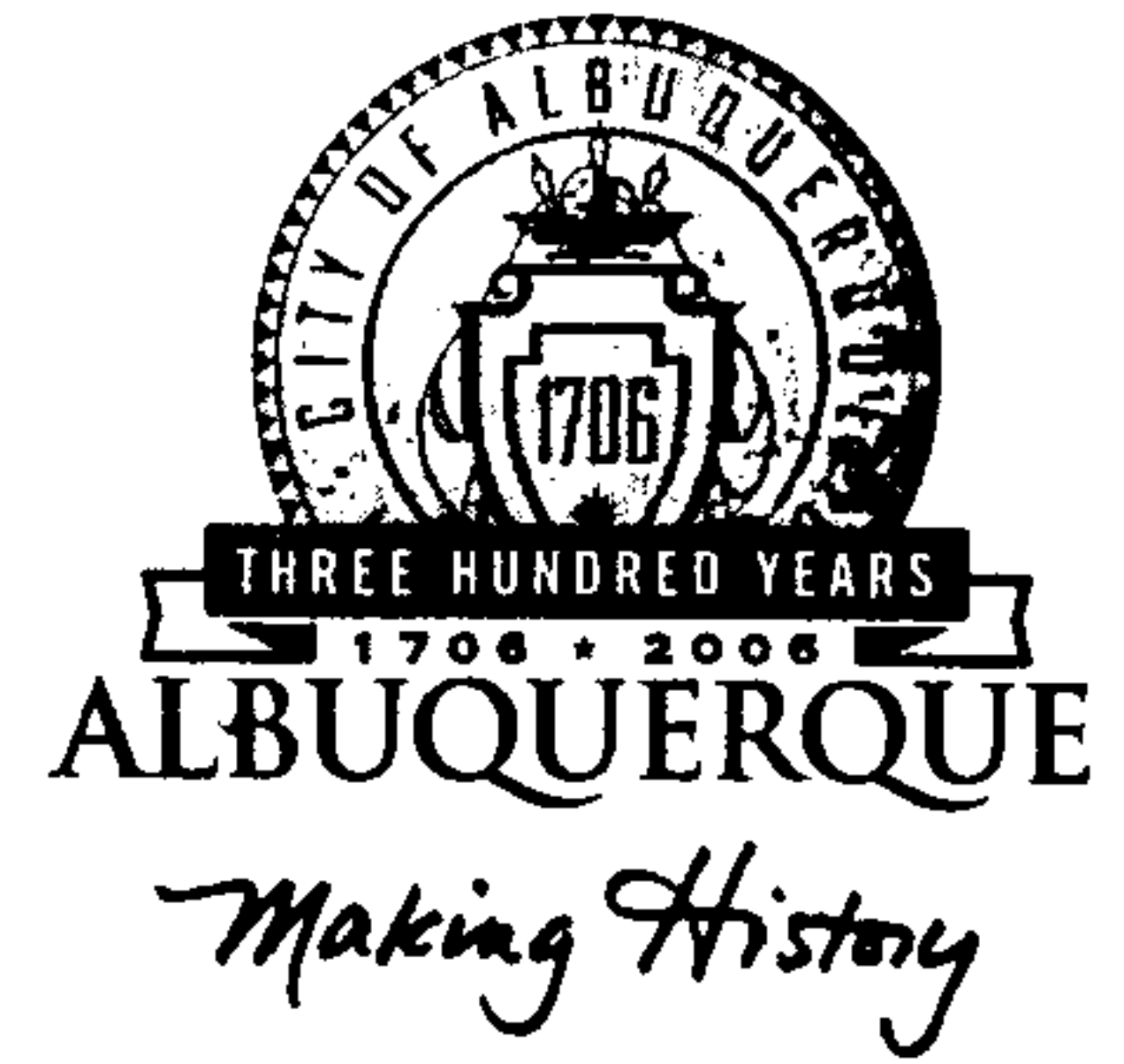


CITY OF ALBUQUERQUE



*Planning Department
Transportation Development Services Section*

March 31, 2005

Guy C. Jackson, P.E.
6200 Uptown Blvd, Ste. 400
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for
Chevron Service Station, [F-17 / D43]
4401 San Mateo Blvd NE
Engineer's Stamp Dated 03/29/05

Dear Mr. Jackson:

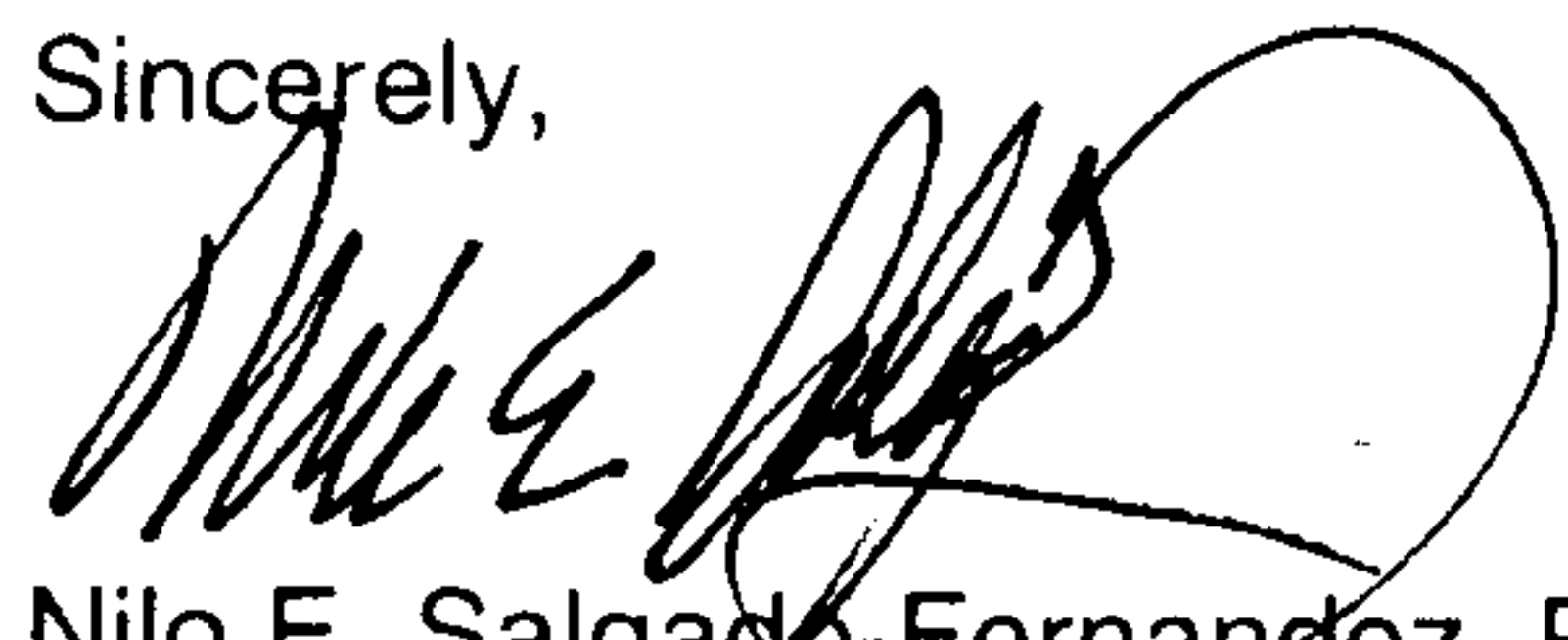
P.O. Box 1293

The TCL / Letter of Certification submitted on March 29, 2005 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103


Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: CHEVRON SERVICE STATION
DRB #: _____ EPC#: 1003596

ZONE MAP/DRG. FILE #: F-17/043
WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 100-C1, MONTGOMERY HEIGHTS, ALBUQUERQUE, BERNALILLO COUNTY, NM

CITY ADDRESS: 4401 SAN MATEO BLVD. NE

ENGINEERING FIRM: BPLW ARCHITECTS & ENGINEERS, INC.
ADDRESS: 6200 UPTOWN BLVD STE 400
CITY, STATE: ALBUQUERQUE, NM

CONTACT: GUY JACKSON
PHONE: 881-2759
ZIP CODE: 87110

OWNER: BREWER OIL INC.
ADDRESS: P.O. BOX 4175
CITY, STATE: SANTA FE, NM

CONTACT: JIM REKART
PHONE: 577-6434
ZIP CODE: 87502-4175

ARCHITECT: WAGGONER ARCHITECTURE
ADDRESS: PO BOX 1027
CITY, STATE: ROSWELL, NM

CONTACT: DICK WAGGONER
PHONE: 505-623-3600
ZIP CODE: 88202-

SURVEYOR: HARRIS SURVEYING, INC
ADDRESS: 2412-D MONROE ST NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: TONY HARRIS
PHONE: 889-8056
ZIP CODE: 87110

CONTRACTOR: RICHARDSON & RICHARDSON
ADDRESS: _____
CITY, STATE: _____

CONTACT: BOB PETERSON
PHONE: 881-2268
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:

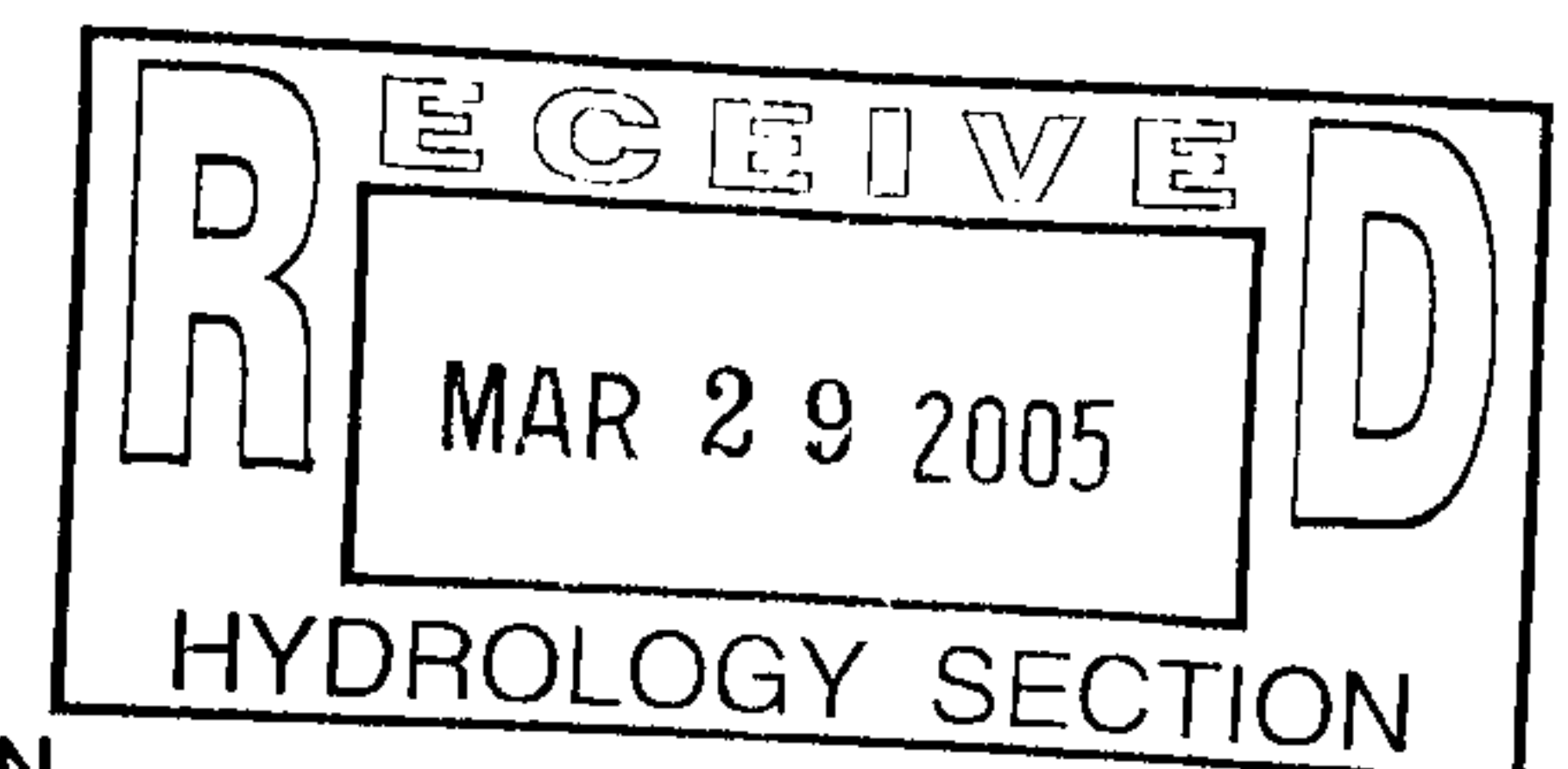
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE 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: 03/29/05

BY: JEFF PETERSON



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

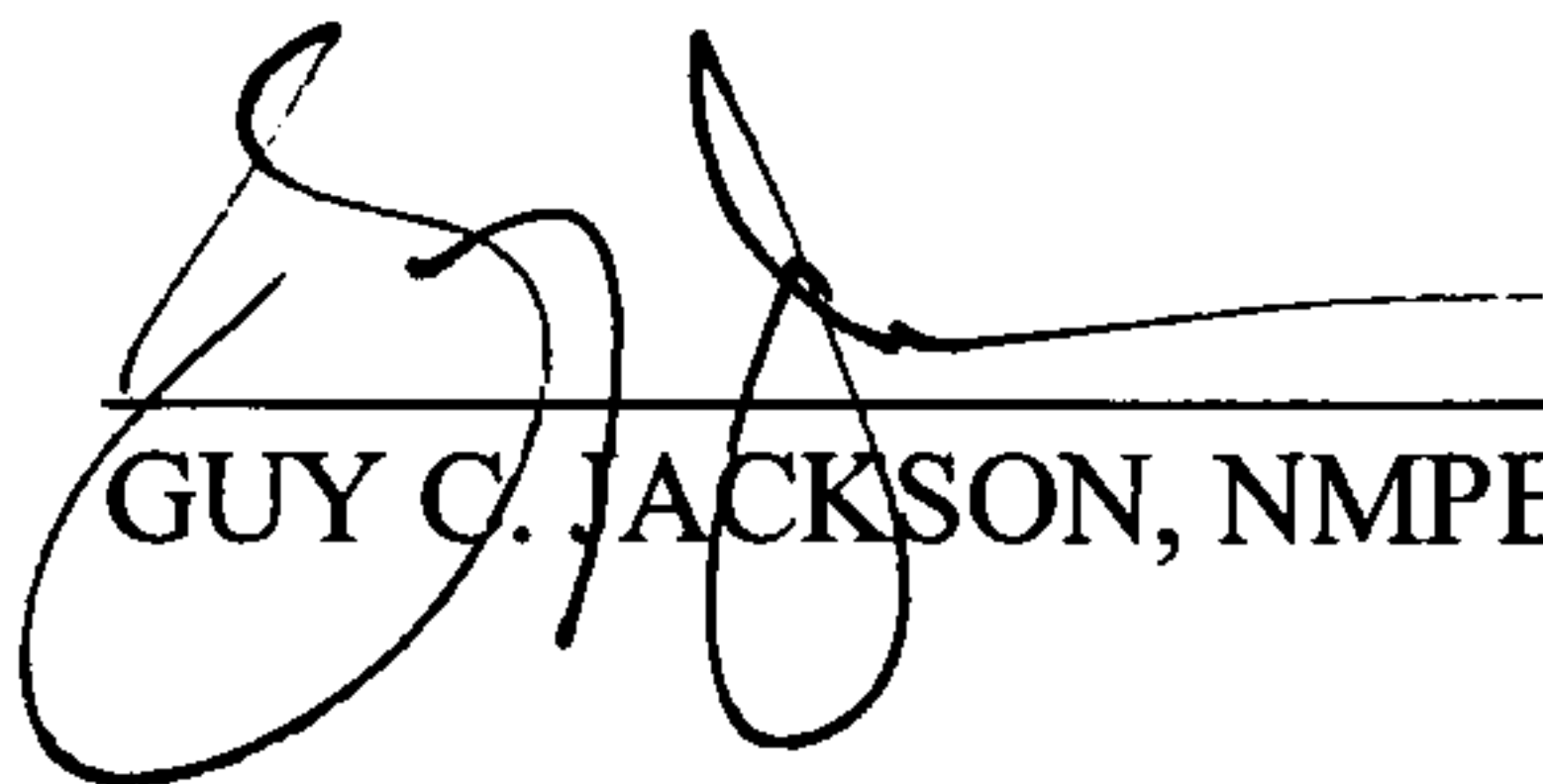
W/ 123. -OK
to approved site plan
w/out signatures
Pitt

Nilo: There are no signatures
on the site plan. I spoke
w/ Jeff P. & he's trying to
find one. I looked in the
DEB file & a copy is not
there either.

