



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 2, 2002

Mike Walla, P.E.
Walla Engineering Ltd.
6100 Indian School Rd NE Suite 210
Albuquerque, New Mexico 87110

RE: CUMBRE CONSTRUCTION (K-22/D51)
(541 Paisano NE)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 8/14/2001
ENGINEERS CERTIFICATION DATED 1/4/2002

Dear Mr. Walla:

Based upon the information provided in your Engineers Certification submittal dated 1/4/2002, and based on the approval of the State Highway Department "Airspace Agreement" executed 4/2/2002, the above referenced site is approved for a Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Public Works Department
BA

C: Vickie Chavez, COA
✓ Drainage file
approval file

Project Number: FI-040-3(52)167
Station Number: Sta 364+06.92
Location: I-40/Juan Tabo Road off Paisano Street
Provider Number: _____

AIRSPACE AGREEMENT

THIS AGREEMENT, effective as of 2nd day of April, 2002, by and between the NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT, P.O. Box 1149, Santa Fe, New Mexico, 87504-1149, (hereinafter "Department") and **PAISANO PARTNERS LLC, 541 PAISANO NE, ALBUQUERQUE, NEW MEXICO 87123, RICHARD J. BERRY, OWNER, TELEPHONE #: (505) 298-2019** (hereinafter "PERMITTEE").

WITNESSETH:

WHEREAS, for purposes of this Agreement, "Airspace" is defined as that space located above, at or below the highway's established gradeline lying within the approved right of way limits; and

WHEREAS, Permittee desires to use highway right of way at the below referenced location for a **Drainage Structure**, in a manner not inconsistent with or detrimental to Department's statutory obligations for highway control and maintenance and in compliance with Municipal or County customs, ordinances, zoning and agreements;

NOW, THEREFORE, the parties agree as follows:

1. DEPARTMENT AGREES:

- a. To permit the following described right of way to be used for a **Drainage structure**:

The structure consists of a 10" SDR35 pipe extending into the pond. The pipe is surrounded by a three foot wide by one-foot deep wire enclosed gabion basket. The basket is filled with rip rap and has geotextile fabric at the bottom. The rip rap extends above the pipe approximately eleven feet and below the pipe into the pond approximately twelve feet.

- b. In consideration of Permittee's performance under the terms and conditions of this Agreement, to permit the described Airspace to be used for a period of **FIVE (5) YEARS** from the date of possession unless the Agreement is otherwise terminated or revoked as provided herein.

- c. To allow Permittee the option of extending the terms of this Agreement for an additional **FIVE (5) YEARS** period by giving **written notice to the Department at least 30 days prior to the expiration of the original term** unless the Agreement is otherwise terminated or revoked as provided herein. If the Permittee fails to give timely notice to the Department, the agreement will be considered null and void. Further, the Permittee will be charged a fee of **\$ 150.00 PER MONTH** for each month the Permittee continues to use the property after the expiration of the term of the lease until vacation of the property, or the signing of a new lease with the Department.

2. PERMITTEE AGREES:

- a. To develop and use the described Airspace solely and exclusively for the purpose of a **Drainage Structure**, in compliance with the attached, incorporated herein as **Exhibit(s) A-1, A-2, A-3, A-4, A-5 and A-6** (Permittee's correspondence and site plan), and with the following conditions.
1. Upon termination of this Agreement, as provided herein, the Department shall have the right to re-enter and repossess the right of way, and upon termination, any permission Permittee may have under this agreement to in any way enter upon or utilize the right of way for any purpose shall extinguish and have no further effect.
 2. No change in the established drainage pattern is authorized. Permittee is responsible for additional flow resulting from Permittee's development of site.
 3. PERMITTEE is solely liable for contamination of soils and/or ground water resulting from PERMITTEE'S activities at the herein described location including, but not limited to, costs of response, costs of site investigation and remediation, damages for injury to, destruction of, or loss of natural resources including the costs of assessing such injury, destruction or loss and/or the costs of any health assessments or health effects study.
 4. In the event the site is abandoned or is not used for the purposes herein set forth for a period of **THIRTY (30) DAYS** after completion of improvements on described Airspace, this Agreement shall be subject to termination.

- b. To pay the Department a rental fee, due in advance, of \$ 100.00 PER YEAR, for the next FIVE (5) YEARS term. At the end of this term, this Agreement may be re-negotiated and a new fee established by the Department for an additional FIVE (5) YEARS term and likewise at the end of each FIVE (5) YEARS term thereafter. Under Section 156, Chapter 1 of Title 23, Surface Transportation and Uniform Relocation Act of 1987, Amended, this fee shall be, as a minimum, based on fair market value. Permittee agrees said fee is subject to change in accordance with fluctuations in fair market value. In determining fair market value, customary methods of market analysis and appraisal may be used and the Department may rely on records of its own costs of acquisition in the vicinity of subject. In the event that the parties cannot reach a negotiated rental fee, this agreement may be terminated as provided herein. This fee is payable annually in advance. The initial payment is due prior to PERMITTE taking possession of the Airspace and subsequently on every anniversary date thereafter.
- c. All rent payments will be tendered to the address below. The Highway Department individual assigned to be the contact person for this Lease Agreement is Property Management Agent Phillip Lujan or whomever holds the position of responsibly for Property Management Leases, Telephone: (505) 827-5167.

The individual assigned to receive payments of rent is:

New Mexico State Highway and Transportation Department

Accounting Services Section, Rm. 129

P.O. Box 1149

Santa Fe, NM 87504-1149

Attn: Anita Aldeis or whomever holds the position of receiving lease payments

Telephone: (505) 827-5209

- d. That the described Airspace shall not be transferred, assigned or conveyed to another party without the prior written approval of the Department which consent will not be

unreasonably withheld. Any attempt by the Permittee to transfer or assign this agreement to another person or entity, without prior written approval of the Department shall cause the agreement to immediately terminate and to be of no further force or effect.

- e. To maintain any improvements, including Drainage Structure, in good condition both as to safety and appearance. Said maintenance shall in no way cause interference with highway use. If in Department's discretion, Permittee fails to adequately maintain the safety and appearance of its improvements, the Department will send written notice for correction to Permittee. After SEVEN (7) DAYS from the date of the written notice, Department may either revoke this Agreement or enter the premises to perform the necessary maintenance work and all such costs shall be reimbursed by Permittee.
- f. To allow entry by authorized Department or Federal Highway Administration representatives or Department's designated representatives when deemed necessary by Department for purposes of inspection, maintenance, reconstruction, placement of permanent structures, facilities and improvements above, on or below the right of way grade line, or for the purpose of insuring compliance with all provisions of this Agreement. In the event Department's activities cause a temporary restriction of Permittee's activities under this Agreement, provided Permittee is in compliance with all provisions of same, this agreement may be extended by a period equal to the period of the temporary restriction or this Agreement may be terminated.
- g. To indemnify Department and hold it harmless from any and all claims of injury to persons or property arising out of the negligent acts, errors and omissions of Permittee, its employees, agents, business invitees and customers in the maintenance and use of the described airspace.
- h. To purchase a policy of comprehensive general liability insurance including contractual liability coverage for its "hold harmless" obligation contained in the preceding paragraph of this Agreement. A CERTIFICATE OF INSURANCE showing the

required coverage will be provided prior to execution of this Agreement and upon demand, Permittee will furnish a copy of its policy to Department.

- i. That Permittee will not enter into possession until such time as the required insurance policies are in force with appropriate certificates of insurance having been delivered to the Department containing a statement that the premiums have been paid in full and that the policy will not be canceled without **THIRTY (30) DAYS** notice to Department.
- j. That Permittee for itself, heirs, successors in interest and assigns as a part of the considerations hereof, does hereby covenant and agrees that in the event, he constructs, maintains or otherwise operates facilities on described airspace for a purpose for which a Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits, Permittee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964, and 42 USC, Sections 12101 to 12213 (Americans with Disabilities Act), together with all regulations issued pursuant to those laws, including subsequent amendments. Permittee for itself, its successor in interest and assigns, as a part of the consideration hereof does hereby covenant and agrees that:
 - (1) No person on the ground of race, age, color, sex, national origin or disability shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities;
 - (2) In the construction of any improvements on, over or under such land and the furnishing of services thereon, no person on the ground of race, age, color, sex, national origin or disability shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination;

- (3) Permittee shall use the premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally assisted programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964, and 42 USC, Section 12101 to 12213 (Americans with Disabilities Act) together with all regulations issued pursuant to those laws, including subsequent amendments;
- (4) In the event of breach of any of the above nondiscrimination covenants, the department shall have the right to terminate the Agreement and to re-enter and repossess said land and the facilities thereon and hold the same as if said Agreement had never been made or issued.
- k. That if any provision of this Agreement is violated by Permittee, and after written notice such violation is not corrected within such length of time as is determined reasonable by Department, the Agreement may be revoked by Department.
- l. That if this Agreement is revoked, terminated or canceled as provided herein, Department in its discretion may either accept ownership of the improvements, including the Drainage Structure or it may require removal of all improvements. Removal of improvements, if required, shall be accomplished by Permittee in a manner prescribed by Department and at no cost to the Department or the Federal Highway Administration and within 120 days from the date of the notice. If it becomes necessary for the Department to remove the improvement, the Permittee will be billed for the cost of removal. If this Agreement is terminated, the Department or the Federal Highway Administration shall not be liable or responsible to Permittee in any manner for damages of any nature whatsoever, which may be incurred by Permittee as a result of termination of this Agreement.
- m. The parties herein agree that the Permittee is not entitled to relocation benefits under the New Mexico Relocation Assistance Act, Section 42-3-1 through 42-3-15 NMSA, 1978.

- n. That this Agreement may be terminated for the convenience of either party upon written notice received **THIRTY (30) DAYS** in advance of termination without the necessity of showing the other's breach or default.
- o. That, excepting terms and conditions required by law and regulation, this Agreement may be amended by mutual, written agreement and acceptance of all herein named parties. In the event of a dispute resulting from failure of parties to mutually agree and accept changes to this Agreement, this Agreement may be terminated as provided herein.

IN WITNESS WHEREOF the parties hereto have set their hands and seals on the day and year first above written.

Approved by the State Highway
and Transportation Department's
Environmental Section

on April 2, 2002.

[Signature]
ENVIRONMENTAL

NEW MEXICO STATE HIGHWAY AND
TRANSPORTATION DEPARTMENT
"DEPARTMENT"

on April 2, 2002.

[Signature]
LESTER CISNEROS, CHIEF
RIGHT OF WAY BUREAU

Approved at District Level

on April 2nd, 2002

[Signature]
DISTRICT ENGINEER

"PERMITTEE"

PAISANO PARTNERS LLC

on April 2, 2002.

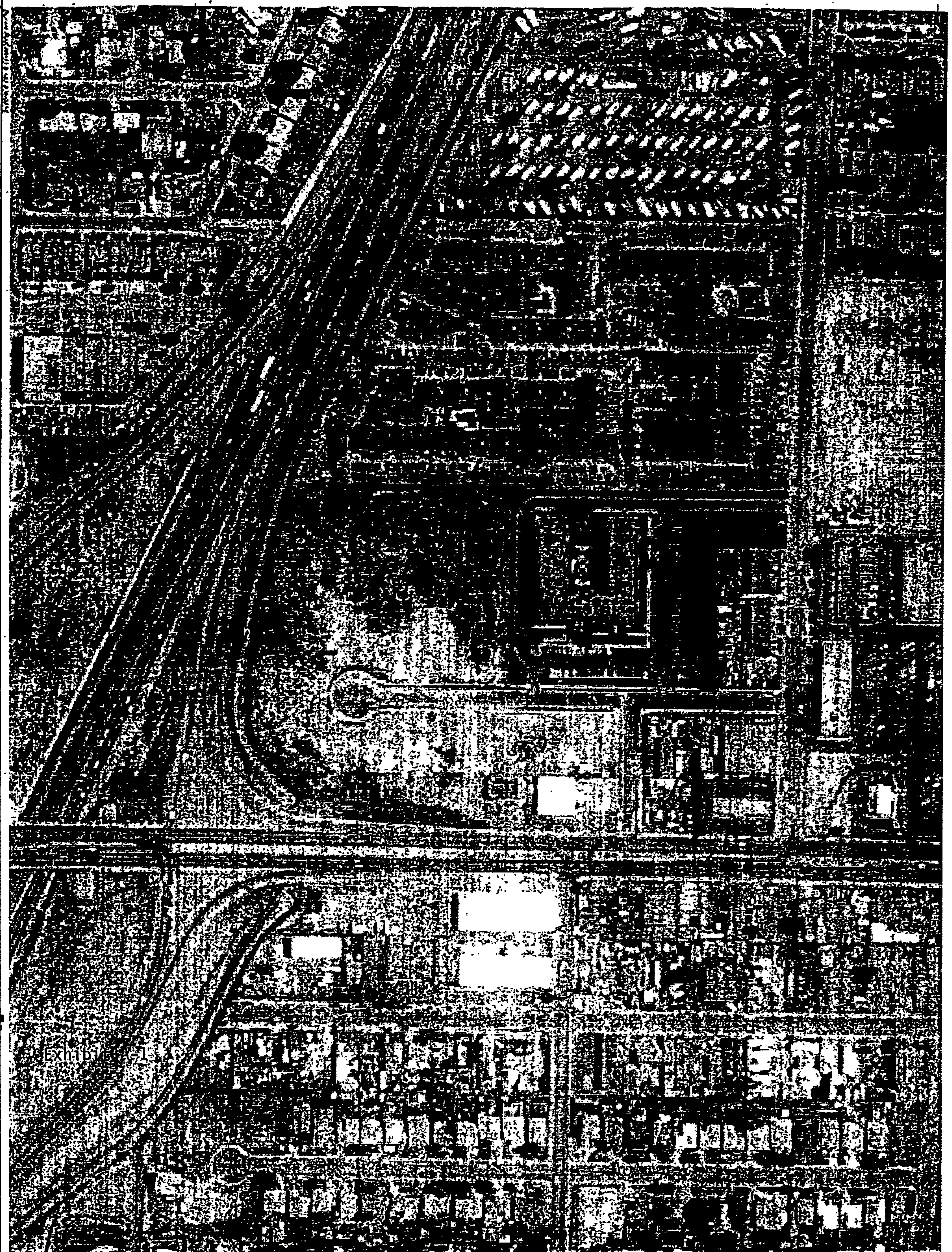
[Signature]
RICHARD J. BERRY
OWNER

Reviewed, and approved, as to
form and legal sufficiency,
by Office of General Counsel

on March 21, 2002.

[Signature]
OFFICE OF GENERAL COUNSEL

Address: Paisano Partners LLC
541 Paisano NE
Albuquerque, New Mexico 87123
Attn: Richard J. Berry



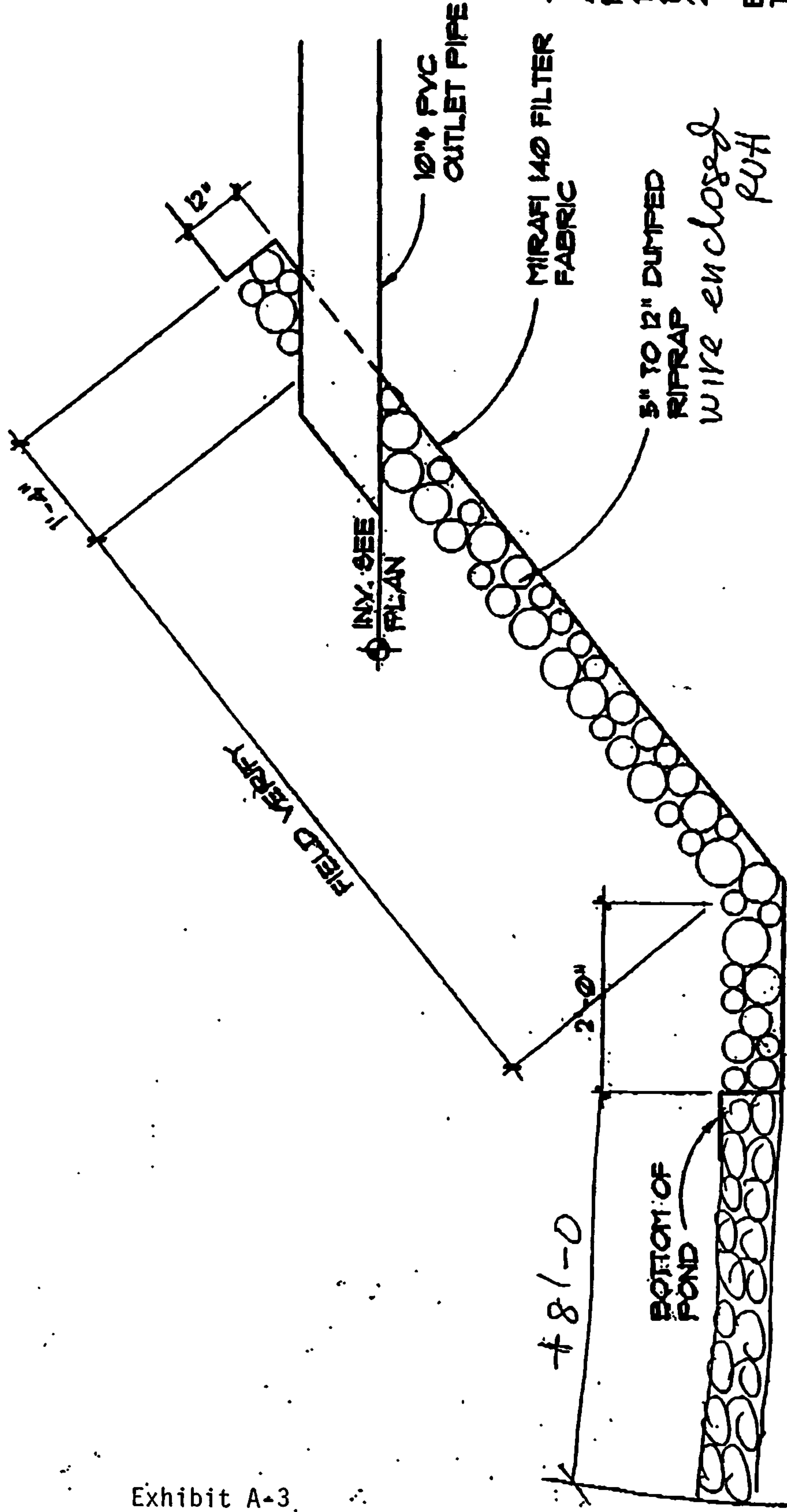
1 DROP INLET SECTION

1
Cl

2
Cl

CONCRETE RANOUN BEG

N.T.S.



HYDRO

ALBUQUERQUE, NM I
PRECIPITATION ZONE
100 - YR Design S
1hr 6hr 24hr 4
2.14 2.60 3.10

EXISTING CONDITIONS TREATMENT CLASS	AREA (ACRE)
A	0.88
B	0.00
C	0.10
D	0.00

TOTALS 0.98

PROPOSED CONDITION TREATMENT CLASS	AREA (ACRE)
A	0.00
B	0.080

3 WIRE ENCLOSED GRAVEL RIPRAP DETAIL

3
Cl

N.T.S.

