

March 17, 2017

Richard J. Berry, Mayor

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

RE: Cosme Retail (Central Ave)

Grading and Drainage Plan

Engineer's Stamp Date 3-15-2017 (File: K11D077)

Dear Mr. Clark:

Based upon the information provided in your submittal received 3-17-2017, the above referenced Grading and Drainage Plan is approved for building permit based on following conditions:

PO Box 1293

- A foundation survey is required.
- Floodplain permit application required.

Albuquerque

Please attach a copy of this approved plan in the construction sets for Building Permit processing. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

New Mexico 87103

If you have any questions, you can contact me at 924-3999.

www.cabq.gov

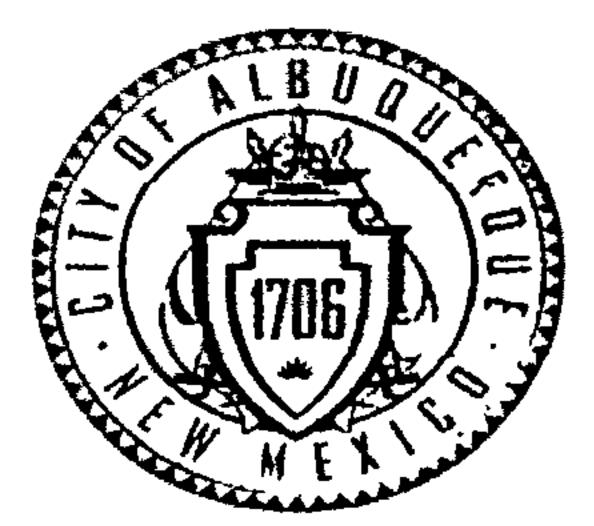
Shahab Biazar, P.E.

City Engineer, Planning Dept.
Development Review Services

MA/SB

Sincerely,

AHM: 5. Brainger



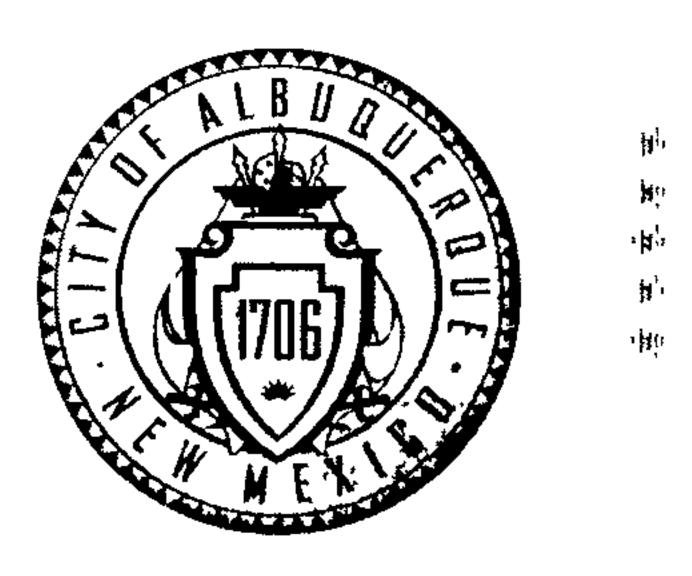
City of Albuquerque

Planning Department Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: Cosme Retail (Central Ave)			ogy File #: K-11/D077	
DRB#:		Work Order#:		
Legal Description: Lot C-15A, Unit 2, To	own of Atrisco Grant	· · · · · · · · · · · · · · · · · · ·	 	
City Address: 6205 Central Ave NW				
CLADK CONSULTING F	ENGINEEDS		Philip Clark	
Applicant: CLARK CONSULTING E		Contact:		
	Edgewood, NM 87015			
Phone#:281.2444	Fax#:	E-mail: _	CCEalbq@aol.com	
Other Contact:	· · · · · · · · · · · · · · · · · · ·	Contact:	<u> </u>	
Address:				
Phone#:	Fax#:	E-mail: _		
Check all that Apply:				
DEPARTMENT:	T	YPE OF APPROVAL/ACCEP	TANCE SOUGHT:	
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TRAFFIC/ TRANSPORTATION		CERTIFICATE OF OCCUPANCY		
MS4/ EROSION & SEDIMENT CO)NTROL	GRADING/ESC PERMIT		
TYPE OF SUBMITTAL:				
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TRAFFIC IMPACT STUDY (TIS)		GRADING/ PAD CERTIFICATION		
NEIGHBORHOOD IMPACT ASSES		WORK ORDER APPROVAL	•	
PROGRANT & CERTACRATE CONTERC		CLOMR/LOMR		
EROSION & SEDIMENT CONTRO				
OTHER (SPECIFY)		PRE-DESIGN MEETING?		
	X	OTHER (SPECIFY) ADDE	D DISPL. POND TO	
IS THIS A RESUBMITTAL?: X Yes	No		DPLAN Approve	
		7 1	PI	
DATE SUBMITTED: MAR 17 2017	By: PWC	W	i i ce i	
DATE SOBRITIED: """ "	—) By. ———————————————————————————————————			

PLANNING DEPARTMENT - Development Review Services



Richard J. Berry, Mayor

October 21, 2016

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

RE: Cosme Retail

Grading & Drainage Plan

Engineer's Stamp Date 10-12-2016 (File: K11D077)

Dear Mr. Clark:

Based upon the information provided in your submittal received 10-14-2016, the above referenced Grading and Drainage Plan is approved for ESC Building Permit. Please attach a copy of this approved plan in the construction sets when submitting for a building permit.

PO Box 1293

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required. A completed floodplain permit will be required prior to sign off for CO.

Albuquerque

Please ensure that the Developer/Contractor process an ESC Grading Permit (attached), they can be submitted to Curtis Cherne. An approved ESC Plan will be required to approve the Permit.

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

New Mexico 87103

www.cabq.gov

Abiel Carrillo, P.E.

