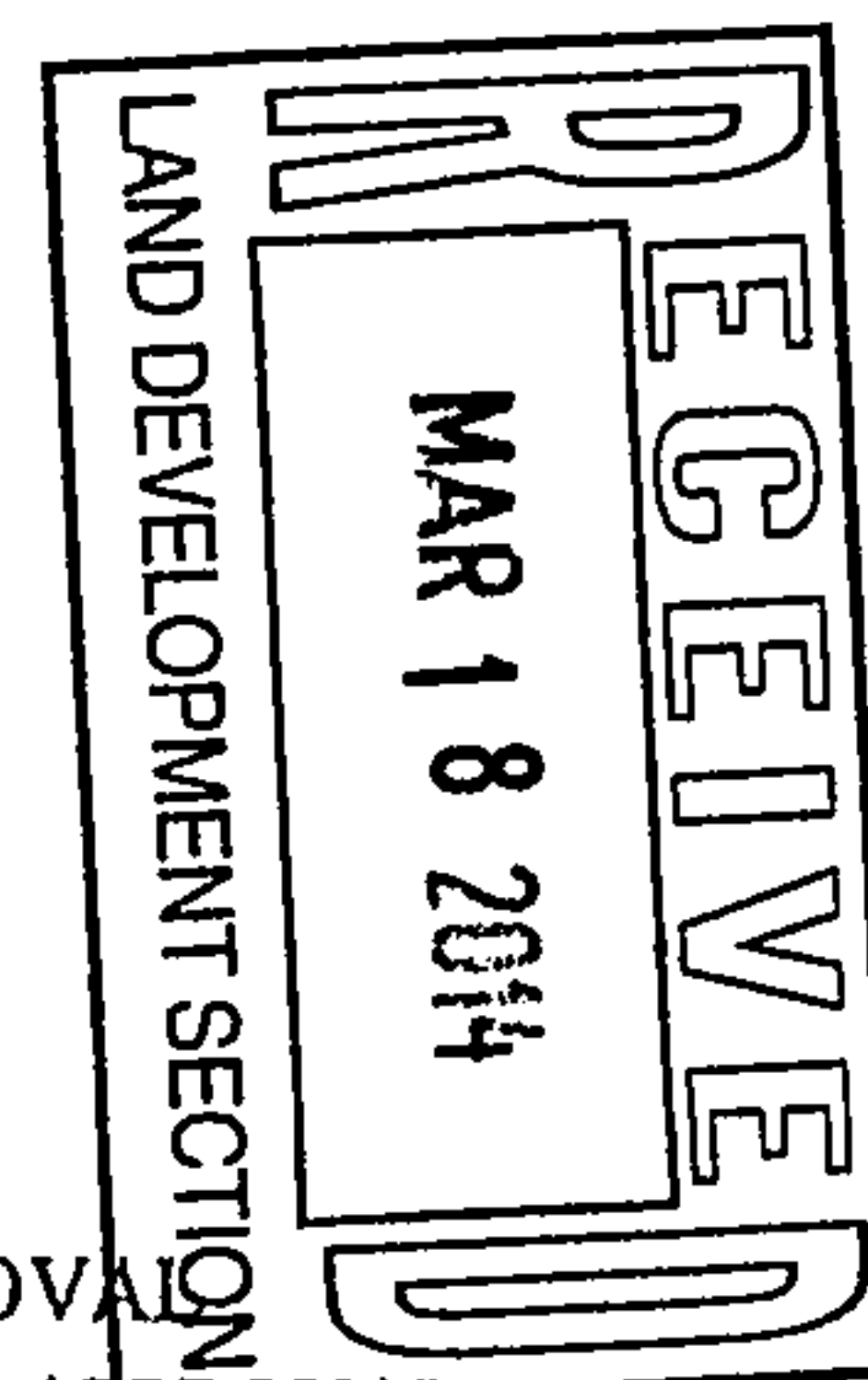
Phone#: 822-9990 Fax#: _____ E-mail: joel@klingerllc.com

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
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- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes _____ No _____ Copy Provided _____

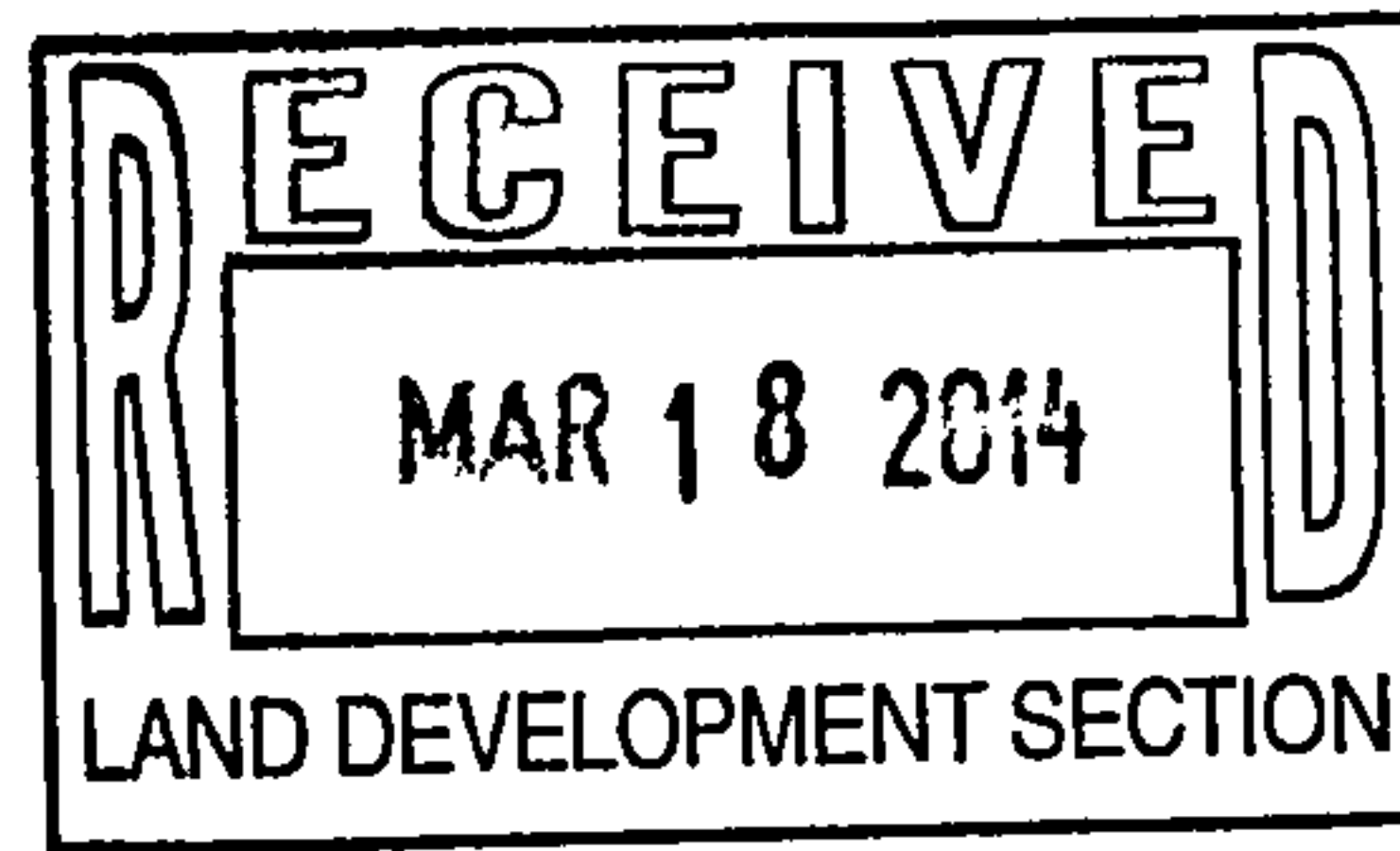
DATE SUBMITTED: 3.18.14 By: LYSON PARKER (EDWARD FITZGERALD / ARCHITECTS)

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

EFA

EDWARD FITZGERALD / ARCHITECTS



March 17, 2014

City of Albuquerque
Planning Department
Development & Building Services

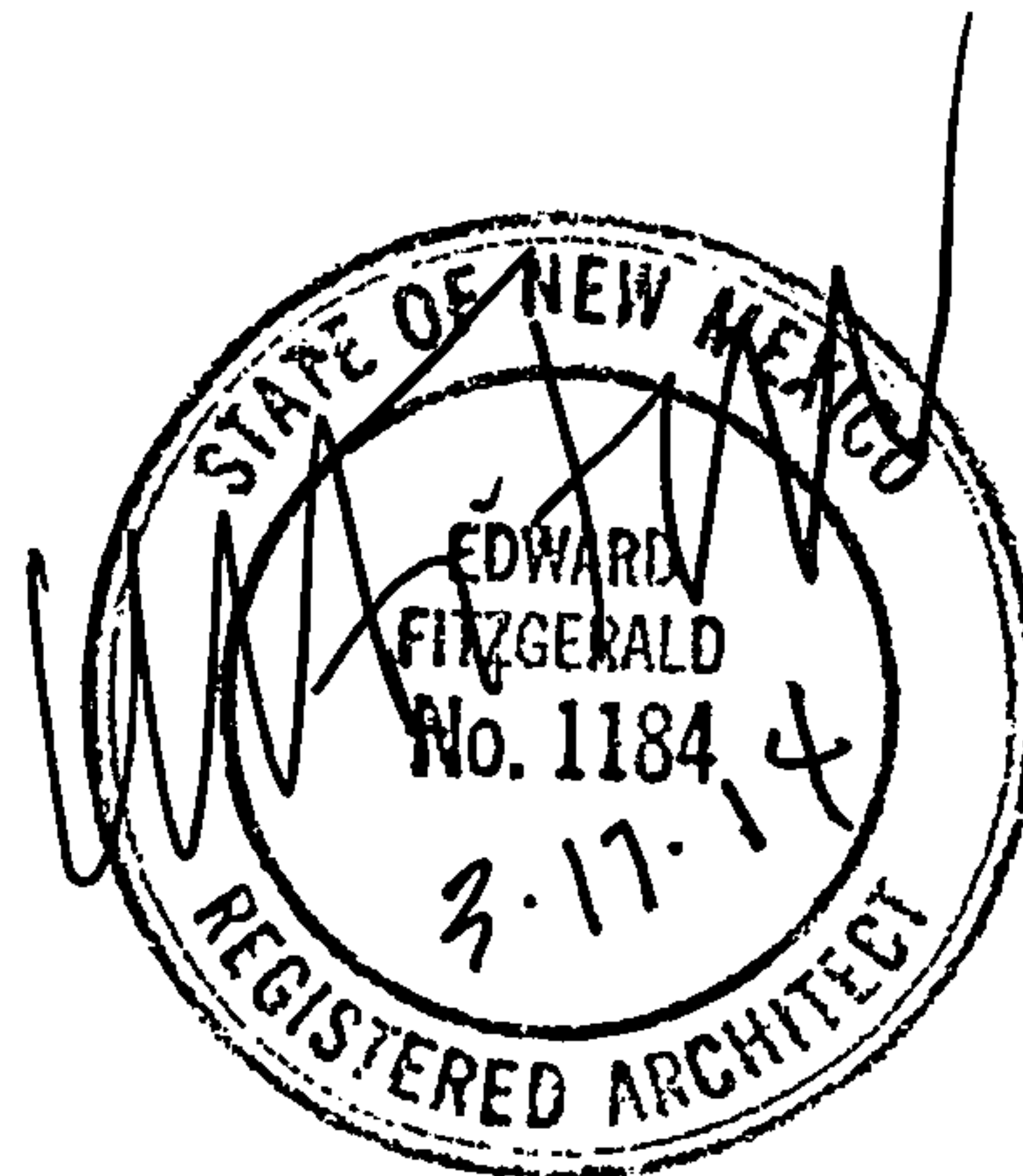
Re: **Stone Age Climbing Gym**
4130 ~~4141~~ Cutler NE, Albuquerque, NM 87110
(Zone Atlas Page H-17-Z)
Traffic Certification

I, Edward Fitzgerald, NM Registered Architect, of the firm, Edward Fitzgerald / Architects, hereby certify that the Project, **Stone Age Climbing Gym** at 4141 Cutler NE, Albuquerque, NM, is in substantial compliance with and in accordance with the design intent of the City of Albuquerque, Traffic Circulation Layout, approved plan dated 7-10- 2014. I certify that I have personally visited the Project site on March 14, 2014 and have determined by visual inspection that the survey data provided is representative of the actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy.

The Record information presented herein is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this Project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

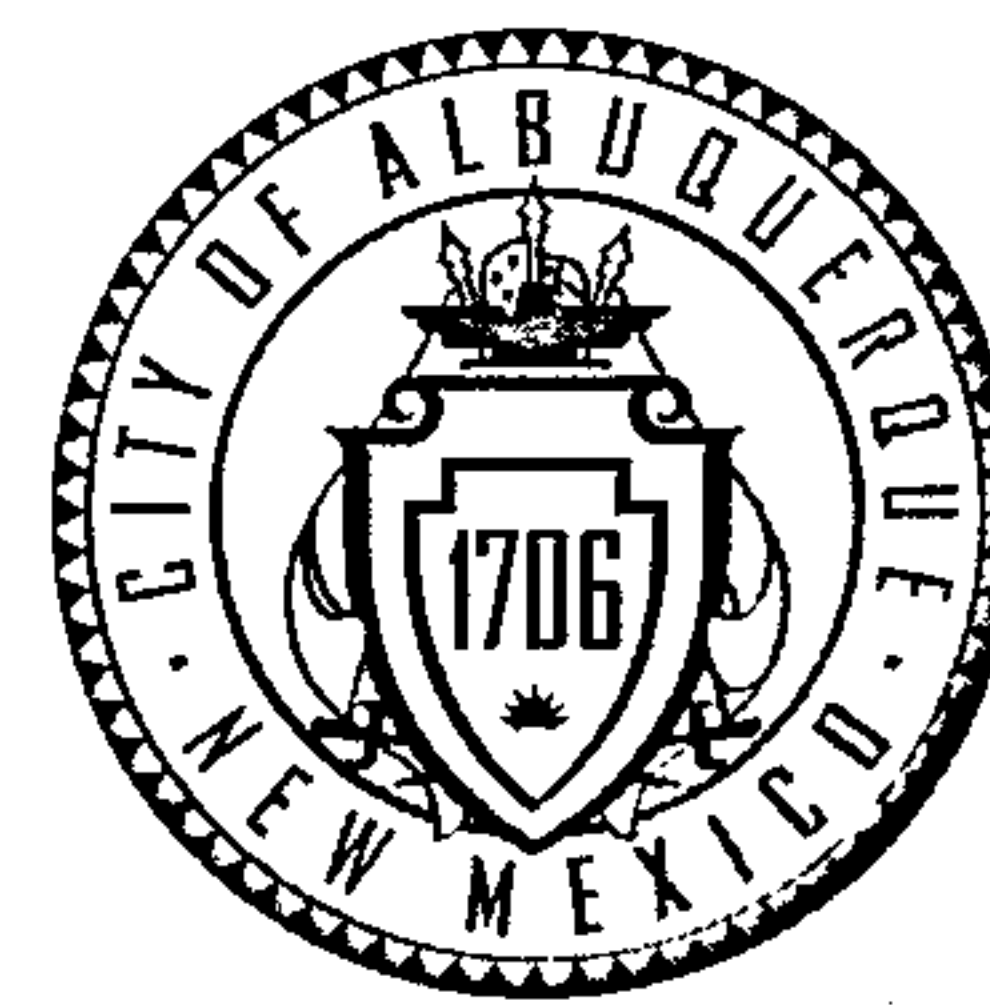
A handwritten signature in black ink, appearing to read "E Fitzgerald".

Edward Fitzgerald RA
Edward Fitzgerald / Architects



CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



September 3, 2013

Mike Walla, P.E.
Walla Engineering
6501 Americas Parkway NE, Suite 301
Albuquerque, New Mexico 87110

Richard J. Berry, Mayor

Dear Mr. Walla:

RE: **Stone Age Climbing Gym, 4130 Cutler Ave. NE**
Grading and Drainage Plan for Building Permit

File **H17-D086**
PE Stamp: 7/18/13

Dear Mr. Walla,

Based upon the information provided in your submittal received July 18, 2013, the above referenced Grading and Drainage Plan is approved for Building Permit.

*Per discussion this date with Larry Kennedy of your firm, Planning Hydrology encourages water harvesting, through the depression of landscape areas and routing of high runoff flows through such landscape areas. This may become a requirement with pending Drainage Ordinance revisions. This plan does not provide any depressed harvesting areas. Since the off-site parking area will have a gravel surface, we will not **require** additional water harvesting on this plan. However, if your client decides in the future, to pave that lot, harvesting will be required. If you choose to amend this plan to provide harvesting prior to Building C.O., please coordinate with our office.*

PO Box 1293

Albuquerque

Please attach a copy of this approved plan to the Building Permit, construction sets prior to New Mexico 87103 requesting sign-off by Hydrology.

Prior to Certificate of Occupancy release, an Engineer's Certification of the As-Built grading and drainage at the site, will be required, per the DPM checklist (Chapter 22).

www.cabq.gov

If you have questions, please contact me by email at grolson@cabq.gov, or telephone 505-924-3994.