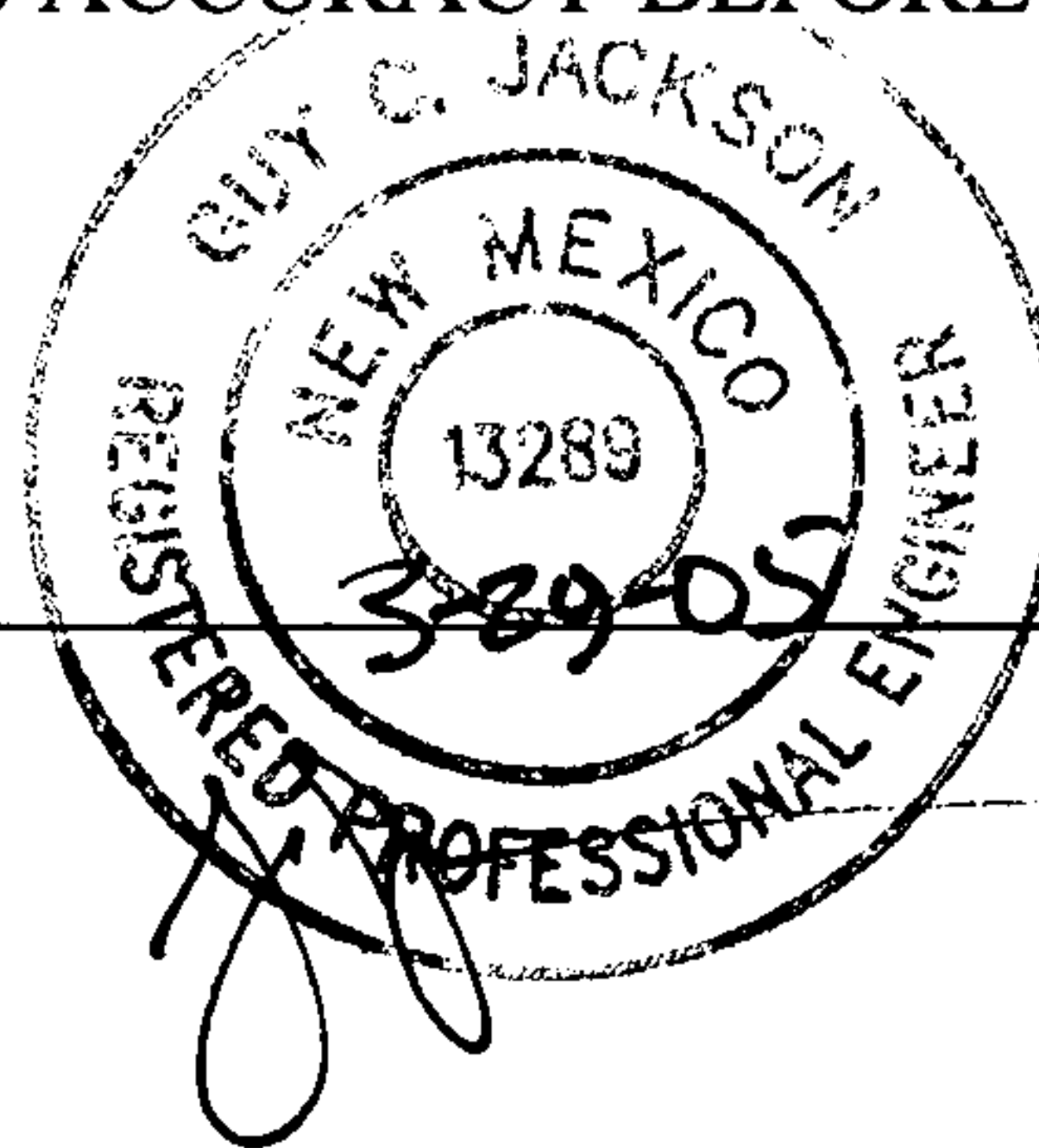
Arbene

AS INDICATED BY THE AS-BUILT INFORMATION SHOWN HEREON, THIS PROJECT APPEARS TO HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE INTENT OF THE APPROVED TRAFFIC CIRCULATION PLAN.

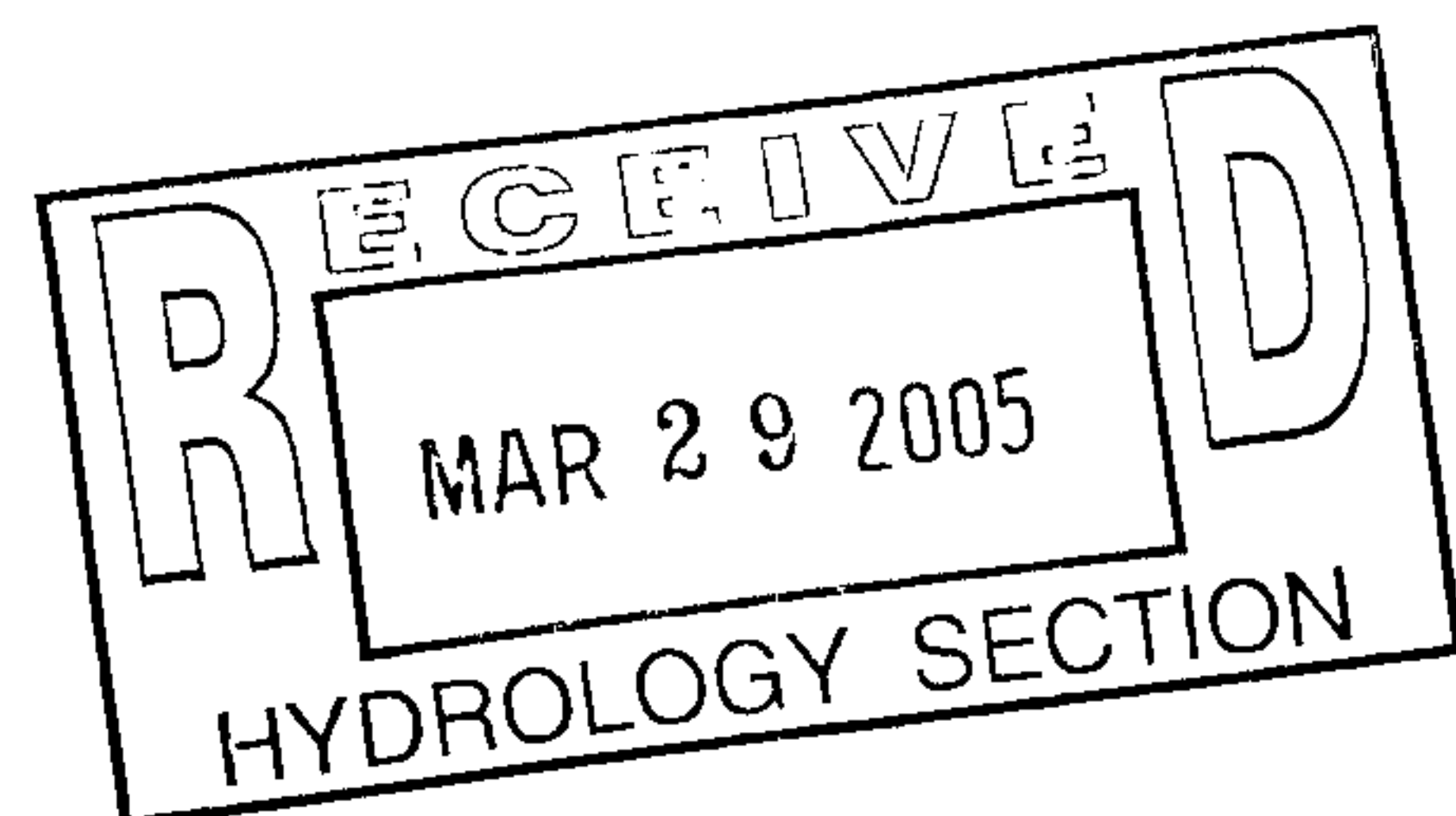
IT IS BASED UPON THIS EVALUATION OF AS-CONSTRUCTED CONDITIONS THAT ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY (CO) IS HEREBY RECOMMENDED. COLLECTION OF THE AS-BUILT INFORMATION WAS PERFORMED BY HARRIS SURVEYING INC. THIS INFORMATION IS INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE WITH THE SITE PLAN ASPECTS OF THIS PROJECT. THIS CERTIFICATION DOES NOT ADDRESS OR EVALUATE ADA ACCESSIBILITY ISSUES OR COMPLIANCE. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF IT'S ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



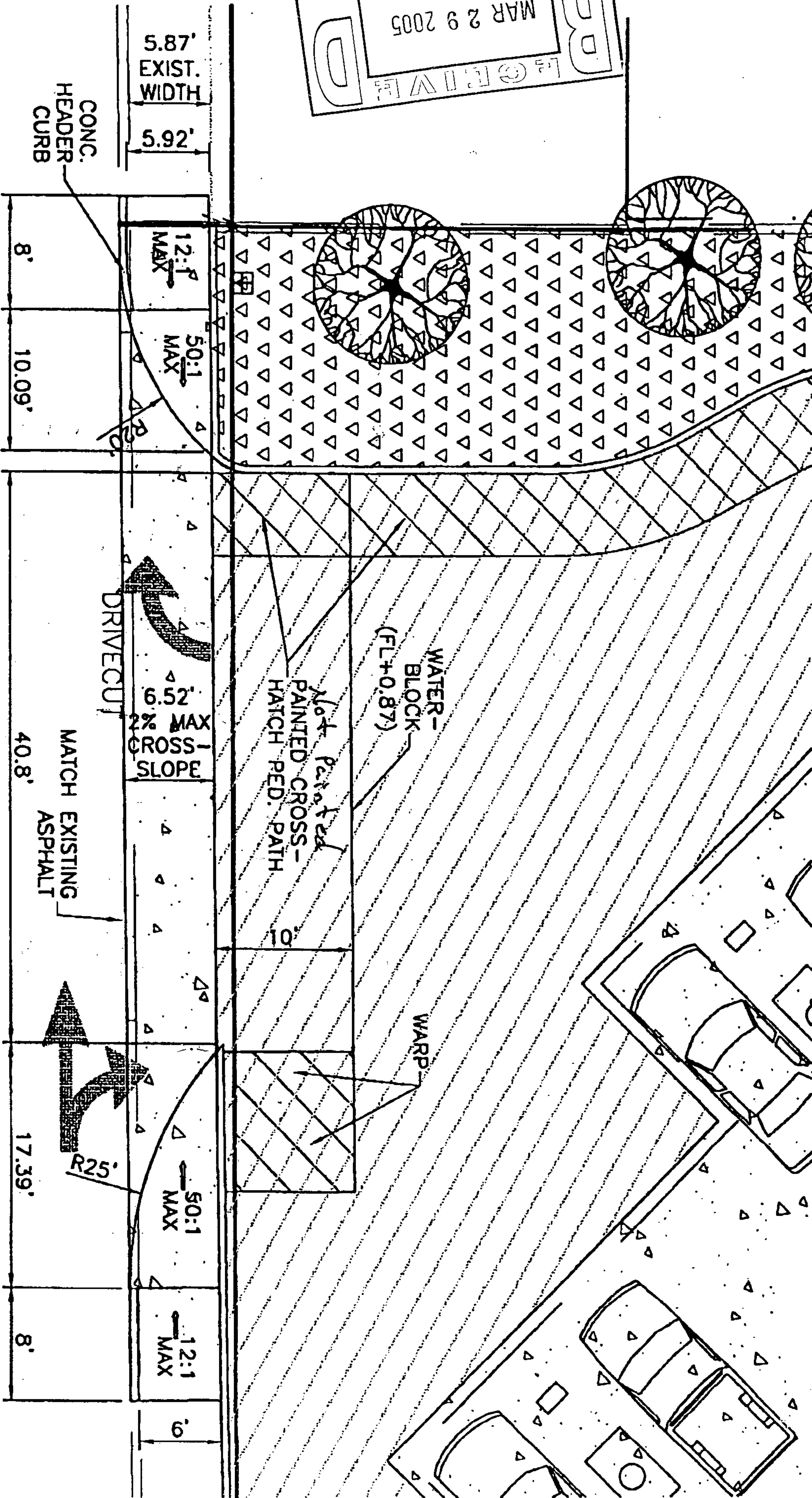
GUY C. JACKSON, NMPE 13289



DATE



HYDROLOGY SECTION
MAR 29 2005
R
L. G. F. V. E.
D



TRAFFIC CIRCULATION LAYOUT
APPROVED

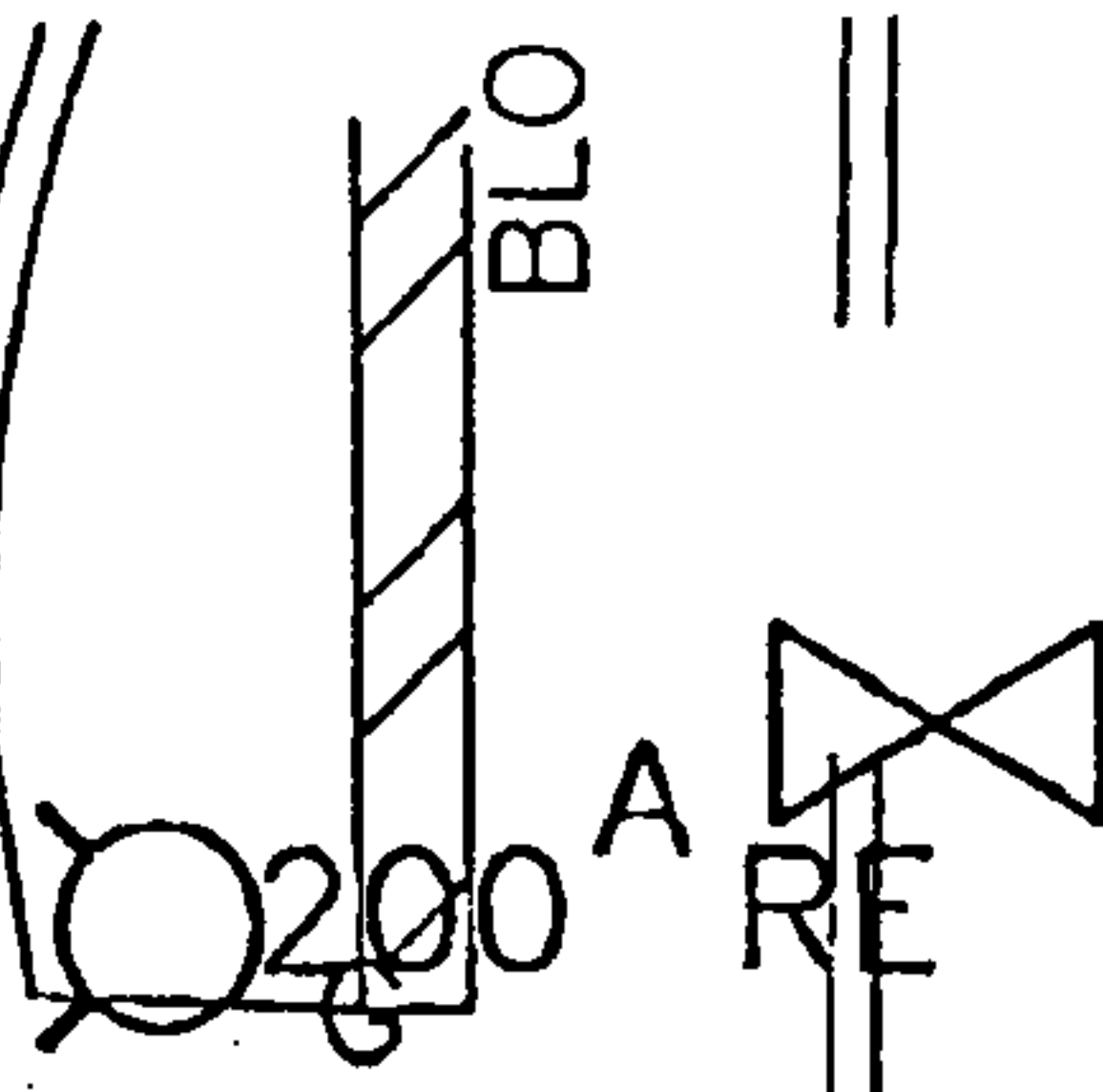
Signed *[Signature]*
Date 2/11/05

MONTCOMERY BOULE

110' R/W

Tell Peterson
881-1230

CONCRETE WALK



MATCH EXIST

PAINTED CROSS-HATCH PED PATH

NEW CONCRETE PAVING. MATCH EXIST. CONC. PAVING SECTION, SUBGRADE AND ELEVATION. INSTALL NO. 4 DOWELS, 3' LONG AT 2' O.C. BETWEEN NEW AND EXIST. CONC. PAVING PER COA STD. DWG. 2450 TYPE 4 TIED JOINT

