

# CITY OF ALBUQUERQUE



December 16, 2009

Jackie S. McDowell, P.E.  
**McDowell Engineering, Inc.**  
7820 Beverly Hills Ave. NE  
Albuquerque, NM 87122

**Re: Gonzales-Helena Comm. Bldg, 203 Rio Grande Blvd. NW,  
Request for Permanent C.O.—Approved,  
Engineer's Stamp Dated: 12-19-06  
Certification Stamp Date: 12-14-09, (J-13/D088)**

PO Box 1293

Dear Mrs. McDowell,

Albuquerque

Based upon the information provided by our submittal received on 12/15/09, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

NM 87103

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

Sincerely,

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

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

C: CO Clerk—Katrina Sigala  
file

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: GONZALES - HELENA COMM. BLDG.  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: J-13 10088  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: LOTS 2 & 4, JESUS ROMERO ADDITION NO. 2, TRACTS 241 & 246, MRGCD 38  
CITY ADDRESS: 203 RIO GRANDE BLVD. NW

ENGINEERING FIRM: MCDOWELL ENGINEERING, INC.  
ADDRESS: 7820 BEVERLY HILLS AVE. NE  
CITY, STATE: ALBUQUERQUE, NM

CONTACT: JACKIE S. MCDOWELL  
PHONE: (505) 828-2430  
ZIP CODE: 87122

OWNER: MARK GONZALES  
ADDRESS: 215 DARTMOUTH DR. SE  
CITY, STATE: ALBUQUERQUE, NM

CONTACT: MARK GONZALES  
PHONE: 489-9600  
ZIP CODE: 87106

ARCHITECT: MIGUEL TRUJILLO & ASSOC.  
ADDRESS: 8504 SPAIN RD. NE  
CITY, STATE: ALBUQUERQUE, NM

CONTACT: MIGUEL TRUJILLO  
PHONE: 821-5687  
ZIP CODE: 87111

SURVEYOR: SURVEYS SOUTHWEST, LTD  
ADDRESS: 333 LOMAS BLVD. NE  
CITY, STATE: ALBUQUERQUE, NM

CONTACT: DAN GRANEY  
PHONE: 998-0303  
ZIP CODE: 87102

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ 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
- ☐ 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:

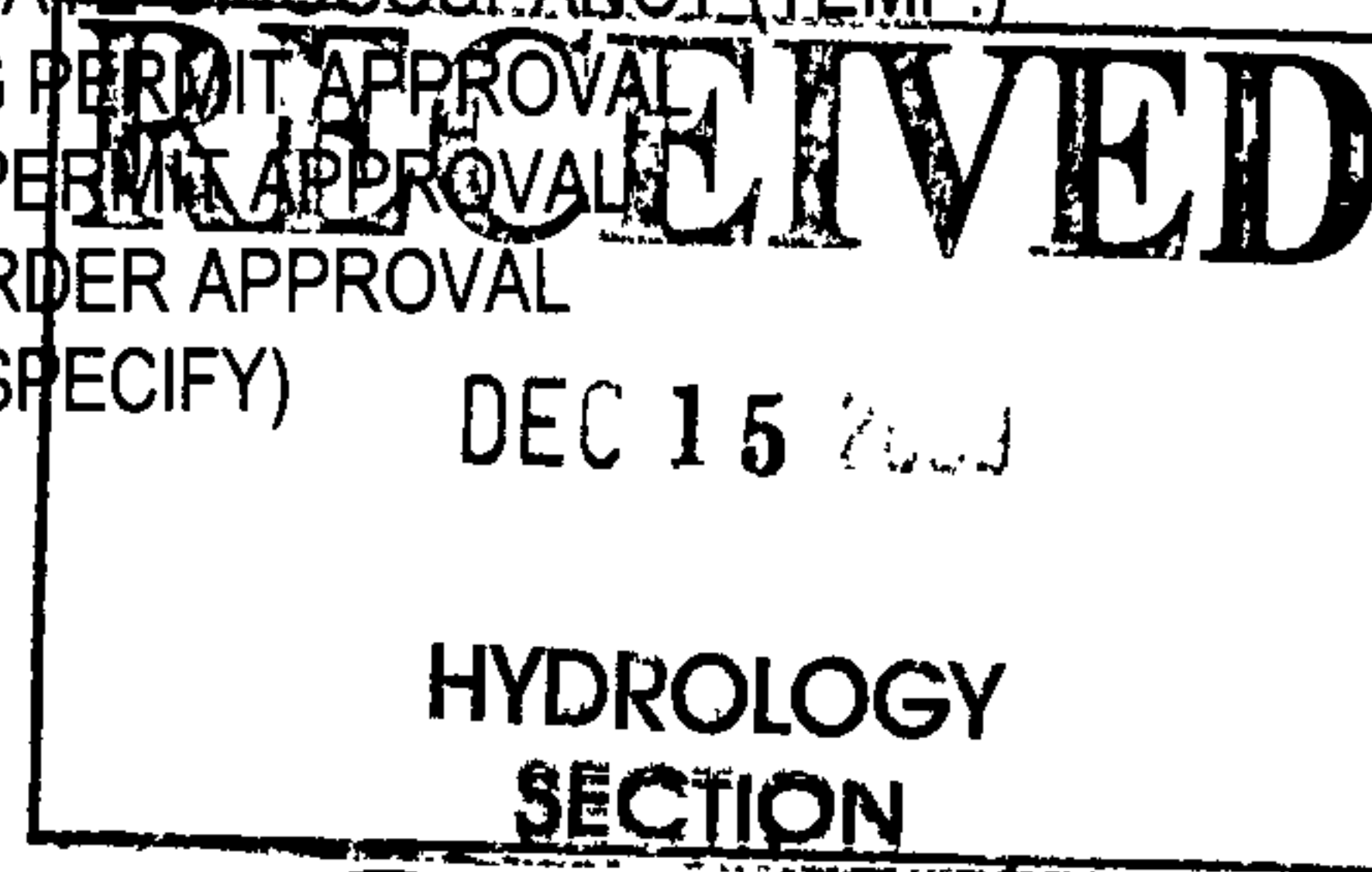
- ☐ YES
- ☒ NO
- ☐ DON'T REMEMBER

DATE SUBMITTED: 12-14-09

BY: Jackie S. McDowell  
Jackie S. McDowell

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



# CITY OF ALBUQUERQUE



December 26, 2006

Jackie S. McDowell, P.E.  
McDowell Engineering, Inc.  
7820 Beverly Hills Ave NE  
Albuquerque, NM 87122

**Re: Lots 2 & 4, Jesus Romero Addition No.2 Tracts 241 & 246, MRGCD Map  
No. 38 Grading and Drainage Plan  
Engineer's Stamp dated 12-19-06 (J13/D88)**

Dear Ms. McDowell,

Based upon the information provided in your submittal dated 12-20-06, 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.

P.O. Box 1293

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

Albuquerque

If you have any questions, you can contact me at 924-3986.

New Mexico 87103

Sincerely,

Bradley L. Bingham, P.E.  
City Hydrologist, Planning Dept.  
Development and Building Services

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

C: file

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

October 11, 2007

Miguel Trujillo, Registered Architect  
Miguel Trujillo & Associates  
918 Highway 304  
Veguita, NM 87062

Re: Approval of Temporary Certificate of Occupancy (C.O.) for  
Helena Commercial Bldg, [J-13 / D88]  
203 Rio Grande Blvd  
Stamp Dated

Dear Mr. Trujillo:

Based on the information provided on your submittal dated October 11, 2007, the above referenced project is approved for a 90-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding Architect Stamp (provide on letter of certification) issue to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an **exact** copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,

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

c: Engineer  
Hydrology file  
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

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



## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: HELEN COMM. BLDG. ZONE MAP/DRG. FILE # J-13-20088  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOTS 3 & 4 BLOCK 13 JESUS ROMERO ADDITION  
 CITY ADDRESS: 203 RIO GRANDE BVD. N.W.