Exhibit A-3

WATRESS
MURPHY & ASSOCIATES

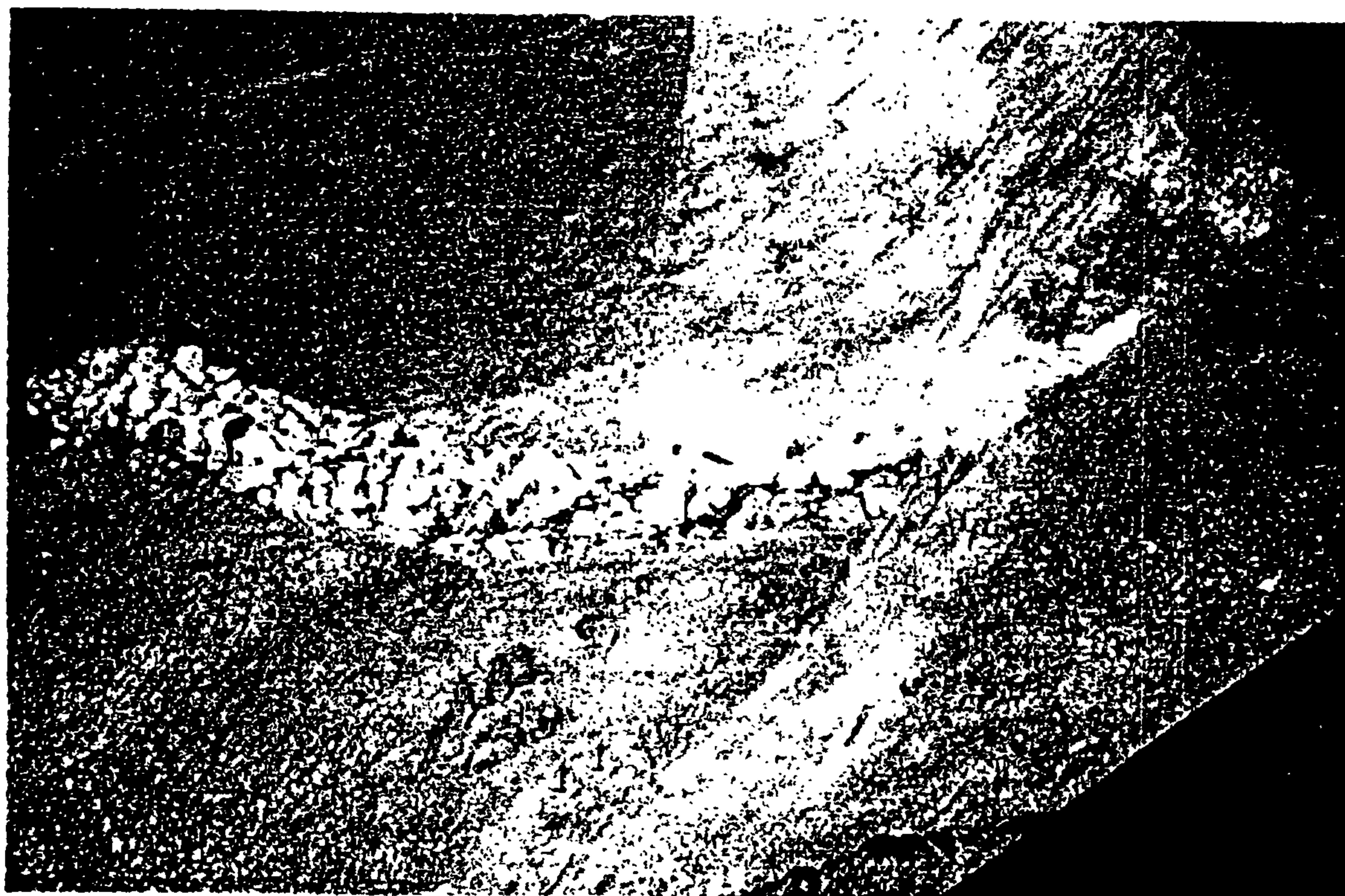
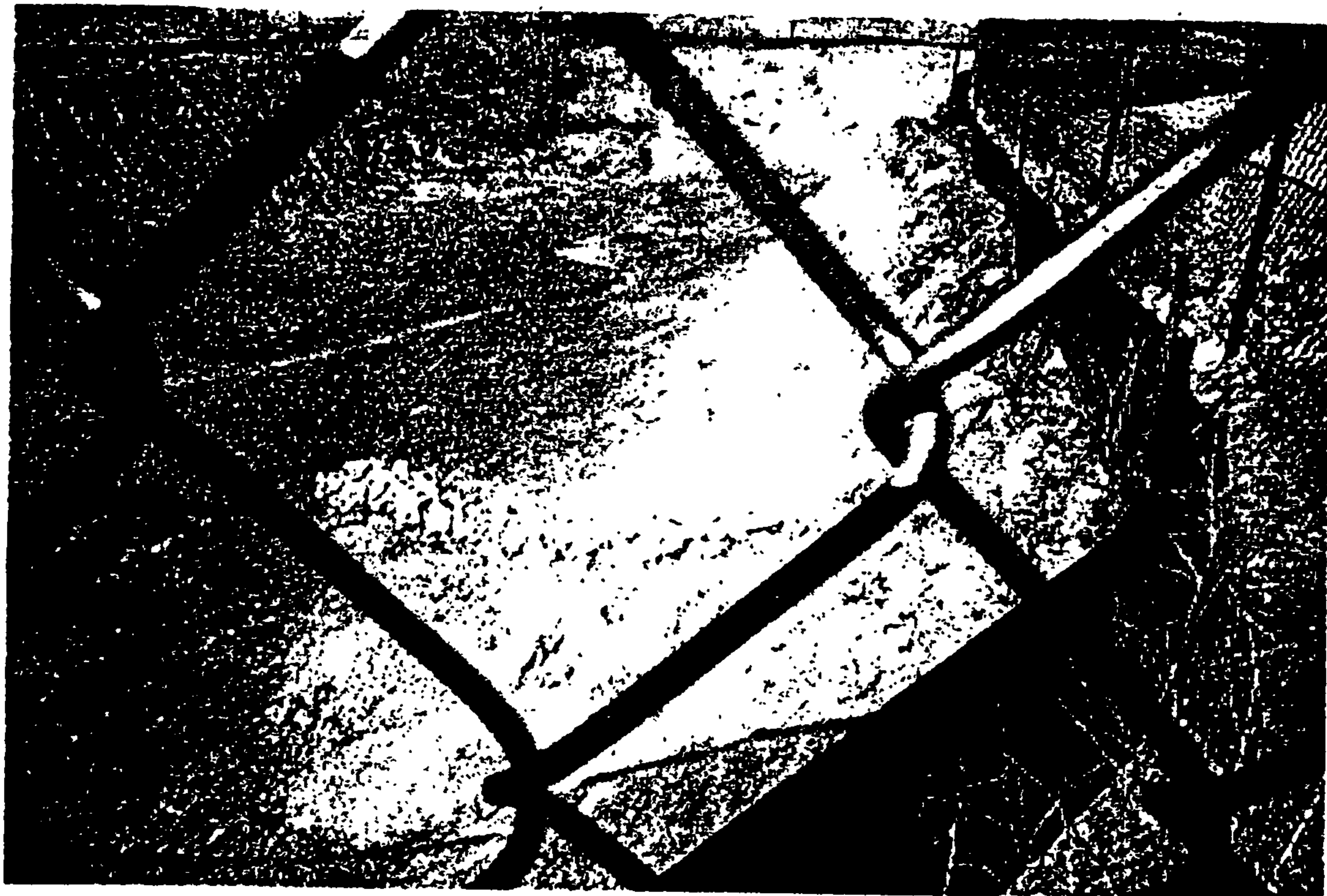
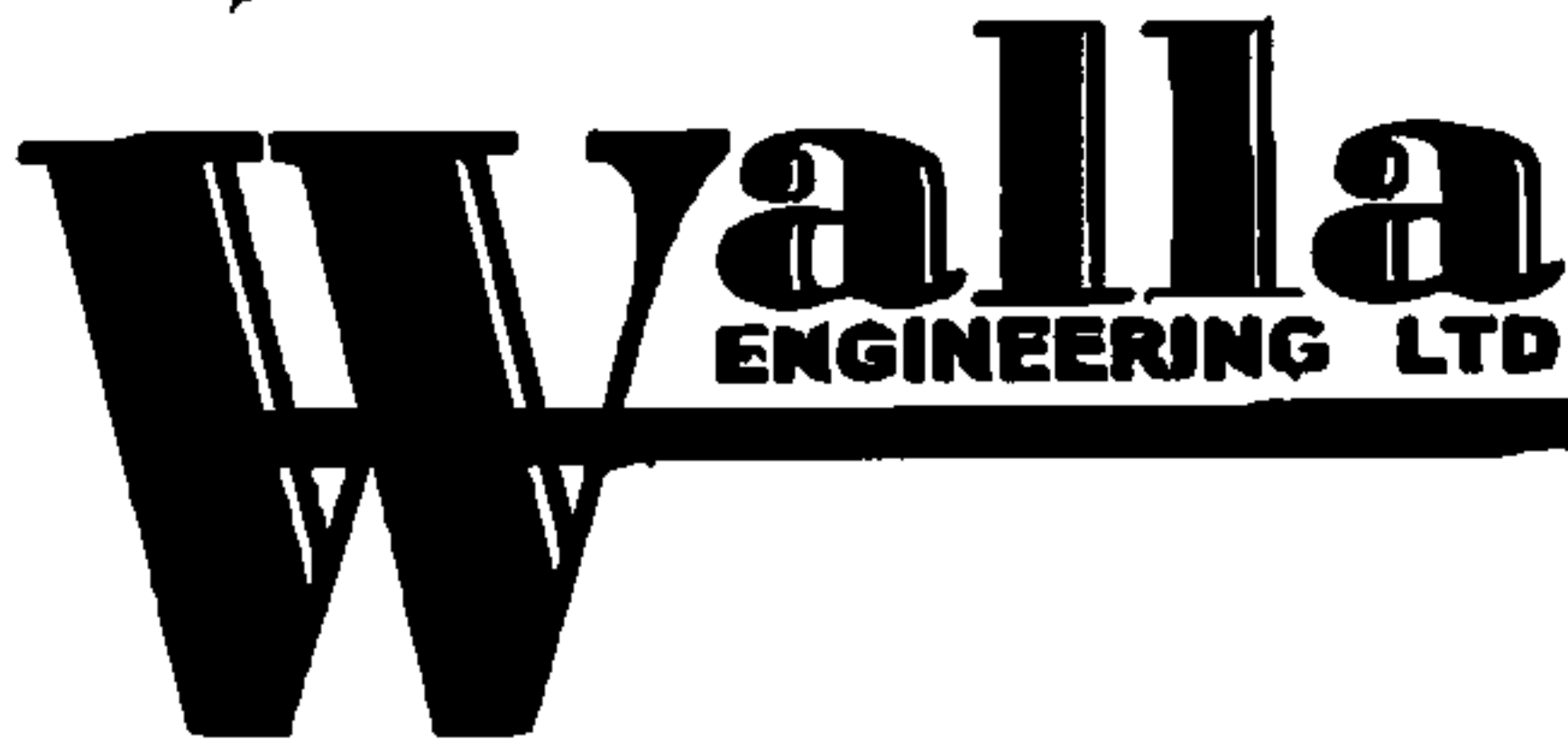


Exhibit A-2



Structural Engineering • Civil Engineering

MEMORANDUM

TO: Ms. Terri Martin
City of Albuquerque

FROM: Mike J. Walla, PE

DATE: March 4, 2002

PROJECT: Cumbre Construction Office Building

PROJECT #: C07-0200

SUBJECT: Certificate of Occupancy

30 DAY EXTENSION OF
Temp CO.
WANTED
3-4-02

Dear Terri,

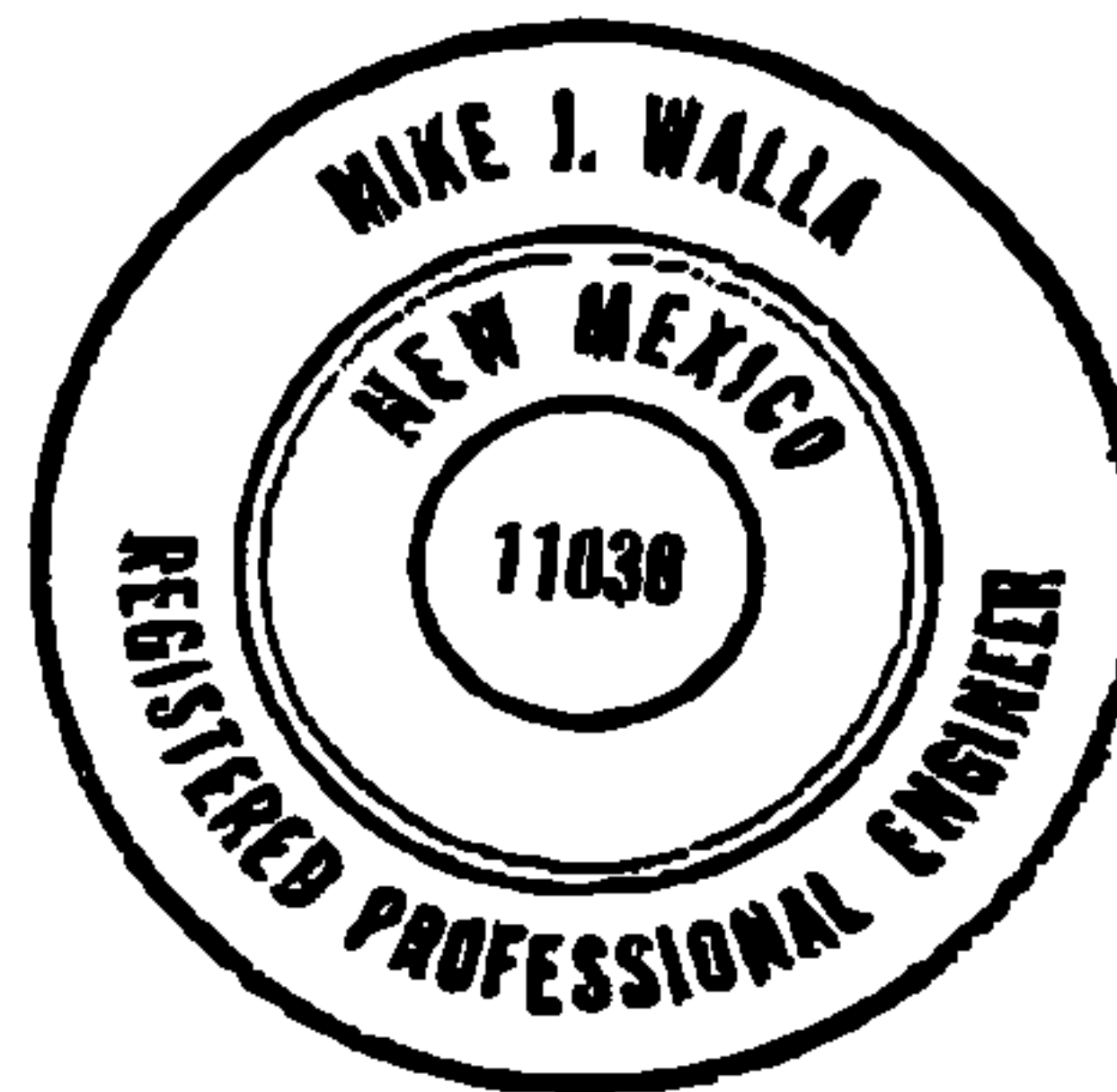
The contractor on this project, Cumbre Construction, is still diligently working to get NMSHTD approval for the small amount of work performed in the right-of-way outside the project property line. This approval has been slow in coming and they wish to request a thirty day extension of the City of Albuquerque Temporary Certificate of Occupancy you issued them while they obtain NMSHTD acceptance of the right-of-way work. I believe Cumbre has completed the work per the design requirements but are still fighting the paperwork battle in obtaining Highway Department approval. As soon as this approval is obtained I will make sure to get documentation to you. Thank you for your understanding in this matter.

Please don't hesitate to contact me if you have any questions regarding this information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike J. Walla', written over a horizontal line.

Mike J. Walla, P.E.
President, Walla Engineering, Ltd.

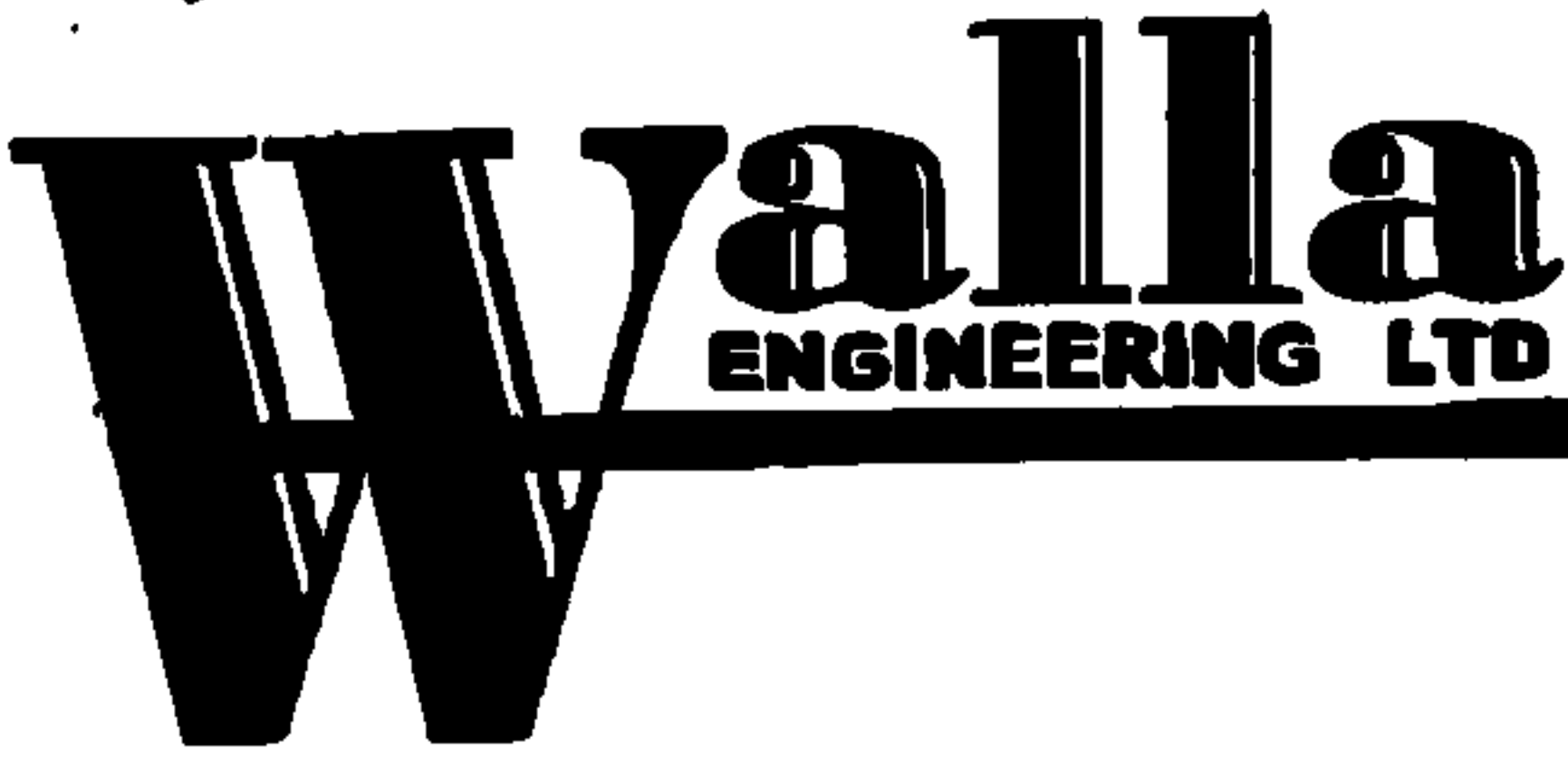


P.C. R.J. Berry, Cumbre Construction

6100 Indian School Road NE • Suite 210
Albuquerque • New Mexico • 87110
(505) 881-3008 • Facsimile (505) 884-5390

Mike J. Walla P.E.

Larry E. Kennedy



Structural Engineering • Civil Engineering

FAX COVER SHEET

Project: CUMBRE CONSTR. OFFICE Project # _____
To: TERRI MARTIN @ C.O.A. Date: 3/4/02
copy: R.J. BERRY Fax No. 924-3364
298-2034

From: MIKE WALLA

No. of pages (Including Cover Page): 2

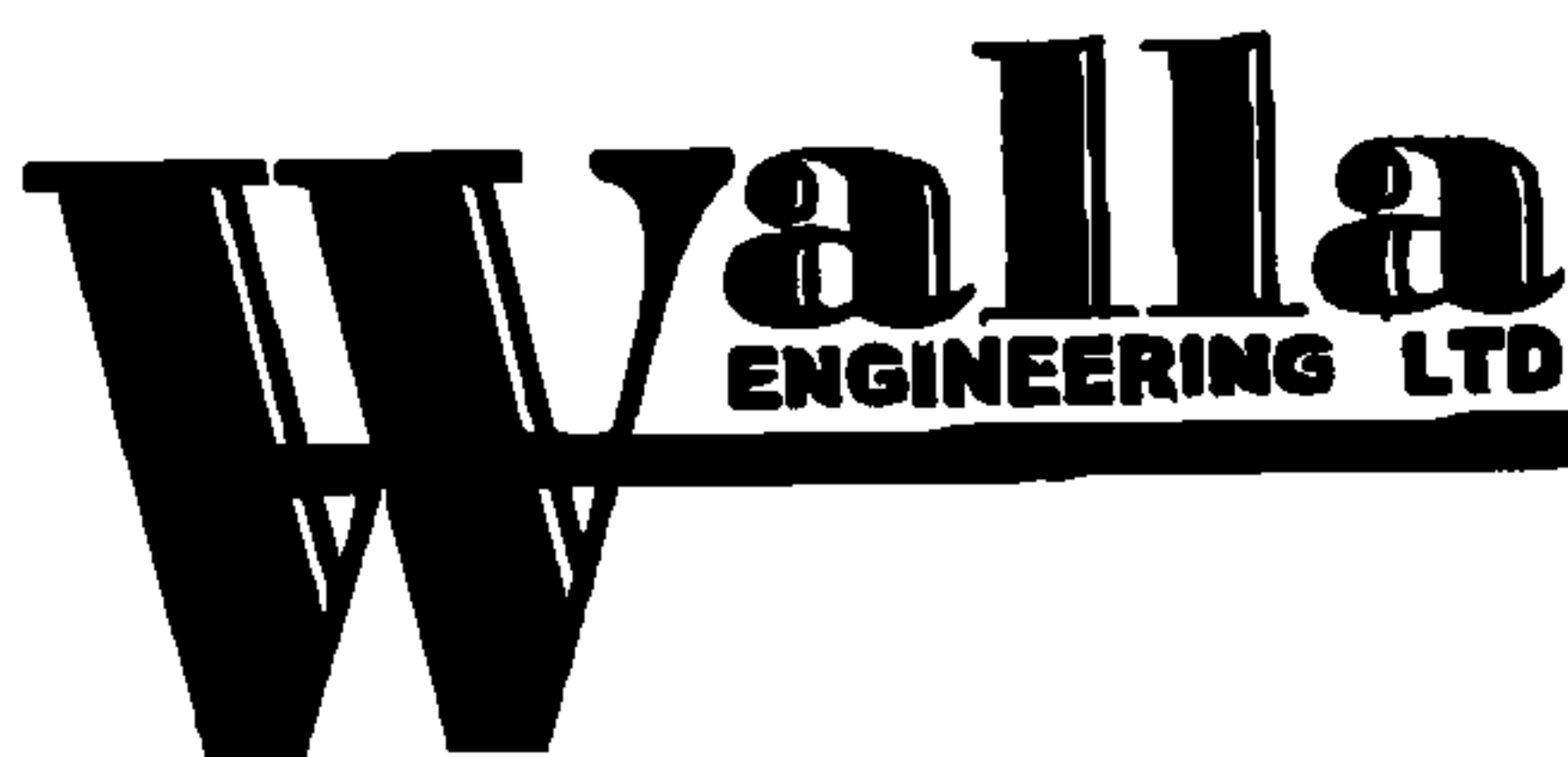
Comments REQUEST LETTER - 2ND TIME

IF INCOMPLETE OR UNREADABLE PLEASE CONTACT US AT (505) 881-3008

6100 Indian School Road NE • Suite 210
Albuquerque • New Mexico • 87110
(505) 881-3008 • Facsimile (505) 884-5390

Mike J. Walla P.E.

