

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 06/22/2005)

PROJECT TITLE: 120 MORNINGSIDE WAREHOUSE ADD.
DRB #: PC#:

ZONE MAP/DRG. FILE # K17-D87
WORK ORDER#:

LEGAL DESCRIPTION: LOTS15,BLOCK 8, MESA GRANDE ADDITION
CITY ADDRESS:

ENGINEERING FIRM: BJM CONSULTING
ADDRESS: 8624 CASA VERDE AVE. N.W.
CITY, STATE:ALBUQUERQUE, NEW MEXICO

22AD

CONTACT: BERNIE MONTOYA
PHONE: 250-7719
ZIP CODE: 87120

OWNER:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

ARCHITECT: STRELL DESIGNS
ADDRESS:
CITY, STATE:

CONTACT:ROB STRELL
PHONE:268-2321
ZIP CODE:

SURVEYOR:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR:
ADDRESS:
CITY, STATE:

CONTACT
PHONE:
ZIP CODE:

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 2ND SUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ PAVING PLAN
- ☐ TCL
- ☐ RESUBMITTAL

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ NO
- ☐ COPY PROVIDED

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 APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

DATE SUBMITTED: 2/24/2009 BY: Bernie Montoya

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 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



September 7, 2006

Eufracio Sabay, P.E.
BJM Consulting
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

Re: Warehouse Addition, 120 Morningside Dr. SE
Grading and Drainage Plan
Engineer's Stamp dated 9-7-06 (K17/D87)

Dear Mr. Sabay,

Based upon the information provided in your submittal dated 8-29-06, 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.

Also, 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 924-3986.

P.O. Box 1293

Albuquerque

New Mexico 87103

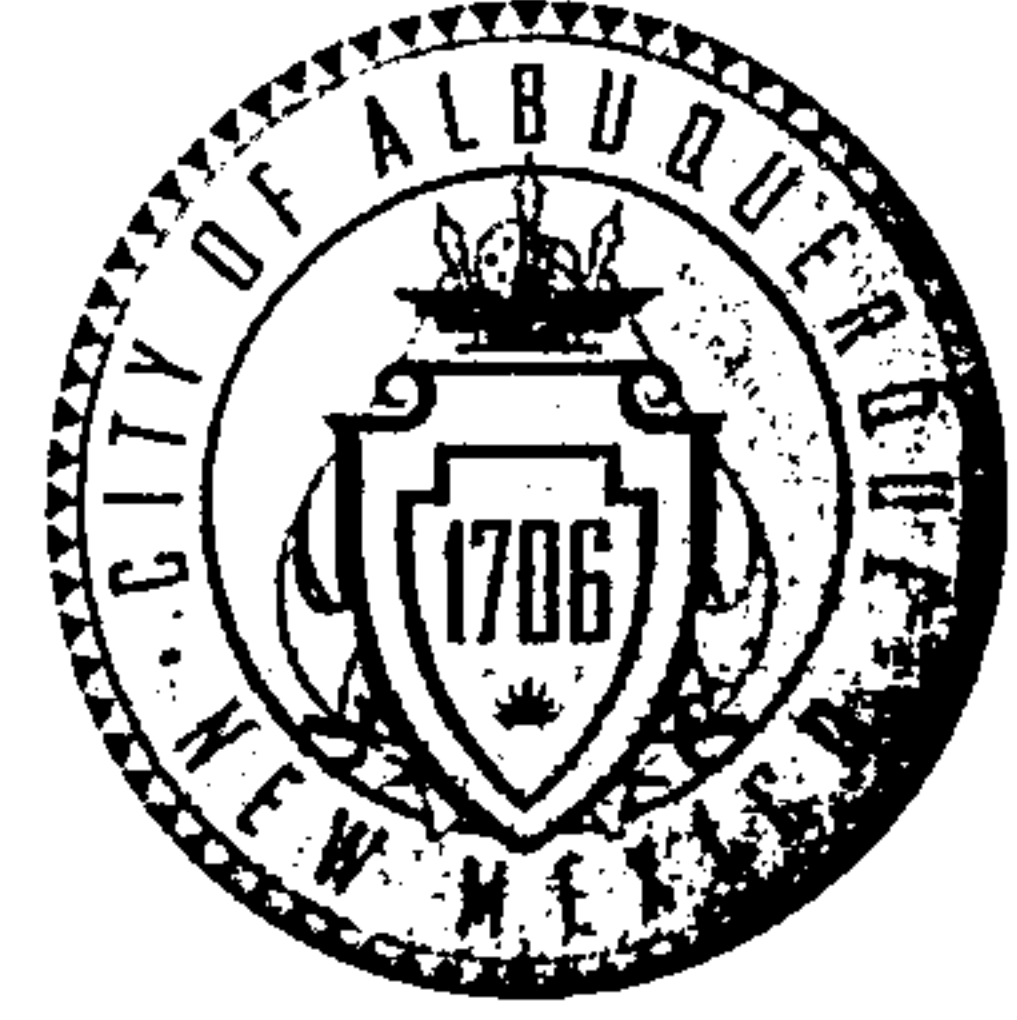
www.cabq.gov

Sincerely,

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

C: file

CITY OF ALBUQUERQUE



February 27, 2009

Eufracio Sabay, PE
BJM Development Consultants
8624 Casa Verde Ave NW
Albuquerque, NM 87120

Re: Warehouse Addition Grading Plan Certification
120 Morningside Dr. SE
Engineer Cert Stamp dated 9-21-09 (K17/D87)

Dear Mr. Sabay,

PO Box 1293

Based upon information provided in your submittal dated 2-24-09 and subsequent site visit, the above referenced plan cannot be approved for Certificate of Occupancy until the following comment is addressed.

Albuquerque

- The rundown in NE corner of the plaza was shown as deleted and this rundown is an integral feature of the drainage plan; it was needed to convey water away from the building. It is likely that water will pond adjacent to the addition and could cause issues with the foundation. If your client and the adjacent owner acknowledges this fact and will do so in writing, it could be allowed.

