City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 7, 2004

John MacKenzie, P.E.
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

Re: B & C Towing, 2600 Broadway Blvd SE, Grading and Drainage Plan
Engineer's Stamp dated 6-04-04 (M14-D12G)

Dear Mr. MacKenzie,

Based upon the information provided in your submittal received 4-29-04, the above referenced plan is approved for Paving Permit and Grading Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso) or 768-3645 (Bryan Wolfe).

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: Charles Caruso, DMD Storm Drainage Design
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: B & C Towing
DRB #: _____ EPC#: _____

ZONE MAP/DRG. FILE #: M-14/D-126
WORK ORDER#:

LEGAL DESCRIPTION: Lots 5A & 6A, Unit 2, Broadway Industrial Center
CITY ADDRESS: 2600 Broadway Boulevard SE

ENGINEERING FIRM: Mark Goodwin & Associates, PA
ADDRESS: PO Box 90606
CITY, STATE: Albuquerque, NM

CONTACT: John MacKenzie, PE
PHONE: 828-2200
ZIP CODE: 87199

OWNER: Trenidad Enterprises
ADDRESS: 11515 Glendale NE
CITY, STATE: Albuquerque, NM

CONTACT: Tom Kane
PHONE: 821-0489
ZIP CODE: 87122

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT:
PHONE:
ZIP CODE:

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT:
PHONE:
ZIP CODE:

RECEIVED
APR 29 2004
HYDROLOGY SECTION

CHECK TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 4-28-04 BY: John MacKenzie

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot 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.

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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: goodwinengrs@comcast.net

May 28, 2004

Hydrology Division
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Lot 5A (and a Portion of Lot 6A), Broadway Industrial Center (M-14/D-12)

To whom it may concern:

The subject property is located within the Broadway Industrial Center (BIC), just northeast of the San Jose Avenue and Broadway Boulevard intersection. The BIC has an approved master grading and drainage plan covering it, which was approved by City Hydrology on February 4, 1999 (attached, FYI). Lot 5A presently contains an existing building and business that proposes to use a small portion of Lot 6A for drainage and access. A draft of the proposed private drainage, access, and parking easement (paper) is attached for your information. It will be forwarded to the owner for his signature and then filed in concurrence with your approval of this plan. A private agreement and covenant for the retention ponds will also be required.

City Project #1-05-1B is programmed to install a 72" storm drain in Broadway Boulevard that will ultimately collect detention pond runoff from these lots and then route developed flows downstream into the San Jose Drain. Until that occurs, the subject property will have to drain runoff into on-site retention ponds sized to contain the volume generated from the 100-year, 10-day storm for developed property (Lot 5A) and the 6-hour storm for undeveloped property (Lot 6A). Emergency spillways for each of these ponds are provided.

Lots 5A and 6A are owned by Trenidad Enterprises, which originally planned to develop the lots together, but plans have changed and now a building permit plan for Lot 6A (Phase 2) will be applied for later. The subject grading and drainage plan shows how both of the lots will ultimately be developed, with the improvements planned for on Lot 6A shaded-back and the immediate improvements on Lot 5A heavier. Interim measures to deal with the existing runoff flowing across Lot 6A are demonstrated on the plan. Development of Lot 5A can stand alone with retention ponds located in Lot 5A's NW corner and in Lot 6A's SW corner.

There are four drainage basins within the two lots. Lot 5A contains Basin 101 and 102a, while Lot 6A contains 102b and 103. Runoff from 102a and 102b are comingled in Pond 102a, and they are separated only because basin 102b is to be undeveloped. When Lot 6A develops the retention pond there will have to be redesigned.

This is a request for approval of only a grading and paving permit for the proposed lot 5A improvements since the building on it already exists.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

John MacKenzie

John M. MacKenzie, P.E.
Vice President

JMM/bg
f:\\a04045-B & C Towing\hydrologyletter2

RECEIVED
JUN 04 2004
HYDROLOGY SECTION

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   AHYMO PROGRAM (AHYMO194) - AMAFCA Hydrologic Model - January, 1994
      RUN DATE (MON/DAY/YR) = 05/25/2004
      START TIME (HR:MIN:SEC) = 16:53:29     USER NO.= M_GOODWN.I01
      INPUT FILE = B&C1.DAT

START           TIME=0.0

****** LOTS 5A AND 6A, BROADWAY INDUSTRIAL CENTER
****** PHASE I ONLY -  B & C TOWING
****** MAY 25, 2004

RAINFALL        TYPE=1 RAIN QUARTER=0.0 IN
                RAIN ONE=1.97 IN RAIN SIX=2.29 IN
                RAIN DAY=2.65 IN DT=0.0333 HR


          COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.
          DT =   .033300 HOURS      END TIME =    5.994000 HOURS
            .0000  .0015  .0029  .0045  .0060  .0076  .0092
            .0109  .0126  .0143  .0161  .0180  .0199  .0218
            .0238  .0258  .0280  .0302  .0324  .0348  .0372
            .0397  .0423  .0450  .0479  .0508  .0539  .0572
            .0606  .0642  .0680  .0734  .0792  .0854  .0982
            .1277  .1731  .2383  .3276  .4449  .5947  .7813
           1.0091 1.2279 1.3176 1.3932 1.4602 1.5212 1.5773
           1.6295 1.6781 1.7238 1.7667 1.8072 1.8455 1.8817
           1.9160 1.9485 1.9794 2.0087 2.0365 2.0439 2.0498
           2.0553 2.0606 2.0656 2.0705 2.0751 2.0795 2.0838
           2.0879 2.0919 2.0958 2.0995 2.1031 2.1067 2.1101
           2.1134 2.1167 2.1199 2.1230 2.1260 2.1290 2.1319
           2.1347 2.1375 2.1402 2.1429 2.1455 2.1480 2.1506
           2.1530 2.1555 2.1579 2.1602 2.1625 2.1648 2.1671
           2.1693 2.1714 2.1736 2.1757 2.1778 2.1798 2.1819
           2.1839 2.1858 2.1878 2.1897 2.1916 2.1935 2.1954
           2.1972 2.1990 2.2008 2.2026 2.2043 2.2060 2.2078
           2.2095 2.2111 2.2128 2.2144 2.2161 2.2177 2.2193
           2.2208 2.2224 2.2240 2.2255 2.2270 2.2285 2.2300
           2.2315 2.2330 2.2344 2.2359 2.2373 2.2387 2.2401
           2.2415 2.2429 2.2443 2.2456 2.2470 2.2483 2.2496
           2.2510 2.2523 2.2536 2.2549 2.2562 2.2574 2.2587
           2.2599 2.2612 2 2624 2.2636 2.2649 2.2661 2.2673
           2.2685 2.2697 2.2708 2.2720 2.2732 2.2743 2.2755
           2.2766 2.2778 2.2789 2.2800 2.2811 2.2822 2.2833
           2.2844 2.2855 2.2866 2.2877 2.2887 2.2898

