

CITY OF ALBUQUERQUE



Planning Department
Suzanne Lubar, Director

Mayor Richard J. Berry

June 29, 2017

Ron Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, New Mexico 87109

**RE: Lot 2A & 3A Del Norte Plaza
6400 Holly Ave NE
Requested for Temporary C. O. – Not Accepted
Engineers Stamp Date 4/10/17 (C18D042D)
Certification Dated: 6/22/17**

PO Box 1293

Dear Mr. Bohannon,

Albuquerque

Based on the certification provided in your submittal received 6/22/2017, the above referenced cannot be approved for a Temporary Release of Occupancy by Hydrology. However, before a permanent Certificate of Completion can be accepted the following comments must be addressed.

New Mexico 87103

- The site must be complete so a Permanent Certificate of Completion can be issued.

An inspection by our office will need to take place after these corrections are made.

www.cabq.gov

If you have any questions, you can contact me at 924-3986 or Totten Elliott at 924-3982.

Sincerely,

James D. Hughes, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

TE/JH

C: Email

Serna, Yvette M.; Fox, Debi; Tena, Victoria C.; Sandoval, Darlene M.



A.G.R.S. MONUMENT "HEAVEN"
STANDARD U.S.C. & G.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES:
(CENTRAL ZONE-N.A.D. 1983)
N=1,516,799.515
E=1,547,297.145
PUBLISHED EL=5378.235 (NAVD 1988)
GROUND TO GRID FACTOR=0.999655810
DELTA ALPHA ANGLE=-0°10'46.22"

