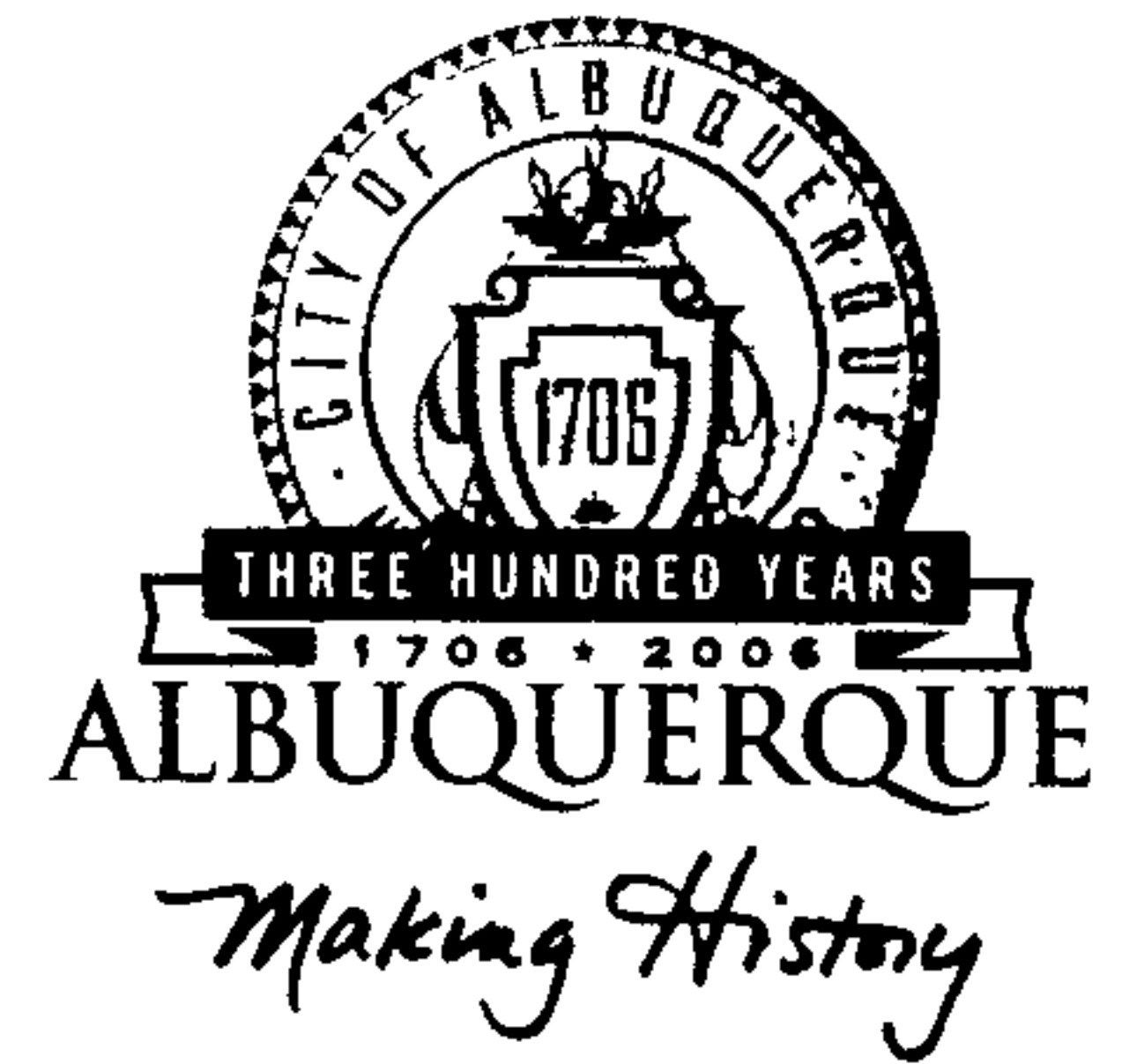


CITY OF ALBUQUERQUE



June 23, 2005

Shahab Biazar, P.E.
Advanced Engineering and Consulting, LLC
10205 Snowflake Ct. NW
Albuquerque, NM 87114

**Re: Trader Joe's, 8928 Holly Ave. NE, Grading Plan
Engineer's Stamp dated 6-1-05 (C20-D47)**

Dear Ms. Biazar,

Based upon the information provided in your submittal dated 6-1-05, 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 and prior to release of the Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

P.O. Box 1293

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department Hydrology section at 768-3654 (Charles Caruso).

