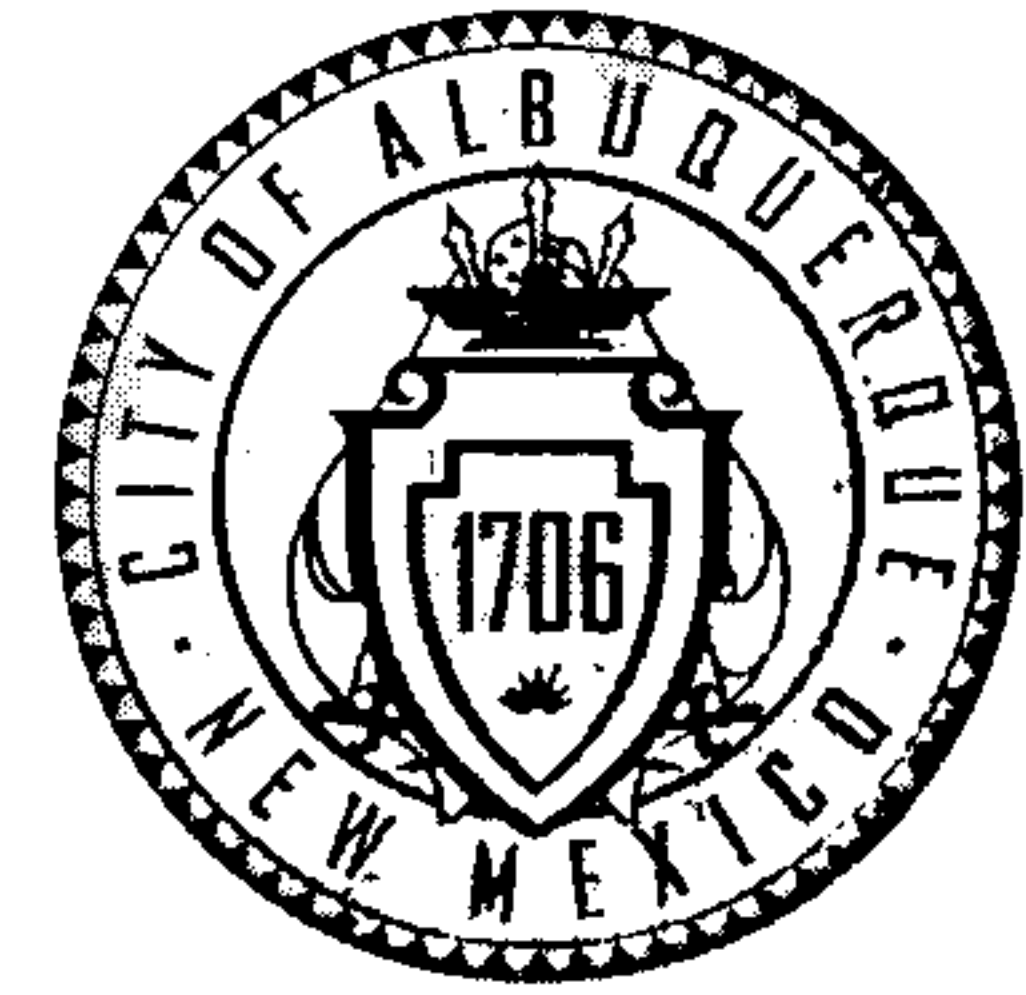


CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

January 10, 2017

Craig Hagelgantz, P.E.
ABQ Engineering
8102 Menaul Blvd NE Suite D
Albuquerque, NM 87121

RE: **Route 66 Plaza**
Grading and Drainage Plan
Engineers Stamp Date 6/16/16 (K19D043)

Dear Mr. Hagelgantz,

Based upon the information provided in your submittal received 1/5/17, with red line corrections added 1/9/16 this plan is approved for Grading Permit and Building Permit.

Please attach a copy of this approved plan with red line corrections dated 1/5/17 to the construction sets in the permitting process prior to sign-off by Hydrology. If this plan is not in the building permit set with the corrections there will be a delay in the permitting process.