NM 87103

www.cabq.gov

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

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: file

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

September 11, 2006

Rob Strell
Strell Design
120 Morningside SE
Albuquerque, NM 87108

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Offices and Warehouse for Strell Office Building [K-17/D-87]
(120 Morningside SE), Albuquerque, NM
Engineer's/Architect's Stamp Dated 09-08-2006

Dear Mr. Strell,

The TCL submittal dated September 11, 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.**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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 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 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,

Kristal Metro, PE
Senior Engineer
Development and Building Services

cc: Hydrology file
File

EXHIBIT "A"

THE SOUTH FIFTY (S.50) FEET OF LOTS NUMBERED FOURTEEN (14) AND FIFTEEN (15) IN BLOCK NUMBERED EIGHT (8) OF MESA GRANDE ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 18, 1931, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE IDENTICAL SOUTHEAST CORNER OF LOT 14, AND RUNNING THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY LINE OF LOT 14, 50 FEET TO A POINT;

THENCE IN A WESTERLY DIRECTION PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SILVER AVENUE APPROXIMATELY 101 FEET TO A POINT ON THE WEST LINE OF LOT 15 AND WHICH IS ALSO THE EAST RIGHT-OF-WAY LINE OF MORNINGSIDE AVENUE;

THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MORNINGSIDE AVENUE APPROXIMATELY 51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15;

THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SILVER AVENUE, 92.92 FEET TO THE POINT OF BEGINNING.

MESA GRANDE ADDITION

Lots 14 & 15

Block 8

MENNINGSIDE

51'

Lot 15

92.92'

101'

Lot 14

56'

SE
CORNER

SILVER

NORTH →

Filed July 18, 1931

K-17/D87

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: SMELL OFFICE ADDITION ZONE MAP: K-17
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 15 block 8 Mesa Grande Addition
CITY ADDRESS: 120 Morningside SE

ENGINEERING FIRM: 9/8/06 Designs
ADDRESS: _____
CITY, STATE: _____ CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: 209 Strall CONTACT: 268-2321
ADDRESS: 120 Morningside SE PHONE: _____
CITY, STATE: Albany, GA 31708 ZIP CODE: _____

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

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

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

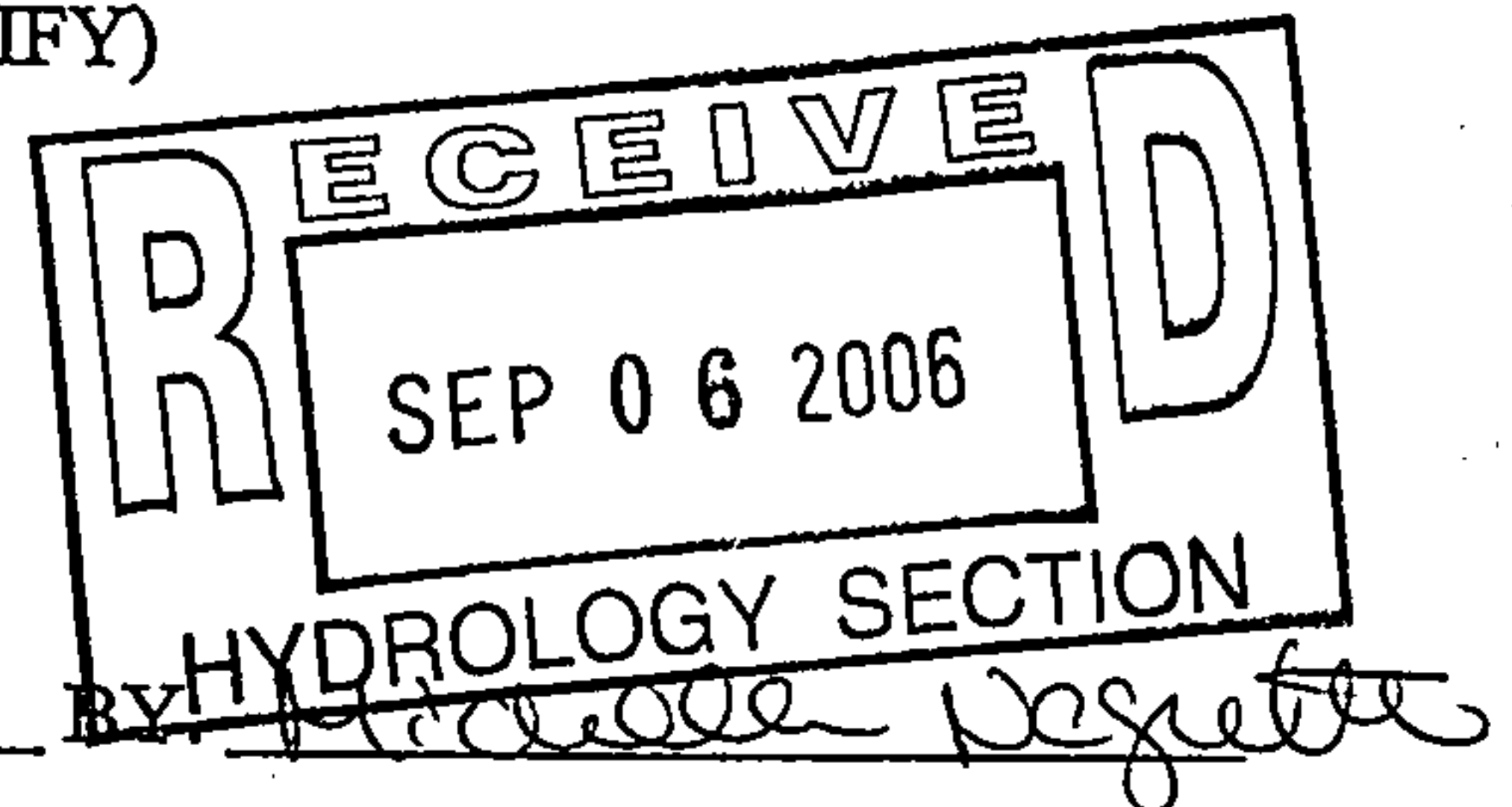
TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY)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