Albuquerque

New Mexico 87103

If you have any questions, you can contact me at 924-3990.

Sincerely,

www.cabq.gov

Phillip J. Lovato, E.I., C.F.M.
Engineering Associate, Hydrology,
Development and Building Services,
Planning Department

cc: Charles Caruso, DMD
file

DRAINAGE INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: TRADER JOE'S ZONE ATLAS/DRG. FILE #: C20 / ~~B48~~ D47
DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Lot 1, Ventura Place TRADER JOE'S
CITY ADDRESS: 8928 HOLLY AVE. NE

ENGINEERING FIRM: Advanced Engineering and Consulting, LLC CONTACT: Shahab Biazar
ADDRESS: 10205 Snowflake Ct. NW PHONE: (505) 899-5570
CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87114

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

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

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

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

CHECK TYPE OF SUBMITTAL:

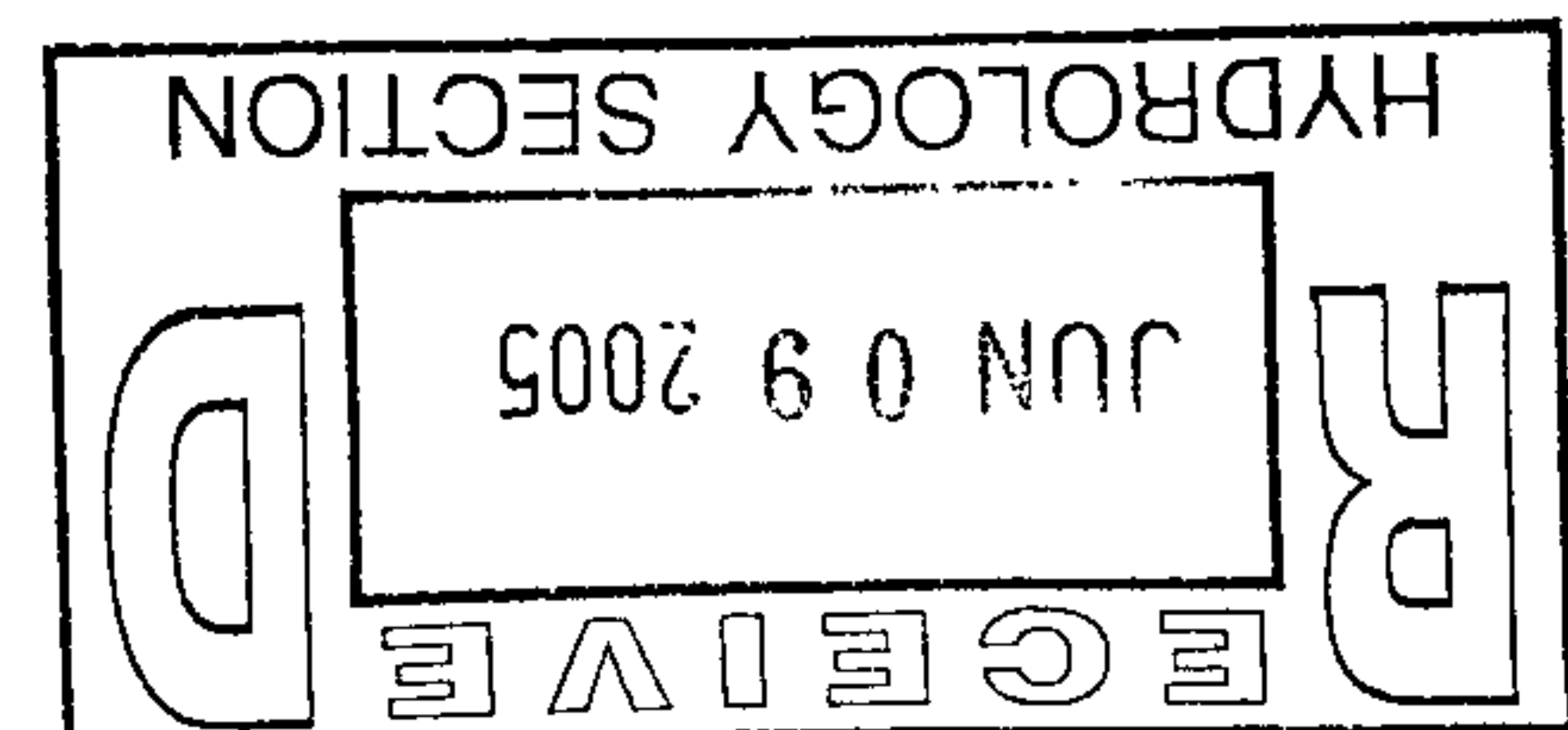
_____ DRAINAGE REPORT
_____ DRAINAGE PLAN 1ST SUBMITTAL, REQUIRES TCL OR EQUAL
_____ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERTIFICATION (HYDROLOGY)
_____ CLOMR / LOMR
_____ TRAFFIC CIRCULATION LAYOUT (TCL)
_____ ENGINEER'S CERTIFICATION (TCL)
_____ ENGINEER'S 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
_____ CERTIFICATION OF GRADES

