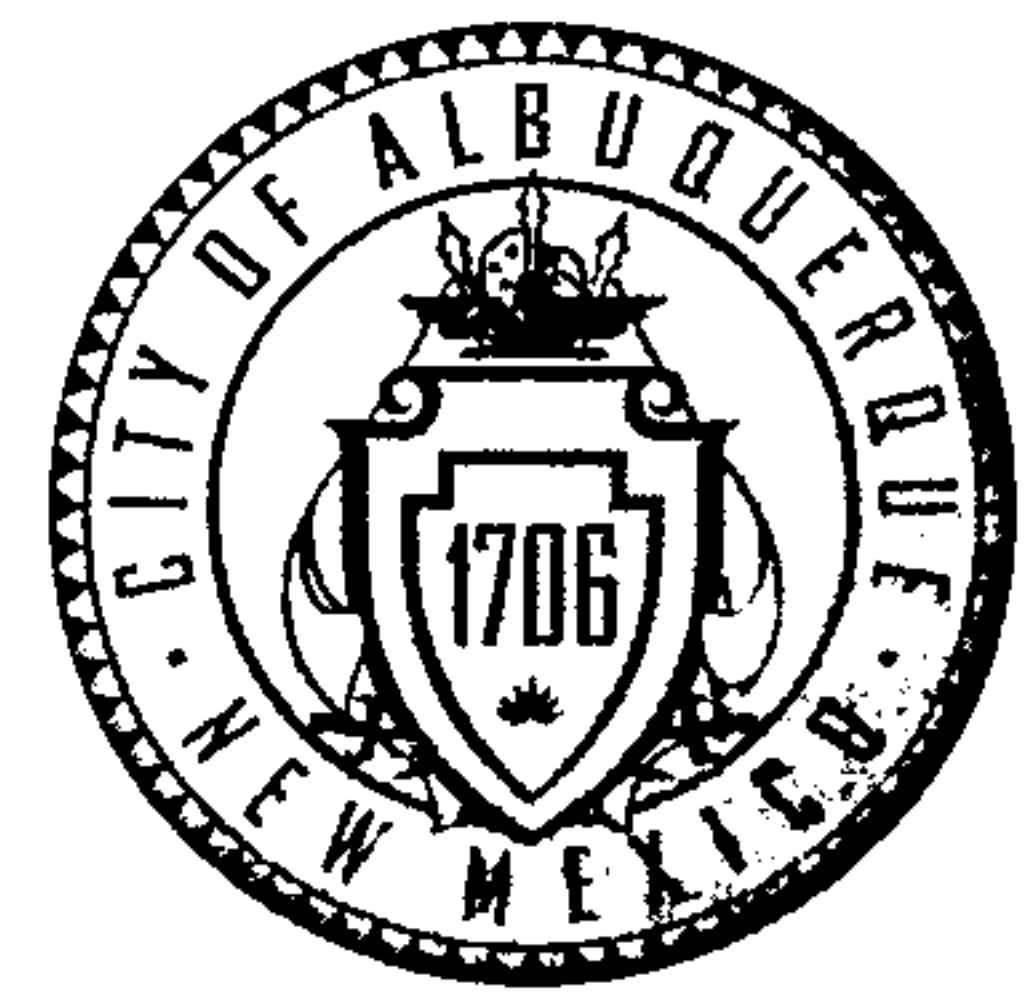


CITY OF ALBUQUERQUE



January 27, 2017

Richard J. Berry, Mayor

Scott M. McGee, P.E.
SMMPE, LLC
9700 Tanoan Dr. NE
Albuquerque, NM, 87111

**RE: Buddhist Temple
Grading and Drainage Plan
Engineer's Stamp Date 1-25-17 (File: K17D112)**

Dear Mr. McGee:

Based upon the information provided in your submittal received 1/26/2017, your Grading and Drainage Plan is approved for Building Permit.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

PO Box 1293

Sincerely,

Albuquerque

New Mexico 87103

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

Orig: Drainage file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 04/2009)

PROJECT TITLE: Buddhist Temple ZONE MAP: K-17/D112
DRB#: _____ EPC#: _____ WORK ORDER#: NA

LEGAL DESCRIPTION: Lots 5 & 6, Block 43 Valley View Addition
CITY ADDRESS: 139 Madison NE, ABQ, NM

ENGINEERING FIRM: Scott M McGee PE CONTACT: Scott McGee
ADDRESS: 9700 Tanoan Drive NE PHONE: 263-2905
CITY, STATE: ABQ, NM ZIP CODE: 87111

OWNER: _____ CONTACT: _____
ADDRESS: 139 Madison Road NE PHONE: _____
CITY, STATE: ABQ, NM ZIP CODE: 87114

ARCHITECT: NCA CONTACT: John Layman
ADDRESS: 1306 Rio Grande Blvd NW PHONE: 255-6400
CITY, STATE: ABQ, NM ZIP CODE: 85014

