



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 3, 2001

James D. Hughes, P.E.
Mark Goodwin & Assoc.
P.O. Box 90606
Albuquerque, NM 87199

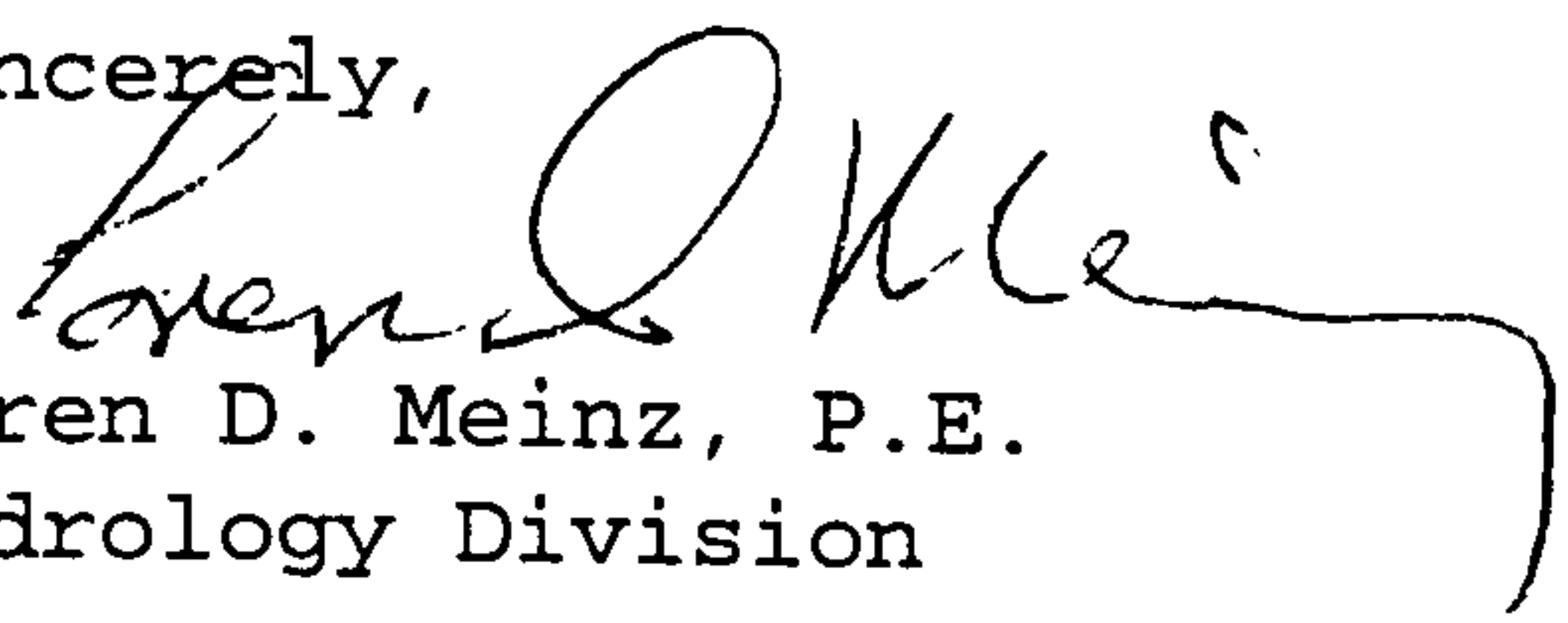
**Re: Drainage submittal for vacation of temporary drainage
easement on Lot 1E, Broadway Industrial Center, Unit 2,
(M-14/D12E).**

Dear Mr. Hughes,

The proposed plan for elimination of the current ponding area on Lot 1E will be approved upon verification by the Engineer that the permanent ponding area on Lot 2A is completed and certified, and agreement and covenants necessary have been completed.

If you have any questions, please call me at 924-3980.

Sincerely,


Loren D. Mainz, P.E.
Hydrology Division

c: Terri Martin
File

1st letter



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 6, 2001

James D. Hughes, P.E.
Mark Goodwin & Assoc.
P.O. Box 90606
Albuquerque, NM 87199

Re: Drainage submittal for vacation of temporary drainage easement on Lot 1E, Broadway Industrial Center, Unit 2, (M-14/D12E).

Dear Mr. Hughes,

The proposed plan for elimination of the current ponding area on Lot 1E is approved. Verification has been received from the Engineer that the permanent ponding area on Lot 2A is completed and certified, and agreement and covenants necessary have been completed.

If you have any questions, please call me at 924-3980.

Sincerely,

Loren D. Mainz, P.E.
Hydrology Division

c: Terri Martin
File

DRAINAGE INFORMATION SHEET

| | | | |
|--------------------|--|--------------|-------------|
| PROJECT TITLE: | Broadway Industrial Center, Unit 2, Lot 1E | ZONE ATLAS#: | M-14 / D12E |
| DRB#: | 1000131 | EPC# | WORKORDER#: |
| LEGAL DESCRIPTION: | Broadway Industrial Center, Unit 2, Lot 1E | | |
| CITY ADDRESS: | | | |

| | | | |
|-------------------|---------------------------------------|----------|---------------------|
| ENGINEERING FIRM: | Mark Goodwin & Associates, PA | CONTACT: | James D. Hughes, PE |
| ADDRESS: | P.O. Box 90606, Albuquerque, NM 87199 | PHONE: | 828-2200 |
| OWNER: | Broadway Development LLC | CONTACT: | Ted Waterman |
| ADDRESS: | PO Box 10005 | PHONE: | '248-1688 |
| ARCHITECT: | | CONTACT: | |
| ADDRESS: | | PHONE: | |
| SURVEYOR: | | CONTACT: | |
| ADDRESS: | | PHONE: | |
| CONTRACTOR: | | CONTACT: | |
| ADDRESS: | | PHONE: | |

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL
☐ ENGINEER'S CERTIFICATION
☒ OTHER *Copies of Previous Approved Plans*
☐ EASEMENT VACATION

PRE-DESIGN MEETING:

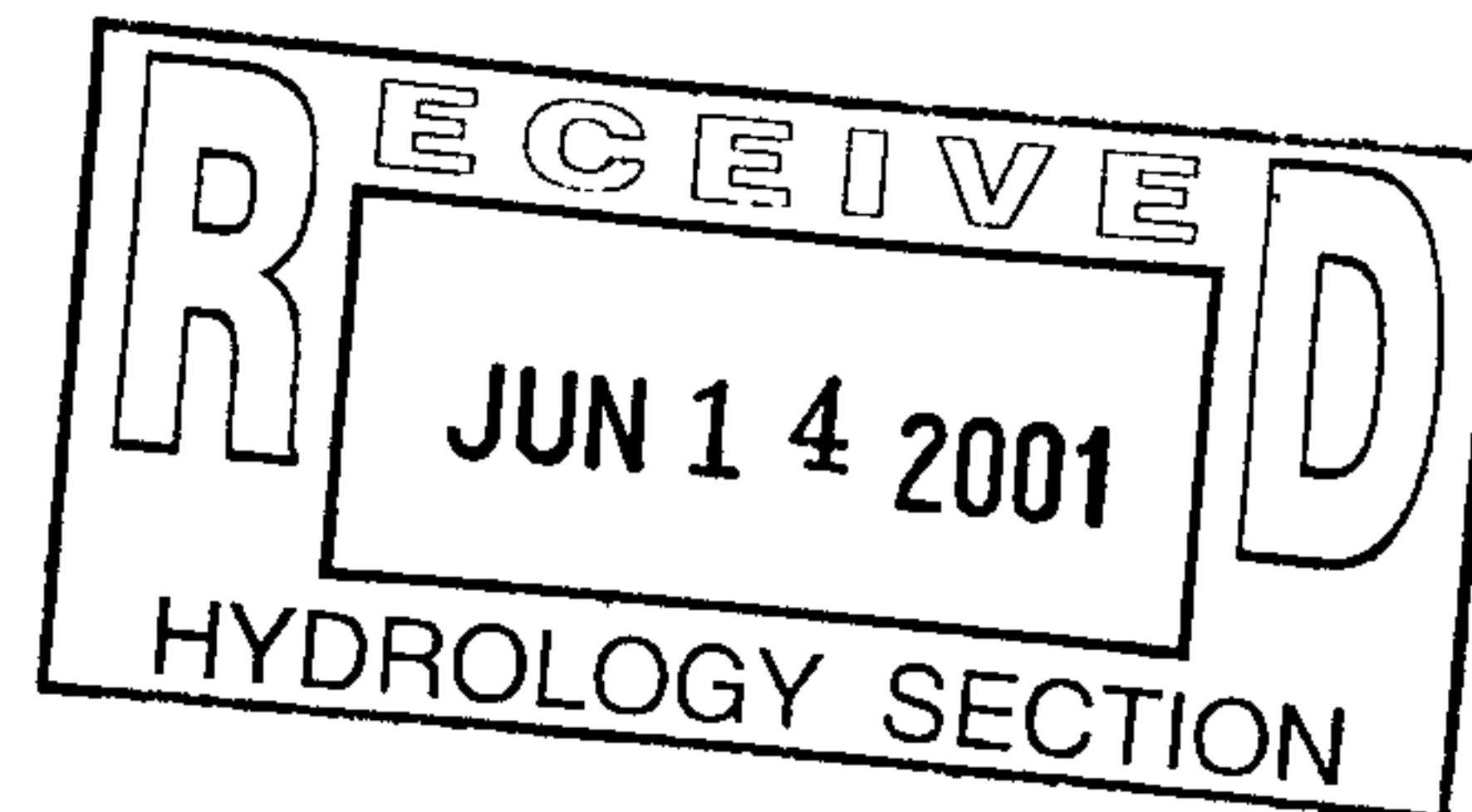
_____ YES
_____ NO
_____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