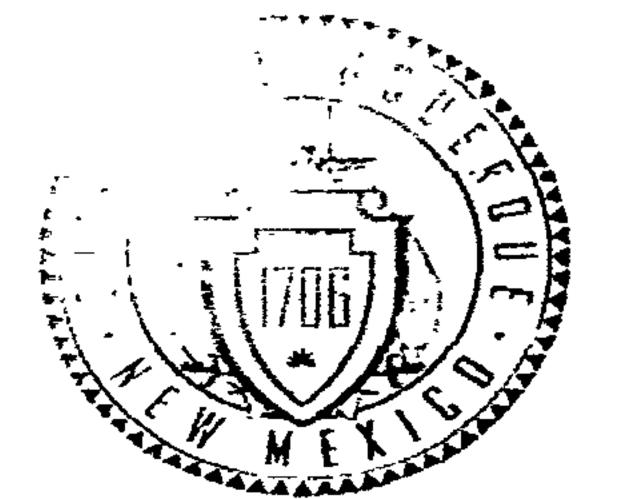
Sincerely,

Principal Engineer, Planning Dept. Development Review Services

Orig: Drainage file

Atom: Abiel

Thank your Ac



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

DD4. rno#	rmit #: Hydrology-File #: Work Order#:			
RB#: EPC#:	work Order#:			
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ity Address:				
	- . $-$.			
pplicant: Cark Consulting	Engirs Contact: Phil Clark			
ddress:/				
hone#: <u>281-2444</u> Fax#:	E-mail:			
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HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION	BUILDING PERMIT APPROVAL			
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	SITE PLAN FOR SUB'D APPROVAL			
CONCEPTUAL G & D PLAN	SITE PLAN FOR BLDG. PERMIT APPROVAL			
GRADING PLAN	FINAL PLAT APPROVAL			
DRAINAGE MASTER PLAN				
DRAINAGE REPORT	SIA/ RELEASE OF FINANCIAL GUARANTEE			
CLOMR/LOMR	FOUNDATION PERMIT APPROVAL			
	SO-19 APPROVAL			
TRAFFIC CIRCULATION LAYOUT (TCL)	PAVING PERMIT APPROVAL			
TRAFFIC IMPACT STUDY (TIS)	GRADING/ PAD CERTIFICATION			
NEIGHBORHOOD IMPACT ASSESMENT (NIA)	WORK ORDER APPROVAL			
	CLOMR/LOMR			
EROSION & SEDIMENT CONTROL PLAN (ESC)				
OTHER (SPECIFY)	PRE-DESIGN MEETING?			
	OTHER (SPECIFY)			
S THIS A RESUBMITTAL?: Yes No				
DATE SUBMITTED: 10/14/16 By:	1 / D			
PATE SUBMITTED: ////// By:				
/ / 	DEVELODIALIT SESTICIONI			

Subj:

Cosme Retail - K11D077

Date:

10/10/2016 10:51:23 A.M. Mountain Daylight Time

From: To:

Phil,

acarrillo@cabq.gov CCEAlbq@aol.com

This email is being sent in lieu of a formal letter in order to help expedite the delivery of comments for initial submittals. A reply to this email will not be a substitute for a re-submittal.

Based on the information provided in your submittal, stamp dated 9-10-2016, and received 9-12-2016, the above-referenced Grading and Drainage plan cannot be approved for ESC Grading/Building Permit until the following items are addressed:

- 1. The work proposed within the Right of Way needs to be approved through SO-19 Permit. Please include the attached Standard SO-19 Notes in the plan.
- 2. Provide an outfall/equalization for the larger pond on the southwest corner. A sidewalk culvert between this and the adjacent pond would work. Also, provide a curb cut outfall for the smaller pond on the southeast corner towards the driveway. Although the onsite flows to the ponds is small, the outfalls will help mitigate the SFHA Zone AH hazard by providing an outfall for the base flood.
- 3. The site is over 1-acre; an approved ESC Plan is required prior to approval for Grading Permit. Please contact Curtis Cherne 924-3420 or myself for any questions.
- 4. Just FYI, a floodplain permit will need to be filled out prior to construction, an approved permit will be required for CO.
- 5. An Elevation Certificate will also be required prior to CO.

Any question just let me know.

Also, since the comments are straightforward, a resubmittal fee for the grading plan will not be required (just attach this note with your re-submittal for the Front Counter Staff). I

Abiel Carrillo, PE, CFM

Principal Engineer - Hydrology
Planning Department
Development Review Services Division
City of Albuquerque
505-924-3986
acarrillo@cabq.gov
600 2nd Street NW

Albuquerque, NM 87102

Carrillo, Abiel X.

1

From: Carrillo, Abiel X.

Sent: Monday, October 10, 2016 10:51 AM

To: 'CCEAlbq@aol.com'

Subject: Cosme Retail - K11D077

Attachments: SO 19 NOTES with sig C.DOC

Phil,

This email is being sent in lieu of a formal letter in order to help expedite the delivery of comments for initial submittals. A reply to this email will not be a substitute for a re-submittal.

Based on the information provided in your submittal, stamp dated 9-10-2016, and received 9-12-2016, the above-referenced Grading and Drainage plan cannot be approved for ESC Grading/Building Permit until the following items are addressed:

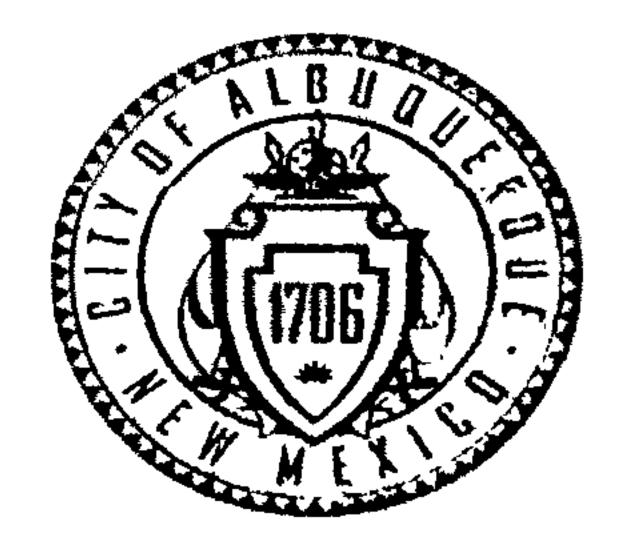
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Abiel Carrillo, PE, CFM

Principal Engineer - Hydrology
Planning Department
Development Review Services Division
City of Albuquerque
505-924-3986
acarrillo@cabq.gov
600 2nd Street NW
Albuquerque, NM 87102