EXIST. CONC. PAVING TO REMAIN

NEW CONCRETE PAVING. MATCH EXIST. CONC. PAVING SECTION, SUBGRADE AND ELEVATION. INSTALL NO. 4 DOWELS, 3' LONG AT 2' O.C. BETWEEN NEW AND EXIST. CONC. PAVING PER COA STD. DWG. 2450 TYPE 4 TIED JOINT

CONC. HEADER CURB

12:1 MAX

45.02'

DRIVECUT

36.27'

81.86'

2% MAX. CROSS-SLOPE

50:1 MAX

12:1 MAX

14.71'

4.14'

R25'

TEO BOULEVARD N E

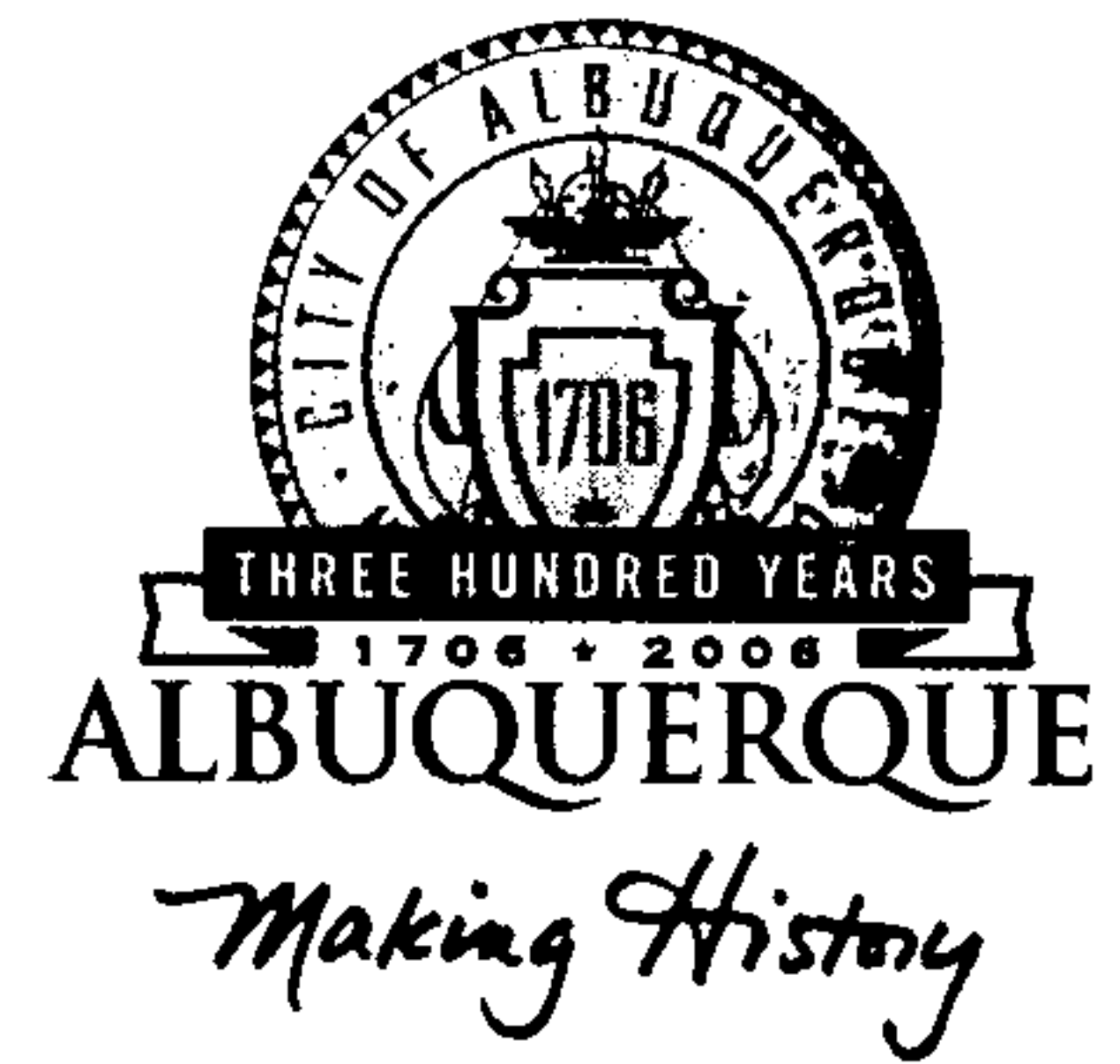
133' R/W

TRAFFIC CIRCULATION LAYOUT
APPROVED

[Signature]
Signed
2/1/05
Date

Jeff Peterson 881-1230

CITY OF ALBUQUERQUE



March 31, 2005

Mr. Guy Jackson, P.E.
**BPLW ARCHITECTS AND
ENGINEERS, INC.**
6200 Uptown Blvd. NE
Suite 400
Albuquerque, NM 87110

**Re: CHEVRON SERVICE STATION
4401 San Mateo Blvd. NE
Approval of Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 0910/2004 (F-17/D43)
Certification dated 03/29/2005**

P.O. Box 1293

Dear Guy:

Albuquerque

Based upon the information provided in your submittal received 03/29/2005, the above referenced certification is approved for release of 7-day Temporary Certificate of Occupancy by Hydrology.

New Mexico 87103

Upon submittal of a copy of the approved Grading and Drainage Plan with Engineer Stamp dated 09/10/2004, to include as-built elevations, a Permanent C.O. will be granted.

www.cabq.gov

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

Sincerely,

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

C: Phyllis Villanueva
Jeff Petterson
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: CHEVRON SERVICE STATION
DRB #: _____ EPC#: 1003596

ZONE MAP/DRG. FILE #: F-17/D43
WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 100-C1, MONTGOMERY HEIGHTS, ALBUQUERQUE, BERNALILLO COUNTY, NM

CITY ADDRESS: 4401 SAN MATEO BLVD. NE

ENGINEERING FIRM: BPLW ARCHITECTS & ENGINEERS, INC.
ADDRESS: 6200 UPTOWN BLVD STE 400
CITY, STATE: ALBUQUERQUE, NM

CONTACT: GUY JACKSON
PHONE: 881-2759
ZIP CODE: 87110

OWNER: BREWER OIL INC.
ADDRESS: P.O. BOX 4175
CITY, STATE: SANTA FE, NM

CONTACT: JIM REKART
PHONE: 577-6434
ZIP CODE: 87502-4175

ARCHITECT: WAGGONER ARCHITECTURE
ADDRESS: PO BOX 1027
CITY, STATE: ROSWELL, NM

CONTACT: DICK WAGGONER
PHONE: 505-623-3600
ZIP CODE: 88202-

SURVEYOR: HARRIS SURVEYING, INC
ADDRESS: 2412-D MONROE ST NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: TONY HARRIS
PHONE: 889-8056
ZIP CODE: 87110

CONTRACTOR: RICHARDSON & RICHARDSON
ADDRESS: _____
CITY, STATE: _____

CONTACT: BOB PETERSON
PHONE: 881-2268
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:

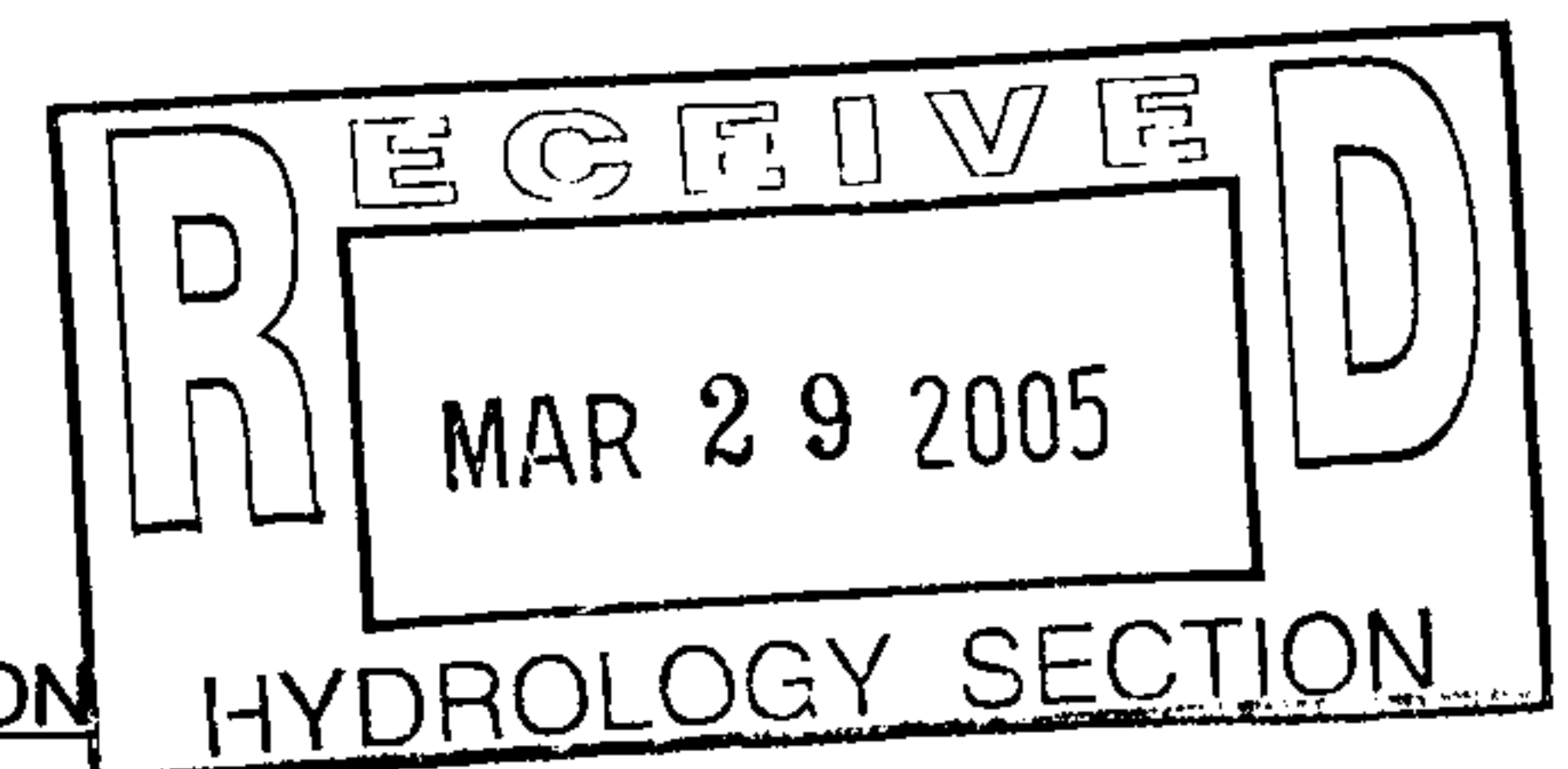
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE 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: 03/29/05

