

CITY OF ALBUQUERQUE



August 16, 2006

James Clark, R.A.
Masterworks Architects
4200 Wyoming Blvd. NE Ste B-1
Albuquerque, NM 87111

**Re: 6701 Cochiti SE, Lots 23 & 24 Blk. 3 FairGround Addition, Traffic
Circulation Layout, Architect's Stamp dated 06-15-06 (K18-D87)**

Dear Mr. Clark,

Based upon the information provided in your submittal received 08-11-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The property will require a re-plat prior to TCL approval.
2. Will the new drive pads allow for the cross slope access for ADA? If not provide ADA access behind the drive pad.
3. Provide pedestrian access from the road way.
4. Provide ADA striping from the ADA parking stall to the building.
5. Provide solid waste approval.
6. List all radii; the corner of Florida and Cochiti will need a radius easement when re-platted.

P.O. Box 1293

Albuquerque

New Mexico 87103

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

Sincerely,

Wilfred Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services
C: file

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Ubaldo Mendoza (REV. 1/28/2003rd)

PROJECT TITLE: SHELL ONLY BUILDING Bldg. ZONE MAP/DRG. FILE #: K-18/D87
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 23 & 24, BLOCK 3, FAIRGROUND ADDITION
 CITY ADDRESS: 6701 COCHITI RD. SE., ABQ

ENGINEERING FIRM: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: UBALDO MENDOZA
 ADDRESS: 103 TEXAS ST. NE
 CITY, STATE: ABQ, NM

CONTACT: UBALDO MENDOZA
 PHONE: 459-5091
 ZIP CODE: 87108

ARCHITECT: MASTERWORKS ARCHITECTS INC
 ADDRESS: 4200 WYOMING BLVD NE STE B-1
 CITY, STATE: ABQ, NM

CONTACT: JIM CLARIC
 PHONE: 242-1866
 ZIP CODE: 87111

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

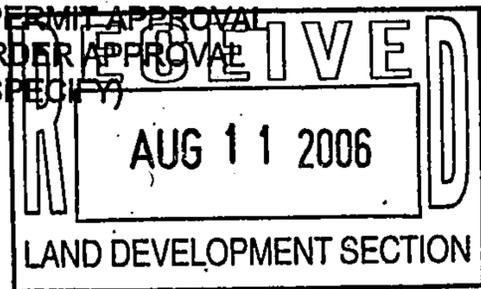
CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

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



WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED

DATE SUBMITTED: 11 Aug 06 BY: James B Clark, Legist

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

✓ HAS PROPERTY BEEN REPLATED.

- ~~Parking~~ SPACES ~~SHOW~~ 17 PROVIDED / 18 ON PLAN

✓ ADA RAMP @ ENTRIES.

✓ WILL GATE BE OPEN DURING BUSINESS HRS ONLY
EXPLAIN.

✓ PROVIDE ADA STRIPING FROM PRK STALL TO BUILDING.

- SOLID WASTE APPROVAL

- ~~DIMENSION KEY WAS~~

- LIST ALL R ADIT / RADIUS DEDICATION @ CORNER

~~XXXXXXXX~~

~~SECRET~~

CITY OF ALBUQUERQUE



November 3, 2006

James Clark, R.A.
Masterworks Architects
4200 Wyoming Blvd. NE Ste B-1
Albuquerque, NM 87111

Re: 6701 Cochiti SE, Lots 23 & 24 Blk. 3 FairGround Addition, Traffic Circulation Layout, Architect's Stamp dated 06-15-06 (K18-D87r)

Dear Mr. Clark,

Based upon the information provided in your submittal received 11-01-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The eight foot van access aisle will need to be located to the right of the parking stall.

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

Sincerely,

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 26, 2003

Shahab Biazar, PE
Advanced Engineering and Consulting, LLC
10205 Snowflake Ct. NW
Albuquerque, NM 87114

**RE: Lots 23 & 24, Block 24, Fairgrounds Addition
Grading and Drainage Plan (K-18/D87)
Engineer's Stamp Dated 6-11-03**

Dear Mr. Biazar:

The above referenced grading and drainage plan received 6-12-03 is approved for Building Permit and Grading Permit. Please attach a copy of the approved plan to the construction set. Prior to Certificate of Occupancy approval, an Engineer's Certification per the Development Process Manual is required on the above referenced plan.

If you have any questions please call me at 924-3986.