Larry E. Kennedy



Structural Engineering • Civil Engineering

MEMORANDUM

TO: Ms. Terri Martin
City of Albuquerque

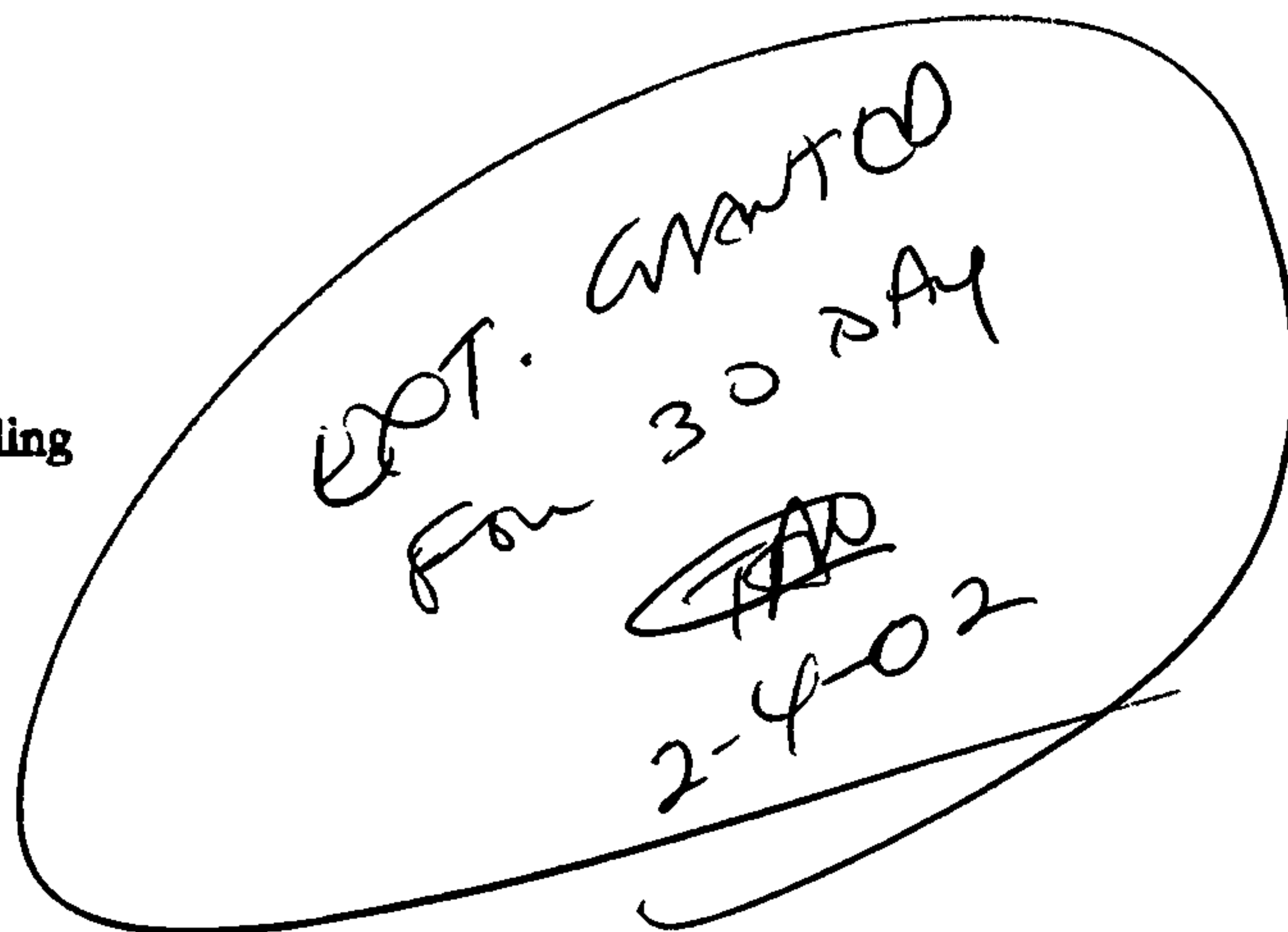
FROM: Mike J. Walla, PE

DATE: February 4, 2002

PROJECT: Cumbre Construction Office Building

PROJECT #: C07-0200

SUBJECT: Certificate of Occupancy



Dear Terri,

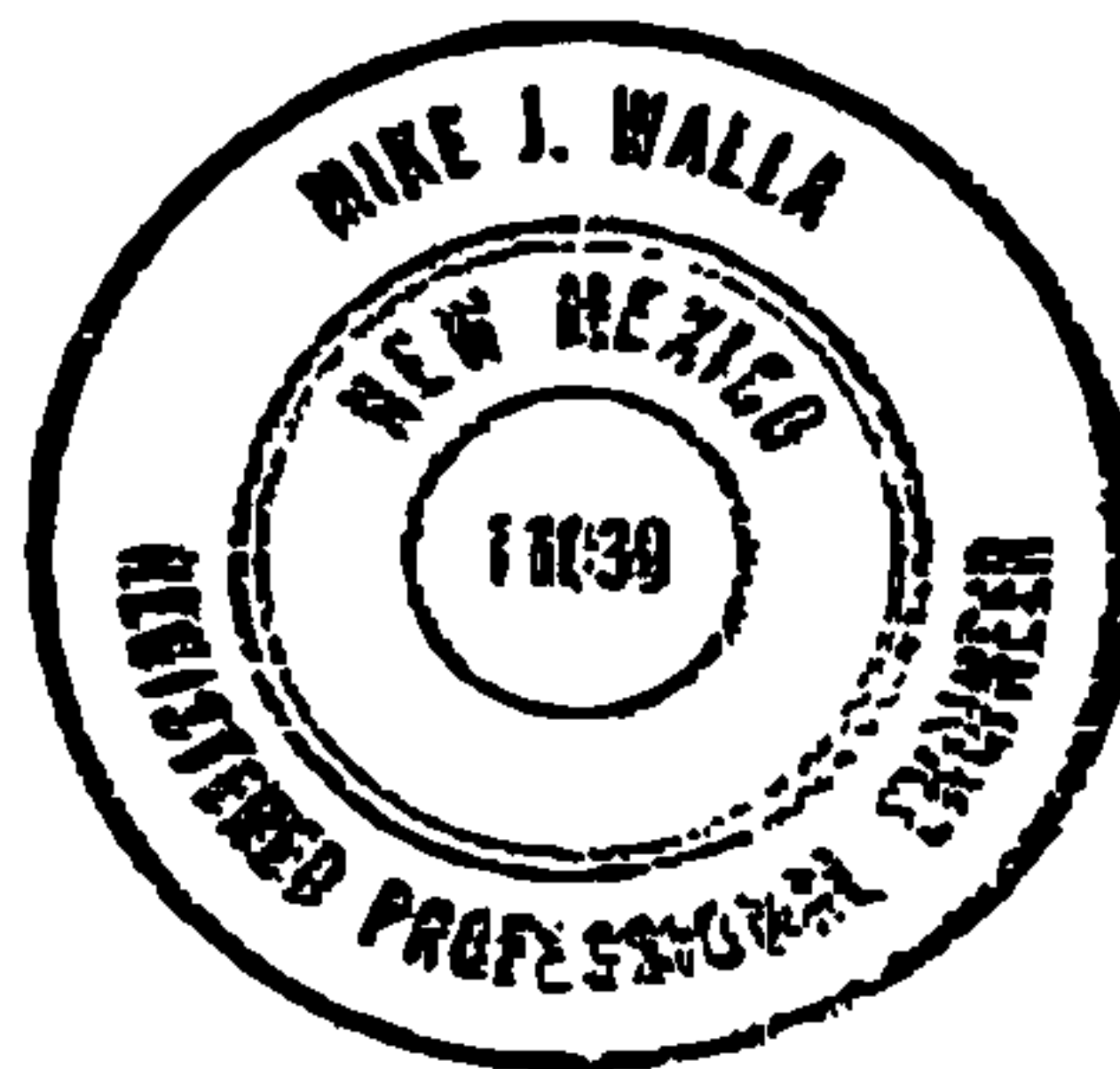
The contractor on this project, Cumbre Construction, is diligently working to get NMSHTD approval for the small amount of work performed in the right-of-way outside the project property line. This approval has been slow in coming and they wish to request a thirty day extension of the City of Albuquerque Temporary Certificate of Occupancy you issued them while they obtain NMSHTD acceptance of the right-of-way work. I believe Cumbre has completed the work per the design requirements but are fighting the paperwork battle in obtaining Highway Department approval. As soon as this approval is obtained I will make sure to get documentation to you. Thank you for your understanding in this matter.

Please don't hesitate to contact me if you have any questions regarding this information.

Sincerely

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Mike J. Walla, P.E.
President, Walla Engineering, Ltd.

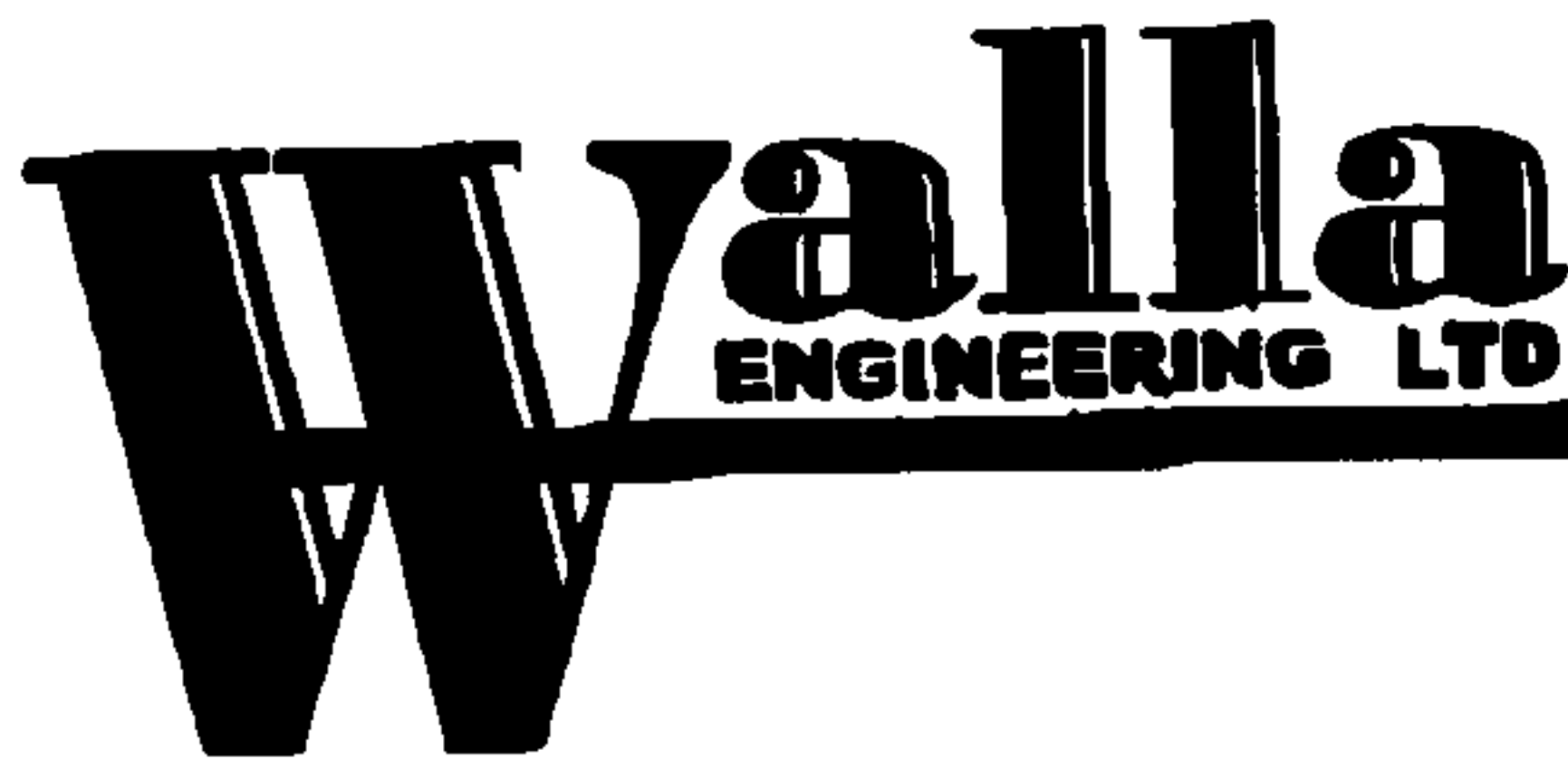


P.C. R.J. Berry, Cumbre Construction

6100 Indian School Road NE Suite 210
Albuquerque New Mexico 87110
(505) 881-3008 Facsimile (505) 884-5390

Mike J. Walla P.E.

Larry E. Kennedy



Structural Engineering • Civil Engineering

FAX COVER SHEET

Project: CUMBRE CONSTRUCTION BAG Project # _____
To: TERRI MARTIN Date: 2/4/02
@ CITY OF ALBUQ Fax No. 924.3864
COPY: R.J. BERRY @ CUMBRE 298-2034

From: MIKE WALLA

No. of pages (Including Cover Page): 2

Comments REQUEST LETTER

IF INCOMPLETE OR UNREADABLE PLEASE CONTACT US AT (505) 881-3008

6100 Indian School Road NE Suite 210
Albuquerque New Mexico 87110
(505) 881-3008 Facsimile (505) 884-5390

Mike J. Walla P.E.

Larry E. Kennedy



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 4, 2002

Mike Walla, P.E.
Walla Engineering Ltd.
6100 Indian School Rd NE Suite 210
Albuquerque, New Mexico 87110

RE: CUMBRE CONSTRUCTION ON JUAN TABO & I-40 (K-22/D51)
CERTIFICATE OF OCCUPANCY APPROVAL-*Temporary*
ENGINEERS STAMP DATED 8/14/2001
ENGINEERS CERTIFICATION DATED 1/4/2002

Dear Mr. Walla:

Based on the information provided in your January 4, 2002 submittal, the above referenced project is approved for a **TEMPORARY** Certificate of Occupancy.

✓ A 30-day Temporary Certificate of Occupancy has been issued in order for you to obtain confirmation that the as-built construction in the detention pond has been accepted by the New Mexico State Highway Department.

✓ Also, please include your seal on the Engineers Certification.

When confirmation has been received by this office, and your Engineers Certification has included your seal, a Permanent Certificate of Occupancy can be issued.

If you have any questions, please feel free to contact me at 924-3981 or Richard Dourte at 924-3990.

Sincerely,

Teresa A. Martin

Teresa A. Martin

Hydrology Plan Checker

Public Works Department

BLB

c: Vickie Chavez, COA
✓ Drainage file
Approval file

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

PROJECT TITLE: CUMBRE CONSTRUCTION ZONE MAP/DRG. FILE #: K-22-DS1
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT B-1, LA CUESTA SUBD'N. ALBUQ, BERN. CTY., NM
CITY ADDRESS: 541 PAISANO NE

ENGINEERING FIRM: WALLA ENGINEERING
ADDRESS: 6100 INDIAN SCHOOL RD NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: MIKE WALLA
PHONE: 881-3008
ZIP CODE: 87110

OWNER: CUMBRE CONSTRUCTION
ADDRESS: 201 ELBANK NE
CITY, STATE: ALBUQ. NM

CONTACT: R.J. BERRY
PHONE: 298-2019
ZIP CODE: 87123

ARCHITECT: JLS
ADDRESS: 1600 RIO GRANDE NW
CITY, STATE: ALBUQ. NM

CONTACT: DAN HETER
PHONE: 246-0870
ZIP CODE: 87104

SURVEYOR: SANDRA LAND SURVEYING
ADDRESS: 6705 GISELE NE
CITY, STATE: ALBUQ. NM

CONTACT: ANDREW MEDINA
PHONE: 828-0858
ZIP CODE: 87109

CONTRACTOR: CUMBRE CONSTRUCTION
ADDRESS: 201 ELBANK NE
CITY, STATE: ALBUQ. NM

CONTACT: R.J. BERRY
PHONE: 298-2019
ZIP CODE: 87123

CHECK TYPE OF SUBMITTAL:

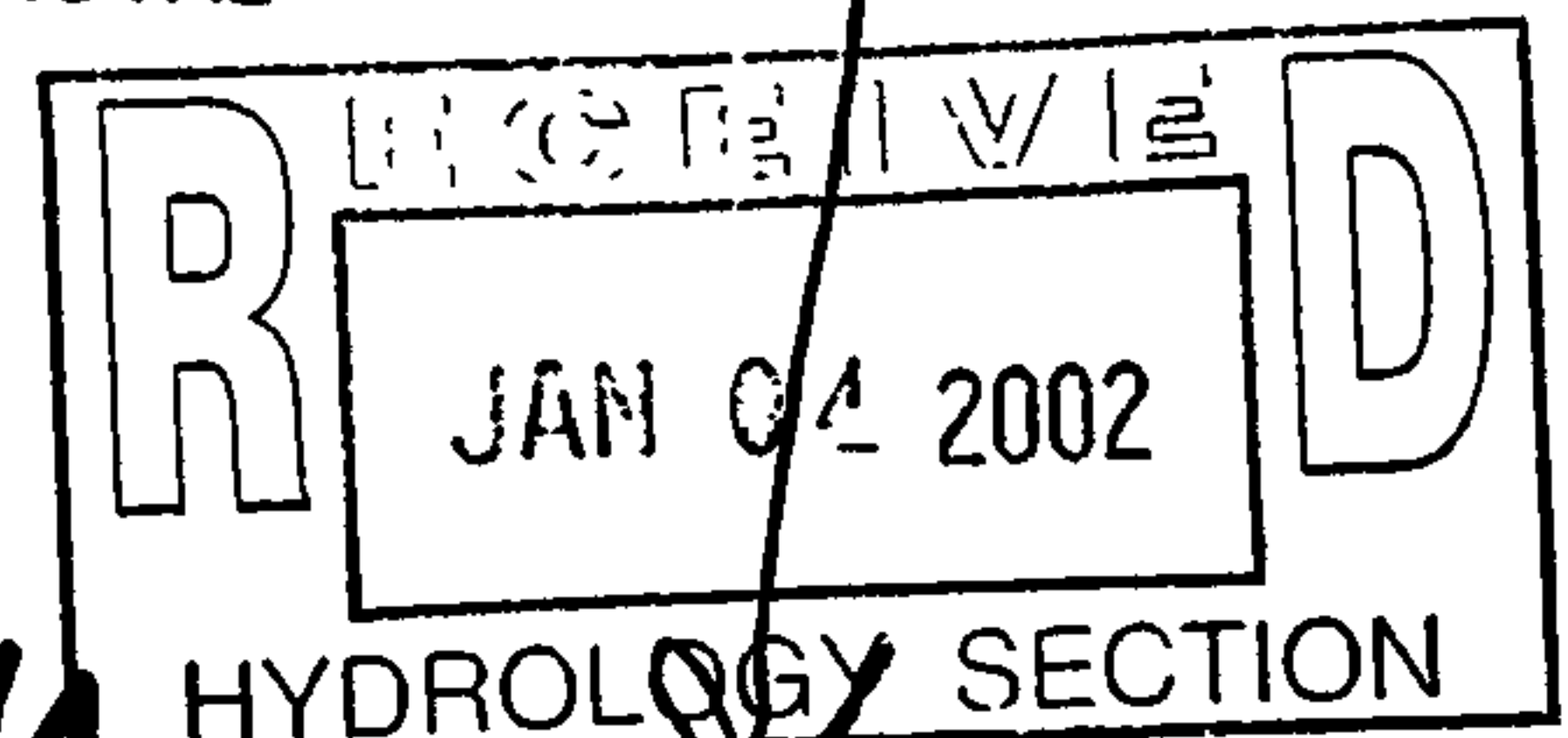
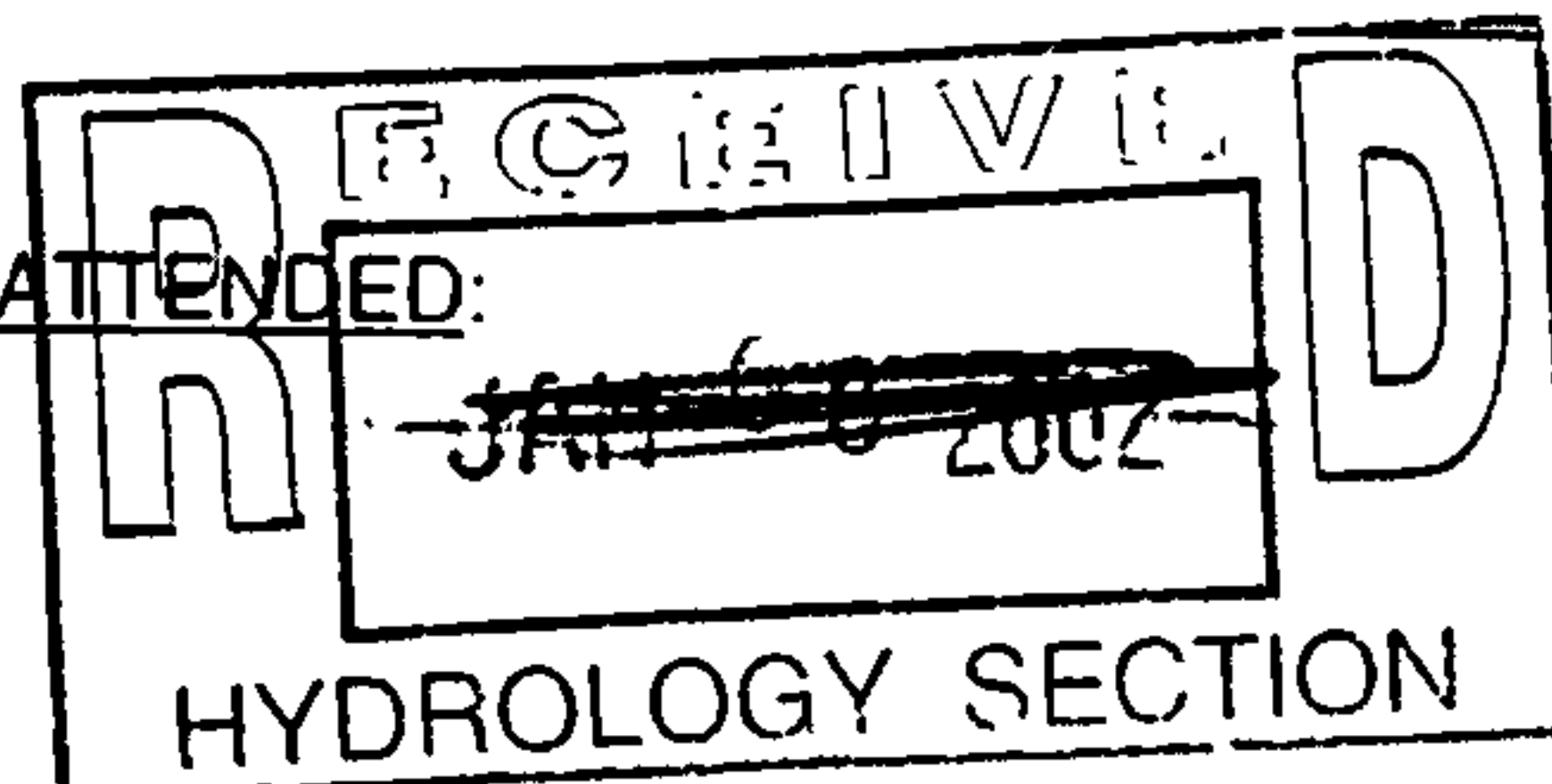
- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☒ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☒ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

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: 1-4-02 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 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
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

PROJECT TITLE: CUMBRE CONSTRUCTION ZONE MAP/DRG. FILE #: K-22
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT B-1, LA CUESTA SUBD'N. ALBUQ, BERN. CTY., NM
CITY ADDRESS: 541 PAISANO NE

ENGINEERING FIRM: WALLA ENGINEERING
ADDRESS: 6100 INDIAN SCHOOL RD NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: MIKE WALLA
PHONE: 881-3008
ZIP CODE: 87110

OWNER: CUMBRE CONSTRUCTION
ADDRESS: 201 EUBANK NE
CITY, STATE: ALBUQ. NM

CONTACT: R.J. BERRY
PHONE: 298-2019
ZIP CODE: 87123

ARCHITECT: JLS
ADDRESS: 1600 RIO GRANDE NW
CITY, STATE: ALBUQ. NM

CONTACT: DAN HETER
PHONE: 246-0870
ZIP CODE: 87104

SURVEYOR: SALMA LAND SURVEYING
ADDRESS: 10705 GIBBLE NE
CITY, STATE: ALBUQ. NM

CONTACT: ANDREW MEDINA
PHONE: 828-0858
ZIP CODE: 87109

CONTRACTOR: CUMBRE CONSTRUCTION
ADDRESS: 201 EUBANK NE
CITY, STATE: ALBUQ. NM

CONTACT: R.J. BERRY
PHONE: 298-2019
ZIP CODE: 87123

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ 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

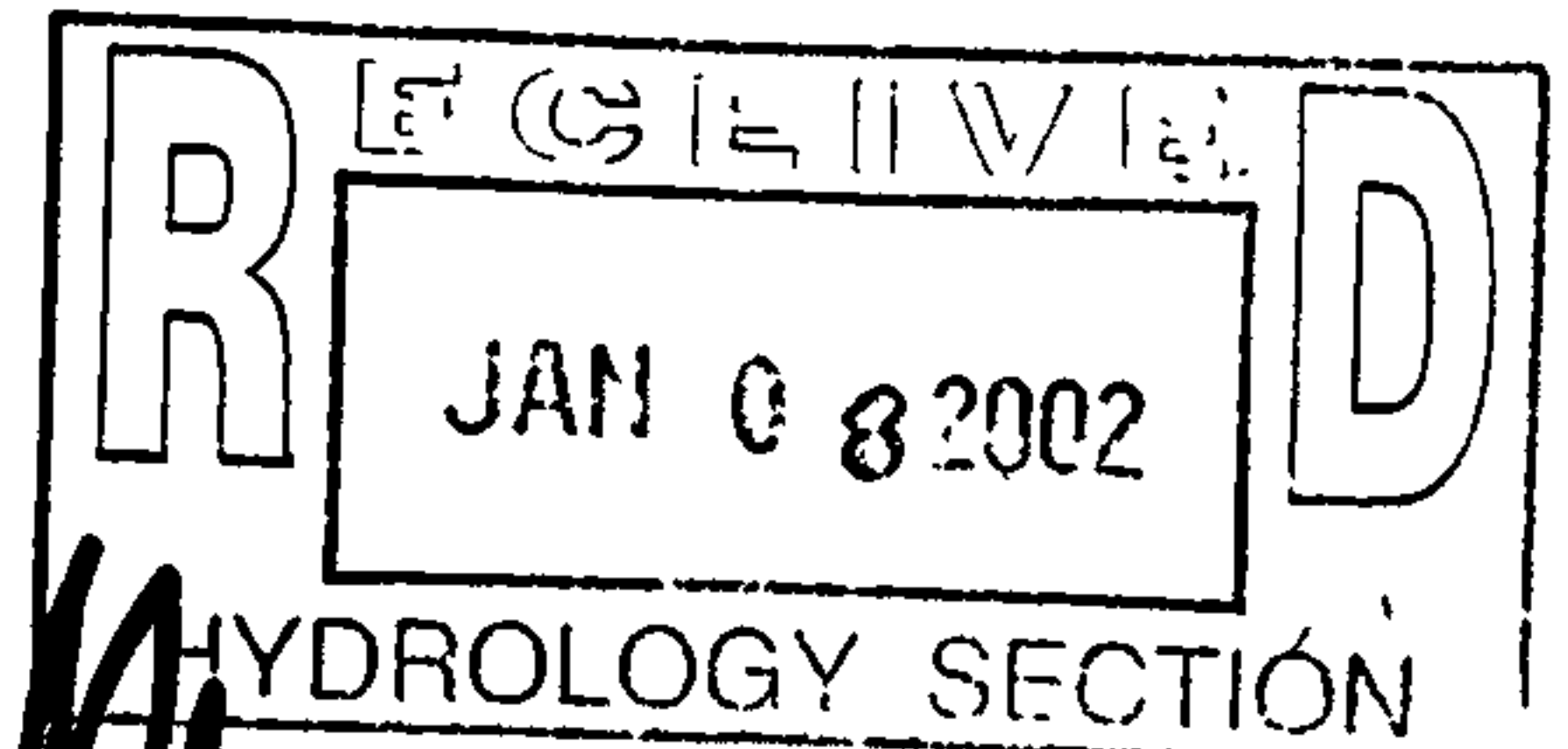
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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: 1-8-02 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 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
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