COA STAFF

ELECTRONIC SUBMITTAL RECEIVED .____

City of Albuquerque

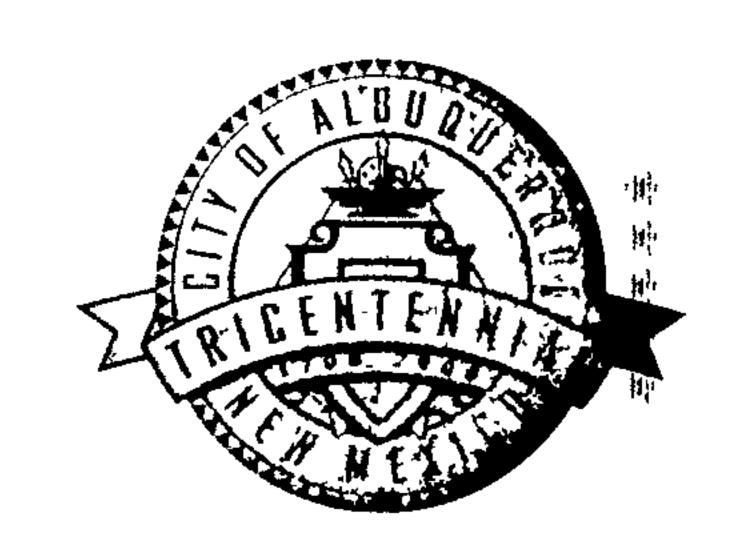
Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: Cosme Retail (Central Ave)	Building Permit #:	Hydrolo	gy File #: K-11 DO	
DRB#:	EPC#:	Work O	rder#:	
Legal Description: Lot C-15A, Unit 2, Town of	f Atrisco Grant		•	
City Address: 6205 Central Ave NW	i.			
Applicant: CLARK CONSULTING ENGI	NEERS	Contact:	Philip Clark	
Address: 19 Ryan Road Edgev	wood, NM 87015			
Phone#: 281.2444	Fax#:	E-mail:	CCEalbq@aol.com	
Other Contact:		Contact:		
Address:		······································		
Phone#:	Fax#:	E-mail:		
Check all that Apply:				
DEPARTMENT:	TYPE OF	APPROVAL/ACCEP	TANCE SOUGHT:	
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EROSION & SEDIMENT CONTROL RL	<u> </u>			
OTHER (SPECIFY)	no PRE-	DESIGN MEETING?		
	OTH	ER (SPECIFY)		
IS THIS A RESUBMITTAL?: YesY	No			
DATE SUBMITTED: Sept 12 2016	$\mathbf{B}_{\mathbf{V}}$: PWC			

FEE RECEIVED ____



August 16, 2006

Levi J. Valdez, P.E. George T. Rodriguez-Consulting 12800 San Juan NE Albuquerque, NM 87123

Re: El Buen Pastor Plaza Grading and Drainage Plan Engineer's Stamp dated 7-31-06 (K11/D77)

Dear Mr. Valdez,

Based upon the information provided in your submittal dated 8-8-06, the above referenced plan is approved for Building Permit and SO 19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

P.O. Box 1293

A separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit.

Albuquerque

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions feel free to call the Municipal Development Department Hydrology Section at 768-3654 (Charles Caruso).

New Mexico 87103

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

www.cabq.gov

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

Sincerely,

Charles

Curtis A. Cherne, E.I.

Engineering Associate, Planning Dept.

Development and Building Services

BUB

C: file

Antoinette Baldonado, Excavation and Barricading Edward Elwell, Street/Storm Drain Maintenance Charles Caruso, DMD

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 06/22/2005) PROJECT TITLE: EL BUEN PASTOR PLAZA ZONE MAP/DRG. FILE #______ DRB#: WORK ORDER#: LEGAL DESCRIPTION: TRACT "C-15-A", TOWN OF ATRISCO GRANT-AIR PC CITY ADDRESS: 6200 LEVI J. VXLDEZ, P.E. ENGINEERING FIRM: GOOGE 7. CONTACT: CONST. ADDRESS: 12800 SAN JULY N.E. PHONE: 6/0-0573 CITY, STATE: ALBUMELL ZIP CODE: CITY, STATE: SLBUQUERQUE, NEW COS ZIP CODE: 87/08 ARCHITECT: FJA DESGN/BROUP ADDRESS: 128 PHONE: 450-5800 CITY, STATE: <u>LECOLEROUS, NEW MENCO</u> ZIP CODE: 87/06 ADDRESS: PHONE: 255-2052 CITY, STATE: ZIP CODE: CONTRACTOR: CONTACT: ADDRESS: PHONE: CITY, STATE: ZIP CODE: TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT: DRAINAGE REPORT SIA/FINANCIAL GUARANTEE RELEASE DRAINAGE PLAN 1st SUBMITTAL PRELIMINARY PLAT APPROVAL DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SUB'D APPROVAL CONCEPTUAL G & D PLAN S. DEV. FOR BLDG. PERMIT APPROVAL **GRADING PLAN** SECTOR PLAN APPROVAL **EROSION CONTROL PLAN** FINAL PLAT APPROVAL ENGINEER'S CERT (HYDROLOGY) FOUNDATION PERMIT APPROVAL CLOMR/LOMR BUILDING PERMIT APPROVAL TRAFFIC CIRCULATION LAYOUT CERTIFICATE OF OCCUPANCY (PERM) ENGINEER'S CERT (TCL) CERTIFICATE OF OCCUPANCY (TEMP) ENGINEER'S CERT (DRB SITE PLAN) GRADING PERMIT APPROVAL OTHER PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY) WAS A PRE-DESIGN CONFERENCE ATTENDED: YES 08-08-06 COPY PROVIDED EDRE T. RODRIGUEZ DATH: SUBMITTED BY: Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

HYDROLOGY SECTION Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five 15) acre Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more than ten (10) lots or constituting five (5) acres or more than ten (10) lots or constituting five (5) acres or more than ten (10) lots or constituting five (5) acres or more than ten (10) lots or constituting five (5) acres or more than ten (10) lots or constituting five (5) acres or more than ten (10) lots or constituting five (5) acres or more than ten (10) lots or constituting five (5) acres or more than ten (10) lots or constituting five (5) acres or more than ten (10) lots or constitution from the five (5) acres or more than ten (10) lots or constitution from the five (5) acres or more than ten (10) lots or constitution from the five (5) acres or more than ten (10) lots or constitution from the five (5) acres or more than ten (10) lots or constitution from the five (5) acres or more than ten (10) lots or constitution from the five (5) acres or more than ten (10) lots or constitution from the five (5) acres or more than ten (10) lots or constitution from the five (5) acres or more than ten (10) lots or constitution from the five (5) acres or more than ten (10) lots or constitution from the five (5) acres or more than ten (10) lots or constitution from the five (5) acres or more than ten (10) lots or constitution from the five (5) acres or more than ten (10) lots or constitution from the five (5) acres or more than ten (10) lots or constitution from the five (5) acres or more than ten (10) lots or constitution from the five (5) acres or more than ten (10) lots or constitution from the five (5) acres or more than ten (10) lots or constitution from ten

HYDROLOGY



June 27, 2006

Levi J. Valdez, P.E. George T. Rodriguez-Consulting 12800 San Juan NE Albuquerque, NM 87123

El Buen Pastor Plaza Grading and Drainage Plan Re: Engineer's Stamp dated 5-12-06 (K11/D77)

Dear Mr. Valdez,

Based upon the information provided in your submittal dated 6-1-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

An SO 19 permit is required for work in the City Right-of-Way. Please include the attached notes on the plan.