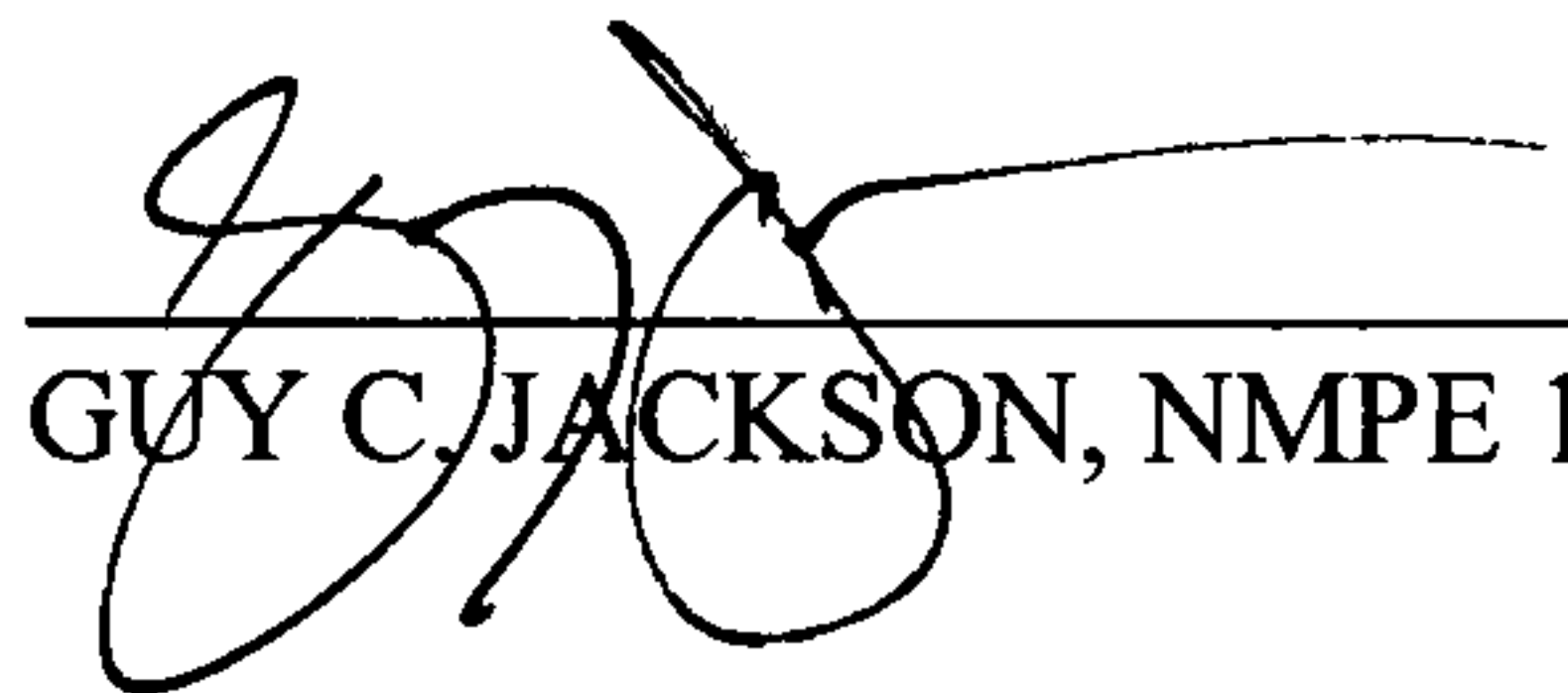
BY: JEFF PETERSON

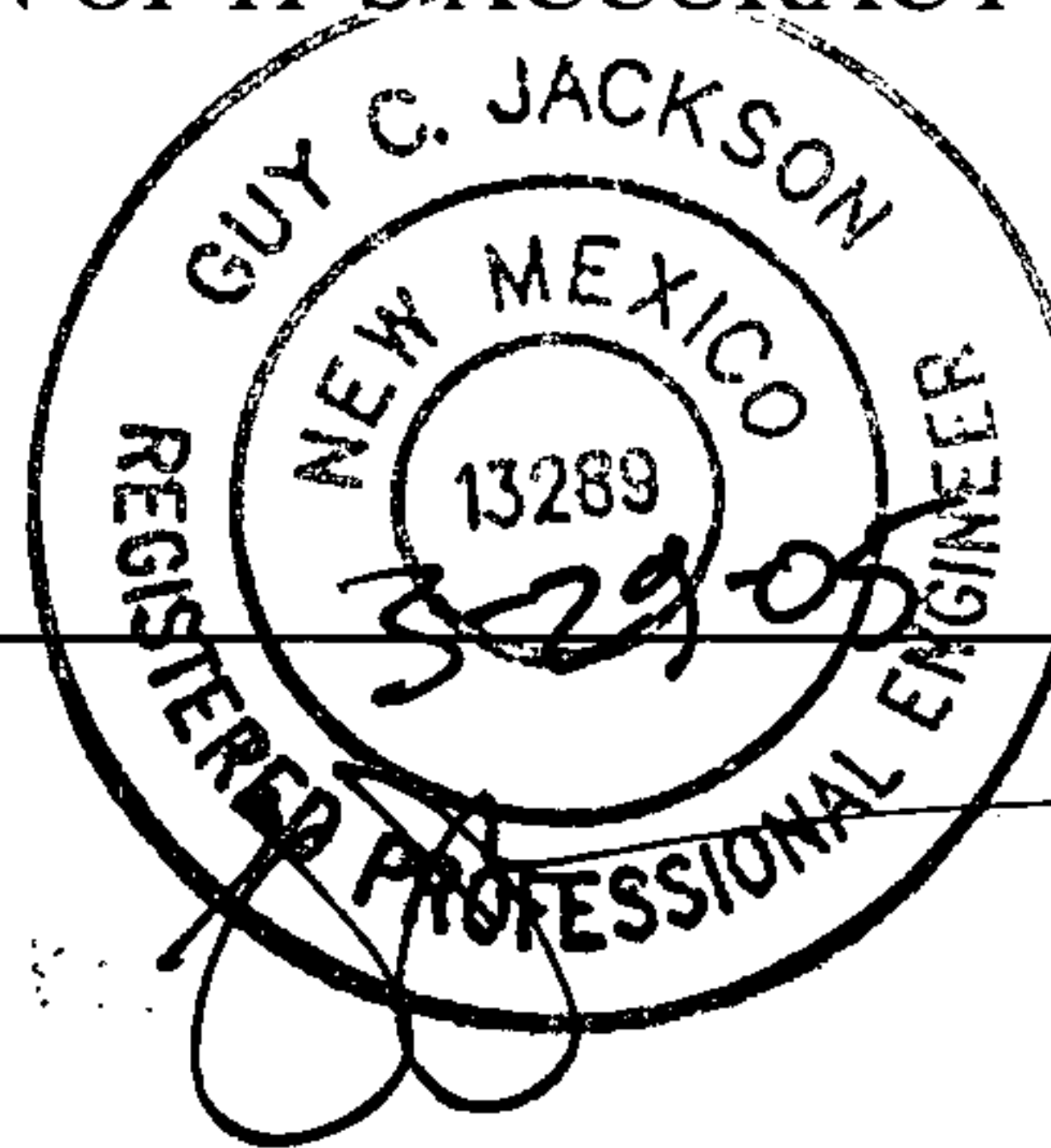


Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

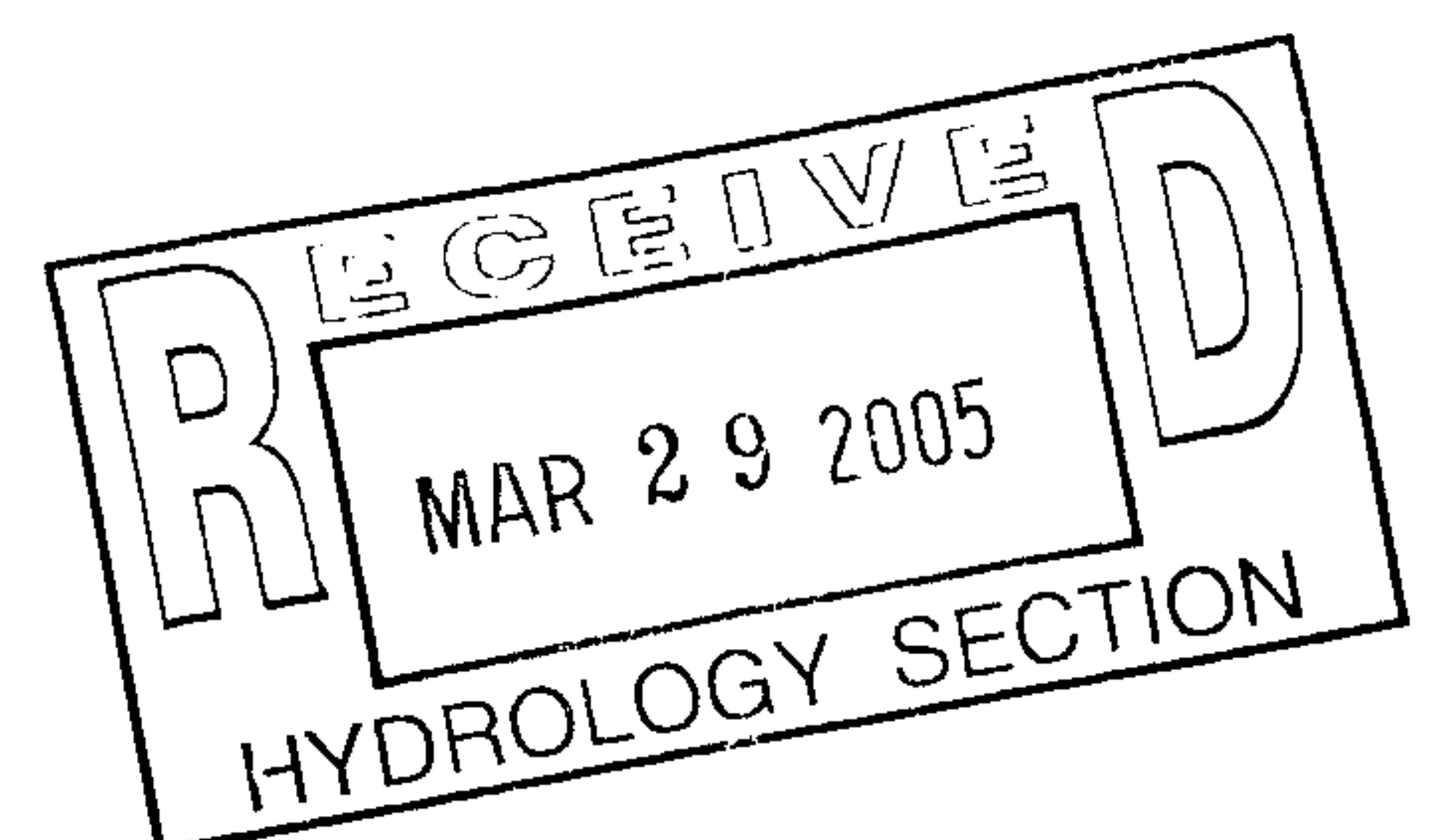
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

AS INDICATED BY THE AS-BUILT INFORMATION SHOWN HEREON, THIS PROJECT HAS BEEN GRADED AND DRAINED IN SUBSTANTIAL COMPLIANCE WITH THE INTENT OF THE APPROVED GRADING PLAN. IT IS BASED UPON THIS EVALUATION OF AS-CONSTRUCTED CONDITIONS THAT ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY (CO) IS HEREBY RECOMMENDED. COLLECTION OF THE AS-BUILT INFORMATION WAS PERFORMED BY HARRIS SURVEYING INC. AND IS NOT NECESSARILY COMPLETE. THIS INFORMATION IS INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THIS CERTIFICATION DOES NOT ADDRESS OR EVALUATE ADA ACCESSIBILITY ISSUES OR COMPLIANCE. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF IT'S ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

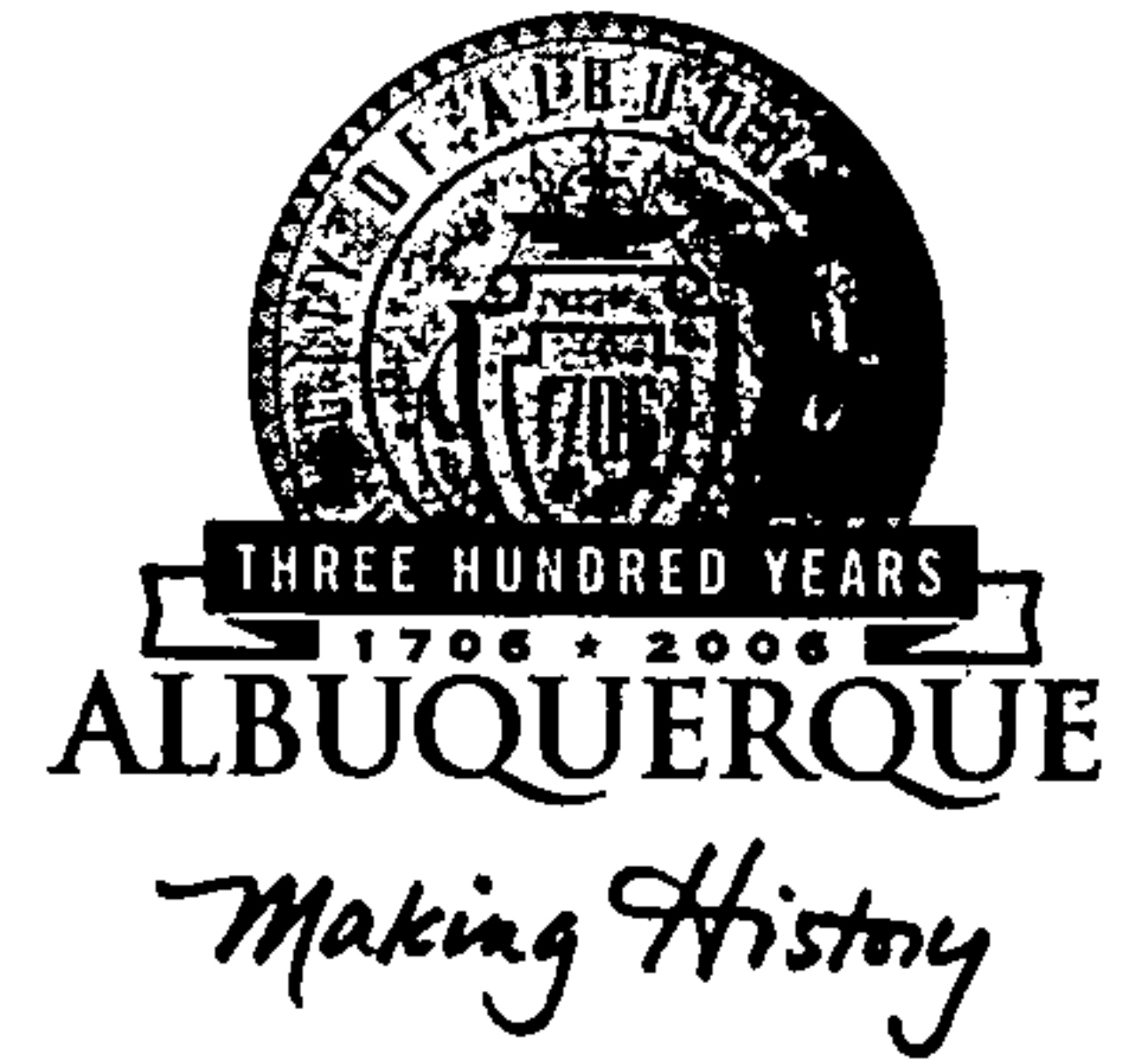

GUY C. JACKSON, NMPE 13289



DATE



CITY OF ALBUQUERQUE



October 25, 2004

Guy Jackson, P.E.
BPLW Architects & Engineers, Inc.
6200 Uptown Blvd. NE Suite 400
Albuquerque, NM 87110

**Re: Chevron Service Station, 4401 San Mateo NE, Grading and Drainage Plan
Engineer's Stamp dated 9-10-04 (F17-D43)**

Dear Mr. Jackson,

Based upon the information provided in your submittal received 9-13-04, 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.