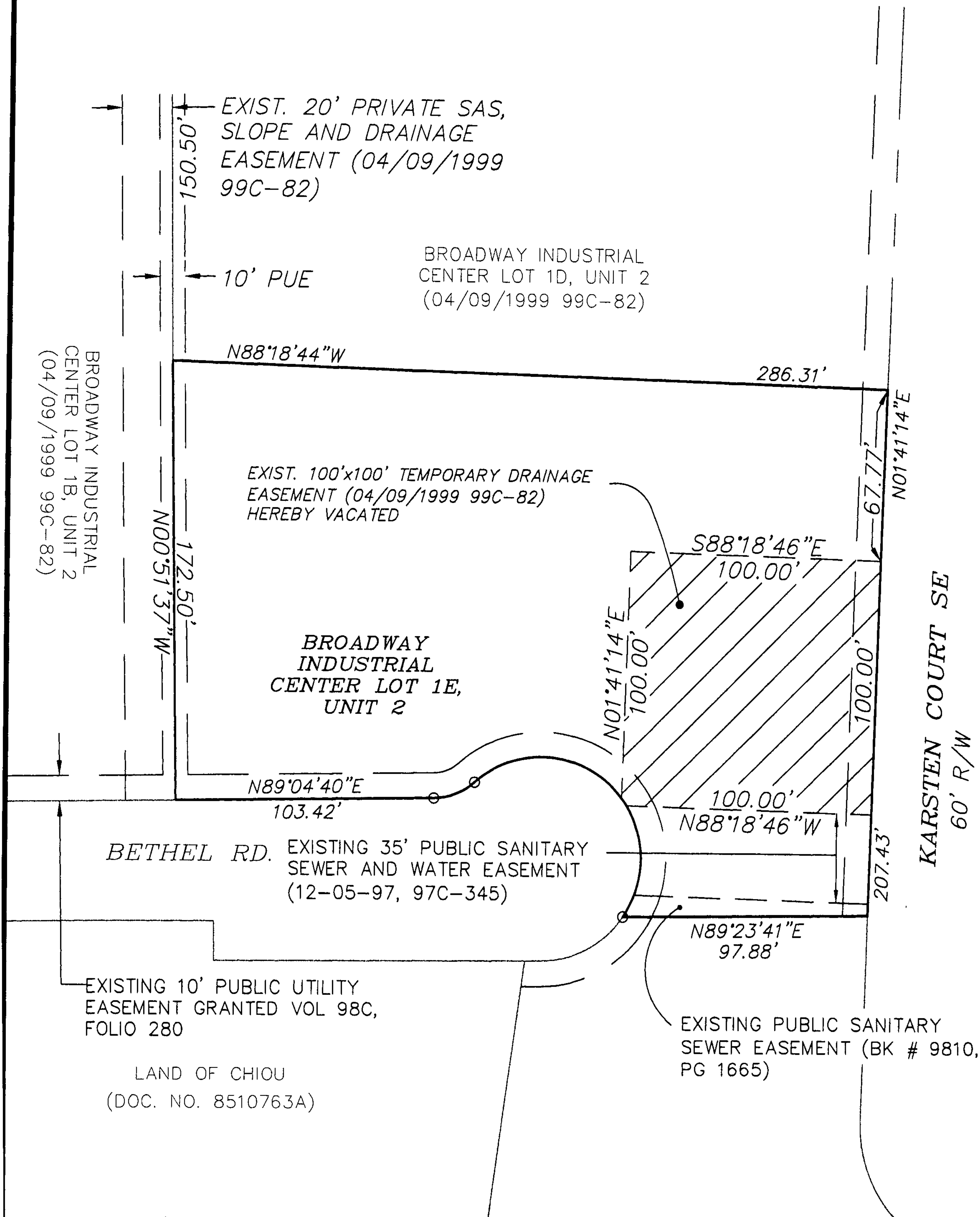
| | |
|-------------------------------------|---|
| <input type="checkbox"/> | SKETCH PLAT APPROVAL |
| <input type="checkbox"/> | PRELIMINARY PLAT APPROVAL |
| <input type="checkbox"/> | S. DEV. PLAN FOR SUB'D APPROVAL |
| <input type="checkbox"/> | S. DEV. PLAN FOR BLDG PERMIT APPROVAL |
| <input type="checkbox"/> | SECTOR PLAN APPROVAL |
| <input type="checkbox"/> | FINAL PLAT APPROVAL |
| <input type="checkbox"/> | FOUNDATION PERMIT APPROVAL |
| <input type="checkbox"/> | BUILDING PERMIT APPROVAL |
| <input type="checkbox"/> | CERTIFICATION OF OCCUPANCY APPROVAL |
| <input type="checkbox"/> | GRADING PERMIT APPROVAL |
| <input type="checkbox"/> | PAVING PERMIT APPROVAL |
| <input type="checkbox"/> | S.A.D. DRAINAGE REPORT |
| <input type="checkbox"/> | DRAINAGE REQUIREMENTS |
| <input checked="" type="checkbox"/> | OTHER <i>Vacation of Public Drainage Easement</i> |
| <input type="checkbox"/> | RELEASE OF FINANCIAL GUARANTY |
| <input type="checkbox"/> | TRAFFIC CIRCULATION LAYOUT |

DATE SUBMITTED: June 14, 2001

BY: James D. Hughes
James D. Hughes, PE



VACATION EXHIBIT





D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

June 11, 2001

Mr. John Murray
Hydrology Division
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**Re: Vacation of Public Drainage Easement on Lot 1-E Broadway Industrial Center Unit 2
DRB 1000131**