ENGINEERING FIRM: N/A  
 ADDRESS: N/A  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: N/A  
 ZIP CODE: \_\_\_\_\_

OWNER: MARK GONZALES DEVELOPER.  
 ADDRESS: 5315 DEER MEADOW DR. NW  
 CITY, STATE: ALBUQ. NM.

CONTACT: MARK GONZALES  
 PHONE: 489-9600  
 ZIP CODE: 87120

ARCHITECT: MIGUEL TRUJILLO & ASSOC.  
 ADDRESS: 918 HIGHWAY 304  
 CITY, STATE: VEGUITA, NM 87062

CONTACT: A. MIGUEL TRUJILLO  
 PHONE: 864-3722  
 ZIP CODE: 87062

SURVEYOR: SOUTHWEST SURVEYS  
 ADDRESS: LANAS N.E.  
 CITY, STATE: ALBUQ.

CONTACT: DAN GRANEY  
 PHONE: 978-0303  
 ZIP CODE: 87103

CONTRACTOR: MARK GONZALES  
 ADDRESS: SAME AS ABOVE  
 CITY, STATE: \_\_\_\_\_

CONTACT: MARK GONZALES  
 PHONE: 489-9600  
 ZIP CODE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

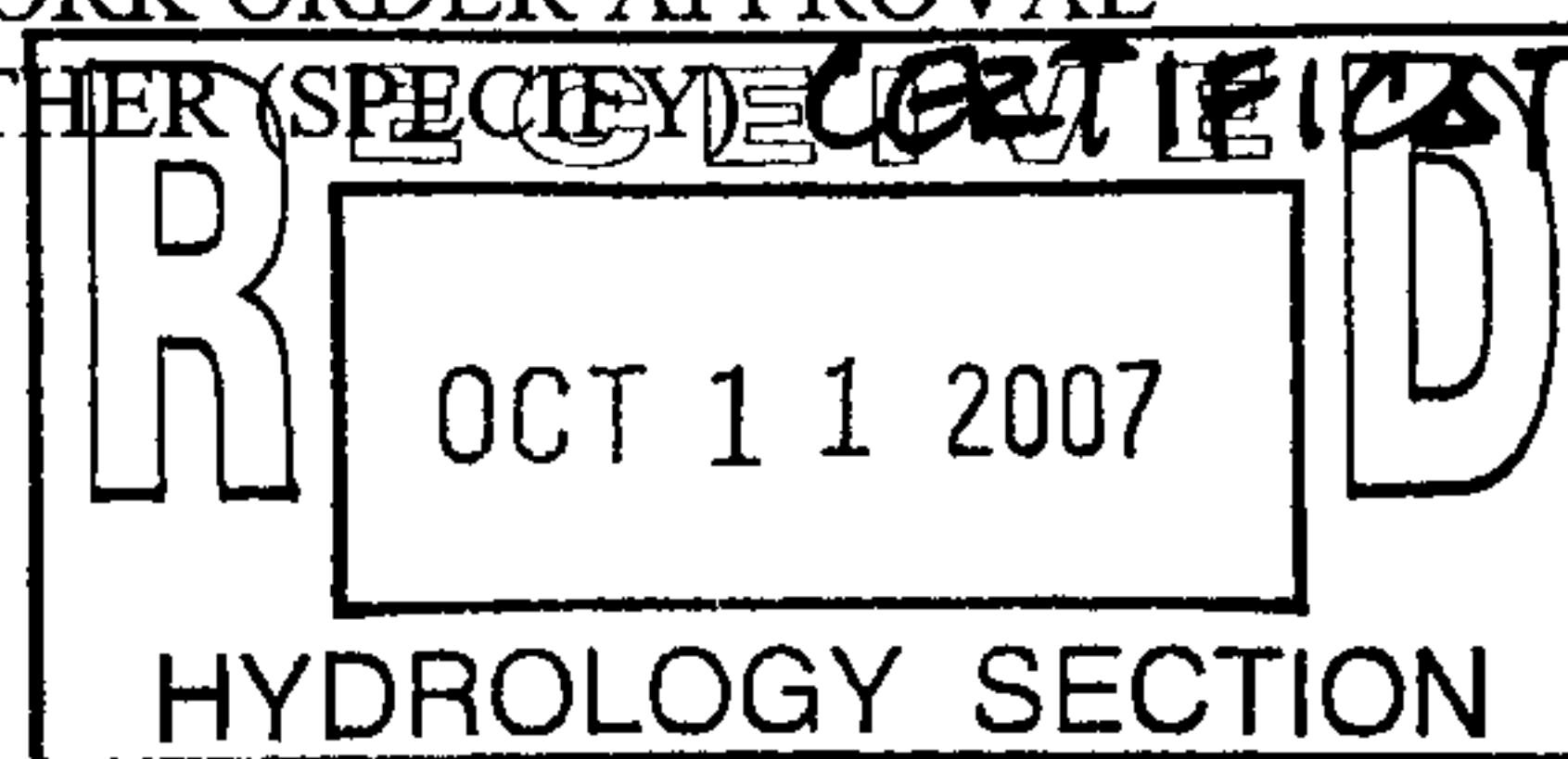
- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☒ TRAFFIC CIRCULATION LAYOUT  
☒ ENGINEER/ARCHITECT CERT (TCL)  
☐ ENGINEER/ARCHITECT CERT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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES  
☐ NO  
☐ COPY PROVIDED



SUBMITTED BY: A. Miguel Trujillo, ARCH DATE: OCT 11, 2007

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.

# **MIGUEL TRUJILLO & ASSOCIATES**

*Architecture*

918 Highway 304

*Planning*

Veguita, NM 87062

*Construction Management*

tele & fax # (505) 864-3722

Cellular # 410-4776

October 10, 2007

City of Albuquerque  
Development and Building Services  
600 2nd Street N.W  
Albuquerque, NM 87102

Subject: Helena Commercial Building  
203 Rio Grande Blvd. NM

Re: Traffic Circulation Layout [J13-D88]

Att: Nilo Salgado-Fernandez, P.E.

Mr. Fernandez:

I am herein providing site certification in respect to the above captioned project which has been completed. I was requested by the contractor/owner to review the site and confirm the final stage of completion for the site development.

I am in receipt of the blueline print stamped by your department, dated 11/30/06.

I visited the site on October 4, 2007 and reviewed the entire site for compliance to the original "Site Development Pla ", dated 11/28/06.

My overview discovered that there are very minor changes or adjustments to the existing parking, driveway and access layout, as I have demonstrated on the plan herein attached for your review and your files.