SURVEYOR: The Survey Office CONTACT: Tony Harris
ADDRESS: 6010-B Midway Park NE PHONE: 345-4250
CITY, STATE: ABQ, NM ZIP CODE: 87109

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

TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
<input type="checkbox"/> DRAINAGE REPORT	<input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE
<input type="checkbox"/> DRAINAGE PLAN 1 st SUBMITTAL	<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input checked="" type="checkbox"/> DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL
<input type="checkbox"/> CONCEPTUAL G & D PLAN	<input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/> GRADING PLAN	<input type="checkbox"/> SECTOR PLAN APPROVAL
<input type="checkbox"/> EROSION CONTROL PLAN	<input type="checkbox"/> FINAL PLAT APPROVAL _____ ENGINEER'S
<input type="checkbox"/> CERT (HYDROLOGY)	<input type="checkbox"/> FOUNDATION PERMIT APPROVAL
<input type="checkbox"/> CLOMR/LOMR	<input type="checkbox"/> BUILDING PERMIT APPROVAL
<input type="checkbox"/> TRAFFIC CIRCULATION LAYOUT	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (PERM)
<input type="checkbox"/> ENGINEER'S CERT (TCL)	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (TEMP)
<input type="checkbox"/> ENGINEER'S CERT (DRB SITE PLAN)	<input type="checkbox"/> GRADING PERMIT APPROVAL
<input type="checkbox"/> OTHER (SPECIFY)	<input type="checkbox"/> PAVING PERMIT APPROVAL
	<input type="checkbox"/> WORK ORDER APPROVAL
	<input type="checkbox"/> GRADING CERTIFICATION
	<input checked="" type="checkbox"/> OTHER (SPECIFY) S. O. 19

RECEIVED
JAN 26 2017
LAND DEVELOPMENT SECTION

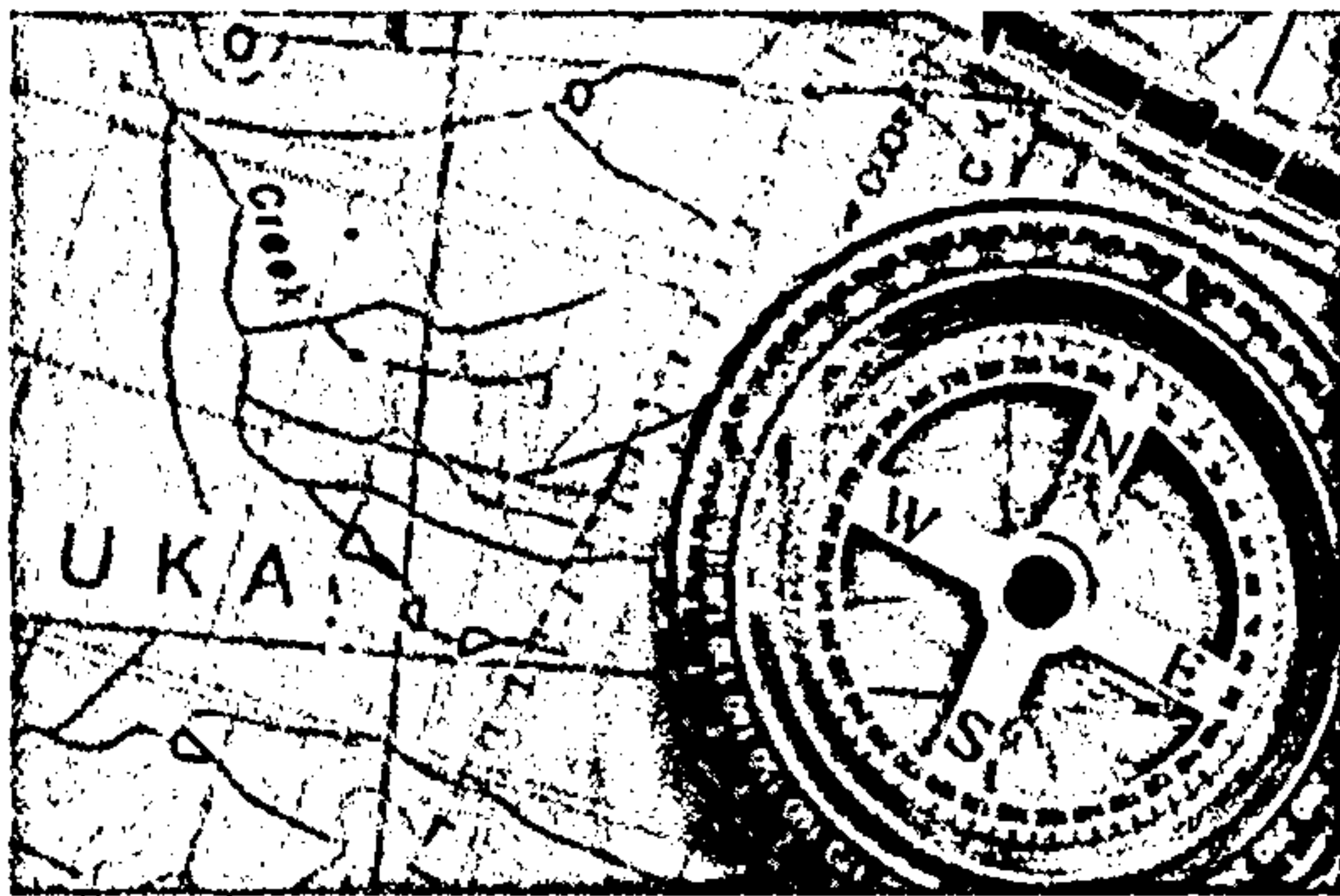
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 1/25/17 BY: SMM