Sincerely,

Gregory R. Olson 9/3/13

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file **H17-D086**
c.pdf Addressee via Email: MikeW@WallaEngineerng.com
Larry Kennedy email: LarryK@WallaEngineerng.com

H17D086_approvaLTR_StoneAge_BP_2013JUL18

*Hydrology
20 DAY Temp - C.O.
Per Bkw / 1/25
Talked to Carol*

1 of 1

Albuquerque - Making History 1706-2006

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: STONE AGE CLIMBING GYM ZONE MAP/DRG. FILE #: H-17-D086
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 2 AND 1A OF BLOCK 12-A NETHERWOOD PARK ADD'N
 CITY ADDRESS: 4130 CUTLER AVE. NE, ALBUQ, NM

ENGINEERING FIRM: WALLA ENGINEERING
 ADDRESS: 6501 AMERICAS PARKWAY NE STE 301
 CITY, STATE: ALBUQ, NM 87110

CONTACT: MIKE WALLA
 PHONE: 881-3008
 ZIP CODE: 87110
 Email: mike.w@walla-engineering.com
 CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

ARCHITECT: ED FITZGERALD ARCH'TS
 ADDRESS: 121 JEFFERSON ST. NE
 CITY, STATE: ALBUQ, NM

CONTACT: TYSON PARKER
 PHONE: 268-9055
 ZIP CODE: 87108

SURVEYOR: THE SURVEY OFFICE
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: GARY MAHE
 PHONE: 998-0303
 ZIP CODE: _____

CONTRACTOR: KLINER
 ADDRESS: 8701 WASHINGTON ST. NE
 CITY, STATE: ALBUQ, NM

CONTACT: JOE LOES
 PHONE: 822-9990
 ZIP CODE: 87113

CHECK TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

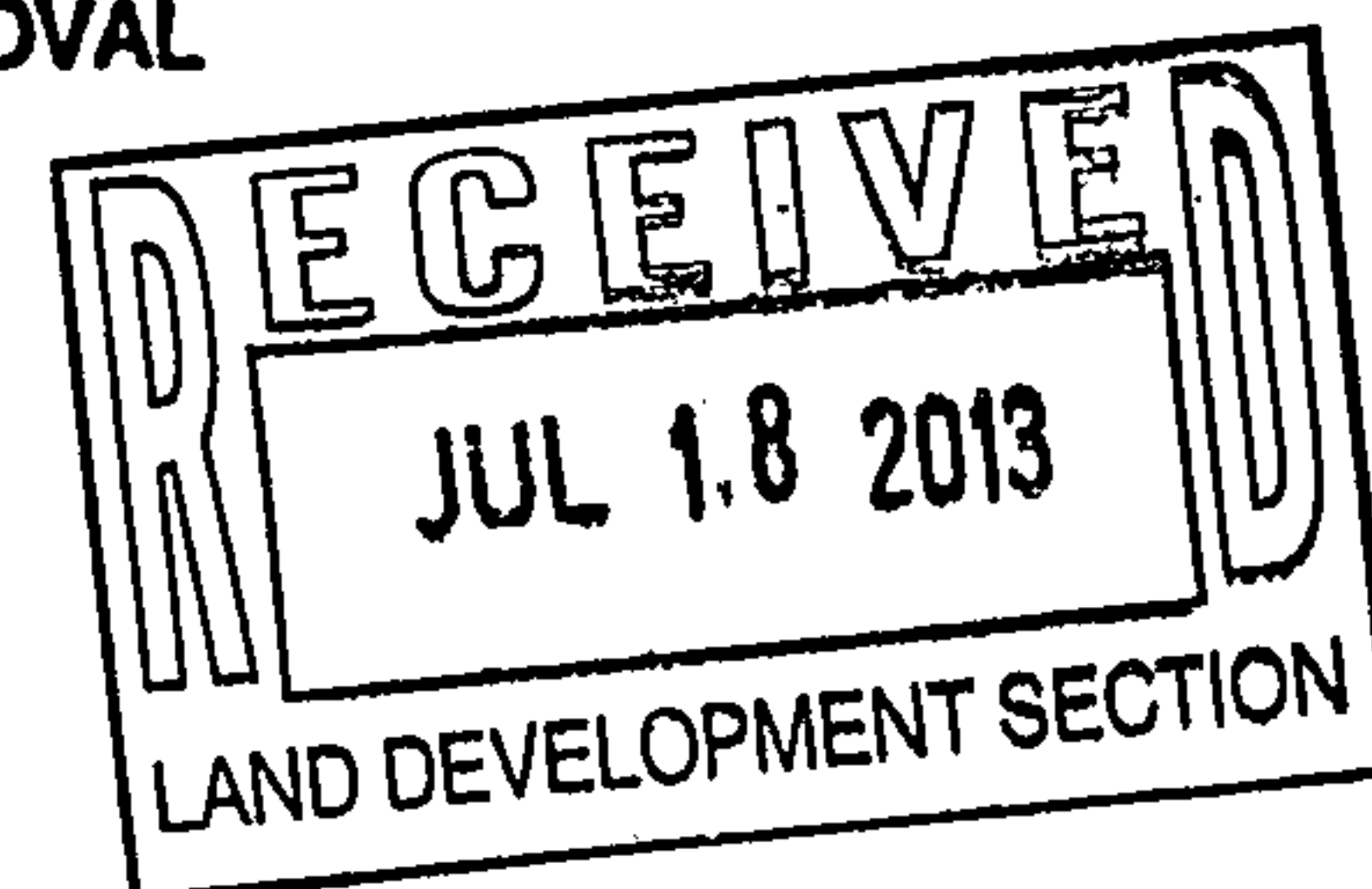
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

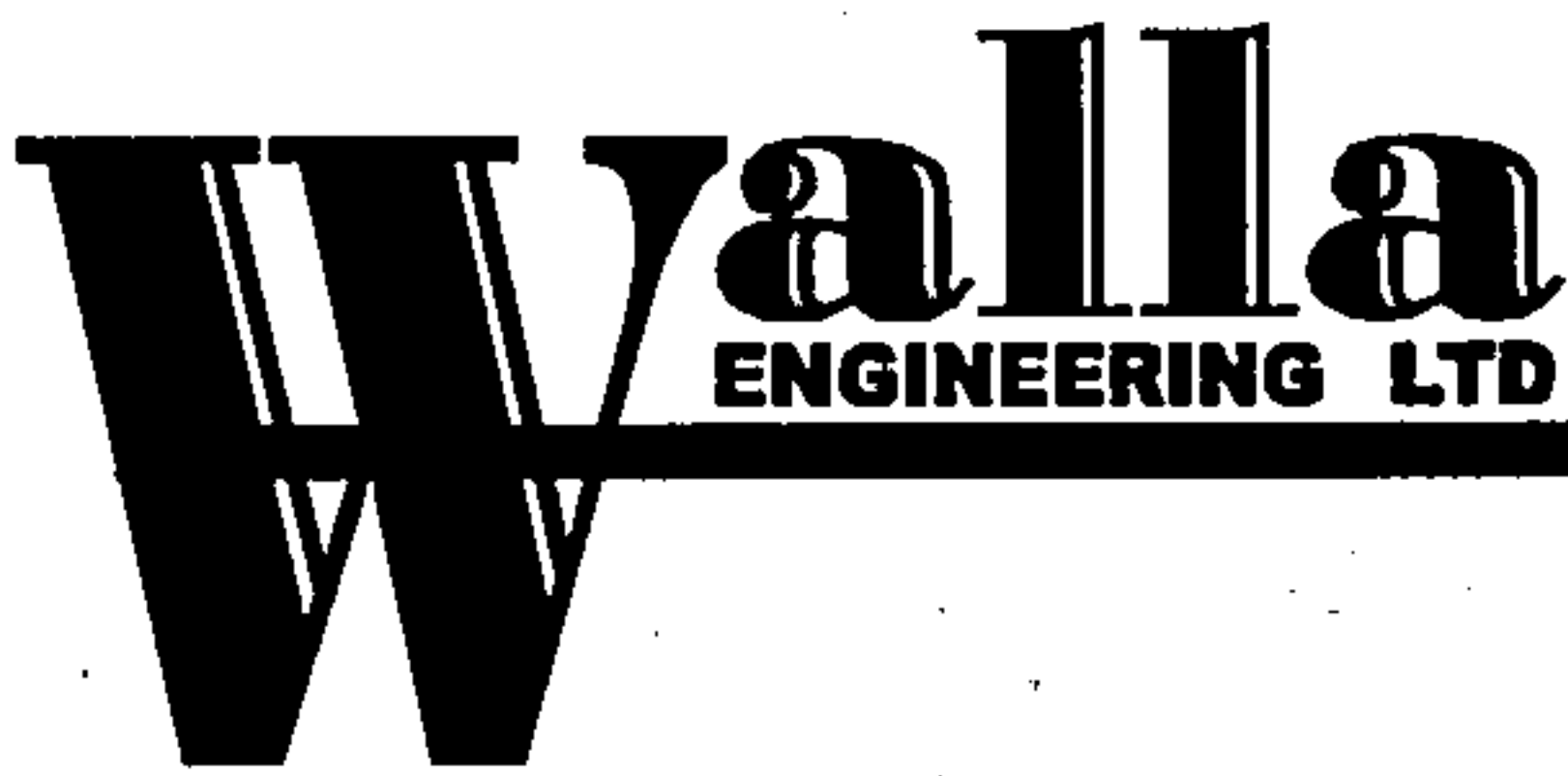
\$50.00

DATE SUBMITTED: 7/18/13 BY: [Signature]



Requests for approvals of Site Development Plans and/or Subdivision Plans 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.



Structural Engineering • Civil Engineering

LETTER OF TRANSMITTAL

TO CITY OF ALBUQUERQUE

DATE 7/18/13 JOB NO. _____

ATTENTION HYDROLOGY

RE: STONE AGE CLIMBING GYM

WE ARE SENDING YOU ☒ Attached ☐ Under Separate Cover Via _____ the following items:

☐ Plans ☐ Prints ☐ CD ☐ Specifications ☐ Calculations

☐ Report ☐ Copy of Letter ☐ Shop drawings ☐ Proposal Information

☐ Samples ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1 EA			REVIEW FEE \$50-
2 EA			G+D PLAN + DETAILS
1 EA			INFORMATION SHEET

THESE ARE TRANSMITTED as checked below:

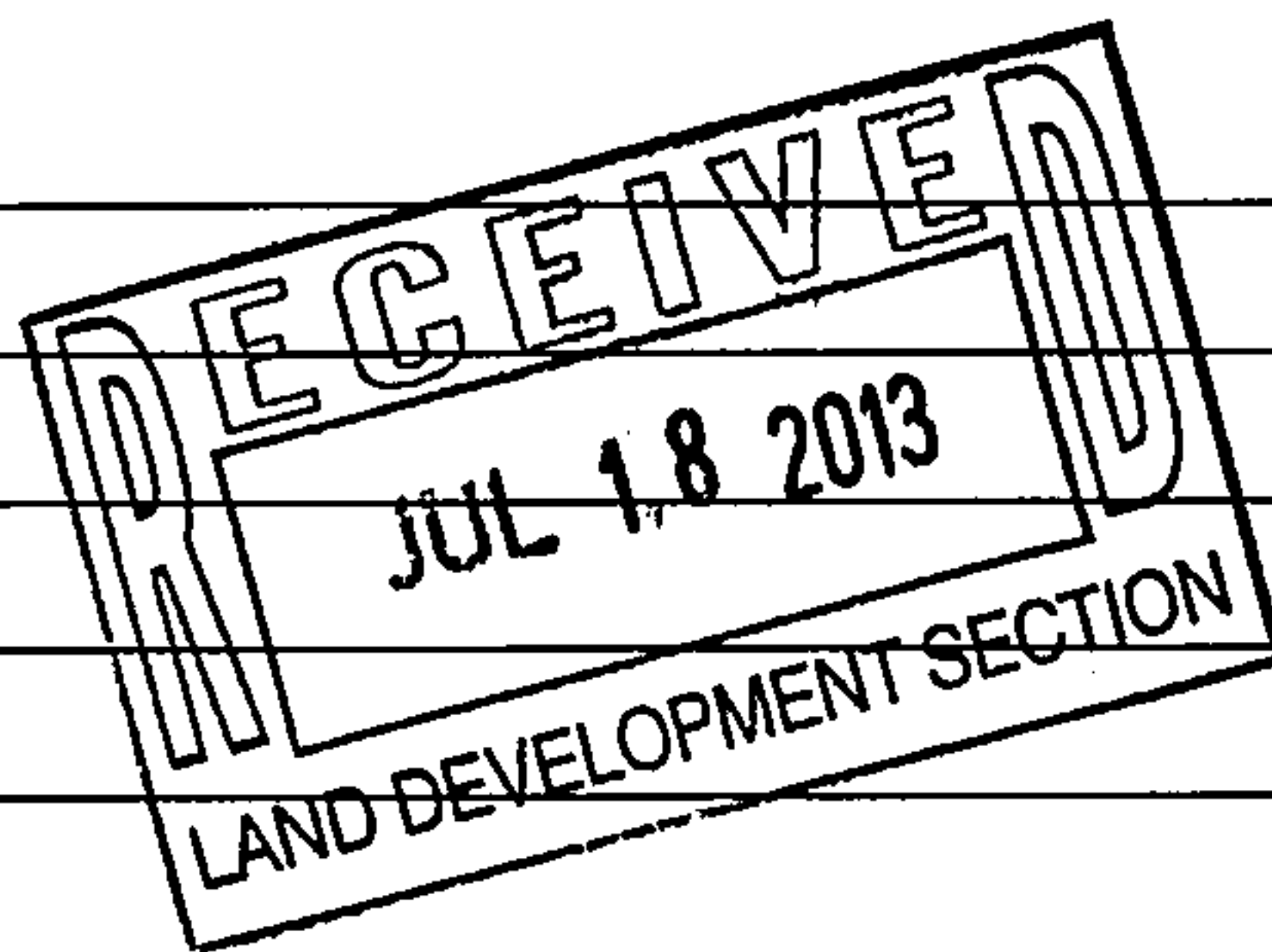
☒ For Your Use ☒ For Review and Comment

☐ Returned After Loan To Us

☐ As Requested ☐ Correct and Resubmit

☐ Resubmittal Not Required, Revise
Per Corrections Noted, If Any

REMARKS _____



COPIES TO: FILE SIGNED: [Signature]

If enclosures are not as noted, kindly notify us at once

6501 Americas Parkway NE Suite 301
Albuquerque New Mexico 87110
(505) 881-3008 Facsimile (505) 881-4025

Mike J. Walla P.E.

Larry E. Kennedy

CITY OF ALBUQUERQUE



July 11, 2013

Edward Fitzgerald, R.A.
Edward Fitzgerald Architects
121 Jefferson Street NE
Albuquerque, NM 87108

Re: Stone Age Climbing Gym, 121 Jefferson St. NE, Traffic Circulation Layout
Architect's Stamp dated 7-10-13 (H17-D086)

Dear Mr. Fitzgerald,

The TCL submittal received 7-10-13 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.**

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

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

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

Sincerely,

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

C: File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Gym



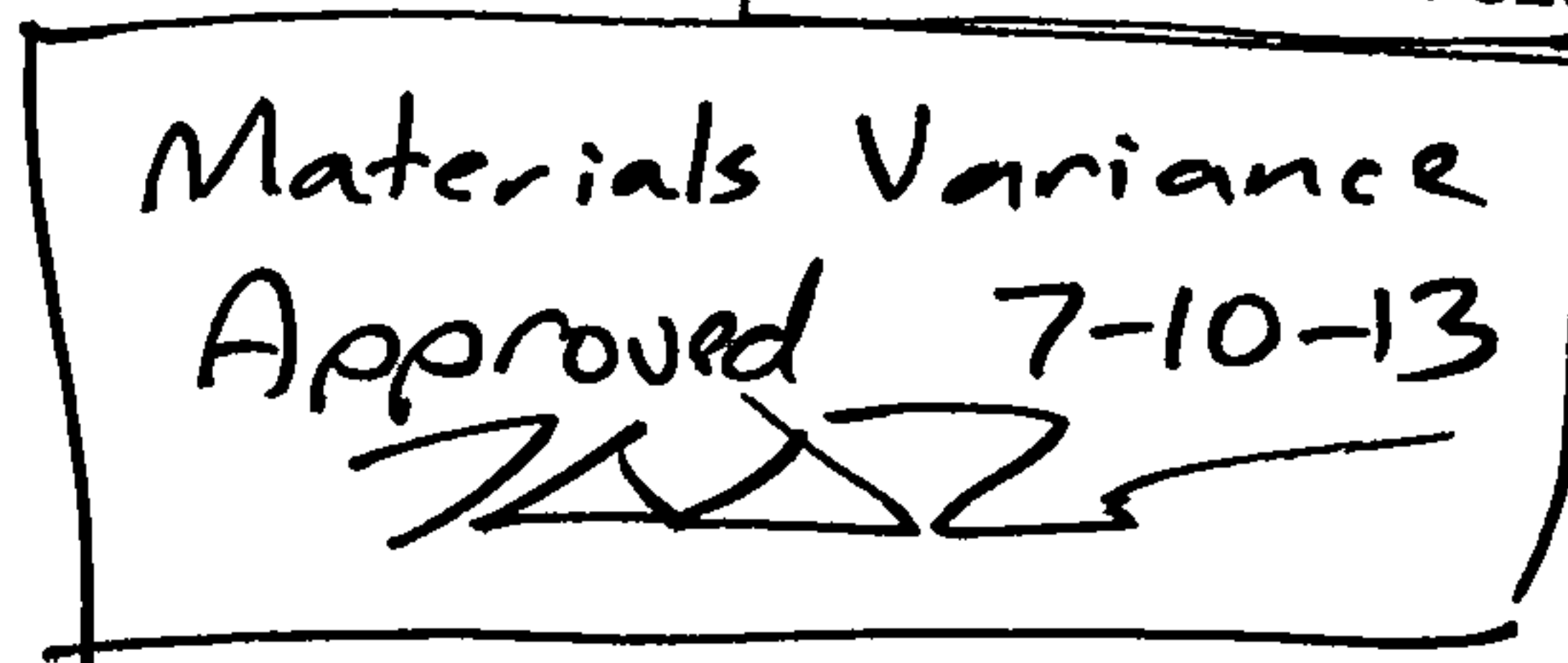
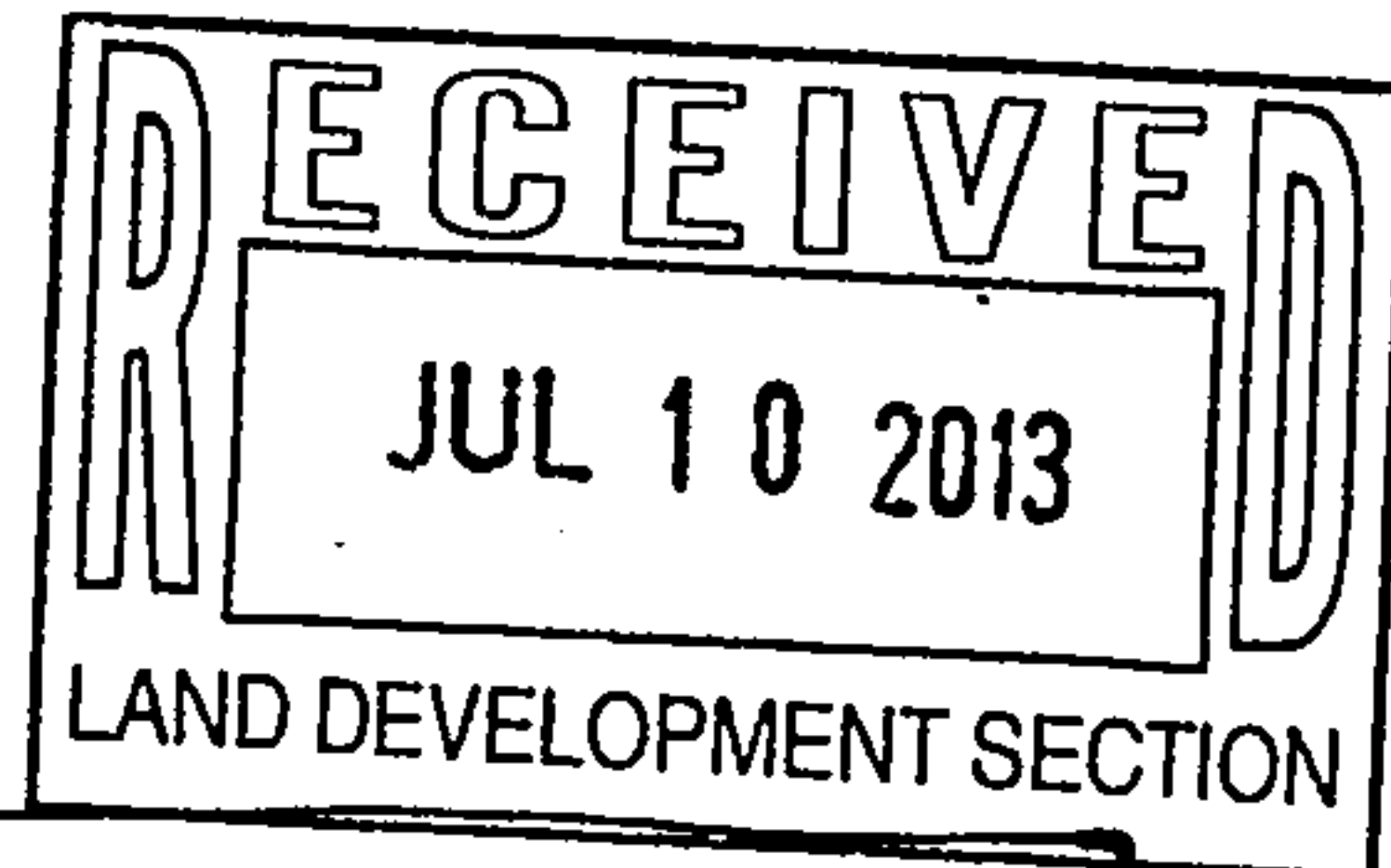
park
lot