P.O. Box 1293

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

Albuquerque

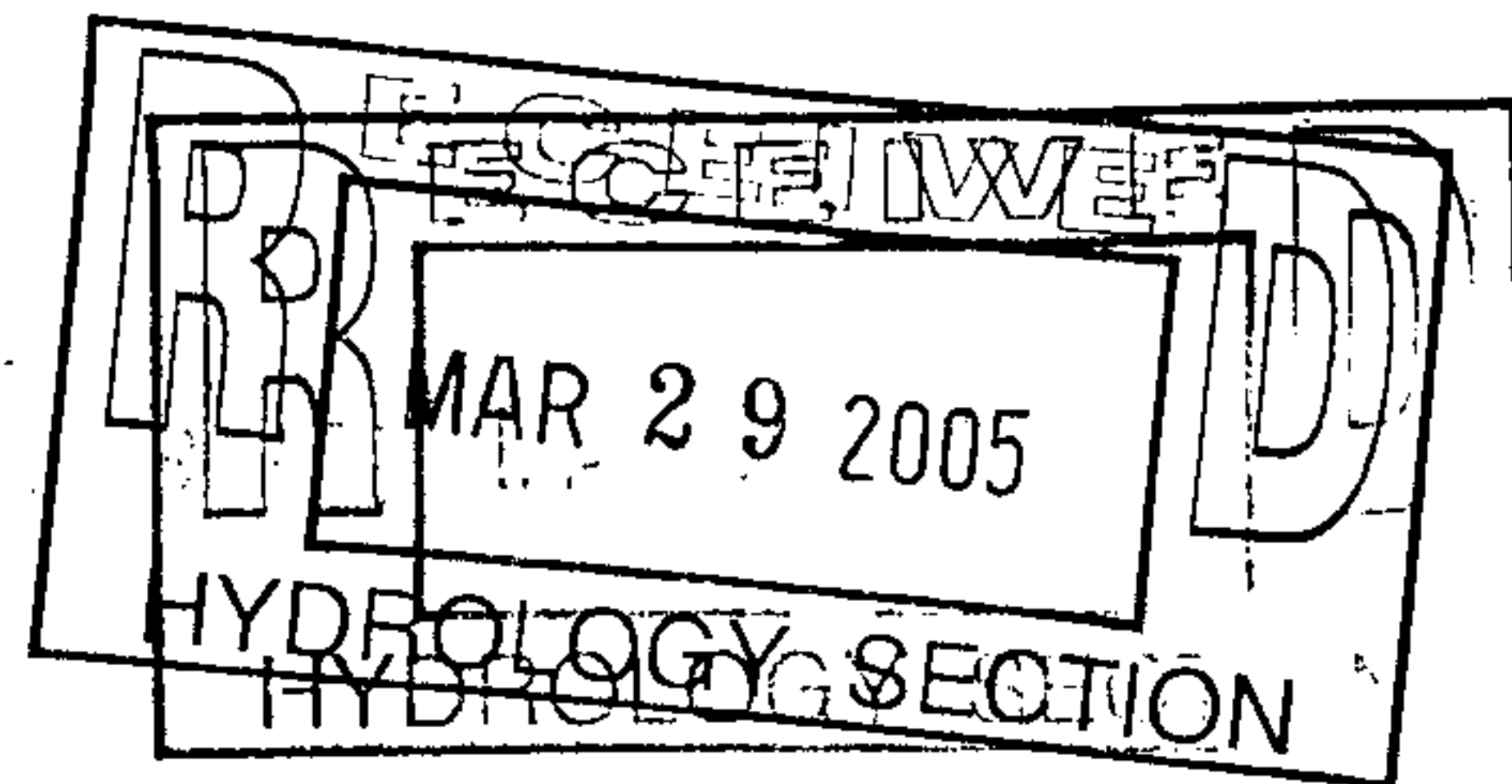
New Mexico 87103

www.cabq.gov

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: File



CITY OF ALBUQUERQUE



October 25, 2004

Guy Jackson, P.E.
BPLW Architects & Engineers, Inc.
6200 Uptown Blvd. NE Suite 400
Albuquerque, NM 87110

**Re: Chevron Service Station, 4401 San Mateo NE, Grading and Drainage Plan
Engineer's Stamp dated 9-10-04 (F17-D43)**

Dear Mr. Jackson,

Based upon the information provided in your submittal received 9-13-04, 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.

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

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

C: File

F-17/043

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

PROJECT TITLE: CHEVRON SERVICE STATION
DRB #: _____ EPC#: 1003596

ZONE MAP/DRG. FILE #: F-17
WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 100-C1, MONTGOMERY HEIGHTS, ALBUQUERQUE, BERNALILLO COUNTY, NM

CITY ADDRESS: 4401 SAN MATEO BLVD. NE

ENGINEERING FIRM: BPLW ARCHITECTS & ENGINEERS, INC.
ADDRESS: 6200 UPTOWN BLVD STE 400
CITY, STATE: ALBUQUERQUE, NM

CONTACT: JEFF PETERSON
PHONE: 881-2759
ZIP CODE: 87110

OWNER: BREWER OIL INC.
ADDRESS: P.O. BOX 4175
CITY, STATE: SANTA FE, NM

CONTACT: JIM REKART
PHONE: 577-6434
ZIP CODE: 87502-4175

ARCHITECT: WAGGONER ARCHITECTURE
ADDRESS: PO BOX 1027
CITY, STATE: ROSWELL, NM

CONTACT: DICK WAGGONER
PHONE: 505-623-3600
ZIP CODE: 88202-

SURVEYOR: HARRIS SURVEYING, INC
ADDRESS: 2412-D MONROE ST NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: TONY HARRIS
PHONE: 889-8056
ZIP CODE: 87110

CONTRACTOR: NOT YET DETERMINED
ADDRESS: _____
CITY, STATE: _____

CONTACT: BOB GOLDEN
PHONE: 401-9800
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:

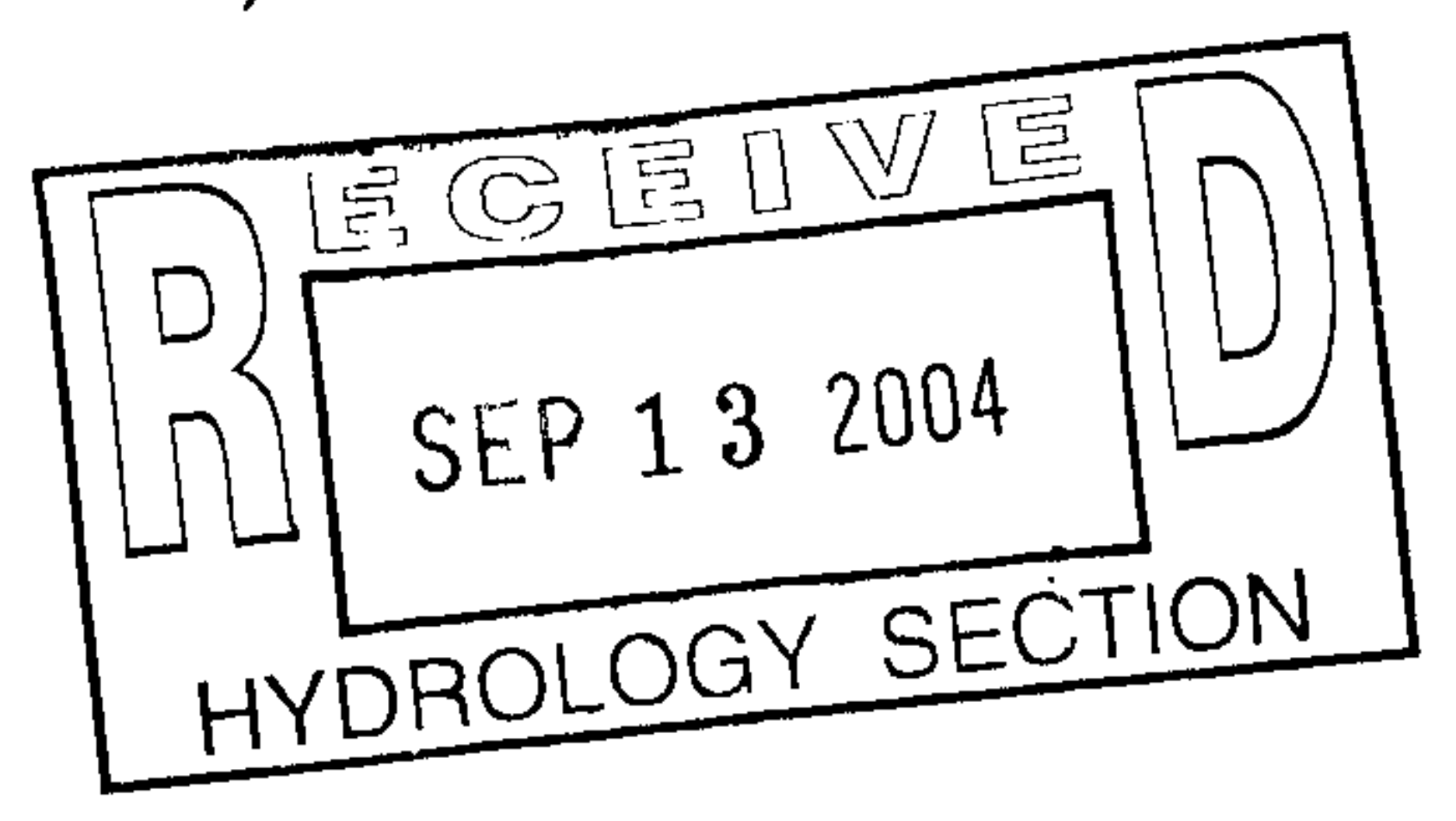
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE 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: 09/10/04

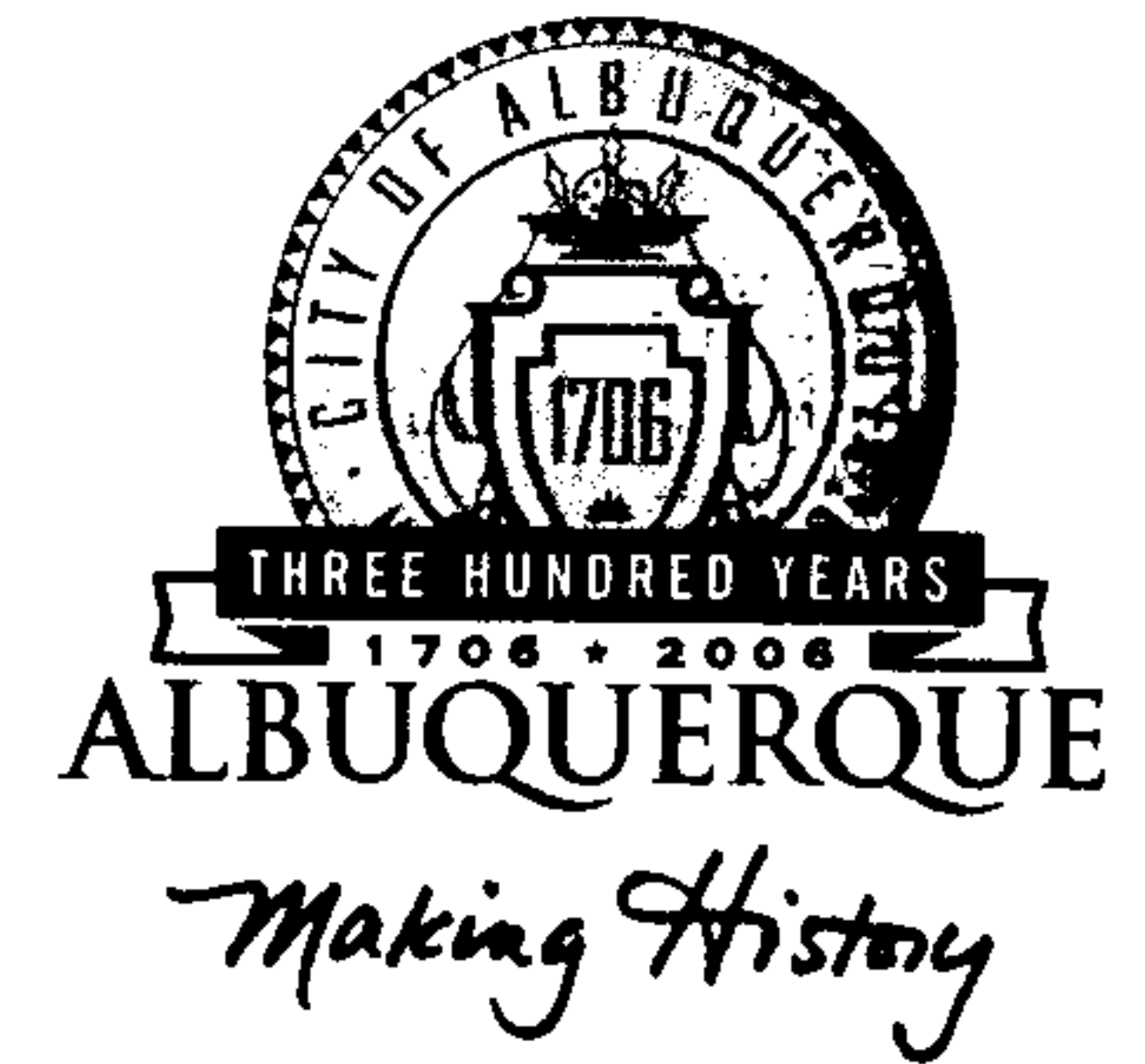
BY: JEFF PETERSON



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

CITY OF ALBUQUERQUE



April 5, 2005

Mr. Guy Jackson, P.E.
**BPLW ARCHITECTS AND
ENGINEERS, INC.**
6200 Uptown Blvd. NE
Suite 400
Albuquerque, NM 87110

Re: CHEVRON SERVICE STATION
4401 San Mateo Blvd. NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 09/10/2004 (F-17/D43)
Certification dated 03/29/2005

P.O. Box 1293

Dear Guy:

Albuquerque

Based upon the information provided in your submittal received 05/05/2005, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

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

Sincerely,

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

www.cabq.gov

C: Phyllis Villanueva
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: CHEVRON SERVICE STATION
DRB #: _____ EPC#: 1003596

ZONE MAP/DRG. FILE #: F-17/D43
WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 100-C1, MONTGOMERY HEIGHTS, ALBUQUERQUE, BERNALILLO COUNTY, NM

CITY ADDRESS: 4401 SAN MATEO BLVD. NE

ENGINEERING FIRM: BPLW ARCHITECTS & ENGINEERS, INC.
ADDRESS: 6200 UPTOWN BLVD STE 400
CITY, STATE: ALBUQUERQUE, NM

CONTACT: GUY JACKSON
PHONE: 881-2759
ZIP CODE: 87110

OWNER: BREWER OIL INC.
ADDRESS: P.O. BOX 4175
CITY, STATE: SANTA FE, NM

CONTACT: JIM REKART
PHONE: 577-6434
ZIP CODE: 87502-4175

ARCHITECT: WAGGONER ARCHITECTURE
ADDRESS: PO BOX 1027
CITY, STATE: ROSWELL, NM

CONTACT: DICK WAGGONER
PHONE: 505-623-3600
ZIP CODE: 88202-

SURVEYOR: HARRIS SURVEYING, INC
ADDRESS: 2412-D MONROE ST NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: TONY HARRIS
PHONE: 889-8056
ZIP CODE: 87110

CONTRACTOR: RICHARDSON & RICHARDSON
ADDRESS: _____
CITY, STATE: _____

CONTACT: BOB PETERSON
PHONE: 881-2268
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:

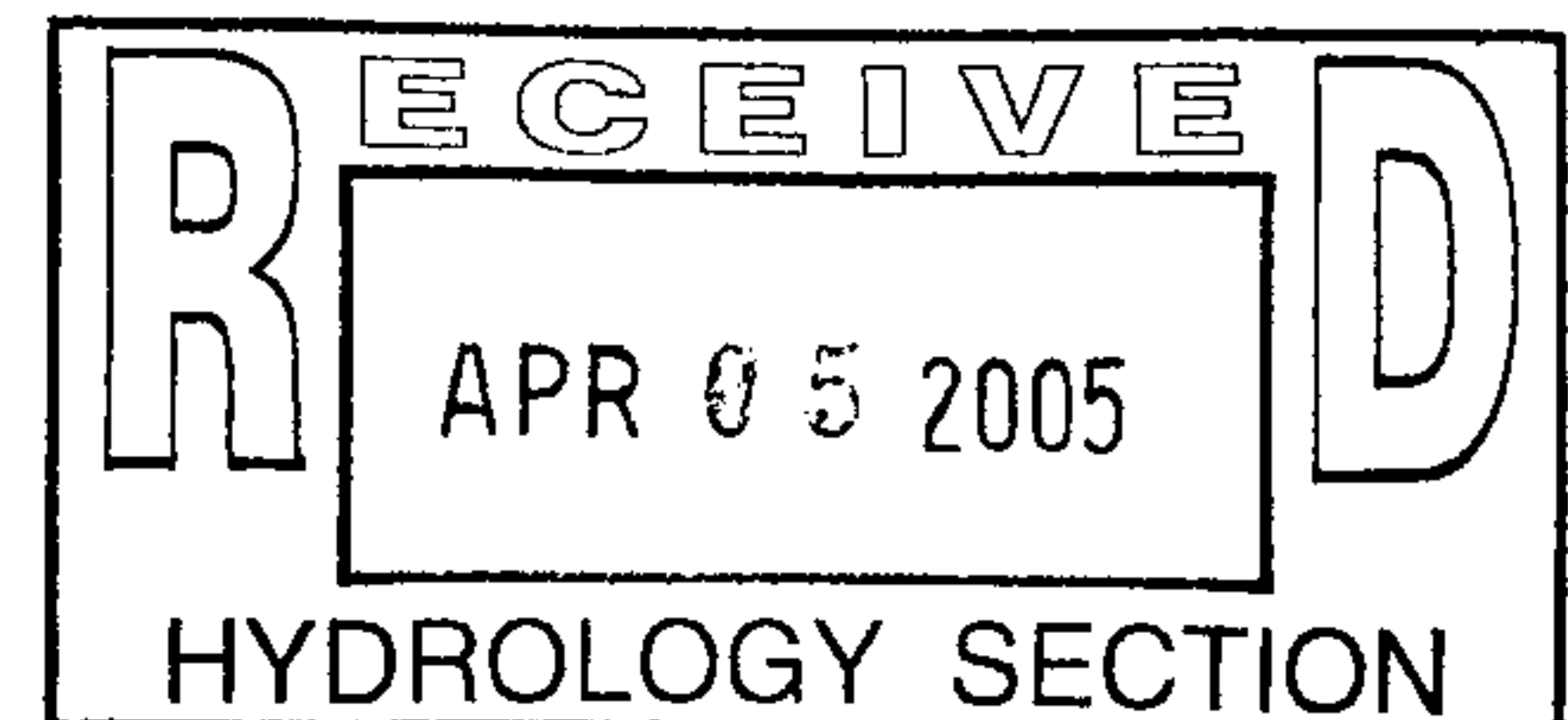
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
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- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (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: 04/04/05