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.



SCOTT M MCGEE PE, LLC
CIVIL ENGINEER

January 26, 2017

Dana Peterson, PE
Senior Engineer, Planning Dept.
Development & Building Services Div.
600 2nd Street NW, Ste. 201
Albuquerque, NM 87102

RE: Buddhist Temple (K17 / D112)

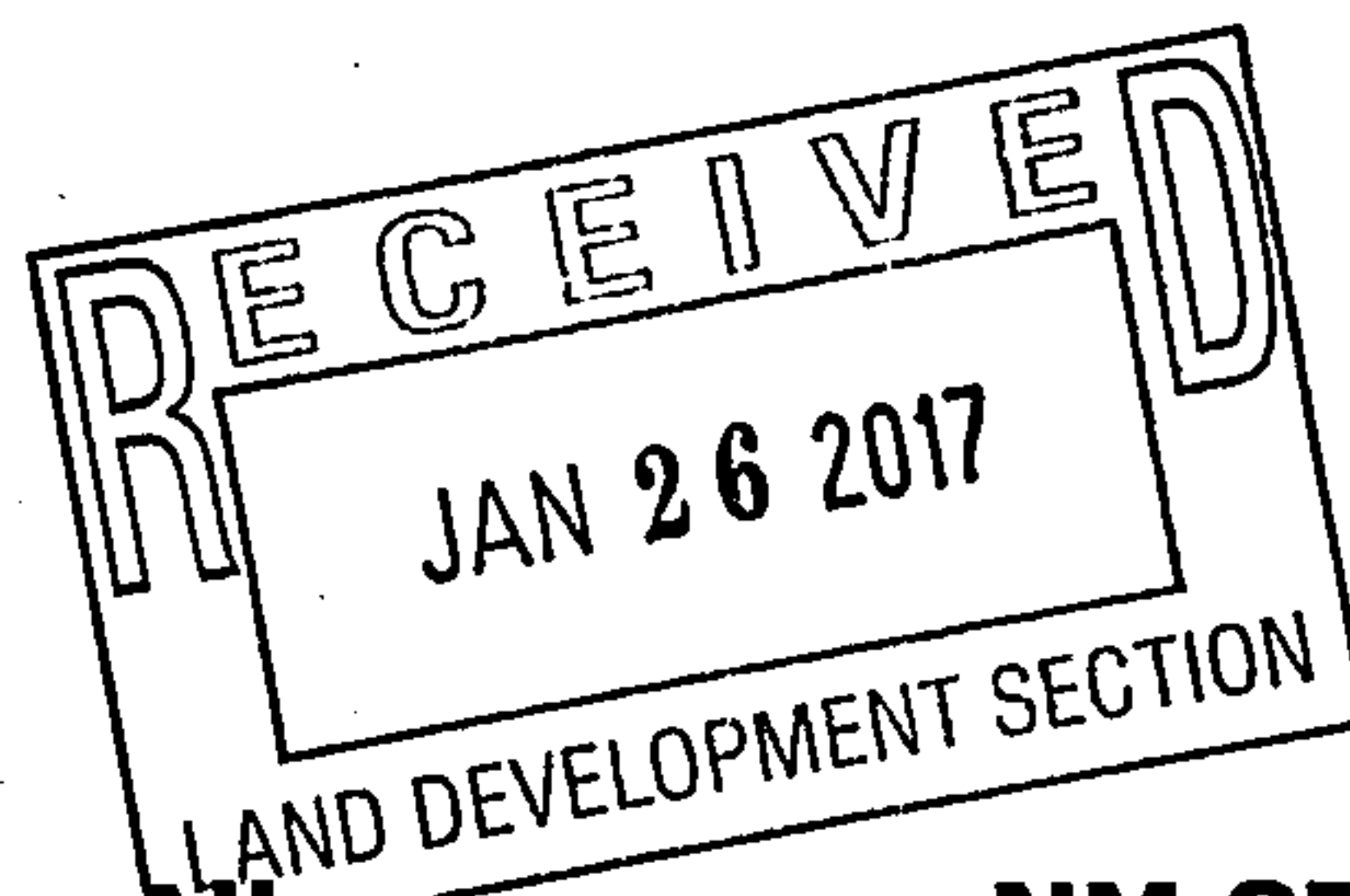
Dear Dana,

Thank you for your review comments of January 13, which have been addressed as follows:

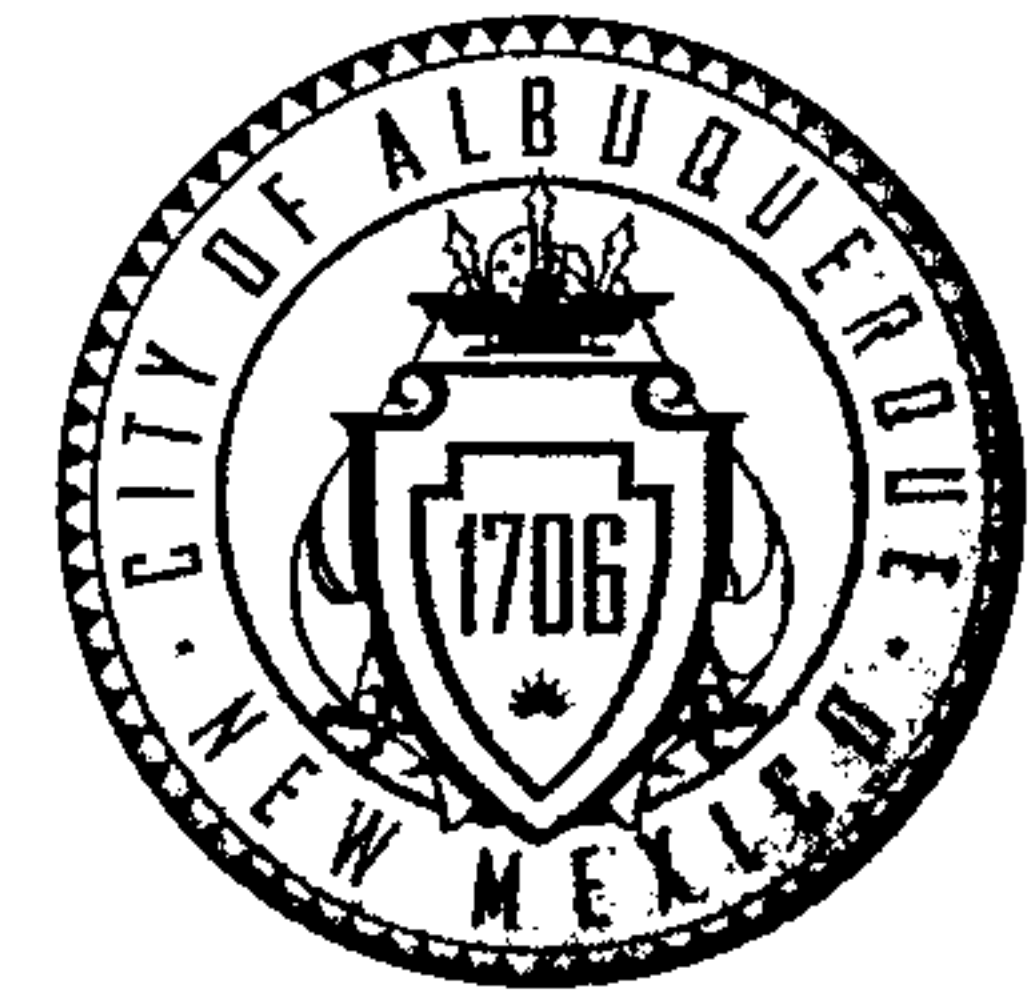
1. The drainage approach has been corrected to refer to the drivepad on the east side of the site.
2. The proposed ponding area on the west side of the site has been revised to retain the 10-day storm volume as required. Calculations reflect this change.
3. The three minor edits noted have also been addressed.

Please contact me if needed to answer additional questions. Thank you.

Scott M McGee



CITY OF ALBUQUERQUE



January 13, 2017

Richard J. Berry, Mayor

Scott M. McGee, P.E.
SMMPE, LLC
9700 Tanoan Dr. NE
Albuquerque, NM, 87111

RE: **Buddhist Temple**
Grading and Drainage Plan
Engineer's Stamp Date 11-11-16 (File: K17D112)

Dear Mr. McGee:

Based upon the information provided in your submittal received 12-28-2016, the following comments need to be addressed for approval of the Building Permit:

1. The Drainage Approach currently states that all flows are to be conveyed *west* to the existing drive pad. The only existing drive pad is to the *east* on Madison Street, is this the referred to drivepad?
2. As shown on the drawing, a north-south grade break roughly bisects the lot, sending some flow east towards Madison Street and some flow west towards the back of the lot. The area flowing toward the back of lot will need to be detained on-site for the 100-year, 10-day storm event. Several measures are recommended to accomplish this:
 - a. A short (approximately 18" high) header wall may be placed along the back of the lot and waterproofed in order to raise the ponding depth to 5240'. This will increase ponding area and depth, while remaining at least one foot below the finished grade of the slab.
 - b. The proposed depressed landscape areas may be widened, deepened and combined into one to contain a greater volume.