- The property lies within a Zone AH floodplain at 4973 per FIRM panel 329. City ordinance states the FF elevation must be 1 foot higher; 4974. Please change the drainage notes to correct this.
- It appears the site accepts offsite flows. Please quantify and address.
- Once the site is built, it may be prudent to remove the floodplain designation through the LOMR-F (Letter of Map Revision-Fill) process. Information can be obtained from FEMA's website http://www.fema.gov.

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

Sincerely,

Engineering Associate, Planning Dept. Development and Building Services

file

A. 3

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



Drainage Facilities within City Right-of-Way Notice to Contractor

- 1. An excavation permit will be required before beginning any work within City Right-Of-Way.
- 2. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
- 3. Two working days prior to any excavation, the contractor must contact the line locating service, New Mexico One Call 260-1990, for the location of existing utilities.
- 4. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
- 5. Backfill compaction shall be according to traffic/street use.

- P.O. Box 1293 6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
 - 7. Work on arterial streets shall be performed on a 24-hour basis.

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 06/22/2005)

PROJECT TITLE: EL BUEN PASTOR PLAZA DRB#: EPC#:	ZONE MAP/DRG. FILE # X-//D 75- WORK ORDER#:
LEGAL DESCRIPTION: TRACT "C-15-A", TOWN OF CITY ADDRESS: 6200 CENTRAL AVE. N. I	ATRISCO GRANT-AIRPORT LINT
ENGINEERING FIRM: GOORGE T. ROORIGUEZ -CONSE ADDRESS: 12800 SAN JUAN N.E. CITY, STATE: <u>ALBUQUERQUE</u> , NEW MEXIC	PHONE: 6/0-0593
OWNER: LUIS ORTEGA ADDRESS: GZOO CENTRAL N.W. CITY, STATE: <u>ALBUQUERQUE</u> , NEW MEXICO	CONTACT: <u>LUIS ORTEGA</u> PHONE: <u>836-3933</u> ZIP CODE: <u>87/08</u>
ARCHITECT: FJA DESGELBROUP ADDRESS: MESS LAFAYETTE N.E. CITY, STATE: LEUQUERQUE, NEW MEN	CONTACT: #RED AKAGOK PHONE: 450-5800 CO ZIP CODE: 87/06
SURVEYOR: KLAYJOHN SURVEYING ADDRESS: COUSTANA N.E.	CONTACT: THOMAS JOHNSON PHONE: 255-2052 ZIP CODE:
CONTRACTOR:	CONTACT:PHONE:ZIP CODE:
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'S CERT (TCL) ENGINEER'S CERT (DRB SITE PLAN) OTHER	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: **ERROR 7- RODRIGUE**	DATE: DECEIVE
Requests for approvals of Site Development Plans and/or Subdivision Plans particular nature, location and scope to the proposed development defined levels of submittal may be required based on the following: 1. Conceptual Grading and Drainage Plan: Required for approvations Sector Plans.	s the degree of drainage detail. One or more of the following HYDROLOGY SECTION

- 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.

ONE STOP SHOP CITY OF ALBUQUERQUE PLANNING DEPARTMENT Development & Building Services

PAID RECEIPT

APPLICANT NAME				
GENT GERRGE RODRIGUEZ - Consultants				
ADDRESS .	· · · · · · · · · · · · · · · · · · ·			
PROJECT & APP #				
PROJECT NAME	EZ BUEND PASTOR PLAZA			
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\$441006/4	4971000 EPC/AA/LUCC Actions & All Appeals			
\$441018/4	4971000 Public Notification			
()Ma ()Le	4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*** ajor/Minor Subdivision ()Site Development Plan (*)Bldg Permit etter of Map Revision ()Conditional Letter of Map Revision affic Impact Study			
S 50.00 TOTAI	L AMOUNT DUE			
*** NOTE: If a subsequent additional charge.	nt submittal is required, bring a copy of this paid receipt with you to avoid an			

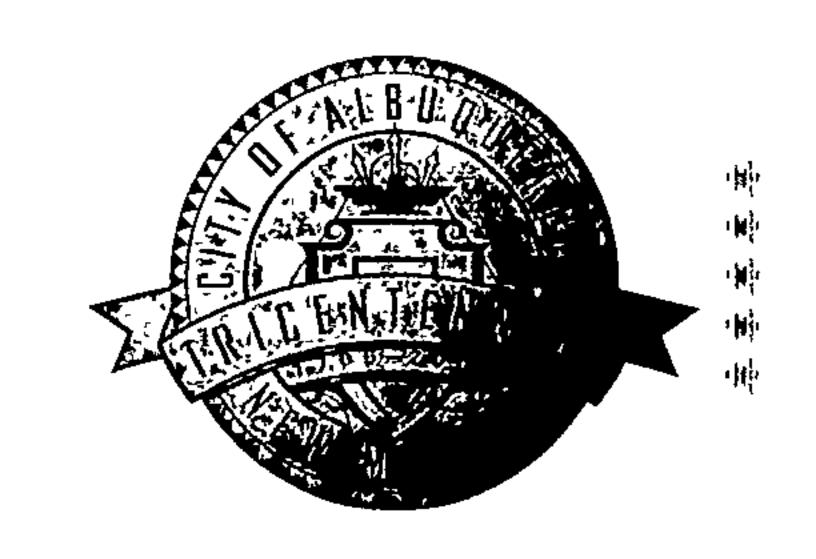
****DUFLICATE*****
City Of Albuquerque
Treasury Division

6/1/2006 4:07FM LOC: ANNX
RECEIFT# 00061442 WS# 006 TRANS# 0050
Account 441006 Fund 0110
Activity 4983000 TRSVRS
Trans Amt \$50.00

Ac Tr

Counterreceipt.doc 6/21/04

\$50.00



June 27, 2006

George Rodriguez

George T. Rodriguez Consultant
12800 San Juan NE
Albuquerque, NM 87123

Re: 6200 Central NW, Tract C-15-A Airport Unit, Traffic Circulation Layout Engineer's Stamp dated 05-25-06 (K11-D77)

Dear Mr. Rodriguez,

Based upon the information provided in your submittal received 06-01-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

Provide solid waste approval.

2. Include the pedestrian walkway from Central to the site.

43. The parking calculations are conflicting. The required number is 53 spaces and the provided number is 52 spaces; please explain.