****** THE SITE IS BEING DEVELOPED FIRST AS PHASE I AND THEN LATER WITH PHASE II
****** PHASE I COVERS BASIN 101 AND THE NW PART OF BASIN 102 (WHICH IS MOSTLY
****** LOT 5A AND A SMALL NW PORTION OF LOT 6A). DUE TO A PREVIOUS DESIGN FOR TH
****** SITE, BASIN 102 WILL SPLIT AND RENAMED BASIN 102a (PHASE I) AND BASIN 102
****** (PHASE II).
****** SINCE BASIN 102b AND ALL OF BASIN 103 WILL NOT DEVELOPED AT THIS TIME (BE
****** PHASE II), THAT RUNOFF WILL BE MEASURED AT THE EXISTING RATE AND THEN BE
****** COLLECTED WITHIN RETENTION POND 102a AND RETENTION POND 103, RESPECTIVELY
****** POND 102b WILL ALSO BE USED TO COLLECT DEVLOPED RUNOFF FROM
****** BASIN 102a. DEVELOPED RUNOFF VOLUME FROM THE 100-YEAR, 10-DAY STORM WILL
****** USED TO SIZE THESE PONDS. PHASE I DEVELOPMENT IN BASIN 101 HAS ITS OWN
****** PONDING AREA LOCATED IN THE NW CORNER OF LOT 5a.

****** ----------------------------------------------------------------
****** RUNOFF FROM BASIN 101 (3.36 AC.)IS CONVEYED NW INTO RETENTION POND 101

COMPUTE NM HYD     ID=1 HYD NO=100.1 AREA=0.0053 SQ MI
                   PER A=0 PER B=0 PER C=90 PER D=10
                   TP=0.1333 HR MASS RAINFALL=-1