Supporting calculations would be needed if an above option is selected. Options that would not require detaining the 100-year, 10 day storm include:

- a. Regrading the lot to convey all flows towards Madison Street. This will likely require raising the finished grade of the building slab.
- b. A private drainage easement with the adjoining lot may be negotiated to convey flows to either Copper Avenue or Jefferson Street.

The following minor edits, not required for approval should also be corrected:

1. Provide finished grade spot elevations for bottom of depressed landscape areas.

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Albuquerque

New Mexico 87103

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2. Correct build note "...2%%% (max) cross-slope."
3. 4x font on "Madison Street" label

Although not required, the areas labelled "no parking" may be left as crusher-fines or converted to landscaping with westward flows routed through them to decrease impervious area. If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Peterson', with a large, stylized loop at the end.

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 04/2009)

K17D112

PROJECT TITLE: Buddhist Temple ZONE MAP: K-17D0
DRB#: _____ EPC#: _____ WORK ORDER#: NA

LEGAL DESCRIPTION: Lots 5 & 6, Block 43 Valley View Addition
CITY ADDRESS: 139 Madison NE, ABQ, NM

ENGINEERING FIRM: Scott M McGee PE CONTACT: Scott McGee
ADDRESS: 9700 Tanoan Drive NE PHONE: 263-2905
CITY, STATE: ABQ, NM ZIP CODE: 87111

OWNER: _____ CONTACT: _____
ADDRESS: 139 Madison Road NE PHONE: _____
CITY, STATE: ABQ, NM ZIP CODE: 87114

ARCHITECT: NCA CONTACT: John Layman
ADDRESS: 1306 Rio Grande Blvd NW PHONE: 255-6400
CITY, STATE: ABQ, NM ZIP CODE: 85014

SURVEYOR: The Survey Office CONTACT: Tony Harris
ADDRESS: 6010-B Midway Park NE PHONE: 345-4250
CITY, STATE: ABQ, NM ZIP CODE: 87109

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

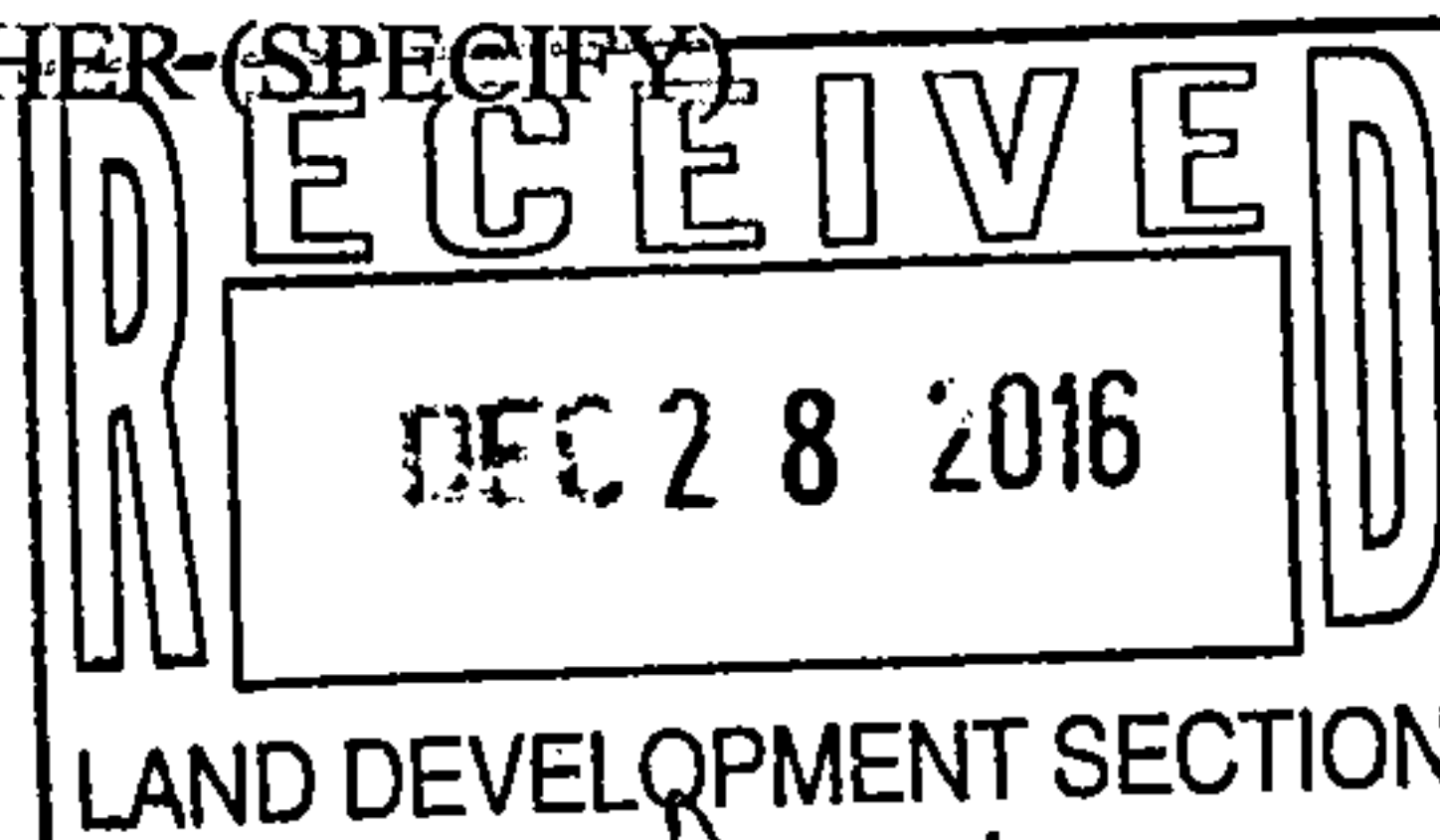
TYPE OF SUBMITTAL:
____ DRAINAGE REPORT
XX DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ EROSION CONTROL PLAN
____ CERT (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT
____ ENGINEER'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE 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 _____ ENGINEER'S
____ FOUNDATION PERMIT APPROVAL
XX BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY (PERM)
____ CERTIFICATE OF OCCUPANCY (TEMP)
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ GRADING CERTIFICATION
____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