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

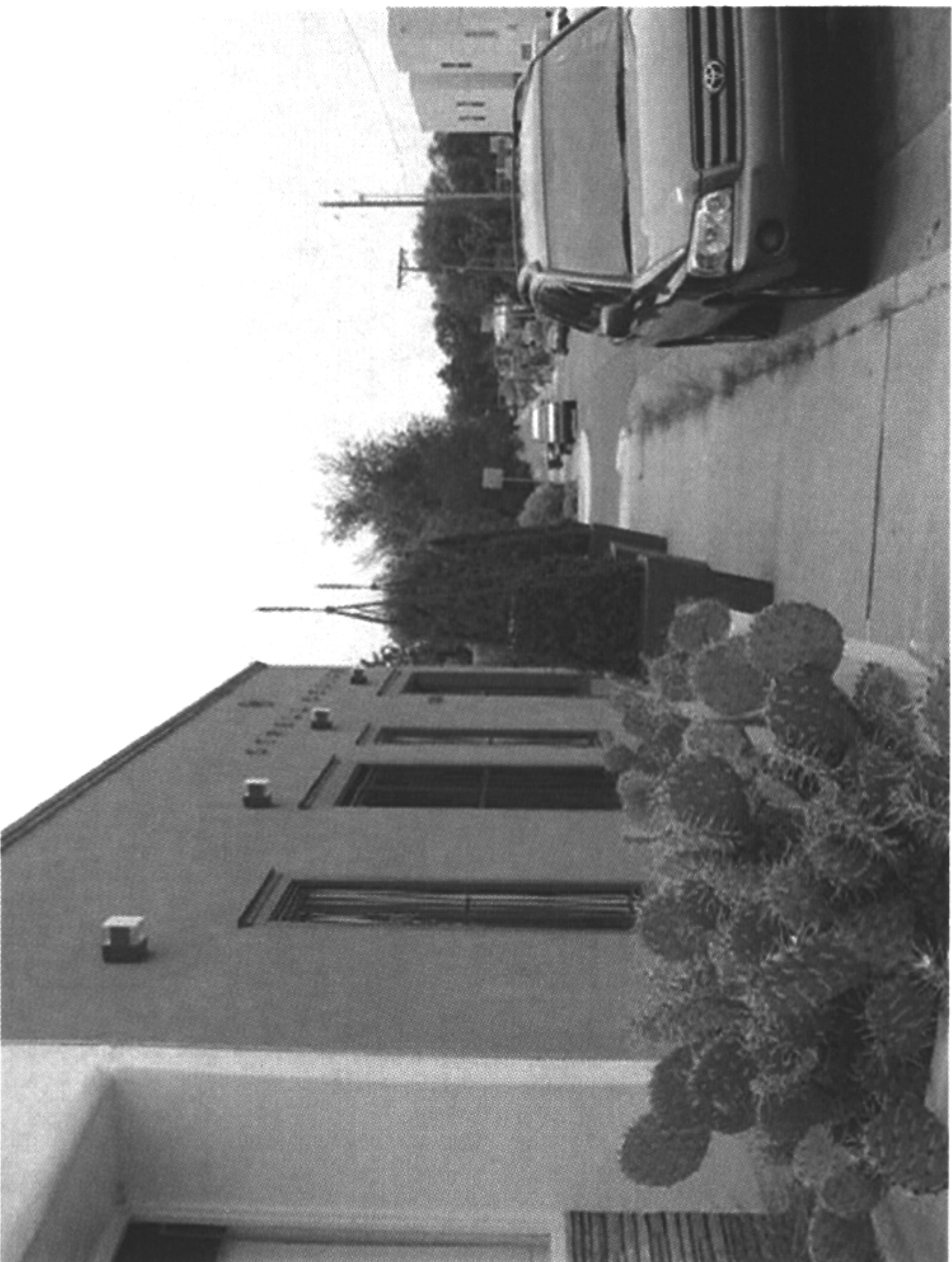
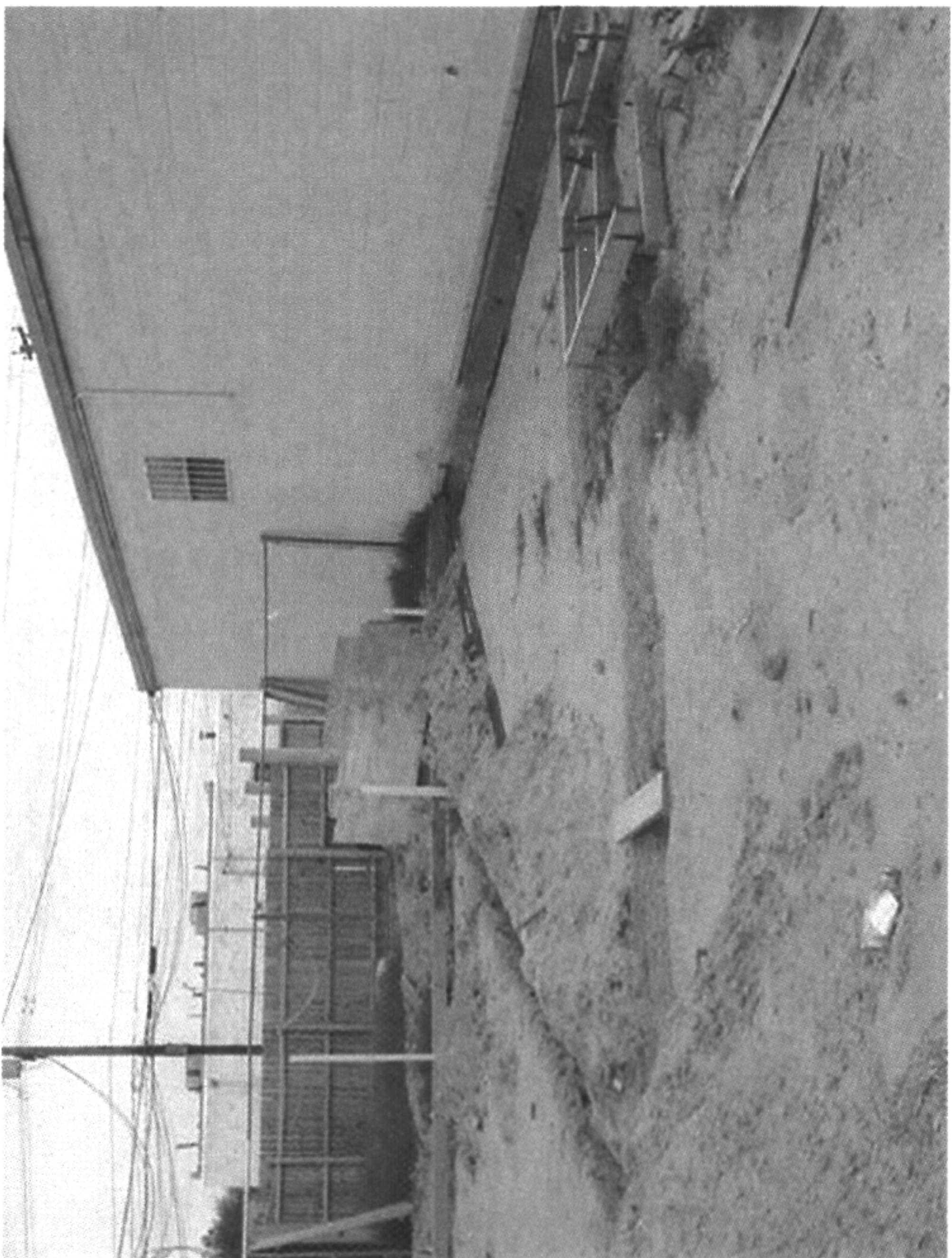
☐ YES Scheduled
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: Sept 6, 2006