  K =  .072649HR   TP =  .133300HR   K/TP RATIO =  .545000    SHAPE CONSTANT, N =  7.106420
  UNIT PEAK =  2.0925   CFS  UNIT VOLUME =  .9941     B =  526.28     P60 = 1.9700
  AREA =     .000530 SQ MI   IA =   .10000 INCHES   INF =   .04000 INCHES PER HOUR
  RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =   .033300
```

K = .106995HR TP = .133300HR K/TP RATIO = .802661 SHAPE CONSTANT, N = 4.461616
UNIT PEAK = 13.771 CFS UNIT VOLUME = .9995 B = 384.85 P60 = 1.9700
AREA = .004770 SQ MI IA = .35000 INCHES INF = .83000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

PRINT HYD ID=1 CODE=24

PARTIAL HYDROGRAPH 100.10

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	1.332	1.2	2.664	.1	3.996	.0	5.328	.0
.666	.0	1.998	1.7	3.330	.0	4.662	.0	5.994	.0

RUNOFF VOLUME = 1.18095 INCHES = .3338 ACRE-FEET
PEAK DISCHARGE RATE = 10.89 CFS AT 1.499 HOURS BASIN AREA = .0053 SQ. MI.

****** ----------
****** RUNOFF FROM BASIN 102a (0.64 AC.)IS CONVEYED SW INTO RETENTION POND 102a

COMPUTE NM HYD ID=2 HYD NO=100.2 AREA=0.0010 SQ MI
PER A=0 PER B=15 PER C=0 PER D=85
TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = 3.3558 CFS UNIT VOLUME = .9960 B = 526.28 P60 = 1.9700
AREA = .000850 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

K = .131605HR TP = .133300HR K/TP RATIO = .987285 SHAPE CONSTANT, N = 3.576399
UNIT PEAK = .36669 CFS UNIT VOLUME = .9639 B = 325.86 P60 = 1.9700
AREA = .000150 SQ MI IA = .50000 INCHES INF = 1.25000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

PRINT HYD ID=2 CODE=24

PARTIAL HYDROGRAPH 100.20

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	1.332	.8	2.664	.0	3.996	.0	5.328	.0
.666	.0	1.998	.6	3.330	.0	4.662	.0	5.994	.0

RUNOFF VOLUME = 1.85874 INCHES = .0991 ACRE-FEET
PEAK DISCHARGE RATE = 2.73 CFS AT 1.499 HOURS BASIN AREA = .0010 SQ. MI.

****** ----------
****** REMAINING AREAS OF BASIN 102b AND BASIN 103 (2.64 AC.)TO STAY "AS IS."
****** ----------
****** BASIN 102b WILL DRAIN INTO RETENTION POND 102a VIA AN ON-SITE SWALE
COMPUTE NM HYD ID=3 HYD NO=100.3 AREA=0.0024 SQ MI
PER A=0 PER B=0 PER C=100 PER D=0
TP=0.1333 HR MASS RAINFALL=-1

K = .106995HR TP = .133300HR K/TP RATIO = .802661 SHAPE CONSTANT, N = 4.461616
UNIT PEAK = 6.9290 CFS UNIT VOLUME = .9985 B = 384.85 P60 = 1.9700
AREA = .002400 SQ MI IA = .35000 INCHES INF = .83000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

PRINT HYD ID=3 CODE=24

PARTIAL HYDROGRAPH 100.30

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	1.332	.4	2.664	.1				
.666	.0	1.998	.7	3.330	.0				

RUNOFF VOLUME = 1.08372 INCHES = .1387 ACRE-FEET
PEAK DISCHARGE RATE = 4.69 CFS AT 1.499 HOURS BASIN AREA = .0024 SQ. MI.

****** BASIN 103 WILL DRAIN INTO RETENTION POND LOCATED WITHIN SW CORNER OF BASI
COMPUTE NM HYD ID=4 HYD NO=100.4 AREA=0.0018 SQ MI
PER A=0 PER B=0 PER C=100 PER D=0
TP=0.1333 HR MASS RAINFALL=-1

K = .106995HR TP = .133300HR K/TP RATIO = .802661 SHAPE CONSTANT, N = 4.461616
UNIT PEAK = 5.1967 CFS UNIT VOLUME = .9978 B = 384.85 P60 = 1.9700
AREA = .001800 SQ MI IA = .35000 INCHES INF = .83000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

PRINT HYD ID=4 CODE=24

PARTIAL HYDROGRAPH 100.40

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	1.332	.3	2.664	.0				
.666	.0	1.998	.5	3.330	.0				

RUNOFF VOLUME = 1.08372 INCHES = .1040 ACRE-FEET
PEAK DISCHARGE RATE = 3.52 CFS AT 1.499 HOURS BASIN AREA = .0018 SQ. MI.

****** ADD TOGETHER COMINGLED FLOW FROM BASINS 102a AND 102b FOR RETENTION POND
ADD HYD ID=2 HYD NO=101.1 ID=2 ID=4
PRINT HYD ID=2 CODE=24

PARTIAL HYDROGRAPH 101.10

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	1.332	1.0	2.664	.1	3.996	.0	5.328	.0		
.666	.0	1.998	1.1	3.330	.0	4.662	.0	5.994	.0		

RUNOFF VOLUME = 1.36036 INCHES = .2031 ACRE-FEET
PEAK DISCHARGE RATE = 6.25 CFS AT 1.499 HOURS BASIN AREA = .0028 SQ. MI.

FINISH

NORMAL PROGRAM FINISH END TIME (HR:MIN:SEC) = 16:53:30

Broadway Industrial Center, Lot 5a AND Lot 6a (Future)

RUNOFF GENERATED FROM LOT 5a TO BE SPLIT INTO BASINS 101 AND 102a. RUNOFF GENERATED FROM LOT 6a TO BE SPLIT INTO BASINS 102b AND 103

Use AHYMO to determine runoff volume generated from 100-year, 6-hour storm:

AHYMO SUMMARY TABLE (AHYMO194) - AMAFCA Hydrologic Model - January, 1994 RUN DATE (MON/DAY/YR) =05/25/2004
INPUT FILE = B&C1.DAT USER NO.= M_GOODWN.I01

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1 NOTATION
START										TIME= .00
RAINFALL TYPE= 1										RAIN6= 2.290
COMPUTE NM HYD	100.10	-	1	.00530	10.89	.334	1.18095	1.499	3.211	PER IMP= 10.00
COMPUTE NM HYD	100.20	-	2	.00100	2.73	.099	1.85874	1.499	4.266	PER IMP= 85.00
COMPUTE NM HYD	100.30	-	3	.00240	4.69	.139	1.08372	1.499	3.056	PER IMP= .00
COMPUTE NM HYD	100.40	-	4	.00180	3.52	.104	1.08372	1.499	3.058	PER IMP= .00
ADD HYD	101.10	2& 4	2	.00280	6.25	.203	1.36036	1.499	3.490	
FINISH										

ID=1 is BASIN 101 ID=2 is BASINS 102a ID=3 is BASIN 102b ID=4 is BASINS 103

RUNOFF FROM BASIN 101 TO BE STORED IN TEMPORARY RETENTION POND 101
RUNOFF FROM BASINS 102a AND 102b TO BE STORED IN TEMPORARY RETENTION POND 102a
RUNOFF FROM BASIN 101 TO BE STORED IN TEMPORARY RETENTION POND 101

10-DAY STORM VOLUME FOR BASIN 101 (EAST PART OF LOT 5a)
$V_{360\text{-}101}$ = 0.334 AF A_{TOTAL}= 3.36 Ac A_D= 0.34 Ac P_{360} = 2.29 in.
10 day storm: $P_{10\ day} = 10 - (24.0/(2.65)^{1/4}) = 3.64$ in.
$V_{10} = V_{360} + A_D (P_{10\ day} - P_{6\ hr})/12$ in/ft.
$V_{10\text{-}101}$ = 0.334 AF + 0.34 ac ((3.64 - 2.29)/12
$V_{10\ day\text{-}101}$ = 0.37 AF TO SIZE POND 101

10-DAY STORM FOR BASIN 102a AND 102b (SW PART OF LOT 5a AND WEST PART OF UNDEVELOPED LOT 6a