____ YES
____ NO
____ COPY PROVIDED

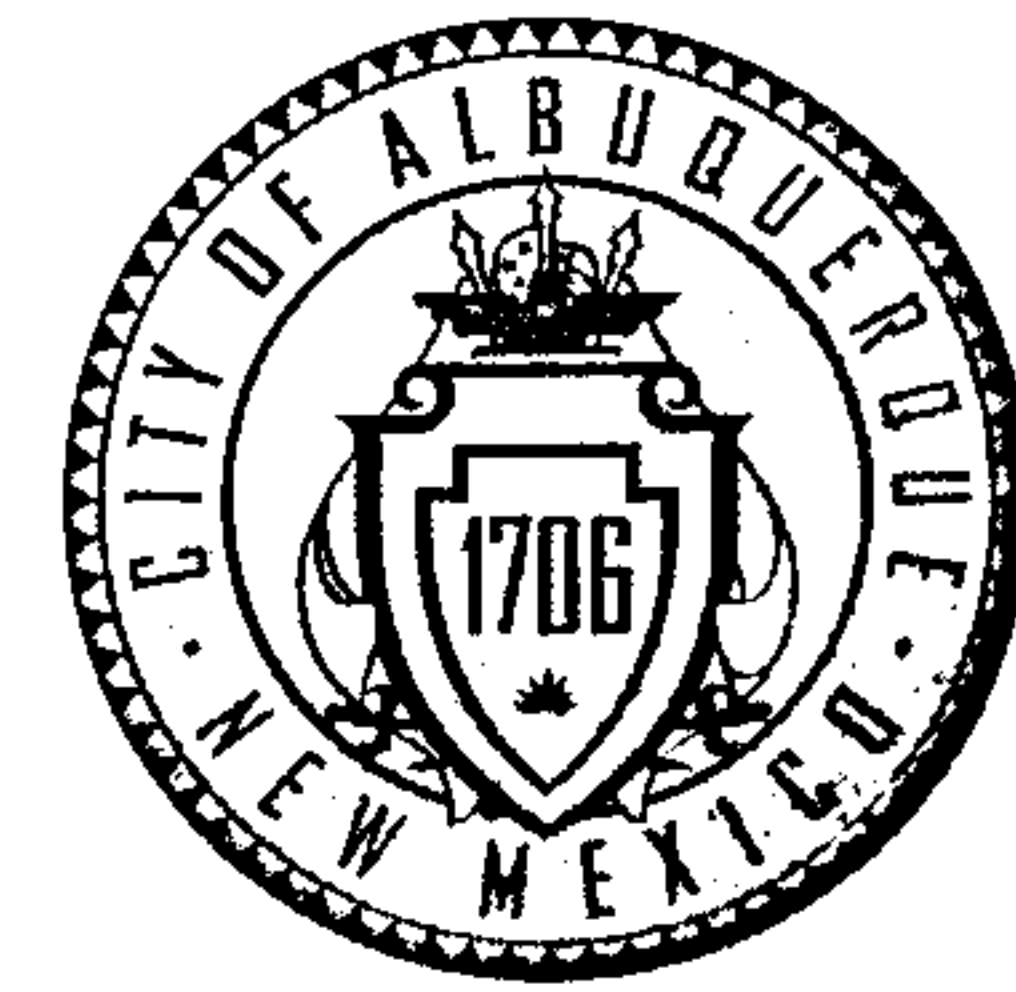
DATE SUBMITTED: 12/28/16 BY: SMM



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

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

CITY OF ALBUQUERQUE



August 1, 2016

Robert Calvani
NCA Architects
1306 Rio Grande Blvd NW
Albuquerque, NM 87104

Re: Wat Buddhocothorn-Vibes Buddhist Temple
139 Madison St NE
Traffic Circulation Layout
Architect's Stamp dated 07-27-16 (K17D112)