Contact Jason Rodriguez at 235-8016 to schedule an inspection for the side walk culvert before the concrete is poured. A separate Excavation/Barricading Permit is required for SO-19 construction within City ROW. Please inform the owner/contractor that a copy of this approval letter must be on hand when applying for the permit.

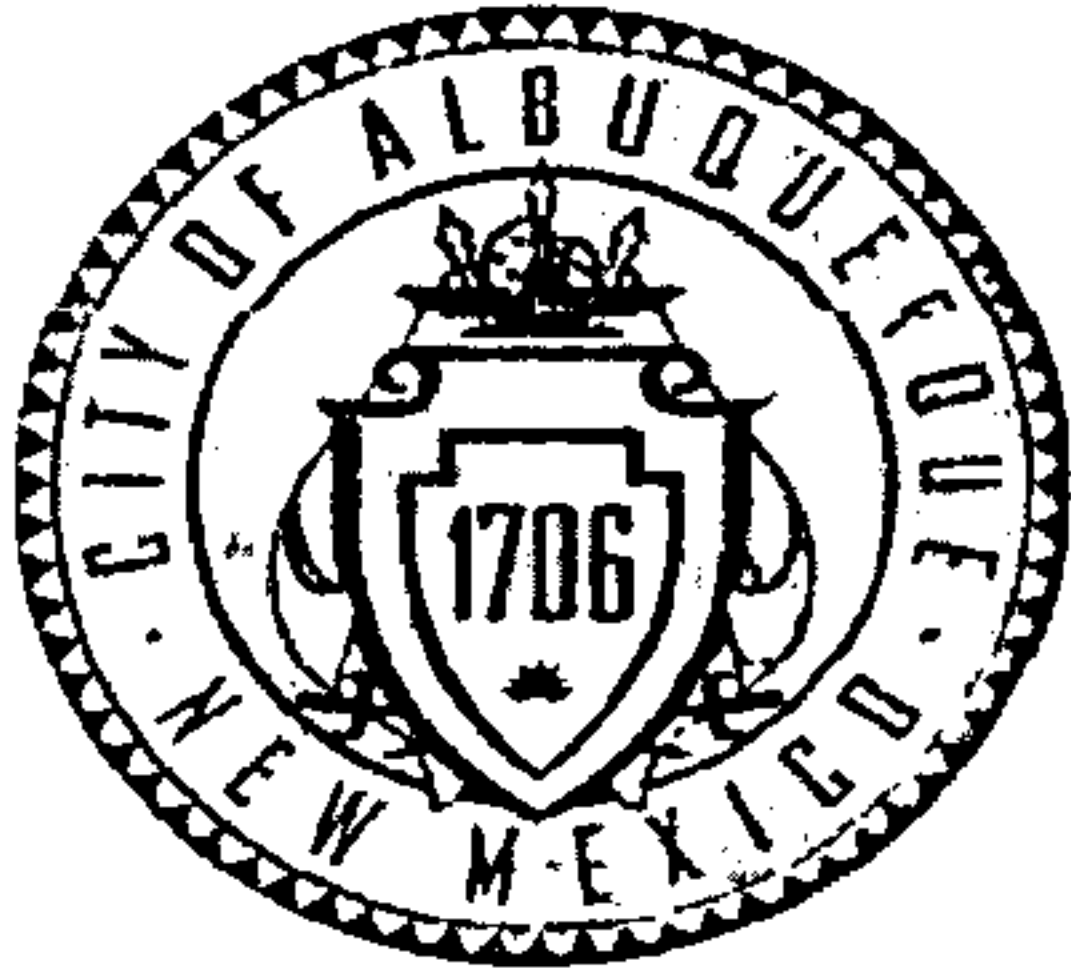
Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, please contact me at 924-3999 or Rudy Rael at 924-3977.