$V_{360\text{-}102a}$= 0.099 AF A_D= 0.54 Ac P_{360} = 2.29 in.
10 day storm: $P_{10\ day} = 10 - (24.0/(2.65)^{1/4}) = 3.64$ in.
$V_{10} = V_{360} + A_D (P_{10\ day} - P_{6\ hr})/12$ in/ft.
$V_{10\text{-}102A}$ = 0.099 AF + 0.54 ac ((3.64 - 2.29)/12
$V_{10\ day\text{-}102A}$ = 0.16 AF

ADD 6-HOUR STORM VOLUME (NO IMPERVIOUS SURFACES) FROM BASIN 102b (HYDROGRAPH ID=3) TO SIZE POND 102a
$V_{10\ DAY/6\text{-}HOUR\ 102a\ and\ 102b}$ = 0.16 AF + 0.14 AF = 0.30 AF TO SIZE POND 102a

USE 6-HOUR STORM VOLUME FROM BASIN 103 (HYDROGRAPH ID=4, ABOVE)
$V_{6\text{-}hour\ for\ BASIN\ 103}$ = 0.104 AF TO SIZE POND 103

Incremental volume computed by the Conic Method for Reservoir Volumes

Volume = (1/3) * (EL2-EL1) * (Area 1 + Area 2 + sq.rt. (Area1 * Area2))
Where:
EL1, EL2 = Lower and upper elevations of the increment, respectively
Area1, Area 2 (A1 & A2) = Areas computed for EL1, EL2, respectively
Volume = Incremental volume between EL1 and EL2

POND 101 (20' x 20' Bottom and 60' x 60' Top, 10' Deep)

Elevation (Ft)	Area (Sq. Ft.)	Depth (Ft.)	A1+A2+sq.rt.(A1*A2) CF	Volume Sum (Ac. Ft.)
61.0	400	0.0	0	0.00
71.0	3,600	6.0	5,200	0.40

A1 = 400 SF A2 = 3,600 SF

V_{101} = 1/3 * 10 * (400 +3,600 + $\sqrt{400 * 3,600}$) = 17,333 CF

V_{101} = 17,333 CF or 0.40 Ac. Ft.

POND 102A (4' x 87' Bottom and 40' x 128' Top)

Elevation (Ft)	Area (Sq. Ft.)	Depth (Ft.)	A1+A2+sq.rt.(A1*A2) CF	Volume Sum (Ac. Ft.)
57.0	348	0.0	0	0.00
63.0	5,120	6.0	6,803	0.31

V_{102A} = 13,605 CF or 0.31 Ac. Ft.

TRIANGULAR POND 103 (470 SF Bottom & 2,400 SF Top)

Elevation (Ft)	Area (Sq. Ft.)	Depth (Ft.)	A1+A2+sq.rt.(A1*A2) CF	Volume Sum (Ac. Ft.)
70.0	470	0.0	0	0.00
73.5	2,400	3.5	3,932	0.105

V_{103} = 4,587 CF or 0.105 AF

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

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

PROJECT B&C Towing
SUBJECT Drainage
BY GMM DATE 4/28/04
CHECKED _____ DATE _____
SHEET ____ OF ____

RETENTION POND 102a SPILLWAY

Peak Discharge from Basin 102a is 2.73 cfs

Peak Discharge from Basin 102b and 103 is 7.82 cfs

$$L = \frac{Q}{2.9 H^{3/2}} = \frac{10.55}{2.9(0.5)^{3/2}} = 10.3 \text{ ft.}$$

CITY OF ALBUQUERQUE

November 11, 2004

John MacKenzie, P.E.
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

Re: B & C Towing, 2600 Broadway Blvd SE, Grading and Drainage Plan Engineer's Stamp dated 10-14-04 (M14-D12G)

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If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: Charles Caruso, DMD Storm Drainage Design
File

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New Mexico 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

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DRB #: _____ EPC#: _____

ZONE MAP/DRG. FILE #: M-14/D-12 G
WORK ORDER#:

LEGAL DESCRIPTION: Lots 5A & 6A, Unit 2, Broadway Industrial Center
CITY ADDRESS: 2600 Broadway Boulevard SE

ENGINEERING FIRM: Mark Goodwin & Associates, PA
ADDRESS: PO Box 90606
CITY, STATE: Albuquerque, NM

CONTACT: John MacKenzie, PE
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OWNER: Trenidad Enterprises
ADDRESS: 11515 Glendale NE
CITY, STATE: Albuquerque, NM

CONTACT: Tom Kane
PHONE: 821-0489
ZIP CODE: 87122

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

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

RECEIVED
OCT 15 2004
HYDROLOGY SECTION

DATE SUBMITTED: 10/15/04

BY: John M. MacKenzie

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot 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.

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

October 15, 2004

Ms. Kristal Metro
Hydrology Division
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Lot 5A (and a Portion of Lot 6A), Broadway Industrial Center (M-14/D-12)

Dear Ms. Metro:

On June 7, 2004, your office granted approval for a Paving Permit and a Grading Permit for the subject property.

Since that time, the owner has elected to revise the parking layout for the site, which includes the elimination of proposed retaining walls around the existing building. Pedestrian stairs and HC ramps have been readjusted so that most of the site slope is taken up in the vehicular approach through the main driveway off of Broadway Blvd. The steepness of this driveway precludes the use of a south-draining parking lot swale between the building and flowline on Broadway Blvd. to intercept this runoff. With this revision the area of the approach in front of the building will now drain directly into Broadway Blvd. This area is 3,150 SF, or 0.0723 acres. Relative to the size of the entire basin (Basin 102a - 0.64 acres), this area constitutes approximately 11.3% of the total basin size, resulting in a direct-to-Broadway discharge of 0.31 cfs. I believe this flow is small enough to be considered negligible relative to the site's entire discharge. Also, remember that this whole plan is based upon a temporary situation - until the Broadway Blvd. storm drain system is put in place.

The area north of the driveway will be directed into a drop inlet in a sump, which will then be piped south in a private storm drain to Pond 102a. Being an upstream area of 0.13 acres, or 20% of the Basin 102a size, this flow is approximately 0.55 cfs, which should have no problem getting into a single "D" inlet in a sump condition. The area south of the driveway will drain directly into the concrete swale as designed originally.

There are no other changes to the previously approved plan.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

John M. MacKenzie, P.E.
Vice President

JMM/bg

f:\\a04045-B & C Towing\hydrologyletter3

RECEIVED
OCT 15 2004
HYDROLOGY SECTION