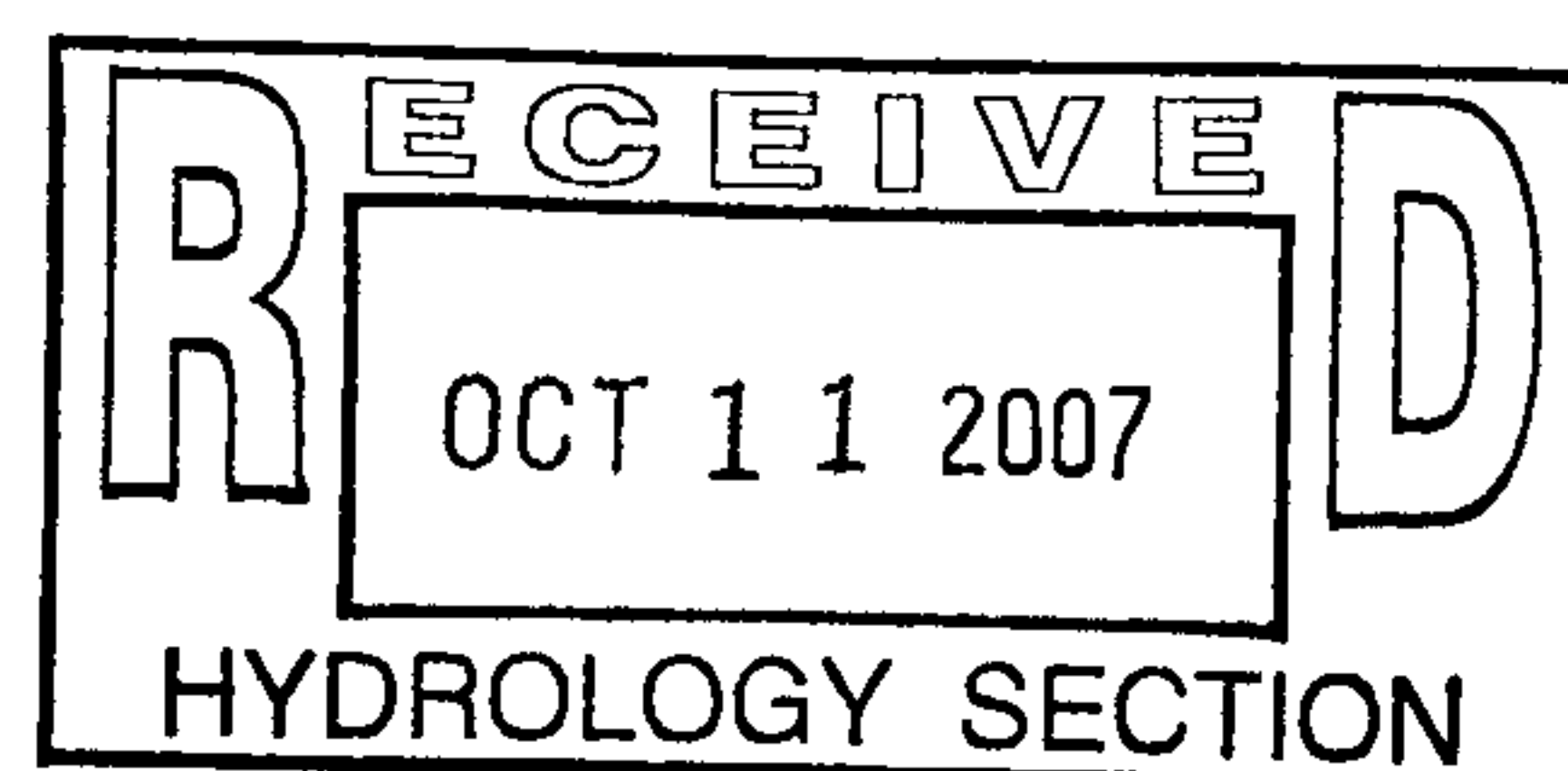
In my opinion, the traffic circulation layout has been built and completed in "Substantial Compliance" with the original and revised Site Plan.

I herein also attach a completed copy of "Drainage and Transportation Information Sheet" as required by city correspondence and instructions letter dated 11/30/2006.

If you should have any questions or concerns, feel free to call me at 864-3722 during working office hours.

Respectfully,

  
A. Miguel Trujillo, Architect



XC: Mark Gonzales, Developer, Contractor

Files

Registered Architect  
NM Lic. # 001473

A. Miguel Trujillo NCARB Cert.  
Texas Lic. # 20053

Licensed Contractor

# CITY OF ALBUQUERQUE



November 30, 2006

A. Miguel Trujillo, R.A.  
Miguel Trujillo & Associates  
8504 Spain Rd. NE  
Albuquerque, NM 87111

Re: Helena Commercial Building, 203 Rio Grande Blvd NW, Traffic Circulation Layout  
Architect's Stamp dated 11-28-06 (J13-D88)

Dear Mr. Trujillo,

The TCL submittal received 11-30-06 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.  
Senior Engineer, Planning Dept.  
Development and Building Services

cc: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



# CITY OF ALBUQUERQUE



July 26, 2006

Jackie S. McDowell, P.E.  
McDowell Engineering, Inc.  
7820 Beverly Hills Ave NE  
Albuquerque, NM 87122

**Re: Lots 2 & 4, Jesus Romero Addition No.2 Tracts 241 & 246, MRGCD Map No. 38 Grading and Drainage Plan**

**Engineer's Stamp dated 7-16-06 (J13/D86)**

Dear Ms. McDowell,

Based upon the information provided in your submittal dated 7-18-06, the above referenced plan is approved for Foundation Permit. However, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Indicate area in lot 4 being paved.
- The new sidewalk along Hollywood Ave. does not terminate properly. Provide the curb details.
- Provide design spot elevations on the sidewalks and outdoor areas around the building, in the parking lot west of the building, and in lot 4.
- Roof flows should not drain over sidewalks. Provide direction of roof flows.
- Why is tract 246 listed? It does not appear to be part of the project.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, E.I.  
Engineering Associate, Planning Dept.  
Development and Building Services

C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

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



# CITY OF ALBUQUERQUE



November 30, 2006

A. Miguel Trujillo, R.A.  
Miguel Trujillo & Associates  
8504 Spain Rd. NE  
Albuquerque, NM 87111

Re: Helena Commercial Building, 203 Rio Grande Blvd NW, Traffic Circulation Layout  
Architect's Stamp dated 11-28-06 (J13-D88)

Dear Mr. Trujillo,

The TCL submittal received 11-30-06 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.**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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.  
Senior Engineer, Planning Dept.  
Development and Building Services

cc: file

# CITY OF ALBUQUERQUE



November 09, 2006

Miguel Trujillo, R.A.  
**Miguel Trujillo & Associates**  
918 Highway 304  
Veguita, NM 87062

**Re: 203 Rio Grande Blvd., Lot 20A, Helena Commercial Building, Traffic Circulation Layout, Architect's Stamp dated 09-18-06 (J13-D88)**

Dear Mr. Trujillo,

Based upon the information provided in your submittal received 10-30-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Explain the purpose of the ADA disclaimer.
2. Clarify existing versus proposed conditions. - *all new construction*
3. Do current ramps meet ADA standards? If not, the ramps must be revised to comply with current ADA standards.
4. All public sidewalks located outside of the city right-of-way require a sidewalk easement. - *no SW esmt, they have liability*
5. Please provide a four foot minimum sidewalk along Hollywood Street. - *private SW*
6. Refer to all specific City of Albuquerque Standard Construction Details.
7. Parking spaces cannot be located in front of the refuse bin. How will refuse reach the trash bins? Please provide a copy of solid waste approval.
8. Wheelchair ramps, with a maximum slope of 12:1, must be located at all curb returns. Please provide a ramp detail.
9. Please indicate where the six foot pedestrian path is located.
10. Parking bumpers cannot be shared with two parking stalls.
11. Provide more information on why the parking at the western corner of the site has its own drive and blocked off from the rest of the site.
12. One handicapped parking, van accessible space, must have an eight foot access aisle to the right of the space.
13. What is the designation of Soto Avenue? Provide more information on the street designation.

P.O. Box 1293

Albuquerque

New Mexico 87103

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

# CITY OF ALBUQUERQUE



14. The two foot overhang allowed for parking spaces cannot intrude into the six foot pedestrian pathway.
15. Please include all curve radii.
16. Provide a legend detailing the symbols shown.
17. How will the existing residence be separated from this site?
18. All curb returns will need to be located outside of the public right-of-way.

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

Sincerely,

Kristal Metro, P.E.  
Senior Engineer  
Development and Building Services  
C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

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



## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: HELENA COMM. BUILDING ZONE MAP/DRG. FILE # J13/D88?  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 20-A CLAYTON HEIGHTS ADDITION.  
 CITY ADDRESS: 203 RIO GRANDE BLVD. N.W.