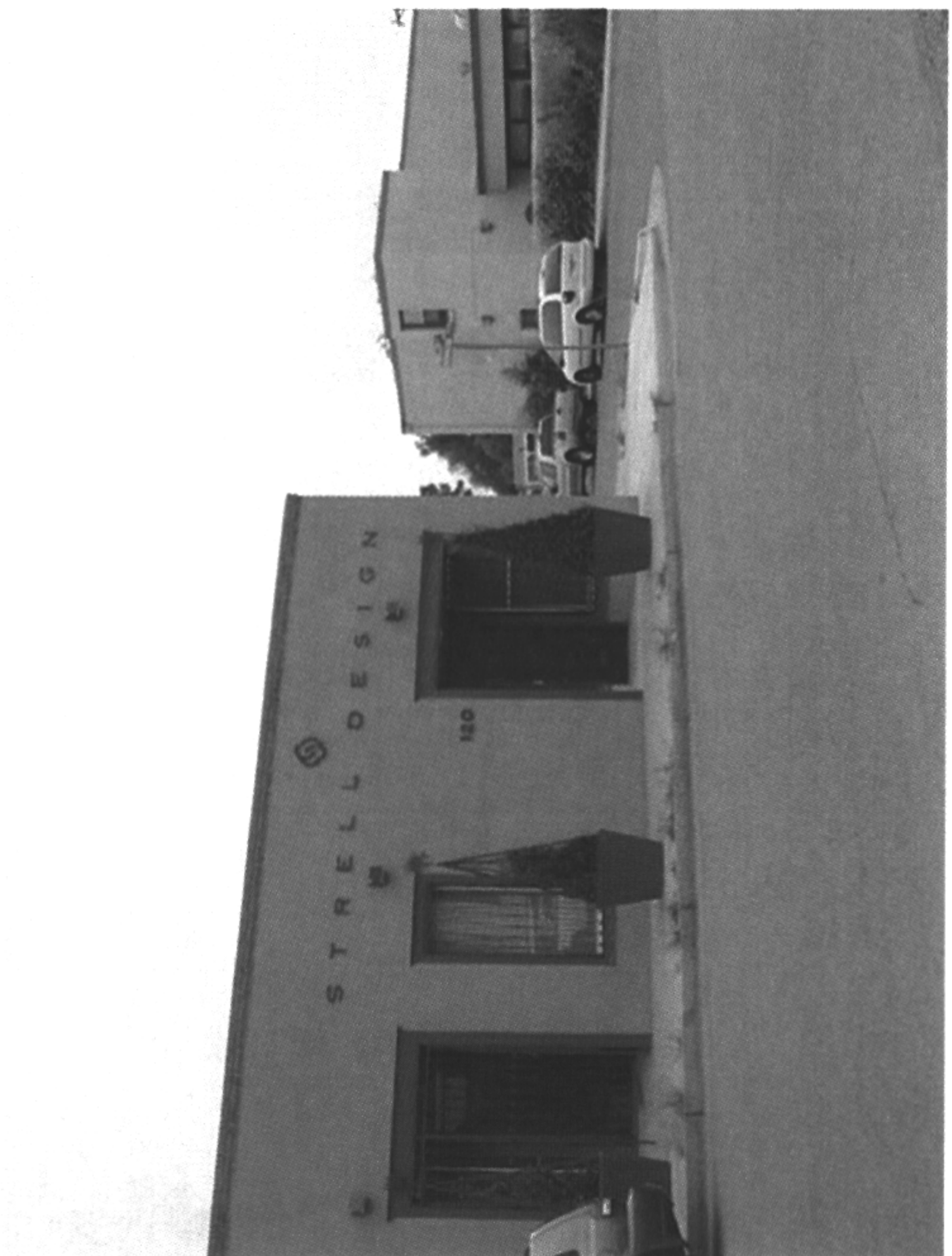
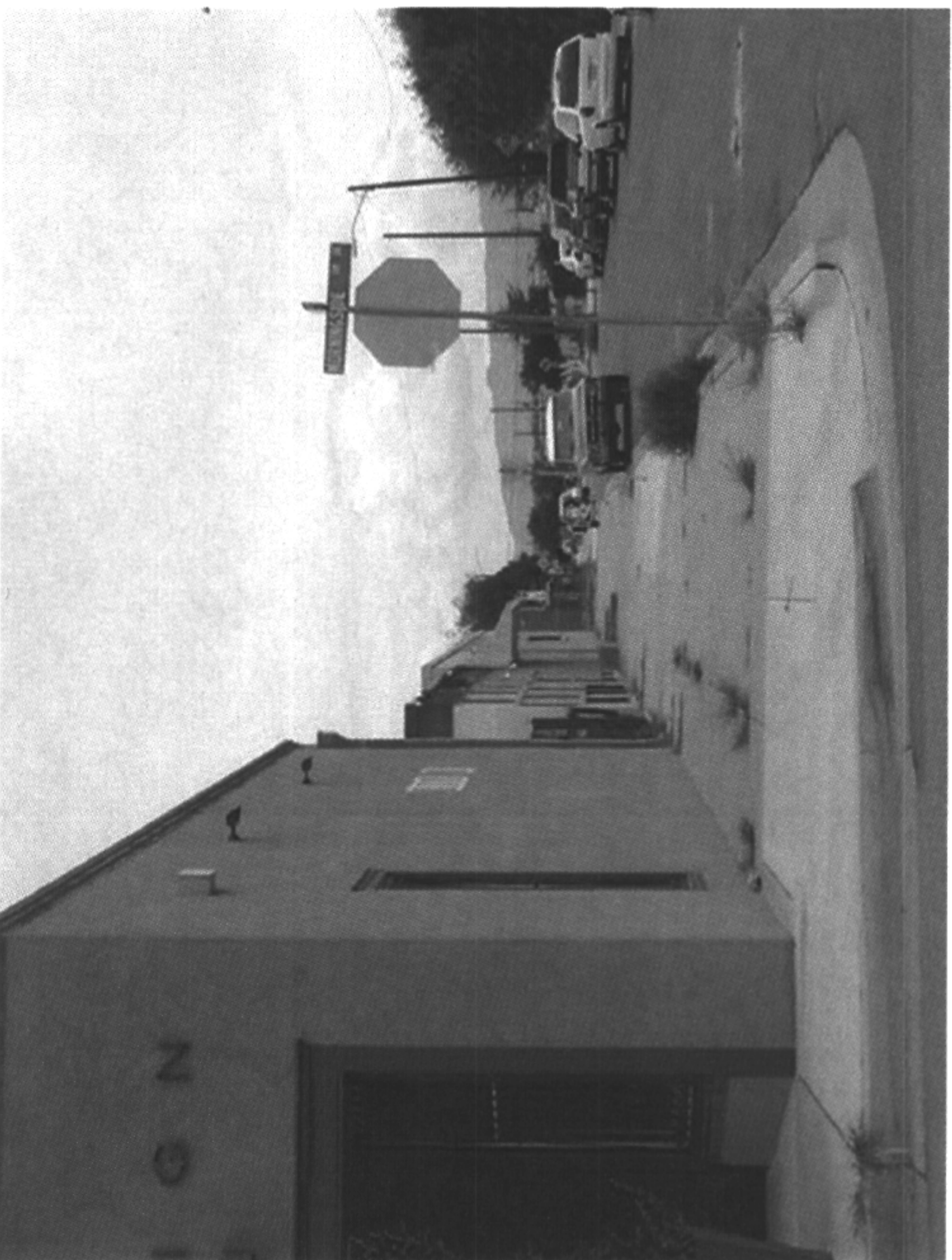
