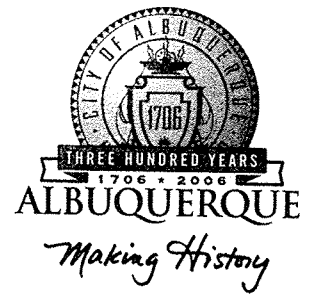


CITY OF ALBUQUERQUE



March 23, 2005

Mr. Joe P. Kelley, P.E.
JC ENGINEERING, LLC
10006 N. 177th E. Avenue
Tulsa, Oklahoma 74055-7752

Re: VERANO PLAZA, LOTS 31 & 32
Northeast corner San Diego St. and San Mateo Blvd NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 02/18/2004 (B-18/D12)
Certification dated 03/23/2004

Dear Joe:

Based upon the information provided in your submittal received 03/23/2005, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology. **This acceptance is for the On-Site work only.**

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

Sincerely,

Arlene V. Portillo

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

C: Phyllis Villanueva
File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE GRADING AND DRAINAGE FOR THIS SITE WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN.

Joe P. Kelley, N.M. No. 9996 DATE 3/23/05



LOCAL BENCH MARK

BOHANNON HUSTON & ASSOCIATES NO. 3
ELEV. 5152.26 (AS SHOWN ON PLAN)

LEGAL DESCRIPTION

LOTS 31 & 32, BLOCK 5, NORTH
ALBUQUERQUE ACRES, TRACT A, UNIT B

PROJECT BENCH MARK

NMSHC MONUMENT "1-12-11"
ELEV. 5206.94 (NAD27)

SURVEY INFORMATION

SURVEY PERFORMED BY PRECISION SURVEYING,
OCTOBER, 2003

LEGEND

- TC65.80 RECORD ELEVATION (3/23/05)
- TC65.94 PROPOSED SPOT ELEVATION
- 5210 EXISTING CONTOUR
- DIRECTION OF FLOW
- WATER BLOCK
- TRACT BOUNDARY/R.O.W.
- NEW BUILDING
- EXISTING PAVEMENT EDGE
- NEW PAVEMENT EDGE
- 12"SD NEW STORM DRAIN

ABBREVIATIONS

- FF FINISHED FLOOR (CONC.)
- FP FINISHED PAD (DIRT FOR SLAB ON GRADE)
- FAF FINISHED ACCESS FLOOR (ARCH. PANELS)
- FSG FINISHED SUBGRADE (1'-7" LOWER THAN FAF)
- FG FINISHED GROUND
- FL FLOW LINE
- TA TOP OF ASPHALT
- TC TOP OF CURB OR CONCRETE
- 4"C 4" SLANTED CURB
- 6"C 6" CURB FACE
- 0"C 0" CURB FACE (I.E., FLUSH W/PVMT)
- TR-C TRANSITION CURB FACE HEIGHT

KEYED CONSTRUCTION NOTES

- ① INSTALL PRIVATE ENTRANCE PER COA STD DWG 2426, WITH CONCRETE VALLEY GUTTER AND WITH HANDICAP RAMPS, EXCEPT CONCRETE SHALL EXTEND UP DRIVEWAY PAST HANDICAP RAMP.
- ② INSTALL 4' WIDE MEANDERING SIDEWALK IN R.O.W.
- ③ INSTALL 2' WIDE CHANNEL, 6" DEEP.
- ④ REVISE EXISTING "BUBBLE" INLET TOP PER DETAIL A/C102. CONNECT NEW 12" PRIVATE STORM DRAIN TO EXISTING 42" VERTICAL RISER WITH WATERTIGHT CONNECTION (12" INV46.40). INTERIOR OF CONNECTION SHALL BE GROUTED SMOOTH WHEN DONE.
- ⑤ INSTALL 170LF OF 12" PRIVATE STORM DRAIN AT 1% MIN. SLOPE. MATERIAL MAY BE HDPE, SDR-35 PVC, OR RCP(111). ALL BACKFILL SHALL BE AT 95% ASTM D-1557.
- ⑥ INSTALL PRIVATE STORM INLET PER DETAIL B/C102. TG50.62; INV48.12.
- ⑦ INSTALL STORM INLETS AND PIPE, CURB AND GUTTER, SIDEWALK, AND PAVING IN R.O.W. PER APPROVED CITY OF ALBUQUERQUE WORK ORDER DWGS.
- ⑧ SEE ARCHITECTURAL SITE PLAN AND DETAILS FOR LOCATIONS AND DETAILS OF ON-SITE PAVEMENT, CURB, AND SIDEWALK.
- ⑨ OVEREXCAVATE 4' BENEATH BOTTOM OF FOOTINGS, AND 1' BENEATH BOTTOM OF FLOOR SLABS. EXTEND EXCAVATION AT LEAST 4' LATERALLY BEYOND EDGE OF FOOTINGS.