ENGINEERING FIRM: MCDOWELL ENGINEERING CONTACT: JACKIE  
 ADDRESS: \_\_\_\_\_ PHONE: 828-2430  
 CITY, STATE: ALBUQ, NM. 87122 ZIP CODE: 87122

OWNER: MARK GONZALES, DEVELOPER CONTACT: MARK  
 ADDRESS: 908 4th ST. S.W. PHONE: 489-9600  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: 87

ARCHITECT: A. MIGUEL TRUJILLO CONTACT: MIGUEL T.  
 ADDRESS: 8504 SPAIN RD. PHONE: 864-3722  
 CITY, STATE: ALBUQ, NM 87111 ZIP CODE: 87111  
918 Highway 304, Veguita, NM 87062

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

CONTRACTOR: MARK GONZALES CONTACT: \_\_\_\_\_  
 ADDRESS: 908 4th ST. S.W. PHONE: 489-9600  
 CITY, STATE: ALBUQ. NM 87102 ZIP CODE: 87102

## TYPE OF SUBMITTAL:

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

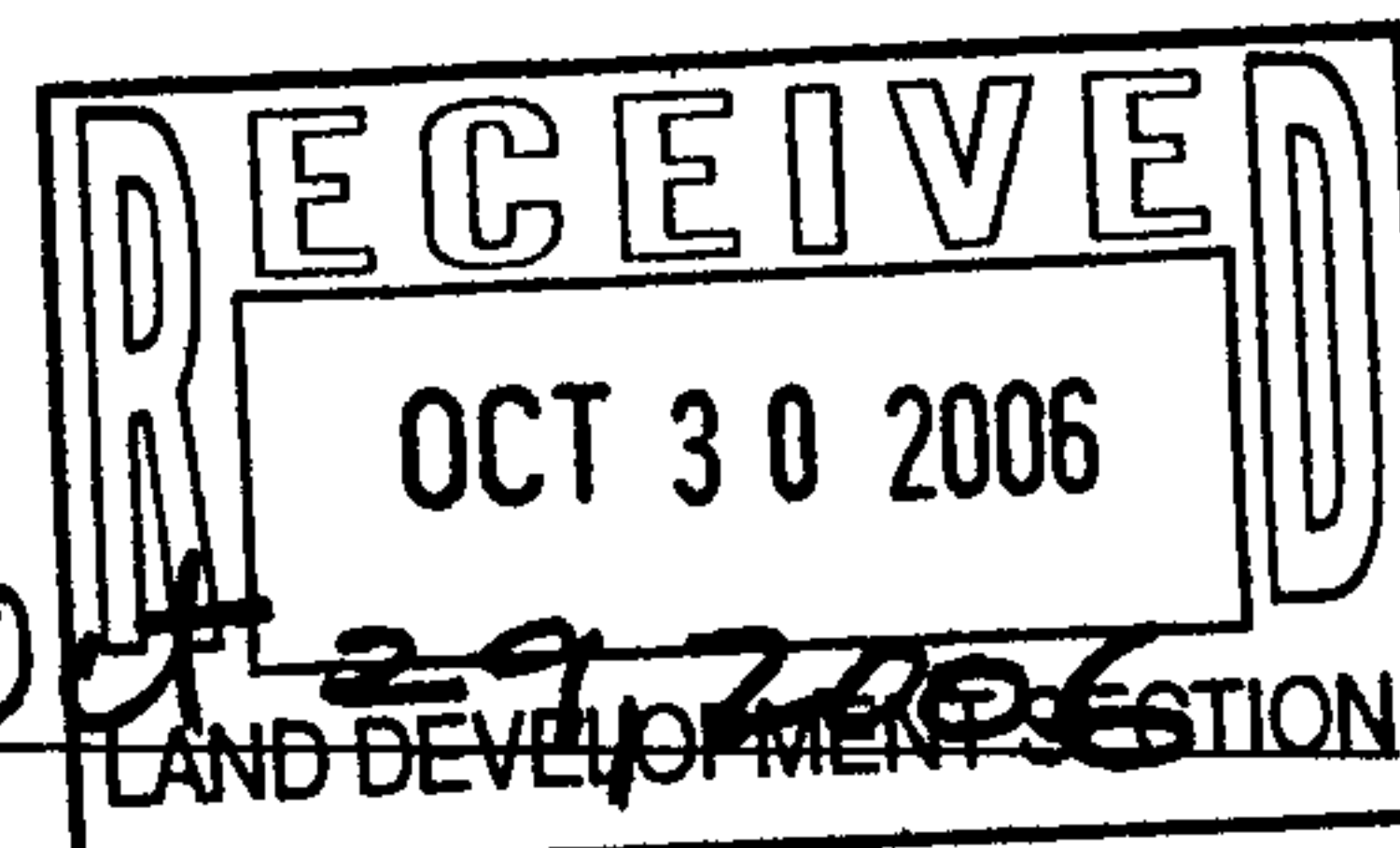
## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE  
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☒ BUILDING PERMIT APPROVAL  
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☐ 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: A. Miguel Trujillo DATE: OCT 29 2006



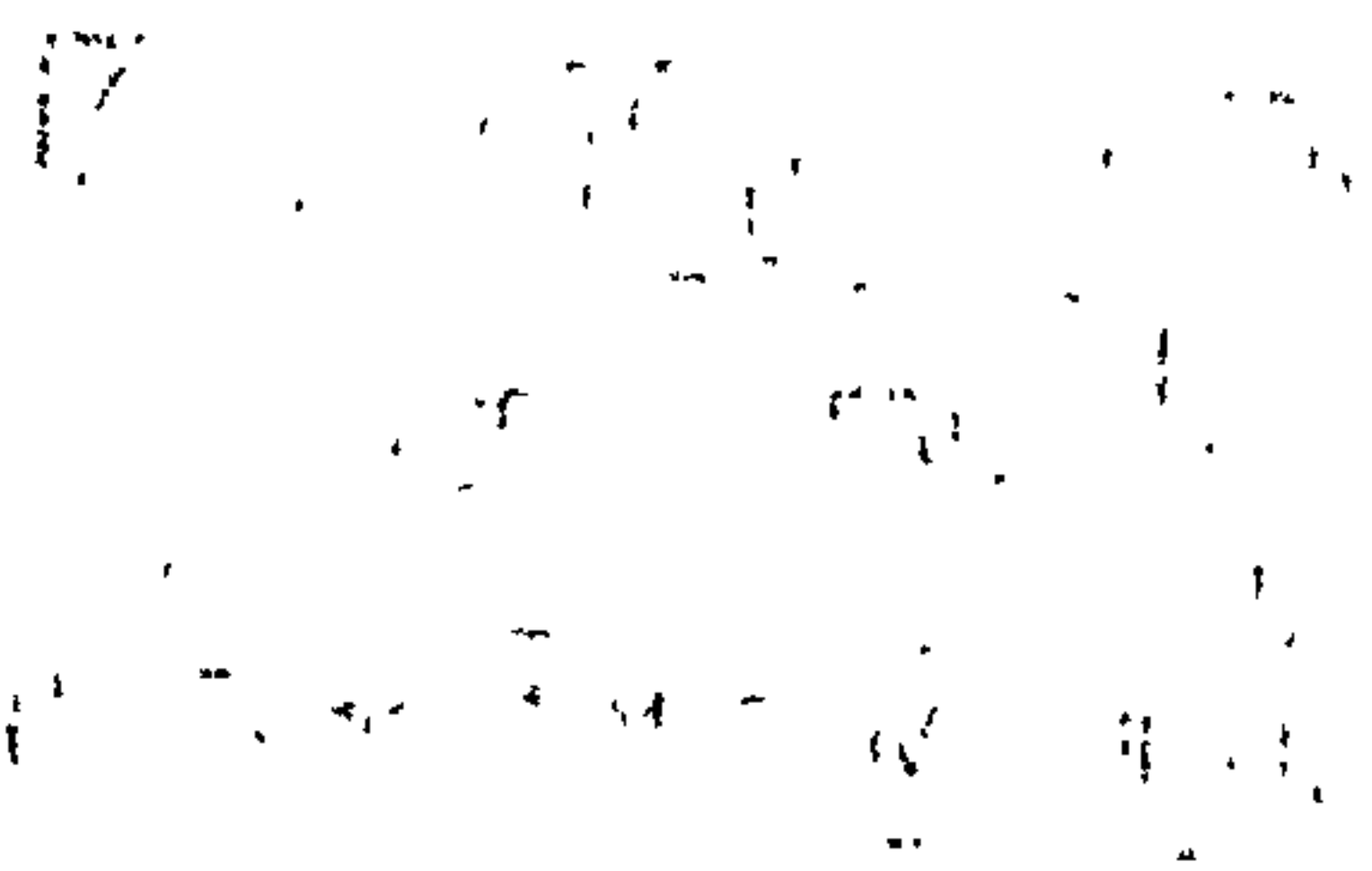
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on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



-(CHECK SCALE.)