EFA

EDWARD FITZGERALD / ARCHITECTS

July 8, 2013

Kristal Metro
City of Albuquerque
Building and Safety Division/Traffic
600 Second St. NW
Albuquerque, NM 87102



Re: Request for Materials Variance / Stone Age Climbing Gym Parking Lot at:
Lots 17, 18, 19 and west one-half of vacated Morningside Drive, Block F, Timoteo Chavez Addition
located @ 2401 Morningside NE and 4141 Cutler Ave NE

Stone Age Real Estate is renovating an existing building at 4130 Cutler NE to be the new location for Stone Age Climbing Gym's new indoor rock climbing facility. Due to limited space for off street parking available at the existing property it was necessary to purchase land across the street at the corner of Cutler and Morningside to provide the additional required off street parking. This property went through a zone change from C-3 to PR, approved by the City of Albuquerque, in order to meet the requirements for off street parking. Our plans for redevelopment include 48 spaces at 4130 Cutler and an additional 52 spaces in the lot at the corner of Cutler and Morningside. All required ADA accessible parking is provided for in the 4130 Cutler parking which is paved with asphalt. Our attached site plan, A1.1, shows the number of spaces provided and the relationship of the additional off street parking to the building project location.

We would like to request a materials variance for the parking lot to be constructed at the corner of Cutler and Morningside, specifically to use compacted engineered road base material in lieu of traditional asphalt pavement. Based on the use of this material on roads and other parking lots in the City of Albuquerque we feel that it is as structurally sound as asphalt (see reference to ABQ Downtown 2010 below) with the environmental benefits of being porous and reducing heat gain. Following is a summary of an EPA study listing the many environmental advantages of utilizing a pervious surfaces for parking in place of traditional hard surfaces.

The Environmental Protection Agency (EPA) has developed their
EPA Green Parking Lot Resource Guide

[http://www.streamteamok.net/Doc_link/Green%20Parking%20Lot%20Guide%20\(final\).PDF](http://www.streamteamok.net/Doc_link/Green%20Parking%20Lot%20Guide%20(final).PDF)

which details the environmental impacts of parking lots as well as techniques for building more environmentally sustainable parking lots. Environmental impacts of the traditional parking lot include increased storm water runoff containing pollutants from automobile fluids, parking lot sealants and pesticides. Paved parking lots are also significant contributors to the urban heat island effect which can raise the summer temperatures of cities by as much as 2 to 8 degrees Fahrenheit.

The City of Albuquerque Downtown 2010 Plan established a precedent for alternative paving by allowing the use of compacted, stabilized crusher fines as follows: *Non-conforming commercial surface parking lots shall be paved with a minimum of two inches of asphalt or concrete or a surface of equal or superior performance characteristics such as compacted, stabilized crusher fines. For drive pads the minimum thickness shall be 6 inches of concrete..*

The City of Albuquerque Planning Department has also recognized the environmental benefits of pervious parking lot material in its amendment to the Nob Hill Highland Sector

Development Plan (NHHSDP) as referenced in the 2012 Case # 12EPC 40021. Planning Staff comments for the NHHSDP amendment include "Establishing an alternative paving requirement that allows the use of pervious materials for a parking lot would reduce storm water runoff and flow rate, increase groundwater infiltration and recharge, reduce the urban 'heat island' effect caused by conventional paved parking lots, capture heavy metals, oils, solvents and other pollutants that would otherwise be washed off into stormwater systems, and could be a lower cost alternative to traditional paving."

The WESST Enterprise Center at 609 Broadway Blvd. NW is a notable example of the use of alternative paving materials in downtown Albuquerque. It was opened in January 2009 and certified as a LEED Silver project. One aspect of the sustainable design was a large parking lot surfaced in compacted road base as shown in Figure 1. Note that the pervious parking area has now expanded from the original size shown in Figure 1 to encompass the entire undeveloped property shown in the Google Earth photo.

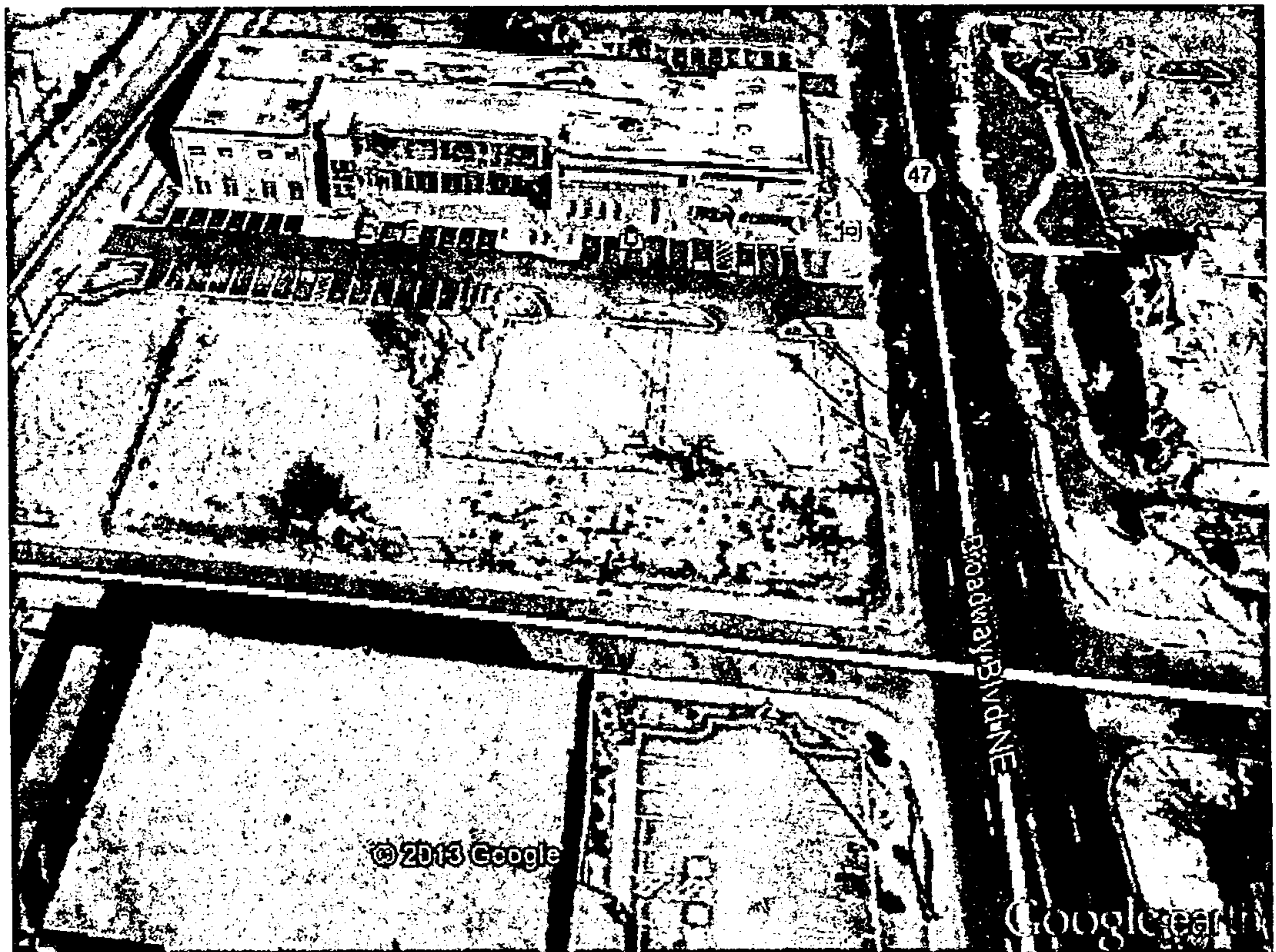


Figure 1. Road Base Parking Lot at WESST Building.

With over four years of use, Figure 2 shows that the surface of this lot has held up well over time, resulting in an attractive nicely landscaped space. Figure 3 illustrates the designation of compact parking spaces which are labeled directly on the parking bumpers.



Figure 2. Current Conditions at WESST Parking Lot.



Figure 3. Designation of Compact Spaces at WESST Parking Lot.

121 JEFFERSON NE
ALBUQUERQUE NM 87108
505-268-9055 T
505-366-9856 C
ed@efarchitects.com

Legal Desc. Lot 2 BLK 12-A Plat of Lots 1 & 2 BLK 12-A Netherwood Park addn.



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

EPC: Zone A to 10
2-1121
1007712

H17/D86

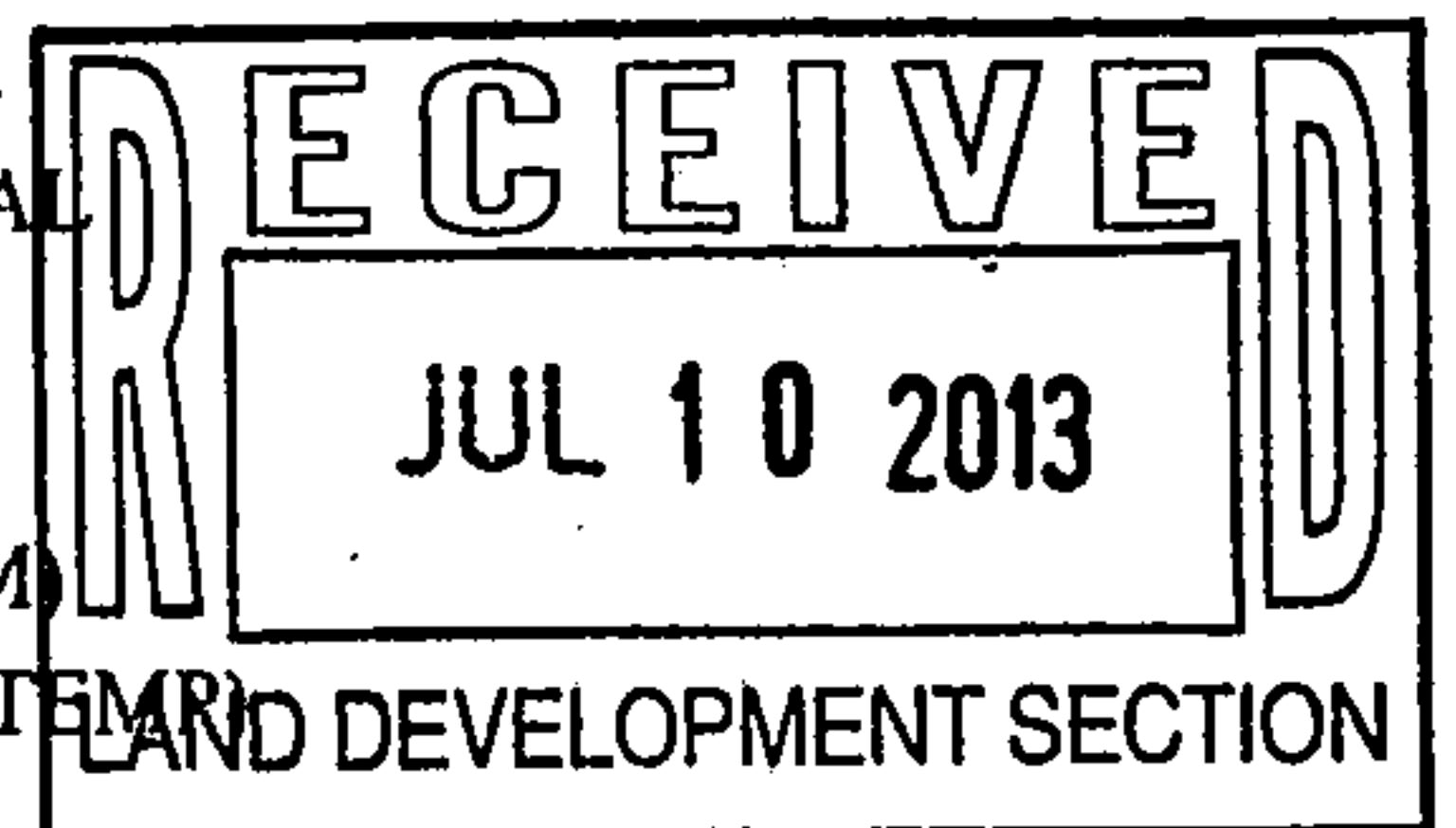
Project Title: STONE AGE CLIMBING GYM Building Permit #: _____ City Drainage #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOTS 17, 18, 19 AND WEST 1/2 OF VACATED MORNINGSIDE DRIVE, BLOCK F TIMOTEO CHAVEZ AMMUN
City Address: 4130 CUTLER AVENUE NE ALBUQUERQUE NM 87110
Engineering Firm: WALLA ENGINEERING LTD Contact: MIKE WALLA - CIVIL
Address: 6100 INDIAN SCHOOL RD JEREMY - STRUCTURAL
Phone#: 881-3008 Fax#: _____ E-mail: _____
Owner: BRYAN PLETTA Contact: BRYAN PLETTA
Address: 4201 YALE AVE NE SUITE 1 ALBUQUERQUE NM 87107
Phone#: 681-6830 Fax#: _____ E-mail: _____
Architect: EDWARD FITZGERALD/ARCHITECTS Contact: TYSON PARKER
Address: 121 JEFFERSON ST NE ALBUQUERQUE NM 87103
Phone#: 268-9055 Fax#: _____ E-mail: tyson@edfarchitects.com
Surveyor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☒ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

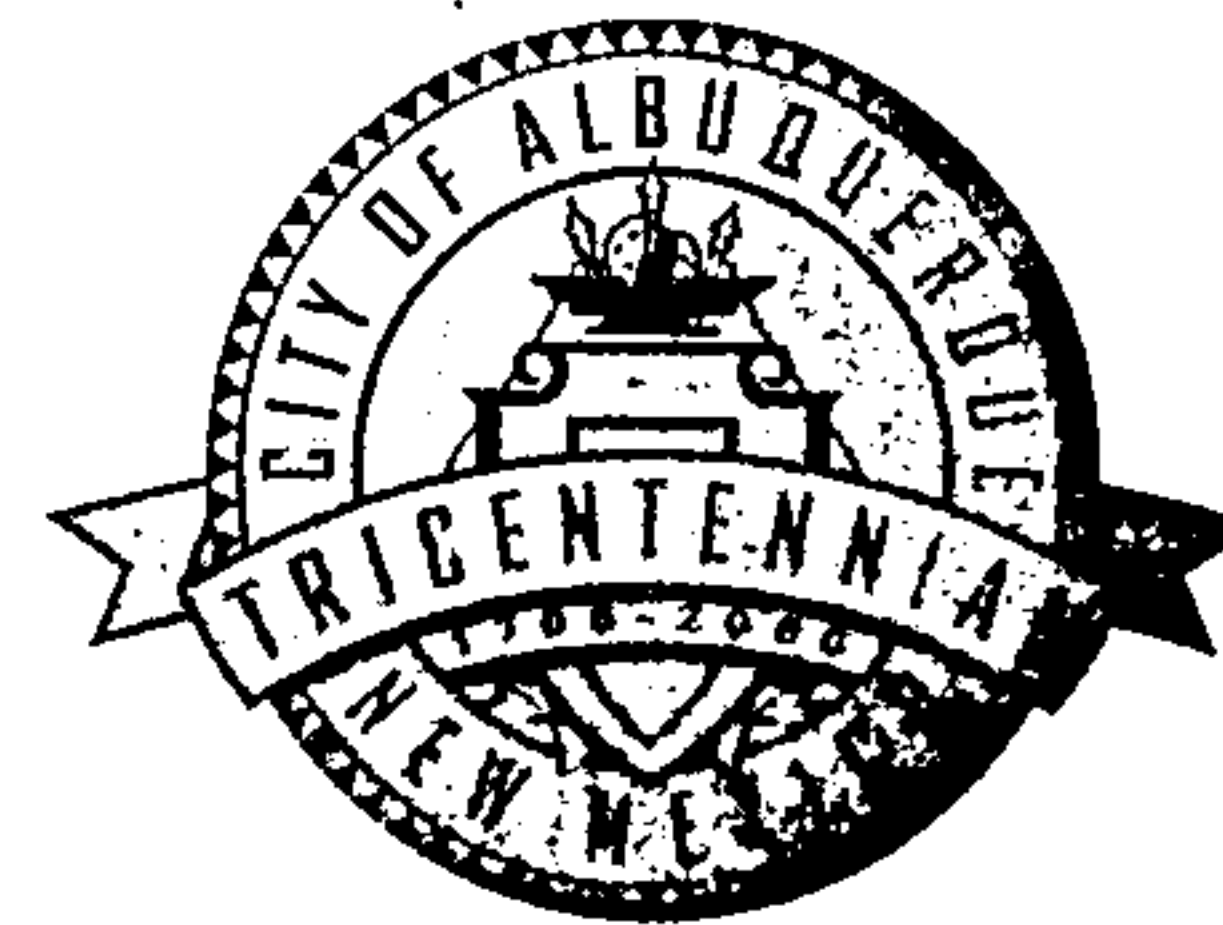
DATE SUBMITTED: 7-10-13

By: [Signature] Yes No Copy Provided

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE



June 27, 2008

Shahab Biazar, P.E.
Advanced Engineering & Consulting, LLC
4416 Anaheim Avenue NE
Albuquerque, NM 87113

**Re: Netherwood Park Addtn.—Greg Williams, 4130 Cutler Ave. NE,
(H-17/D086)**

Approval of Permanent Certificate of Occupancy,

Engineer's Stamp Dated: 2-02-04

Certification dated 6-20-2008

P.O. Box 1293

Mr. Biazar:

Albuquerque

Based upon the information provided in your submittal received 6/26/08, the above referenced certification is approved for Permanent Certificate of Occupancy release by Hydrology.