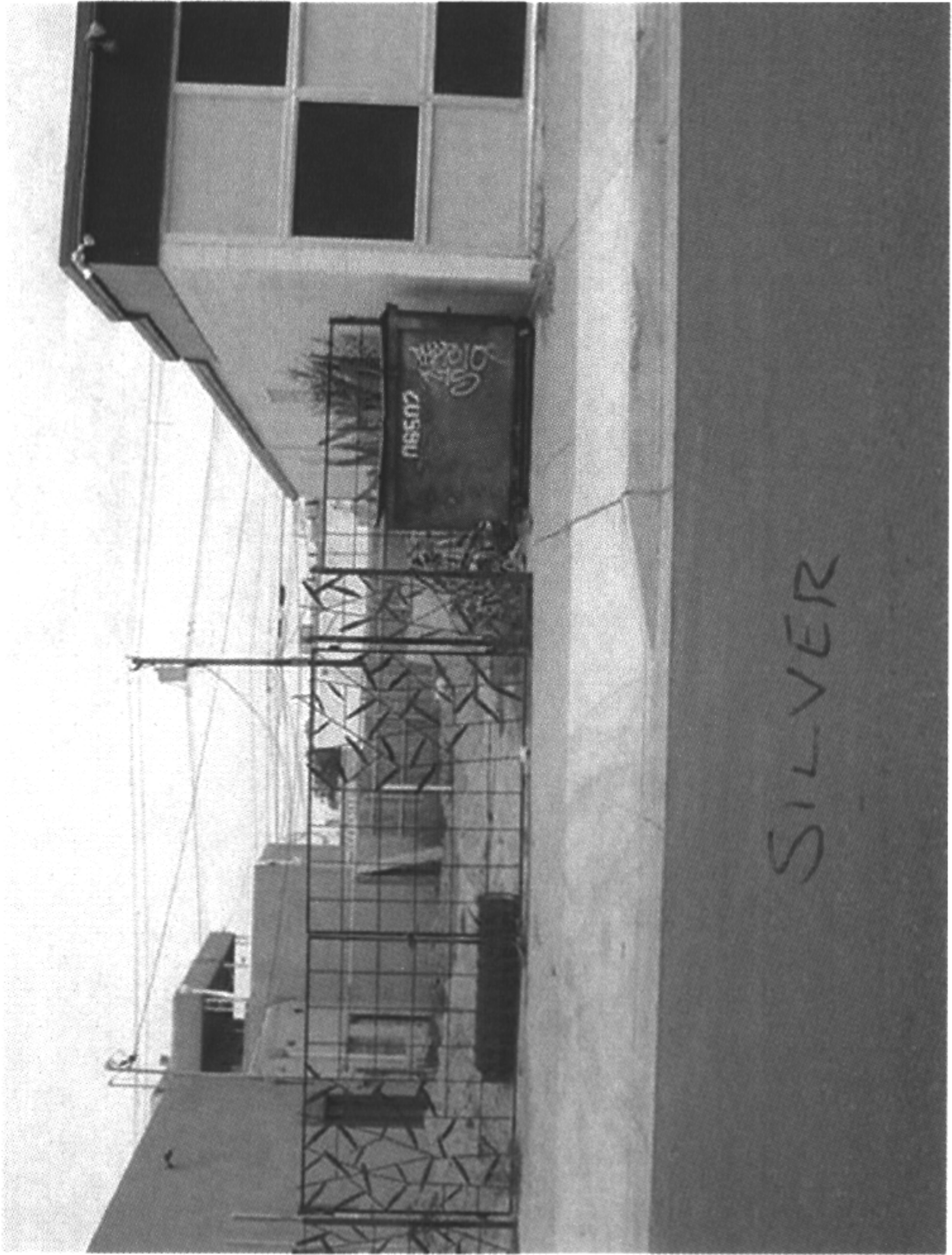


Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based 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) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



9/7/06



CITY OF ALBUQUERQUE



September 7, 2006

Eufracio Sabay, P.E.
BJM Consulting
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

Re: Warehouse Addition, 120 Morningside Dr. SE
Grading and Drainage Plan
Engineer's Stamp dated 9-7-06 (K17/D87)

Dear Mr. Sabay,

Based upon the information provided in your submittal dated 8-29-06, 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.

Also, 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 924-3986.

Sincerely,

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 06/22/2005)

K-17/D87
~~E-20/D64~~

PROJECT TITLE: 120 MORNINGSIDE WAREHOUSE ADD.
DRB #: PC#:

ZONE MAP/DRG. FILE # K17-D87
WORK ORDER#:

LEGAL DESCRIPTION: LOTS15,BLOCK 8, MESA GRANDE ADDITION
CITY ADDRESS:

ENGINEERING FIRM: BJM CONSULTING
ADDRESS: 8624 CASA VERDE AVE. N.W.
CITY, STATE:ALBUQUERQUE, NEW MEXICO

CONTACT: BERNIE MONTOYA
PHONE: 250-7719
ZIP CODE: 87120

OWNER:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

ARCHITECT: STRELL DESIGNS
ADDRESS:
CITY, STATE:

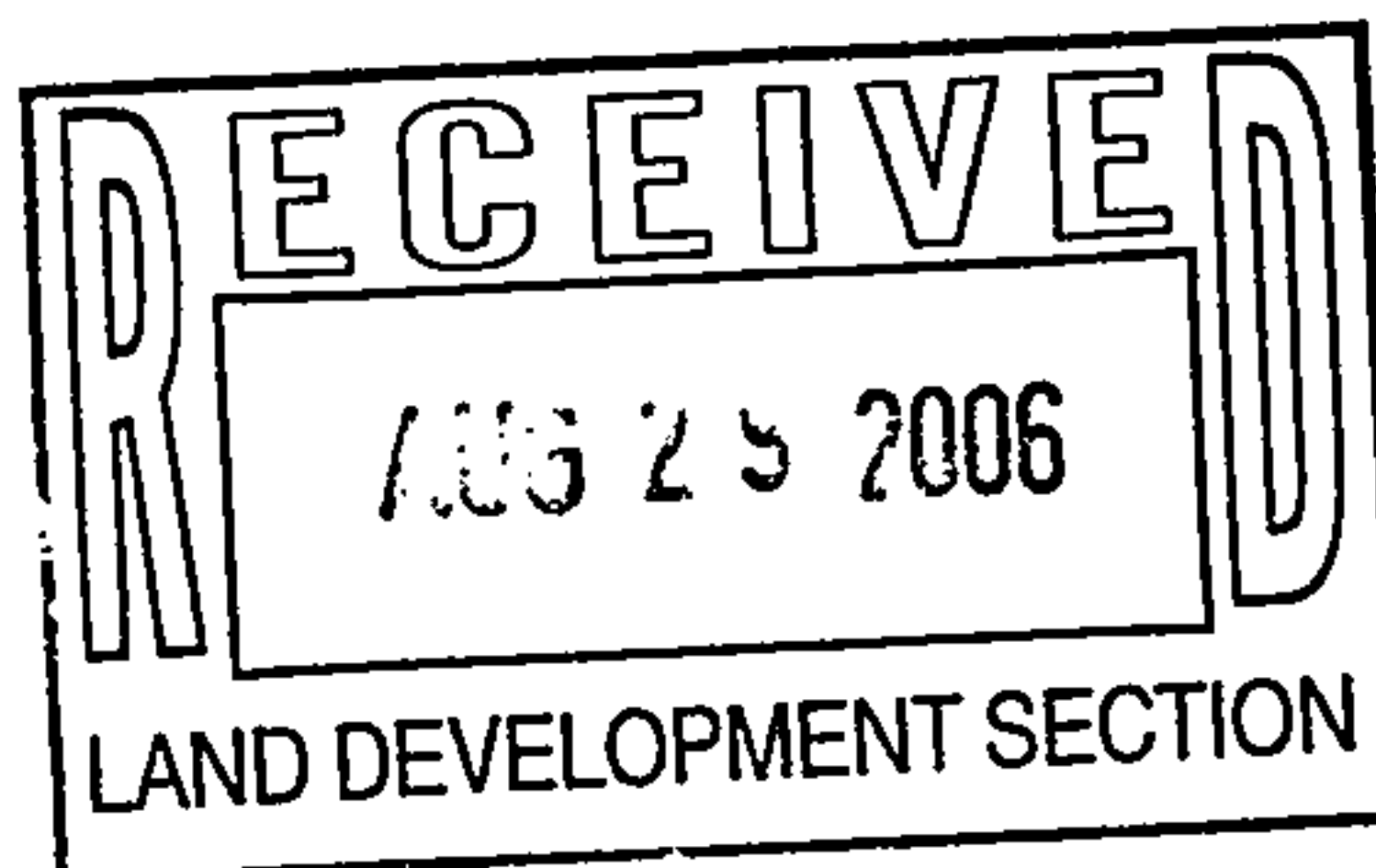
CONTACT:ROB STRELL
PHONE:268-2321
ZIP CODE:

SURVEYOR:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR:
ADDRESS:
CITY, STATE:

CONTACT
PHONE:
ZIP CODE:



TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 2ND SUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ PAVING PLAN
☐ TCL
☒ RESUBMITTAL
WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

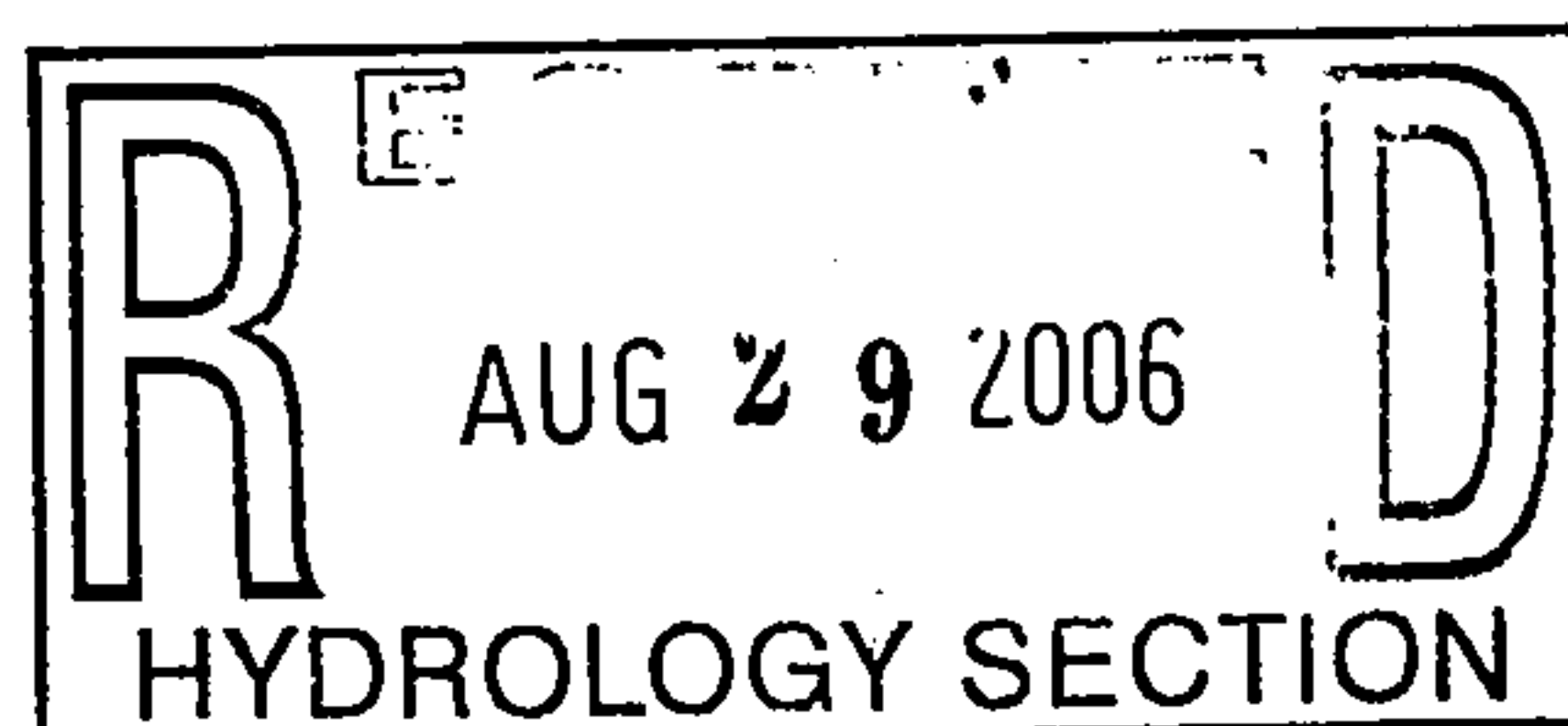
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☒ FOUNDATION PERMIT APPROVAL

☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) 2001 PLAN THAT WAS APPROVE STAMP DATE ONE YEAR RAN OUT

DATE SUBMITTED: 8/29/2006 BY: Bernie Montoya

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 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.
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- 3. Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



BERNIE J. MONTOYA SR.
8624 CASA VERDE AVE. N.W.
ALBUQUERQUE, NEW MEXICO 87120
Phone: (505)352-0610
Fax: (505)839-0451
Cell: (505)250-7719

**BJM Development
Consultant**

Fax

To: CURTIS A. CHERNE

From: Bernie J. Montoya

Fax: 924-3864

Date: August 31, 2006

Phone:

Pages: 2

Re: 120 MORNINGSIDE S.E.

CC: [Click here and type name]

☐ **Urgent**

☒ **For Review**

☐ **Please Comment**

☒ **Please Reply**

☐ **Please Recycle**

~~Comments:~~ CURTIS, REVIEW AND SEE IF YOU CONCUR. I RAISED THE INVERTS AND I AM STILL BELOW THE FINISH FLOOR

August 25, 2006

Curtis A. Cherne, E.I.
Engineer Associate, Planning Department
Development and Building Services

**RE: WAREHOUSE ADDITION, 120 MORNINGSIDE DR. S.E.
(K17-D87)**

Dear Mr. Cherne:

This letter is in response to your comments dated August 21, 2006:

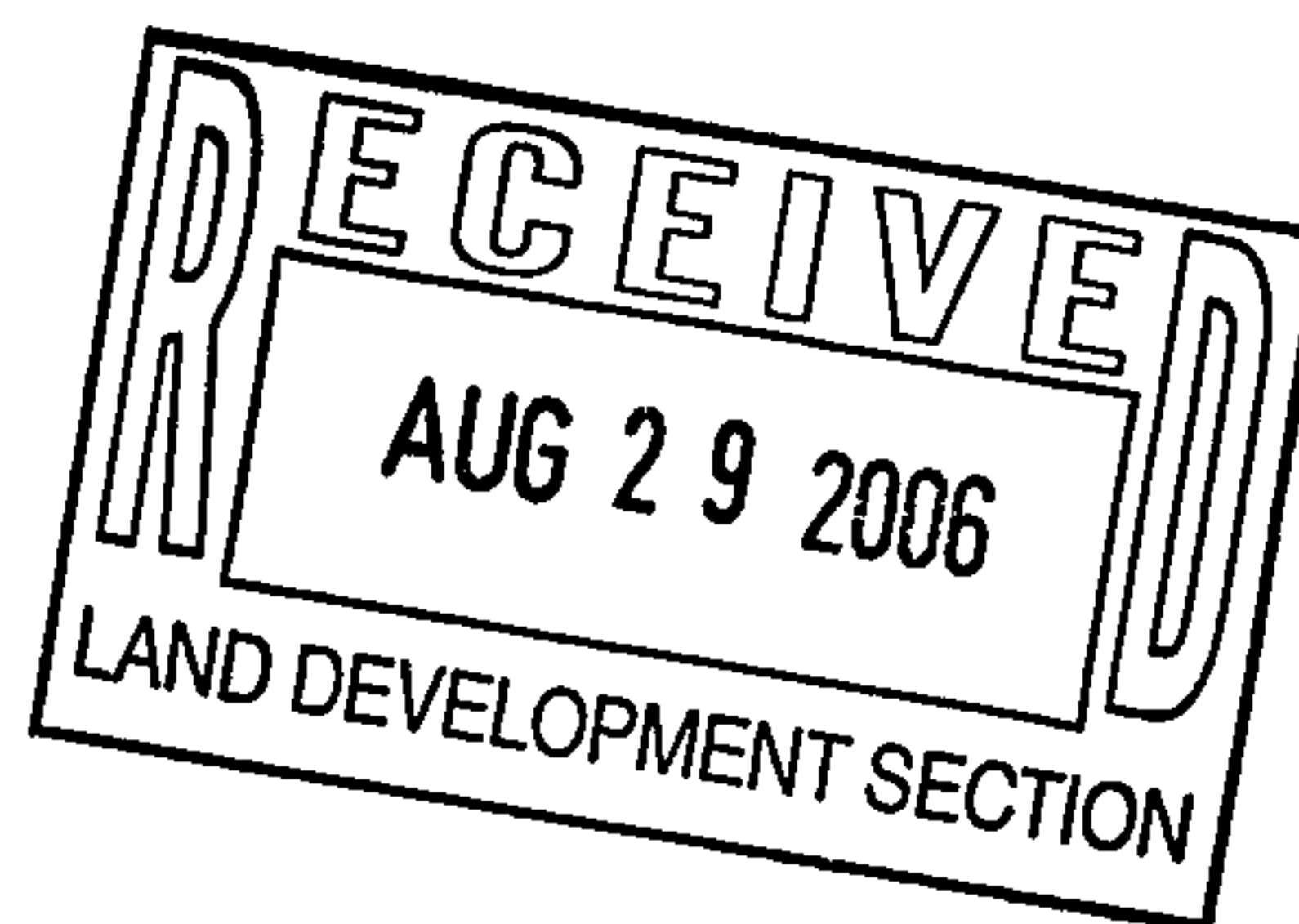
1. Do any off-site flows enter the site? *No off-site flows enter the site from any direction. Note has been placed on the plan drawing.* Provide existing spot elevations or contours for this site as well as the lot north of the site. *Additional spot elevations have been inserted on the plan drawing for both the site and north of the site.*
2. Since the drivepad on Silver Ave. is no longer being used, it will have to be removed and new sidewalk and curb and gutter constructed. Drainage from the site will then be conveyed to Silver Ave. through a sidewalk culvert. *Two parking spaces have been designed to be located just south of the proposed building. A concrete trough will drain the roof run-off onto the new proposed asphalt within the parking spots. From that point it will drain out the existing drivepad. The existing drivepad will be utilized.*
3. How deep is the 12" concrete trough? *The proposed concrete trough will be 12" wide by 6" deep.* Provide inverts for both ends. *Inverts have been provided on the plan drawing for each end.*

If I can be of further assistance, please feel free to call me at 250-7719

Sincerely

Bernie J. Montoya

Bernie J. Montoya C.E.