- PROVIDE COPY OF REPLAT
- IDENTIFY THE TURN OUT ALONG RIO GRANDE.
- CLARIFY EXISTING VS. PROPOSED
- SW. ALONG RIO GRANDE EXISTING / PROPOSED. PROVIDE WIDTH OF SW.
- ADA RAMP: NEED SPECS. / TRUNCATED DOMES @ SOTO & HOLLYWOOD.
- PROVIDE MAX SLOPE ON ALL RAMP.
- SW ALONG HOLLYWOOD NEEDS TO BE 4' WIDE, / SW EASEMENT IS NEEDED.
- LABEL ALL CURVES
- SOLID WASTE APPROVAL
- WHEEL CHAIR RAMP IS NEEDED @ ALL DRIVEPADS ALONG HOLLYWOOD
- THE FAR NW. PARKING LOT:
  - CLARIFY NOTE #4 IN THIS AREA (IF VAN, ACCESSIBLE)
  - KEYWAY FOR SOUTHERN PARKING STALL, /
  - REDISIGN / MOVE ADA STALL
  - PROVIDE LENGTH & WIDTH OF PARKING STALLS
- PARKING WILL NOT BE ALLOWED IN FRONT OF REFUSE
- DIMENSION H.C. PARKING
- WHAT ~~ARE~~ DO THE ~~A~~ TRIANGLES REPRESENT?
- INCLUDE LEGEND TO DEFINE THATCHING
- WHERE IS THE 6' PEDESTAL PATH?
- ALONG SOTO AVE.
  - IS THIS ONEWAY? ALLEY IDENTIFY. (DOES NOT COME UP AS SOTO FIVE.
  - WILL THERE BE A WORK ORDER INVOLVED W/ SITE? IF SO INCLUDE LIMITS OF WORK ORDER. IF NOT INCLUDE BUILD NOTES FOR ALL COA. SPECS WHICH APPLY.
- PARKING BUMPERS WILL BE NEEDED FOR PARKING STALLS ALONG SOUTH PARKING LOT.



WIFRED

OK IS 8' DRIVE ALLOWED THIS CLOSE TO RIO GRANDE

- ✓ Explain the purpose of the ADA disclaimer
- ✓ Clarify existing vs proposed conditions
- ✓ Do current ramps meet ADA standards? If not, these ramps must be revised to comply.

✓ All public sidewalk located outside of the City ROW requires a SW easement.

✓ A 4' minimum SW is req. along Hollywood St

✓ Refer to specific City Specs

✓ Parking spaces cannot be located in front of the refuse bin. How would refuse reach the trash bins?

✓ Wheelchair ramps, with a max slope of 12:1, must be located at all curb returns

✓ Show the pedestrian path (6' min width)

✓ Bumper cannot be shared between 2 spaces

✓ Why do you have separate parking, accessible only from its own drive, ~~the~~ in the western corner of the site

✓ One HC parking space must have an 8' van aisle to the rt of the space

✓ What is Soto Ave? Is a public street? An alley? Please provide more detail.

✓ Provide a ramp detail

✓ The 2' overhang allowed for parking spaces cannot intrude upon the 6' pedestrian path

✓ What do the notes in parenthesis mean?

✓ Please revise your legend. Many items shown on this plan are not indicated on the legend.

✓ Provide all radii values

✓ Copy of solid waste approval





DRB  
FILE  
1005160



How will the existing residence be separated  
from this site?

②

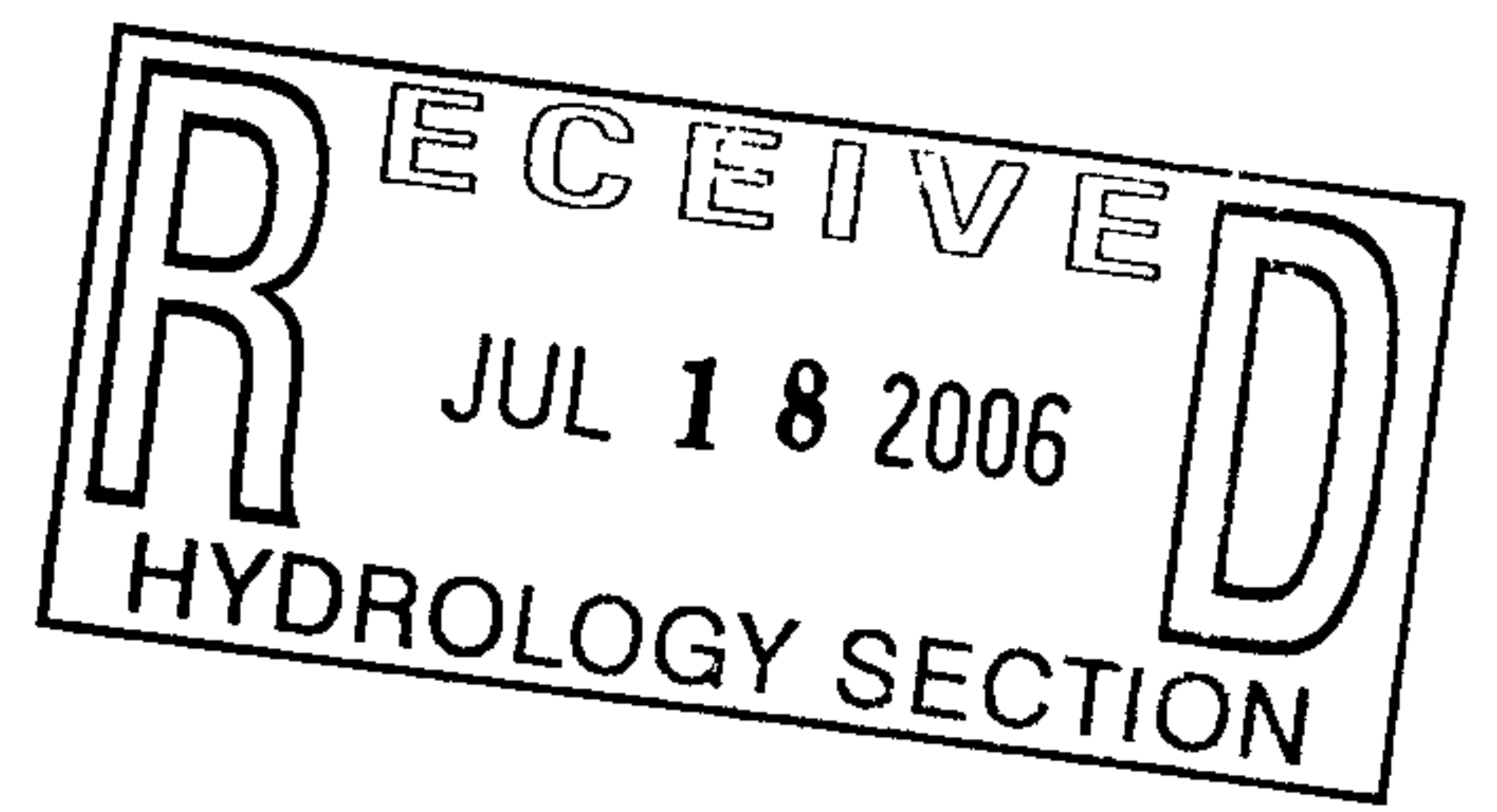
Curbs returns should be located outside of the public ROW





RIO GRANDE





# **ATTACHMENT NO. 1**

## **SUPPLEMENTAL CALCULATIONS**


**FOR**


**GONZALES – HELENA COMMERCIAL BUILDING**

**LOTS 2 & 4, JESUS ROMERO ADDITION NO. 2  
TRACTS 241 & 246, MRGCD MAP NO 38**

## **GRADING & DRAINAGE PLAN**

I, Jackie S. McDowell, Registered Professional Engineer,  
No. 10903, hereby certify that I have prepared the attached  
calculations.

