

CITY OF ALBUQUERQUE



April 7, 2011

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

Re: JacDan Building, 13432 Copper Avenue NE
Permanent Certificate of Occupancy – Transportation Development
Engineer's Stamp dated 05-21-10 (K22-D013)
Certification dated 04-05-11

Dear Mr. Clark,

Based upon the information provided in your submittal received 04-06-11, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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

Sincerely,

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

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Jac-Dan Storage ZONE MAP/DRG. FILE # K22-D013
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TR. A-1-A Trumbull T.H.s
CITY ADDRESS: 13432 Copper NE

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil
ADDRESS: 19 Ryan Road PHONE: 281-2444
CITY, STATE: Edgewood, New Mexico 87015 ZIP CODE: _____

OWNER: JAC-DAN Pension CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Richard Moeller CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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

CONTRACTOR: Owner CONTACT: Caggin
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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ 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) _____

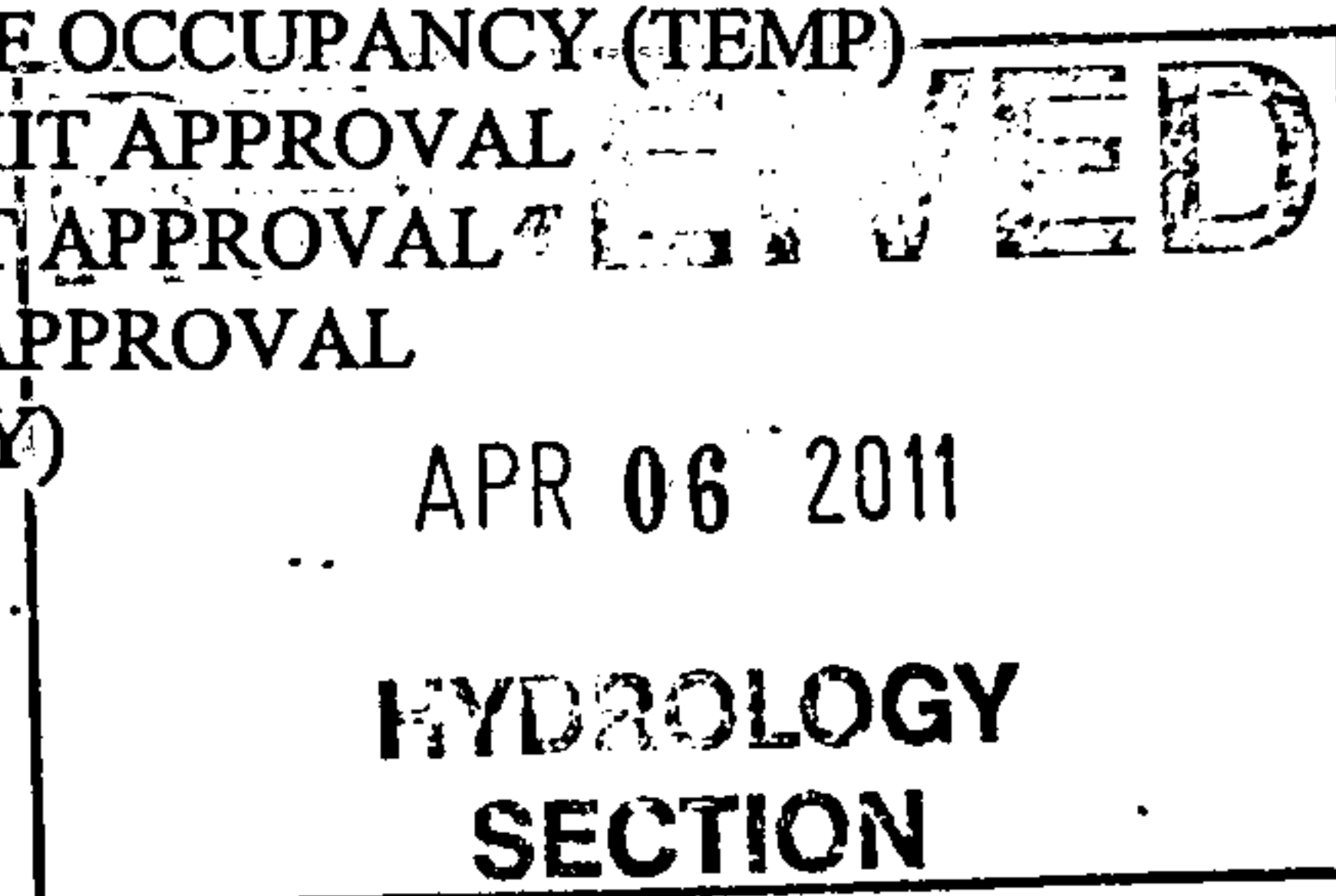
WAS A PRE-DESIGN CONFERENCE ATTENDED?

- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Phil DATE: 4-6-11

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





Clark Consulting Engineers

19 Ryan Road

Edgewood, New Mexico 87015

E-Mail: ccealbq@aol.com

Tele: (505) 281-2444

Fax: (505) 281-2444

March 24, 2011

Re: Jac-Dan Building - Site Improvements K22-D013
13432 Copper Ave. NE

TRAFFIC CERTIFICATION

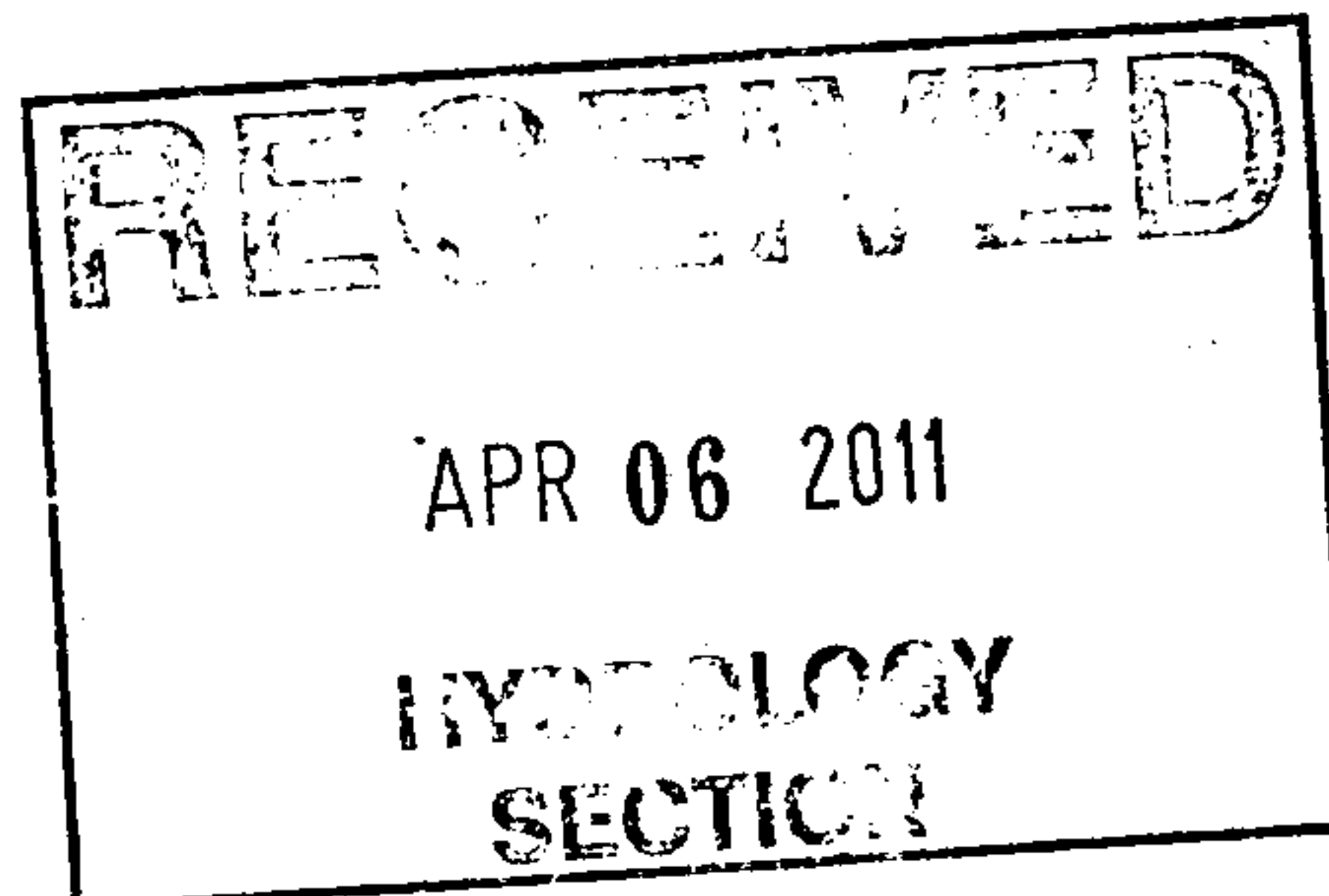
I, Philip W. Clark, NMPE 10265, OF THE FIRM Clark Consulting Eng'rs, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED 5.21.10. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY myself OF THE FIRM CCF. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 4/5/11 & 3/29/11 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATION OF OCCUPANCY

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Signature of Engineer

Date

4-5-2011



CITY OF ALBUQUERQUE



May 5, 2010

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

**Re: Daniels Storage Building, 13432 Copper NE,
Approval of Permanent Certificate of Occupancy (C.O.),
Engineer's Stamp dated 4-28-98 (K-22/D013)
Certification dated: 4-30-09**

Dear Mr. Clark,

Based upon the information provided in your submittal received 5-03-10, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3982.