```
   AHYMO PROGRAM (AHYMO194) - AMAFCA Hydrologic Model - January, 1994
      RUN DATE (MON/DAY/YR) = 05/25/2004
      START TIME (HR:MIN:SEC) = 16:53:29     USER NO.= M_GOODWN.I01
      INPUT FILE = B&C1.DAT

START           TIME=0.0

****** LOTS 5A AND 6A, BROADWAY INDUSTRIAL CENTER
****** PHASE I ONLY -  B & C TOWING
****** MAY 25, 2004

RAINFALL        TYPE=1 RAIN QUARTER=0.0 IN
                RAIN ONE=1.97 IN RAIN SIX=2.29 IN
                RAIN DAY=2.65 IN DT=0.0333 HR


          COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.
          DT =    .033300 HOURS      END TIME =    5.994000 HOURS
            .0000  .0015  .0029  .0045  .0060  .0076  .0092
            .0109  .0126  .0143  .0161  .0180  .0199  .0218
            .0238  .0258  .0280  .0302  .0324  .0348  .0372
            .0397  .0423  .0450  .0479  .0508  .0539  .0572
            .0606  .0642  .0680  .0734  .0792  .0854  .0982
            .1277  .1731  .2383  .3276  .4449  .5947  .7813
           1.0091 1.2279 1.3176 1.3932 1.4602 1.5212 1.5773
           1.6295 1.6781 1.7238 1.7667 1.8072 1.8455 1.8817
           1.9160 1.9485 1.9794 2.0087 2.0365 2.0439 2.0498
           2.0553 2.0606 2.0656 2.0705 2.0751 2.0795 2.0838
           2.0879 2.0919 2.0958 2.0995 2.1031 2.1067 2.1101
           2.1134 2.1167 2.1199 2.1230 2.1260 2.1290 2.1319
           2.1347 2.1375 2.1402 2.1429 2.1455 2.1480 2.1506
           2.1530 2.1555 2.1579 2.1602 2.1625 2.1648 2.1671
           2.1693 2.1714 2.1736 2.1757 2.1778 2.1798 2.1819
           2.1839 2.1858 2.1878 2.1897 2.1916 2.1935 2.1954
           2.1972 2.1990 2.2008 2.2026 2.2043 2.2060 2.2078
           2.2095 2.2111 2.2128 2.2144 2.2161 2.2177 2.2193
           2.2208 2.2224 2.2240 2.2255 2.2270 2.2285 2.2300
           2.2315 2.2330 2.2344 2.2359 2.2373 2.2387 2.2401
           2.2415 2.2429 2.2443 2.2456 2.2470 2.2483 2.2496
           2.2510 2.2523 2.2536 2.2549 2.2562 2.2574 2.2587
           2.2599 2.2612 2.2624 2.2636 2.2649 2.2661 2.2673
           2.2685 2.2697 2.2708 2.2720 2.2732 2.2743 2.2755
           2.2766 2.2778 2.2789 2.2800 2.2811 2.2822 2.2833
           2.2844 2.2855 2.2866 2.2877 2.2887 2.2898

****** THE SITE IS BEING DEVELOPED FIRST AS PHASE I AND THEN LATER WITH PHASE II
****** PHASE I COVERS BASIN 101 AND THE NW PART OF BASIN 102 (WHICH IS MOSTLY
****** LOT 5A AND A SMALL NW PORTION OF LOT 6A). DUE TO A PREVIOUS DESIGN FOR TH
****** SITE, BASIN 102 WILL SPLIT AND RENAMED BASIN 102a (PHASE I) AND BASIN 102
****** (PHASE II).
****** SINCE BASIN 102b AND ALL OF BASIN 103 WILL NOT DEVELOPED AT THIS TIME (BE
****** PHASE II), THAT RUNOFF WILL BE MEASURED AT THE EXISTING RATE AND THEN BE
****** COLLECTED WITHIN RETENTION POND 102a AND RETENTION POND 103, RESPECTIVELY
****** POND 102b WILL ALSO BE USED TO COLLECT DEVLOPED RUNOFF FROM
****** BASIN 102a. DEVELOPED RUNOFF VOLUME FROM THE 100-YEAR, 10-DAY STORM WILL
****** USED TO SIZE THESE PONDS. PHASE I DEVELOPMENT IN BASIN 101 HAS ITS OWN
****** PONDING AREA LOCATED IN THE NW CORNER OF LOT 5a.

****** ----------------------------------------------------------------------
****** RUNOFF FROM BASIN 101 (3.36 AC.)IS CONVEYED NW INTO RETENTION POND 101

COMPUTE NM HYD     ID=1 HYD NO=100.1 AREA=0.0053 SQ MI
                   PER A=0 PER B=0 PER C=90 PER D=10
                   TP=0.1333 HR MASS RAINFALL=-1