4. Show the median and how access will enter the site; will there be right in and right out?

5. Include truncated domes on the proposed wheelchair ramps.

(2)6. Provide the driveway location for the property to the east.

New Mexico 87103

P.O. Box 1293

Albuquerque

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

Sincerely,

www.cabq.gov

Wilfred Gallegos, P.E.

Engineer, Planning Dept.

Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 06/22/2005) PROJECT TITLE: EL BUEN PASTOR PLAZA ZONE MAP/DRG. FILE #_/_/ EPC#: WORK ORDER#: DRB#: LEGAL DESCRIPTION: TRACT "C-15-A", TOWN OF ATRISCO GRANT -AIR PORT UNI CITY ADDRESS: 6200 CEN LEVI J. VXLDEZ, P.E. ENGINEERING FIRM: GOORGE T. ROOKIGUEZ -CONSULT. CONTACT: CONSE ADDRESS: 12800 SAN JULY N.S. PHONE: 6/0-0593 ZIP CODE: OWNER: CITY, STATE: SLBUQUERQUE, NEW CO ZIP CODE: 87/08 ARCHITECT: FTA DESGN/BROUP PHONE: <u>150-5800</u> ADDRESS: 128 ZIP CODE: 87/06 CITY, STATE: ALBUDILEROUS, NEW MENCO CONTACT: THOMAS JOHNSON PHONE: 255-2052 SURVEYOR: KLAYJOHN ADDRESS: COMSMANA NO.6-CITY, STATE: ZIP CODE: CONTACT: ADDRESS: _____ PHONE: CITY, STATE: ZIP CODE: TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT: DRAINAGE REPORT SIA/FINANCIAL GUARANTEE RELEASE DRAINAGE PLAN 1st SUBMITTAL PRELIMINARY PLAT APPROVAL DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SUB'D APPROVAL CONCEPTUAL G & D PLAN S. DEV. FOR BLDG. PERMIT APPROVAL GRADING PLAN SECTOR PLAN APPROVAL EROSION CONTROL PLAN FINAL PLAT APPROVAL ENGINEER'S CERT (HYDROLOGY) FOUNDATION PERMIT APPROVAL **BUILDING PERMIT APPROVAL** CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT CERTIFICATE OF OCCUPANCY (PERM) ENGINEER'S CERT (TCL) CERTIFICATE OF OCCUPANCY (TEMP) ENGINEER'S CERT (DRB SITE PLAN) GRADING PERMIT APPROVAL OTHER PAVING PERMIT APPROVAL WORK ORDER APPROVAL TCL-BP OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

YES NO

COPY PROVIDED

SUBMITTED BY: (SUBMITTED BY:

levels of submittal may be required based on the following:

EDRECT RODRIGUES DATE:

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

BCBIN

21160

- 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.

- SOLID WASTE APPROVAL

- PEDESTRAIN OCCUS from LOOD Way?

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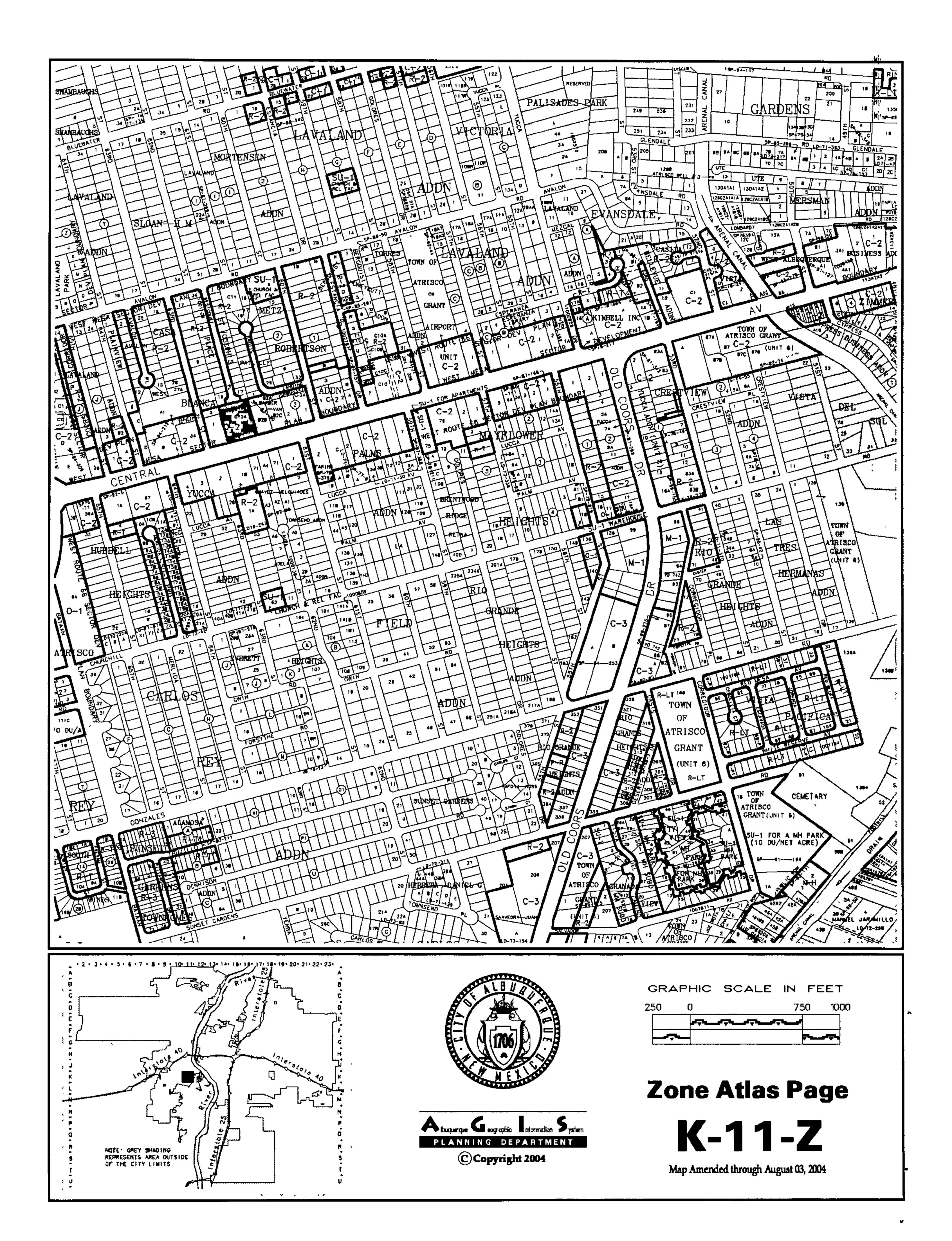
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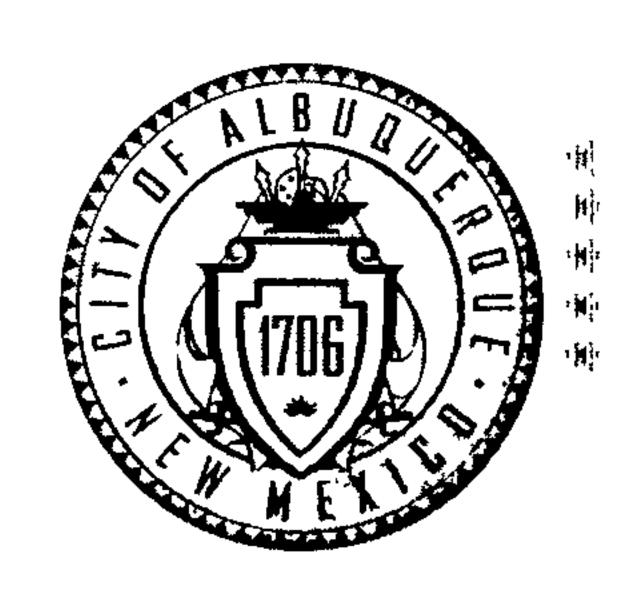
- 126 i Rt. out? SHow media