Sincerely,

Timothy E. Sims
Plan Checker
Development and Building Services

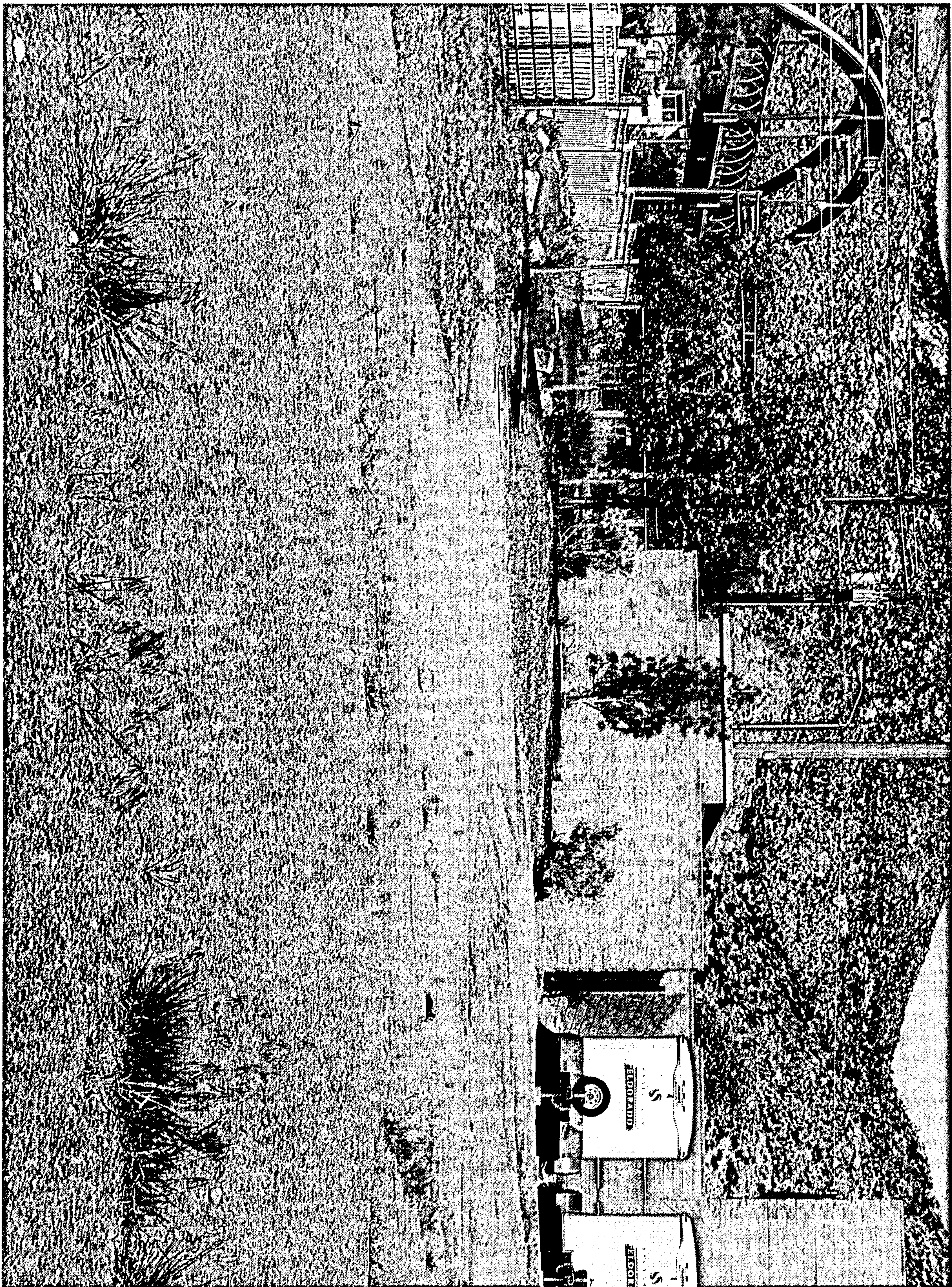
C: CO Clerk – Katrina Sigala
Bradley L. Bingham, P.E.
File