  K =  .072649HR   TP =  .133300HR   K/TP RATIO =  .545000    SHAPE CONSTANT, N =  7.106420
  UNIT PEAK =  2.0925   CFS   UNIT VOLUME =  .9941     B =  526.28     P60 = 1.9700
  AREA =     .000530 SQ MI   IA =   .10000 INCHES   INF =   .04000 INCHES PER HOUR
  RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =  .033300
```

K = .106995HR TP = .133300HR K/TP RATIO = .802661 SHAPE CONSTANT, N = 4.461616
UNIT PEAK = 13.771 CFS UNIT VOLUME = .9995 B = 384.85 P60 = 1.9700
AREA = .004770 SQ MI IA = .35000 INCHES INF = .83000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

PRINT HYD ID=1 CODE=24

PARTIAL HYDROGRAPH 100.10

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	1.332	1.2	2.664	.1	3.996	.0	5.328	.0
.666	.0	1.998	1.7	3.330	.0	4.662	.0	5.994	.0

RUNOFF VOLUME = 1.18095 INCHES = .3338 ACRE-FEET
PEAK DISCHARGE RATE = 10.89 CFS AT 1.499 HOURS BASIN AREA = .0053 SQ. MI.

****** ----------
****** RUNOFF FROM BASIN 102a (0.64 AC.)IS CONVEYED SW INTO RETENTION POND 102a

COMPUTE NM HYD ID=2 HYD NO=100.2 AREA=0.0010 SQ MI
PER A=0 PER B=15 PER C=0 PER D=85
TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = 3.3558 CFS UNIT VOLUME = .9960 B = 526.28 P60 = 1.9700
AREA = .000850 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

K = .131605HR TP = .133300HR K/TP RATIO = .987285 SHAPE CONSTANT, N = 3.576399
UNIT PEAK = .36669 CFS UNIT VOLUME = .9639 B = 325.86 P60 = 1.9700
AREA = .000150 SQ MI IA = .50000 INCHES INF = 1.25000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

PRINT HYD ID=2 CODE=24

PARTIAL HYDROGRAPH 100.20

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	1.332	.8	2.664	.0	3.996	.0	5.328	.0
.666	.0	1.998	.6	3.330	.0	4.662	.0	5.994	.0

RUNOFF VOLUME = 1.85874 INCHES = .0991 ACRE-FEET
PEAK DISCHARGE RATE = 2.73 CFS AT 1.499 HOURS BASIN AREA = .0010 SQ. MI.

****** ----------
****** REMAINING AREAS OF BASIN 102b AND BASIN 103 (2.64 AC.)TO STAY "AS IS."
****** ----------
****** BASIN 102b WILL DRAIN INTO RETENTION POND 102a VIA AN ON-SITE SWALE
COMPUTE NM HYD ID=3 HYD NO=100.3 AREA=0.0024 SQ MI
PER A=0 PER B=0 PER C=100 PER D=0
TP=0.1333 HR MASS RAINFALL=-1

K = .106995HR TP = .133300HR K/TP RATIO = .802661 SHAPE CONSTANT, N = 4.461616
UNIT PEAK = 6.9290 CFS UNIT VOLUME = .9985 B = 384.85 P60 = 1.9700
AREA = .002400 SQ MI IA = .35000 INCHES INF = .83000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

PRINT HYD ID=3 CODE=24

PARTIAL HYDROGRAPH 100.30

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	1.332	.4	2.664	.1				
.666	.0	1.998	.7	3.330	.0				

RUNOFF VOLUME = 1.08372 INCHES = .1387 ACRE-FEET
PEAK DISCHARGE RATE = 4.69 CFS AT 1.499 HOURS BASIN AREA = .0024 SQ. MI.

****** BASIN 103 WILL DRAIN INTO RETENTION POND LOCATED WITHIN SW CORNER OF BASI
COMPUTE NM HYD ID=4 HYD NO=100.4 AREA=0.0018 SQ MI
PER A=0 PER B=0 PER C=100 PER D=0
TP=0.1333 HR MASS RAINFALL=-1

K = .106995HR TP = .133300HR K/TP RATIO = .802661 SHAPE CONSTANT, N = 4.461616
UNIT PEAK = 5.1967 CFS UNIT VOLUME = .9978 B = 384.85 P60 = 1.9700
AREA = .001800 SQ MI IA = .35000 INCHES INF = .83000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300
PRINT HYD ID=4 CODE=24

PARTIAL HYDROGRAPH 100.40

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	1.332	.3	2.664	.0				
.666	.0	1.998	.5	3.330	.0				

RUNOFF VOLUME = 1.08372 INCHES = .1040 ACRE-FEET
PEAK DISCHARGE RATE = 3.52 CFS AT 1.499 HOURS BASIN AREA = .0018 SQ. MI.

****** ADD TOGETHER COMINGLED FLOW FROM BASINS 102a AND 102b FOR RETENTION POND
ADD HYD ID=2 HYD NO=101.1 ID=2 ID=4
PRINT HYD ID=2 CODE=24

PARTIAL HYDROGRAPH 101.10

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	1.332	1.0	2.664	.1	3.996	.0	5.328	.0		
.666	.0	1.998	1.1	3.330	.0	4.662	.0	5.994	.0		

RUNOFF VOLUME = 1.36036 INCHES = .2031 ACRE-FEET
PEAK DISCHARGE RATE = 6.25 CFS AT 1.499 HOURS BASIN AREA = .0028 SQ. MI.

FINISH

NORMAL PROGRAM FINISH END TIME (HR:MIN:SEC) = 16:53:30

CITY OF ALBUQUERQUE

November 23, 2004

James Lewis, R.A.
Schlegel Lewis Architects
1620 Central Ave. SE
Albuquerque, NM 87106

Re: B & C Towing, 2600 Broadway Blvd SE, Traffic Circulation Layout
Architect's Stamp dated 9-09-04 (M14-D12G)

Dear Mr. Lewis,

The TCL submittal received 11-23-04 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

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

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

cc: file