  
Jackie S. McDowell, P.E.

 7-16-06

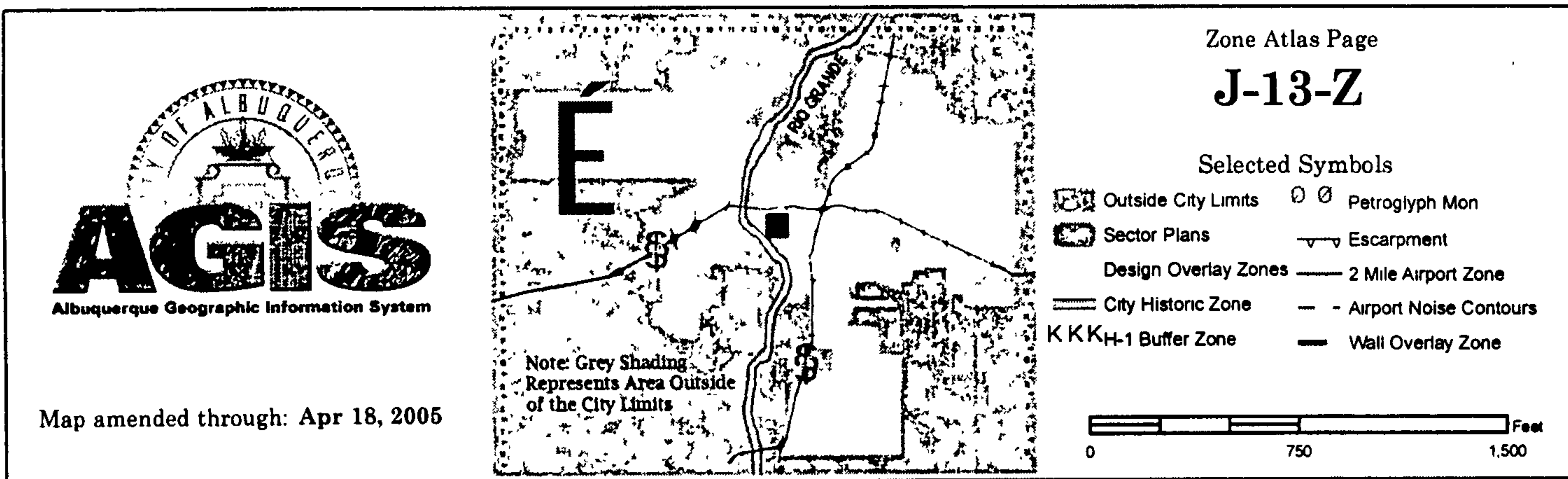
## TABLE OF CONTENTS

	Page No.
Vicinity Map - Zone Atlas J-13	1
FEMA Firmette – Panel #331	2
AGIS 1999 Aerial Photo	3
2005 Aerial Photo	4
Reduced Grading & Drainage Plan	5
Architectural Site Plan	6
Topographic Survey	7
Onsite Basin Calculations	8

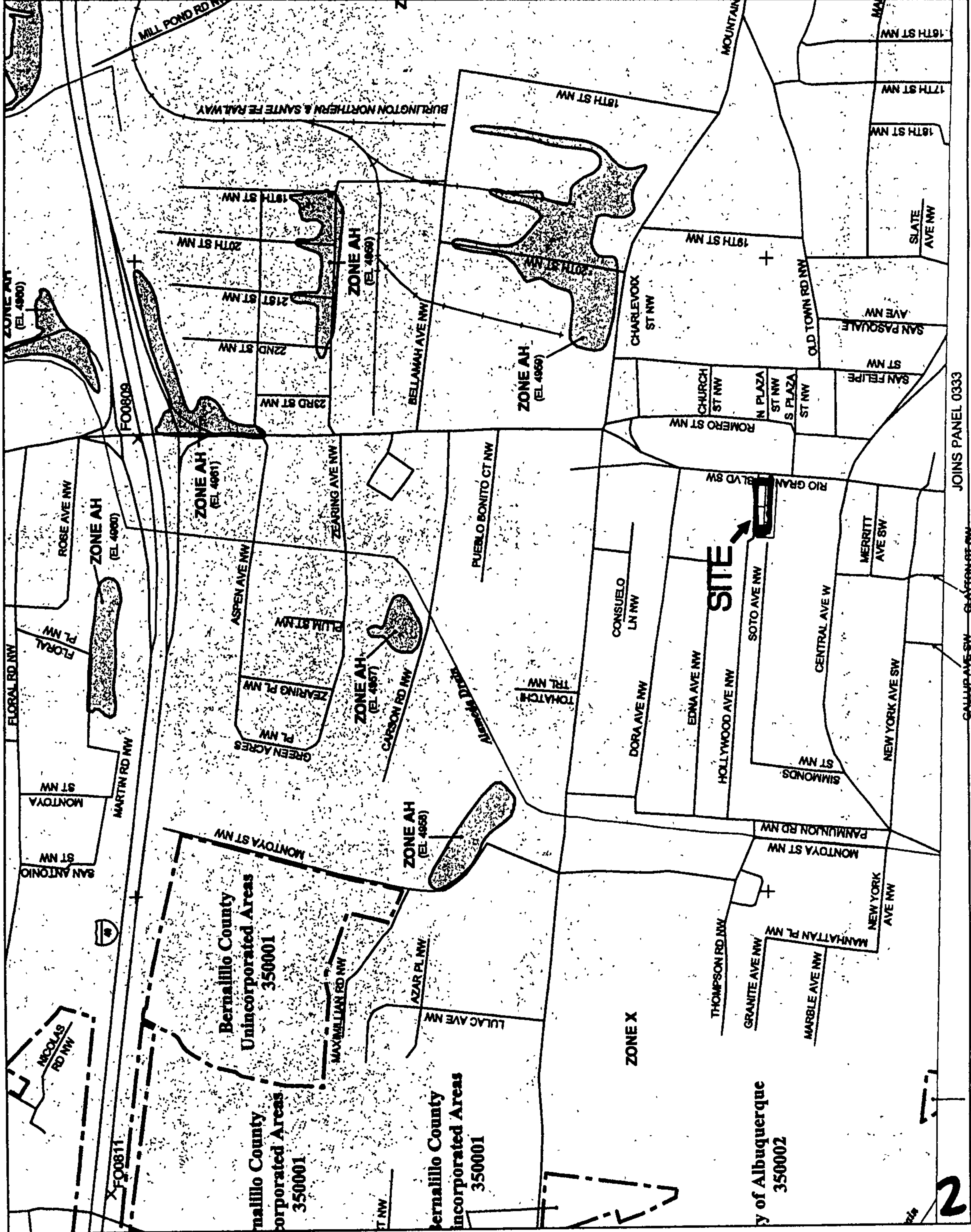




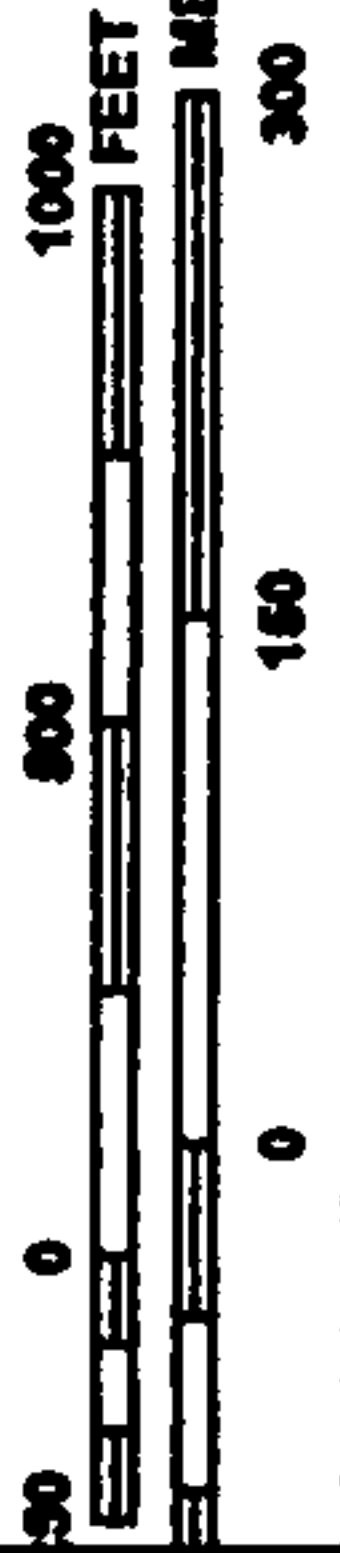
For more current information and more details visit: <http://www.cabq.gov/gis>







MAP SCALE 1" = 500'



NFP

# NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0331E

## FIRM

FLOOD INSURANCE RATE MAP

BERNALILLO COUNTY,  
NEW MEXICO  
AND INCORPORATED AREAS

PANEL 331 OF 825

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:  
COMMUNITY: ALBUQUERQUE CITY OF 35000  
BERNALILLO COUNTY 35001  
MAP NUMBER: 35001C0331E  
DATE: NOVEMBER 19, 2003

Notes to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
35001C0331E  
MAP REVISED  
NOVEMBER 19, 2003

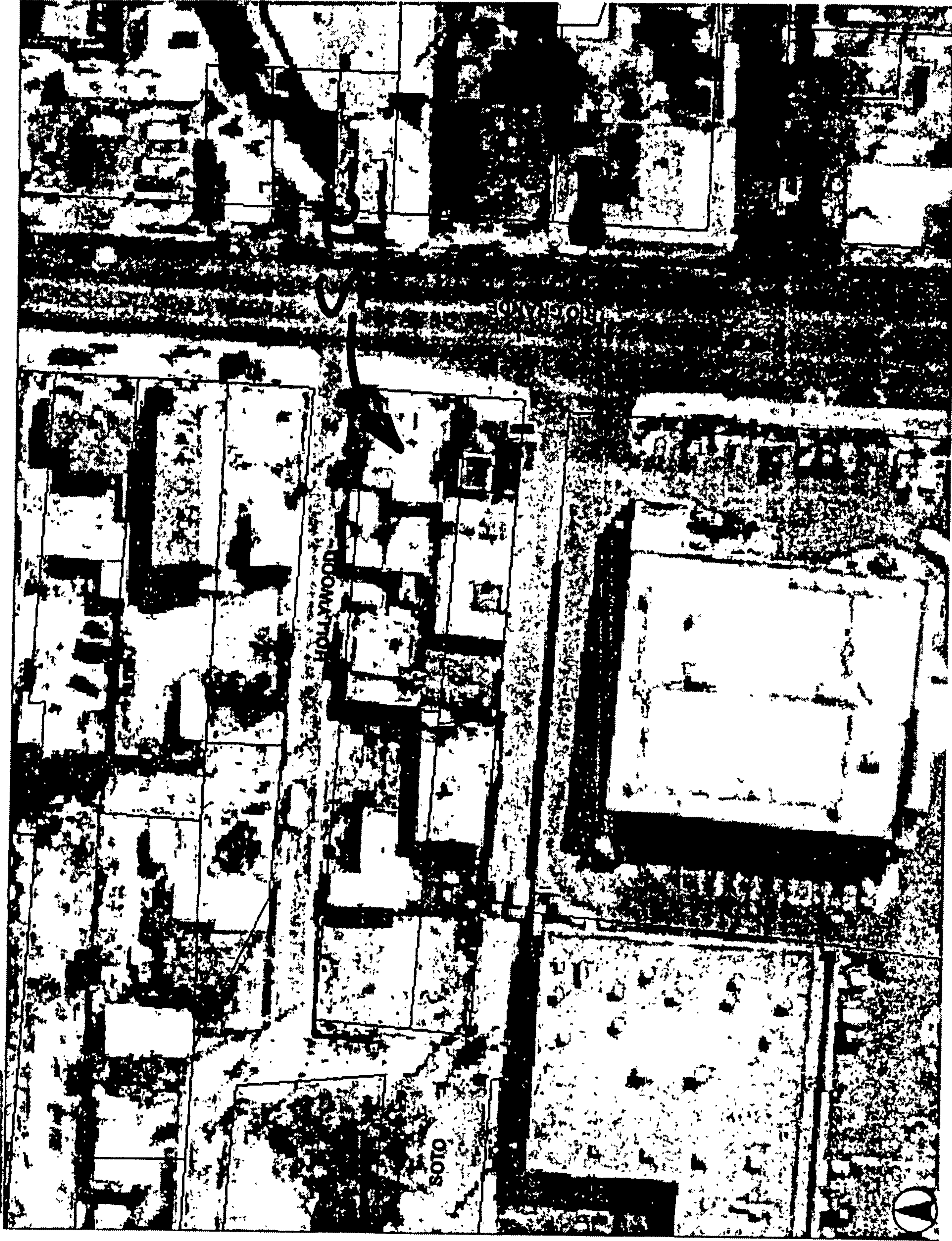
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