New Mexico 87103

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

www.cabq.gov

Sincerely,

Timothy E. Sims
Plan Checker-Hydrology, Planning Dept
Development and Building Services

C: CO Clerk--Katrina Sigala
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: LOT 2, BLOCK 12-A, NETHERWOOD PARK ADDITION ZONE ATLAS/DRG. FILE #: H17 - D86
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOT 2, BLOCK 12-A, NETHERWOOD PARK ADDITION
 CITY ADDRESS: 4130 CUTLER AVE., ALBUQUERQUE NM

ENGINEERING FIRM: Advanced Engineering and Consulting, LLC
 ADDRESS: 4416 Anaheim Ave., NE
 CITY, STATE: Albuquerque, New Mexico

CONTACT: Shahab Biazar
 PHONE: (505) 899-5570
 ZIP CODE: 87113

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1ST SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGICAL)
☐ CLOMR / LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S/P)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 06 / 20 / 2008

BY: Shahab Biazar, P.E.

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 submittals may be required based on the following:

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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 19, 2004

Shahab Biazar, P.E.
Advanced Engineering and Consulting, LLC
4416 Anaheim Ave. NE
Albuquerque, NM 87113

Re: Netherwood Park Addition, 4130 Cutler Ave. NE, Grading and Drainage Report

Engineer's Stamp dated 2-02-04 (H17/D86)

Dear Mr. Biazar,

Based upon the information provided in your submittal received 2-03-04, the above referenced report is approved for Building Permit. Please attach a copy of this approved report 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.

If you have any questions, you can contact me at 924-3981.

Sincerely,

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

C: File

DRAINAGE INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Lot 2, Block 12-A, Netherwood Park Add., Building Add. ZONE ATLAS/DRG. FILE #: H17-D86
DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Lot 2, Block 12-A, Netherwood Park Addition
CITY ADDRESS: 4130 Cutler Ave. NE, Albuquerque, NM

ENGINEERING FIRM: Advanced Engineering and Consulting, LLC CONTACT: Shahab Biazar
ADDRESS: 4416 Anaheim Ave., NE PHONE: (505) 899-5570
CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87113

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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

CHECK TYPE OF SUBMITTAL:

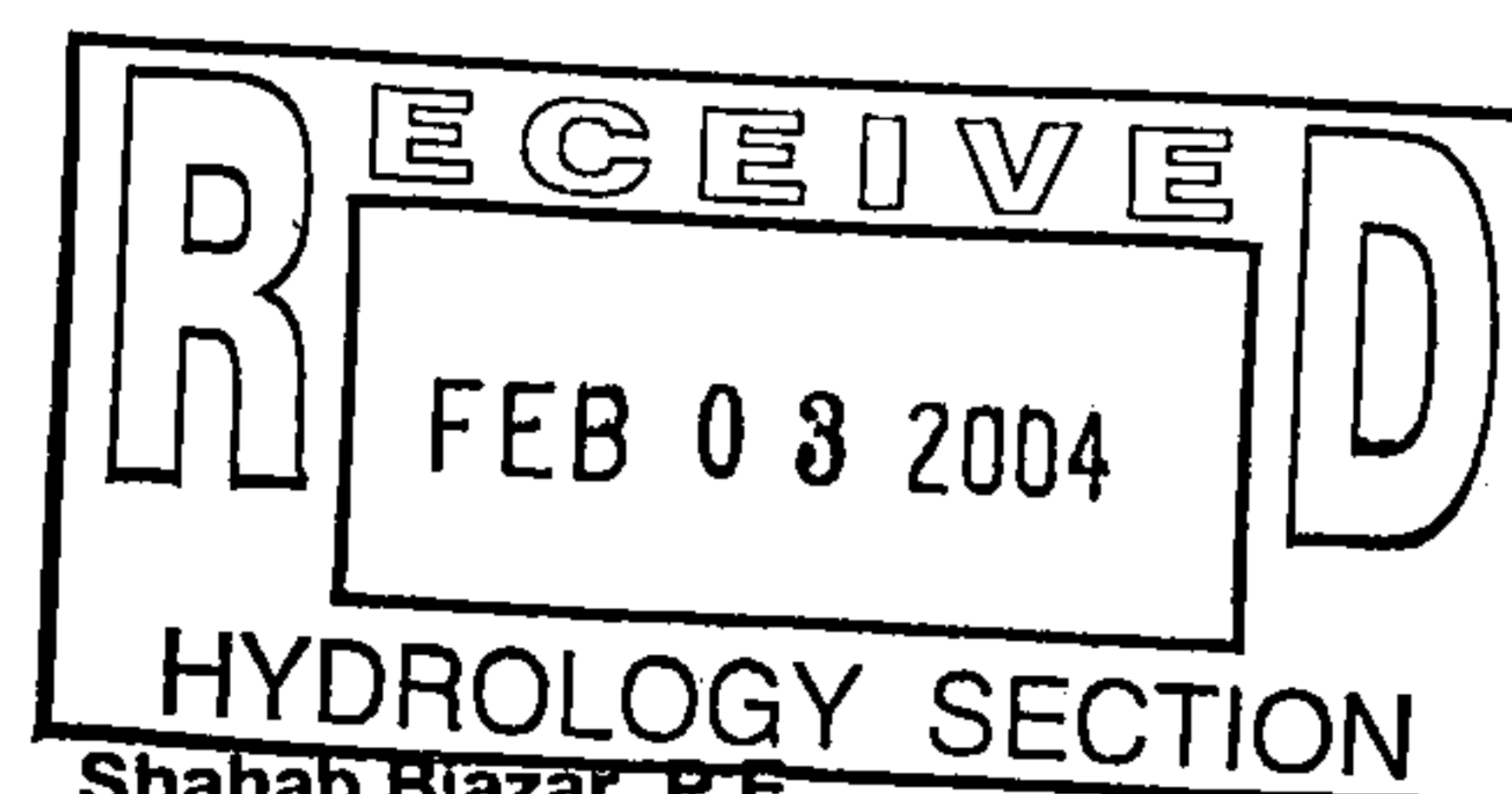
☒ DRAINAGE REPORT
☐ DRAINAGE PLAN 1ST SUBMITTAL, REQUIRES TCL OR EQUAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR / LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
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☐ SECTOR PLAN APPROVAL
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☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☒ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☒ SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 02 / 02 / 2004BY: Shahab Biazar, P.E.

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 submittals may be required based on the following:

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2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or containing five (5) acres or more

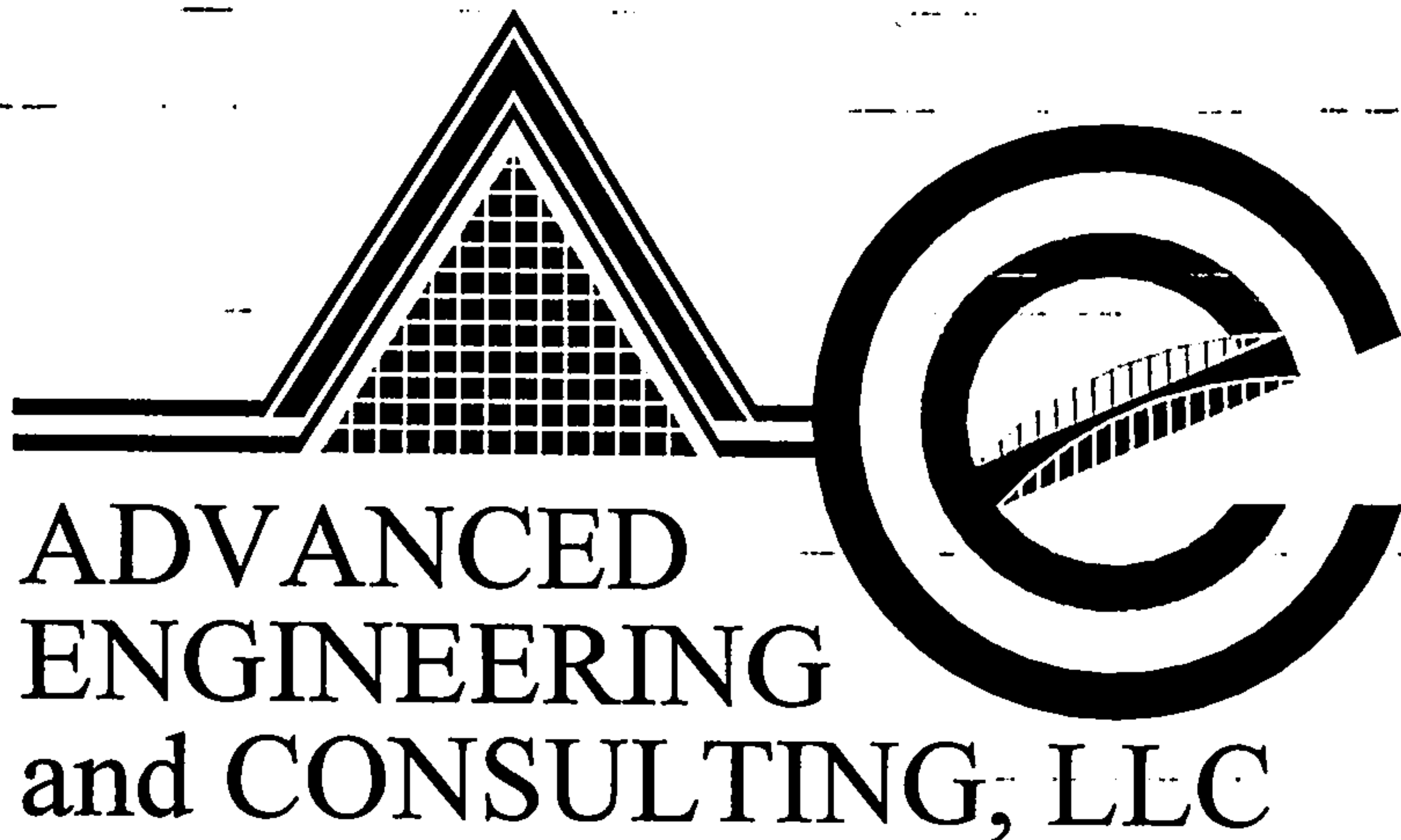
H-17/086

DRAINAGE REPORT
FOR

LOT-2, BLOCK 12-A-NETHERWOOD
PARK ADDITION, BUILDING
ADDITION

4130 CUTLER AVENUE NE

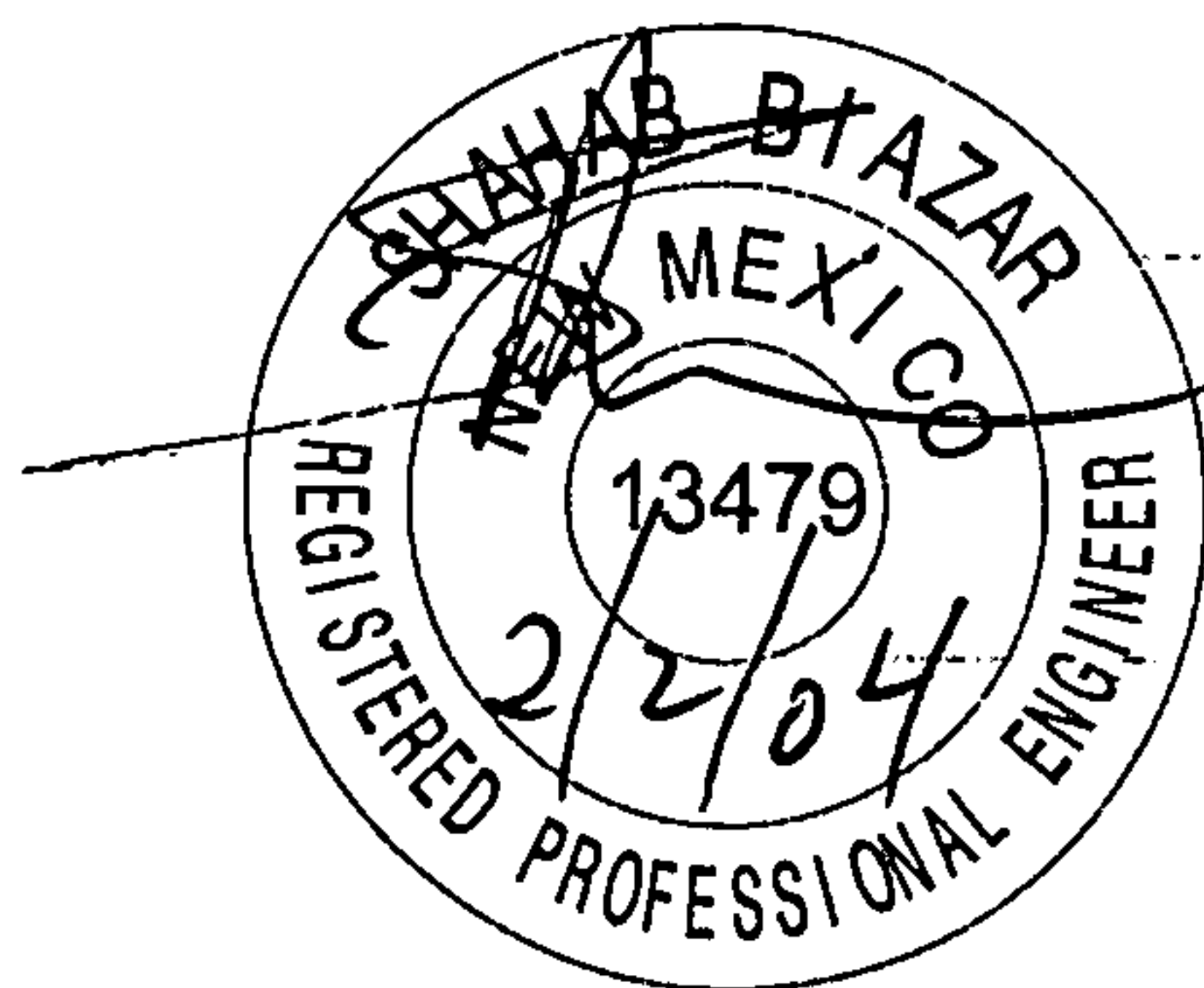
Prepared by:



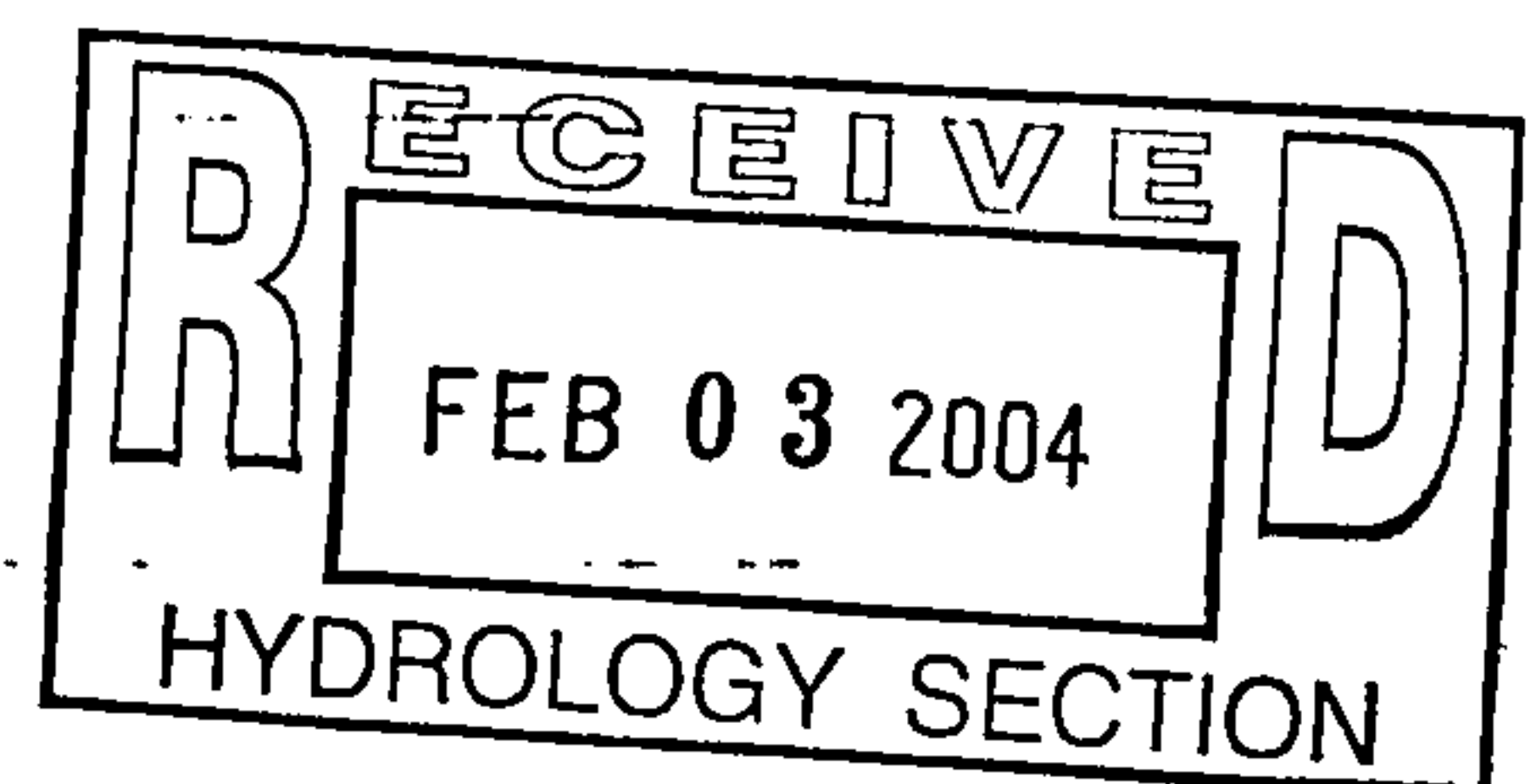
4416 Anaheim Ave., NE
Albuquerque, New Mexico 87113