PO Box 1293

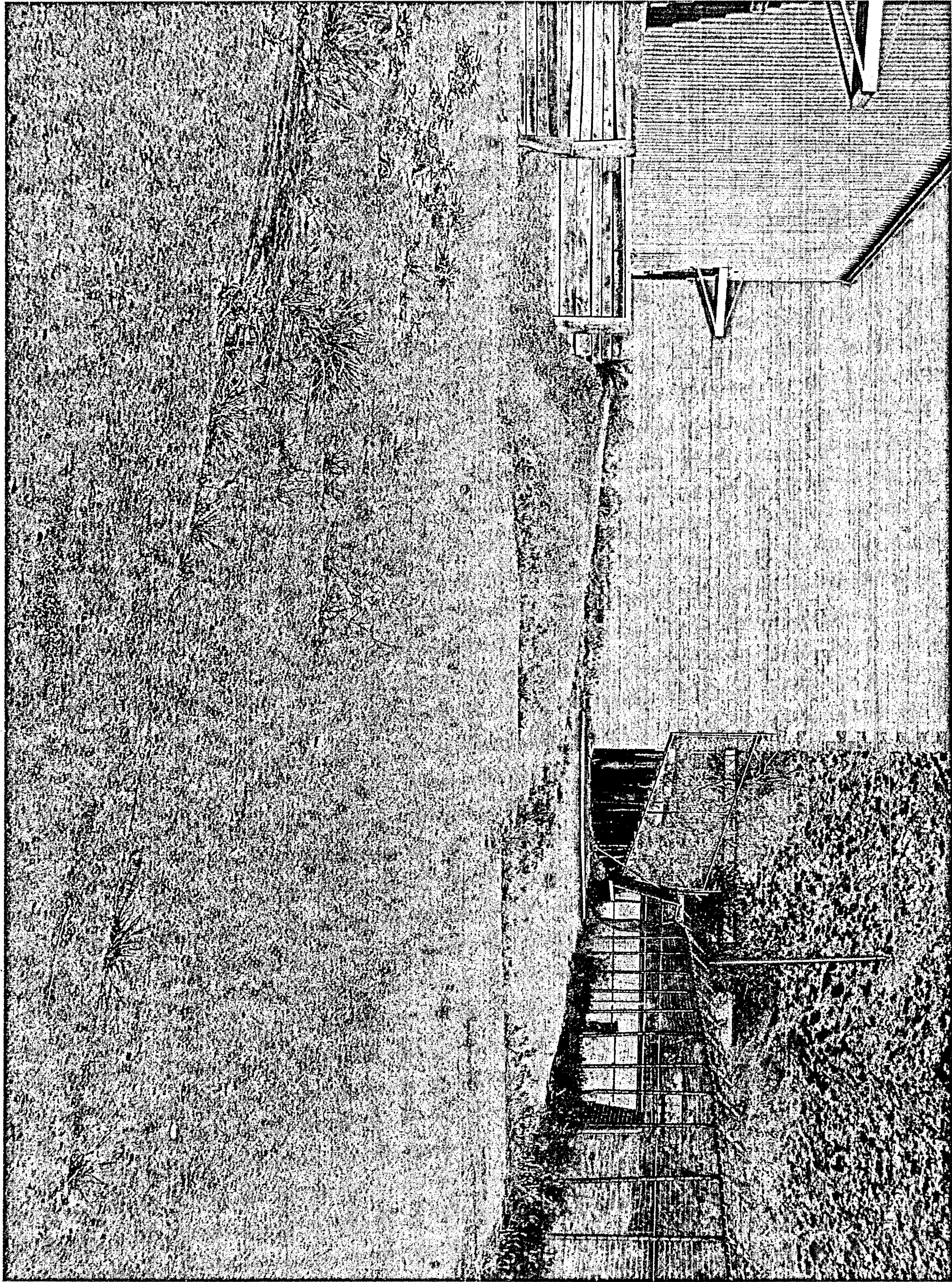
Albuquerque

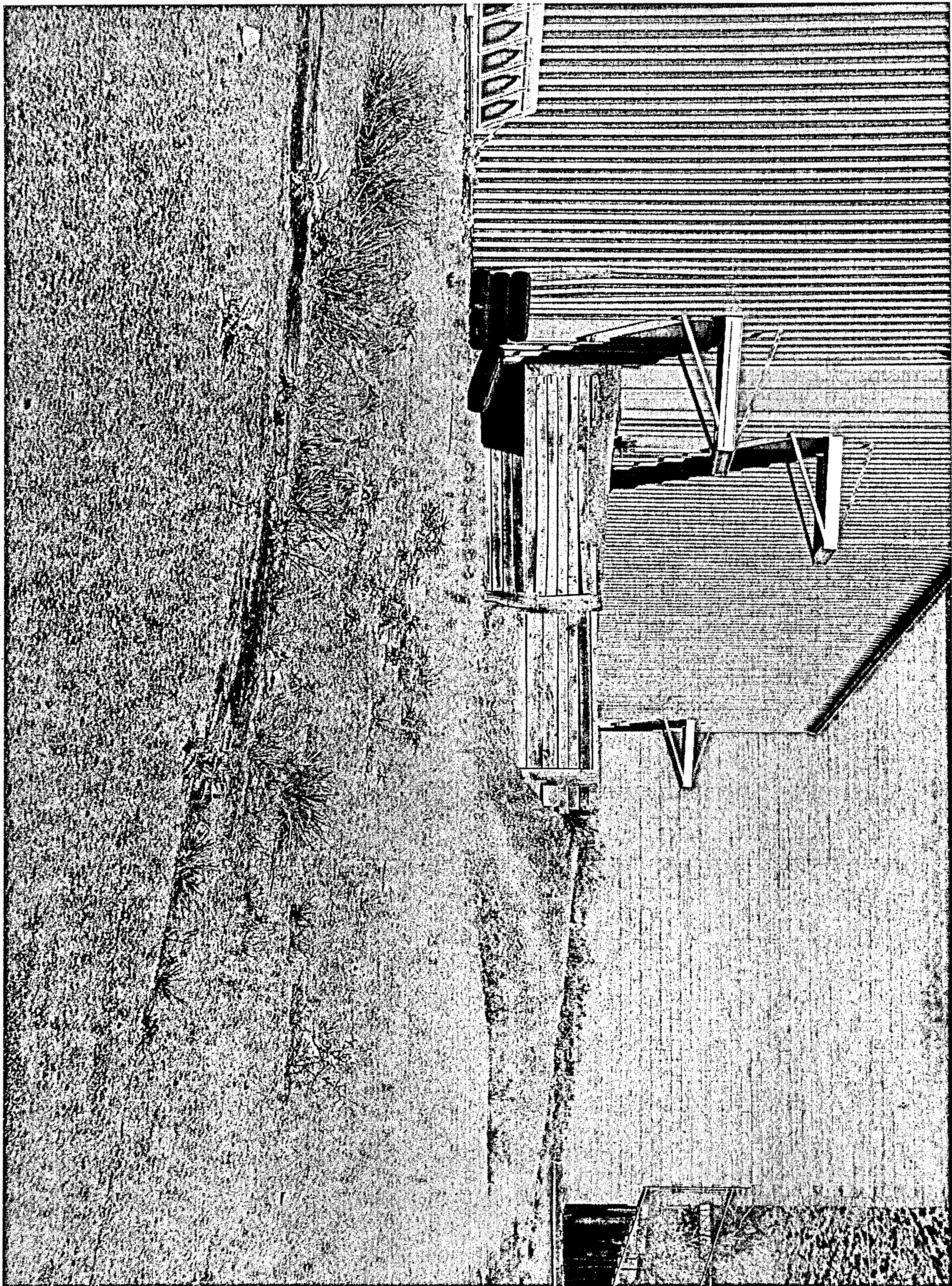
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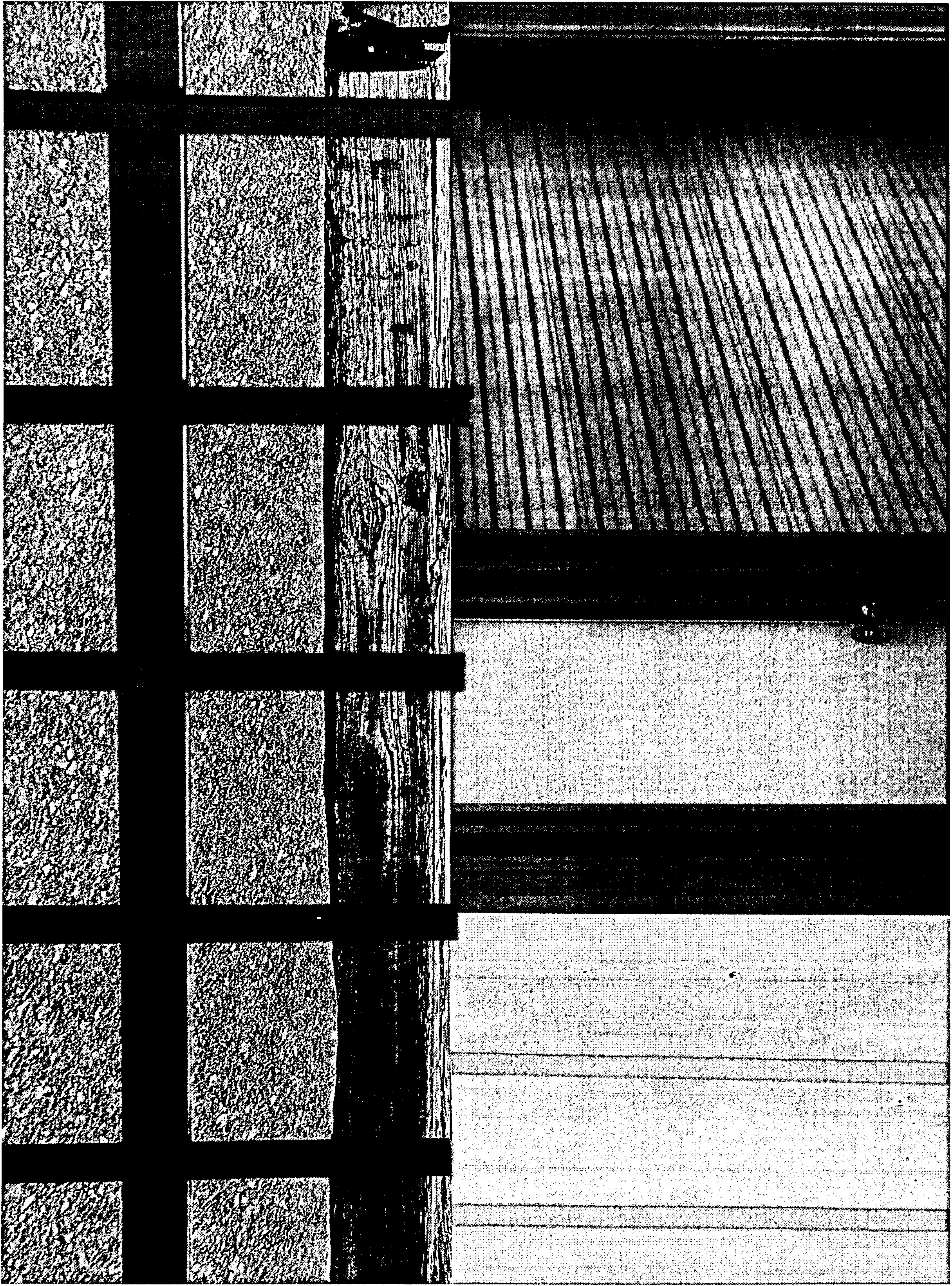
www.cabq.gov