January 25, 2002

Daniel Herr, Registered Architect
JLS Architects
1600 Rio Grande Blvd. N.W.
Albuquerque, NM 87104

Re: Certification Submittal for Final Building Certificate of Occupancy for
Cumbre Construction Office/Warehouse , [K22 / D051]
541 Paisano N.E.
Architect's Stamp Dated 01/16/02

Dear Mr. Herr:

The TCL / Letter of Certification submitted on January 17, 2002 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

Sincerely,

Mike Zamora
Commercial Plan Checker
Development and Building Services
Public Works Department

c: ~~Engineer~~
Hydrology file
Mike Zamora

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

K-22/DS1

PROJECT TITLE: CUMBRE CONSTRUCTION ZONE MAP/DRG. FILE #: K-22
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT B-1, LA CUESTA SUBD'N. ALBUQ, BERAL CTY, NM
CITY ADDRESS: 541 PAISANO NE

ENGINEERING FIRM: WALLA ENGINEERING
ADDRESS: 6100 INDIAN SCHOOL RD NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: MIKE WALLA
PHONE: 881-3008
ZIP CODE: 87110

OWNER: CUMBRE CONSTRUCTION
ADDRESS: 201 EUBANK NE
CITY, STATE: ALBUQ. NM

CONTACT: R.J. BURRY
PHONE: 298-2019
ZIP CODE: 87123

ARCHITECT: JLS
ADDRESS: 1600 RIO GRANDE NW
CITY, STATE: ALBUQ. NM

CONTACT: DAN HERR
PHONE: 246-0870
ZIP CODE: 87104

SURVEYOR: SALOMA LAND SURVEYING
ADDRESS: 16705 GISCLE NE
CITY, STATE: ALBUQ. NM

CONTACT: ANDREW MEDINA
PHONE: 828-0858
ZIP CODE: 87109

CONTRACTOR: CUMBRE CONSTRUCTION
ADDRESS: 201 EUBANK NE
CITY, STATE: ALBUQ. NM

CONTACT: R.J. BURRY
PHONE: 298-2019
ZIP CODE: 87123

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ~~ENGINEER'S CERTIFICATION (TCL)~~ (ARCHITECT'S)
- ☐ 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)

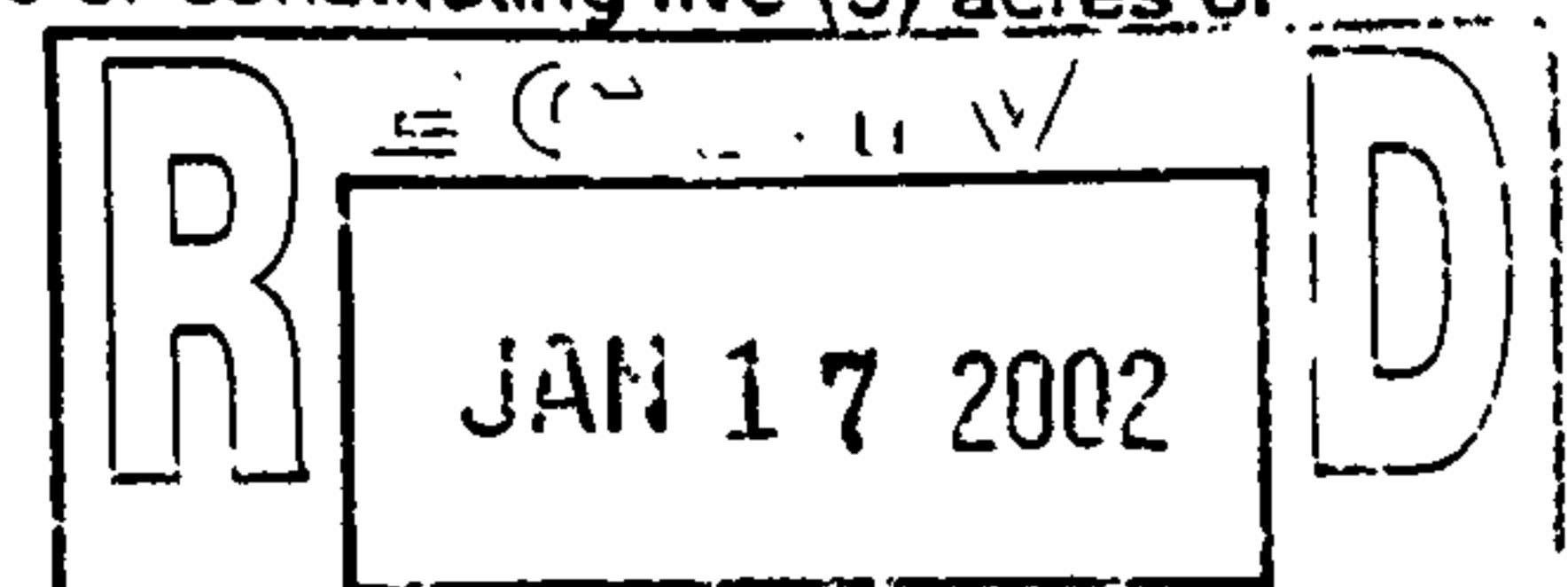
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 1-17-02 BY: Dan Herr

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
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or



4/29/02 - C'd in GT to Vicki; Sent letter dated 1/24/02 - 1/25/02
25

January 16, 2002

Mr. Mike Zamora
City of Albuquerque
Transportation Development Department
600 2nd Street SW
Albuquerque, NM 87102

RE: Traffic Circulation Certification for Cumbre
Construction, 541 Paisano NE

Mr. Zamora:

The traffic circulation for the above referenced project appears to have been constructed in accordance with the City approved construction documents. As-built revisions are clouded on the attached approved TCL.

As noted on the drawing, the wheel stops at the west side of the north lot are not in place, and the spaces are not striped. The area directly to the west of this lot has been covered with 4" of compacted base course and will be used for storage of contractor's equipment.

Per City of Albuquerque Zoning requirements, a total of 16 parking spaces are required for the office building and warehouse building, 19 spaces are provided.

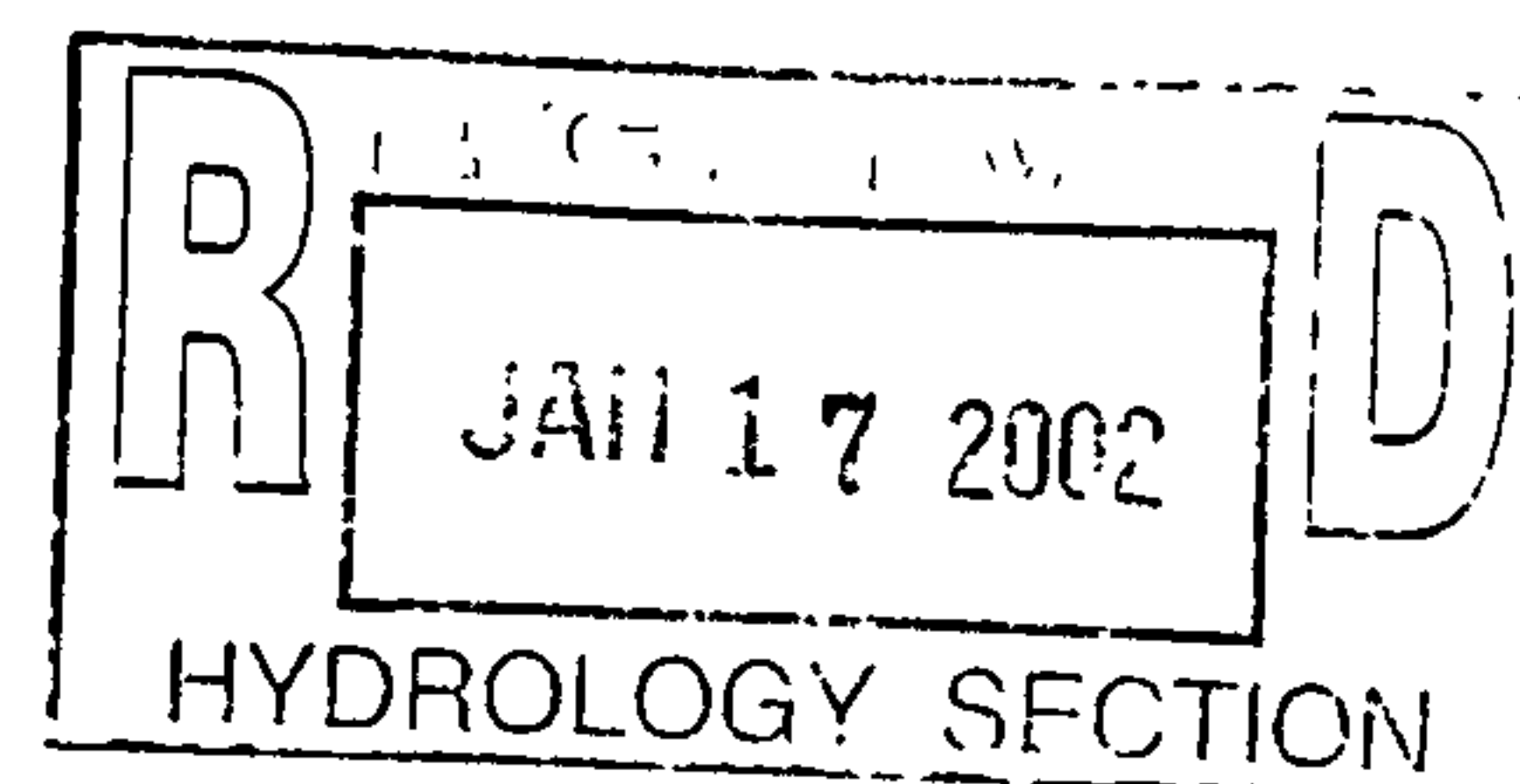
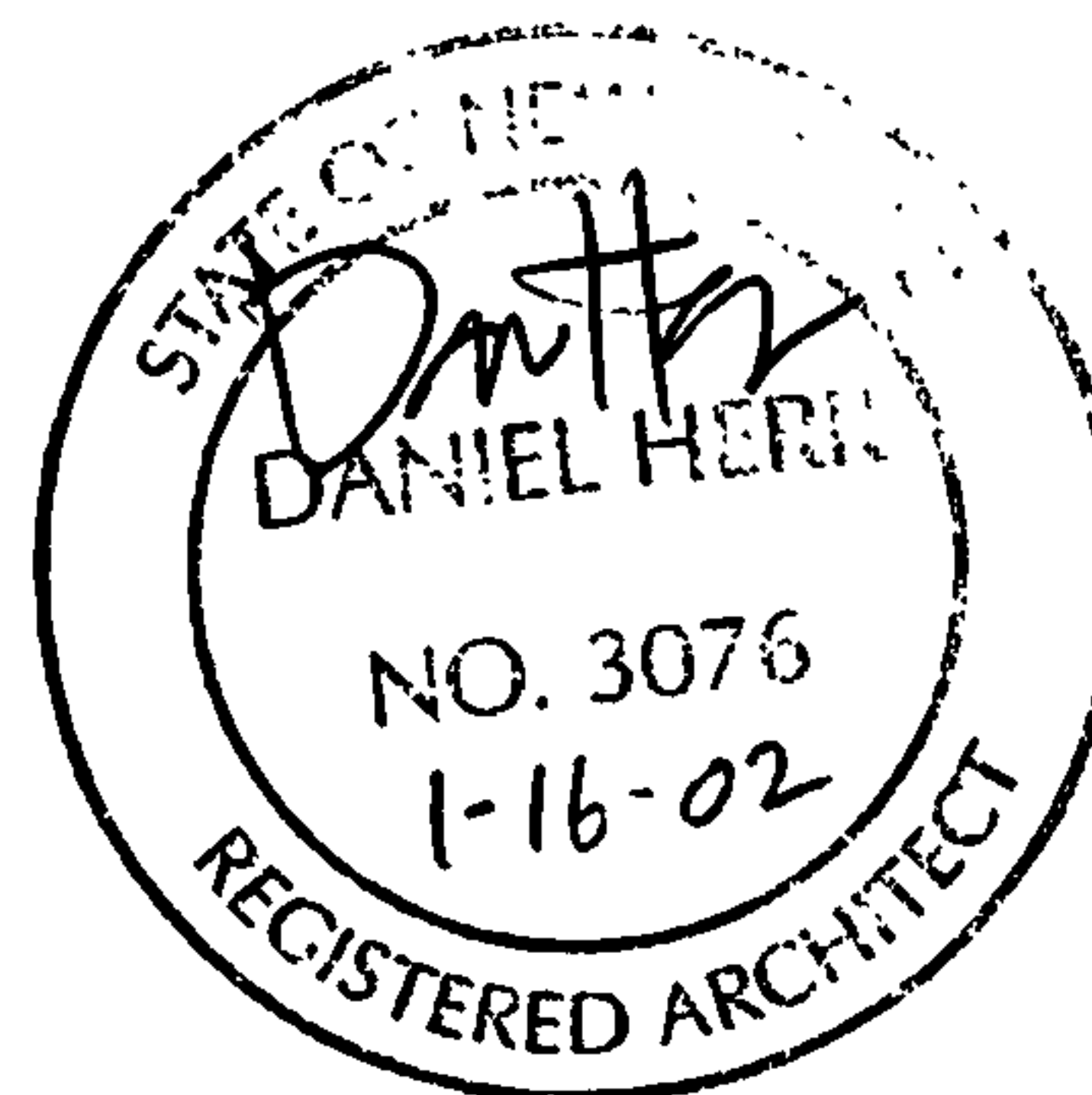
Office parking:	$2,934 \div 200$	=	15
Warehouse parking:	$2,000 \div 2,000$	=	1
Total required parking:			16

Please contact me if you have any questions.

Sincerely,



Dan Herr
JLS Architects



JLS

ARCHITECTS

1600 rio grande nw
albuquerque
new mexico 87104
505 246 0870
fax 505 246 0437
www.jlsarchitects.com



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

January 4, 2001

Dan Herr, Registered Architect
JLS Architects
1600 Rio Grande Blvd. N.W.
Albuquerque, NM 87104

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Office and Garage for Cumbre Construction, [K22 / D051]
541 Paisano N.E.
No current Architect's Stamp on Certification.

Dear Mr. Herr:

Based on the information provided on your submittal, the above referenced project is approved for a 30-day Temporary C.O.

A Temporary C.O. has been issued for 30 days, allowing the outstanding issues listed to be completed within this time period: 1-The Certification letter or TCL must be stamped with the designer's seal, signed and dated, with the date of the Certification. 2-The Drainage Information Sheet needs to be completely filled out. 3-The concrete wheelstops required (including #6 rebar anchors, 18" long) will need to be installed unless a raised concrete sidewalk was constructed immediately to the west. If not, an extruded concrete curb will need to be installed in their place, from the north side of the stall on the north end of the row of stalls to the south side of the stall at the south end of the row.

When these remaining issues have been fully completed, are in compliance, and a final Certification has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

If you have any questions, please call me at 924-3620.

Sincerely,

Mike Zamora
Commercial Plan Checker
Development and Building Services

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

K 22/0050

PROJECT TITLE: CUMBRE CONSTRUCTION ZONE MAP/DRG. FILE #: _____
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 541 PAISANO NE

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

CONTACT: MIKE WALLA
PHONE: _____
ZIP CODE: _____

OWNER: PAISANO PARTNERS LLC
ADDRESS: _____
CITY, STATE: _____

CONTACT: F.J. BERRY
PHONE: _____
ZIP CODE: _____

ARCHITECT: JLS ARCHITECTS
ADDRESS: _____
CITY, STATE: _____

CONTACT: DAN HELPER
PHONE: 246-0870
ZIP CODE: 37104

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: CUMBRE CONSTRUCTION
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

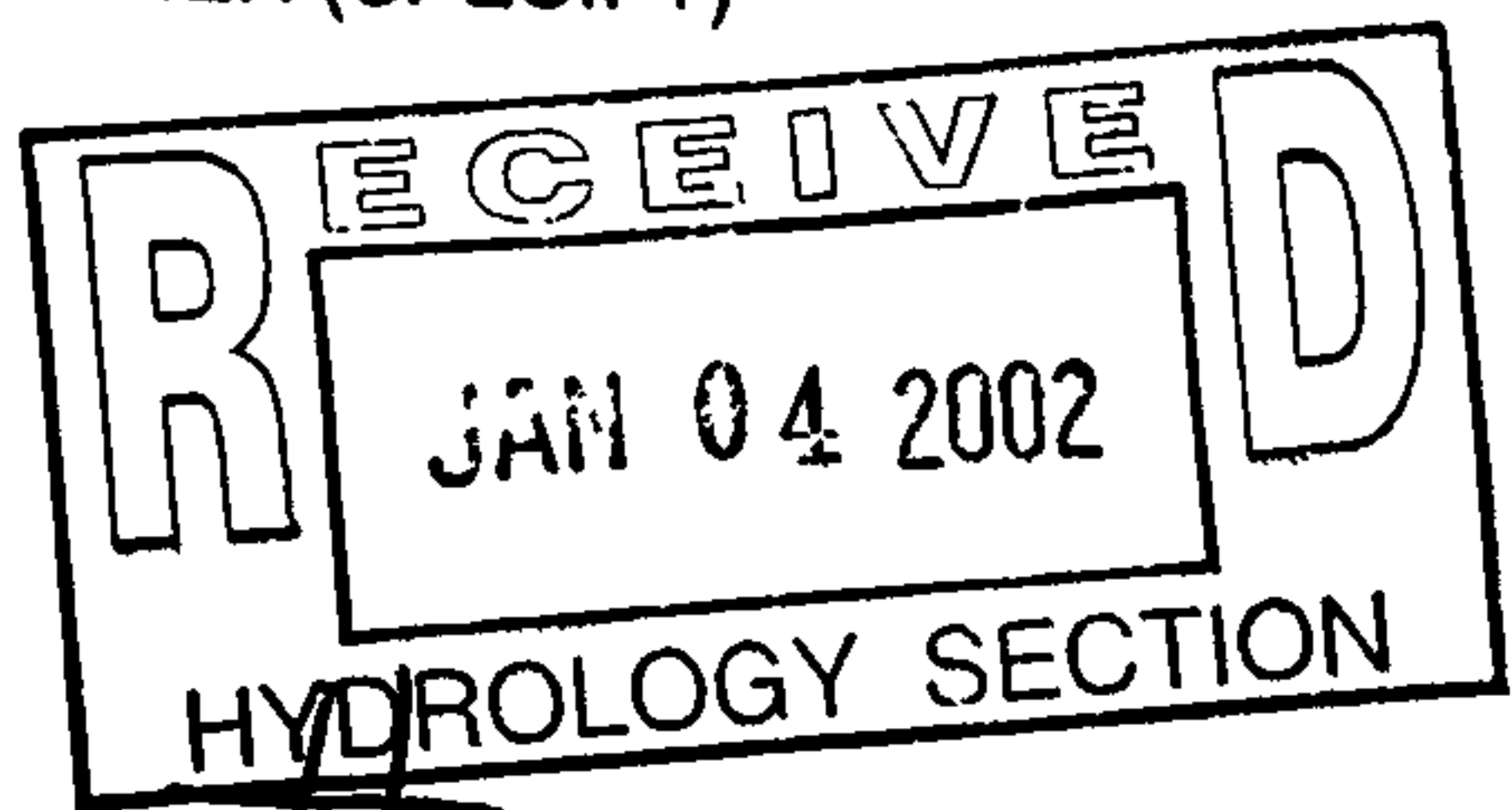
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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: 1-4-02 BY: Dan [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 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
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

January 3, 2002

Mr. Mike Zamora
City of Albuquerque
Transportation Development Department
600 2nd Street SW
Albuquerque, NM 87102

RE: Traffic Circulation Certification for Cumbre
Construction, 541 Paisano NE

Mr. Zamora:

The traffic circulation for the above referenced project appears to have been constructed in accordance with the City approved construction documents. As-built revisions are clouded on the attached approved TCL.

Per City of Albuquerque Zoning requirements, a total of 16 parking spaces are required for the office building and warehouse building, 19 spaces are provided.

Please contact me if you have any questions.

Sincerely,



Dan Herr
JLS Architects

1600 rio grande nw
albuquerque
new mexico 87104
505 246 0870
fax 505 246 0437
www.jlsarchitects.com

JLS

ARCHITECTS

New Mexico
State Highway and Transportation Department

Preliminary Design Bureau
Drainage Section

received
9/05/01
jmm

INTRA - DEPARTMENTAL CORRESPONDENCE

August 29, 2001

SUBJECT: Drainage and Grading Plan Review for
Cumbre Construction Site, East of Juan Tabo and I-40

TO: Kathy Trujillo
District Three Traffic Engineer

FROM: Raymunda A. Van Hoven 
Drainage Engineer

I have reviewed the revised outfall into the pond from the Grading and Drainage Plan for the Cumbre Construction Site located east of Juan Tabo and I-40 in Albuquerque, New Mexico.

The consultant have addressed the August 7, 2001, comments. The Drainage Section grants approval of the drainage recommendation.

XC: Steve Harris, DO3
Nancy Musinski, City of Albuquerque
Michael Walla, Walla Engineering Ltd.