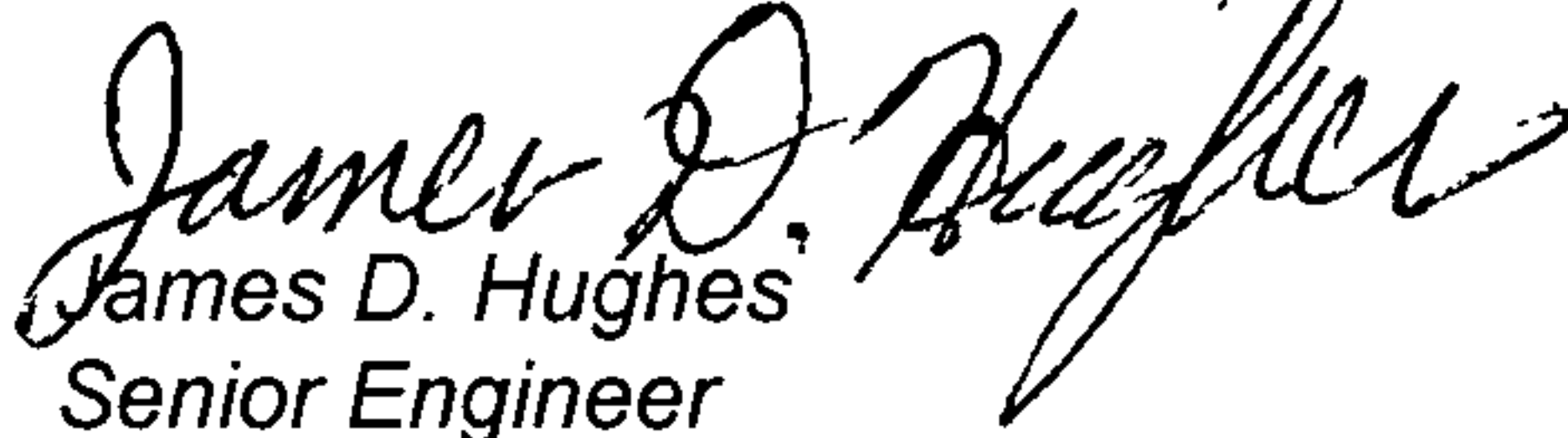
Dear Mr. Murray:

The pond was filled in when a larger permanent pond, was created on Lot 2-A Broadway Industrial Center, Unit 2. (See attached Grading plans and plats for both the re-subdivision of Lot 1 and Lot 2 Unit 2.) So the easement is no longer needed on Lot 1-E. This is not a new drainage plan. We are simply following the previously approved plans. The Lot 1-E easement was not vacated because the replacement easement on Lot 2-A was recorded after the Lot 1-E plat. The easement was first granted with the original Unit 2 plat so 24 copies of that document are included with this submittal.

Please call if you have questions or comments.

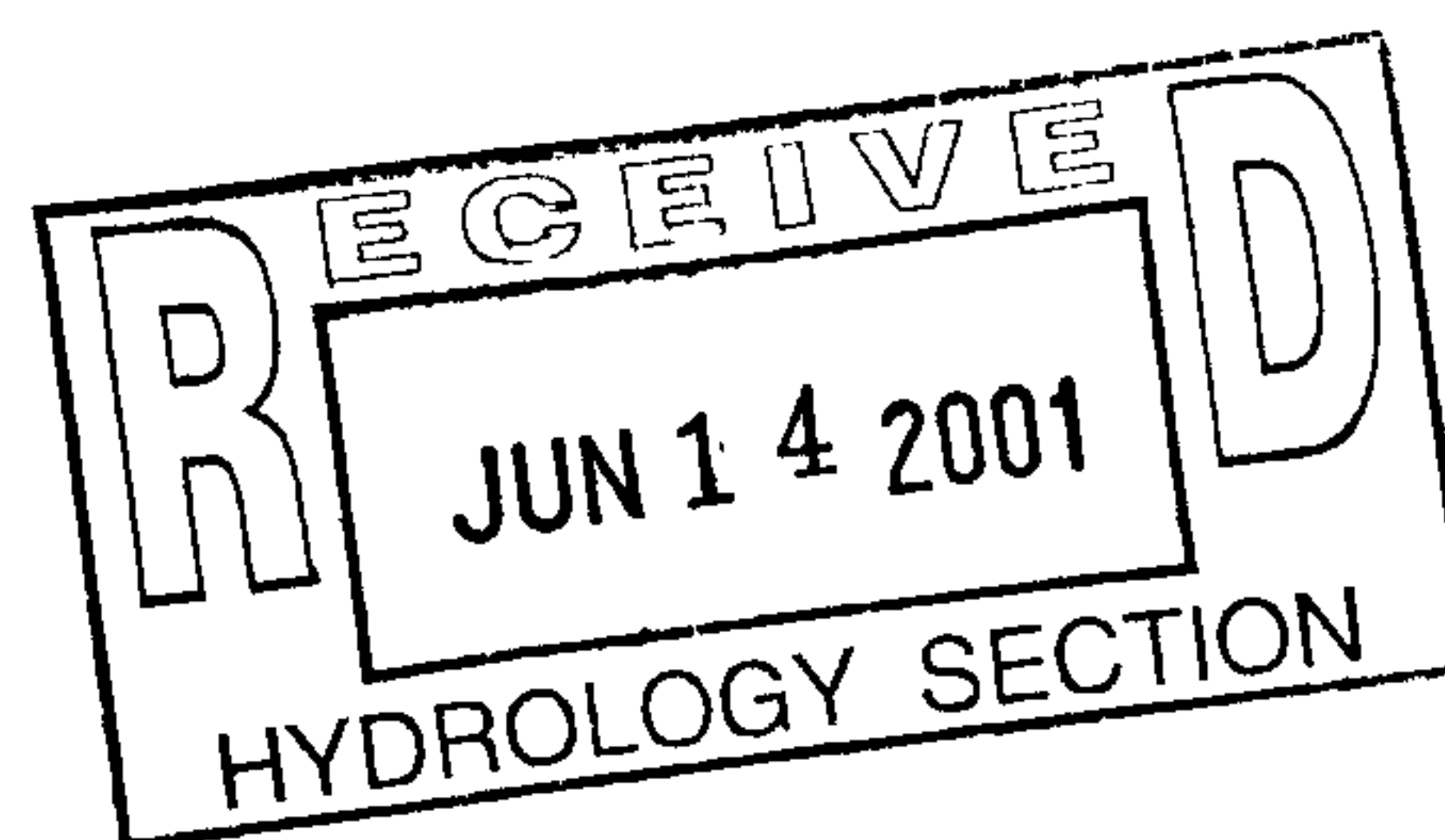
Sincerely,

Mark Goodwin & Associates, P.A.