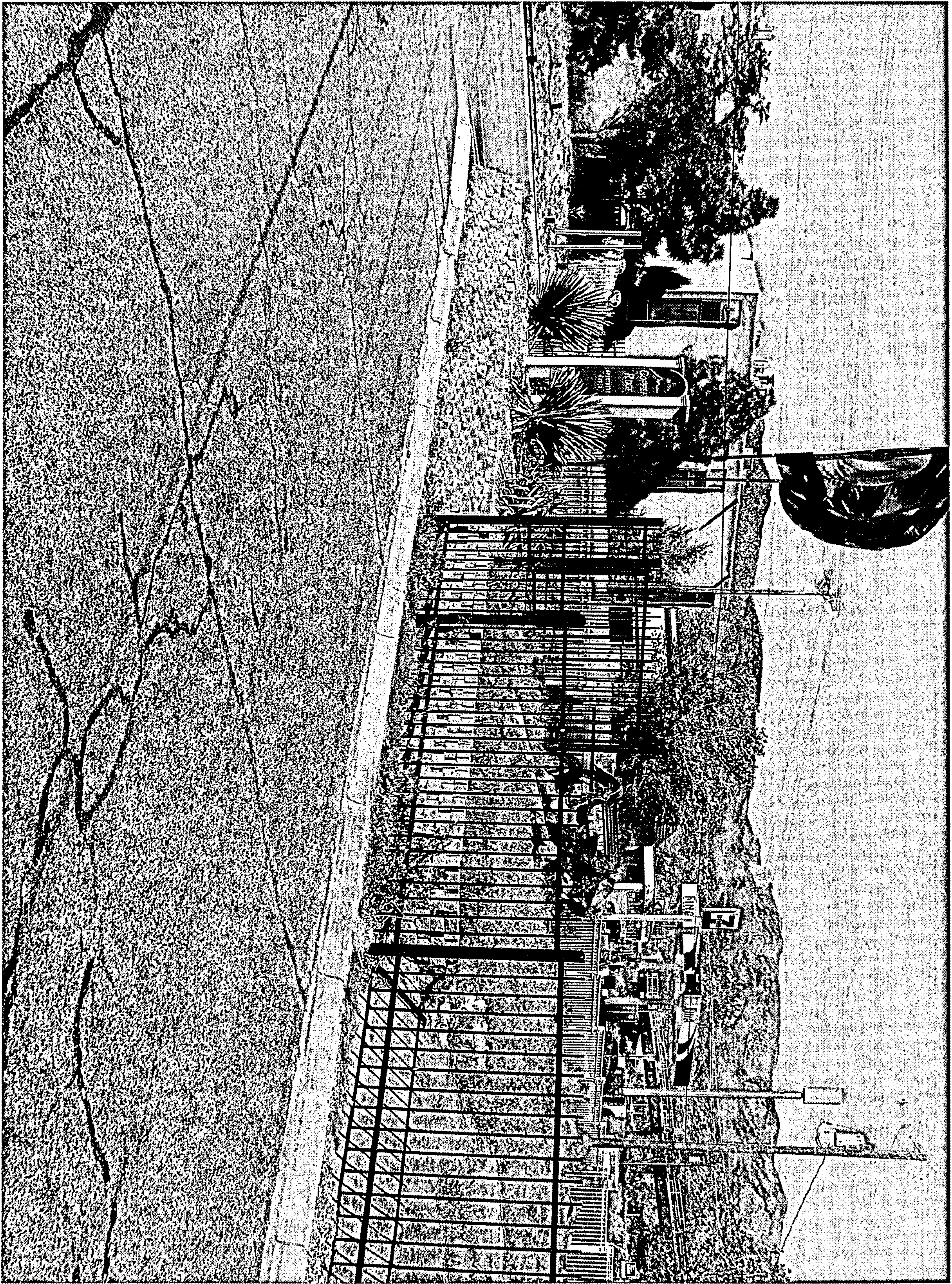


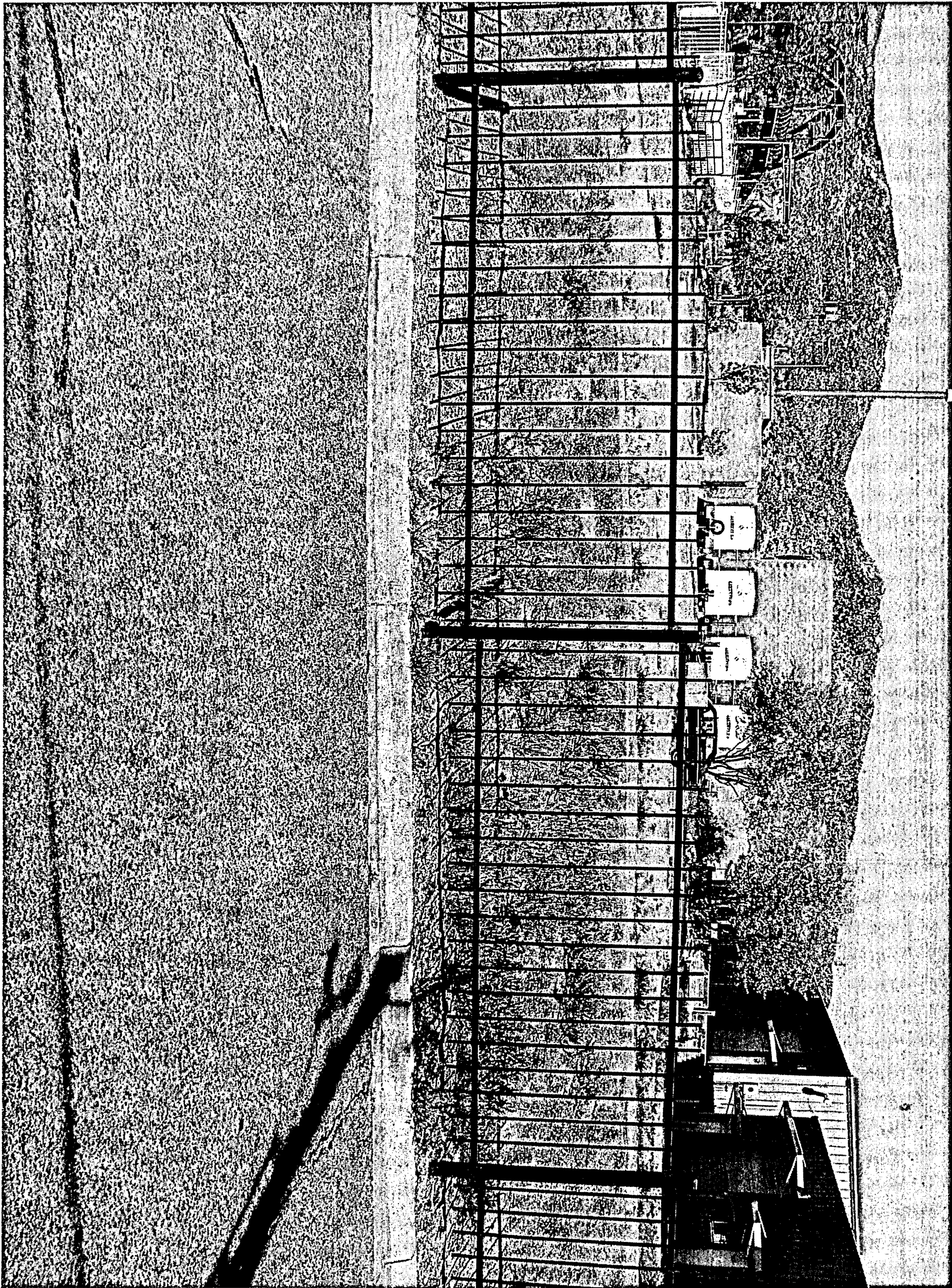














DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/05)

PROJECT TITLE: Danels Strage ZONE MAP: K-22/0013
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TR. A-1-A, Tramhill Townhomes
 CITY ADDRESS: 13432 Copper NE 87123

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil
 ADDRESS: 19 Ryan Road PHONE: 281-2444 & FAX
 CITY, STATE: Edgewood, NM ZIP CODE: 87015

OWNER: Danels Pension (JAC-DAN) CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Moeller CONTACT: Richard
 ADDRESS: _____ PHONE: 294-2891
 CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: originally Rhombus CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: Albuquerque NM ZIP CODE: _____

CONTRACTOR: Jack Daniels CONTACT: B
 ADDRESS: 13500 Cedar Brook NE PHONE: 237-9405
 CITY, STATE: _____ ZIP CODE: 87111

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

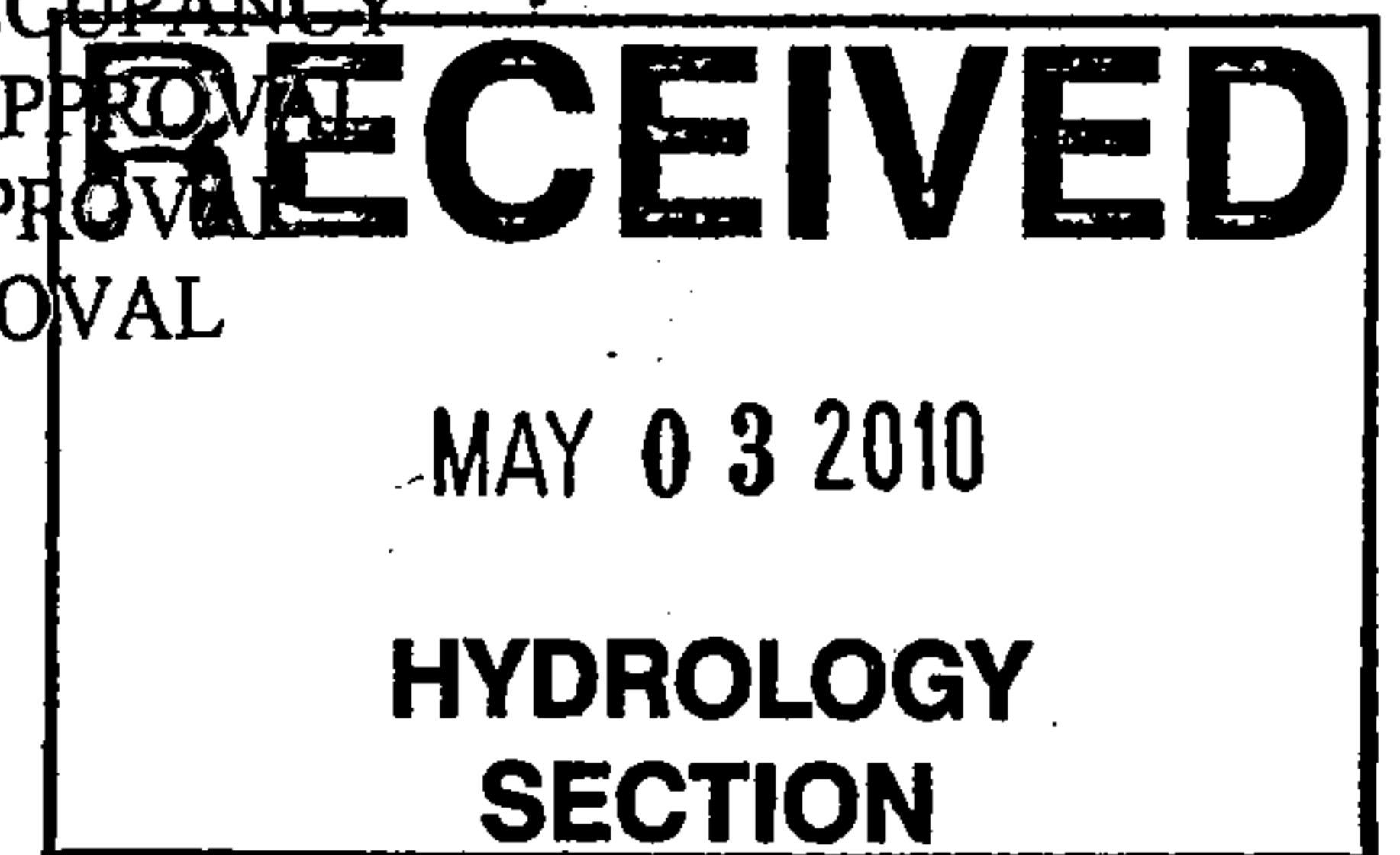
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 4/30/10 BY: [Signature]

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



86' R.O.W.

EXIST. CURB CUT

54'

7%

3.5% EXIST. ST'D CURB/GUTTER

EXIST. IRON FENCE

N88°23'57"W

230.50'

GRAVEL

GATE

OHE

PNM

GRAVEL

EXIST. CMU BLK WALL

CELL TWR NODE

IRON FENCE

EDGE OF ASP.