Dear Mr. Calvani,

The TCL submittal received 07-28-16 is conditionally 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 corrected prior to release of Final Certificate of Occupancy.

1. 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.
2. The ADA access aisles 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)

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,

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

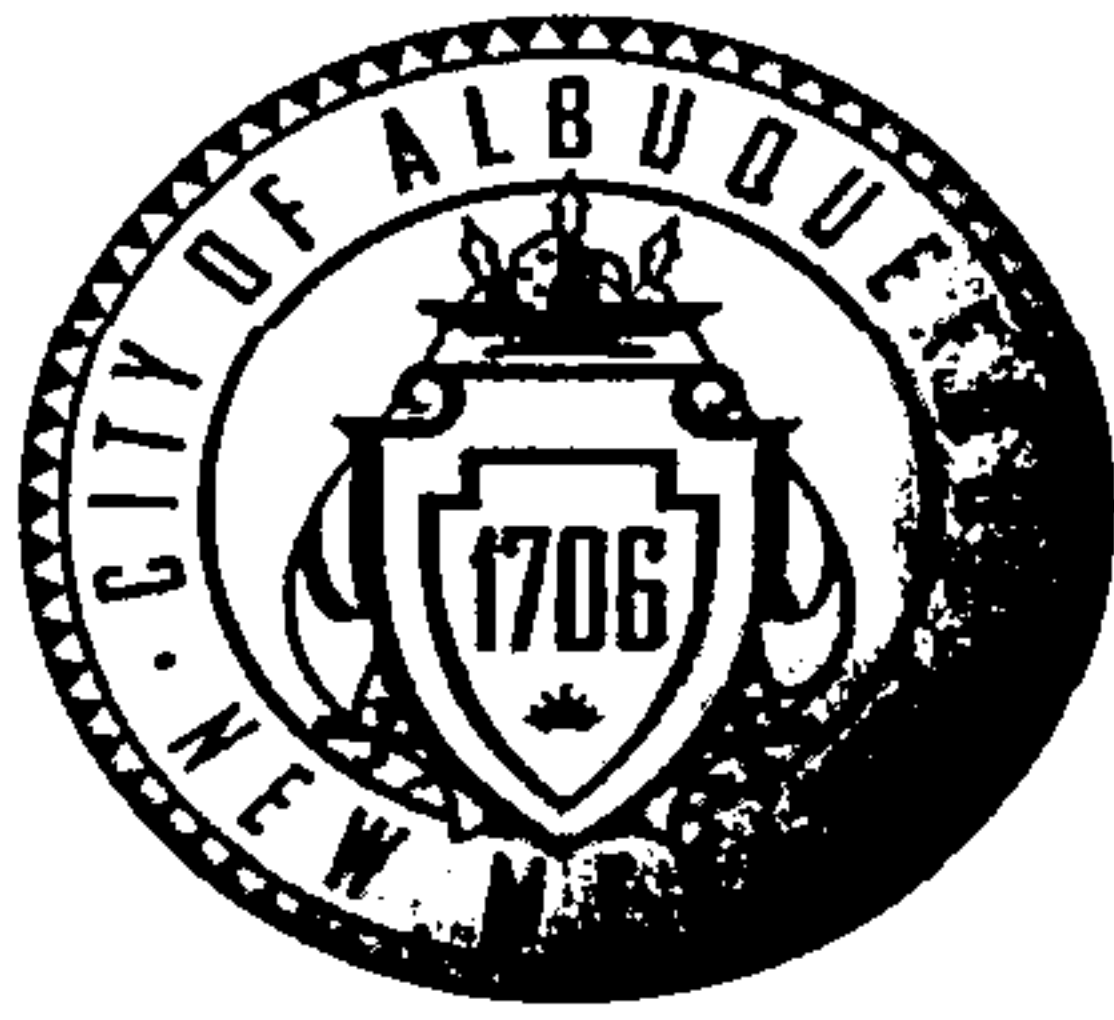
mao via: email
C: CO Clerk, File

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 10/2015)

Project Title: WAT BUDDHOCOTHORN-VIBES BUDDHIST TEMPLE Building Permit #: _____ Hydrology File #: K17D112
DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOTS 5 AND 6, BLOCK 43 VALLEY VIEW ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NM
City Address: 139 MADISON ST. NE, ALBUQUERQUE, NM 87108