New Mexico
State Highway and Transportation Department

Preliminary Design Bureau
Drainage Section

INTRA - DEPARTMENTAL CORRESPONDENCE

August 7, 2001

SUBJECT: Drainage and Grading Plan Review for
Cumbre Construction Site, East of Juan Tabo and I-40

TO: Kathy Trujillo
District Three Traffic Engineer

FROM: Raymunda A. Van Hoven
Drainage Engineer

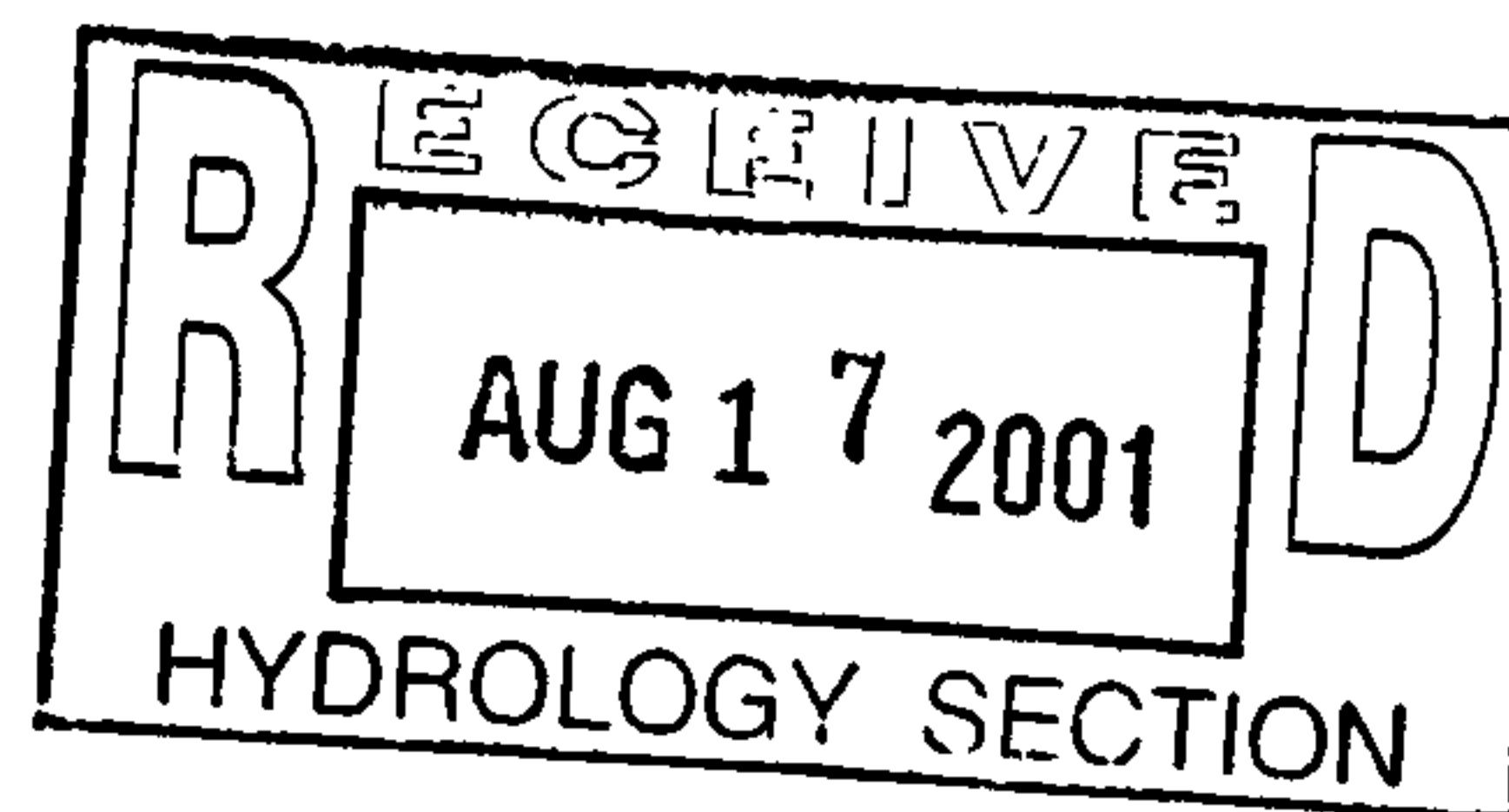
R. Van Hoven

I have reviewed the revised outfall into the pond from the Grading and Drainage Plan for the Cumbre Construction Site located east of Juan Tabo and I-40 in Albuquerque, New Mexico.

The outlet pipe is changed from 8" to 10" diameter. The riprap should be wire enclosed and the horizontal flap at the bottom of the pond should be at least 10 feet long. Please refer to the attached sketch plan.

The Drainage Section grants approval of the drainage recommendation with the condition the consultant will address the above comments.

XC: Steve Harris, SDO3
Nancy Musinski, City of Albuquerque
Michael Walla, Walla Engineering Ltd.





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 22, 2001

Mike J. Walla, P.E.
Walla Engineering Ltd.
6100 Indian School Rd. NE
Albuquerque, NM 87110

Re: Cumbre Construction Grading & Drainage Plan, Engineer's stamp dated 8-14-01 (K22/D51)

Dear Mr. Walla,

Based on the information provided in your submittal dated Aug. 17, 2001 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.

Prior to release of the Certificate of Occupancy, an Engineer's Certification of the grading and drainage plan per the DPM checklist will be required.

If you have any questions, please call me at 924-3988.

Sincerely,

Nancy Musinski, P.E.
Hydrology/Utility Development
City of Albuquerque Public Works

*disapproved - 8-01
8-20-01*

xc: Terri Martin - COA Hydrology
Rae Van Hoven - NMSH&TD (by FAX)
File

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	0124
CONNECTION TEL	915058275345
SUBADDRESS	
CONNECTION ID	NMSHTD DESIGN BU
ST. TIME	08/22 10:58
USAGE T	01'27
PGS.	2
RESULT	OK

City of Albuquerque
Public Works Department
505-924-3900 (main number)
505-924-3864 (fax number)
Development and Building Services (One Stop Shop)
Plaza Del Sol Building, 2nd Floor
600 2nd Street NW
Albuquerque, NM 87102

City of Albuquerque
Public Works Dept.
Dev. & Bldg. Svcs.

Fax

To: RAE VAN HOUEN From: Nancy Musinski
Fax: 505 827 5345 Pages Sent: (including this page) 2
Phone: _____ Date: 8/22/01
Time: 11 am

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

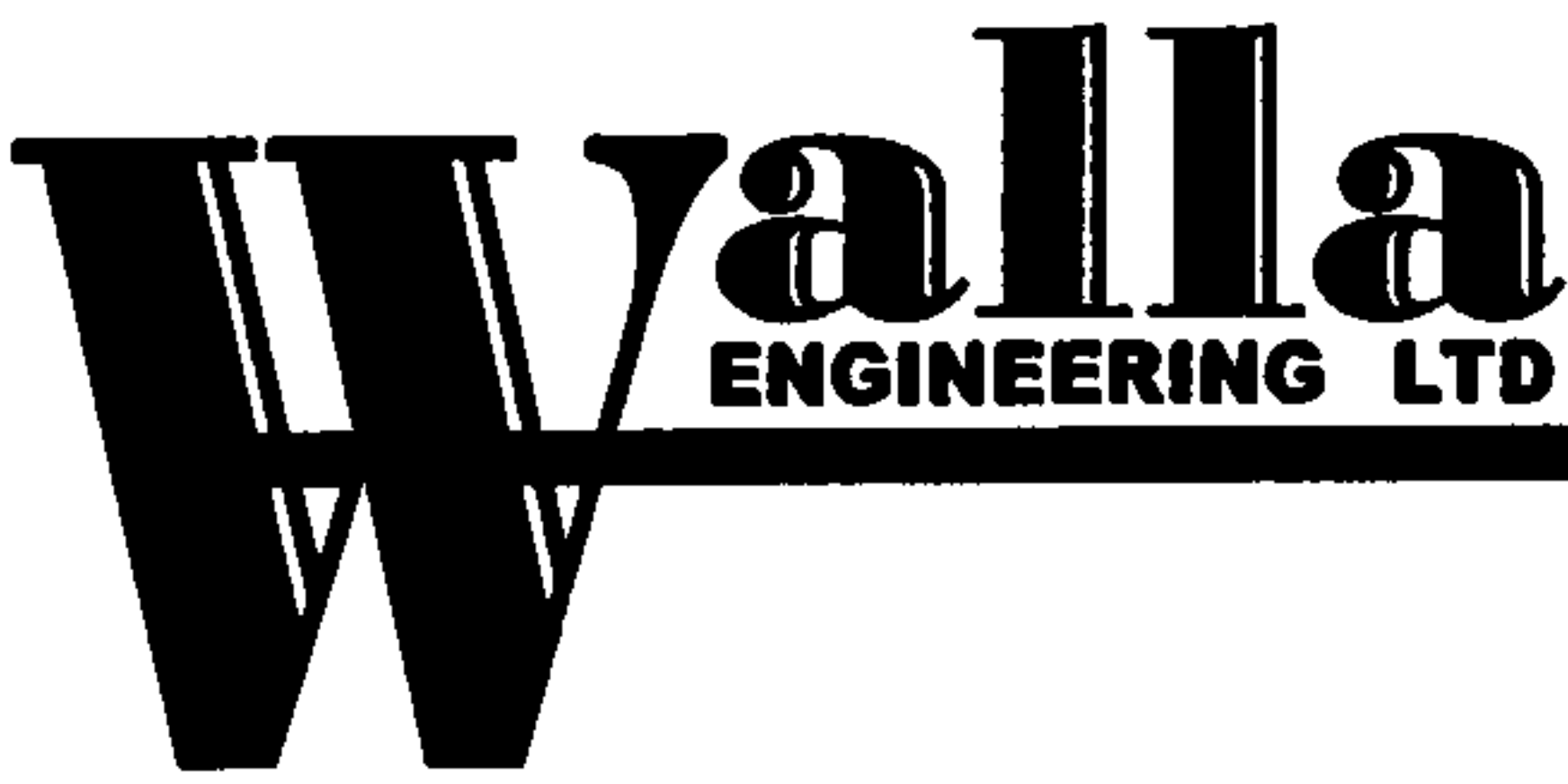
CUMBRE CONSTRUCTION

Comments:

Rae,

Approval letter for Building Permit for
above referenced project at SE corner of
Juan Tabo + I-40

Thanks,



LETTER OF TRANSMITTAL

TO C.O.A DATE 8/17/01 JOB NO. _____
HYDROLOGY DIVISION OF AUD ATTENTION NANCY MUSINSKI, PE
RE: CUMBRE OFFICE

WE ARE SENDING YOU ☒ Attached ☐ Under Separate Cover Via _____ the following items:

- | | | | | |
|----------------------------------|---------------------------------------|---|---|---|
| <input type="checkbox"/> Plans | <input type="checkbox"/> Prints | <input type="checkbox"/> Diskette | <input type="checkbox"/> Specifications | <input type="checkbox"/> Calculations |
| <input type="checkbox"/> Report | <input type="checkbox"/> Change Order | <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Shop drawings | <input type="checkbox"/> Proposal Information |
| <input type="checkbox"/> Samples | <input type="checkbox"/> _____ | | | |

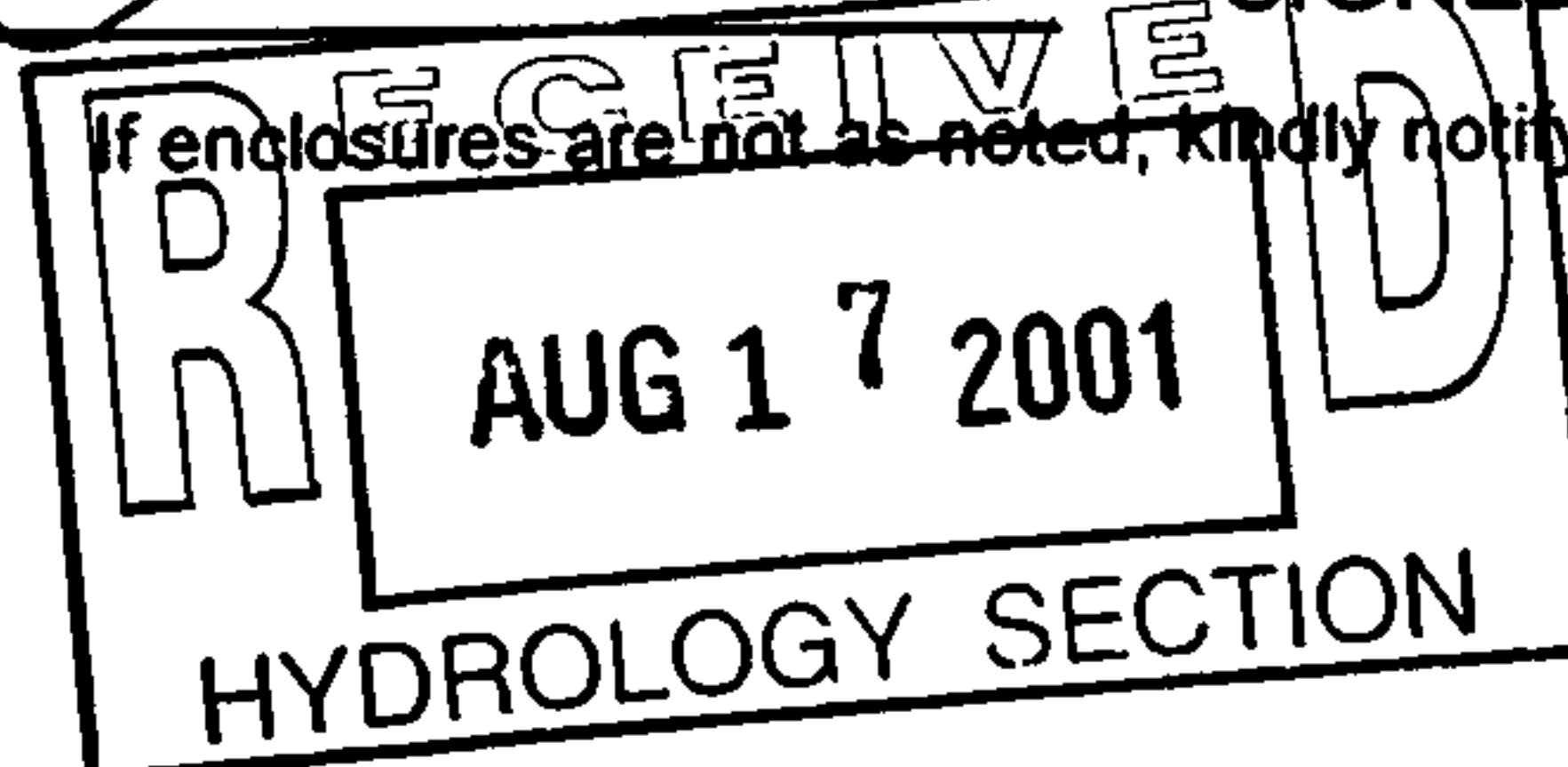
COPIES	DATE	NO.	DESCRIPTION
<u>2 EA</u>			<u>FINAL G+D PLAN</u>
<u>1 EA</u>			<u>COPY OF RAY VAN HORN LETTER</u>

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> For Your Use | <input checked="" type="checkbox"/> For Review and Comment | <input type="checkbox"/> Returned After Loan To Us |
| <input type="checkbox"/> As Requested | <input type="checkbox"/> Correct and Resubmit | <input type="checkbox"/> Resubmittal Not Required, Revise
Per Corrections Noted, If Any |

REMARKS _____

COPIES TO: FILE SIGNED: [Signature]



DRAINAGE INFORMATION SHEET

PROJECT TITLE: CUMBRE CONSTRUCTION ZONE MAP/DRG. FILE #: K-22 / D51
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT B-1, LA CUESTA SUBD'N., ALBUQ, BERN. CTY, NM
CITY ADDRESS: 541 PALMARD NE

ENGINEERING FIRM: WALLA ENGINEERING
ADDRESS: 6100 INDIAN SCHOOL RD NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: MIKE WALLA
PHONE: 881-3008
ZIP CODE: 87110

OWNER: CUMBRE CONSTRUCTION
ADDRESS: 201 EUBANK NE
CITY, STATE: ALBUQ NM

CONTACT: R.J. BERRY
PHONE: 298-2019
ZIP CODE: 87123

ARCHITECT: JLS
ADDRESS: 1600 RIO GRANDE NW
CITY, STATE: ALBUQ. NM

CONTACT: DAN HERR
PHONE: 246-0870
ZIP CODE: 87104

SURVEYOR: SANDIA LAND SURVEY
ADDRESS: 6705 GISELE NE
CITY, STATE: ALBUQ. NM

CONTACT: ANDREW MEDINA
PHONE: 828-0858
ZIP CODE: 87109

CONTRACTOR: CUMBRE CONSTRUCTION
ADDRESS: 201 EUBANK NE
CITY, STATE: ALBUQ. NM

CONTACT: R.J. BERRY
PHONE: 298-2019
ZIP CODE: 87123

TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
☒ DRAINAGE PLAN
☒ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ CLOMR/LOMR
☐ OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
☒ NO
☐ COPY PROVIDED

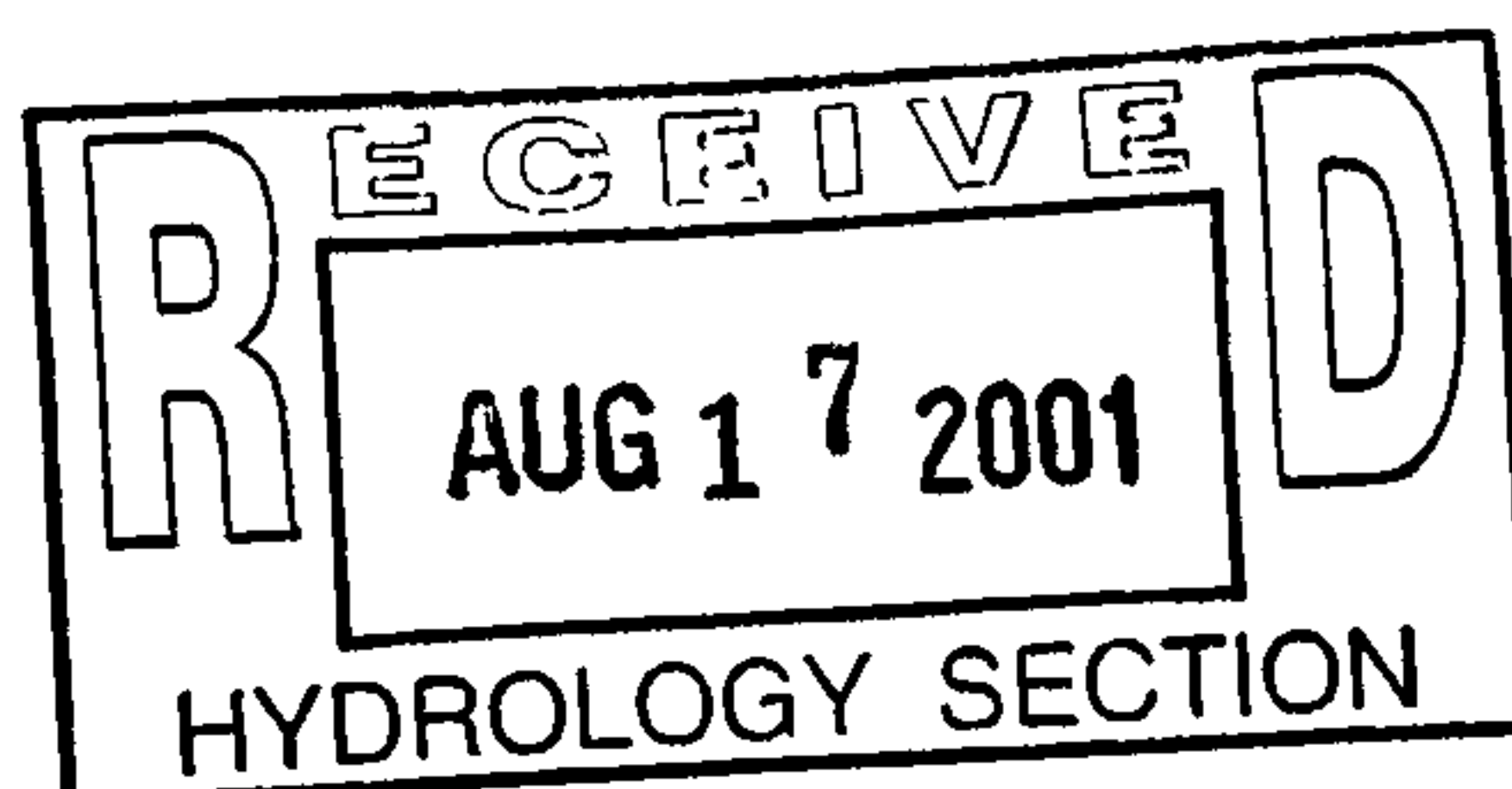
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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: 8/17/01 BY: MIKE WALLA

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



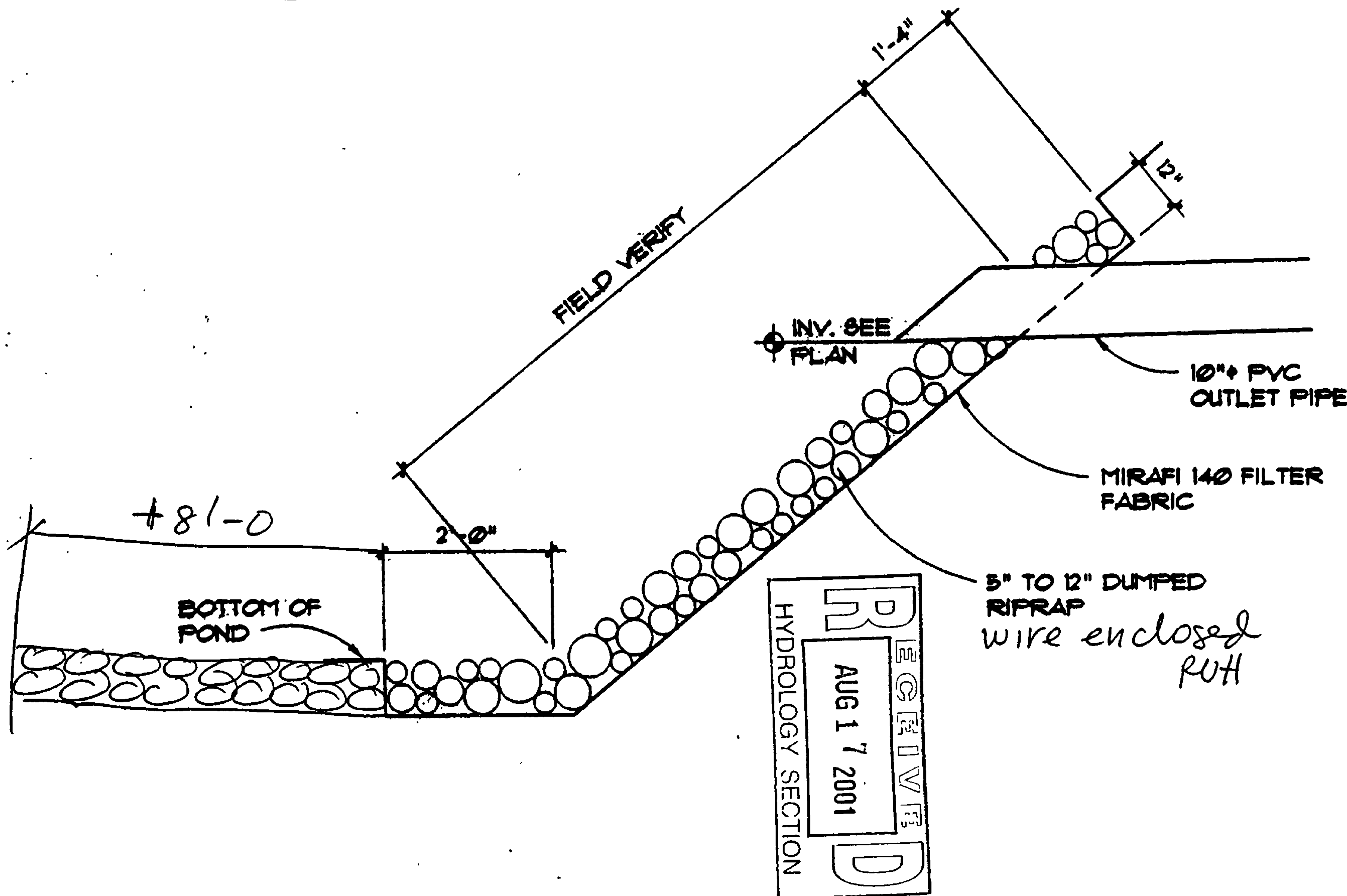
1
CI

DROP INLET SECTION

2
CI

CONCRETE RUNDOWN SEC

N.T.S.