2.7%

15' ALLTEL ACCESS/UTIL. ESMT.

EXIST. ASPHALT

EXIST. TRANS

1.5' R/R TIE RET. WALL

EXIST. ASPHALT

EXIST. SDWK.

EXIST. SDWK.

EXIST. FINISH FLOOR ELEV. 5724.67

EXIST. FINISH FLOOR ELEV. 5729.86

TR. A-1-A TRAMHILL TOWNHOMES

4.30.10

EXIST. ASPHALT

5%

S88°23'57"E

240.50'

CHAIN LINK FENCE

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CITY OF ALBUQUERQUE



June 10, 2010

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

Re: Jac-Dan Storage, 13432 Copper Ave NE, Traffic Circulation Layout
Engineer's Stamp dated 05-21-10 (K22-D013)

Dear Mr. Clark,

The TCL submittal received 06-09-10 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.

Prior to any certificate of occupancy approval, the following item must be completed:

- The existing wrought iron fence currently encroaching upon City right of way requires an encroachment agreement. Provide a copy of the encroachment agreement with the City of Albuquerque at submittal for Certificate of Occupancy
- Fence relocated - see cert dated 04-05-11*

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.

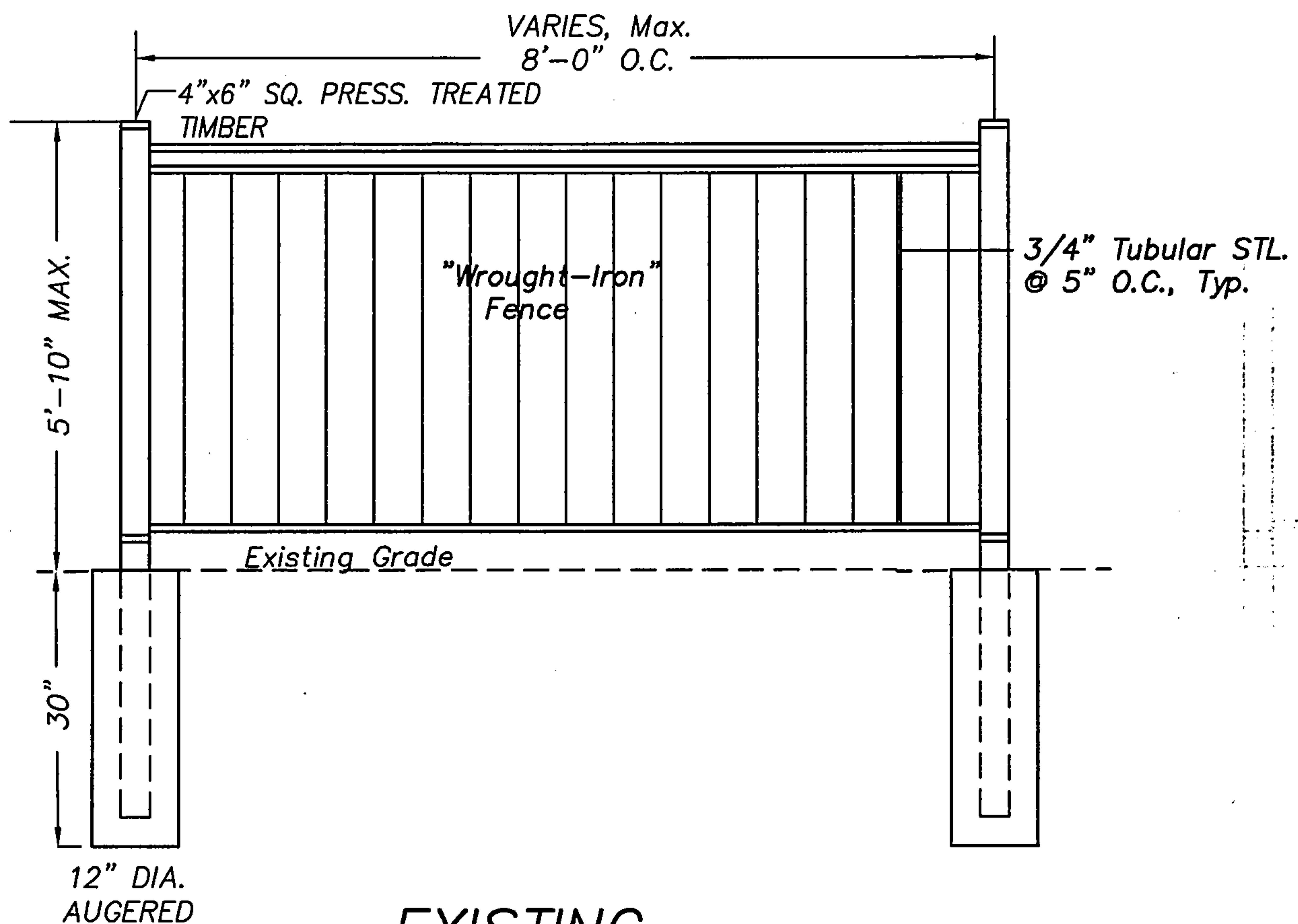
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

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

C: File

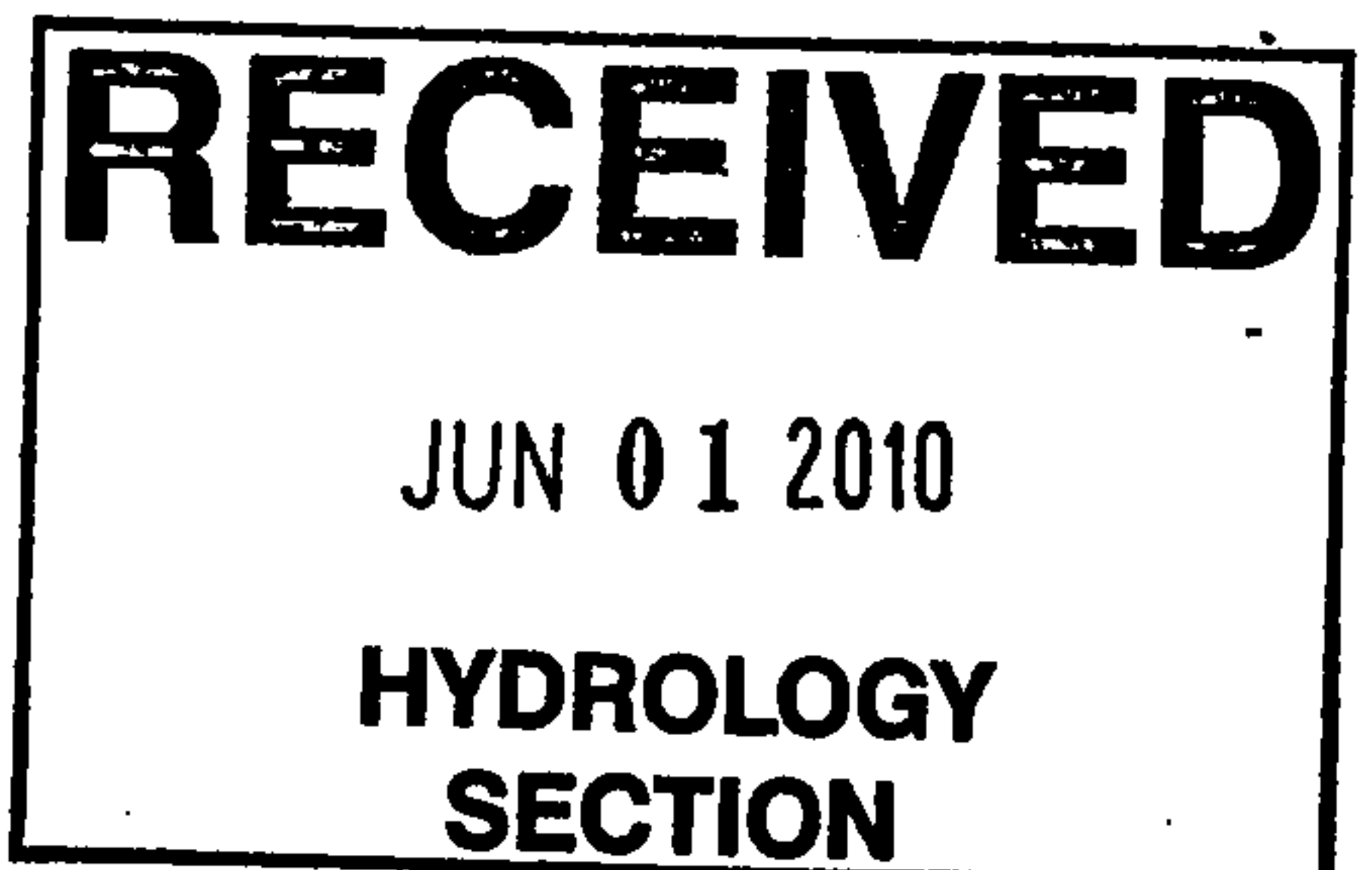
K22-D013



**EXISTING
WROUGHT-IRON FENCE SECTION**

NO SCALE

13432 COPPER AVE. NE





RECEIVED
JUN 01 2010
HYDROLOGY
SECTION

Metro, Kristal D.