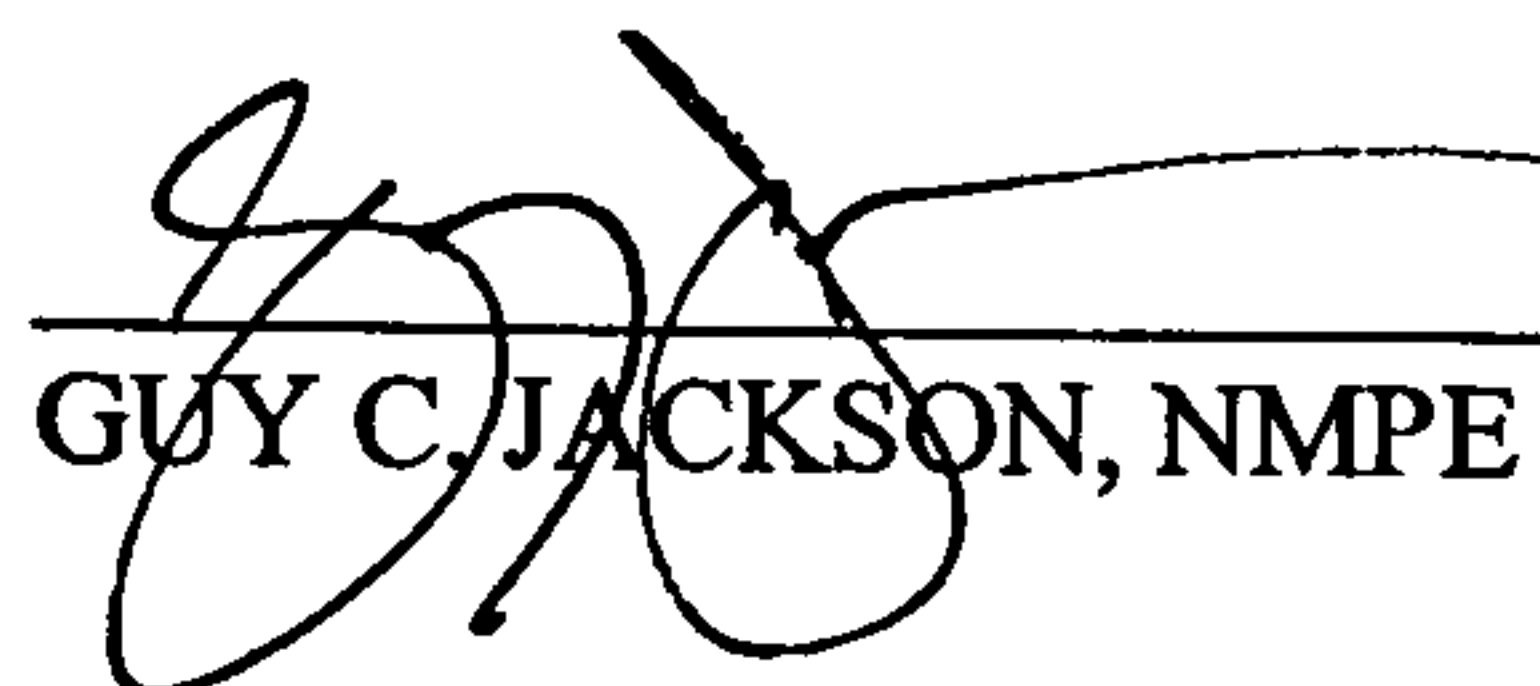
BY: JEFF PETERSON

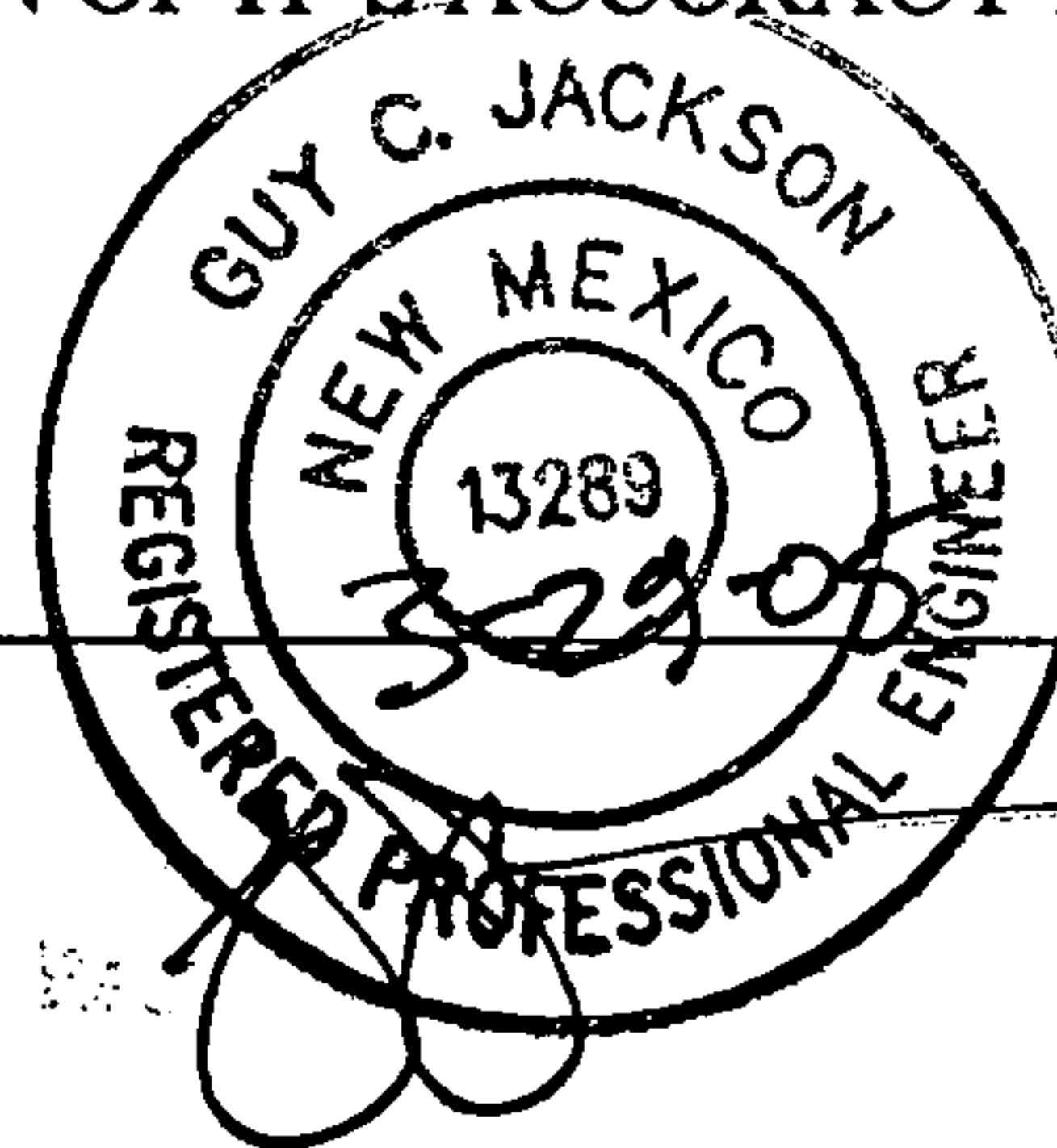


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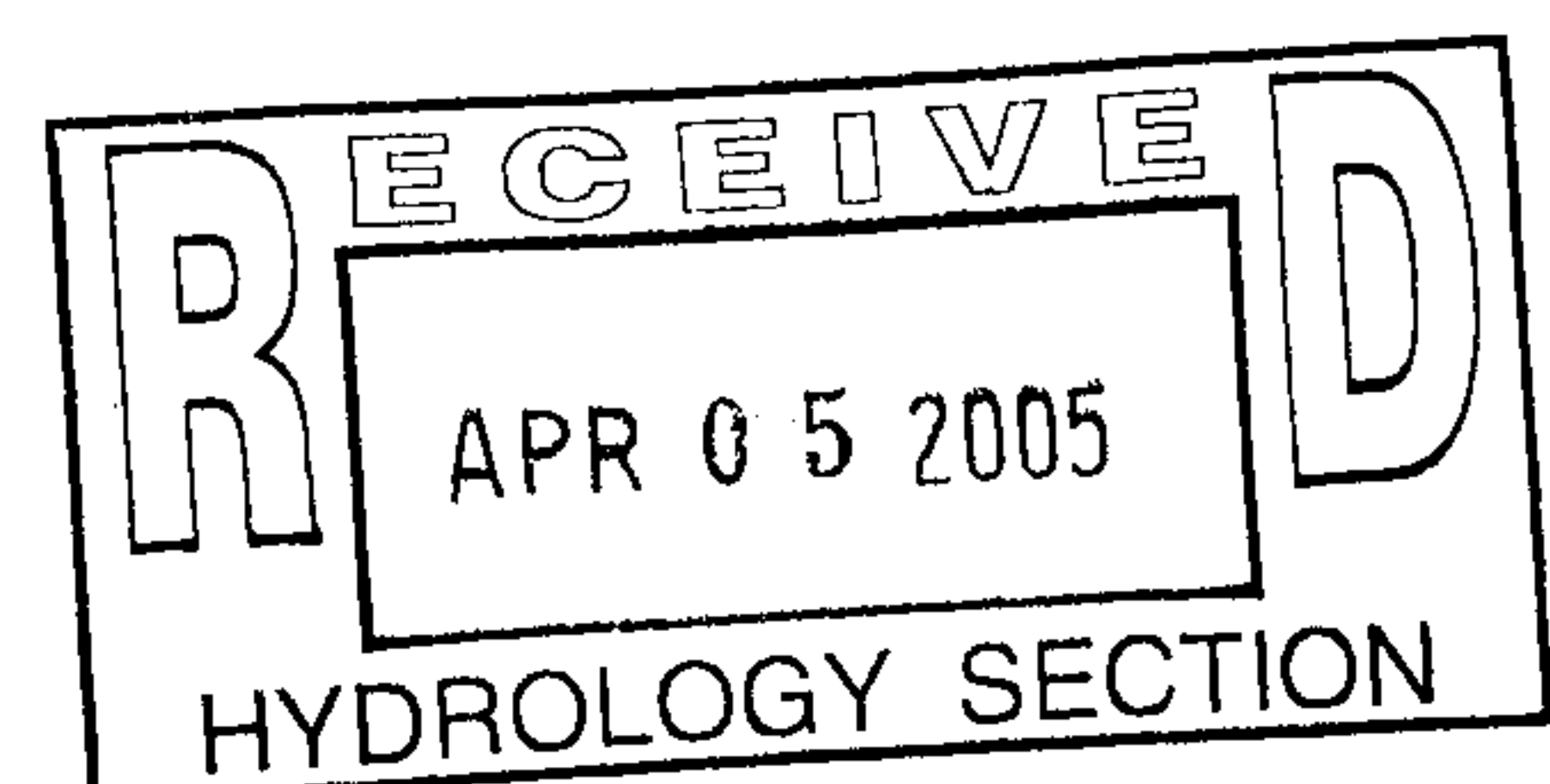
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

AS INDICATED BY THE AS-BUILT INFORMATION SHOWN HEREON, THIS PROJECT HAS BEEN GRADED AND DRAINED IN SUBSTANTIAL COMPLIANCE WITH THE INTENT OF THE APPROVED GRADING PLAN. IT IS BASED UPON THIS EVALUATION OF AS-CONSTRUCTED CONDITIONS THAT ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY (CO) IS HEREBY RECOMMENDED. COLLECTION OF THE AS-BUILT INFORMATION WAS PERFORMED BY HARRIS SURVEYING INC. AND IS NOT NECESSARILY COMPLETE. THIS INFORMATION IS INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THIS CERTIFICATION DOES NOT ADDRESS OR EVALUATE ADA ACCESSIBILITY ISSUES OR COMPLIANCE. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF IT'S ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

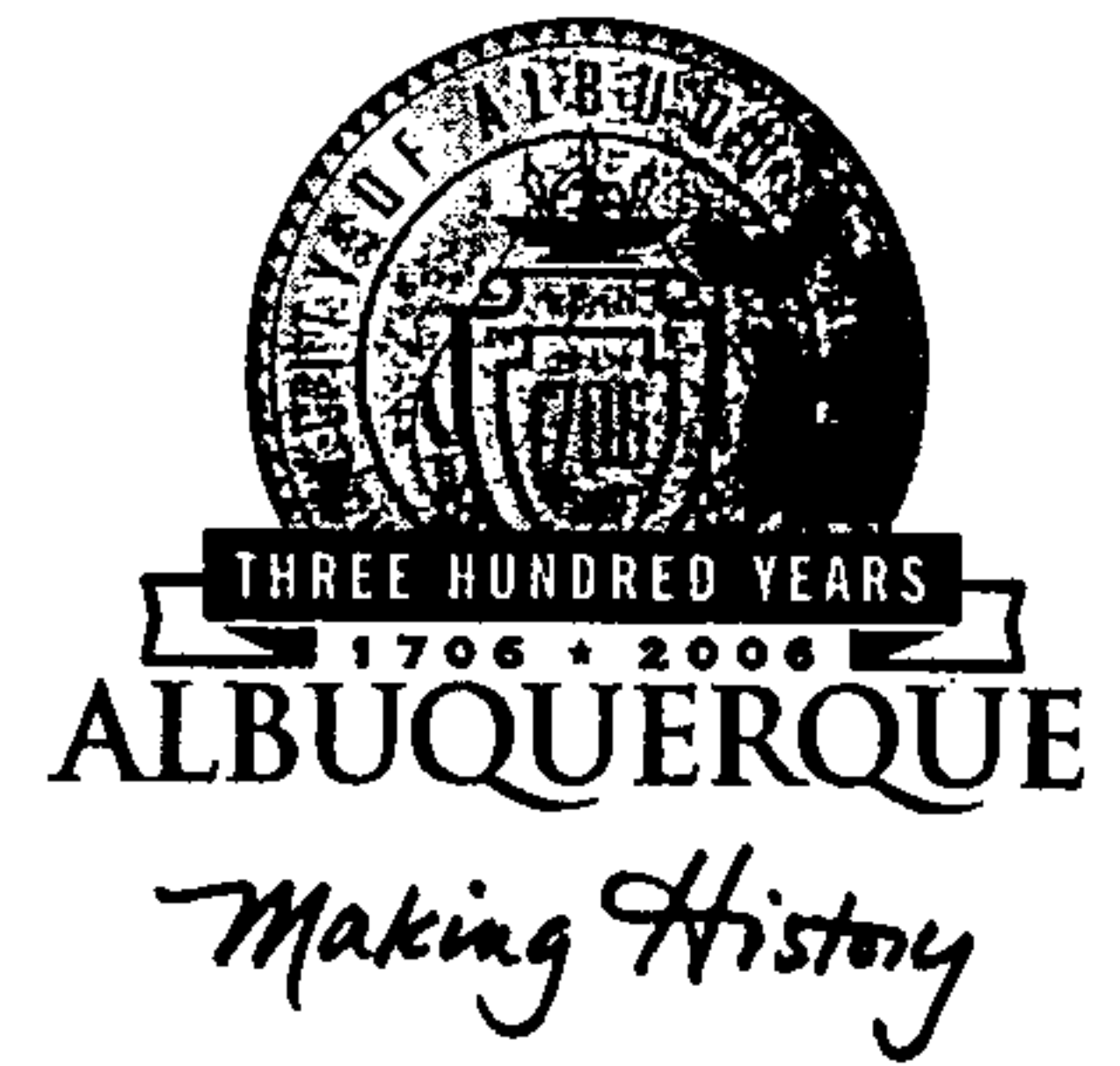

GUY C. JACKSON, NMPE 13289



DATE



CITY OF ALBUQUERQUE



October 25, 2004

Guy Jackson, P.E.
BPLW Architects & Engineers, Inc.
6200 Uptown Blvd. NE Suite 400
Albuquerque, NM 87110

**Re: Chevron Service Station, 4401 San Mateo NE, Grading and Drainage Plan
Engineer's Stamp dated 9-10-04 (F17-D43)**

Dear Mr. Jackson,

Based upon the information provided in your submittal received 9-13-04, 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.