- other Drive PAD

- TRunca Domes

Tim-Roturn Abr Hydro. Review Manks





December 21, 2016

Philip Clark Clark Consulting Engineers 19 Ryan Road Edgewood, NM 87015

Re: Cosme Retail (Central Ave)
6205 Central Ave. NW
Traffic Circulation Layout

Engineer's Stamp dated 11-17-16 (K11-D077)

Dear Mr. Clark,

The TCL submittal received 11-21-16 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.

As a condition of release of final C.O. the following items must be completed prior to release of Final Certificate of Occupancy.

1. Final acceptance and approval of the vacation of the 7' Public Utility Easement on Lot C-15A, Block 2, Town of Atrisco Grant Unit 2, Albuquerque, Bernalillo County, New Mexico from DRB.

Albuquerque

PO Box 1293

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 <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

www.cabq.gov

New Mexico 87103

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

LWP via: email

C:

File



City of Albuquerque

Planning Department Development & Building Services Division

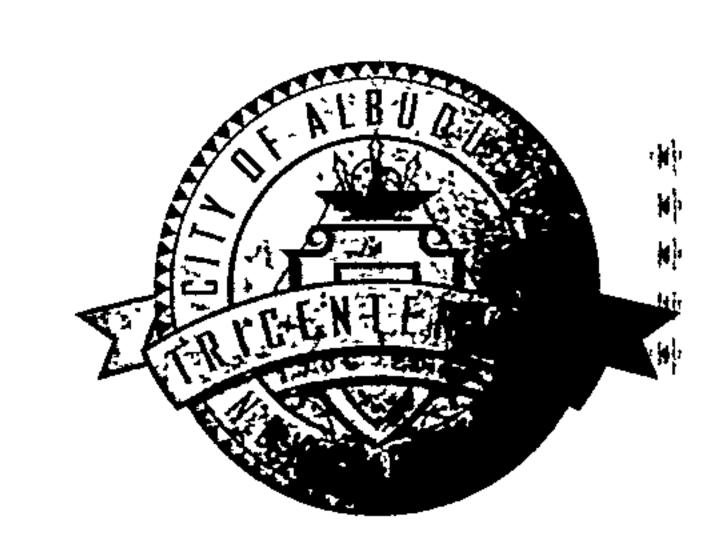
DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Tit	le: Cosme Retail (Central Ave)	Building Permi	t #:	Hydrolog	gy File #: K-11/D077
DRB#:		EPC#:		Work O	rde î #:
Legal Des	cription: Lot C-15A, Unit 2, Town of	Atrisco Grant		•	
_	SS: 6205 Central Ave NW				•
Olty Tradic.				<u> </u>	, <u>, , , , , , , , , , , , , , , , , , </u>
Applicant:	CLARK CONSULTING ENGI	NEERS	कुर ³ ।	_Contact: _	Philip Clark
Address:	19 Ryan Road Edgev	vood, NM 87015	•	•	•
Phone#:	281.2444	Fax#:		E-mail:	CCEalbq@aol.com
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Other Con	tact:	 -		_ Contact: _	*
Address: _				<u> </u>	
Phone#:		Fax#:	•	_E-mail: _	
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Check all tha	t Apply:				•
DEPARTM	ENT:		TYPE OF APPROV	AI/ACCED	CANCE SOLICHT:
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MS4/ ł	EROSION & SEDIMENT CONTR	OL	. GRADING/ESC		
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GRAD	ING PLAN	~ 2 1 2018 \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	FINAL PLAT A	APPROVAL	
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IS THIS A R	RESUBMITTAL?: X Yes	No			
		, • 			
DATE SUB	MITTED: Nov. 21 2016	By: <u>PWC</u>		<u>. </u>	• <u> </u>

ELECTRONIC SUBMITTAL RECEIVED: ____

COA STAFF:

FEE RECEIVED: ____



Planning Department Transportation Development Services Section

August 14, 2006

George Rodriguez Consultant 12800 San Juan NE Albuquerque, NM 87213

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for Offices and Warehouse for El Buen Pastor Plaza [K-11/D-77r] (6200 Central Ave NW), Albuquerque, NM Engineer's/Architect's Stamp Dated 07-31-06

Dear rodriguez,

The TCL submittal dated August 08, 2006 is approved for building permit. The plan is stamped and signed as approved. Two copies of the plan that is stamped as approved will be required: one for each of the building permit plans and the original to be kept by you 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 then a copy of the original TCL that was stamped as approved by the City which includes a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance". This statement requires a NM registered architect or engineer stamp to be dated. Submit this TCL with a completed <u>Drainage and Transportation Information Sheet</u> 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 needs stamp 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,