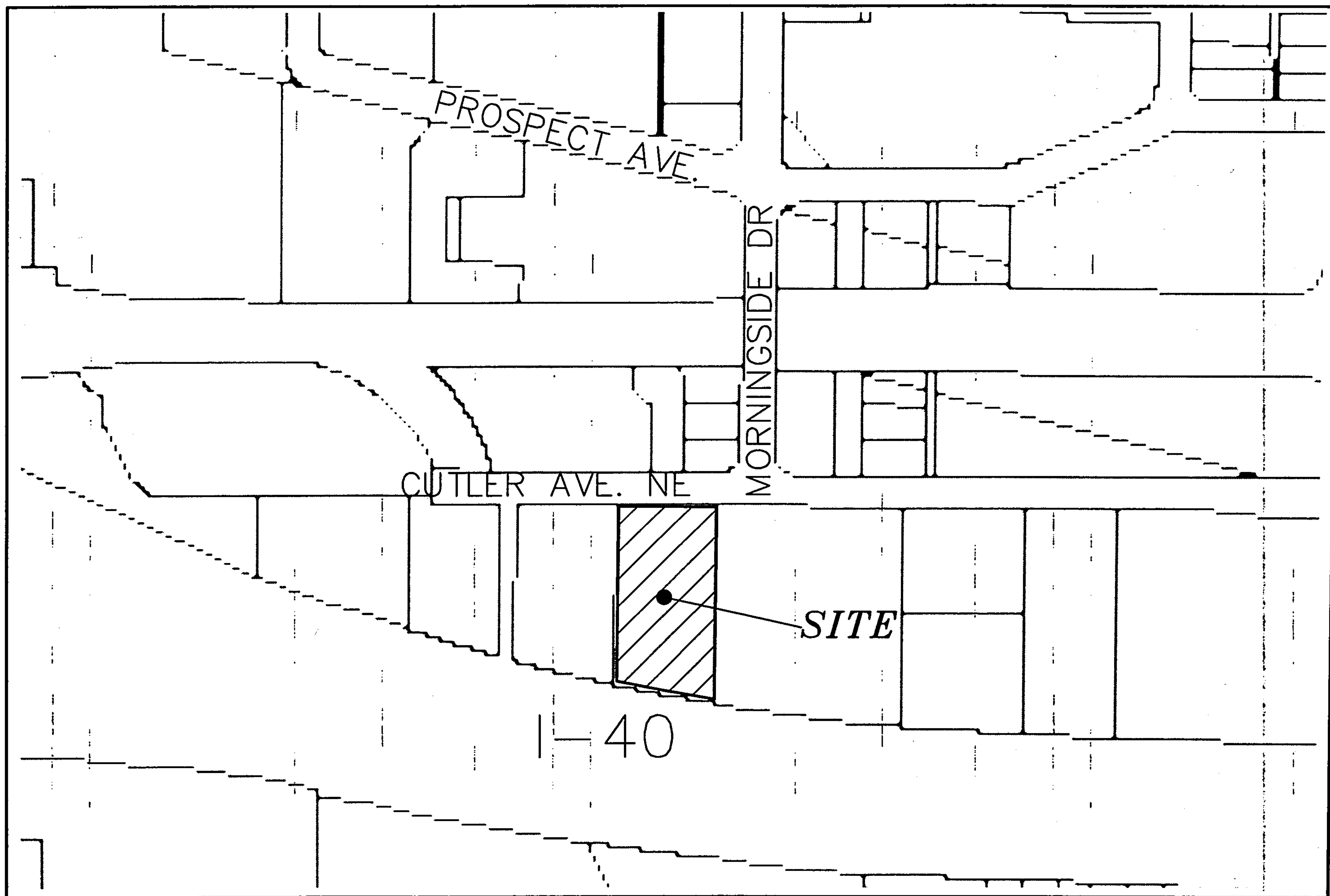
Prepared For:

January, 2004



Shahab Biazar
PE NO. 13479





VICINITY MAP:

H-17-Z

Location

Lot 2, Block 12-A, Netherwood Park Addition, is located at 4130 Cutler Ave., NE. See attached Zone-Atlas page number H-17 for exact location.

Purpose

The purpose of this drainage report is to present a grading and drainage solution for the proposed building addition. We are requesting rough grading approval and building permit approval.

Existing Drainage Conditions

The site has been submitted under the City Drainage number H17-D86. A copy of the original grading plan is enclosed in this report. The site under the exiting conditions drains to Cutler Avenue at a flow rate of 5.24 cfs. From there the runoff drains west where it is intercepted by storm sewer inlets and then drained to AMAFCA's drainage facility.

Proposed Conditions and On-Site Drainage Management Plan

Under the developed conditions the drainage patterns will remain the same. The runoff will drain to Cutler and then west to the exiting inlets. Under the proposed conditions

the site will generate a runoff of 5.79 cfs (~~an increase of 0.55 cfs from the original design~~).

The increase in runoff is fairly minor and should not have an impact on the downstream capacity. The site is located near the vicinity of the exiting inlets on Cutler Avenue, and the discharge from the site will drain in and out of the inlet before the upstream runoff ~~riches~~ the inlet.

Calculations

City of Albuquerque, Development Process Manuel, Section 22.2, Hydrology Section, revised January, 1993, was used for runoff calculations.

RUNOFF CALCULATION RESULTS

BASIN	AREA (SF)	AREA (AC)	AREA (MI ²)
ON-SITE	58659.49	1.3466	0.002104

HISTORICAL CONDITIONS

BASIN	Q-100 CFS	Q-10 CFS
ON-SITE	2.1	0.50

EXISTING CONDITIONS

UNDER THE ORIGINAL DRAINAGE REPORT

BASIN	Q-100 CFS	Q-10 CFS
ON-SITE	5.24	3.19

DEVELOPED CONDITIONS

BASED ON ACTUAL DEVELOPMENT

BASIN	Q-100 CFS	Q-10 CFS
ON-SITE	5.79	3.69

AHYMO INPUT FILE

```

* ZONE 2
*****
*      100-YEAR, 6-HR STORM (UNDER HISTORICAL CONDITIONS)
*****
START      TIME=0.0
RAINFALL   TYPE=1 RAIN QUARTER=0.0 IN
           RAIN ONE=2.01 IN RAIN SIX=2.35 IN
           RAIN DAY=2.75 IN DT=0.03333 HR
COMPUTE NM HYD ID=1 HYD NO=101.0 AREA=0.002104 SQ MI
           PER A=100.00 PER B=0.00 PER C=0.00 PER D=0.00
           TP=0.1333 HR MASS RAINFALL=-1
*****
*      100-YEAR, 6-HR STORM (UNDER EXISITNG CONDITIONS)
*****
START      TIME=0.0
RAINFALL   TYPE=1 RAIN QUARTER=0.0 IN
           RAIN ONE=2.01 IN RAIN SIX=2.35 IN
           RAIN DAY=2.75 IN DT=0.03333 HR
COMPUTE NM HYD ID=1 HYD NO=101.0 AREA=0.002104 SQ MI
           PER A=0.00 PER B=33.73 PER C=0.00 PER D=66.27
           TP=0.1333 HR MASS RAINFALL=-1
*****
*      100-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS)
*****
START      TIME=0.0
RAINFALL   TYPE=1 RAIN QUARTER=0.0 IN
           RAIN ONE=2.01 IN RAIN SIX=2.35 IN
           RAIN DAY=2.75 IN DT=0.03333 HR
COMPUTE NM HYD ID=1 HYD NO=101.0 AREA=0.002104 SQ MI
           PER A=0.00 PER B=17.00 PER C=0.00 PER D=83.00
           TP=0.1333 HR MASS RAINFALL=-1
*****
*      10-YEAR, 6-HR STORM (UNDER HISTORICAL CONDITIONS)
*****
START      TIME=0.0
RAINFALL   TYPE=1 RAIN QUARTER=0.0 IN
           RAIN ONE=1.34 IN RAIN SIX=1.57 IN
           RAIN DAY=1.83 IN DT=0.03333 HR
COMPUTE NM HYD ID=1 HYD NO=101.0 AREA=0.002104 SQ MI
           PER A=100.00 PER B=0.00 PER C=0.00 PER D=0.00
           TP=0.1333 HR MASS RAINFALL=-1
*****
*      10-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS)
*****
START      TIME=0.0
RAINFALL   TYPE=1 RAIN QUARTER=0.0 IN
           RAIN ONE=1.34 IN RAIN SIX=1.57 IN
           RAIN DAY=1.83 IN DT=0.03333 HR
COMPUTE NM HYD ID=1 HYD NO=101.0 AREA=0.002104 SQ MI
           PER A=0.00 PER B=33.73 PER C=0.00 PER D=66.27
           TP=0.1333 HR MASS RAINFALL=-1
*****
*      10-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS)
*****
START      TIME=0.0
RAINFALL   TYPE=1 RAIN QUARTER=0.0 IN
           RAIN ONE=1.34 IN RAIN SIX=1.57 IN
           RAIN DAY=1.83 IN DT=0.03333 HR
COMPUTE NM HYD ID=1 HYD NO=101.0 AREA=0.002104 SQ MI
           PER A=0.00 PER B=17.00 PER C=0.00 PER D=83.00
           TP=0.1333 HR MASS RAINFALL=-1
*****
FINISH

```

RUNOFF CALCULATIONS

(INPUT DATA FOR AHYMO CALCULATIONS)

The site is @ Zone 2

DEPTH (INCHES) @ 100-YEAR STORM

$$P_{60} = 2.01 \text{ inches}$$

$$P_{360} = 2.35 \text{ inches}$$

$$P_{1440} = 2.75 \text{ inches}$$

DEPTH (INCHES) @ 10-YEAR STORM

$$P_{60} = 2.01 \times 0.667$$
$$= 1.34 \text{ inches}$$

$$P_{360} = 1.57$$

$$P_{1440} = 1.83$$

See the summary output from AHYMO calculations.

Also see the following summary tables.

SUMMARY OUTPUT FILE

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) -
INPUT FILE = 200361

- VERSION: 1997.02d

RUN DATE (MON/DAY/YR) =01/30/2004
USER NO.= AHYMO-I-9702c01000R31-AH

[illegible]



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 4, 2004

James Clark III, R.A.
Masterworks Architects, Inc.
4200 Wyoming Blvd. NE
Albuquerque, NM 87111

Re: Netherwood Park Addition (Williams Commercial Development),
4130 Cutler Ave. NE, Traffic Circulation Layout
Architect's Stamp dated 2-27-04 (H17/D86)

Dear Mr. Clark,

The TCL submittal received 3-02-04 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

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

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

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

Sincerely,

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

cc: file



CITY OF
Albuquerque

Public Works Department

January 16, 1997

Martin J. Chávez, Mayor

Robert E. Gurulé, Director

Michael Martinez
Hall Engineering
6840 Second St. NW
Suite 306
Albuquerque, NM 87107

**RE: NETHERWOOD PARK COMMERCIAL BUILDING (H17-D86). GRADING AND
DRAINAGE PLAN SUBMITTAL FOR BUILDING PERMIT. ENGINEER'S STAMP
DATED NOVEMBER 20, 1996.**

Dear Mr. Martinez:

Based on the information provided on your January 7, 1997 submittal, City Hydrology has the following comments:

1. The stamp date on this submittal is exactly the same as the last two submittals. You did not address any of my comments dated November 29, 1996. Every time you change a drawing, you must change the date on the stamp.
2. I need more spot elevations. Where are the plan and profile sheets? I intend on approving this for Final Plat, Building Permit, and Work Order Permit concurrently. Give me an entire package and address my comments from November 29, 1996.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

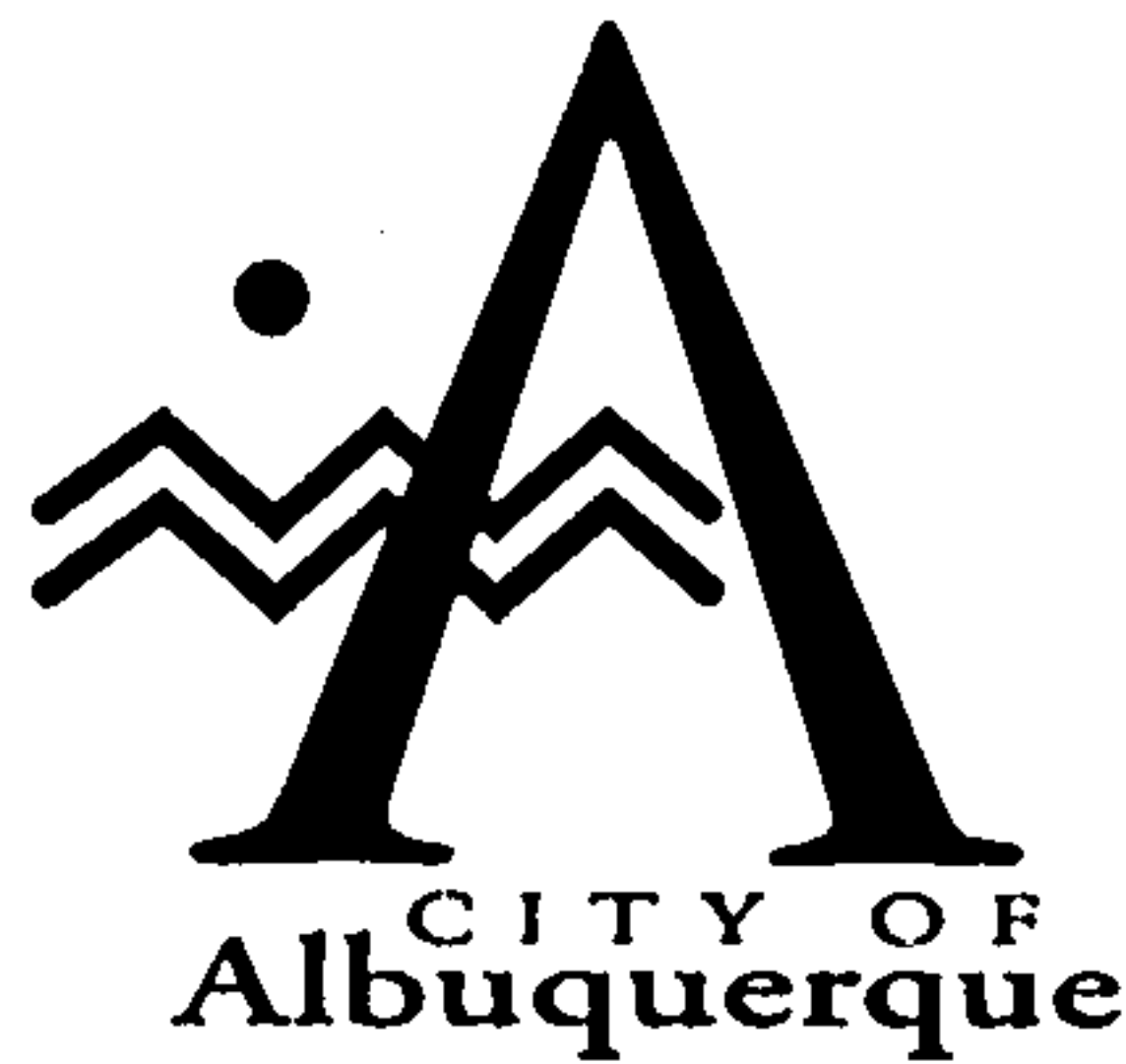


Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

Good for You, Albuquerque!





January 24, 1997

Martin J. Chávez, Mayor

Michael Martinez
Hall Engineering
6840 Second St. NW
Suite 306
Albuquerque, NM 87107

**RE: NETHERWOOD PARK COMMERCIAL BUILDING (H17-D86). GRADING AND
DRAINAGE PLAN SUBMITTAL FOR FINAL PLAT AND BUILDING PERMIT.
ENGINEER'S STAMP DATED JANUARY 16, 1997.**

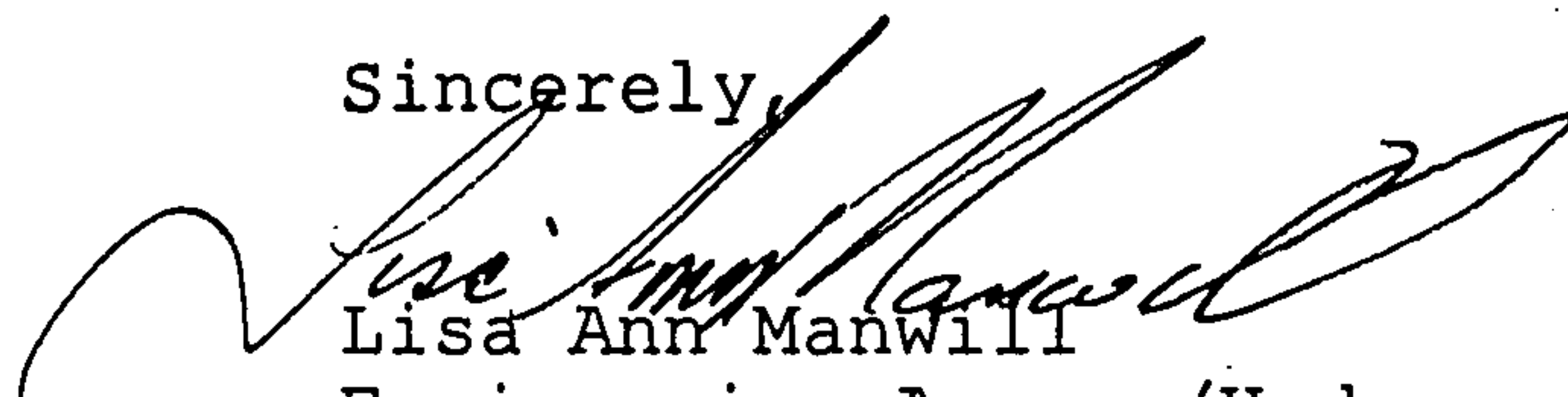
Dear Mr. Martinez:

Based on the information provided on your January 17, 1997
submittal, the above referenced project is approved for Final Plat
and Building Permit.

An Engineer's Certification will be required prior to Certificate of
Occupancy.

If I can be of further assistance, please feel free to contact me at
924-3984.