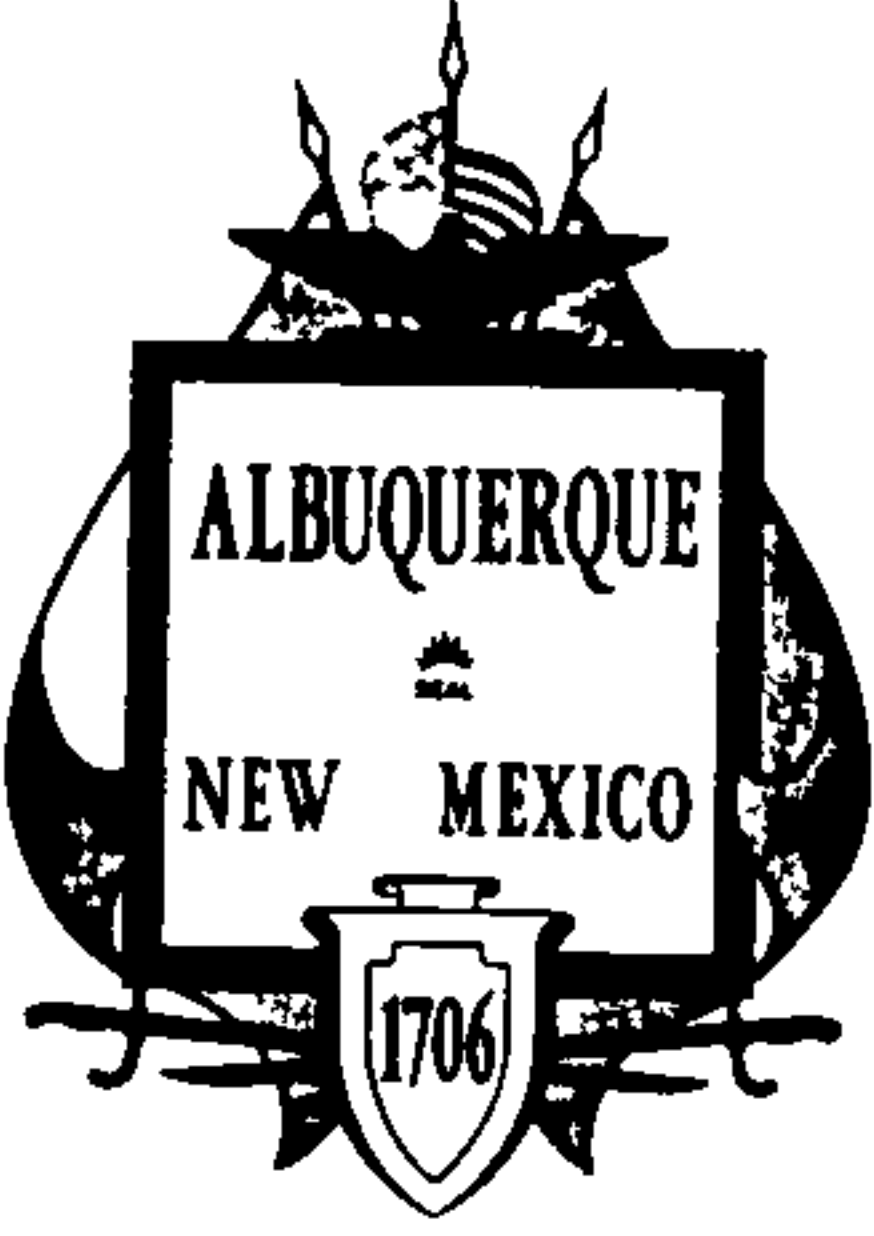

James D. Hughes
Senior Engineer

JDH/sb

xc: Ted Waterman



f:\broadway 2\draineas lt2



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

January 18, 2002

William Kleinschmidt, Registered Architect
3828 Blue Ridge Pl. N.E.
Albuquerque, NM 87111

Re: TCL Submittal for Building Permit Approval for
Broadway Industrial Center-Lot 1E, Unit 2, [M14 / D012E]
No Address
Engineer's Stamp Dated 01/08/02

Dear Mr. Kleinschmidt:

The location referenced above is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached TCL checklist, and red-lined TCL markup with comments. No address was provided for this site, please provide. The Drainage Information Sheet must be filled out completely by the designer of record or his staff when submitted so all parties involved can be contacted.

Please resubmit revised TCL after addressing typed and marked up comments. Submit plan along with the checklist and all red-lined, mark-up copies, current and past.

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)

PROJECT TITLE: Broadway Industrial Center Lot 1E Unit 2 M-14/D12E
DRB # _____ EPC# _____ ZONE MAP/DRG. FILE #: M-14
WORK ORDER#: _____

LEGAL DESCRIPTION: Broadway Industrial Center Lot 1E Unit 2
CITY ADDRESS: Karsten Court SE

ENGINEERING FIRM: Mark Goodwin & Assoc.
ADDRESS: P.O. Box 90606
CITY, STATE: Albuquerque NM

CONTACT: James D Hughes
PHONE: 828-2200
ZIP CODE: 87199

OWNER: Malco
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

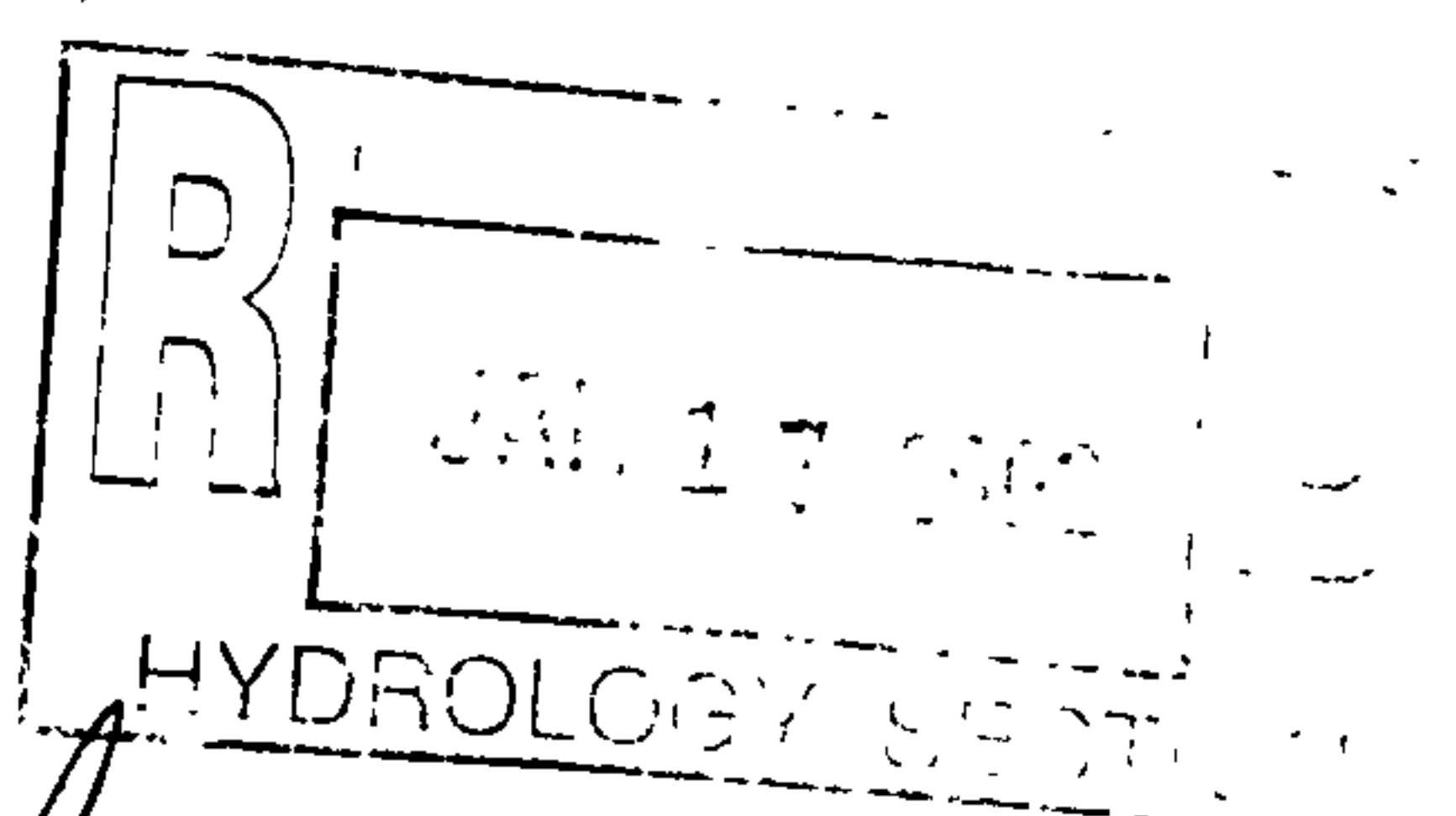
CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

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 1-16-02 BY James D. Hughes

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

February 5, 2002

William Kleinschmidt, Registered Architect
3828 Blue Ridge Pl. N.E.
Albuquerque, NM 87111

Re: Certification Submittal for Final Building Certificate of Occupancy for
Broadway Industrial Center, Unit 2, Lot 1E, [M14 / D012E]
2711 Karsten Ct. S.E.
Architect's Stamp Dated 01/08/02

Dear Mr. Kleinschmidt:

The TCL submittal, dated Jan. 25, 2002, is not quite sufficient for acceptance by this office, but will be stamped and approved and can simultaneously be attached to the plan set for Building Permit approval with the following conditions:

- The TCL submitted requires completion of the items not yet addressed on the checklist (marked in blue) or the original mark up and items marked up on the TCL revised by the designer. Sidewalk variance is acceptable, however, no mention is made of the standard curb and gutter construction--a component of overall street pavement construction, on Bethel Road, in the variance document.
- Confirmation of approved street design grades and paving section for Bethel Rd. is required prior to building permit approval. Grades should be approved by the Design Review Committee in this office.
- Financial Guarantee for paving and standard curb & gutter construction on Bethel Rd. will need to be on file with Arlene Portillo of Development and Building Services Section, also in this department.

Four copies will be required: two for attachment to permit plansets, as stated above, one for this office and one to be kept by you, to be used for certification of the site for final C.O. for Hydrology/Transportation.