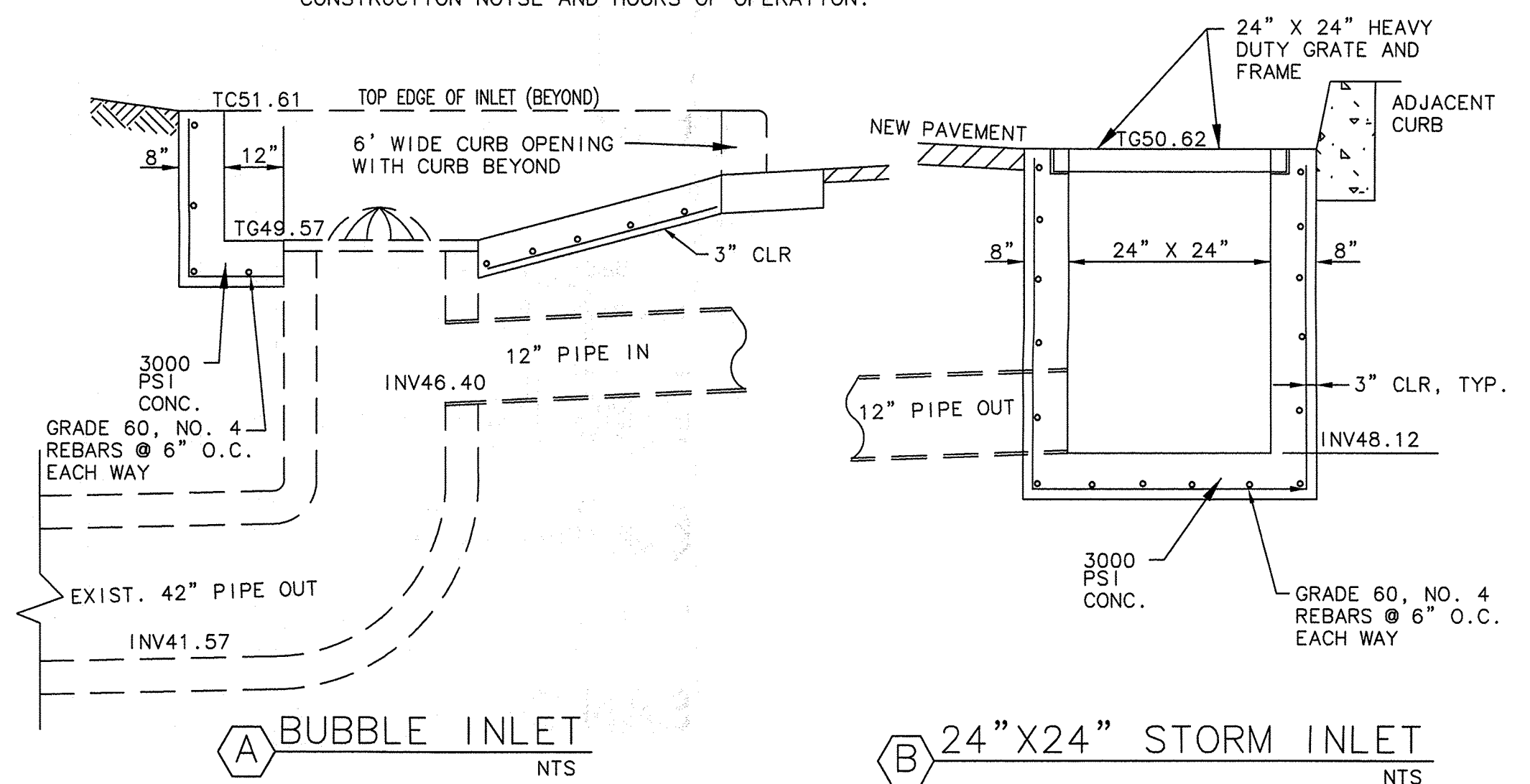