Sincerely,



Lisa Ann Manwill
Engineering Assoc./Hyd.

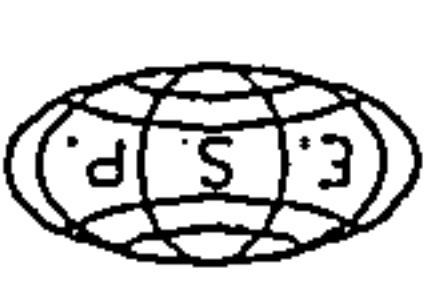
c: Andrew Garcia
File

Good for You, Albuquerque!



96-1434
 Wetlandwood Park Addition
 Basin Area Drainage Cals.

M.M.



HALL ENGINEERING COMPANY INC.
 ENGINEERING • SURVEYING • PLANNING • CONSTRUCTION
 6840 2ND ST. NW, SUITE 306 • ALBUQUERQUE, NEW MEXICO 87107
 PHONE (505) 345-1064 FAX (505) 344-5404

Note: Street Can Carry Existing and Proposed Flows
 Future Capacity Exceeds Street Capacity
 ∴ Divert Flows From Proposed Development into
 Existing Storm Drain

$56.4 \text{ ft}^3/\text{sec} < 89.30 \text{ ft}^3/\text{sec}$

$Q = 56.4 \text{ cfs}$

Quantity of flow, $Q = VA = 3.0 * 18.8$

$V = 3.0 \text{ ft/sec}$

Velocity of flow $V = K * 10 * \sqrt{S}$
 Assume $K = 3$
 $3 * 10 * \sqrt{0.01}$

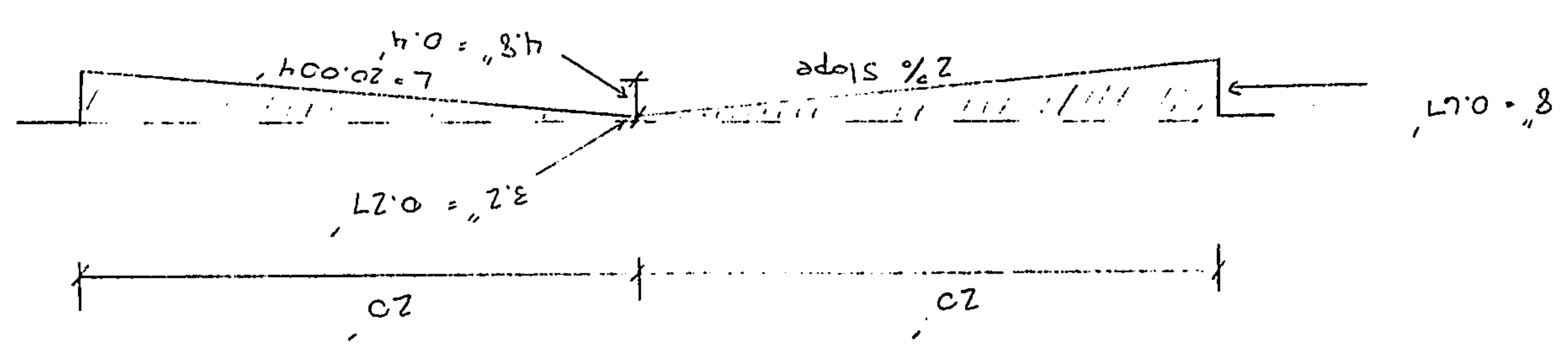
$A = 18.80 \text{ ft}^2$

Area of flow (Shaded Area), $A = 2 \left[\frac{1}{2} (0.4)(20) + (0.27)(20.004) \right]$

Coefficient of Roughness, $n = 0.17$

Slope of Energy Grade Line, $S = 0.010$

Hydraulic Radius, $R = 0.67 + 20.004 + 0.67 = 41.348$



Design Q : Produced Runoff From Proposed Development

$$Q = 10.52 \text{ cfs}$$

Catch Basin Size & Type

Type "B" Grating

$$\text{Depth of Flow, } D = 8" = 0.67' \quad (\text{Plate 22.3 D-7})$$

$$\text{Slope, } S = 0.005$$

$$\text{From Chart: } Q = 12 \text{ cfs}$$

Connector Pipe Diameter

$$Q = 12 \text{ cfs}$$

$$H = 5133.89 - 5129.50 = 4.39' \quad \text{use } H = 4'$$

$$\text{Length of Pipe: Use } L = 40'$$

$$\text{Pipe Diameter, } D = 15" \quad \text{use } D = 18" \quad (\text{Nomograph DPM 22.3 Pg. 78})$$

Catch Basin "V" Depth

$$\text{Assume: Curb Face} = 10"$$

$$\text{Freeboard} = 6"$$

$$\text{"V" Depth} = 3.7'$$

$$(\text{Plate 22.3 D-9})$$



HALL ENGINEERING COMPANY INC.

ENGINEERING • SURVEYING • PLANNING • CONSTRUCTION
6840 2ND ST., NW, SUITE 306 • ALBUQUERQUE, NEW MEXICO 87107
PHONE (505) 345-1064 FAX (505) 344-5404

Area of Basin

$$A = 20.00 \text{ Acres}$$

Developed Site (Duke City Studios) Discharges Directly into Channel This Area is Excluded from the Basin.
(See Maps Provided)

Land Treatments

Assume 90% Commercial Development

$$\text{Type "A" } = 3.33\%$$

$$\text{Type "B" } = 3.33\%$$

$$\text{Type "C" } = 3.34\%$$

$$\text{Type "D" } = 90\%$$

Find Area in Each Treatment:

$$A_A = 0.66 \text{ Acres}$$

$$A_B = 0.66 \text{ Acres}$$

$$A_C = 0.66 \text{ Acres}$$

$$A_D = 18.02 \text{ Acres}$$

This Site Lies Within Zone 2

$$\therefore Q_{PA} = 1.56$$

$$Q_{PB} = 2.28$$

$$Q_{PC} = 3.14$$

$$Q_{PD} = 4.70$$

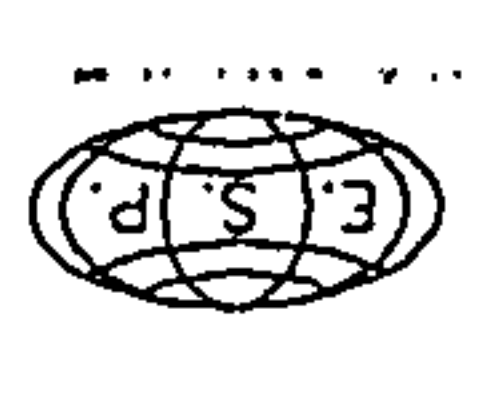
$$\text{Total } Q_p = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$$

$$= 1.56 \times 0.66 + 2.28 \times 0.66 + 3.14 \times 0.66 + 4.70 \times 18.02$$

$$\text{Total } Q_p = 89.30 \text{ cfs}$$

96-1434

Netherwood Park Addition
Basin Area Drainage Cals.
M.H.



HALL ENGINEERING COMPANY, INC.
ENGINEERING • SURVEYING • PLANNING • CONSTRUCTION
6840 2ND ST., NW, SUITE 306 • ALBUQUERQUE, NEW MEXICO 87107
PHONE (505) 345-1064 FAX (505) 344-5404

96-1434
 Wetland Park Addition
 Basin Area Drainage Cals.
 M.M.



HALL ENGINEERING COMPANY INC.
 ENGINEERING • SURVEYING • PLANNING • CONSTRUCTION
 6840 2ND ST., NW, SUITE 306 • ALBUQUERQUE, NEW MEXICO 87107
 PHONE (505) 345-1064 FAX (505) 344-5404

∴ Street Can Carry Existing and Proposed Flows
 Future Capacity Exceeds Street Capacity
 $56.4 \text{ ft}^3/\text{sec} < 89.30 \text{ ft}^3/\text{sec}$

$$Q = 56.4 \text{ cfs}$$

Quantity of flow, $Q = VA = 3.0 * 18.8$

$$V = 3.0 \text{ ft/sec}$$

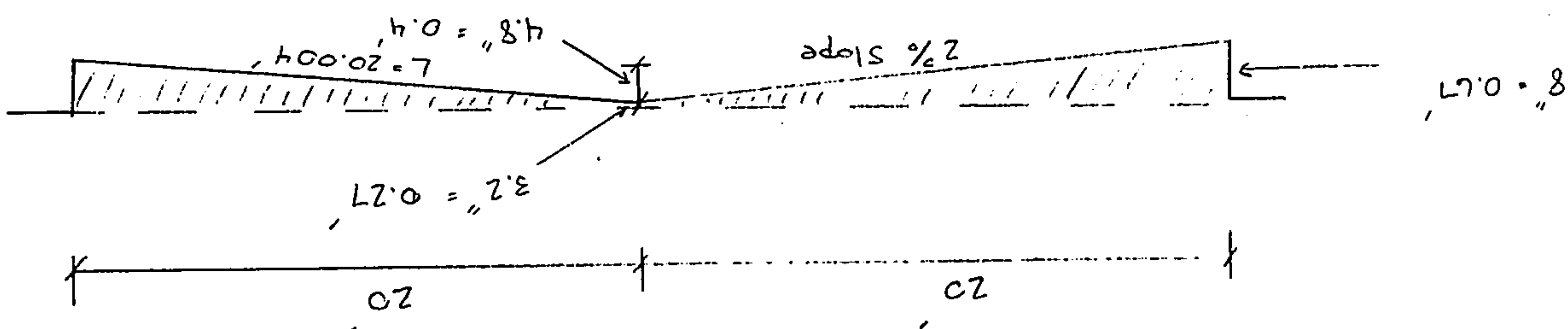
Velocity of flow $V = K * 10 * \sqrt{S}$
 Assume $K = 3$
 $3 * 10 * \sqrt{0.01}$

$$A = 18.80 \text{ ft}^2$$

Area of flow (Shaded Area), $A = 2 \left[\frac{1}{2} (0.4)(20) + (0.27)(20.004) \right]$
 Coefficient of Roughness, $n = 0.17$

Slope of Energy Grade Line, $S = 0.010$

$$\text{Hydraulic Radius, } R = 0.67 + 20.004 + 0.67 + 20.004 = 41.348$$





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 23, 2004

James Clark III, R.A.
Masterworks Architects, Inc.
4200 Wyoming Blvd. NE
Albuquerque, NM 87111

**Re: Netherwood Park Addition (Williams Commercial Development), 4130
Cutler Ave. NE, Traffic Circulation Layout (H17/D86)**

Dear Mr. Clark,

Based upon the information provided in your submittal received 2-17-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

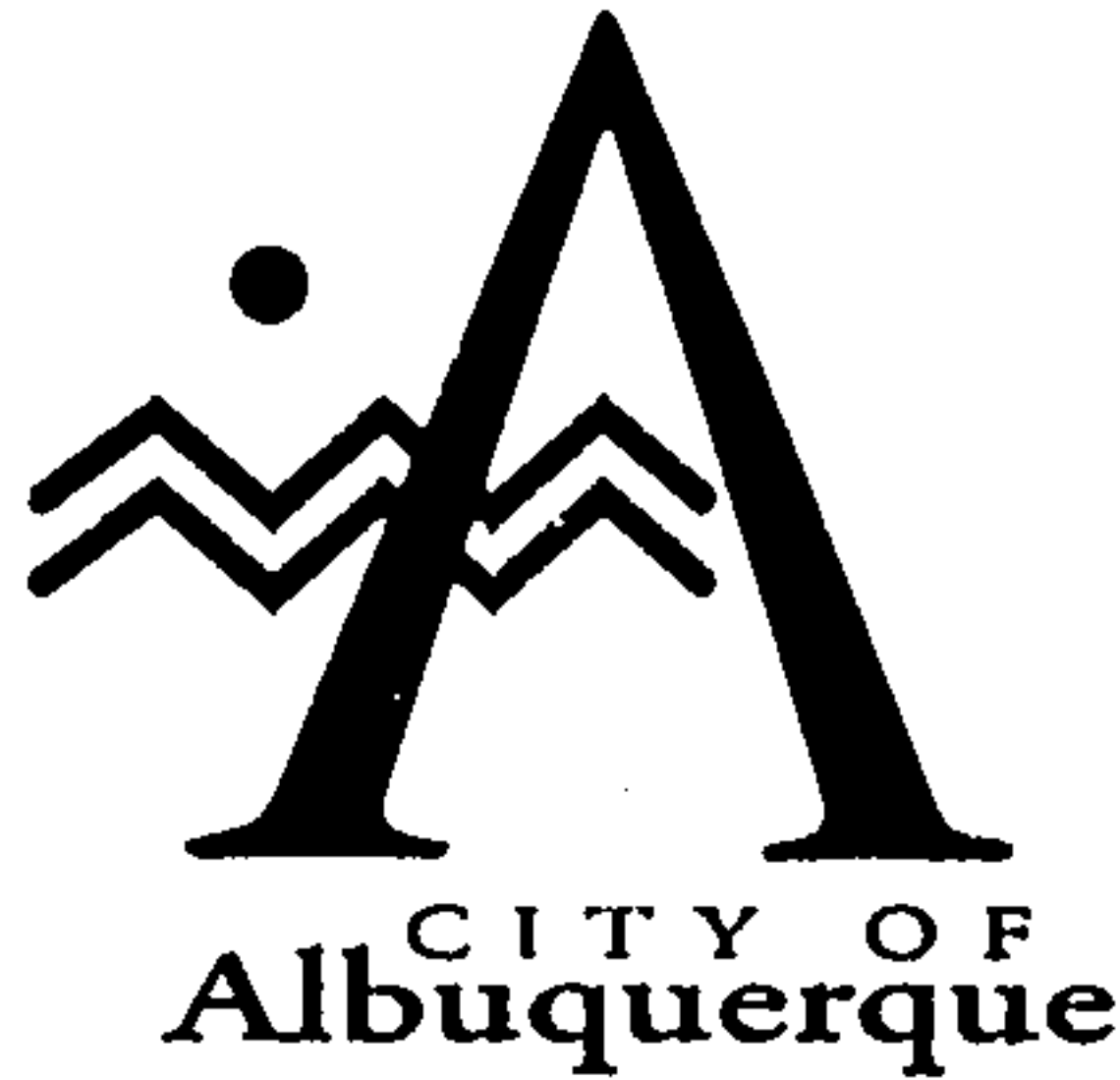
1. The proposed sidewalk along the new building has a minimum width of 6 feet.
2. Please show the location of the nearest driveway on the adjacent lot.
3. The architect's stamp should be dated, as well as stamped and signed, to help us track approved design sheets.
4. Please call out the width of the access aisle between the handicapped spaces.
5. What does the striped area between the existing 4-foot sidewalk and the proposed sidewalk along the new building indicate? Is this a pedestrian path connection? If so, please provide details for this section (existing or proposed connection, material section is made of, etc.).
6. Provide a detail for the ramp adjacent to the building.

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

Sincerely,

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

C: file



July 21, 1997

Martin J. Chávez, Mayor

Richard Hall, P.E.
Hall Engineering
6840 Second St. NW
Suite 306
Albuquerque, NM 87107

**RE: NETHERWOOD PARK COMMERCIAL BUILDING (H17-D86). ENGINEER'S
CERTIFICATION FOR CERTIFICATE OF OCCUPANCY. ENGINEER'S
CERTIFICATION DATED JULY 10, 1997.**

Dear Mr. Hall:

Based on the information provided on your July 14, 1997 submittal,
the above referenced project is approved for Certificate of
Occupancy.

If I can be of further assistance, please feel free to contact me at
924-3984.

Sincerely,

Lisa Ann Manwill, P.E.
Engineering Assoc./Hyd.

c: Andrew Garcia
File

{ Certification for which lot? }

Talk to me later
CAM

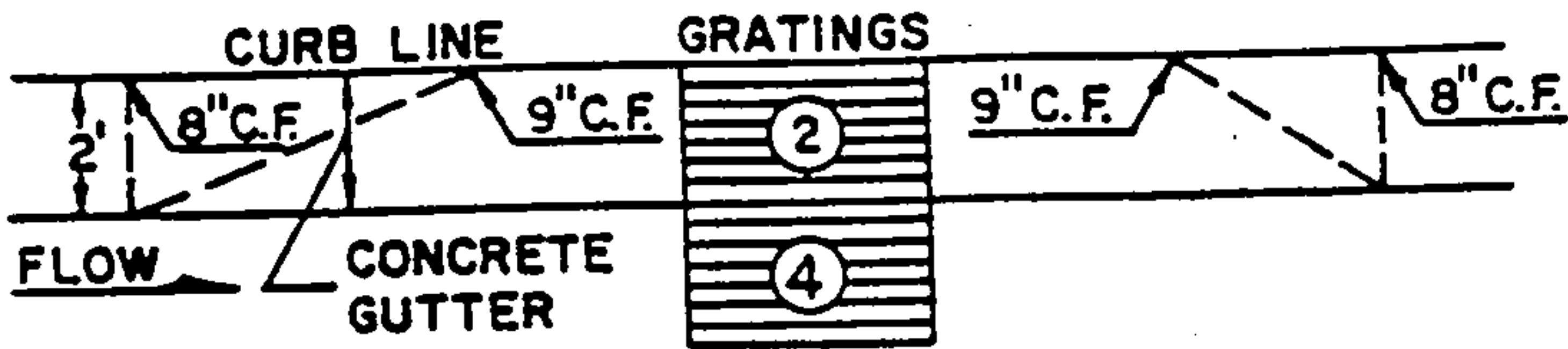
lot 2 is the only
lot for this project - I think
CAM

Good for You, Albuquerque!