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

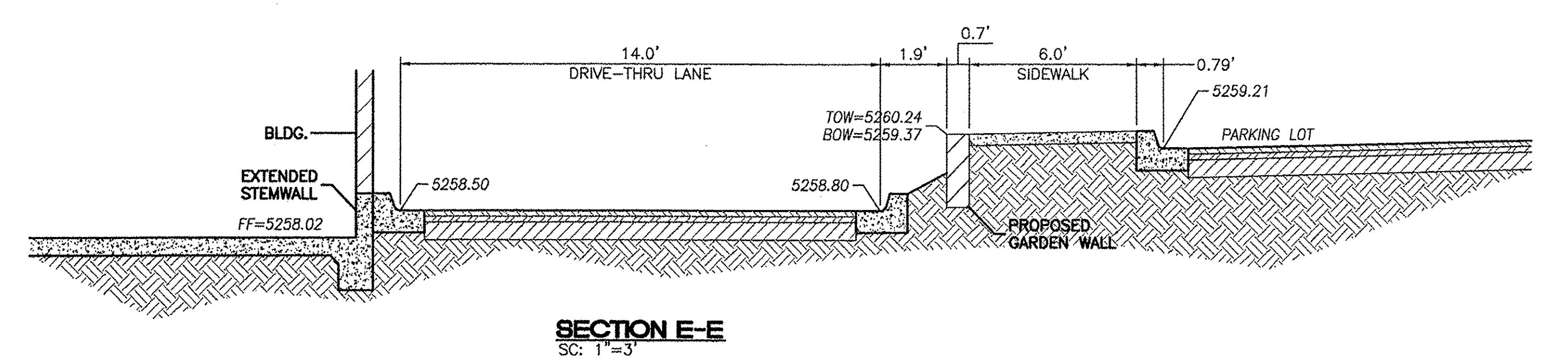
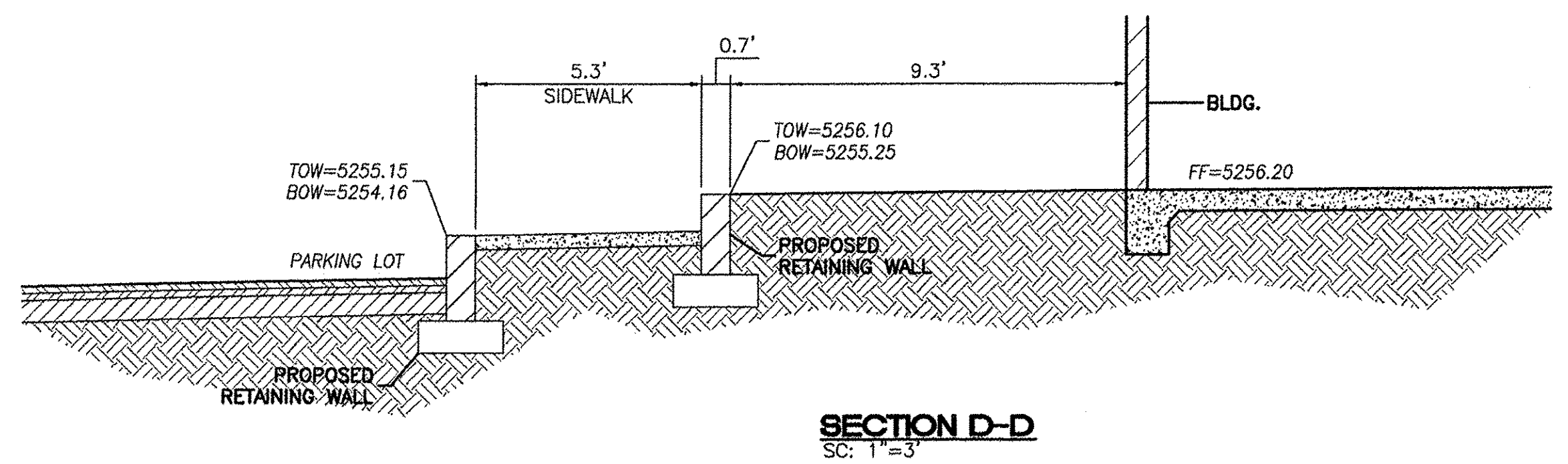