Sincerely,

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

C: File

Location

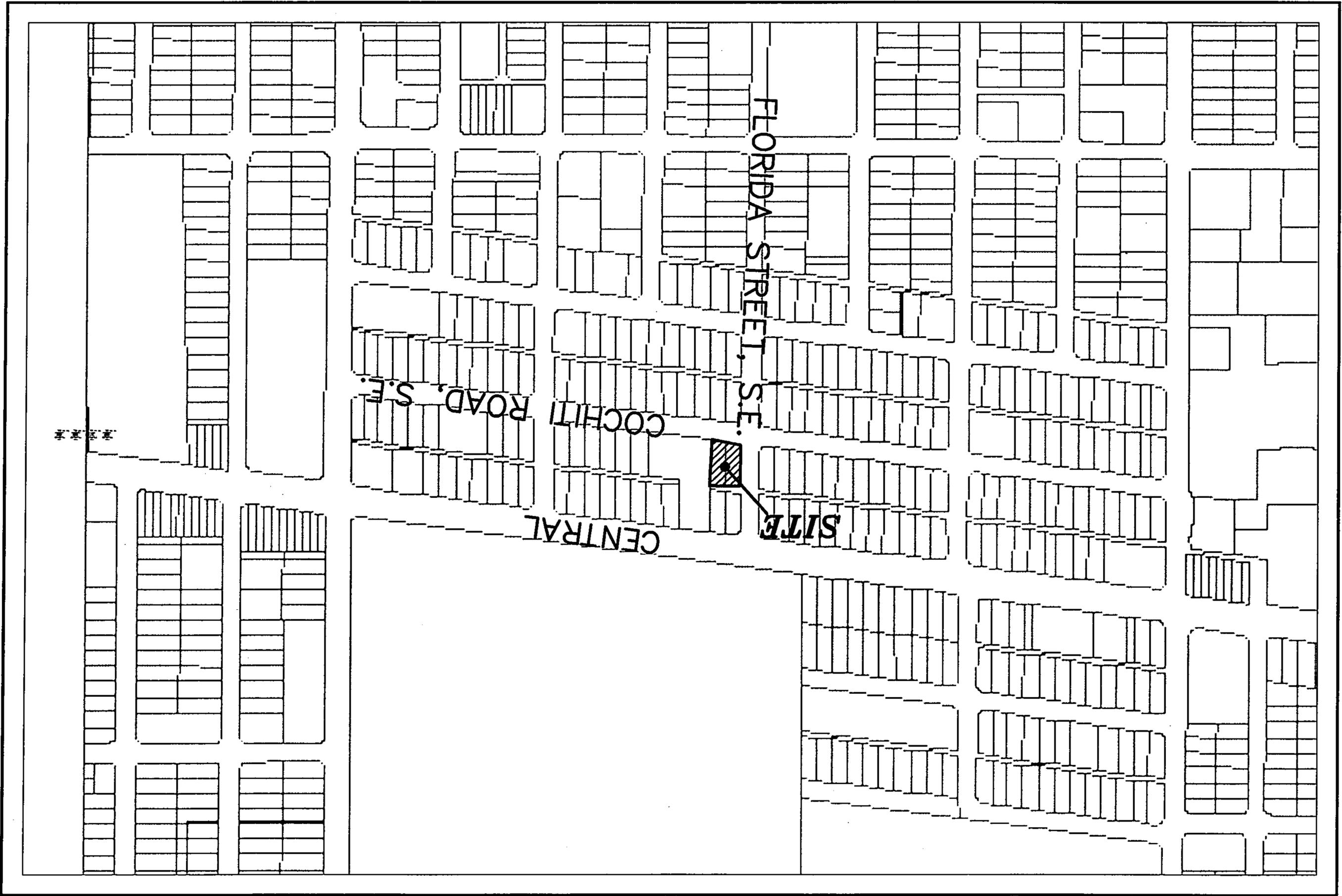
Lots 23 and 24, Block 24, Fairgrounds Addition, is located at northeast corner of Cochiti Road and Florida Street, SE. See attached Zone Atlas page number K-18 for exact location. The owners are proposing to build a 3,040 sf building.