P.O. Box 1293

Albuquerque

New Mexico 87103

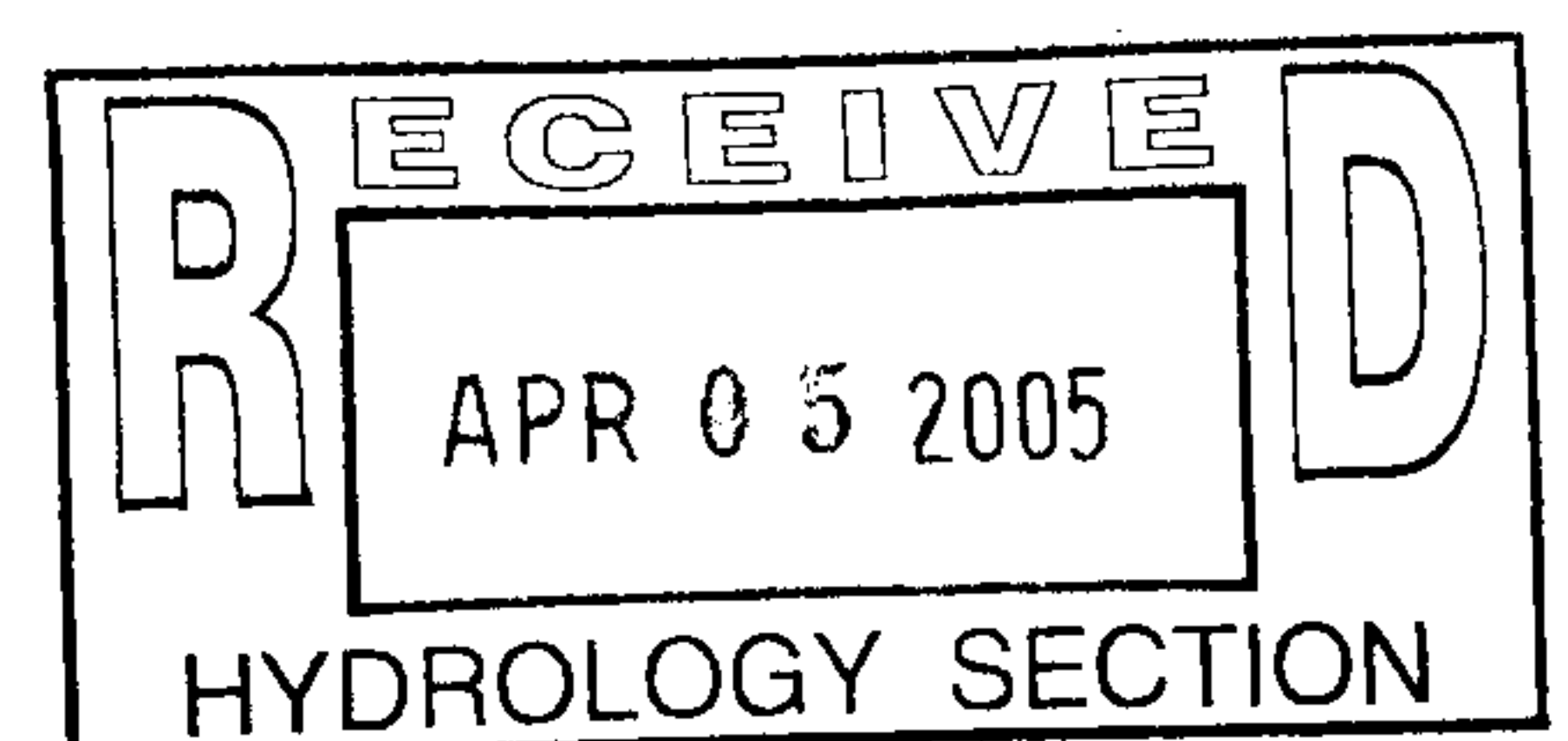
www.cabq.gov

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

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: File



Date: 04/04/05

ATTN: Arlene Portillo
Plan Checker
Hydrology Development Section
City of Albuquerque

PROJECT: Chevron Service Station - San Mateo/Montgomery

PROJECT NO: **A04019**

We Transmit the Following:

Copies	Date	Description
1	04/04/05	Drainage Information Sheet
1	03/29/05	Engineer's Certification (8 1/2" x 11")
1	09/10/04	Approved Grading Plan with As-Built information

If enclosures are not as noted, please inform us immediately.

Remarks:

Arlene:

Per our telephone discussions, transmitted herewith is the Engineer's Cert. with the approved Grading Plan dated 9/10/04. I trust this satisfies the conditions listed in your letter dated March 31, 2005.

Thank you for all of your help in this matter and please do not hesitate to call me at 881-2759 with any questions, comments or concerns.

By: Jeffrey A. Peterson, PE



XC: Guy Jackson

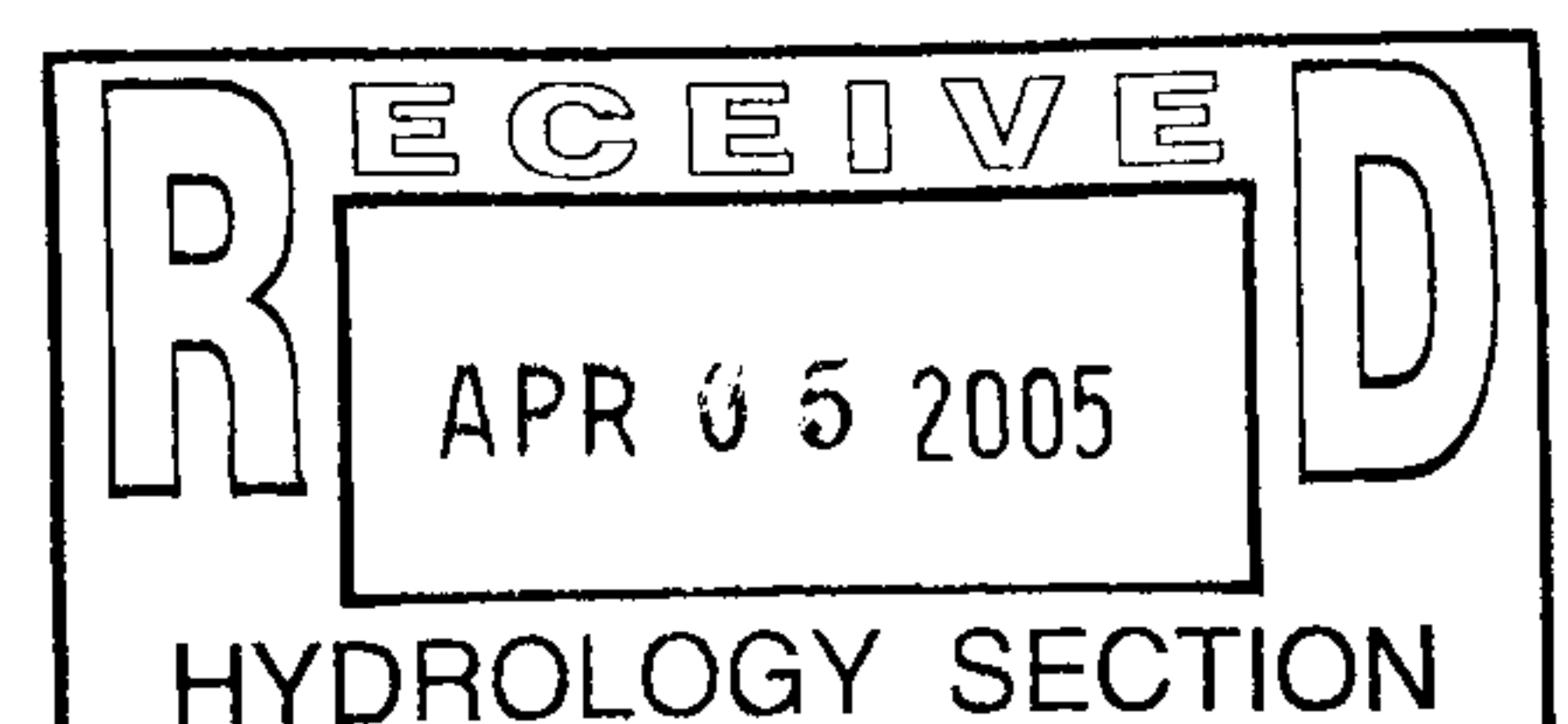
BPLW

Architects & Engineers, Inc.

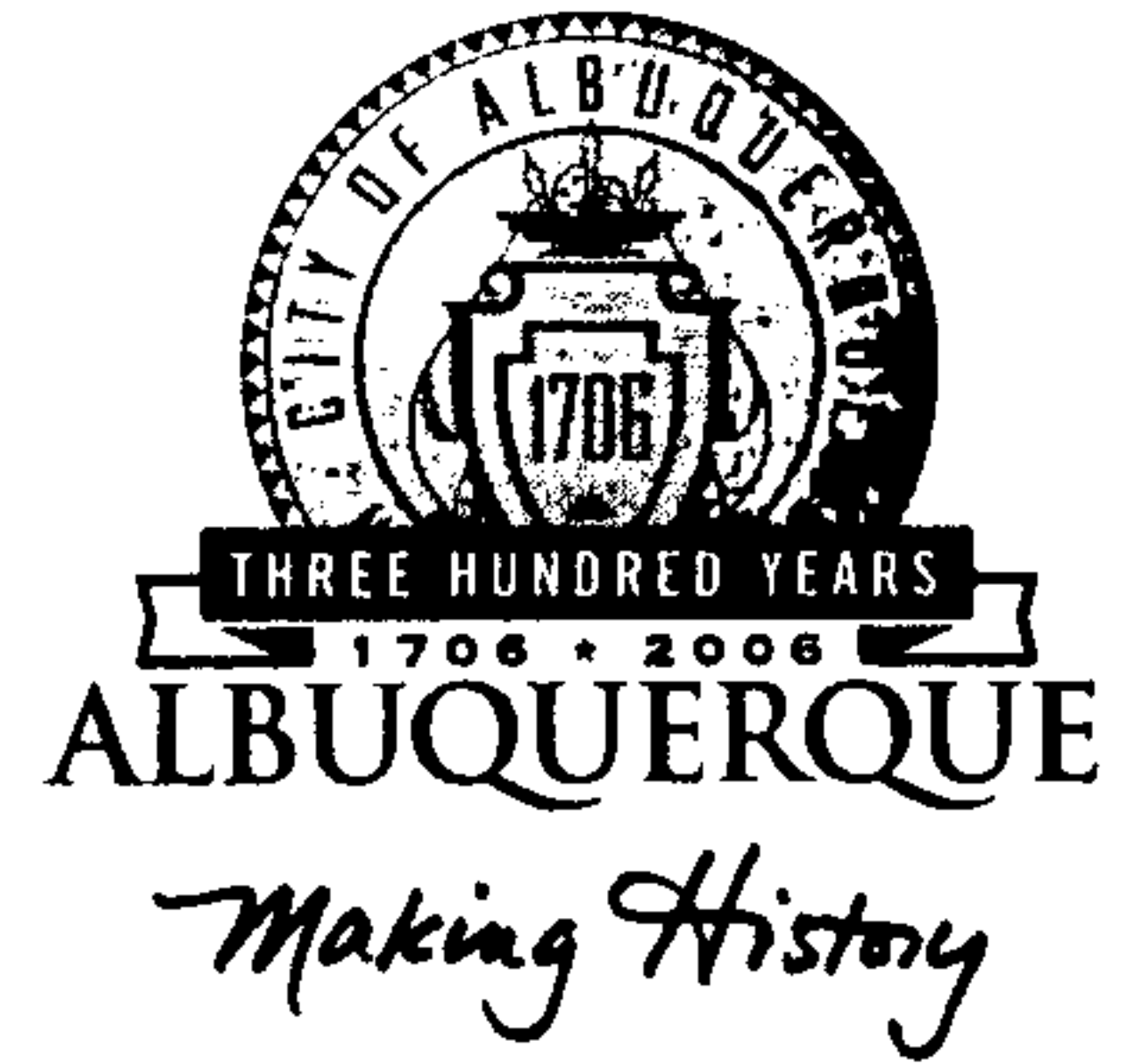
6200 Uptown Blvd. NE
Suite 220
Albuquerque, New Mexico 87110
(505)880-9670 FAX (505)880-9677

49 West First Street
Suite 100
Mesa, Arizona 85201
(602)827-2759
FAX (602)827-0386

☐ Acknowledge receipt of enclosures.
☐ Return enclosures to us.
☐ Via facsimile
fax number:
Original will be mailed:
☐ Yes ☐ No



CITY OF ALBUQUERQUE



881-2759

GUY
JACKSON
JEFF Peterson

September 20, 2004

Guy Jackson, P.E.
BPLW Architects & Engineers, Inc.
6200 Uptown Blvd. NE Suite 400
Albuquerque, NM 87110

**Re: Chevron Service Station, 4401 San Mateo Blvd NE, Traffic Circulation
Layout
Engineer's Stamp dated 9-10-04 (F17-D43)**

Dear Mr. Jackson,

Based upon the information provided in your submittal received 9-13-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. Please refer to all applicable city standards.
2. Show the gas pumps.
3. Please include 2 copies of the traffic circulation layout at the next submittal.
4. Specify the signing and pavement markings for the handicapped accessible parking spaces.
5. Please show a vicinity map.
6. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
7. Define the width of the existing sidewalk.
8. Show all existing and proposed driveways. Define which drives will be closed.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: file

F-17/D43

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: CHEVRON SERVICE STATION
 DRB #: _____ EPC#: 1003596

ZONE MAP/DRG. FILE #: F-17
 WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 100-C1, MONTGOMERY HEIGHTS, ALBUQUERQUE, BERNALILLO COUNTY, NM