Wilfred A. Gallegos, PE

Traffic Engineer

Development and Building Services

cc: Hydrology file

File

Albuquerque - Making History 1706-2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 06/22/2005) PROJECT TITLE: EL BUEN PASTOR PLAZA ZONE MAP/DRG. FILE #_/// DRB#: EPC#: WORK ORDER#: LEGAL DESCRIPTION: TRACT "C-15-A", TOWN OF ATRISCO GRANT-AIR P. CITY ADDRESS: 6200 CENTRAL AVE LEVI J. VXLDEZ, P.E. ENGINEERING FIRM: GOORSE T. RODRIGUEZ - COUSILT. CONTACT: CEORGE T. RORIGUEZ ADDRESS: 12800 SAN JULY N.G. PHONE: 60-0593 CITY, STATE: SLBUDUEROUS ZIP CODE: OWNER: CITY, STATE: SLBUQUERQUE, NEW COS ARCHITECT: FJA DESGA/BROUP ADDRESS: //28 PHONE: 450-5800 CITY, STATE: <u>ALBUDILERDUE, NEW MENCO</u> ZIP CODE: 87/06 ADDRESS: 255-2052 PHONE: CITY, STATE: ZIP CODE: CONTRACTOR: CONTACT: ADDRESS: PHONE: CITY, STATE: ZIP CODE: TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT: DRAINAGE REPORT SIA/FINANCIAL GUARANTEE RELEASE DRAINAGE PLAN 1st SUBMITTAL PRELIMINARY PLAT APPROVAL DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SUB'D APPROVAL CONCEPTUAL G & D PLAN S. DEV. FOR BLDG. PERMIT APPROVAL **GRADING PLAN** SECTOR PLAN APPROVAL EROSION CONTROL PLAN FINAL PLAT APPROVAL ENGINEER'S CERT (HYDROLOGY) FOUNDATION PERMIT APPROVAL CLOMR/LOMR BUILDING PERMIT APPROVAL TRAFFIC CIRCULATION LAYOUT CERTIFICATE OF OCCUPANCY (PERM) ENGINEER'S CERT (TCL) CERTIFICATE OF OCCUPANCY (TEMP) ENGINEER'S CERT (DRB SITE PLAN) GRADING PERMIT APPROVAL OTHER PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY) WAS A PRE-DESIGN CONFERENCE ATTENDED: YES 08-08-0C COPY PROVIDED (2) [2] (2) FRACT-KODRIGUER SUBMITTED BY: Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dramage 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:

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

HYDROLOGY SECTION

Patz, Logan W.

From: CCEAlbq@aol.com

Sent: Thursday, November 17, 2016 12:21 PM

To: Patz, Logan W.

Cc: Dodge-Kwan, Paula N.; Planning Development Review Services; billburk@qwestoffice.net

Subject: Re: Cosme Retail 6205 Central Ave. K11-D077 TCL Comments

Attachments: Burk_Cosme TCLNOV .pdf; FireSHTscan.pdf

Follow Up Flag: Follow up Flag Status: Follow Up

Logan - The following addresses your comments, and will bring you two (2) copies for your sign-off stamp if acceptable:

- 1. Checked with Zoning & Architect, "Approved"......pkg space analysis.
- 2. They were called out on plan added some more for clarification
- 3. This was key noted as #5. Went a head and added the "governor's" detail that I have autocadded into my standards. I have Racquel's newly adopted? 2013 (amended) NM Acc. Pkg Checklist. Many thanks.
- 4. Added the one you refer to (AFD has approved this layout, fyi, see Attached "Fire Sheet".
- 5. Again the AFD has approved these radia See attached. My plan shows 28' min. INSIDE radia, and is acceptable with the Captains. We also spec. mountable curbs at all end islands, See keyed #1 note.
- 6. Connectivity betwixt the handicap aisles (2) is shown, thanks.
- 7. Note she is coordinated and copied. Even though feds have not approved bulk of funding....at this time.
- 8. Noted, thank you, and striping added.
- 9. This plat is being distributed,... typically and historically for your information, the vacation is required for Certificate of Occupancy (CO). PNM finds the request acceptable.

Thank you, Regards - Phil

Philip W. Clark, PE
Clark Consulting Engineers
Designing to Shape the Future

o/f: 505.281.2444 c/t: 505.264.6042

In a message dated 11/10/2016 1:44:36 P.M. Mountain Standard Time, lpatz@cabq.gov writes:

Hello Mr. Clark,

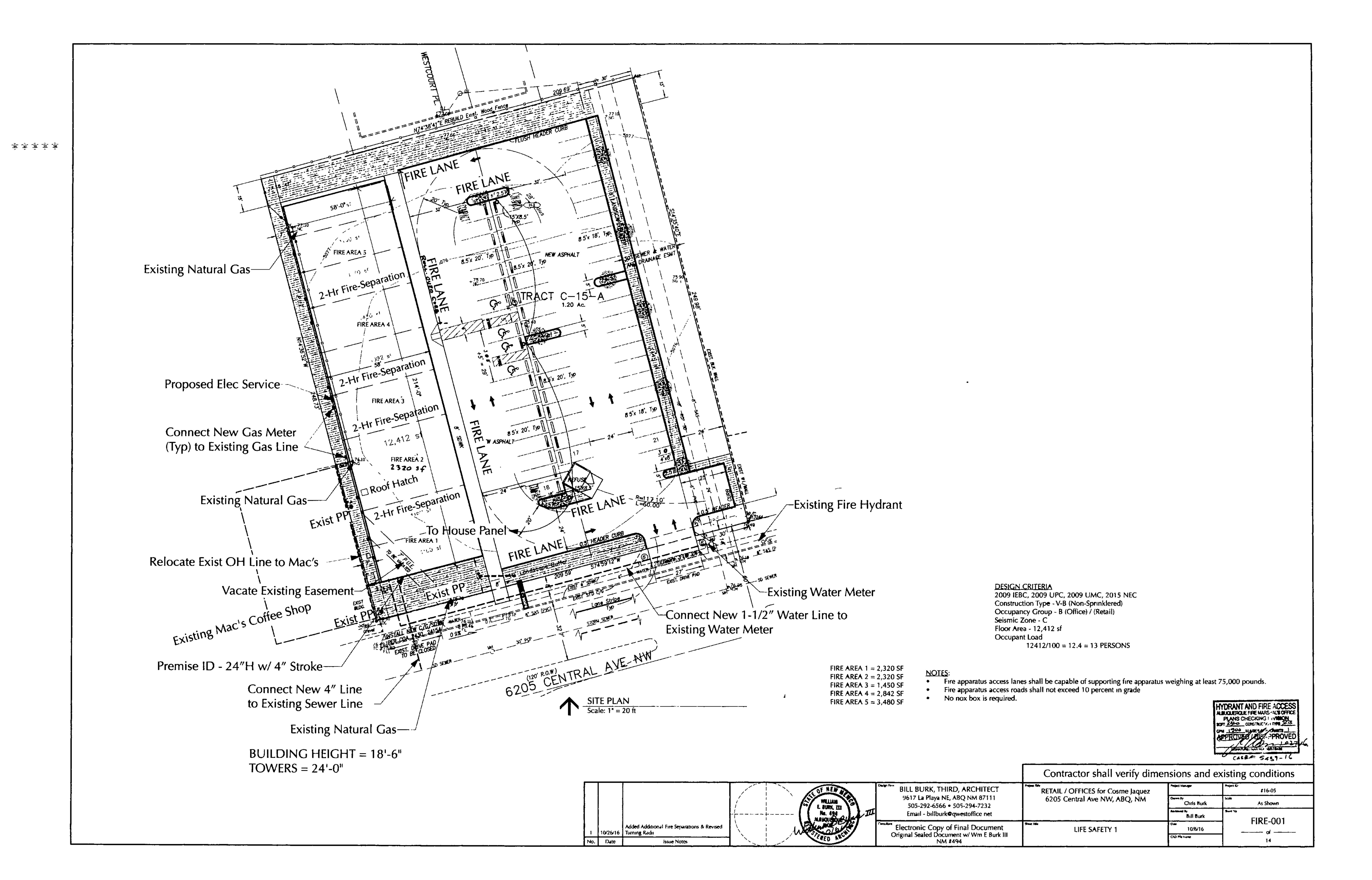
Please see the attached PDF for comments related to the TCL.