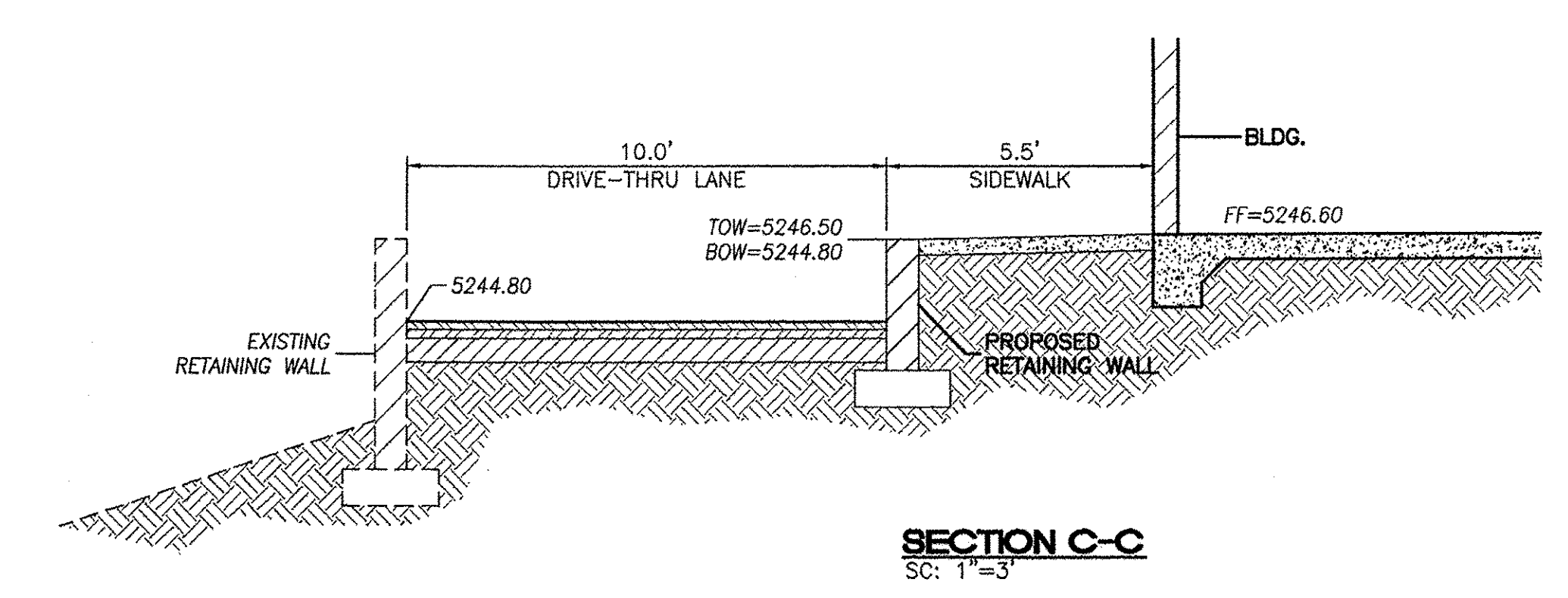
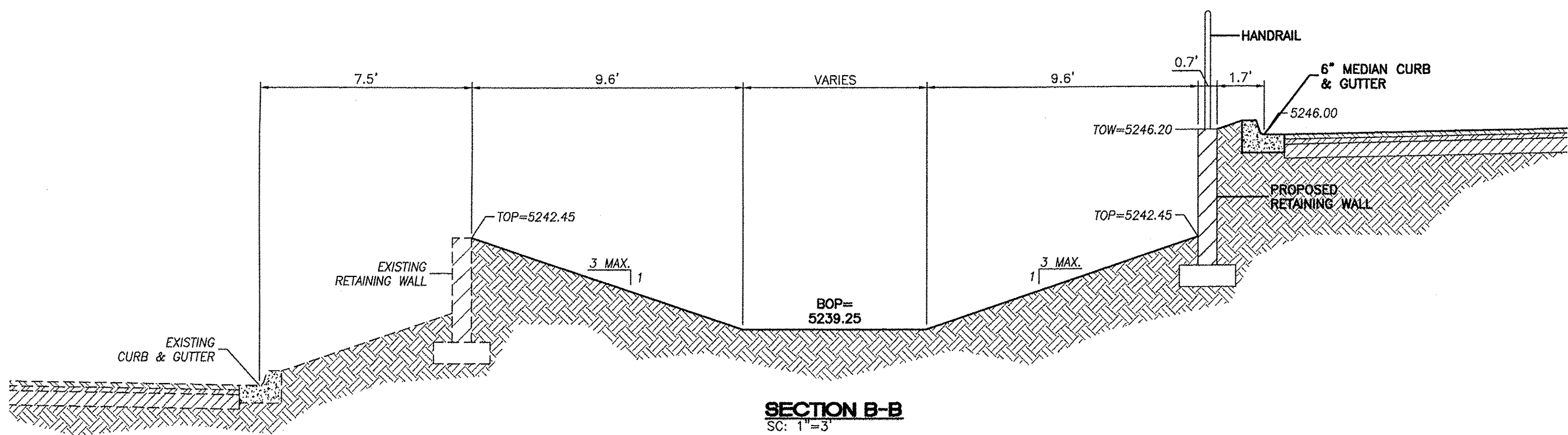
APPROVAL	NAME	DATE
INSPECTOR		