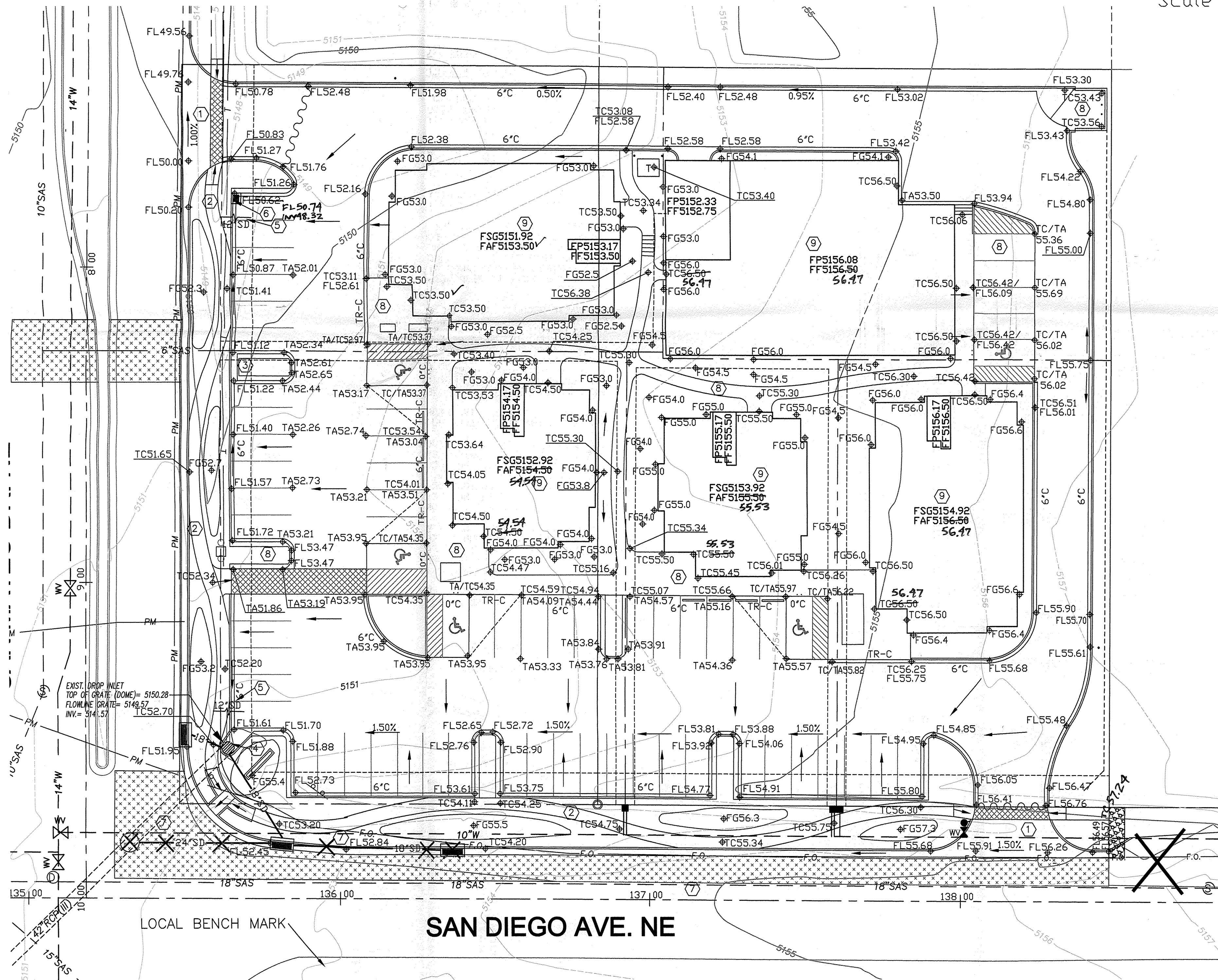
LOCATION MAP B-17/18