Purpose

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

Existing Drainage Conditions

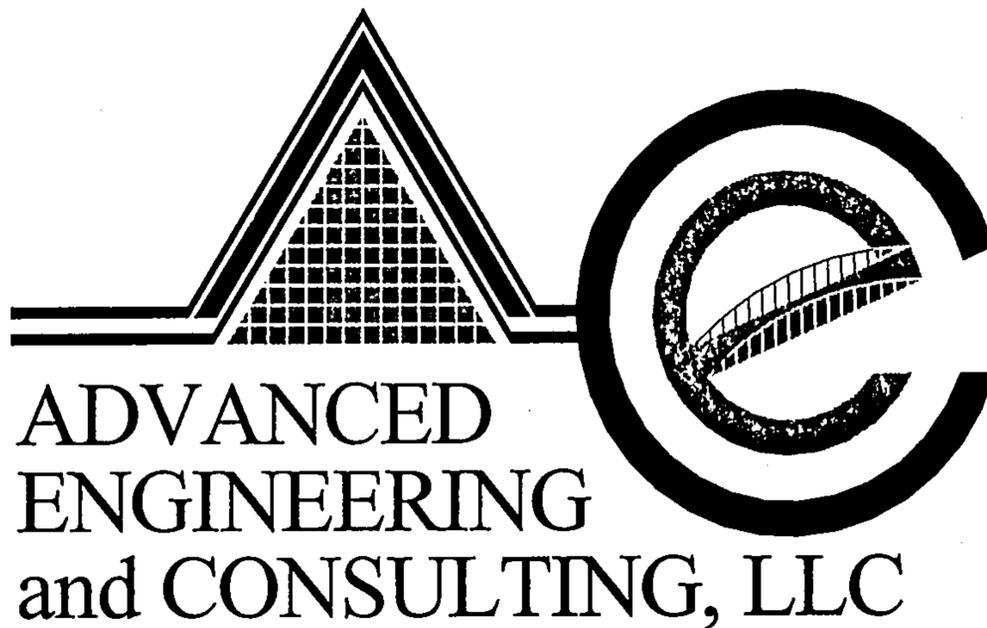
The site drains south and west to Cochiti Road and Florida Street. Portion of the site is paved and other portion of the site appears to be well compacted and fairly impervious. Historically (using A=100%) the site generated a 100-year, 6-hour runoff of 0.62 cfs. Under the existing conditions (using C=50% and D=50%) the site generates a runoff of 1.40 cfs. The runoff from Florida Street also drains south to Cochiti Road and from there entire runoff flows west to a series of inlets just east of San Pedro Drive. From there the runoff drains to the storm sewer pipe in San Pedro Drive. The site is located on FEMA Map No. 35001C 0354-D, as shown on the attached excerpt. The map shows that the site does not lie within any 100 year flood plains and that falls within Zone X (500-year floodplain).



DRAINAGE REPORT
FOR

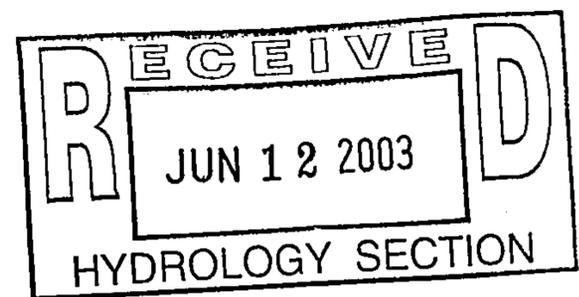
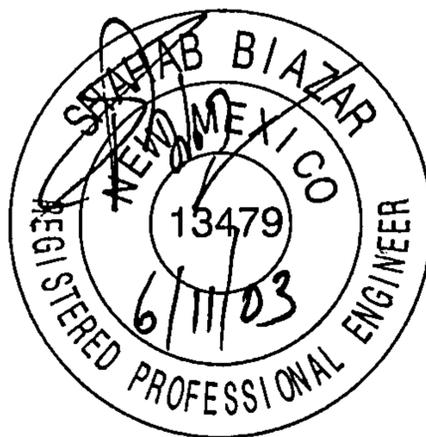
LOTS 23 & 24, BLOCK 24, FAIRGROUNDS ADDITION

Prepared by: _____



10205 Snowflake Ct. NW
Albuquerque, New Mexico 87114

June, 2003



Shahab Biazar
PE NO. 13479

COMPUTE NM HYD ID=1 HYD NO=110.0 AREA=0.000509 SQ MI
PER A=0.00 PER B=0.00 PER C=50.00 PER D=50.00
TP=0.1333 HR MASS RAINFALL=-1

* 10-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS) *

START TIME=0.0
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=1.43 IN RAIN SIX=1.73 IN
RAIN DAY=2.07 IN DT=0.03333 HR

COMPUTE NM HYD ID=1 HYD NO=111.0 AREA=0.000509 SQ MI
PER A=0.00 PER B=0.00 PER C=13.00 PER D=87.00
TP=0.1333 HR MASS RAINFALL=-1