WAS A PRE-DESIGN CONFERENCE ATTENDED:

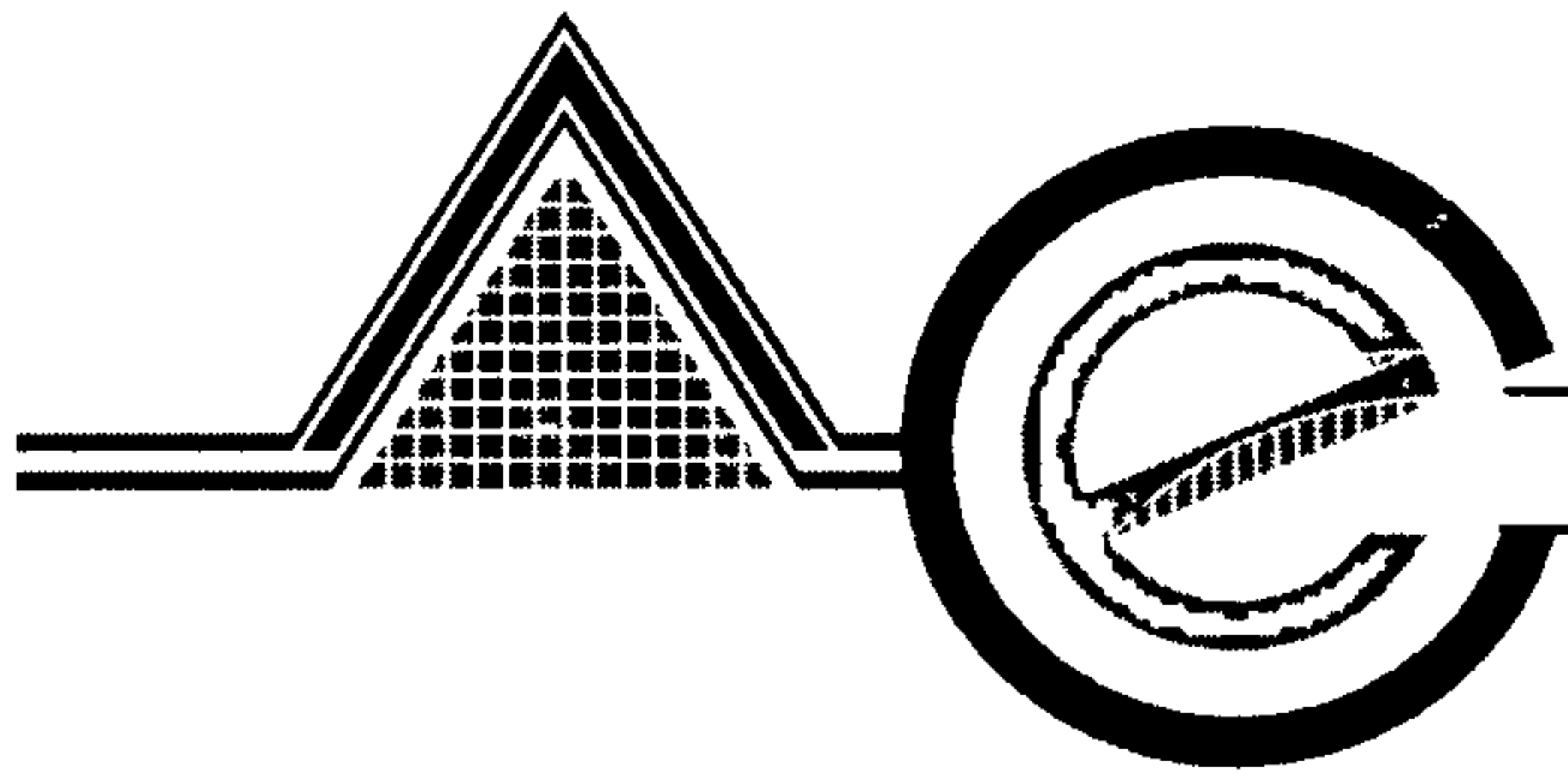
_____ YES
_____ NO
_____ COPY PROVIDED



DATE SUBMITTED: 6 / 01 / 2005 BY: Shahab Biazar, P.E.

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 submittals may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5)
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 containing five (5) acres or more



ADVANCED ENGINEERING and CONSULTING, LLC

*Consulting
Design
Development
Management
Inspection
Surveying*

June 1, 2005

Mr. Bradley L. Bingham, P.E.
Sr. Engineer, Planning Dept.
Development and Building Services
600 Second Street NW
Albuquerque, New Mexico 87102

RE: GRADING PLAN CHANGES FOR LOT 1 VENTURA, (C20/D48)

Dear Mr. Bingham:

This site has been submitted and approved by Isaacson and Arfman for Eckerd Site. A copy of the grading plan for Eckerd is submitted with this letter. A different user (TRADER JOE'S) will be occupying this site. Therefore, a revised grading plan for Lot 1 is being submitted. The drainage pattern and flow quantities for this site has remain the same. The Bank site to the west of this lot is under construction and the grades will be matched at that site. An approved overall grading and drainage plan for Ventura Place is also enclosed.

Please contact me if there are any questions or concerns regarding this submittal.

Sincerely yours,

Shahab Biazar, P.E.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 29, 2003

Fred Arfman, PE
Isaacson & Arfman
128 Monroe NE
Albuquerque, NM 87108

**Re: Eckerd's @ Ventura Conceptual Grading & Drainage Plan
Engineer's Stamp dated 9-24-03, (C20/D47)**

Dear Mr. Arfman,

Based upon the information provided in your submittal dated 9-24-03, the above referenced plan is approved for Site Plan for Building Permit action by the DRB.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 25, 2004

Fred Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

**Re: Eckerd Drug Store at Ventura and Paseo del Norte, Grading and Drainage Plan
Engineer's Stamp dated 2-03-04 (C20/D47)**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 2-05-04, 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. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required. Before Certificate of Occupancy submittal, please make the following changes:

1. Remove the word "conceptual" from the sheet's title.
2. Provide the address of the site.
3. Call out all items to be constructed under a separate work order.
4. Provide a copy of the cross lot drainage easement.

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

BLB

C: Charles Caruso, DMD Storm Drainage Design
File

C-20/047

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: ECKERD DRUG STORE (RINE VENTURA) ZONE MAP/DRG. FILE #: C20/D47
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 5, VENTURA PLACE
CITY ADDRESS: _____

ENGINEERING FIRM: Isaacson & Arfman, P.A.
ADDRESS: 128 Monroe Street NE
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: (505) 268-8828
ZIP CODE: 87108

OWNER: TRICOR SW CORP.
ADDRESS: 6210 E. THOMAS RD., STE 204
CITY, STATE: SCOTTSDALE, AZ

CONTACT: CHAD HAGLE
PHONE: (480) 945-5500
ZIP CODE: 85251

ARCHITECT: ARCHICON L.P.
ADDRESS: 4041 N. CENTRAL, STE-C100
CITY, STATE: PHOENIX, AZ

CONTACT: JOAN HANCOCK
PHONE: (602) 222-4266
ZIP CODE: 85012

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

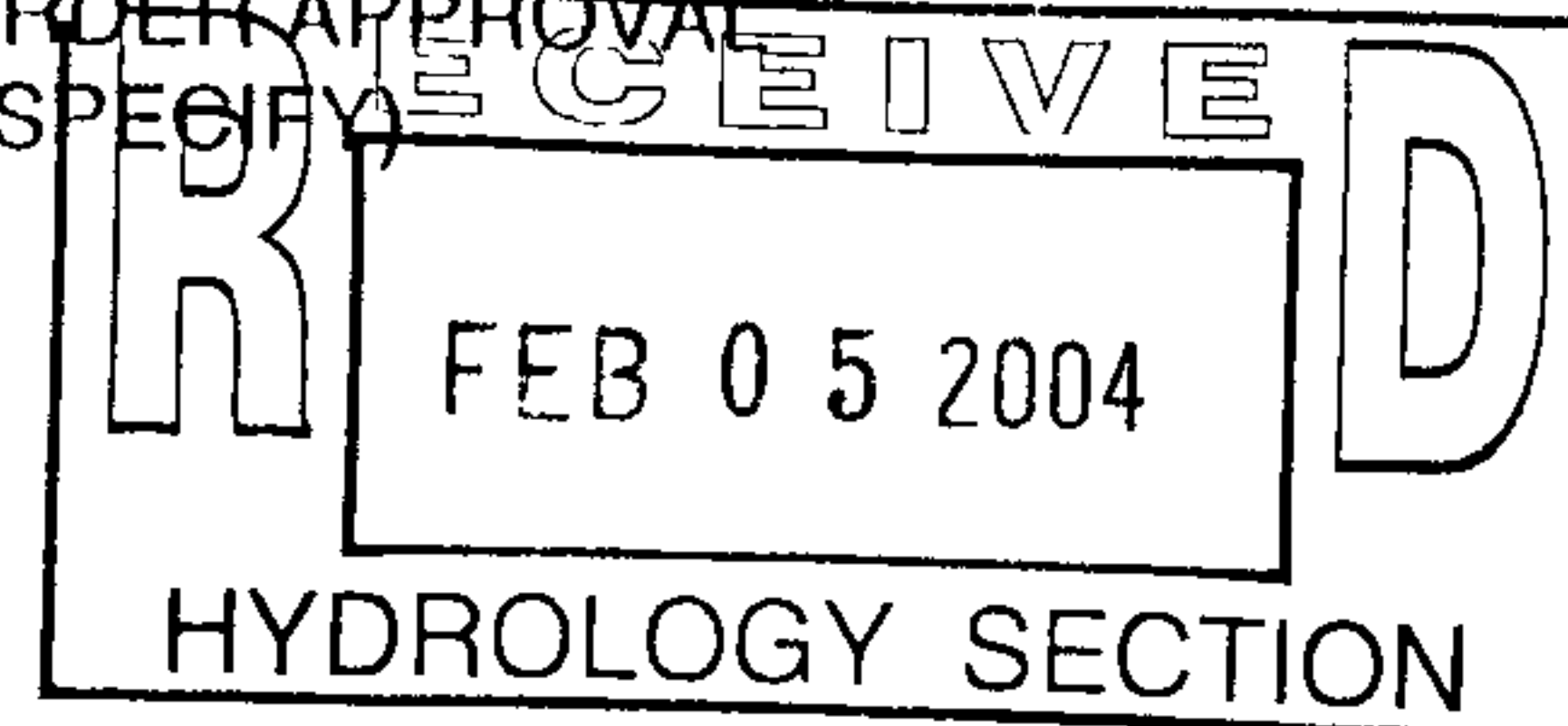
Resubmittal

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

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) _____



DATE SUBMITTED: 02.04.04 BY: FRED C. ARFMAN, P.E.
ISAACSON & ARFMAN, P.E.