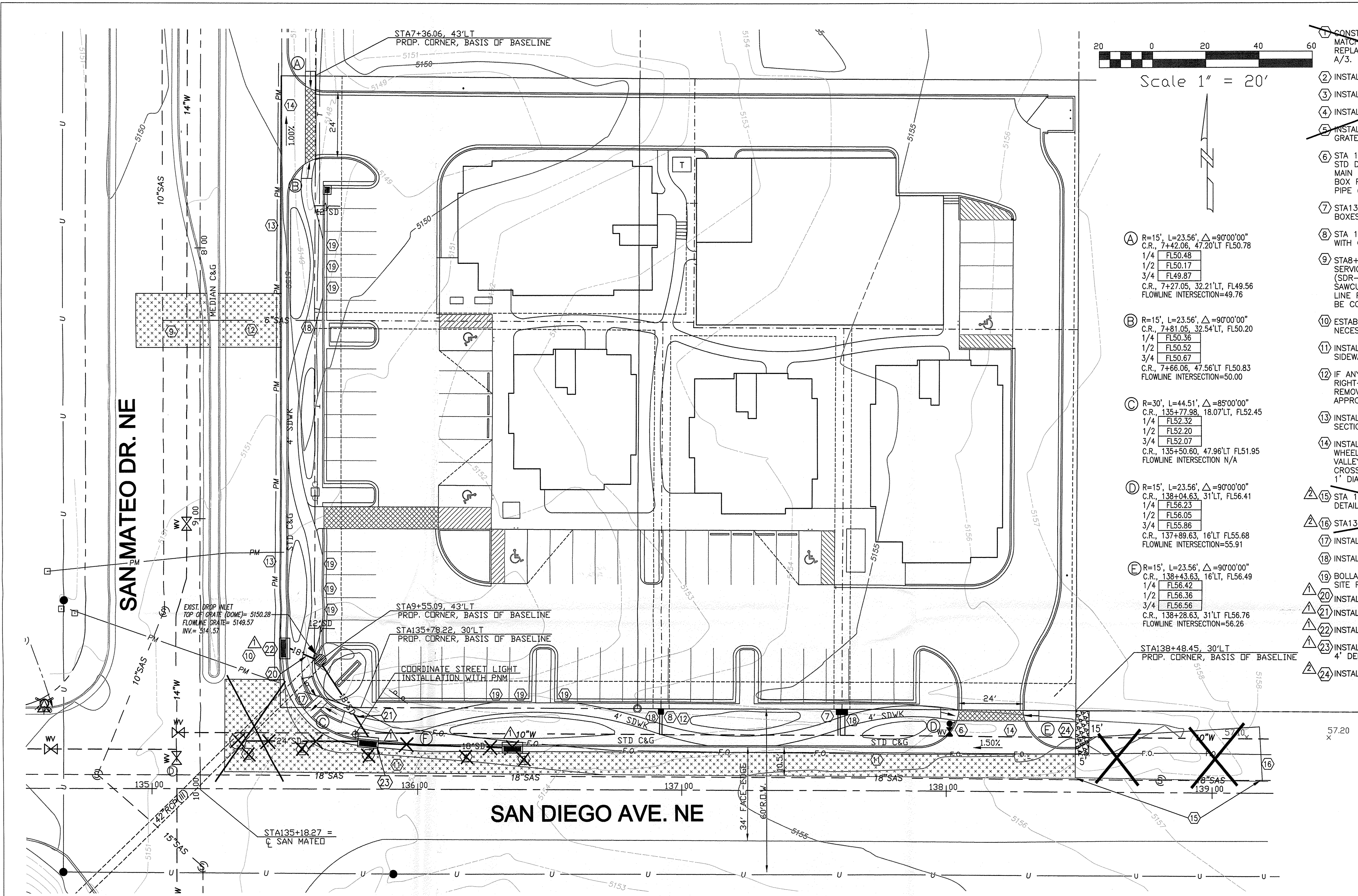
ENVIRONMENTAL GAS NOTE

UTILITY VAULT AND GAS BARRIER INSTALLATION SHALL BE PERFORMED PER DETAILS ON SHEET LFG AS SPECIFIED BY A PROFESSIONAL ENGINEER WITH LANDFILL GAS EXPERTISE.

EROSION CONTROL/ENVIRONMENTAL PROTECTION/STORM WATER POLLUTION PREVENTION PLAN

1. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM REGULATORY AGENCIES.
2. THE CONTRACTOR SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN PREPARED BY THE OWNER, AND SHALL SUBMIT AN NOI PER GOVERNMENT REQUIREMENTS PRIOR TO BEGINNING CONSTRUCTION.
3. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
4. THE CONTRACTOR SHALL WET THE SOIL AS NEEDED TO KEEP IT FROM BLOWING. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.
5. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNATED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.) GARBAGE, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES AND ARCHAEOLOGICAL RESOURCES.
6. GRUBBINGS AND VEGETATIVE DEBRIS MAY BE BURIED ON-SITE IN AREAS THAT ARE NOT GOING TO BE UNDER BUILDINGS OR PAVEMENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINTS, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE AT 1-505-822-1558 OR 1-800-219-6157.
8. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.
9. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.