CITY OF ALBUQUERQUE



August 21, 2006

Eufracio Sabay, P.E.
BJM Consulting
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

Re: Warehouse Addition, 120 Morningside Dr. SE
Grading and Drainage Plan
Engineer's Stamp dated 8-15-06 (K17/D87)

Dear Mr. Sabay,

Based upon the information provided in your submittal dated 8-15-06, the above referenced plan cannot be approved for Foundation Permit or Building Permit until the following comments are addressed:

- Do any offsite flows enter this site? Provide existing spot elevations or contours for this site as well as the lot north of this site.
- Since the drivepad on Silver Ave. is no longer being used, it will have to be removed and new sidewalk and curb and gutter constructed. Drainage from the site will then be conveyed to Silver Ave. through a sidewalk culvert.
- How deep is the 12" concrete trough? Provide inverts for both ends.

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

Sincerely,

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

C: file

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

PROJECT TITLE: 120 MORNINGSIDE WAREHOUSE ADD.
DRB #: _____ PC#: _____

ZONE MAP/DRG. FILE # K17-D 87
WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS15,BLOCK 8, MESA GRANDE ADDITION
CITY ADDRESS: _____

ENGINEERING FIRM: BJM CONSULTING
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CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: BERNIE MONTOYA
PHONE: 250-7719
ZIP CODE: 87120

OWNER:
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: STRELL DESIGNS
ADDRESS: _____
CITY, STATE: _____

CONTACT: ROB STRELL
PHONE: 268-2321
ZIP CODE: _____

SURVEYOR:
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR:
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

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☒ DRAINAGE PLAN 2ND SUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ PAVING PLAN
☐ TCL
☒ RESUBMITTAL

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

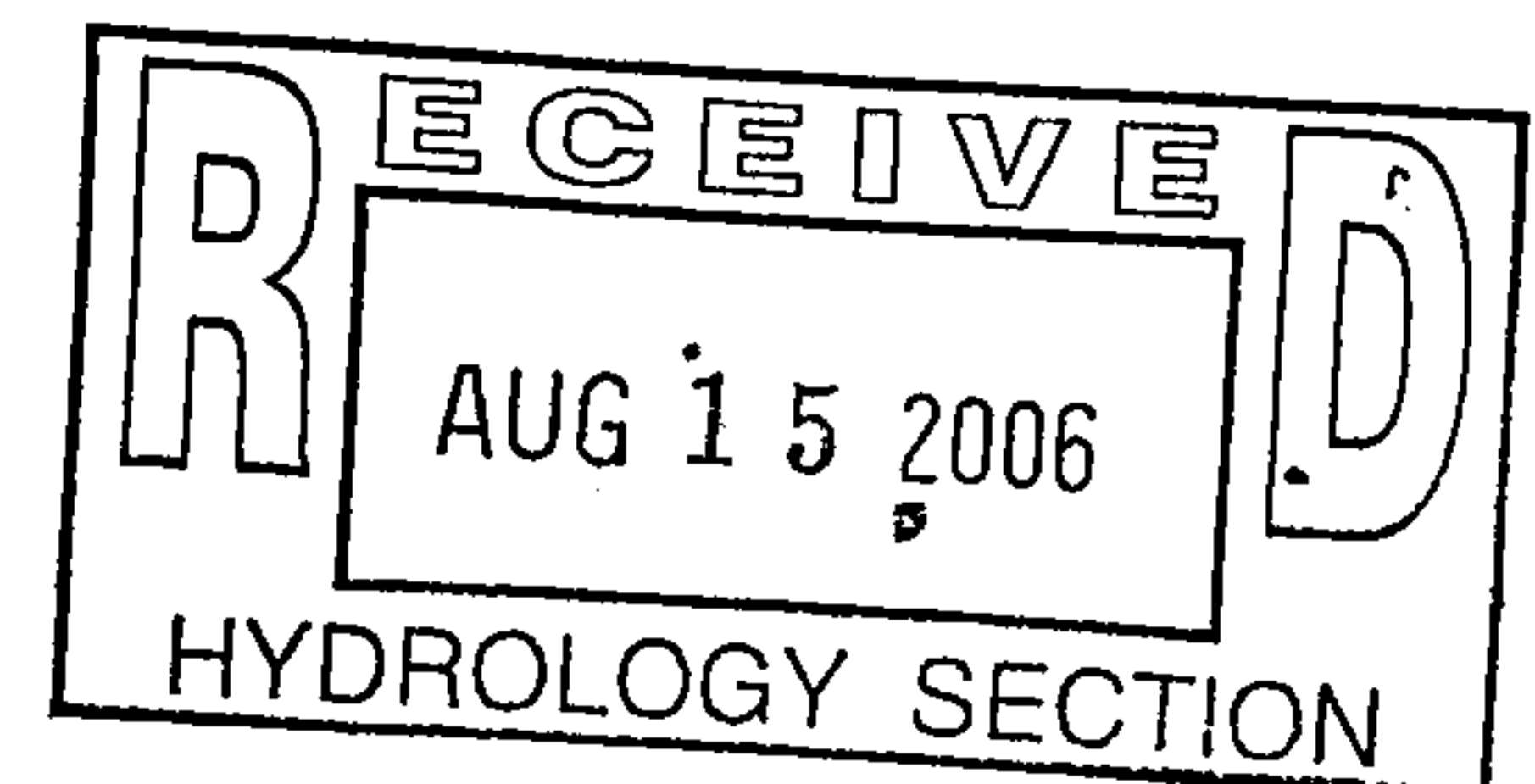
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☒ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
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☒ FOUNDATION PERMIT APPROVAL

☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) 2001 PLAN THAT WAS APPROVE STAMP DATE ONE YEAR RAN OUT

DATE SUBMITTED: 8/15/2006 BY: Bernie Montoya

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 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 6, 2001

R.G. Lee
BJM Development Consultant
4409 Karrol Road SW
Albuquerque, New Mexico 87121

**RE: Drainage and Grading Plan for Warehouse Addition (K17-D87) Dated
November 28, 2001**

Dear Mr. Lee:

The above referenced drainage plan received December 5, 2001 is approved for Building Permit. Prior to the release of the Certificate of Occupancy the engineer will need to certify the project. As per our phone conversation with Bernie Montoya there were two items that needed to be changed on the drainage plan. Please correct these items prior to release of Certificate of Occupancy.

1. The lot appears to be on lot 14 not 15.
2. Include the statement that the new development is not blocking offsite flows.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator