

CITY OF ALBUQUERQUE



June 14, 2018

Jeff Wooten, PE
Wooten Engineering
1368 Reynosa Loop SE
Rio Rancho, NM 87124

**Re: Christian Brothers Automotive
8001 Ventura St NE
Request Temporary - Accepted
Engineer's Stamp dated: 10-10-17 (D20D010B)
Certification dated: 6-11-18**

Dear Mr. Wooten,

Based on the certification provided in your submittal received 6/11/2018, the above referenced is approved for a Temporary Release of Occupancy by Hydrology. However, before a permanent CO can be accepted the following comments must be addressed:

- When the Work Order is complete resubmit for permanent CO.

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

If you have any questions, you can contact me at 924-3995 or Totten Elliott at 924-3982.

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

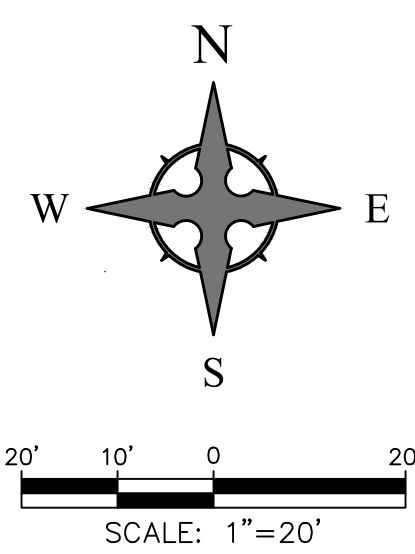
TE/RB

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

NOTE:
THE CLOUDED AREA IS TO BE PERMITTED SEPARATELY THROUGH THE NMDOT. CONTRACTOR SHALL INCLUDE ALL WORK SHOWN WITHIN THE CLOUDED AREA IN HIS/HER BID. ADJUSTMENTS MAY BE NECESSARY ONCE THE NMDOT PLANS ARE AVAILABLE.

Paseo Del Norte Boulevard NE

(NM State Highway Proj. TPU_4054(2))
(R/W Varies)



CAUTION - NOTICE TO CONTRACTOR

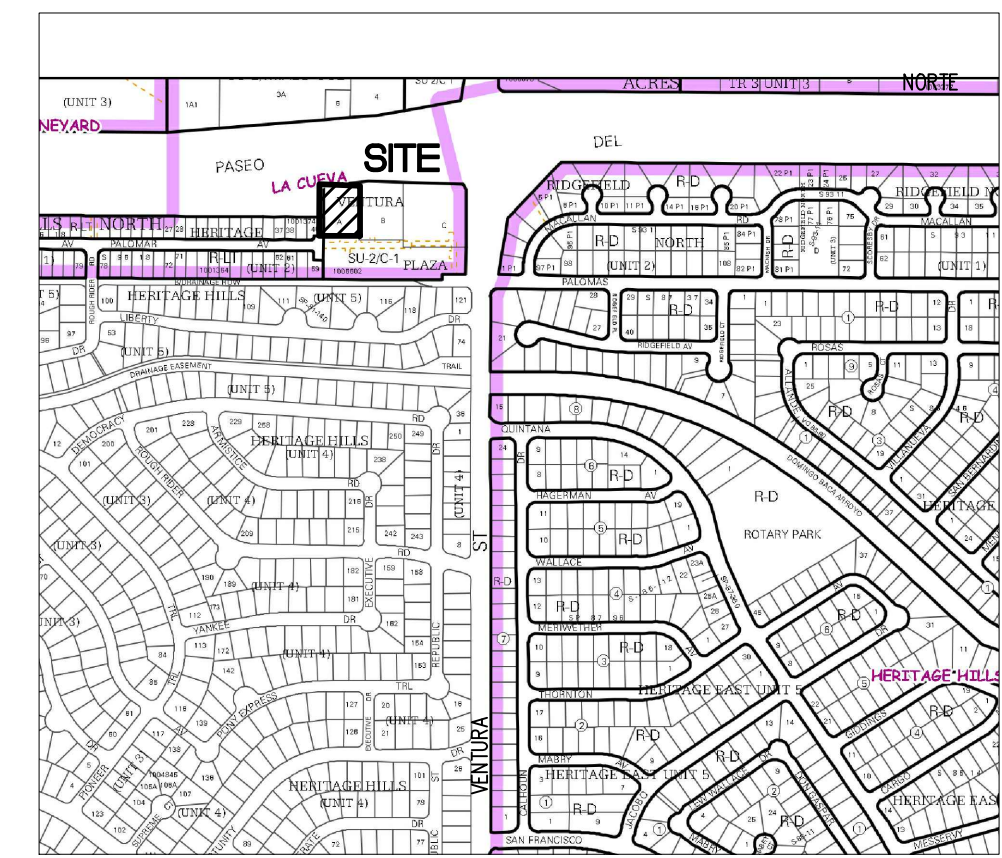
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGEND

- ← FLOW ARROW
- 27.8 PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- FL27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8 PROPOSED TOP OF CURB ELEVATIONS
- FGH27.8 FINISHED GRADE AT TOP OF WALL
- FGL27.8 FINISHED GRADE AT BOTTOM OF WALL
- - - 515 - - - EXISTING CONTOUR
- - - 515 - - - PROPOSED CONTOUR
- - - EXISTING STORM DRAIN
- - - FLOW LINE
- - - RIDGE LINE

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEO-TECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.



VICINITY MAP

NTS
LEGAL DESCRIPTION:
A Portion of Parcel A, Ventura Plaza. 0.86 Acres.

BENCHMARKS:

ACS MONUMENT "5-D21", NAD 1983, X=1555798.186, Y=1516443.33,
Z=5653.331 (NAVD 1988), GROUND TO GRID = 0.999641651

ACS MONUMENT "6-C21", NAD 1983, X=1555754.364, Y=1523064.716,
Z=5660.507 (NAVD 1988), GROUND TO GRID = 0.999641314



FIRM MAP 35001C0141G

Per FIRM Map 35001C0141G, dated September 26, 2008, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

DRAINAGE CERTIFICATION

I, JEFFREY T. WOOTEN, NMPE 16892, OF THE FIRM WOOTEN ENGINEERING, 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 10/10/2017. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN J. MARTINEZ, NMPS 18374, OF THE FIRM CARTESIAN SURVEYING. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 6/8/2018 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 (TEMPORARY C.O.).

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY 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.



JEFFREY T. WOOTEN, NMPE 16892

Palomar Ave. NE

(R/W Varies)

Rim: 5536.6'
Inv.: 5527.8'

30" Nyloplast Drain
Basin or Equal w/
Beehive Grate.
Top Grate = 5537.75
Top Inlet = 5537.00
Inv 18" Out = 5533.46
Bot Pond = 5535.00
Pond Vol = 2,342 CF

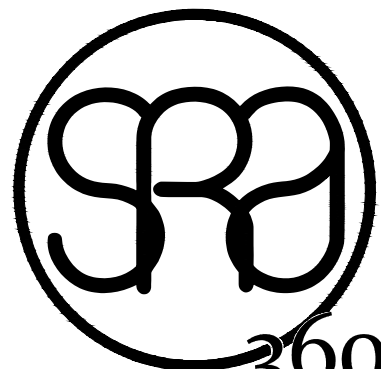
Lot 59
Heritage Hills North Unit II
(9/5/2003, 3C-272)

Proposed Parcel A-2 Remainder ±2.42 Acres (Vacant Land)

EXISTING NON-EXCLUSIVE, RECIPROCAL UTILITY,
DRAINAGE AND ACCESS EASEMENT FOR VEHICULAR
AND PEDESTRIAN INGRESS AND EGRESS, BLANKET
IN NATURE (4/3/2008, DOC. NO. 2008038109
AND RATIFIED 6/17/08, DOC. NO. 2008068606)

Parcel B
Ventura Plaza
(4/3/2008, 8C-63)
Owners: Mountain America
Federal Credit Union

Parcel C
Ventura Plaza
(4/3/2008, 8C-63)
Owners: Clark Deming
Building Co. LLC &
Parkwood Green
Development

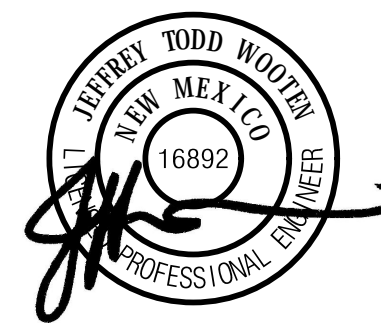


Stewart + Reindersma
architecture, PLLC

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Phoenix, Arizona 85054
P: 480.515.5123
www.sra360.com

Christian Brothers
Automotive
8001 Ventura St. NE
Albuquerque, NM 87109

Christian Brothers
Automotive
17725 Katy Freeway, St. 200
Houston, TX 77054



10/10/2017
Date

Revisions

04/25/17 - EPC Site Plan
07/28/17 - Permit Set
9/26/17 - Bid Plans
10/10/17 - City Revisions

Project No. 2016045
Drawn By: J Wooten
Date: 10/10/17

Sheet Title:
GRADING PLAN

Drawing No.

C1.1

9LHN-CBAC-1216-01

Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, N.M. 87124
Phone: (505) 980-3560



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

Check all that Apply:

IS THIS A RESUBMITTAL?: ____ Yes ____ No

DEPARTMENT:

- ____ HYDROLOGY/ DRAINAGE
____ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

- ____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR

____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)

____ OTHER (SPECIFY) _____
____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ____ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY (TEMP)

____ 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
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____