医多类毒素

Thank you.

Logan Patx

Planning Department Transportation Development 600 2nd St. NW, Suite 201 Albuquerque, NM 87102 505-924-3630





November 10, 2016

Clark Consulting Engineers Philip Clark 19 Ryan road Edgewood, NM 87015

Cosme retail (Central Ave) Re: 6205 Central Ave. NW **Traffic Circulation Layout** Engineer's 10-22-16 (K11-D077)

Dear Mr. Clark,

Based upon the information provided in your submittal received 10-26-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Please have zoning approve parking spaces required by the zoning code.
- Please list the width and length for the proposed handicap parking spaces.

- 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." Please call out detail and location of HC signs.
- Show all drive aisle widths and radii. Some dimensions are not shown at the back of the parking lot.
- The minimum end island radius for passenger vehicles is 15 ft. Radius for 5. delivery trucks, fire trucks, etc. is 25 ft. or larger.
- ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible. Provide connectivity for both handicap aisle. (see attached drawing)
- Will need to coordinate with ART PM Paula Dodge-Kwan (505) 768-3623.
- Add striping and the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, to the refuse backing space.
- Easements through proposed buildings must be vacated before TCL approval.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at (505) 924-3630.

- PO Box 1293
- Albuquerque
- New Mexico 87103

www.cabq.gov

Sincerely,

Logan Patz

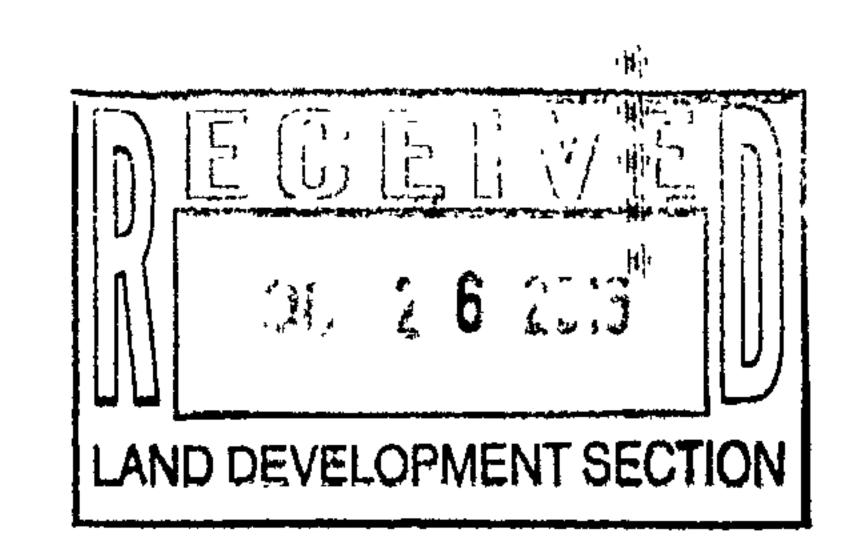
Senior Engineer, Planning Dept.
Development Review Services

LWP via: email

C: File



City of Albuquerque



Planning Department Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: Cosme Retail (Central Ave)	Building Permi	t #: Hydrolo	gy File #: K-11/D077	
DRB#:		Work Order#:		
Legal Description: Lot C-15A, Unit 2, Town of At	trisco Grant			
City Address: 6205 Central Ave NW				
Applicant: CLARK CONSULTING ENGINE	ERS	Contact:	Philip Clark	
Address: 19 Ryan Road Edgewoo	od, NM 87015			
Phone#: 281.2444	_Fax#:	E-mail:	CCEalbq@aol.com	
Other Contact:		Contact:		
Address:		E mail.		
Phone#:	_Fax#:	E-man:		
Chook all that Apply:				
Check all that Apply:				
DEPARTMENT:		TYPE OF APPROVAL/ACCEP	TANCE SOUGHT:	
HYDROLOGY/ DRAINAGE TRAFFIC/TRANSPORTATION		× BUILDING PERMIT APPROVAL		
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AS-BUILT CERTIFICATION		PRELIMINARY PLAT APPROVAL		
		SITE PLAN FOR SUB'D A	PPROVAL	
CONCEPTUAL G & D PLAN		SITE PLAN FOR BLDG. PERMIT APPROVAL		
GRADING PLAN		FINAL PLAT APPROVAL		
DRAINAGE MASTER PLAN				
DRAINAGE REPORT		SIA/ RELEASE OF FINANCIAL GUARANTEE		
CLOMR/LOMR		FOUNDATION PERMIT APPROVAL		
		SO-19 APPROVAL		
X TRAFFIC CIRCULATION LAYOUT (TCL))	PAVING PERMIT APPRO	VAL	
TRAFFIC IMPACT STUDY (TIS)		GRADING/ PAD CERTIFICATION		
NEIGHBORHOOD IMPACT ASSESMENT (NIA)		WORK ORDER APPROVAL		
		CLOMR/LOMR		
EROSION & SEDIMENT CONTROL PLAI	N (ESC)			
OTHER (SPECIFY)		no PRE-DESIGN MEETING?		
		OTHER (SPECIFY)		
IS THIS A RESUBMITTAL?: Yes _× No	O	<u> </u>		
DATE SUBMITTED: OCTOBER 26 2016	By: PWC	<u> </u>		
COA STAFF ELECTRONIC SUBMITTAL RECEIVED.		FEE RECEIVED:	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	