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: B&C TOWING ZONE MAP/DRG. FILE #: M-14/D126
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 5a, BROADWAY INDUSTRIAL CENTER, UNIT 2
CITY ADDRESS: 2600 BROADWAY SE

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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

ARCHITECT: SCHLEGEL LEWIS ARCHITECTS CONTACT: DAVID ABBOTT
ADDRESS: 1620 CENTRAL SE PHONE: 247-1529
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87106

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

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

CHECK TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL GRADING & DRAINAGE PLAN
____ GRADING PLAN
____ EROSION CONTROL PLAN
____ ENGINEER'S CERTIFICATION (HYDROLOGY)
____ CLOMR/LOMR
__X__ 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
__X__ 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: 3/9/05 BY: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot 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.

RECEIVED
MAR 09 2005
HYDROLOGY SECTION

Schlegel Lewis Architects

March 7, 2005

Letter of Architectural Certification
submitted for final
Certificate of Occupancy

City of Albuquerque
Traffic Division
P.O. Box 1293
Albuquerque, NM 87103

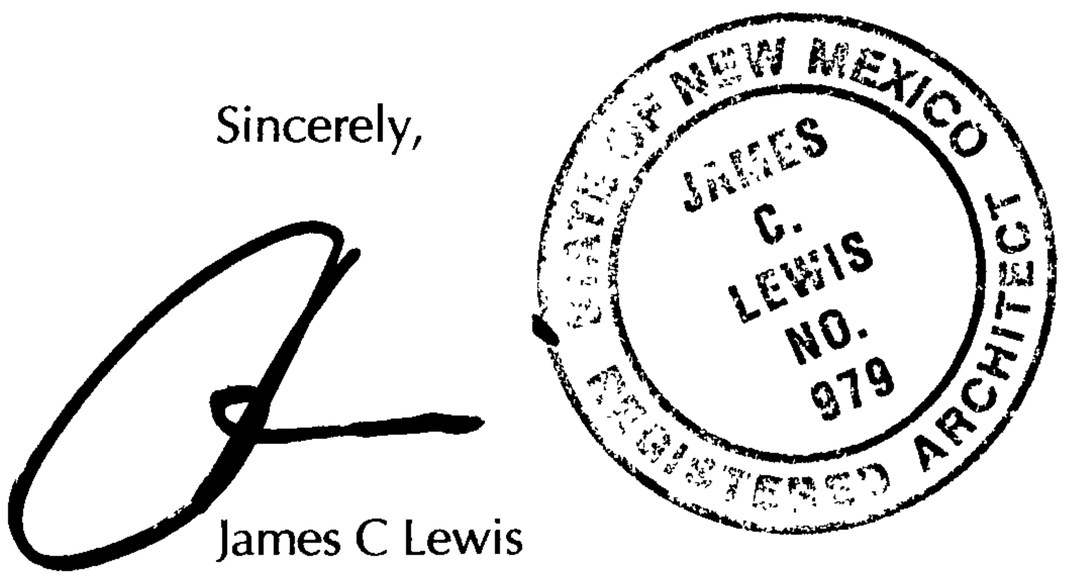
Re: 2600 Broadway Blvd. SW

We have visited the above referenced site and, based on our observations and to the best of our knowledge, the circulation areas, parking spaces (including HC spaces), sidewalks, ramps, and landscaped areas are in substantial compliance with the approved site plan.

However, the existing drive pad is about 9 feet wider than shown on the survey. This resulted in the reduction of one parking space. Please see the enclosed redlined plan.

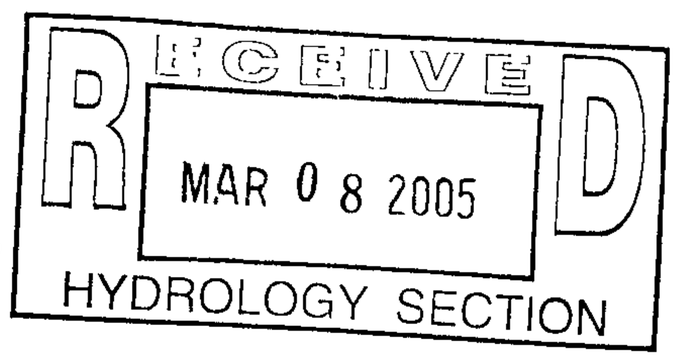
If you have any questions, please feel free to call our office at 247-1529.

Sincerely,



James C Lewis

a division of **General Design, Inc.**
1620 Central SE • Albuquerque • New Mexico • 87106
(505) 247-1529 • FAX (505) 243-6701



CITY OF ALBUQUERQUE

November 23, 2004

James Lewis, R.A.
Schlegel Lewis Architects
1620 Central Ave. SE
Albuquerque, NM 87106

Re: B & C Towing, 2600 Broadway Blvd SE, Traffic Circulation Layout
Architect's Stamp dated 9-09-04 (M14-D12G)

Dear Mr. Lewis,

The TCL submittal received 11-23-04 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

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

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

cc: file

RECEIVED
MAR 0 8 2005
HYDROLOGY SECTION

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

March 9, 2005

James C. Lewis, Registered Architect
1620 Central Ave. SE
Albuquerque, NM 87106

Re: Certification Submittal for Final Building Certificate of Occupancy for
B & C Towing, [M-14 / D12G]
2600 Broadway SE
Architect's Stamp Dated 03/07/05

Dear Mr. Lewis:

The TCL / Letter of Certification submitted on March 8, 2005 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 29, 2004

Danny Mitchell, R.L.A
Mitchell Architects, LLC
7200 Way Cross Ave. NW
Albuquerque, NM 87120

Re: B & C Towing, 2600 Broadway Blvd SE, Traffic Circulation Layout
(M14-D12G)

Dear Mr. Mitchell,

Based upon the information provided in your submittal received 6-28-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List radii for all curves shown.
2. Please include 2 copies of the traffic circulation layout at the next submittal.
3. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces. – Additional Parking Lot @
4. Provide a recorded copy of the access easement.
5. Where is the dumpster located? - SEE Tanks
6. A state highway access permit is required before a new driveway can be placed on Broadway Blvd. EXISTING CURB
7. Please list the width and length for all parking spaces.
8. Define width of all sidewalks.
9. Is the median break at the site existing or proposed?
10. List all aisle widths.
11. A five foot keyway is required for deadend parking aisles.
12. The land architect's stamp should be dated and signed to help us track approved design sheets.
13. Show a detail of the wheelchair ramps located at the proposed driveway, or refer to the appropriate city standard.

797-9539

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

Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: file