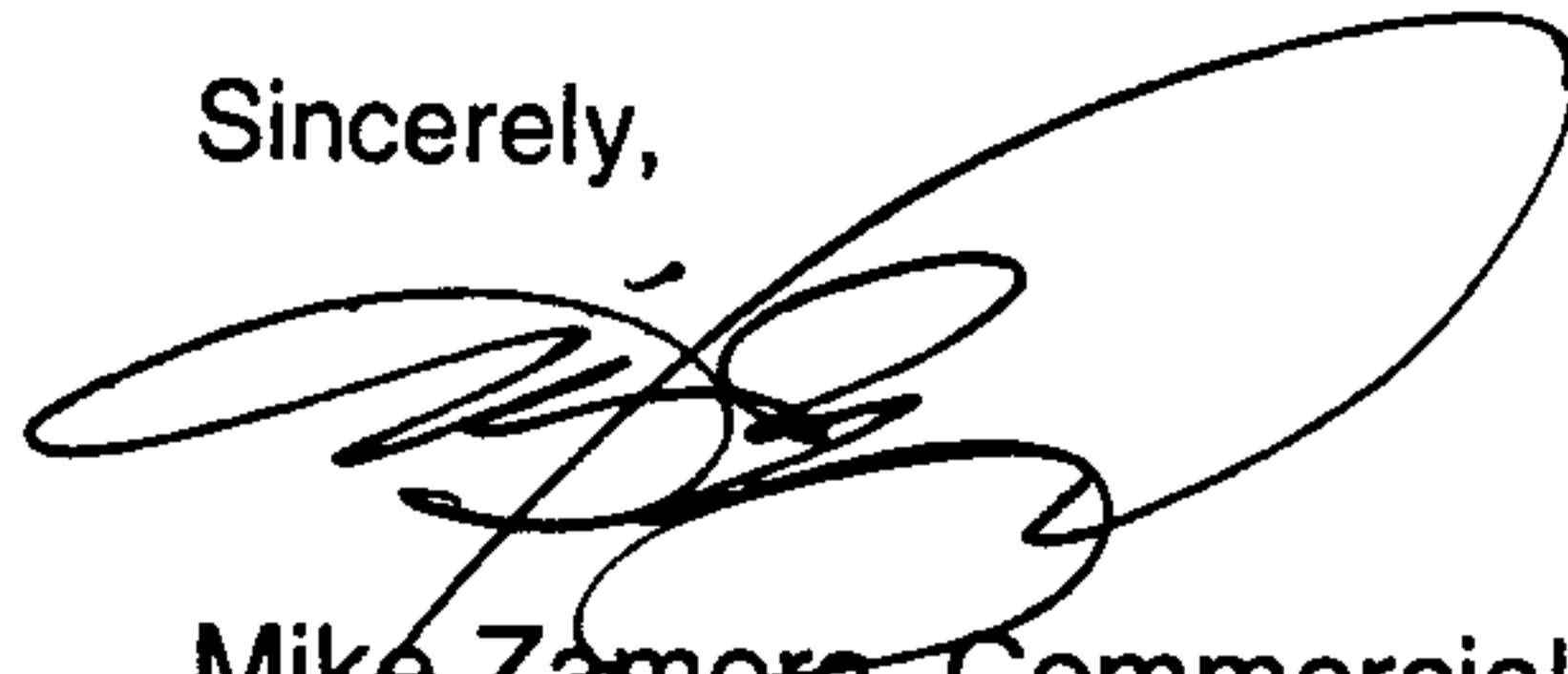
TCL can be returned to Hydrology for approval similar to last submittal, if that is preferred over the TCL/Building Permit approval procedure described on first paragraph.

When superintendent of project calls for a Temporary C.O. immediate issuance is no longer possible at that time. An exact copy of the approved TCL, marked up, showing incomplete work remaining, along with a letter of certification is required prior to issuance of Temporary C.O. If project is to be phased, Barricading Plan is needed clearly illustrating how vehicles using this site will be directed away second phase, not completed or yet begun. Phasing will need clarification on Certification and permit plans if so.

When a Final C.O. is needed, a Letter of Certification(with the term Certification included) stating the site was built in substantial compliance, needs to be attached to your stamped, approved TCL or the TCL may itself be labelled with a typed or stamped statement of certification, stamped with the designer's seal. Designer's seal must be placed on TCL or Cert. letter. Seal must be signed and dated for that submittal. This and all documentation must be submitted with a completed Drainage Information Sheet to Hydrology at the Development Services Center.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Zamora', with a large, looping flourish extending from the end of the signature.

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)

M-14/D12E

PROJECT TITLE: Broadway Industrial Center

DRB # N/A

EPC#: N/A

ZONE MAP/DRG. FILE #: M - 14

WORK ORDER#: N/A

LEGAL DESCRIPTION: Lot 1E Unit 2

CITY ADDRESS: 2711 Karsten Ct

ENGINEERING FIRM: Mark Goodwin & Associates, PA

ADDRESS: P.O. Box 90606 Albuquerque NM

CITY, STATE: Albuquerque

CONTACT: James D. Hughes

PHONE: 828-2200

ZIP CODE: 87199

OWNER: Mike Maloy

ADDRESS: 610 San Jose SE

CITY, STATE: Albuquerque NM

CONTACT: Mike

PHONE: 247-3100

ZIP CODE: 87102

ARCHITECT: William Kleinschmidt

ADDRESS: 3828 Blue Ridge Pl. N.E.

CITY, STATE: Albuquerque NM

CONTACT: William Kleinschmidt

PHONE:

ZIP CODE: 87111

SURVEYOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CONTRACTOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CHECK TYPE OF SUBMITTAL

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☒ 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)

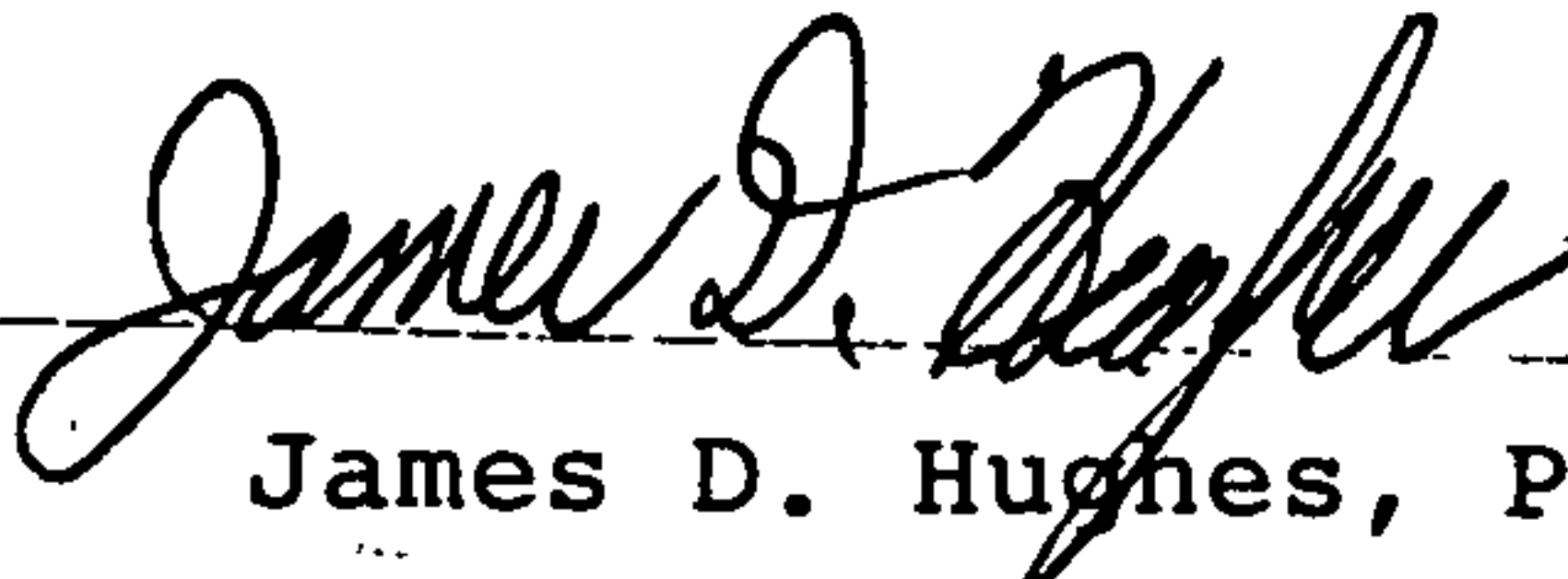
WAS A PRE-DESIGN CONFERENCE ATTENDED.