JOINS PANEL 0333

CALLUP AVE SW GLAYTON ST SW



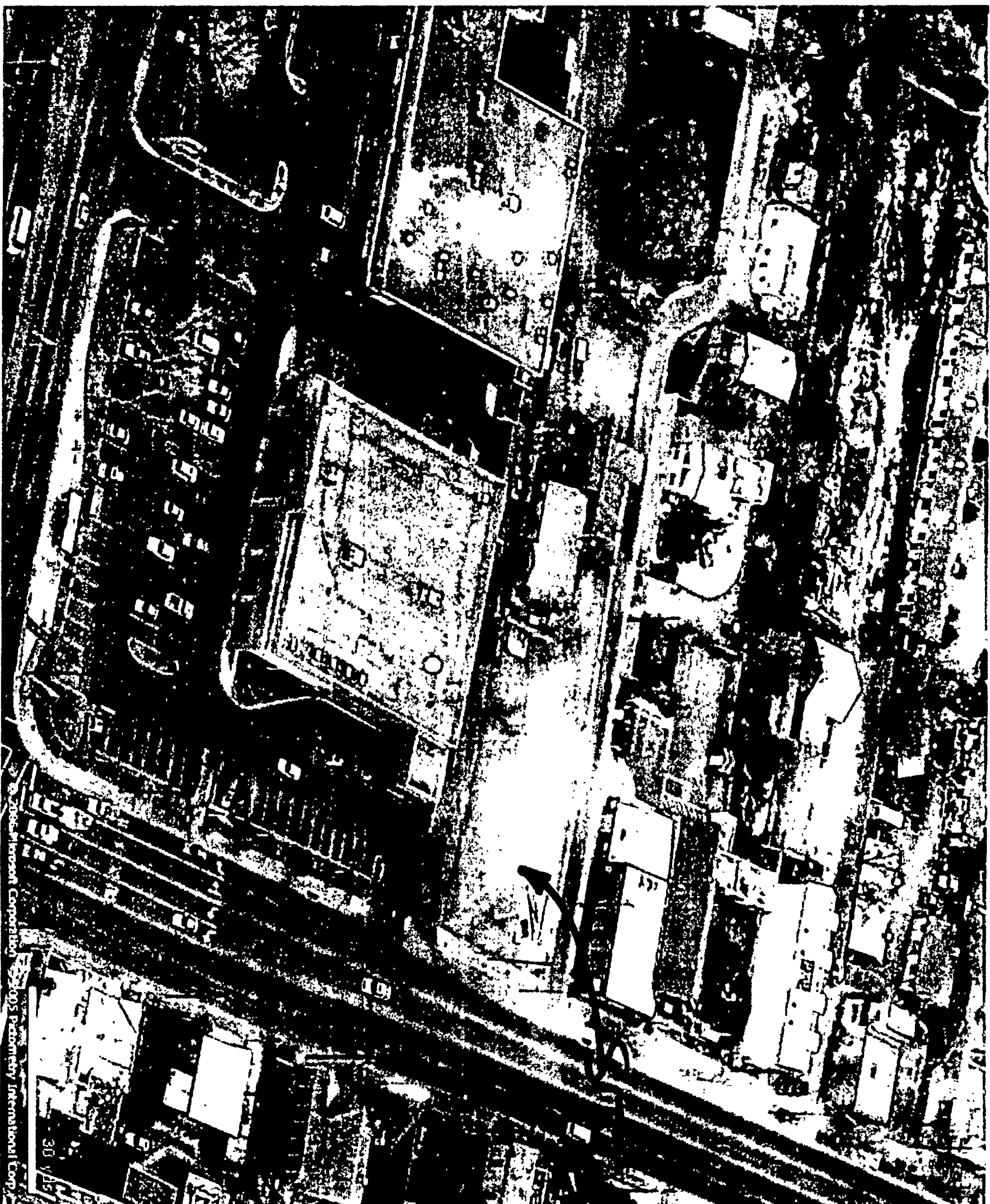


AGIS 1999  
Aerial Photo



4

2005 Aerial Photo











# TOPOGRAPHIC SURVEY

LOTS 2 & 4, JESUS ROMERO ADDITION NO. 2 &  
TRACTS 241 & 246, M.R.G.C.D. MAP NO. 38  
PROJECTED SECTION 18, T. 10 N., R. 3 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE 2006

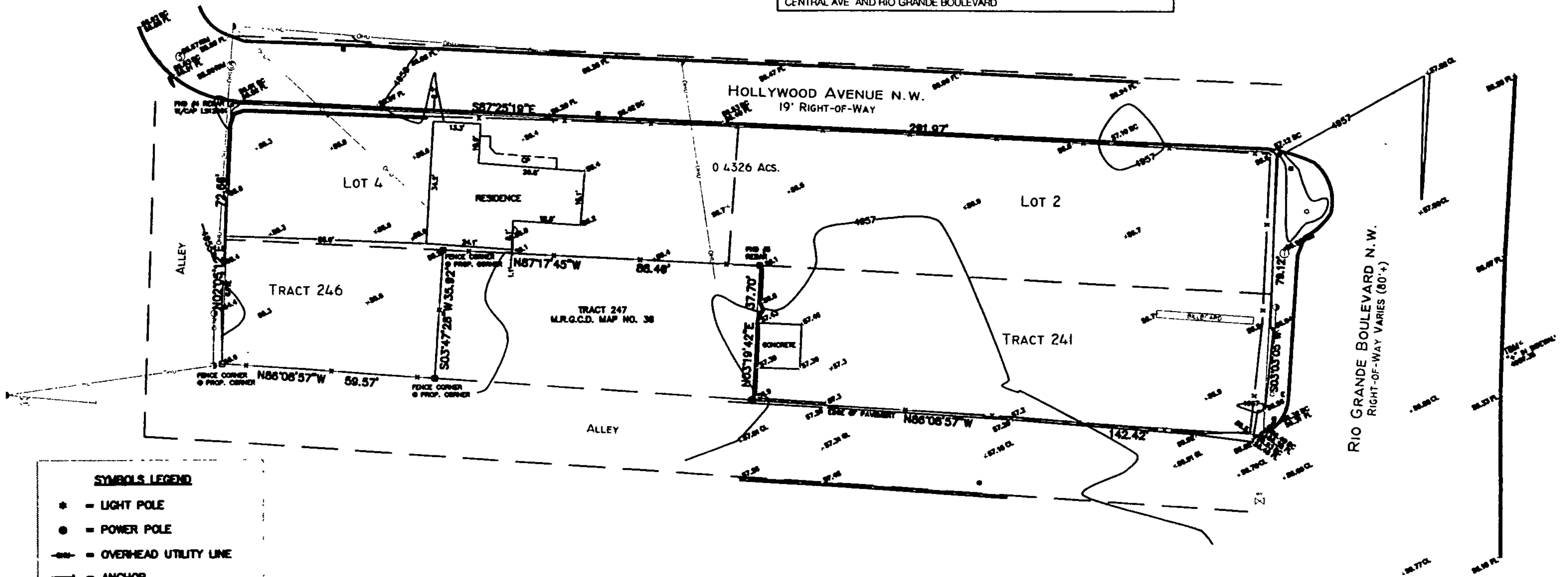
## SPOT ELEVATION LEGEND

- ELEVATION AT GROUND
- ELEVATION AT TOP OF FINISHED SURFACE
- ELEVATION AT CENTERLINE OF DRIVING LANE
- ELEVATION AT BACK OF CURB
- ELEVATION AT FLOWLINE OF CURB
- ELEVATION AT RIM OF MANHOLE



SCALE: 1" = 20'  
PROJECT NO. 0808P008  
DRAWN BY PWS  
ZONE ATLAS: J-13-Z  
GONZALES, ORS

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 14-J13, THE PUBLISHED ELEVATION OF WHICH IS 4954.710. BENCHMARK IS LOCATED IN THE CENTER MEDIAN OF CENTRAL AVE. ON THE EAST SIDE OF THE INTERSECTION OF CENTRAL AVE. AND RIO GRANDE BOULEVARD.



## SYMBOLS LEGEND

- \* - LIGHT POLE
- - POWER POLE
- - OVERHEAD UTILITY LINE
- - ANCHOR
- ⊙ - SEWER MANHOLE
- ⊕ - TELEPHONE MANHOLE
- - WATER METER
- ⊕ - WATER VALVE
- - ELECTRIC SERVICE BOX
- ⊕ - FIRE HYDRANT
- - BLOCK WALL
- - FENCE

## MONUMENT LEGEND

- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MNR 11224" UNLESS OTHERWISE NOTED

SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO  
87102

PHONE (505) 998-0303  
FAX: (505) 998-0306

T10N R3E SEC. 18



13-Jul-06

Calculations: Total Basin

GONZALEZ HELENA COMMERCIAL  
BUILDING

Calculations are based on "Section 22.2 Hydrology of the  
Development Process Manual, Volume 2, Design Criteria for the  
City of Albuquerque, New Mexico, January 1993 - basins < 40 acres".

Precipitation Zone = 2

Depth at 100-year, 6-hour storm: (Table A-2)

P(360) = 2.35 inches  
P(10 day) = 3.95 inches

Land Treatments:

From Table 5 - Percent Treatment D

Single Family Residential =

$7 \cdot \text{SQR}((N \cdot N) + (5 \cdot N))$

where N = units/acre

N = ----- = -----, ok < 6

N = 0.00

Therefore Percent Treatment D = 0.00%  
(includes local streets)

Areas: (acres)	Existing	Proposed
Treatment A	0.00	0.00
Treatment B	0.00	0.03
Treatment C	0.05	0.00
Treatment D	0.22	0.24
Total (acres) =	0.27	0.27

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.044	0.044	0.027	0.028	0.015	0.016
Volume (cubic feet) =	1,898	1,932	1,165	1,198	658	690

Total Q(p), cfs:	100 year Existing Q(p)*A	100 year Proposed Q(p)*A	10 year Existing Q(p)*A	10 year Proposed Q(p)*A	2 year Existing Q(p)*A	2 year Proposed Q(p)*A
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00
Treatment B	0.00	0.07	0.00	0.03	0.00	0.00
Treatment C	0.16	0.00	0.09	0.00	0.03	0.00
Treatment D	1.03	1.13	0.69	0.75	0.41	0.45
Total Q (cfs) =	1.19	1.20	0.78	0.78	0.44	0.45