From: CCEAlbq@aol.com
Sent: Tuesday, June 08, 2010 11:08 AM
To: Kilpatrick, David
Cc: Metro, Kristal D.
Subject: Re: 13432 Copper NE TCL, Jac-Dan Storage

thx again David,
Phil

In a message dated 6/8/2010 11:00:32 A.M. Mountain Daylight Time, dakilpatrick@cabq.gov writes:

Kristal,

After review with Jonathon this pathway is approved by zoning.

David Kilpatrick

From: CCEAlbq@aol.com [mailto:CCEAlbq@aol.com]
Sent: Tuesday, June 08, 2010 9:25 AM
To: Kilpatrick, David
Cc: Metro, Kristal D.
Subject: Fwd: 13432 Copper NE TCL, Jac-Dan Storage

Thanks David, plse give me a call upon receipt.
Phil

Philip W. Clark, PE
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015
Tele/Fax (505)281-2444 Cell 264-6042
CCEalbq@aol.com

From: KMetro@cabq.gov
To: CCEAlbq@aol.com
Sent: 6/7/2010 7:43:41 A.M. Mountain Daylight Time
Subj: RE: 13432 Copper NE TCL, Jac-Dan Storage

Phil,
David Kilpatrick's email address is:
dakilpatrick@cabq.gov

From: CCEAlbq@aol.com [mailto:CCEAlbq@aol.com]
Sent: Friday, June 04, 2010 4:03 PM
To: Metro, Kristal D.
Subject: Fwd: 13432 Copper NE TCL, Jac-Dan Storage

Kristal,

6/8/2010

You don't happen to have David K. e-mail address do you? - evidently this isn't his address ?
thx, Phil

From: CCEAlbq@aol.com
To: dkilpatrick@cabq.gov
CC: KMetro@cabq.gov
Sent: 6/4/2010 3:31:25 P.M. Mountain Daylight Time
Subj: 13432 Copper NE TCL, Jac-Dan Storage

David,
Kristal needs confirmation via e-mail of ADA pathway as shown is acceptable as we discussed.
Thank you, Phil

Philip W. Clark, PE
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015
Tele/Fax (505)281-2444 Cell 264-6042
CCEalbq@aol.com

6/8/2010

Metro, Kristal D.

From: CCEAlbq@aol.com
Sent: Wednesday, June 02, 2010 5:03 PM
To: Metro, Kristal D.
Subject: Re: Jac-Dan Storage, 13432 Copper Ave NE, Traffic Circulation Layout, Enginee...

Kristal,

Spoke with David K. @ zoning - he and Jonathan Turner (who I spoke w/last week) have discussed the ADA pathway, and will allow it as shown since site is gated and very low impact site. David will send an e-mail, and does not want to eliminate it, either.

Thx for everything today, Phil

ps - Perhaps we could stripe the 5' access aisle required w/ the As-built and request for CO????

In a message dated 5/27/2010 2:33:37 P.M. Mountain Daylight Time, CCEAlbq@aol.com writes:

Kristal - good afternoon,

Again, no problem on the fence detail...It was the "higher" (boss) of the two names that you gave me, and I apologize I have mis-placed both names (I'll continue to look). I stress he implied that they "may be shared" after I told him that it is gated and not merely open to the public to traipse in and out of.

thx for getting back to me, Phil

ps: I just looked again - I think I wrote their names/numbers on my "mark-up" to myself, then addressed your remaining comments, and then tossed the old plan in the round file !

In a message dated 5/27/2010 8:14:18 A.M. Mountain Daylight Time, KMetro@cabq.gov writes:

Phil,

Do you know who you talked to in zoning? I've never seen us allow the pathway to be located within the drivepad. Also, could you add a detail for the iron fence to the plan?

Thanks,

Kristal

From: CCEAlbq@aol.com [mailto:CCEAlbq@aol.com]

Sent: Wednesday, May 26, 2010 5:17 PM

To: Metro, Kristal D.

Subject: Re: Jac-Dan Storage, 13432 Copper Ave NE, Traffic Circulation Layout, Enginee...

Kristal,

1. I spoke with zoning last week, the first guy you gave me - he indicated that perhaps they may be shared.

2. Plse see keyed note number 2....relocated by PNM in essence

3. Site distance through the fence is not an issue, since the eastbound shoulder stripe is 7 feet north of back of curb, sidewalk is 6 feet in width, lending approximately 13 feet distance to see clearly any approaching eastbound traffic. The clear site triangle is not compromised - Copper, again is a two-lane road within an inordinately wide ROW.

thx, Phil

Philip W. Clark, PE

Clark Consulting Engineers

19 Ryan Road

Edgewood, NM 87015

Tele/Fax (505)281-2444 Cell 264-6042

CCEalbq@aol.com

In a message dated 5/26/2010 4:10:17 P.M. Mountain Daylight Time, KMetro@cabq.gov writes:

Dear Mr. Clark,

Based upon the information provided in your submittal received 05-24-10, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The 6-foot wide, ADA accessible, pedestrian pathway from the right of way to the building cannot be located within the drivepad.
2. Previous discussions indicated that the existing transformer is to be removed. Please add a build note stating this.
3. The easternmost handicapped parking space must have an access stall.
4. Provide details for the existing iron fence. Will this fence interfere with the sight distance of the entrance?

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

Sincerely,

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

C: File

Metro, Kristal D.

From: Metro, Kristal D.
Sent: Wednesday, May 26, 2010 4:10 PM
To: 'CCEAlbq@aol.com'
Subject: Jac-Dan Storage, 13432 Copper Ave NE, Traffic Circulation Layout, Engineer's Stamp dated 05-21-10 (K22-D013)

Dear Mr. Clark,

Based upon the information provided in your submittal received 05-24-10, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The 6-foot wide, ADA accessible, pedestrian pathway from the right of way to the building cannot be located within the drivepad.
- ✓ 2. Previous discussions indicated that the existing transformer is to be removed. Please add a build note stating this. — *see note 2*
3. The easternmost handicapped parking space must have an access stall.
- ✓ 4. Provide details for the existing iron fence. Will this fence interfere with the sight distance of the entrance? — *details rec'd 06-01-10*

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

Sincerely,

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

C: File

K22/0013

Metro, Kristal D.

From: CCEAlbq@aol.com
Sent: Thursday, May 20, 2010 4:37 PM
To: Metro, Kristal D.
Subject: 13432 Copper, Jac-Dan TCL

Kristal,

The stage coach out here just delivered your comment letter. Thanks for reviewing my plan - it will be an improvement upon re-submit. Please allow the following:

comment 2: The widths are dimensioned in the string, the 20 foot length that is called out is intended as *typical*.

comment 3: I was referring to the access ramp itself here, specifically note 5 of 2440 - but will change to the private entrance st'd 2426. It seems that both dwgs could be referenced

comment: vertical iron bars @ 6" oc, open fence existing lending visibility - I've used this entrance personally and do not recall any issues. There are no solid pilasters. Do you have any further concerns?

comment 8: Can the 6' width be included within the 24' driveway throat?

comment 9: Is the truncated dome indicated in the legend not adequate?....that was the intent to build/install them + keyed note 1 was to ensure ADA compliance of the ramp, ie ensure 50:1, 3' wide level/landing area....etc.

I do appreciate your comments, and look forward to any clarification, so I can turn this plan back to you very soon.

thx again, Phil

Philip W. Clark, PE

Clark Consulting Engineers

19 Ryan Road

Edgewood, NM 87015

Tele/Fax (505)281-2444 Cell 264-6042

CCEalbq@aol.com

5/21/2010

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/05)

PROJECT TITLE: JAC. DAN Storage

DRB#: _____ EPC#: _____

ZONE MAP: K-22/D013

WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT A-1-A TRAMHILL Townhomes

CITY ADDRESS: 13432 COPPER AVE NE

ENGINEERING FIRM: Clark Consulting Engineers

ADDRESS: 19 Ryan Road

CITY, STATE: Edgewood, NM

CONTACT: Phil

PHONE: 281-2444 & FAX

ZIP CODE: 87015

OWNER: JAC. DAN Pension

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

ARCHITECT: Richard Moeller

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

SURVEYOR: _____

ADDRESS: _____

CITY, STATE: Albuquerque NM

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: Sunshine

ADDRESS: _____

CITY, STATE: _____

CONTACT: Joe S

PHONE: 480-4221

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

☐ GRADING PERMIT APPROVAL

☐ PAVING PERMIT APPROVAL

☐ WORK ORDER APPROVAL

☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES

☒ NO

☐ COPY PROVIDED

DATE SUBMITTED: 5-2-10

5/24/10

BY: Phil

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.