HYDRC

ALBUQUERQUE, NM
PRECIPITATION ZONE
100 - YR Design S
1hr 6hr 24hr 4
2.14 2.60 3.10

EXISTING CONDITIONS	
TREATMENT CLASS	AREA (ACRE)
A	0.88
B	0.00
C	0.10
D	0.00

TOTALS 0.98

PROPOSED CONDITION	
TREATMENT CLASS	AREA (ACRE)
A	0.00
B	0.080
C	0.110
D	0.000

3
CI

WIRE ENCLOSED GRAVEL RIPRAP DETAIL

N.T.S.

MCCAFERRI GABION ~~MAITRESS~~

218-2034



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 1, 2001

Mike J. Walla, P.E.
Walla Engineering Ltd.
6100 Indian School Rd. NE
Albuquerque, NM 87110

**Re: Cumbre Construction Grading & Drainage Plan, Engineer's stamp dated 7-24-01
(K22/D51)**

Dear Mr. Walla,

I reviewed your submittal dated July 24, 2001, and found that the comments of my previous letter dated June 7, 2001 were satisfactorily addressed.

However, the plan cannot be approved for Building Permit until the City receives an agreement letter from New Mexico State Highway and Transportation Department (NMSH&TD) stating:

- 1) NMSH&TD approves of your drainage design and accepts the developed discharge from your site and the offsite discharge.
- 2) NMSH&TD gives permission to construct within their right-of-way and install the discharge pipe into the pond.

If you have any questions, please call me at 924-3988.

Sincerely,

Nancy Musinski, P.E.
Hydrology/Utility Development
City of Albuquerque Public Works

cc: file
Rae Van Hoven - NMSH&TD (FAX)

New Mexico
State Highway and Transportation Department

Preliminary Design Bureau
Drainage Section

INTRA - DEPARTMENTAL CORRESPONDENCE

August 7, 2001

SUBJECT: Drainage and Grading Plan Review for
Cumbre Construction Site, East of Juan Tabo and I-40

TO: Kathy Trujillo
District Three Traffic Engineer

FROM: Raymunda A. Van Hoven *R. Van Hoven*
Drainage Engineer

I have reviewed the revised outfall into the pond from the Grading and Drainage Plan for the Cumbre Construction Site located east of Juan Tabo and I-40 in Albuquerque, New Mexico.

The outlet pipe is changed from 8" to 10" diameter. The riprap should be wire enclosed and the horizontal flap at the bottom of the pond should be at least 10 feet long. Please refer to the attached sketch plan.

The Drainage Section grants approval of the drainage recommendation with the condition the consultant will address the above comments.

XC: Steve Harris, SDO3
Nancy Musinski, City of Albuquerque
Michael Walla, Walla Engineering Ltd.



ALBUQUERQUE, NM I
PRECIPITATION ZONE
100 - YR Design S
1hr 6hr 24hr 4
2.14 2.60 3.10

EXISTING CONDITIONS TREATMENT CLASS	AREA (ACRE)
A	0.88
B	0.00
C	0.10
D	0.00
TOTALS	0.98

PROPOSED TREATMENT CLASS	CONDITION AREA (ACRE)
A	0.00
B	0.080
C	0.110
D	0.720

 *** TX REPORT ***

TRANSMISSION OK

TX/RX NO	4963	
CONNECTION TEL		98845390
SUBADDRESS		
CONNECTION ID	F.B.T. AIA	
ST. TIME	08/01 10:52	
USAGE T	00'44	
PGS.	2	
RESULT	OK	

City of Albuquerque
 Public Works Department
 505-924-3900 (main number)
 505-924-3864 (fax number)
 Development and Building Services (One Stop Shop)
 Plaza Del Sol Building, 2nd Floor
 600 2nd Street NW
 Albuquerque, NM 87102

City of Albuquerque
 Public Works Dept.
 Dev. & Bldg. Svcs.

Fax

To: MIKE WALLA, PE

From: Nancy Musinski

Fax: 884-5390

Pages Sent: (including this page) 2

Phone:

Date: 8/01/01

Time: 10:50 am

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

CUMBRE CONSTRUCTION

Comments:

Mike,

Original to follow via USPS.

Now just waiting on NMSTHD approval

Thanks

Nancy 924-3988

City of Albuquerque
Public Works Department
505-924-3900 (main number)
505-924-3864 (fax number)
Development and Building Services (One Stop Shop)
Plaza Del Sol Building, 2nd Floor
600 2nd Street NW
Albuquerque, NM 87102

City of Albuquerque
Public Works Dept.
Dev. & Bldg. Svcs.

Fax

To: RAE VAN HOVEN

From: Nancy Musinski

Fax: 827-5345

Pages Sent: (including this page) 2

Phone: _____

Date: 8/01/01

Time: 11 am

☐ Urgent

☐ For Review

☐ Please Comment

☐ Please Reply

☐ Please Recycle

CUMBRE CONSTRUCTION

Comments:

Ray - I received the fax you sent w/
NMSHTD comments.

Please note - I have asked for an
approval letter from NMSHTD to cover the
drainage plan + construction of the improvements
on NMSHTD right-of-way.

Thanks,
Nancy H.
(505) 924-3988

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	4964
CONNECTION TEL	915058275345
SUBADDRESS	
CONNECTION ID	NMSHTD DESIGN BU
ST. TIME	08/01 10:53
USAGE T	01'30
PGS.	2
RESULT	OK



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 1, 2001

Mike J. Walla, P.E.
Walla Engineering Ltd.
6100 Indian School Rd. NE
Albuquerque, NM 87110

**Re: Cumbre Construction Grading & Drainage Plan, Engineer's stamp dated 7-24-01
(K22/D51)**

Dear Mr. Walla,

I reviewed your submittal dated July 24, 2001, and found that the comments of my previous letter dated June 7, 2001 were satisfactorily addressed.

However, the plan cannot be approved for Building Permit until the City receives an agreement letter from New Mexico State Highway and Transportation Department (NMSH&TD) stating:

- 1) NMSH&TD approves of your drainage design and accepts the developed discharge from your site and the offsite discharge.
- 2) NMSH&TD gives permission to construct within their right-of-way and install the discharge pipe into the pond.

If you have any questions, please call me at 924-3988.

Sincerely,

Nancy Musinski, P.E.

New Mexico
State Highway and Transportation Department

Preliminary Design Bureau
Drainage Section

INTRA - DEPARTMENTAL CORRESPONDENCE

July 17, 2001

SUBJECT: Drainage and Grading Plan Review for
Cumbre Construction Site, East of Juan Tabo and I-40

TO: Kathy Trujillo
District Three Traffic Engineer

FROM: Raymunda A. Van Hoven *R. Van Hoven*
Drainage Engineer

I have reviewed the Grading and Drainage Plan for the Cumbre Construction Site located east of Juan Tabo and I-40 in Albuquerque, New Mexico. I offer the following comments to the consultant:

1. The proposed site development has a 1-acre area with existing discharge of 2 cfs. The developed flow is 4.55 cfs that will discharge into a pond through an 8" outlet pipe. The pond will discharge into the I-40 right of way. There is an increase of 5000 CF of runoff volume in the pond. What is the outlet structure from the pond to the highway right of way? Will the increase of 2.55 cfs have an effect to the highway right of way?
2. The outlet of the proposed 8" PVC pipe is not defined. Also, the 8" outlet pipe will have an erosive velocity of greater than 10 fps. Provide necessary protection at the outlet that extends to a length where energy is reduced at the bottom of the pond.
3. The Drainage Section will grant approval of the drainage recommendation as soon as we receive the response to the above comments.

XC: Steve Harris
Michael Walla, Walla Engineering Ltd.

NEW MEXICO STATE HIGHWAY AND
TRANSPORTATION DEPARTMENT

PRELIMINARY DESIGN BUREAU

DRAINAGE DESIGN

P.O. BOX 1149
1120 Cerrillos Road
Santa Fe, NM 87504-1149

Telephone 505 827-5323
FAX 505 827-5345

COVER SHEET

DATE:

8/1/01

TIME:

10:30 a.m.

FAX To:

Nancy Musinski

NAME

City of Albuquerque

COMPANY

TELEPHONE

FAX NUMBER

~~972~~ 924-3864

FROM:

Rae Van Horn

MESSAGE:

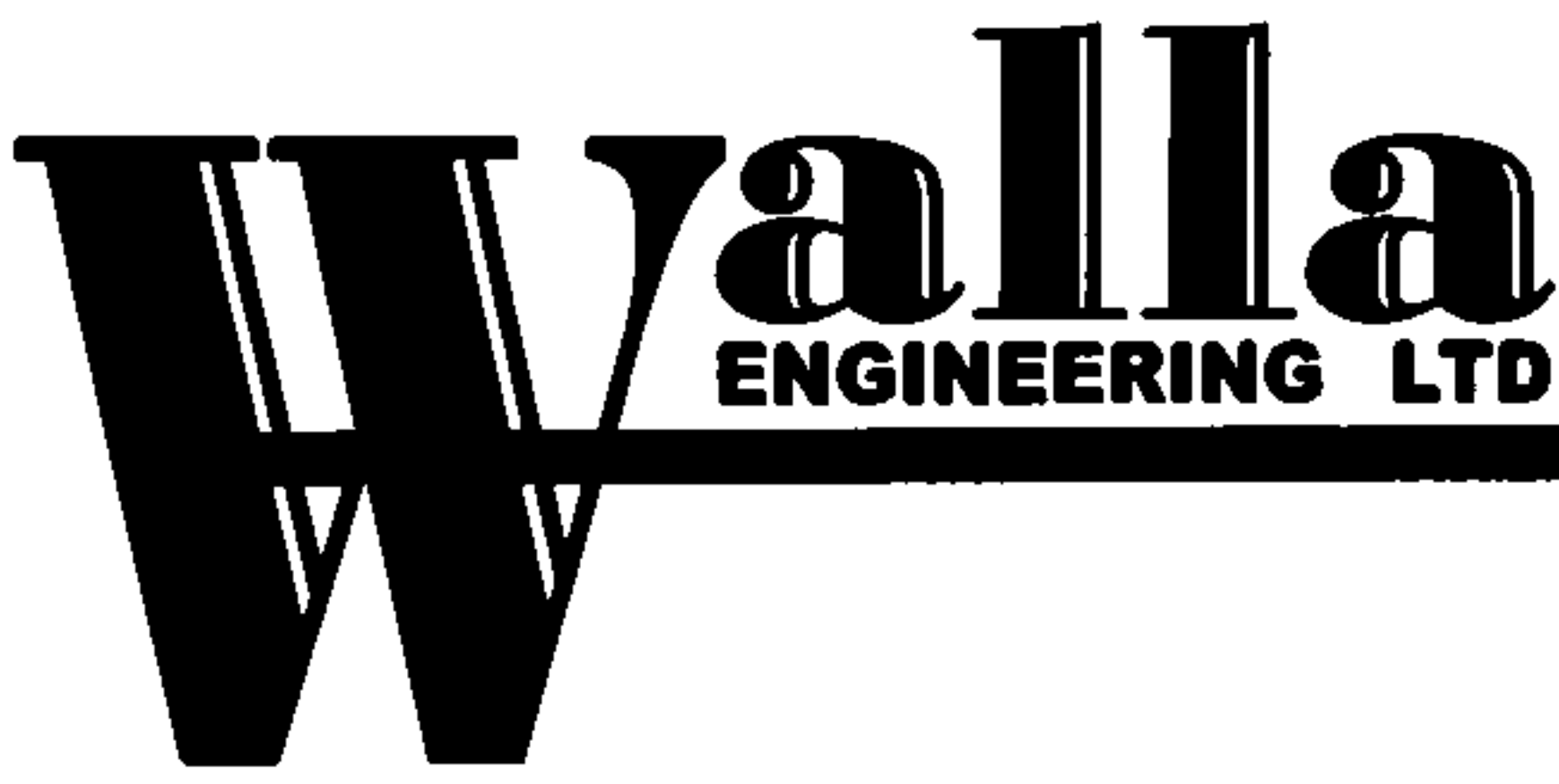
It was good talking to you.

Rae

2

PAGES INCLUDING THIS COVER SHEET

PLEASE CALL (505) 827-5324 IF YOU DO NOT RECEIVE ALL OF THE PAGES FAXED OR
HAVE ANY PROBLEMS WITH THE TRANSMISSION.



July 30, 2001

Nancy Musinski, P.E.
Hydrology/Utility Development
City of Albuquerque Public Works
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Cumbre Construction Grading & Drainage Plan
541 Paisano Blvd. NE

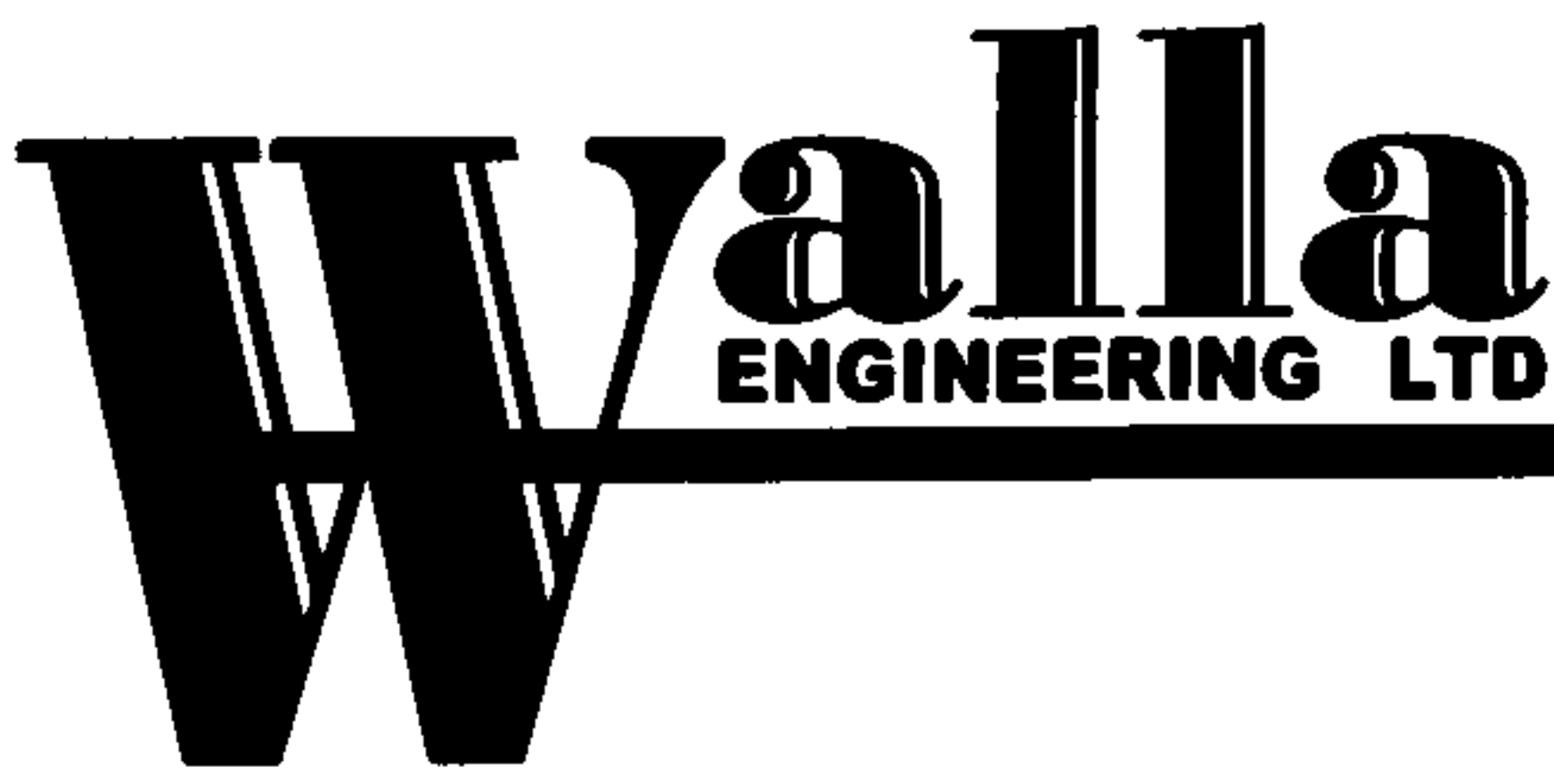
Dear Ms. Musinski,

I have revised the above referenced Grading & Drainage Plan per your comments as follows:

1. The calculations shown on the plan indicate the offsite flows discharged through the site. I have also included a map defining the offsite basin east of the site.
2. The pond located northwest of the site is owned and maintained by the New Mexico State Highway & Transportation Department. This pond retains surface runoff until volumes are such that the pond overflows into the drainage channel which runs west in the NMSH&TD right of way. The pond functions as a desilting basin prior to discharge into the diversion channel.
3. I have added a detail which describes a riprap bed installation designed to control erosion at the discharge pipe of the Cumbre site inlet. The invert elevation is now indicated on the plan.
4. Inlet construction is described on the plan.
5. The access easement is dimensioned and described on the resubmittal plan.
6. Additional spot elevations describe the raised paving at the west end of the site. The intent of the paving elevations is to direct flows to the inlet in the paved driveway. No onsite developed flows are intended to discharge across the property line to the adjacent property.
7. A note has been added to the plan to indicate the flood plain conditions on the subject site.
8. The concrete rundown construction and discharge condition is now described on the plan.
9. All flows developed on the site are intended to go to the proposed inlet. Additional spot elevations have been added to the plan to describe the intent of the drainage scheme.
10. Additional spot elevations have been added to describe water block construction at the drivepad entrance to the site.

6 1 0 0 Indian School Road NE • Suite 2 1 0
Albuquerque • New Mexico • 8 7 1 1 0
(5 0 5) 8 8 1 - 3 0 0 8 • Facsimile (5 0 5) 8 8 4 - 5 3 9 0

Mike J. Walla P.E. • Larry E. Kennedy



Structural Engineering • Civil Engineering

11. Water meter boxes have been added to the plan legend.
12. Easement lines have been dimensioned and labelled on the plan.
13. Permanent Benchmark 1-L21R is further located on the revised plan submittal.

If you have any questions regarding this information please do not hesitate to call me at 881-3008.

Sincerely,

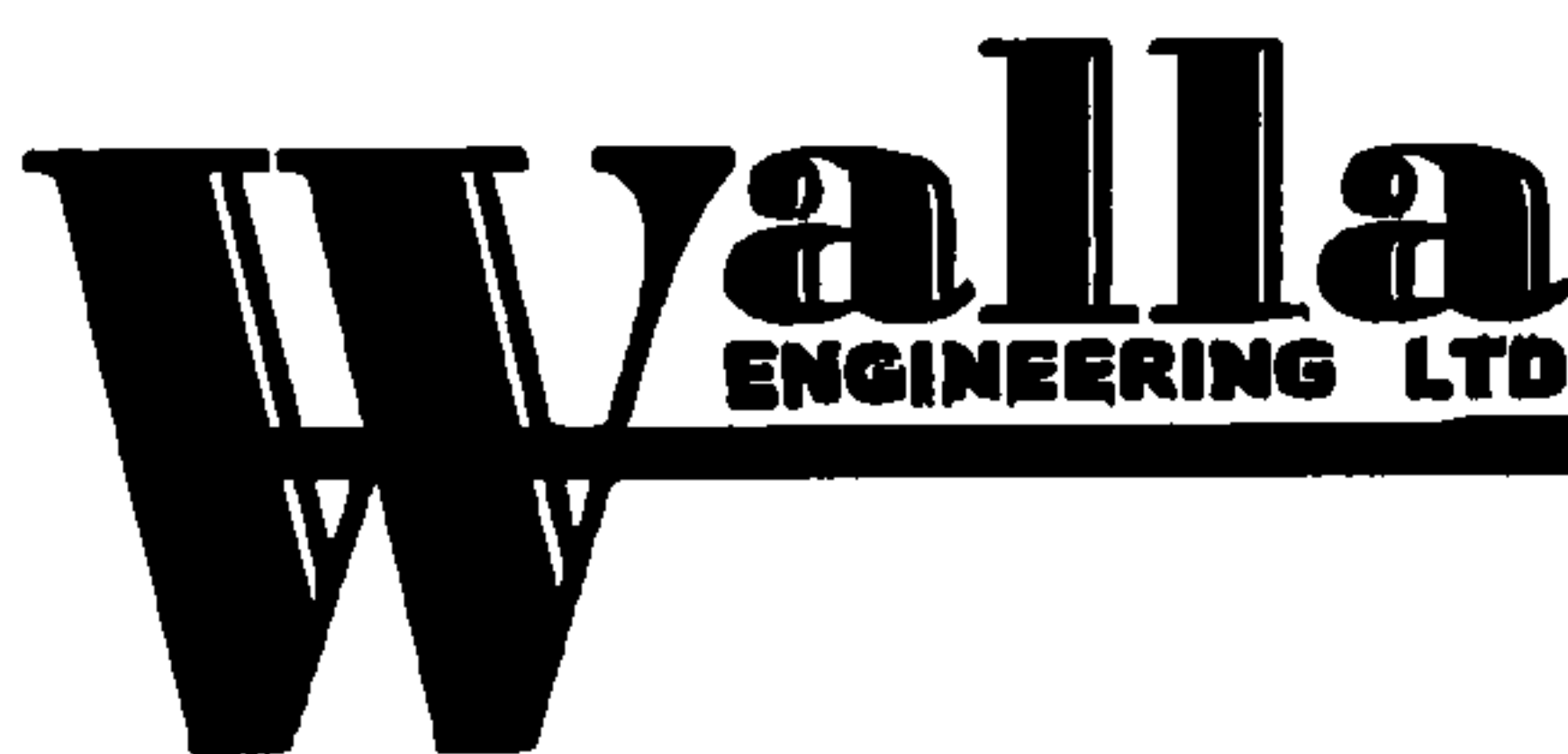
A handwritten signature in black ink, appearing to read 'Michael J. Walla'. The signature is fluid and cursive, with the first name 'Michael' and last name 'Walla' being the most prominent parts.

Michael J. Walla P.E.
President, Walla Engineering, Ltd.