	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	SIDEWALK
	EXISTING CURB & GUTTER
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT
	EXISTING SD MANHOLE
	EXISTING SAS MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING GAS VALVE
	EXISTING OVERHEAD UTILITIES
	EXISTING GAS
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM SEWER LINE
	EXISTING INDEX CONTOUR
	EXISTING WATER CONTOUR
	WATER CONTOUR

DATE _____

DRAWN BY pm
DATE 4-10-17
DRAWING 015064-GR
SHEET # GR-1
JOB # 2015064



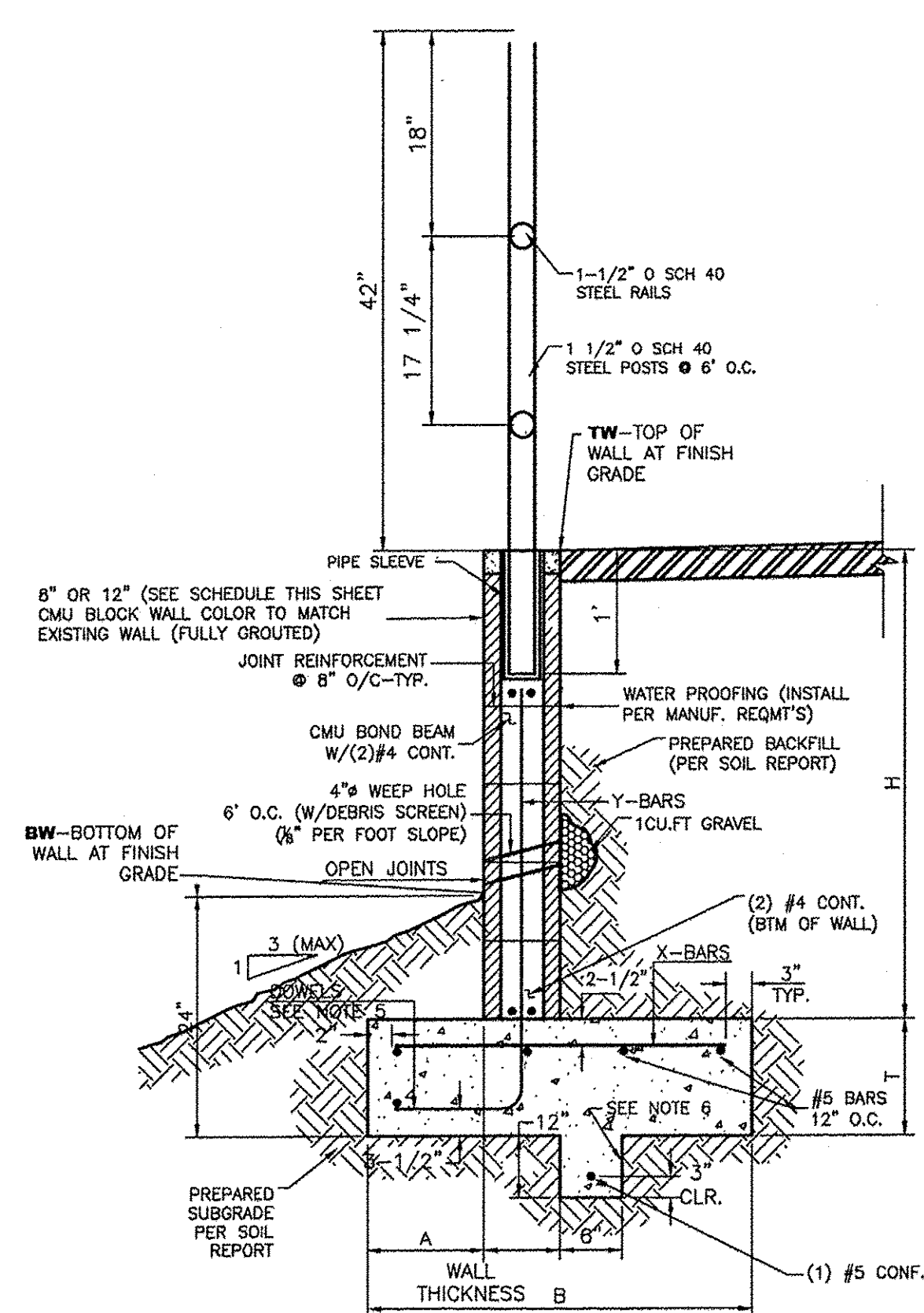
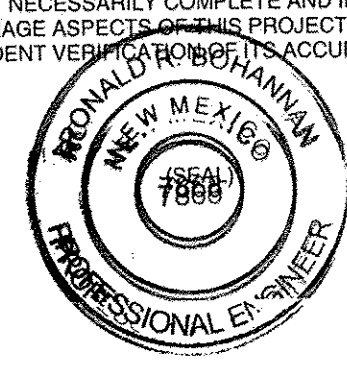
DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

I, RONALD R. BOHANNAN, NMPE # 7868, OF THE FIRM, TIERRA WEST LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 03/10/17. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHRIS MEDINA, NMPS # 15702, OF THE FIRM, TIERRA LAND SURVEYS LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 6/24/17 AND HAVE 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. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY.