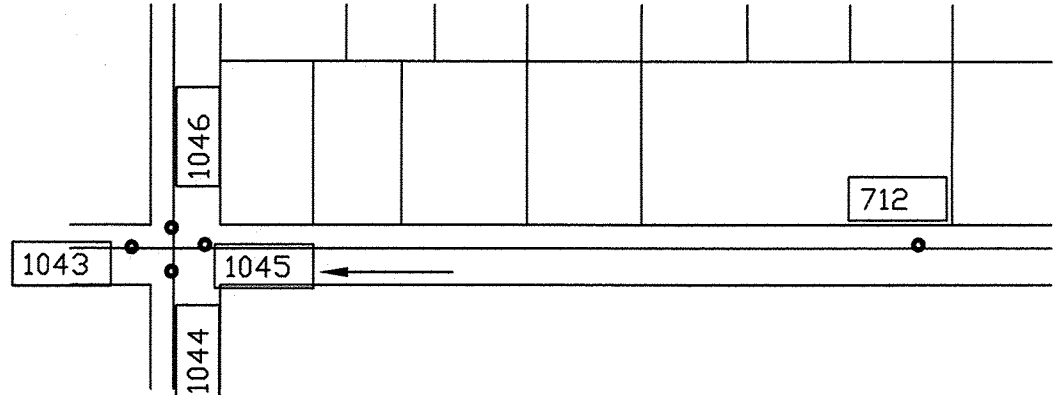
KEYED NOTES

1. CONSTRUCT 6" DIA TYPE E MANHOLE PER COA STD DWG 2102. MATCHING EXIST. INVERT OF 42" RCP. NEATLY SAWCUT, REMOVE AND REPLACE PAVEMENT ABOVE PIPE WITH PAVEMENT SECTION PER DETAIL A/3.
2. INSTALL 48 LF OF 24" RCP(III).
3. INSTALL DOUBLE C INLET PER COA STD DWG 2205.
4. INSTALL 48LF 18" RCP(III).
5. INSTALL DOUBLE A STORM INLET PER COA STD DWG 2201, BUT WITH TWO GRATES.
6. STA 138+01.11, 24.91'LT, INSTALL FIRE HYDRANT (4' BURY) PER COA STD DWG 2340. MAKE PRESSURIZED CONNECTION TO EXIST. 10" MAIN WITH 10" X 6" TAPPING SLEEVE AND VALVE. INSTALL VALVE BOX PER COA STD DWGS 2326 AND 2328, AND 4.58LF OF 6" PVC PIPE (C-900) WITH RESTRAINED JOINTS, OR FLANGED SPOOL PIECES.
7. STA137+60.11, 20.39'LT. INSTALL THREE 1" WATER METER SERVICE LINES WITH TWO BOXES PER COA STD DWG 2362.
8. STA 136+92.11, 20.49'LT. INSTALL TWO 1" WATER METER SERVICE LINES WITH ONE BOX PER COA STD DWG 2362.
9. STA8+27, 14'RT. INSTALL 6" DIRECTIONAL WYE OR SADDLE AND NEW 6" SERVICE LINE PER COA STD DWG 2125. INSTALL 6" SAS LINE (SDR-35) TO R.O.W. LINE, WITH 6" DEPTH AT R.O.W. LINE. NEATLY SAWCUT, REMOVE, AND REPLACE PAVEMENT AND CURB OVER SEWER LINE PER SECTION INDICATED ON DETAIL A/3. ALL BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
10. ESTABLISH TRAFFIC CONTROL PER COA STD TRAFFIC CONTROL PLANS AS NECESSARY WHEN WORKING IN THE STREET.
11. INSTALL ADDITIONAL PAVEMENT, CURB AND GUTTER, AND MEANDERING SIDEWALK PER SECTION B/3.
12. IF ANY LANDFILL MATERIALS ARE ENCOUNTERED IN THE CITY RIGHT-OF-WAY DURING EXCAVATION OPERATIONS, THEY SHALL BE REMOVED IN THEIR ENTIRETY AND DISPOSED OF AT AN NMD APPROVED LANDFILL.
13. INSTALL CURB AND GUTTER AND MEANDERING SIDEWALK ON SAN MATEO PER SECTION A/3.
14. INSTALL PRIVATE ENTRANCE PER COA STD DWG 2426, WITH UNIDIRECTIONAL WHEELCHAIR RAMPS LOCATED AS INDICATED, EXCEPT THE CONCRETE VALLEY GUTTER SHALL EXTEND UP THE DRIVEWAYS PAST THE NEW CROSSWALKS. GRATE PATTERNED CONCRETE AT CROSSWALK ON A 1' DIAGONAL GRID, WITH 1/2" DP X 1/4" WD GROOVES.
15. STA 138+48.45 TO STA 139+19, INSTALL ASPHALT DITCH AND CURB PER DETAIL D/3.
16. STA139+19 END PAVEMENT CONSTRUCTION.
17. INSTALL HANDICAP RAMP PER DETAIL C/3.
18. INSTALL GAS BARRIER ACROSS UTILITY TRENCH PER DETAILS ON SHEET 3.
19. BOLLARDS TO BE INSTALLED AT FRONT OF PARKING SPACE PER ARCHITECTURAL SITE PLAN.
20. INSTALL 8 LF OF 18" RCP(III) @ S=0.0150
21. INSTALL 30LF 18" RCP(III) @ S=0.0150
22. INSTALL DOUBLE C INLET PER COA STD DWG 2205, 4' DEEP.
23. INSTALL DOUBLE A STORM INLET PER COA STD DWG 2201, BUT WITH TWO GRATES, 4' DEEP.
24. INSTALL 8" RIPRAP, 12" THICK, ON MIRAFI 140N OR EQUAL FILTER FABRIC.