CITY ADDRESS: 4401 SAN MATEO BLVD. NE

ENGINEERING FIRM: BPLW ARCHITECTS & ENGINEERS, INC.
 ADDRESS: 6200 UPTOWN BLVD STE 400
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: JEFF PETERSON
 PHONE: 881-2759
 ZIP CODE: 87110

OWNER: BREWER OIL INC.
 ADDRESS: P.O. BOX 4175
 CITY, STATE: SANTA FE, NM

CONTACT: JIM REKART
 PHONE: 577-6434
 ZIP CODE: 87502-4175

ARCHITECT: WAGGONER ARCHITECTURE
 ADDRESS: PO BOX 1027
 CITY, STATE: ROSWELL, NM

CONTACT: DICK WAGGONER
 PHONE: 505-623-3600
 ZIP CODE: 88202-

SURVEYOR: HARRIS SURVEYING, INC
 ADDRESS: 2412-D MONROE ST NE
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: TONY HARRIS
 PHONE: 889-8056
 ZIP CODE: 87110

CONTRACTOR: NOT YET DETERMINED
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: BOB GOLDEN
 PHONE: 401-9800
 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:

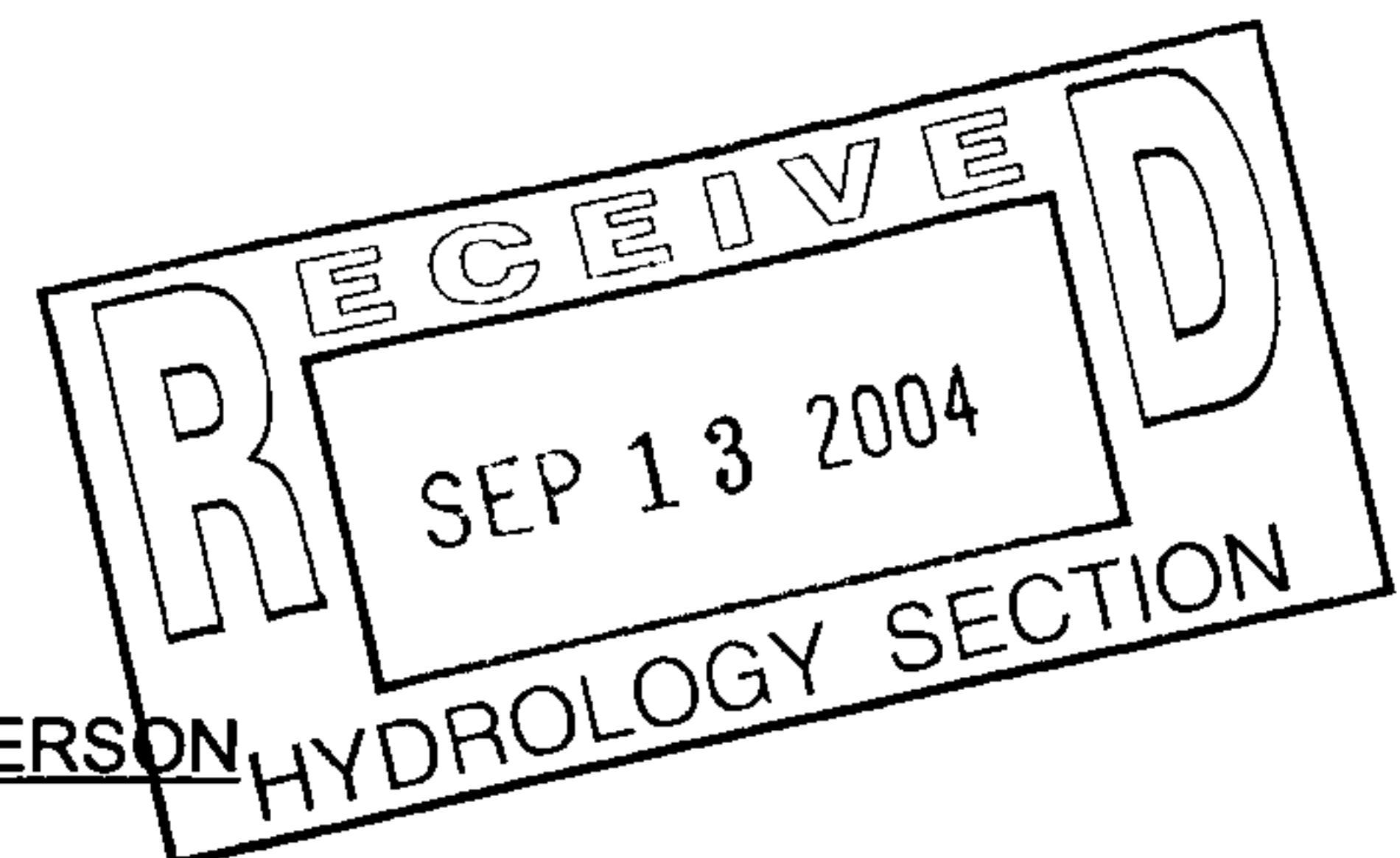
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE 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: 09/10/04

BY: JEFF PETERSON



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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Vicinity Map

Specify sign & pavement
markings for HC Space

Show all exist drives vs prop
~~less. the closure of~~
~~the exist lot~~
- call out where closing
drives

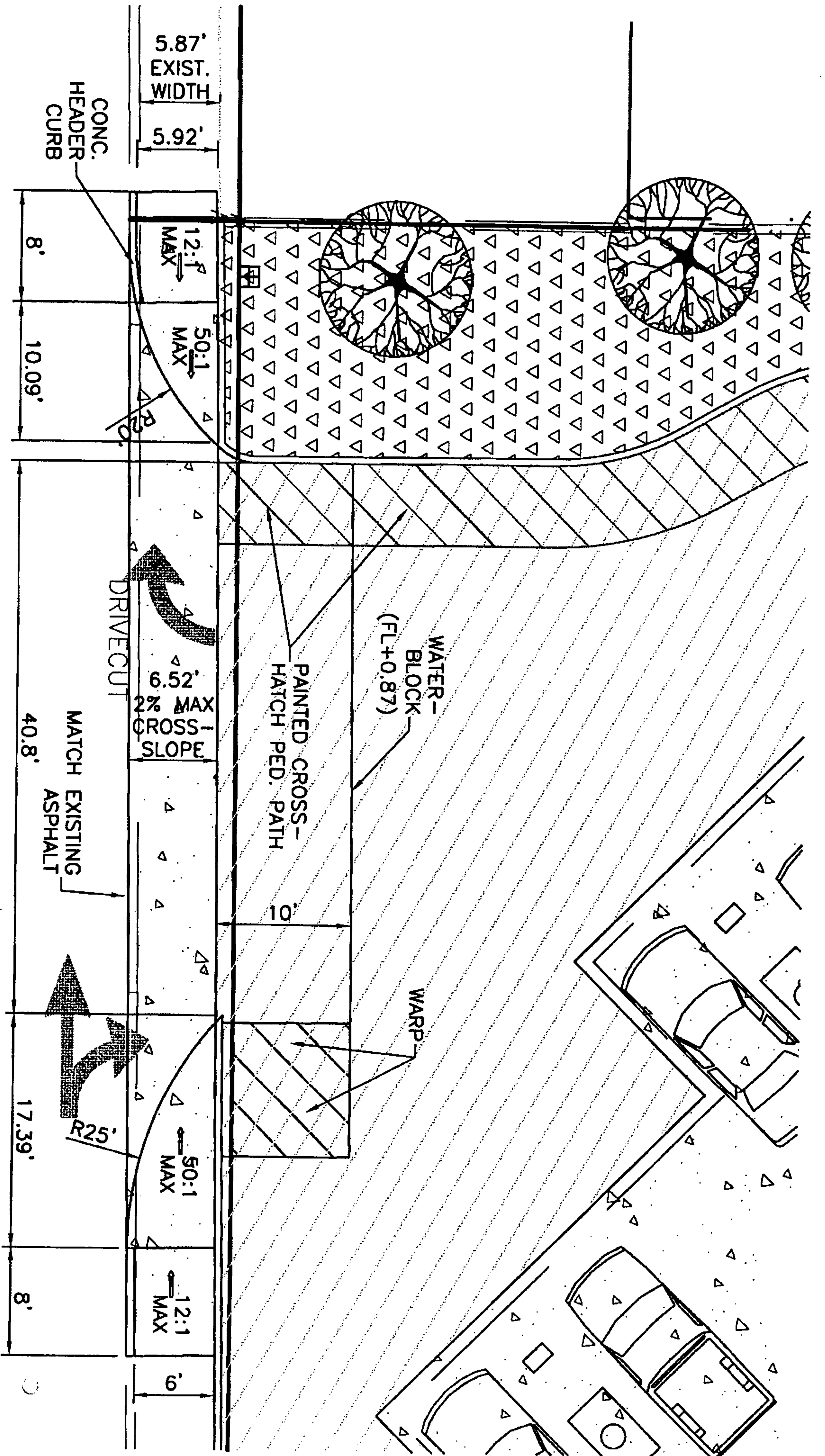
Width of exist side walk

Show gas pumps

Parking Rules

Refer to all applicable stds.

2 copies



TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed *Michael* Date *2/11/05*

110' R/W
MONTGOMERY BOULE

Teff Peterson
881-1230

Approved
thru DEB
1003596
process
NSF 2/9/05

F17
D43



"Jeff Peterson"
<jpeterson@bplw.com>
02/10/2005 01:32 PM

To: <nsalgado@cabq.gov>
cc: "Guy Jackson" <gjackson@bplw.com>
Subject: Chevron 4401 San Mateo

Nilo:

Per our discussions this morning, attached are two exhibits, #1) an attempt at utilizing the existing drivepad and #2) constructing a new entrance with returns. The following are issues with both:

#1

As discussed, the ADA accessible route would enter the site and travel behind the existing concrete drivepad on a striped asphalt path. This would require an easement which is no problem. Orlando's only concern was what if I don't see that my route turns onto the site and I accidentally go straight and step off of the curb. What if we have both, the ADA accessible route but also warp the sidewalk/"ramp" to match the drivepad. This would not be ADA accessible but would no longer be a tripping hazard. In doing this the actual "returns" are not necessarily defined by a curb but still meet the 20-25' radii requirements. This option would allow less of an opportunity to disturb the existing asphalt paving as discussed.

#2

The new entrance scenario creates several issues. At the west end I have a landscaping buffer to tie the (radii) curb into. On the east however I do not. On this side the curb would could of just end or taper? If I wrap the curb around on itself I have created worthless island that impedes movements on the site The fillets really go nowhere either. If I hold a grade of 2% up from the flowline, I can only gain 0.15' between flowline and the property line. For me to achieve the required .87' water block, I would have to slope the paving beyond the property line at almost 9%.

I realize neither of these are perfect but many site don't lend themselves to perfect solutions. Thank you for taking the time to meet with me this morning and thank you in advance for your continued help in this matter. Please see the attached sketches and contact me to discuss further.

Jeff Peterson

Jeffrey A. Peterson, PE
BPLW Architects & Engineers, Inc.
6200 Uptown Blvd. NE
Suite 400
Albuquerque, NM 87110
505-881-2759
505-881-1230 (F)

-----Original Message-----

From: canonmail@bplw.com [<mailto:canonmail@bplw.com>]

Sent: Thursday, February 10, 2005 10:17 AM

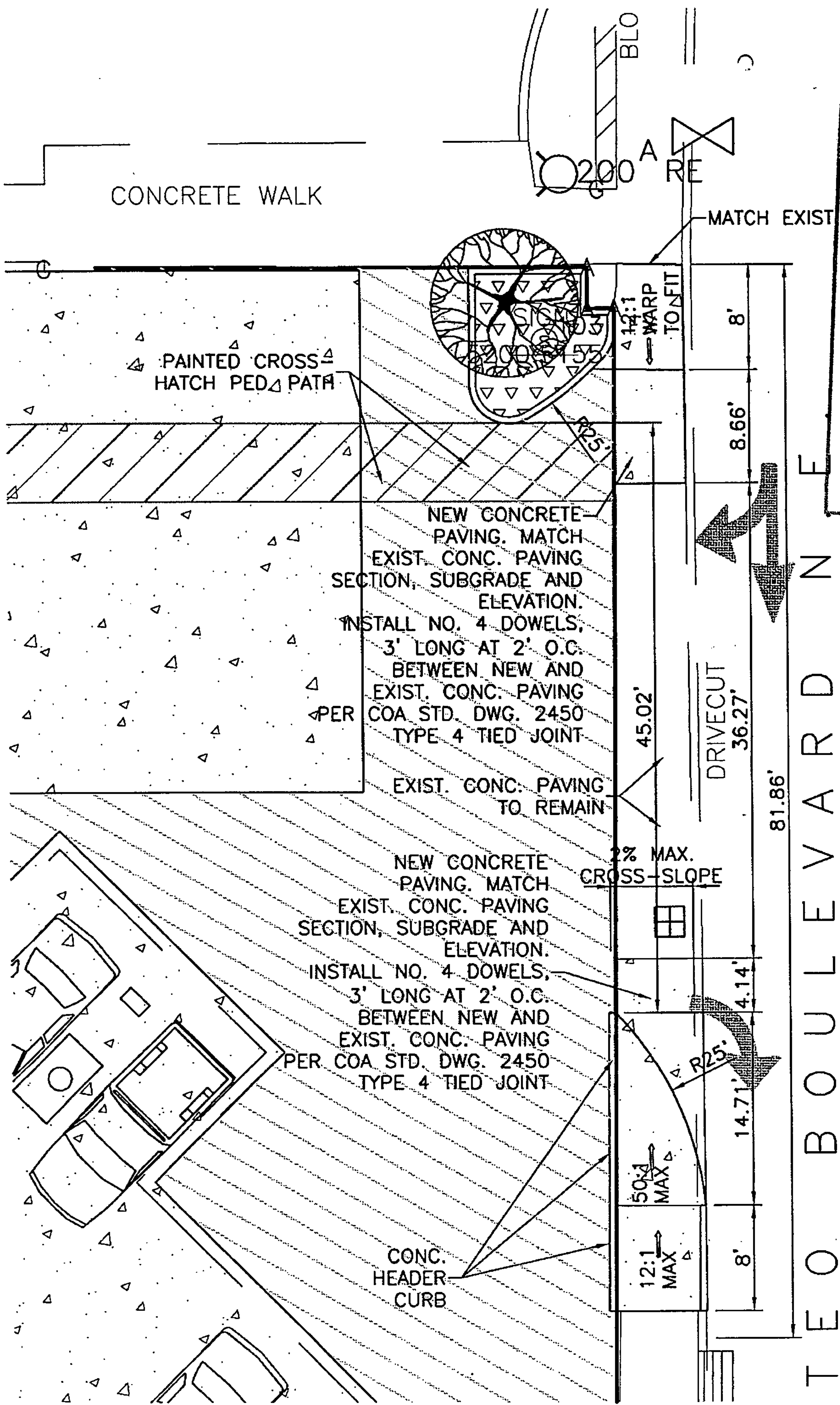
To: Jeff Peterson

Subject: Attached Image

Importance: High



<<...>> <<...>> 3178_001.tif 3178_002.tif



TRAFFIC CIRCULATION LAYOUT
APPROVED

[Signature]
Signed
Date 2/14/05

133' R/W

F17/D4B

881-1230

Jeff Peterson



**TRAFFIC CIRCULATION LAYOUT
APPROVED**

Date _____

Jeff Peterson

0001-1230



**TRAFFIC CIRCULATION LAYOUT
APPROVED**

Signed

Date _____



**TRAFFIC CIRCULATION LAYOUT
APPROVED**

Signed

Date _____