EXCEPTIONS:
COMPLETE PUNCHLIST ITEMS AS NOTED ON GR-1

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

RONALD R. BOHANNAN, NMPE # 7868
DATE 6/24/17



RETAINING WALL DETAIL

NTS

- $f'm = 1500$ PSI
- SOIL ALLOWABLE 2000 PSF (VERIFY W/SOILS REPORT)
- ACTIVE SOIL PRESSURE - 35 PSF/FT (VERIFY W/SOILS REPORT)
- PASSIVE SOIL PRESSURE - 250 PSF/FT (VERIFY W/SOILS REPORT)
- SOIL FRICTION FACTOR - 0.4 (VERIFY W/SOILS REPORT)

8 INCH REINFORCED CONCRETE MASONRY WALL					
H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
2'-0"	10"	2'-4"	10"	#4 @24" O.C.	#4 @24" O.C.
2'-8"	10"	2'-4"	10"	#4 @24" O.C.	#4 @24" O.C.
3'-4"	10"	2'-4"	10"	#4 @24" O.C.	#4 @24" O.C.
4'-0"	12"	2'-8"	10"	#4 @16" O.C.	#4 @24" O.C.
4'-8"	16"	3'-4"	12"	#5 @16" O.C.	#4 @18" O.C.
5'-4"	19"	3'-10"	12"	#5 @8" O.C.	#5 @24" O.C.
6'-0"	20"	4'-8"	12"	#6 @8" O.C.	#5 @24" O.C.

Y-BARS EDGE (2 1/2") FROM RETAINING FACE

12 INCH REINFORCED CONCRETE MASONRY WALL					
H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	16"	3'-8"	12"	#5 @16" O.C.	#5 @24" O.C.
6'-0"	19"	4'-2"	12"	#5 @8" O.C.	#5 @24" O.C.
6'-8"	21"	4'-6"	12"	#5 @8" O.C.	#5 @16" O.C.
7'-4"	23"	4'-10"	12"	#6 @8" O.C.	#6 @18" O.C.
8'-0"	26"	5'-4"	12"	#6 @8" O.C.	#6 @18" O.C.
8'-8"	28"	5'-8"	12"	#6 @8" O.C.	#6 @12" O.C.

Y-BARS EDGE (3") FROM RETAINING FACE

- GENERAL NOTES:**
- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
 - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE $\pm 2.0\%$.
 - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - ALL BARS ARE TO BE GRADE 60, ASTM 615.
 - DOWELS SHALL BE EQUAL IN SIZE AND SPACING TO Y-BARS, SHALL PROJECT A MINIMUM OF #4-24", #5-30", #6-36" INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
 - PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6' USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.

	LOT 2 DEL NORTE PLAZA ALBUQUERQUE, NM	DRAWN BY pm
	GRADING AND DRAINAGE SECTIONS	DATE 4-10-17
	TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2015064-GR
		SHEET # GR-2
RONALD R. BOHANNAN P.E. #7868		JOB # 2015064

Brad Frosch

From: Vinny Perea
Sent: Thursday, June 22, 2017 7:48 AM
To: Brad Frosch
Subject: FW: Holly

From: Brad Frosch
Sent: Tuesday, June 20, 2017 11:35 AM
To: Vinny Perea
Cc: Ron Bohannon
Subject: RE: Holly

Vinny,

Here is the punchlist for Paseo Pacific Lot 2 as a result of our walkthrough yesterday. Jay has requested a temporary hydrology certification.