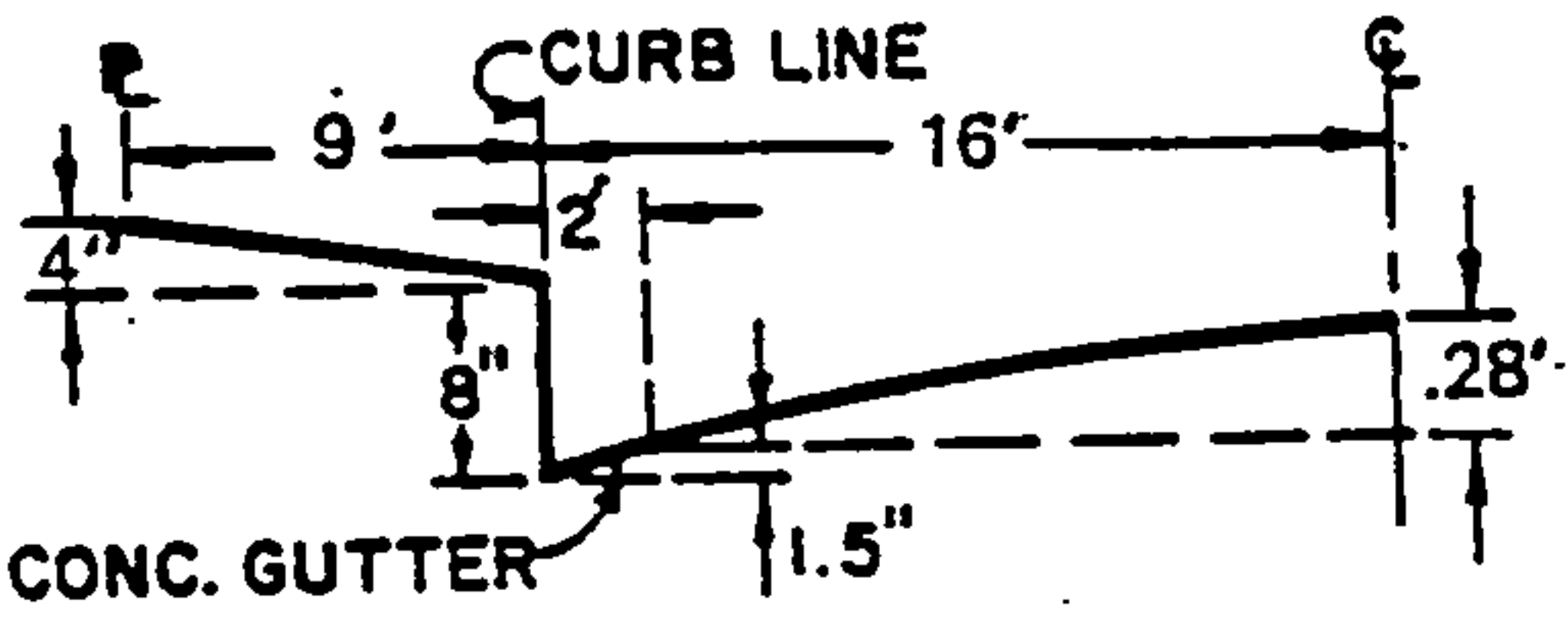
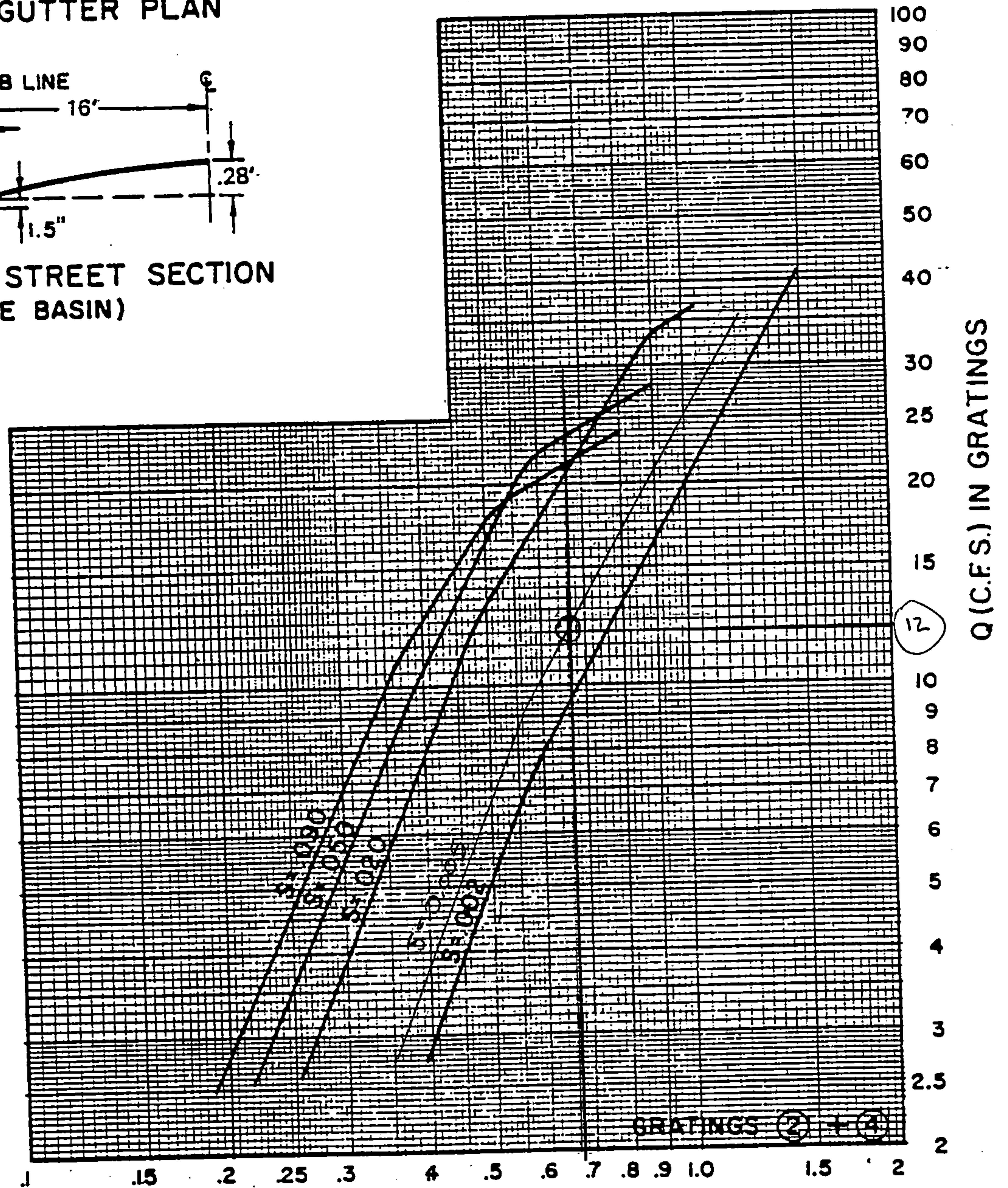
P.O. Box 1293, Albuquerque, New Mexico 87103



GRATING CAPACITIES FOR TYPE "B"



GRATING & GUTTER PLAN

TYPICAL HALF STREET SECTION
(ABOVE BASIN)

D = DEPTH OF FLOW (FT.) ABOVE NORMAL GUTTER GRADE

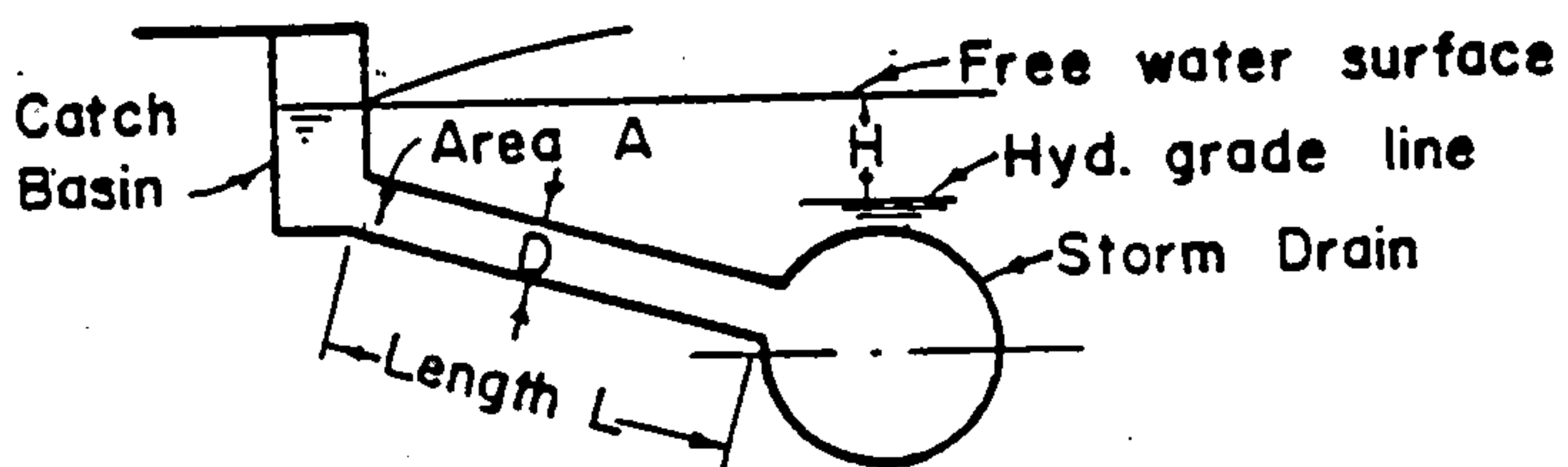
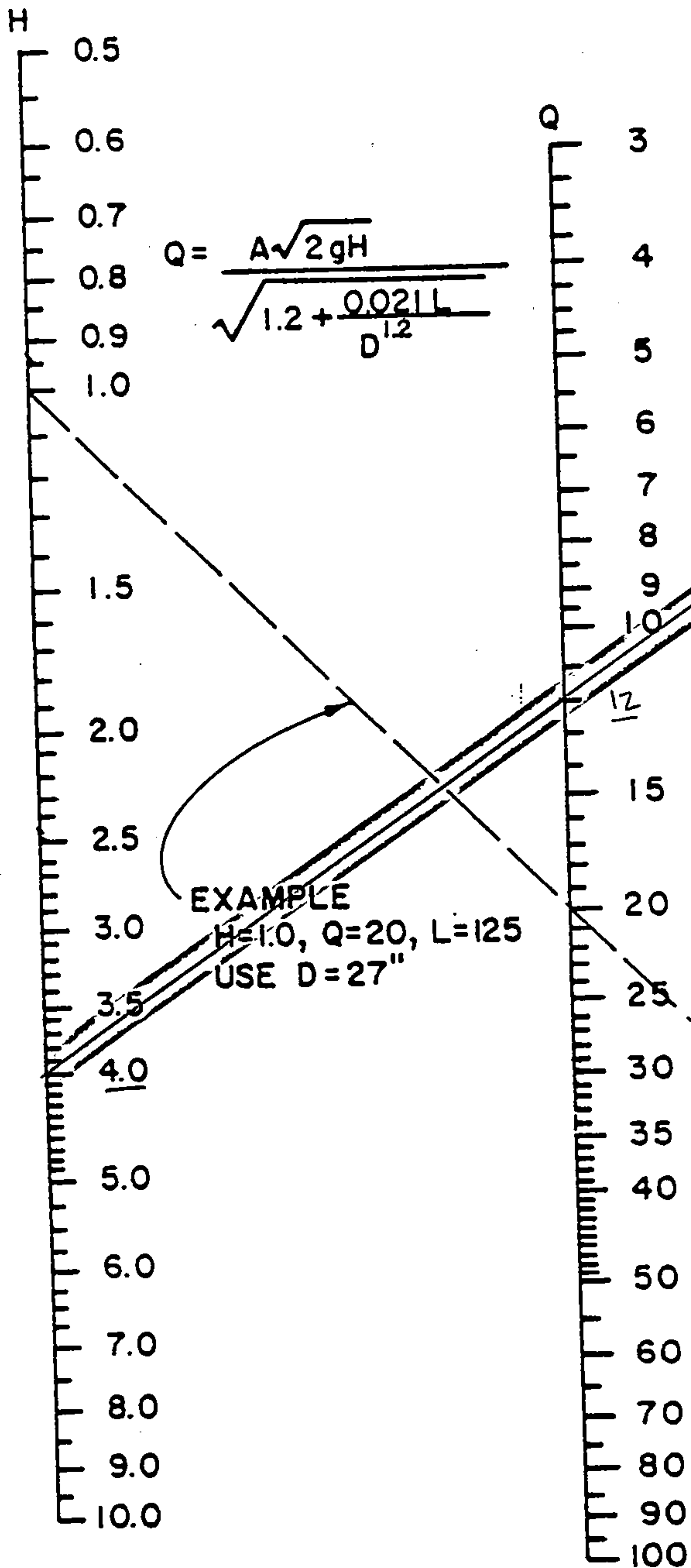
$$D = 0.67$$

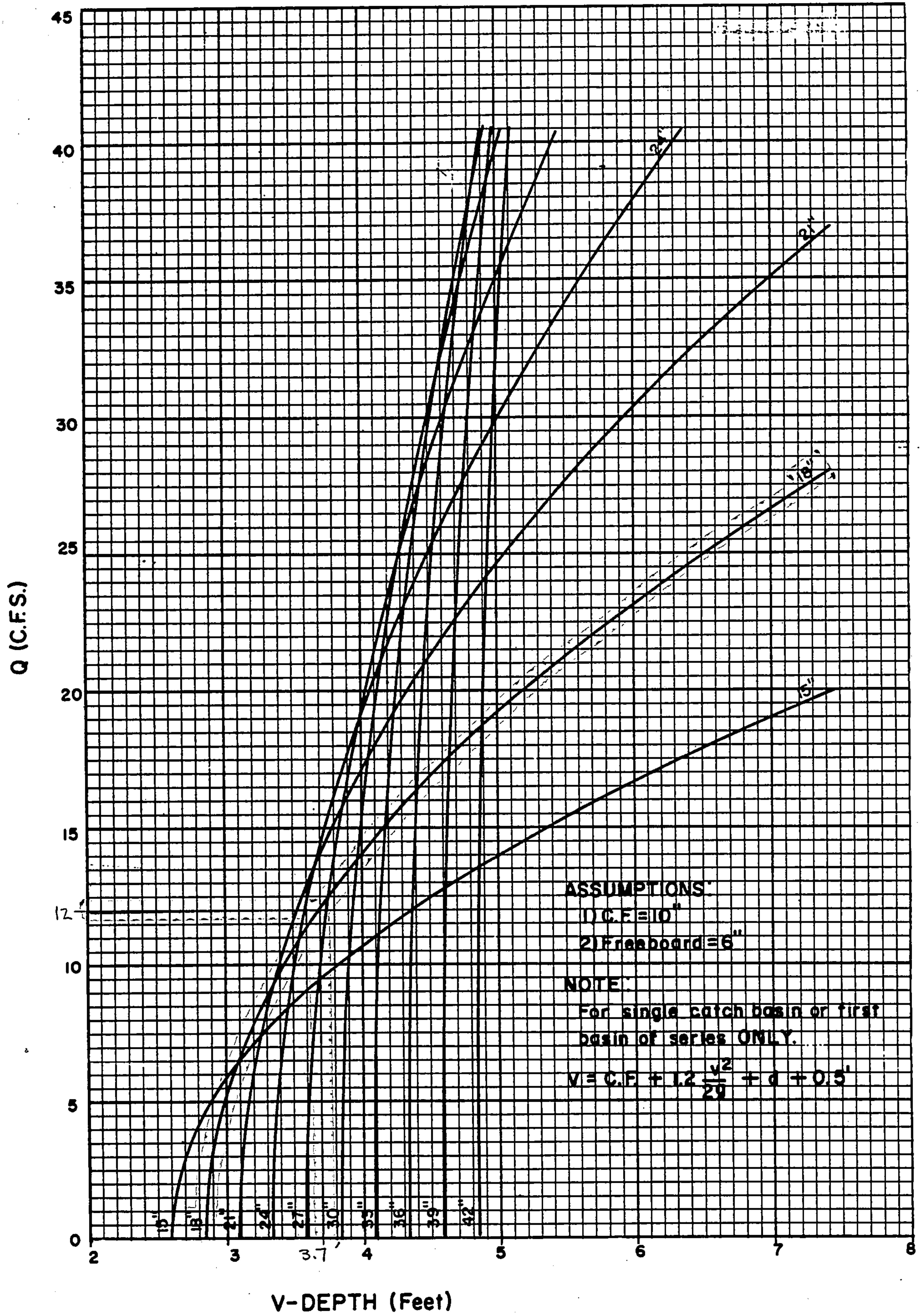
$$S = 0.005$$

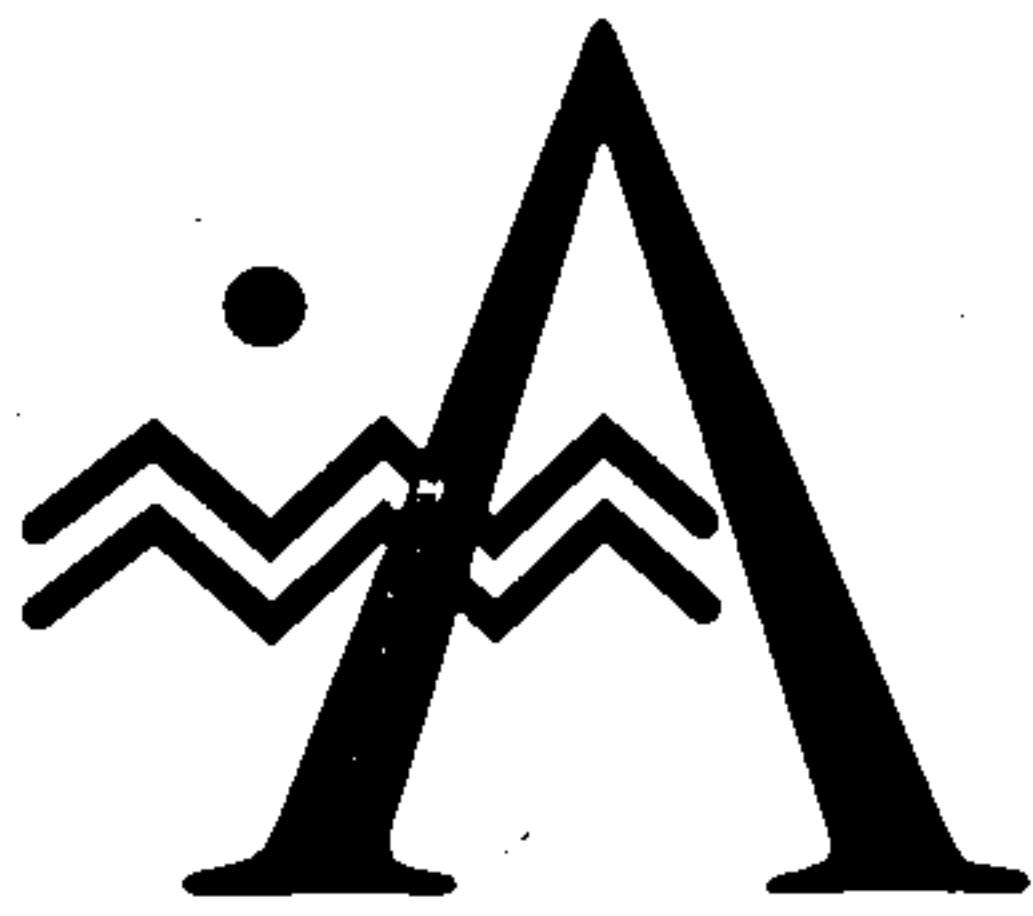
DESIGN OF SPUN CONCRETE CONNECTOR PIPES FLOWING FULL

LENGTH (FEET)
0 25 50 75 100 125 150 175 200

Page G-35







CITY OF
Albuquerque
December 16, 1996

Martin J. Chávez, Mayor

Michael Martinez
Hall Engineering
6840 Second St. NW
Suite 306
Albuquerque, NM 87107

RE: NETHERWOOD PARK COMMERCIAL BUILDING (H17-D86). GRADING AND DRAINAGE PLAN SUBMITTAL FOR PRELIMINARY PLAT, FINAL PLAT, BUILDING PERMIT. ENGINEER'S STAMP DATED NOVEMBER 20, 1996.