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.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

C-20 / D47

PROJECT TITLE: ECKERD DRUG ZONE MAP/DRG. FILE #: C-20 / D47
 DRB #: _____ EPC#: 1002633 WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 15 & 16, BLK 10, No. ABO. AC., TRACT 3 (UNIT 3)
 CITY ADDRESS: _____

ENGINEERING FIRM: Isaacson & Arfman, P.A.
 ADDRESS: 128 Monroe Street NE
 CITY, STATE: Albuquerque, NM

CONTACT: FRED C. ARFMAN
 PHONE: (505) 268-8828
 ZIP CODE: 87108

OWNER: TRICOR SOUTHWEST
 ADDRESS: 6340 EAST THOMAS RD., STE 128
 CITY, STATE: SCOTTSDALE, AZ

CONTACT: CHAD HAGLE
 PHONE: (480) 945-5500
 ZIP CODE: 85251

ARCHITECT: AREALCON, L.C.
 ADDRESS: 4241 N. CENTRAL, STE C-100
 CITY, STATE: PHOENIX, AZ

CONTACT: MANEECH DWIVEDI
 PHONE: (602) 222-4266
 ZIP CODE: 85012

SURVEYOR: ALDRICH LAND SURVEYING
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: Tim ALDRICH
 PHONE: 884-1990
 ZIP CODE: _____

CONTRACTOR: N/A
 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 (REUSED)
- ☐ 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)

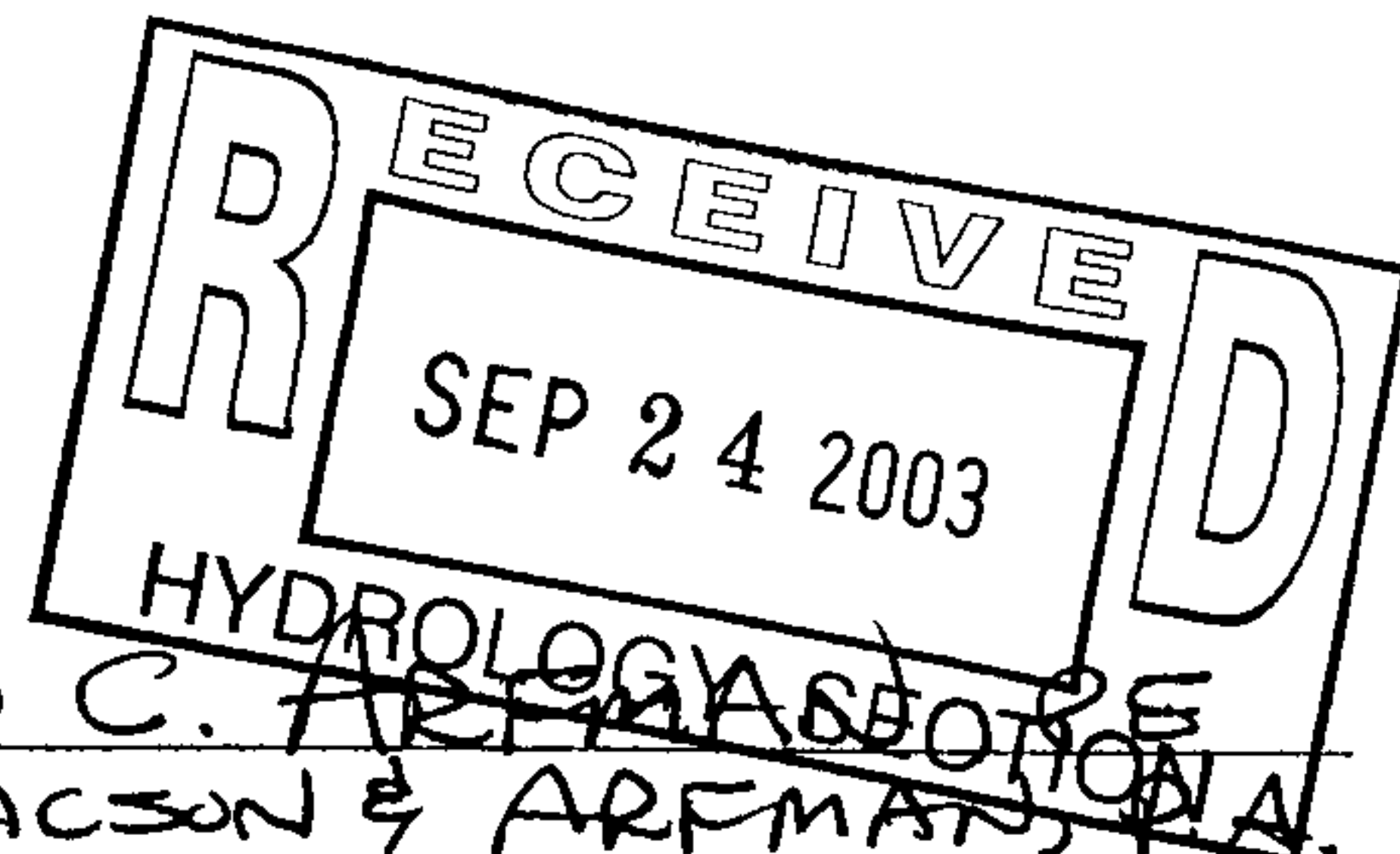
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