MJW/Hs

6100 Indian School Road NE • Suite 210
Albuquerque • New Mexico • 87110
(505) 881-3008 • Facsimile (505) 884-5390

Mike J. Walla P.E. • Larry E. Kennedy



Structural Engineering • Civil Engineering

July 30, 2001

Nancy Musinski, P.E.
 Hydrology/Utility Development
 City of Albuquerque Public Works
 P.O. Box 1293
 Albuquerque, New Mexico 87103

Re: Cumbre Construction Grading & Drainage Plan
 541 Paisano Blvd. NE

Dear Ms. Musinski,

I have revised the above referenced Grading & Drainage Plan per your comments as follows:

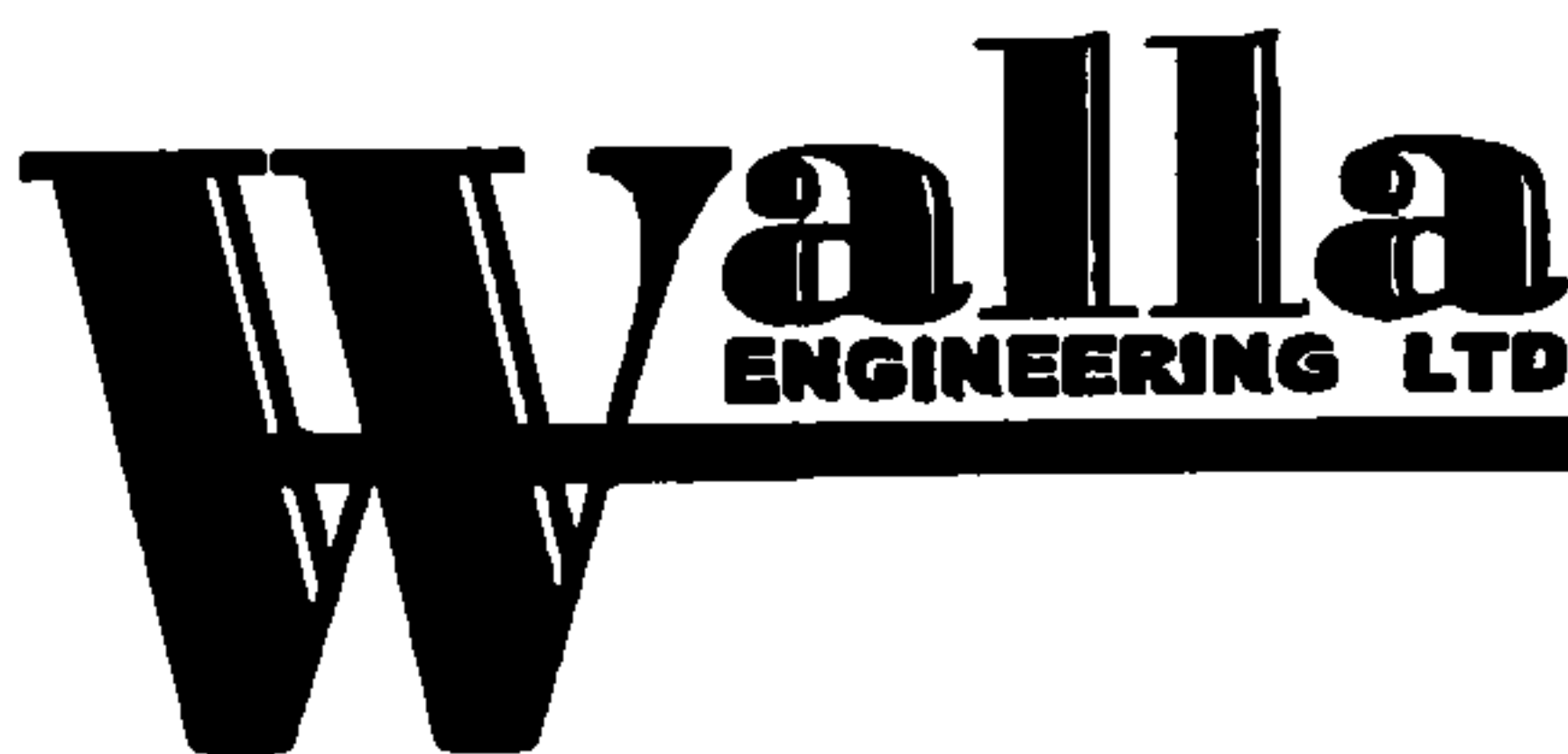
1. The calculations shown on the plan indicate the offsite flows discharged through the site. I have also included a map defining the offsite basin east of the site.
2. The pond located northwest of the site is owned and maintained by the New Mexico State Highway & Transportation Department. This pond retains surface runoff until volumes are such that the pond overflows into the drainage channel which runs west in the NMSH&TD right of way. The pond functions as a desilting basin prior to discharge into the diversion channel.
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7. A note has been added to the plan to indicate the flood plain conditions on the subject site.
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9. All flows developed on the site are intended to go to the proposed inlet. Additional spot elevations have been added to the plan to describe the intent of the drainage scheme.
10. Additional spot elevations have been added to describe water block construction at the drivepad entrance to the site.

need
 NMSH&TD
 permission
 to discharge

6100 Indian School Road NE • Suite 210
 Albuquerque • New Mexico • 87110
 (505) 881-3008 • Facsimile (505) 884-5390

Mike J. Walla P.E.

Larry E. Kennedy



Structural Engineering • Civil Engineering

11. Water meter boxes have been added to the plan legend.
12. Easement lines have been dimensioned and labelled on the plan.
13. Permanent Benchmark 1-L21R is further located on the revised plan submittal.

If you have any questions regarding this information please do not hesitate to call me at 881-3008.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Walla", is written over a horizontal line.

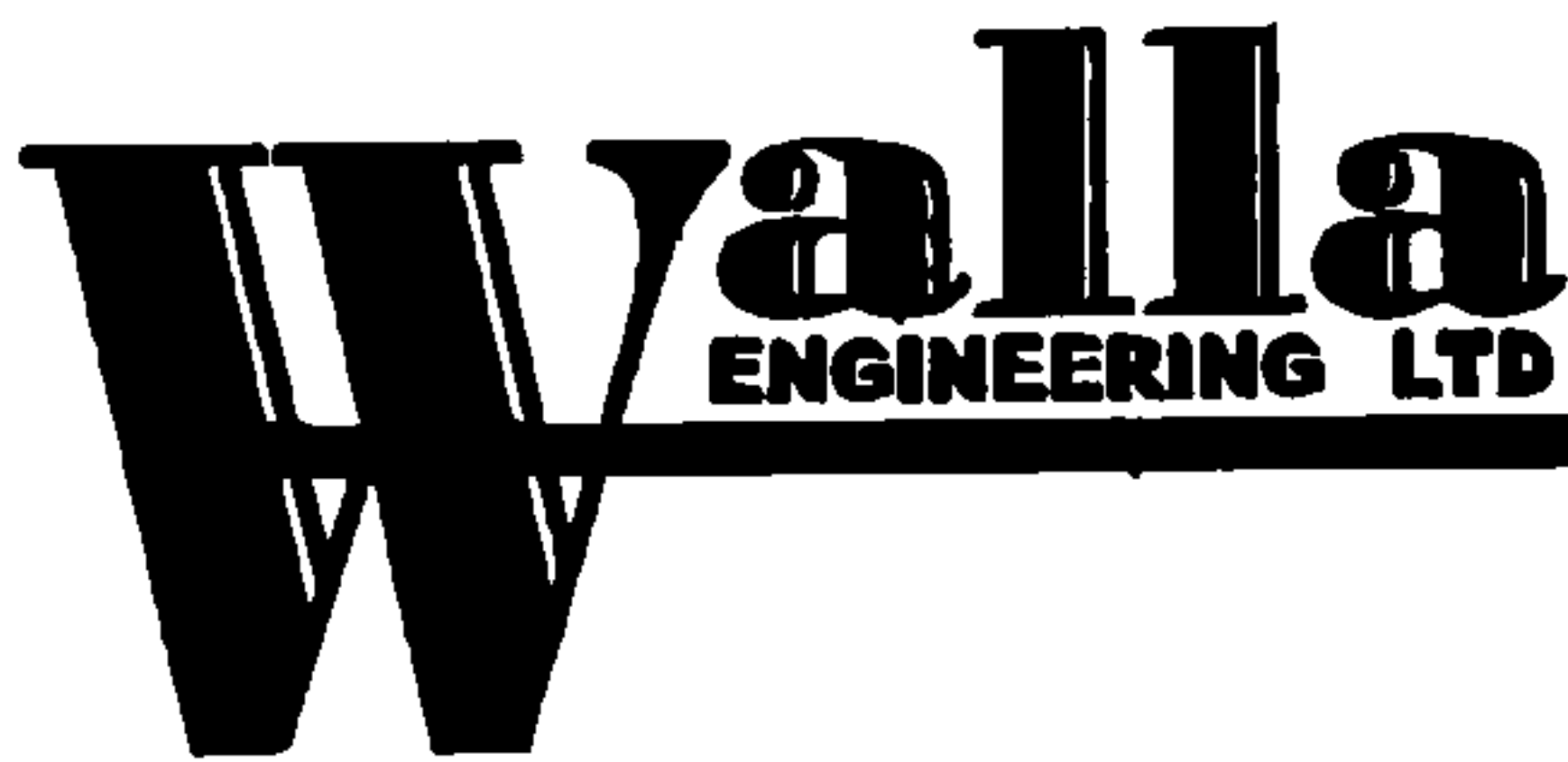
Michael J. Walla P.E.
President, Walla Engineering, Ltd.

MJW/Hs

6100 Indian School Road NE • Suite 210
Albuquerque • New Mexico • 87110
(505) 881-3008 • Facsimile (505) 884-5390

Mike J. Walla P.E.

Larry E. Kennedy



Structural Engineering • Civil Engineering

FAX COVER SHEET

Project: CUMBRE CONSTRUCTION Project # _____
To: NANCY MUSWIKI, P.E. Date: 7/30/01
Fax No. 924-3864

From: MIKE WALLA

No. of pages (Including Cover Page): 3

Comments COMMENT RESPONSE LETTER FOR GAD
RESUBMITTING. HARD COPY COMING VIA MAIL.

IF INCOMPLETE OR UNREADABLE PLEASE CONTACT US AT (505) 881-3008

6100 Indian School Road NE Suite 210
Albuquerque New Mexico 87110
(505) 881-3008 Facsimile (505) 884-5390
Mike J. Walla P.E. Larry E. Kennedy

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CUMBEZ CONSTRUCTION ZONE MAP/DRG. FILE #: K-22/D51
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT B-1, LA CUESTA SUBD'N., ALBUQ, BERN. CTY, NM
 CITY ADDRESS: 541 PALMND NE

ENGINEERING FIRM: WALLA ENGINEERING
 ADDRESS: 6100 INDIAN SCHOOL RD NE
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: MIKE WALLA
 PHONE: 881-3008
 ZIP CODE: 87110

OWNER: CUMBEZ CONSTRUCTION
 ADDRESS: 201 EUBANK NE
 CITY, STATE: ALBUQ NM

CONTACT: R.J. BERRY
 PHONE: 298-2019
 ZIP CODE: 87123

ARCHITECT: JLS
 ADDRESS: 1600 RIO GRANDE NW
 CITY, STATE: ALBUQ. NM

CONTACT: DAN HERR
 PHONE: 246-0870
 ZIP CODE: 87104

SURVEYOR: SANDIA LAND SURVEY
 ADDRESS: 6705 GISELE NE
 CITY, STATE: ALBUQ. NM

CONTACT: ANDREW MEDINA
 PHONE: 828-0858
 ZIP CODE: 87109

CONTRACTOR: CUMBEZ CONSTRUCTION
 ADDRESS: 201 EUBANK NE
 CITY, STATE: ALBUQ. NM

CONTACT: R.J. BERRY
 PHONE: 298-2019
 ZIP CODE: 87123

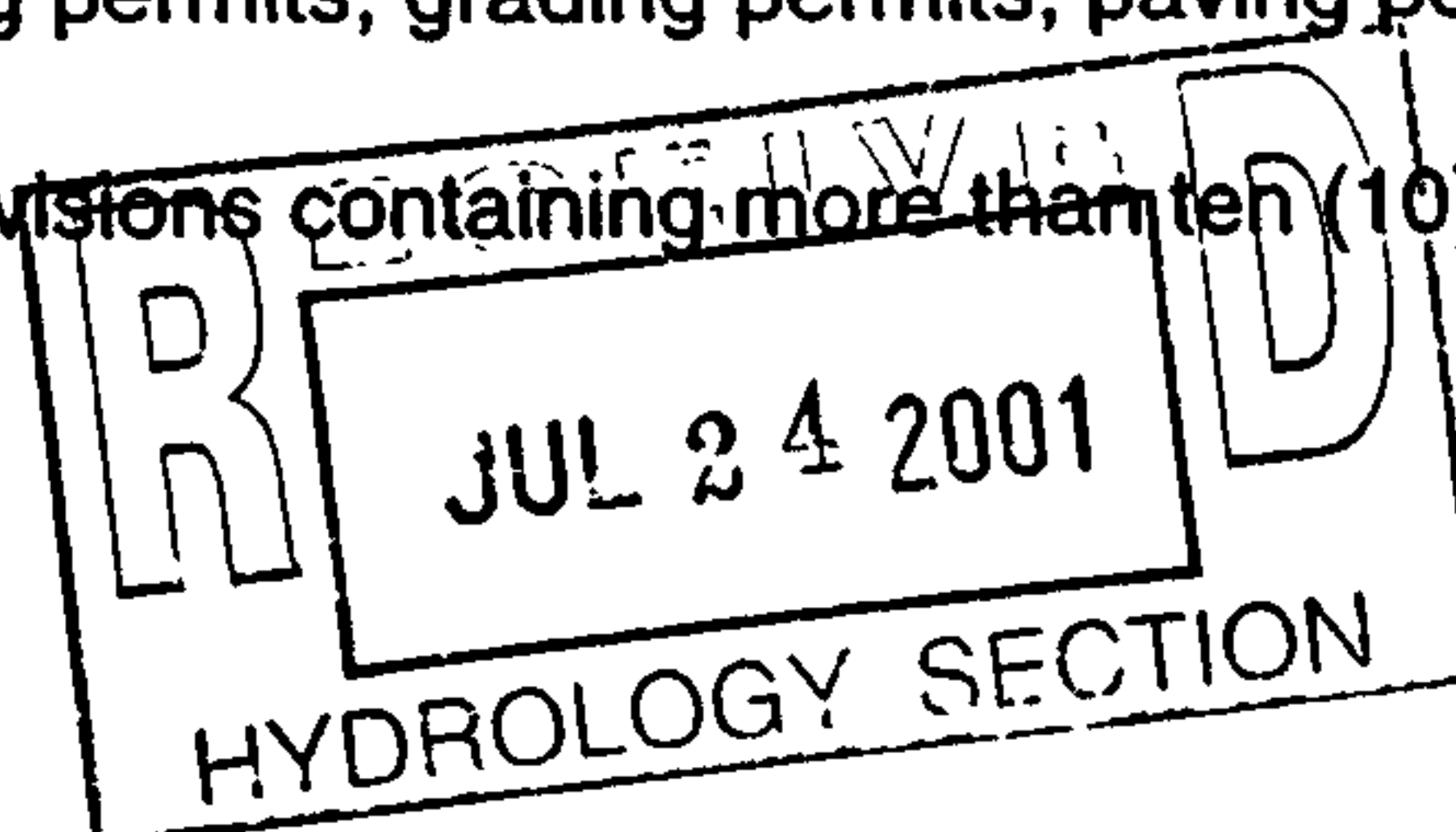
TYPE OF SUBMITTAL:
☒ DRAINAGE REPORT
☒ DRAINAGE PLAN
☒ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ CLOMR/LOMR
☐ OTHER
 WAS A PRE-DESIGN CONFERENCE ATTENDED:
☒ YES
☒ NO
☐ COPY PROVIDED

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: 7-24-01 BY: MIKE WALLA

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.



LETTER OF TRANSMITTAL

TO CITY OF ALBUQ. DATE 7-24-01 JOB NO. _____
HYDROLOGY ATTENTION NANCY MUSINSKI
RE: CLIMBIE CONSTRUCTION

WE ARE SENDING YOU ☒ Attached ☐ Under Separate Cover Via _____ the following items:

- | | | | | |
|---|---------------------------------------|---|---|---|
| <input checked="" type="checkbox"/> Plans | <input type="checkbox"/> Prints | <input type="checkbox"/> Diskette | <input type="checkbox"/> Specifications | <input type="checkbox"/> Calculations |
| <input type="checkbox"/> Report | <input type="checkbox"/> Change Order | <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Shop drawings | <input type="checkbox"/> Proposal Information |
| <input type="checkbox"/> Samples | <input type="checkbox"/> _____ | | | |

COPIES	DATE	NO.	DESCRIPTION
1			INFORMATION SHEET
2			GRADING & DRAINAGE PLAN

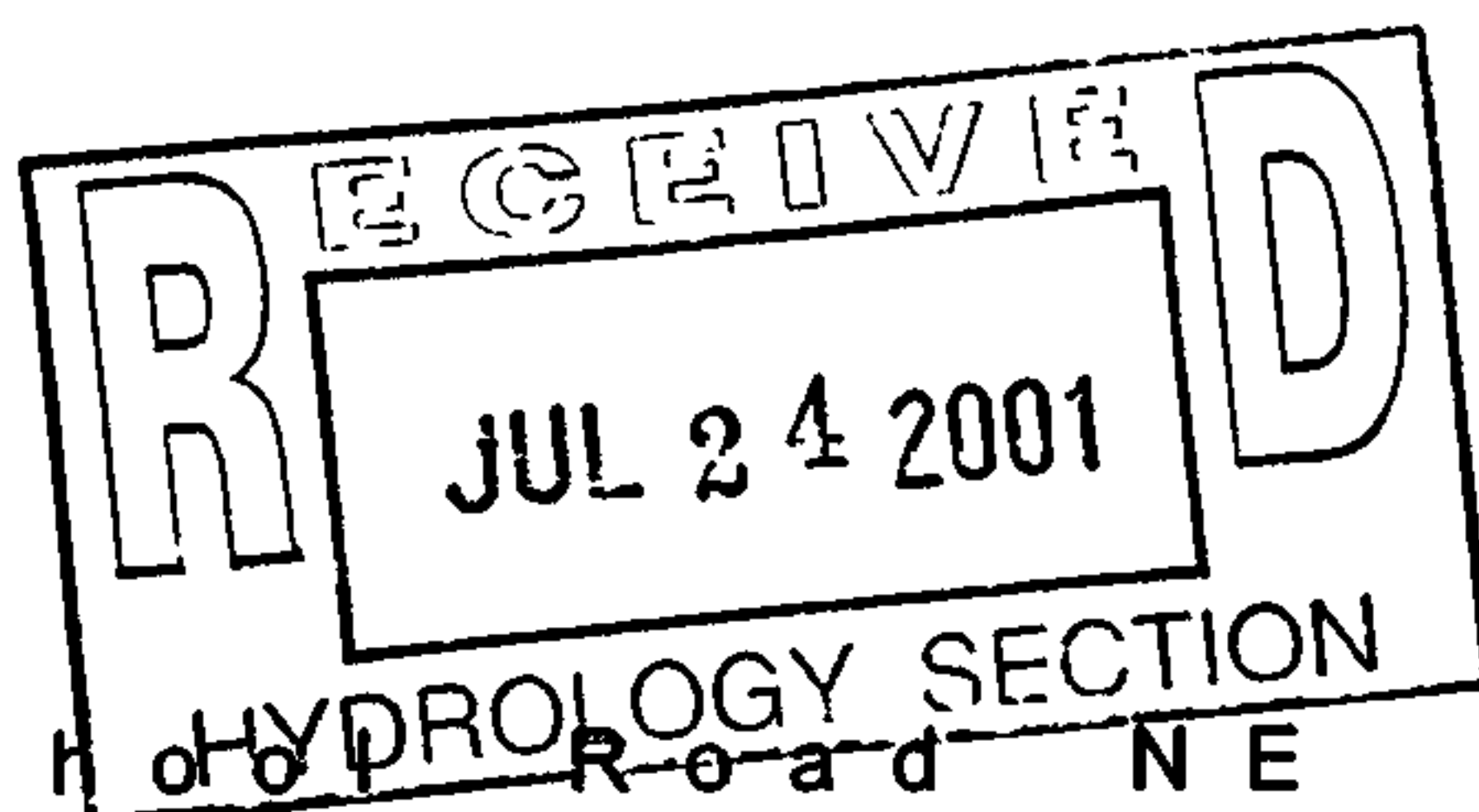
THESE ARE TRANSMITTED as checked below:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> For Your Use | <input checked="" type="checkbox"/> For Review and Comment | <input type="checkbox"/> Returned After Loan To Us |
| <input type="checkbox"/> As Requested | <input type="checkbox"/> Correct and Resubmit | <input type="checkbox"/> Resubmittal Not Required, Revise
Per Corrections Noted, If Any |

REMARKS _____

COPIES TO: _____ SIGNED: LARRY KENNEDY

If enclosures are not as noted, kindly notify us at once.



6100 Indian School Road NE Suite 210
Albuquerque New Mexico 87110
(505) 881-3008 Facsimile (505) 884-5390

Mike J. Walla P.E. Larry E. Kennedy

 *** TX REPORT ***

TRANSMISSION OK

TX/RX NO	4945	
CONNECTION TEL		98845390
SUBADDRESS		
CONNECTION ID	F.B.T. AIA	
ST. TIME	07/30 09:43	
USAGE T	00'28	
PGS.	1	
RESULT	OK	

City of Albuquerque
 Public Works Department
 505-924-3900 (main number)
 505-924-3864 (fax number)
 Development and Building Services (One Stop Shop)
 Plaza Del Sol Building, 2nd Floor
 600 2nd Street NW
 Albuquerque, NM 87102

**City of Albuquerque
 Public Works Dept.
 Dev. & Bldg. Svcs.**

Fax

- 3864 FAX

To: Mike Walla, PE From: Nancy Musinski 924-3988

Fax: 884-5390 Pages Sent: (including this page) 1

Phone: 881-3008 Date: 7/30/01

Time: 9:45 am

☐ Urgent ☐ For Review ☐ Please Comment ☒ Please Reply ☐ Please Recycle

RE: CUMARE CONSTRUCTION G + D PLAN (K22/D51)

Comments:

Mike - I received your re-submitted of the
above referenced plan; however, there needs
to be a letter from you addressing my
comments. Kindly reply at your earliest
convenience.
Thanks,
n. m.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 7, 2001

Mike J. Walla, P.E.
Walla Engineering Ltd.
6100 Indian School Rd. NE
Albuquerque, NM 87110

**Re: Cumbre Construction Grading & Drainage Plan, Engineer's stamp dated 5-23-01
(K22/D51)**

Dear Mr. Walla,

I have reviewed the information provided in your submittal dated May 25, 2001 (referenced above) and offer the following comments:

1. The existing contours show that off-site flows from the east are discharging to the northeast portion of the site. Since the drainage plan must be a stand-alone document, please show the basin(s) and 100-year runoff discharging to your site. Per the DPM Drainage Plan Checklist, the contributing basins can be shown at scale 1"=200' or 1"=500. How do you propose to control this flow from off-site?
2. The plan needs more information on the pond shown offsite at the northwest corner of the property. Who owns this pond? Is this a retention or detention pond? What is its capacity? What is the 100-year water surface elevation after your site is developed?
3. How do you propose to control erosion where the proposed 8" PVC SD discharges into the pond? What is the 8" SD invert at the pond?
4. A new inlet is shown on the plan to collect runoff and discharge to the pond, but is not described. Please call out the type of inlet.
5. The plan shows a paved drive lane with curb and gutter through the parking area, with an inlet on the north curb line. The drive lane extends to the west property line. I assume this is intended to provide access to the existing building immediately west. Does the pair of east-west dashed lines through this lane represent an easement? Please dimension and label the dashed lines.
6. Is there going to be something at the west property line to prevent the drive lane runoff from discharging to the adjacent property? Please provide TC elevations at the west property line to ensure that this water block gets built.
7. As part of building permit requirements, FEMA flood plain information is required. Is the site in a flood plain? If so, show the flood plain. If not, add a note saying that no part of the site is in a flood plain.
8. A concrete rundown is shown on the west side of the proposed south building. Does this rundown discharge through an opening in the curb? Please provide a cross section of the rundown and a note or detail at the curb.

June 7, 2001

- 2 -

Mike J. Walla, P.E.

Cumbre Construction Grading & Drainage Plan

9. There are adequate TC/FL elevations on the south parking area, but more are needed on the rest of the site. Does the flow from the north parking lot somehow go to the proposed inlet?
10. To prevent cul-de-sac flows from running into the site, provide a water block at the driveway entrance.
11. Are the boxes with "X" proposed water meters? Please add to the legend.
12. Dashed lines are shown on plan that are not labeled: parallel to the east property line, and also parallel to the west property line. Please dimension and label these lines.
13. Where is Permanent Benchmark 1-L21R located? Please describe its location.

If you have any questions, please call me at 924-3988.