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

RECEIVED
JAN 25 2002
HYDROLOGY SECTION

DATE SUBMITTED

BY


James D. Hughes, PE.

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

2/5/02 - Rej.; Cd Arch - 2/7 ; logged in - 2/7



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 22, 2002

James D. Hughes, PE
Mark Goodwin & Associates
PO Box 90606
Albuquerque, NM 87199

**Re: Grading and Drainage Plan for Broadway Industrial Center, Lot 1E, Unit 2
Engineer's Stamp Dated 1-11-02, (M14/D12E)**

Dear Mr. Hughes,

Based on the information contained in your submittal dated 1-16-02, the above referenced site cannot be approved for Building Permit until the following comments are addressed:

- Please quantify off-site flows from north lot.
- Show cross section and more elevations for retaining wall on south side of site near Bethel Road.
- How much of Bethel Road are you building?
- How much flow is entering the pond from lot 1E and from other lots? Is the pond capacity enough to hold all on site and offsite runoff?
- Please submit an easement agreement to pond into lot 1B2 and a covenant agreement for the pond storm drain maintenance.
- Explain why there only needs to be a .4' high water block on the northeast driveway entrance? Minimum is 1 foot.
- Please show storm drainpipe system for the existing drop inlet in the southeast side of the site near Karsten Court. Where does this storm sewer drain?
- Does the future storm drain on Bethel Road financially guaranteed?

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

Sincerely,

Carlos Montoya, PE
City Floodplain Administrator, PWD
Development and Building Services

c: Terri Martin, Hydrology
File (2)

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

M-14/D12E

PROJECT TITLE: Broadway Industrial Center Lot 1E Unit 2 ZONE MAP/DRG. FILE #: M-14
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Broadway Industrial Center Lot 1E Unit 2
 CITY ADDRESS: Karsten Court SE

ENGINEERING FIRM: Mark Goodwin & Assoc.
 ADDRESS: P.O. Box 90606
 CITY, STATE: Albuquerque NM.

CONTACT: James D Hughes
 PHONE: 828-2200
 ZIP CODE: 87199

OWNER: Malco
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL

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- ☒ DRAINAGE PLAN
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- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR SITE PLAN)
- ☐ OTHER

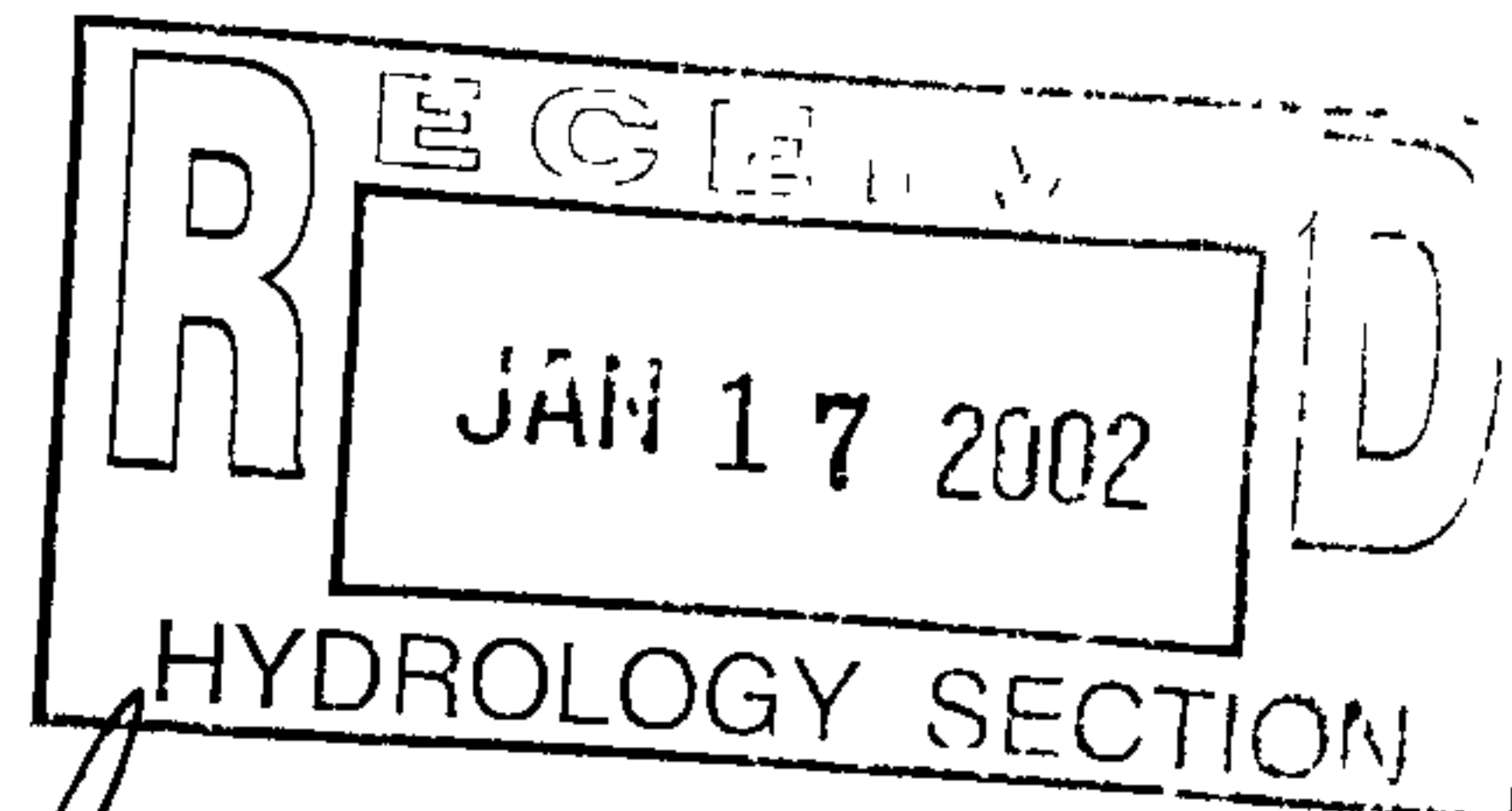
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED.

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED 1-16-02 BY James D. Hughes



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:

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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 5, 2002

James D. Hughes, PE
Mark Goodwin & Associates
PO Box 90606
Albuquerque, NM 87199

**Re: Grading and Drainage Plan for Broadway Industrial Center, Lot 1E, Unit 2
Engineer's Stamp Dated 1-11-02, (M14/D12E), Revised Plan & Letter Dated 2-28-02**

Dear Mr. Hughes,

Based on the information contained in your resubmittal dated 3-5-02, 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.