Sincerely,

Shahab Biazar, P.E.
City Engineer, Albuquerque
Planning Department

RR/AC
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Route 66 Plaza Building Permit #: _____ City Drainage #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lots 6,7,8,9,10,11 Block 7 and portion of Vacated Alley
City Address: Mesa Verde Addition - 8221 Central Ave NE

Engineering Firm: ABQ Engineering Inc. Contact: Craig Hagelgantz PE
Address: 8102 Menaul Blvd, NE Suite D, ABQ NM 87110
Phone#: 505-255-7802 Fax#: 505-255-7902 E-mail: chagelgantz@abqeng.com

Owner: Will Gardner Contact: Will Gardner
Address: _____
Phone#: 505-507-2669 Fax#: _____ E-mail: _____

Architect: RBA Architectural Planning Design Contact: Rick Bennett, Darby Miera
Address: 1104 Park Ave. SW ABQ NM 87102
Phone#: 505-242-1859 Fax#: _____ E-mail: rick@rba81.com

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:
☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

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) _____

CHECK 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

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

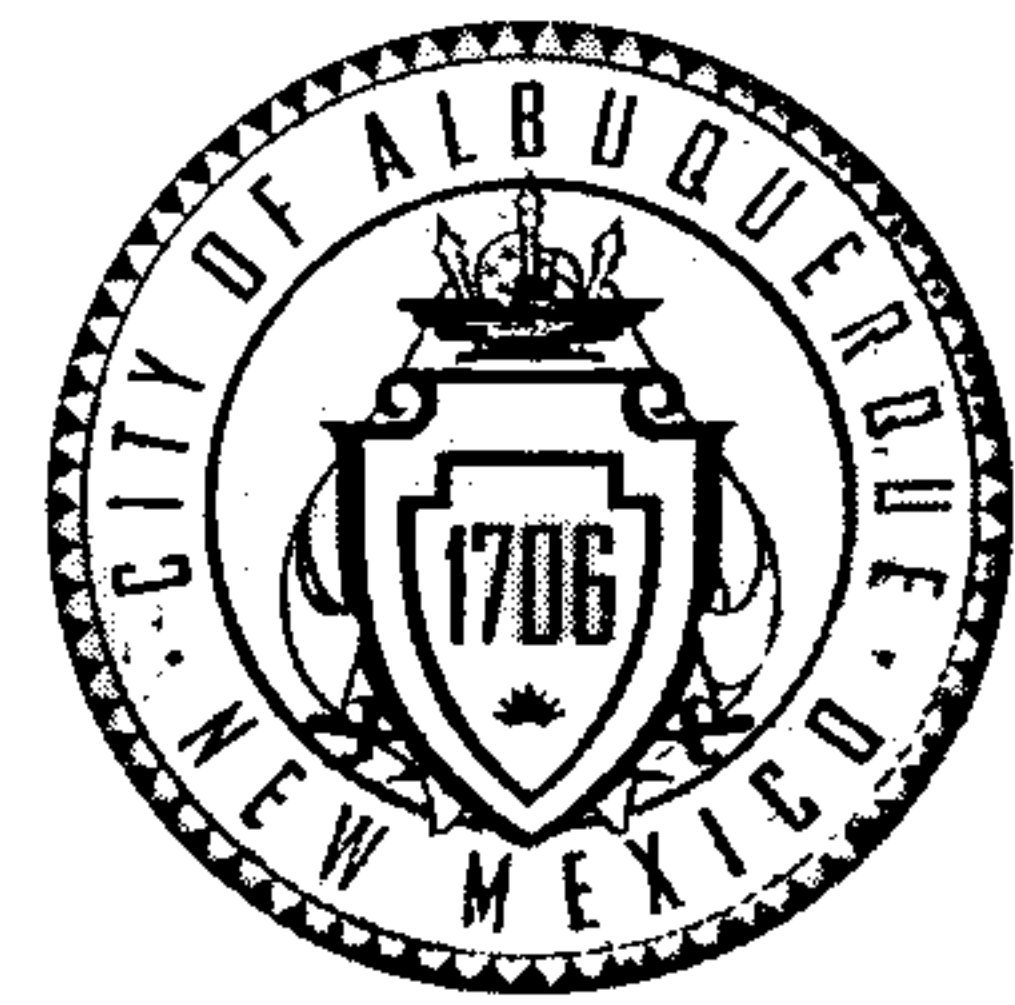
1-5-17
VS

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: _____ By: _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE



July 12, 2016

Richard J. Berry, Mayor

James Craig Hagelgantz, P.E.
ABQ Engineering
8102 Menaul Blvd NE, Suite D
Albuquerque, NM, 87110

**RE: Route 66 Plaza
Grading and Drainage Plan
Engineer's Stamp Date 6-16-2016 (File:K19D043)**

Dear Mr. Hagelgantz:

Based upon the information provided in your submittal received 6-17-2016, the above referenced Grading and Drainage Plan is approved for FOUNDATION PERMIT ONLY, and as noted via email, comments need to be addressed for Building Permit approval.

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

PO Box 1293

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

Albuquerque

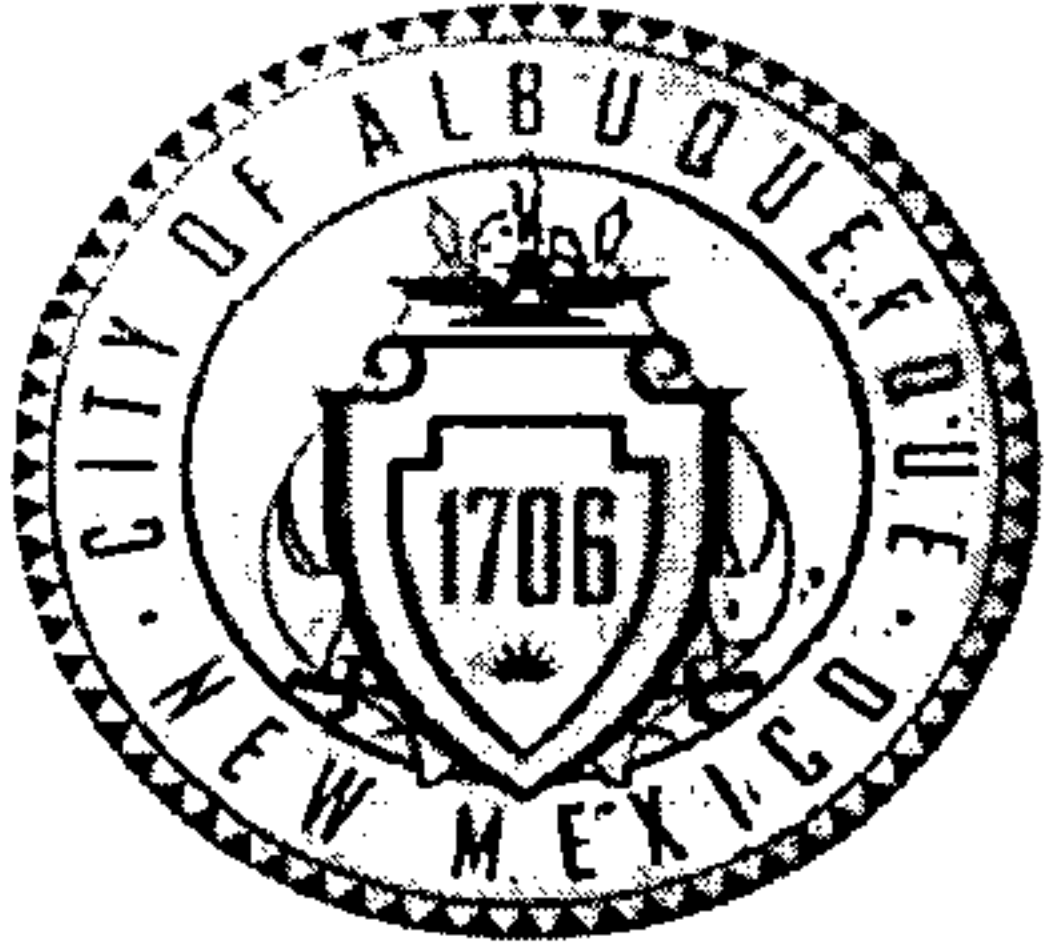
Sincerely,

New Mexico 87103

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

www.cabq.gov

Orig: Drainage file



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

William
507-2669

43

K190032A

Project Title: Route 66 Plaza Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lots 6,7,8,9,10,11 Block 7 and portion of Vacated Alley

