

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

December 19, 2007

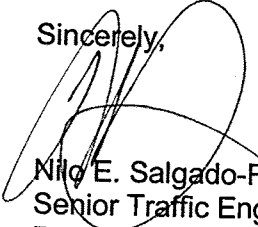
Christopher R. Gunning, Registered Architect
7601 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
Bldg. F @ Petroglyph Plaza, [C-12 / D1G3]
8201 Golf Course NW
Architect's Stamp Dated 12/18/07

Dear Mr. Gunning:

The TCL / Letter of Certification submitted on December 18, 2007 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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Bldg. "F" @ Petroglyph Plaza ZONE MAP/DRG. FILE #: C-12/000163
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Portion of parcel H-9-1 Riverview Subdivision
 CITY ADDRESS: 8201 Golf Course NW, Albuquerque, NM 87114

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

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: Pete Daskalos Properties
 ADDRESS: 5321 Manual Blvd. NE
 CITY, STATE: Albuquerque, NM

CONTACT: Pete Daskalos
 PHONE: 505-883-7333
 ZIP CODE: 87110

ARCHITECT: Dekker/Perich/Sabatini
 ADDRESS: 7601 Jefferson NE Ste. 100
 CITY, STATE: Albuquerque, NM

CONTACT: Chris Gunning
 PHONE: 505-761-9700
 ZIP CODE: 87109

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)

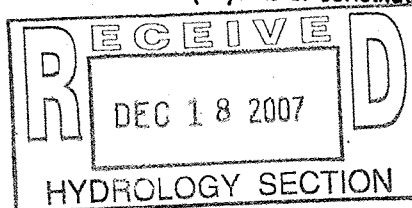
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 12/18/07 BY: Sally Sacco

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.





Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

TRAFFIC CERTIFICATION

I, Christopher R. Gunning, NMRA 3203, of the firm Dekker/Perich/Sabatini, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated the 21st of March 2006. The record information edited onto the original design document has been obtained by Dekker/Perich/Sabatini. I further certify that Dekker/Perich/Sabatini visited the project site on 12/14/07 and has determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief, with the following exceptions:

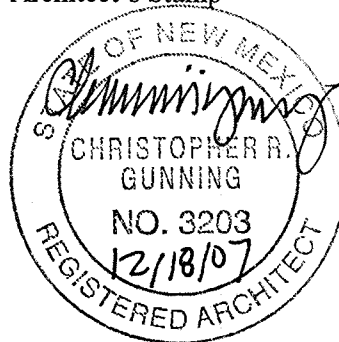
1. The trash enclosure had to be relocated to the east by one parking space to allow for trucks to have a better turning access into the parking lot. See clouded area of attached site plan for revision. This changed the total parking spaces to 15 instead of 16 spaces available, but there are 12 extra spaces just to the west that can be used by occupants in this building. Making the total parking spaces provided 27. 16 spaces are required by code.

This certification is submitted in support of a request for Certificate of Occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