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

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

Sincerely,

Carlos Montoya, PE
City Floodplain Administrator, PWD
Development and Building Services

c: Terri Martin, Hydrology
File (2)

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

M-14/D12E

PROJECT TITLE: Broadway Industrial Center Lot 1E Unit 2 ZONE MAP/DRG. FILE #: M-14
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Broadway Industrial Center Lot 1E Unit 2
 CITY ADDRESS: Karen Court SE

ENGINEERING FIRM: Mark Goodwin & Assoc.
 ADDRESS: P.O. Box 90606
 CITY, STATE: Albuquerque NM

CONTACT: James D Hughes
 PHONE: 828-2200
 ZIP CODE: 87199

OWNER: Maloy
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
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 CITY, STATE: _____

CONTACT: _____
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- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR SITE PLAN)
- ☐ OTHER

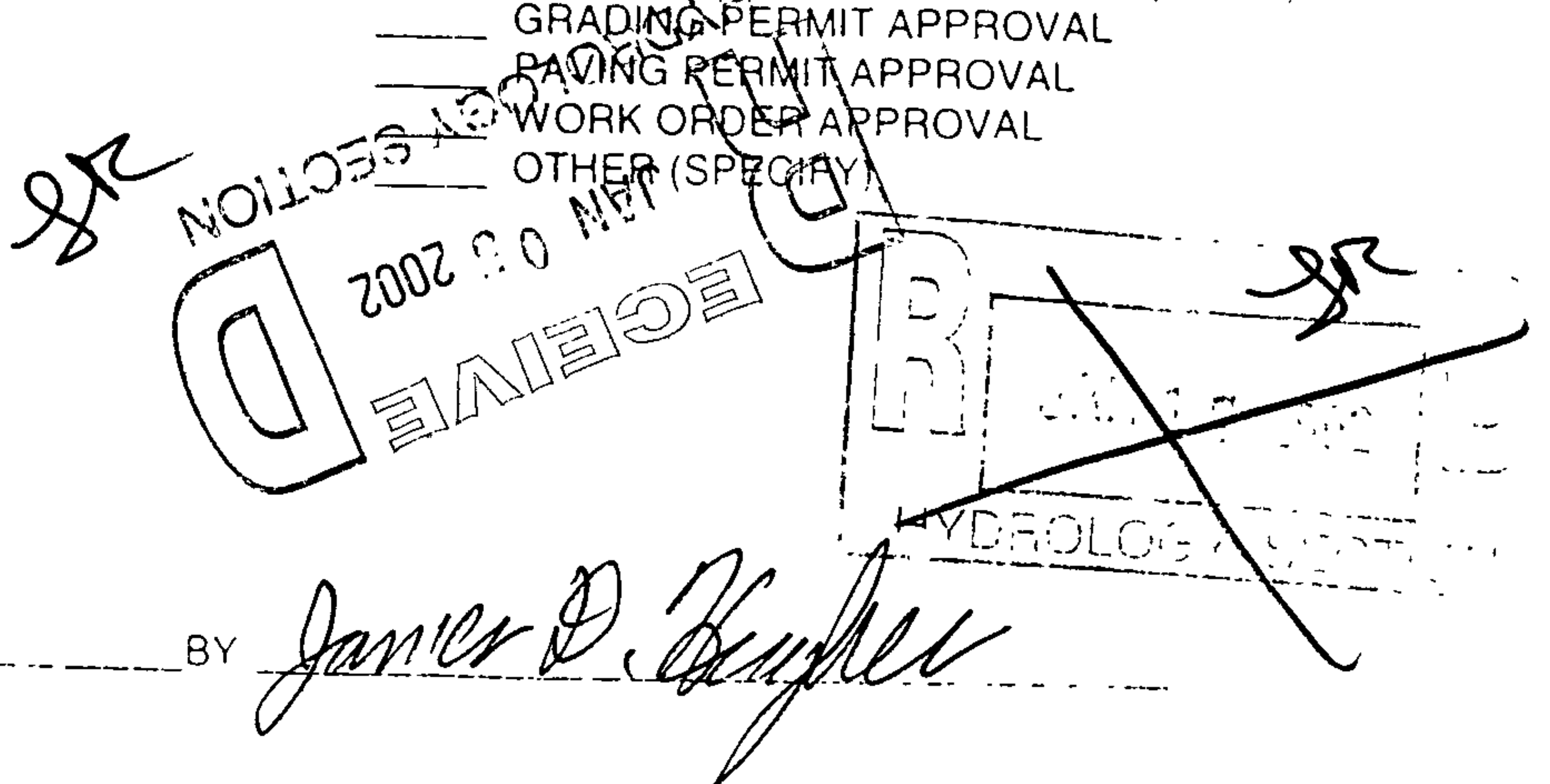
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- ☐ FOUNDATION PERMIT APPROVAL
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED 1-16-02 BY James D. Hughes



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



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

March 1, 2002

Mr. Carlos Montoya
City of Albuquerque
P.O. Box 1293
Albuquerque NM 87103

Re: Grading & Drainage Plan for Broadway Industrial Center, Lot 1E Unit 2 M14/DIZE

Dear Mr. Montoya:

The comments in the January 22, 2002 letter are addressed as follows:

1. All off site flows were quantified in previous reports and this site is not effected by off site flows.
2. A cross section has been added for the retaining wall on the south side near Bethel Rd., and street slopes are shown between spot shots.
3. This project will not construct any of Bethel Rd. Broadway Unit 1 Financially Guaranteed the 1/2 street paving and Unit 2 Guaranteed the storm sewer in Bethel. The sidewalk on the north side of Bethel was waved with the preliminary plat approvals for those two Units.
4. As stated in the drainage Management Plans the 3-9-99 plan sized the pond and has already been approved. Flows from this site are summarized in the drainage Calculations shown on this plan.
5. Easement Agreements and provisions for maintenance of the pond on Lot 1B 2 were addressed at the time of subdivision.
6. The northeast driveway is within 100' of the high point in Karsten Ct. The 100yr flow there is contained in the gutter and does not even get deep enough to spread into the street. So the 4" high water block on that driveway allows some room for construction tolerances and a reduced height from the normal one foot water block is desirable because the street at that point is 4 feet above the site and the reduced water block prevent vehicles from bottoming out
7. ^{will} Flows from the Karsten Ct. inlet in the southeast corner of this site were originally contained in a 100' x 100' pond in the middle of this lot. That was changed by the Grading and Drainage Plans for Lots 1 & 2 which redirected the flow into the pond on lot 2A. The easement on Lot 1E was vacated by a Plat recorded two weeks ago (see attached). The agreement and covenant needs released for that original pond.
8. Yes

Please approve the Grading & Drainage plan for Building Permit. Call me with any question or comments.

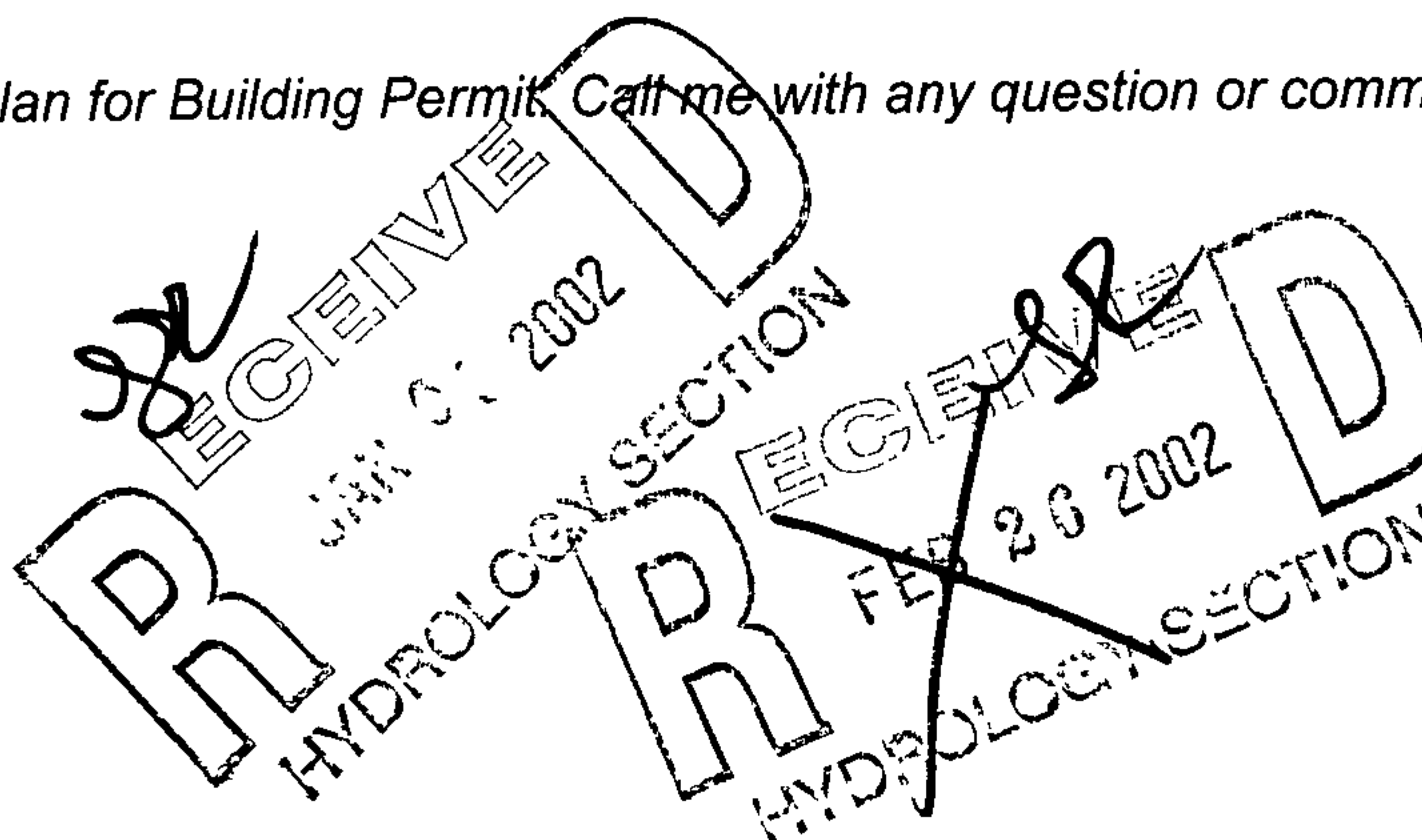
Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.