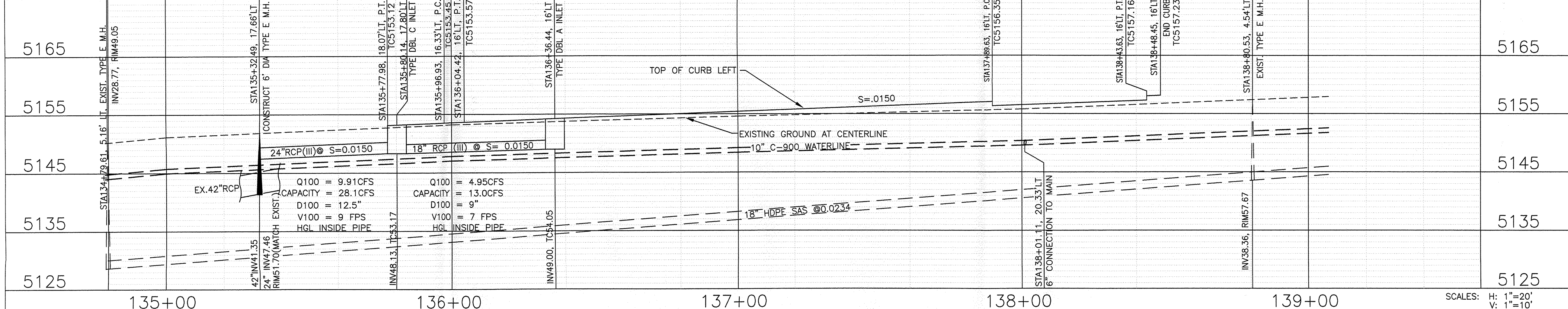
FACE OF CURB CURVE DATA

CURVE NO.	DELTA	RADIUS(FT.)	LENGTH(FT.)
(F)	5°00'00"	86	7.50

WATER SHUTOFF PLAN



1. CALL WATER UTILITY DIVISION AT 857-8200 MIN. 7 WORKING DAYS IN ADVANCE TO ARRANGE SHUT-OFF.
2. ONLY CITY CREWS MAY OPERATE VALVES.
3. SHUT OFF VALVE NO. 1045.



MARCH 31, 2004 VERANO-PnP.dwg

JC-Engineering, LLC

1924 Roanoke Dr. NE, Rio Rancho, NM 87144-5532
(505)263-9032 Fax(505)867-9304 www.jcengineering.com

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: VERANO PLAZA
SAN DIEGO INFRASTRUCTURE
PLAN & PROFILE

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 733281 Zone Map No. B-18 SHEET 2 OF 3