PRIVATE DRAINAGE, ACCESS AND PARKING EASEMENT

Grant of Private Access Easement, between Trenidad Enterprises, a New Mexico Corporation ("Grantor"), whose address is 11515 Glendale Ave. NE, Albuquerque, NM 87122, and Trenidad Enterprises, ("Grantee") (Grantee and Grantor are the same entity).

Grantor grants to Grantee a private drainage, access and parking easement ("Easement") over, upon and across a portion of Lot 6A of the Broadway Industrial Center, as described on Exhibit "A", attached hereto ("Property"), for the purpose of providing drainage, access and parking service for the adjoining Tract 5A of the same subdivision, which is also owned by Grantor.

Grantor covenants and warrants that Grantor is owner of the Property in fee simple and that Grantor has a good lawful right to convey the Property.

The grant and other provisions of this Easement constitute covenants running with the land for the benefit of Grantee and its successors and assigns until terminated in writing by Grantor.

WITNESS my hand and seal this 3 day of June, 2004

GRANTOR:

TRENIDAD ENT. - MANAGING PARTNER

By: Thomas M Ka

Its: MANAGING PARTNER.
(Corporation or Partnership)

CORPORATION

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on June 3, 2004 by Thomas Kara, Managing Partner of Seay Bros., a New Mexico corporation, on behalf of the corporation.

OFFICIAL SEAL
BETH GONZALES
NOTARY PUBLIC-STATE OF NEW MEXICO
My Commission Expires: 10-08-07

Beth Gonzales
Notary Public

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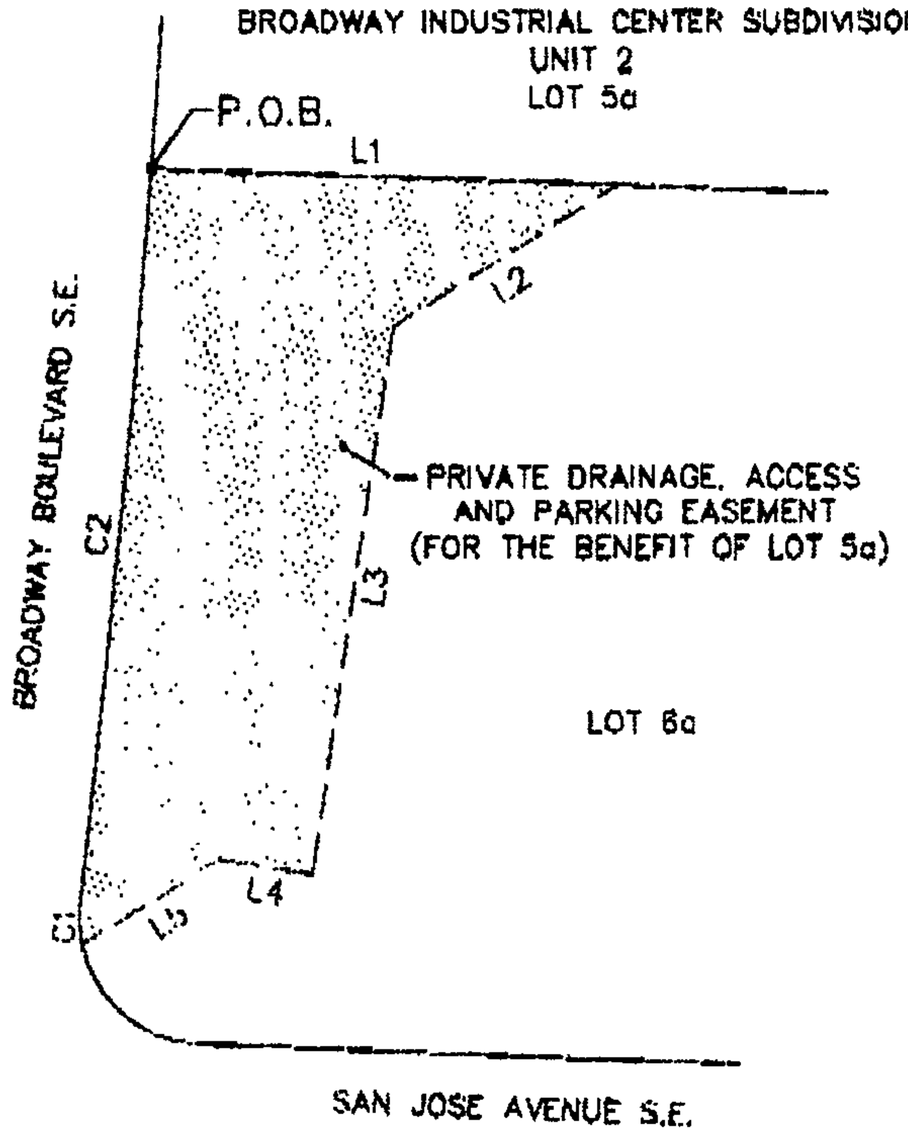
"EXHIBIT FOR"

PRIVATE DRAINAGE, ACCESS & PARKING EASEMENT

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	9.60'	18°20'22"	30.00'	4.84'	N02°05'27"W	9.56'
C2	182.43'	02°10'39"	4800.00'	91.23'	N05°59'24"E	182.42'

LINE	DIRECTION	DISTANCE
L1	S88°03'58"E	116.16'
L2	S58°33'26"W	65.97'
L3	S08°50'53"W	136.69'
L4	N81°09'07"W	23.44'
L5	S58°18'17"W	40.33'

NOT TO SCALE



DESCRIPTION

A Private Drainage, Access and Parking Easement within LOT 6a, UNIT 2, BROADWAY INDUSTRIAL CENTER SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 11, 1998 in Book 98C, Page 200 and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described easement, said point being common with the northwest corner of said LOT 6a and further being on the east right-of-way line of Broadway Boulevard S.E.;

THENCE leaving said east right-of-way line S 88°03'58" E, 116.16 feet to the northeast corner;

THENCE S 58°33'26" W, 65.97 feet to a point;

THENCE S 08°50'53" W, 136.69 feet to the southeast corner;

THENCE N 81°09'07" W, 23.44 feet to a point;

THENCE S 58°18'17" W, 40.33 feet to the southwest corner, said point being on said east right-of-way line of Broadway Boulevard S.E.;

THENCE along said east right-of-way line 9.60 feet along a curve to the right, whose radius is 30.00 feet through a central angle of 18°20'22" and whose chord bears N 02°05'27" W, 9.56 feet to a point of compound curvature;

THENCE continuing 182.42 feet along a curve to the right, whose radius is 4800.00 feet through a central angle of 02°10'39" and whose chord bears N 05°59'24" E, 182.42 feet to the point of beginning and containing 0.2660 acres more or less.

mitchell associates, **llc**

landscape architects

7200 way cross ave., nw
albuquerque, nm 87120
505.839.2081
email: danny@mitchellassociatesllc.com

August 2, 2004

Wilfred A. Gallegos, P. E.
Traffic Engineer, Planning Dept.
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: B & C Towing, 2600 Broadway Blvd.. SE Traffic Circulation Layout (M14-D12G)

Dear Mr. Gallegos,

The comments received per your letter dated June 29,2004 have been addressed. The following are written responses to each comment.

1. All radii shown
2. 2 Copies Submitted
3. Parking Space Calculations for lot 105. Lot 106 is shown as additional parking due to the building being future and its use as yet unknown.
4. Copy of recorded access easement provided.
5. Dumpster location shown.
6. Driveway on Broadway is existing.
7. Parking Detail Shown
8. Sidewalk Widths Shown
9. Median Break is existing.
10. Aisle Widths Shown
11. No dead end parking aisles on the project.
12. Stamped and dated LA Seal
13. Wheelchair Ramp referred to COA Std.

Please call me with any additional comments. We would like to start construction within the next week.

Thank you,

Danny Mitchell, ASLA