City Address: Mesa Verde Addition - ~~8221~~ Central Ave NE

Engineering Firm: 8521 ~~8601~~ ABQ Engineering Inc. Contact: Craig Hagelgantz PE

Address: 8102 Menaul Blvd, NE Suite D, ABQ NM 87110

Phone#: 505-255-7802 Fax#: 505-255-7902 E-mail: chagelgantz@abqeng.com

Owner: Will Gardner Contact: Will Gardner

Address: _____

Phone#: 505-507-2669 Fax#: _____ E-mail: _____

Architect: RBA Architectural Planning Design Contact: Rick Bennett, Darby Miera

Address: 1104 Park Ave. SW ABQ NM 87102

Phone#: 505-242-1859 Fax#: _____ E-mail: rick@rba81.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

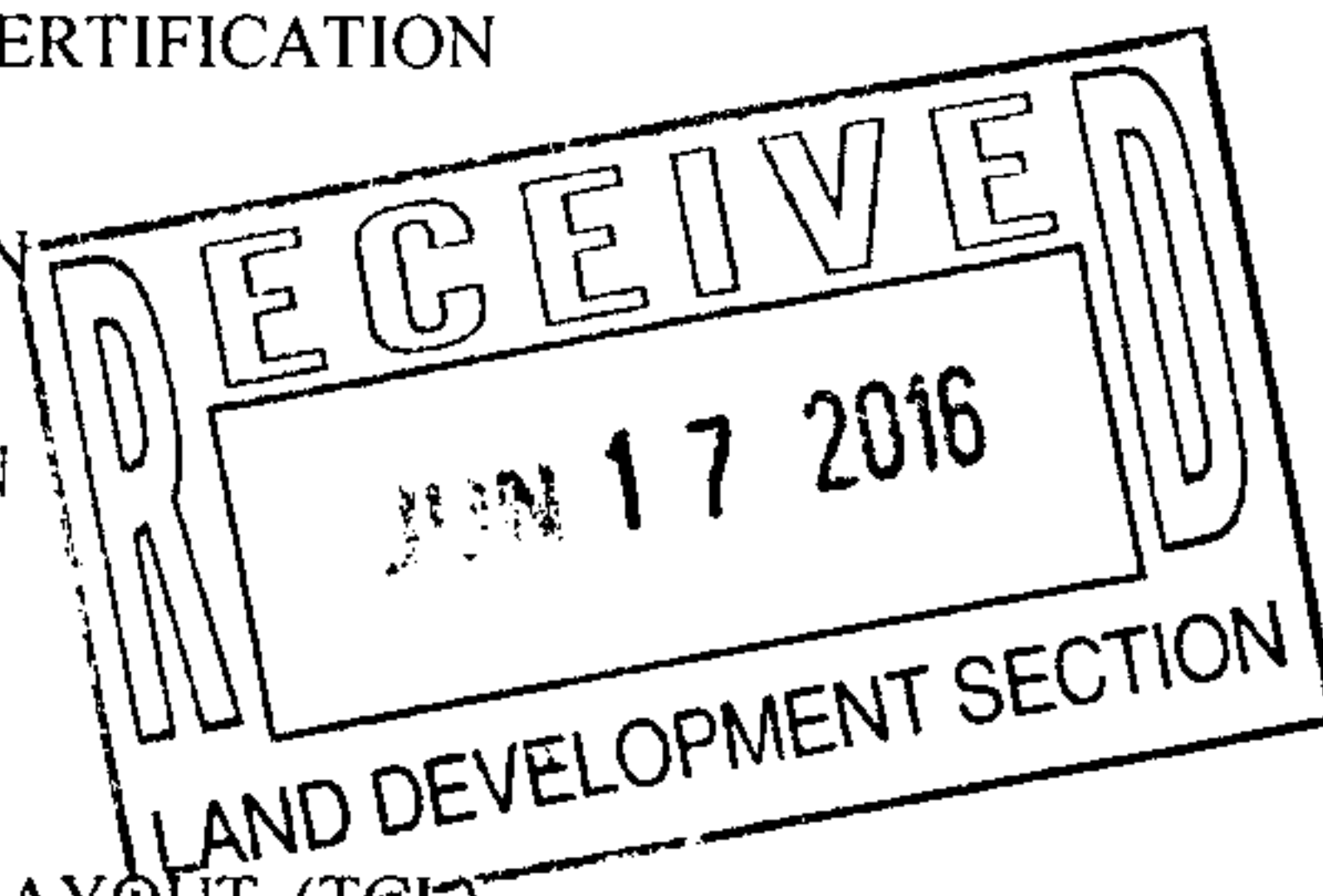
Check all that Apply:

DEPARTMENT:

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

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TEL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____



\$5000

CHECK 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 4.1 acre
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 6/17/6 By: Craig Hagelgantz PE

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

Abiel X. Carrillo

From: Abiel X. Carrillo
Sent: Tuesday, July 12, 2016 4:01 PM
To: 'chagelgantz@abqeng.com'
Subject: K19D043 - Route 66 Plaza
Attachments: SO 19 NOTES with sig C.DOC

Mr. Hagelgantz,

This email is being sent in lieu of an attached letter in order to expedite initial reviews. A reply to these comments via email will not be considered a resubmittal.

Based upon the information provided in the above referenced submittal received 6-17-2016, the Grading and Drainage Plan cannot be approved for Building Permit until the following items are addressed:

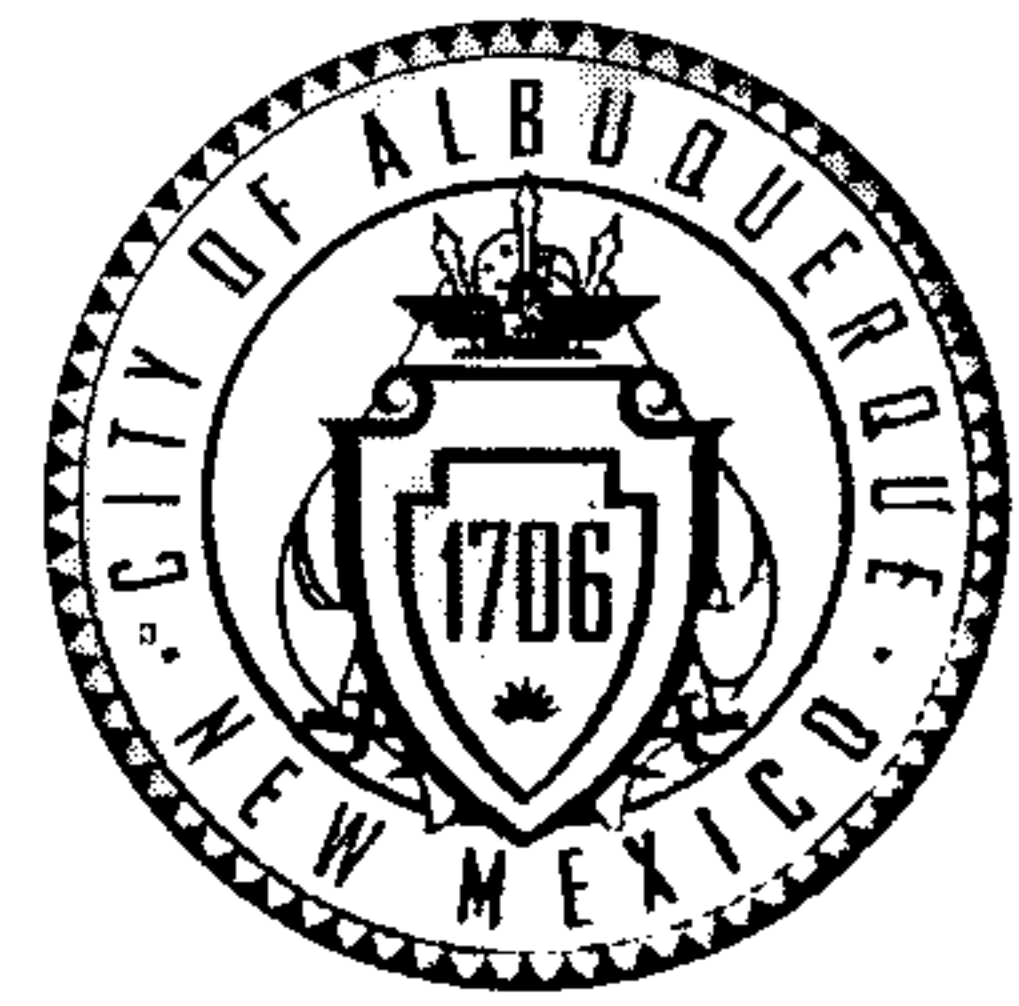
1. Generally, concentrated flows (above 0.2 cfs) cannot be discharged onto the sidewalk surface.
 - a. Roof drains along the west face of the building should be routed under the sidewalk with piping or a sidewalk culvert, or discharged to a landscaped area when possible.
 - b. Roof drains along the east face of the building need to flow under the sidewalk on Wisconsin Ave through a sidewalk culvert (flows can be consolidated with swales to reduce the number of culverts needed if feasible)
2. A sidewalk culvert on Wisconsin will require the plans to include the City's SO-19 Notes (for minor drainage structures within the right of way). Please include the attached notes on the plan.