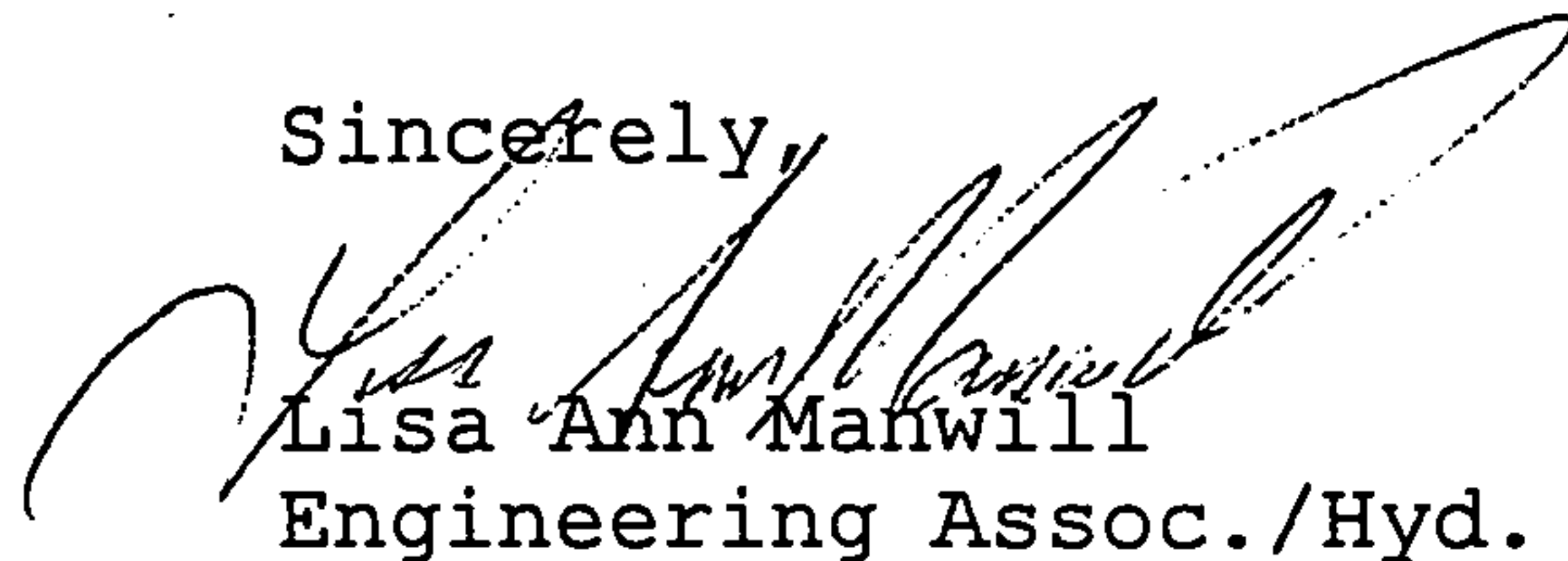
Dear Mr. Martinez:

Based on the information provided on your December 11, 1996 submittal, City Hydrology has the following comments:

1. You are already approved for Preliminary Plat. Are you updating or changing something? If so, it is not apparent to me.
2. This submittal is exactly the same as the last submittal. You did not address any of my comments dated November 29, 1996.

If I can be of further assistance, please feel free to contact me at 768-3622.

Sincerely,



Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

Good for You, Albuquerque!





Martin J. Chávez, Mayor

Michael Martinez
Hall Engineering
6840 Second St. NW
Suite 306
Albuquerque, NM 87107

RE: NETHERWOOD PARK COMMERCIAL BUILDING (H17-D86). GRADING AND DRAINAGE PLAN SUBMITTAL FOR PRELIMINARY PLAT, FINAL PLAT, BUILDING PERMIT, AND SO #19 PERMIT APPROVALS. ENGINEER'S STAMP DATED NOVEMBER 20, 1996.

Dear Mr. Martinez:

Based on the information provided on your November 22, 1996 submittal, the above referenced project is approved for Preliminary Plat only. Prior to Final Plat approval the Financial Guarantees must be complete. The following comments must be addressed prior to Building and Work Order Permit approvals:

1. The drawings need to be more detailed. Plan and profile drawings will be required for the storm drain. Provide necessary invert elevations (existing and proposed) on both the plan and profile.
2. Be certain to use the correct drawing and text scales for Work Order plans.
3. For maintenance purposed the City would prefer you install your Manhole over the existing pipe in Cutler instead of "stubbing out."
4. Before finalizing the Work Order drawings, you may wish to discuss the use of a Type "B" inlet with the Transportation Division.
5. Now that it is quite evident that a Work Order Permit will be required, a SO #19 Permit is no longer necessary. The sidewalk culvert can be handled under the Work Order.

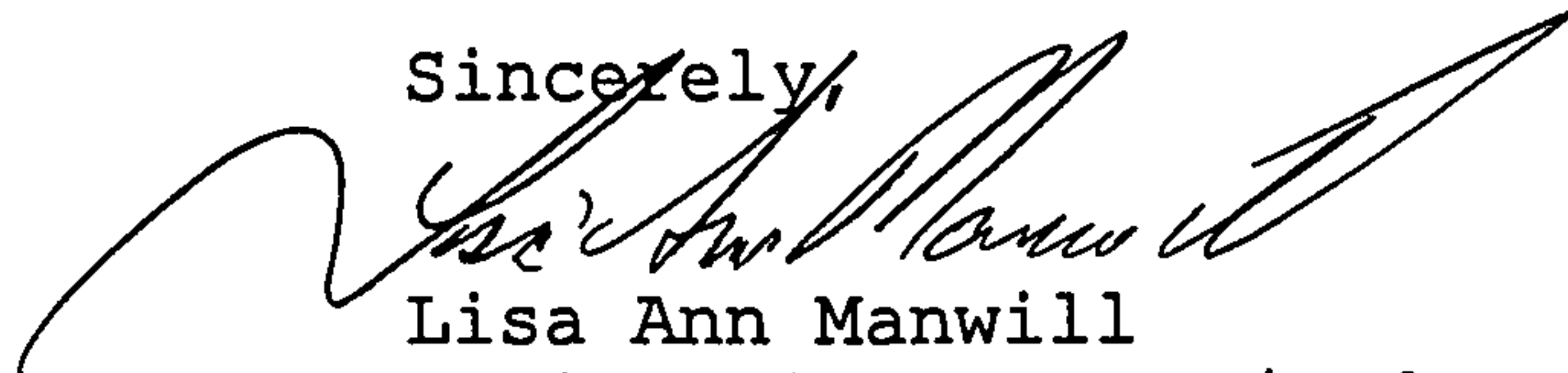
Good for You. Albuquerque!



November 29, 1996
Letter Continued
Mike Martinez

If I can be of further assistance, please feel free to contact me at
768-3622.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa Ann Manwill", written over the word "Sincerely,".

Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Fred Aguirre
Billy Goolsby
Andrew Garcia
File



November 18, 1996

Martin J. Chávez, Mayor

Mike Martinez
Hall Engineering
6840 2nd Street NW
Suite 306
Albuquerque, NM 87107

**RE: NETHERWOOD COMMERCIAL BUILDINGS (H17-D86). DRAINAGE PLAN
SUBMITTAL FOR BUILDING PERMIT AND SO #19 PERMIT APPROVALS.
ENGINEER'S STAMP DATED 11-8-96.**

Dear Mr. Martinez:

Based on the information provided on your November 12, 1996
submittal, City Hydrology has the following comments:

1. Apparently, Cutler Avenue is planned to continue to the west. The cul-de-sac is to be removed along with the existing channel entrance. Therefore, it is necessary that you provide inlets connecting to the 24-inch pipe crossing Cutler. Also, because the existing 24-inch pipe is located downstream of your proposed discharge points, "cross road" drainage will not be permitted. I originally thought the existing storm drain pipe was located upstream of your project.
2. Prior to totaling your flows, show calculations for Lots 1 and 2 separately.
3. AMAFCA will have to approve the tie in to their 24-inch pipe. Please show a detail (plan and profile) and provide a signature block for AMAFCA.
4. Provide inlet capacity calculations.
5. Provide an infrastructure list.
6. Show the existing storm drain pipe and box culvert on the plan sheet.
7. Provide a minimum 1-foot water block at all drives.

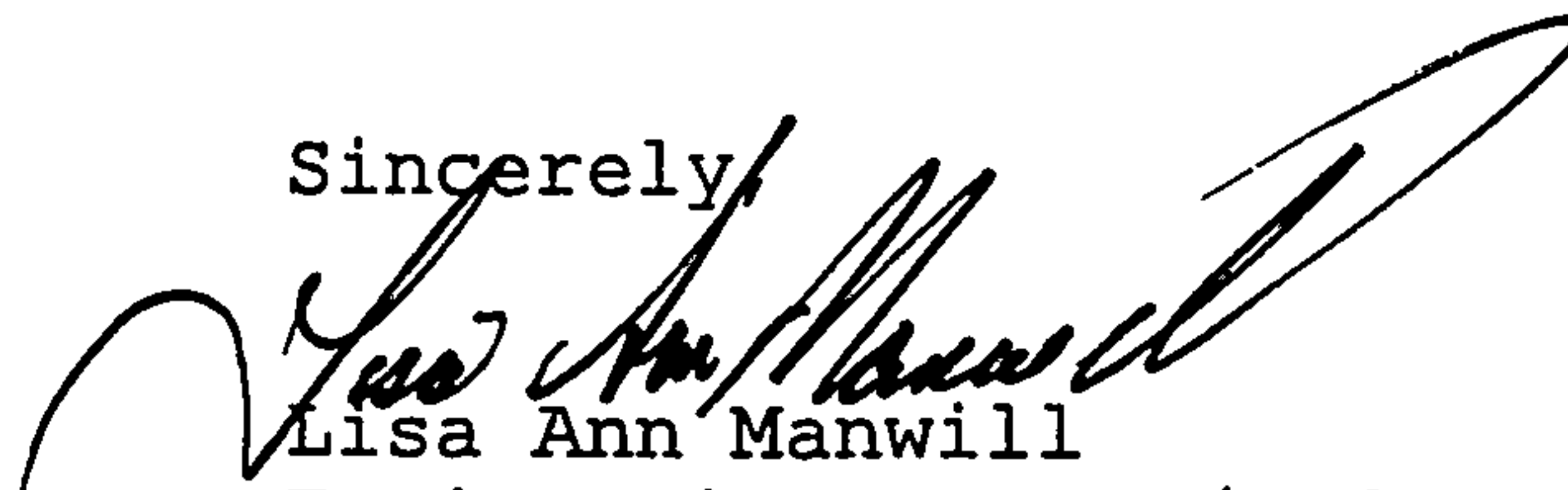
Good for You, Albuquerque!



November 18, 1996
Letter Continued
Mike Martinez

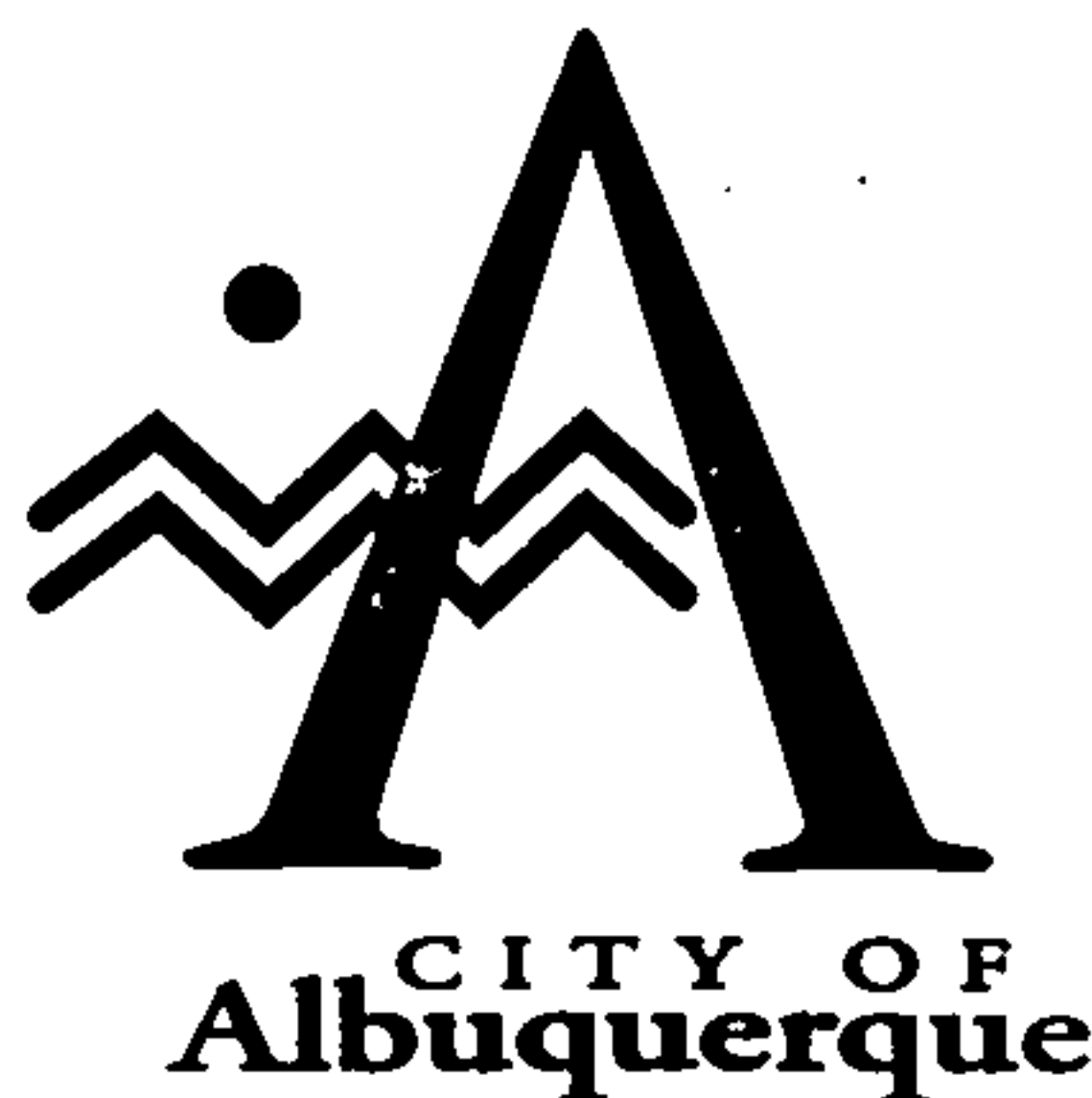
If I can be of further assistance, please feel free to contact me at
768-3622.

Sincerely,



Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File



October 31, 1996

Martin J. Chávez, Mayor

Mike Martinez
Hall Engineering
6840 2nd Street NW
Suite 306
Albuquerque, NM 87107

**RE: NETHERWOOD COMMERCIAL BUILDINGS (H17-D86). DRAINAGE PLAN
SUBMITTAL FOR PRELIMINARY PLAT, FOUNDATION PERMIT, AND GRADING
PERMIT APPROVALS. ENGINEER'S STAMP DATED 10-24-96.**

Dear Mr. Martinez:

Based on the information provided on your October 28, 1996
submittal, City Hydrology has the following comments:

1. Is there a Master Plan for this area? How did you come up with a free discharge rate? A basin analysis will be required to determine allowable discharge/downstream capacity. Keep in mind, historical discharge is not necessarily the same as allowable discharge.
2. You may be required to do street improvements along Cutler Ave. Be certain to address this in your next submittal.
3. I believe there is a storm drain system in Cutler Ave. Why aren't you tying into the existing storm drain system?
4. Please provide a short narrative regarding this project. I am not entirely certain what you are doing. Why do you require Plat and Foundation Permit approvals? Are these modular buildings? You show an SO #19 sign-off block. Will this project require SO #19 Permit approval. If so, follow the instructions in the DPM section 22.7.
5. Provide a list of any necessary infrastructure with your next submittal.

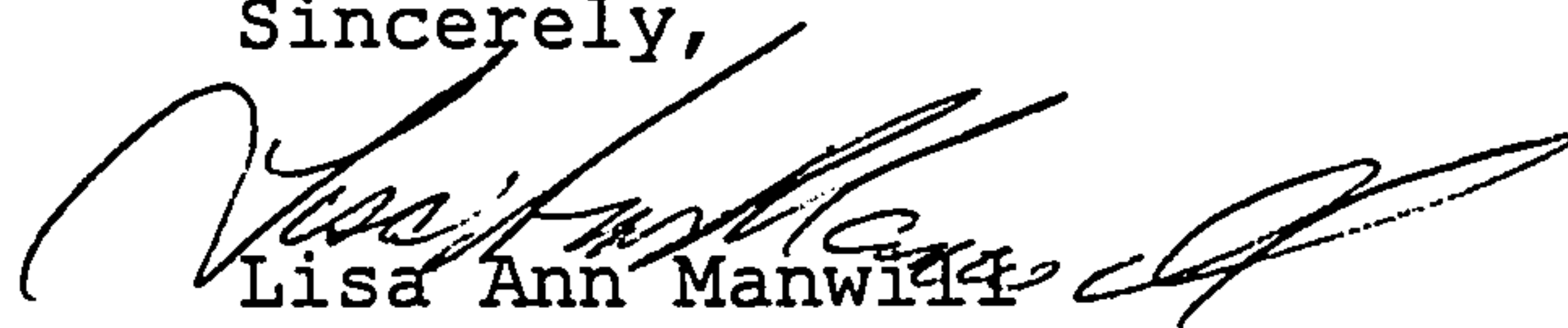
Good for You, Albuquerque!



October 31, 1996
Letter Continued
Mike Martinez

If I can be of further assistance, please feel free to contact me at
768-3622.

Sincerely,



Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Fred Aguirre
Andrew Garcia
File