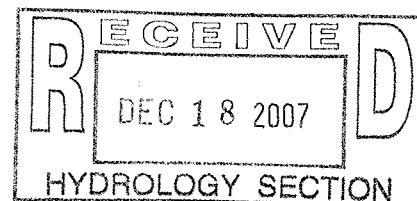
Engineer's or Architect's Stamp

Signature of Engineer or Architect



12/18/07

Date



Dekker
Perich
Sabatini

7601 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT



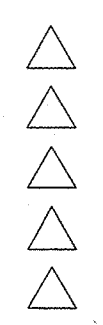
ENGINEER

ISSUED FOR
PERMIT

PROJECT

Building "F"
at Petroglyph Plaza
8621 Golf Course NW
Albuquerque, N.M. 87114

REVISIONS



DRAWN BY
REVIEWED BY
DATE 1/28/06
PROJECT NO. 06085
DRAWING NAME

SITE PLAN

KEYED NOTES

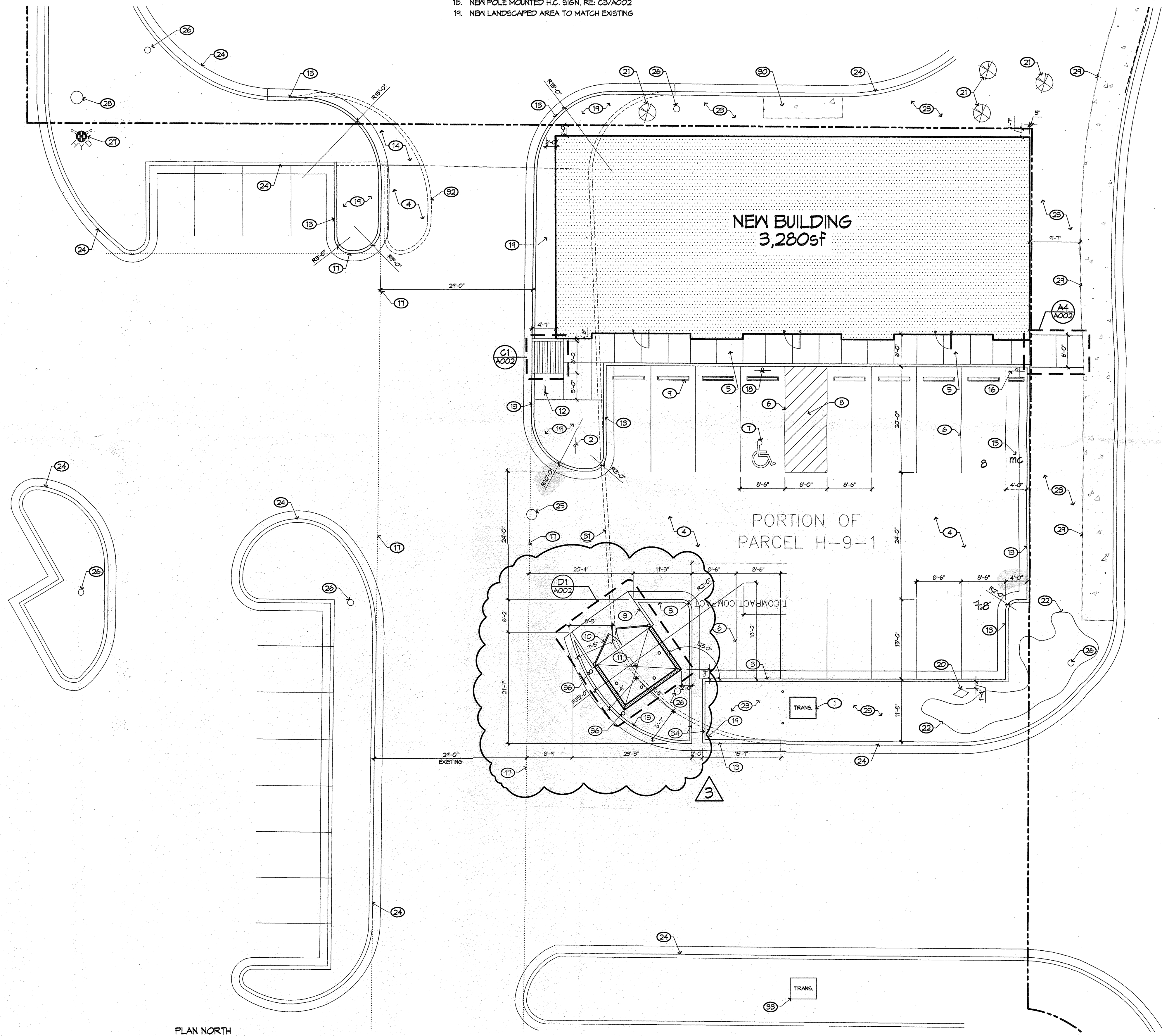
1. NEW TRANSFORMER (T.B.D. IN FIELD), RE: ELECTRICAL
2. NEW POLE MOUNTED STOP SIGN, RE: C5/A002
3. NEW CONCRETE CURB, RE: B4/A002
4. NEW ASPHALT PAVING
5. NEW CONCRETE SIDEWALK WITH INTEGRAL CURB, RE: B3/A002
6. NEW PAINTED PARKING STRIPING, COLOR: WHITE
7. NEW PAINTED A.D.A. PAVEMENT SIGNAGE, RE: B5/A002
8. NEW UNIDIRECTIONAL H.C. RAMP, SLOPE ASPHALT TO CURB
9. NEW PRE-CAST CONCRETE WHEEL STOP, 6'-0" LONG MINIMUM
10. NEW REFUSE ENCLOSURE
11. NEW HEAVY DUTY FLOOR DRAIN, RE: CIVIL
12. NEW BIKE RACK, RE: G1/A002
13. NEW CONCRETE CURB AND GUTTER, RE: A5/A002
14. NEW CONCRETE DRIVE/APRON, RE: CIVIL
15. NEW MOTORCYCLE PARKING SPACE
16. NEW POLE MOUNTED MOTORCYCLE SIGN, RE: C4/A002
17. ALIGN NEW CURB AND GUTTER TO MATCH EXISTING
18. NEW POLE MOUNTED H.C. SIGN, RE: C3/A002
19. NEW LANDSCAPED AREA TO MATCH EXISTING

KEYED NOTES (continued)

20. EXISTING SIGN TO REMAIN AS IS
21. EXISTING TREE TO REMAIN AS IS
22. EXISTING BUSHES/SHRUBS TO REMAIN AS IS
23. EXISTING GRASS BERM TO REMAIN AS IS
24. EXISTING CONCRETE CURB AND GUTTER TO REMAIN AS IS
25. EXISTING SEWER MANHOLE TO REMAIN AS IS
26. EXISTING LIGHT POLE TO REMAIN AS IS
27. EXISTING FIRE HYDRANT TO REMAIN AS IS
28. EXISTING UTILITY BOX TO REMAIN AS IS
29. EXISTING CONCRETE SIDEWALK TO REMAIN AS IS
30. EXISTING CONCRETE PAD WITH AIR COMPRESSOR, TELEPHONE BOOTH AND WATER SPIGOT TO REMAIN AS IS
31. REMOVE AND DISPOSE OF EXISTING ASPHALT CURB
32. REMOVE AND DISPOSE OF EXISTING CONCRETE CURB AND GUTTER
33. EXISTING TRANSFORMER
34. NEW CONCRETE SWALE, RE: CIVIL
35. NEW GREASE INTERCEPTOR, RE: CIVIL

GENERAL NOTES

- A. GENERAL CONTRACTOR IS TO FIELD VERIFY EXISTING SITE CONDITIONS AND IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF DEBRIS AS REQUIRED TO COMPLETE THE SCOPE OF WORK.



SITE PLAN

3/32" = 1'-0"

RECEIVED
DEC 18 2007
HYDROLOGY SECTION
SHEET NO. A001
6 OF 22