If you have any question just let me know.

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

CITY OF ALBUQUERQUE



May 25, 2016

Darby Miera
RBA Architectural Planning & Design
1104 Park Ave., SW
Albuquerque, NM

Re: **Route 66 Plaza**
4521-8821 Central Ave., NE
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 5-17-16 (K19-D032A)
43

Dear Mr. Miera,

The TCL submittal received 5-18-16 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.

A condition of TCL Building Permit approval is that truncated domes are required at the ADA sidewalk ramp at the intersection of Central Ave. and Wisconsin St. Truncated domes are not required at drive pad entrance on Central Ave.

PO Box 1293

Albuquerque

New Mexico 87103

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.

www.cabq.gov

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

\gs via: email
C: CO Clerk, File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

PROJECT TITLE: ROUTE 66 PLAZA ZONE/MAP: K-19-1032A
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 6, 7, 8, 9, 10, 11, BLOCK 7 AND SWY PORTION OF VACATED ALLEY
CITY ADDRESS: MESA VERDE ADDITION 8221 CENTRAL AVE N.E.

ENGINEERING FIRM: CRAIG HAGELGANTZ CONTACT: CRAIG
ADDRESS: _____ PHONE: 505-255-7802
CITY/STATE: ALB, NM ZIP CODE: _____
EMAIL: _____

OWNER: WILL GARDNER CONTACT: WILL
ADDRESS: _____ PHONE: 505-507-2669
CITY/STATE: ALB, NM ZIP CODE: _____

ARCHITECT: RBA ARCHITECTURAL PLANNING DESIGN CONTACT: DARBY MIERA X102
ADDRESS: 1104 PARK AVE. SW PHONE: 505-242-1959
CITY, STATE: ALB, NM ZIP CODE: 87102
EMAIL: darby@rba31.com

SURVEYOR: CARTESIAN SURVEYS INC CONTACT: WILL
ADDRESS: PO BOX 44414 ALBUQUERQUE PHONE: 505-896-3050
CITY, STATE: RIO RANCHO, NM ZIP CODE: 87174

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
☐ GRADING CERTIFICATION
☐ OTHER (SPECIFY) SO-19 _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 05/18/2016 BY: DARBY MIERA

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.