- ✓ 1). Finish paving / concrete behind and in between dumpsters between west and center buildings.
- ✓ 2). Complete grading at west building along west perimeter at R/W and back of curb.
- ✓ 3). Complete Pond #1 R/W grout, install weep holes for proper drainage, and grade pond bottom to plan elevations.
- ✓ 4). Expose SD MH at west building NW corner drive aisle. Provide rim and invert elevations.
- ✓ 5). Pour concrete inlet invert to eliminate standing water at west building in drive aisle. Re-set grate to align with pre-cast box. Grout connection. Eliminate ponding asphalt before inlet
- ✓ 6). Clean all drain inlets and trench drains of debris and dirt.
- ✓ 7). Install pond overflow (2' curb cut and concrete rundown per plan)
- ✓ 8). Complete rock slope plating at pond #2 and rundown.
- ✓ 9). Eliminate ponding at compact space east of the west building.
- ✓ 10). Remove concrete debris form trench drain outlet at center building.
- ✓ 11). Sweep all areas clean of debris and dirt.

General note:

All storefront glass units should be have caulking installed at base of units to prevent moisture from entering building from outside under units.

Installed grating on trench drain does not meet ADA requirements.

Z:\2015\2015064 Lot 2, Del Norte Plaza\Pictures\Pre-hydrology 6-19-17

Brad Frosch
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
(505)858-3100 - office
(505)858-1118 - fax
(505)263-5808 - cell
www.tierrawestllc.com

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From: Vinny Perea
Sent: Tuesday, June 20, 2017 10:44 AM
To: Brad Frosch
Subject: RE: Holly

Sounds good, thanks.

From: Brad Frosch
Sent: Tuesday, June 20, 2017 10:41 AM
To: Vinny Perea
Subject: RE: Holly

There are a lot of item on the punchlist. I'll draft the punchlist for Ron's review to see if he agrees.

Brad Frosch
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
(505)858-3100 - office
(505)858-1118 - fax
(505)263-5808 - cell
www.tierrawestllc.com

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From: Vinny Perea
Sent: Tuesday, June 20, 2017 10:39 AM
To: Brad Frosch
Subject: FW: Holly

Brad,

See below from Jay. Let me know if you think we can move forward with a temp CO.

Thanks,
Vinny

From: Jayesh Patel [<mailto:jayesh@tnjgroup.com>]
Sent: Tuesday, June 20, 2017 10:31 AM

To: Vinny Perea
Cc: Wayne Babcock
Subject: Holly

Vinny

I know I need to fix some the items at the Holly job, but I need to get a CO asap so that I can let the tenants open for business. is there any way you can get me a 30 day temp while I work on fixing the problems. I have scheduled the work to get the items fixed to start on this Thursday. I could really use your help on this.

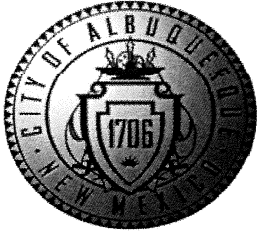
Thanks,

Jayesh Patel
TNJ Group of Companies

5345 Wyoming Blvd, STE 204
Albuquerque, NM 87109

(o) 505-275-8223
(f) 505-275-9667
(c) 505-362-2009
www.tnjgroup.com

If this email is spam, report it to www.OnlyMyEmail.com



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Lot 2A & 3A Del Norte Plaza Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lot 2A & A Portion of Lot 3A Del Norte Plaza

City Address: 8130 San Pedro Dr. NE

Engineering Firm: Tierra West, LLC Contact: Ronald R. Bohannon

Address: 5571 Midway Park Pl. NE Albuquerque, NM 87109

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: rrb@tierrawestllc.com

Owner: Pacific Paseo Land Investment LLC Contact: _____

Address: 6101 Moon NE Suite 4000 Albuquerque, NM 87111

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 6/22/17 By: Brad Frosch for Ron Bohannon

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____