*
FINISH

AHYMO INPUT FILE

```
*****
*      100-YEAR,  6-HR STORM (UNDER HISTORICAL CONDITIONS)      *
*****
```

```
START
RAINFALL          TYPE=1 RAIN QUARTER=0.0 IN
                  RAIN ONE=2.14 IN RAIN SIX=2.60 IN
                  RAIN DELAY=3.10 IN DT=0.03333 HR
COMPUTE NM HYD    ID=1 HYD NO=100.0 AREA=0.000509 SQ MI
                  PER A=100.00 PER B=0.00 PER C=0.00 PER D=0.00
                  TP=0.1333 HR MASS RAINFALL=-1
```

```
*****
*      100-YEAR,  6-HR STORM (UNDER EXISTING CONDITIONS)      *
*****
```

```
START
RAINFALL          TYPE=1 RAIN QUARTER=0.0 IN
                  RAIN ONE=2.14 IN RAIN SIX=2.60 IN
                  RAIN DELAY=3.10 IN DT=0.03333 HR
COMPUTE NM HYD    ID=1 HYD NO=100.0 AREA=0.000509 SQ MI
                  PER A=0.00 PER B=0.00 PER C=50.00 PER D=50.00
                  TP=0.1333 HR MASS RAINFALL=-1
```

```
*****
*      100-YEAR,  6-HR STORM (UNDER PROPOSED CONDITIONS)      *
*****
```

```
START
RAINFALL          TYPE=1 RAIN QUARTER=0.0 IN
                  RAIN ONE=2.14 IN RAIN SIX=2.60 IN
                  RAIN DELAY=3.10 IN DT=0.03333 HR
COMPUTE NM HYD    ID=1 HYD NO=101.0 AREA=0.000509 SQ MI
                  PER A=0.00 PER B=13.00 PER C=0.00 PER D=87.00
                  TP=0.1333 HR MASS RAINFALL=-1
```

```
*****
*      10-YEAR,   6-HR STORM (UNDER HISTORICAL CONDITIONS)      *
*****
```

```
START          TIME=0.0
RAINFALL      TYPE=1 RAIN QUARTER=0.0 IN
              RAIN ONE=1.43 IN RAIN SIX=1.73 IN
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COMPUTE NM HYD ID=1 HYD NO=110.0 AREA=0.000509 SQ MI
              PER A=100.00 PER B=0.00 PER C=0.00 PER D=0.00
              TP=0.1333 HR MASS RAINFALL=-1
```

```
*****
*      10-YEAR,   6-HR STORM (UNDER EXISTING CONDITIONS)      *
*****
```

```
START          TIME=0.0
RAINFALL      TYPE=1 RAIN QUARTER=0.0 IN
              RAIN ONE=1.43 IN RAIN SIX=1.73 IN
              RAIN DAY=2.07 IN DT=0.03333 HR
```

RUNOFF CALCULATION RESULTS

BASIN	AREA (SF)	AREA (AC)	AREA (MI ²)
ON-SITE	14,201.26	0.3260	0.000509

HISTORICAL

BASIN	Q-100 CFS	Q-10 CFS
ON-SITE	0.62	0.19

EXISTING

BASIN	Q-100 CFS	Q-10 CFS
ON-SITE	1.40	0.87

PROPOSED

BASIN	Q-100 CFS	Q-10 CFS
ON-SITE	1.55	1.04

RUNOFF DRAINAGE DATA
(AHYMO INPUT DATA)

The site is @ Zone 3

LAND TREATMENT

Proposed

D = 87.00 %

B = 13.00 %

Existing

C = 50 %

D = 50 %

Historical

A = 100 %

DEPTH (INCHES) @ 100-YEAR STORM

$P_{60} = 2.14$ inches

$P_{360} = 2.60$ inches

$P_{1440} = 3.10$ inches

DEPTH (INCHES) @ 10-YEAR STORM

$P_{60} = 2.14 \times 0.667$
 $= 1.43$ inches

$P_{360} = 1.73$

$P_{1440} = 2.07$

See the summary output from AHYMO calculations.