Applicant: NCA ARCHITECTS Contact: JOHN LAYMAN
Address: 1306 RIO GRANDE BLVD. NW ALBUQUERQUE NM 87104
Phone#: 505-255-6400 Fax#: 505-268-6954 E-mail: jlayman@nca-architects.com

Other Contact: NCA ARCHITECTS Contact: WILLY AMAYA
Address: 1306 RIO GRANDE BLVD. NW ALBUQUERQUE, NM 87104
Phone#: 505-255-6400 Fax#: 505-268-6954 E-mail: wamaya@nca-architects.com

Check all that Apply:

DEPARTMENT:

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

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

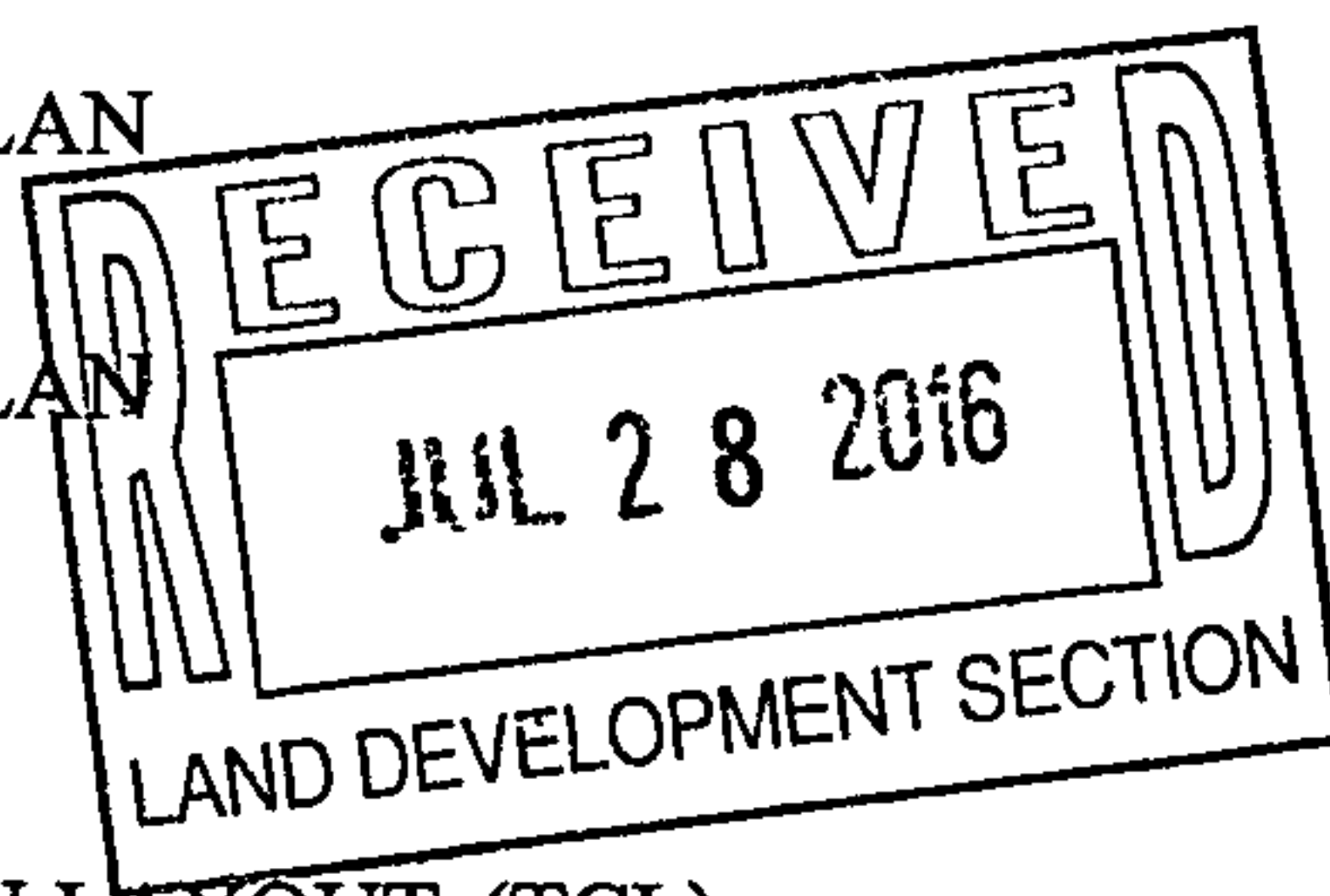
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

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) _____

☒ PRE-DESIGN MEETING? YES (3X)

IS THIS A RESUBMITTAL?: Yes ☐ No ☒

OTHER (SPECIFY) _____

DATE SUBMITTED: 07/28/16 By: [Signature]

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____