James D. Hughes PE.
Senior Engineer

JDH/bm

F:\Broadway 1E\Hydrology Comments on Lot 1E Unit 2





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department
Transportation Development Services Section

February 11, 2002

William Kleinschmidt, Registered Architect
3828 Blue Ridge Place N.E.
Albuquerque, NM 87111

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Lot 1E Broadway Industrial Center Development, [M14 / D012E]
2711 Karsten Ct. S.E.
Architect's Stamp Dated 01/23/02

Dear Mr. Kleinschmidt:

The TCL submittal, dated Feb. 11, 2002, is sufficient for acceptance by this office and is stamped and signed as such. Four copies will be required: two for submittal of building permit plans, one for this office and one to be kept by you to be used for certification of the site for final C.O. for Hydrology/Transportation.

When the superintendent of this project calls for a Temporary C.O. immediate issuance is no longer possible at that time. An exact copy of the approved TCL, marked up, showing incomplete work remaining, along with a letter of certification is required prior to issuance of Temporary C.O. If project is one of multiple phases, Barricading Plan is needed clearly illustrating how vehicles and pedestrians using this site will be separated from coming phases, not completed or yet begun.

When site is complete and a Final C.O. is needed, a Letter of "Certification", stating that the site was built in substantial compliance with the approved plan, needs to be included with your copy of the TCL. A second option would be to place a typed or stamped Statement of Certification on the approved TCL copy, with the designer's seal, signed and dated for that certification. All documentation must be submitted with a completed Drainage Information Sheet (also used for the Grading and Drainage submittal) 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 the Final C.O. has been issued for this address call Building Safety at 924-3306.

Sincerely,


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

c: Engineer
Hydrology file
Mike Zamora

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: LOT 1E DEVELOPMENT

ZONE MAP/DRG. FILE #:

DRB #:

EPC#:

WORK ORDER#:

KARSTEN 5 NEW 3

M-14/D12E

LEGAL DESCRIPTION: LOT 1E, UNIT 2, BROADWAY INDUSTRIAL CENTER

CITY ADDRESS: 2711 KARSTEN COURT SE

ENGINEERING FIRM: HARVEY HODDWIN & ASSOCIATES

ADDRESS:

CITY, STATE:

CONTACT: DOUG HUGHES

PHONE:

ZIP CODE:

OWNER:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

ARCHITECT: WILLIAM KLEINSCHMIDT, ARCHITECT

ADDRESS: 3828 BLUE RIDGE PLACE NE

CITY, STATE: ALB., N.M. 87111

CONTACT: BILL KLEINSCHMIDT

PHONE: 701-0000

ZIP CODE: 87111

SURVEYOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CONTRACTOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ 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:

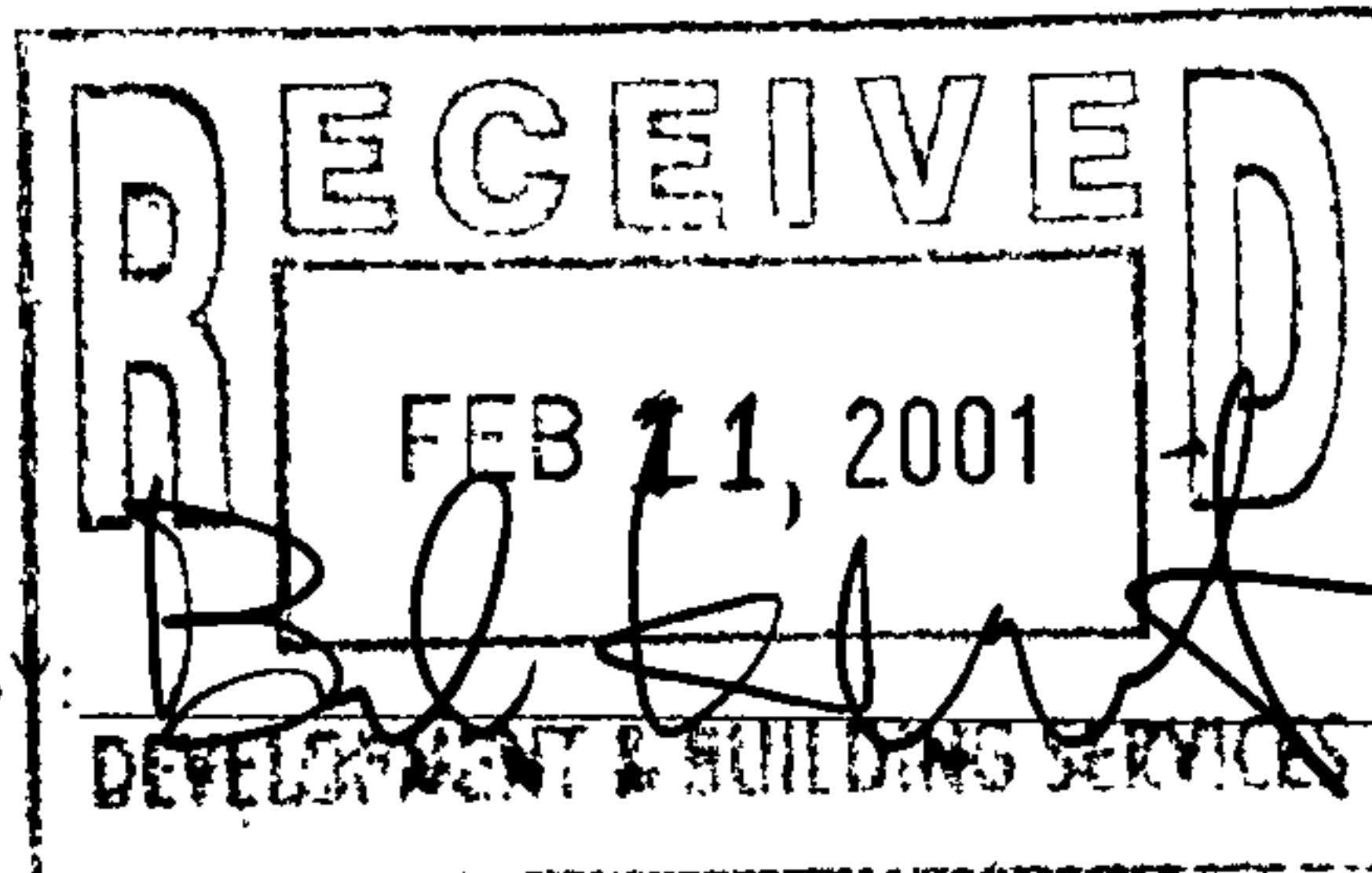
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE 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: 2/11/02

BY:



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2/11/02 - TCL Stamped - Signed App'd ; ✓ - logged in ; 2/25/02 - Letter Sent Dated 2/11