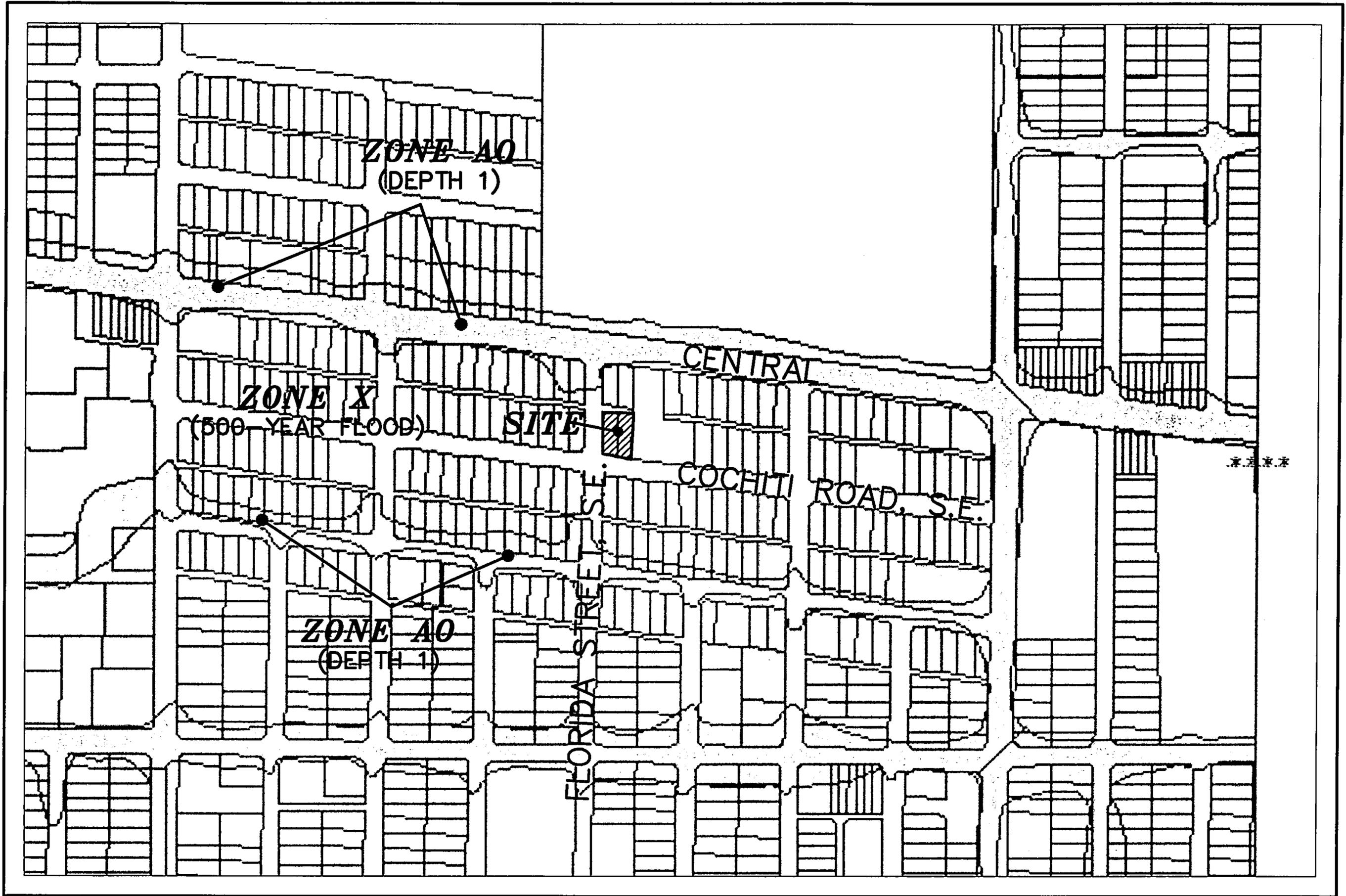
Also see the following summary table.

Proposed Conditions and On-Site Drainage Management Plan

The on-site runoff will remain the same portion of the site will drain east to Florida Street and the remaining portion of the site will drain south to Cochiti Road. The runoff from Florida Street will continue to drain south to Cochiti Road and from there entire runoff flows west to a series of inlets just east of San Pedro Drive. Under the proposed conditions (B=13%, D=87%) the site will generate a runoff of 1.55 cfs which is only an increase of 0.93 cfs from historical and 0.15 from existing conditions. This increase in runoff will not have any significant impact on the capacity of the existing storm sewer structures nor will have any impact on the street flow capacity.

Calculations

City of Albuquerque, Development Process Manual, Section 22.2, Hydrology Section, revised January, 1993, was used for runoff calculations. See this report for AHYMO input and output files. Also see this report for the Summary Table for runoff results.



FIRM MAP:

35001C0354 D

CITY OF ALBUQUERQUE



November 13, 2006

James Clark, R.A.
Masterworks Architects
4200 Wyoming Blvd. NE Ste B-1
Albuquerque, NM 87111

Re: Ubaldo Mendoza Building, 6701 Cochiti Road SE, Traffic Circulation Layout
Architect's Stamp dated 11-09-06 (K18-D87)

Dear Mr. Clark,

The TCL submittal received 11-13-06 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,

A handwritten signature in black ink, appearing to read "Kristal D. Metro".

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

cc: file

A handwritten signature in black ink, appearing to read "Rene M...". Below the signature is the number "363 3757" written in a box.