RECEIVED

MAY 24 2010

HYDROLOGY
SECTION

RECEIVED

MAY 07 2010

HYDROLOGY
SECTION

CITY OF ALBUQUERQUE



May 14, 2010

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

**Re: Jac-Dan Storage, 13432 Copper Ave NE, Traffic Circulation Layout
Engineer's Stamp dated 05-07-10 (K22-D013)**

Dear Mr. Clark,

Based upon the information provided in your submittal received 05-07-10, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. A 24-foot wide drive aisle is required for all two directional traffic. Please widen the 22.5-foot wide drive aisle to 24 feet.
2. Please list the width and length for all parking spaces.
3. Keyed note 1 should refer to CoA standard 2426, not 2440.
4. Clarify the ADA accessible pathway from the handicapped parking spaces to the building. Will a ramp be required? Please remove the concrete wheel stop in the van access aisle.
5. Include two copies of the traffic circulation layout at the next submittal.
6. Provide details for the existing iron fence. Will this fence interfere with the sight distance of the entrance? - in ROW, need encroachment agreement
7. Clarify the edge of existing asphalt in the northeast corner of the site.
8. A 6-foot wide, ADA accessible, pedestrian pathway is required from the right of way to the building.
- ~~9. All ramps located within City of Albuquerque right of way must have truncated domes.~~ → See legend & notes

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

Sincerely,

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

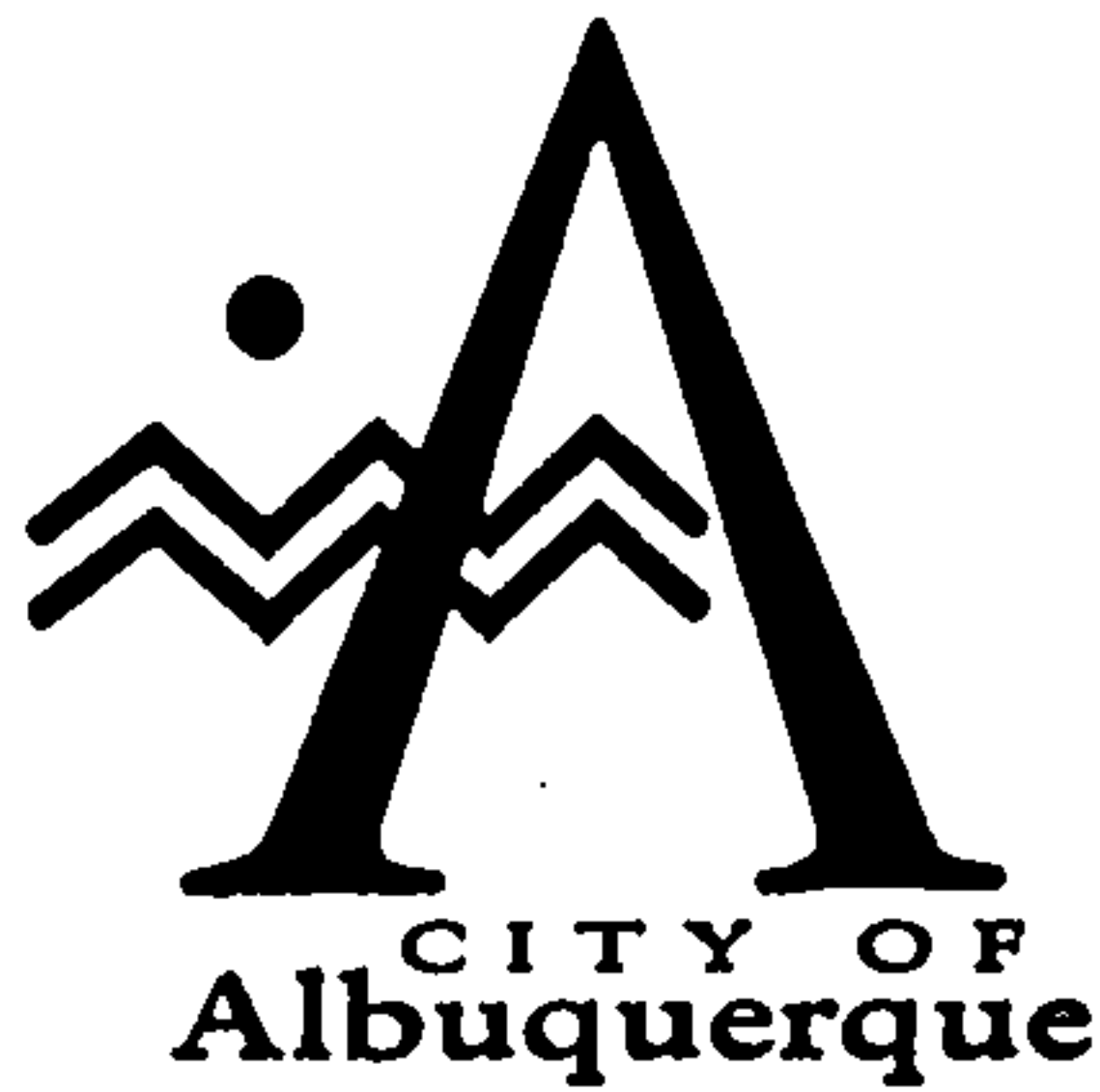
C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



June 3, 1998

Celia Tomlinson
Rhombus PA
2620 San Mateo NE Suite B
Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN FOR JACK DANIELS BUILDING (K22-D13) REVISION
DATED 4/28/98

Dear Ms. Tomlinson:

Based on the information provided on your April 28, 1998 resubmittal, the above referenced site 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 I can be of further assistance, please feel free to call me at 924-3986.

C: Andrew Garcia

File

Sincerely

Bernie J. Montoya CE
Associate Engineer

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

PROJECT TITLE: JACK DANIEL BLDGS. ZONE ATLAS/DRNG. FILE #: K-22 0013

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TRACT A-2, BLOCK 15 FOOTHILL ESTATES

CITY ADDRESS: COPPER AVENUE NE, EAST OF MOUNTAINVIEW ST. NE

ENGINEERING FIRM: RHOMBUS P.A. CONTACT: CELIA TOMLINSON

ADDRESS: 2620 SAN MATEO NE PHONE: 881-6690
SUITE B 87110

OWNER: JACK DANIEL CONTACT: JACK DANIEL

ADDRESS: 13500 CEDAR BROOK NE 87111 PHONE: NONE

ARCHITECT: RICHARD MOELLER CONTACT: RICHARD MOELLER

ADDRESS: 3737 BIG BEND ROAD NE PHONE: 294-2891
87111

SURVEYOR: RHOMBUS P.A. CONTACT: CELIA TOMLINSON

ADDRESS: 2620 SAN MATEO NE PHONE: 881-6690
SUITE B

CONTRACTOR: NA CONTACT: _____

ADDRESS: _____ PHONE: _____

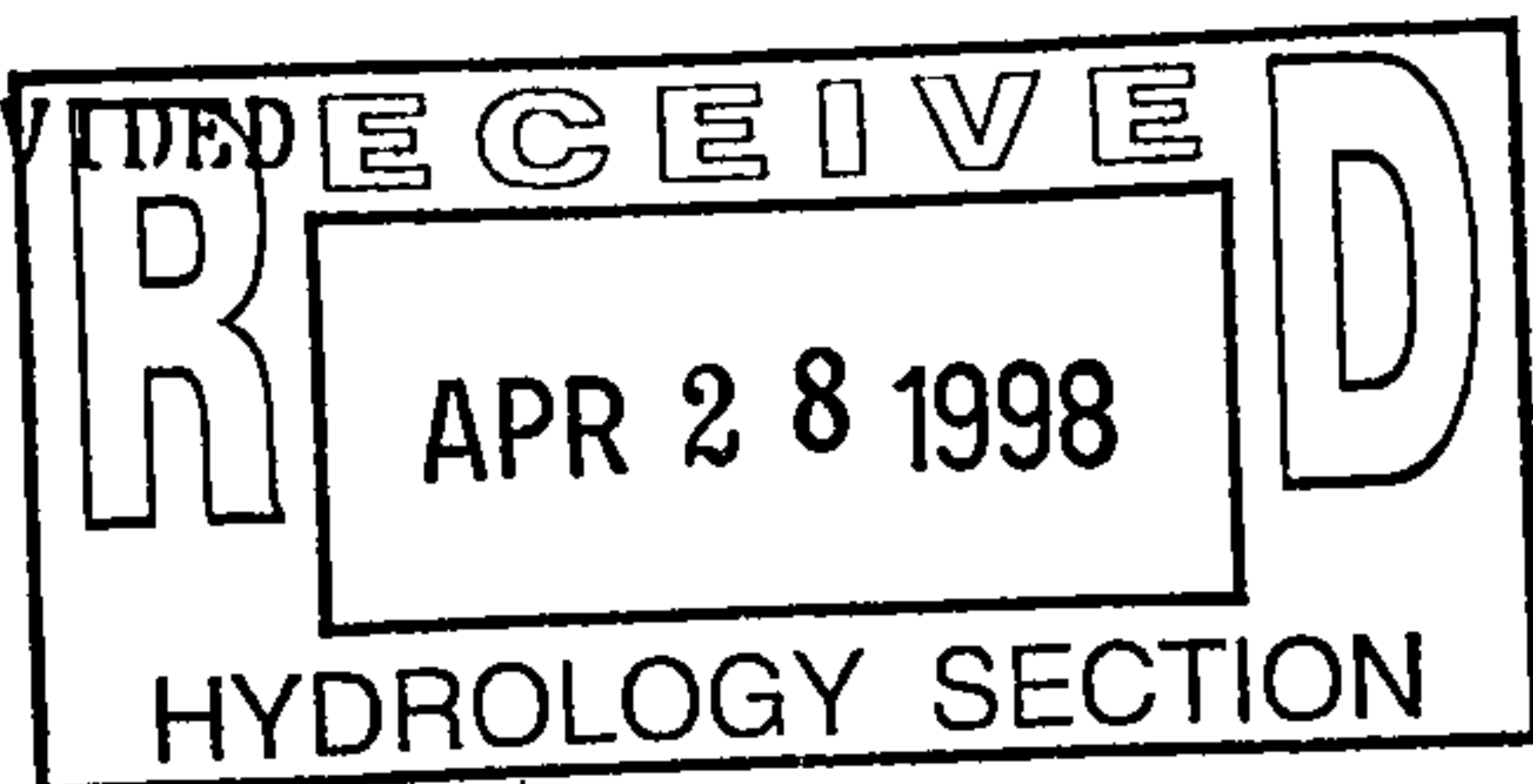
TYPE OF SUBMITTAL:

- _____ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- _____ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- _____ EROSION CONTROL PLAN
- _____ ENGINEER'S CERTIFICATION
- _____ OTHER _____

PRE-DESIGN MEETING:

- ☒ YES By phone with Lisa Marwill
- _____ NO

COPY PROVIDED _____



CHECK TYPE OF APPROVAL SOUGHT:

- _____ SKETCH PLAT APPROVAL
- _____ 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
- _____ S.A.D. DRAINAGE REPORT
- _____ DRAINAGE REQUIREMENTS
- _____ SUBDIVISION CERTIFICATION
- _____ OTHER _____ (SPECIFY)

DATE SUBMITTED: 4/28/98

BY: Celia J. Tomlinson



April 27, 1998

Mr. Bernie Montoya
Hydrology
CITY OF ALBUQUERQUE
P. O. Box 1293
Albuquerque, NM 87103

SUBJECT: JACK DANIELS BUILDINGS (K22-D13)

Dear Mr. Montoya:

Thank you for your review comments dated 4/22/98 which we address chronologically, as follows:

1. Top of curb and flow line elevations on Copper are now shown.
2. Downstream capacity is analyzed in the revised text. Attached is the topographic map showing the basin that contributes to the alley.
3. The site's developed flows will not impact the property west of the alley. The existing wall is now shown on the drawing. In addition there exists 4 feet of dirt between the curb and the wall and the downstream analysis indicates the alley has more than adequate capacity to contain the water.
4. Treatment "C" is used because the parcel was graded and compacted in 1979 in accordance with a previously approved drainage and grading plan.
5. The condition of the existing alley is described in the revised text.
6. The TBM is now shown in mean sea level elevation, at the southeast corner of the lot.
7. Section A-A showing the transition between the proposed and existing curbs and pavements has been added to the drawing.

We appreciate your expeditious review of our project.

Sincerely,


CELIA S. TOMLINSON





April 22, 1998

Celia Tomlinson
Rhombus PA
2620 San Mateo NE Suite B
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR JACK DANIELS BUILDINGS (K22-D13) ENGINEER'S
STAMP DATED 4/2/98

Dear Ms. Tomlinson:

Based on the information provided on your April 2, 1998 submittal, listed are some concerns that will need to be addressed prior to final approval:

- ✓ 1. Top of curb and flow line elevations all along Copper Ave..
- ✓ 2. You must analyze down stream capacity.
- ✓ 3. What impact will the flows entering the alley have on the adjacent properties to the west? With the slope given, the flows could jump the curb and have an effect on the private property.
- ✓ 4. If the parcel in it's existing condition is unimproved, why are you using land treatment C ?
- ✓ 5. Narrative on the condition of the existing paved alley.
- ✓ 6. Identify the TBM to full mean sea level designation, and also indicate location on the plan drawing.
- ✓ 7. Indicate the transition between the proposed asphalt areas and the existing alley pavement.

If I can be of further assistance, please feel free to contact me at 924-3986

C: Andrew Garcia
File

Sincerely
Bernie J. Montoya
Bernie J. Montoya CE



April 22, 1998

Celia Tomlinson
Rhombus PA
2620 San Mateo NE Suite B
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR JACK DANIELS BUILDINGS (K22-D13) ENGINEER'S
STAMP DATED 4/2/98

Dear Ms. Tomlinson:

Based on the information provided on your April 2, 1998 submittal, listed are some concerns that will need to be addressed prior to final approval:

1. Top of curb and flow line elevations all along Copper Ave.. ✓
2. You must analyze down stream capacity.
3. What impact will the flows entering the alley have on the adjacent properties to the west? With the slope given, the flows could jump the curb and have an effect on the private property.
4. If the parcel in it's existing condition is unimproved, why are you using land treatment C ?
5. Narrative on the condition of the existing paved alley.
6. Identify the TBM to full mean sea level designation, and also indicate location on the plan drawing.
7. Indicate the transition between the proposed asphalt areas and the existing alley pavement.

If I can be of further assistance, please feel free to contact me at 924-3986

C: Andrew Garcia
File

Sincerely
Bernie J. Montoya
Bernie J. Montoya CE

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

PROJECT TITLE: JACK DANIEL BLDGS. ZONE ATLAS/DRNG. FILE #: K-22 ¹³

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TRACT A-2, BLOCK 15 FOOTHILL ESTATES

CITY ADDRESS: COPPER AVENUE NE, EAST OF MOUNTAINVIEW ST. NE

ENGINEERING FIRM: RHOMBUS P.A. CONTACT: CELIA TOMLINSON

ADDRESS: 2620 SAN MATEO NE PHONE: 881-6690
SUITE B 87110

OWNER: JACK DANIEL CONTACT: JACK DANIEL

ADDRESS: 13500 CEDARBROOK NE 87111 PHONE: NONE

ARCHITECT: RICHARD MOELLER CONTACT: RICHARD MOELLER

ADDRESS: 3737 BIG BEND ROAD NE PHONE: 294-2891
87111

SURVEYOR: RHOMBUS P.A. CONTACT: CELIA TOMLINSON

ADDRESS: 2620 SAN MATEO NE PHONE: 881-6690
SUITE B

CONTRACTOR: NA CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☒ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☒ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

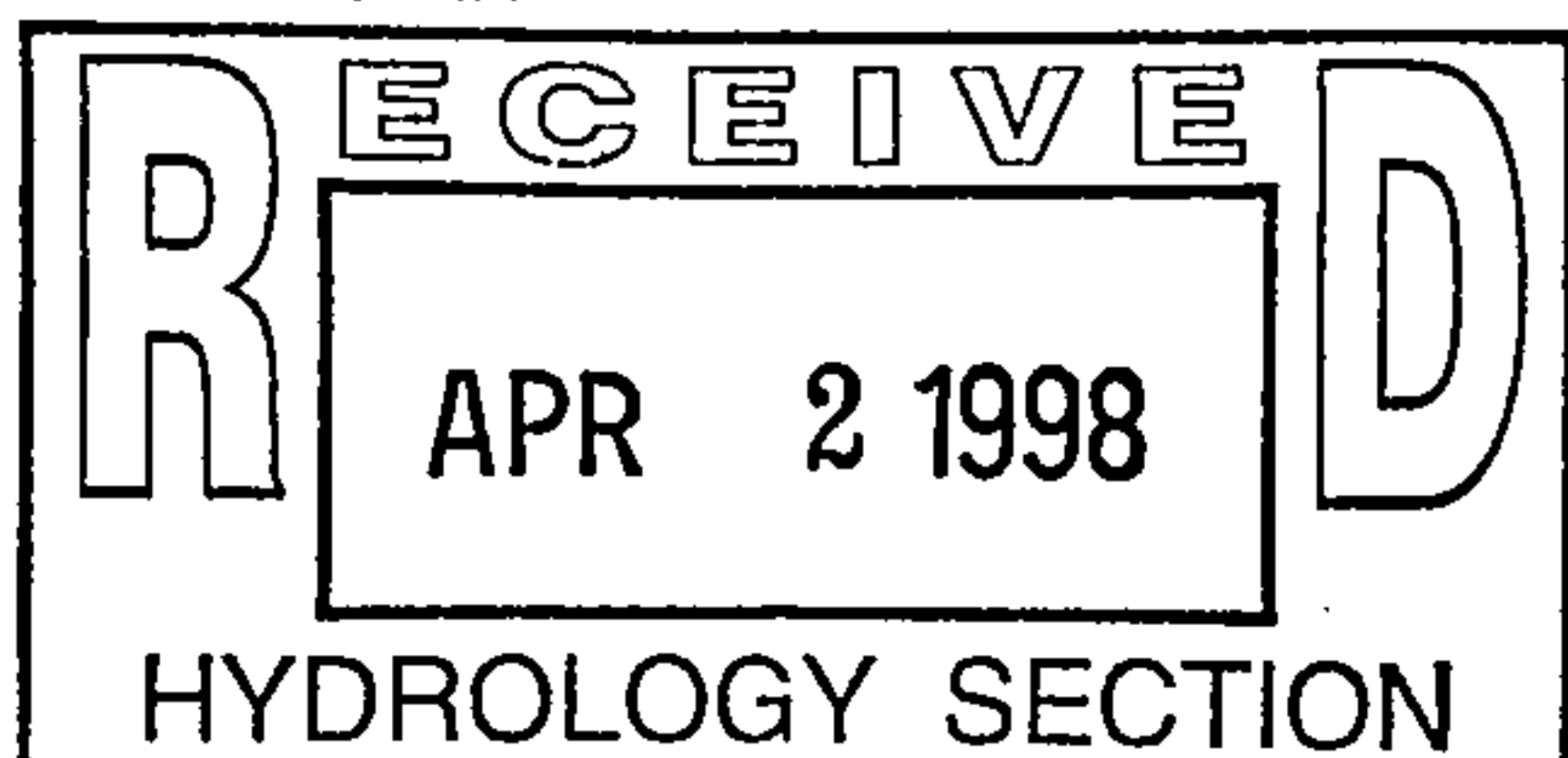
☐ OTHER _____

PRE-DESIGN MEETING:

☒ YES By phone with Lisa Maxwell

☐ NO

☐ COPY PROVIDED



CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☐ 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

☐ S.A.D. DRAINAGE REPORT

☐ DRAINAGE REQUIREMENTS

☐ SUBDIVISION CERTIFICATION

☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 4/2/98

BY: Celia J. Tomlinson