Sincerely,



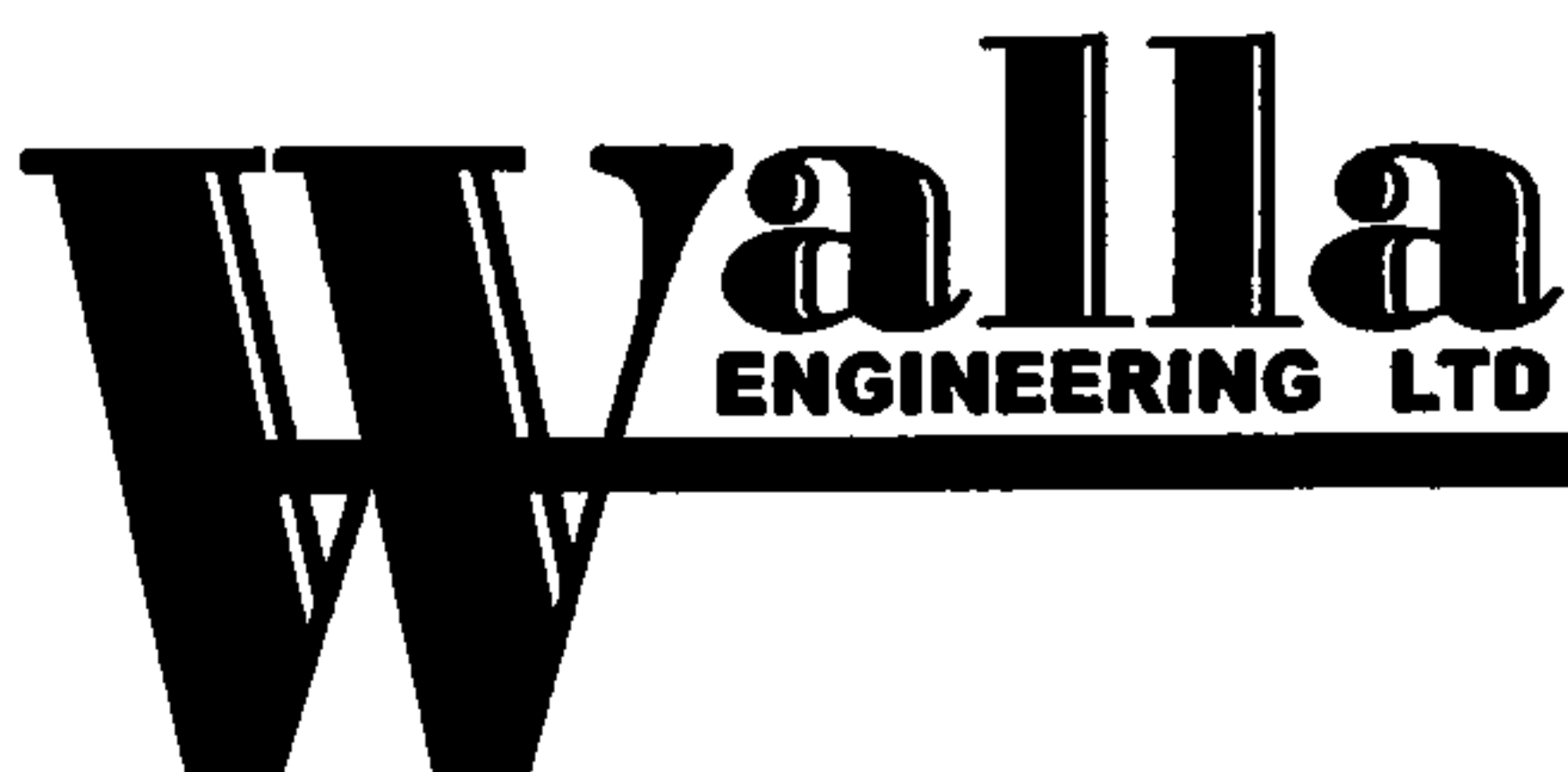
Nancy Musinski, P.E.

Hydrology/Utility Development

City of Albuquerque Public Works

cc: file

Rae Van Hoven - NMSH&TD



Structural Engineering • Civil Engineering

LETTER OF TRANSMITTAL

TO CITY OF ALBUQ DATE 5/25/01 JOB NO. _____
ATTENTION DEPT. OF PUBLIC WORKS
HYDROLOGY RE: CUMBRE CONSTRUCTION OFFICE

WE ARE SENDING YOU ☒ Attached ☐ Under Separate Cover Via _____ the following items:

- ☒ Plans ☐ Prints ☐ Diskette ☐ Specifications ☐ Calculations
☐ Report ☐ Change Order ☐ Copy of Letter ☐ Shop drawings ☐ Proposal Information
☐ Samples ☐ _____

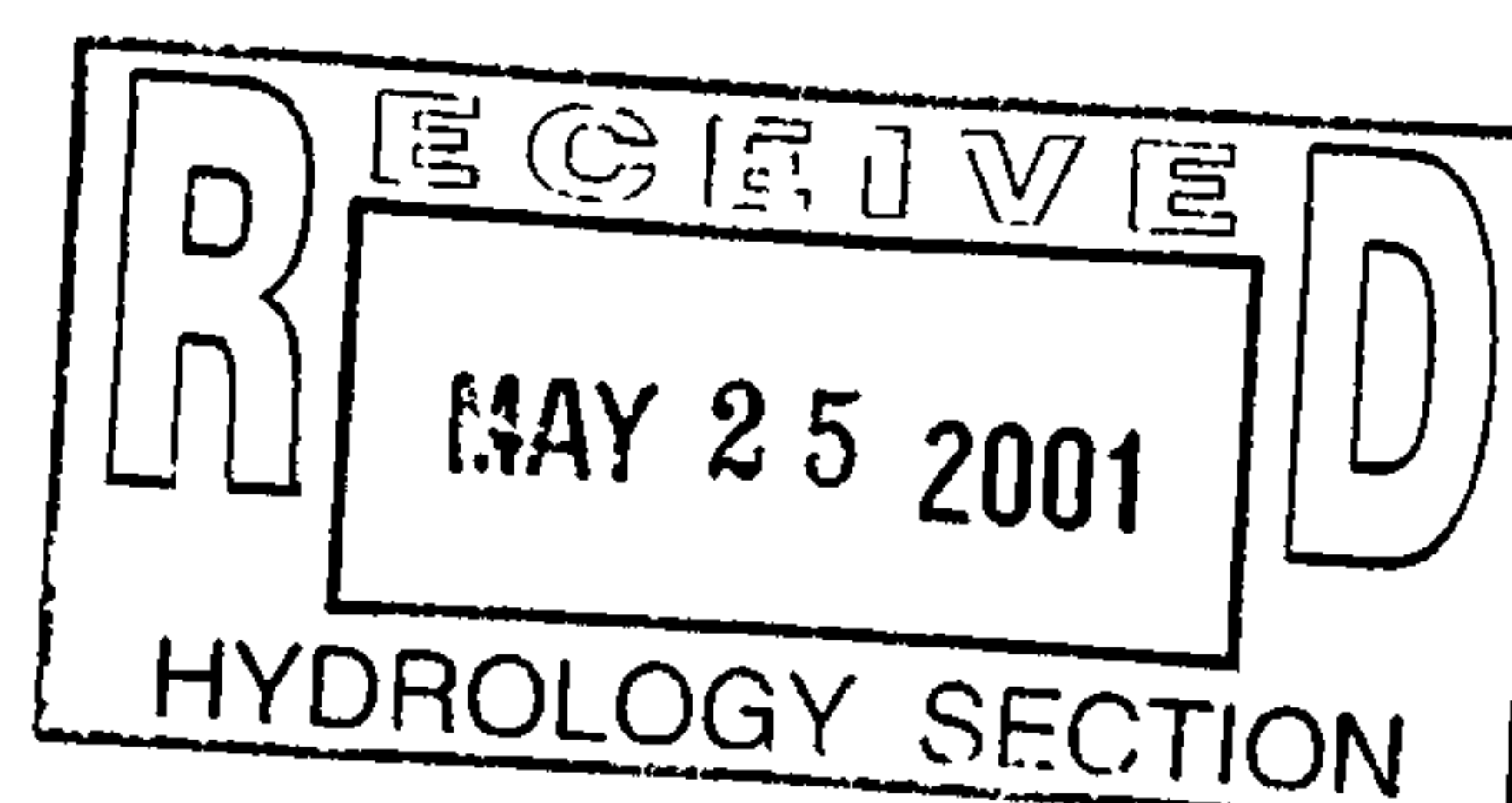
COPIES	DATE	NO	DESCRIPTION
1 EA			INFORMATION SHEET
2 EA			GARDING & DRAINAGE PLAN

THESE ARE TRANSMITTED as checked below:

- ☒ For Your Use ☒ For Review and Comment ☐ Returned After Loan To Us
☐ As Requested ☐ Correct and Resubmit ☐ Resubmittal Not Required, Revise
Per Corrections Noted, If Any

REMARKS THIS PLAN IS SUBMITTED UNDER SEPERATE COVER
TO STATE HIGHWAY DEPT. ATTN: KATHY TRUJILLO & RAE VAN HORN
FOR REVIEW. 841-2261

COPIES TO: FUE / STATE HWY DEPT SIGNED: M. J. Walla
If enclosures are not as noted, kindly notify us at once.



6100 Indian School Road NE Suite 210
Albuquerque New Mexico 87110
(505) 881-3008 Facsimile (505) 884-5390

Mike J. Walla P.E.

Larry E. Kennedy

DRAINAGE INFORMATION

K22/D51

PROJECT TITLE CUMBRE CONSTRUCTION ZONE ATLAS/DRNG. FILE #: K-22
DRB#: _____ EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: TRACT B-1, LA CUESTA SORDAN, ALBUQ, BERN. CTY, NM
CITY ADDRESS: 541 PAISANO NE
ENGINEERING FIRM: WALLA ENGINEERING CONTACT: MIKE WALLA
ADDRESS: 6100 HUMAN SCHOOL RD NE PHONE: 881-3008
OWNER: CUMBRE CONSTRUCTION CONTACT: R. J. BERRY
ADDRESS: 201 EUBANK NE PHONE: 298-2019
ARCHITECT: JLS CONTACT: DAN HERR
ADDRESS: 1600 RIO GRANDE NW PHONE: 246-0870
SURVEYOR: SANANA LAND SURVEY CONTACT: ANDREW MEDINA
ADDRESS: 6705 GISELE NE PHONE: 828 0858
CONTRACTOR: CUMBRE CONSTR. CONTACT: R. J. BERRY
ADDRESS: 201 EUBANK NE PHONE: 298-2019

TYPE OF SUBMITTAL:

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

PRE-DESIGN MEETING:

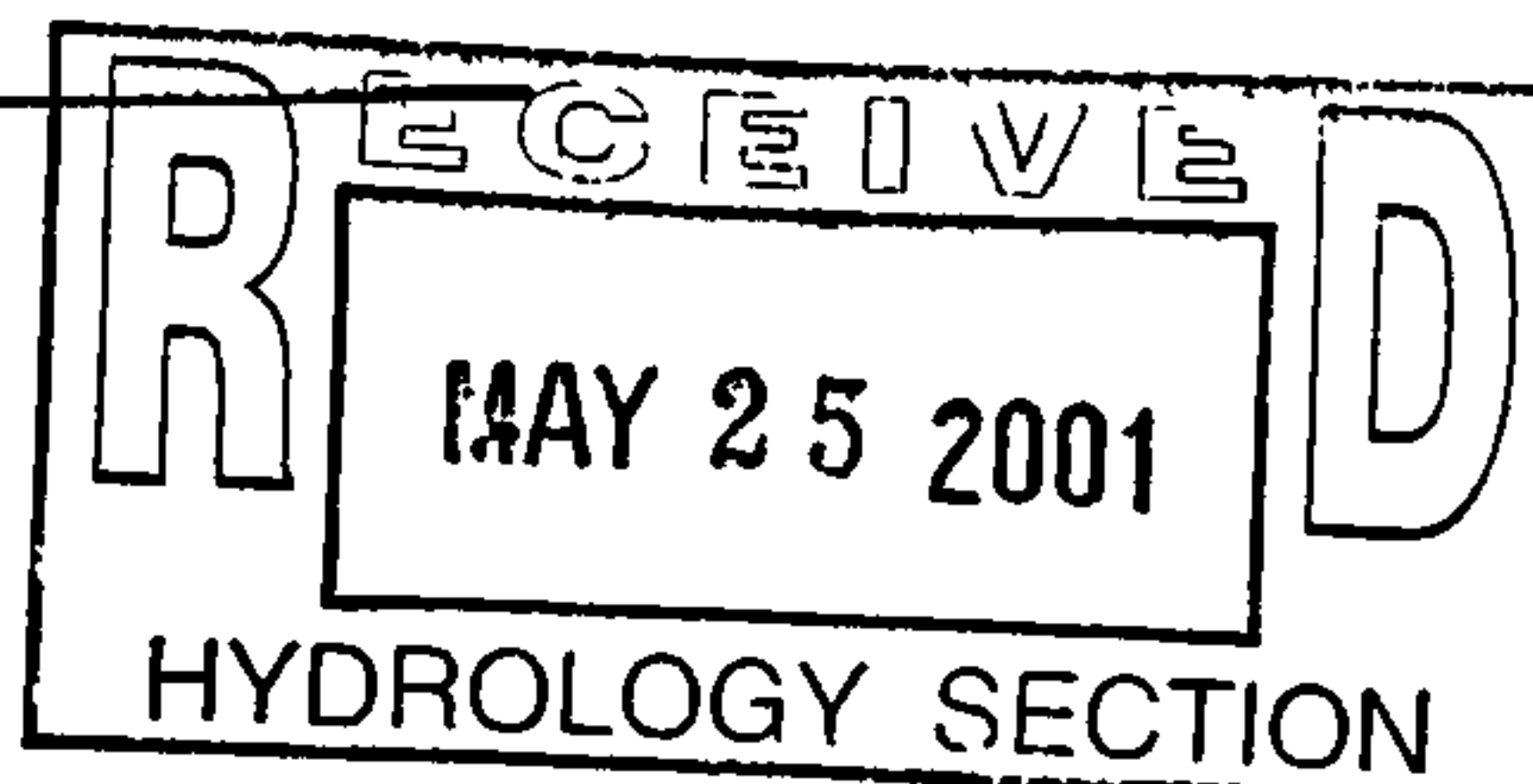
☐ YES
☒ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PRMT. 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
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 5/25/01

BY: [Signature]





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

June 25, 2001

Dan Herr, Registered Architect,
JLS Architects
1600 Rio Grande Blvd. N.W.
Albuquerque, New Mexico 87104

Re: T.C.L. submittal for building permit approval for Office/Garage for Cumbre Construction Co.,
541 Paisano Street N.E. [K22/D051],
Architect Stamp dated 6/11/2001.

Dear Mr. Herr,

The location referenced above is not acceptable and requires modification to the Traffic Circulation Layout (T.C.L.) prior to Building Permit release as stated on the attached TCL checklist, and red-lined T.C.L. markup with comments.

Please resubmit revised T.C.L. after addressing typed and marked up comments.
Submit Plan along with typed comments and all red-lined, mark-up copies.

Sincerely,

Mike Zamora,
Commercial Plan Checker

cc:
Engineer
Hydrology File
Office File

TRAFFIC CIRCULATION LAYOUT CHECKLIST

SITE ADDRESS: 541 Paisano St. NE AGENT: Dan Herr - JLS Arch's DATE: 6/25/01
LEGAL DESCRIPTION: La Cueta Subdivision - Block 4, Tract A-1. ZONE ATLAS PAGE: K 22

The Traffic Control Layout (TCL) is a basic Site Plan that contains information on all new and existing elements involved in the development of the site including: buildings, street widths, street sidewalks and curb & gutter, parking lot features, driveways, landscaped areas, lot lines and easement limits, etc. It will be reviewed prior to submittal of plans for a building permit. The TCL must be processed prior to submittal of plans for building permit. In most all cases the TCL must be certified by the designer-of-record prior to the issuance of a Certificate of Occupancy.

On all subsequent submittals, the design firm needs to complete and return the new **TRAFFIC CIRCULATION LAYOUT CHECKLIST** (Amendment To Come) provided, along with us of the DPM (Development Process Manual) to confirm required City standards. Also refer to previous TCL/Building Permit submittals (along with comments and markups) for past projects to avoid repeating errors and to help reduce the time required for plan review on subsequent TCL submittals. The first checklist has been completed by Transportation.

LEGEND-

- ☒ Item addressed on initial submittal
- ☐ Item not yet addressed by designer or plan checker
- ☐ Not Applicable

GENERAL INFORMATION REQUIRED:

- ☒ 1. TCL will be stamped, signed and dated by architect or engineer.
- ☒ 2. Street address of site - could be part of title block or Drainage Application sheet in Hydrology file.
- ☒ 3. Provide name of subdivision; lot number and/or tract number on TCL, if it's not on the Drainage Information Sheet.
- ☒ 4. Place note on TCL and Site Plan for Construction:

As required by Transportation Development Section, a copy of the approved TCL AS-BUILT will be submitted by the designer or acceptable representative party which includes a letter of certification stating the site has been constructed in accordance with the approved TCL. Verification of TCL acceptability, to include random field checks, will be made before a Final Certificate of Occupancy (C.O.) is issued. Please call this office to obtain temporary CO. Confirmation from Hydrology, supporting this requirement, will be needed prior to approval of TCL by Transportation.

- ☐ 5. The plan review by Zoning could initiate a new review if original parking lot layout, approved by Transportation, needs to be altered.
- ☐ 6. Any Infrastructure work on city property, as part of this development, must be complete before issuance of CO. If work is not completed, Financial Guarantee must be on file with Design Review Office.
- ☐ 7. Encroachment agreements are needed when structures, fences, walls or items of equal conflict are within City property.
- ☐ 8. Drawing line work on Drainage and Landscape Plans must exactly match Site Plan.

SPECIFIC INFORMATION REQUIRED:

- 1. State Highway Department approval is required at locations where access is being taken from Highway Dept. roadways.
- 2. Call out all overhead doors on site or call out, including size, on TCL.
- 3. Overhead doors desired on site. Expectation by plan reviewer is that large wheel base (refuse/UPS) vehicle will be smallest vehicle to use doors. Refer to DPM for restrictions.
- 4. State the design vehicle to be used at rear of site: **2000 S.F. WAREHOUSE.**
- 5. Provide new and existing elements on TCL, properly labeled, and dimensioned. Show clear differentiation between existing construction and new improvements on TCL.
- 6. Indicate which buildings the permit will certify for parking improvements. ✓ If applicable, clearly differentiate future construction line type from new construction line type.
- 7. Any minor changes to TCL as required by Transportation and are acceptable by Hydrology, call out on Site Plan as such: "INSPECTION OF CONSTRUCTION FOR CO, FOR TRANSPORTATION, WILL BE DONE FROM THIS SHEET."
- 8. Indicate transition from one surface type to the other on TCL, for example, ramps (include handicap (HC) ramps), concrete/ asphalt, landscape area/ concrete, concrete / dirt, concrete /gravel, etc. Label each area or stipple--or equal--to show varying surfaces.
- 9. Show, label and dimension position of all existing obstructions in sidewalks in City right-of-way.
- 10. Label to paint, on asphalt, stalls for small car parking as "COMPACT" or equal.
- ✓ 11. Minimum 5 foot width concrete sidewalk raised 6" above parking surface will be needed, when located at front of parking vehicles (min. 20' long stall) adjacent to any building. Place sidewalk at other locations where landscape shrubbery is required, by Zoning, at front of stalls.
- ✓ 12. At HC parking area, HC ramp must be constructed as part of sidewalk and not part of parking area.
- 13. Restriping of parking stalls shall be called out, to be per City Standard.
- 14. For future reference ~~and for this project~~, provide half width of all streets 40' wide and over on TCL. Also, show all streets which will be used for Heavy Commercial traffic accessing site. On major streets, include median and openings, if existing and if not, show traffic lanes on developer's side of street, up to and including middle turn lane.
- 15. Alley limits must be 20-foot width
- 16. City standard paved roadway must be constructed in alley, along the entire lot frontage from point of access into alley from street at either end of alley.
- 17. Construct alley entrance per City Std. Detail Dwg. 2428. Width of entrance will be a minimum of 24 feet when the development is the first lot on the block, and access to proposed parking is taken thorough the alley.

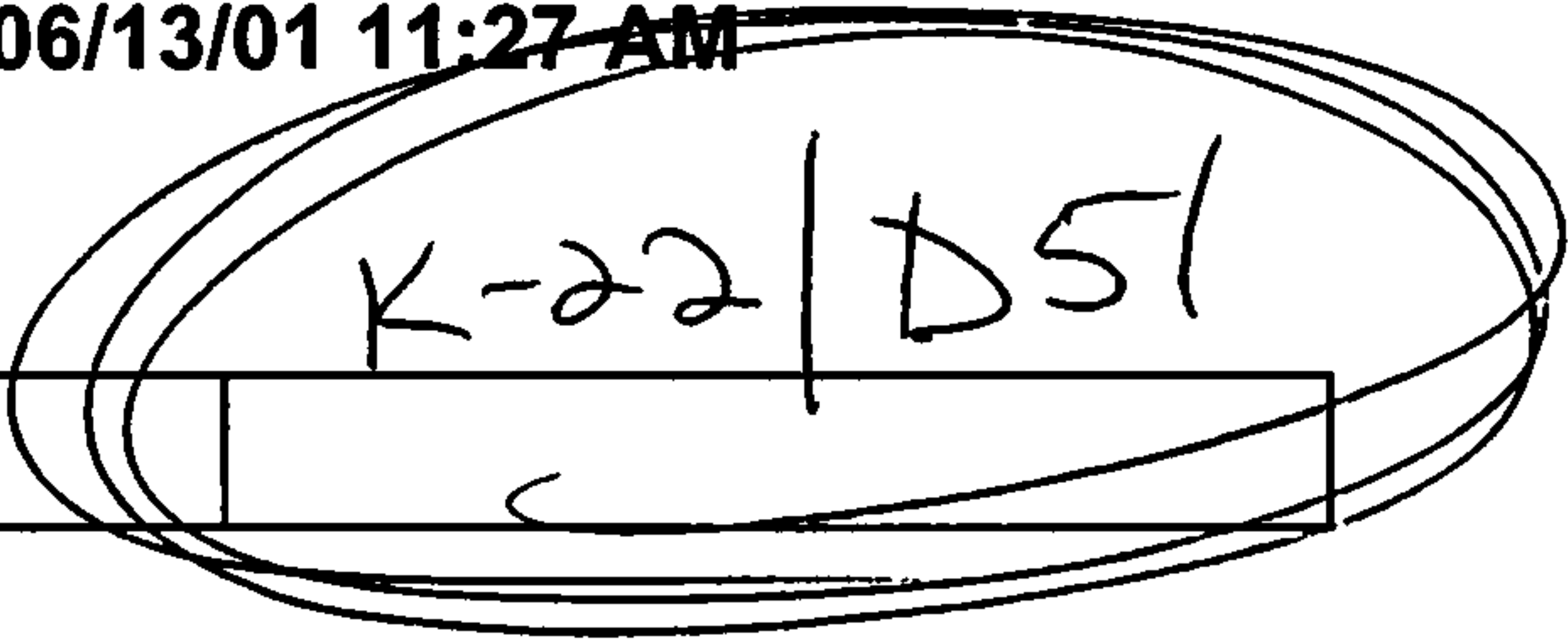


A R C H I T E C T S

1600 RIO GRANDE NW ALBUQUERQUE NM 87104
PHONE (505) 246 0870 FAX (505) 246 0437

LETTER OF TRANSMITTAL

DATE: 06/13/01 11:27 AM



PROJECT

Cumbre Construction, 541 Paisano NE

TO:
Mike Zamora
Transportation Development

FROM:
Dan Herr
JLS Architects
1600 Rio Grande NW

HAND DELIVERED

phone 924-3620

PHONE 505 246-0870
FAX 505 246-0437

REMARKS:

<input type="checkbox"/>	Urgent	<input checked="" type="checkbox"/>	For your review	<input type="checkbox"/>	Reply ASAP	<input type="checkbox"/>	Please comment
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Mike

Attached are 2 copies of TCL for your review. The grading plans were submitted separately to the Hydrology Department on May 25.
Please call me if there are any questions I can answer regarding this submittal.

Dan