REVISED / RESUBMITTED: 09.24.03

DATE SUBMITTED: 08-05-03

BY: FRED C. ARFMAN
 FOR: ISAACSON & ARFMAN, P.A.



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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2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 4, 2003

Fred Arfman, PE
Isaacson & Arfman
128 Monroe NE
Albuquerque, NM 87108

**Re: Eckerd's @ Ventura Conceptual Grading & Drainage Plan
Engineer's Stamp dated 8-5-03, (C20/D47)**

Dear Mr. Arfman,

Based upon the information provided in your submittal dated 8-4-03, the above referenced plan cannot be approved for Site Plan for Building Permit until the Master plan for this site is approved. Please continue to coordinate this project with Shahab Biazar of Advanced Engineering, who is designing the master plan that this site is a part of.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

C-20/D47

PROJECT TITLE: ECKERD DRUG ZONE MAP/DRG. FILE #: E-20
DRB #: _____ EPC#: 1002633 WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 15 & 16, BLK 10, N. ABO. A., TRACT 3 (UNIT 3)
CITY ADDRESS: _____

ENGINEERING FIRM: Isaacson & Arfman, P.A.
ADDRESS: 128 Monroe Street NE
CITY, STATE: Albuquerque, NM

CONTACT: FRED C. ARFMAN
PHONE: (505) 268-8828
ZIP CODE: 87108

OWNER: TRICOR SOUTHWEST
ADDRESS: 6340 EAST THOMAS RD., STE 128
CITY, STATE: SCOTTSDALE, AZ

CONTACT: CHAD HAGLE
PHONE: (480) 945-5500
ZIP CODE: 85251

ARCHITECT: ARCONIC, L.C.
ADDRESS: 4241 N. CENTRAL, STE C-100
CITY, STATE: PHOENIX, AZ

CONTACT: MANEECH DUNVEDI
PHONE: (602) 222-4266
ZIP CODE: 85012

SURVEYOR: ALDRICH LAND SURVEYING
ADDRESS: _____
CITY, STATE: _____

CONTACT: TIM ALDRICH
PHONE: 884-1950
ZIP CODE: _____

CONTRACTOR: N/A
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

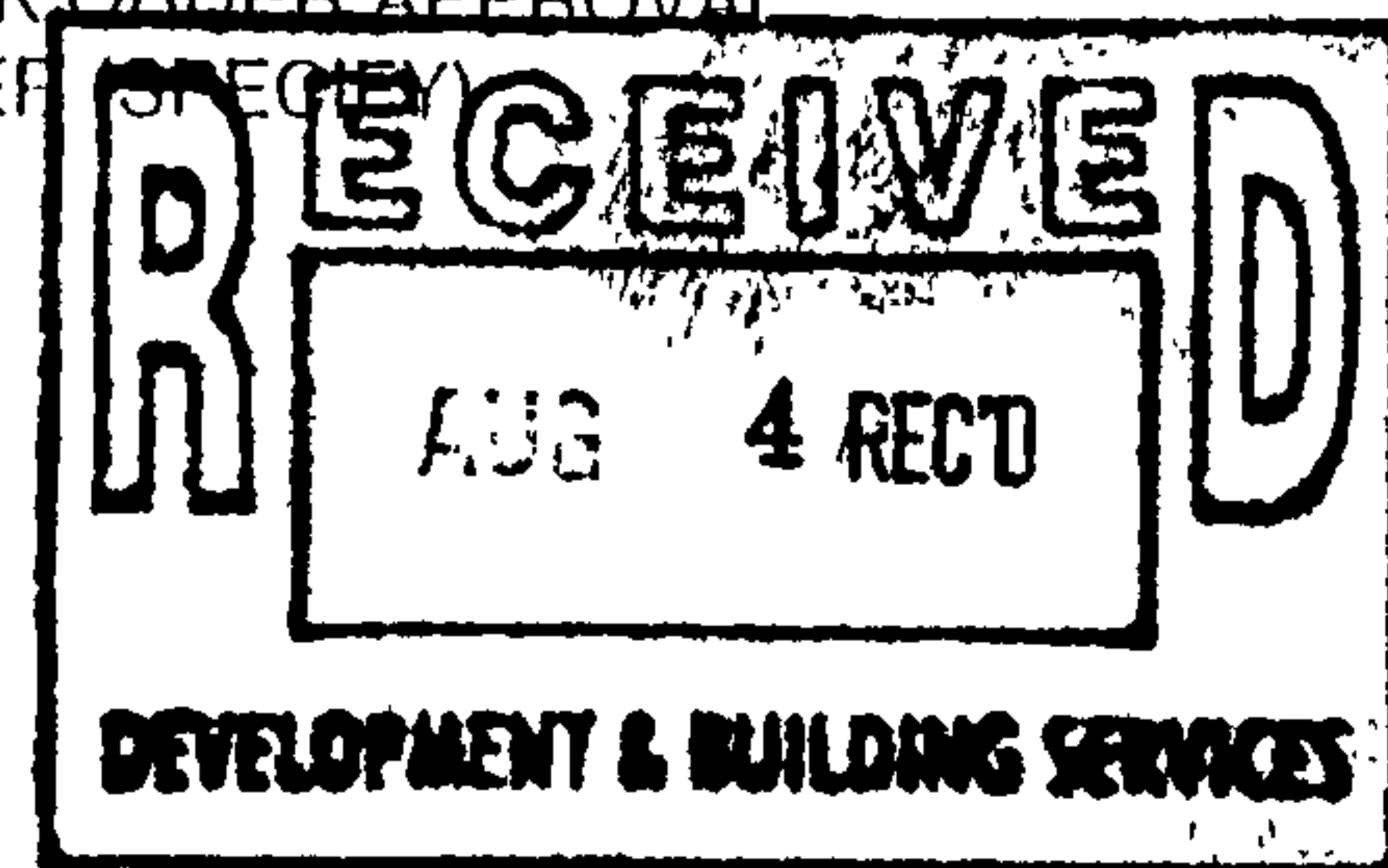
- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- _____ DRAINAGE PLAN RESUBMITTAL
- ☒ CONCEPTUAL GRADING & DRAINAGE PLAN
- _____ GRADING PLAN
- _____ EROSION CONTROL PLAN
- _____ ENGINEER'S CERTIFICATION (HYDROLOGY)
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (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: 08-05-03 BY: FRED C. ARFMAN, PE
FOR: ISAACSON & ARFMAN, P.A.

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.
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